ADS

Prepared for:

GREENS DEVELOPMENT

Project Name: **Corona Fuel Site**

NEC of 91 Fwy and West 2nd St.
Corona, CA 92882
APN: 118-270-024 & 118-270-054
Zone: C-3

From: Robin Bell
cell: 909-721-4535
email: rbell@ad-s.com

Project Scope:

SIGN TYPE	SIGN NUMBER	ILLUM	KEY DIMENSION	QTY	SQ FT	
Enterprise Sign (Freeway Oriented)	A	Y	48' AFG*	1	233.33	260.00max.*
MT Project ID	B	Y	15' OAH	1	82.50	100.00max
ST ID Monument	C	Y	6' OAH	1	31.50	32.00max
Fuel Price Monument	D	Y	9' OAH	1	40.00	

* Enterprise sign height and sign area per Director's approval
AFG = Above Freeway Grade
OAH = Overall Height

All work shall comply with the 2022 Edition of California Building Standards Codes (a/k/a Title 24 of the California Code of Regulations)

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- [x] Conceptual Package
- [ ] Permit Package
- [ ] Production Package

COLOR DISCLAIMER
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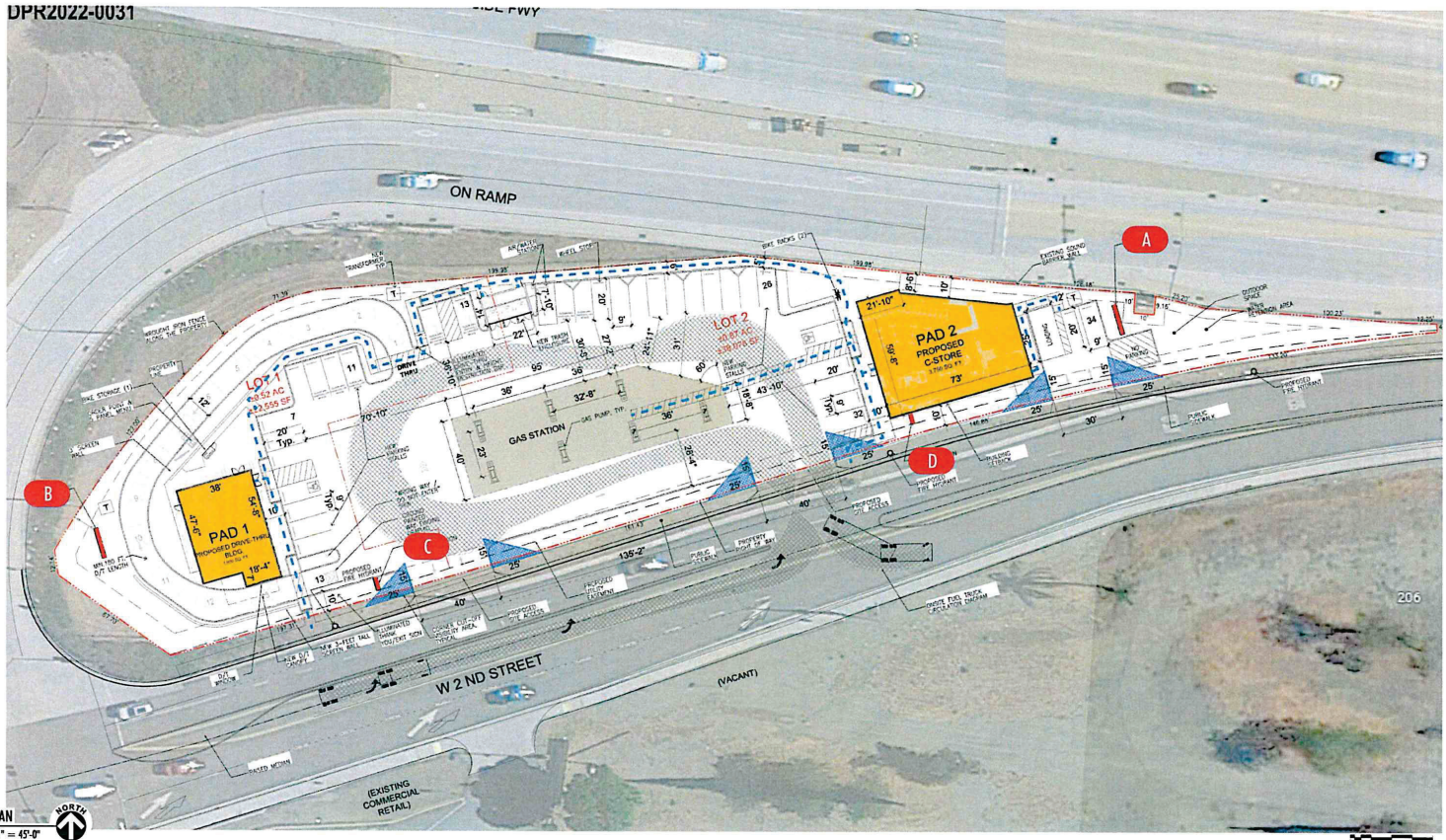
If you would like to see a sample of any color, please request an actual sample from your Salesperson or Project Manager.
WITHOUT A SIGNED COLOR SAMPLE, AD/S COMPANIES, ITS VENDORS AND AFFILIATES ARE NOT RESPONSIBLE FOR DIFFERENCES, REAL OR PERCEIVED, BETWEEN THE WAY YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.

