



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
TOTAL	7,835 sf	7,457 sf	378 sf

*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
Total Required	16 stalls

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
TOTAL VEHICLE PARKING SPACES :	16 STALLS

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