

CITY OF CARLSBAD

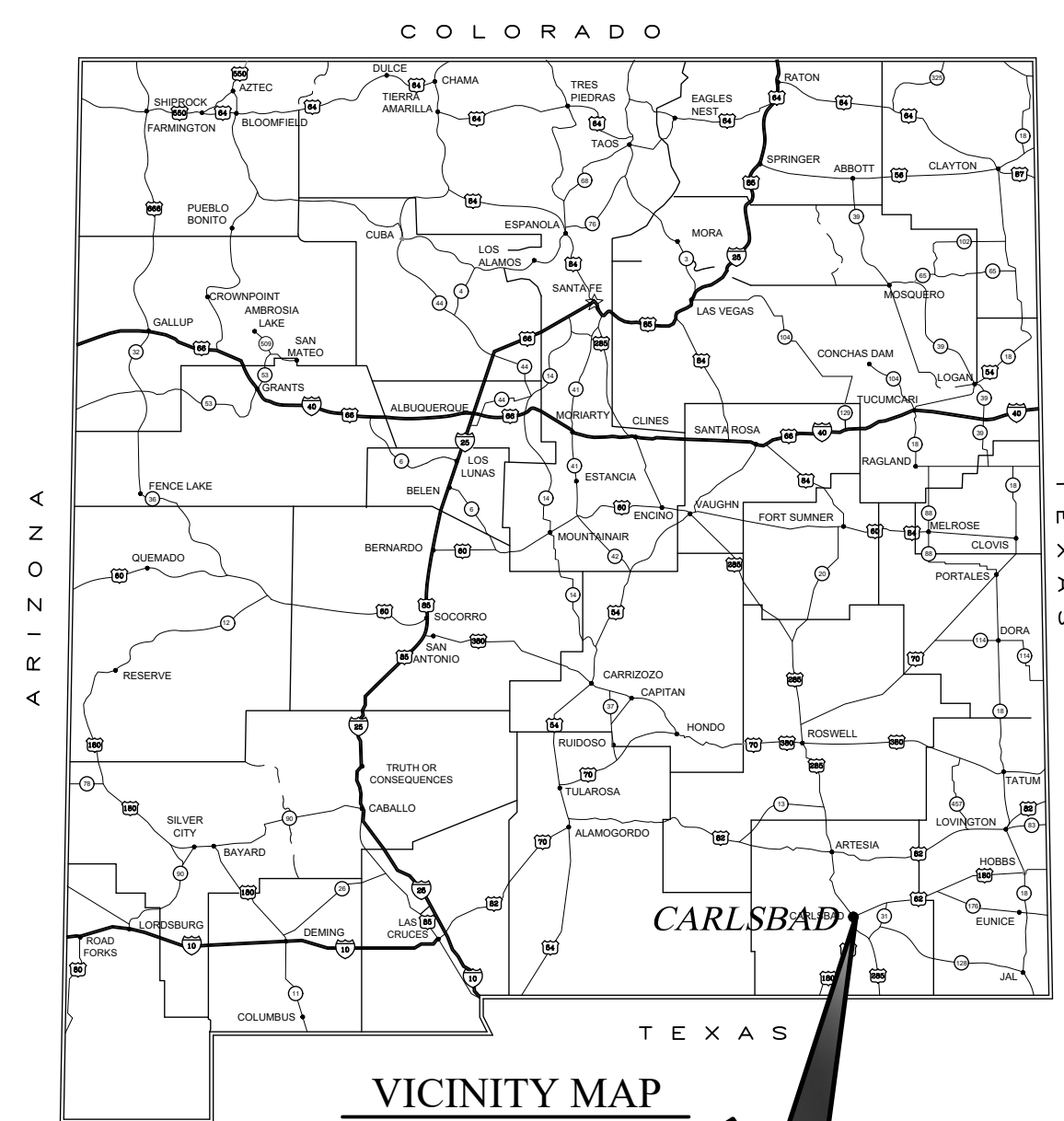
101 N Halagueno Street
Carlsbad, New Mexico 88220

SEPTEMBER 2022
construction plans for the

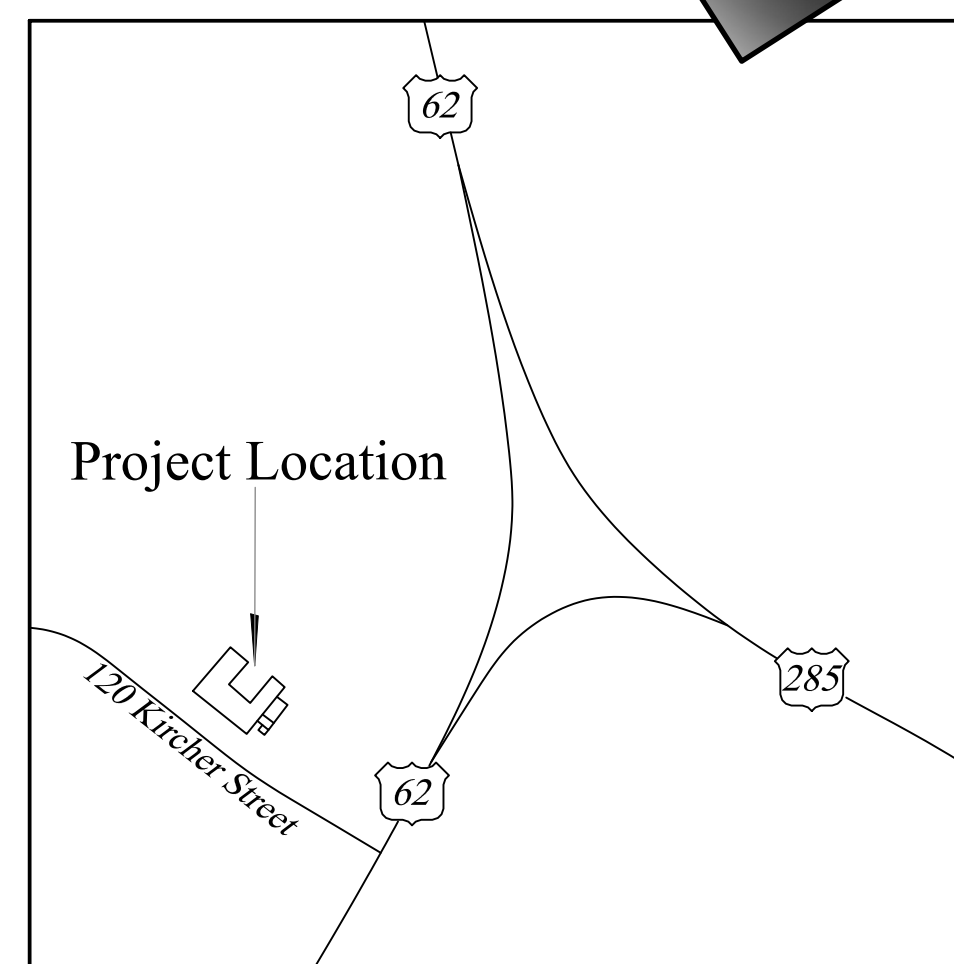
ALEJANDRO RUIZ SENIOR CENTER - REROOF (REBID)

120 KIRCHER STREET
CARLSBAD, NEW MEXICO 88220

STATE OF NEW MEXICO AGING AND LONG-TERM SERVICES DEPARTMENT - GRANT #A20E5230



VICINITY MAP



INDEX TO DRAWINGS

SHEET SEQUENCE	SHEET NUMBER	SHEET DESCRIPTION
GENERAL		
1	G-001	COVER SHEET
2	G-100	SURVEY FOR REFERENCE
ARCHITECTURAL		
3	A-101D	ROOF DEMOLITION PLAN
4	A-101	ROOF PLAN
5	A-501	ROOF DETAILS

INSPECTION OF EXISTING CONDITIONS

BY SUBMISSION OF A BID THE CONTRACTOR IS ASSERTING THAT IT HAS CONDUCTED A PROPER AND REASONABLE INSPECTION OF EXISTING CONDITIONS. IF THAT INSPECTION REVEALS A VISIBLE PHYSICAL CONDITION THAT IS NOT SPECIFICALLY REFERENCED IN THE CONTRACT DOCUMENTS, THAN THAT CONDITION IS NOT CONSIDERED UNFORESEEN, UNKNOWN OR OF AN UNUSUAL NATURE AND THE CONDITION WILL NOT BE JUSTIFICATION FOR CHANGES TO THE WORK AS DEFINED BY THE CONTRACT FOR CONSTRUCTION.

