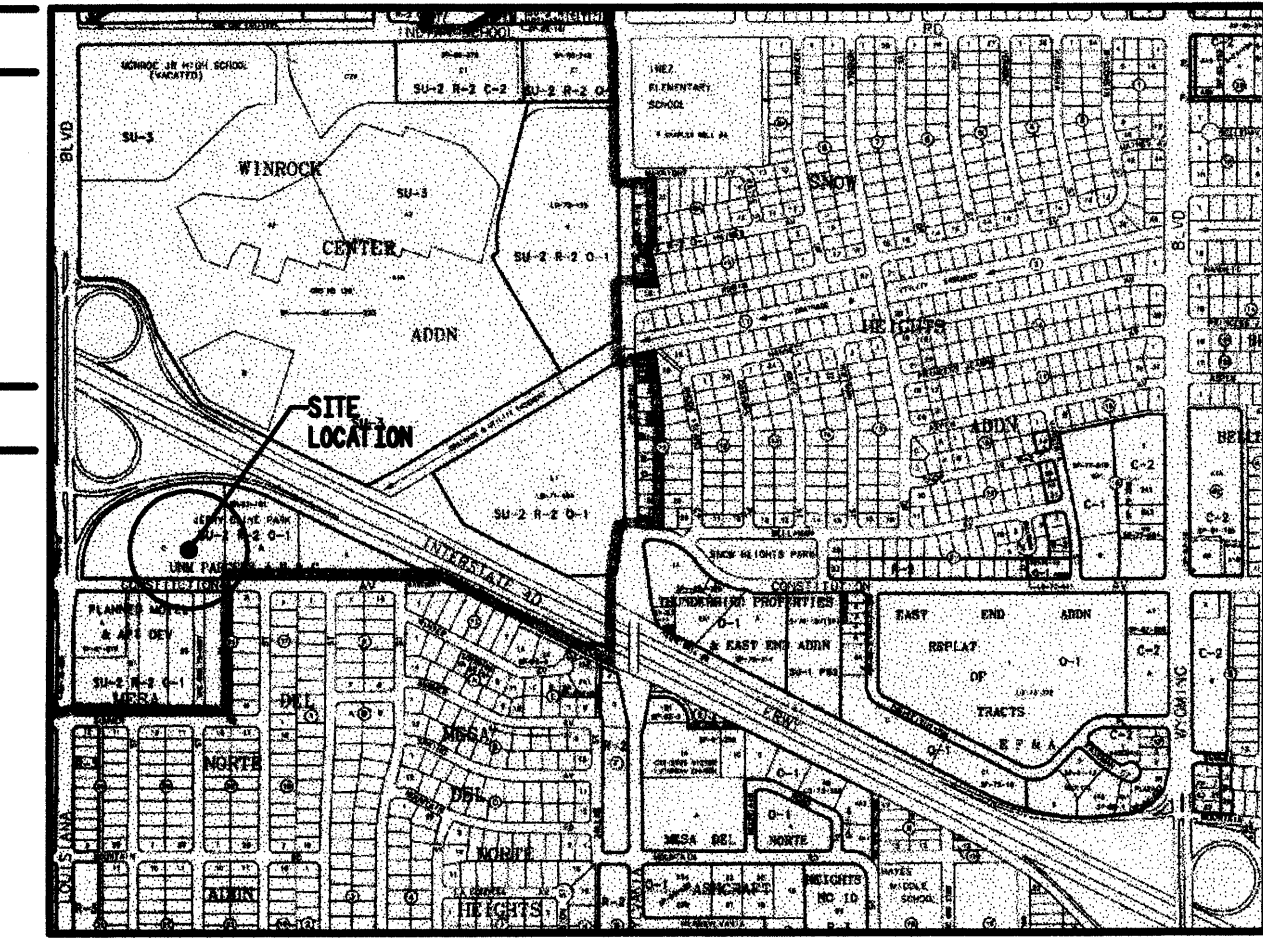


**Index of Drawings**

- AS-1.0 SITE PLAN 1:50 SCALE
- AS-1.1 SITE PLAN 1:20 SCALE
- C-1 GRADING AND DRAINAGE PLAN
- L-1 LANDSCAPE PLAN
- A-1 BUILDING ELEVATIONS

