

EXISTING PRIVATE PROPERTY R-E ZONING

150.46

EXISTING NON-PAVED DRIVEWAY

20'

EXISTING NON-PAVED DRIVEWAY

EXISTING RESIDENCE

50'

30'

EXISTING 200A MAIN SERVICE PANEL OVERHEAD FEED

2" RIGID CONDUIT ALONG EAVES TO CORNER OF STRUCTURE.

EXISTING STORAGE

8'

22'

18'

15'

70'-4"

EXISTING PAVED DRIVEWAY

EXISTING PRIVATE PROPERTY R-E ZONING

REAR PROPERTY LINE - 141.89'

HELEN AVE.

FRONT PROPERTY LINE - 126.83'

EXISTING 3/4" WATER METER

EXISTING 1" WATER SUPPLY

30'

50'

30'

3"

NEW 3/4" PVC SUPPLY TO WORKSHOP

3" PVC UNDERGROUND

20'

PROPOSED 100A SUB PANEL

PROPOSED WORKSHOP

30'

26'-7"

EXISTING 4" WASTE TO CITY SEWER

15'

135.02'

FLORINE ST.

30'

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SITE PLAN
1/16" = 1'

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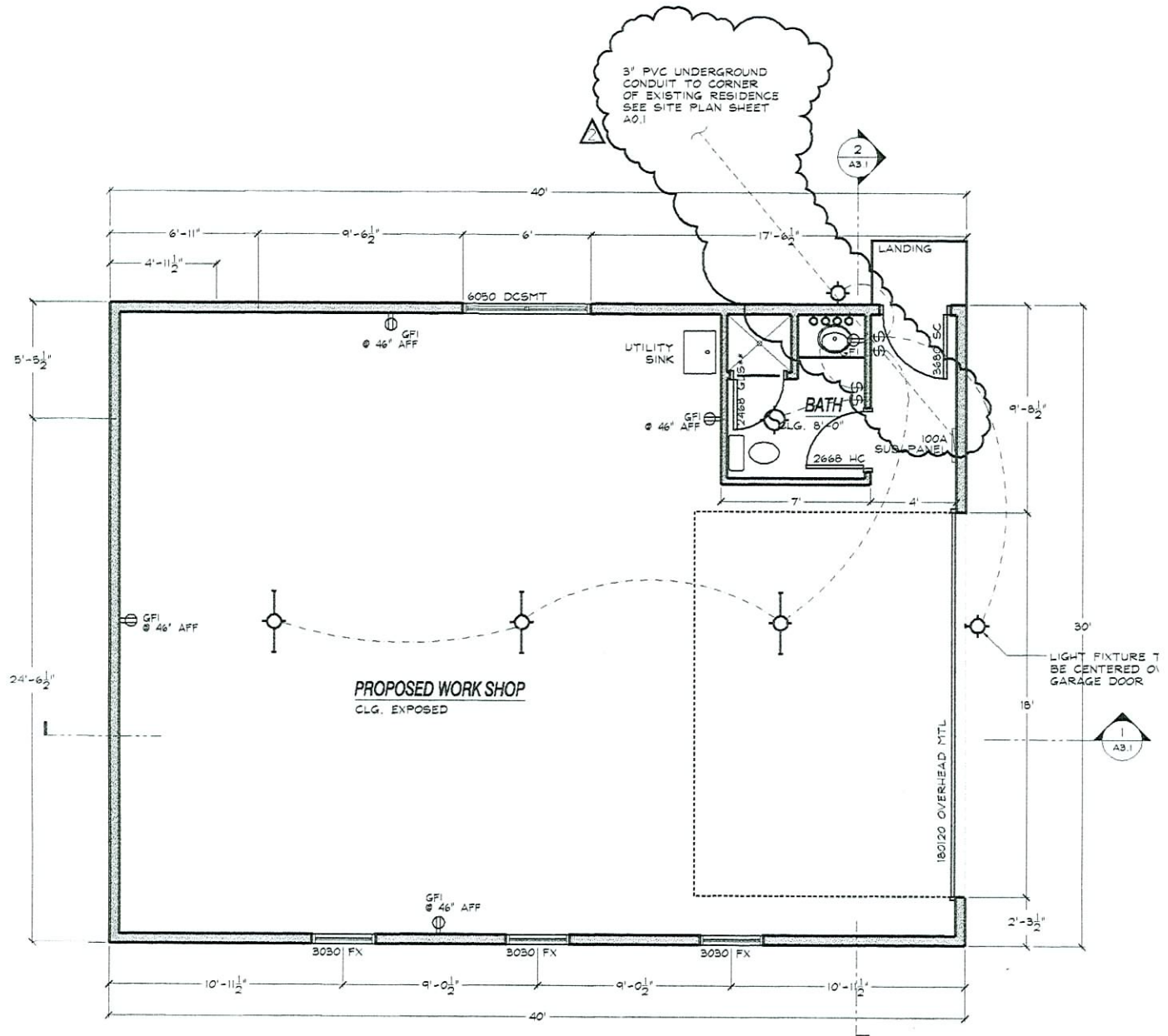
The Jaggers Residence
Workshop Addition