BY SUBMISSION OF A BID THE CONTRACTOR ACKNOWLEDGES THAT IT HAS SATISFIED ITSELF AS TO THE CHARACTER, QUALITY AND QUANTITY OF MATERIALS OR OBSTACLES TO BE ENCOUNTERED INSOFAR AS THIS INFORMATION IS REASONABLY ASCERTAINABLE FROM AN INSPECTION OF THE SITE IN CONJUNCTION WITH REVIEW OF THESE DRAWINGS AND SPECIFICATIONS. ANY FAILURE OF THE CONTRACTOR TO TAKE THE ACTIONS DESCRIBED AND ACKNOWLEDGED BY THESE PARAGRAPHS WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ESTIMATING PROPERLY, THE DIFFICULTY AND COST OF SUCCESSFULLY PERFORMING THE WORK, OR FOR PROCEEDING TO SUCCESSFULLY PERFORM THE WORK WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

FAILURE TO CONDUCT AN INSPECTION DOES NOT CONSTITUTE GROUNDS FOR CLAIM OF ADDITIONAL FEES TO REMOVE, PROTECT, OR PATCH VISIBLE EXISTING CONDITIONS IMPACTED BY THE WORK OF THE CONTRACT

REGARDING HAZARDOUS MATERIALS:

HAZARDOUS MATERIALS WERE NOT ENCOUNTERED DURING ROOFING INSPECTIONS AND ARE NOT ANTICIPATED. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY THE OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

ARCHITECTS

Molzen Corbin
John Quinn Pate, RA/RLA

CERTIFICATION:

I, JOHN QUINN PATE, REGISTERED PROFESSIONAL ARCHITECT NO. 1784 HEREBY CERTIFY THAT THE FOLLOWING PLANS AND DESIGNS WERE MADE UNDER MY SUPERVISION AND DIRECTION AND THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF



[Signature]
JOHN QUINN PATE
9/1/22
NO. 1784

MOLZENCORBIN

ENGINEERS | ARCHITECTS | PLANNERS

2701 Miles Road SE, Albuquerque, New Mexico 87106 505.242.5700 office Molzencorbin.com



Molzen Corbin Project Number: CRS201-24

G-001

Sheet 1 / 5

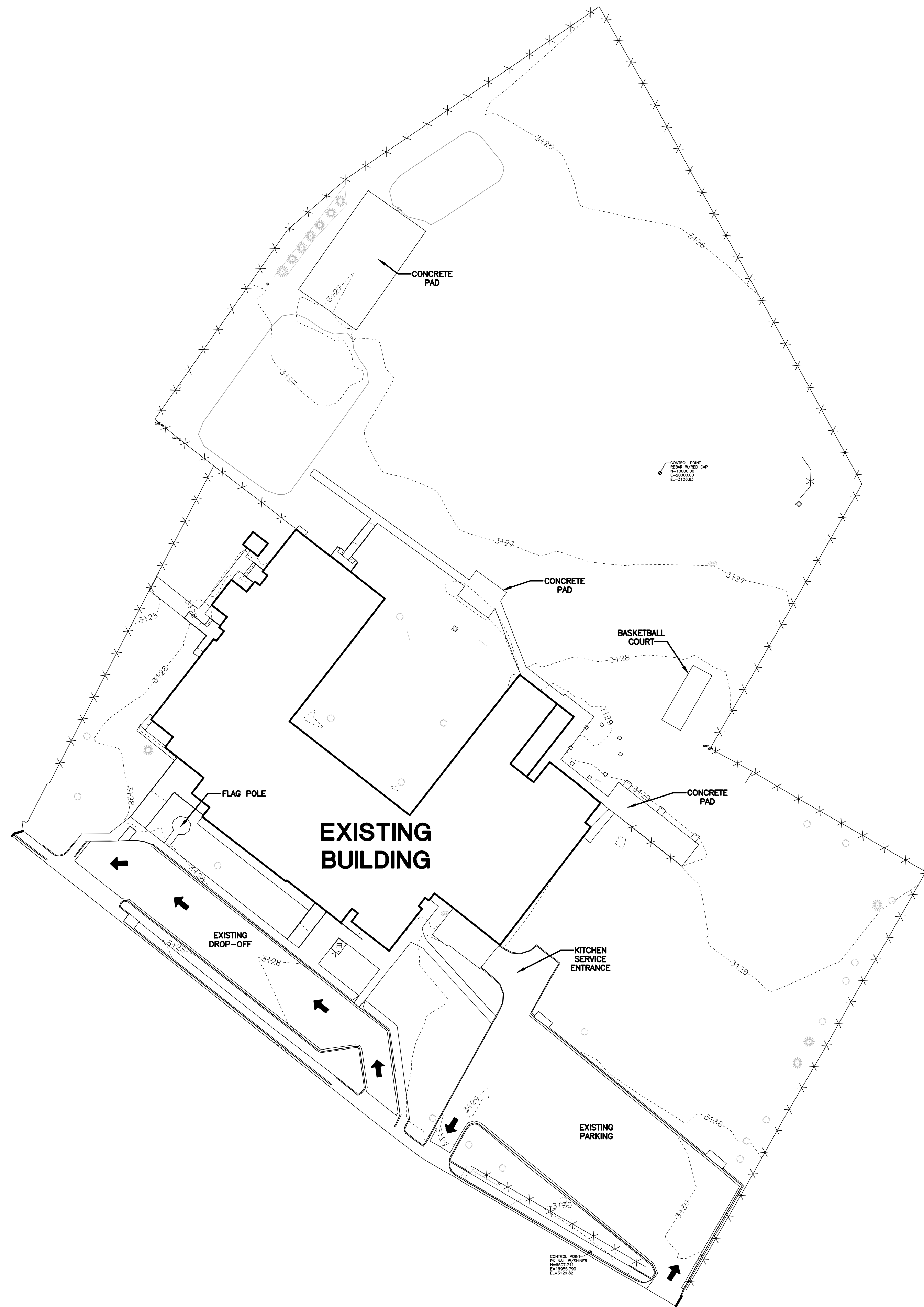
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NUMERIC SCALE CONFIRMATION		
DRAWINGS ARE DEPICTED AT INTENDED NUMERIC SCALES IF THIS BAR EQUALS ONE INCH		

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR THE CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS INSTRUMENT ARE OWNED BY AND THE PROPERTY OF MOLZEN-CORBIN & ASSOCIATES, AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL NOT BE USED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF MOLZEN-CORBIN & ASSOCIATES.

THESE DRAWINGS REFLECT INFORMATION ON UTILITIES GATHERED BY SITE INSPECTION, DISCUSSIONS WITH MUNICIPAL OFFICIALS, AND PREVIOUS CONSTRUCTION DOCUMENTS. IT IS POSSIBLE THAT THE EXACT LOCATION OF LINES AND UTILITY CONNECTION POINTS IN THE VICINITY OF REQUIRED WORK MAY BE DIFFERENT FROM THE LOCATION SHOWN ON THESE DRAWINGS. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

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GENERAL NOTES

A. SITE SURVEY USED FOR REFERENCE ONLY

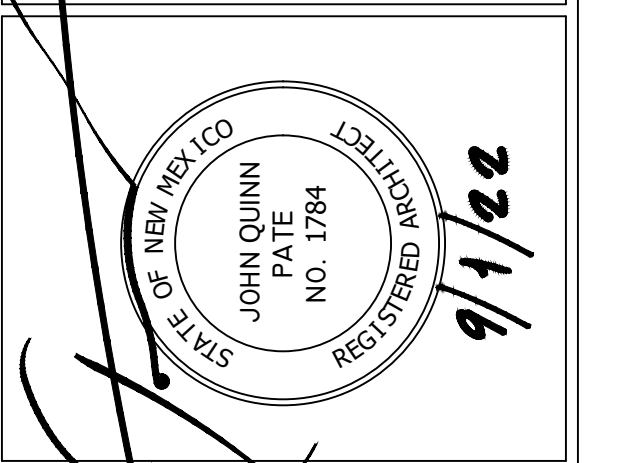
MOLZENCORBIN

2701 Miles Road SE
 Albuquerque, New Mexico 87106
 505 242 5700 office
 505 242 0673 fax
 MolzenCorbin.com

NOTICE OF EXTENDED PAYMENT PROVISION:
 THIS CONTRACT ALLOWS THE OWNER TO MAKE
 PAYMENT WITHIN 45 DAYS AFTER SUBMISSION
 OF AN UNDISPUTED REQUEST FOR PAYMENT

