

Underground Service Alert



Call: TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

STACY COURT

PAGE DRIVE

APACHE STREET

COLUMBIA AVENUE

PLOT PLAN

CFC SEC. 2304 UNATTENDED FUEL STATIONS

2304.3 Unattended self-service motor fuel-dispensing facilities
Unattended self-service motor fuel-dispensing facilities shall comply with Sections 2304.3.1 through 2304.3.7.

2304.3.1 General
Where approved, unattended self-service motor fuel-dispensing facilities are allowed. As a condition of approval, the owner or operator shall provide, and be accountable for, daily site visits, regular equipment inspection and maintenance.

2304.3.2 Dispensers
Dispensing devices shall comply with Section 2306.7. Dispensing devices operated by the insertion of coins or currency shall not be used unless approved.

2304.3.3 Emergency controls
Approved emergency controls shall be provided in accordance with Section 2303.2. Emergency controls shall be of a type that is only manually resettable.

2304.3.4 Operating instructions
Dispenser operating instructions shall be conspicuously posted in approved locations on every dispenser and shall indicate the location of the emergency controls required by Section 2304.3.3.

2304.3.5 Emergency procedures
An approved emergency procedures sign, in addition to the signs required by Section 2305.6, shall be posted in a conspicuous location and shall read:

IN CASE OF FIRE, SPILL OR RELEASE

USE EMERGENCY PUMP SHUTOFF
REPORT THE ACCIDENT!
FIRE DEPARTMENT TELEPHONE NO. 911

FACILITY ADDRESS
1673 Columbia Ave
Riverside, CA 92507

2304.3.6 Communications
A telephone not requiring a coin to operate or other approved, clearly identified means to notify the fire department shall be provided on the site in a location approved by the fire code official.

2304.3.7 Quantity limits
Dispensing equipment used at unsupervised locations shall comply with one of the following:

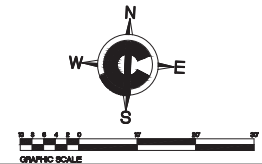
- Dispensing devices shall be programmed or set to limit uninterrupted fuel delivery to 25 gallons (95 L) and require a manual action to resume delivery.
- The amount of fuel being dispensed shall be limited in quantity by a preprogrammed card as approved.

CODES

- 2019 CALIFORNIA ENERGY CODE (TITL 24, PART 6)
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA FIRE CODE (CFC)

NOTES

- THE HAZARDOUS MANAGEMENT BRANCH SHALL BE CONTACTED A MINIMUM OF 5 WORKING DAYS PRIOR TO UPGRADES TO THE UST SYSTEMS AND ALL SITE INSPECTIONS SHALL BE SCHEDULED A MINIMUM OF 5 WORKING DAYS IN ADVANCE OF THE REQUESTED DATE.
- ALL TEST RESULTS SHALL BE SUBMITTED TO GOVERNMENTAL AGENCY FIRE DEPARTMENT. AT THE COMPLETION OF THE UST UPGRADE, A CALIFORNIA LICENSED TANK TESTER SHALL PERFORM A LINE INTEGRITY TEST ON EACH OF THE NEW DIESEL AND DIESEL FUEL PRODUCT LINES TO THE BULK FUELING RACK WILL ALSO REQUIRED TO BE INTEGRITY TESTED BY A CALIFORNIA LICENSED TANK TESTER. ALL NEW SUMPS TO BE HYDROSTATICALLY TESTED.
- ALL WORK IS TO BE DONE AND SUPERVISED BY A ICC CERTIFIED INSTALLER AND SERVICE TECH.
- ALL EQUIPMENT AND MATERIAL INSTALLED BY A MANUFACTURER'S TRAINED TECH.
- ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BEFORE STARTING ANY WORK. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE OWNER'S ENGINEER FOR HIS DECISION BEFORE PROCEEDING WITH THE WORK.
- GENERAL CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM APPLICABLE AGENCIES FOR EXCAVATIONS OF TRENCHES 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND.
- ALL MATERIALS SHALL BE COMPATIBLE WITH USE FOR THE INTENDED PURPOSE AS PER NATIONALLY RECOGNIZED CODES, LOCAL CODES AND GOVERNING AUTHORITIES.
- FUELING SYSTEM TO BE INSPECTED PER LOCAL REGULATING AGENCIES AND BY OWNERS REPRESENTATIVE PRIOR TO BEING PLACED BACK IN SERVICE.
- TANK SYSTEM, LEAK DETECTORS AND MONITORING SYSTEM INTEGRITY TESTS FORWARDED AND APPROVED BY GOVERNING AGENCY PRIOR TO TANK SYSTEM BEING PLACED IN OPERATION (AS APPLICABLE)
- PRIOR TO FUEL BEING PUMPED, STATION MUST HAVE VEEDER ROOT FUNCTIONAL AND MONITORING ANNULAR SPACES OF TANK.
- REFERENCE CODES SHALL INCLUDE 2019 CBC; 2019 IBC; 2019 CFC
- FIRE SAFETY DURING CONSTRUCTION SHALL FOLLOW 2019 CFC, FIRE EXTINGUISHERS SHALL BE PROVIDED.
- ALL SUMP SENSORS MUST BE PROPERLY PROPERLY MOUNTED AT THE LOWEST POINT IN THE SUMPS UTILIZING A SENSOR HOLDER.
- SOIL/PEA GRAVEL SAMPLES SHALL BE TAKEN AS DIRECTED AND WITNESSED BY RIVERSIDE COUNTY DEH HAZMAT PERSONNEL. THE SAMPLES SHOULD HAVE NO HEADSPACE AND BE PLACED ON ICE AND IMMEDIATELY ANALYZED ON A 24-HOUR TURNAROUND OR "RUSH" SCHEDULE. SAMPLE RESULTS SHALL BE SUBMITTED TO RIVERSIDE COUNTY DEH PRIOR TO BACKFILLING.