Owner
Drs. Jaggers
4080 HELEN AVE.
LAS VEGAS, NV
APN - 138-01-405-008

The Jaggers Residence
Detached Workshop

DATE	DESCRIPTION
PROJECT NO	----
CAD DATE FILE	BY THE NAME OF THE DESIGN PROFESSIONAL
DRAWN BY	-----
CHECKED BY	-----
INTERVALS	DATE APPROV
SHEET NO	-----
SHEET TITLE	-----
SITE PLAN	

A1



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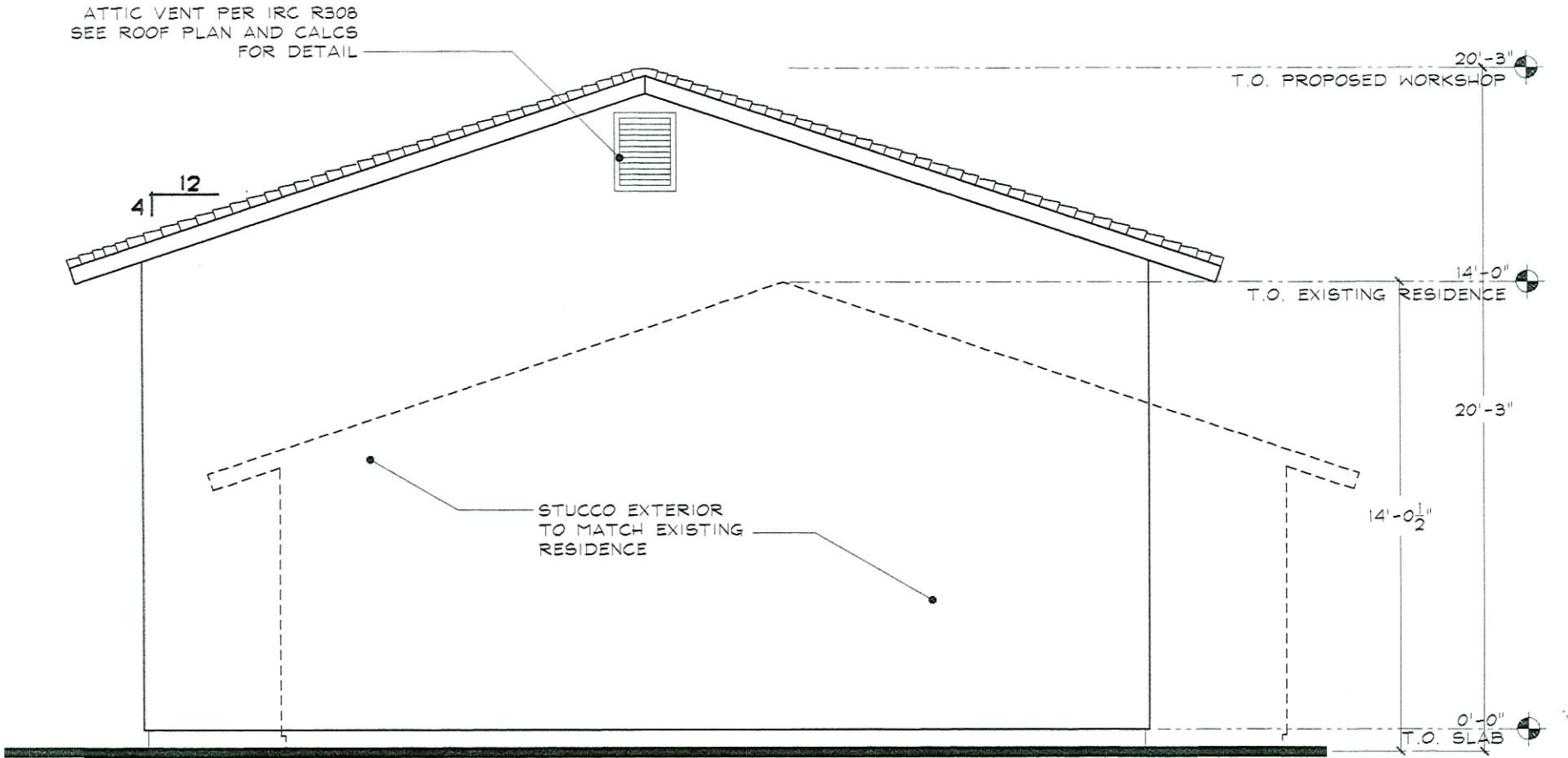