NUMERIC SCALE CONFIRMATION

DRAWINGS ARE DEPICTED AT INTENDED
 NUMERIC SCALES
 IF THIS BAR EQUALS ONE INCH



REV. NO.	REV. DATE	DESCRIPTION
PROJECT NUMBER:	CRS201-24	JSA
DESIGNED BY:		TSV
DRAWN BY:		JOP
CHECKED BY:		
PRIME DESIGN PROFESSIONAL:	JOHN QUINN PATE	
PROJECT DATE:	AUGUST, 2022	

SURVEY FOR REFERENCE

ALEJANDRO RUIZ SENIOR CENTER - REROOF (REBID)
 CITY OF CARLSBAD
 120 KIRCHER STREET, CARLSBAD, NM 88220

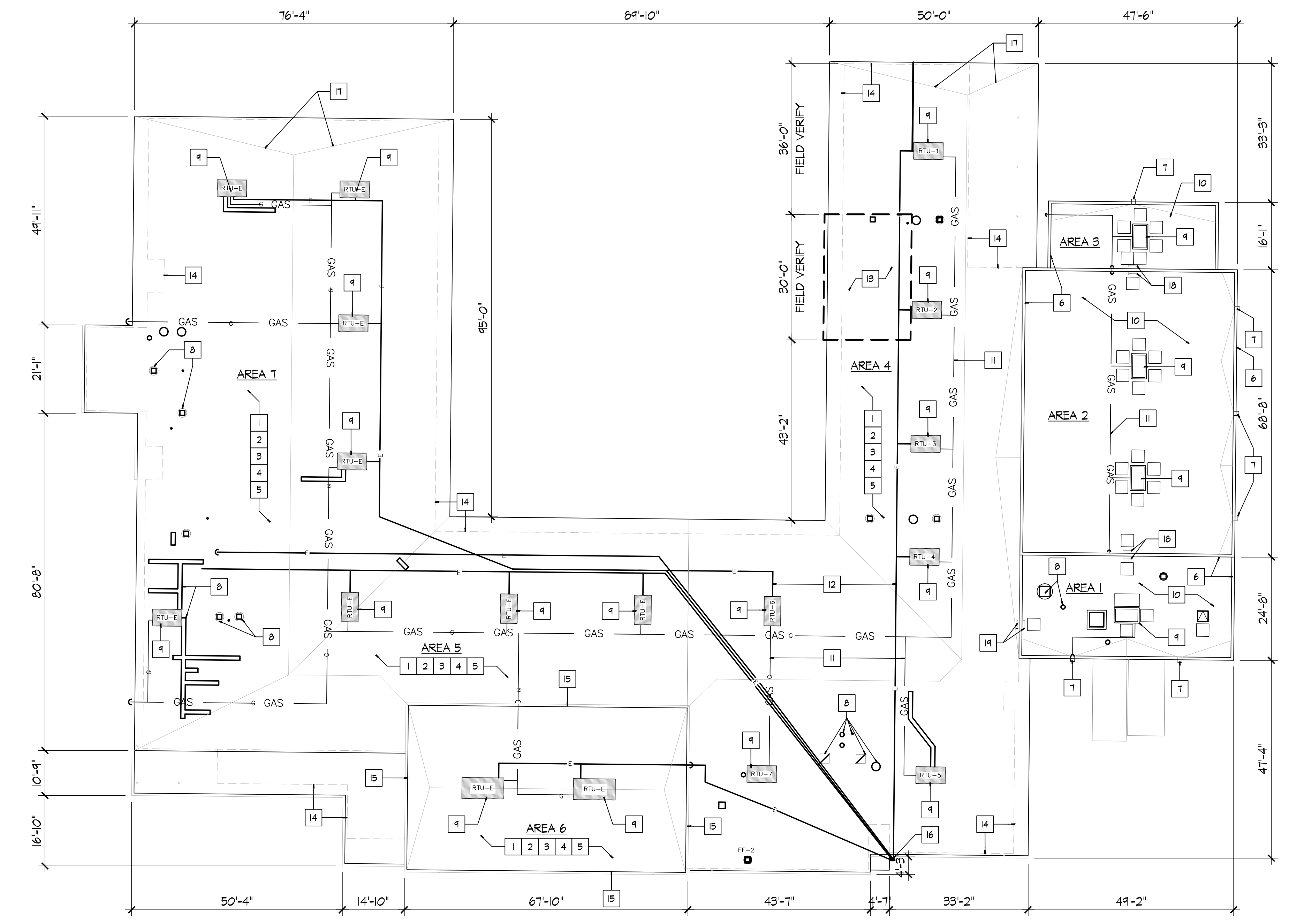
G-100

SHEET 2 / 5

SURVEY FOR REFERENCE

NOT TO SCALE **1**

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ROOF DEMOLITION PLAN

GENERAL NOTES

- A. REFER TO EXISTING ROOF CONDITION ASSESSMENT DATED SEPTEMBER 28, 2021, PERFORMED BY NM BUILDING ENVELOPE ARCHITECTS, LLC. AREA DESIGNATIONS MATCH REPORT.
- B. SEE SHEET A-501 FOR DETAILS
- C. EXPOSED FLASHING - PAINT PER SPECIFICATIONS.

DEMOLITION KEYED NOTES

- 1. REMOVE & DISPOSE OF ROOF BALLAST - STOCKPILE ON SITE FOR OWNERS USE, TYPICAL
- 2. REMOVE AND DISPOSE OF EPDM ROOFING WHERE APPLICABLE
- 3. REMOVE AND DISPOSE OF EXPANDED POLYSTYRENE INSULATION WHERE APPLICABLE
- 4. AFTER TESTING, REMOVE AND DISPOSE OF GYPSUM DECK ASSEMBLY WHERE APPLICABLE
- 5. AFTER TESTING, REPAIR GYPSUM SUBSTRATE WHERE APPLICABLE
- 6. REMOVE & DISPOSE OF EXISTING PARAPET CAP AT GYMNASIUM PARAPET WALL
- 7. EXISTING ROOF SCUPPERS TO REMAIN AT GYMNASIUM PARAPET WALL
- 8. ROOF VENTS AND MECHANICAL DUCTS TO REMAIN; TYPICAL
- 9. EXISTING ROOF-TOP EQUIPMENT, REMOVE AND REINSTALL AS NEEDED FOR ROOF FLASHING
- 10. REMOVE AND DISPOSE OF THERMOPLASTIC MEMBRANE
- 11. PROTECT GAS LINES; TYPICAL
- 12. PROTECT ELECTRICAL CONDUITS AND EQUIPMENT; TYPICAL
- 13. DAMAGED ROOFING; REFER TO ROOF ASSESSMENT
- 14. WALL BELOW; TYPICAL
- 15. EXISTING GUTTERS TO REMAIN AND KEEP PROTECTED DURING REMOVAL OF BALLAST
- 16. EXISTING CONDUIT MOUNTED ON WALL TO REMAIN
- 17. EXISTING SLOPED DECK TO REMAIN
- 18. EXISTING PARAPET LADDERS TO REMAIN
- 19. EXISTING PARAPET LADDER TO BE REMOVED AND INSTALLED IN NEW LOCATION (SEE A-101)

MOLZENCORBIN

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NUMERIC SCALE CONFIRMATION
 DRAWINGS ARE DEPICTED AT INTENDED
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REV. NO.	REV. DATE	DESCRIPTION	DESIGNED BY:	PROJECT NUMBER:
			JAS	CRS201-24
			TSV	
			JOP	
			PRIME DESIGN PROFESSIONAL: JOHN QUINN PATE	
			CHECKED BY:	PROJECT DATE:
				AUGUST, 2022

