

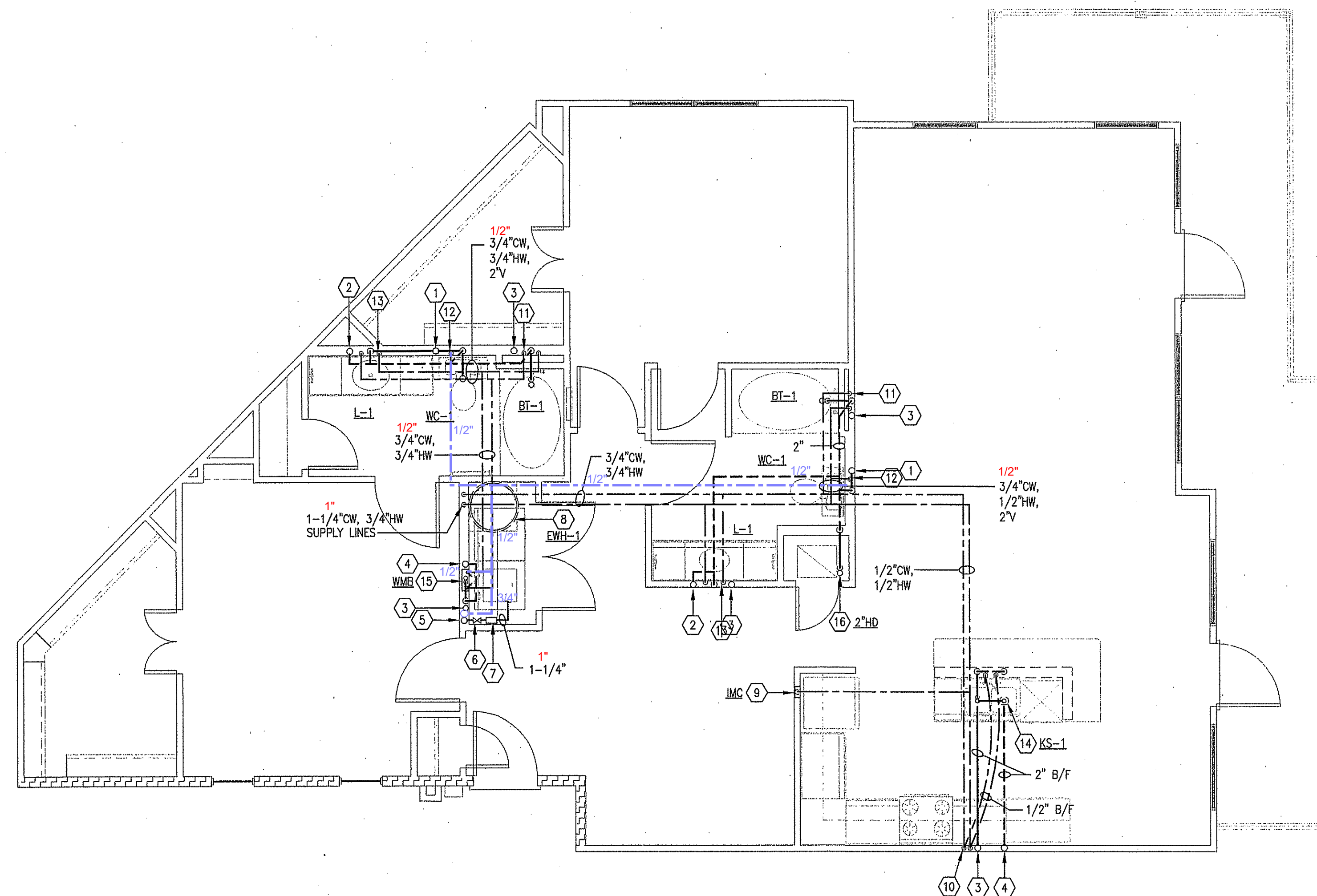
TPOLOGY 10

Apartment/Mid-Rise

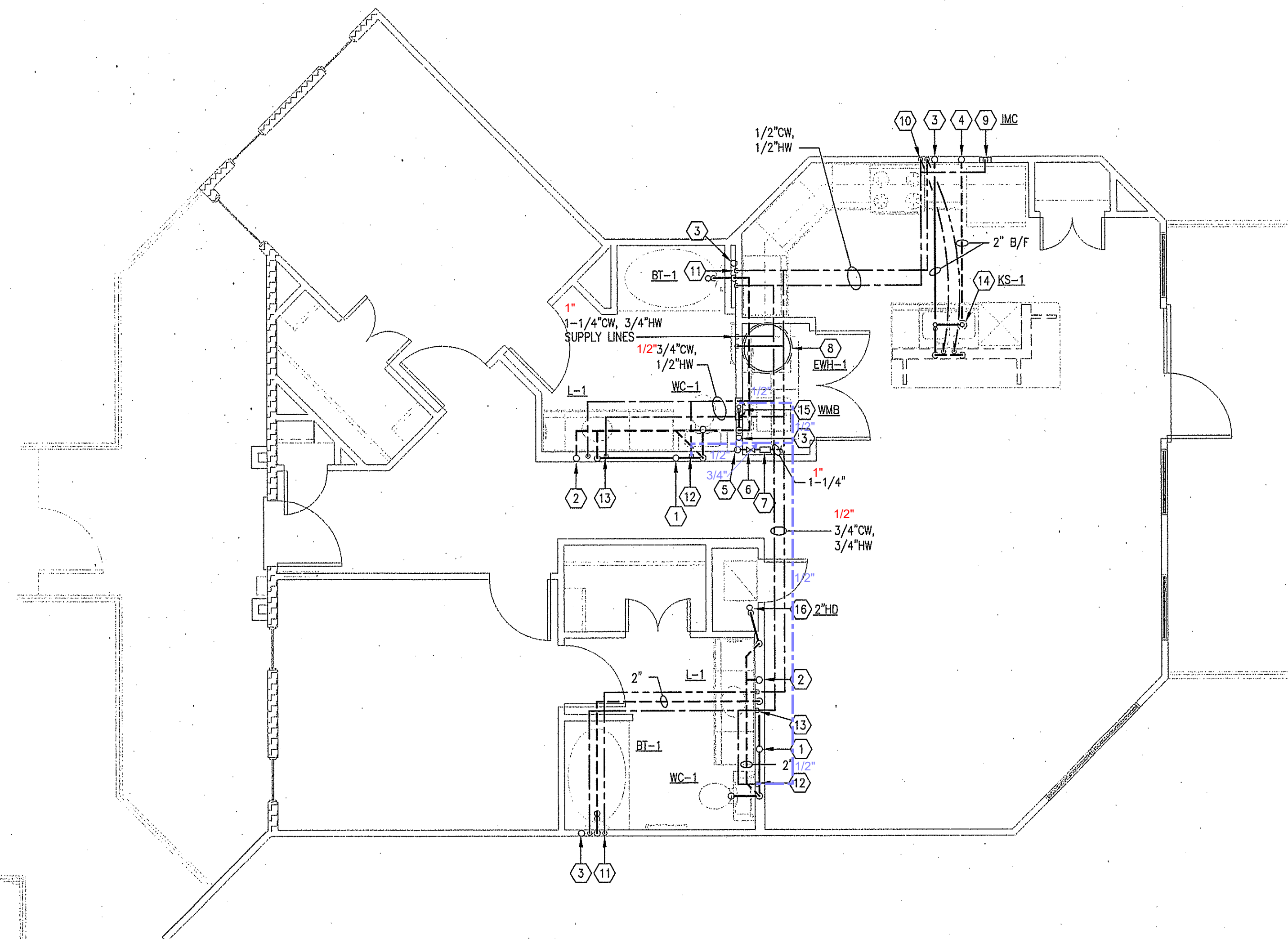
3/4" SIZE REDUCTION OF DOMESTIC WATER LINE

GRAYWATER SUPPLY

GRAYWATER WASTE



2 UNIT B7 - PLUMBING
SCALE: 1/4" = 1'-0"



1 UNIT B6 - PLUMBING
SCALE: 1/4" = 1'-0"

- ① 3" SANITARY WASTE RISER.
- ② 3" SANITARY VENT RISER.
- ③ 2" SANITARY WASTE RISER.
- ④ 2" SANITARY VENT RISER.
- ⑤ DOMESTIC WATER RISER. REFER TO RISER DIAGRAM FOR SIZES.
- ⑥ 1" DOMESTIC WATER SHUT-OFF VALVE BELOW CEILING.
- ⑦ COLD WATER SUPPLY THRU SUB-WATER METER BELOW CEILING AND UP IN WALL TO ABOVE CEILING TO FIXTURES AS SHOWN.
- ⑧ 40 GALLON ELECTRIC WATER HEATER. REF: DETAIL & SCHEDULE.
- ⑨ 1/2" DOMESTIC COLD WATER ABOVE CEILING AND DOWN TO ICE MAKER VALVE AND BOX.
- ⑩ 3/4" H & CW A/C & DOWN IN WALL TO SINK & DW. PROVIDE 1/2"x3/8" STOP ON HW. 1/2"x3/8" STOP ON CW. PROVIDE 1/2"x3/8"x3/8" STOP ON HW. 3/8" H & CW TO SINK FAUCET, 3/8" HW TO DISHWASHER. (FOR ISLAND SINK ROUTE DOWN IN WALL AND BELOW FLOOR TO SINK AS SHOWN ON PLANS)
- ⑪ 1/2" H & CW A/C & DOWN IN WALL TO BATHTUB/SHOWER.
- ⑫ 1/2" CW A/C & DOWN IN WALL TO WATER CLOSET.
- ⑬ 1/2" H & CW A/C & DOWN IN WALL TO LAVATORY.
- ⑭ DISPOSAL BELOW SINK WITH DISHWASHER WASTE CONNECTION. CONNECT DRAIN THRU AIR CAP TO DISPOSAL. DISPOSAL BY G.C. AND INSTALLED BY PLUMBING CONTRACTOR.
- ⑮ WASHING MACHINE CONNECTION BOX 2" WASTE, 1/2" HW & CW.
- ⑯ 2" HUB DRAIN WITH TRAP PRIMER AT LOWEST LEVEL FOR A/C CONDENSATE LINES. PROVIDE 1/2"CW LINE FROM NEAREST CW LINE OF EQUAL OR GREATER SIZE TO SERVE TRAP PRIMER. REFER TO HWAC DETAIL.
- ⑰ 2" SANITARY WASTE TO 2" DRAIN BOX AT LOWEST LEVEL ONLY FOR WATER HEATER DRAIN LINES.

ALL PLUMBING
SHALL BE IN ACCORDANCE WITH CITY OF
AUSTIN ADOPTED PLUMBING CODES.
REVIEWED WLSH DATE 2-8-12
The granting of a permit for, or approval of these plans
and specifications shall not be construed to be a permit
for, or approval of, any violation of any of the provisions
of the currently adopted plumbing code or any other
ordinance of the City of Austin.



DRAWN BY: JD

CHECKED BY: SB

PROJECT NO.: 07-1610



DEVELOPER:
**KURT SIMONS
COMPANY**
4201 BEE CAVES ROAD
SUITE A-204
AUSTIN, TX 78746
(512) 327-2302

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION

KELLEY GROSSMAN

A R C H I T E C T S , L L C

400 Adella Road, Box 210, Austin, Texas 78746. ph: +1-512-927-2937. www.kelleygrossmanarchitect.com

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PROJECT NAME: **COLDWATER**
APARTMENTS
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS



ISSUED FOR PERMIT
09.21.2011

ISSUED FOR BID
09.21.2011

ISSUED FOR CONST.

DWG. NAME

DATE _____

DESCRIPTION

UNIT PLANS -
PLUMBING

SHEET

P3.5

PLUMBING LEGEND

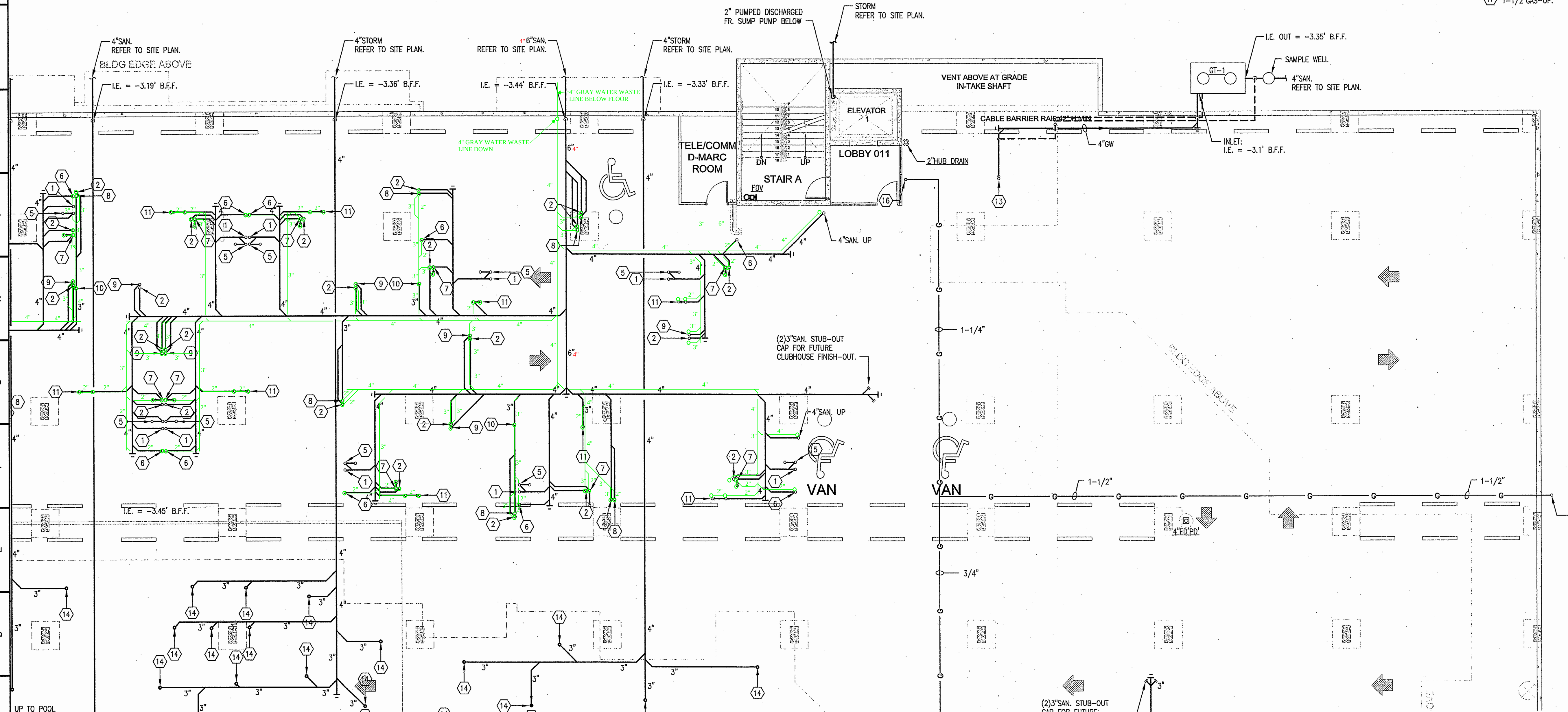
GREYWATER WASTE
GREYWATER WASTE
4" BLACKWATER WASTE
PIPE SIZE REDUCTION

GENERAL NOTES:

1. REFER TO RISER DIAGRAMS FOR ADDITIONAL PIPE SIZES.
2. REFER TO UNIT PLANS FOR ALL WORK WITHIN THE UNITS.
3. SANITARY AND DRAINAGE PIPING 2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM, PIPING 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM.
4. SUDS RELIEF SHALL BE PROVIDED AT VERTICAL STACKS RECEIVING SUDS WASTE PER UPC 711.0

KEY NOTES:

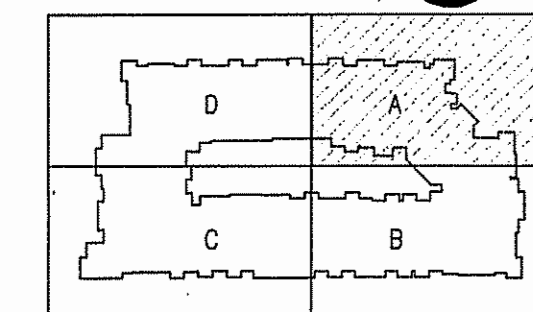
- 1 3" SANITARY WASTE RISER.
- 2 2" SANITARY WASTE RISER.
- 3 2" SANITARY VENT RISER.
- 4 3" SANITARY VENT RISER.
- 5 3" SANITARY WASTE UP TO WATER CLOSET.
- 6 2" SANITARY WASTE UP TO LAVATORY.
- 7 2" WASTE UP TO BATHTUB/SHOWER.
- 8 2" SANITARY WASTE UP TO SINK.
- 9 2" SANITARY WASTE UP TO WASHING MACHINE.
- 10 UP TO 2" DRAIN BOX.
- 11 UP TO 2" HUB DRAIN.
- 12 2" SANITARY WASTE UP TO EWC.
- 13 UP TO 4" FLOOR DRAIN W/TRAP PRIMER.
- 14 3" STORM UP TO COURTYARD DRAIN.
- 15 3/4"GAS-UP.
- 16 1-1/4"GAS-UP.
- 17 1-1/2"GAS-UP.



1 PARTIAL LL1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLANNING & DEVELOPMENT
CITY OF AUSTIN
REJECTED
REVISIONS REQUIRED.
BY: DATE:

KEY PLAN

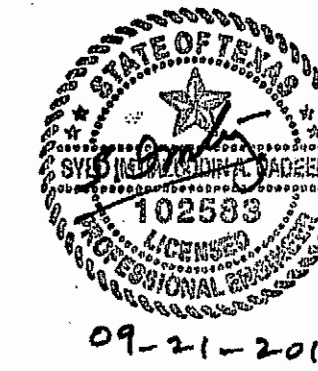


USE Jordan & Skala Engineers
14740 Midway Road, Suite 350
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1613
Project Number - 113-0157 Texas Firm Registration # F-4990

DRAWN BY:
JD

CHECKED BY:
SB

PROJECT NO.:
07-1610



DEVELOPER:
**KURT SIMONS
COMPANY**
4201 BEE CAVES ROAD
SUITE A-204
AUSTIN, TX 78746
(512) 327-2302

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION
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PROJECT NAME:
**COLDWATER
APARTMENTS**
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS

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△	
△	

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ISSUED FOR BID
09.21.2011

ISSUED FOR CONST.

DWG. NAME

DATE

DESCRIPTION

BUILDING PLANS -
PLUMBING

SHEET

P4.03A

PLUMBING LEGEND

- 3" REVISED WATER SIZE
AFTER GREY WATER
SUPPLY
- GRAYWATER SUPPLY
- GRAYWATER WASTE

KEY NOTES:

- 1 3" SANITARY WASTE RISER.
- 2 2" SANITARY WASTE RISER.
- 3 2" SANITARY VENT RISER.
- 4 3" SANITARY VENT RISER.
- 5 3" SANITARY WASTE UP TO WATER CLOSET.
- 6 2" SANITARY WASTE UP TO LAVATORY.
- 7 2" WASTE UP TO BATHTUB/SHOWER.
- 8 2" SANITARY WASTE UP TO SINK.
- 9 2" SANITARY WASTE UP TO WASHING MACHINE.
- 10 DOMESTIC WATER RISER.
- 11 UP TO 2" HUB DRAIN.
- 12 1" GAS (2 PSI) RISER.