VICINITY MAP



CONSTRUCTION NOTES

- NEW 6" CONCRETE CURB
- NEW AREA LIGHT
- NEW LANDSCAPING WITH AUTOMATIC IRRIGATION
- NEW 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- NEW TRASH ENCLOSURE WITH (4) STEEL GATES
- NEW 8" CONCRETE FILLED STEEL GUARD POSTS
- NEW AIR/WATER UNIT
- NEW HOSE BIB
- NEW UNDERGROUND STORAGE TANKS UNDER REINFORCED CONCRETE SLAB
- NEW 6000 GALLON SINGLE WALL FIBERGLASS UNDERGROUND DEF
- NEW CONCRETE ISLAND W/DISPENSER (6" MIN. & 8" MAX. HEIGHT)
- NEW FUELING CANOPY
- NEW FUELING CANOPY COLUMNS
- NEW PRICE SON
- NEW 400A 3P 120/208 ELECTRICAL SWITCH GEAR
- NEW ELECTRICAL TRANSFORMER
- NEW CONCRETE DRIVEWAY PER CITY STANDARD
- NEW CONCRETE SIDEWALK PER CITY STANDARD

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	02/20/20	REVISION PER PLANNING	PLANNING
2	02/20/20	ADDED HORIZONTAL PER CLIENT	PLANNING
3	02/20/20	REVISION PER PLANNING	PLANNING
4	02/20/20	ADDED HORIZONTAL PER CLIENT	PLANNING
5	02/20/20	REVISION PER PLANNING	PLANNING
6	02/20/20	ADDED HORIZONTAL PER CLIENT	PLANNING
7	02/20/20	REVISION PER PLANNING	PLANNING

DOWNSONS ENERGY
FUEL & LUBRICANTS

1296 Magnolia Avenue
Corona, CA 92879
Ph: 951-737-9866

PROPOSED PLOT PLAN

1673 COLUMBIA AVE / CHICAGO AVE
RIVERSIDE, CA. 92507

PROJECT: 12/18/18

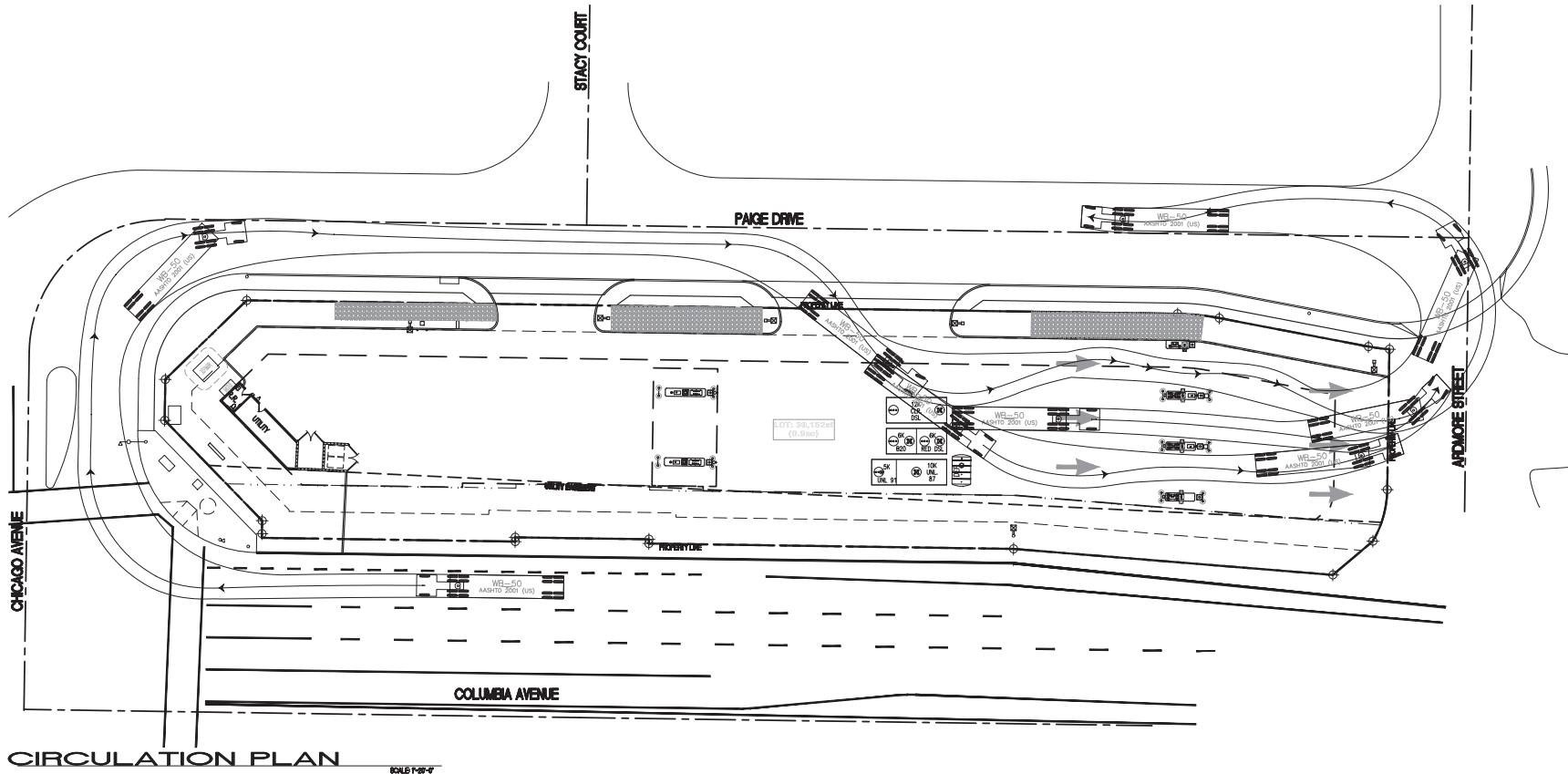
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DRAWN BY: F. COHEN **CHECKED BY:** F. COHEN

