



Luis Alvarez

ADA Specialist

Date: March 28,2023

Selvana Guirguis
Plans Examiner
Riverside County Building & Safety

Project: Rancho 51 Accessibility Design Review
83272 51st Avenue
Coachella, CA 92236

Owner: Claudia Lua Alvarado
83272 51st Avenue
Coachella, CA 92236

Dear Selvana,

Pursuant to the provisions in my agreement with Claudia Lua Alvarado dated March 16, 2023, I have reviewed the construction documents for compliance with the accessibility provisions noted below.

Accessibility Codes/Standards Applicable to Project Design

- 2010 Americans with Disabilities Act Standards
- 2022 California Building Code Chapter 11B
- 2015 California State Parks Accessibility Guidelines

Project Description

Rancho 51 will be a temporary campground which will contain an area of approximately 47 tents, bring your own tent area, 123 parking spaces, portable restrooms, and a passenger pick-up/drop-off zone.

Design Review

Based on my review of the updated plan I conclude that the construction documents are in substantial compliance with the accessibility provisions listed above. Furthermore, specific public accommodations are in general conformance with applicable standards as noted ;

- Five tent spaces shall be equally distributed among the different tent areas,
- Five standard accessible and one Van accessible space shall be provided,
- Portable bathroom/shower with ramp provided by Diamond Environmental Services,
- Accessible routes of travel shall be provided from drop-off zones, accessible parking to all elements/spaces including toilet/shower rooms.

Limitations

This report relies on information provided by the owner and the owner is solely responsible for the accuracy and completeness of this information. Consequently, I make no warranties, express or implied, in connection with services performed.

Respectfully Submitted,

Luis Alvarez

Digitally signed by Luis Alvarez
DN: cn=Luis Alvarez, email=LuisAlvarez@planning.com, ou=County of Riverside
Reason: I am the author of this document
Date: 2023.03.29 23:00:19 -0700

Luis Alvarez, CASp No. 1066, ICC

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 Department

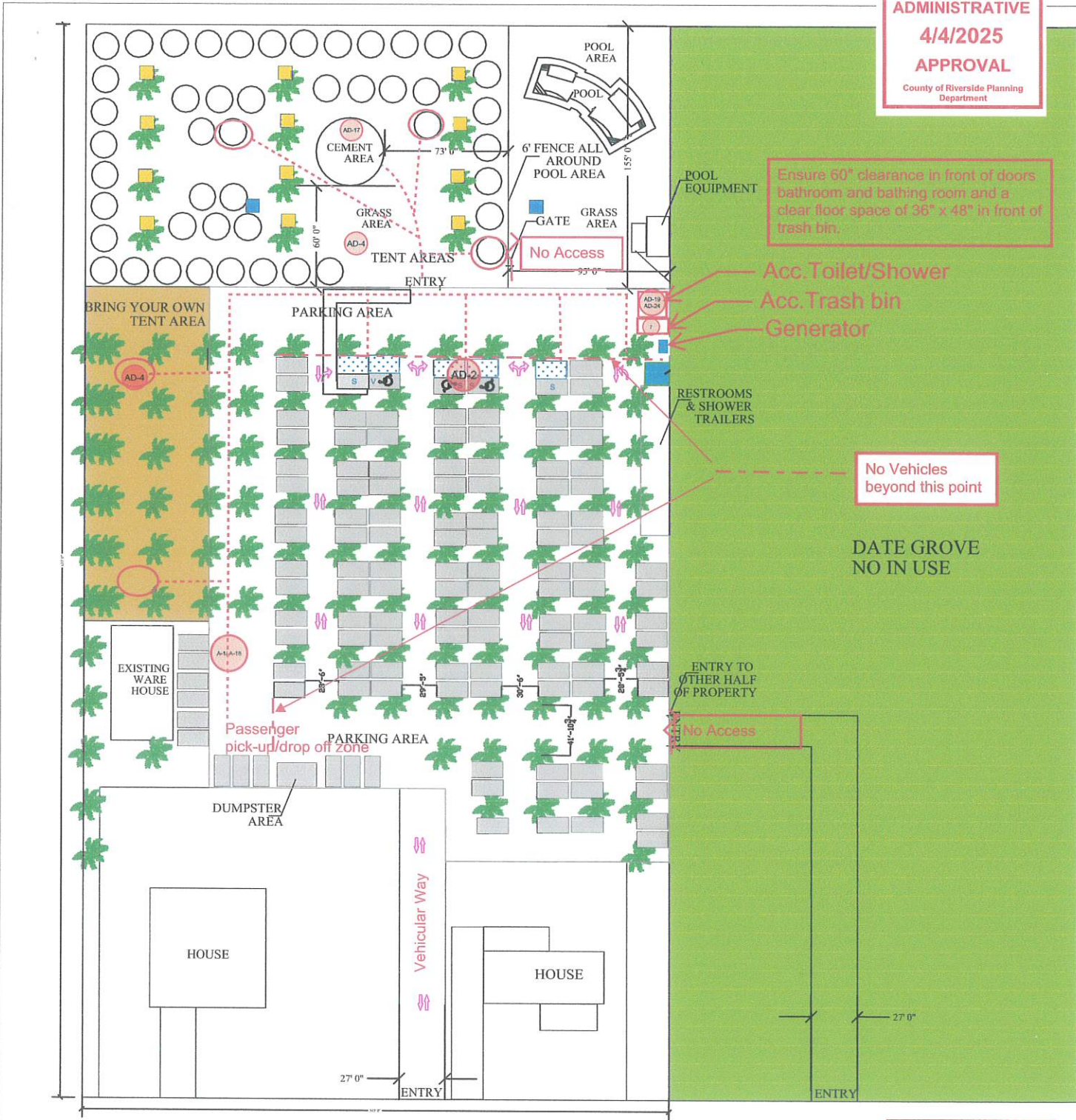
Ensure 60" clearance in front of doors bathroom and bathing room and a clear floor space of 36" x 48" in front of trash bin.

- Acc. Toilet/Shower
- Acc. Trash bin
- Generator

No Vehicles beyond this point

DATE GROVE NO IN USE

Note: See accessibility details page XX for specification for parking, bathroom, shower, accessible route, etc.



Applicable Codes:
 2010 American with Disability Act
 2022 California Building Code
 2015 CA. State Parks Accessibility Guidelines

XX-XX Accessible details page

AVENUE 51

DESIGNED BY: JIM GONZALES

REVISION	DATE

SCALE: 1" = 50'

Parking Plan SHEET L-11.0

- LEGEND**
- Accessible camp site
 - CAR PARKING SPOT 5 accessible required
 - Handicap spaces (1 Van Space)
 - Accessible route-60" wide

- KEY NOTES**
- Van accessible ADA Stall
 - Graded parking lot
 - Accessible aisles
 - 27 Foot Driveway into property

A-1
RANCHO 51
 83272 51ST AVENUE
 COACHELLA, CA 92236

Camping

I. GENERAL

- A. Where camping (tent sites, RV or trailer sites, cabin, tent platform or other camping shelter sites) is provided, the minimum number of accessible sites to be provided for each type of site shall comply with **Table 9-1**.

AGODA F244.2

Table 9-1 Accessible Campsite Requirements

Number of Campsites	Number of Accessible Campsites
1	1
2 to 25	2
26 to 50	3
51 to 75	4
76 to 100	5
101 to 150	7
151 to 200	8
201 and over	8, plus 2 percent of the number over 200

1. In addition to these accessible camp sites, camp host sites must be accessible.
 2. Cabins and yurts are not camping shelters and must follow the guidelines as specified in **Section 14 - Dormitories, Hotels & Seasonal Lodging**.
- B. For the convenience of all users, Department policy dictates that when replacing campground furnishings such as tables, food lockers and barbeques, these furnishings shall be of an accessible design.
DN 95-32
- C. All elements of an accessible site shall be accessibly designed. In addition, there shall be accessible routes from the campsite to its own parking, utilities, site furnishings, an accessible restroom and, if present, a campfire center.
AGODA F244.5.1-2

Section 9 - Camping

II. PARKING SPACES

- A. Parking space dimensions shall comply with **Figure 9-1**. Slope shall not exceed 2%. Except when the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% may be permitted where necessary for drainage. The surface shall be firm and stable.
 AGODA 1012.1-1012.5

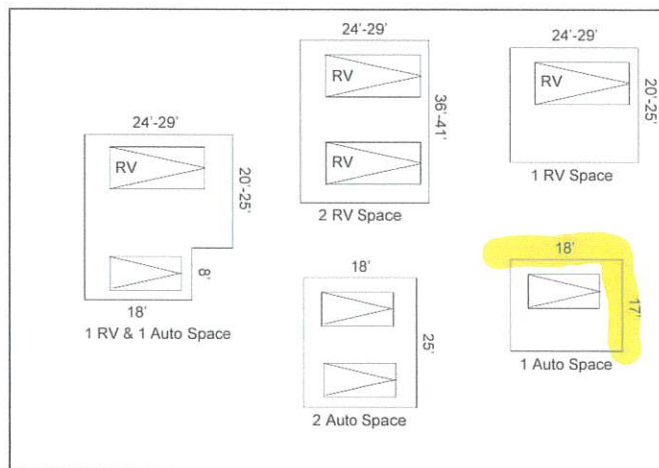


Figure 9-1 Accessible Parking Space Dimensions for Campsites

- B. Parking spaces shall be adjacent to campsites or picnic areas in compliance with **Figure 9-2**.

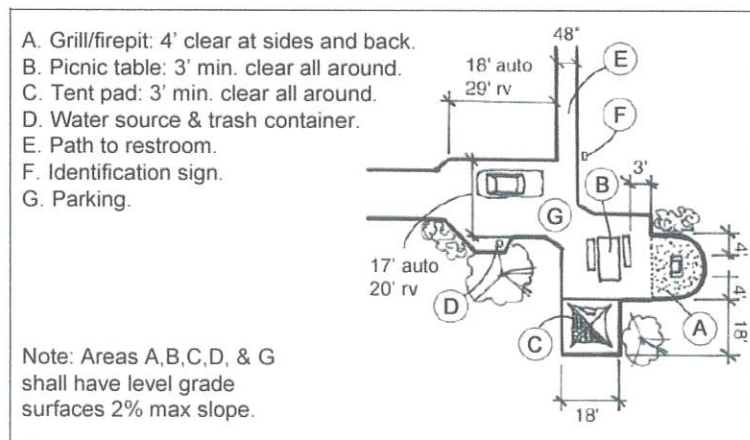


Figure 9-2 Accessible Tent Campsite Design

Section 9 - Camping

III. RV CAMPING

- A. Hook-ups and campsite furniture shall be accessibly designed.

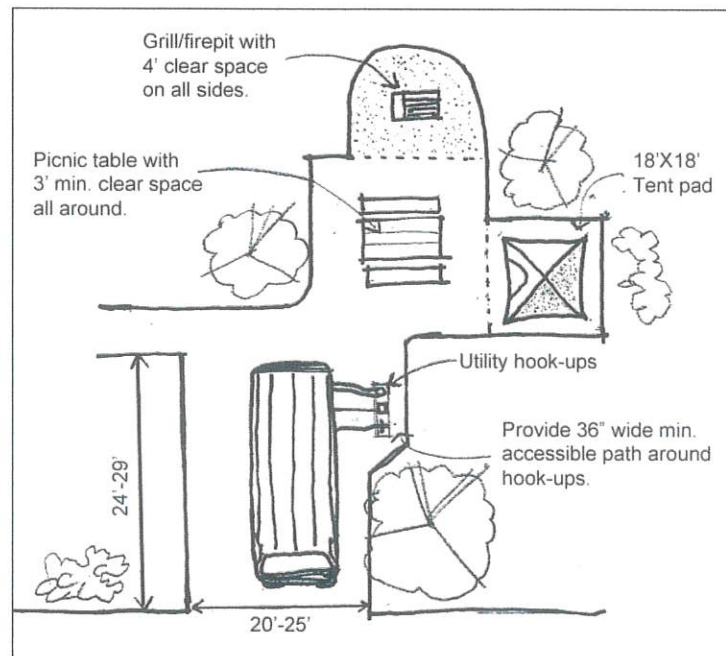


Figure 9-3 Accessible RV Campsite Design

- B. In existing designated RV camping spaces the minimum width shall be 20' wide with a recommended length of 24'. Where possible, the optimum goal is a 25' wide space.
Tucker vs. California State Parks, November 2005.
- C. RV spaces in newly constructed campgrounds shall be a minimum of 23' wide with a goal of 25' wide, or the space will be adaptable to create at least a 23' to 25' wide space.
- D. RV spaces wider than 20' will have the specific width designated on the reservation system.
- E. The slope of RV spaces shall not exceed 2%. Except when the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% may be permitted where necessary for drainage. The surface shall be firm and stable.
AGODA 1012.4-5

Section 9 - Camping

- F. If an accessible pull-through campsite is provided, then the pull-through area shall be a minimum 20' wide for the entire length. Where possible, the optimum goal is a 25' wide space.

AGODA 1012.2

IV. SITE PLANNING

- A. Accessible sites shall represent the range of sites in the campground (e.g., water view, secluded, etc.).

AGODA F244.2.2

- B. If tent sites are provided, they should have an 18' x 18' firm, but not paved, tent/sleeping pad adjacent to table/cooking area. Camp and tent site slope shall not exceed 2%; if needed for proper drainage, when the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% may be permitted where necessary for drainage. **(Figure 9-2)**

AGODA 1013.3

- C. If tent sites are provided, the ground must be firm and stable, and designed to allow the use of tent stakes.

AGODA 1013.2.2

- D. Where an 18' x 18' raised tent platform is provided, the platform shall be 19" high maximum measured from the clear ground space to the tent platform surface.

AGODA 1013.4

V. PICNIC TABLES

- A. Picnic tables shall have a minimum 36" clear width of firm surface area all around. Trash receptacles, barbecues, etc. shall not encroach on this space.

