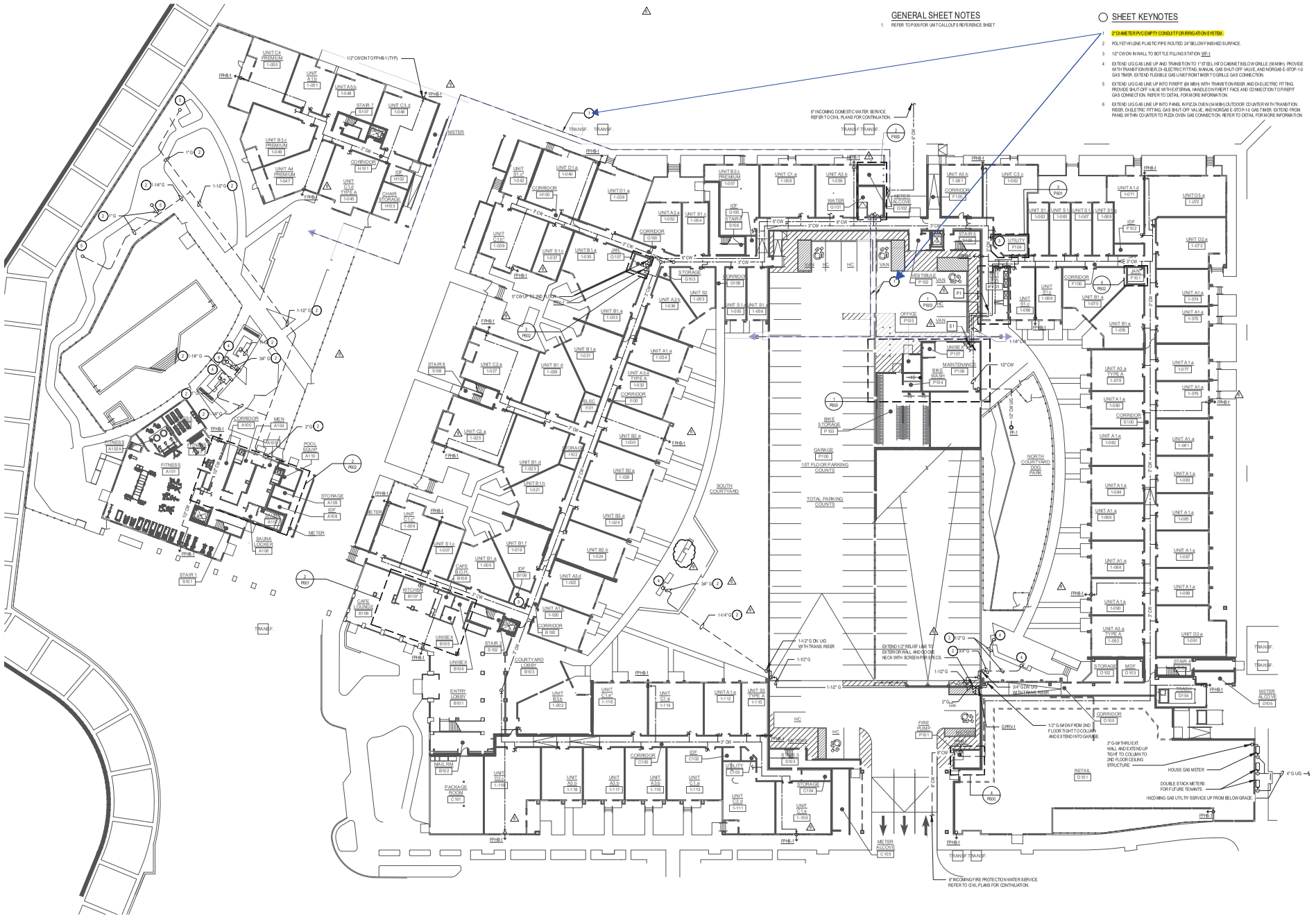
SP Residential, LLC
Water Submetering Application
Exhibit B-3: Plumbing Plans

Exhibit B-3: *Provide a complete set of a schematic rendering of metering plans for the Facility, clearly identifying (1) the master meter(s), (2) metered common areas. and (3) units that Applicant proposes to submeter. The schematic must clearly indicate what each meter is measuring.*



1 FIRST FLOOR DOMESTIC WATER AND GAS PLAN
P101A SCALE: 1" = 20'-0"

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PROJECT
Steelpointe Harbor
Residential - Phase II
Bridgeport, Connecticut
CLIENT
SP Residential I, LLC
One Indiana Square, Suite 3000
Indianapolis, Indiana 46204

RUHKAMP architecture llc
6690 Parkside Woods Blvd | 216.524.9400 phone | www.ruhkamp.com
Cleveland, Ohio 44131 | 216.524.9401 fax | info@ruhkamp.com

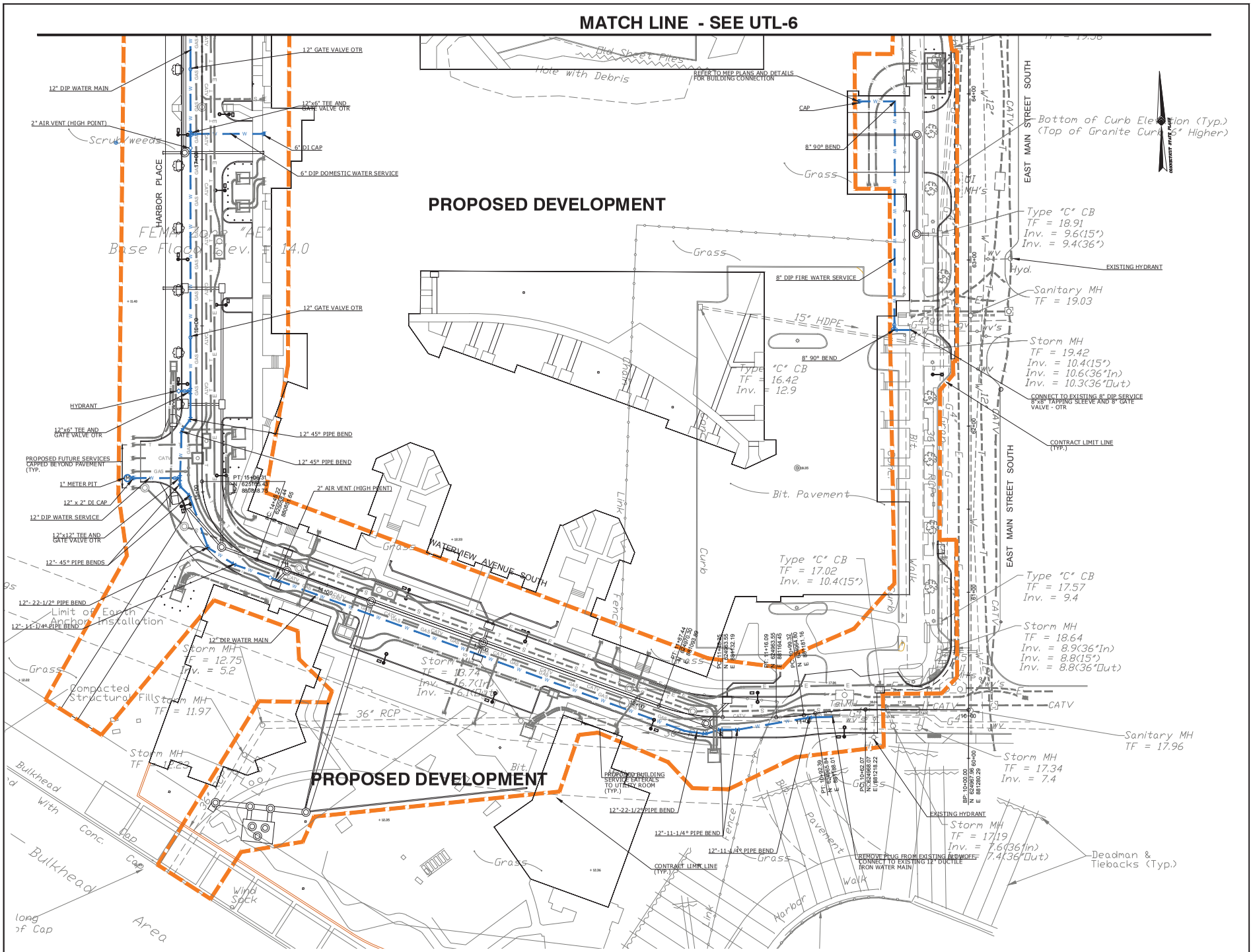
SEAL
STATE OF CONNECTICUT
REGISTERED ARCHITECT
08/30/2024

FLAHERTY & COLLINS PROPERTIES

NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
	ISSUED FOR CONSTRUCTION	01/15/2024
	BULLETIN 1	07/26/2024
	BULLETIN 2	08/23/2024

DRAWING TITLE
OVERALL DOMESTIC WATER AND GAS 1ST FLOOR PLAN

DRAWN BY: NAR
CHECKED BY: KDH/DLJ
SCALE: AS NOTED (ARCH D)
ISSUE DATE: 08-23-2024
JOB NUMBER: 21-022
DRAWING NUMBER: P101A



Steelpointe Harbor
Residential Phase 1
Bridgeport, Connecticut

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EUKOMOS architecture llc
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Cleveland, Ohio 44131 | 216.524.9401 fax | info@eukom.com