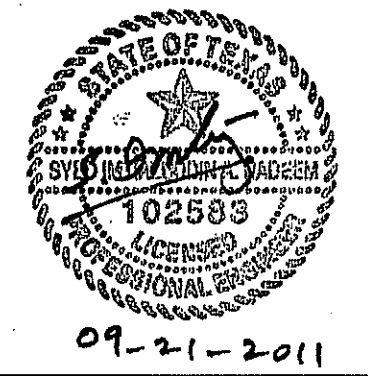
GENERAL NOTES:

1. REFER TO RISER DIAGRAMS FOR ADDITIONAL PIPE SIZES.
2. REFER TO UNIT PLANS FOR ALL WORK WITHIN THE UNITS.
3. SANITARY AND DRAINAGE PIPING 2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM, PIPING 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM.
4. SUDS RELIEF SHALL BE PROVIDED AT VERTICAL STACKS RECEIVING SUDS WASTE PER UPC 711.0

DRAWN BY:
JD

CHECKED BY:
SB

PROJECT NO.:
07-1610



DEVELOPER:

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COMPANY**

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SUITE A-204
AUSTIN, TX 78746
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PROJECT NAME:

COLDWATER

APARTMENTS

1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS

△

△

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ISSUED FOR PERMIT
09.21.2011

ISSUED FOR BID
09.21.2011

ISSUED FOR CONST.

DWG. NAME

DATE

DESCRIPTION

BUILDING PLANS -
PLUMBING

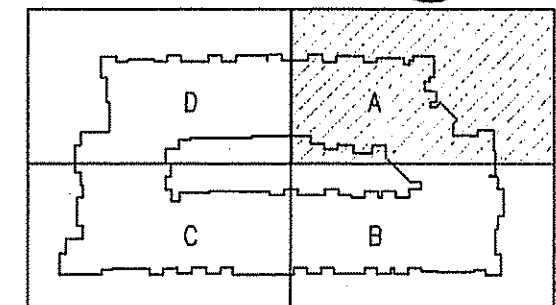
SHEET

P4.12A

1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

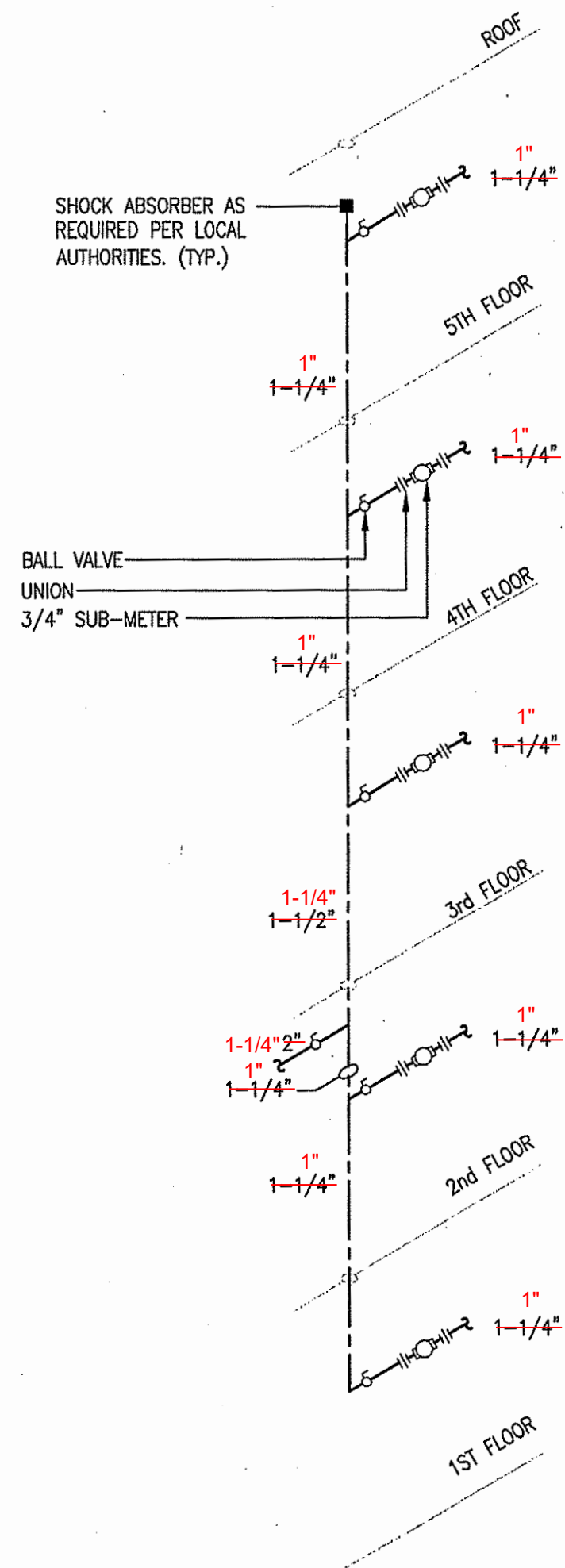
PLANNING & DEVELOPMENT
CITY OF AUSTIN
REJECTED
REVISIONS REQUIRED
BY: DATE:

KEY PLAN

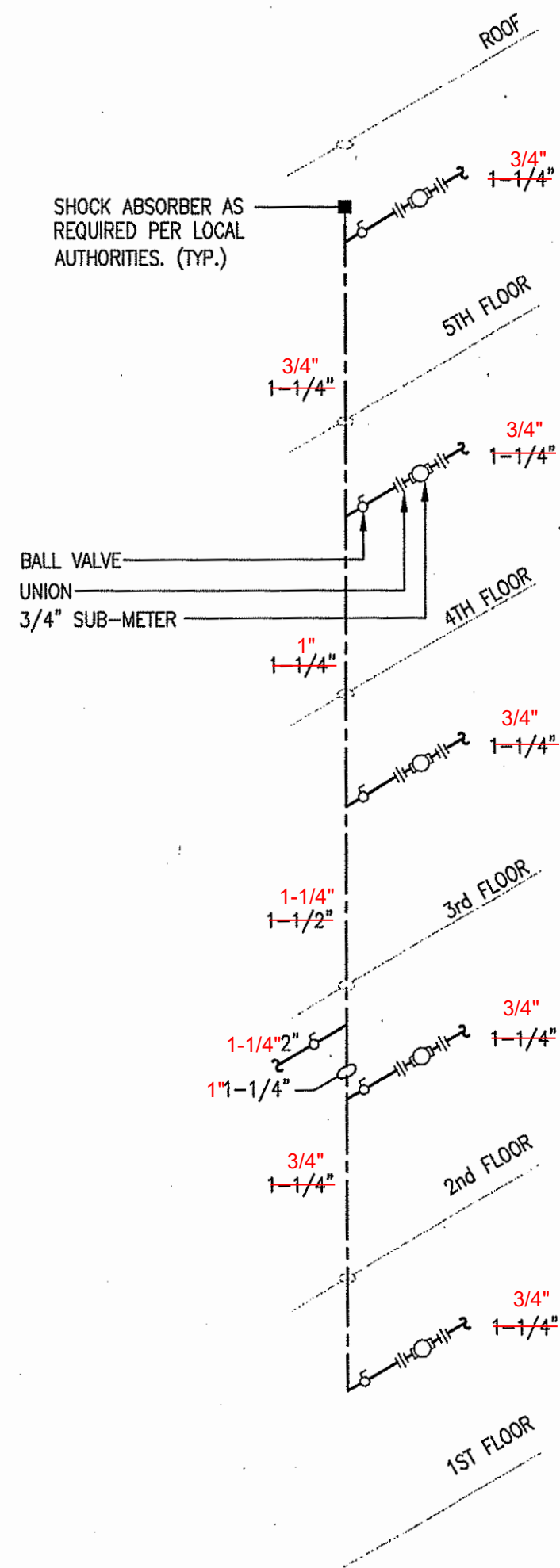


JSE Jordan & Skala Engineers
14740 Wilshire Road, Suite 350
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1615
Project Number - 113-0157 Texas Firm Registration # F-4990

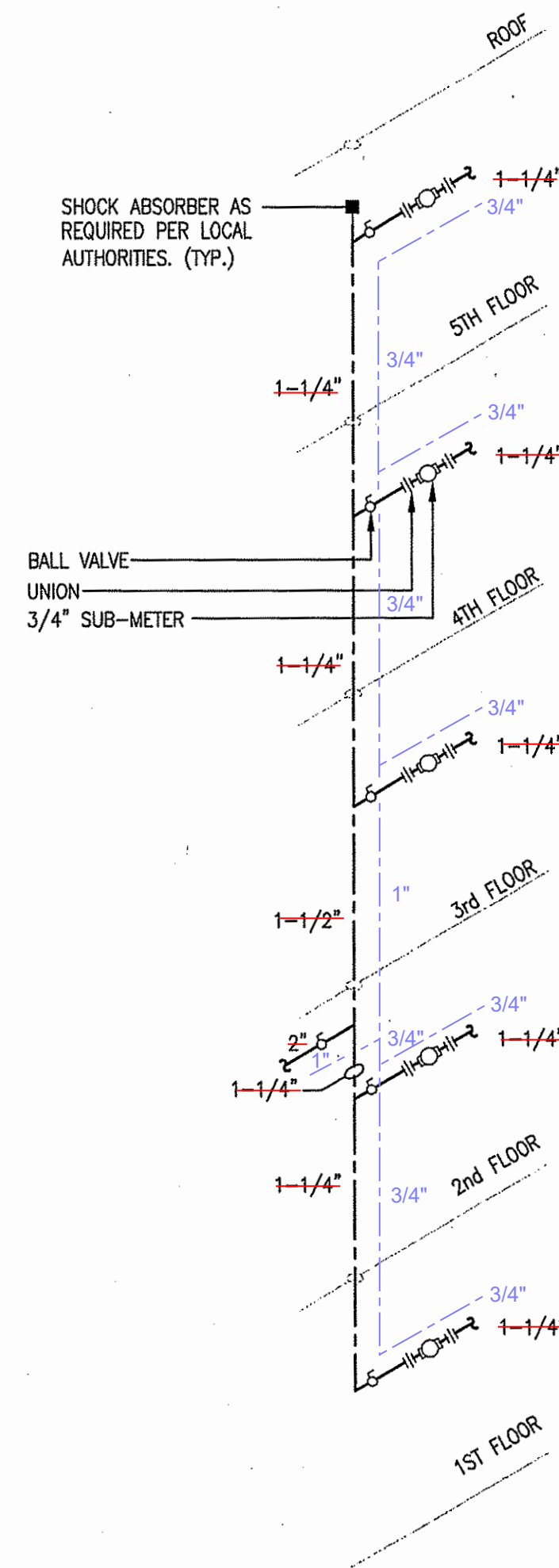
O
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A



TYPICAL WATER RISER
REF: ALL UNITS
BASELINE SYSTEM PIPE
SIZES IN RED



TYPICAL WATER RISER
REF: ALL UNITS
BASELINE PIPE SIZES REVISED
IN RED DUE TO GRAY WATER SUPPLY



GRAY
TYPICAL WATER RISER
REF: ALL UNITS
GRAY WATER SYSTEM BESIDE
BASELINE SYSTEM

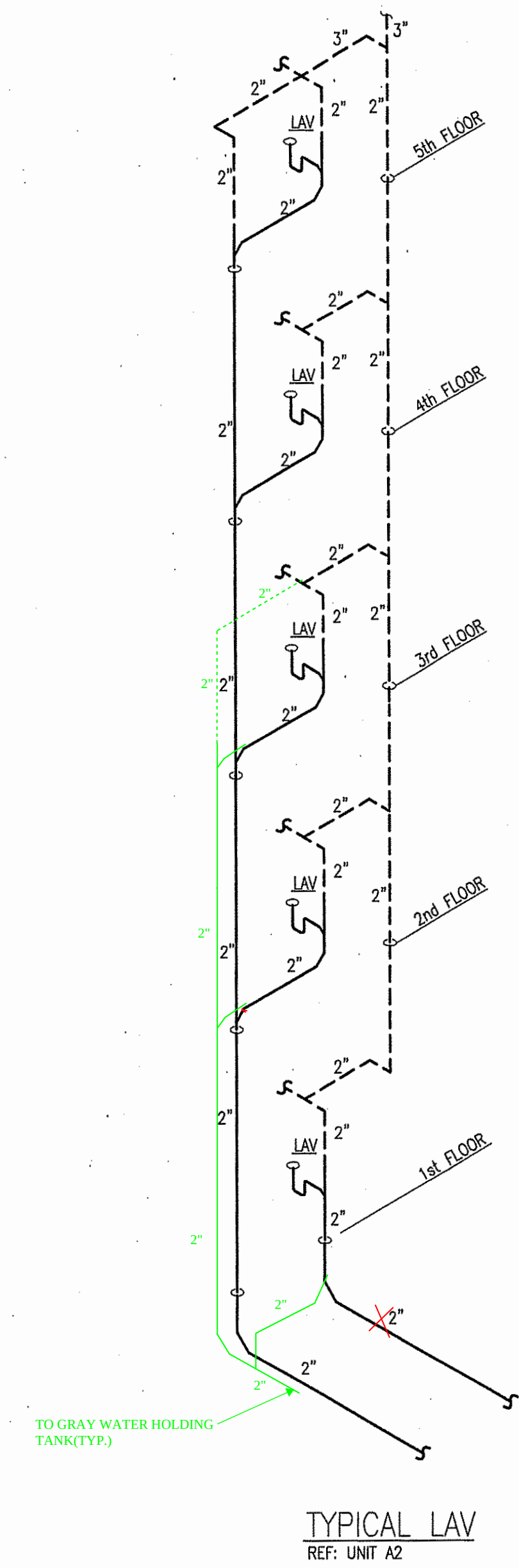
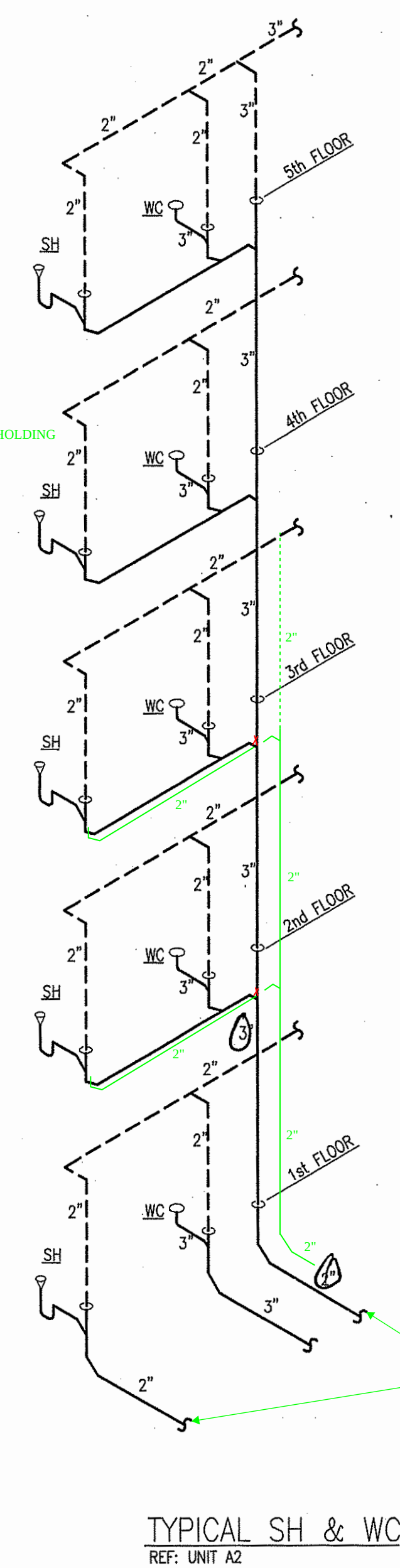
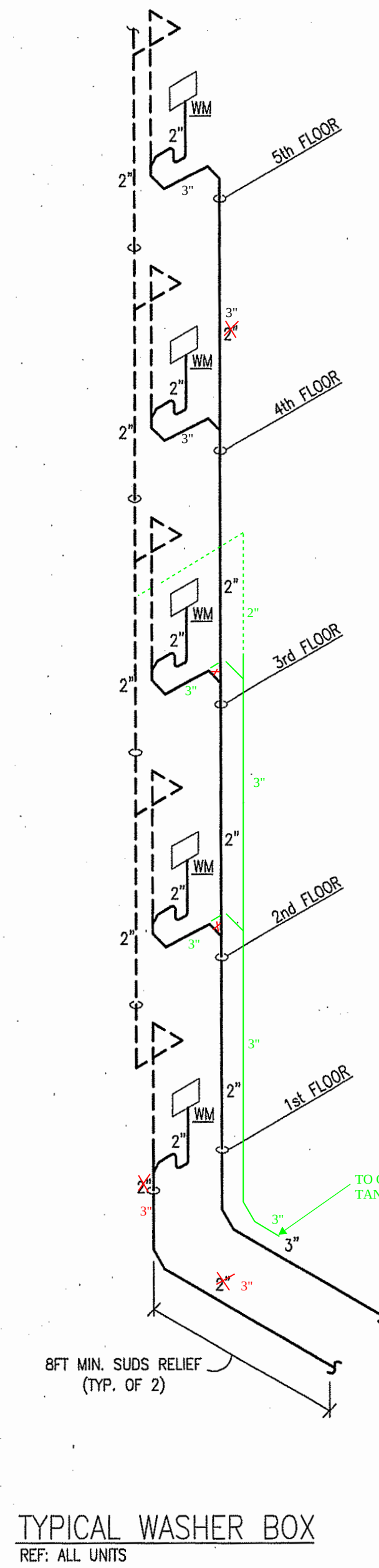
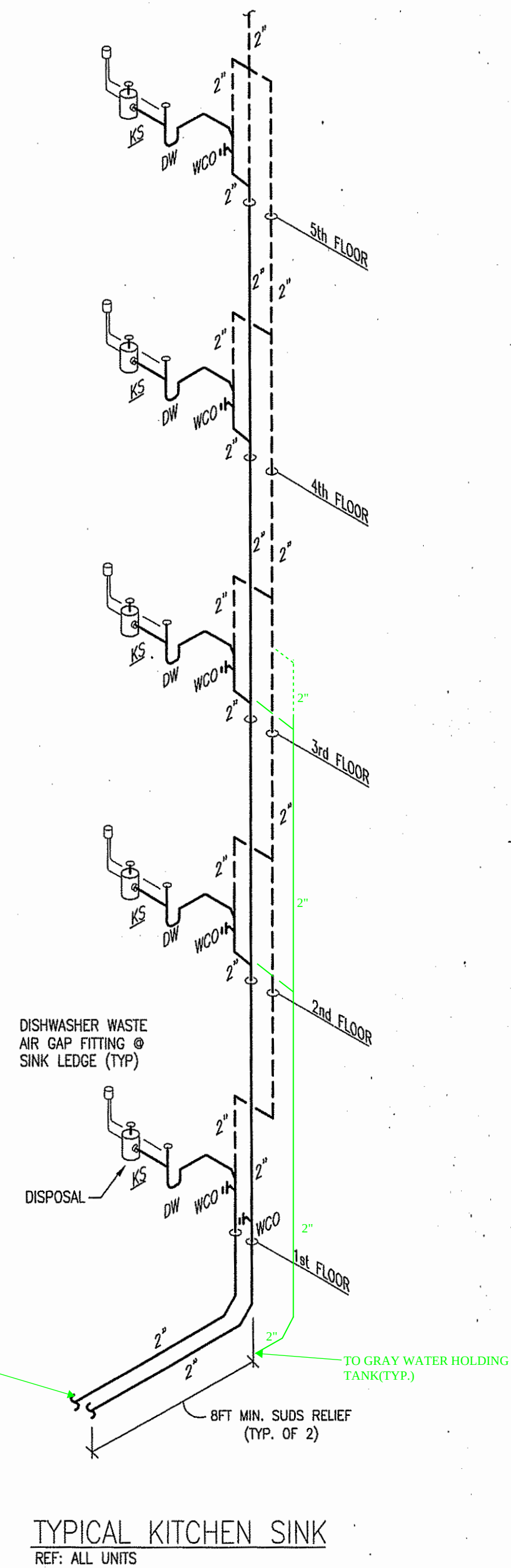
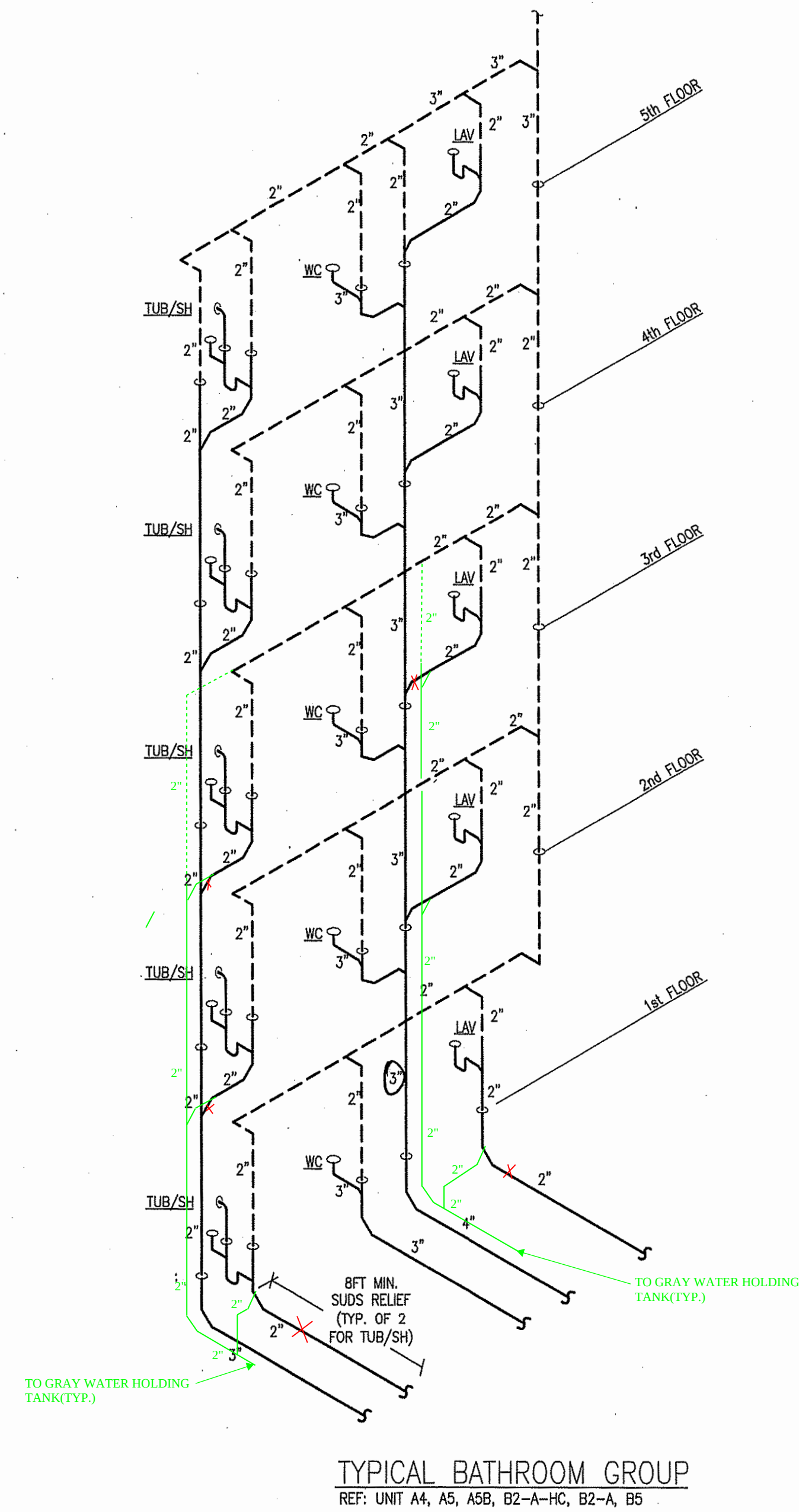
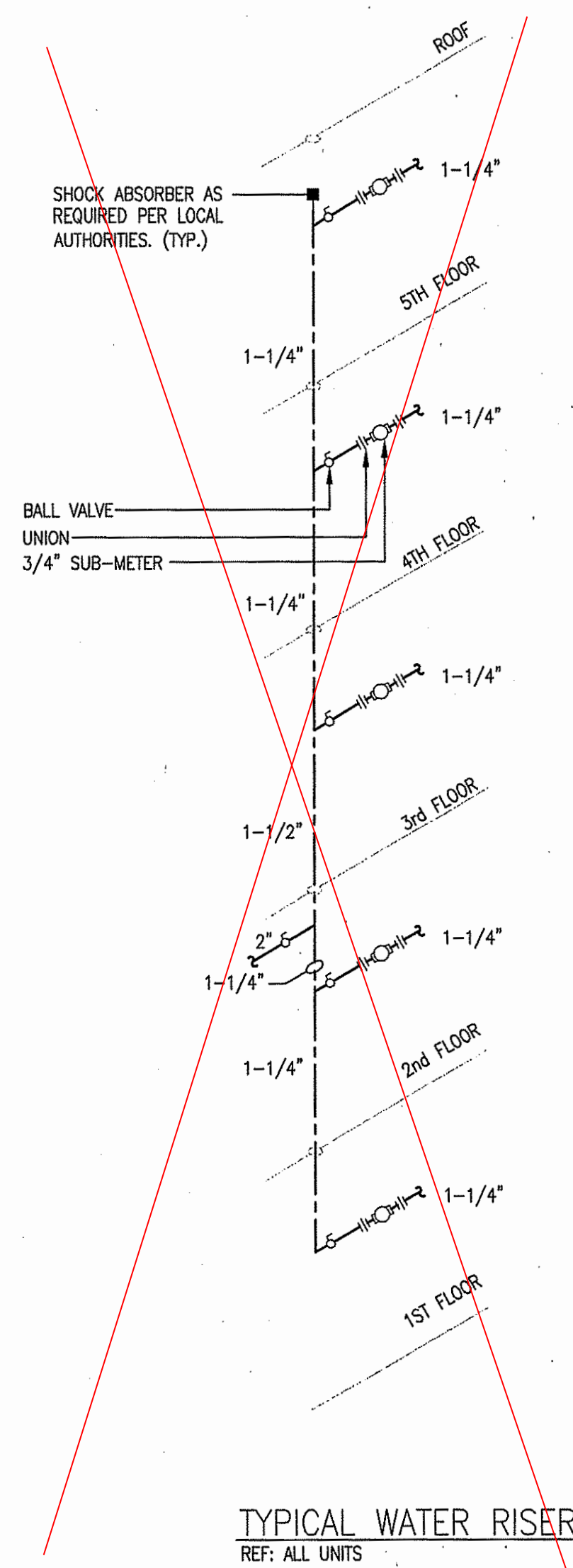
DRAWN BY: JD
CHECKED BY: SB
PROJECT NO.: 07-1610
DEVELOPER: KURT SIMONS COMPANY 4201 BEE CAVES ROAD SUITE A-204 AUSTIN, TX 78746 (512) 327-2302
ARCHITECTS - LAND PLANNERS - LANDSCAPE DESIGN - CONSULTATION CORPORATION KELLY GROSSMAN ARCHITECTS 200 Middle Key Road, Ste 200, Austin, Texas 78708 Ph: +1 512 222 2307 www.kellygrossmanarchitects.com Copyright © 2007 Kelly Grossman Architects LLC. All rights reserved. The information contained herein is the sole property of Kelly Grossman Architects LLC and may not be reproduced in any form without written permission.
PROJECT NAME: COLDWATER APARTMENTS 1717 TOOMEY ROAD, AUSTIN, TEXAS 78704
REVISIONS
ISSUED FOR PERMIT 09.21.2011
ISSUED FOR BID 09.21.2011
ISSUED FOR CONST.
DWG. NAME
DATE
DESCRIPTION RISER DIAGRAMS PLUMBING
SHEET P1.4