ROOF DEMOLITION PLAN

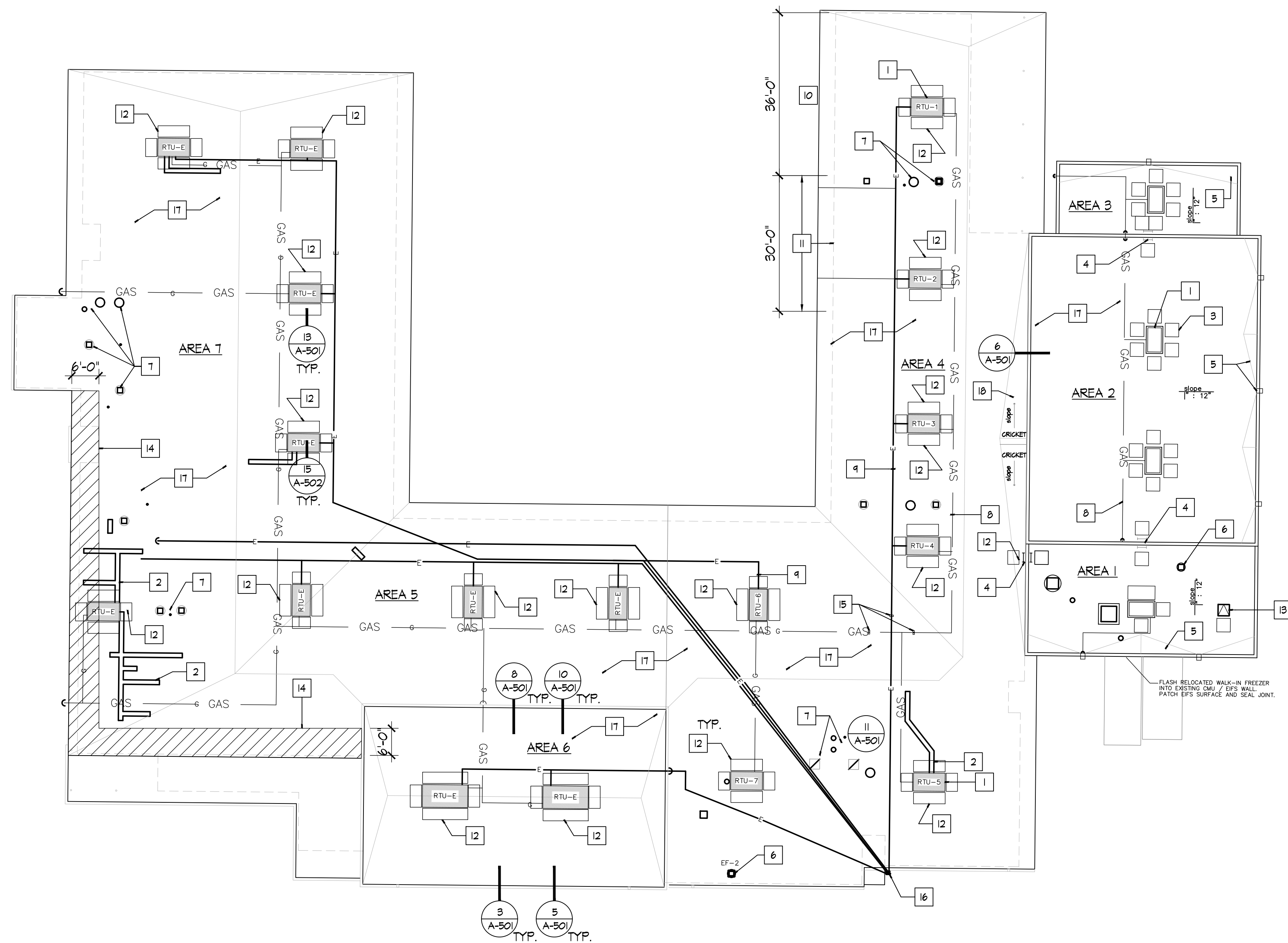
ALEJANDRO RUIZ SENIOR CENTER - REROOF (REBID)
 CITY OF CARLSBAD
 120 KIRCHER STREET, CARLSBAD, NM 88220

A-101D

SHEET 3 / 5

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ROOF PLAN



GENERAL NOTES

- A. REFER TO EXISTING ROOF CONDITION ASSESSMENT DATED SEPTEMBER 28, 2021, PERFORMED BY NM BUILDING ENVELOPE ARCHITECTS, LLC
- B. SEE SHEET A-501 FOR ROOF DETAILS
- C. EXPOSED FLASHING - PAINT PER SPECIFICATIONS
- D. SEE STRUCTURAL FOR CONCRETE SLABS

KEYED NOTES

- 1. LOCATION OF EXISTING MECHANICAL UNIT - FIELD VERIFY, (TYPICAL)
- 2. LOCATION OF EXPOSED HVAC DUCT AND PLENUM
- 3. EXISTING ROOF WALKPAD MATTING TO REMAIN AT GYMNASIUM (TYPICAL)
- 4. EXISTING ROOF LADDER MOVED TO THIS LOCATION AT GYMNASIUM
- 5. EXISTING CRICKET AND CANALE TO REMAIN AT GYMNASIUM WALL
- 6. EXISTING EXHAUST FAN TO REMAIN. (TYPICAL)
- 7. EXISTING MECHANICAL AND PLUMBING VENTS - FIELD VERIFY (TYPICAL)
- 8. EXISTING GAS LINE - FIELD VERIFY (TYPICAL)
- 9. EXISTING ELECTRICAL LINE - FIELD VERIFY (TYPICAL)
- 10. DAMAGE SOFFIT BOARD - REMOVE AND REPLACE
- 11. DAMAGE TO ROOF, FASCIA AND SOFFIT BOARD - REMOVE AND REPLACE
- 12. ROOF WALKPADS - LOCATE ALL-AROUND MECHANICAL EQUIPMENT AND LADDER
- 13. PERSONAL FALL ARREST SYSTEM (PFAS) SHOULD BE STORED AT AN INTERIOR LOCATION CLOSE TO THE ROOF HATCH. THE PFAS CONSISTS OF BODY HARNESS, ANCHOR, AND LIFELINE AND LANYARD. STORE PER MANUFACTURER'S RECOMMENDATIONS
- 14. AREA OF PERSONAL FALL ARREST SYSTEM (PFAS) ANCHORS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS FOR WORKING ON EQUIPMENT WITHIN 6'-0" OF ROOF EDGE
- 15. PIPE SUPPORT AS REQUIRED FOR STEEL PIPING, ELECTRICAL CONDUIT, AND COPPER TUBING (TYPICAL)
- 16. EXISTING CONDUIT MOUNTED ON WALL TO REMAIN
- 17. MEMBRANE ROOFING SYSTEM (TYPICAL)
- 18. ROOFING CRICKET

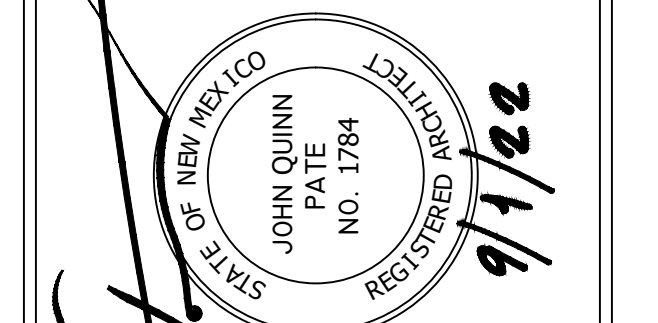
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			JSA	CRS201-24
			DRAWN BY:	
			TSV	
			CHECKED BY:	
			JOP	
			PRIME DESIGN PROFESSIONAL:	
			JOHN QUINN PATE	
				PROJECT DATE:
				AUGUST, 2022

