

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

LEGEND

	EXISTING OVERHEAD ELECTRICAL, TO REMAIN.		EXISTING PAINTED (RED) CURB DESIGNATING "NO PARKING - FIRE DEPARTMENT ACCESS LANE", PER FIRE ORDINANCE 503.3.1
	EXISTING 7'-0" HIGH, BLOCK SITE WALL, TO REMAIN.		NEW PAINTED (RED) CURB DESIGNATING "NO PARKING - FIRE DEPARTMENT ACCESS LANE", PER FIRE ORDINANCE 503.3.1
	EXISTING TRANSFORMER		# INDICATES PARKING STALL BEGINNING AND ENDING IN CONTINUOUS AISLE.
	EXISTING 16' HIGH LED DOWNLIGHT SITE LIGHT POLE FIXTURES		# INDICATES HANDICAP PARKING STALL BEGINNING AND ENDING IN CONTINUOUS AISLE.
	EXISTING RECESSED LED LIGHT FIXTURE MOUNTED IN 48" HIGH (TYP) SITE WALL FEATURE.		EXISTING RELOCATED 16' HIGH LED DOWNLIGHT SITE LIGHT POLE FIXTURES
	EXISTING FIRE HYDRANTS		NEW CONCRETE SIDEWALK/ PAD.
	BUILDING ENTRANCE		NEW ASPHALT PAVEMENT, INSTALL PER GEOTECHNICAL REPORT.
	EXISTING ASPHALT PAVING.		NEW 6" THICK CONCRETE DRIVE PAD.
	EXISTING CONCRETE SIDEWALK.		FUTURE ASPHALT PAVEMENT, INSTALL PER GEOTECHNICAL REPORT.
	EXISTING CONCRETE DRIVE PAD.		
	EXISTING 8" THICK AGGREGATE BASE COURSE.		

KEYED NOTES •

01100.01	PROPERTY LINE.
01100.02	DASHED LINE INDICATES EDGE OF ROOF STRUCTURE ABOVE.
01100.05	DASHED LINE INDICATES 24'-0" PUBLIC SIDEWALK AND ROADWAY ACCESS EASEMENT.
03300.01	EXISTING CONCRETE SIDEWALK/ PAD TO REMAIN.
03300.02	EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
03300.03	NEW CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS. REFER TO CITY STANDARD DETAIL DWG. 2430.
03300.06	CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415.
03300.09	NEW SIDEWALK: 4" THICK, 4000 PSI, AIR-ENTRAINED CONCRETE SLAB/SIDEWALK, REINFORCE WITH 4X4-W2.9/W2.9 WELDED WIRE MESH, FLAT SHEETS ONLY, INSTALL 16 CHAIRS CENTERED IN SLAB.
03300.46	EXISTING CAST IN PLACE CONCRETE WALL / PREMISE ID MONUMENT SIGN TO REMAIN.
03300.54	EXISTING HEADER CURB TO REMAIN.
03300.68	EXISTING ADA RAMP, TO REMAIN.
03300.72	TOP OF NEW CONCRETE ACROSS ROADWAY FLUSHES OUT W/ NEW CONCRETE SIDEWALK AT BUS STOP.
03300.79	INSTALL NEW CONCRETE HEADER CURB PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415 B.
05600.80	EXISTING (10 SPACES) BICYCLE PARKING.
10400.15	EXISTING DO NOT ENTER SIGNAGE (R5-1) PER COA TRAFFIC CONTROL SIGNING DWG. 2802 / MUTCD STANDARDS. ALUMINUM OR FIBERGLASS PLATE. SIGN FIELD AND LETTERING ARE WHITE, CIRCLE IS RED, TO REMAIN.
10400.16	EXISTING NO RIGHT TURN SIGN (R3-1) PER COA TRAFFIC CONTROL SIGNING DWG. 2802 / MUTCD STANDARDS. ALUMINUM OR FIBERGLASS PLATE. SIGN FIELD IS WHITE, ARROW AND BORDERS ARE BLACK, CIRCLE/ SLASH ARE RED, TO REMAIN. (SIGN FACES EAST).
10400.17	EXISTING NO LEFT TURN SIGN (R3-2) PER COA TRAFFIC CONTROL SIGNING DWG. 2802 / MUTCD STANDARDS. ALUMINUM OR FIBERGLASS PLATE. SIGN FIELD IS WHITE, ARROW AND BORDERS ARE BLACK, CIRCLE/ SLASH ARE RED, TO REMAIN. (SIGN FACES WEST).
10400.18	EXISTING STOP SIGN (R1-1) AND NO RIGHT TURN SIGN (R3-1) PER MUTCD STANDARDS. ALUMINUM OR FIBERGLASS PLATE. SIGN FIELD IS RED, BORDER AND LETTERING ARE WHITE, TO REMAIN. (SIGN FACES WEST).
10400.19	EXISTING SERVICE VEHICLES ONLY SIGN. SEE TYPICAL TRAFFIC SIGNAGE DETAIL. ALUMINUM OR FIBERGLASS PLATE. SIGN FIELD IS WHITE, SIGN LETTERING AND BORDERS ARE BLACK, TO REMAIN. (SIGN FACES SOUTHEAST).
10400.20	ADA ACCESSIBLE PARKING SIGN, TO REMAIN.
10400.21	MOTORCYCLE PARKING SIGN, TO REMAIN.
22100.02	EXISTING GAS METER, TO REMAIN.
22100.04	EXISTING 6" GATE VALVE IN BOX, TO REMAIN.
22100.05	EXISTING BACKFLOW PREVENTER IN HOT BOX, TO REMAIN.
22100.06	EXISTING WATER METER, TO REMAIN.
22500.24	EXISTING FIRE HYDRANT.
31200.01	EXISTING RETENTION POND TO REMAIN.
32100.01	EXISTING ASPHALT PAVING, 10' WIDE BIKE TRAIL TO REMAIN.
32100.02	INSTALL 3" ASPHALT PAVING PER GEOTECHNICAL REPORT. ENSURE PROPER GRADING / COMPACTION WITHIN AREAS OF NEW WORK PRIOR TO INSTALLATION. SEE CIVIL SHEETS C-150, C-151, AND C-350. THIS AREA MAY BE USED AS PART OF THE CONTRACTOR'S STAGING AREA DURING CONSTRUCTION PRIOR TO THE INSTALLATION OF THE NEW ASPHALT.
32100.24	EXISTING DETECTABLE WARNING STRIP, TO REMAIN.
32100.25	NEW DETECTABLE WARNING STRIP.
32300.01	EXISTING STEEL PIPE SWING GATE, SIMILAR TO CITY OF ALBUQUERQUE STANDARD DETAIL DWG. 2251, TO REMAIN.
32800.03	EXISTING IRRIGATION CONTROLS, TO REMAIN.