PLUMBING LEGEND

3"	WASTE PIPE SIZING PER LATEST CODE
	GREYWATER WASTE

PLUMBING LEGEND

3"	WASTE PIPE SIZING PER LATEST CODE
	GREYWATER WASTE



- NOTES:
1. SEE BLDG. PLANS FOR VTR CONNECTION.
 2. ALL BATHROOM GROUPS SHALL BE PIPED SIMILAR TO THE RISER DIAGRAM ABOVE. REFER TO THE UNIT PLAN LAYOUT FOR EXACT ROUTING.

ALL PLUMBING SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN ADOPTED PLUMBING CODES.

REVIEWED WSW DATE 2-8-12

The granting of a permit for, or approval of these plans and specifications shall not be construed to be a permit for, or approval of, any violation of any of the provisions of the currently adopted plumbing code or any other ordinance of the City of Austin.

JSE Jordan & Skala Engineers
 14240 Midway Road, Suite 350
 Dallas, TX 75244 5138
 V: (469) 385-1616 F: (469) 385-1615
 Project Number - 113-0157 Texas Firm Registration # F-4990

DRAWN BY:
JD

CHECKED BY:
SB

PROJECT NO.:
07-1610



DEVELOPER:
**KURT SIMONS
COMPANY**
4201 BEE CAVES ROAD
SUITE A-204
AUSTIN, TX 78746
(512) 327-2302

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •

KELLY GROSSMAN

A R C H I T E C T S P L L C

5550 Audin Road, Suite 210, Austin, Texas 78746 ph: +1 512 227 2397 www.kellygrossmanarchitects.com

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JECT NAME: **COLDWATER**
APARTMENTS
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS

ISSUED FOR PERMIT
09.21.2011

ISSUED FOR BID
09 21 2011

ISSUED FOR CONST.

DWG. NAME

DATE _____

DESCRIPTION

RISER DIAGRAMS

PLUMBING

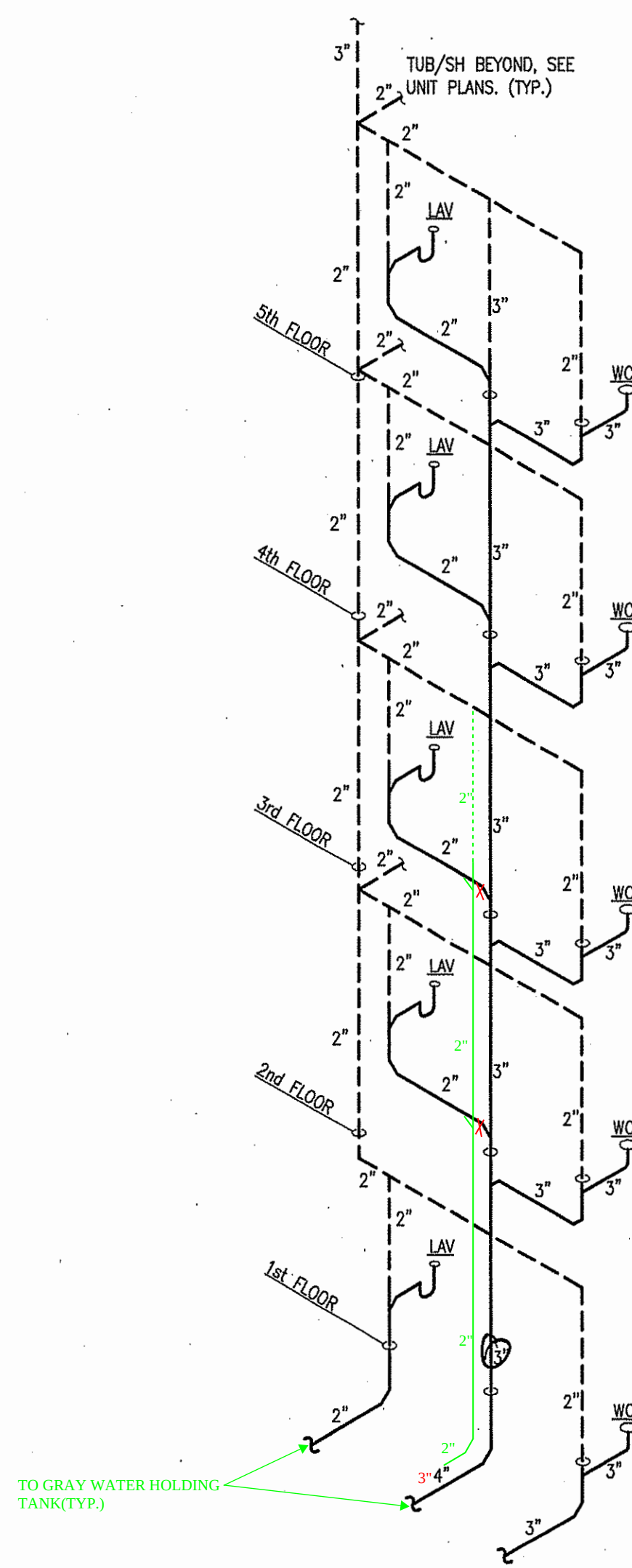
SHEET

P1.4

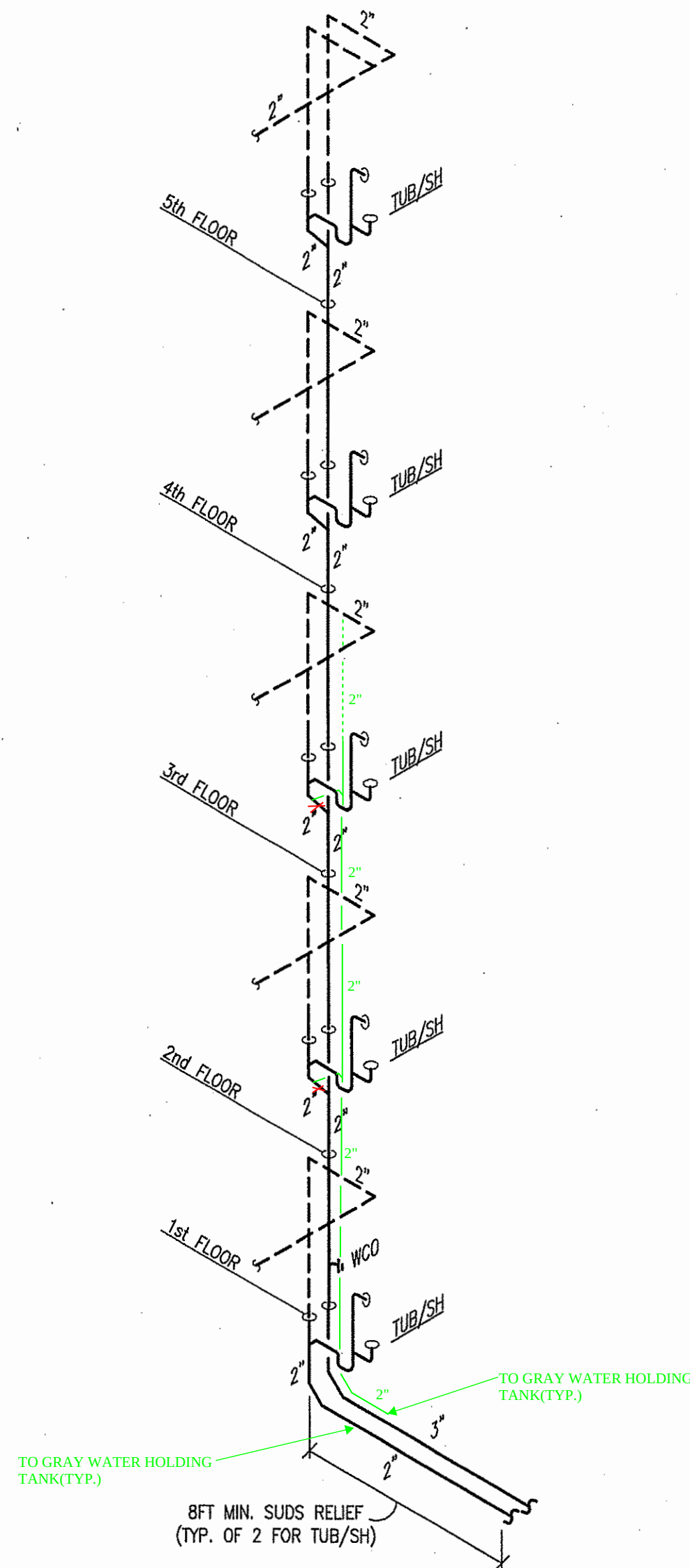
PLUMBING LEGEND

3" WASTE PIPE SIZING
PER LATEST CODE

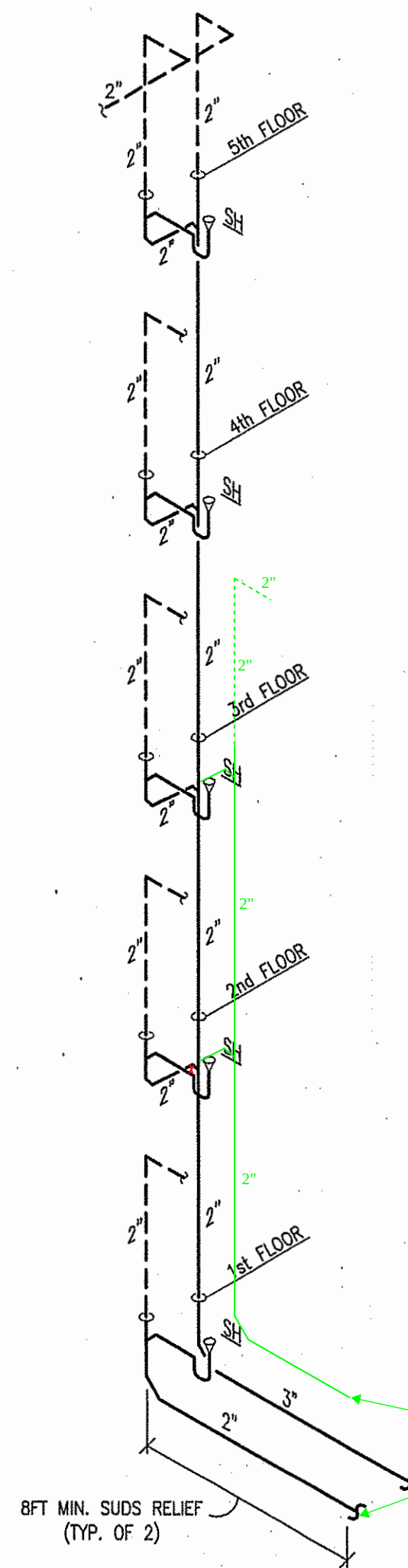
GREYWATER WASTE



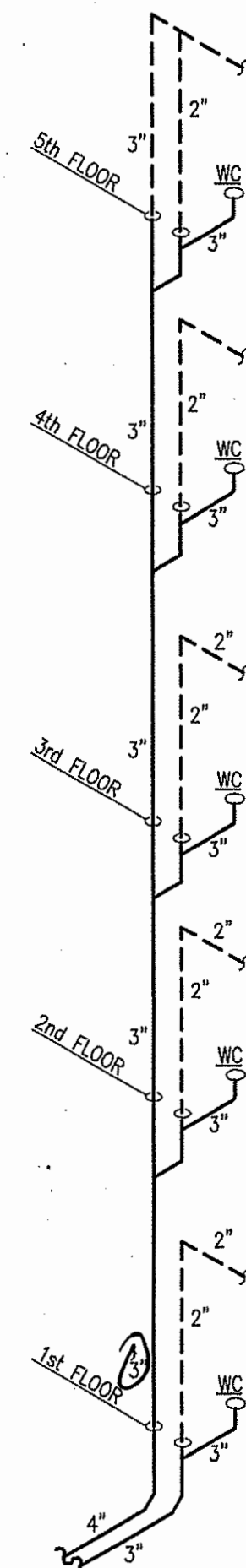
TYPICAL LAV & WC
REF: UNIT A3, A3-HC, A4, A5, A5-B,
A7, B2-A-HC, B2-A, B3, B4, B5, B6, B7



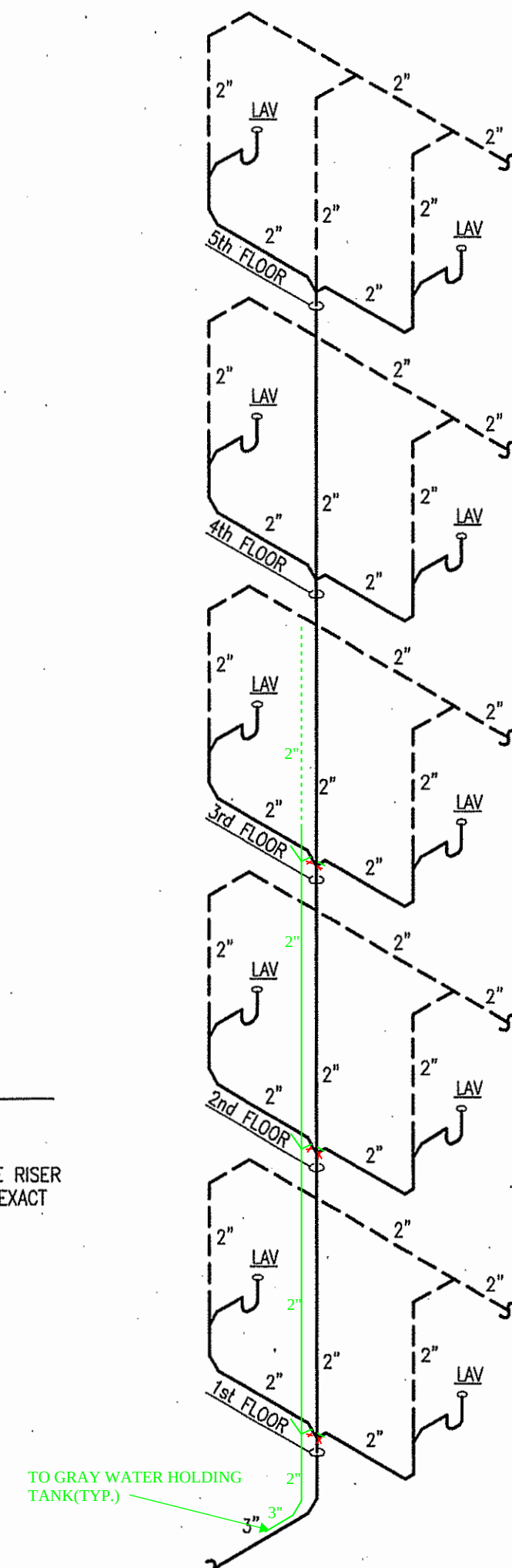
TYPICAL TUB/SH
REF: UNIT A3, A3-HC, A4, A5, A5-B,
A7, B2-A-HC, B2-A, B3, B4



TYPICAL SH
REF: UNIT A5, B3, B4



TYPICAL WC
REF: UNIT A6, B7



TYPICAL DOUBLE LAV
REF: UNIT A6

NOTES:

- SEE BLDG. PLANS FOR VTR CONNECTION.
- ALL BATHROOM GROUPS SHALL BE PIPED SIMILAR TO THE RISER DIAGRAM ABOVE. REFER TO THE UNIT PLAN LAYOUT FOR EXACT ROUTING.