ROOF PLAN

ALEJANDRO RUIZ SENIOR CENTER - REROOF (REBID)
 CITY OF CARLSBAD
 120 KIRCHER STREET, CARLSBAD, NM 88220

A-101

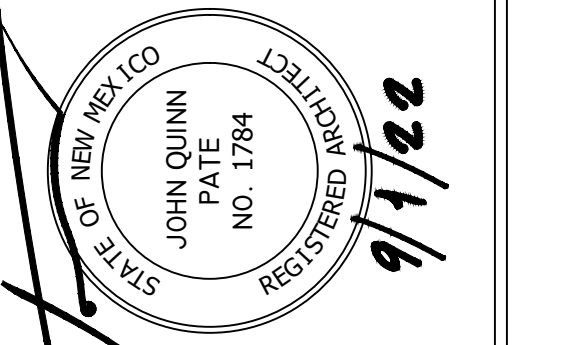
SHEET 4 / 5

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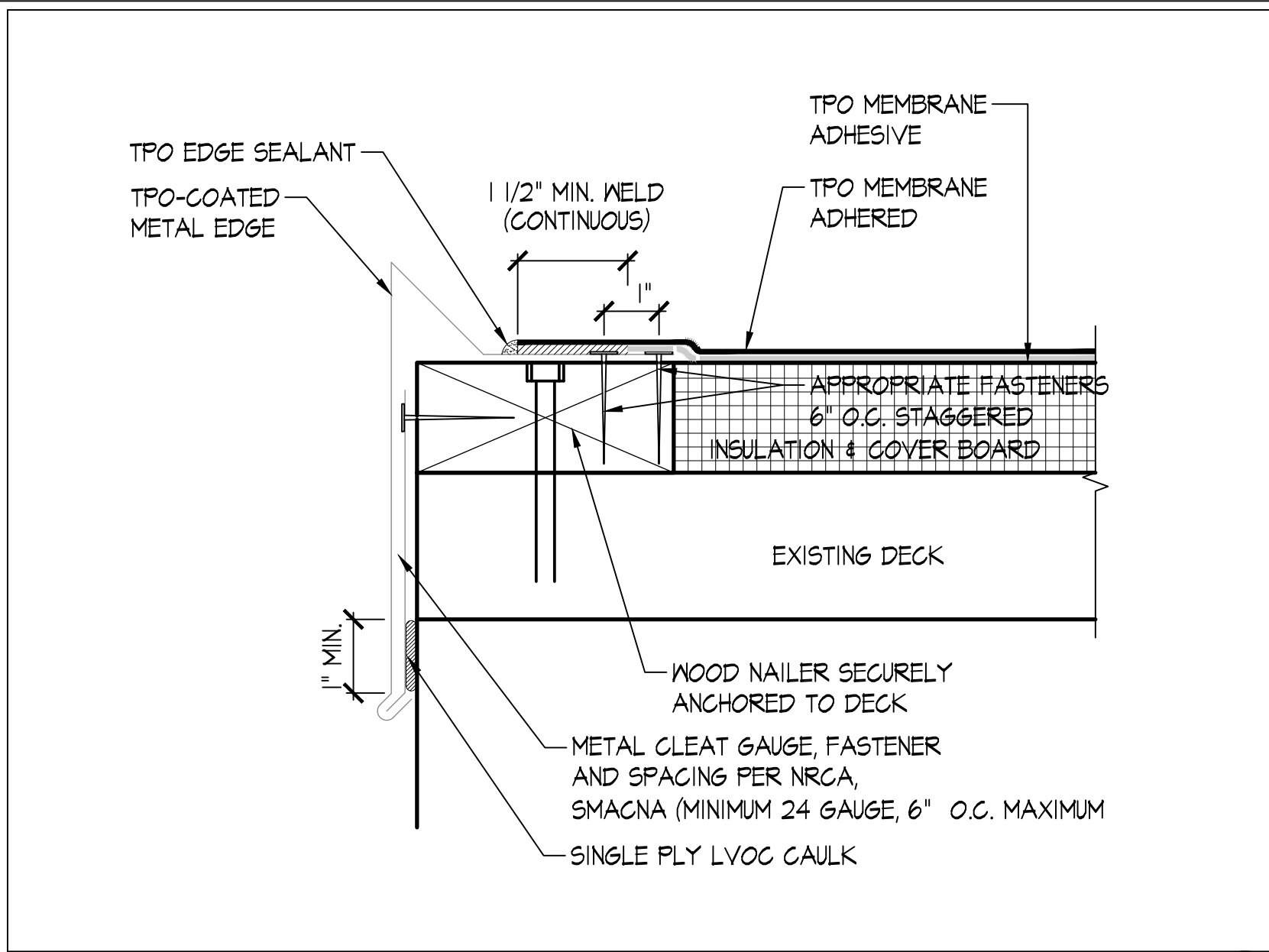
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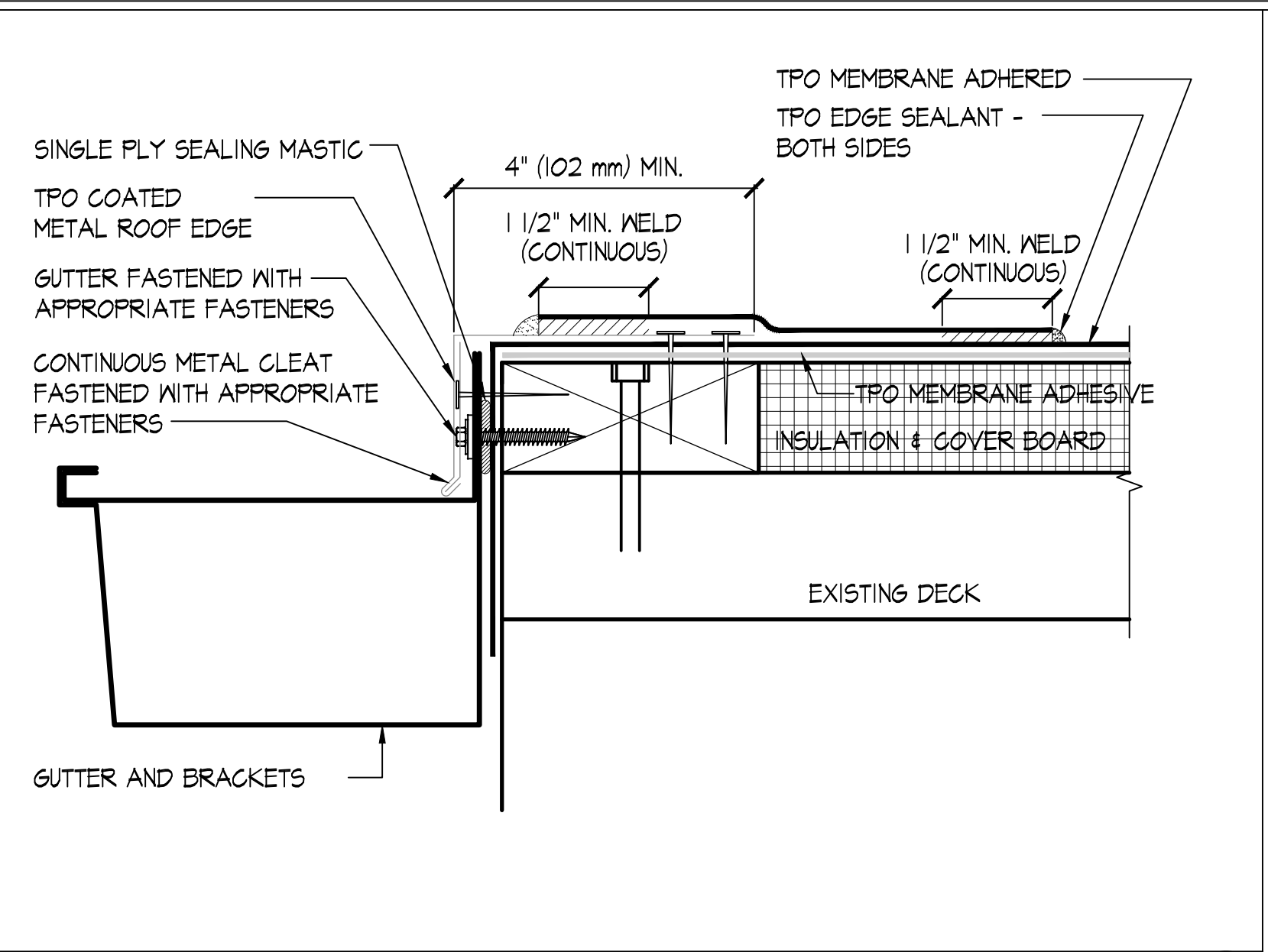
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DESIGNED BY:					TSV
DRAWN BY:					JOP
CHECKED BY:					JOH. QUINN PATE
PRIME DESIGN PROFESSIONAL:					JOHN QUINN PATE
					AUGUST, 2022