EXECUTIVE SUMMARY

- THIS PROJECT IS LOCATED AT THE EXISTING WESTGATE COMMUNITY CENTER SITE ON THE NORTH SIDE OF DE VARGAS RD SW, JUST WEST OF 98TH STREET / SNOW VISTA BLVD.
- THE DEVELOPMENT ON THE SITE INCLUDES AN EXISTING COMMUNITY CENTER (15,750 GSF); THE NEXT BUILDING PHASE OF BUILDINGS AND SITE IMPROVEMENTS INCLUDE: 10,775 GSF FOR BUILDING ADDITION) SUPPORT BUILDING 938 GSF, A BUS STOP LOCATED ON THE SOUTH SIDE OF THE NEW AREA, ADDITIONAL PARKING SPACES; AND THE FUTURE PHASE(S) INCLUDES A GYMNASIUM (9,800 GSF), PARK W/ MULT-PURPOSE PLAY FIELDS, AND ADDITIONAL PARKING (58 SPACES).
- ALL NEW DEVELOPMENT OCCURS WITHIN THE PROJECT SITE. THIS PROJECT WILL HAVE MINIMAL IMPACT ON ADJACENT PROPERTIES.
- THE PROJECT RECEIVED PREVIOUS APPROVALS FOR A CONDITIONAL USE AND APPROVAL AT DRB. NO VARIANCES ARE BEING REQUESTED.

GENERAL NOTES

- THIS PROJECT HAS A PREVIOUSLY APPROVED CONDITIONAL USE APPLICATION AND DRB APPLICATION.
- THE TOTAL BUILDING AREA FOR THE EXISTING BUILDING AREA, THE CURRENT PROJECT AND FUTURE ADDITION EQUALS 37,263 GSF WHICH IS GREATER THAN THE TOTAL BUILDING AREA LISTED IN THE APPROVED DRB PLAN (35,400 GSF). THE DIFFERENCE IS 1,863 GSF WHICH IS 5% OF THE APPROVED DRB PLAN TOTAL BUILDING AREA.
- ALL LANDSCAPING, SIGNAGE, ETC. DOES NOT AND WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE REQUIREMENTS.
- THE SITE GENERALLY SLOPES DOWN FROM THE NORTH TO THE SOUTH.
- THIS PROJECT DOES NOT REQUIRE MAJOR PUBLIC INFRASTRUCTURE OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) TO COMPLY WITH IDO OR DPM STANDARDS. THERE ARE NO SENSITIVE AREAS ON THE SITE OR NEARBY.

PARKING REQUIREMENTS (PER IDO TABLE 5-5-1)

- FOR A COMMUNITY CENTER: 2 SPACES PER 1,000 GSF OF FLOOR AREA.
- FOR DAY CARE CENTER: 1 SPACE PER 400 GSF
- FOR OUTDOOR RECREATION/ OTHER OUTDOOR ENTERTAINMENT (SPRAY PAD) REFERENCING TABLE 5-5-2, FOR A SWIMMING POOL: 1 SPACE PER 3 DESIGN CAPACITY.