Client Name (Please Print) _____ Date ___/___/___
Client Name (Signature) _____
PLEASE INITIAL ALL PAGES
AD/S Drawing: QT00110582-R03(conc) Date: 2023-11-01 Sheets: 7
\\ads-fs01\Design\ADS Drawings\Corona_Fuel_Station_greens_group\QT00110582_453270_concept

- [ ] Approved
- [ ] Approved as Noted
- [ ] Revise & Resubmit
- [ ] Rejected

EXHIBIT 9

DPR2022-0031



1 SITE PLAN
SCALE: 1" = 45'-0"

NORTH

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Client:
GREENS DEVELOPMENT
16530 Bake Parkway, 2nd Floor
Irvine, CA 92618

Project:
Corona Fuel Site
NEC of 91 Fwy & W 2nd St.
Corona, CA 92882

Revisions:
1 A

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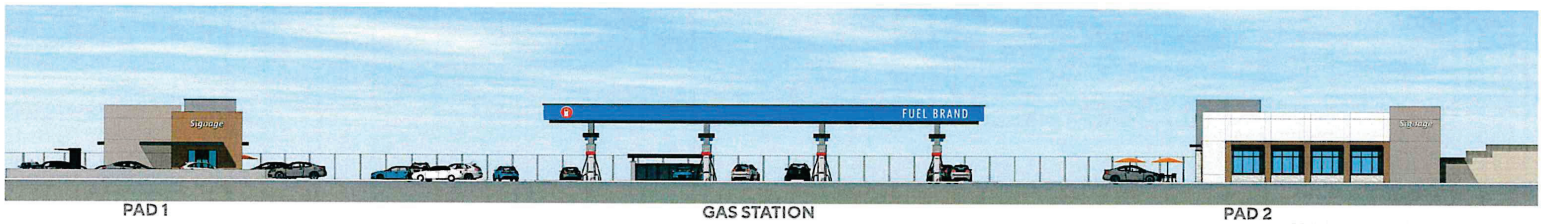
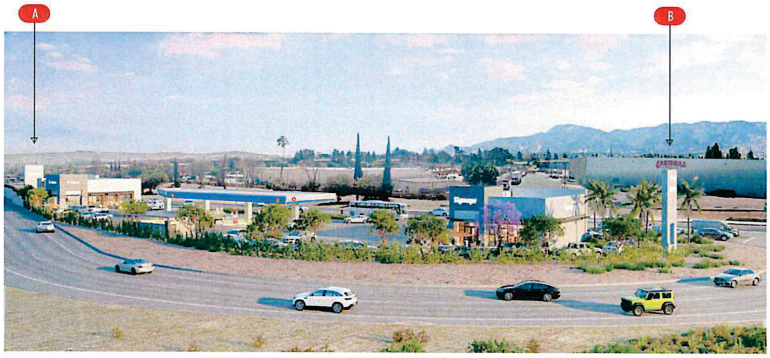
Project No: QT0010582-R03(conc) RB/TK/SN
Date: 2023-11-01
Sign Type: Sign Location Plan
Sheet No: SLP 1.00 2 of 7



PAD 1 GAS STATION PAD 2

OVERALL SOUTH ELEVATION

NIGHT VIEW OF FUEL CANOPY



RENDERING VIEWPOINT FROM NORTH (North elevations face 91 Freeway)
Rendering as rec'd, all signage is conceptual in nature.