AGODA 1011.2.1

Section 9 - Camping

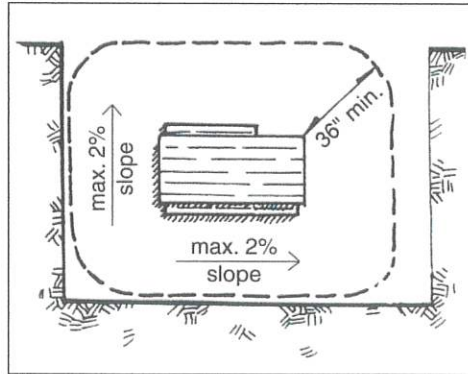


Figure 9-4 Clear Space around Picnic Tables and Max Slope

- B. The maximum slope around the picnic table shall not exceed 2%; 5% is acceptable for proper drainage.
AGODA 1011.2.3
- C. Picnic tables and benches shall have rounded corners with no sharp edges or protruding hardware, such as bolts.
- D. The distance from the ground to the tabletop work surface shall be between 28" and 34" (32" recommended).
ADASAD 902.3

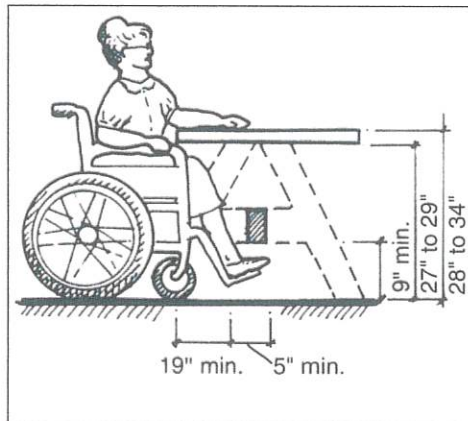


Figure 9-5 Picnic Table Clearances

- E. Tables shall have a 27" minimum knee clearance from surface grade (29" clearance is recommended). (Figure 9-5)
ADASAD 902.2, 306

Section 9 - Camping

F. Picnic tables shall have a 19" clear horizontal knee space under the table. Toe clearance 9" min. in height shall extend an additional 5" min. from the knee clearance. Table anchors may not encroach on clear space. **(Figure 9-5)**
ADASAD 902.2, 306

G. Tables shall have at least one 30" wide clear space beneath the table for each 24 linear feet of usable table surface perimeter.
AGODA 1011.4

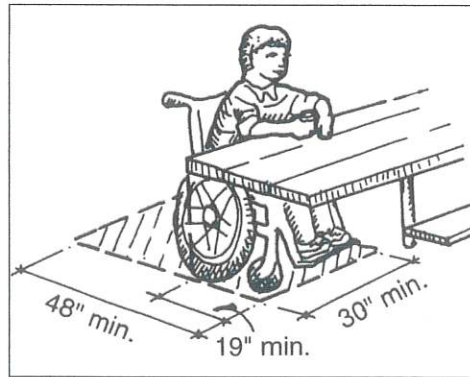


Figure 9-6 Clear Space under Picnic Table

VI. GRILLS, FIRE RINGS AND FIREPLACES

A. Grills, fire rings and fireplaces shall be placed so there is a minimum 48" clear space (360°) surrounding the cooking facility.
AGODA 1011.2.1

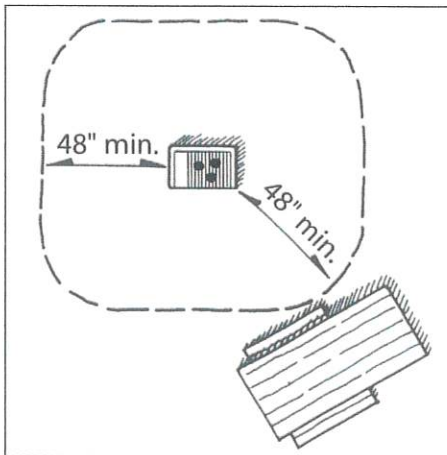


Figure 9-7 Clear Space around Grills, Fire Rings, and Fireplaces

Section 9 - Camping

- B.** Grills, fire rings, etc. shall be surrounded by a firm, stable ground surface. A firm surface is one which does not give way significantly under foot and resists indentation from a person's foot, wheelchair or other assistive mobility device.
AGODA 1011.2.2
- C.** The maximum slope of the clear space surrounding grills, fire rings, etc. shall be 2%, with 5% allowed for drainage.
AGODA 1011.2.3
- D.** In accessible, developed campground sites and picnic areas where concrete or other hard surface paving exists or is to be installed, a detectable warning shall be provided around the grill, fire ring, etc. to alert blind and visually impaired persons to the location of the grill, fire ring, etc. This warning surface will have a minimum depth of 24" and shall provide clear visual contrast from the immediate adjoining surfaces.
Re: Tucker vs. California State Parks, November 2005.

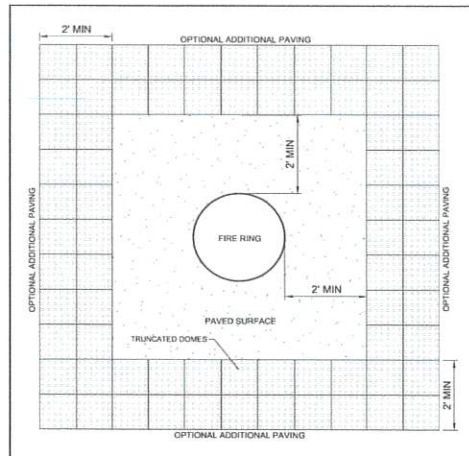


Figure 9-8 Warning Surface around Grill, Fireplace or Fire Ring

- E.** When the grill is built into a fireplace, the grill shall be between 15" and 34" above the ground. The fire-building surface shall be minimum 9" from the ground.
AGODA 1011.5.1-2

Section 9 - Camping

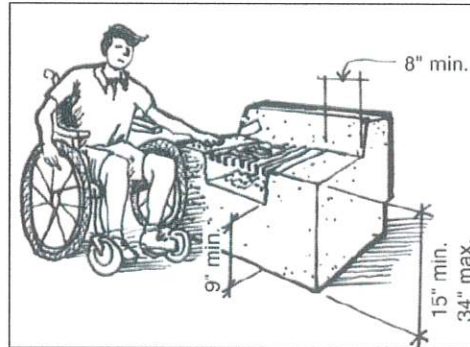


Figure 9-9 Grill/Fireplace Dimensions

- F. It is recommended that grills and fireplaces have an adjacent horizontal surface at least 8" wide on which hot objects may be placed. The height of this work surface shall follow the guidelines for tables/counters found in Section 12 - Dining & Banquet Areas. (Figure 9-9)
- G. The cooking surface of post-mounted grills shall be between 15" and 34" above grade, with unobstructed access by horizontal reach from a standing or seated position.

AGODA 1011.5.2

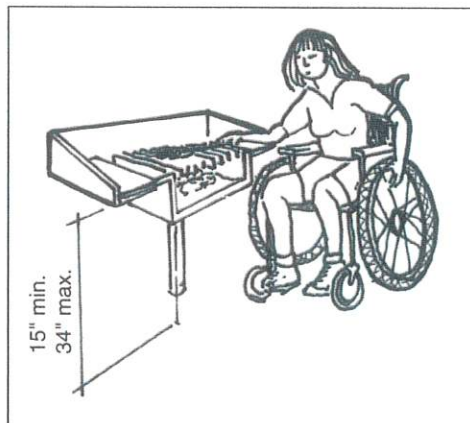


Figure 9-10 Post-Mounted Grill Height Range

- H. The fire building surface of a fireplace or fire ring must be at least 9" from the ground.

AGODA 1011.5.1

Section 9 - Camping

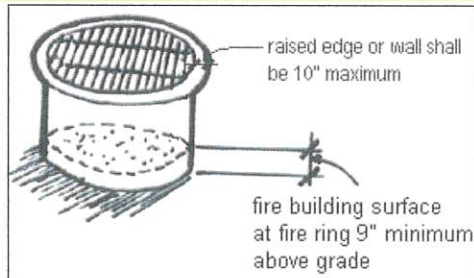


Figure 9-11 Fire Ring Surface Minimum Height

- I. Where a raised edge or curb is provided on a fire ring, the thickness of the outside edge or curb of the fire ring shall not exceed 10". (Figure 9-11)
AGODA 1011.5.3

VII. WATER FAUCETS

- A. Faucets shall be located adjacent to a clear, stable, firm ground surface area at least 48" x72" in size. Rock surfaces are not allowed. Faucets shall be configured to allow a forward approach.
AGODA 1011.2.1

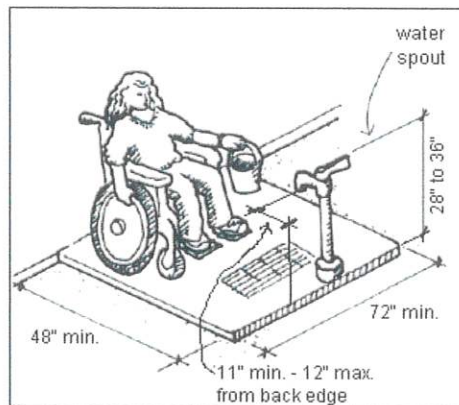


Figure 9-12 Water Faucet Placement

- B. A 2% slope shall be allowed to drain toward the faucet drain. When the surface is other than asphalt, concrete, or boards, slopes not greater than 5% may be used for drainage. Drain grating shall have a maximum opening of 1/2".
AGODA 1011.2.3-4

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- C. The water spout shall be located 28" to 36" above the ground and shall be operated by a push button or lever actuator that requires no more than 5 lbs. of pressure to operate and is located within prescribed reach ranges.

AGODA 1011.6, 1011.3

★ Refer to Section 0.1 - Accessibility Basics, Part VIII Reach Range.

VIII. TRASH RECEPTACLES AND FOOD LOCKERS

- A. Trash receptacles and food lockers shall be located on an access route from the campsite. (Figure 9-2)

AGODA 1011.2.1

- B. Trash receptacle openings shall be located 15" to 48" above the ground.

AGODA 1011.3

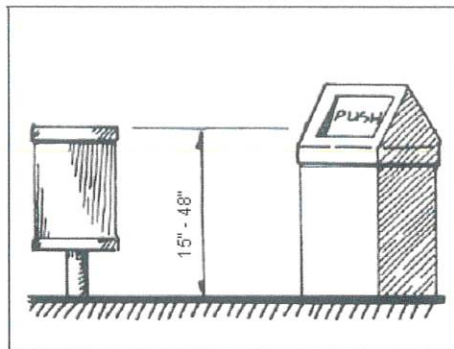


Figure 9-13 Trash Receptacle Opening Height

- C. If so equipped, both outdoor and indoor (e.g., restrooms) trash receptacles shall operate with a single hand manipulation requiring no more than 5 lbs. of pressure.

AGODA 1011.3

- D. Where necessary for health and safety reasons, animal exclusion receptacles that do not meet this guideline may be used.

AGODA 1011.3

- E. There shall be a minimum 36" x 48" clear space positioned for a forward approach or a 30" x 60" clear space positioned for a parallel approach to the receptacle opening. The maximum slope of the clear space shall be 2%, when

Section 9 - Camping

the surface is other than asphalt, concrete, or boards, slopes not steeper than 5% are acceptable for proper drainage. Surface shall be firm and stable.

AGODA 1011.2.1-3

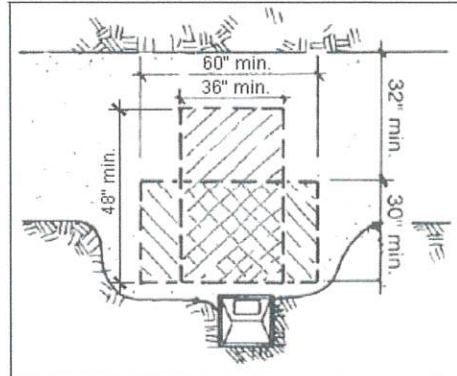


Figure 9-14 Trash Receptacle Clear Space

- F. Food lockers shall have a clear approach that provides a 30" x 48" clear space. The latching mechanism shall be mounted between 15" and 48". The latch shall be operable with one hand and not require tight grasping, pinching or twisting.

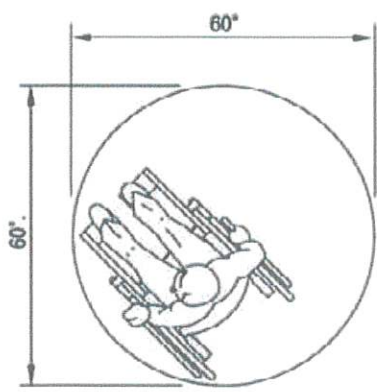
IX. SIGNAGE

- A. Accessible campsites shall be designated by the placement of a small International Symbol of Accessibility (ISA) directly under the campsite number.
DOM 2607.8

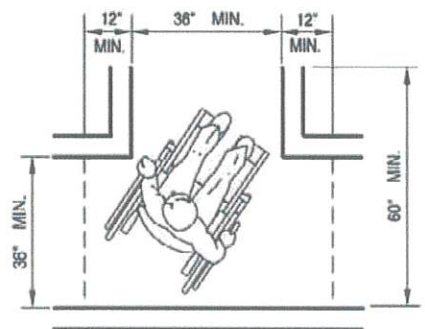
★ Refer to Section 36 - Signage for design specifications.

ACCESSIBILITY DETAILS FOR DOORS, MANEUVERING SPACES & ROUTES

UNLESS SPECIFICALLY STATED OTHERWISE, FIGURES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. (11B-104.3 FIGURES)



(a) 60 INCHES DIAMETER SPACE



(b) T-SHAPED SPACE FOR 180° TURNS

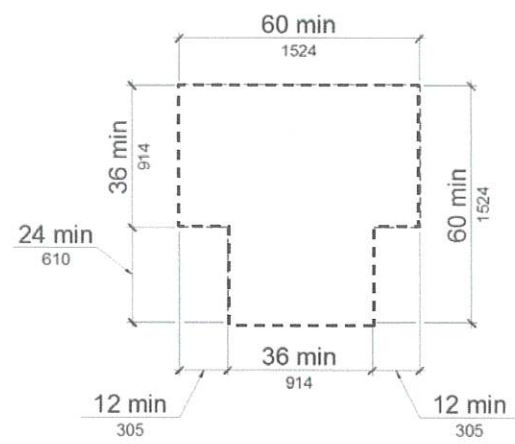


FIGURE 11B-304.3.2
T-SHAPED TURNING SPACE

Convention	Description
36 914	dimension showing English units (in inches unless otherwise specified) above the line and SI units (in millimeters unless otherwise specified) below the line
6 152	dimension for small measurements
33-36 838-914	dimension showing a range with minimum - maximum
min	minimum
max	maximum
>	greater than
≥	greater than or equal to
<	less than
≤	less than or equal to
---	boundary of clear floor space or maneuvering clearance
- - -	centerline
---	a permitted element or its extension
→	direction of travel or approach
	a wall, floor, ceiling or other element cut in section or plan
▨	a highlighted element in elevation or plan
▨	location zone of element, control or feature