FLOOR PLAN

1/4" = 1'

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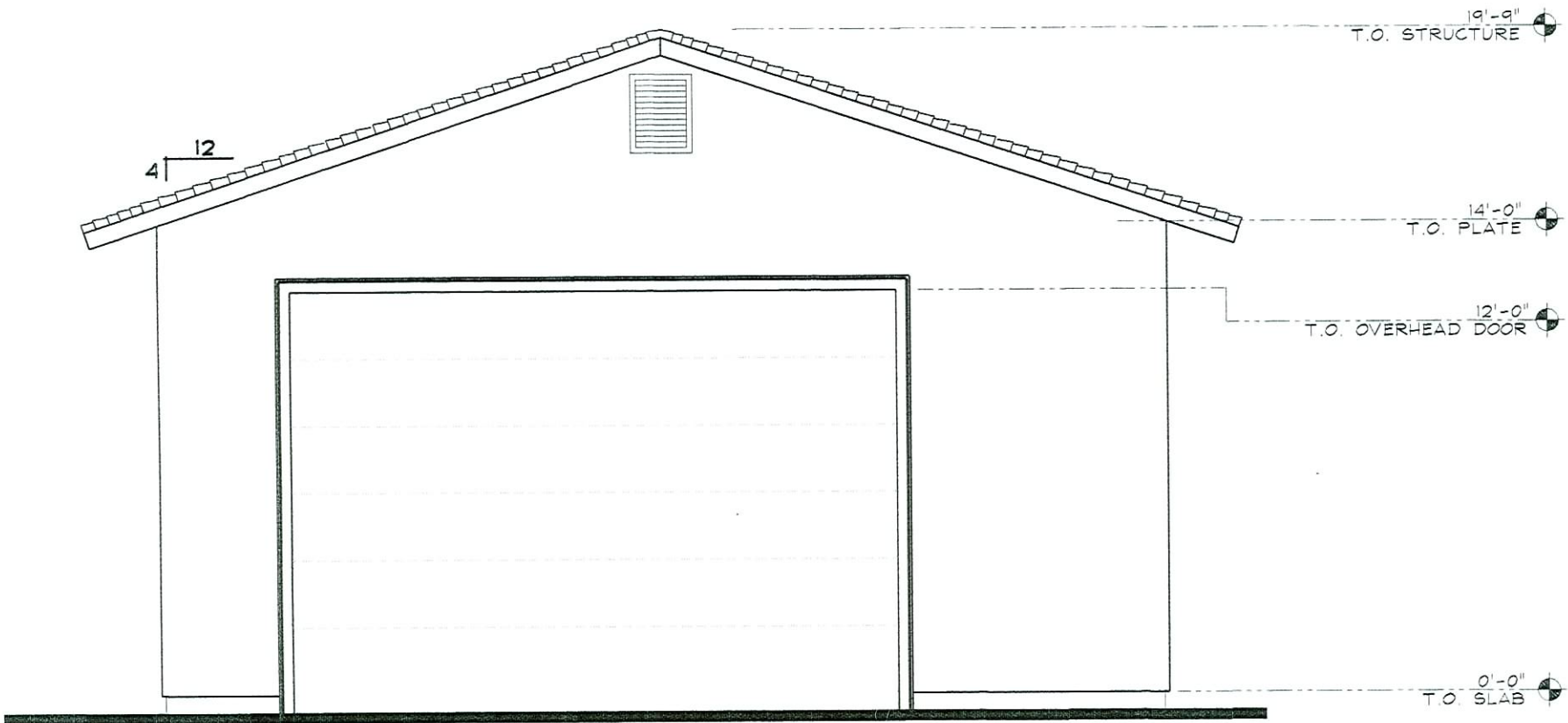