RENDERING VIEWPOINT FROM SOUTH (South elevations face 2nd Street)
Rendering as rec'd, all signage is conceptual in nature.

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Client: GREENS DEVELOPMENT
16530 Bake Parkway, 2nd Floor
Irvine, CA 92618

Project: **Corona Fuel Site**
NEC of 91 Fwy & W 2nd St.
Corona, CA 92882

Revisions:
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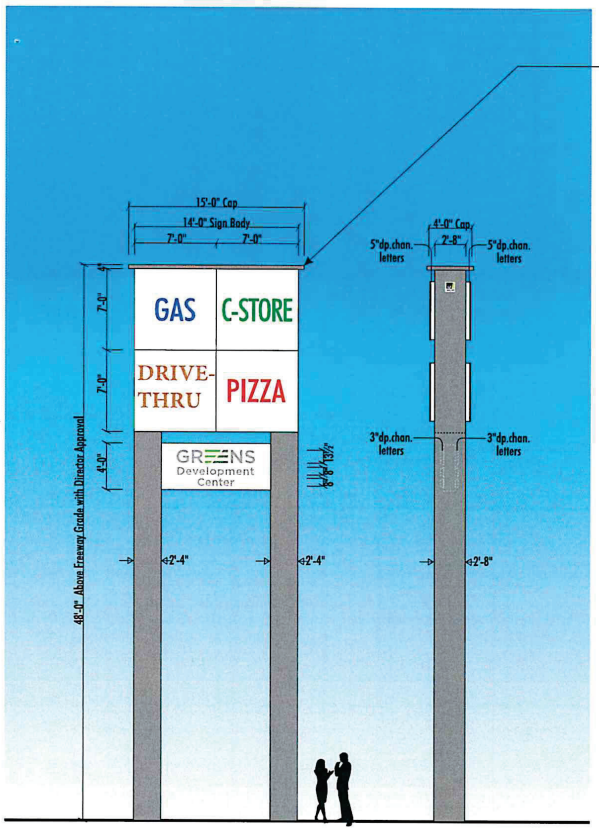
Project No: QT0010582-R03(conc) RD/TX/SH
Date: 2023-11-01
Sign Type: Overall Project Site Renderings
Sheet No: SLP 1.01 3 of 7

Qty. One (1) Enterprise Sign
Total Sign Area = 233.33 sq. ft.
Conceptual Only

A



1 FRONT VIEW - Fwy Oriented Enterprise Sign
SCALE: 1/8" = 1'-0"

END VIEW

Doubled faced, freeway oriented enterprise sign ("pylon").

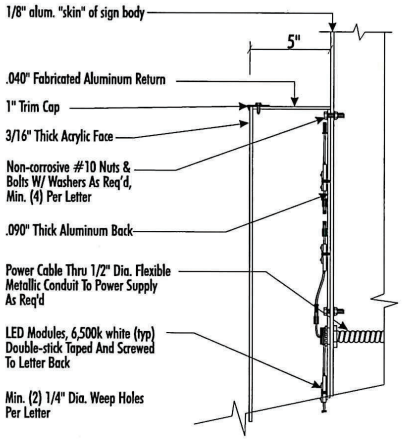
Tenant ID's shall be per national brand standards.

ID's are 5" deep channel letters/logos with internal LED illumination.

Developer/Center ID is 3" deep channel letters.

Sign height (at top) shall be 48' above freeway deck with Director's approval.

Owner/developer reserves the right to reconfigure tenant panels, provided that total area does not exceed 260 sq.ft. with Director's approval.



A L.E.D. ILLUMINATED CHANNEL LETTER - SECTION VIEW
SCALE: NTS

COLOR MATERIAL LEGEND

P1	COLOR TO MATCH: DE6372 - LACE VEIL BY DUNN EDWARDS
P2	COLOR TO MATCH: DE6367 - COVERED IN PLATINUM BY DUNN EDWARDS
P3	COLOR TO MATCH: DE6383 - BANK VAULT BY DUNN EDWARDS
P4	COLOR TO MATCH: DE6389 - FALLEN ROCK BY DUNN EDWARDS
P5	COLOR TO MATCH: DEA187 - BLACK BY DUNN EDWARDS
P6	COLOR TO MATCH: DEA162 - LOG CABIN BY DUNN EDWARDS
S1	STONE VENEER: EUROPEAN LEDGE - GLACIER BY ELDORADO STONE
S2	CONCRETE BLOCK CMU: NATURE GRAY - LW - PRECISION BY ORCO

All work shall comply with the 2022 Edition of California Building Standards Codes (a/k/a Title 24 of the California Code of Regulations)

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND REFERENCE TO THE PANEL IS REQUIRED FOR INSTALLATION.