FIGURE 11B-104
GRAPHIC CONVENTION
FOR FIGURES

WHEELCHAIR TURNING SPACE

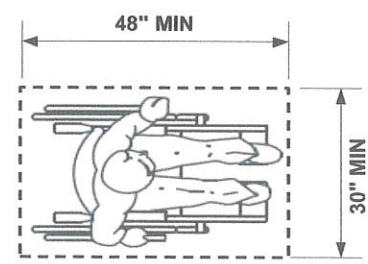


FIGURE 11B-305.3
CLEAR FLOOR OR GROUND SPACE

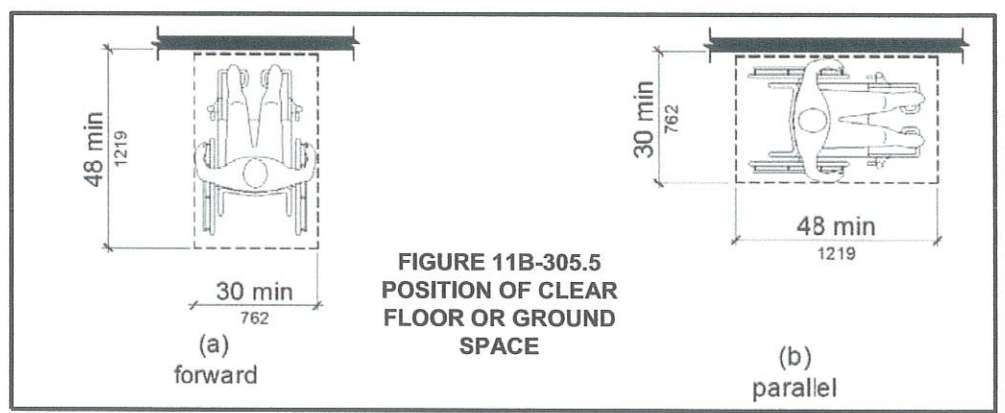


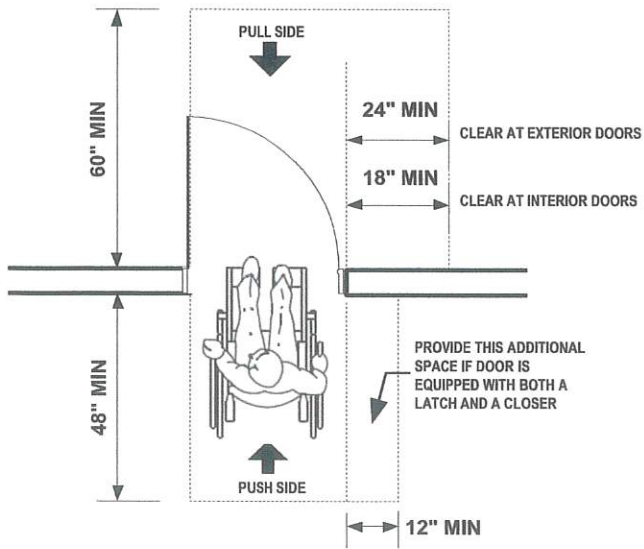
FIGURE 11B-305.5
POSITION OF CLEAR
FLOOR OR GROUND
SPACE

(a)
forward

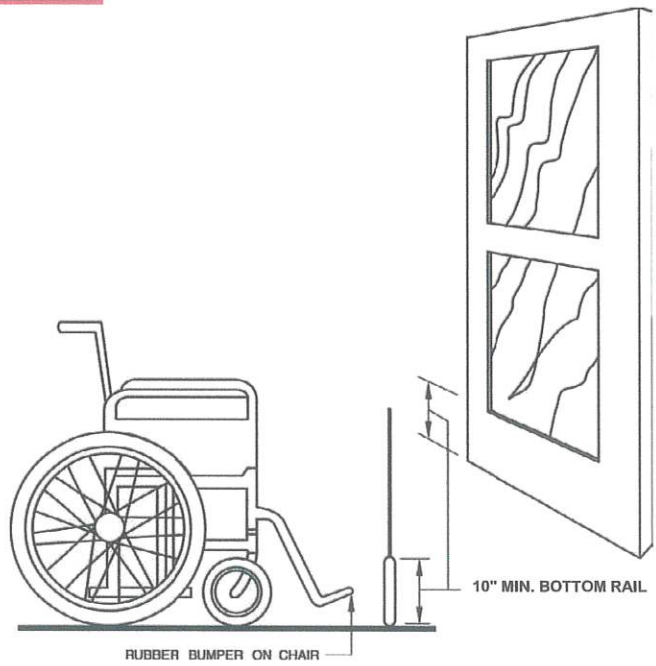
(b)
parallel

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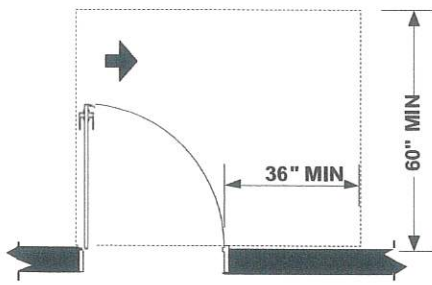
DOORS & MANEUVERING SPAC



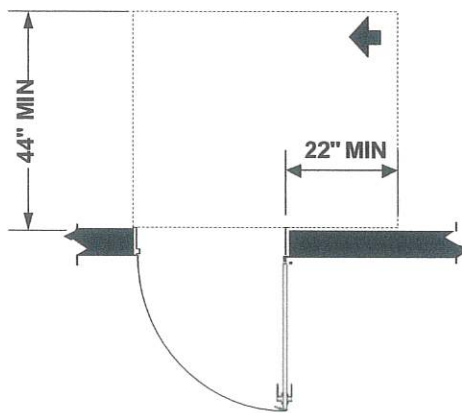
FRONT APPROACH



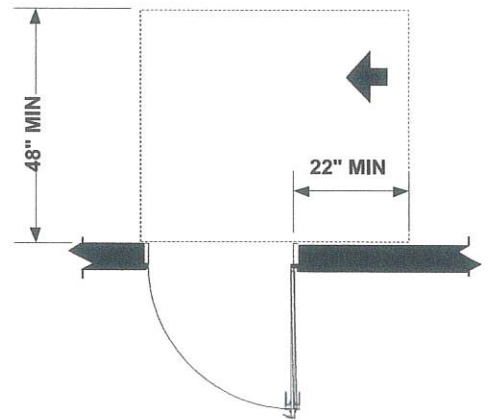
DOOR CONSTRUCTION



HINGE APPROACH, PULL SIDE



HINGE APPROACH, PUSH SIDE



HINGE APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

FIGURE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

DOORS & MANEUVERING SPACE

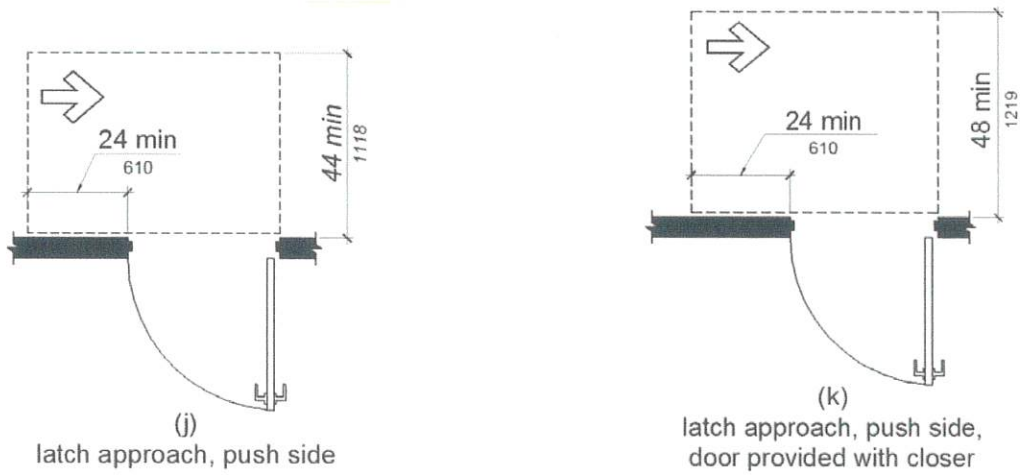


FIGURE 11B-404.2.4.1—continued
 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

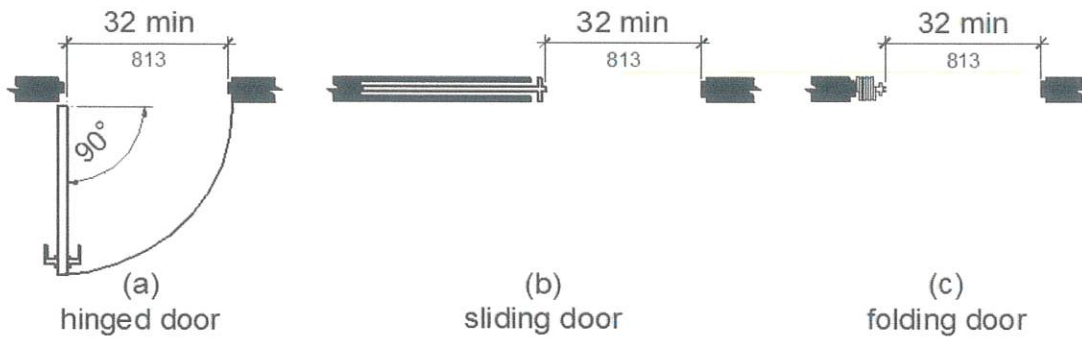


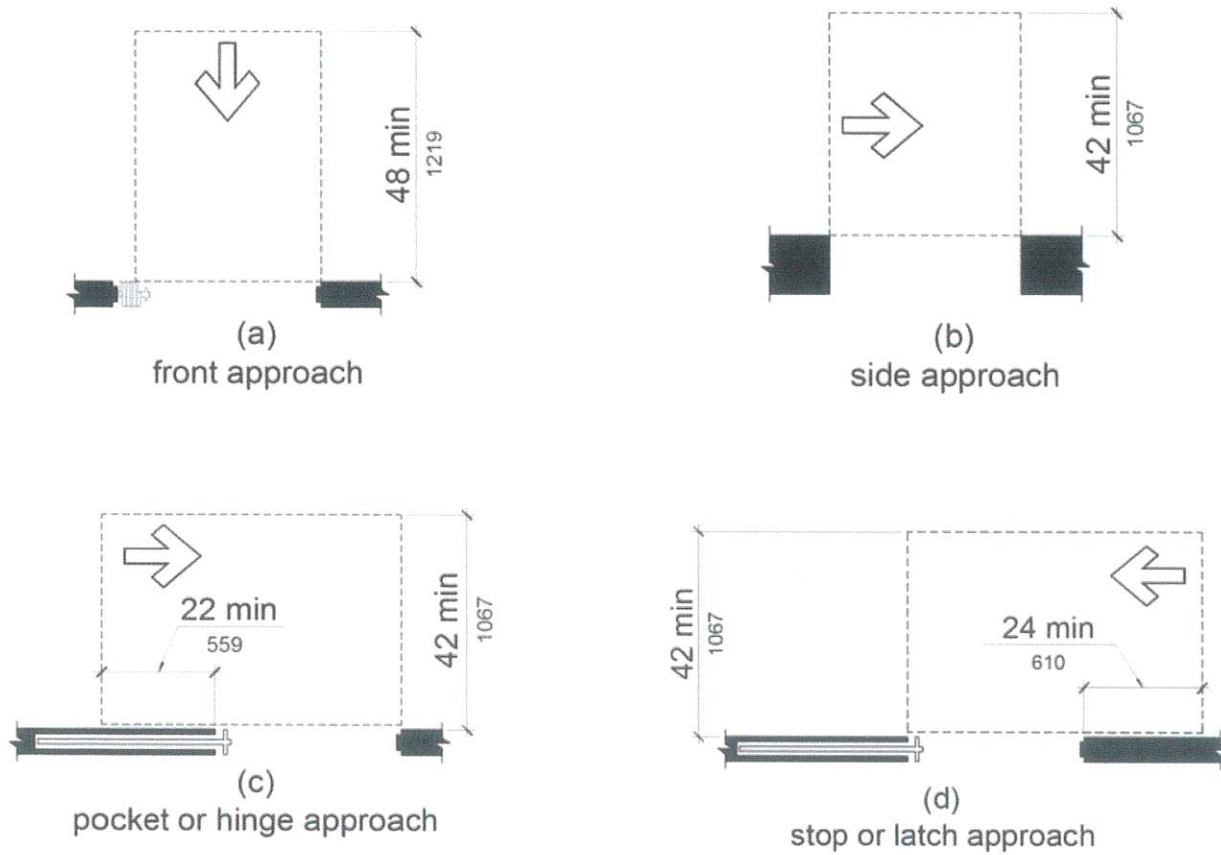
FIGURE 11B-404.2.3
 CLEAR WIDTH OF DOORWAYS

TABLE 11B-404.2.3
 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR or GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
From front	Pull	60 inches	18 inches
From front	Push	48 inches	0 inches
From hinge side	Pull	60 inches	36 inches
From hinge side	Push	44 inches	22 inches
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches	24 inches

1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED.
2. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED.
3. BEYOND HINGE SIDE.
4. ADD 4 INCHES IF CLOSER IS PROVIDED.
5. ADD 6 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS.

DOORS & MANEUVERING SPA



**FIGURE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS,
GATES, AND FOLDING DOORS**

**TABLE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES
MANUAL SLIDING DOORS AND MANUAL FOLDING DOORS**

Approach direction	MINIMUM MANEUVERING CLEARANCE	
	Perpendicular to doorway	Parallel to doorway (beyond stop/latch side unless noted)
From Front	48 inches	0 inches
From Side ¹	42 inches	0 inches
From pocket/hinge side	42 inches	22 inches
From stop/latch side	42 inches	24 inches