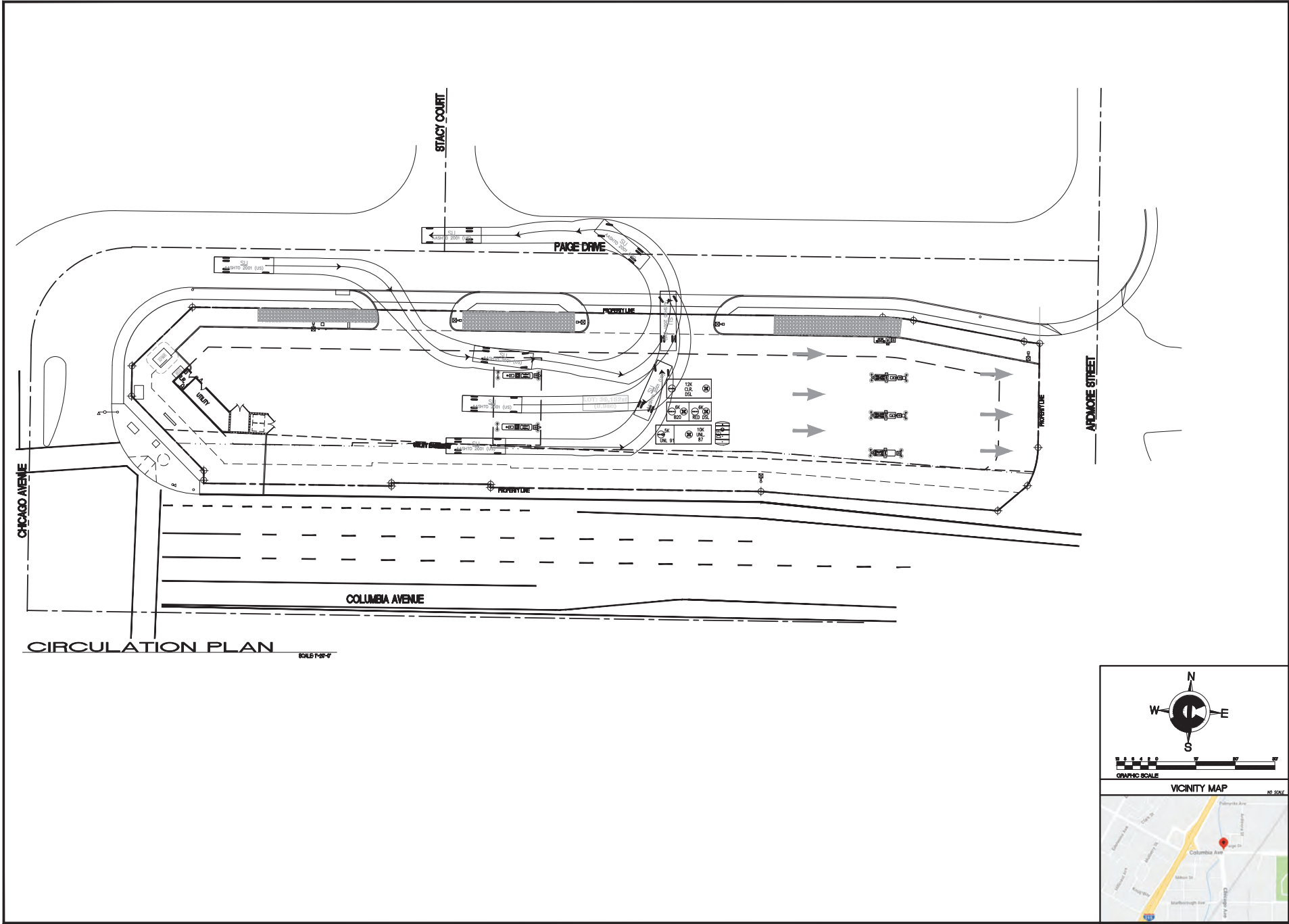
PROJECT NUMBER: 18111

STORE NUMBER: DOWNSONS ENERGY

SHEET: C.11



REVISIONS NO. DATE DESCRIPTION 1 12/18/18 18111		C.J.C. Design, Inc. Civil Planning Engineering 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887 Tel: (714) 960-3643 Fax: (714) 960-3643 www.cjcdesign.com
PROJECT: 1673 COLUMBIA AVE / CHICAGO AVE RIVERSIDE, CA, 92507 CIRCULATION PLAN - DIESEL		DOWN'S ENERGY FUEL & LUBRICANTS 1296 Magnolia Avenue Corona, CA 92879 Ph: 951-737-9866
