

**Project Summary**

Site Area	±1.4 ac		
	<b>GROSS</b>	<b>NET</b>	<b>UTILITY*</b>
Building PAD 1 (FOOD D/T)	1,900 sf	1,786 sf	114 sf
Building PAD 2 (C-STORE)	3,775 sf	3,500 sf	225 sf
<b>TOTAL</b>	<b>5,675 sf</b>	<b>5,286 sf</b>	<b>339 sf</b>

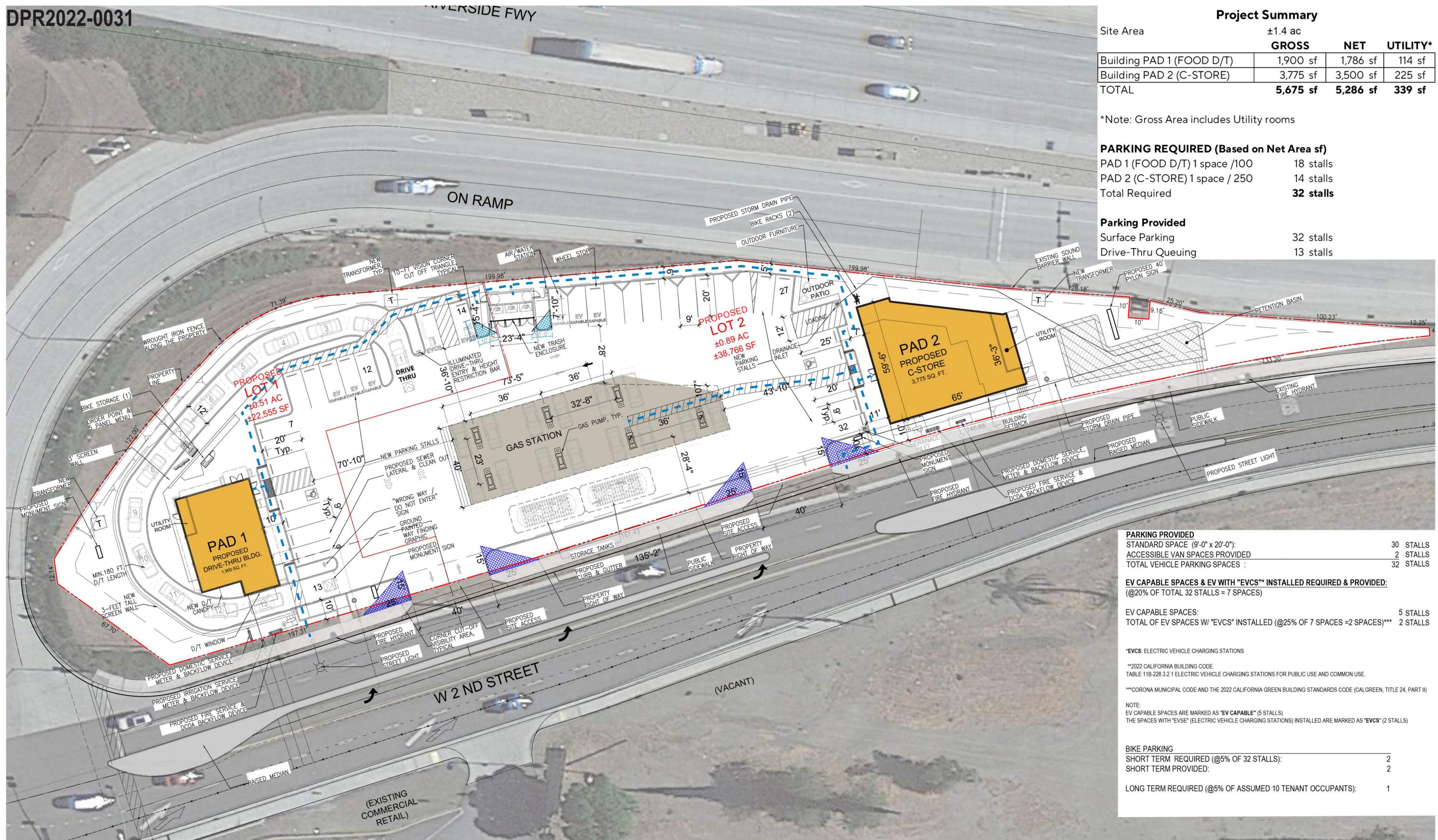
\*Note: Gross Area includes Utility rooms

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

PAD 1 (FOOD D/T) 1 space /100	18 stalls
PAD 2 (C-STORE) 1 space / 250	14 stalls
<b>Total Required</b>	<b>32 stalls</b>

**Parking Provided**

Surface Parking	32 stalls
Drive-Thru Queuing	13 stalls



**PARKING PROVIDED**

STANDARD SPACE (9'-0" x 20'-0")	30 STALLS
ACCESSIBLE VAN SPACES PROVIDED	2 STALLS
<b>TOTAL VEHICLE PARKING SPACES :</b>	<b>32 STALLS</b>

**EV CAPABLE SPACES & EV WITH "EVCS" INSTALLED REQUIRED & PROVIDED:**  
 (@20% OF TOTAL 32 STALLS = 7 SPACES)

EV CAPABLE SPACES:	5 STALLS
TOTAL OF EV SPACES W/ "EVCS" INSTALLED (@25% OF 7 SPACES = 2 SPACES)**	2 STALLS

\*EVCS: ELECTRIC VEHICLE CHARGING STATIONS

\*\*2022 CALIFORNIA BUILDING CODE:  
 TABLE 11B-228.3.2.1 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" (5 STALLS)  
 THE SPACES WITH "EVSE" (ELECTRIC VEHICLE CHARGING STATIONS) INSTALLED ARE MARKED AS "EVCS" (2 STALLS)

**BIKE PARKING**

SHORT TERM REQUIRED (@5% OF 32 STALLS):	2
SHORT TERM PROVIDED:	2
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.