1. Doorway with no door only.
2. Beyond pocket/hinge side

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Department

DOORS & MANEUVERING SPACE

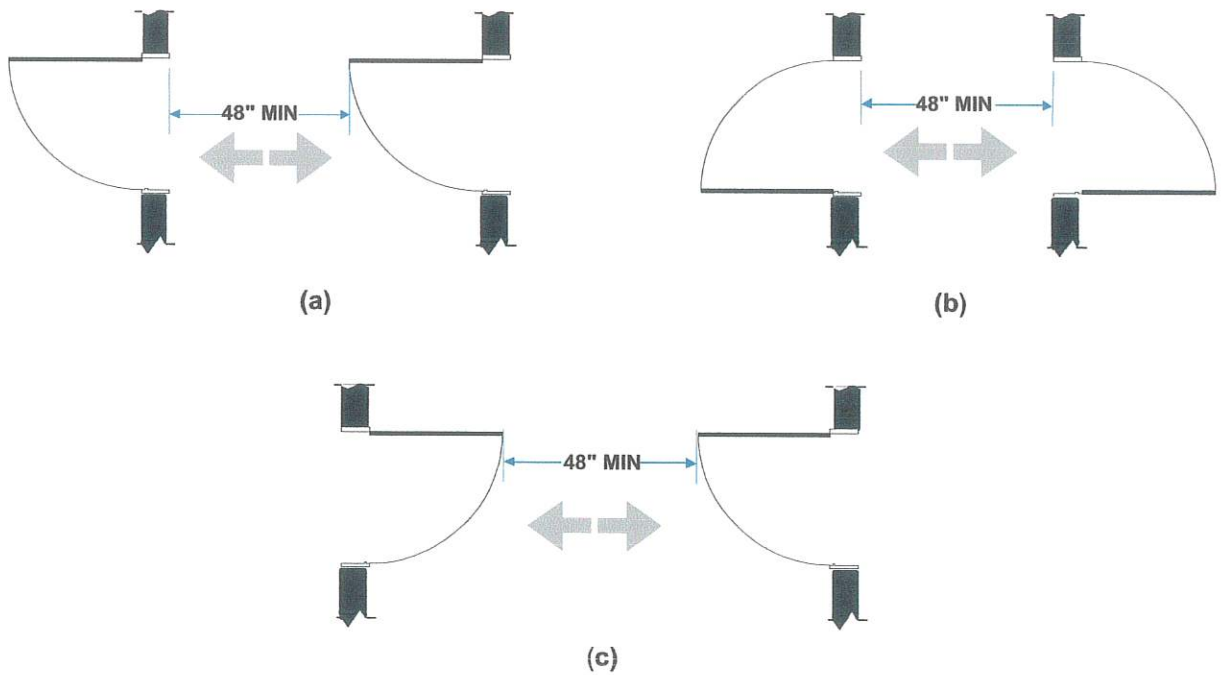
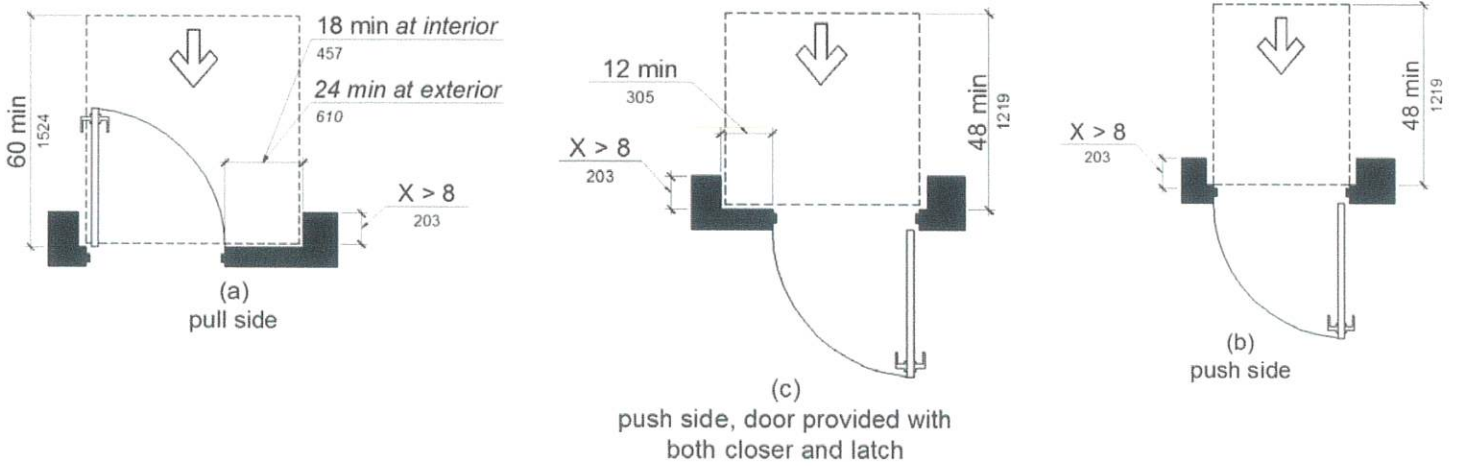


FIGURE 11B-404.2.6
DOORS IN SERIES AND GATES IN SERIES

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ACCESSIBLE ROUTES

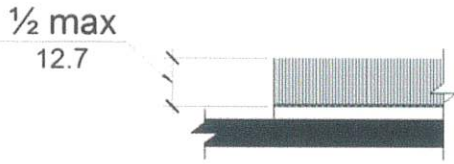


FIGURE 11B-302.2
CARPET PILE HEIGHT

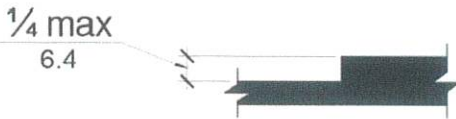


FIGURE 11B-303.2
VERTICAL CHANGE IN LEVEL

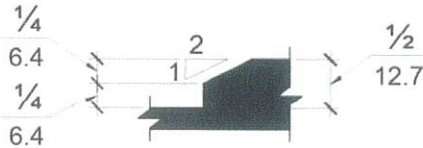
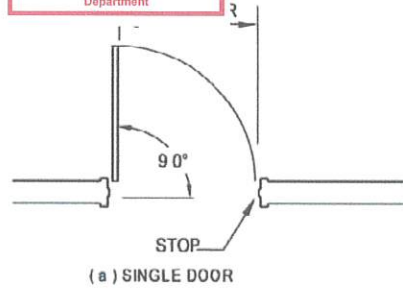
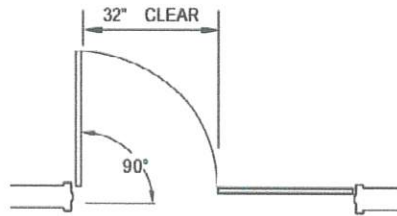


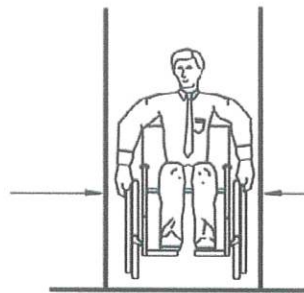
FIGURE 11B-303.3
BEVELED CHANGE IN LEVEL



(a) SINGLE DOOR



(b) DOUBLE DOOR

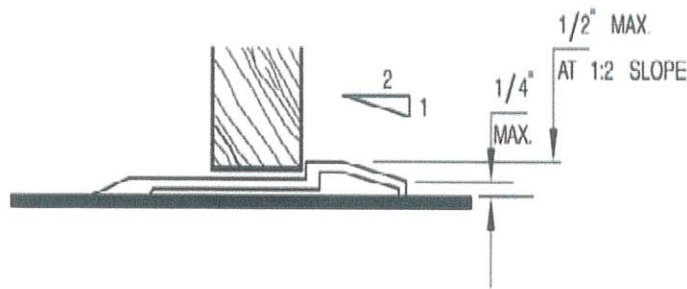


(c) PASSA

11B-404.2.3

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.

AN ADULT SIZE WHEELCHAIR AVERAGES 27 INCHES IN WIDTH. THE REQUIRED 32 INCH CLEAR OPENING ALLOWS 2-1/2 INCHES ON EACH SIDE FOR HANDS.



11B-404.2.5
 THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303.

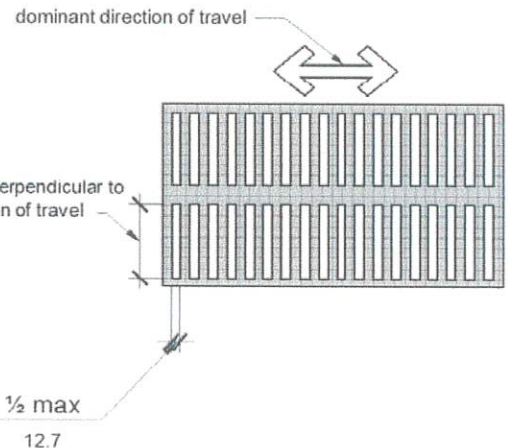
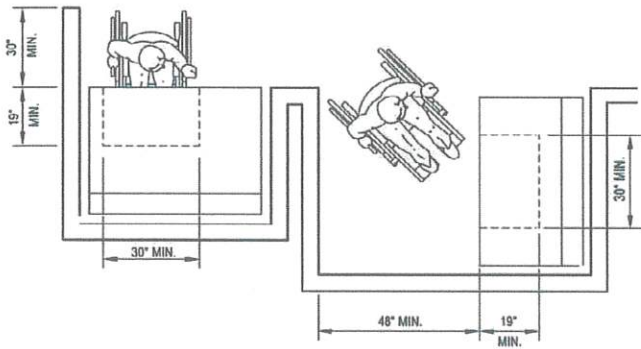
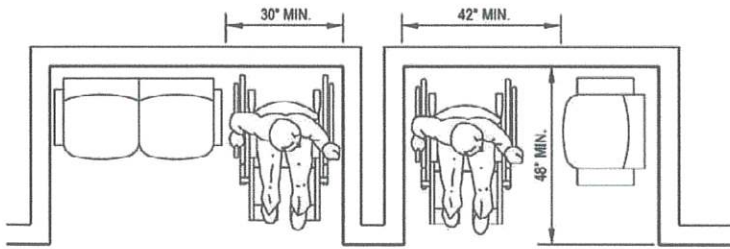


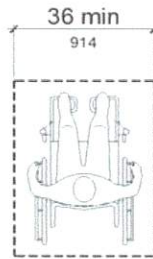
FIGURE 11B-302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

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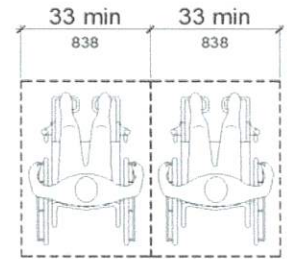
ACCESSIBLE ROUTES



11B-403.5.1
 SEE CLEAR WIDTH AND EXCEPTIONS
 REQUIREMENTS

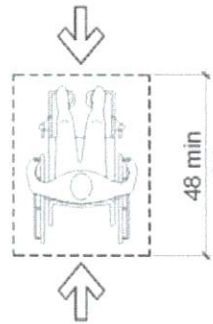


(a)
 single space

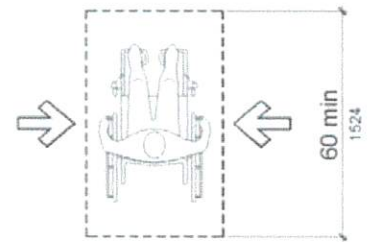


(b)
 two spaces

FIGURE 11B-802.1.2
 WIDTH OF WHEELCHAIR SPACES



(a)
 front or rear
 entry



(b)
 side
 entry

FIGURE 11B-802.1.3
 DEPTH OF WHEELCHAIR SPACES

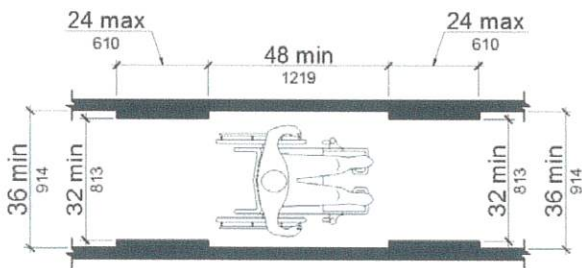
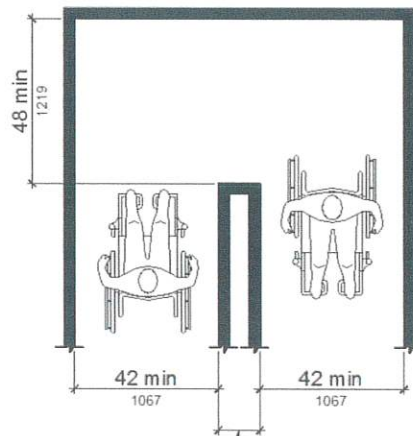
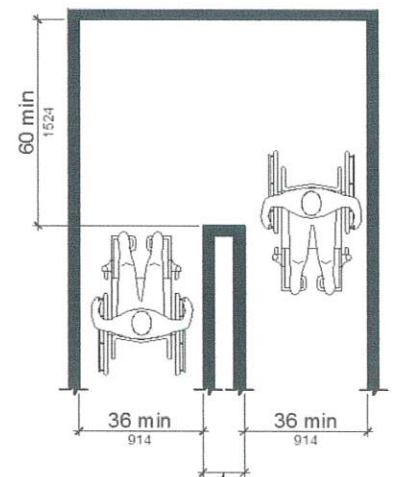


FIGURE 11B-403.5.1
 CLEAR WIDTH OF AN ACCESSIBLE ROUTE



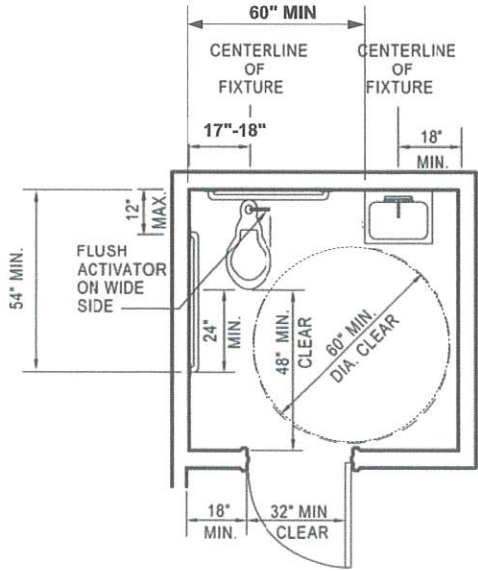
$\frac{X < 48}{1219}$
 (a)
 180 degree turn



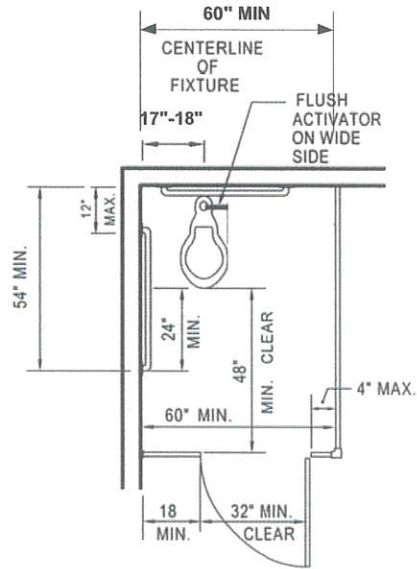
$\frac{X < 48}{1219}$
 (b)
 180 degree turn
 (Exception)

FIGURE 11B-403.5.2
 CLEAR WIDTH AT TURN

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS



SINGLE-ACCOMMODATION TOILET FACILITY



ACCESSIBLE WATER CLOSET COMPARTMENT WITHIN A MULTIPLE-ACCOMMODATION TOILET FACILITY

Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position, may encroach into the turning space by 12 inches maximum. (11B-603.2.3)
 Exceptions: (2) Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