ROOF DETAILS
ALEJANDRO RUIZ SENIOR CENTER - REROOF (REBID)
CITY OF CARLSBAD
120 KIRCHER STREET, CARLSBAD, NM 88220

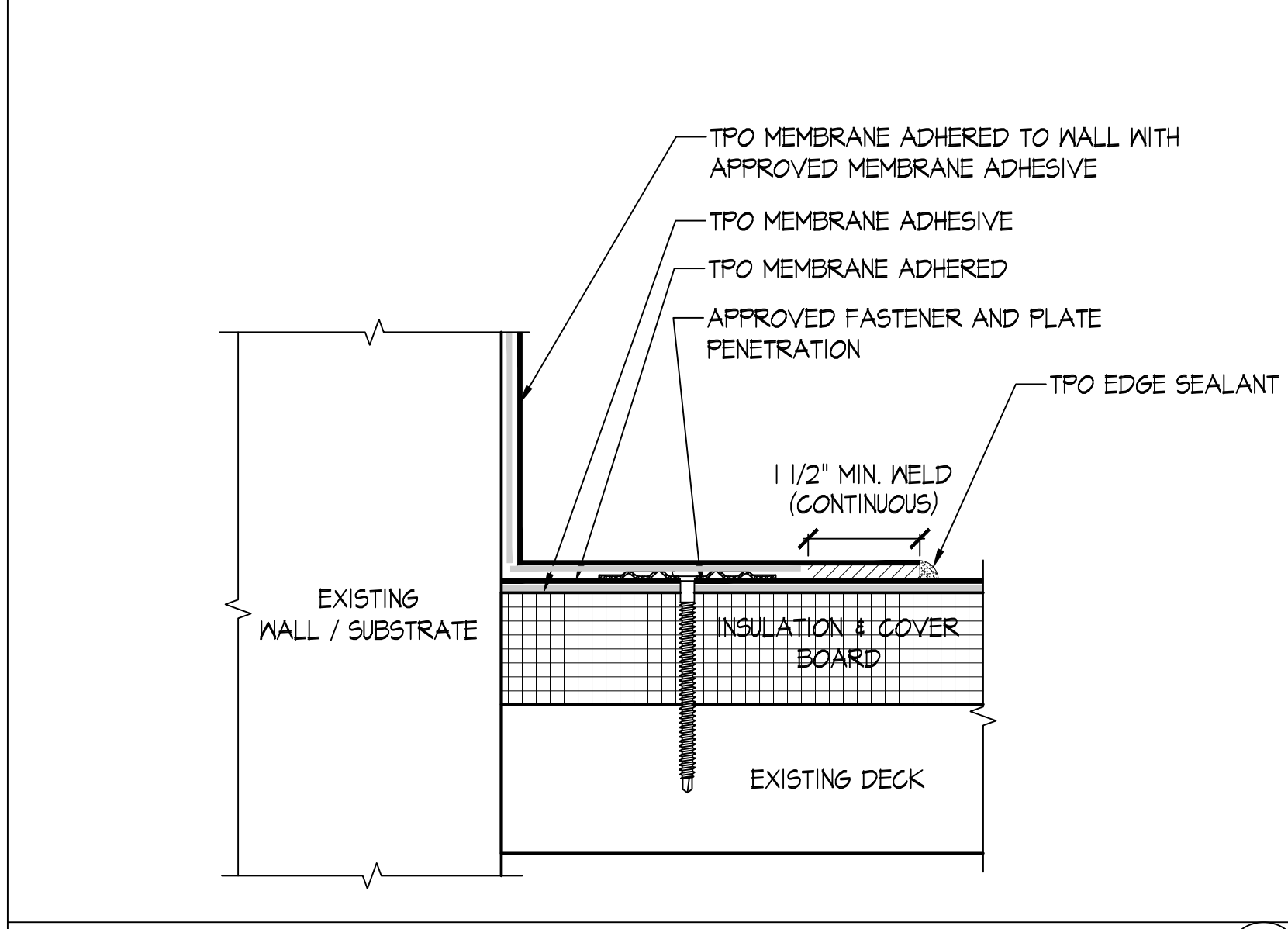
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 SHEET 5 / 5



