

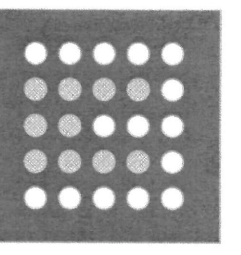


CITY HALL ROOF REPLACEMENT

4099 ORANGE BEACH BLVD, ORANGE BEACH, AL 36561

- P:\2021\Projects\1101\21-1101-0170 COB TO 02 Citywide Roof Repairs\Working\Architectural\04 Contract Document\Phase\Drawings\G000 Cover.dwg

watermark
DESIGN GROUP, LLC
interior design
architecture • landscape architecture
planning



CITY OF ORANGE BEACH CITY-WIDE ROOF REPAIRS
CITY HALL ROOF REPLACEMENT
4099 ORANGE BEACH BLVD, ORANGE BEACH, AL 36561

PROJECT NO: 21-1101-0170

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE: 09-17-2021



THIS DRAWING REPRESENTS DESIGNS PREPARED BY WATERMARK DESIGN GROUP, LLC FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE WATERMARK DESIGN GROUP REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE.

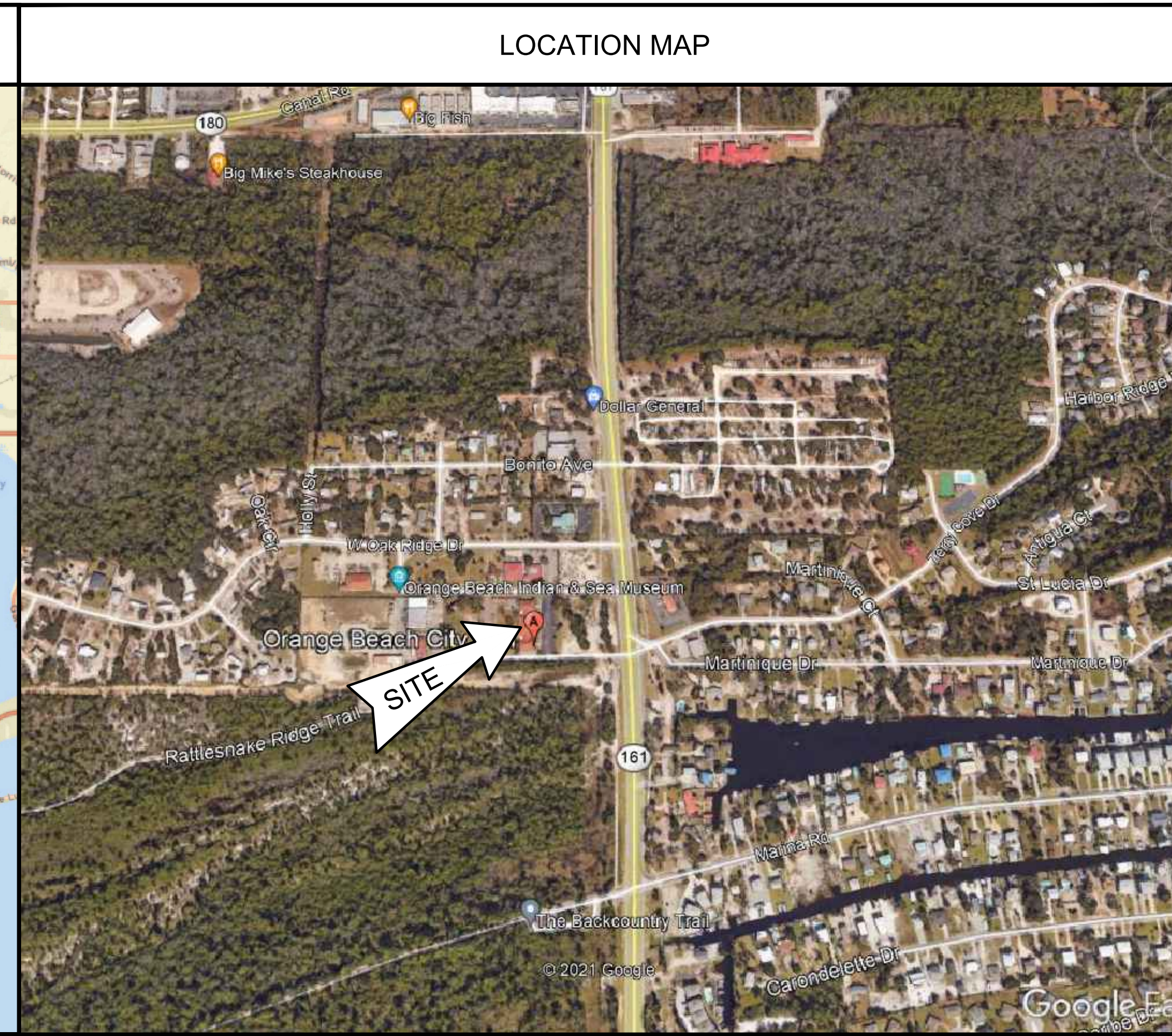
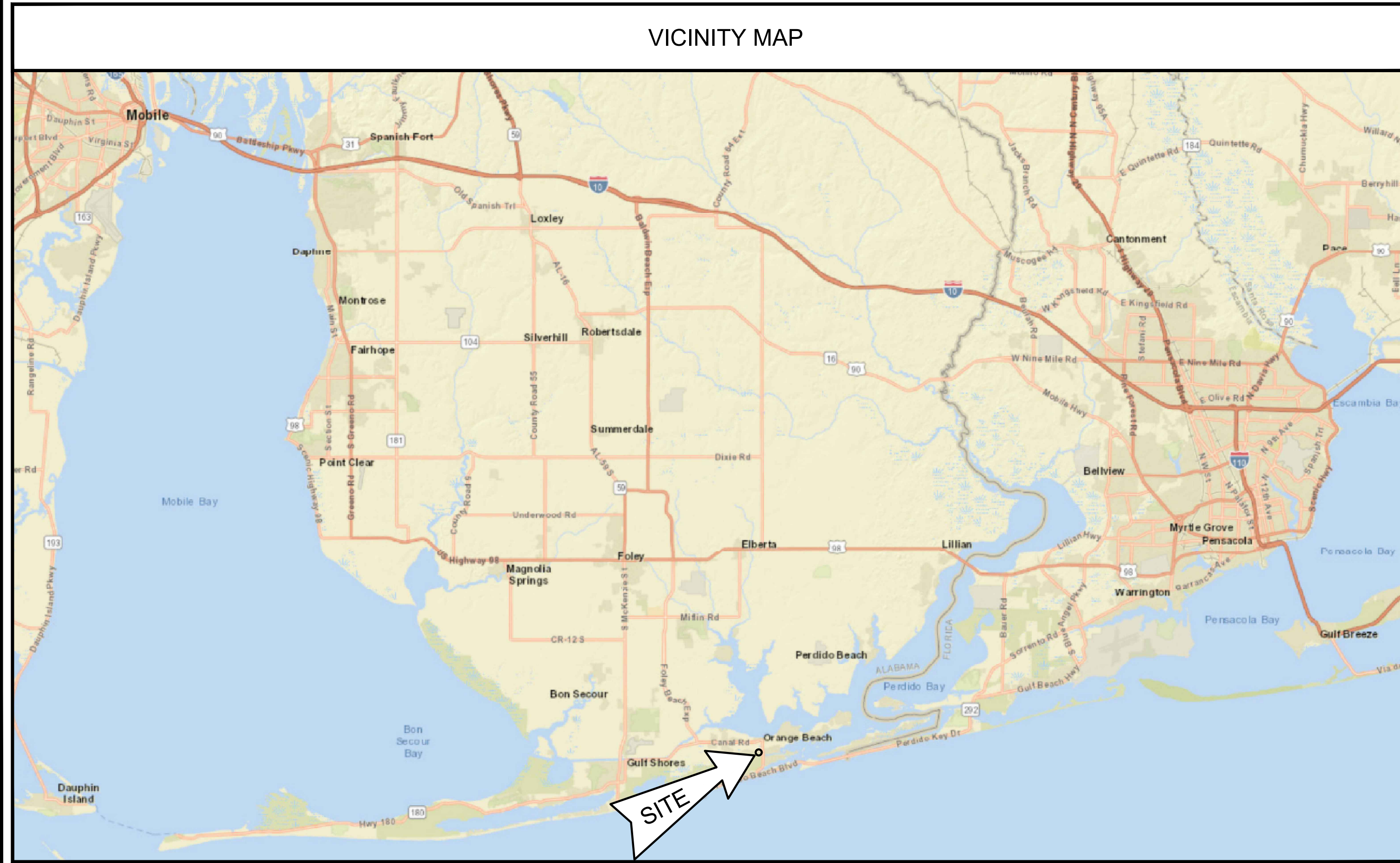
UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

SHEET TITLE:

COVER & INDEX SHEET

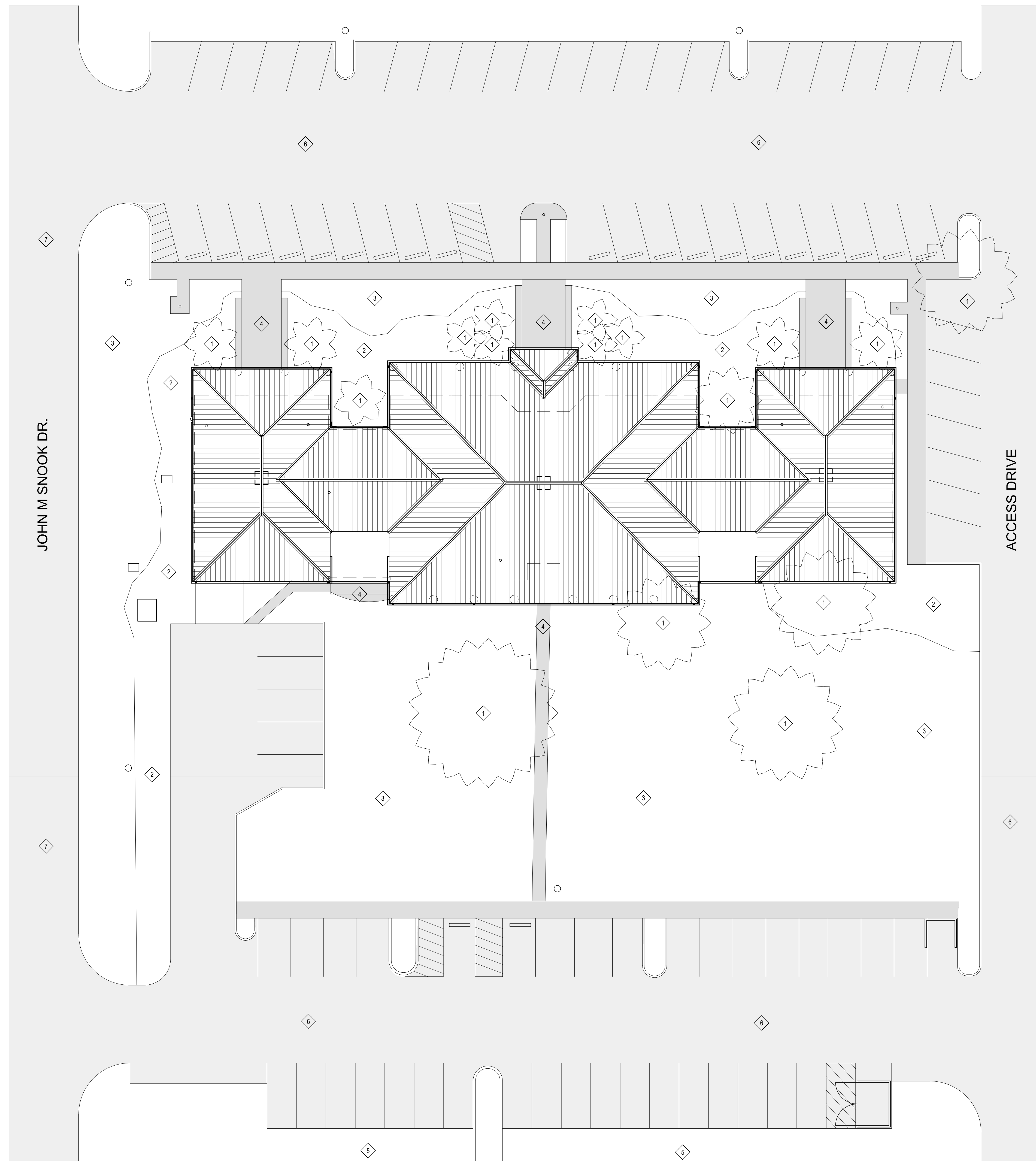
SHEET NUMBER:

G100



DRAWING INDEX	
GENERAL	
G000	COVER SHEET & DRAWING INDEX
G100	OVERVIEW PLAN
ARCHITECTURAL	
AD101	DEMOLITION ROOF PLAN
A101	RE-ROOF PLAN
A500.1	ROOF DETAILS
DESIGN TEAM	
WATERMARK DESIGN GROUP, LLC 2970 Cottage Hill Road, Suite 200 Mobile, Alabama 36606	
ARCHITECT: John A. McArthur, III, "Sandy", AIA (251) 378-6175 smcarthur@watermarkarch.com	
PROJECT MANAGER: Nicholas Gray, "Nic", AIA (251) 665-5446 ngray@watermarkarch.com	
THOMPSON ENGINEERING, INC. 2970 Cottage Hill Road, Suite 190 Mobile, Alabama 36606	
BUILDING ENVELOPE: Drye Moore (251) 665-5425 dmoores@thompsonengineering.com Connor Harkey, RRO (251) 295-8252 charkey@thompsonengineering.com	

9/27/2021 6:39:32 AM - P:\2021\Projects\1101\21-1101-0170 COB TO 02 Citywide Roof Repairs\Working\Architectural\04 Contract Document\Phase\Drawings\G100 Overview Plan.dwg



GENERAL NOTES

- SEE SHEET AD101 FOR DEMOLITION ROOF PLAN
- SEE SHEET A101 FOR RE-ROOF PLAN
- SEE SHEET A500.1 FOR RE-ROOF DETAILS
- SEE PROJECT MANUAL FOR GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS.