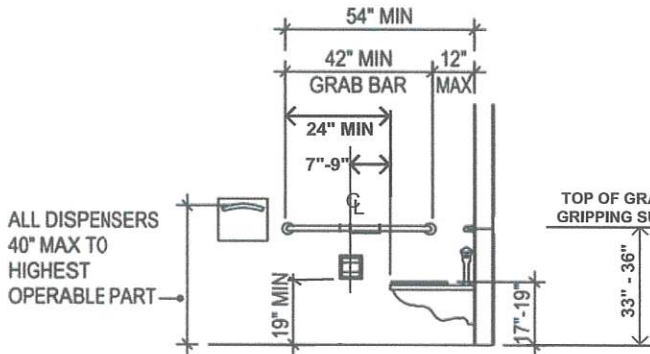


FIGURE 11B-604.7 DISPENSER OUTLET LOCATION

FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

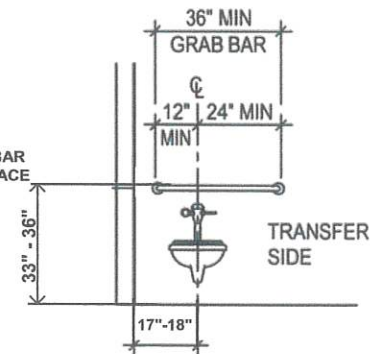


FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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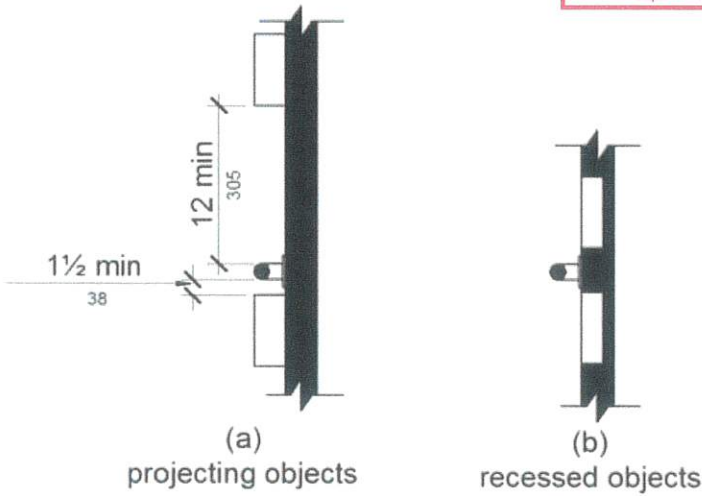


FIGURE 11B-609.3
SPACING OF GRAB BARS

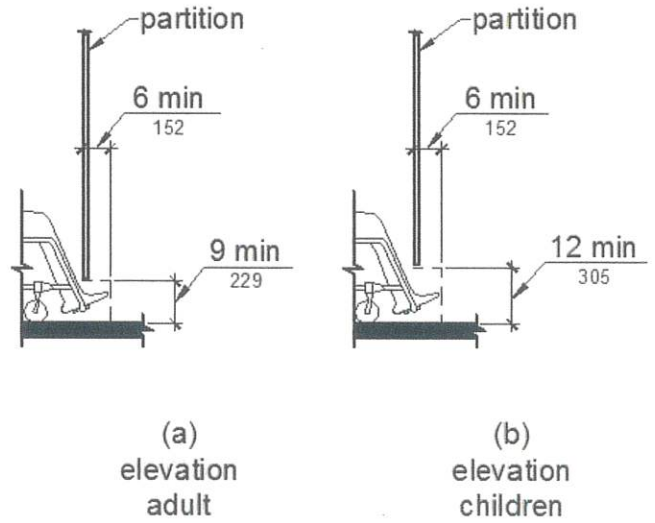


FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

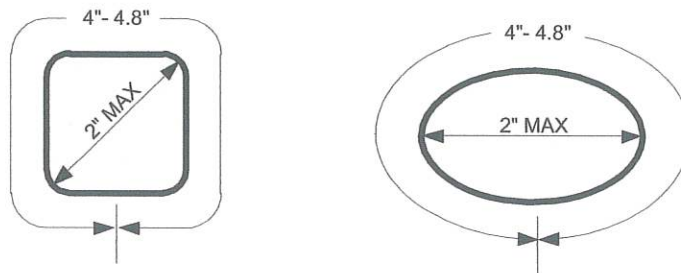


FIGURE 11B-609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION

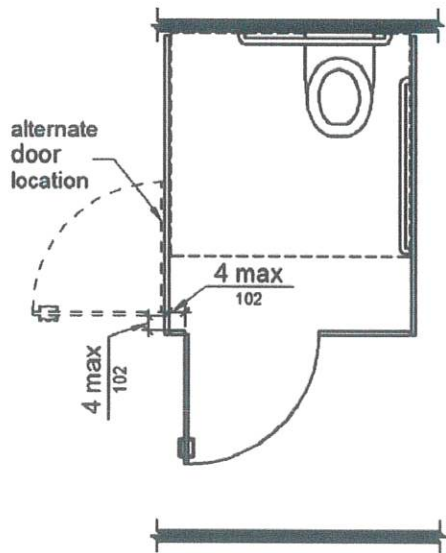


FIGURE 11B-604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

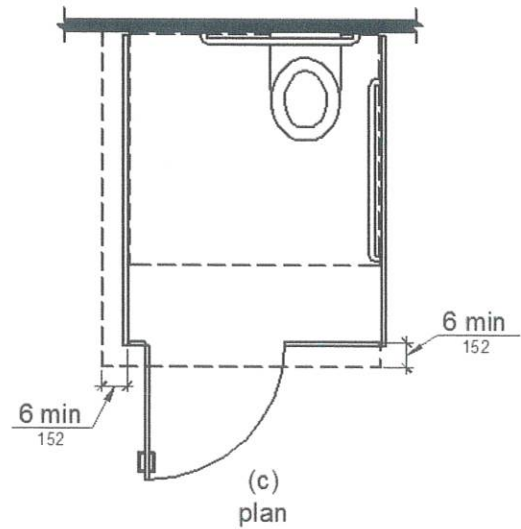


FIGURE 11B-604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

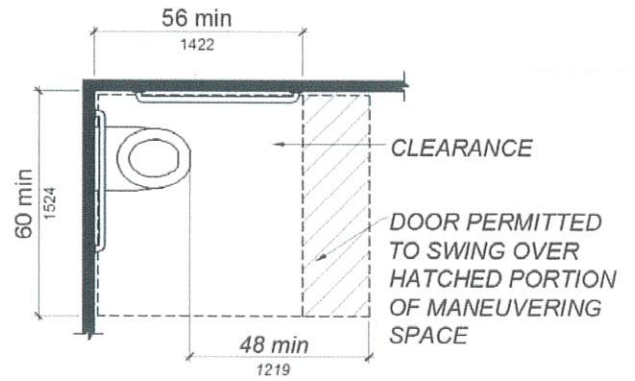
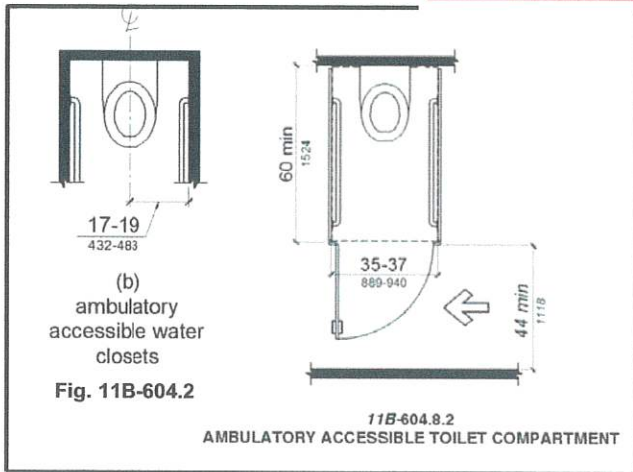


FIGURE 11B-604.3.1 - SIZE OF CLEARANCE AT WATER CLOSETS

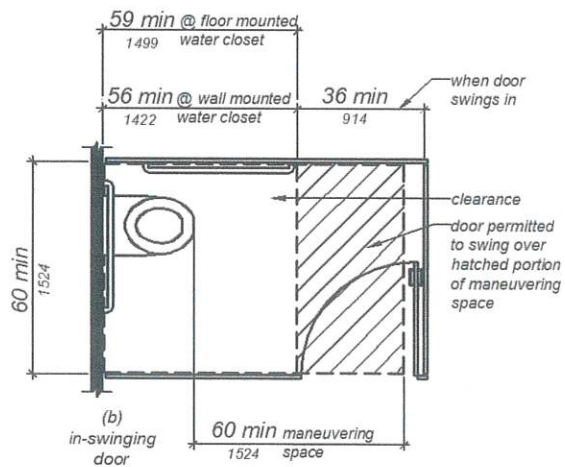
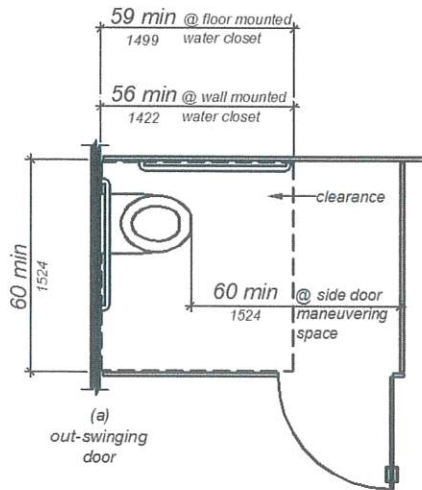


FIGURE 11B-604.8.1.1.2 - MANEUVERING SPACE WITH SIDE-OPENING DOOR

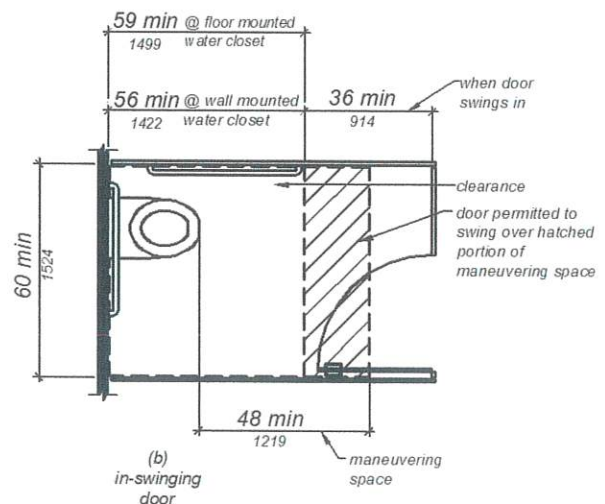
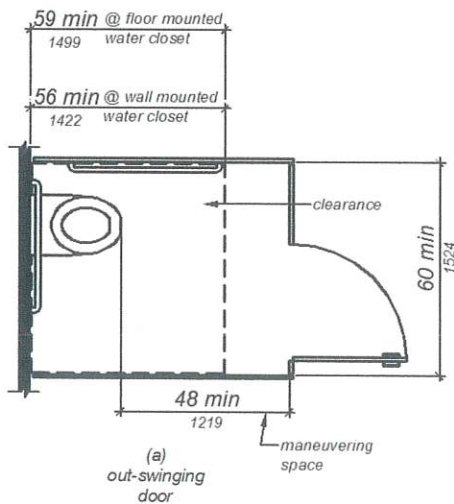


FIGURE 11B-604.8.1.1.3 - MANEUVERING SPACE WITH END-OPENING DOOR

SINK / URINAL

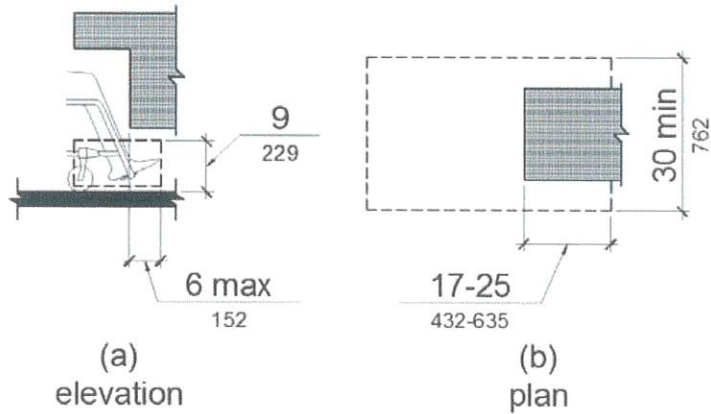


FIGURE 11B-306.2 - TOE CLEARANCE

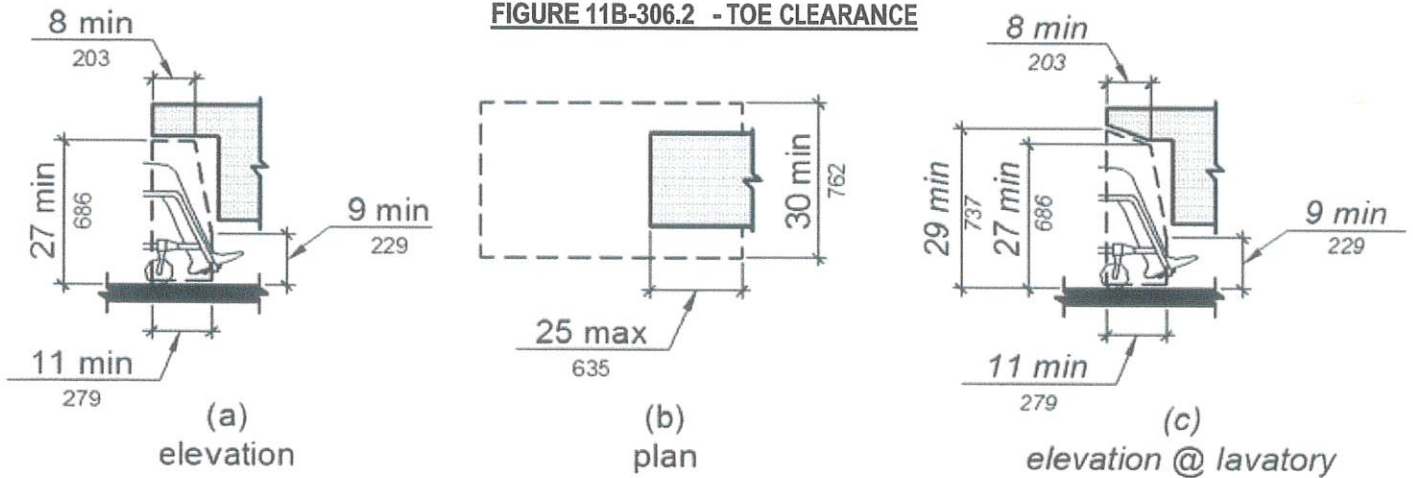


FIGURE 11B-306.3 - KNEE CLEARANCE

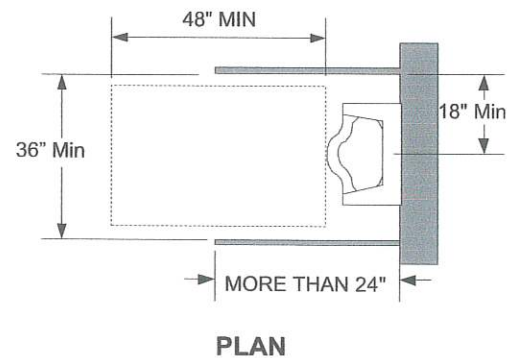
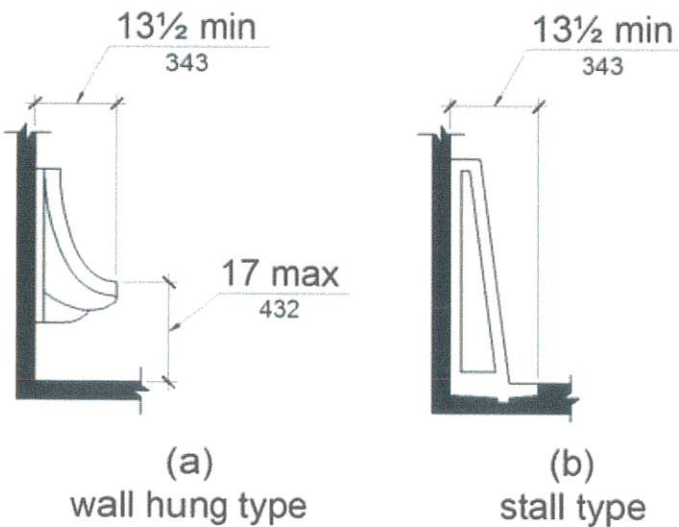
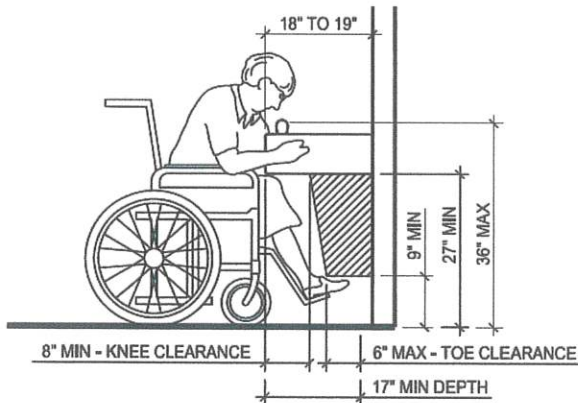