AREAS

- COMMUNITY CENTER : TOTAL BUILDING AREA-ALL AREAS 37,263 GSF

PHASE 1	15,750 GSF
BUILDING ADDITION	7,900 GSF
SUPPORT BUILDING	938 GSF
FUTURE GYMNASIUM	9,800 GSF
SUBTOTAL	34,388 GSF

REQUIRED NO. PARKING SPACES : $\frac{34,388}{500} = 68.8$ SPACES

CHILD DEVELOPMENT CLASSROOMS	2,875 GSF
REQUIRED NO. PARKING SPACES : $\frac{2,875}{7.2} = 7.2$ SPACES	400

SPRAY PAD : 33.8 OCCUPANTS	
REQUIRED NO. PARKING SPACES : $\frac{33.8}{3} = 11.3$ SPACES	3

TOTAL NUMBER OF REQUIRED PARKING SPACES = 87.3 = 88 SPACES

PARKING PROVIDED

REGULAR SIZE PARKING SPACES	103
ACCESSIBLE PARKING SPACES (EXISTING)	9
MOTORCYCLE (EXISTING)	3

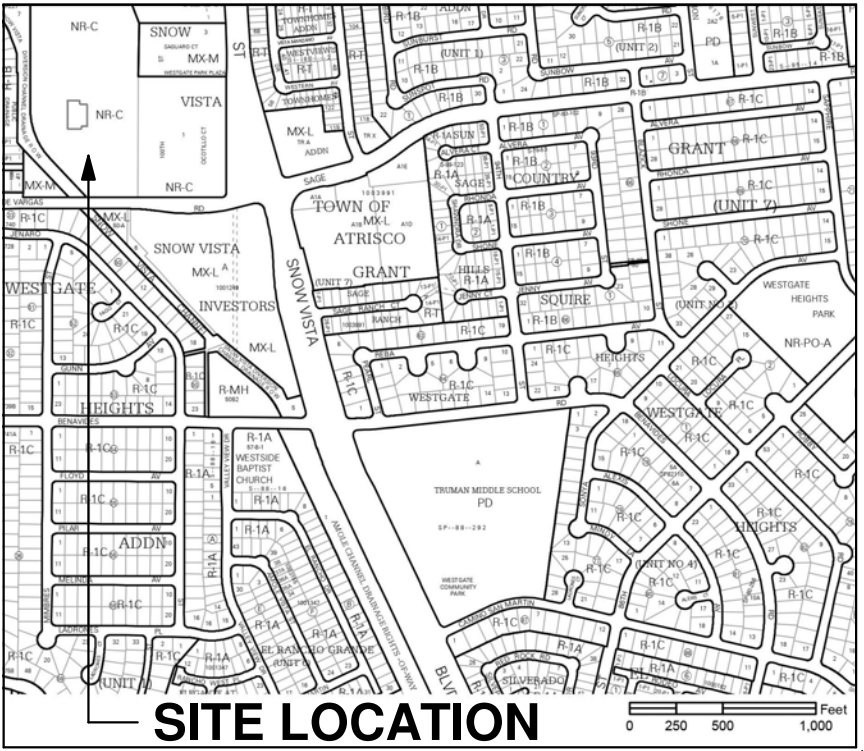
TOTAL PARKING PROVIDED 115 SPACES

115 IS GREATER THAN 88, THEREFORE OK.

NOTE: THE FUTURE PARK DEVELOPMENT (MULTI-PURPOSE FIELDS) DOES NOT REQUIRE PARKING. HOWEVER, 58 ADDITIONAL PARKING SPACES WILL BE PROVIDED AT THE TIME OF PARK DEVELOPMENT. THOSE SPACES ARE OVER AND ABOVE 115 SPACES PROVIDED FOR THE BUILDING PROJECT.

BICYCLE SPACES REQUIRED = 8	
BICYCLE SPACES PROVIDED (EXISTING)	10 SPACES.

NOTE: NO PARKING REDUCTIONS ARE INDICATED SINCE THE TOTAL PROVIDED PARKING SPACES EXCEEDS THE REQUIRED.



SITE LOCATION

ZONE LOCATION MAP M-09-Z

ADDRESS: 10001 De Vargas Road SW Albuquerque, NM 87121

LEGAL DESCRIPTION: TR OF LAND WITHIN NW/4 NW/4 EXC A S'VLY POR SEC 33 T10N2E (AKA PARCEL 1 SURVEY OF TOWN OF ATRISCO GRANT) CONT 12.8369 AC ML 100905502447920905 12.84 ACRES 559.310 SF)

UPC: SITE AREA:

NR-C COMMUNITY CENTER AND EARLY CHILDHOOD DEVELOPMENT / DAY CARE

CONDITIONAL USE:

A CONDITIONAL USE APPLICATION FOR A COMMUNITY CENTER AND PARK AND RIDE IN THE NR-C ZONE WAS APPROVED BY THE ZONING HEARING EXAMINER. HEARING DATE: 9.18.18. SPECIAL EXCEPTION NO.: VA-2018-0054 PROJECT NO.: 2018-001373

DRB APPLICATION:

DRB APPLICATION WAS APPROVED 12.27.18 DRB APPLICATION NO.: SI-2018-00233

OPEN SPACE AREA:

INCLUDES THE EXISTING OPEN SPACE/ LANDSCAPE AREA AND THE FUTURE PARK AREA WITHIN THE 12.84 ACRE PARCEL:

LOT AREA: 12.84 X 43,560 = 559,310 SF

BUILDING AREA @ TOTAL BUILDOUT, ALL PHASES: 37,263 SF

OPEN SPACE/ LANDSCAPE AREA : 106,826 SF (PHASE I AND BUILDING ADDITION/ SITE IMPROVEMENT PHASE)

OPEN SPACE/ LANDSCAPE AREA : 163,683 SF (AT FUTURE PARK AREA WITHIN THE 12.84 ACRE PARCEL)

TOTAL OPEN SPACE/ LANDSCAPE AREA : 270,509 SF (WITHIN THE 12.84 ACRE PARCEL)

ADDITIONAL LANDSCAPE COMPUTATIONS:

THE PHASE I AND BUILDING ADDITIONS/ SITE IMPROVEMENTS THAT ARE PART OF OF THE 12.84 ACRE SITE, THAT AREA EQUALS 299,693 SF

THE TOTAL BUILDING AREA/ TOTAL BUILD OUT FOR ALL PHASES : 37,263 SF. THE NET AREA = 262,430 SF

THE REQUIRED LANDSCAPE AREA (15% X NET) 39,365 SF

THE PROVIDED LANDSCAPE AREA AS PART OF PHASE I AND THE BUILDING ADDITIONS/ SITE IMPROVEMENTS = 106,826 SF

THEREFORE THE PROVIDED LANDSCAPE AREA IS OK. FOR PHASE I AND THE BUILDING ADDITIONS/ SITE IMPROVEMENTS.

IN CALCULATING THE OPEN SPACE/ LANDSCAPE AREA INCLUDING THE FUTURE PARK AREA WITHIN THE 12.84 ACRE PARCEL THE FOLLOWING IS PROVIDED:

LOT AREA :	559,310 SF
TOTAL BUILDING AREA :	37,263 SF
NET AREA :	522,047 SF

REQUIRED LANDSCAPE AREA (15% OF NET) = 78,307 SF

PROVIDED OPEN SPACE/ LANDSCAPE AREA : PHASE I AND BUILDING ADDITIONS/ SITE IMPROVEMENTS 106,826 SF
FUTURE PARK 163,683 SF
TOTAL PROVIDED OPEN SPACE/ LANDSCAPE AREA 270,509 SF
THEREFORE, PROVIDED OPEN SPACE/ LANDSCAPE AREA IS OK.

PAVEMENT AREA IS : 35,362 SF

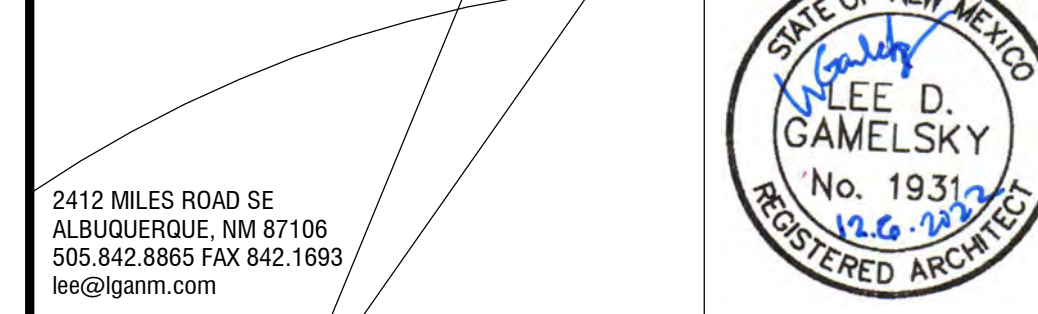
INDEX TO DRAWINGS

AA-AS-101	OVERALL SITE PLAN
AA-L-102	LANDSCAPE PLAN
AA-A-201	EXTERIOR ELEVATIONS

PREVIOUSLY APPROVED DRB DRAWINGS
AS-100 SITE PLAN
L-100 LANDSCAPE PLAN
C-100 OVERALL GRADING AND DRAINAGE PLAN
A-200 EXTERIOR BUILDING ELEVATIONS

NO.	DATE	REVISIONS	CHECKED BY:

LEE GAMESKY ARCHITECTS P.C.



WESTGATE COMMUNITY CENTER • BUILDING ADDITION AND SITE IMPROVEMENTS

PROJECT ARCHITECT: LEE GAMESKY, AIA LGA Project #: 16-01-AB02 Date: 12.06.2022

SITE PLAN ADMINISTRATIVE • OVERALL SITE PLAN

By: File:	Sheet: Of: AA-AS-101
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A1 SITE PLAN ADMINISTRATIVE • OVERALL SITE PLAN

1" = 50'-0"

0' 40' 80' 160'

DEMOLITION GENERAL NOTES

- CONTRACTOR TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND FIELD CONDITIONS.
- ALL EXISTING UTILITIES ARE TO REMAIN, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING FEATURES DESIGNATED TO REMAIN FROM DAMAGE BY CONSTRUCTION OPERATIONS. ANY EXISTING FEATURES DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

KEY NOTES:

- PLAY AREA WITH SHADE STRUCTURE, SEE DETAIL 4, SHEET L-501
- EXISTING GABION BASKETS, TYP., SEE ARCHITECTURAL
- EXISTING SITE LIGHT, TYP., SEE ELECTRICAL
- EXISTING MONUMENT SIGN, SEE ARCHITECTURAL
- EXISTING LANDSCAPE, TYP.
- EXISTING SHRUBS AND ROCK MULCH TO BE REMOVED AND PROPERLY DISPOSED OF.
- TREES TO BE SALVAGED DURING DEMOLITION PROCESS. CONTACT C.O.A. PROJECT MANAGER FOR FINAL TREE STORAGE.