DATE ISSUED: 12/18/18 SCALE: 1"=40' DRAWN BY: F. COHEN CHECKED BY: F. COHEN PROJECT NUMBER: 18111 STORE NUMBER: DOWN'S ENERGY SHEET: C.12A		



DOWN'S
ENERGY
FUEL & LUBRICANTS

1296 Magnolia Avenue
Corona, CA 92879
Ph: 951-737-9866

PROJECT:
1673 COLUMBIA AVE / CHICAGO AVE
RIVERSIDE, CA. 92507

CIRCULATION PLAN - UNLEADED

REVISIONS

NO.	DATE	DESCRIPTION

DATE ISSUED: 12/18/18

SCALE:

DRAWN BY: F. COHEN **CHECKED BY:** F. COHEN

PROJECT NUMBER: 18111

STORE NUMBER: DOWN'S ENERGY

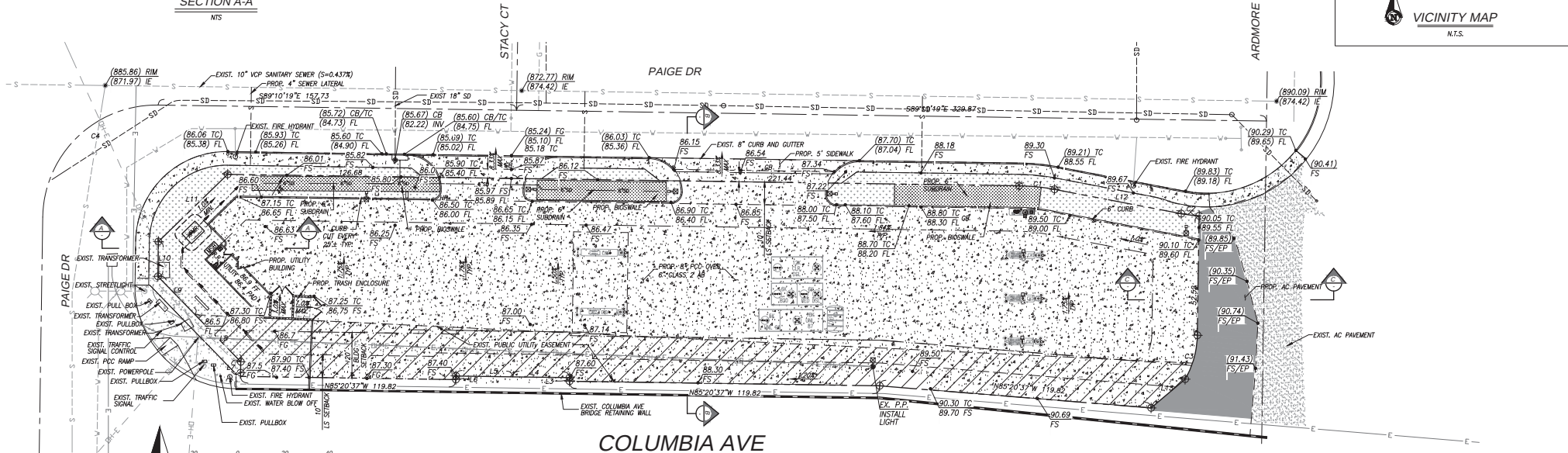
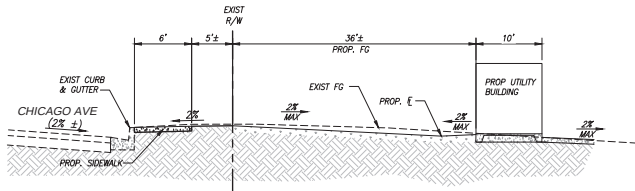
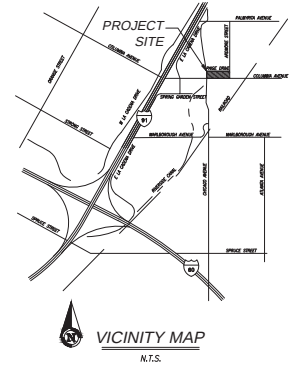
SHEET: C.12B