ALL PLUMBING
SHALL BE IN ACCORDANCE WITH CITY OF
AUSTIN ADOPTED PLUMBING CODES.
REVIEWED *WJS* DATE *2-8-12*
The granting of a permit for, or approval of these plans
for, or approval of, any violation of any of the provisions of
the currently adopted plumbing code or any other

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-5138
V. (469) 383-1616 F. (469) 383-1615
Project Number - 113-0157 Texas Firm Registration # F-4990

DRAWN BY:
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DEVELOPER:

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COMPANY**
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SUITE A-204
AUSTIN, TX 78746
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ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION
300 Austin Hwy Road, Ste 210, Austin, Texas 78748 ph: +1.512.227.3307 www.kellygrossmanllc.com
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PROJECT NAME:
**COLDWATER
APARTMENTS**
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS

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△
△

ISSUED FOR PERMIT
09.21.2011

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09.21.2011

ISSUED FOR CONST.

DWG. NAME

DATE

DESCRIPTION

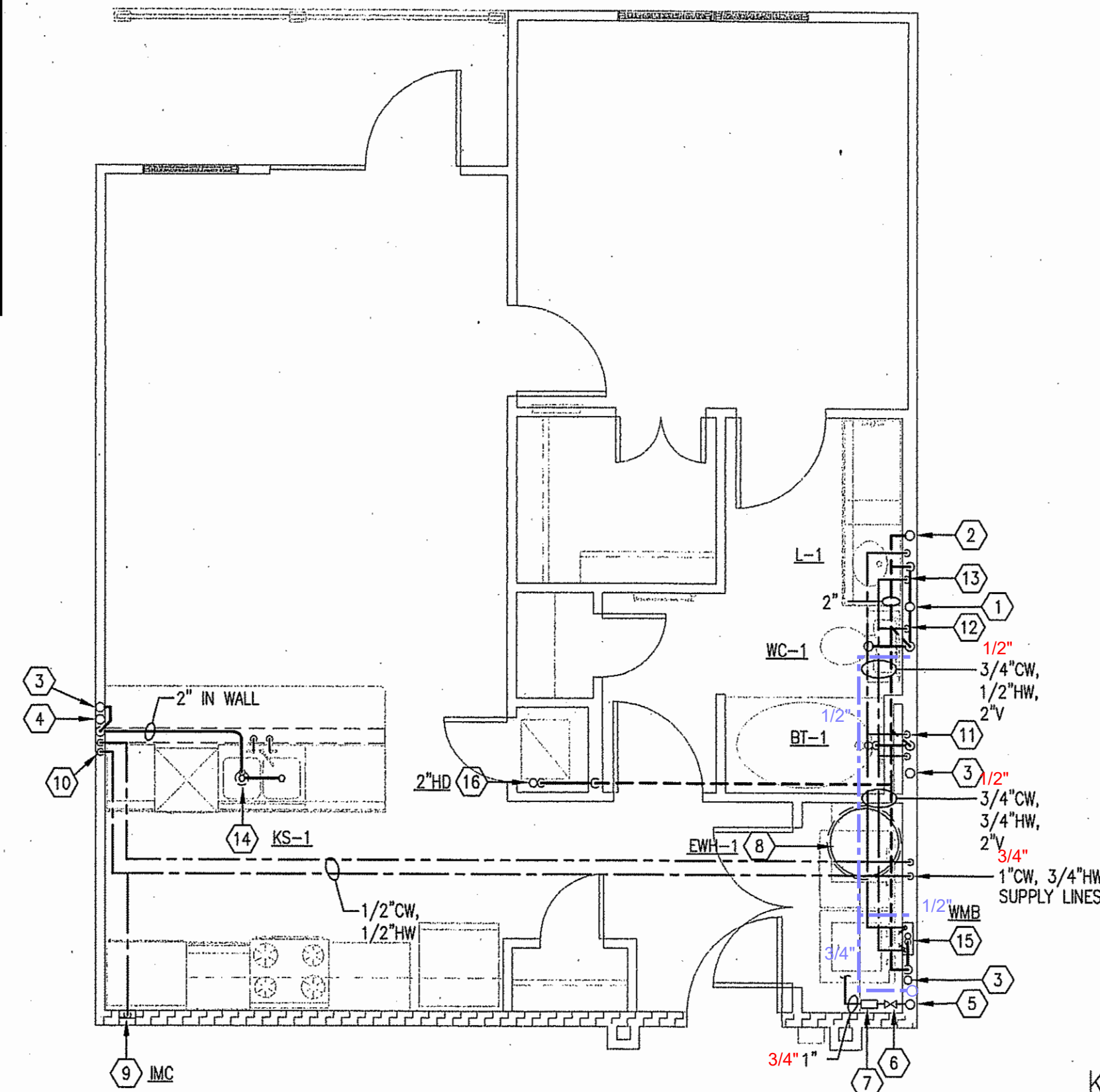
RISER DIAGRAMS
PLUMBING

SHEET

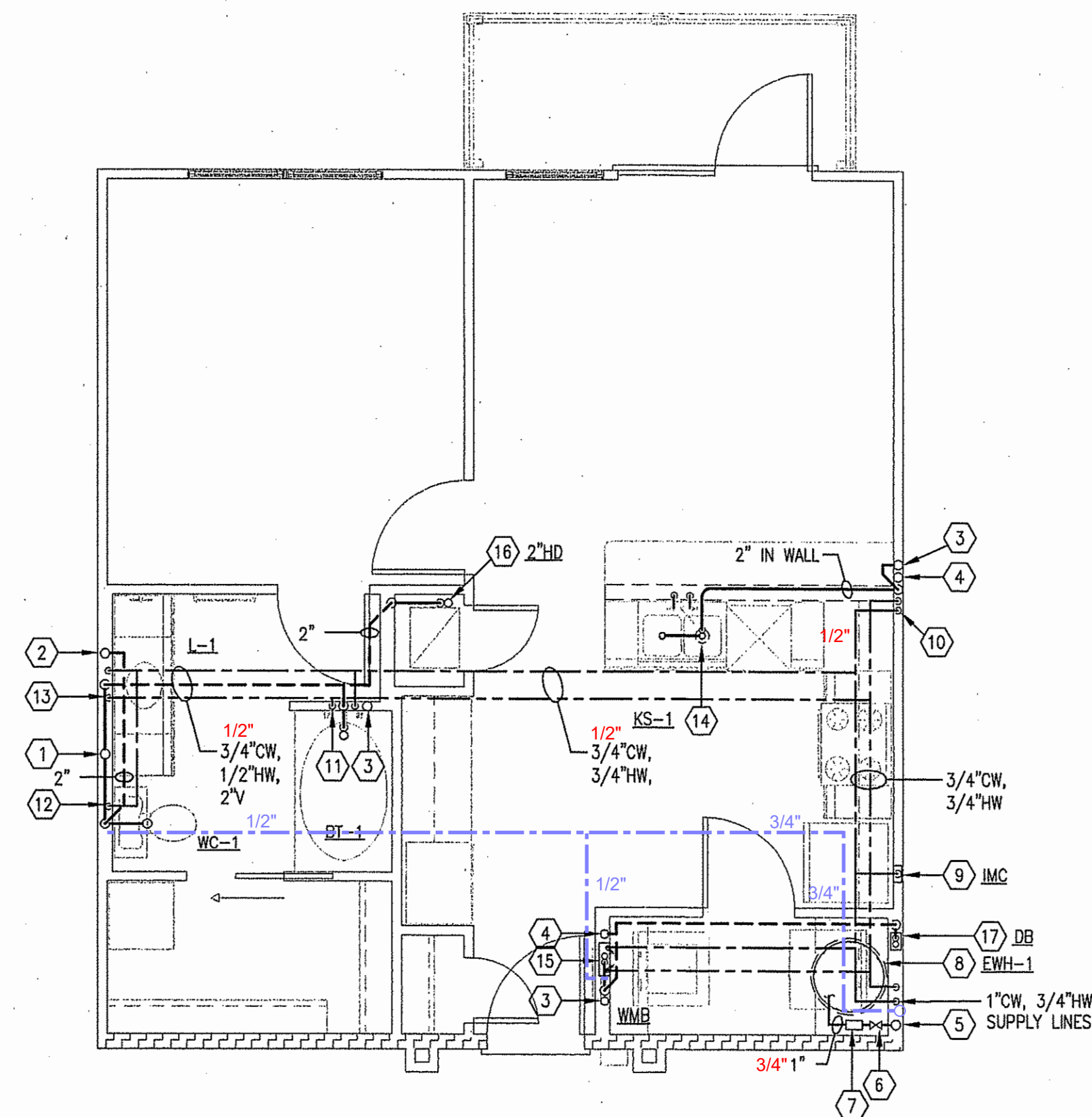
P1.5

PLUMBING LEGEND

- 3/4" SIZE REDUCTION OF DOMESTIC WATER LINE
- GRAYWATER SUPPLY
- GRAYWATER WASTE



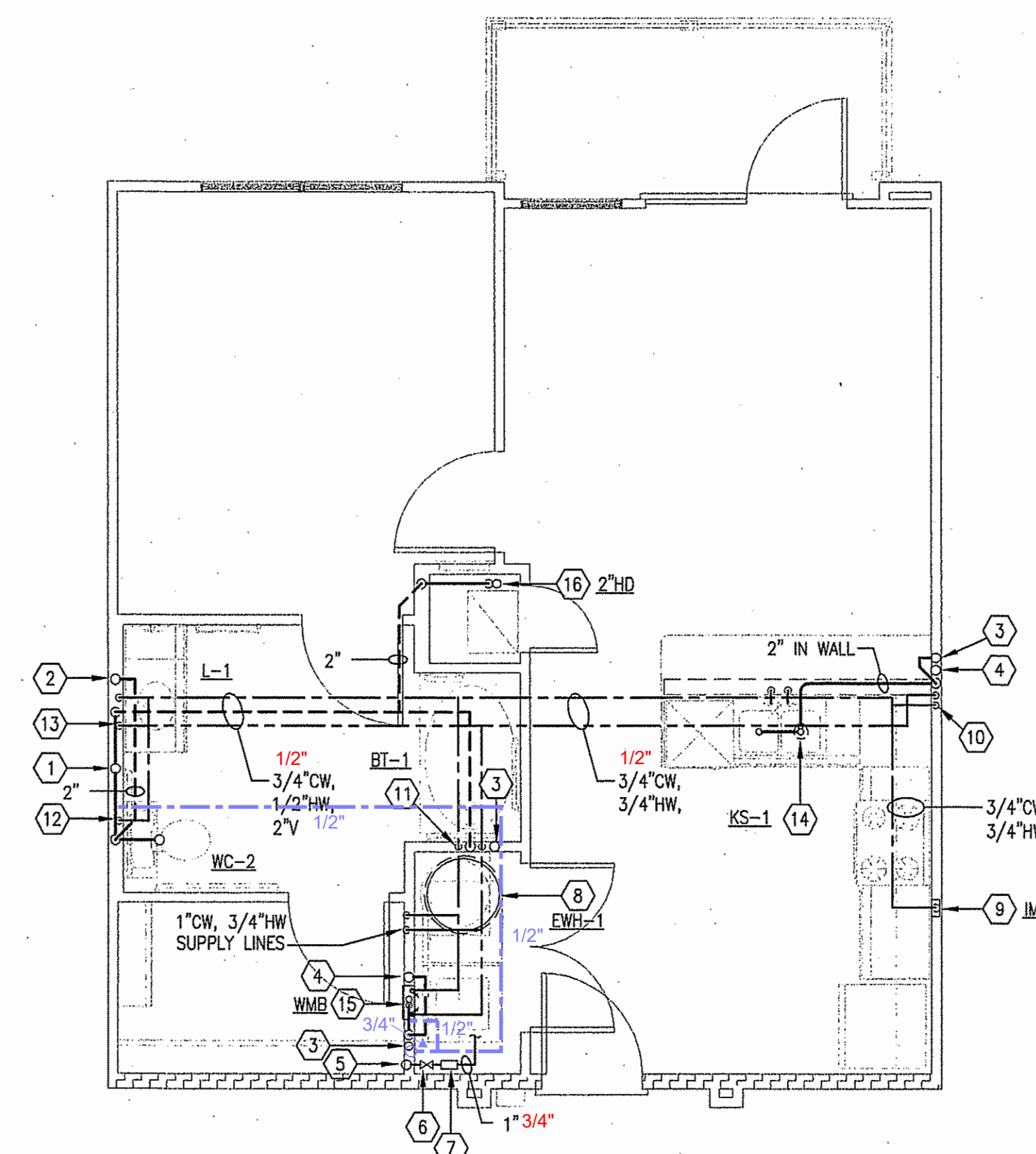
UNIT A4 - PLUMBING
SCALE: 1/4" = 1'-0"



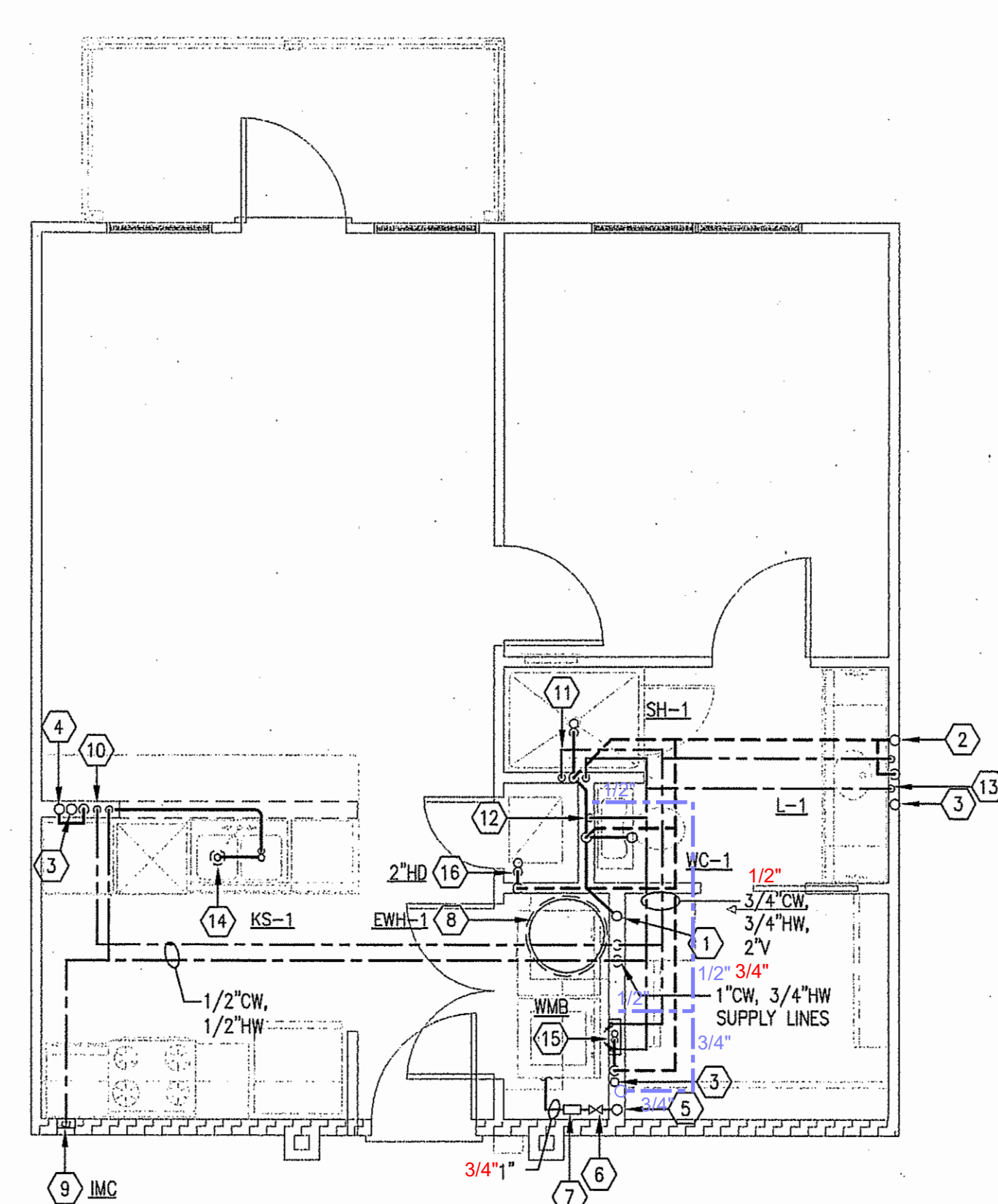
UNIT A3 - PLUMBING
SCALE: 1/4" = 1'-0"

KEY NOTES:

- 3" SANITARY WASTE RISER.
- 3" SANITARY VENT RISER.
- 2" SANITARY WASTE RISER.
- 2" SANITARY VENT RISER.
- DOMESTIC WATER RISER. REFER TO RISER DIAGRAM FOR SIZES.
- 1" DOMESTIC WATER SHUT-OFF VALVE BELOW CEILING.
- COLD WATER SUPPLY THRU SUB-WATER METER BELOW CEILING AND UP IN WALL TO ABOVE CEILING TO FIXTURES AS SHOWN.
- 40 GALLON ELECTRIC WATER HEATER. REF: DETAIL & SCHEDULE.
- 1/2" DOMESTIC COLD WATER ABOVE CEILING AND DOWN TO ICE MAKER VALVE AND BOX.
- 3/4" H & CW A/C & DOWN IN WALL TO SINK & DW. PROVIDE 1/2"x3/8" STOP ON CW. PROVIDE 1/2"x3/8"x3/8" STOP ON HW. 3/8" H & CW TO SINK FAUCET, 3/8" HW TO DISHWASHER. (FOR ISLAND SINK ROUTE DOWN IN WALL AND BELOW FLOOR TO SINK AS SHOWN ON PLANS)
- 1/2" H & CW A/C & DOWN IN WALL TO BATHTUB/SHOWER.
- 1/2" CW A/C & DOWN IN WALL TO WATER CLOSET.
- 1/2" H & CW A/C & DOWN IN WALL TO LAVATORY.
- DISPOSAL BELOW SINK WITH DISHWASHER WASTE CONNECTION. CONNECT DRAIN THRU AIR GAP TO DISPOSAL. DISPOSAL BY G.C. AND INSTALLED BY PLUMBING CONTRACTOR.
- WASHING MACHINE CONNECTION BOX 2" WASTE, 1/2" HW & CW.
- 2" HUB DRAIN WITH TRAP PRIMER AT LOWEST LEVEL FOR A/C CONDENSATE LINES. PROVIDE 1/2"CW LINE FROM NEAREST CW LINE OF EQUAL OR GREATER SIZE TO SERVE TRAP PRIMER. REFER TO HVAC DETAIL.
- 2" SANITARY WASTE TO 2" DRAIN BOX AT LOWEST LEVEL ONLY FOR WATER HEATER DRAIN LINES.