NOTE: THIS PERTAINS TO THE SIGN'S INTERNAL WIRING ONLY, NOT THE PRIMARY WIRING. ALL TRANSFORMERS/DRIVERS/POWER SUPPLIES SHALL BE (UL) GROUND FAULT-INTERRUPTER.
ALL SIGNS MUST: - DEDICATED BRANCH CIRCUIT
- THREE WIRES - LINE, NEUTRAL, & GROUND
- WIRE SIZE - MINIMUM OF 12 GA. THWN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE TO BE DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.
- GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE BUS/LEAD-GROUND BUS.
- VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL.
- CONDUIT CAN NOT BE USED AS GROUND PATH.
- POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

- This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- The location of the Disconnect Switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

1 Dedicated 1 Amp Circuits at 120/277 Volts

E-Note #1: All requirements not in sign company's scope of work must be in place prior to installation.

E-Note #2: Electrical to be brought to base of sign (by others) and not in sign company's scope of work.

E-Note #3: Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

ALL COMPONENTS TO BE UL APPROVED
ALL SIGNS TO BE UL LISTED

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Client: GREENS DEVELOPMENT
16530 Bake Parkway, 2nd Floor
Irvine, CA 92618

Project: Corona Fuel Site
NEC of 91 Fwy & W 2nd St.
Corona, CA 92882

Revisions:
1 A
2
3

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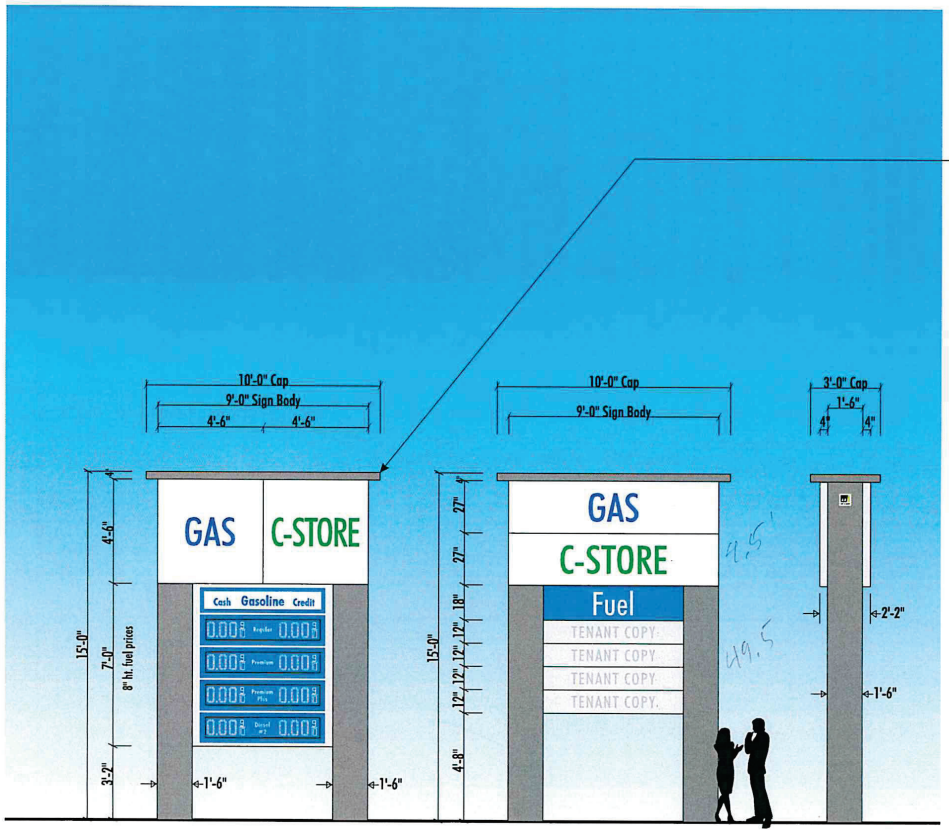
Project No: QT0010582-R03(conc) RD/TE/SN
Date: 2023-11-01
Sign Type: A: Enterprise (Fwy Oriented)
Sheet No: 1.00 4 of 7

Qty. One (1) Fuel Price Pylon
Total Sign Area = 82.50 sq. ft.
Conceptual Only

B



1 FRONT VIEW - Option #1: Fuel Price Pylon (facing Lincoln Ave.)
SCALE: 1/4" = 1'-0"

2 FRONT VIEW - Option #2: Pylon (facing Lincoln Ave.)
SCALE: 1/4" = 1'-0"

END VIEW

Doubled faced, fuel price pylon.

