



**WMB ARCHITECTS**

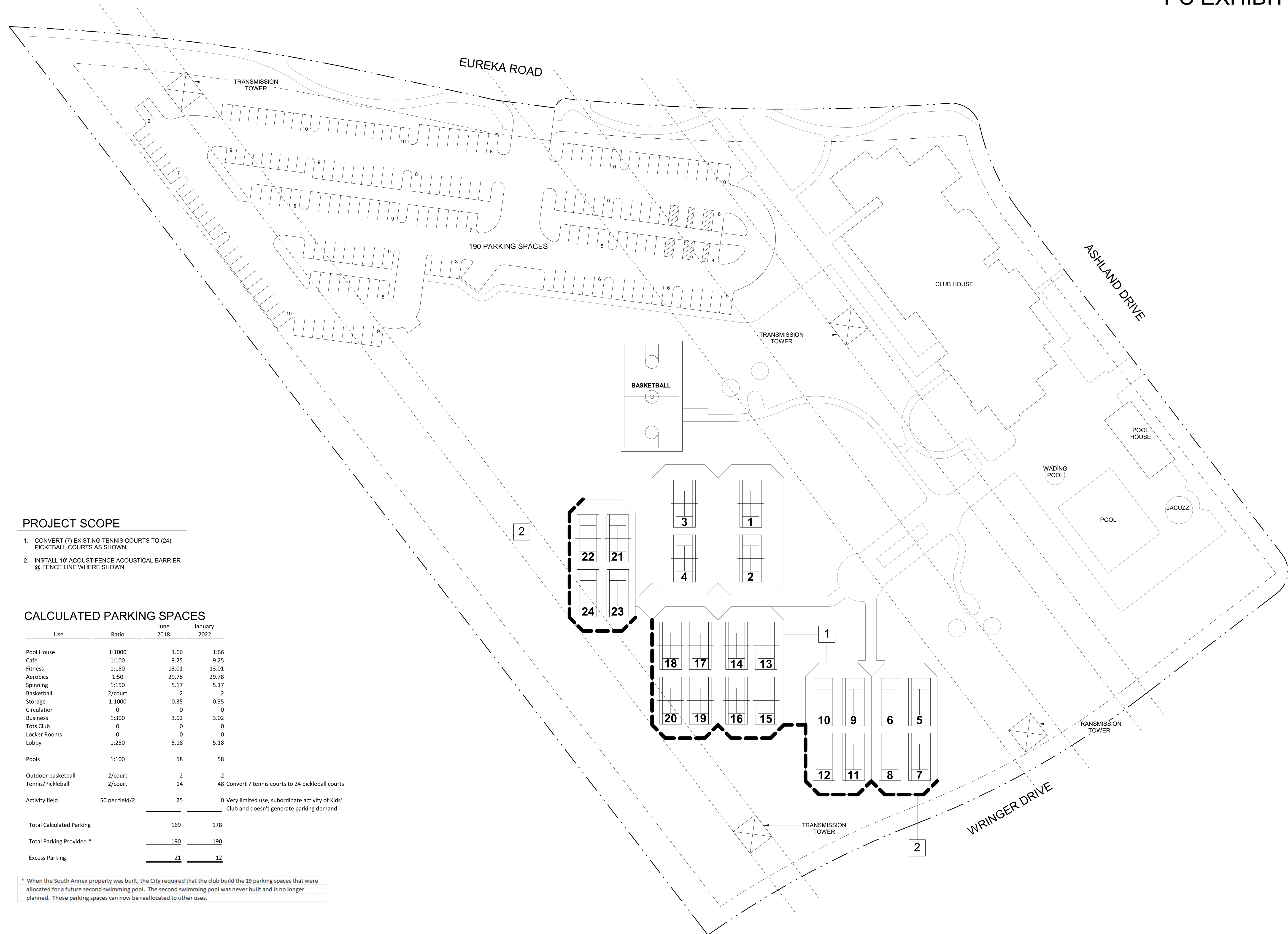
5757 Pacific Avenue  
Suite 226  
Stockton, CA 95207

2000 L Street  
Suite 125  
Sacramento, CA 95811

T 209.944.9110  
F 209.944.5711  
www.wmbarchitects.com

Johnson Ranch Sports Club South Pickleball Court Retrofit  
2600 Eureka Road  
Roseville, CA 95661

WMB Project No. 22-006



**PROJECT SCOPE**

1. CONVERT (7) EXISTING TENNIS COURTS TO (24) PICKLEBALL COURTS AS SHOWN.
2. INSTALL 10' ACOUSTIFENCE ACOUSTICAL BARRIER @ FENCE LINE WHERE SHOWN.

**CALCULATED PARKING SPACES**

Use	Ratio	June 2018	January 2022
Pool House	1:1000	1.66	1.66
Café	1:100	9.25	9.25
Fitness	1:150	13.01	13.01
Aerobics	1:50	29.78	29.78
Spinning	1:150	5.17	5.17
Basketball	2/court	2	2
Storage	1:1000	0.35	0.35
Circulation	0	0	0
Business	1:300	3.02	3.02
Tots Club	0	0	0
Locker Rooms	0	0	0
Lobby	1:250	5.18	5.18
Pools	1:100	58	58
Outdoor basketball	2/court	2	2
Tennis/Pickleball	2/court	14	48 Convert 7 tennis courts to 24 pickleball courts
Activity field	50 per field/2	25	0 Very limited use, subordinate activity of Kids' Club and doesn't generate parking demand
<b>Total Calculated Parking</b>		<b>169</b>	<b>178</b>
<b>Total Parking Provided *</b>		<b>190</b>	<b>190</b>
<b>Excess Parking</b>		<b>21</b>	<b>12</b>

\* When the South Annex property was built, the City required that the club build the 19 parking spaces that were allocated for a future second swimming pool. The second swimming pool was never built and is no longer planned. Those parking spaces can now be reallocated to other uses.