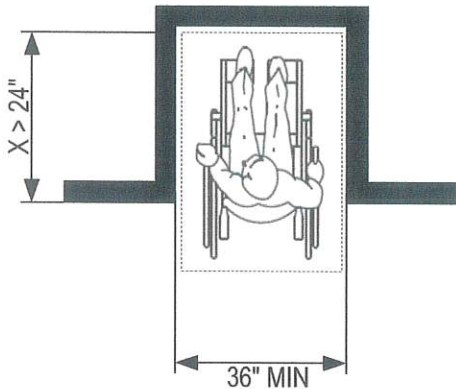
FIGURE 11B-605.2 - HEIGHT AND DEPTH OF URINALS

DRINKING FOUNTAINS



* EQUIPMENT PERMITTED IN SHADED AREA 25" MAX (FIGURE 11B-306.2)

SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS



**FIGURE 11B-305.7.1
MANEUVERING CLEARANCE IN AN
ALCOVE, FORWARD APPROACH**

11B-602.6 WATER FLOW.

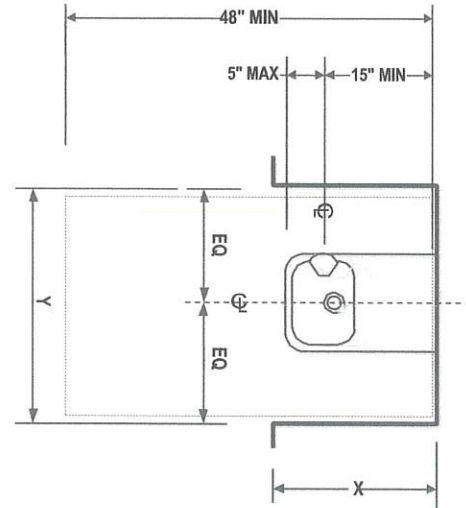
THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS.

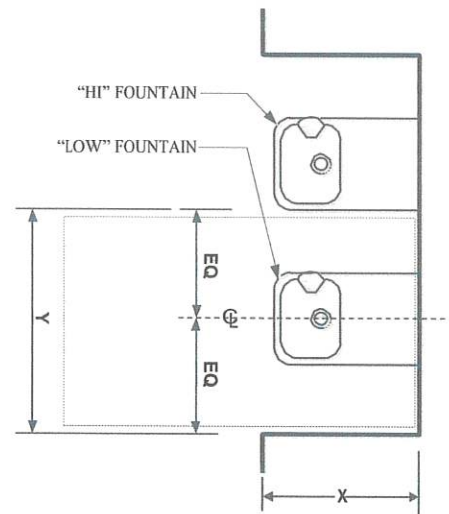
SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-602.9 PEDESTRIAN PROTECTION.

ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCRoACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE.



**DRINKING FOUNTAIN SPOUT LOCATION
FIGURE 11B-602.5**



PLAN OF "HI-LOW" DRINKING FOUNTAIN

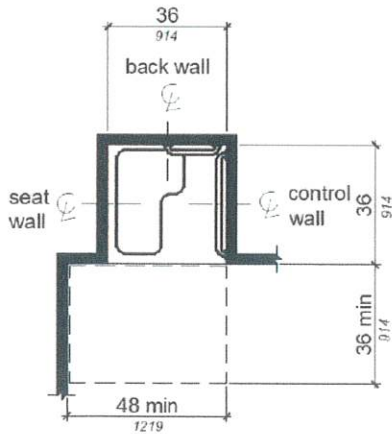
NOTE:

IF X = 18" MIN. ALCOVE DEPTH, THEN Y = 32" MIN.
IF ALCOVE DEPTH (X) IS GREATER THAN 24", THEN ALCOVE WIDTH (Y) MUST BE MINIMUM OF 36" CLEAR.

**CLEAR FLOOR SPACE
AT "HI-LOW" DRINKING FOUNTAIN ALCOVES**

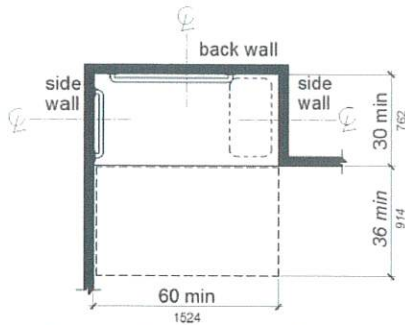
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TUBS AND SHOWERS



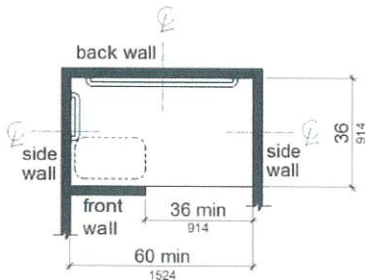
Note: inside finished dimensions measured at the center points of opposing sides

FIGURE 11B-608.2.1
TRANSFER TYPE SHOWER
COMPARTMENT SIZE AND CLEARANCE



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE 11B-608.2.2
STANDARD ROLL-IN TYPE
SHOWER COMPARTMENT SIZE AND CLEARANCE



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE 11B-608.2.3
ALTERNATE ROLL-IN TYPE
SHOWER COMPARTMENT SIZE AND CLEARANCE

Note: Transfer type shower compartments shall be permitted in transient lodging guest rooms, multibedroom housing units in undergraduate student housing and residential dwelling units; and shall not be permitted at other locations to meet the requirements of Section 11B-213.3.6.

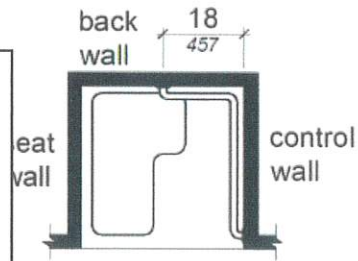


FIGURE 11B-608.3.1
GRAB BARS FOR TRANSFER TYPE SHOWERS

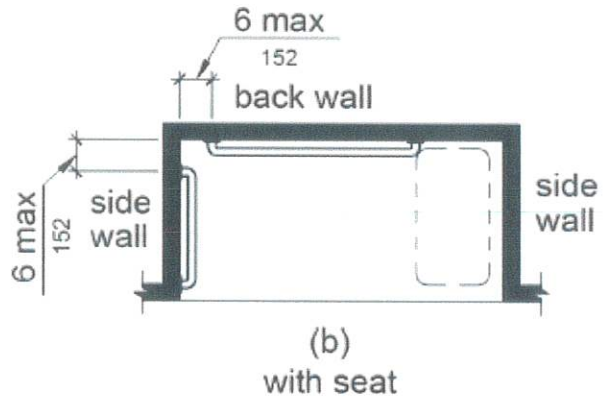


FIGURE 11B-608.3.2
GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWER

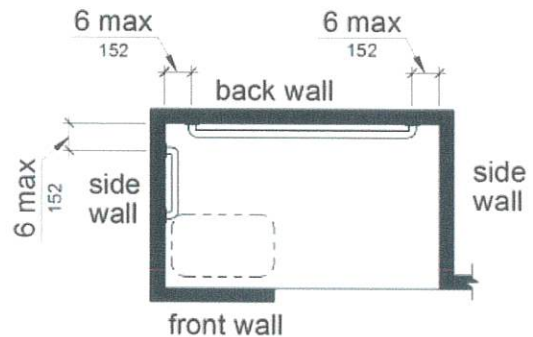


FIGURE 11B-608.3.3
GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

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TUBS AND SHOWERS

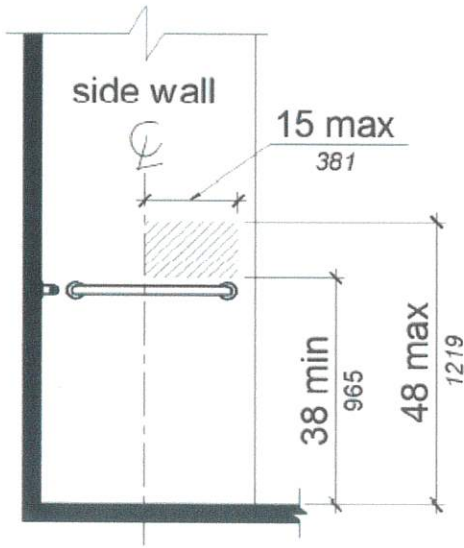


FIGURE 11B-608.5.1

TRANSFER TYPE SHOWER COMPARTMENT CONTROL

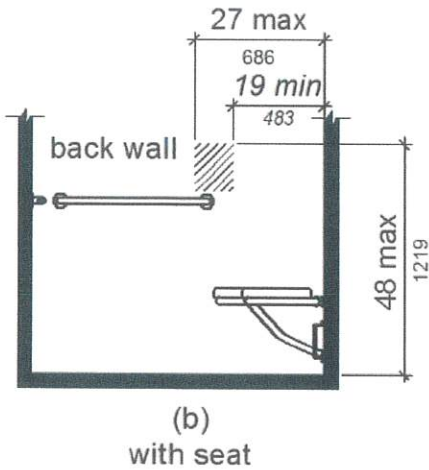


FIGURE 11B-608.5.2
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

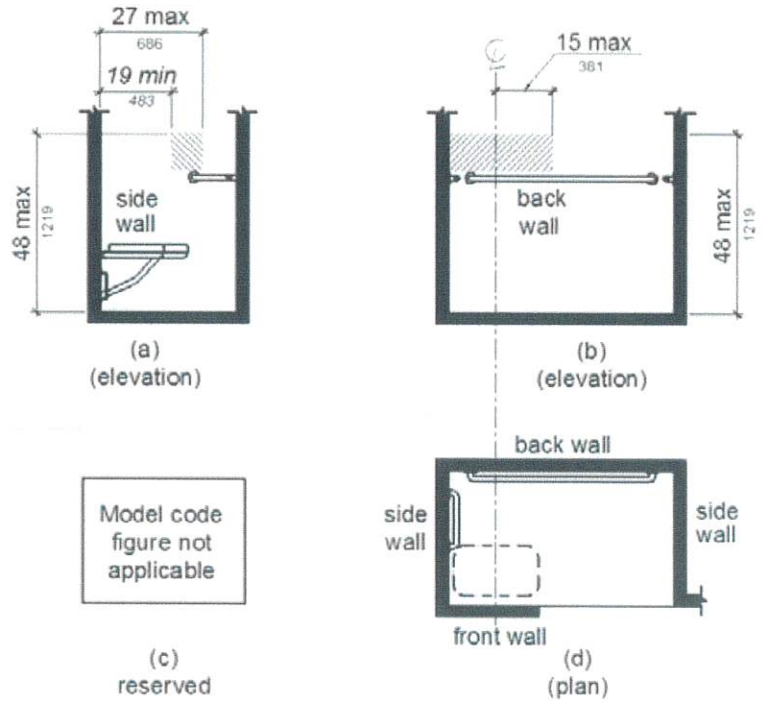


FIGURE 11B-608.5.3

ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

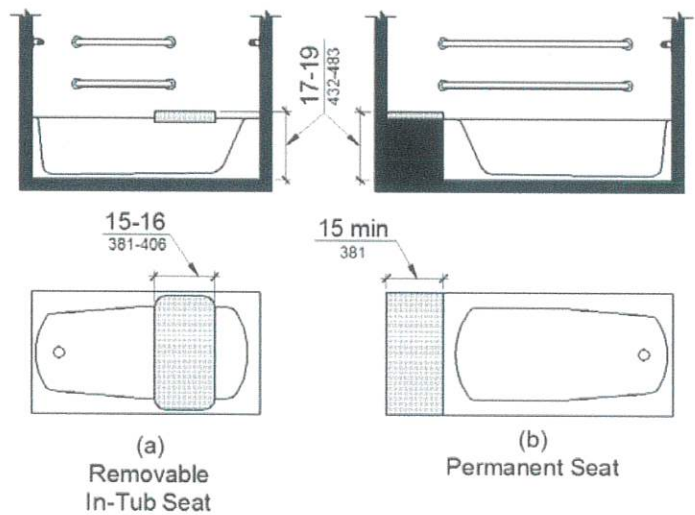


FIGURE 11B-610.2 BATHTUB SEATS

TUBS AND SHOWERS

11B-610.1 General. Seats in bathtubs and shower compartments shall comply with Section 11B-610.

11B-610.2 Bathtub seats. The top of bathtub seats shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (381 mm) minimum and 16 inches maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

11B-610.3 Shower compartment seats. A seat in a standard roll-in shower compartment shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches of the compartment entry. A seat in an alternate roll-in type shower compartment shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches of the compartment entry. In transfer type showers, the seat shall extend from the back wall to a point within 3 inches (76 mm) of the compartment entry. The top of the seat shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. When folded, the seat shall extend 6 inches maximum from the mounting wall. Seats shall comply with Section 11B-610.3.1 or 11B-610.3.2.

11B-610.3.1 Rectangular seats. The rear edge of a rectangular seat shall be 21/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The side edge of the seat shall be 11/2 inches maximum from the adjacent wall.

11B-610.3.2 L-shaped seats. The rear edge of an L-shaped seat shall be 21/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 11/2 inches maximum from the wall and the front edge shall be 14 inches minimum and 15 inches maximum from the wall. The end of the "L" shall be 22 inches minimum and 23 inches maximum from the main seat wall.