1 BUILDING LANDSCAPE PLAN

SCALE: 1"=20'-0"

2 PARKING LOT LANDSCAPE PLAN

SCALE: 1"=20'-0"

PLANT LEGEND

ADD ALT #1 QTY.	BASE BID QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES					
N/A	5		CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW (MULTI STEM) (RW)	24" BOX	20' HT. X 25' SPR.
N/A	4		GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEYLOCUST (M++)	2.5' B&B	45' HT. X 35' SPR.
N/A	2		PINUS NIGRA AUSTRIAN PINE (M++)	B&B	35' HT. X 25' SPR.
N/A	0		QUERCUS BUCKLEYI TEXAS RED OAK (M)	2.5' B&B	40' HT. X 35' SPR.
4	3		ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE ELM (M)	2.5' B&B	35' HT. X 25' SPR.
N/A	3		VITEX AGNUS-CASTUS CHASTETREE (MULTI STEM) (M)	24" BOX	20' HT. X 20' SPR.
N/A	0		CERCIS RENIFORMIS OKLAHOMA REDBUD (M)	24" BOX	20' HT. X 20' SPR.
SHRUBS AND GROUNDCOVERS					
10	19		ACHILLEA MOONSHINE MOONSHINE YARROW (M)	1-GAL	2' HT. X 2' SPR.
6	0		CARYOPTERIS CLANC 'DARK KNIGHT' DARK KNIGHT SPIREA (L++)	5-GAL	4' HT. X 4' SPR.
N/A	9		FORESTIERA NEOMEXICANA NEW MEXICO OLIVE (M)	5-GAL	16' HT. X 14' SPR.
2	9		JUNIPERUS HORIZ 'BLUE CHIP' BLUE CHIP JUNIPER (L++)	5-GAL	1' HT. X 7' SPR.
N/A	3		LAGERSTROEMIA INDICA 'DYNAMITE' DYNAMITE CRAPE MYRTLE (M)	15-GAL	12' HT. X 6' SPR.
N/A	13		NEPETA HYBRID 'WALKER'S LOW' WALKER'S LOW CATMINT (L++)	1-GAL	2' HT. X 3' SPR.
1	6		PINUS MUGO PUNILIO DWARF MUGO PINE (M++)	5-GAL	4' HT. X 4' SPR.
N/A	6		RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC (L++)	5-GAL	2' HT. X 8' SPR.
N/A	19		SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE (L++)	3-GAL	2' HT. X 3' SPR.
DESERT ACCENTS					
N/A	3		AGAVE HAVARDIANA HARVARD AGAVE (RW)	3-GAL	3' HT. X 4' SPR.
N/A	2		DASYLIRION WHEELERI DESERT SPOON (RW)	5-GAL	4' HT. X 4' SPR.
N/A	14		HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA (L++)	3-GAL	3' HT. X 3' SPR.
ORNAMENTAL GRASSES					
14	26		CALAMAGROSTIS A 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS (M)	5-GAL	30" HT. X 3' SPR.
N/A	22		MUHLENBERGIA C 'REGAL MIST' MUHLY GRASS (M)	5-GAL	3' HT. X 3' SPR.
N/A	24		SPOROBOLUS WRIGHTII 'LOS LUNAS' LOS LUNAS GIANT SACATON (M)	5-GAL	8' HT. X 6' SPR.
MULCHES AND BOULDERS					
5	14		BLACK BASALT LANDSCAPE BOULDERS, 3x3x3 MIN.		
N/A	4,100 SF		SMOKE CRUSHER FINES (3" DEPTH OVER FILTER FABRIC DEWITT PRO-5 WEED CONTROL, OR EQ.)		
N/A	2,500 SF		VENETIAN BROWN FINES (3" DEPTH OVER FILTER FABRIC DEWITT PRO-5 WEED CONTROL, OR EQ.)		
890 SF	1,850 SF		1" ROSESTONE CRUSHED GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC DEWITT PRO-5 WEED CONTROL, OR EQ.)		

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA:	299,693 SF (6.88 AC)
BUILDING AREA (BUILDING ENVELOPE):	34,399 BLDG ENVL SF
NET AREA	265,294 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA):	39,794 SF
PROVIDED LANDSCAPE AREA	106,826 SF (40%)

LANDSCAPE LIVE VEGETATIVE COVERAGE

LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	97,651 SF (91% OF LANDSCAPE AREA)
PROVIDED GROUND-LEVEL PLANT COVERAGE	24,435 SF (25% OF LIVE VEGETATIVE COVERAGE)

LANDSCAPE TURF

NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS. NO TURF GRASS IS USED.

