

THIS DOCUMENT IS THE PROPERTY AND CONFIDENTIALITY OF KNITTER PARTNERS INTERNATIONAL, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KNITTER PARTNERS INTERNATIONAL, INC.

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		

DESIGN SET 3/27/23

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

3189 Airway Avenue, Unit D
Costa Mesa, California

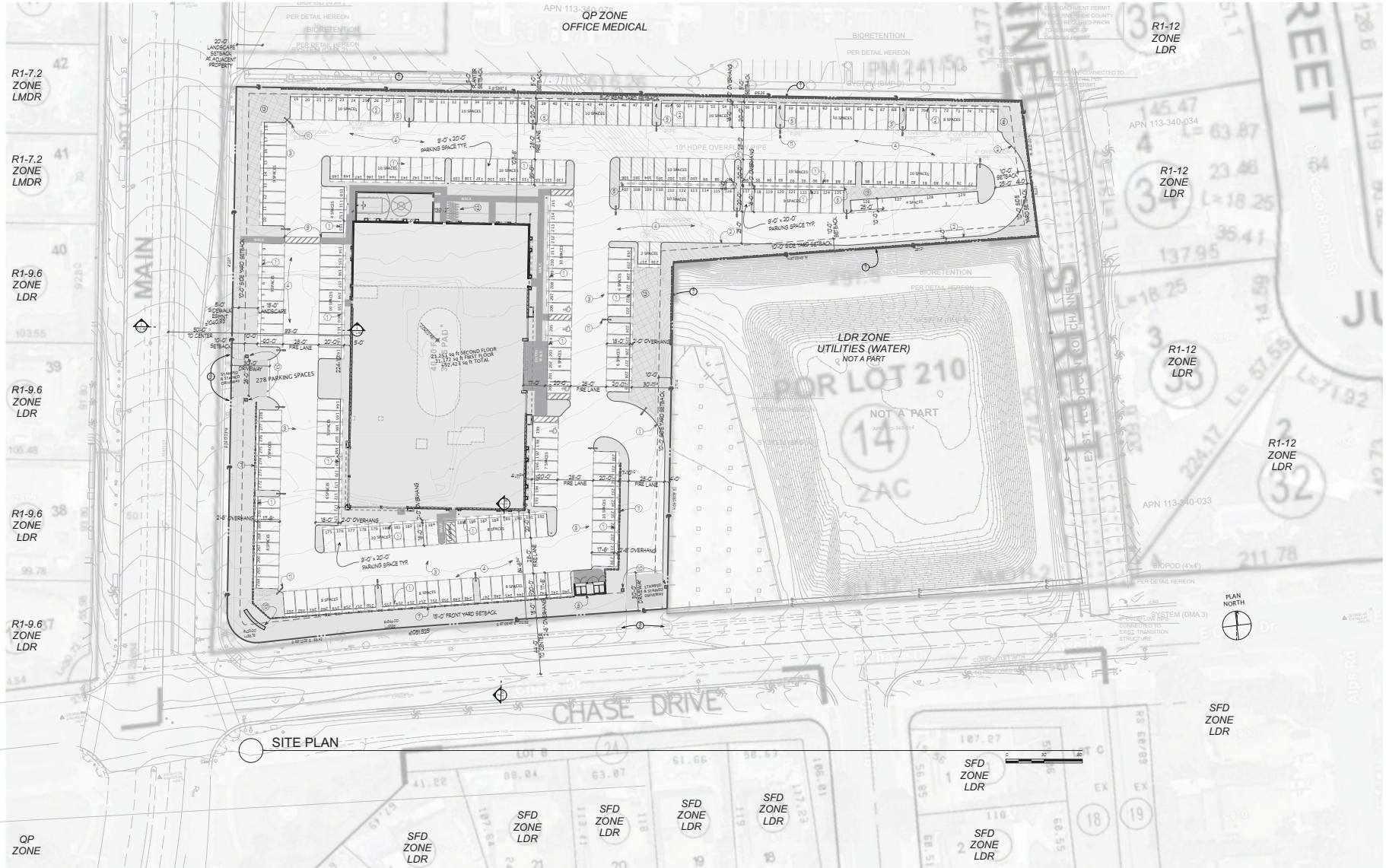


PROJECT INFO

PROJECT NUMBER:	2202
PROJECT MANAGER:	HJK
DRAWN BY:	SAS
SHEET ISSUE DATE:	2023/03/27

SHEET NUMBER
A-0.01

EXHIBIT 2



NOTE:
REQUIRED LANDSCAPE AREA:
10% FOR INTERIOR PARKING LOT

MEASURED AREAS	SQ.FT. AREA	%
BLDG 1 ST 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 SIZE:	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)		29,764	Health Club	96.8%	1 space per 150 sq. ft. of building area	198
General Office		1,567	General Office	5.0%	1 space per 250 sq. ft. of building area	6
Training		1,862	Training	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						
Laundry / Dry Cleaning	24 hours per Day	90	Laundry or dry cleaning facilities	0.2%	1 space per 250 sq. ft. of building area	1
Restaurant / Cafe		3,282	Restaurant / Cafe	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/roommate, 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
Total		52,423		100.0%	Total Number of Parking Spaces Required	260
					Total Number of 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 (4 BIKES)
- 13 B...