FLAHERTY & COLLINS PROPERTIES

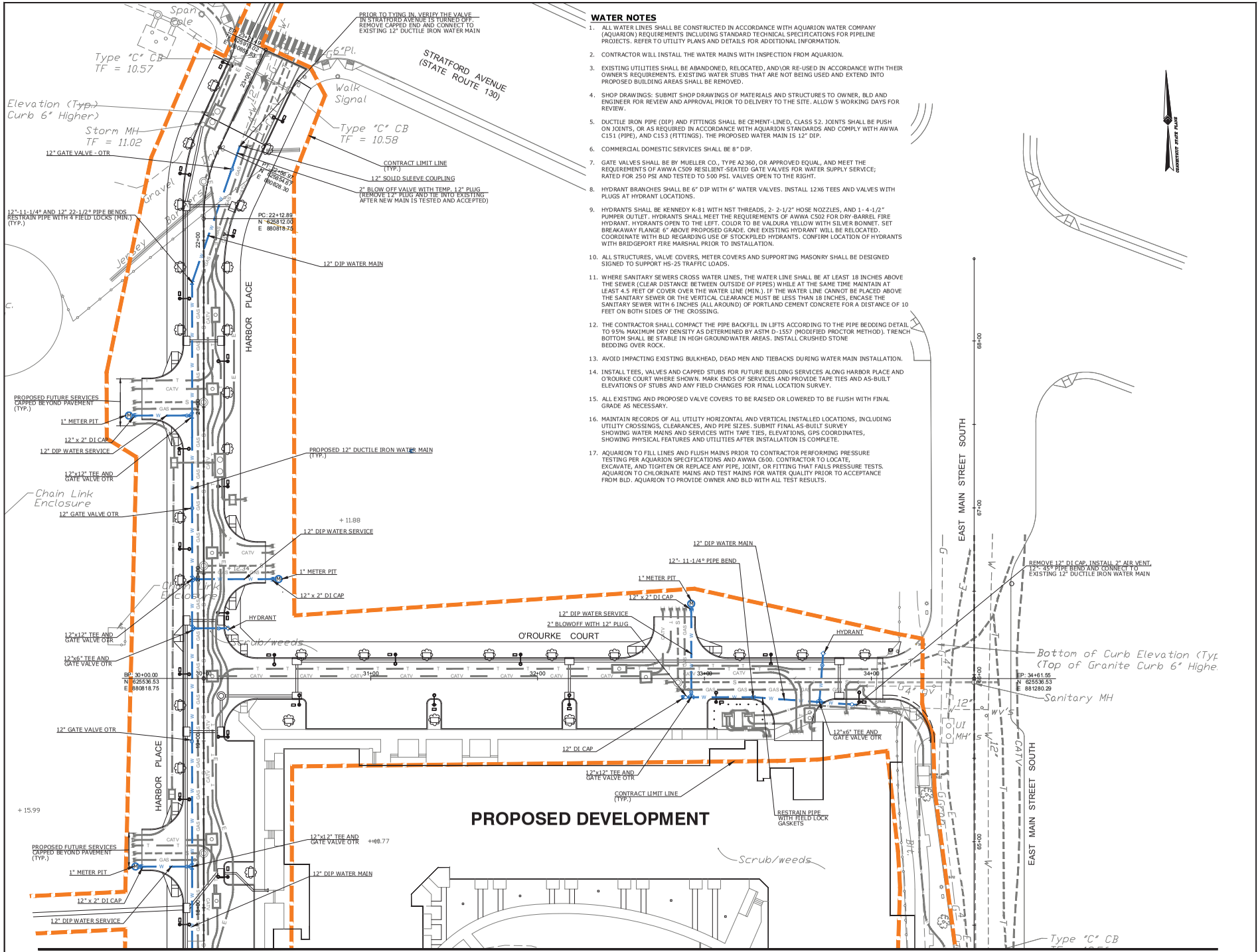
NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTRUCTION	01/15/2024

Luchs
CONSULTING ENGINEERS
89 COLONY STREET MERIDEN, CT
TEL: 203-379-0100

DRAWING TITLE: UTILITY PLAN - WATER

DRAWN BY	REVIEWED BY
ETK/MB	RJN

SCALE: 1" = 20'
ISSUE DATE: 01-15-2024
JOB NUMBER: 21-022
DRAWING NUMBER: UTL-5



PROJECT
Steelpointe Harbor
Residential Phase 1
Bridgeport, Connecticut

OWNER
SP Residential I, LLC
One Indiana Square, Suite 3000
Indianapolis, Indiana 46204

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Cleveland, Ohio 44131 | 216.524.9401 fax | www.eukos.com | info@eukos.com

SEAL

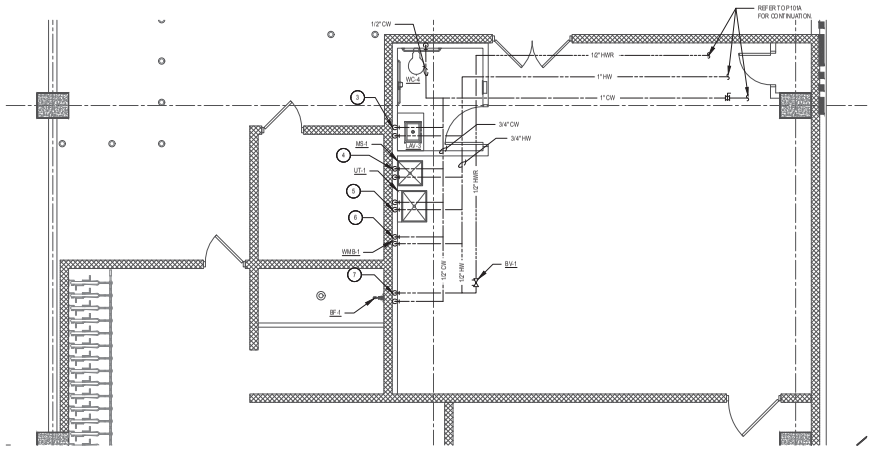
FLAHERTY & COLLINS PROPERTIES

NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTRUCTION	01/15/2024

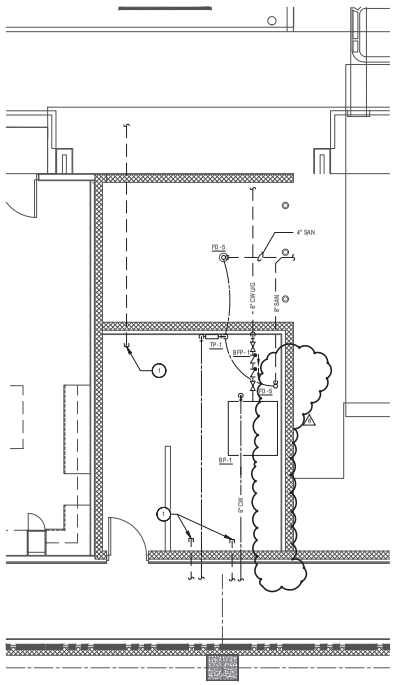
Luchs
CONSULTING ENGINEERS
89 COLONY STREET MERIDEN, CT
TEL: 203-379-0320

DRAWING TITLE
UTILITY PLAN - WATER

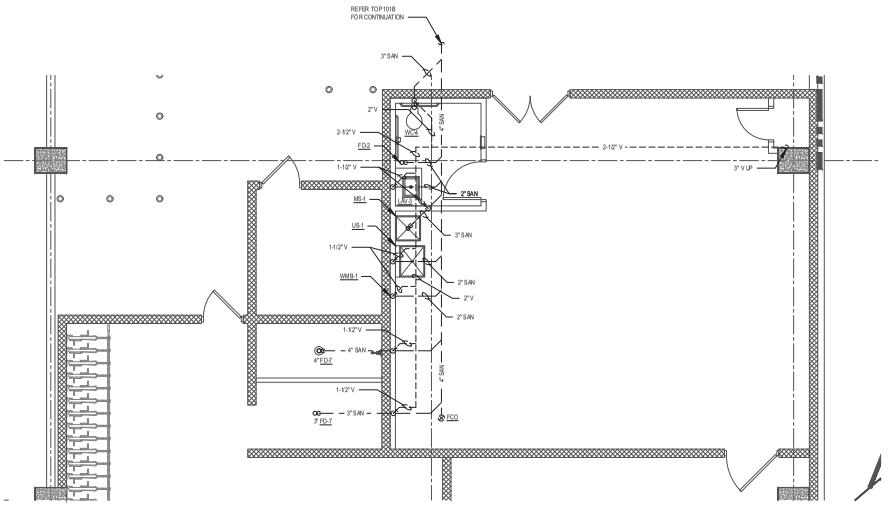
DRAWN BY	DESIGNED BY
ETK/MB	RJN
SCALE	SHEET SIZE: 30x42
1" = 20'	
ISSUE DATE	
01-15-2024	
JOB NUMBER	
21-022	
DRAWING NUMBER	
UTL-6	



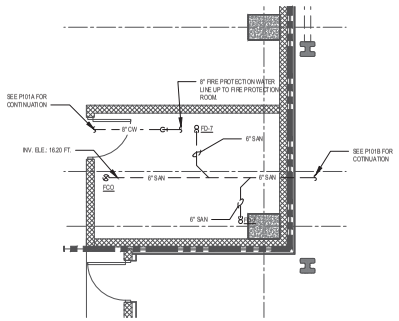
1	BIKE WASH & STORAGE, MAINTENANCE DOMESTIC WATER PLAN
P600	SCALE: 1/4" = 1'-0"



2	INCOMING DOMESTIC WATER ROOM
P600	SCALE: 1/4" = 1'-0"



3	BIKE WASH & STORAGE, MAINTENANCE SANITARY PLAN
P600	SCALE: 1/4" = 1'-0"



4	FIRE PUMP ROOM PLUMBING PLAN
P600	SCALE: 1/4" = 1'-0"

SHEET KEYNOTES

1. 2" DIAMETER PVC EMPTY CONDUIT FOR IRRIGATION SYSTEM CAPPED BELOW GRADE. COORDINATE WITH IRRIGATION CONTRACTOR.
2. N/A
3. 1/2" CWHW DOWN IN WALL TO LAV-3.
4. 1/2" CWHW DOWN IN WALL TO MS-1.
5. 1/2" CWHW DOWN IN WALL UT-1.
6. 1/2" CWHW DOWN IN WALL TO WMB-1.
7. 1/2" CWHW DOWN IN WALL TO BF-1

PROJECT
Steelpointe Harbor
Residential - Phase 1
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STATE OF CONNECTICUT
NICHOLAS GINGERICH
No. 20890
LICENSED
PROFESSIONAL ENGINEER
01/12/2024