2 **FRONT ELEVATION**
1/4" = 1'

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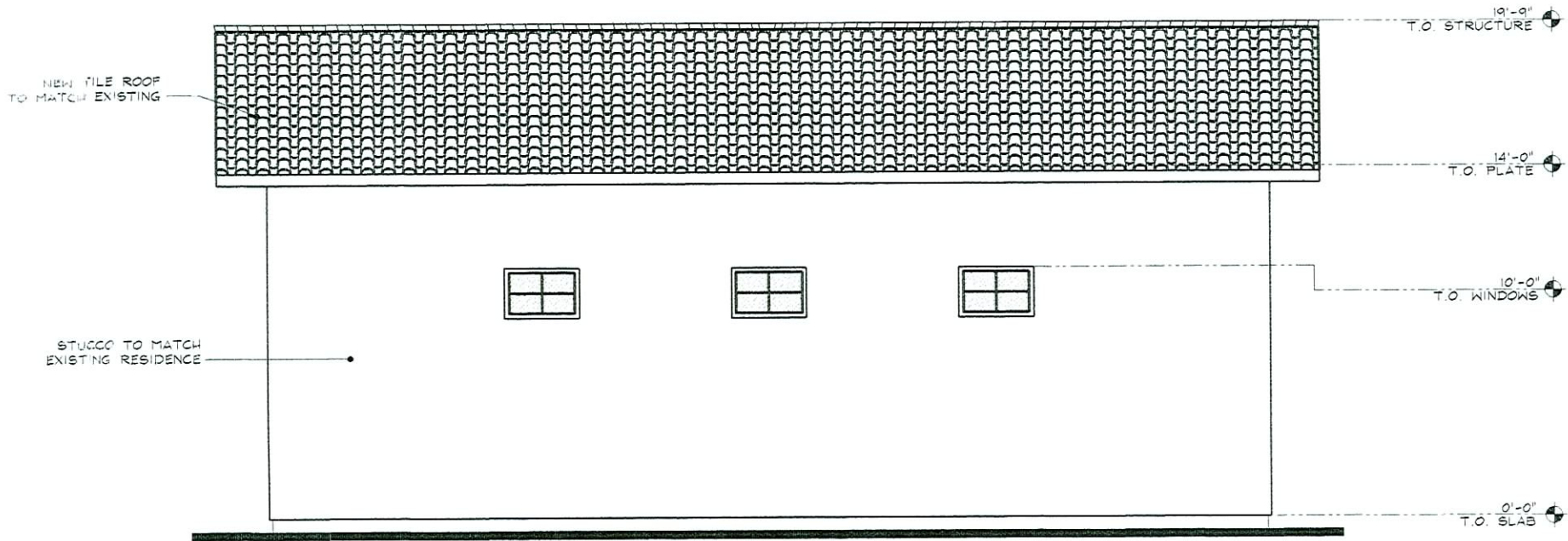
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1 **REAR ELEVATION**
 1/4" = 1'