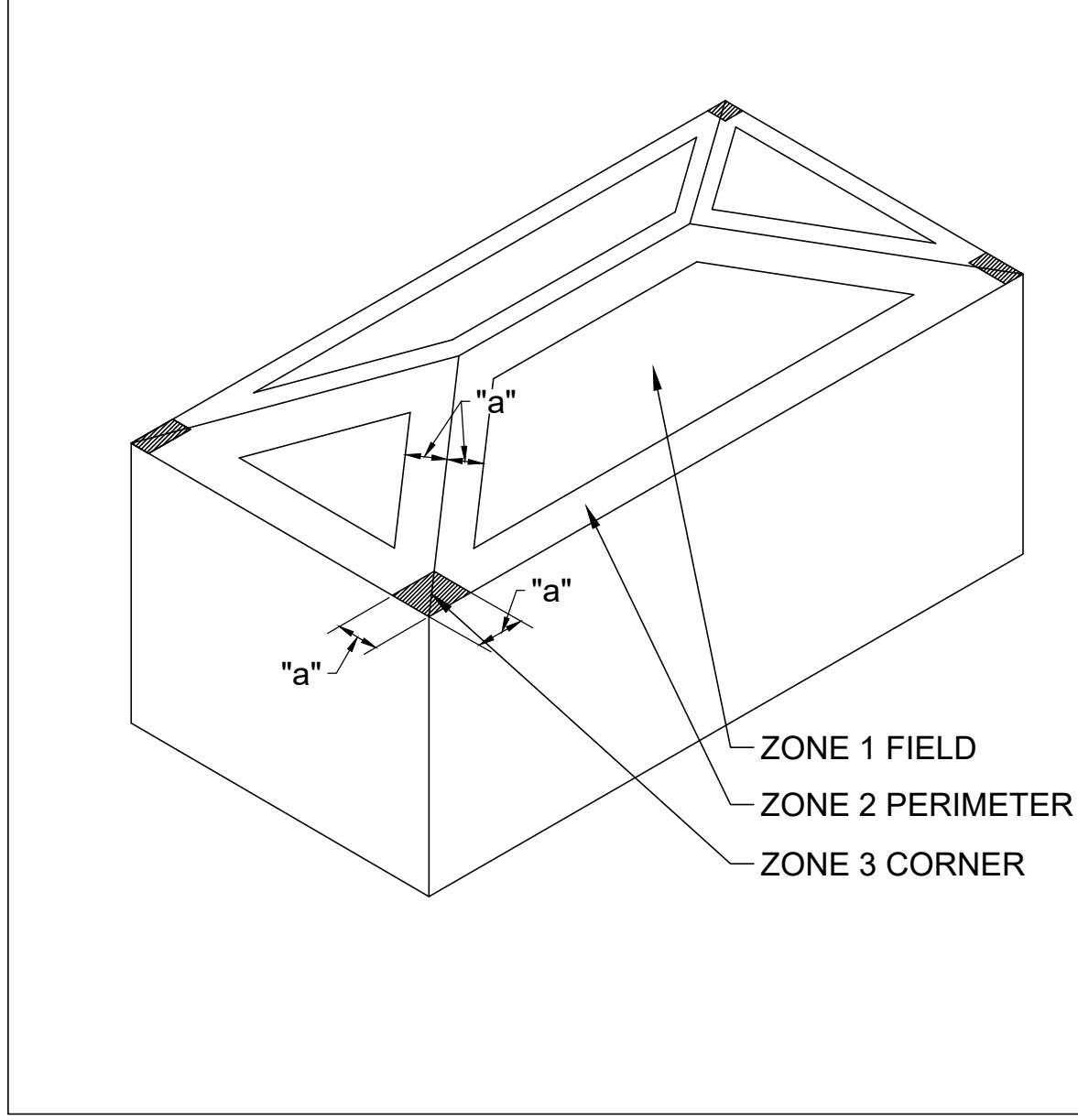
KEYNOTE LEGEND

- 1 EXISTING TREE TO BE PROTECTED FOR THE DURATION OF THE WORK
- 2 EXISTING PLANTING BED AND SHRUBBERIES TO BE PROTECTED FOR THE DURATION OF THE WORK.
- 3 EXISTING GRASSED LAWN TO BE REPAIRED AS REQUIRED DUE TO DAMAGE FROM CONSTRUCTION ACTIVITIES.
- 4 EGRESS PATH TO REMAIN FREE AND CLEAR AT ALL TIMES THAT THE BUILDING IS OCCUPIED.
- 5 CONTRACTOR STAGING AND PARKING AREA.
- 6 DRIVE TO REMAIN CLEAR AT ALL TIMES FOR EMERGENCY VEHICLE ACCESS.
- 7 PUBLIC ROAD TO REMAIN CLEAR AT ALL TIMES FOR EMERGENCY VEHICLE ACCESS.

WIND LOADS

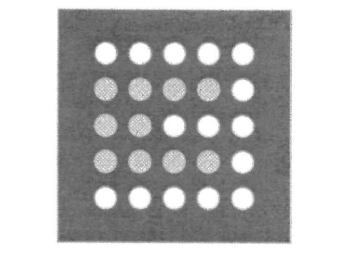
CATEGORY	IV
EXPOSURE	B
BASIC WIND SPEED	170
BUILDING CONFIGURATION	ENCLOSED
PERIMETER WIDTH "a"	7.5 FEET
HEIGHT	20
SLOPE	6° PER FOOT
ZONE 1 FIELD	64 PSF
ZONE 2 PERIMETER	111.5 PSF
ZONE 3 CORNER	164.8 PSF
ZONE 4 EDGE PERIMETER HORIZONTAL	60 PSF
ZONE 5 EDGE CORNER HORIZONTAL	74 PSF

WIND LOAD DIAGRAM



OVERVIEW PLAN
SCALE: 1/16" = 1'-0"

watermark
DESIGN GROUP, LLC
interior design
architecture • landscape architecture
planning • architecture
2975 Mill Road • Suite 200 • Mobile, Alabama 36606
251.344.5515 voice • www.watermarkarchitect.com



CITY OF ORANGE BEACH CITY-WIDE ROOF REPAIRS
CITY HALL ROOF REPLACEMENT
4099 ORANGE BEACH BLVD, ORANGE BEACH, AL 36561

PROJECT NO: 21-1101-0170

REVISIONS:

ISSUE DATE: 09-17-2021



THIS DRAWING REPRESENTS DESIGNS PREPARED BY WATERMARK DESIGN GROUP, LLC FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE WATERMARK DESIGN GROUP. REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE.
UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

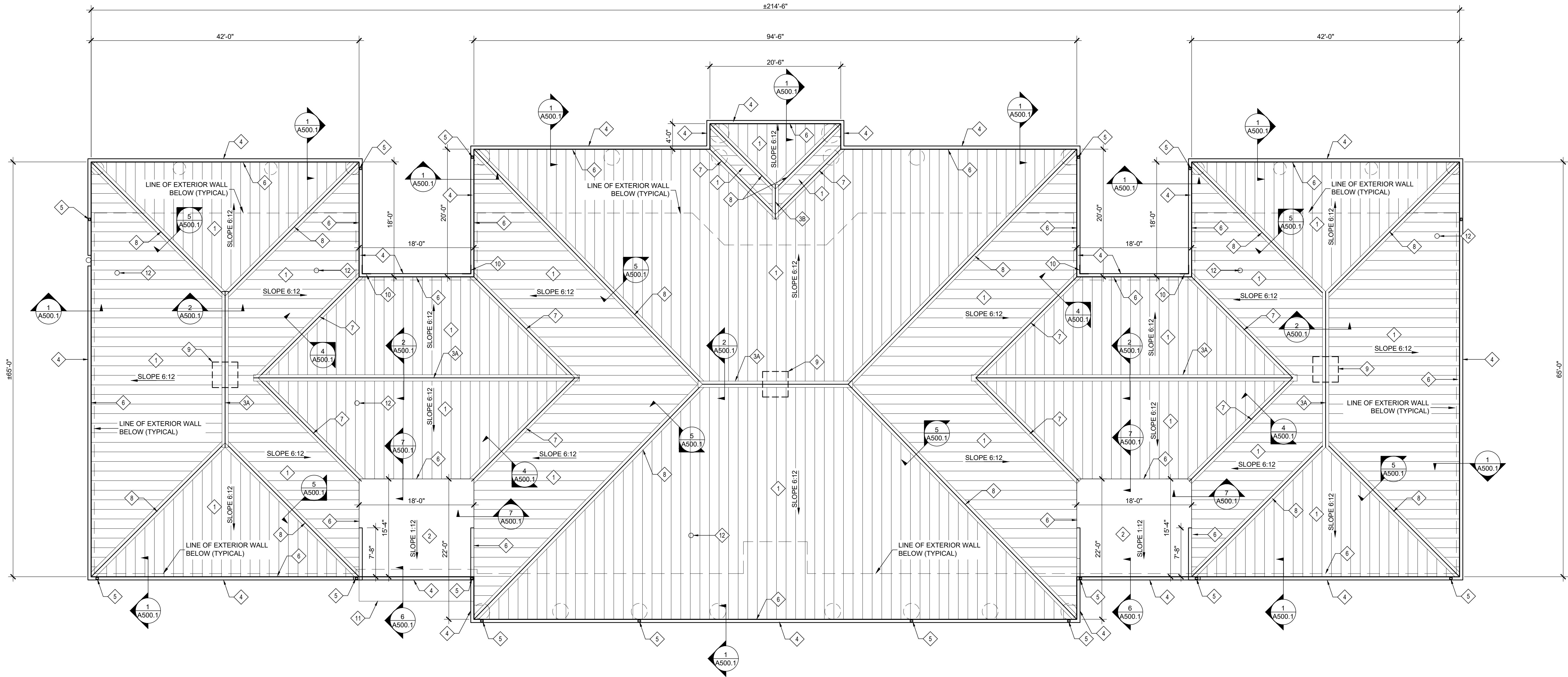
SHEET TITLE:

OVERVIEW ROOF PLAN

SHEET NUMBER:

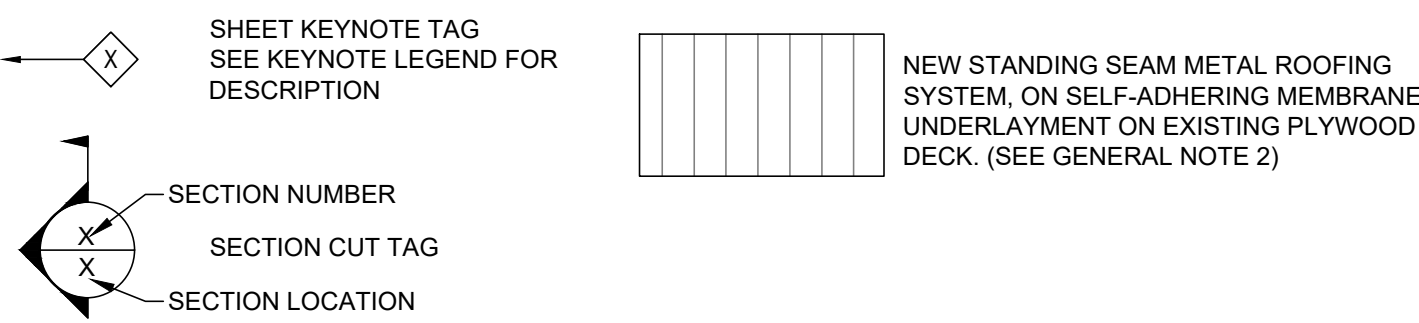
A100

9/27/2021 6:17:29 AM - P:\2021\Projects\110121-1101-0170 COB TO 02 Citywide Roof Repairs\Working\Architectural\04 Contract Document\Phase Drawings\A101 Re-Roof Plan.dwg



RE-ROOF PLAN
SCALE: 1/8" = 1'-0"

SYMBOLS LEGEND:



GENERAL NOTES

- EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED BY ALL BIDDERS.
- EXISTING PLYWOOD DECK TO RECEIVE ADDITIONAL FASTENERS AS REQUIRED TO PROVIDE FASTENERS AT 6" O/C AT SUPPORTED PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.
- GENERAL CONTRACTOR IS TO REPORT ANY UNFORESEEN DAMAGE THAT IS ENCOUNTERED AT THE PLYWOOD SUBSTRATE OR STRUCTURE TO THE ARCHITECTS REPRESENTATIVE.