FLAHERTY & COLLINS PROPERTIES

NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTURCTION	01/15/2024

DRAWING TITLE
ENLARGED PLUMBING
1ST FLOOR PLAN

DRAWN BY	CHECKED BY
NAR	KDH/DLJ
SCALE	SHEET SIZE: 24x36
AS NOTED	
ISSUE DATE	
01-15-2024	
JOB NUMBER	
21-022	
DRAWING NUMBER	
P600	

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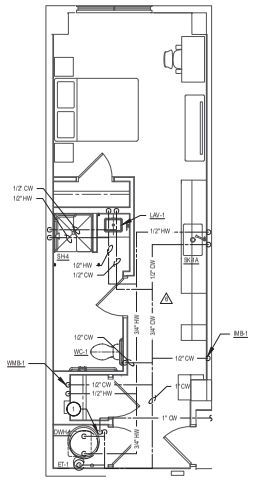
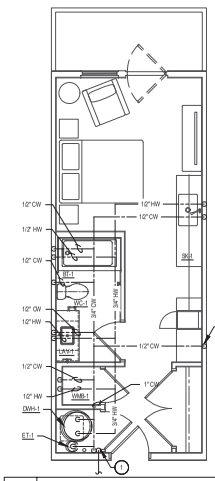
SHEET KEYNOTES

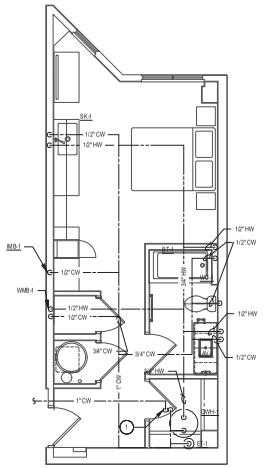
1 1" INCOMING DOMESTIC WATER SERVICE, PROVIDE WITH SHUTOFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL 60" A.F.F.



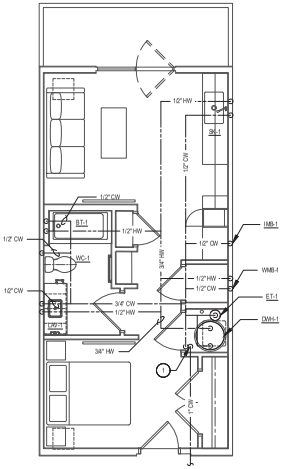
1	ENLARGED WATER PLAN UNIT GUEST 1
P950	SCALE: 1/4" = 1'-0"



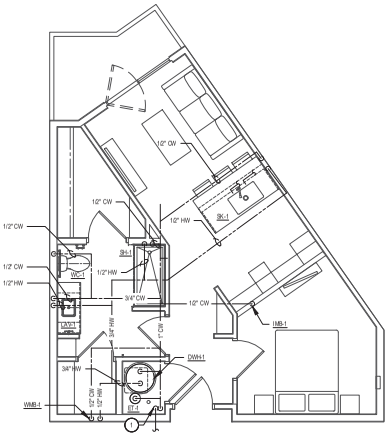
2	ENLARGED WATER PLAN UNIT S1.A
P950	SCALE: 1/4" = 1'-0"



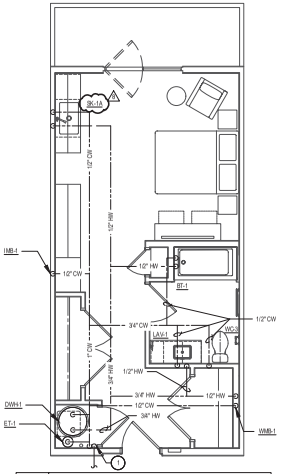
3	ENLARGED WATER UNIT S1.B
P950	SCALE: 1/4" = 1'-0"



4	ENLARGED WATER UNIT S1.C
P950	SCALE: 1/4" = 1'-0"



5	ENLARGED WATER UNIT S2
P950	SCALE: 1/4" = 1'-0"



6	ENLARGED WATER UNIT S3 TYPE A
P950	SCALE: 1/4" = 1'-0"

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Residential - Phase 1
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SEAL
STATE OF CONNECTICUT
NICOLAS J. GUIDETTI
No. 33860
PROFESSIONAL ENGINEER
08/30/2024

FLAHERTY & COLLINS PROPERTIES

NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTURCTION	01/15/2024
2	BULLETIN 1	07/25/2024
3	BULLETIN 2	08/23/2024

DRAWING TITLE
ENLARGED DOMESTIC WATER PLANS UNITS GUEST 1, S.1A, S1.B S1.C, S2, S3 TYPE A

DRAWN BY: NAR	CHECKED BY: KDH
SCALE: AS NOTED	SHEET SIZE: 36 x 24
ISSUE DATE: 08-23-2024	
JOB NUMBER: 21-022	
DRAWING NUMBER: P950	

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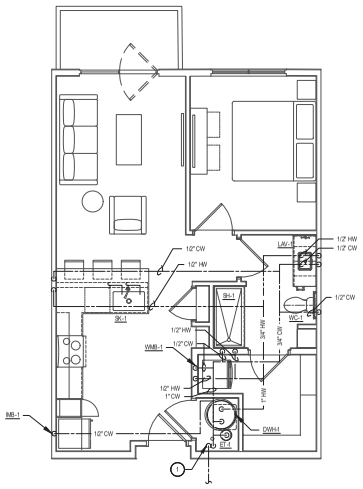
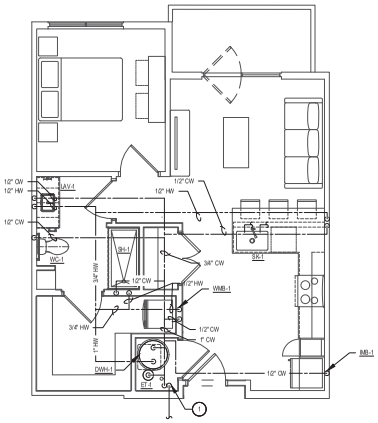
SHEET KEYNOTES

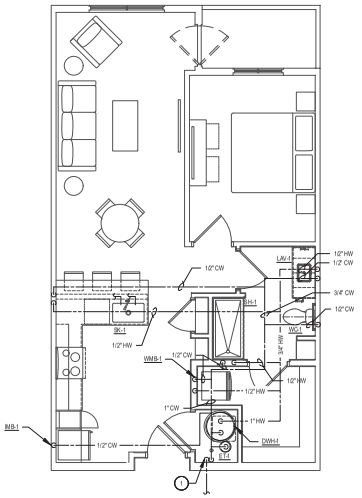
1 1" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL 60" A.F.F.



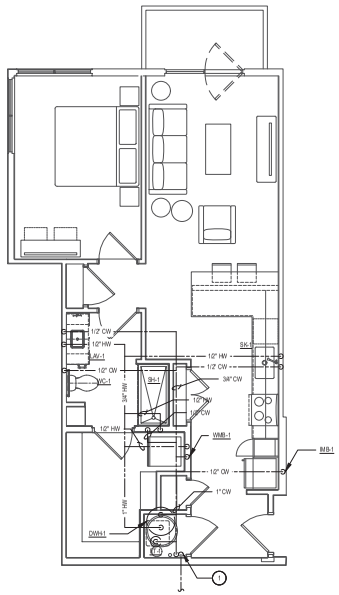
1	ENLARGED WATER PLAN UNIT A1.A
P951	SCALE: 1/4" = 1'-0"



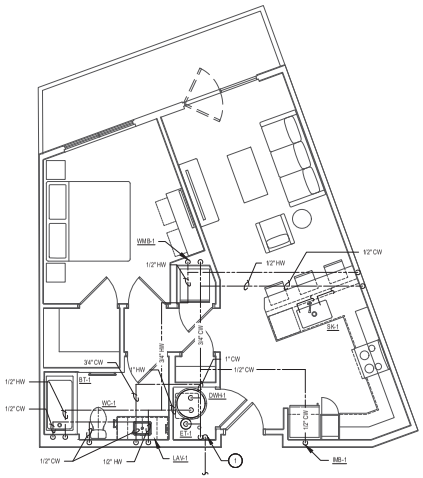
2	ENLARGED WATER PLAN UNIT A1.B
P951	SCALE: 1/4" = 1'-0"



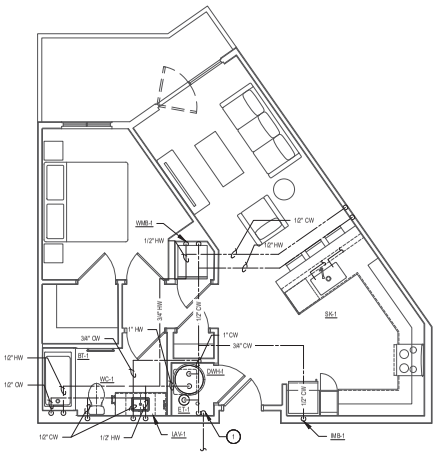
3	ENLARGED WATER PLAN UNIT A1.C
P951	SCALE: 1/4" = 1'-0"



4	ENLARGED WATER UNIT A1.D
P951	SCALE: 1/4" = 1'-0"



5	ENLARGED WATER UNIT A2.A
P951	SCALE: 1/4" = 1'-0"



6	ENLARGED WATER UNIT A2.B
P951	SCALE: 1/4" = 1'-0"

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PROJECT
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Cleveland, Ohio 44131 | 216.524.8401 fax | info@cuparc.com

SEAL
STATE OF CONNECTICUT
NICHOLAS GINGERICH
No. 35860
LICENSED
PROFESSIONAL ENGINEER
01/12/2024

FLAHERTY & COLLINS PROPERTIES

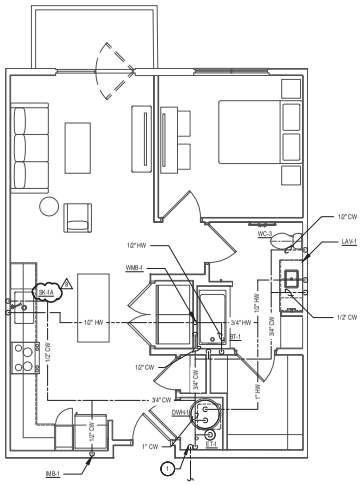
NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTURCTION	01/15/2024