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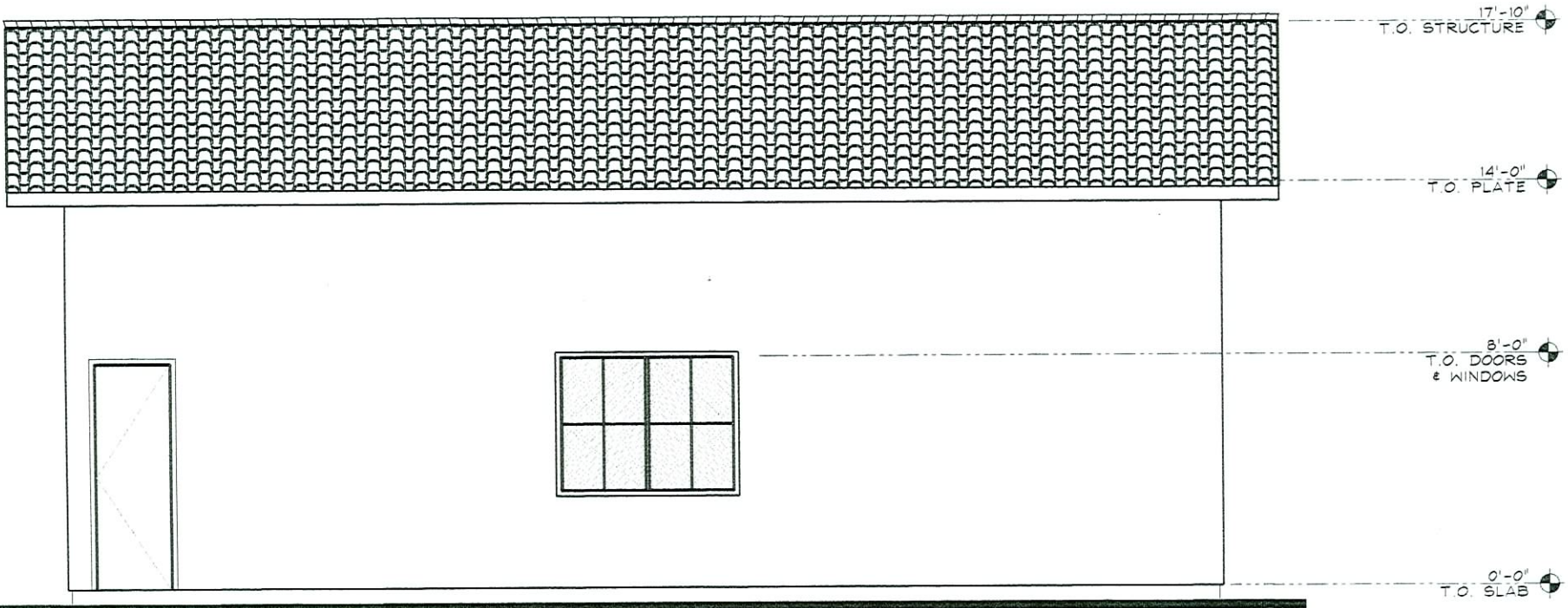
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3 **LEFT ELEVATION**
 1/4" = 1'

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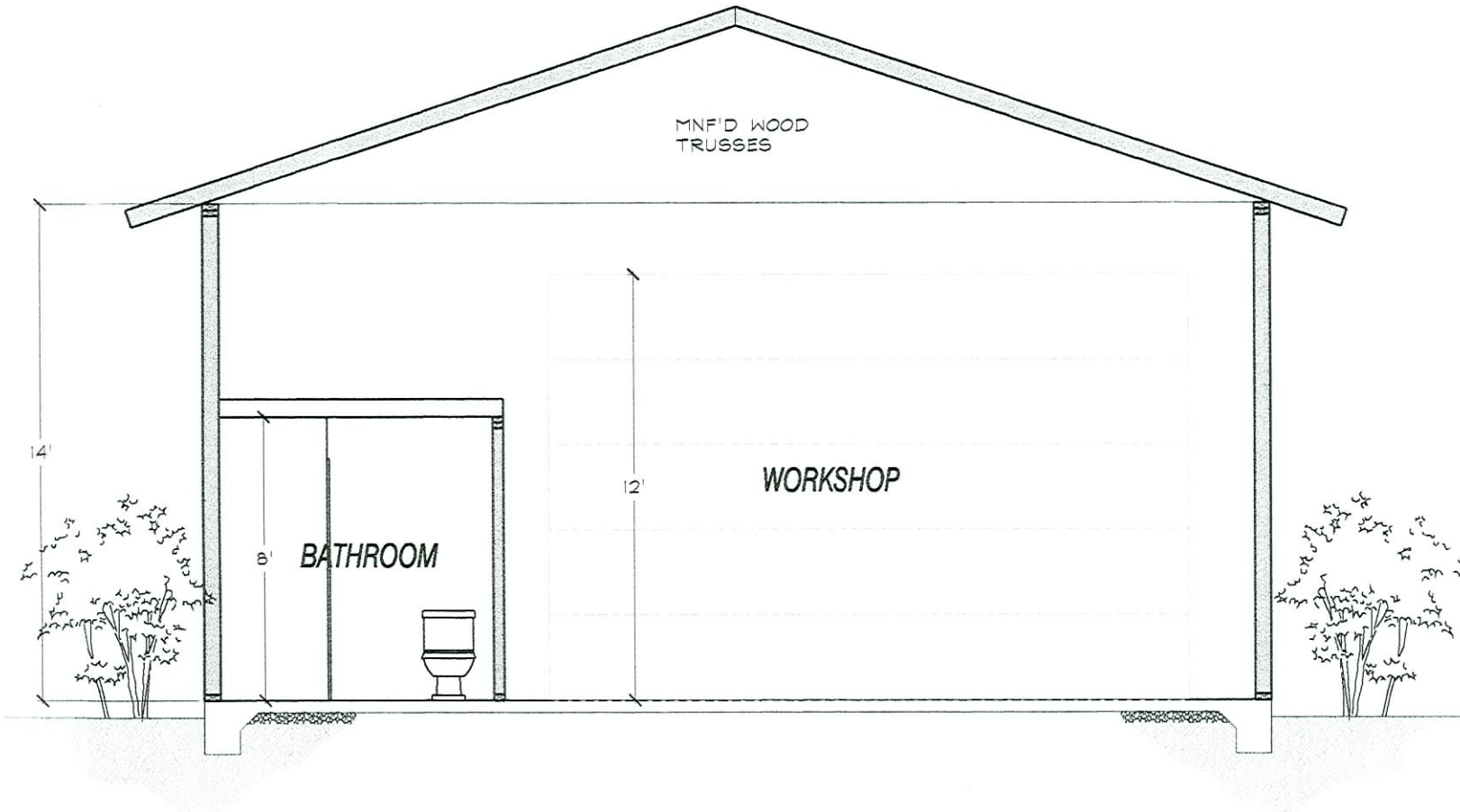