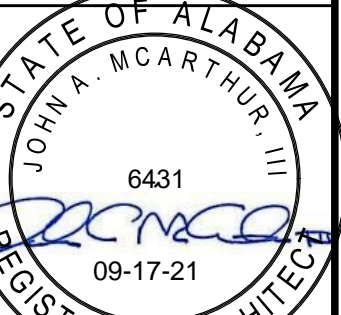
KEYNOTE LEGEND

- | | | |
|---|--|--|
| 1 NEW STANDING SEAM METAL ROOFING SYSTEM, ON SELF-ADHERING MEMBRANE UNDERLAYMENT ON EXISTING PLYWOOD DECK. (SEE GENERAL NOTE 2) | 5 NEW METAL DOWNSPOUTS INCLUDING STRAPS. | 10 PROVIDE SPLASH GUARD/DIVERTER AT OUTSIDE EDGE OF NEW GUTTER WHERE VALLEY TERMINATES AT INSIDE CORNER CONDITION. |
| 2 NEW FULLY ADHERED MEMBRANE ROOFING SYSTEM ON SURFACE OF EXISTING INSULATED METAL PANEL DECK. | 6 NEW METAL DRIP EDGE FLASHING. | 11 EXISTING FABRIC AWNING TO BE REMOVED AND REINSTALLED. |
| 3A NEW VENTED METAL CAP FLASHING AT RIDGE. CUT EXISTING DECK AT RIDGE TO PROVIDE REQUIRED AREA FOR VENTILATION - SEE DETAIL 2/A500.1. | 7 NEW METAL VALLEY FLASHING - SEE DETAIL 4/A500.1. | 12 NEW PLUMBING VENT FLASHING AT EXISTING 3" AND 4" PVC VENT STACK THROUGH ROOF. |
| 3B NEW NON-VENTED METAL CAP FLASHING AT RIDGE - SEE DETAIL 3/A500.1. | 8 NEW METAL CAP FLASHING AT HIP - SEE DETAIL 5/A500.1. | |
| 4 NEW METAL GUTTER WITH STRAPS AT 36" O/C - SEE DETAIL 1/A500.1. | 9 EXISTING ROOF OPENING RESULTING FROM REMOVAL OF CUPOLA ROOF VENT TO BE INFILLED WITH PLYWOOD SHEATHING TO MATCH ADJACENT CONSTRUCTION. REPLACE WHOLE OR HALF SHEETS TO PROVIDE PROPER BEARING AND FASTENING. | |

PROJECT NO: 21-1101-0170

REVISIONS:

ISSUE DATE: 09-17-2021



THIS DRAWING REPRESENTS DESIGNS PREPARED BY WATERMARK DESIGN GROUP, LLC FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE WATERMARK DESIGN GROUP REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE.

UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

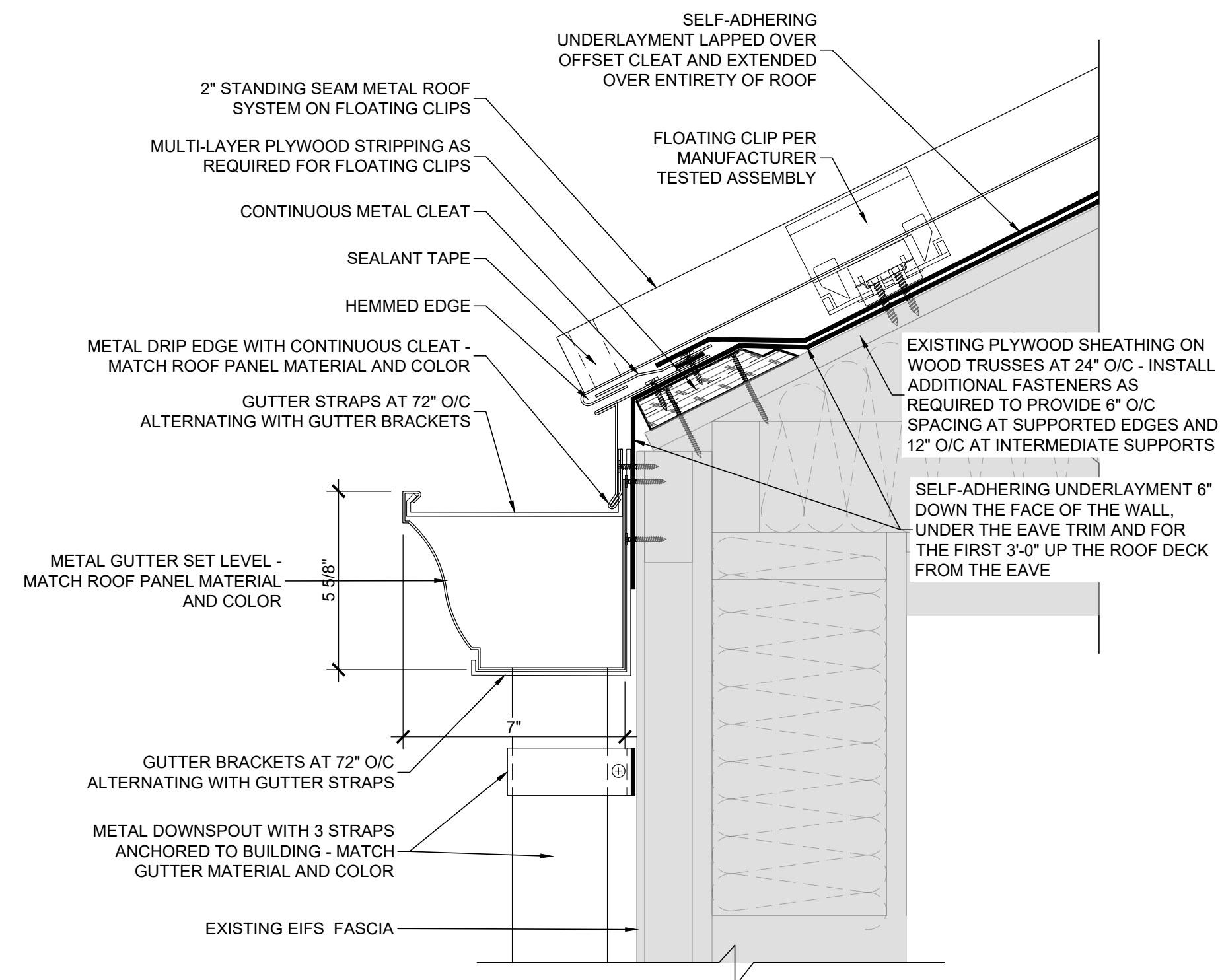
SHEET TITLE:

RE-ROOF PLAN

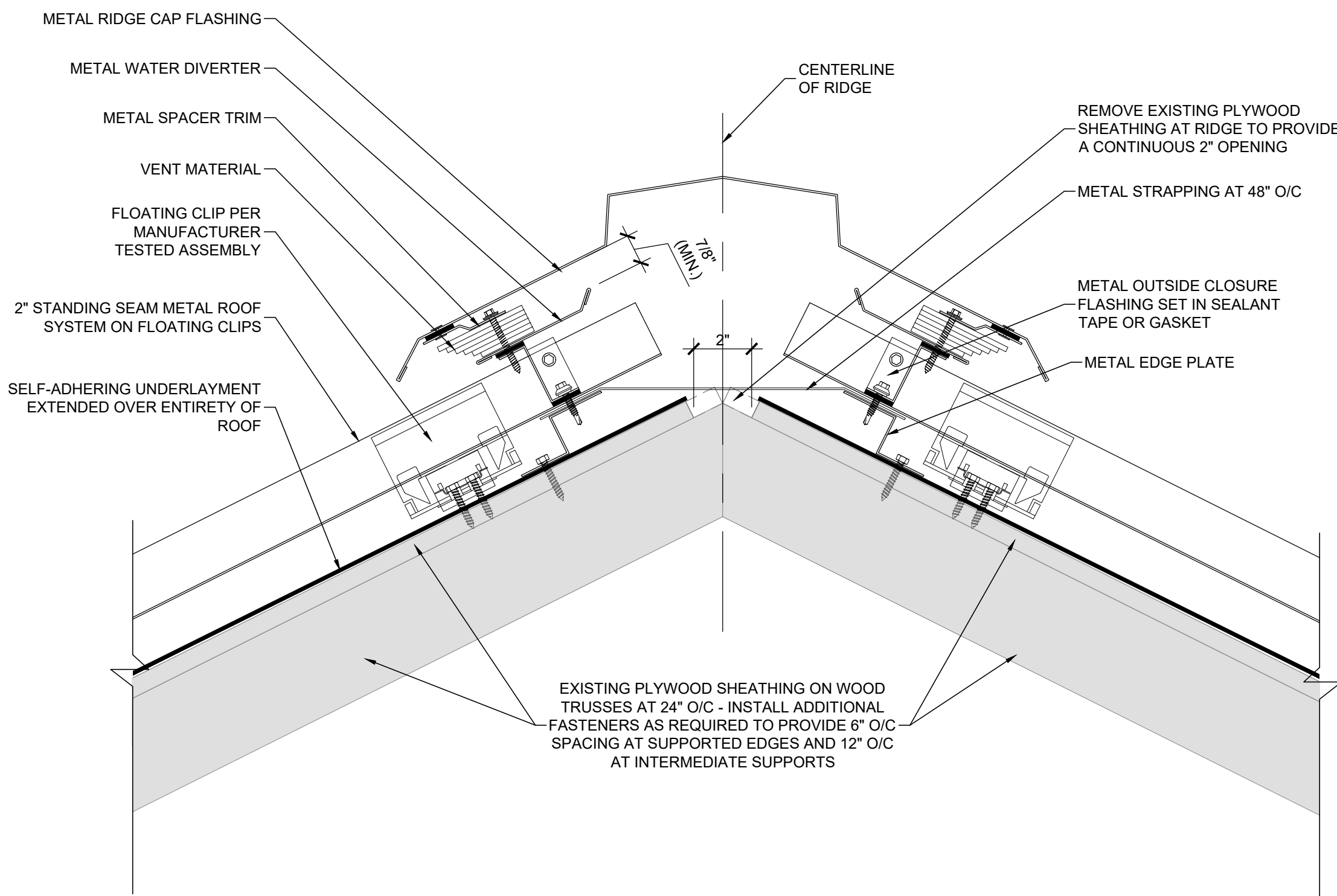
SHEET NUMBER:

A101

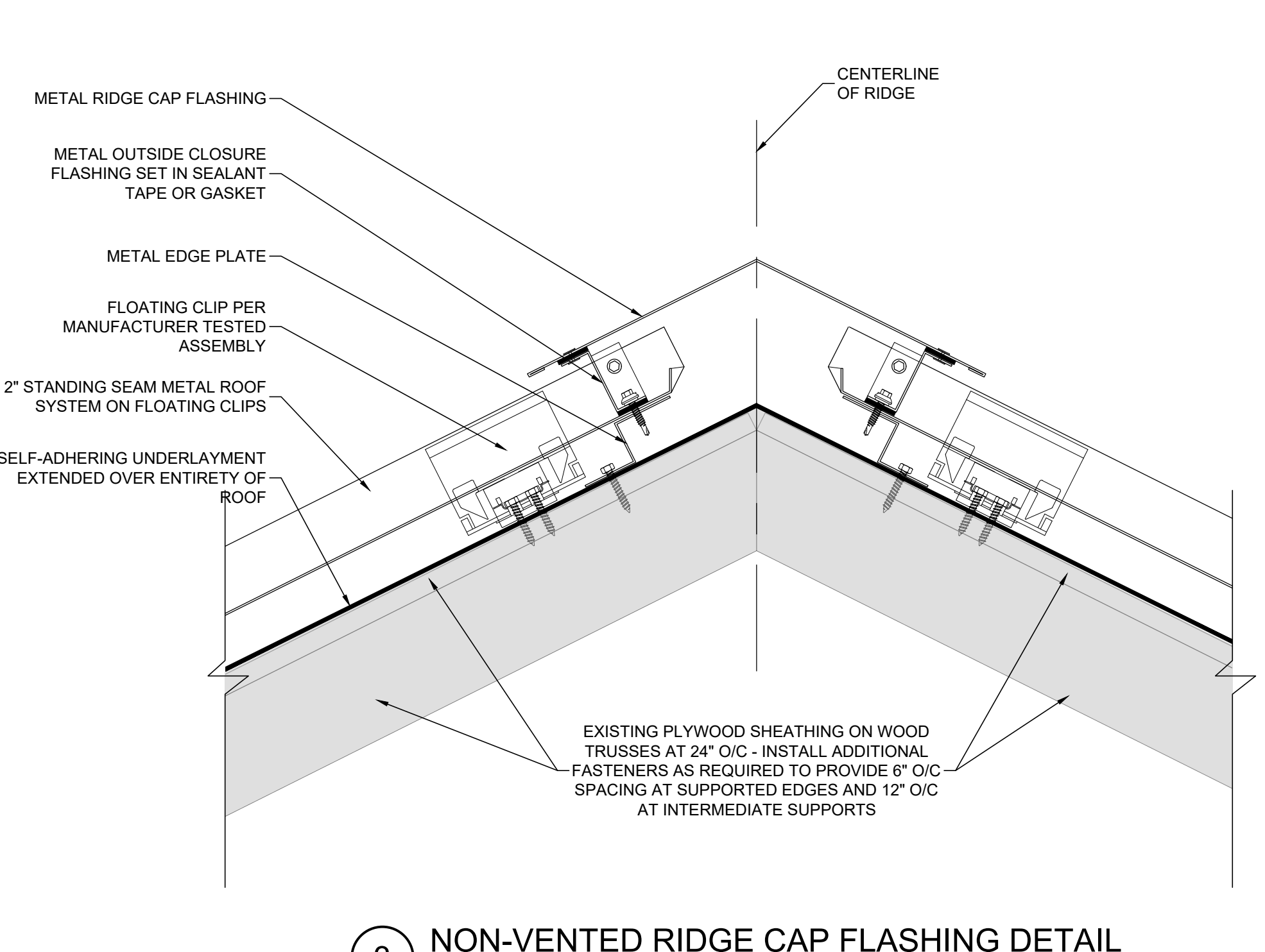
9/27/2021 6:37:27 AM - P:\2021\Projects\110121-1101-0170 COB TO 02 Citywide Roof Repairs\Working\Architectural\04 Contract Document\PhaseDrawings\A500 Details.dwg