C.J.C. Design, Inc.
Civil Engineering
22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
Tel: (714) 960-8643
Fax: (714) 960-8643
www.cjcdesign.com

CONCEPTUAL GRADING PLAN

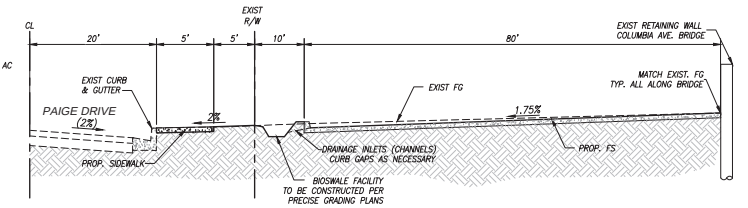
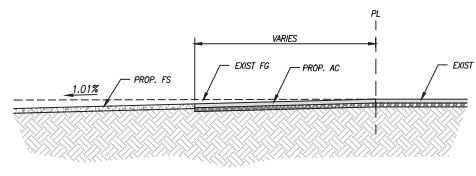
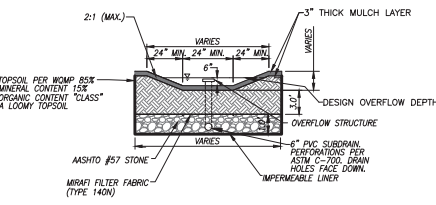
DOWNS ENERGY GAS STATION

PORTIONS OF APN:249-032-003, -004, 249-033-012, 249-033-013, -015



NUMBER	RADIUS	LENGTH	Δ ANGLE
C1	90.00'	15.71'	10°00'00"
C2	60.00'	7.93'	7°34'30"
C3	39.50'	20.24'	29°21'35"
C4	50.00'	78.52'	89°58'46"

NUMBER	BEARING	LENGTH
L1	N89°11'18"W	26.49'
L2	N49°52'59"E	3.50'
L3	N00°49'41"E	1.59'
L4	N89°11'18"W	25.00'
L5	N89°09'17"W	25.00'
L6	S00°49'41"W	1.58'
L7	N00°50'43"E	6.43'
L8	S44°09'01"W	28.94'
L9	S44°09'01"W	23.48'
L10	N00°50'43"E	15.28'
L11	N45°50'12"E	42.42'
L12	S79°10'19"E	56.76'
L13	S49°52'59"W	19.58'



WILLIAM D. BROOKS
R.C.E. No. 053114 expires 6/30/21
DATE: 12-13-2019



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
PLANNING DIVISION
APPROVED BY: _____
DATE: _____
DESIGNED BY: WDB, DRAWN BY: WDB, CHECKED BY: WDB

CITY BUSINESS CERT. NO. 0105482 EXP. 09/30/2020		DATE OF PLOT: 10-15-2020
CONCEPTUAL GRADING PLAN PROPOSED DOWNS ENERGY CARDLOCK		PWXX-XXXX
XXXX PAIGE DR. — RIVERSIDE, CA		WDID #TBD
HORIZONTAL SCALE: NOTED		SHEET 1 OF 1

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	BUG Rating
	3	ZMB-40-2(180)	2 @ 180°	0.970	3843	46	ARE-EDG-2MB-DA-04-E-_-_-_-350	B1-U0-G1
	3	3MB-40	SINGLE	0.970	3578	46	ARE-EDG-3MB-DA-04-E-_-_-_-350	B1-U0-G1
	8	4MB-40	SINGLE	0.970	3843	46	ARE-EDG-4MB-DA-04-E-_-_-_-350	B1-U0-G1
	8	EDG-40	SINGLE	0.970	5963	46	CAN-EDG-40-DM-04-E-_-_-_-350	B3-U0-G0

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.95	23.8	0.0	N.A.	N.A.
Gas Canopy	Fc	32.20	44	16	2.01	2.75
Property Line	Fc	0.23	0.5	0.0	N.A.	N.A.

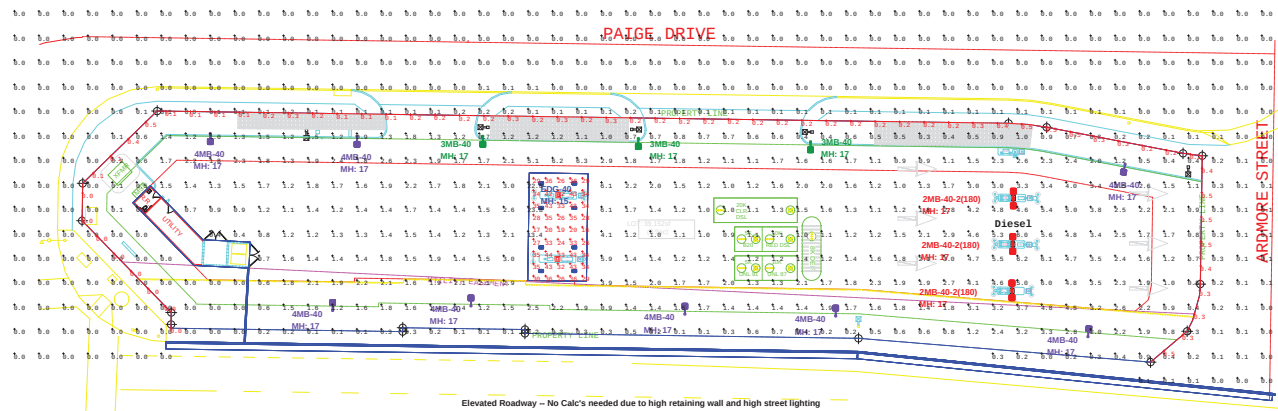
Fixture Mounting Height: 17' AFG (15' Pole + 2.0' Base)