UNIT A3-HC - PLUMBING
SCALE: 1/4" = 1'-0"



UNIT A2 - PLUMBING
SCALE: 1/4" = 1'-0"

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USE Jordan & Skala Engineers
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DRAWN BY: JD
CHECKED BY: SB
PROJECT NO.: 07-1610
STATE OF TEXAS
SYNTHETIC SEALS
102583
09-21-2011

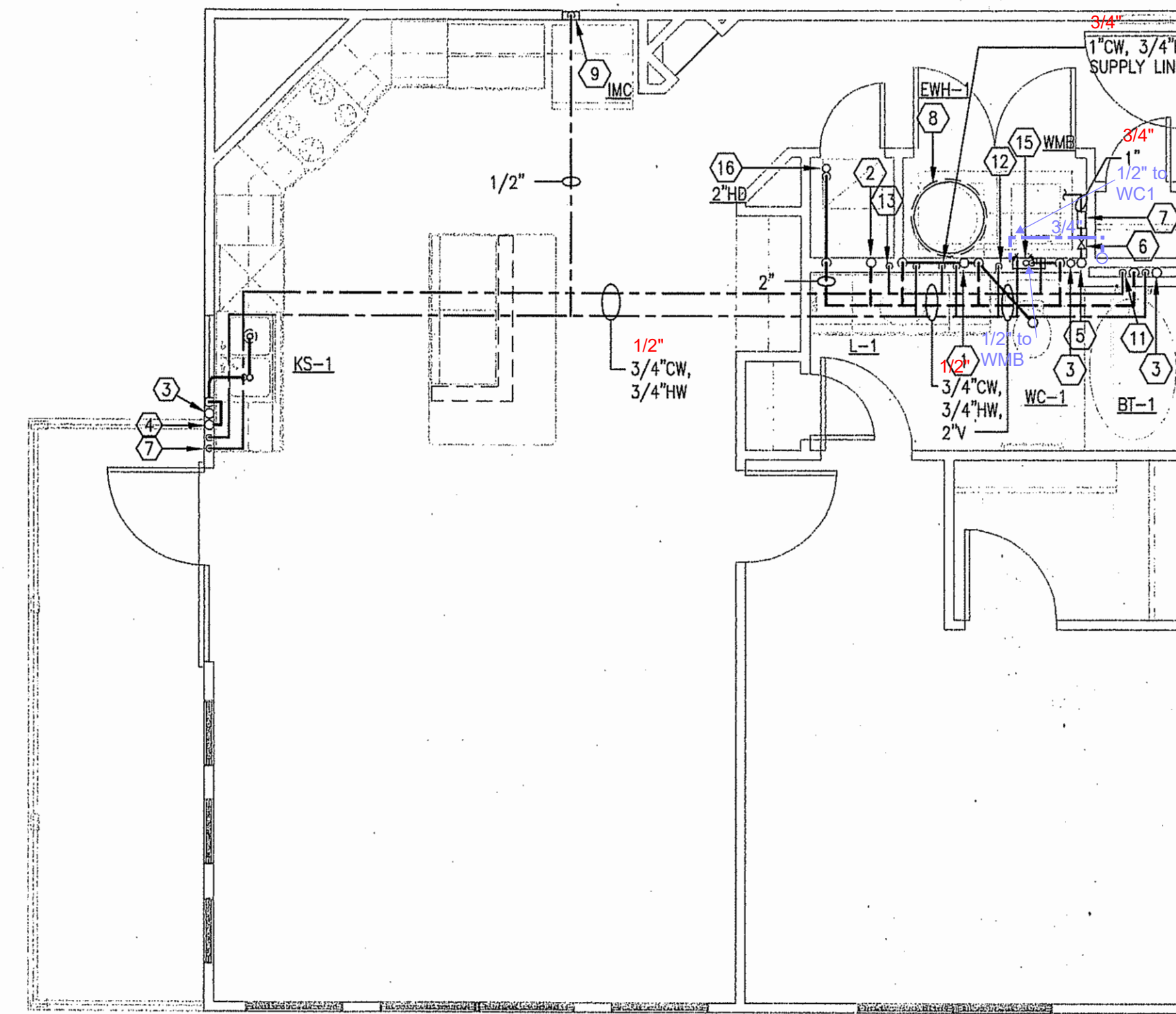
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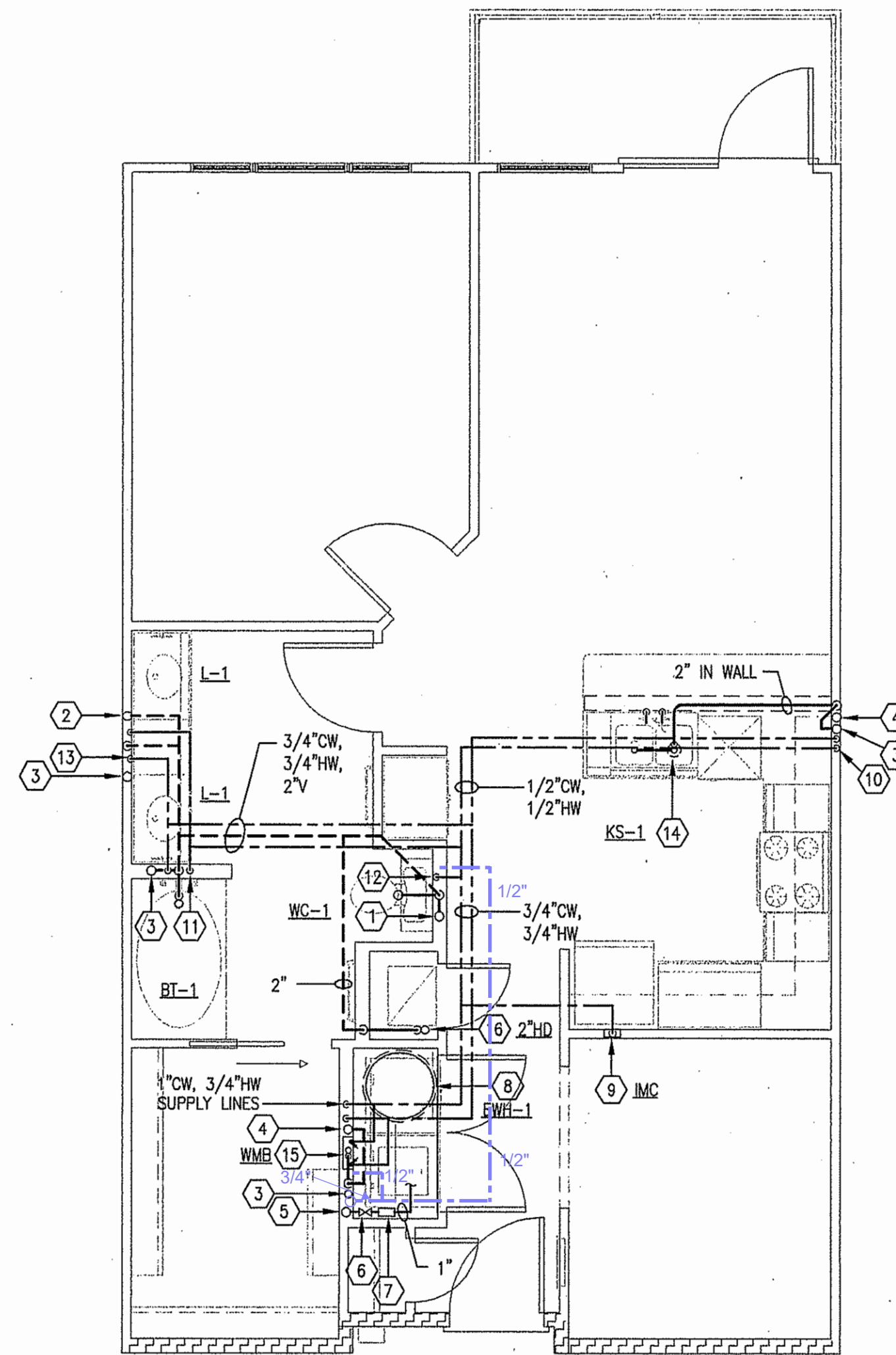
PROJECT NAME:
COLDWATER APARTMENTS
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS	
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ISSUED FOR PERMIT	09.21.2011
ISSUED FOR BID	09.21.2011
ISSUED FOR CONST.	
DWG. NAME	
DATE	
DESCRIPTION	
UNIT PLANS - PLUMBING	
SHEET	P3.1

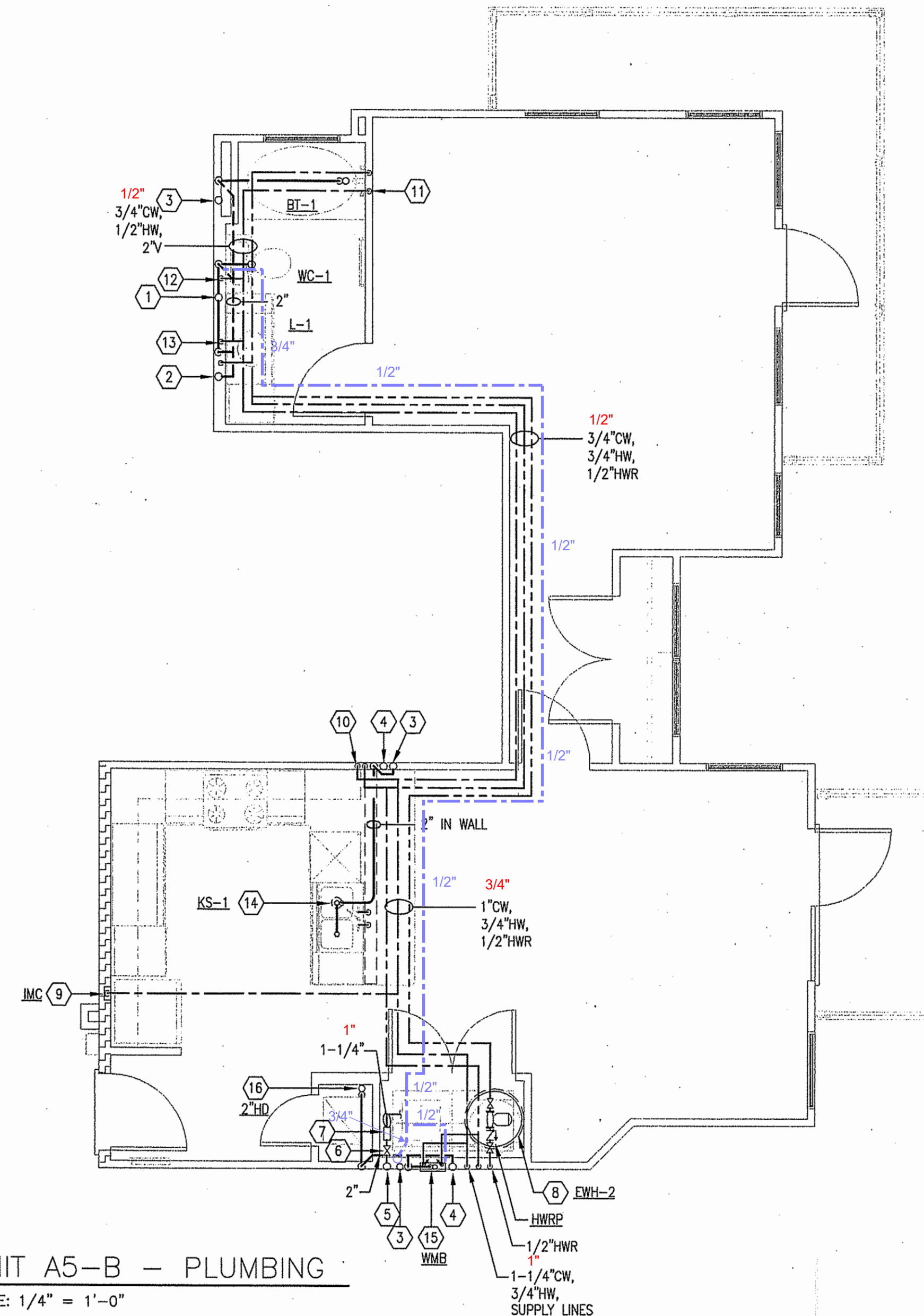
- KEY NOTES:
- 1 3" SANITARY WASTE RISER.
 - 2 3" SANITARY VENT RISER.
 - 3 2" SANITARY WASTE RISER.
 - 4 2" SANITARY VENT RISER.
 - 5 DOMESTIC WATER RISER. REFER TO RISER DIAGRAM FOR SIZES.
 - 6 1" DOMESTIC WATER SHUT-OFF VALVE BELOW CEILING.
 - 7 COLD WATER SUPPLY THRU SUB-WATER METER BELOW CEILING AND UP IN WALL TO ABOVE CEILING TO FIXTURES AS SHOWN.
 - 8 40 GALLON ELECTRIC WATER HEATER. REF: DETAIL & SCHEDULE.
 - 9 1/2" DOMESTIC COLD WATER ABOVE CEILING AND DOWN TO ICE MAKER VALVE AND BOX.
 - 10 3/4" H & CW A/C & DOWN IN WALL TO SINK & DW. PROVIDE 1/2"x3/8" STOP ON CW. PROVIDE 1/2"x3/8"x3/8" STOP ON HW. 3/8" H & CW TO SINK FAUCET, 3/8" HW TO DISHWASHER. (FOR ISLAND SINK ROUTE DOWN IN WALL AND BELOW FLOOR TO SINK AS SHOWN ON PLANS)
 - 11 1/2" H & CW A/C & DOWN IN WALL TO BATHTUB/SHOWER.
 - 12 1/2" CW A/C & DOWN IN WALL TO WATER CLOSET.
 - 13 1/2" H & CW A/C & DOWN IN WALL TO LAVATORY.
 - 14 DISPOSAL BELOW SINK WITH DISHWASHER WASTE CONNECTION. CONNECT DRAIN THRU AIR GAP TO DISPOSAL. DISPOSAL BY G.C. AND INSTALLED BY PLUMBING CONTRACTOR.
 - 15 WASHING MACHINE CONNECTION BOX 2" WASTE, 1/2" HW & CW.
 - 16 2" HUB DRAIN WITH TRAP PRIMER AT LOWEST LEVEL FOR A/C CONDENSATE LINES. PROVIDE 1/2" CW LINE FROM NEAREST CW LINE OF EQUAL OR GREATER SIZE TO SERVE TRAP PRIMER. REFER TO HVAC DETAIL.
 - 17 2" SANITARY WASTE TO 2" DRAIN BOX AT LOWEST LEVEL ONLY FOR WATER HEATER DRAIN LINES.



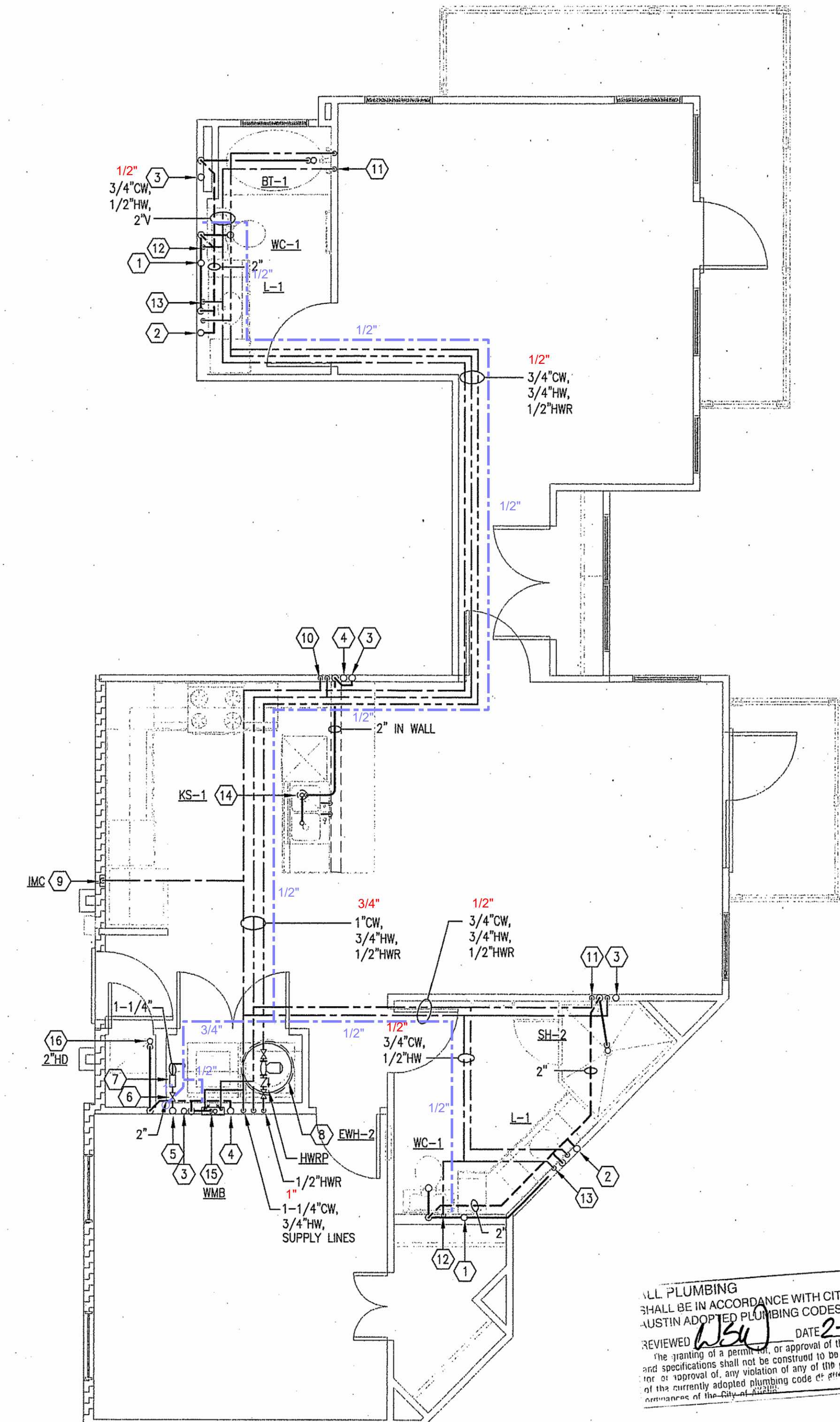
4 UNIT A7 — PLUMBING
SCALE: 1/4" = 1'-0"



3 UNIT A6 — PLUMBING
SCALE: 1/4" = 1'-0"



2 UNIT A5-B — PLUMBING
SCALE: 1/4" = 1'-0"



1 UNIT A5 — PLUMBING
SCALE: 1/4" = 1'-0"

PLUMBING LEGEND

- 3/4" SIZE REDUCTION OF DOMESTIC WATER LINE
- GRAYWATER SUPPLY
- GRAYWATER WASTE

ALL PLUMBING SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN ADOPTED PLUMBING CODES. REVIEWED *[Signature]* DATE 2-8-12