4 **RIGHT ELEVATION**
1/4" = 1'

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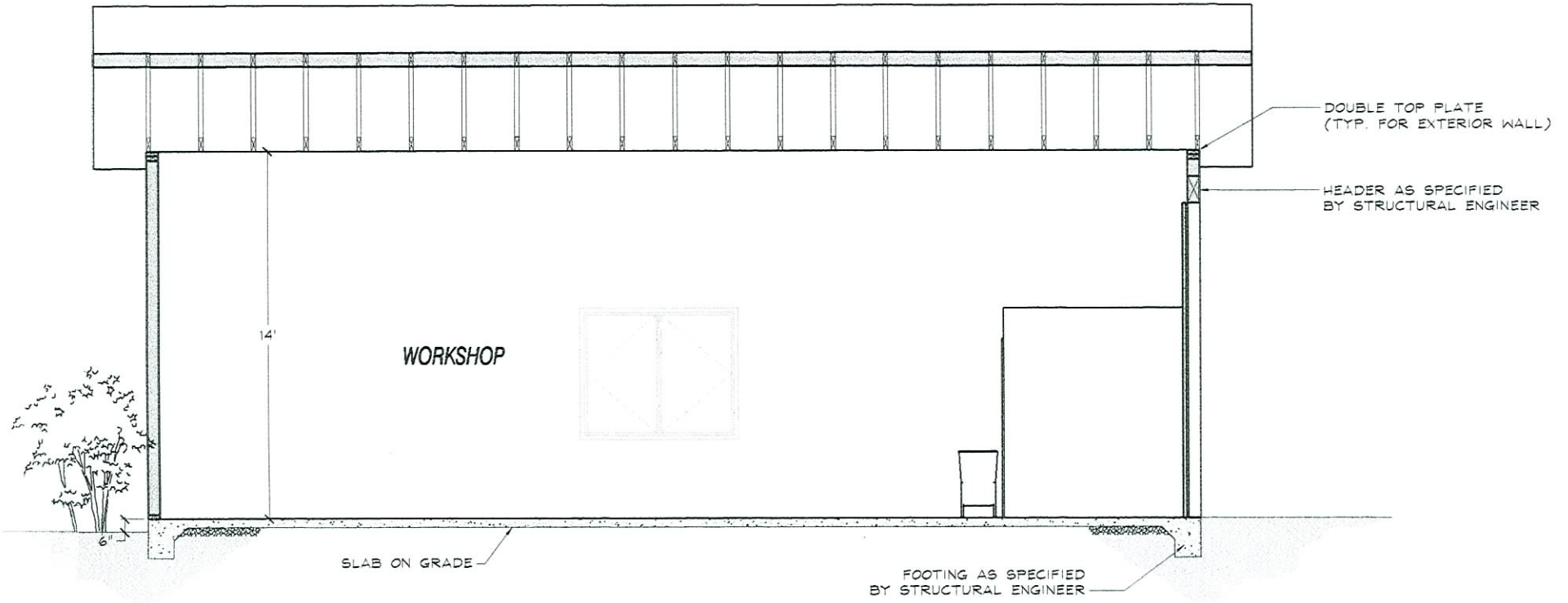
2 **SECTION VIEW ELEVATION**