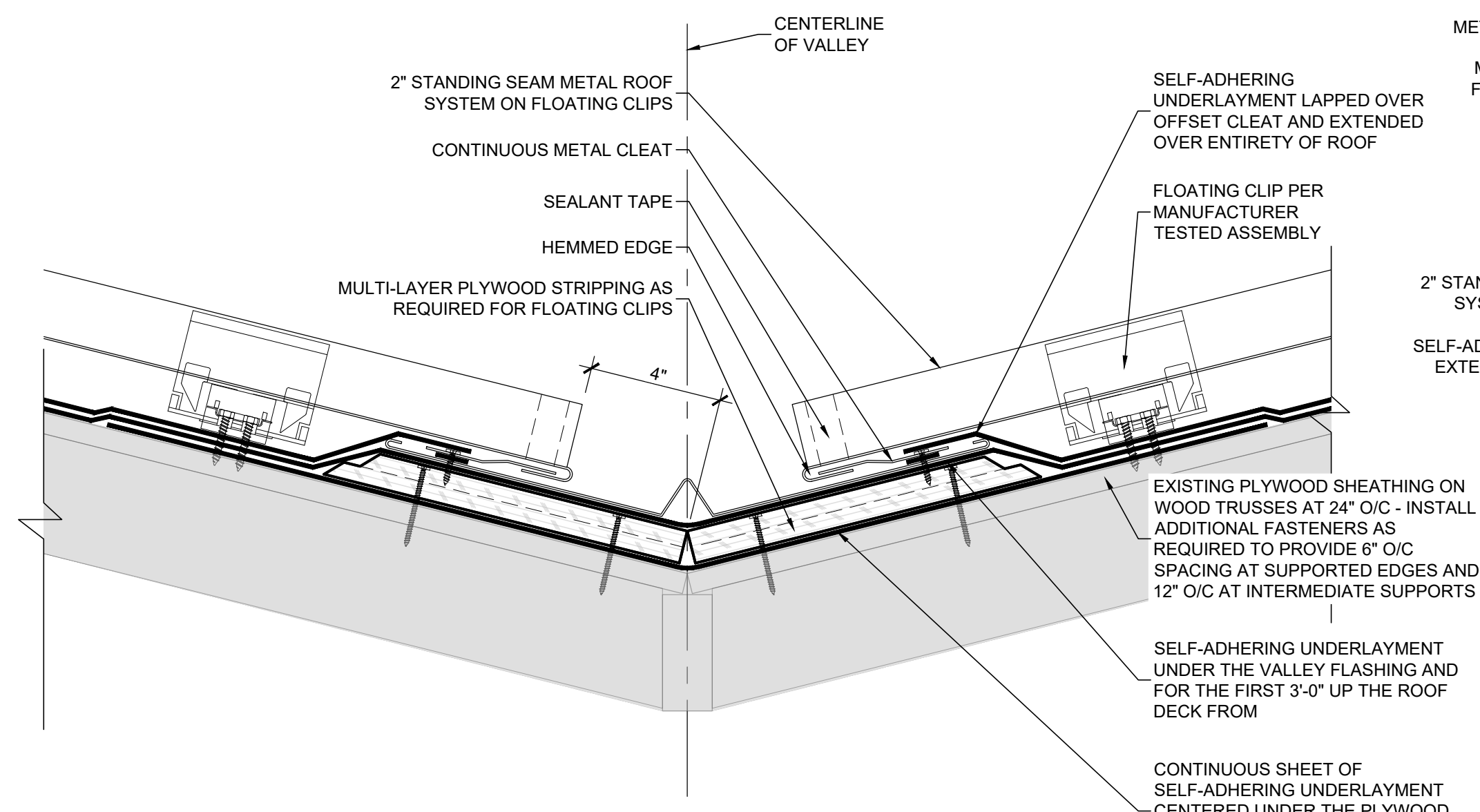
1 ROOF EDGE DETAIL
SCALE: 3"=1'-0"
EXISTING CONSTRUCTION TO REMAIN



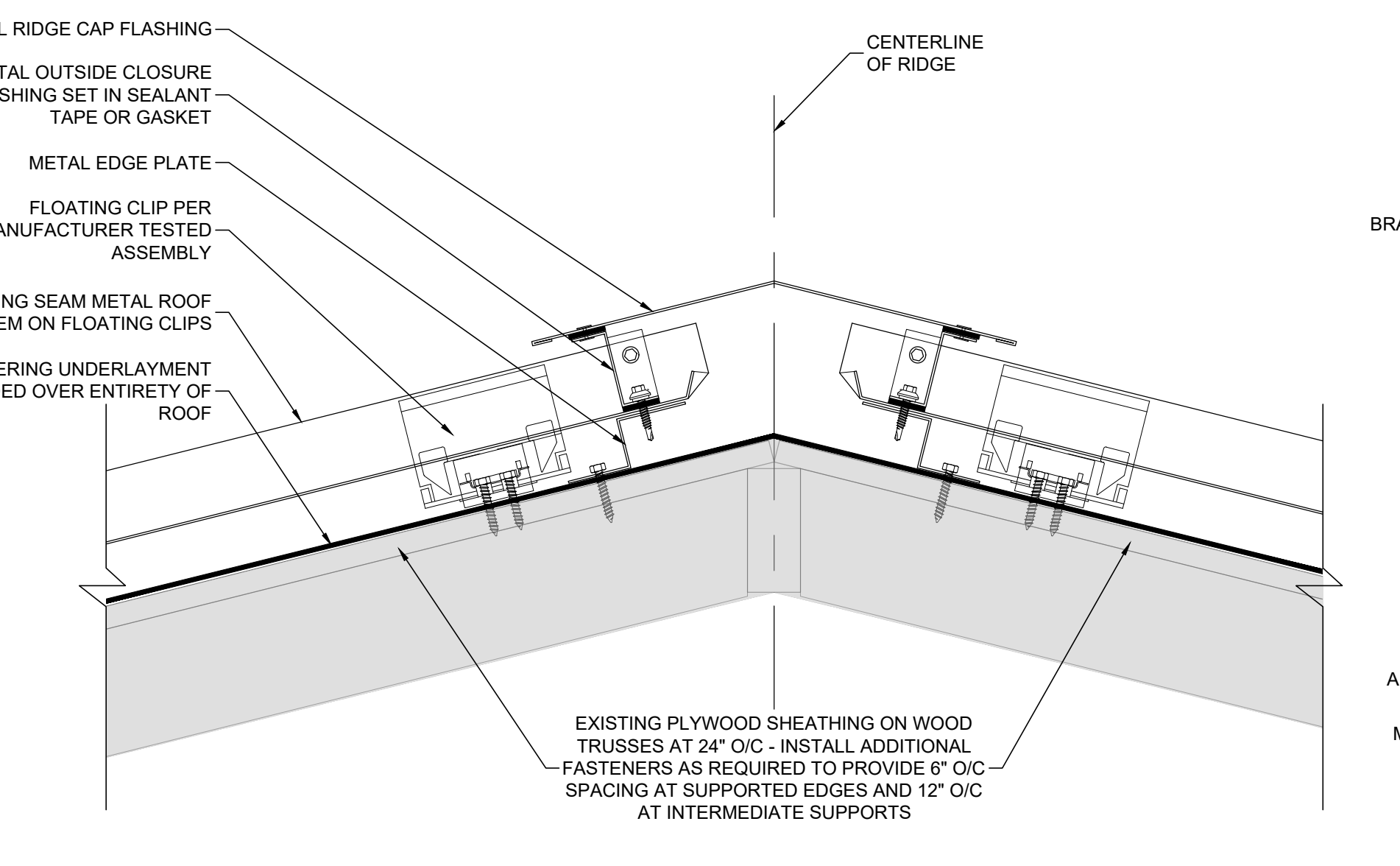
2 VENTED RIDGE CAP FLASHING DETAIL
SCALE: 3"=1'-0"
EXISTING CONSTRUCTION TO REMAIN



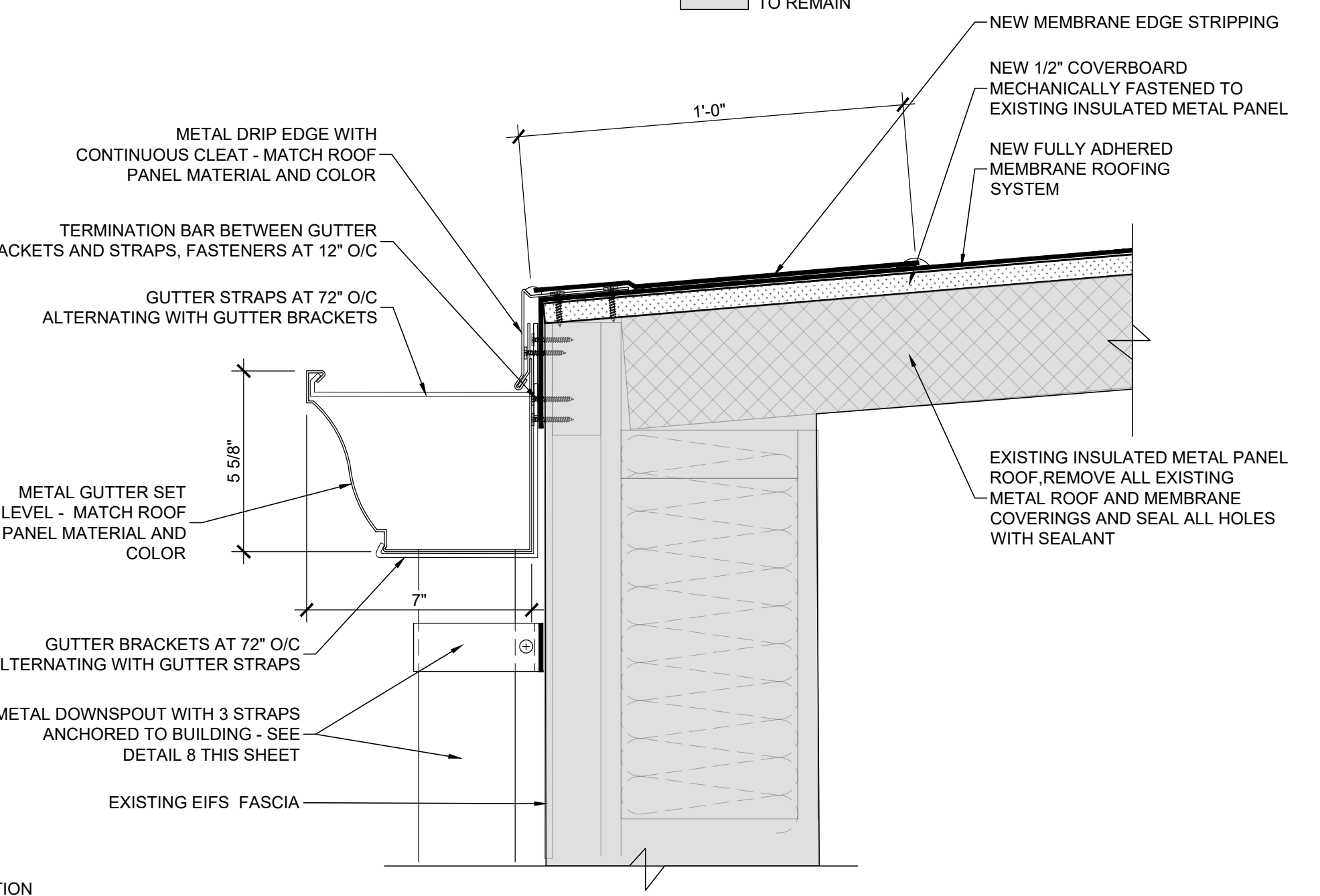
3 NON-VENTED RIDGE CAP FLASHING DETAIL
SCALE: 3"=1'-0"
EXISTING CONSTRUCTION TO REMAIN