JSE Jordan & Skala Engineers
14740 Midway Road, Suite 350
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1615
Project Number - 113-0157 Texas Firm Registration # F-4990

DRAWN BY: JD
CHECKED BY: SB
PROJECT NO.: 07-1610

DEVELOPER:
KURT SIMONS COMPANY
4201 BEE CAVES ROAD
SUITE A-204
AUSTIN, TX 78746
(512) 327-2302

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION
KELLY GROSSMAN
ARCHITECTS, P.C.
280 Audley Roy Road, Ste 210, Austin, Texas 78746 Ph: 512.522.2397 www.kellygrossmanarch.com
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PROJECT NAME:
COLDWATER APARTMENTS
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

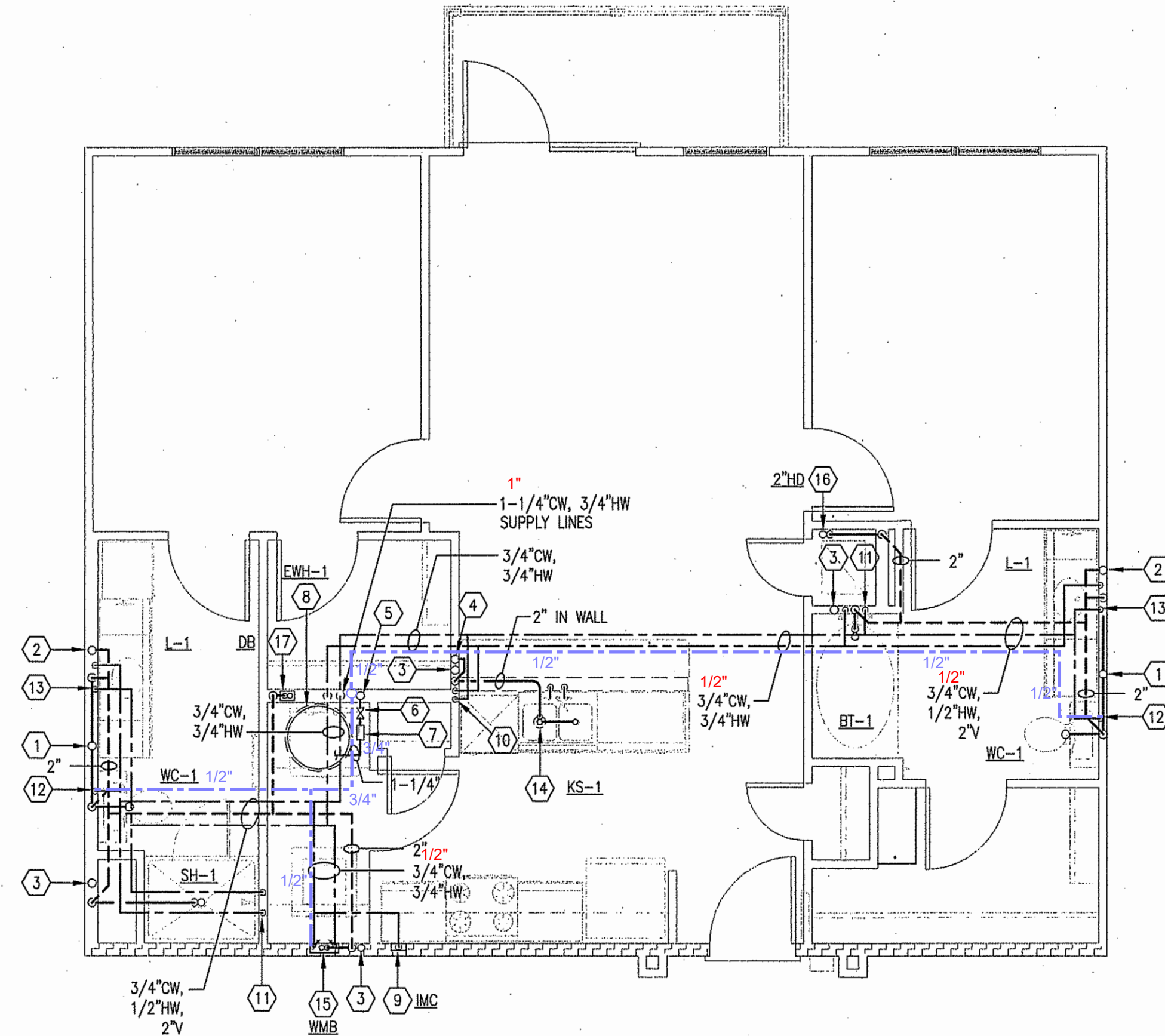
REVISIONS
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ISSUED FOR PERMIT 09.21.2011
ISSUED FOR BID 09.21.2011
ISSUED FOR CONST.
DWG. NAME
DATE
DESCRIPTION
UNIT PLANS - PLUMBING
SHEET P3.2

PLUMBING LEGEND

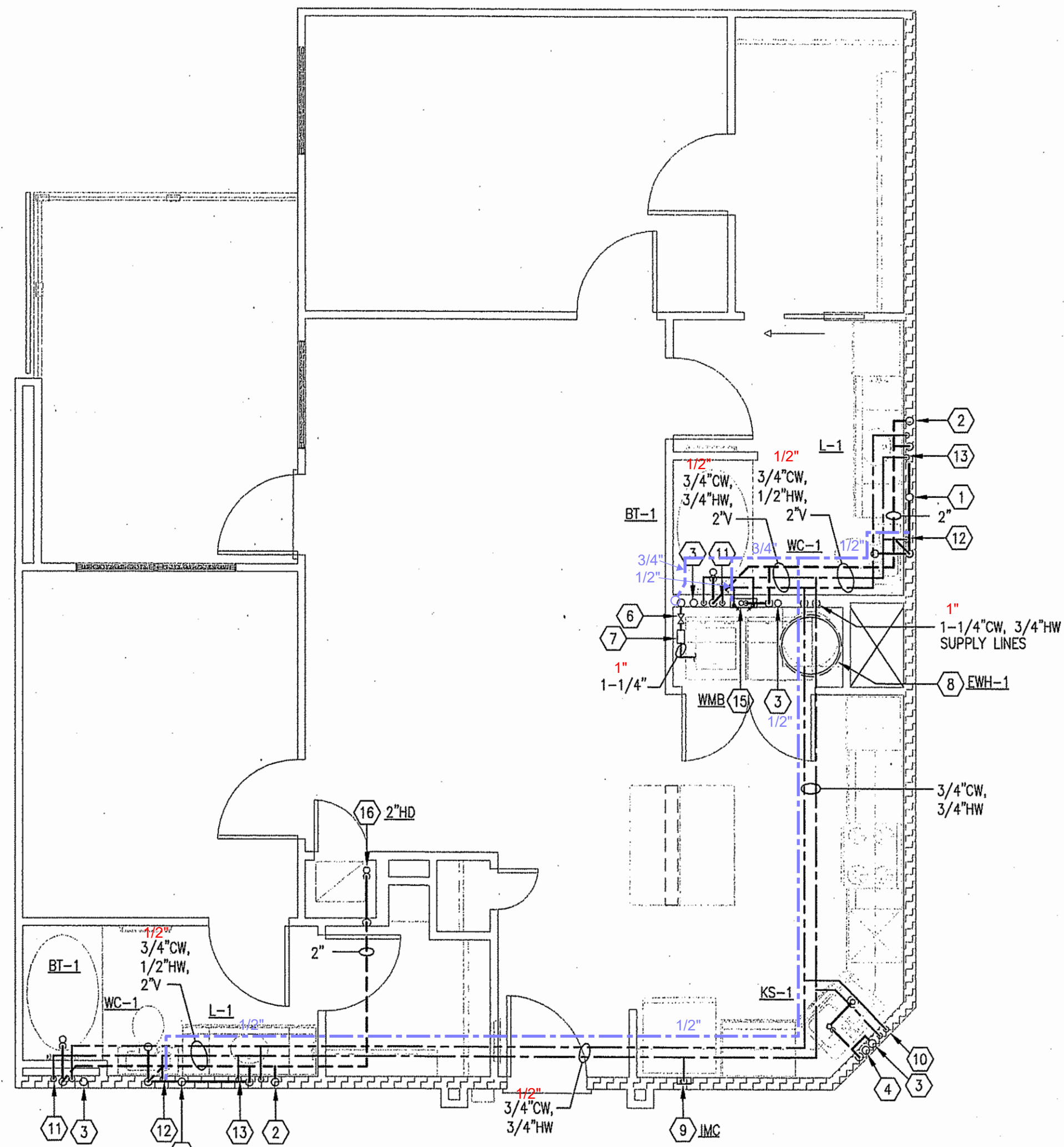
- 3/4" SIZE REDUCTION OF DOMESTIC WATER LINE
- GRAYWATER SUPPLY
- GRAYWATER WASTE

KEY NOTES:

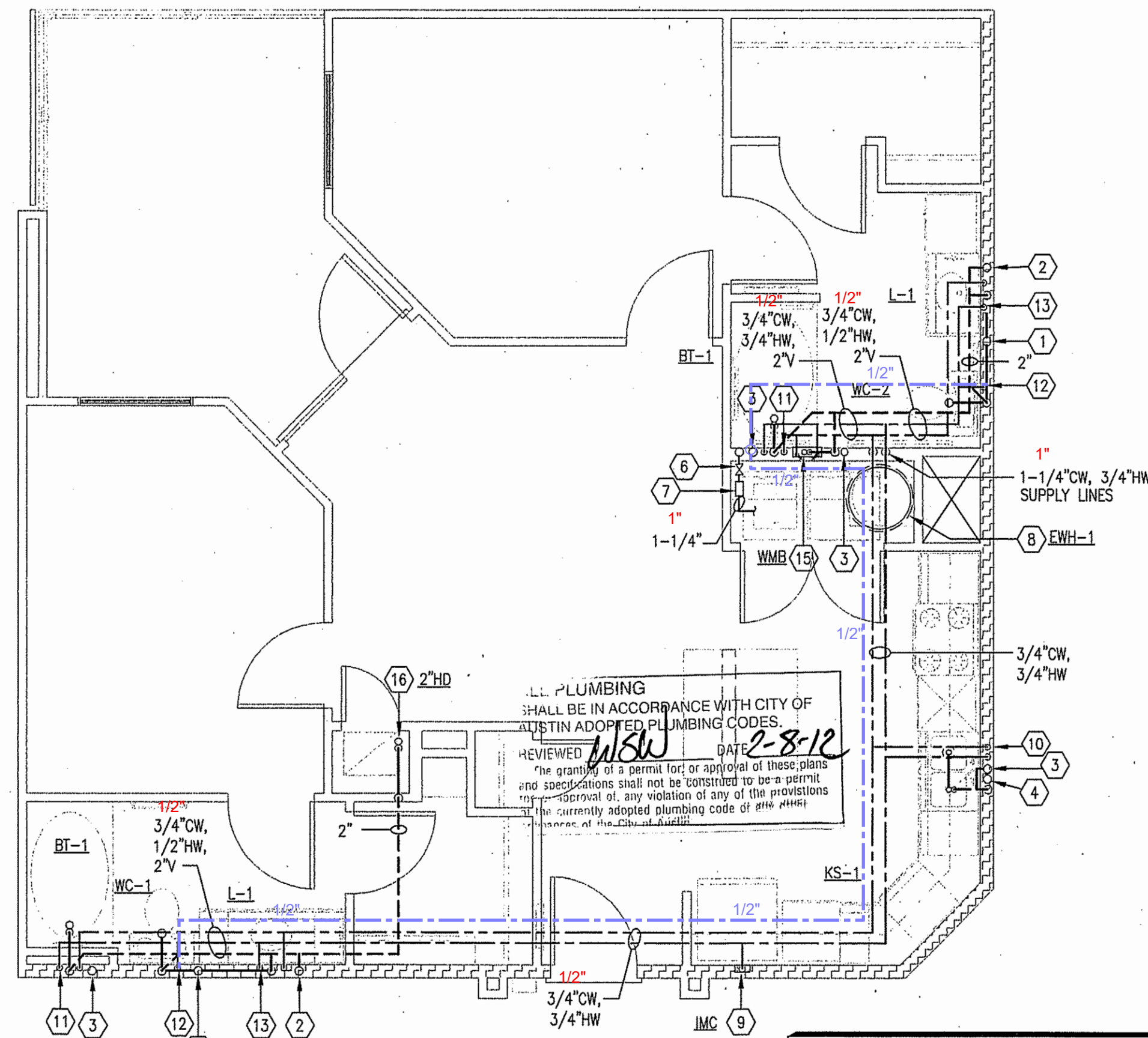
- 1 3" SANITARY WASTE RISER.
- 2 3" SANITARY VENT RISER.
- 3 2" SANITARY WASTE RISER.
- 4 2" SANITARY VENT RISER.
- 5 DOMESTIC WATER RISER. REFER TO RISER DIAGRAM FOR SIZES.
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- 7 COLD WATER SUPPLY THRU SUB-WATER METER BELOW CEILING AND UP IN WALL TO ABOVE CEILING TO FIXTURES AS SHOWN.
- 8 40 GALLON ELECTRIC WATER HEATER. REF: DETAIL & SCHEDULE.
- 9 1/2" DOMESTIC COLD WATER ABOVE CEILING AND DOWN TO ICE MAKER VALVE AND BOX.
- 10 3/4" H & CW A/C & DOWN IN WALL TO SINK & DW. PROVIDE 1/2"x3/8" STOP ON CW. PROVIDE 1/2"x3/8"x3/8" STOP ON HW. 3/8" H & CW TO SINK FAUCET, 3/8" HW TO DISHWASHER. (FOR ISLAND SINK ROUTE DOWN IN WALL AND BELOW FLOOR TO SINK AS SHOWN ON PLANS)
- 11 1/2" H & CW A/C & DOWN IN WALL TO BATHTUB/SHOWER.
- 12 1/2" CW A/C & DOWN IN WALL TO WATER CLOSET.
- 13 1/2" H & CW A/C & DOWN IN WALL TO LAVATORY.
- 14 DISPOSAL BELOW SINK WITH DISHWASHER WASTE CONNECTION. CONNECT DRAIN THRU AIR GAP TO DISPOSAL. DISPOSAL BY G.C. AND INSTALLED BY PLUMBING CONTRACTOR.
- 15 WASHING MACHINE CONNECTION BOX 2" WASTE, 1/2" HW & CW.
- 16 2" HUB DRAIN WITH TRAP PRIMER AT LOWEST LEVEL FOR A/C CONDENSATE LINES. PROVIDE 1/2"CW LINE FROM NEAREST CW LINE OF EQUAL OR GREATER SIZE TO SERVE TRAP PRIMER. REFER TO HVAC DETAIL.
- 17 2" SANITARY WASTE TO 2" DRAIN BOX AT LOWEST LEVEL ONLY FOR WATER HEATER DRAIN LINES.



UNIT B3 - PLUMBING
SCALE: 1/4" = 1'-0"



UNIT B2-B - PLUMBING
SCALE: 1/4" = 1'-0"



UNIT B2-A-HC - PLUMBING
SCALE: 1/4" = 1'-0"

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1613
Project Number - 113-0157 Texas Firm Registration # F-4990

DRAWN BY:
JD

CHECKED BY:
SB

PROJECT NO.:
07-1610

STATE OF TEXAS
Professional Seal
102583
09-21-2011

DEVELOPER:
KURT SIMONS COMPANY
4201 BEE CAVES ROAD
SUITE A-204
AUSTIN, TX 78746
(512) 327-2302

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION
KELLY GROSSMAN
A R C H I T E C T S
2800 Austin Road, Ste 200, Austin, Texas 78746 ph: +1.512.327.2307 www.kellygrossmanarchitect.com
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PROJECT NAME:
COLDWATER APARTMENTS
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

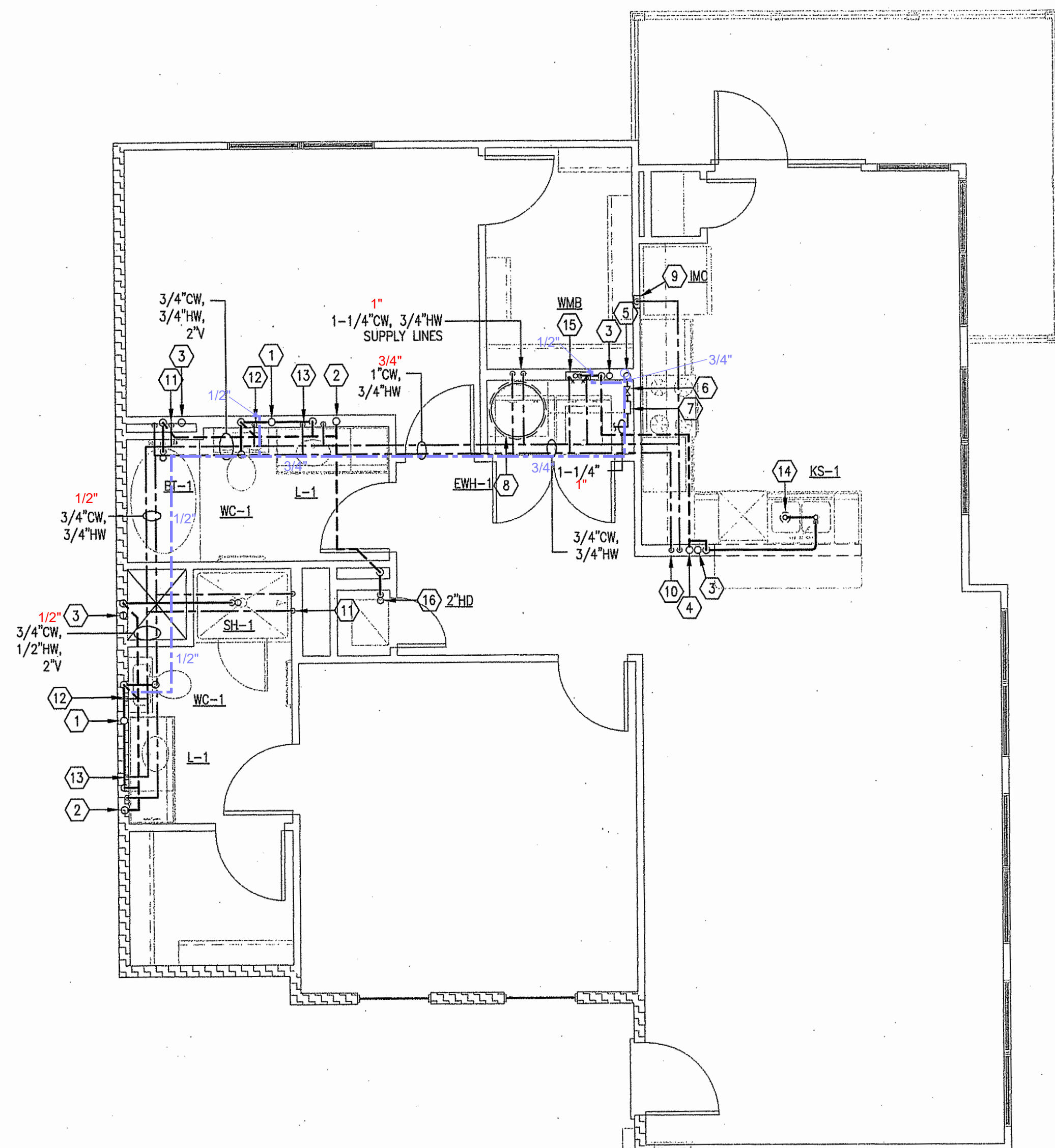
REVISIONS
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ISSUED FOR PERMIT 09.21.2011
ISSUED FOR BID 09.21.2011
ISSUED FOR CONST.
DWG. NAME
DATE
DESCRIPTION
UNIT PLANS - PLUMBING
SHEET P3.3