DRAWING TITLE
ENLARGED DOMESTIC WATER PLANS UNITS A1.A, A1.B, A1.C, A1.D, A2.A, A2.B

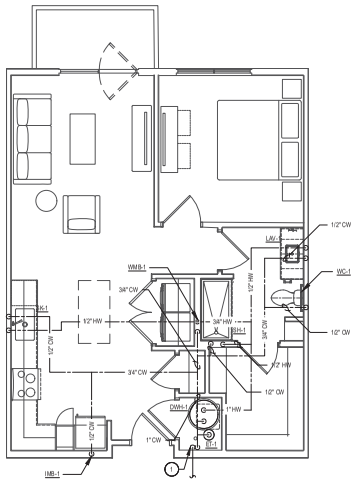
DRAWN BY	CHECKED BY
NAR	KDH
SCALE	SHEET SIZE 36 x 48
AS NOTED	
ISSUE DATE	
01-15-2024	
JOB NUMBER	
21-022	
DRAWING NUMBER	
P951	

SHEET KEYNOTES

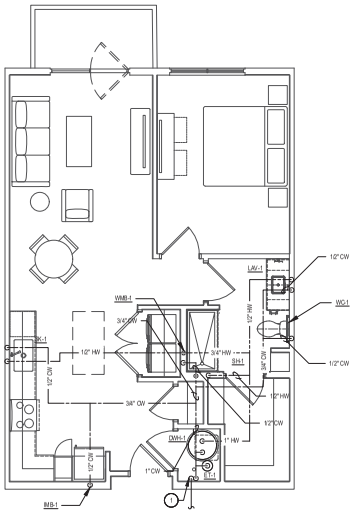
1. 1" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL AT 60" A.F.F.
2. 1-1/4" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL AT 60" A.F.F.



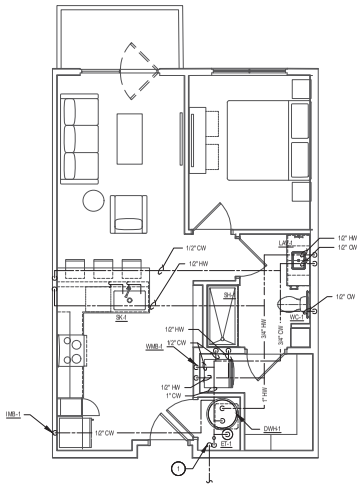
1	ENLARGED WATER UNIT A3.A (TYPE A)
P952	SCALE: 1/4" = 1'-0"



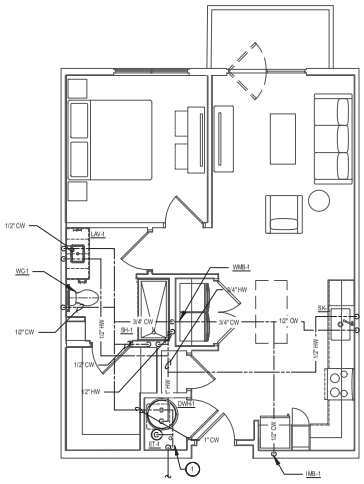
2	ENLARGED WATER UNIT A3.B
P952	SCALE: 1/4" = 1'-0"



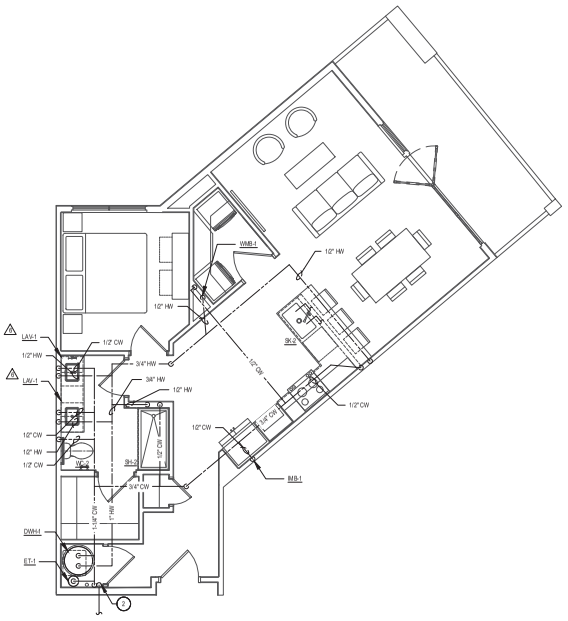
3	ENLARGED WATER UNIT A3.C
P952	SCALE: 1/4" = 1'-0"



4	ENLARGED WATER UNIT A1.E
P952	SCALE: 1/4" = 1'-0"



5	ENLARGED WATER UNIT A3.D
P952	SCALE: 1/4" = 1'-0"



6	ENLARGED WATER UNIT A4
P952	SCALE: 1/4" = 1'-0"

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PROJECT
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SEAL
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NICHOLAS J. KUPKO
No. 22860
LICENSED
PROFESSIONAL ENGINEER
08/30/2024

FLAHERTY & COLLINS PROPERTIES

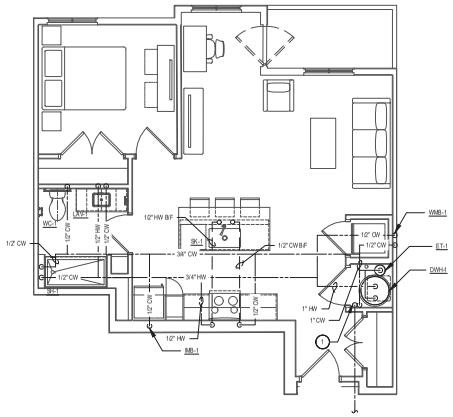
NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTURCTION	01/15/2024
2	BULLETIN 1	07/25/2024
3	BULLETIN 2	08/23/2024

DRAWING TITLE
ENLARGED DOMESTIC WATER PLANS
UNITS A3.A, A3.B, A3.C, A1.E, A3.D
A4

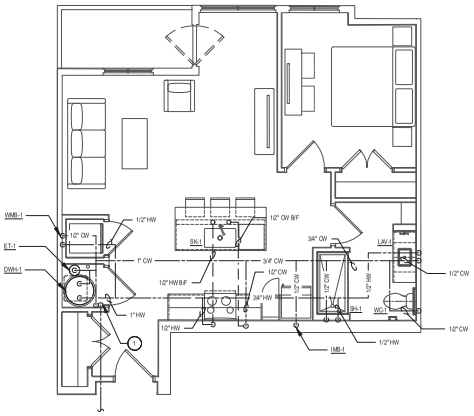
DRAWN BY	CHECKED BY
NAR	KDH
SCALE	SHEET SIZE: 24"x36"
AS NOTED	
ISSUE DATE	
08-23-2024	
JOB NUMBER	
21-022	
DRAWING NUMBER	
P952	

SHEET KEYNOTES

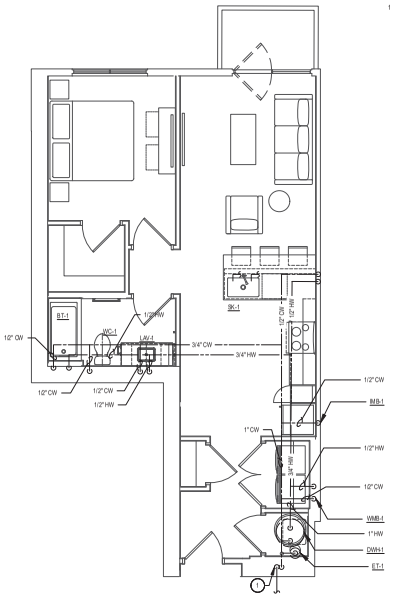
1 1" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL AT 60" A.F.F.



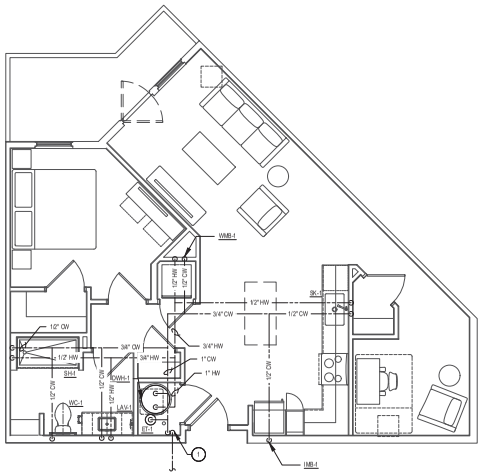
1	ENLARGED WATER UNIT A5.A
P953	SCALE: 1/4" = 1'-0"



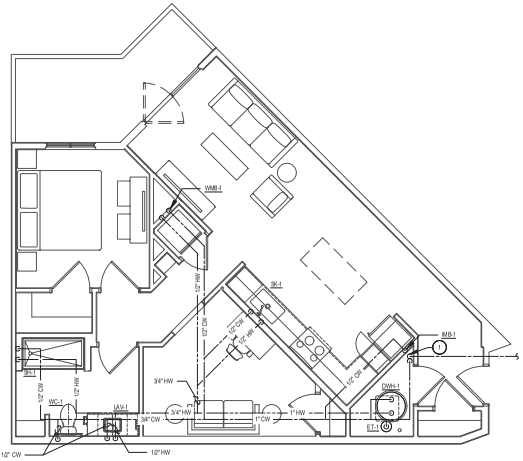
2	ENLARGED WATER UNIT A5.B
P953	SCALE: 1/4" = 1'-0"