PARKING LOT AREA

AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

WESTGATE COMMUNITY CENTER IS PROVIDING 133 PARKING SPACES.

TOTAL PARKING LOT AREA:	93,422 SF
LANDSCAPE AREA:	18,740SF (20% OF PARKING LOT AREA)

PARKING LOT TREES

PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

WESTGATE COMMUNITY CENTER IS PROVIDING 133 PARKING SPACES.

PARKING LOT TREES REQUIRED:	14
PARKING LOT TREES PROVIDED:	16

STREET TREES

DE VARGAS ROAD REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C.

DE VARGAS ROAD SW FRONTAGE IS 297'.

STREET TREES REQUIRED:	12
STREET TREES PROVIDED:	12 (2 PROVIDED IN ADJACENT LANDSCAPE)

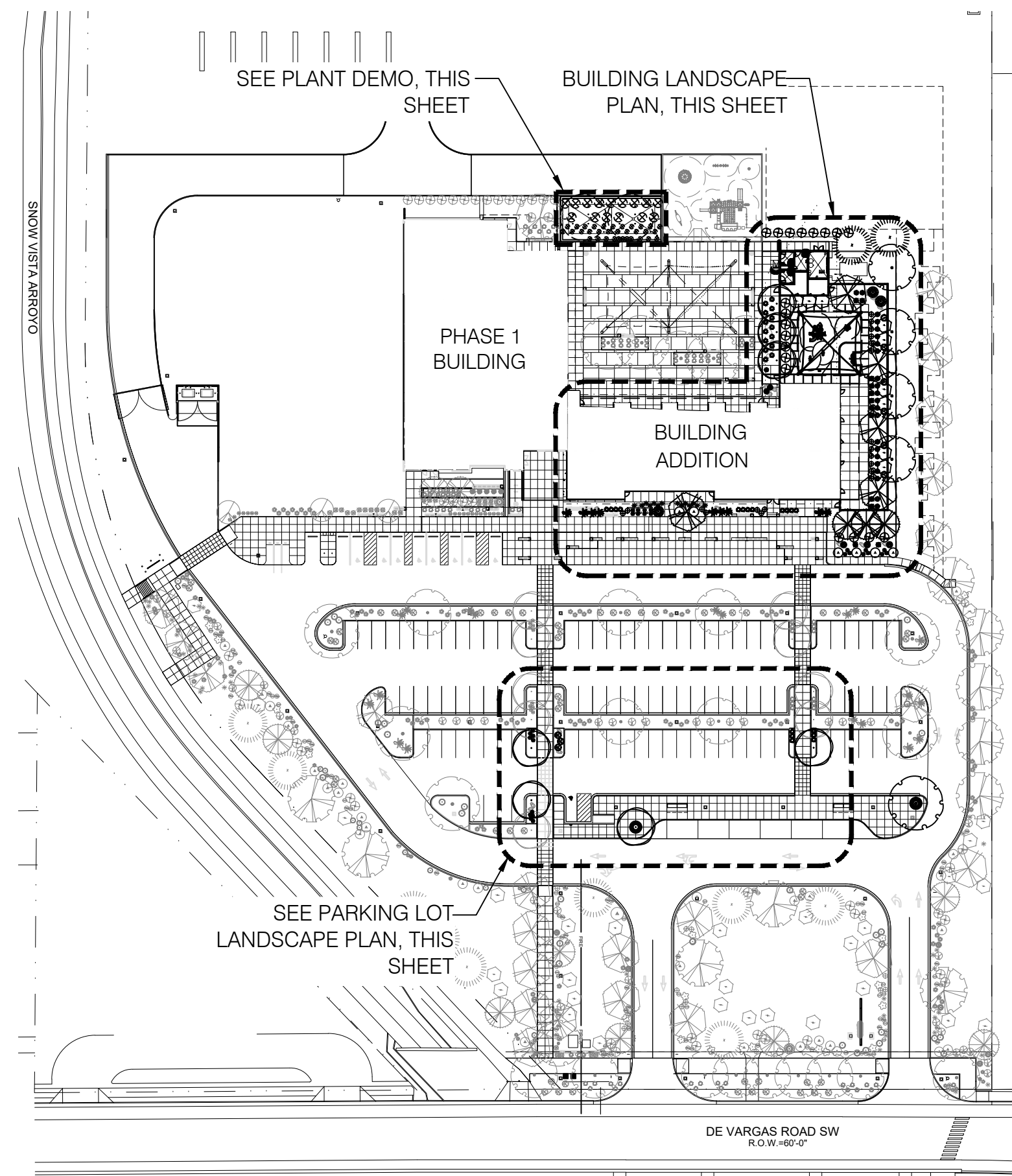
WALKWAY TREES

SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL PEDESTRIAN WALKWAYS.

Scale: 1" = 20'



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KEY PLAN

SCALE: N.T.S.