11B-610.4 Structural strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

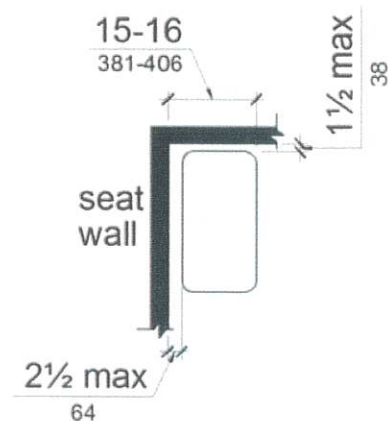


FIGURE 11B-610.3.1
RECTANGULAR SHOWER SEAT

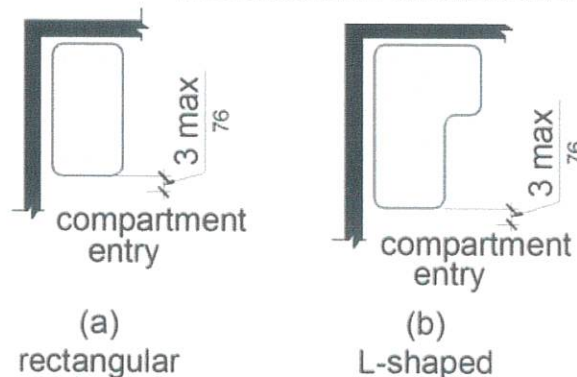


FIGURE 11B-610.3
EXTENT OF SEAT

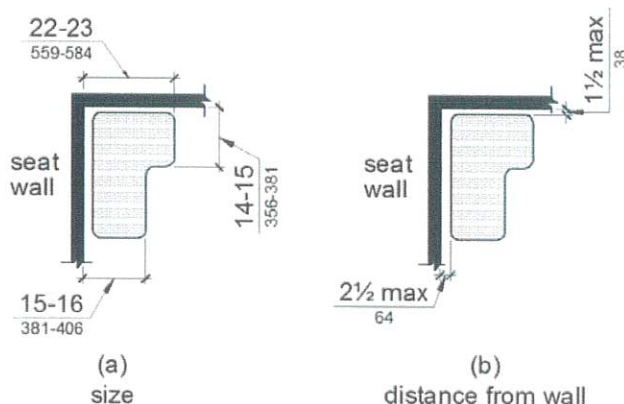


FIGURE 11B-610.3.2
L-SHAPED SHOWER SEAT

ACCESSIBILITY DETAILS FOR PARKING

WHERE ACCESSIBLE PARKING IS REQUIRED.

Where parking spaces are provided, parking spaces shall be provided in accordance with *Section 11B-208*.

Exception: Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with *Section 11B-208* provided that lots accessed by the public are provided with a passenger loading zone complying with *Section 11B-503*.

Minimum number. Parking spaces complying with *Section 11B-502* shall be provided in accordance with Table 11B-208.2 except as required by *Sections 11B-208.2.1, 11B-208.2.2, and 11B-208.2.3*. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Hospital outpatient facilities. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities, *and free-standing buildings providing outpatient clinical services of a hospital*, shall comply with *Section 11B-502*.

Rehabilitation facilities and outpatient physical therapy facilities. Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall comply with *Section 11B-502*.

Residential facilities. Parking spaces provided to serve residential facilities shall comply with *Section 11B-208.2.3*.

Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 11B-208.2.

Requests for accessible parking spaces. When assigned parking is provided, designated accessible parking for the adaptable residential dwelling units shall be provided on requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.

Van parking spaces. For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space complying with Section 11B-502.

Location. Parking facilities shall comply with Section 11B-208.3.

General. Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4.

Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Exceptions:

1. All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.
2. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

TABLE 11B-208.2 PARKING SPACES

PASSENGER DROP-OFF AND LOADING ZONES

General. Passenger drop-off and loading zones shall comply with Section 11B-503.

Vehicle pull-up space. Passenger drop-off and loading zones shall provide a vehicular pull-up space 96 inches wide minimum and 20 feet long minimum.

Access aisle. Passenger drop-off and loading zones shall provide access aisles complying with Section 11B-503 adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

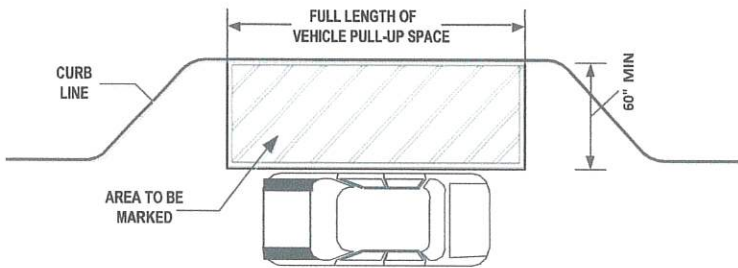


FIGURE 11B-503.3 PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

Width. Access aisles serving vehicle pull-up spaces shall be 60 inches wide minimum.

Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

Marking. Access aisles shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface.

Floor and ground surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches minimum.

Identification. Each passenger loading zone designated for persons with disabilities shall be identified with a reflectorized sign complying with Section 11B-703.5. It shall be permanently posted immediately adjacent to and visible from the passenger loading zone stating "Passenger Loading Zone Only" and including the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a dark blue background.

Medical care and long-term care facilities. At least one passenger loading zone complying with Section 11B-503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay may exceed twenty-four hours.

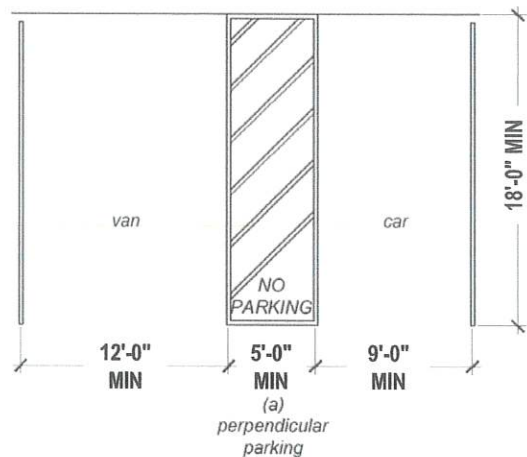
Valet parking. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with Section 11B-503. The parking requirements of Section 11B-208.1 apply to facilities with valet parking.

Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with Section 11B-503 at vehicle drop-off and vehicle pick-up areas.

PARKING SPACES

General. Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

Exception: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.



(a) PERPENDICULAR PARKING

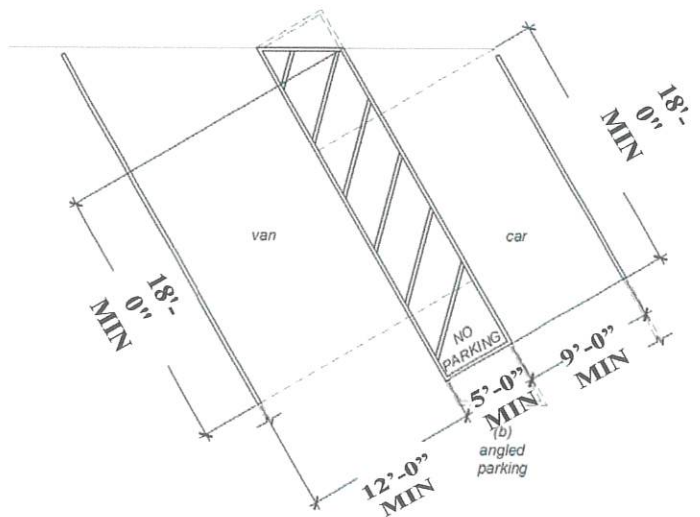


FIGURE 11B-502.2 VEHICLE PARKING SPACES

Vehicle spaces. Car and van parking spaces shall be 216 feet long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.

Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

Exception: In existing multistory parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign.

Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground surface measured to the bottom of the sign.

Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."

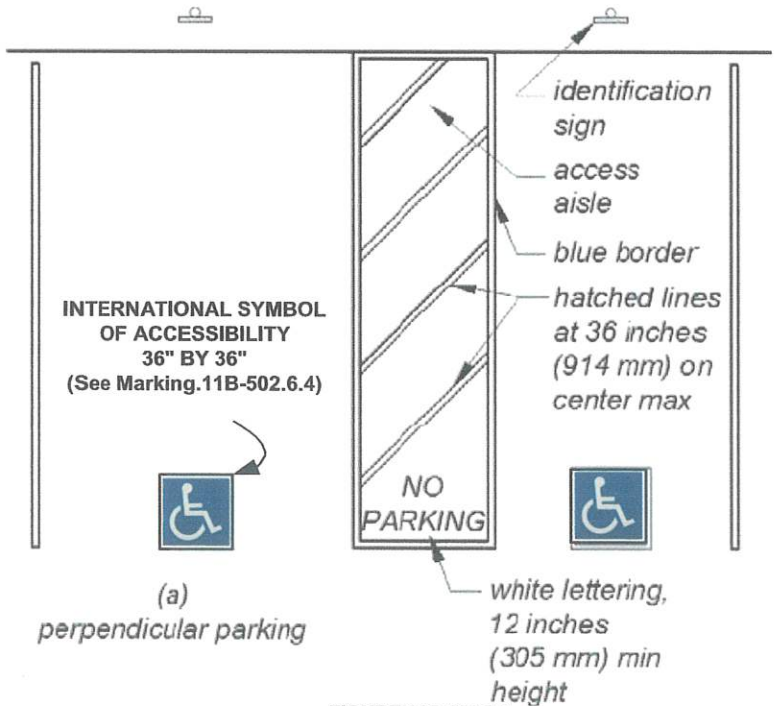
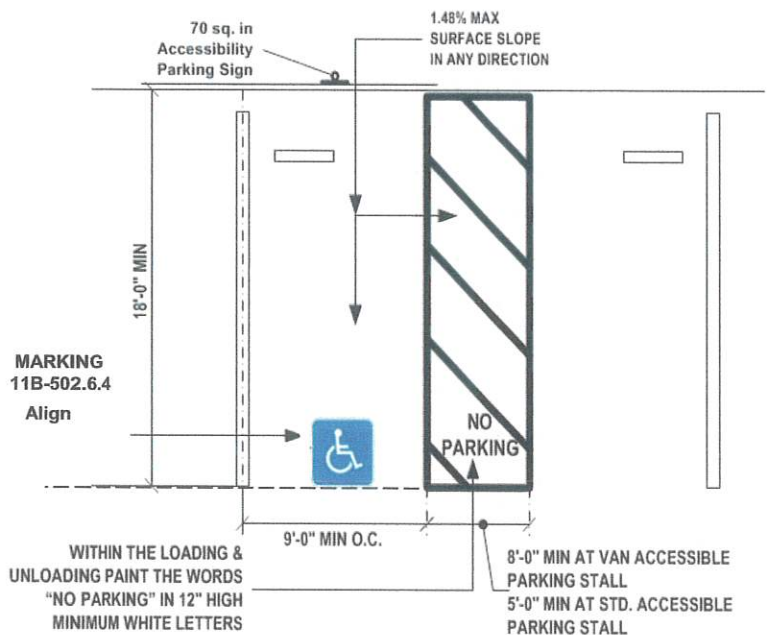


FIGURE 11B-502.3.3
PERPENDICULAR PARKING IDENTIFICATION



VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM.

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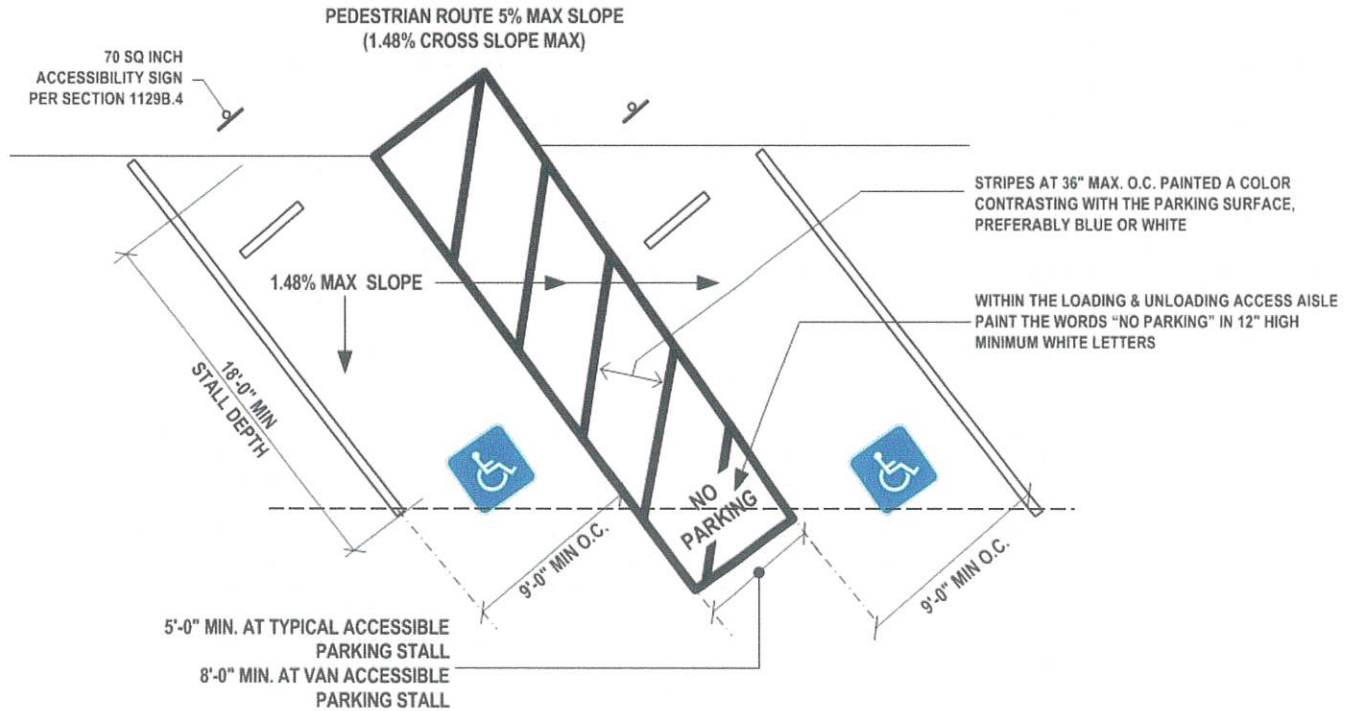


FIGURE 11B-502.3.3
ANGLED PARKING IDENTIFICATION

Location. A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.

Marking. Each accessible car and van space shall have surface identification complying with either Sections 11B-502.6.4.1 or 11B-502.6.4.2.

The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

11B-502.7.1 Arrangement. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

11B-502.7.2 Wheel stops. A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

11B-502.8 Additional signage. An additional sign shall be posted either;

- 1) In a conspicuous place at each entrance to an off-street parking facility or
- 2) Immediately adjacent to on-site accessible parking and visible from each parking space.