PLUMBING LEGEND

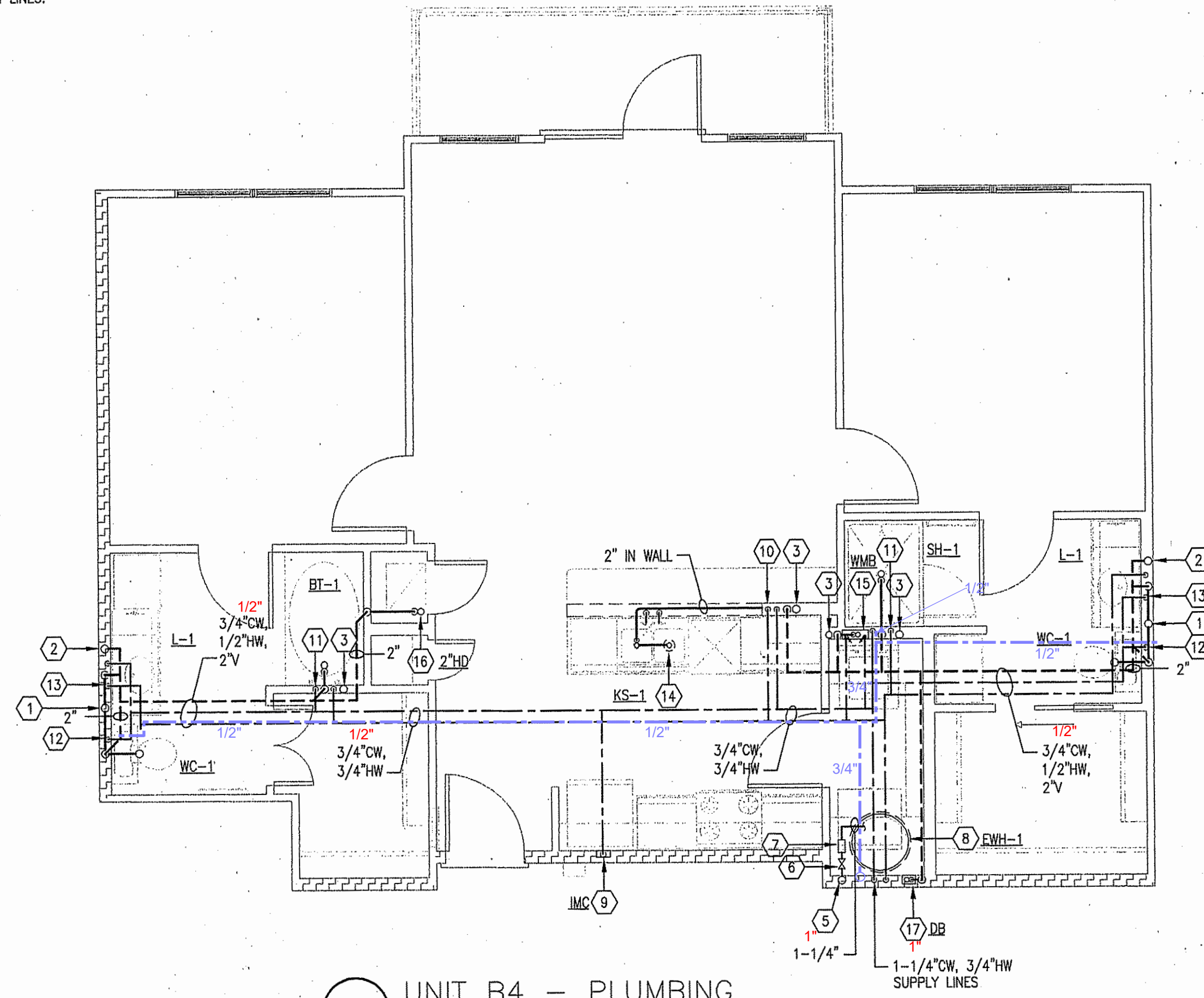
- 3/4" SIZE REDUCTION OF DOMESTIC WATER LINE
- GRAYWATER SUPPLY
- GRAYWATER WASTE

KEY NOTES:

- 3" SANITARY WASTE RISER.
- 3" SANITARY VENT RISER.
- 2" SANITARY WASTE RISER.
- 2" SANITARY VENT RISER.
- DOMESTIC WATER RISER. REFER TO RISER DIAGRAM FOR SIZES.
- 1" DOMESTIC WATER SHUT-OFF VALVE BELOW CEILING.
- COLD WATER SUPPLY THRU SUB-WATER METER BELOW CEILING AND UP IN WALL TO ABOVE CEILING TO FIXTURES AS SHOWN.
- 40 GALLON ELECTRIC WATER HEATER. REF: DETAIL & SCHEDULE.
- 1/2" DOMESTIC COLD WATER ABOVE CEILING AND DOWN TO ICE MAKER VALVE AND BOX.
- 3/4" H & CW A/C & DOWN IN WALL TO SINK & DW. PROVIDE 1/2"x3/8" STOP ON CW. PROVIDE 1/2"x3/8"x3/8" STOP ON HW. 3/8" H & CW TO SINK FAUCET, 3/8" HW TO DISHWASHER. (FOR ISLAND SINK ROUTE DOWN IN WALL AND BELOW FLOOR TO SINK AS SHOWN ON PLANS)
- 1/2" H & CW A/C & DOWN IN WALL TO BATHTUB/SHOWER.
- 1/2" CW A/C & DOWN IN WALL TO WATER CLOSET.
- 1/2" H & CW A/C & DOWN IN WALL TO LAVATORY.
- DISPOSAL BELOW SINK WITH DISHWASHER WASTE CONNECTION. CONNECT DRAIN THRU AIR GAP TO DISPOSAL. DISPOSAL BY G.C. AND INSTALLED BY PLUMBING CONTRACTOR.
- WASHING MACHINE CONNECTION BOX 2" WASTE, 1/2" HW & CW.
- 2" HUB DRAIN WITH TRAP PRIMER AT LOWEST LEVEL FOR A/C CONDENSATE LINES. PROVIDE 1/2"CW LINE FROM NEAREST CW LINE OF EQUAL OR GREATER SIZE TO SERVE TRAP PRIMER. REFER TO HVAC DETAIL.
- 2" SANITARY WASTE TO 2" DRAIN BOX AT LOWEST LEVEL ONLY FOR WATER HEATER DRAIN LINES.



2 UNIT B5 - PLUMBING
SCALE: 1/4" = 1'-0"



1 UNIT B4 - PLUMBING
SCALE: 1/4" = 1'-0"

ALL PLUMBING SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN ADOPTED PLUMBING CODES.
REVIEWED *WSD* DATE *2-8-12*
The granting of a permit for, or approval of these plans and specifications shall not be construed to be a permit for or approval of, any violation of any of the provisions of the currently adopted plumbing code or any other applicable code or law, public or private.

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-5136
Tel: (469) 385-1616 Fax: (469) 385-1615
Project Number - 113-0157 Texas Firm Registration # F-4990

DRAWN BY:
JD

CHECKED BY:
SB

PROJECT NO.:
07-1610



DEVELOPER:

KURT SIMONS COMPANY
4201 BEE CAVES ROAD
SUITE A-204
AUSTIN, TX 78746
(512) 327-2302

KELLY CROSSMAN
ARCHITECT
200 Austin City Place, Ste 210, Austin, Texas 78766 Tel: (512) 327-2307 www.kellycrossmanarchitect.com

PROJECT NAME:
COLDWATER APARTMENTS
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS

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09.21.2011

ISSUED FOR CONST.

DWG. NAME

DATE

DESCRIPTION

UNIT PLANS -
PLUMBING

SHEET

P3.4

PLUMBING LEGEND

- GRAYWATER SUPPLY
- GREYWATER WASTE
- 4" BLACKWATER WASTE PIPE SIZE REDUCTION

GENERAL NOTES:

- REFER TO RISER DIAGRAMS FOR ADDITIONAL PIPE SIZES.
- REFER TO UNIT PLANS FOR ALL WORK WITHIN THE UNITS.
- SANITARY AND DRAINAGE PIPING 2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM, PIPING 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM.
- SUDS RELIEF SHALL BE PROVIDED AT VERTICAL STACKS RECEIVING SUDS WASTE PER UPC 711.0

KEY NOTES:

- 3" SANITARY WASTE RISER.
- 2" SANITARY WASTE RISER.
- 2" SANITARY VENT RISER.
- 3" SANITARY VENT RISER.
- 3" SANITARY WASTE UP TO WATER CLOSET.
- 2" SANITARY WASTE UP TO LAVATORY.
- 2" WASTE UP TO BATHTUB/SHOWER.
- 2" SANITARY WASTE UP TO SINK.
- 2" SANITARY WASTE UP TO WASHING MACHINE.
- UP TO 2" DRAIN BOX.
- UP TO 2" HUB DRAIN.
- 2" SANITARY WASTE UP TO EWC.
- UP TO 4" FLOOR DRAIN W/TRAP PRIMER.
- 3" STORM UP TO COURTYARD DRAIN.
- 3/4" GAS-UP.
- 1-1/4" GAS-UP.
- 1-1/2" GAS-UP.

DRAWN BY:
JD

CHECKED BY:
SB

PROJECT NO.:
07-1610



DEVELOPER:

**KURT SIMONS
COMPANY**
4201 BEE CAVES ROAD
SUITE A-204
AUSTIN, TX 78746
(512) 327-2302

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION
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A R C H I T E C T S L L C
280 Austin Freeway, Suite 210, Austin, Texas 78746 Tel: (512) 327-2302 Fax: (512) 327-2301 www.kellygrossman.com

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PROJECT NAME:
**COLDWATER
APARTMENTS**
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS

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- △
- △

ISSUED FOR PERMIT
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DWG. NAME

DATE

DESCRIPTION

BUILDING PLANS -
PLUMBING

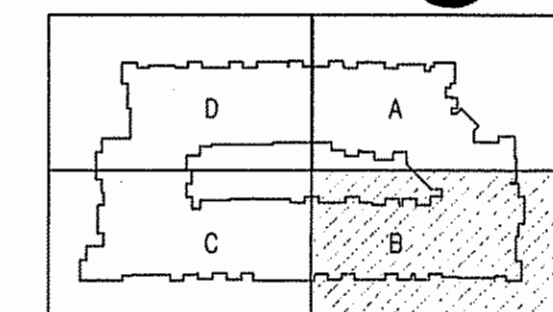
SHEET

P4.03B

1 PARTIAL LL1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLANNING & DEVELOPMENT
CITY OF AUSTIN
REJECTED
REVISIONS REQUIRED
BY: DATE:

KEY PLAN



JSE Jordan & Skala Engineers
14740 Midway Road, Suite 300
Dallas, TX 75244-5138
Tel: (469) 385-1616 Fax: (469) 385-1615
Project Number - 113-0157 Texas Firm Registration # F-4990

PLUMBING LEGEND

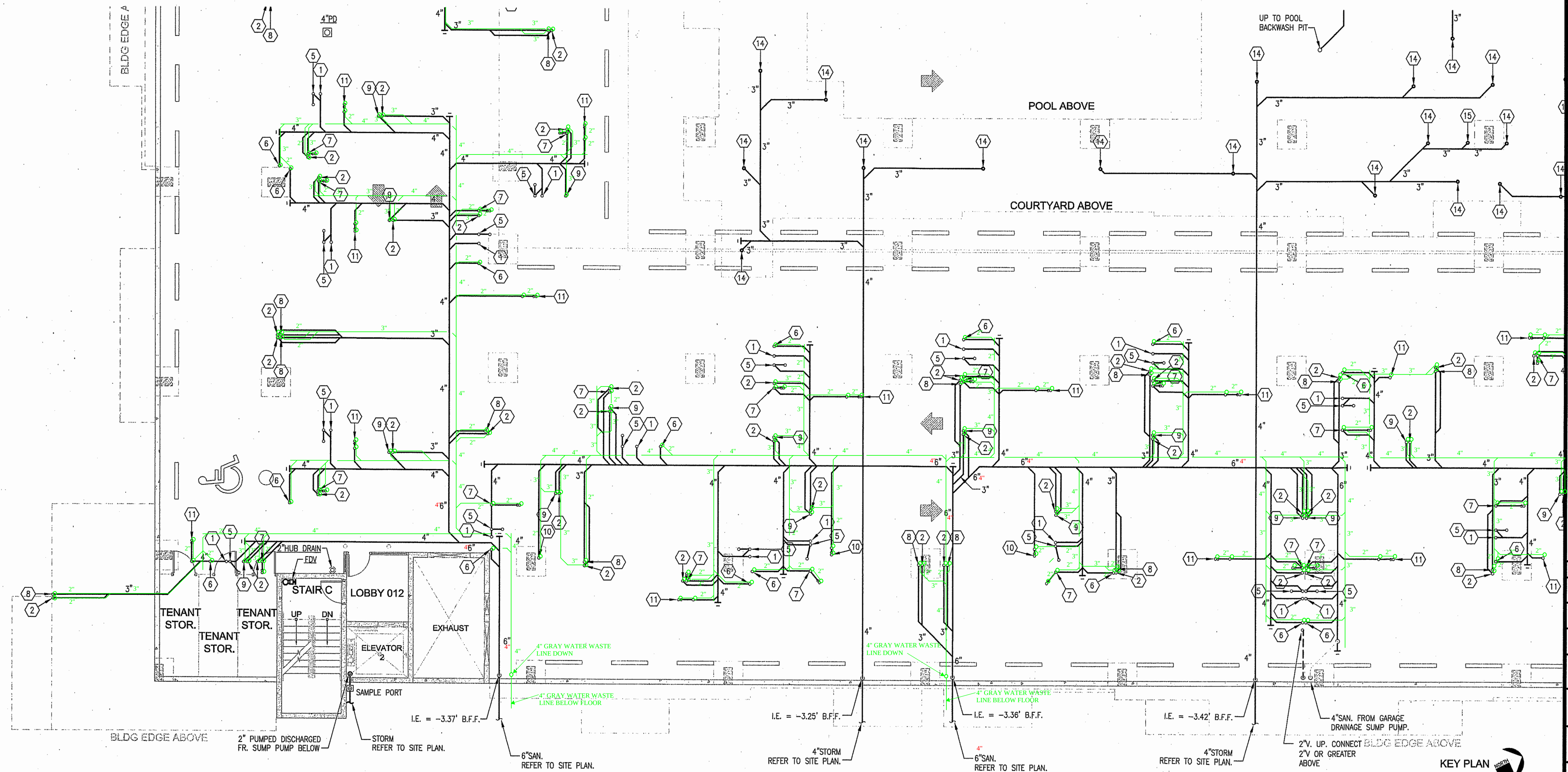
GRAYWATER WASTE
BLACKWATER WASTE
PIPE SIZE REDUCTION

GENERAL NOTES:

1. REFER TO RISER DIAGRAMS FOR ADDITIONAL PIPE SIZES.
2. REFER TO UNIT PLANS FOR ALL WORK WITHIN THE UNITS.
3. SANITARY AND DRAINAGE PIPING 2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM, PIPING 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM.
4. SUDS RELIEF SHALL BE PROVIDED AT VERTICAL STACKS RECEIVING SUDS WASTE PER UPC 711.0

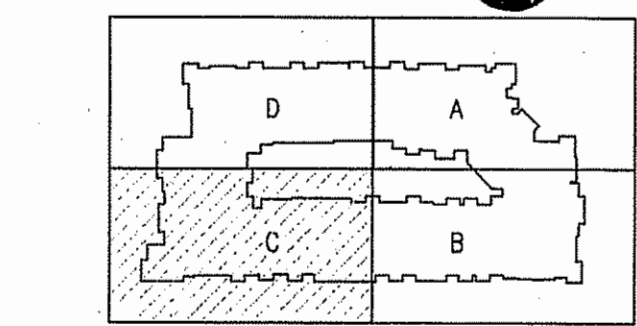
KEY NOTES:

- 1 3" SANITARY WASTE RISER.
- 2 2" SANITARY WASTE RISER.
- 3 2" SANITARY VENT RISER.
- 4 3" SANITARY VENT RISER.
- 5 3" SANITARY WASTE UP TO WATER CLOSET.
- 6 2" SANITARY WASTE UP TO LAVATORY.
- 7 2" WASTE UP TO BATHTUB/SHOWER.
- 8 2" SANITARY WASTE UP TO SINK.
- 9 2" SANITARY WASTE UP TO WASHING MACHINE.
- 10 UP TO 2" DRAIN BOX.
- 11 UP TO 2" HUB DRAIN.
- 12 2" SANITARY WASTE UP TO EWC.
- 13 UP TO 4" FLOOR DRAIN W/TRAP PRIMER.
- 14 3" STORM UP TO COURTYARD DRAIN.
- 15 3/4" GAS-UP.
- 16 1-1/4" GAS-UP.
- 17 1-1/2" GAS-UP.



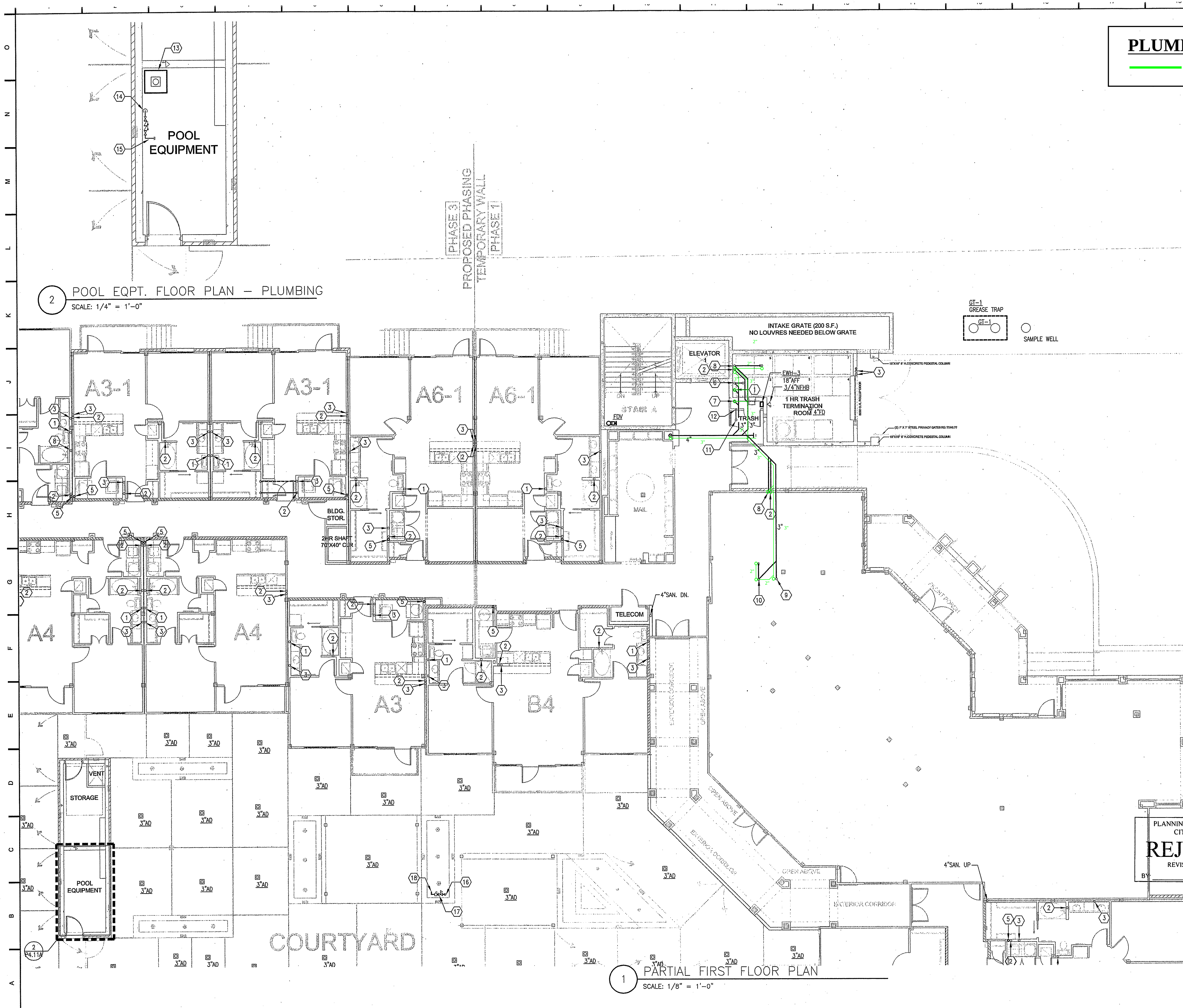
1 PARTIAL LL1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLANNING & DEVELOPMENT
CITY OF AUSTIN
REJECTED
REVISIONS REQUIRED
BY: _____ DATE: _____