GENERAL LANDSCAPE NOTES

- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- ALL EXISTING PLANT MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNERS REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1005 - PLANTING) AND DETAILS.
- TURF SOD SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1010 - TURF SOD) AND DETAILS.
- CONTRACTOR SHALL PROVIDE 2 YEARS OF EXTENDED MAINTENANCE OF ALL LANDSCAPE AREAS FROM THE DATE OF SUBSTANTIAL COMPLETION.

NO.	DATE	REVISIONS	CHECKED BY:
LEE GAMESKY ARCHITECTS P.C.			
2412 MILES ROAD SE ALBUQUERQUE, NM 87106 505.842.8865 FAX 842.1693 lee@gamsm.com			
STATE OF NEW MEXICO CHRISTOPHER J. GREEN #234 REGISTERED LANDSCAPE ARCHITECT			10-21-22

WESTGATE COMMUNITY CENTER

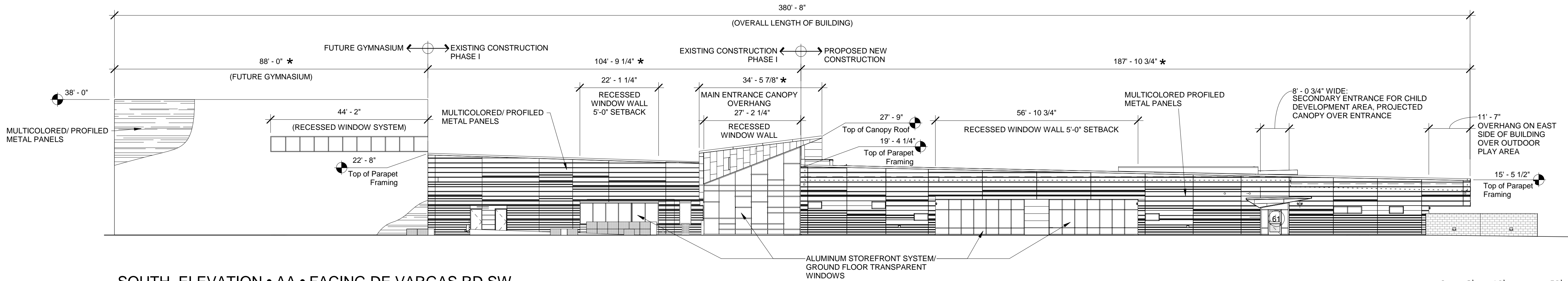
Albuquerque, New Mexico

PROJECT ARCHITECT:	Project #:	16-01-ABQ2
LEE GAMESKY, AIA	Date:	10.21.2022

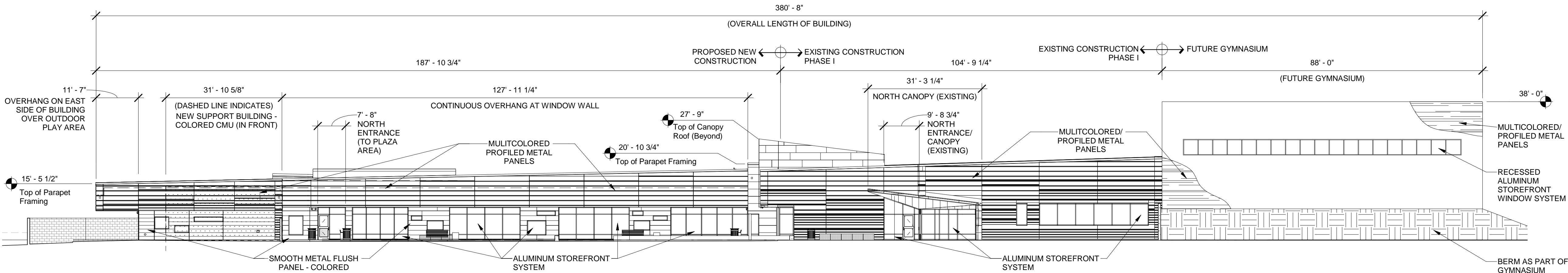
SITE PLAN • ADMINISTRATIVE LANDSCAPE PLAN