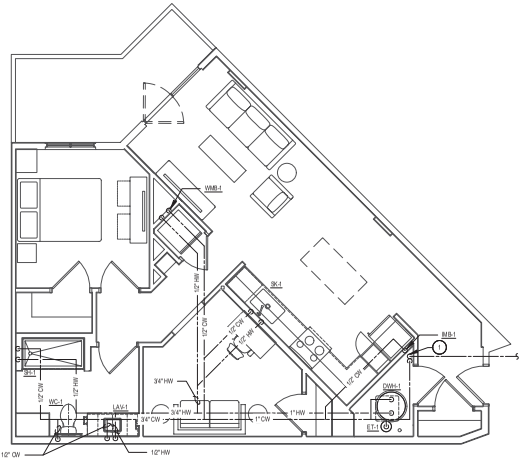
3	ENLARGED WATER UNIT A6
P953	SCALE: 1/4" = 1'-0"



4	ENLARGED WATER UNIT B1.A
P953	SCALE: 1/4" = 1'-0"



5	ENLARGED WATER UNIT B1.B
P953	SCALE: 1/4" = 1'-0"



5	ENLARGED WATER UNIT B1.C
P953	SCALE: 1/4" = 1'-0"

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PROJECT
Steelpointe Harbor
Residential - Phase 1
Bridgeport, Connecticut

CLIENT
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SEAL
STATE OF CONNECTICUT
NICHOLAS GINGERICH
No. 35860
PROFESSIONAL ENGINEER
01/12/2024

FLAHERTY & COLLINS PROPERTIES

NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTURCTION	01/15/2024

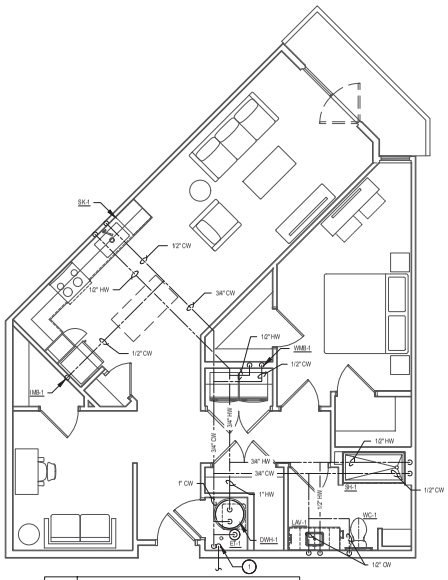
DRAWING TITLE
ENLARGED DOMESTIC WATER PLANS
UNITS A5.A, A5.B, A6, B1.A, B1.B, B1.C

DRAWN BY	CHECKED BY
NAR	KDH

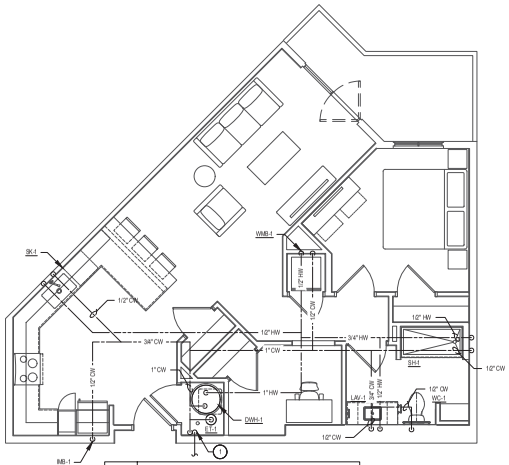
SCALE: AS NOTED
SHEET SIZE: 24x36
ISSUE DATE: 01-15-2024
JOB NUMBER: 21-022
DRAWING NUMBER: **P953**

SHEET KEYNOTES

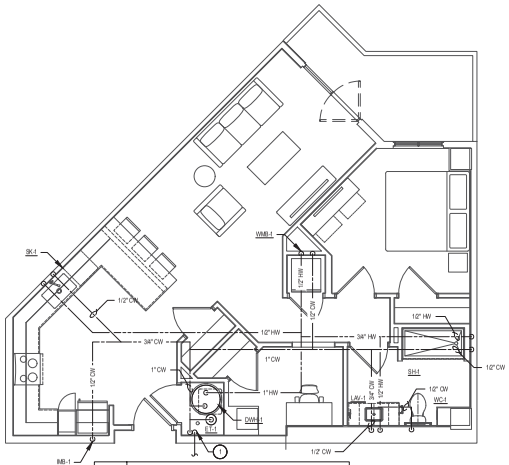
1 1" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL AT 60" A.F.F.



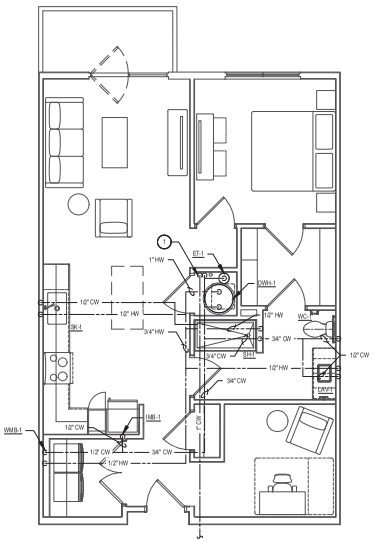
1	ENLARGED WATER UNIT B1.D
P954	SCALE: 1/4" = 1'-0"



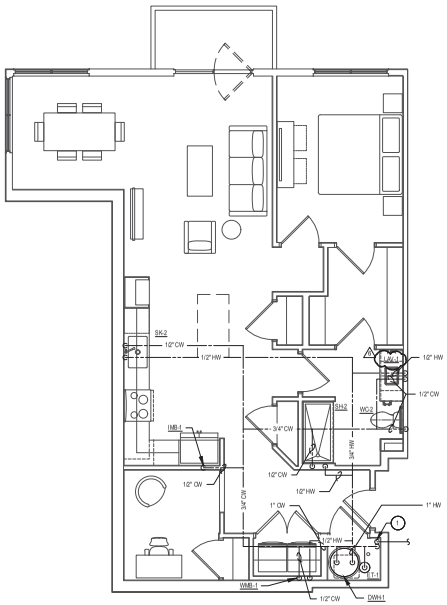
2	ENLARGED WATER UNIT B1.E
P954	SCALE: 1/4" = 1'-0"



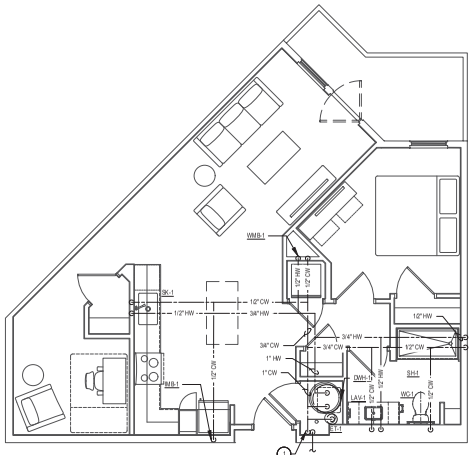
3	ENLARGED WATER UNIT B1.F
P954	SCALE: 1/4" = 1'-0"



4	ENLARGED WATER UNIT B2.A
P954	SCALE: 1/4" = 1'-0"



5	ENLARGED WATER UNIT B2.C P
P954	SCALE: 1/4" = 1'-0"



6	ENLARGED WATER UNIT B1.G
P954	SCALE: 1/4" = 1'-0"

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01/12/2024

FLAHERTY & COLLINS PROPERTIES

NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTURCTION	01/15/2024

DRAWING TITLE
ENLARGED DOMESTIC WATER PLANS UNITS B1.D, B1.E, B1.F, B2.A, B2.C P B1.G

DRAWN BY	CHECKED BY
NAR	KDH

SCALE: AS NOTED (SHEET SIZE: 36 x 6)

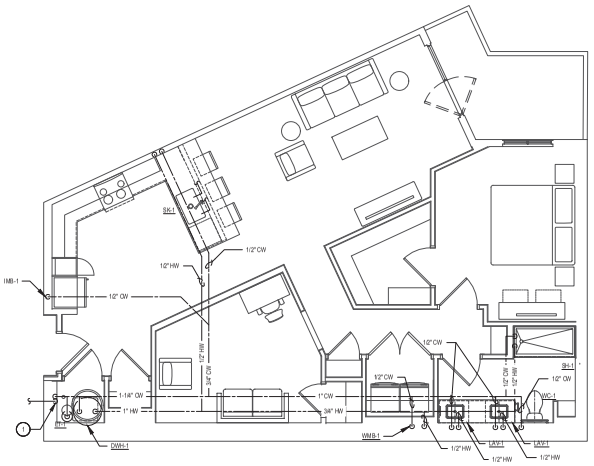
ISSUE DATE: 01-15-2024

JOB NUMBER: 21-022

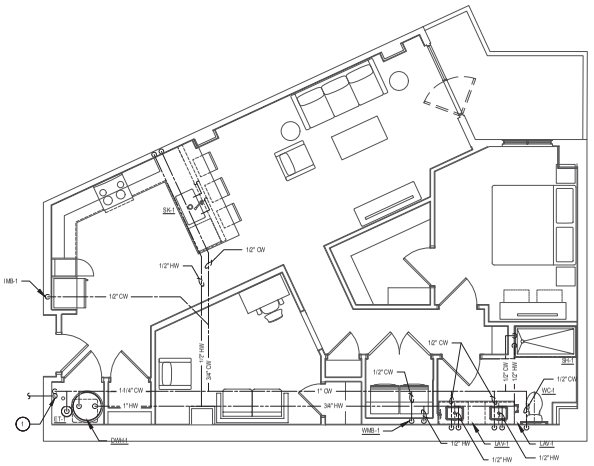
DRAWING NUMBER: **P954**

SHEET KEYNOTES

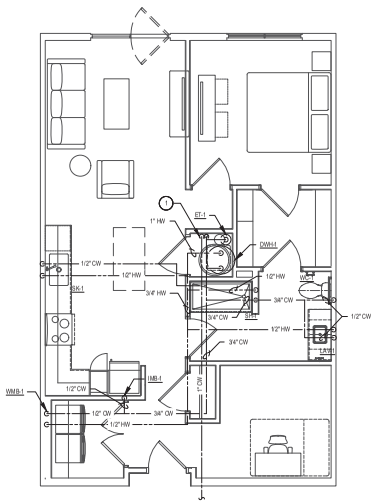
1 1-1/4" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL AT 60" A.F.F.