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14740 Midway Road, Suite 350
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1615
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DRAWN BY: JD
CHECKED BY: SB
PROJECT NO.: 07-1610
DEVELOPER: KURT SIMONS COMPANY 4201 BEE CAVES ROAD SUITE A-204 AUSTIN, TX 78746 (512) 327-2302
KELLY GROSSMAN ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION 300 Kella Roy Road, Ste 210, Austin, Texas 78768 ph+15123272307 www.kellygrossmanarch.com Copyright © 2011 by Kelly Grossman Architects LLC. All rights reserved. No part of this document may be reproduced without written permission from Kelly Grossman Architects LLC.
COLDWATER APARTMENTS 1717 TOOMEY ROAD, AUSTIN, TEXAS 78704
PROJECT NAME:
REVISIONS
ISSUED FOR PERMIT 09.21.2011
ISSUED FOR BID 09.21.2011
ISSUED FOR CONST.
DWG. NAME
DATE
DESCRIPTION
BUILDING PLANS - PLUMBING
SHEET P4.03C



PLUMBING LEGEND

GRAYWATER WASTE

KEY NOTES:

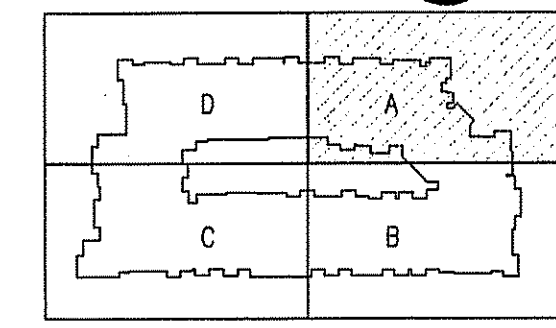
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- 2 2" SANITARY WASTE RISER.
- 3 2" SANITARY VENT RISER.
- 4 3" SANITARY VENT RISER.
- 5 DOMESTIC WATER RISER.
- 6 3" SANITARY WASTE UP TO WATER CLOSET.
- 7 2" SANITARY WASTE UP TO LAVATORY.
- 8 2" WASTE UP TO BATHTUB/SHOWER.
- 9 2" SANITARY WASTE UP TO WASHING MACHINE.
- 10 UP TO 2" HUB DRAIN.
- 11 1" GAS (2 PSI) UP.
- 12 1" GAS (2 PSI) DOWN.
- 13 24"X24"X24" DEEP PIT FOR POOL BACKWASH.
- 14 1-1/4" CW-UP FROM BELOW.
- 15 1-1/4" CW. PROVIDE WATTS 909 RPZ-BFP AND CAP FOR POOL MAKE-UP.
- 16 3/4" GAS-UP FROM BELOW.
- 17 GAS PRESSURE REGULATOR (2 PSI TO 7 W.C.).
- 18 3/4" GAS. CONNECT TO EQUIPMENT WITH VALVE, UNION AND DIRT LEG.
- 19 1-1/4" GAS-UP FROM BELOW.
- 20 GAS METER (1240 CFH @ 2 PSI) BY UTILITY COMPANY.

GENERAL NOTES:

1. REFER TO RISER DIAGRAMS FOR ADDITIONAL PIPE SIZES.
2. REFER TO UNIT PLANS FOR ALL WORK WITHIN THE UNITS.
3. SANITARY AND DRAINAGE PIPING 2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM. PIPING 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM.
4. SUDS RELIEF SHALL BE PROVIDED AT VERTICAL STACKS RECEIVING SUDS WASTE PER UPC 711.0

PLANNING & DEVELOPMENT
CITY OF AUSTIN
REJECTED
REVISIONS REQUIRED
DATE:

KEY PLAN



JSE Jordan & Skala Engineers
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DRAWN BY:
JD

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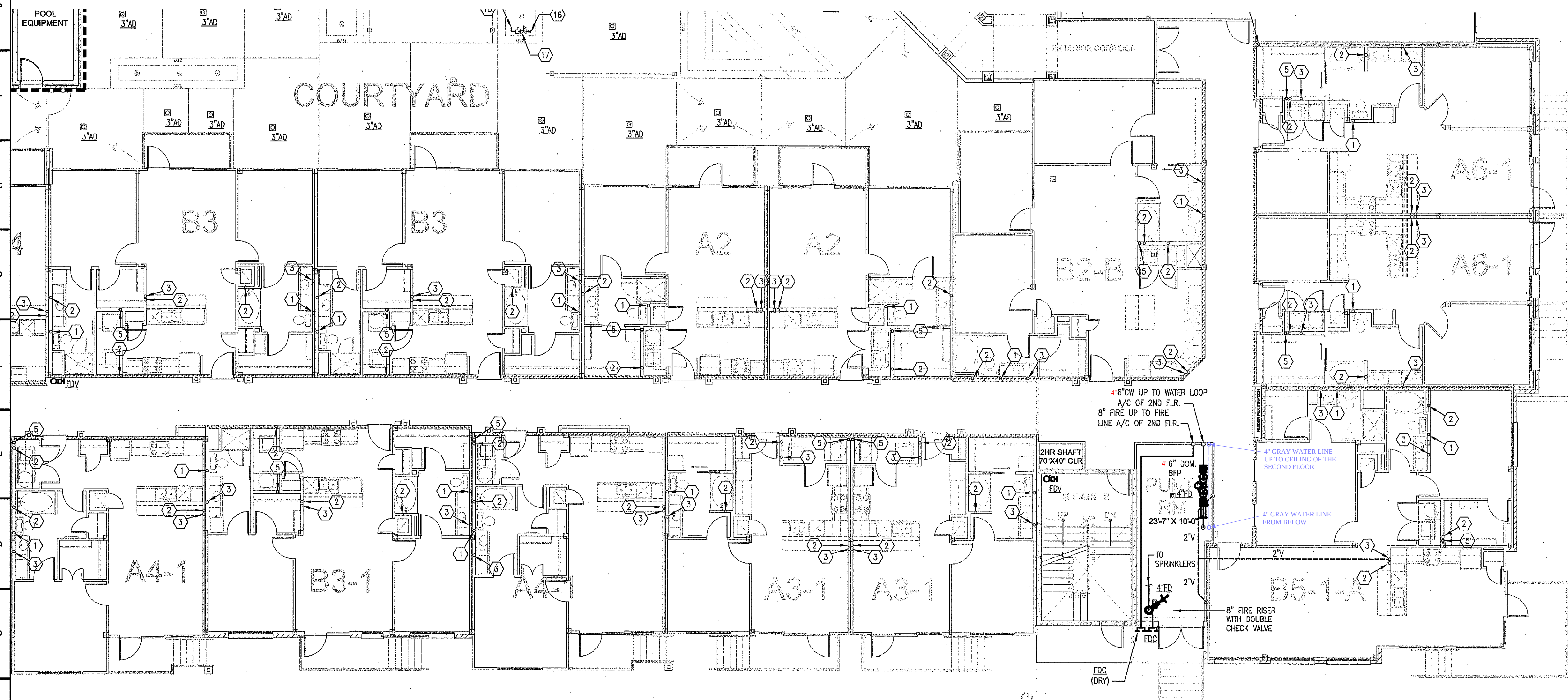
ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION
KELLY GROSSMAN
ARCHITECTS
2800 Middle River Road, Ste 210, Austin, Texas 78746 ph: +1.512.527.3387 www.kellygrossmanarchitect.com
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PROJECT NAME:
COLDWATER APARTMENTS
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS
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ISSUED FOR BID 09.21.2011
ISSUED FOR CONST.
DWG. NAME
DATE
DESCRIPTION
BUILDING PLANS - PLUMBING
SHEET
P4.11A

PLUMBING LEGEND

- 3/4" SIZE REDUCTION OF DOMESTIC WATER LINE
- GRAYWATER SUPPLY



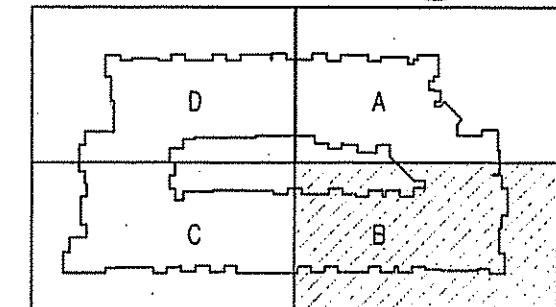
KEY NOTES:

- 1" 3" SANITARY WASTE RISER.
- 2" 2" SANITARY WASTE RISER.
- 3" 2" SANITARY VENT RISER.
- 4" 3" SANITARY VENT RISER.
- 5" DOMESTIC WATER RISER.
- 6" 3" SANITARY WASTE UP TO WATER CLOSET.
- 7" 2" SANITARY WASTE UP TO LAVATORY.
- 8" 2" WASTE UP TO BATHTUB/SHOWER.
- 9" 2" SANITARY WASTE UP TO WASHING MACHINE.
- 10" UP TO 2" HUB DRAIN.
- 11" 1" GAS (2 PSI) UP.
- 12" 1" GAS (2 PSI) DOWN.
- 13" 24"X24"X24" DEEP PIT FOR POOL BACKWASH.
- 14" 1-1/4" CW-UP FROM BELOW.
- 15" 1-1/4" CW. PROVIDE WATTS 909 RP2-BFP AND CAP FOR POOL MAKE-UP.
- 16" 3/4" GAS-UP FROM BELOW.
- 17" GAS PRESSURE REGULATOR (2 PSI TO 7 W.C.).
- 18" 3/4" GAS. CONNECT TO EQUIPMENT WITH VALVE, UNION AND DIRT LEG.
- 19" 1-1/4" GAS-UP FROM BELOW.
- 20" GAS METER (1240 CFH @ 2 PSI) BY UTILITY COMPANY.

GENERAL NOTES:

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2. REFER TO UNIT PLANS FOR ALL WORK WITHIN THE UNITS.
3. SANITARY AND DRAINAGE PIPING 2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM, PIPING 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM.
4. SUDS RELIEF SHALL BE PROVIDED AT VERTICAL STACKS RELIEVING SUDS WASTE PER UPC 711.0

KEY PLAN



PLANNING & DEVELOPMENT
CITY OF AUSTIN
REJECTED
REVISIONS REQUIRED
BY: DATE:

USE Jordan & Skala Engineers
14740 Midway Road, Suite 350
Dallas, TX 75244-5136
V: (469) 385-1616 F: (469) 385-1615
Project Number - 113-0157 Texas Firm Registration # F-4990

DRAWN BY:
JD

CHECKED BY:
SB

PROJECT NO.:
07-1610

09-21-2011

DEVELOPER:
**KURT SIMONS
COMPANY**
4201 BEE CAVES ROAD
SUITE A-204
AUSTIN, TX 78746
(512) 327-2302

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION
KELLY GROSSMAN
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280 Alder Rey Road, Suite 210, Austin, Texas 78746
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PROJECT NAME:
**COLDWATER
APARTMENTS**
1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS
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ISSUED FOR PERMIT 09.21.2011
ISSUED FOR BID 09.21.2011
ISSUED FOR CONST.
DWG. NAME
DATE
DESCRIPTION
BUILDING PLANS - PLUMBING
SHEET P4.11B

PLUMBING LEGEND

- 3" REVISED WATER SIZE
AFTER GREY WATER
SUPPLY
- GRAYWATER SUPPLY
- GRAYWATER WASTE

KEY NOTES:

- 1 3" SANITARY WASTE RISER.
- 2 2" SANITARY WASTE RISER.
- 3 2" SANITARY VENT RISER.
- 4 3" SANITARY VENT RISER.
- 5 3" SANITARY WASTE UP TO WATER CLOSET.
- 6 2" SANITARY WASTE UP TO LAVATORY.
- 7 2" WASTE UP TO BATHTUB/SHOWER.
- 8 2" SANITARY WASTE UP TO SINK.
- 9 2" SANITARY WASTE UP TO WASHING MACHINE.
- 10 DOMESTIC WATER RISER.
- 11 UP TO 2" HUB DRAIN.
- 12 1" GAS (2 PSI) RISER.

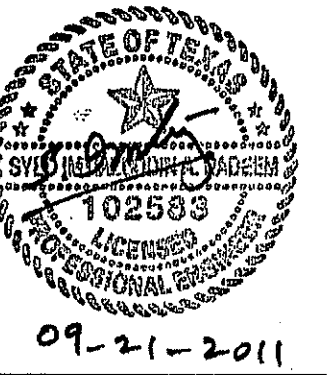
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DEVELOPER:

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KELLY GROSSMAN
ARCHITECTS, PLLC

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BUILDING PLANS -
PLUMBING

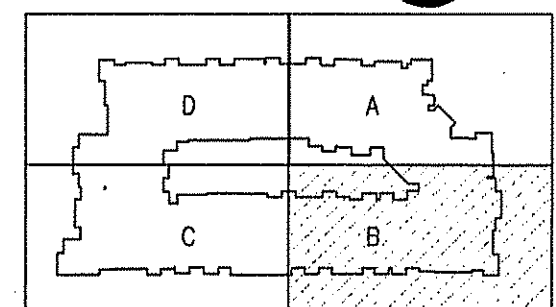
SHEET

P4.12B

1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLANNING & DEVELOPMENT
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KEY PLAN



JSE Jordan & Skala Engineers
14740 Midway Road, Suite 350
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1613
Project Number - 113-0157 Texas Firm Registration # F-4990

PLUMBING LEGEND

- 3" REVISED WATER SIZE
AFTER GREY WATER
SUPPLY
- GRAYWATER SUPPLY
- GRAYWATER WASTE

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07-1610



DEVELOPER:

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COMPANY

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ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION
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PROJECT NAME:

COLDWATER
APARTMENTS

1717 TOOMEY ROAD, AUSTIN, TEXAS 78704

REVISIONS

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ISSUED FOR PERMIT
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ISSUED FOR CONST.

DWG. NAME

DATE

DESCRIPTION

BUILDING PLANS -
PLUMBING

SHEET

P4.12C

1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

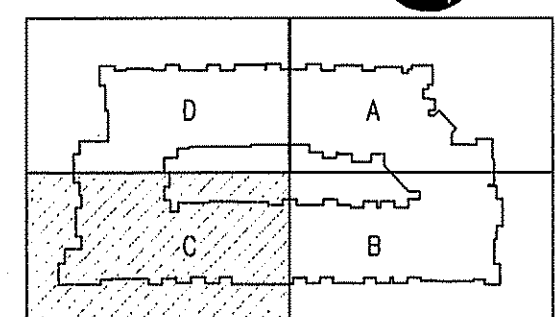
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CITY OF AUSTIN

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KEY PLAN



USE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-5138
Ph: (469) 385-1616 F: (469) 385-1613
Project Number - 113-0157 Texas Firm Registration # F-4990

PLUMBING LEGEND

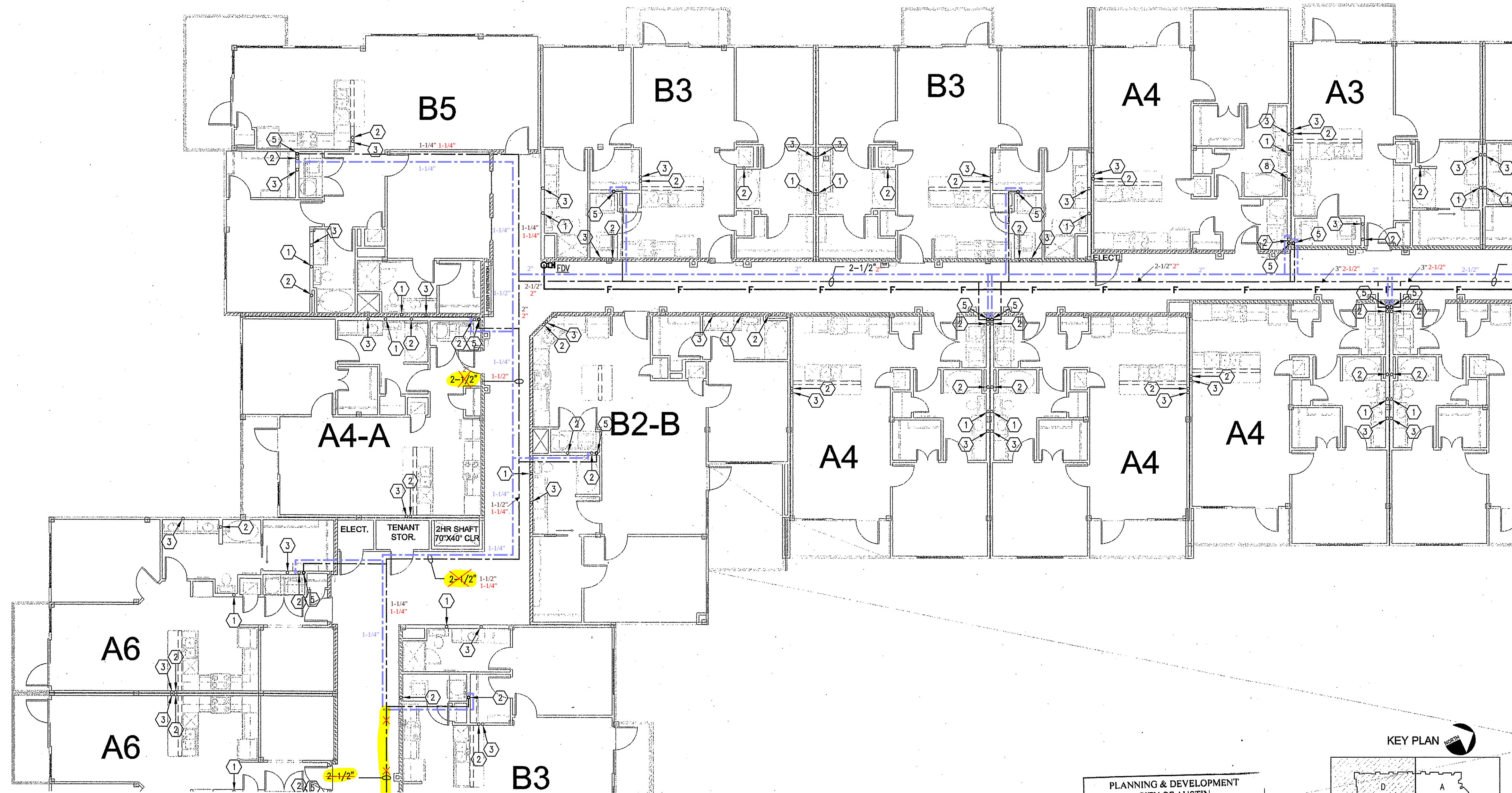
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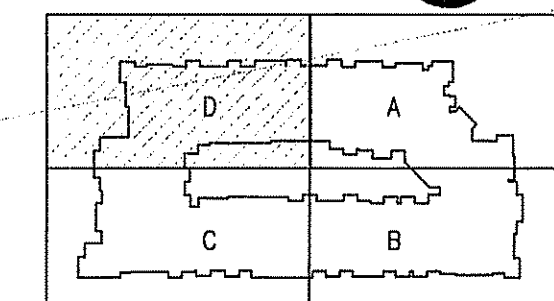
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1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLANNING & DEVELOPMENT
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KEY PLAN



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DRAWN BY:	JD
CHECKED BY:	SB
PROJECT NO.:	07-1610
DEVELOPER: KURT SIMONS COMPANY 4201 BEE CAVES ROAD SUITE A-204 AUSTIN, TX 78746 (512) 327-2302	
PROJECT NAME:	COLDWATER APARTMENTS 1717 TOOMEY ROAD, AUSTIN, TEXAS 78704
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DESCRIPTION	BUILDING PLANS - PLUMBING
SHEET	P4.12D