Poles:
 (1) SSS-4-11-15-CW-BS-1D-C-_-_- (15' X 4" X 11ga SQUARE STEEL POLE, Single)
 (3) SSS-4-11-15-CW-BS-2D18-C-_-_- (15' X 4" X 11ga SQUARE STEEL POLE, 2@180°)

Proposed poles meet 140mph sustained winds.

Additional Required Equipment:

Customer to verify Color, Mounting, Fixture Location and Voltage prior to ordering.

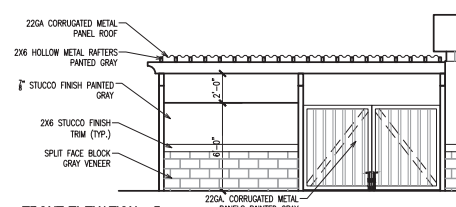




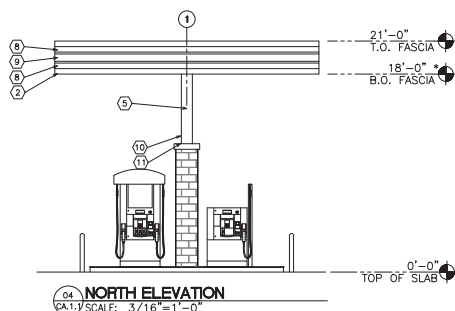
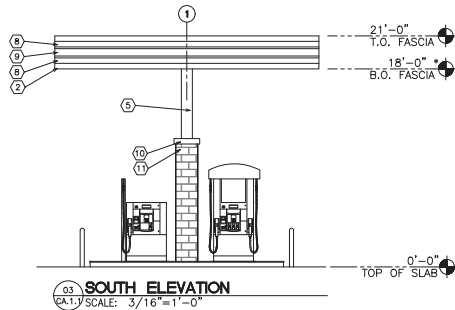
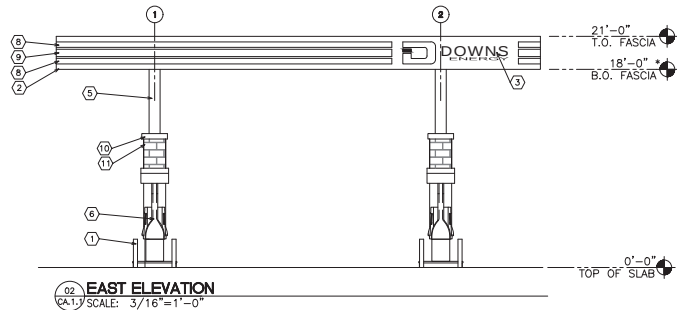
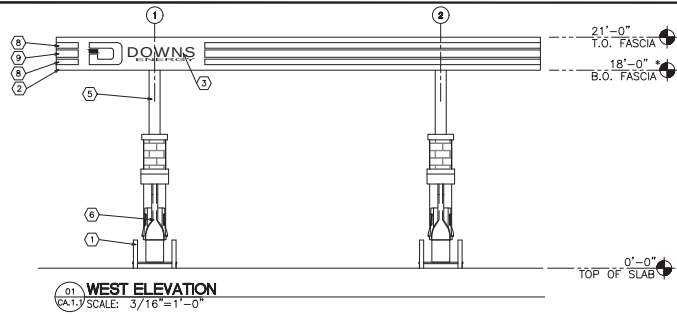
SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