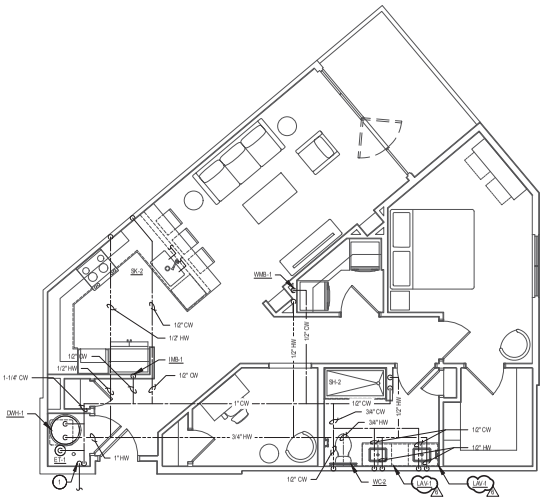
1	ENLARGED WATER UNIT B3.A
P955	SCALE: 1/4" = 1'-0"



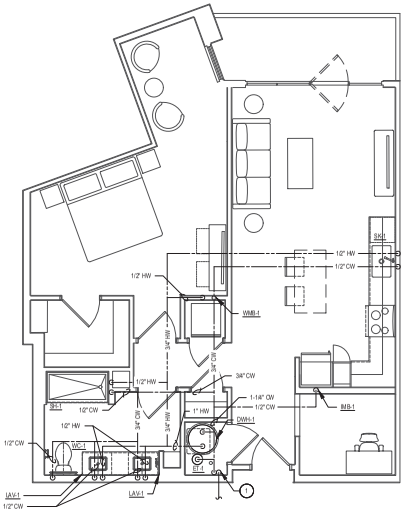
2	ENLARGED WATER UNIT B3.B
P955	SCALE: 1/4" = 1'-0"



3	ENLARGED WATER PLAN UNIT B2.B
P955	SCALE: 1/4" = 1'-0"



4	ENLARGED WATER PLAN UNIT B3.C
P955	SCALE: 1/4" = 1'-0"



5	ENLARGED WATER UNIT B4
P955	SCALE: 1/4" = 1'-0"

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SEAL
STATE OF CONNECTICUT
REGISTERED ARCHITECT
No. 22966
KEVIN A. RUSSELL
01/12/2024

FLAHERTY & COLLINS PROPERTIES

NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTRUCTION	01/15/2024

DRAWING TITLE
ENLARGED DOMESTIC WATER PLANS
UNITS B3.A, B3.B, B2.B, B3.C, B4

DRAWN BY	CHECKED BY
NAR	KDH

SCALE (ARCH D: 30 in X 42 in)
AS NOTED

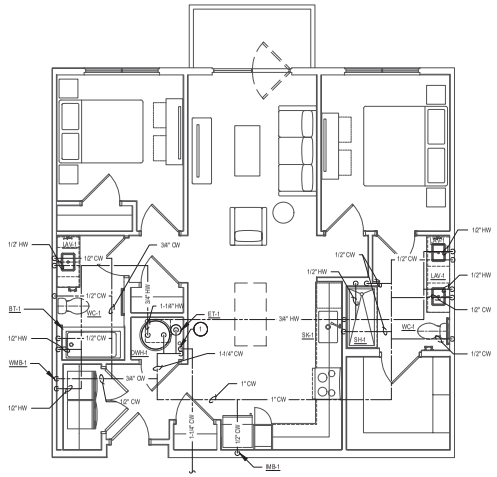
ISSUE DATE
01-15-2024

JOB NUMBER
21-022

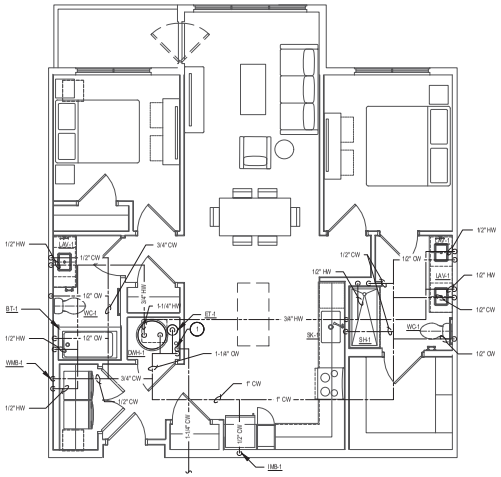
DRAWING NUMBER
P955

SHEET KEYNOTES

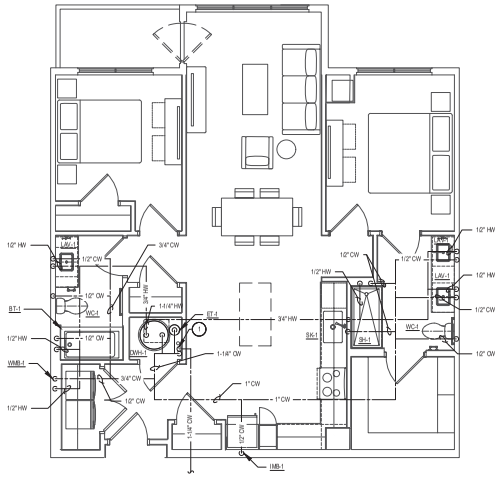
1. 1-1/4" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL AT 60" A.F.F.



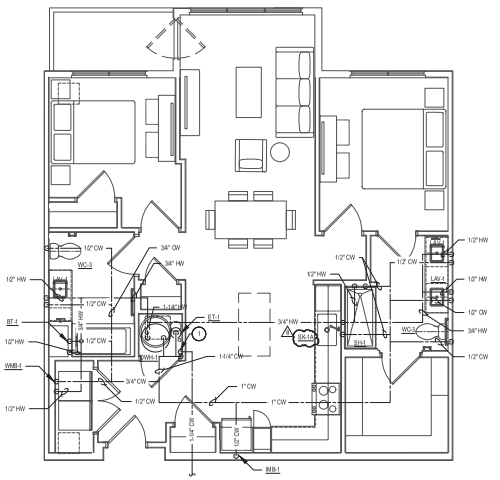
1	ENLARGED WATER UNIT C1.A
P956	SCALE: 1/4" = 1'-0"



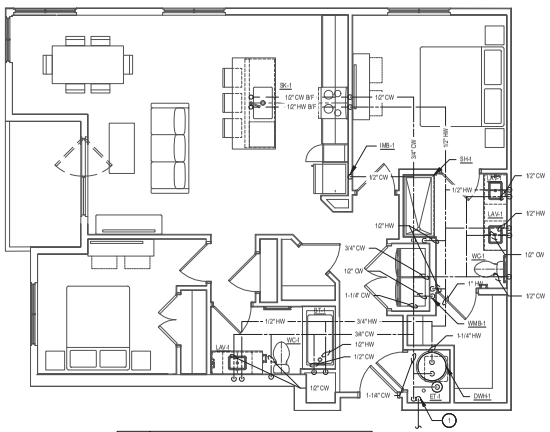
2	ENLARGED WATER UNIT C1.B
P956	SCALE: 1/4" = 1'-0"



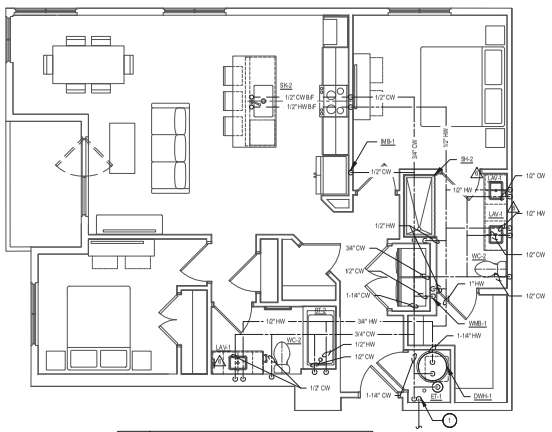
3	ENLARGED WATER UNIT C1.C
P956	SCALE: 1/4" = 1'-0"



4	ENLARGED WATER UNIT C1.D (TYPE A)
P956	SCALE: 1/4" = 1'-0"



5	ENLARGED WATER UNIT C2.A
P956	SCALE: 1/4" = 1'-0"



6	ENLARGED WATER UNIT C2.B P
P956	SCALE: 1/4" = 1'-0"

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SEAL
STATE OF CONNECTICUT
NICHOLAS J. CUPARO
No. 20890
LICENSED
PROFESSIONAL ENGINEER
08/30/2024

FLAHERTY & COLLINS PROPERTIES

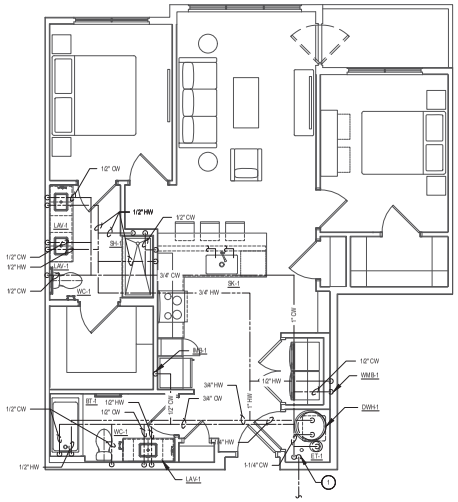
NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTURCTION	01/15/2024
2	BULLETIN 1	07/25/2024
3	BULLETIN 2	08/23/2024