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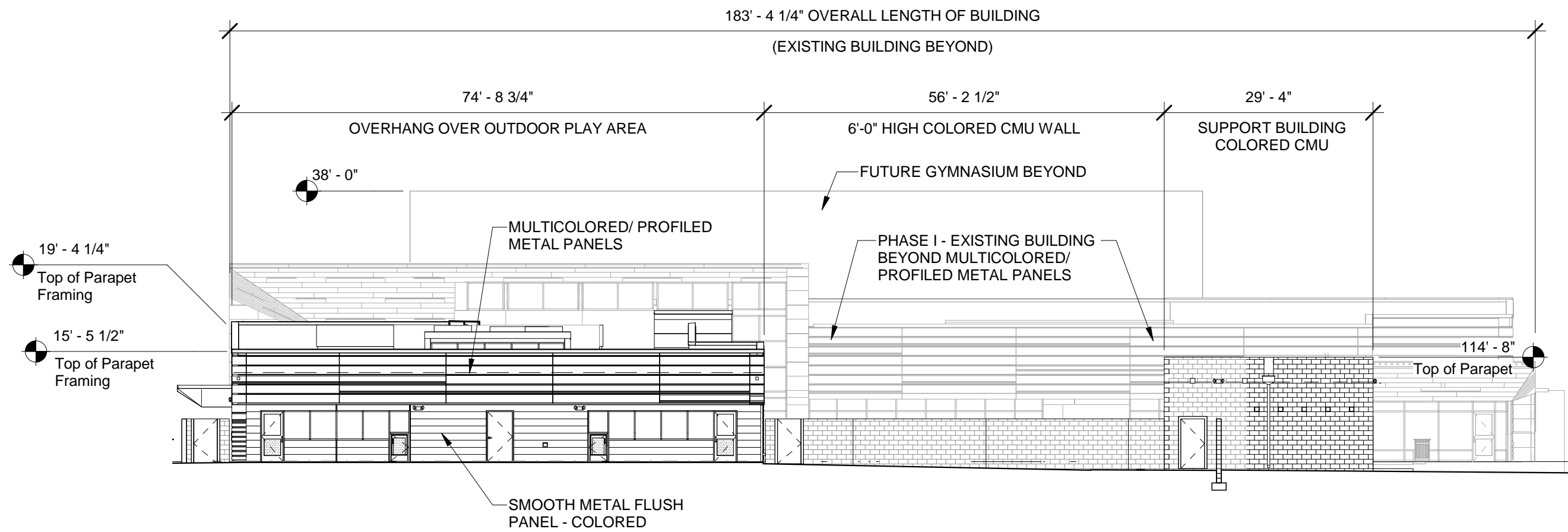
★ INDICATES EACH SECTION OF THE ELEVATION THAT HAS A CHANGE OF WALL PLANE PROJECTION/ RECESS GREATER THAN 1'-0", ALONG WITH PROJECTIONS.



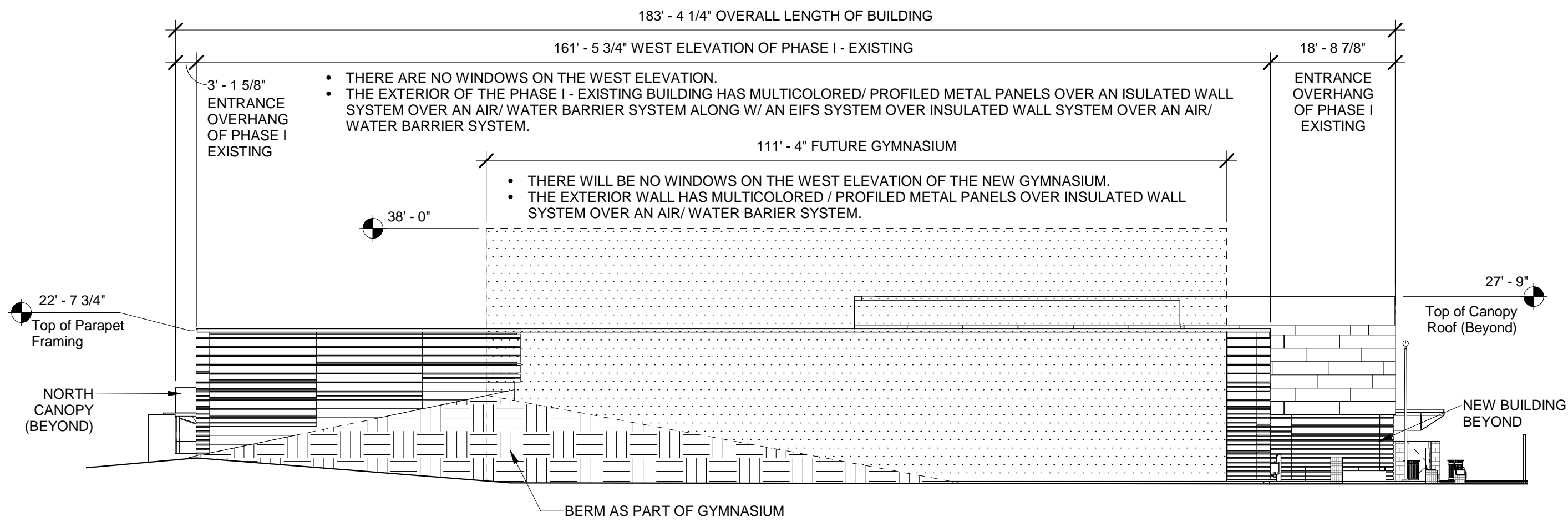
SOUTH ELEVATION • AA • FACING DE VARGAS RD SW



NORTH ELEVATION • AA



EAST ELEVATION • AA



WEST ELEVATION • PHASE 1 AND FUTURE GYMNASIUM • AA

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WESTGATE COMMUNITY CENTER • BUILDING ADDITION AND
SITE IMPROVEMENTS

PROJECT ARCHITECT: LEE GAMELSKY, AIA
LGA Project #: 16-01-ABQ2
Date: 12.06.2022

SITE PLAN • ADMINISTRATIVE
EXTERIOR ELEVATIONS

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