



**Project Summary**

Site Area	±1.4 ac		
	GROSS	NET	UTILITY*
Building PAD 1 (CAR WASH)	4,110 sf	3,957 sf	153 sf
Building PAD 2 (C-STORE)	3,725 sf	3,500 sf	225 sf
<b>TOTAL</b>	<b>7,835 sf</b>	<b>7,457 sf</b>	<b>378 sf</b>

\*Note: Gross Area includes Utility rooms

**PARKING REQUIRED (Based on Net Area sf)**

PAD 1 (CAR WASH STALLS - 2 SPACES PER 1)	2 stalls
PAD 2 (C-STORE) 1 space / 250	14 stalls
<b>Total Required</b>	<b>16 stalls</b>

**Parking Provided**

PAD 1 (CAR WASH)	2 stalls
PAD 2 (C-STORE)	14 stalls
VACUUM CLEANER STALLS	11 stalls

**PARKING PROVIDED:**

STANDARD SPACE (8'-0" x 20'-0")	14 STALLS
ACCESSIBLE VAN SPACES PROVIDED	2 STALLS
<b>TOTAL VEHICLE PARKING SPACES :</b>	<b>16 STALLS</b>

**EV CAPABLE SPACES & EV WITH "EVCS"™ INSTALLED REQUIRED & PROVIDED:**

(@20% OF TOTAL 16 STALLS - 3 SPACES)	
EV CAPABLE SPACES:	2 STALLS
TOTAL OF EV SPACES W/ "EVCS"™ INSTALLED (@25% OF 3 SPACES = 1 SPACES)***	1 STALLS

\*EVCS: ELECTRIC VEHICLE CHARGING STATIONS  
 \*\*2022 CALIFORNIA BUILDING CODE TABLE 118-228.2.1 ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE  
 \*\*\*CORONA MUNICIPAL CODE AND THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN, TITLE 24, PART II)

NOTE:  
 EV CAPABLE SPACES ARE MARKED AS "EV CAPABLE" (2 STALLS)  
 THE SPACES WITH "EVSE" (BLUE HIC) VEHICLE CHARGING STATIONS INSTALLED ARE MARKED AS "EVCS" (2 STALLS)

**BIKE PARKING**

SHORT TERM REQUIRED (@5% OF 16 STALLS)	1
SHORT TERM PROVIDED:	1
LONG TERM REQUIRED (@5% OF ASSUMED 10 TENANT OCCUPANTS):	1

--- PEDESTRIAN / ADA PATH OF TRAVEL

**NOTE:**  
ALL EXISTING & NEW UTILITIES ADJACENT TO AND ON-SITE SHALL BE PLACED UNDERGROUND.

**GREENS** CORONA FUEL SITE  
NEC OF 91 FWY & WEST 2ND STREET, CORONA, CA

SITE PLAN

**AO** Architecture, Design, Relationships.

**02-A**

Scale: 1" = 20'  
 Job No.: 2022-755  
 Date: 2024-07-25

**EXHIBIT 2**