**Scope of Work**

1. CONSTRUCT A NEW 4,210 S.F. TENNIS SERVICE CENTER BUILDING. BUILDING INCLUDES AN OFFICE, MEETING ROOMS, AND TOILET/LOCKER ROOMS. PROVIDE A COVERED PATIO AREA.
2. ENCLOSE THE TENNIS COMPLEX WITH A NEW 8' HIGH PAINTED STEEL TUBULAR FENCING AND 8' HIGH CHAIN LINK. ACCESS TO THE TENNIS COURTS WILL BE CONTROLLED THROUGH THE BUILDING.
3. ADD PUBLIC ADDRESS SPEAKERS (ALL FACING NORTH) AT THE TENNIS COURTS. THE PUBLIC ADDRESS SYSTEM SHALL BE IN COMPLIANCE WITH SECTION 9-9-4 OF THE NOISE ORDINANCE.
4. ADD A REFUSE CONTAINER ENCLOSURE.
5. ADD ADDITIONAL 14 SPACES IN THE PARKING LOT (NORTH END). RESTRIPE THE EXISTING PARKING LOT.
6. PROVIDE 4 HANDICAPPED ACCESSIBLE PARKING SPACES.
7. ADD 1 NEW LIGHT POLE IN THE PARKING LOT.



**LOCATION MAP** T-19

Project Number: **1002402**

Application Number: **08DRB-00417**

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC).

dated \_\_\_\_\_ and that the findings and conditions in the Official Notice of Decision have been complied with.

**SITE DEVELOPMENT PLAN APPROVAL:**

Department	Signature	Date
Environmental Health Department - conditional	NA	
Solid Waste Management	<i>[Signature]</i>	3/20/03
Traffic Engineering, Transportation Division	<i>[Signature]</i>	8-20-03
Utilities Department	<i>[Signature]</i>	8-21-03
Parks and Recreation Department	<i>[Signature]</i>	4/2/03
City Engineer	<i>[Signature]</i>	4/2/03

DESIGN AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.  
*[Signature]* 4/2/03  
 City Planner, Planning Department

**Site Data**

LEGAL DESCRIPTION: A PORTION OF U.N.M. PARCELS "A", "B" AND "C" WITHIN THE NW/4 SECTION 18, T10N, R4E, N.M.P.M. ALBUQUERQUE, NEW MEXICO FILED IN THE Office of the County Clerk of Bernalillo County, New Mexico on July 28, 1982 in Volume C19, Folio 199.

LOT AREA: 532,492 S.F.

CURRENT ZONING: SU-2/0-1/R-2

MAXIMUM BUILDING HEIGHT: 35' - 0"

PROPOSED USAGE AND BUILDING AREA:  
 TENNIS SERVICE CENTER: 4,210 S.F.

SITE AREA: 532,492 S.F.

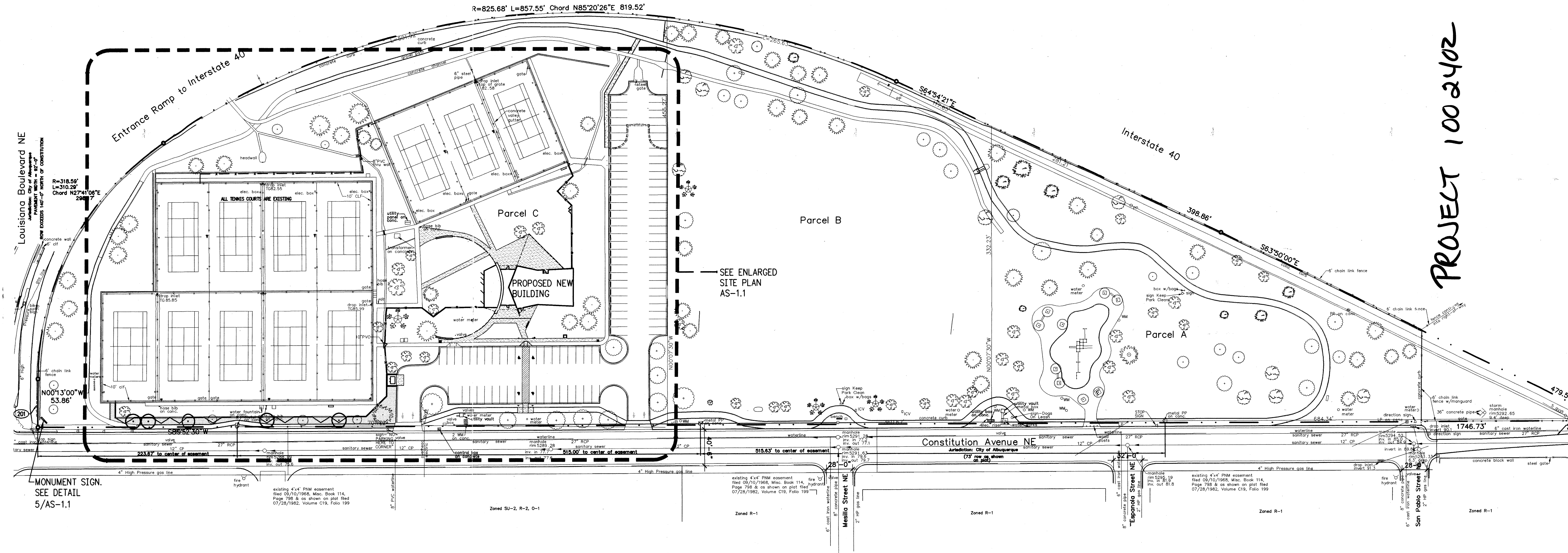
FLOOR AREA RATIO = BUILDING AREA = 4,210 S.F. / LOT AREA = 532,492 S.F. = 0.0079