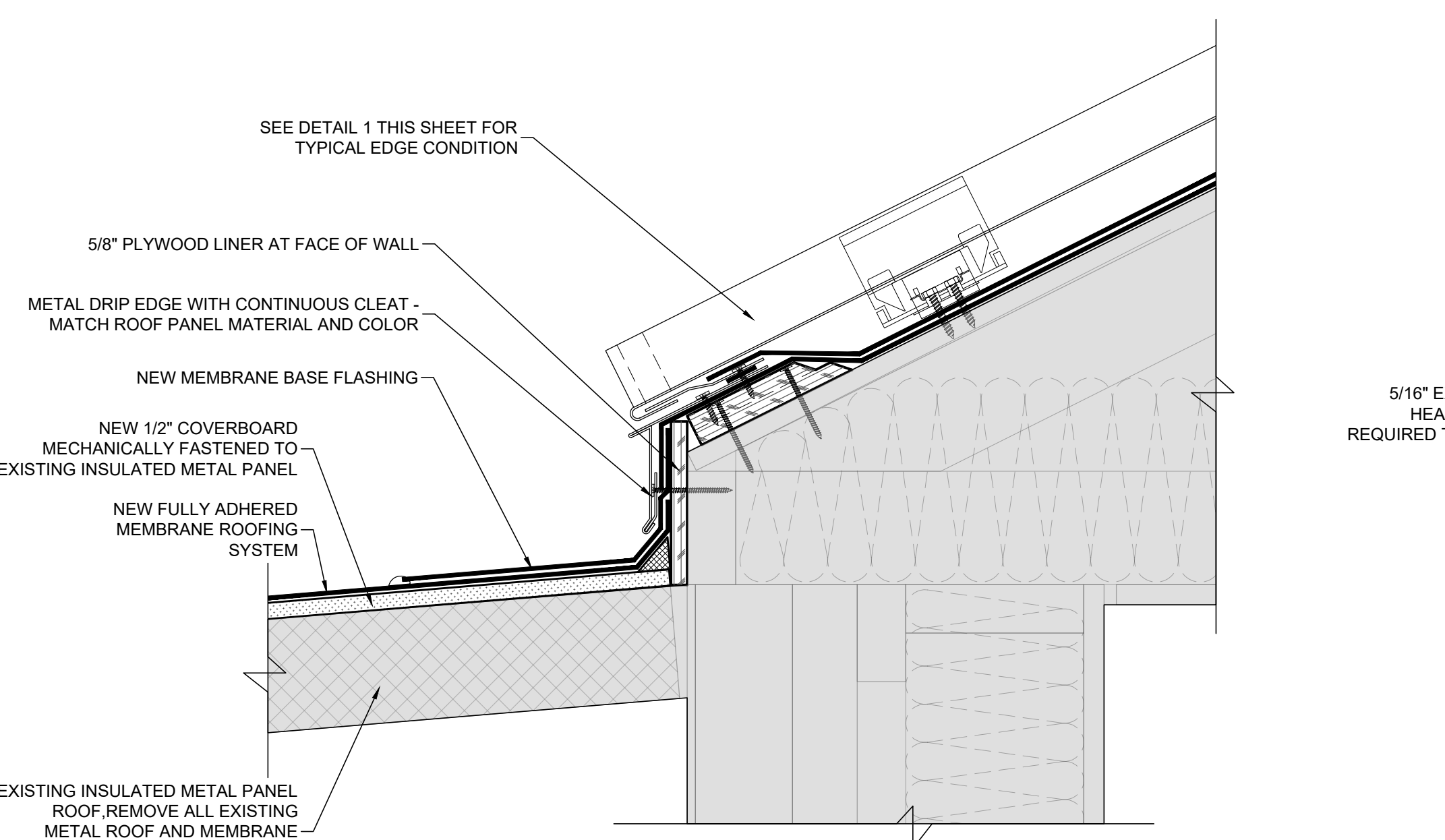
4 VALLEY FLASHING DETAIL
SCALE: 3"=1'-0"
EXISTING CONSTRUCTION TO REMAIN



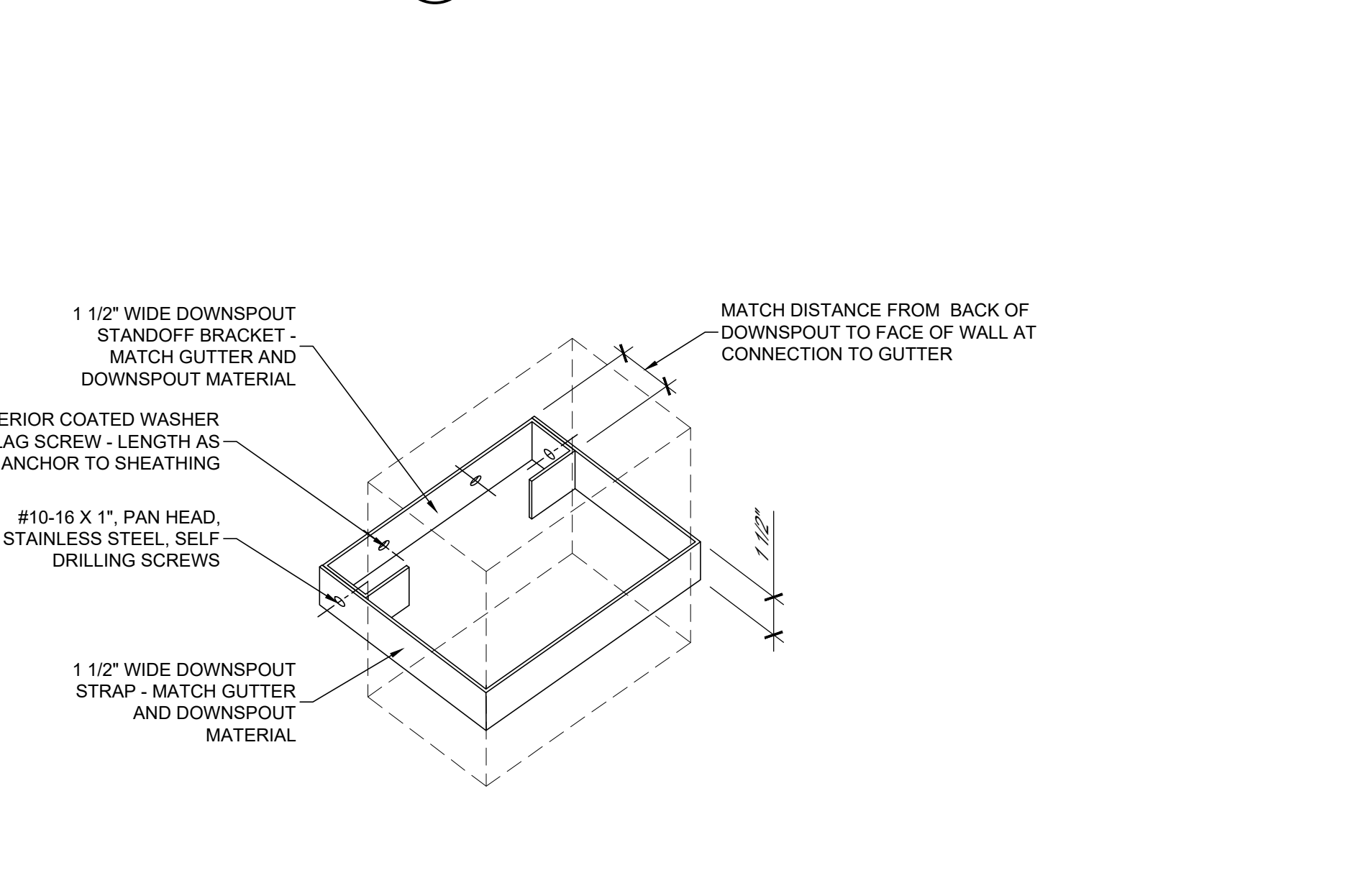
5 HIP CAP FLASHING DETAIL
SCALE: 3"=1'-0"
EXISTING CONSTRUCTION TO REMAIN



6 ROOF EDGE DETAIL
SCALE: 3"=1'-0"
EXISTING CONSTRUCTION TO REMAIN

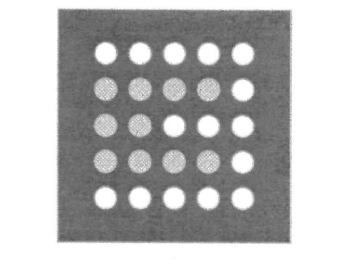


7 ROOF TRANSITION DETAIL
SCALE: 3"=1'-0"
EXISTING CONSTRUCTION TO REMAIN



8 GUTTER STRAP
SCALE: NOT TO SCALE

watermark
DESIGN GROUP, LLC
interior design
architecture • landscape architecture
297 Hill Road • Suite 200 • Mobile, Alabama 36606
251.344.5515 voice
www.watermarkarchitect.com