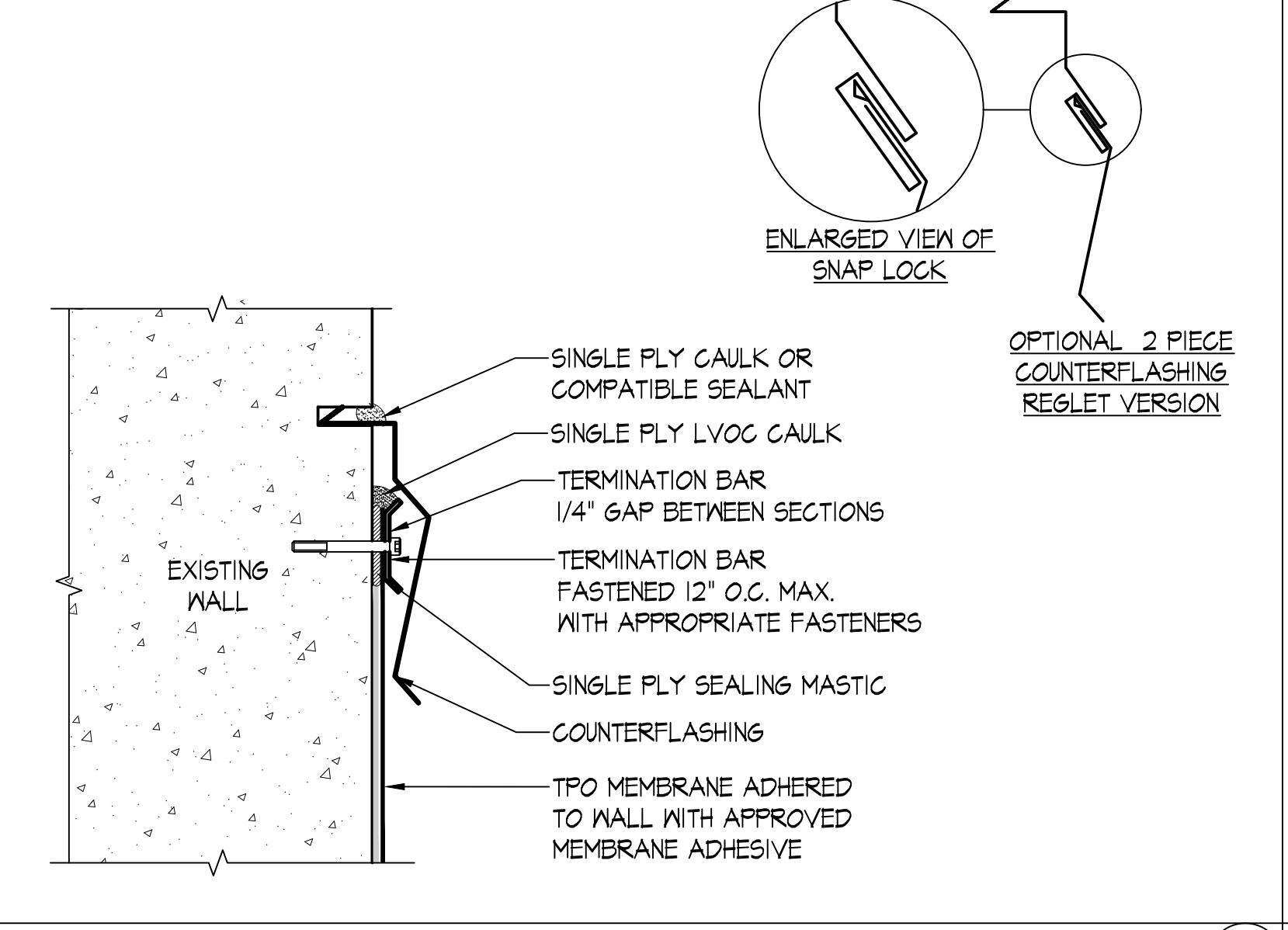
METAL EDGE DETAIL 3"=1'-0" **5**



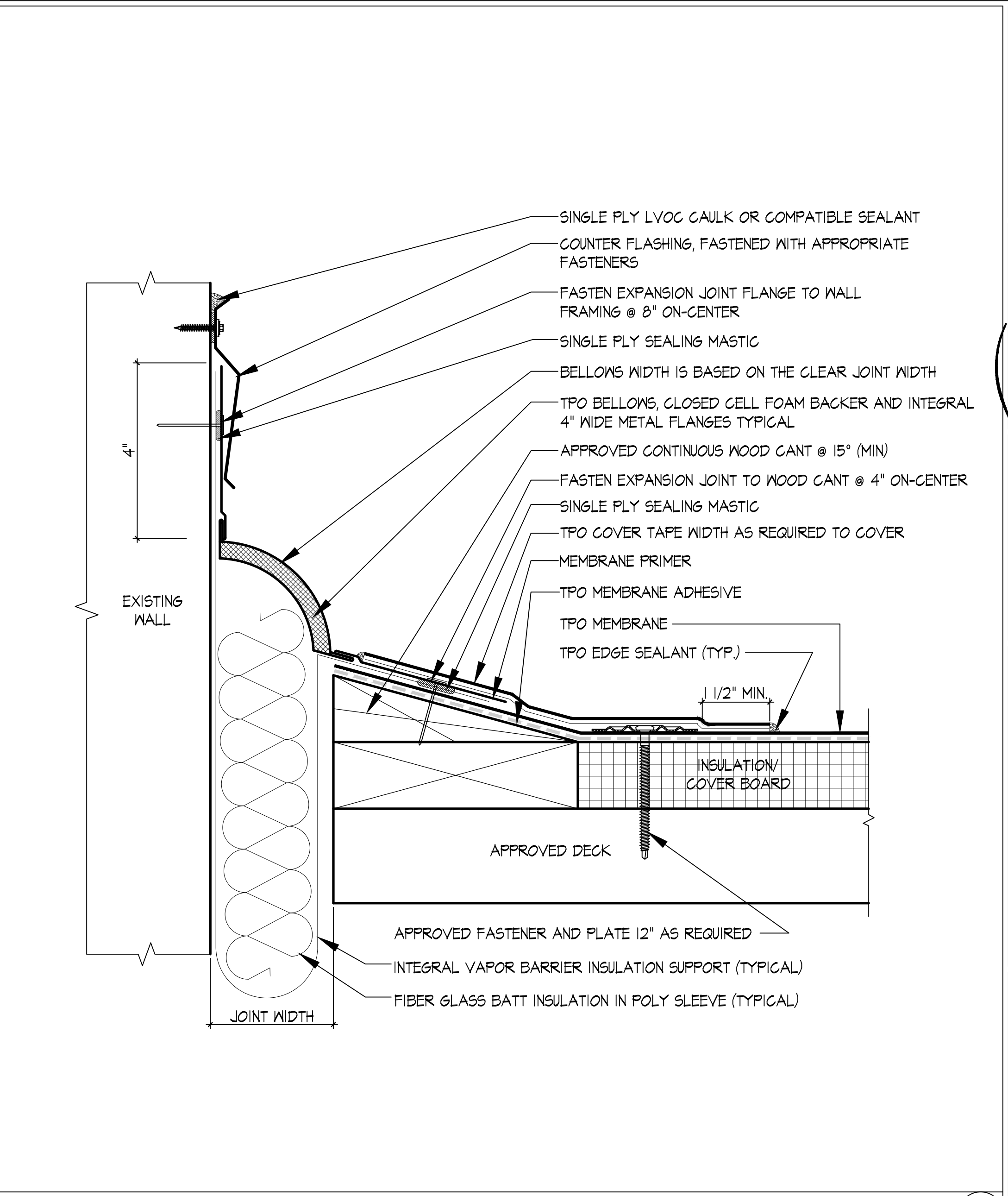
GUTTER AND TPO METAL EDGE 3"=1'-0" **3**