BUILDING HEIGHT: 22' - 0"

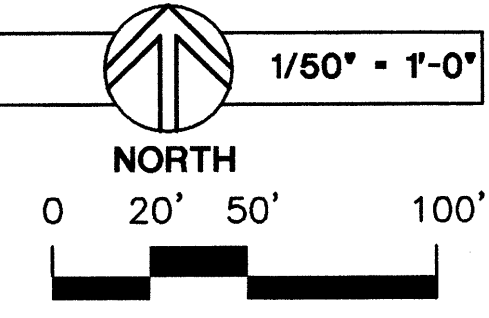
PARKING REQUIREMENTS:  
 BUILDING USE / FUNCTION: OFFICE / ADMINISTRATIVE SPACES, TOILETS, SUPPLY CLOSETS.  
 ZONING CODE PARKING REQUIREMENTS (14-16-3-1)  
 OFFICES: 1 SPACE PER 200 S.F. NET LEASABLE  
 GROSS BUILDING AREA = 4,210 S.F.  
 HALLWAYS, VESTIBULE, TOILETS  
 SUPPLY AREAS / NON OCCUPIED SPACES = 2,453 S.F.  
 OFFICE MEETING AREAS = 1,757 S.F.  
 1,757 S.F. / 200 S.F. = 8.7 SPACES  
 TRANSIT SYSTEM REDUCTION = 10% X 8.7 = 0.87  
 8.7 - 0.87 = 7.83 = 8 REQUIRED PARKING SPACES  
 EXISTING PARKING (10'-6" WIDE SPACES): 70 SPACES  
 NEW PARKING AFTER RESTRIPE (8'-6" WIDE SPACES) AND EXTENSION OF EAST LOT: = 99 SPACES  
 99 - 70 = 29 NEW PARKING SPACES  
 29 NEW SPACES EXCEEDS THE ADDITIONAL REQUIREMENT FOR THE BUILDING OF 8 SPACES, THEREFORE OK  
 HANDICAP PARKING SPACES REQUIRED: 1 (BASED ON 8 SPACES)  
 HANDICAP PARKING SPACES PROVIDED: 4  
 NO. OF BICYCLE SPACES REQUIRED: 1 PER 20 PARKING SPACES PROVIDED  
 99 / 20 = 5 BICYCLE SPACES REQUIRED  
 NO. OF BICYCLE SPACES PROVIDED: 1 RACK, RACK HAS 7 SPACES

LANDSCAPE CALCULATIONS:  
 TOTAL LOT AREA: 532,492 S.F.  
 TOTAL BUILDING AREA: 4,210 S.F.  
 TOTAL NET AREA: 528,282 S.F.  
 LANDSCAPE REQUIREMENT: 15%  
 TOTAL LANDSCAPE REQUIREMENT: 79,242 S.F.  
 TOTAL LANDSCAPE PROVIDED: 367,234 S.F.

PROJECT 1002402



**SITE PLAN**  
**Keyed Note**  
 201 CUT BACK EXISTING CHAIN LINK FENCE 22'-0".



AFD PLANS CHECKING OFFICE  
 924-3611  
 APPROVED/DISAPPROVED  
*[Signature]* 3-20-03  
 SIGNATURE & DATE

LEE GAMESKY ARCHITECTS P.C.  
 2412 MILES ROAD SE  
 ALBUQUERQUE, NM 87106  
 505.842.8865 FAX 842.8893  
 lga@ewcp.com

**TENNIS SERVICE CENTER @ JERRY CLINE PARK**  
 ALBUQUERQUE, NEW MEXICO  
 PROJECT ARCHITECT:  
 LEE GAMESKY, AIA  
 Project #:  
 Date: 21 MARCH 2003

**SITE PLAN**  
 By: \_\_\_\_\_ m  
 File: \_\_\_\_\_ \*DWG  
 Sheet  
**AS-1.0**