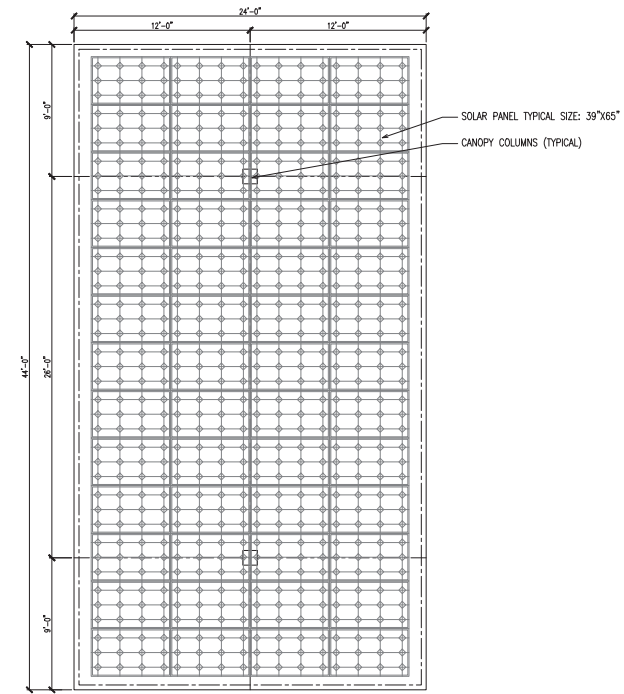


PROJECT:	1673 COLUMBIA AVE /CHICAGO AVE	
	RIVERSIDE, CA. 92507	
	FLOOR PLAN/ELEVATIONS	
	DATE ISSUED: 12/18/18	
	SCALE:	
DRAWN BY:	F. COHEN	CHECKED BY:
	F. COHEN	
PROJECT NUMBER: 18111		
STORE NUMBER:		
DOWNS ENERGY		
SHEET:		



KEYED NOTES

- 1 ROLLARD
- 2 ACM SHEET METAL FASCIA PANEL (WHITE)
- 3 ILLUMINATED DOWNS ENERGY SIGN CHANNEL LETTER (UNDER SEPARATE PERMIT)
- 4 STANDING SEAM METAL ROOF
- 5 STEEL COLUMN PAINTED WHITE
- 6 FUEL DISPENSER ON ISLAND
- 7 WHITE SHEET METAL CANOPY DECK
- 8 BLUE BAND DECAL
- 9 RED BAND DECAL
- 10 2x8 STUCCO FINISH TRIM
- 11 GRAY SPLITFACE BLOCK VENEER



REVISIONS	
NO.	DESCRIPTION

PROJECT:
1673 COLUMBIA AVE / CHICAGO AVE
RIVERSIDE, CA. 92507
CANOPY ELEVATIONS

DATE ISSUED:
12/18/18

SCALE:

DRAWN BY:
F. COHEN

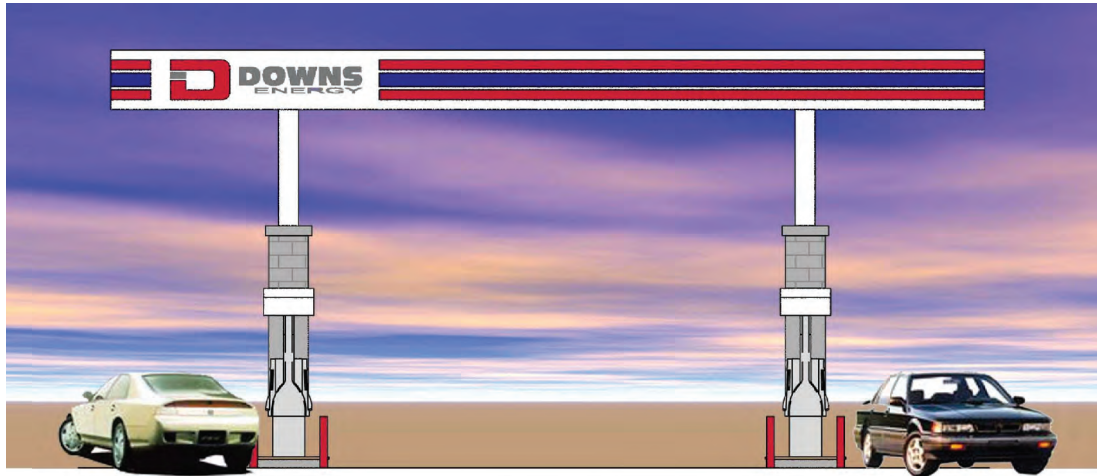
CHECKED BY:
F. COHEN

PROJECT NUMBER:
18111

STORE NUMBER:
DOWNS ENERGY

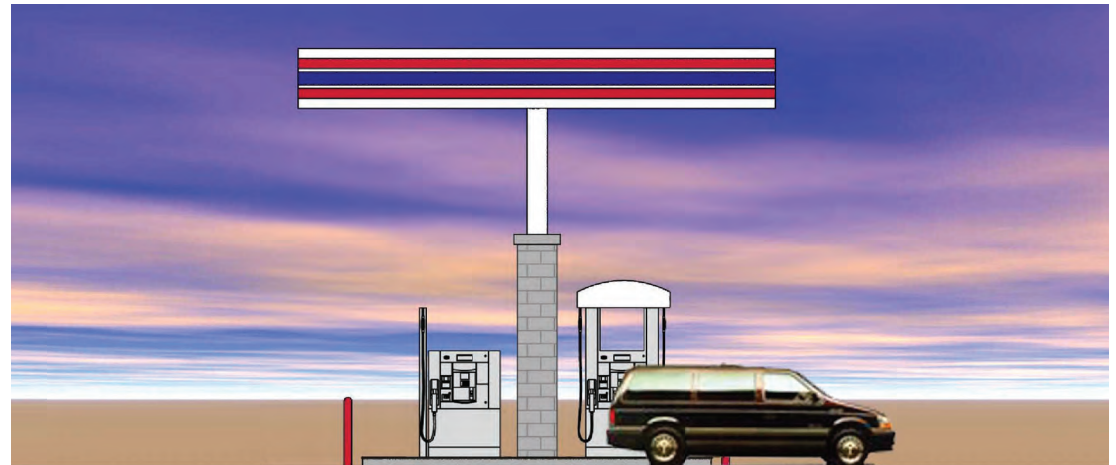
SHEET:
CA.11

CJC Design, Inc.
Design Planning Permitting
22485 La Brea Avenue, Suite 202, Van Nuys, CA 91411
Tel: (818) 995-2643
Fax: (818) 995-2643
www.cjcdesign.com