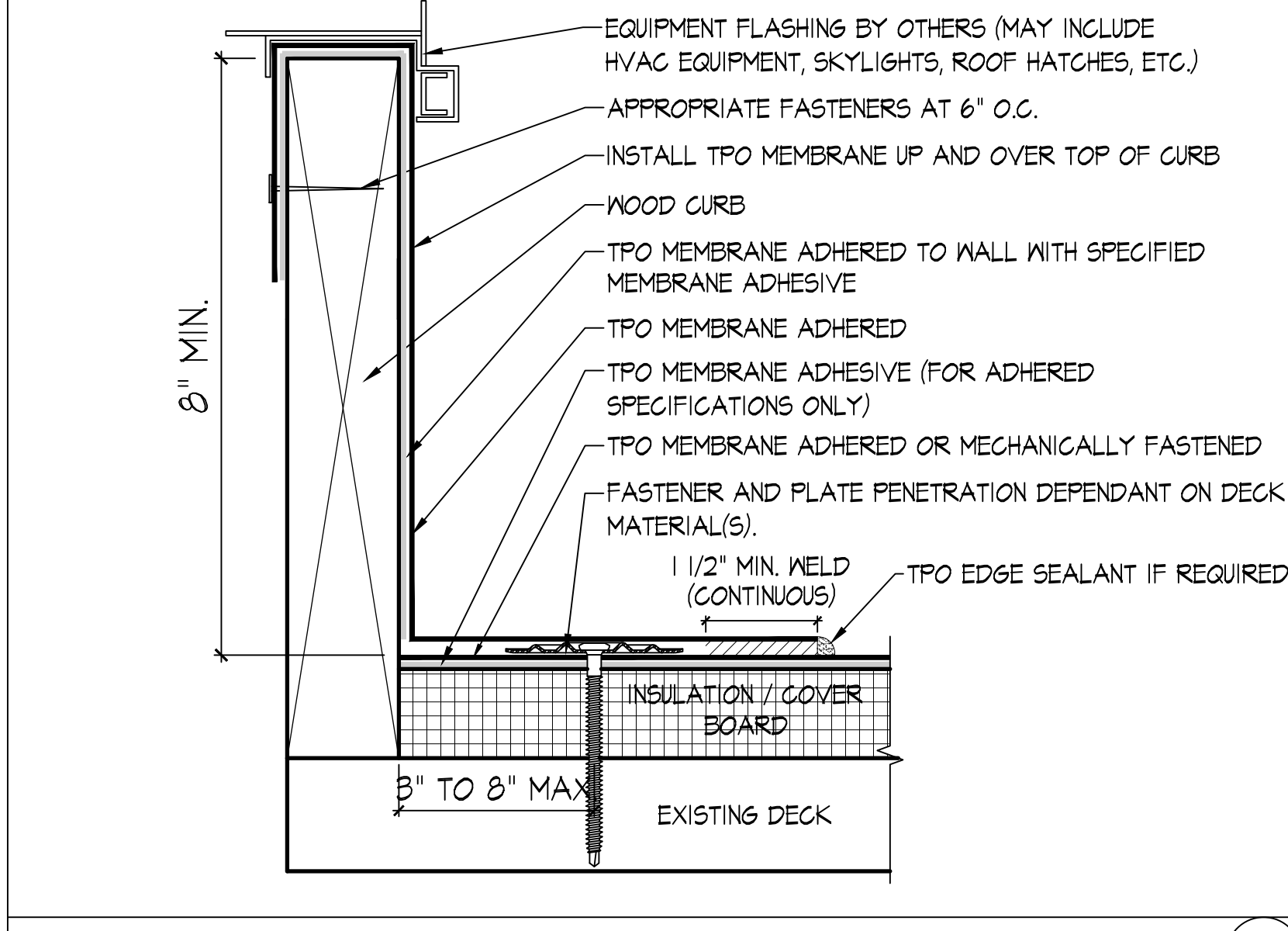
BASE TIE-IN 3"=1'-0" **10**



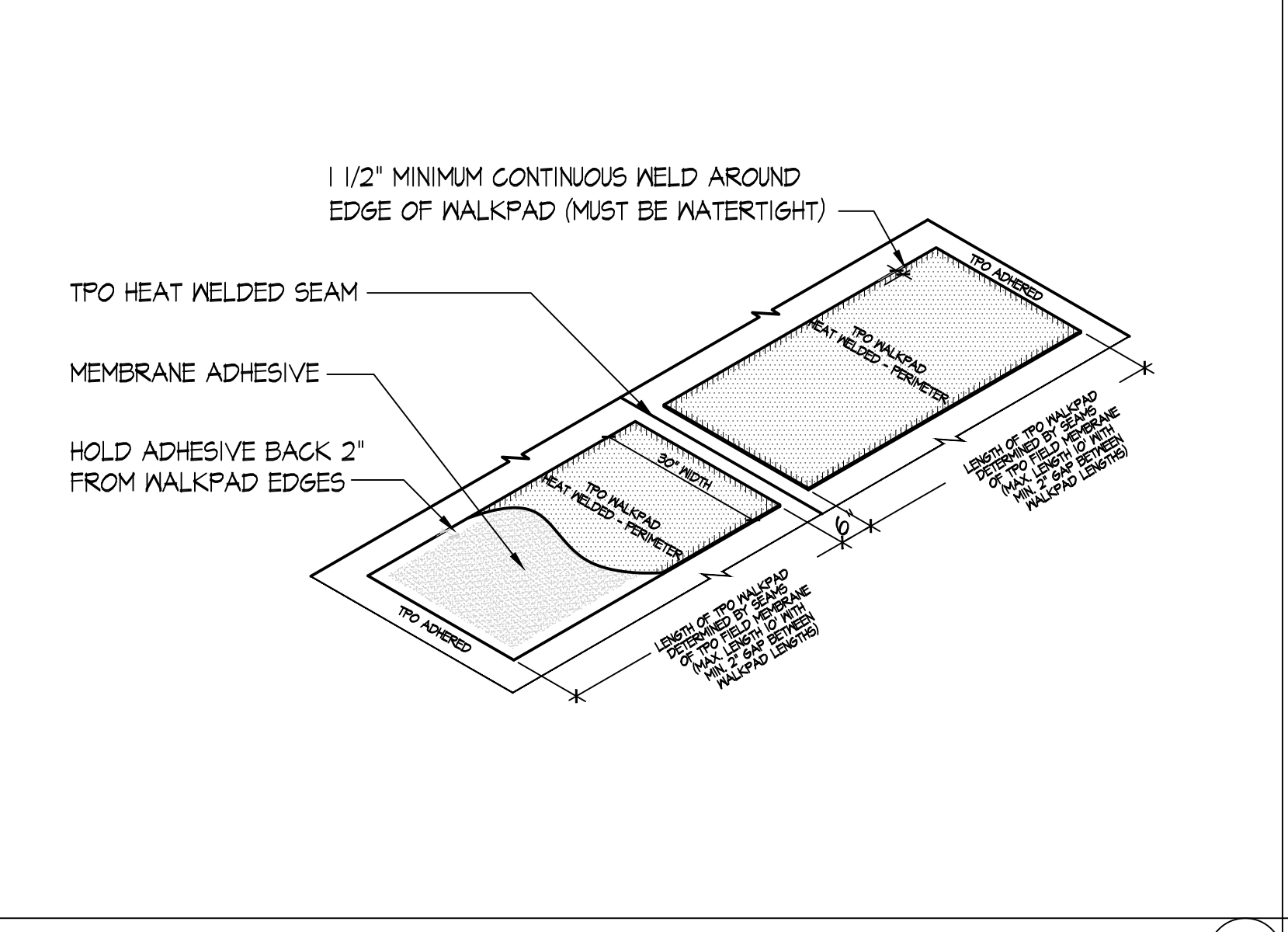
COUNTERFLASHING AND RIGLET 3"=1'-0" **8**



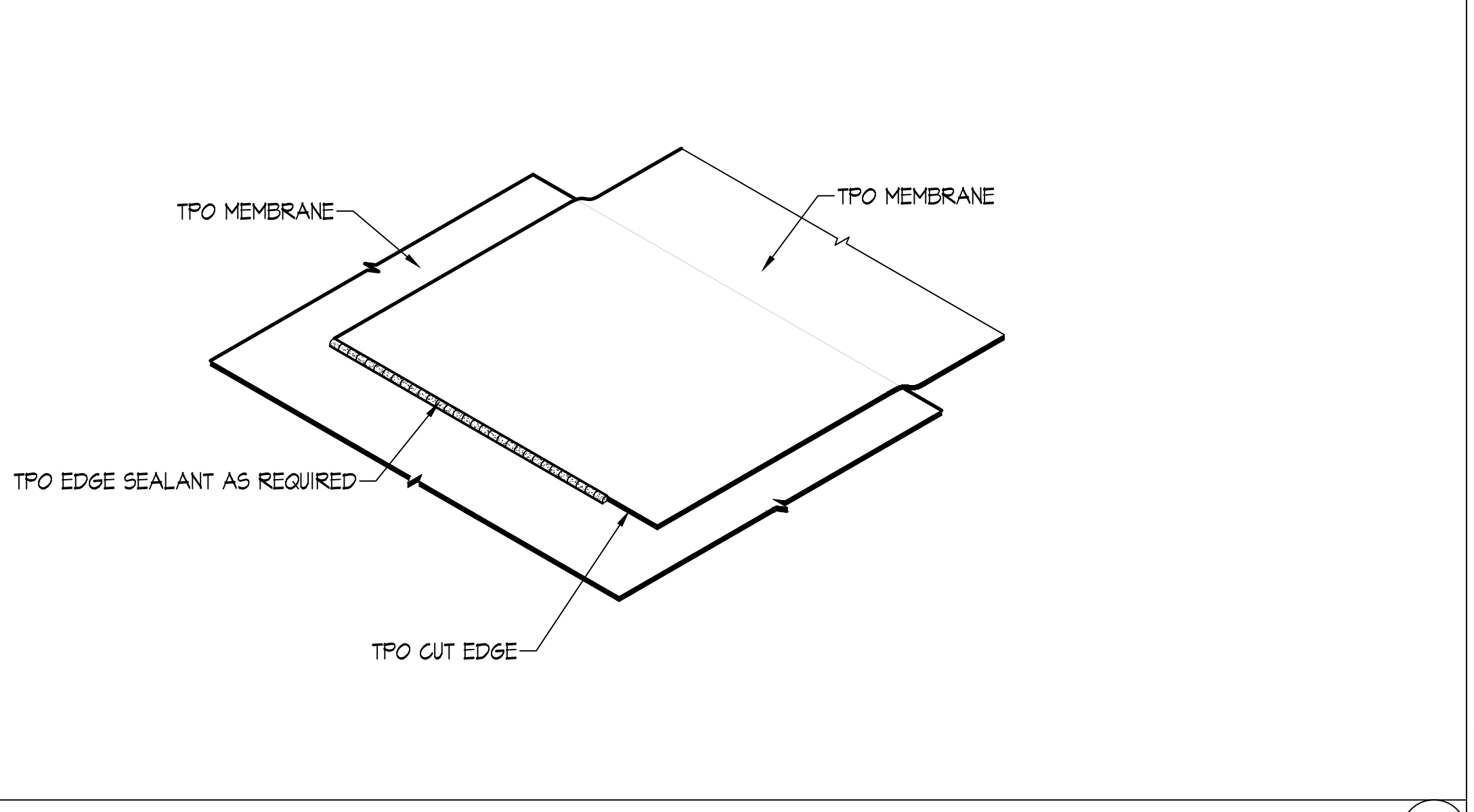
EXPANSION DETAIL 3"=1'-0" **6**



MECH CURB 3"=1'-0" **15**



TPO WALKPADS 3"=1'-0" **13**



CUT EDGE SEALANT 3"=1'-0" **11**

DATE: 8/17/2022 10:43 AM
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 PROJECT: CARLSBAD/CRS201-24 ALEJANDRO RUIZ SENIOR CENTER PHASE 2B(UWS)VA-501