DRAWING TITLE
ENLARGED DOMESTIC WATER PLANS UNITS C1.A, C1.B, C1.C, C1.D, C2.A, C2.B

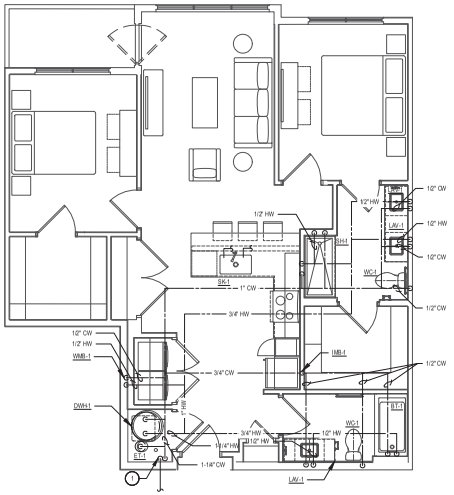
DRAWN BY	CHECKED BY
NAR	KDH
SCALE	SHEET SIZE 36 x 6
AS NOTED	
ISSUE DATE	
08-23-2024	
JOB NUMBER	
21-022	
DRAWING NUMBER	
P956	

SHEET KEYNOTES

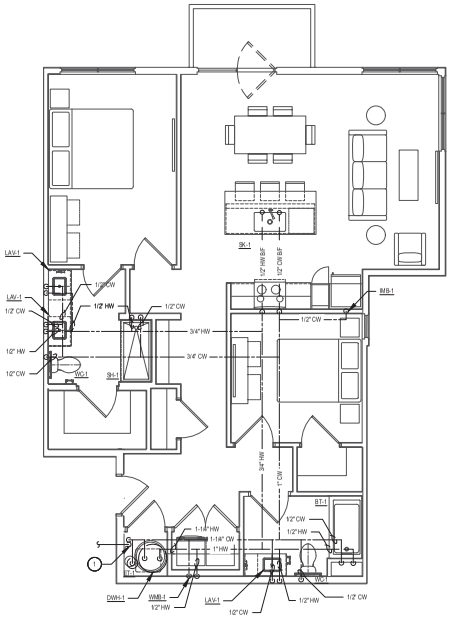
1. 1-1/4" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL AT 60" A.F.F.



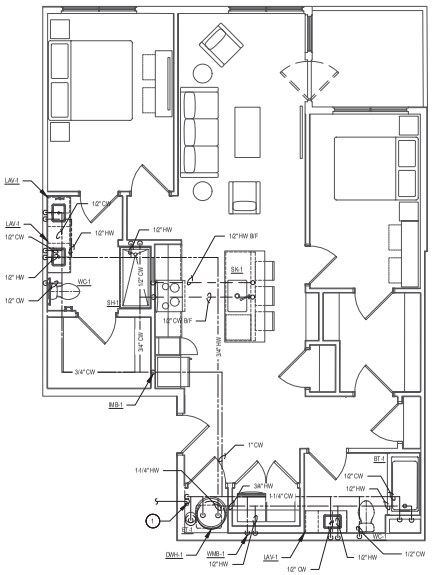
1	ENLARGED WATER UNIT C3.A
P957	SCALE: 1/4" = 1'-0"



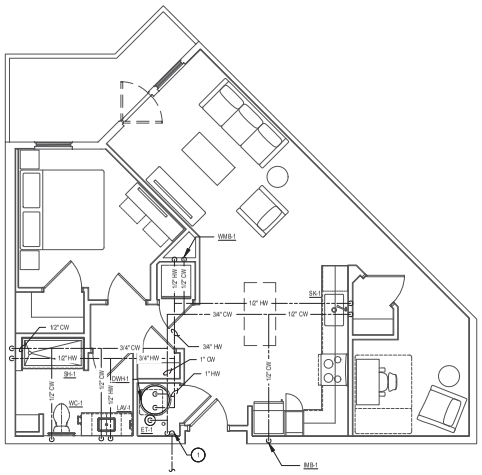
2	ENLARGED WATER UNIT C3.B
P957	SCALE: 1/4" = 1'-0"



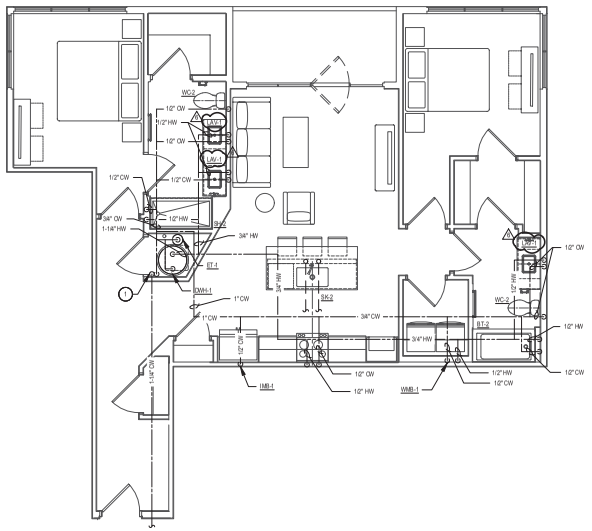
3	ENLARGED WATER UNIT C3.C
P957	SCALE: 1/4" = 1'-0"



4	ENLARGED WATER UNIT C3.D
P957	SCALE: 1/4" = 1'-0"



5	ENLARGED WATER UNIT B1.H
P957	SCALE: 1/4" = 1'-0"



6	ENLARGED WATER UNIT C4
P957	SCALE: 1/4" = 1'-0"

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SEAL
STATE OF CONNECTICUT
NICHOLAS GANGOLOCK
No. 22080
LICENSED
PROFESSIONAL ENGINEER
01/12/2024

FLAHERTY & COLLINS PROPERTIES

NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTURCTION	01/15/2024

DRAWING TITLE
ENLARGED DOMESTIC WATER PLANS UNITS C3.A, C3.B, C3.C, C3.D, B1.H C4

DRAWN BY	CHECKED BY
NAR	KDH

SCALE: AS NOTED
SHEET SIZE: 36 x 24

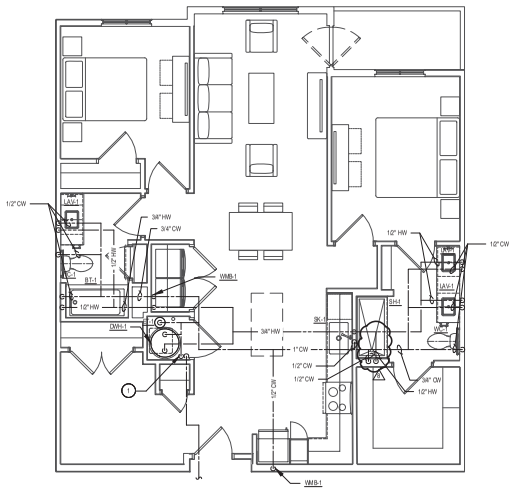
ISSUE DATE: 01-15-2024

JOB NUMBER: 21-022

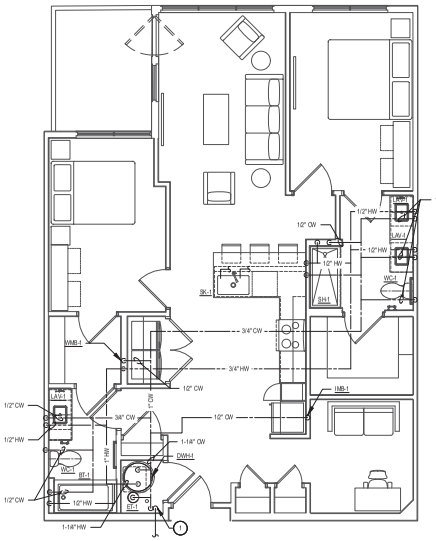
DRAWING NUMBER: **P957**

SHEET KEYNOTES

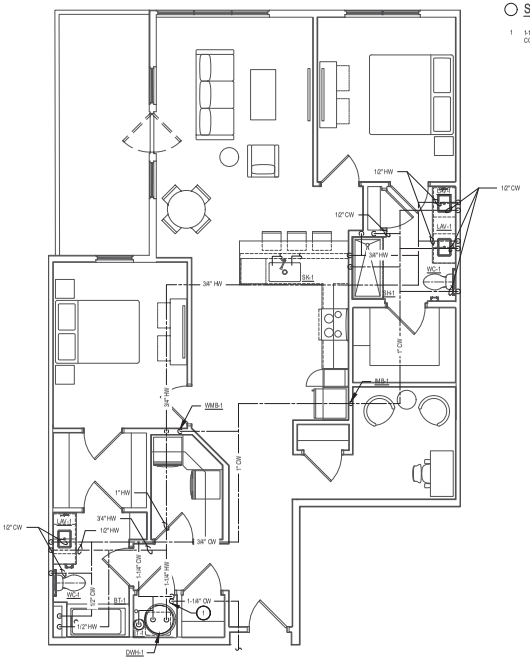
1. 1-1/4" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL AT 60" A.F.F.



