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FOR REVIEW

TENANT  
IMPROVEMENT  
FOR:

GSE Athletics  
2410 Wardlow Rd.  
#104  
Corona, CA 92880

PLAN ISSUANCE

CITY PLANNING	11/01/2022

DELTA REVISIONS

▲ Planning & Cost Revisions	11/01/22
▲ Civil & City Revisions	11/28/22

SITE PLAN

PROJECT NUMBER  
22-045

designer: d19  
checked: dst

SHEET NUMBER

3.0

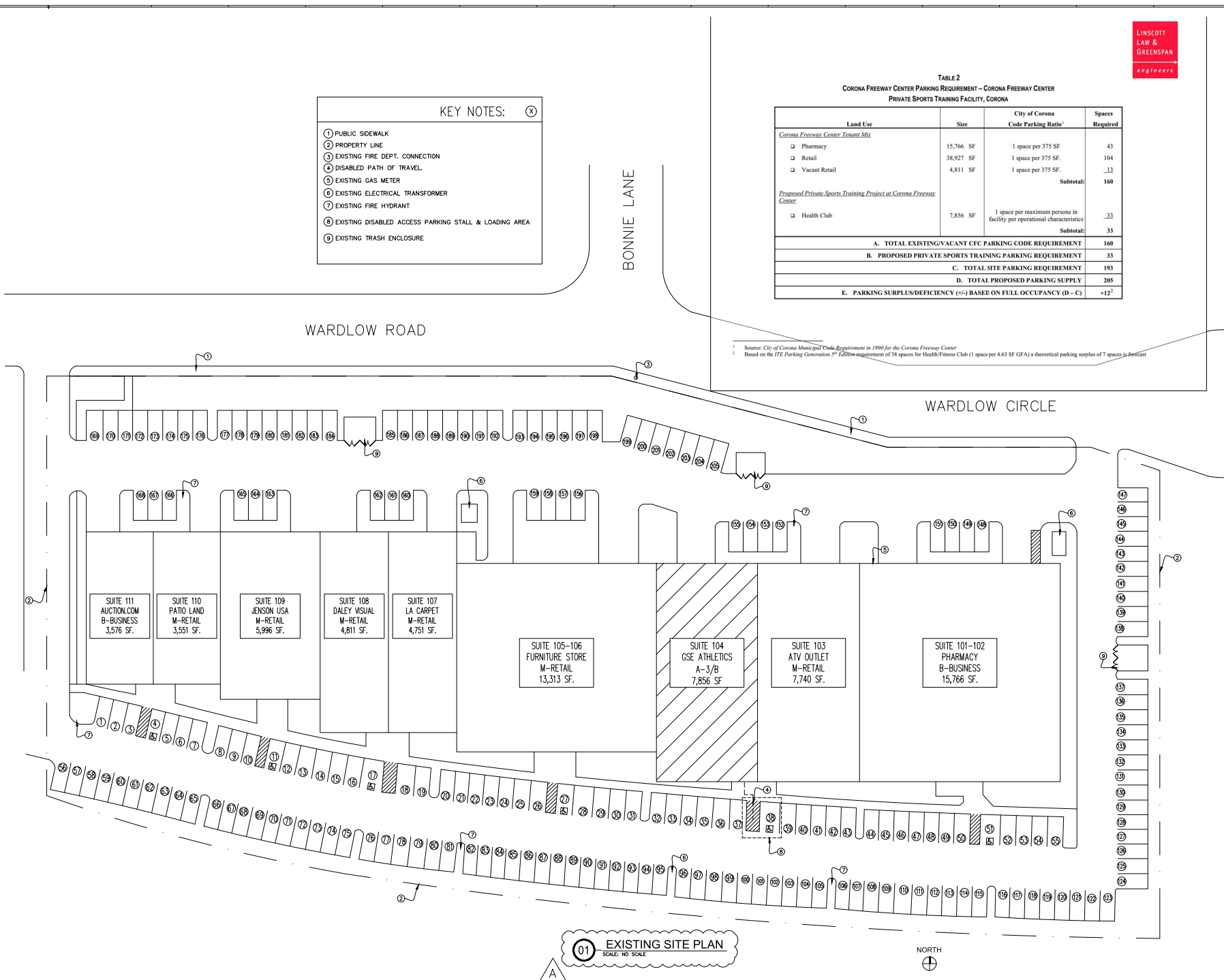
TABLE 2  
CORONA FREEWAY CENTER PARKING REQUIREMENT - CORONA FREEWAY CENTER  
PRIVATE SPORTS TRAINING FACILITY, CORONA

Land Use	Size	City of Corona Code Parking Ratio <sup>1</sup>	Spaces Required
<i>Corona Freeway Center Tenant Mix</i>			
☐ Pharmacy	15,766 SF	1 space per 375 SF	43
☐ Retail	38,927 SF	1 space per 375 SF	104
☐ Vacant Retail	4,811 SF	1 space per 375 SF	13
		<b>Subtotal:</b>	<b>160</b>
<i>Proposed Private Sports Training Project at Corona Freeway Center</i>			
☐ Health Club	7,856 SF	1 space per maximum persons in facility per operational characteristics	33
		<b>Subtotal:</b>	<b>33</b>
<b>A. TOTAL EXISTING/VACANT CFC PARKING CODE REQUIREMENT</b>			<b>160</b>
<b>B. PROPOSED PRIVATE SPORTS TRAINING PARKING REQUIREMENT</b>			<b>33</b>
<b>C. TOTAL SITE PARKING REQUIREMENT</b>			<b>193</b>
<b>D. TOTAL PROPOSED PARKING SUPPLY</b>			<b>205</b>
<b>E. PARKING SURPLUS/DEFICIENCY (+/-) BASED ON FULL OCCUPANCY (D - C)</b>			<b>+12<sup>2</sup></b>

<sup>1</sup> Source: City of Corona Municipal Code Requirement in 1990 for the Corona Freeway Center  
<sup>2</sup> Based on the ITE Parking Generation 5<sup>th</sup> Edition requirement of 38 spaces for Health/Fitness Club (1 space per 4.63 SF GFA) a theoretical parking surplus of 7 spaces is forecast

KEY NOTES: (X)

- ① PUBLIC SIDEWALK
- ② PROPERTY LINE
- ③ EXISTING FIRE DEPT. CONNECTION
- ④ DISABLED PATH OF TRAVEL
- ⑤ EXISTING GAS METER
- ⑥ EXISTING ELECTRICAL TRANSFORMER
- ⑦ EXISTING FIRE HYDRANT
- ⑧ EXISTING DISABLED ACCESS PARKING STALL & LOADING AREA
- ⑨ EXISTING TRASH ENCLOSURE



01 EXISTING SITE PLAN  
SCALE: NO SCALE



EXHIBIT 2