1/4" = 1'

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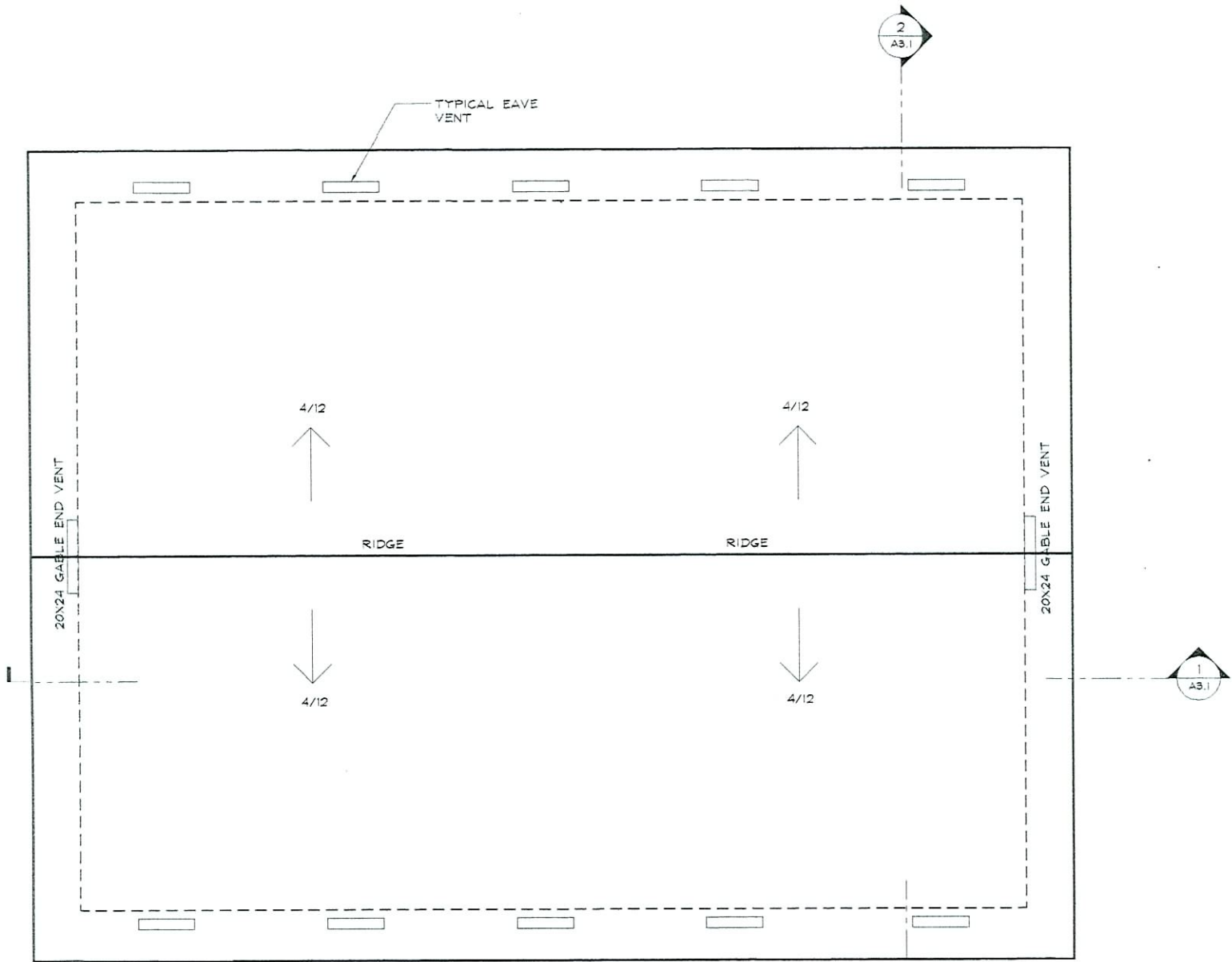
1 **SECTION VIEW ELEVATION**
1/4" = 1'