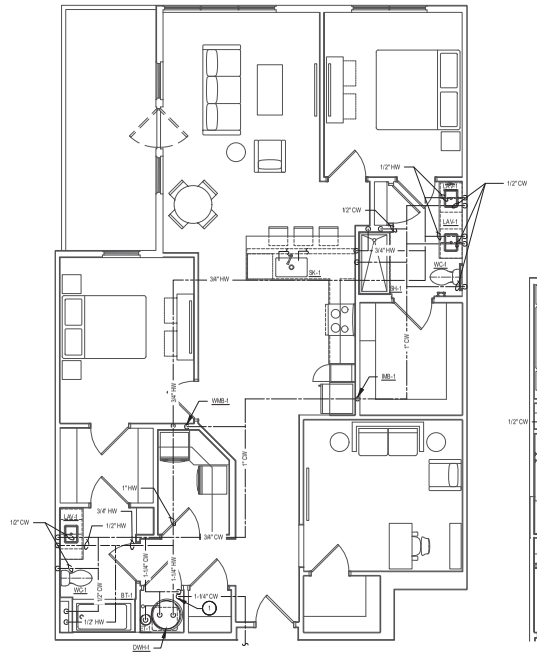
1	ENLARGED WATER UNIT D1
P958	SCALE: 1/4" = 1'-0"



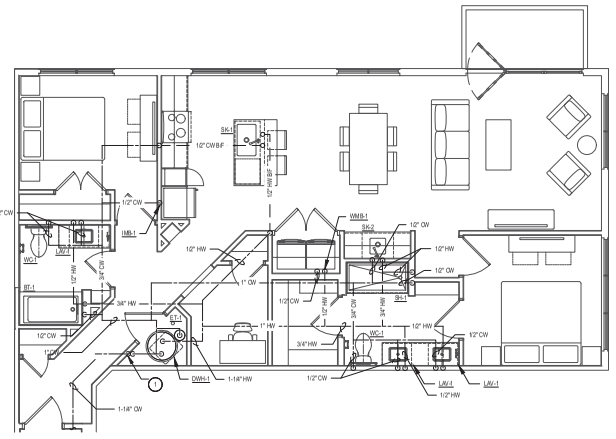
2	ENLARGED WATER UNIT D2.A
P958	SCALE: 1/4" = 1'-0"



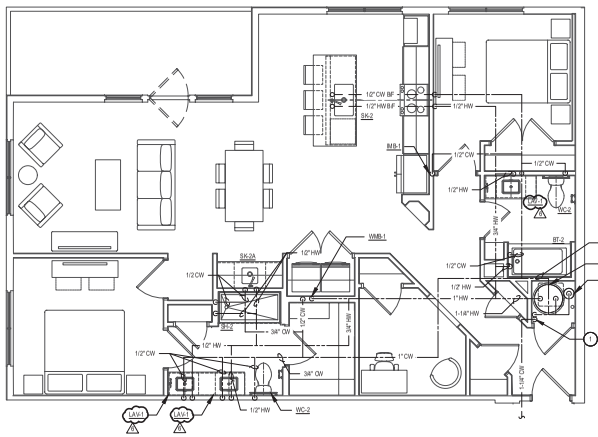
3	ENLARGED WATER UNIT D2.B
P958	SCALE: 1/4" = 1'-0"



4	ENLARGED WATER UNIT D2.C
P958	SCALE: 1/4" = 1'-0"



5	ENLARGED WATER UNIT D3.A
P958	SCALE: 1/4" = 1'-0"



6	ENLARGED WATER UNIT D3.B P
P958	SCALE: 1/4" = 1'-0"

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SEAL
08/30/2024

FLAHERTY & COLLINS PROPERTIES

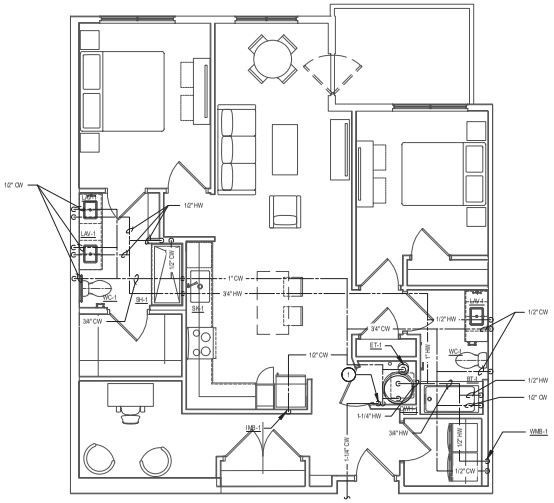
NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTURCTION	01/15/2024
2	BULLETIN 1	07/25/2024
3	BULLETIN 2	08/23/2024

DRAWING TITLE
ENLARGED DOMESTIC WATER PLANS UNITS D1, D2.A, D2.B, D2.C, D3.A, D3.B

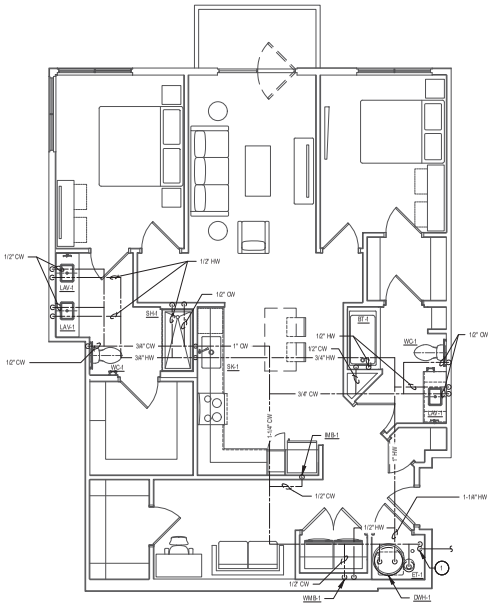
DRAWN BY: NAR	CHECKED BY: KDH
SCALE: AS NOTED	SHEET SIZE: 24x36
ISSUE DATE: 08-23-2024	
JOB NUMBER: 21-022	
DRAWING NUMBER: P958	

SHEET KEYNOTES

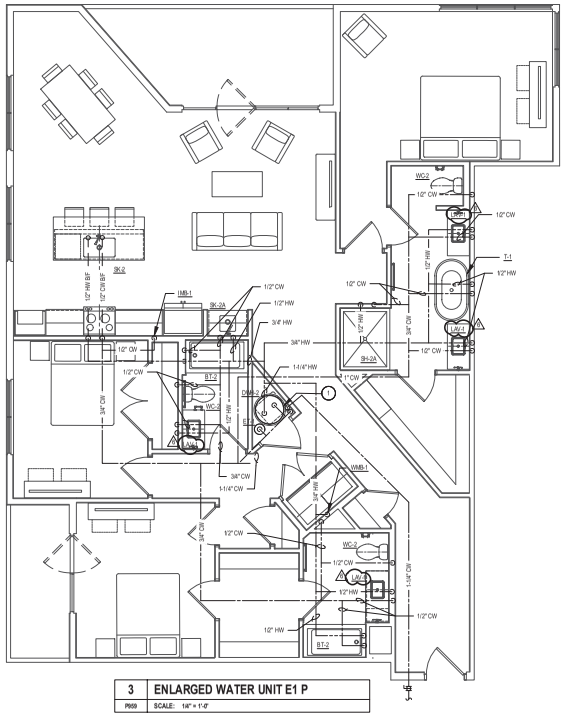
1 1-1/4" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL AT 60" A.F.F.



1 ENLARGED WATER UNIT D4.A
P959 SCALE: 1/8" = 1'-0"



2 ENLARGED WATER UNIT D4.B
P959 SCALE: 1/8" = 1'-0"



3 ENLARGED WATER UNIT E1 P
P959 SCALE: 1/8" = 1'-0"



4 ENLARGED WATER UNIT E2 P
P959 SCALE: 1/4" = 1'-0"

PROJECT
Steelpointe Harbor
Residential Phase II
Bridgeport, Connecticut

CLIENT
SP Residential I, LLC
One Indiana Square, Suite 3000
Indianapolis, Indiana 46204

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SEAL
STATE OF CONNECTICUT
No. 30864
ARCHITECT
REGISTERED
01/12/2024

NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTRUCTION	01/15/2024

DRAWING TITLE
ENLARGED DOMETIC WATER PLANS
UNITS D4.A, D4.B, E1, E2

DRAWN BY	CHECKED BY
NAR	KDH

SCALE (SHEET SIZE: 30x42)
AS NOTED

ISSUE DATE
01-15-2024

JOB NUMBER
21-022

DRAWING NUMBER
P959

25760 First Street
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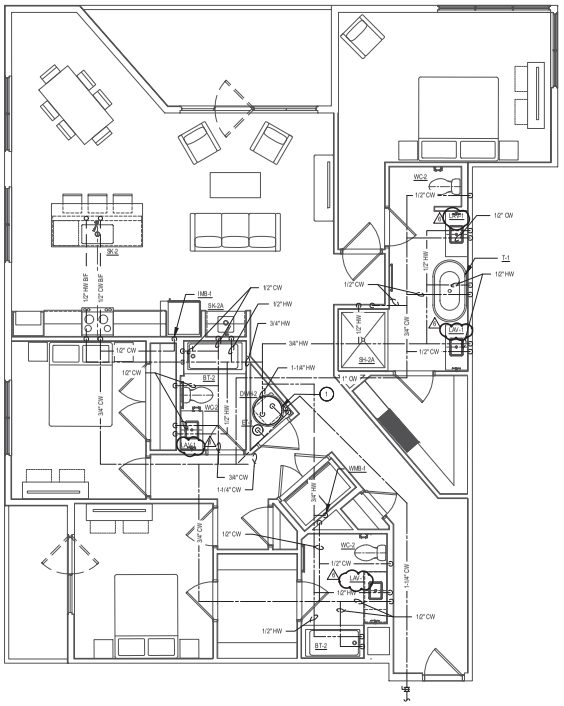
tesengineering.com
T/E/S ENGINEERING



1	ENLARGED WATER UNIT E3 P
P960	SCALE: 1/4" = 1'-0"

SHEET KEYNOTES

1 1-1/4" INCOMING DOMESTIC WATER SERVICE. PROVIDE WITH SHUT-OFF VALVE IN VERTICAL DROP OF COLD WATER LINE IN MECHANICAL CLOSET TIGHT TO WALL AT 60" A.F.F.

PROJECT
Steelpointe Harbor
Residential Phase II
Bridgeport, Connecticut

CLIENT
SP Residential I, LLC
One Indiana Square, Suite 3000
Indianapolis, Indiana 46204

BUCHANAN architecture llc
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SEAL
STATE OF CONNECTICUT
No. 20860
REGISTERED ARCHITECT
01/12/2024

FLAHERTY & COLLINS PROPERTIES

NUMBER	DESCRIPTION	DATE
	PERMIT	07/11/2022
	ISSUE FOR BID	01/20/2023
1	ISSUED FOR CONSTRUCTION	01/15/2024

DRAWING TITLE
ENLARGED DOMETIC WATER PLANS
UNITS E3

DRAWN BY	CHECKED BY
NAR	KDH

SCALE (SHEET SIZE: 30x42)
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ISSUE DATE
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P960

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