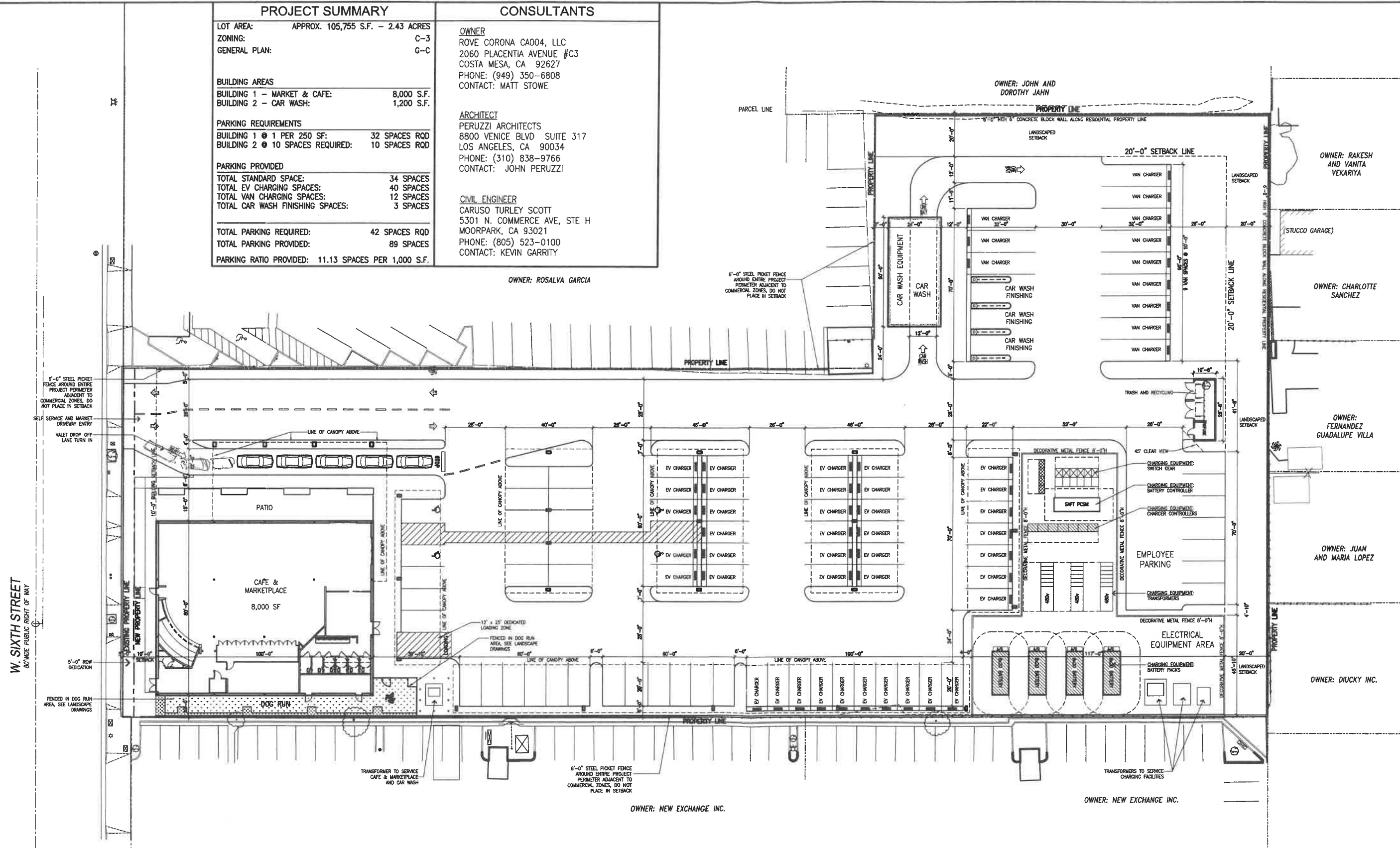


PROJECT SUMMARY	
LOT AREA:	APPROX. 105,755 S.F. - 2.43 ACRES
ZONING:	C-3
GENERAL PLAN:	G-C
BUILDING AREAS	
BUILDING 1 - MARKET & CAFE:	8,000 S.F.
BUILDING 2 - CAR WASH:	1,200 S.F.
PARKING REQUIREMENTS	
BUILDING 1 @ 1 PER 250 SF:	32 SPACES RQD
BUILDING 2 @ 10 SPACES REQUIRED:	10 SPACES RQD
PARKING PROVIDED	
TOTAL STANDARD SPACE:	34 SPACES
TOTAL EV CHARGING SPACES:	40 SPACES
TOTAL VAN CHARGING SPACES:	12 SPACES
TOTAL CAR WASH FINISHING SPACES:	3 SPACES
TOTAL PARKING REQUIRED:	42 SPACES RQD
TOTAL PARKING PROVIDED:	89 SPACES
PARKING RATIO PROVIDED:	11.13 SPACES PER 1,000 S.F.

CONSULTANTS	
OWNER	ROVE CORONA CA004, LLC 2060 PLACENTIA AVENUE #C3 COSTA MESA, CA 92627 PHONE: (949) 350-6808 CONTACT: MATT STOWE
ARCHITECT	PERUZZI ARCHITECTS 8800 VENICE BLVD SUITE 317 LOS ANGELES, CA 90034 PHONE: (310) 838-9766 CONTACT: JOHN PERUZZI
CIVIL ENGINEER	CARUSO TURLEY SCOTT 5301 N. COMMERCE AVE, STE H MOORPARK, CA 93021 PHONE: (805) 523-0100 CONTACT: KEVIN GARRITY



W. SIXTH STREET
80' WIDE PUBLIC RIGHT OF WAY

PERUZZI
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LOS ANGELES, CA 90034
TEL 310.838.9766
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ARCHITECTS SEAL
DATE: 11/2022
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ROVE
1341 W 6th STREET
CORONA, CA 92882
PROJECT NUMBER: 199-003-10
DRAWING DATE: MAY. 11. 2022
DRAWING SCALE: AS INDICATED
DRAWN BY:

ROVE CORONA - SITE PLAN

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

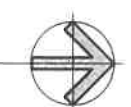


EXHIBIT 2