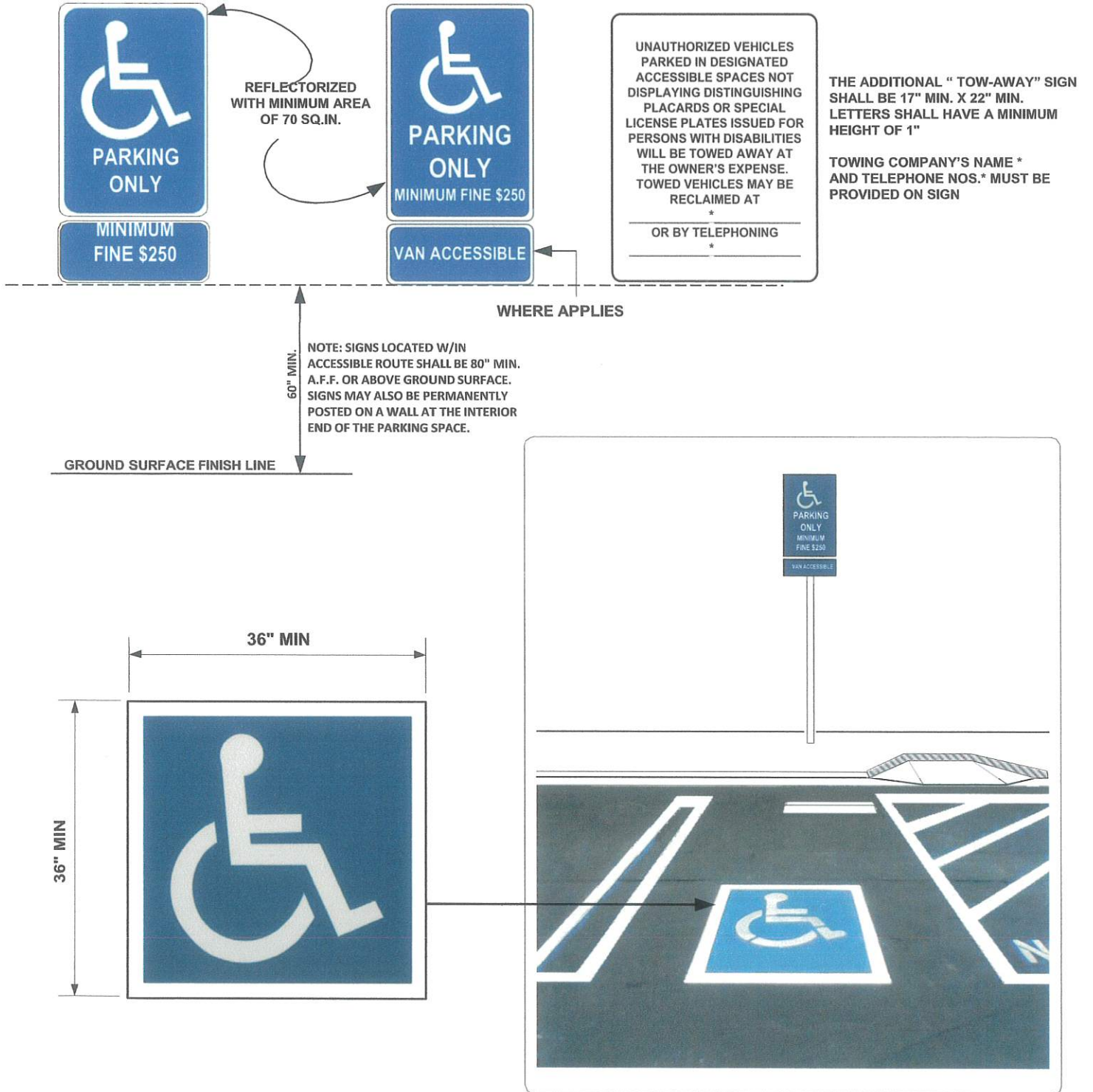
11B-502.8.1 Size. The additional sign shall not be less than 17 inches wide by 22 inches high.

11B-502.8.2 Lettering. The additional sign shall clearly state in letters with a minimum height of 1 inch the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles maybe reclaimed at: _____ or by telephoning _____."

Blank spaces shall be filled in with appropriate information as a permanent part of the sign. (NOTE: Towing Co.'s Name and Telephone Number must be noted on the detail sheet/s on the plans).

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE



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SAM SHAHROURI
DEPUTY DIRECTOR OF TLMA
BUILDING OFFICIAL

COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

ELECTRICAL SELF-CERTIFICATION

Job Address: 83272 51st Ave, Coachella, CA 92236

Contractor name: Daniel Lua

Company name: Desert Elite Electric and Construction, Inc

Company address: 81920 Industrial Place, Indio, CA 92201

Description of the work performed:

Performed load calculations according to NEC (NFPA 70)

I declare that the following statement is true to the best of my knowledge:

I have installed and inspected each construction stage to verify conformance with the current California codes and standards.

Contractor's Signature

Daniel Lua

Contractor's Name (print)

1000013

Contractor's C-10 License No.

01/10/2025

Date of Statement

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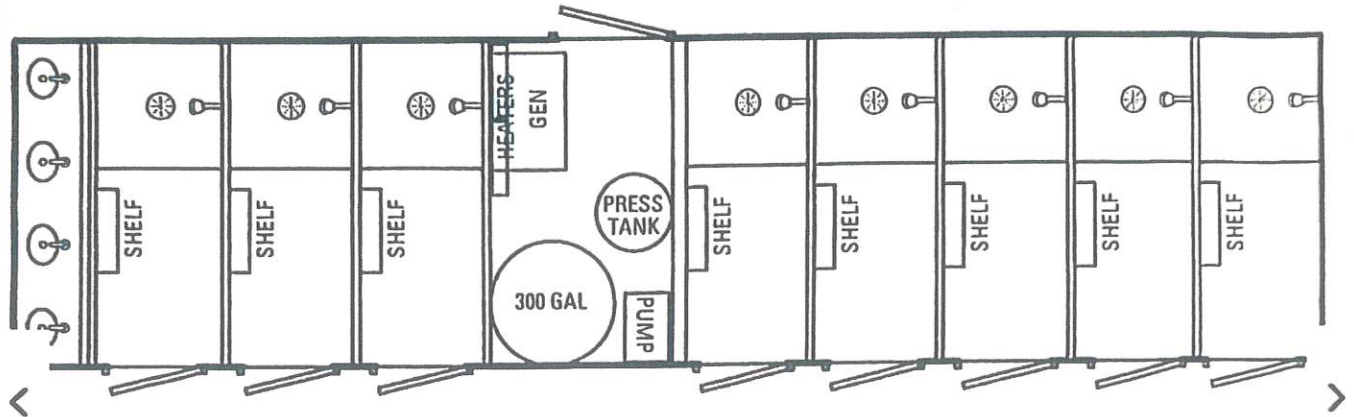
County of Riverside Planning
Department

Diamond

environmental services

Shower Trailers

8 HEAD 4 SINK TRAILER PREMIER



Our 8-station shower trailer offers your guests flexibility as well as complete privacy. Each shower stall has a changing area as well as a shower and private lock. The trailer is equipped with high-volume air flow to remove moisture, and non-wood materials to prevent water damage.

FEATURES

4 Mens Shower Heads w/2 Sinks

4 Womens Shower Heads w/2 Sinks

Hand Soap & Hand Towels

Four (4) dedicated 20 AMP circuits

One (1) 50 AMP circuit for the sink

WASTE: 1,200 GL

PROPANE

HQ

Diamond Environmental Services

807 E. Mission Road

San Marcos, CA 92069

**Desert Elite Electric
& Construction, Inc.**

Daniel Lua

Daniel Lua

License # 1000013

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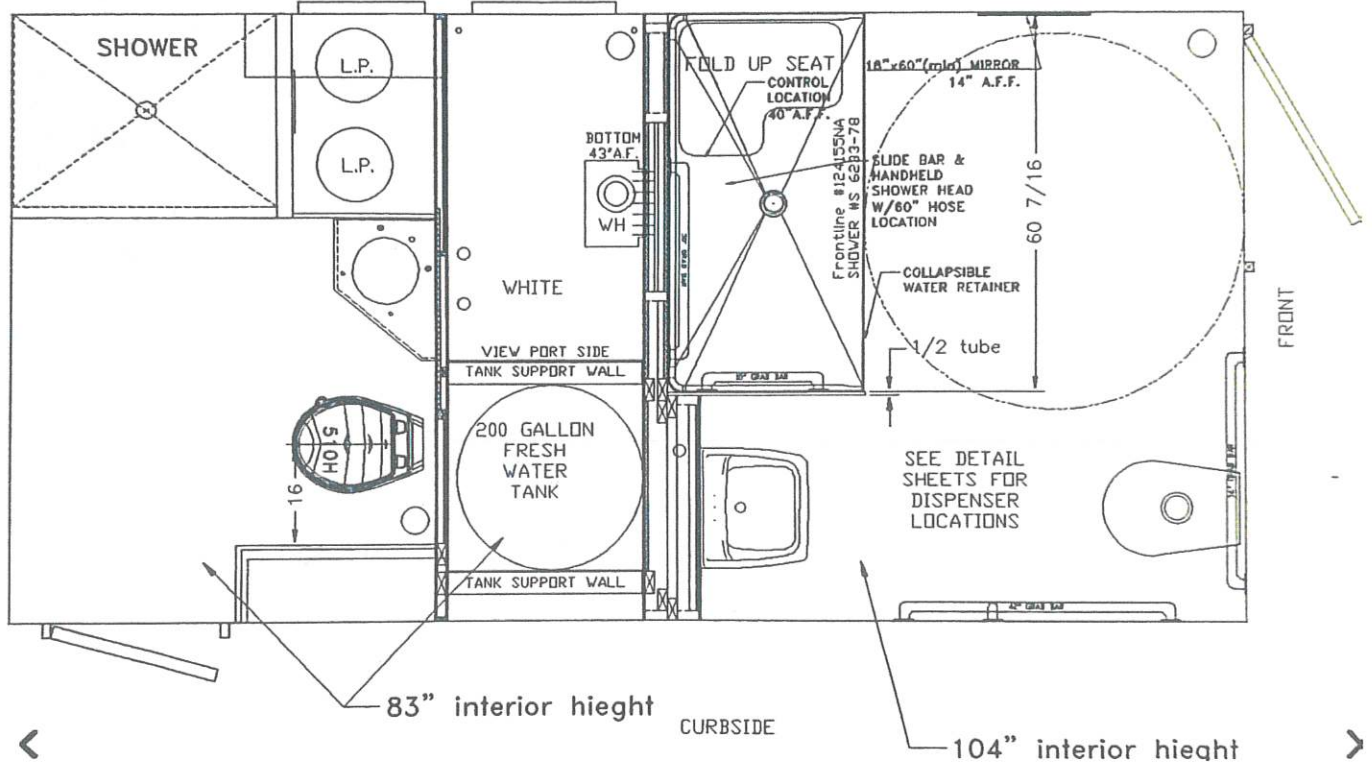
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County of Riverside Planning
Department

Diamond
environmental services

Shower Trailers

CALIFORNIA CERTIFIED ADA +1 COMBO SHOWER RESTROOM



This California Certified ADA shower restroom combo trailer is equipped with 1 ADA shower, 1 ADA toilet and 1 ADA sink. The trailer also has a ramp making it easily accessible for handicap guests.

FEATURES

1 ADA Shower

1 ADA Toilet

1 ADA Sink

Comes with ADA Ramp

SPECIFICATIONS

22' X 24'

One 110 Power Cords with One Dedicated 30 AMP Circuits

WASTE: 400 GL, WATER 200 GL

**Desert Elite Electric
& Construction, Inc.**

Daniel Lua

Daniel Lua

License # 1000013

HQ

Diamond Environmental Services

807 E. Mission Road

San Marcos, CA 92069

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PRODUCT SPECIFICATIONS FOR XQ60 TIER 4 FINAL



Rating Prime	47.5 ekW (60 kVA)
Frequency	60 Hz
Voltage	120 - 600V
Engine	Cat C3.4
Fuel	Diesel
Height - Without Trailer	65.3 in
Length - Without Trailer	106.5 in
Width - Without Trailer	41.3 in
Weight with Lube Oil and Coolant, Without Trailer	1305 kg
100% Load 60Hz	3.7 gal/hr
75% Load 60Hz	2.8 gal/hr
50% Load 60Hz	1.9 gal/hr
Sound Power @ 7 meters (23 feet) @ All Ratings	63 dB(A)

XQ60 TIER 4 FINAL STANDARD EQUIPMENT

CAT C3.4B DIESEL ENGINE

Heavy-duty.
After treatment.



Daniel Lua
License # 1000013

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GENERATOR

1514P frame.

CONTROL PANEL

XQCP digital set mounted controller.

CAT CONNECT REMOTE MONITORING

Provides package monitoring and management.

COOLING SYSTEM

Package mounted radiator with vertical air discharge.

Filled from factory.

CHARGING / STARTING SYSTEM

12V heavy duty starting motor and charging alternator c/w battery isolator.

FUEL SYSTEM

24hr dual wall fuel tank with 3 way directional valve for external supply.

AIR FILTER

Cyclonic/paper with dust cup and service indicator.

DISTRIBUTION

Single, robust enclosure for controls and distribution c/w 4 pole circuit breaker and safety cut off.

STRUCTURE

Heavy Duty steel base frame with integral fuel tank.

Lifting frame and 4 point lift.

Base frame is wider than enclosure to protect generator set during transportation.

ENCLOSURE

Sound attenuating, galvanised steel enclosure with exceptional noise reduction performance.

EXHAUST

Integrated spark arresting silencer.

LUBE OIL

On engine primary and secondary oil filters. Filled from factory.

GENERAL

Factory tested and inspected.



A handwritten signature in black ink that reads "Daniel Lua".

Daniel Lua
License # 1000013

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4/4/2025

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Load (

		TOTAL AREA	34 ft x 12 ft	408 Sq ft
GENERAL				
LIGHT/RECEPTACLE@ 3VA/SQ FEET		1224	VA	
SHOWER				
SHOWER -1 @ 750 Watt		940	VA	
SHOWER -2 @ 750 Watt		940	VA	
SHOWER -3 @ 750 Watt		940	VA	
SHOWER -4 @ 750 Watt		940	VA	
SHOWER -5 @ 750 Watt		940	VA	
SHOWER -6 @ 750 Watt		940	VA	
SHOWER -7 @ 750 Watt		940	VA	
SHOWER -8 @ 750 Watt		940	VA	
MISCELANEOUS				
WATER HEATER		6500	VA	
	TOTAL	15244	VA	TOTAL (KW) 12195.2
1ST 10 KW @100% DEMAND FACTOR		10000	KW	
REMAINDER@60% DEMAND FACTOR		1317.12	KW	
	TOTAL	11317.12	KW	
		14146.4	VA	
	TOTAL	14146.4	VA	11317.12
	14147 VA@240-1P	47	AMP	

BREAKER SIZE IS 50A 240V/1PH



Daniel Lua

Daniel Lua
License # 1000013