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ROOF PLAN

1/4" = 1'

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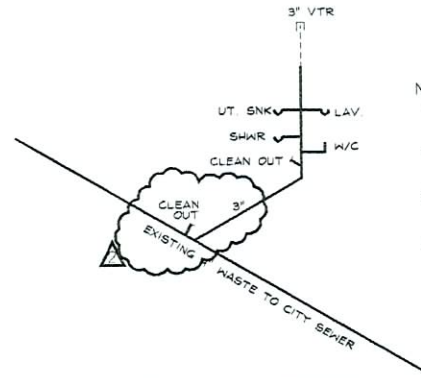
EXISTING RESIDENCE

EXISTING CLEAN-OUT

3/4" PVC SUPPLY TO ATTACH AT 1" EXISTING SUPPLY IN FRONT OF EXISTING RESIDENCE

EXISTING 4" WASTE FROM HOUSE TO CITY SEWER AT STREET (SEE SITE PLAN FOR REFERENCE)

PROPOSED WORK SHOP



- NOTE:
1. PLUMBING SHALL BE IN ACCORDANCE WITH THE 2006 U.P.C., AS AMENDED
 2. WASTE AND VENT PIPE SHALL BE ABS SCHEDULE 40
 3. THIS DIAGRAM IS FOR PIPE SIZE & CLEAN OUT LOCATION ONLY. SIZE PIPE ACCORDING TO 2006 U.P.C.
 4. ALL SUPPLY PIPE FROM HW TO FIXTURE SHALL BE PEX AND SIZED AS NOTED.

PLUMBING ISOMETRIC

2006 UPC Appendix 1
DRAINAGE FIXTURE UNITS FOR BATHROOM GROUPS

BATHROOM GROUPS HAVING 1.6 OFF GRAVITY TANK WATER CLOSETS	No. of GROUPS	FIXTURE UNIT VALUE	TOTAL FIXTURE UNITS
HALF-BATH OR POWDER RM	0	x 3.0	= 0
1 BATH GROUP	0	x 6.0	= 0
1-1/2 BATHROOMS	0	x 6.0	= 0
2 BATHROOMS	0	x 7.0	= 0
2-1/2 BATHROOMS	1	x 8.0	= 8.0
3 BATHROOMS	0	x 9.0	= 0
EACH ADDITIONAL 1/2 BATH	0	x 0.5	= 0
EACH ADDITIONAL BATHROOM GROUP	1	x 1.0	= 1.0
KITCHEN GROUP (SINK AND DISHWASHER)	1	x 2.0	= 2.0
LAUNDRY GROUP (SINK AND CLOTHES WASHER)	1	x 0.0	= 5.0
	4	TOTAL	= 16

ADDITIONAL FIXTURES	No. of	FIXTURE UNIT VALUE	TOTAL
HOSE BIBB	1	x 2.5	= 2.5
HOSE BIBBS (EACH ADDTL)	2	x 1.0	= 2.0
UTILITY SINK	2	x 1.0	= 2.0
SHOWER (PER HEAD)	1	x 2.0	= 2.0
	6	TOTAL	= 8.5
	10	GRAND TOTAL	= 24.5

WATER SUPPLY BRANCH PIPE SIZES
 HOSE BIBB = 1/2"
 BEDT = 1/2"
 CLOTHES WASHER = 1/2"
 DISHWASHER = 1/2"
 LAVATORY = 1/2"
 BAR SINK = 1/2"
 KITCHEN SINK = 1/2"
 SHOWER = 1/2"
 WATER CLOSET = 1/2"
 LAUNDRY SINK = 1/2"

200'-0" DEVELOPED LENGTH
 3/4" METER
 1" SUPPLY LINE
 BASED ON 45-60 cfm
 PER APPENDIX 1, 2006 UPC
 AND TABLE 6-6

WATER METER CALCS

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