CITY OF ORANGE BEACH CITY-WIDE ROOF REPAIRS
CITY HALL ROOF REPLACEMENT
4099 ORANGE BEACH BLVD, ORANGE BEACH, AL 36561

PROJECT NO: 21-1101-0170

ISSUE DATE: 09-17-2021

STATE OF ALABAMA
JOHN A. MCARTHUR III
6431
09-17-21
REGISTERED ARCHITECT

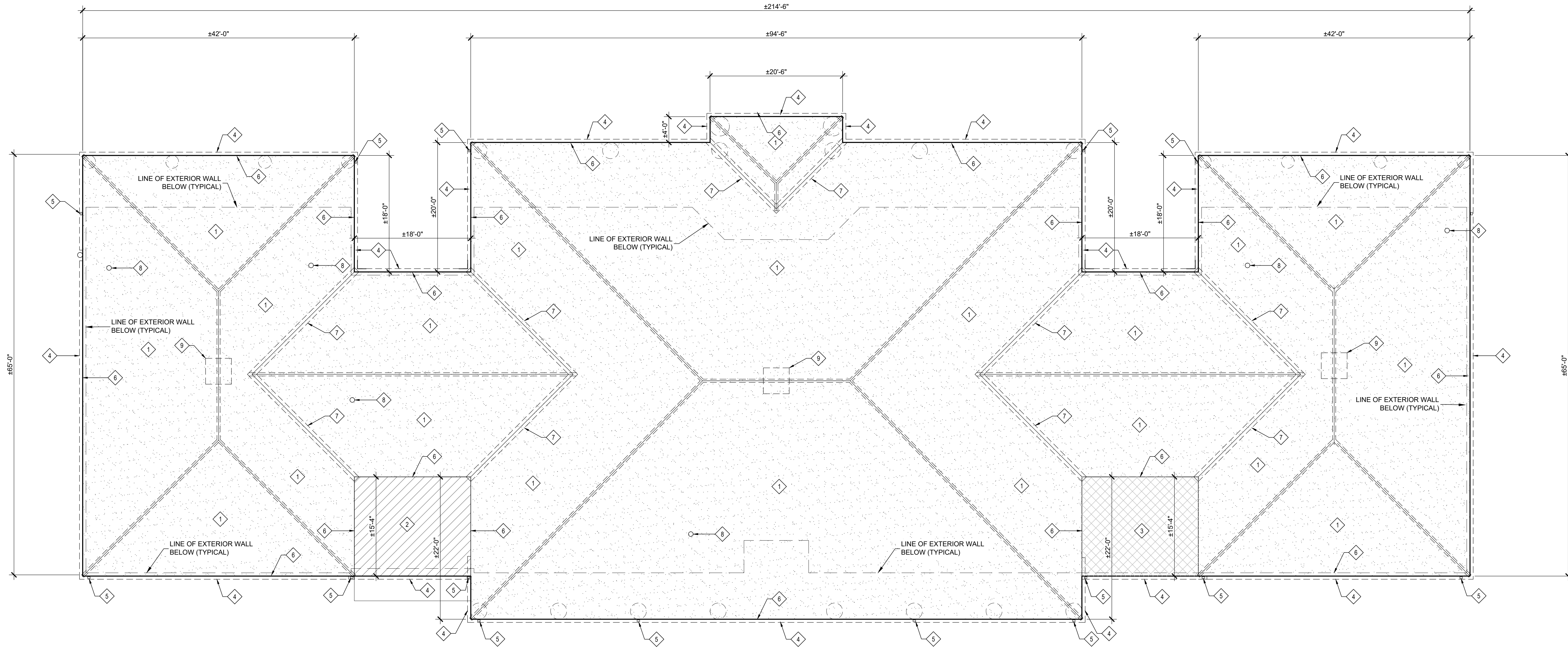
THIS DRAWING REPRESENTS DESIGNS PREPARED BY WATERMARK DESIGN GROUP, LLC FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE WATERMARK DESIGN GROUP. REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE.

UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

SHEET TITLE:
A500 DETAILS - A500.1

SHEET NUMBER:
A500.1

9/27/2021 6:35:50 AM - P:\2021\Projects\110121-1101-0170 COB TO 02 Citywide Roof Repairs\Working\Architectural\04 Contract Document\Phase\Drawings\AD100 Demo Roof Plan.dwg



DEMOLITION ROOF PLAN
SCALE: 1/8" = 1'-0"

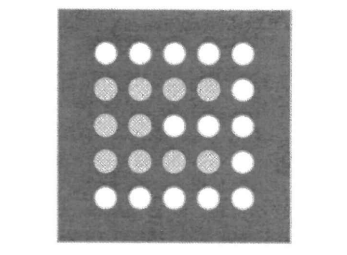
LEGEND:	
	SHEET KEYNOTE TAG SEE KEYNOTE LEGEND FOR DESCRIPTION
	EXISTING CONCRETE TILE ROOFING SYSTEM ON WOOD BATTENS ON FELT UNDERLAYMENT ON PLYWOOD DECK ON WOOD TRUSSES
	EXISTING EXPOSED FASTENER METAL ROOFING PANELS ON EXISTING MEMBRANE ROOFING SYSTEM ON EXISTING INSULATED METAL PANEL DECK
	EXISTING MEMBRANE ROOFING SYSTEM ON EXISTING INSULATED METAL PANEL DECK

GENERAL NOTES

- ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED BY ALL BIDDERS.
- ALL EXISTING BATTENS, FELT NAILS AND OTHER NON-ESSENTIAL ELEMENTS THAT ARE ATTACHED TO THE EXISTING SHEATHING ARE TO BE REMOVED PRIOR TO INSTALLATION OF ANY COMPONENTS OF THE ROOFING SYSTEM.
- GENERAL CONTRACTOR IS TO REPORT ANY UNFORESEEN DAMAGE THAT IS ENCOUNTERED AT THE PLYWOOD SUBSTRATE OR STRUCTURE TO THE ARCHITECTS REPRESENTATIVE.

KEYNOTES	
	EXISTING CONCRETE TILE ROOFING SYSTEM, INCLUDING WOOD BATTENS AND FELT UNDERLAYMENT TO BE REMOVED IN ITS ENTIRETY. EXISTING PLYWOOD DECK TO REMAIN.
	EXISTING MEMBRANE ROOFING SYSTEM TO BE REMOVED TO SURFACE OF EXISTING INSULATED METAL PANEL DECK. EXISTING INSULATED METAL PANELS TO REMAIN.
	EXISTING EXPOSED FASTENER METAL ROOFING SYSTEM AND MEMBRANE ROOFING SYSTEM TO BE REMOVED TO SURFACE OF EXISTING INSULATED METAL PANEL DECK. EXISTING INSULATED METAL PANELS TO REMAIN.
	EXISTING METAL GUTTER TO BE REMOVED IN ITS ENTIRETY, INCLUDING STRAPS AND LEAF-GUARD SCREEN WHERE INSTALLED.
	EXISTING METAL DOWNSPOUTS TO BE REMOVED IN THEIR ENTIRETY, INCLUDING STRAPS.
	EXISTING METAL DRIP EDGE TO BE REMOVED.
	EXISTING METAL VALLEY FLASHING TO BE REMOVED.
	EXISTING LEAD PLUMBING VENT FLASHING TO BE REMOVED. VENT PIPE TO REMAIN.
	EXISTING CUPOLA ROOF VENT TO BE REMOVED IN ITS ENTIRETY.

watermark
DESIGN GROUP, LLC
interior design
architecture • landscape architecture
planning • architecture
29799 Highway 111 Road • Suite 200 • Mobile, Alabama 36606
251.344.5515 voice
www.watermarkarchitect.com



CITY OF ORANGE BEACH CITY-WIDE ROOF REPAIRS
CITY HALL ROOF REPLACEMENT
4099 ORANGE BEACH BLVD, ORANGE BEACH, AL 36561

PROJECT NO: 21-1101-0170

REVISIONS:

ISSUE DATE: 09-17-2021



THIS DRAWING REPRESENTS DESIGNS PREPARED BY WATERMARK DESIGN GROUP, LLC FOR SPECIFIC USE ON THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE WATERMARK DESIGN GROUP REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE.
UNAUTHORIZED USE IS SUBJECT TO LEGAL ACTION UNDER STATE AND FEDERAL LAW.

SHEET TITLE:
DEMOLITION ROOF PLAN

SHEET NUMBER:
AD101