Tenant ID's shall be per national brand standards.

ID panels are flex-faces / alum. frames with internal LED illumination.

Owner/developer reserves the right to reconfigure tenant panels, provided that total area does not exceed 100 sq.ft. per Section 17.49.075 (G).

40.5

40.5

49.5

49.5

COLOR MATERIAL LEGEND

P1	COLOR TO MATCH: DE6372 - LACE VEIL BY DUNN EDWARDS
P2	COLOR TO MATCH: DE6367 - COVERED IN PLATINUM BY DUNN EDWARDS
P3	COLOR TO MATCH: DE6383 - BANK VAULT BY DUNN EDWARDS
P4	COLOR TO MATCH: DE6389 - FALLEN ROCK BY DUNN EDWARDS
P5	COLOR TO MATCH: DE6187 - BLACK BY DUNN EDWARDS
P6	COLOR TO MATCH: DEA162 - LOG CABIN BY DUNN EDWARDS
S1	STONE VENEER: EUROPEAN LEDGE - GLACIER BY ELDORADO STONE
S2	CONCRETE BLOCK CMU: NATURE GRAY - LW - PRECISION BY ORCO

All work shall comply with the 2022 Edition of California Building Standards Codes (a/k/a Title 24 of the California Code of Regulations)

REQUIREMENTS FOR ELECTRICAL ILLUMINATION

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED AGGREGATE AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

NOTE: THIS RETURNS TO THE SIGNS INTERNAL WIRING ONLY, NOT THE PRIMARY WIRING.
ALL TRANSFORMERS/INVERTERS/POWER SUPPLIES SHALL BE (GFI) GROUND FAULT-INTERRUPTED
ALL SIGNS HAVE: - DEDICATED BRANCH CIRCUIT
- THREE WIRES - LINE, NEUTRAL, & GROUND
- WIRE SIZE - MINIMUM OF 12 GA. THHN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.
- GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE FACILITIES GROUND BUS.
- VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL.
- CONDUIT CAN NOT BE USED AS GROUND PATH.
- POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

- This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- The location of the Disconnect Switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

1 Dedicated 1 Amp Circuits at 120/277 Volts

E-Note #1: All requirements not in sign company's scope of work must be in place prior to installation.

E-Note #2: Electrical to be brought to base of sign (by others) and not in sign company's scope of work.

E-Note #3: Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

ALL COMPONENTS TO BE UL APPROVED
ALL SIGNS TO BE UL LISTED

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Client: GREENS DEVELOPMENT
16530 Bake Parkway, 2nd Floor
Irvine, CA 92618

Project: Corona Fuel Site
NEC of 91 Fwy & W 2nd St.
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Revisions:
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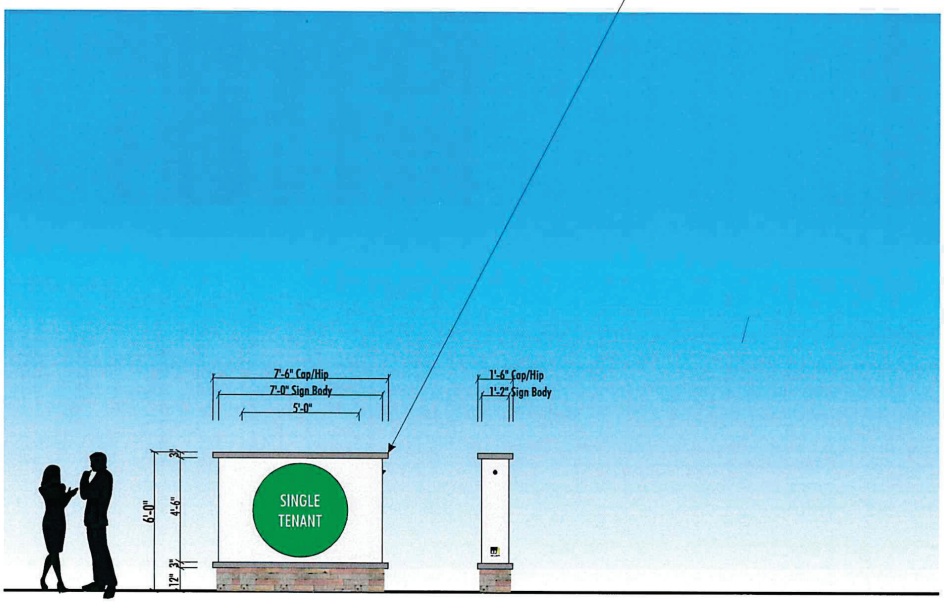
Project No: QT0010582-R03(conc) RB/TE/SH
Date: 2023-11-01
Sign Type: B: MT Project Sign
Sheet No: 2.00 5 of 7