WEST ELEVATION

EAST ELEV. OPPOSITE



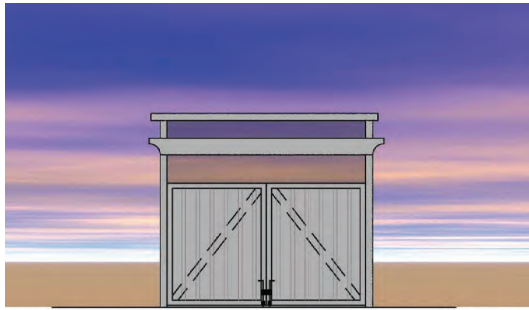
SOUTH ELEVATION

NORTH ELEV. OPPOSITE



PR-2021-000953 (CUP and DR) Exhibit 7 - Project Plans

1673 COLUMBIA AVENUE, RIVERSIDE, CA. 92507



SIDE ELEVATION - 1

SCALE: 1/4"=1'-0"



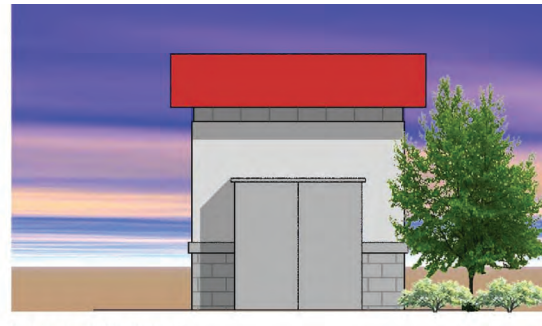
REAR ELEVATION - 2

SCALE: 1/4"=1'-0"



REAR ELEVATION - 4

SCALE: 1/4"=1'-0"



SIDE ELEVATION - 3

SCALE: 1/4"=1'-0"



FRONT ELEVATION - 5

SCALE: 1/4"=1'-0"



FRONT ELEVATION - 6

SCALE: 1/4"=1'-0"



PR-2021-000953 (CUP and DR) Exhibit 7 - Project Plans

1673 COLUMBIA AVENUE, RIVERSIDE, CA. 92507

COLOR BOARD and SITE AMENITIES PACKAGE

DOWNS ENERGY
1673 Columbia Avenue
Riverside, CA 92507
May 10, 2021

Prepared by:



CJC Design, Inc.

Design

Planning

Permitting

22485 La Palma Avenue, Suite 202
Yorba Linda, CA 92887
P: 714.920.9643 F: 714.917.0250
www.cjccorp.com

Prepared for:

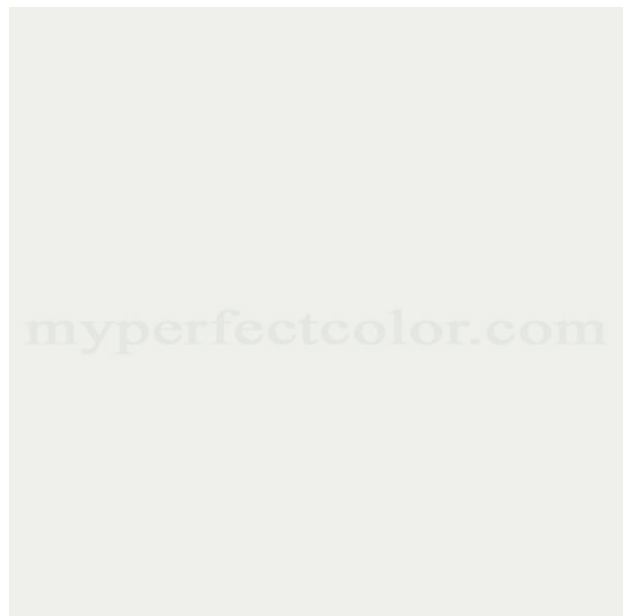
City of Riverside, CA.

I. Exterior Colors

A. SHERWIN WILLIAMS SW7661 REFLECTION (BUILDING WALLS)



B. SHERWIN WILLIAMS SW7006 WHITE (CANOPY FASCIA AND COLUMNS)



***C. PANTONE PMS 072C – BLUE
(CANOPY FASCIA GRAPHIC)***



***D. PANTONE PMS 485C
(CANPY FASCIA GRAPHIC)***



II. Exterior Wall / Base

A. 8X16 SPLIT FACE BLOCK VENEER

COLOR: GRAY

TEXTURE PLUS

<https://www.textureplus.com/>



B. Sand Finish Stucco

La Habra Stucco

