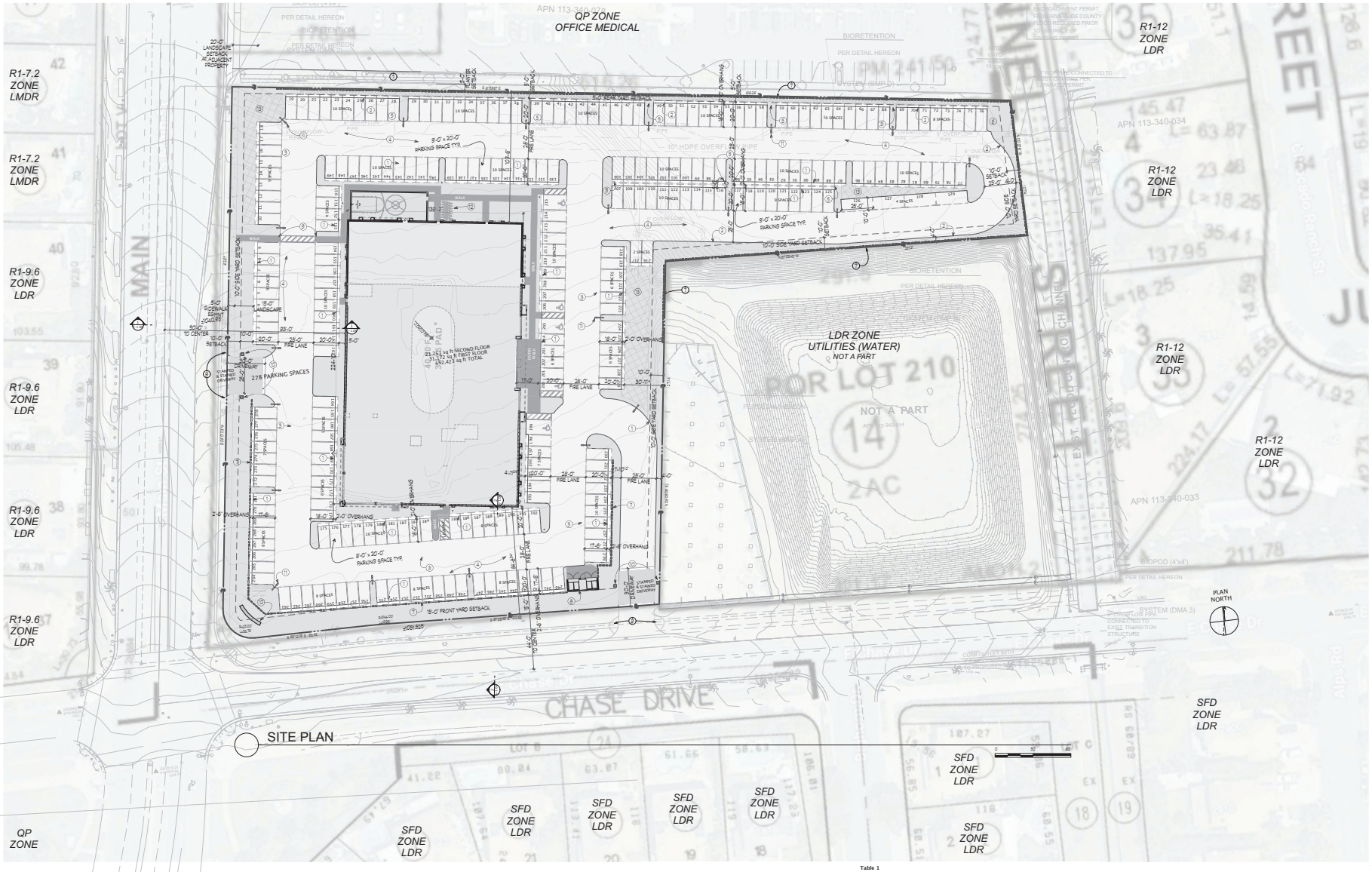

SITE PLAN

NOTE:

REQUIRED LANDSCAPE AREA:
10% FOR INTERIOR PARKING LOT

MEASURED AREAS	SQ.FT. AREA	%
BLDG 1ST FLOOR	31172	17.51%
BASKETBALL COURT	1409	0.79%
PARKING	98832	55.53%
CONCRETE WALKWAYS	3186	1.79%
CONCRETE PAVING	443	0.25%
LANDSCAPE W\O SETBACKS & OVERHANGS	**18877**	**10.61%**
OVERHANGS INTO LANDSCAPE	4859	2.73%
SETBACKS	18782	10.55%
LOT ZISE:	177992	100%

LANDSCAPE WITHIN P.L.	35962	82.50%
LANDSCAPE WITHIN R.O.W.	7627	17.50%
TOTAL LANDSCAPE	43589	100%

Table 1
Proposed Fitness Mania Required Parking (DPR 2022-0010)
2895 South Main Street, Corona
City of Corona Municipal Parking Code (Section 17.76.030 Number of Spaces Required)

Tenant	Hours of Operation	Square Feet of Building Area	Land Use	Percent of Gross Floor Area	Parking Requirement	Number of Spaces Required per Code
Fitness Mania (Health Club)	Sunday – Saturday 24 Hours per Day	29,764	Health Club	56.8%	1 space per 150 sq. ft. of building area	198
General Office		1,567	General Office	3.0%	1 space per 250 sq. ft. of building area	6
Tanning		1,962	Tanning	3.7%	1 space per 250 sq. ft. of building area	8
Wellness		1,867	Wellness	3.6%	1 space per 250 sq. ft. of building area	7
Ancillary Uses			**Ancillary Uses**			
Laundry / Dry Cleaning		90	Laundry or dry cleaning facility	0.2%	1 space per 250 sq. ft. of building area	1
Restaurant / Café		3,282	Restaurant / Café	6.3%	1 space per 100 sq. ft. of building area	33
Retail		1,632	Retail	3.1%	1 space per 250 sq. ft. of building area	7
Kids Club Day Care		2,967	Day Care	5.7%	1 space/employee, plus 1 space/10 children Ancillary No Parking Required	N/A
Exterior walls, mechanical equipment room, elevator, stairways, restrooms, etc.		9,292	"Floor Area"	17.7%	No Parking Required	N/A
	Totals	**52,423**		**100.0%**	**Total Number of Parking Spaces Required**	**260**
					Total Number Parking Spaces Provided On Site	278
					Number of Parking Spaces in Surplus Per Municipal Code	18
					Percent of Parking Spaces in Surplus Per Municipal Code	6.5%

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 15824, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 81 PAGES 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

KEY NOTES

1. CURB
2. CURB & GUTTER
3. SWALE
4. PAVED PARKING AREA
5. CURB OPENING
6. CATCH BASIN
7. RETAINING WALL
8. TRASH ENCLOSURE
9. CURB RAMP
10. SIGNAGE
11. SITE LIGHTING
12. BIKE RACK (14 BIKES)
13. BIORETENTION AREA (BMP)

DPR 2022-0010

KPI inc.
KNITTER PARTNERS INTERNATIONAL, INC.
architecture & planning
17752 MITCHELL NORTH, SUITE C
IRVINE, CALIFORNIA 92614-6802
949.752.1177 www.knitter.com
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NO.	DATE	REVISION
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DESIGN SET 3/27/23

Fitness Mania, Corona
2895 South Main Street
Corona, California 92882
APN: 113-340-018

fitness mania FEEL THE DIFFERENCE
open 24/7

3189 Airway Avenue, Unit D
Costa Mesa, 92626, California

Balbas Construction, Inc.
BC B499950

PROJECT INFO

PROJECT NUMBER:	22001
PROJECT MANAGER:	M J K
DRAWN BY:	S A B
SHEET ISSUE DATE:	2023/03/27

SHEET TITLE

SITE PLAN

SHEET NUMBER
A-0.01

EXHIBIT 2