Qty. One (1)
Fuel Price Monument
Total Sign Area = 31.50 sq. ft.
Conceptual Only

C



1 FRONT VIEW - Tenant ID Monument
SCALE: 1/4" = 1'-0"

END VIEW

Doubled faced, ID monument.

Tenant ID shall be per national brand standard.

ID panel is routed out alum,
backed with acrylic and LED illuminated.

Owner/developer reserves the right to reconfigure tenant panels,
provided that total sign area is not increased.
Maximum sign area allowed
is 32.00 square feet.

All work shall comply with the 2022 Edition of California Building Standards Codes (a/k/a Title 24 of the California Code of Regulations)

COLOR MATERIAL LEGEND

P1 COLOR TO MATCH: DE6372 - LACE VEIL BY DUNN EDWARDS

P2 COLOR TO MATCH: DE6367 - COVERED IN PLATINUM BY DUNN EDWARDS

P3 COLOR TO MATCH: DE6363 - BANK VAULT BY DUNN EDWARDS

P4 COLOR TO MATCH: DE6389 - FALLEN ROCK BY DUNN EDWARDS

P5 COLOR TO MATCH: DE6187 - BLACK BY DUNN EDWARDS

P6 COLOR TO MATCH: DEA162 - LOG CABIN BY DUNN EDWARDS

S1 STONE VENEER: EUROPEAN LEDGE - GLACIER BY ELDORADO STONE

S2 CONCRETE BLOCK CMU: NATURE GRAY - LW - PRECISION BY ORCO

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED VOLTAGE AND A GROUND REFERENCE TO THE PANEL IS REQUIRED FOR INSTALLATION.

NOTE: THIS PERTAINS TO THE SIGNS INTERNAL WIRING ONLY, NOT THE PRIMARY WIRING.
ALL TRANSFORMERS/DRIVERS/POWER SUPPLIES SHALL BE (STD) GROUND FAULT INTERRUPTER
ALL SIGNS HAVE: - DEDICATED BRANCH CIRCUIT
- THREE WIRES : LINE, NEUTRAL, & GROUND
- WIRE SIZE : MINIMUM OF 12 GA. THHN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE, BE DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 310.
- GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE FAILLIGHTED GROUND BUS.
- VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL.
- CONDUIT CAN NOT BE USED AS GROUND PATH.
- POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

- This item is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- The location of the Disconnect Switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

1 Dedicated 1 Amp Circuits at 120/277 Volts

E-Note #1: All requirements not in sign company's scope of work must be in place prior to installation.

E-Note #2: Electrical to be brought to base of sign (by others) and not in sign company's scope of work.

E-Note #3: Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

ALL COMPONENTS TO BE UL APPROVED
ALL SIGNS TO BE UL LISTED

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NEC of 91 Fwy & W 2nd St.
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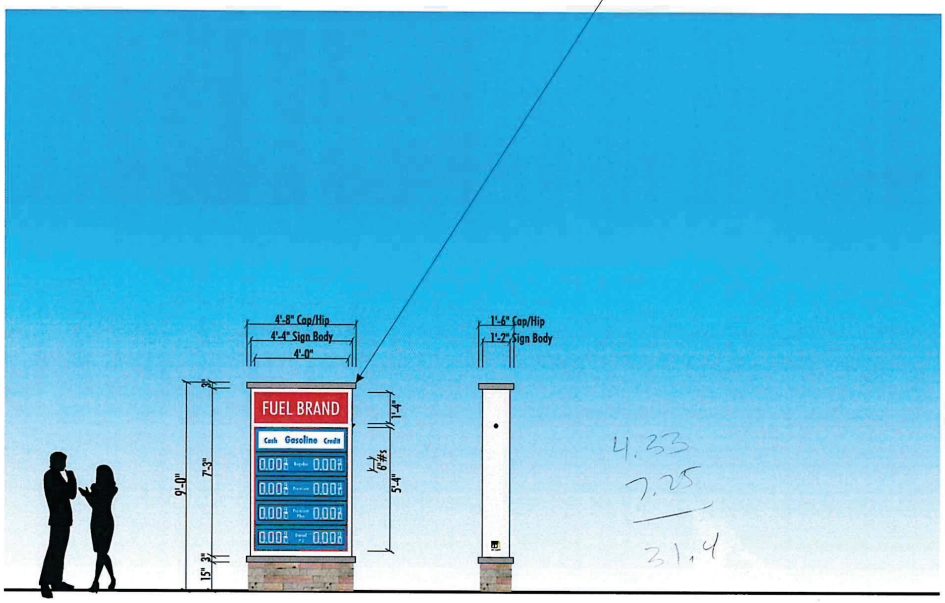
Project No: QT0010582-R03(conc) RB/TA/SN
Date: 2023-11-01
Sign Type: C: Single Tenant ID Monu.
Sheet No: 3.00 6 of 7

Qty. One (1)
Fuel Price Monument
Total Sign Area = 5.33 sq. ft.
Conceptual Only

D

Note: Fuel prices are NOT considered signage



1 FRONT VIEW - Fuel Price Multi-Tenant Monument
SCALE: 1/4" = 1'-0"

END VIEW

Doubled faced, fuel price monument.

Fuel brand ID and price modules shall be LED illuminated per national brand standard.

Brand ID panel is routed out alum, backed with acrylic and LED illuminated.

Owner/developer reserves the right to reconfigure sign panels, provided that total sign area is not increased.

All work shall comply with the 2022 Edition of California Building Standards Codes (a/k/a Title 24 of the California Code of Regulations)

COLOR MATERIAL LEGEND

- P1 COLOR TO MATCH: DE6372 - LACE VEIL BY DUNN EDWARDS
- P2 COLOR TO MATCH: DE6367 - COVERED IN PLATINUM BY DUNN EDWARDS
- P3 COLOR TO MATCH: DE6363 - BANK VAULT BY DUNN EDWARDS
- P4 COLOR TO MATCH: DE6389 - FALLEN ROCK BY DUNN EDWARDS
- P5 COLOR TO MATCH: DE6187 - BLACK BY DUNN EDWARDS
- P6 COLOR TO MATCH: DE6162 - LOG CABIN BY DUNN EDWARDS
- S1 STONE VENEER: EUROPEAN LEDGE - GLACIER BY ELDORADO STONE
- S2 CONCRETE BLOCK CMU: NATURE GRAY - LW - PRECISION BY ORCO

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

NOTE: THIS PERTAINS TO THE SIGN'S INTERNAL WIRING ONLY, NOT THE PRIMARY WIRING.
ALL TRANSFORMERS/DRIVERS/POWER SUPPLIES SHALL BE (UFB) GROUND FAULT-INTERRUPTED
ALL SIGNS MUST:
- DEDICATED BRANCH CIRCUIT
- THREE WIRES : LINE, NEUTRAL, & GROUND
- WIRE SIZE : MINIMUM OF 12 GA. THWN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.
- SIGNAGE WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE FACILITY'S GROUND BUS.
- VOLTAGE SHOULD READ NO MORE THAN 2 VOLTS BETWEEN GROUND AND NEUTRAL.
- CONDUIT CAN NOT BE USED AS GROUND PATH
- POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the Disconnect Switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

1 Dedicated 1 Amp Circuits at 120/277 Volts

E-Note #1: All requirements not in sign company's scope of work must be in place prior to installation.

E-Note #2: Electrical to be brought to base of sign (by others) and not in sign company's scope of work.

E-Note #3: Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

E-Note #4: Data Line(s) via fiber optic cable shall run in their own conduit for remote updating of prices.

ALL COMPONENTS TO BE UL APPROVED
ALL SIGNS TO BE UL LISTED

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Project No: QT0010582-R03(conc) RB/TK/SH
Date: 2023-11-01
Sign Type: D: Fuel Price Monument
Sheet No: 4.00 7 of 7