

ABBREVIATIONS							
A.C.	AIR CONDITIONING	D.L.	DOUBLE LAYER		& AIR CONDITIONING	RM.	ROOM
A.D.	AREA DRAIN	DN.	DOWN			RESIL.	RESILIENT
A.C.T.	ACOUSTIC TILE CEILING	D.W.	DISH WASHER	I.D.	INSIDE DIAMETER		
A.F.F.	ABOVE FINISHED FLOOR	DWG.	DRAWING	INCL.	INCLUDING	S.H.	SERVICE HALL
ALUM.	ALUMINUM			INSUL.	INSULATION	SM	SMOKE DETECTOR
A.N.	AS NOTED	E.C.	ESTABLISHED GRADE			SPKL.	SPRINKLER
APT.	APARTMENT	E.H.	ELECTRIC HEATER	JT.	JOINT	S.S.	SLOP SINK
		E.J.	EXPANSION JOINT			ST.	STEEL
B.	BATHROOM	ELEC.	ELECTRIC	LAM.	LAMINATED	S.T.C.	SOUND
B.C.	BRICK COURSE	ELEV.	ELEVATION	LAV.	LAVATORY		TRANSMISSION CLASS
BLDG.	BUILDING	EQ.	EQUAL	L.C.L.	LINEN CLOSET	STOR.	STORAGE
BLK.	BLOCK	E.W.P.M.	ELASTOMERIC	L.P.	LOW POINT		
BM.	BEAM		WATERPROOF	L.R.	LIVING ROOM	T.R.	TOP REGISTER
BOTT.	BOTTOM		MEMBRANE	L.W.	LIGHT WEIGHT	T.V.	TOILET VENT(DUCT)
BR.	BRICK						
B.S.A.	BOARD OF STANDARDS	F.	FOYER	MAX.	MAXIMUM	U.	URINAL
	AND APPEALS.	F.A.I.	FRESH AIR INTAKE	M.C.	MEDICINE CABINET		
B.T.	BATH TUB	F.D.	FLOOR DRAIN	M.CL.	METER CLOSET	V.A.T.	VINYL ASBESTOS TILE
		F.F.	FINISHED FLOOR	MET.	METAL	V.C.J.	VERTICAL CONTROL
CAB.	CABINET	FIN.	FINISH	M.&G.	METAL AND GLASS	JOINT	
CEM.ASB.	CEMENT ASBESTOS	FLASH'G	FLASHING	MIN.	MINIMUM	VEST.	VESTIBULE
C.H.	CONCRETE HARDENER	FLR.	FLOOR	M.L.	METAL LOUVER	V.W.C.	VINYL WALL COVERING
C.J.	CONSTRUCTION JOINT	F.P.	FIRE PROOF	M.O.	MASONRY OPENING		
CL.	CLOSET	F.P.H.B.	FROST PROOF HOSE BIB	M.V.	MECHANICAL		
CL'G.	CEILING	F.P.S.C.	FIRE PROOF SELF		VENTILATION		
CM	CARBON MONOXIDE	CLOSING					
	DETECTOR	F.S.P.	FIRE STAND PIPE	O.C.	ON CENTER		
C.M.T.	CORRUGATED METAL			O.D.	OUTSIDE DIAMETER		
	BRICK TILE	GA.	GAUGE	O.F.	OVER FLOW		
COL.	COLUMN	GALV.	GALVANIZED	O.H.	OPPOSITE HAND		
CONC.	CONCRETE	GL.	GLASS	OP'G.	OPENING		
CONT.	CONTINUOUS	GR.	GRADE				
CONV.	CONVECTOR	G.W.B.	GYPSTUM WALL BOARD	P.	PAINTED		
CPT.	CARPET			PART'N	PARTITION		
C.R.	CEILING REGISTER	H.B.	HOSE BIB	P.D.	PUMP DISCHARGE		
C.S.	CAST STONE	H.C.	HUNG CEILING	P.DR.	PLANTER DRAIN		
C.T.	CERAMIC TILE	H.CAB.	HANGING CABINETS	P.E.	PASSENGER ELEVATOR		
C.W.	COLD WATER	H.M.	HOLLOW METAL	P.H.V.	PUBLIC HALL		
		H.P.	HIGH POINT		VENT(DUCT)		
D.	DIAMETER	H.R.	HAND RAIL	P.R.	POWDER ROOM		
D.E.	DRYER EXHAUST	H.V.	HALL VENT(DUCT)				
DET.	DETAIL	H.V.A.C.	HEATING, VENTILATION	Q.T.	QUARRY TILE		

[illegible]



ISSUE	DESCRIPTION	DATE
1	SCHEMATIC PLAN	06/24/2026
2	ISSUED FOR PERMIT	07/02/2026

[illegible] OMNI Consulting Group, LLC
43 UNION AVENUE
HARRISON NY 10528
(P) 646.460.5557

ARCHITECT OF RECORD

85 SMITHTOWN AVENUE BOHEMIA, NY 11716
EL 917.499.8450 E: kristen.abruzzo@gmail.com

Professional Engineer Seal for Elizabeth Abruzzese, State of New York, No. 043491. The seal is circular with the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom. The center features the state coat of arms with the number "043491" below it.

OFFICIAL DOB APPROVAL STAMP/ SIGNATURE _____

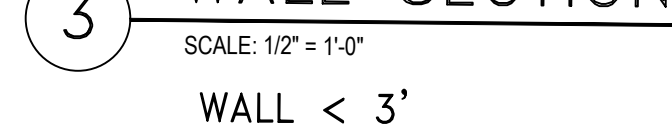
TITLE

G NO: A-100.00

JOB JOB NUMBER



A PARTIAL LAYOUT PLAN
SCALE: 1" = 50'



GENERAL STRUCTURAL NOTES

FOUNDATIONS:

FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A PRESUMED ALLOWABLE BEARING CAPACITY OF 2500 PSF AT APPROXIMATE DEPTH OF 4'-0".

ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE

IF STRUCTURAL FILL IS REQUIRED ALL COMPACTED FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 9" AND COMPACTED TO A MINIMUM DENSITY OF 95% UNDER FOOTINGS, 90% UNDER SLABS AND PAVEMENTS, OBTAINED IN ACCORDANCE WITH ASTM D-1557.

ALL SLAB-ON-GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISHED GRADE WITH APPROVED FILL MATERIAL. FILL MATERIAL FOR ALL SLAB AREAS SHALL BE PLACED IN LAYERS NOT EXCEEDING 9", AND COMPACTED TO A MINIMUM DENSITY OF 90%, OBTAINED IN ACCORDANCE WITH ASTM D-1557.

CONCRETE AND REINFORCEMENT

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), LATEST EDITIONS.

COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-306, HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-305.

ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:

WALL FOOTINGS -3000 PSI
FOUNDATION WALLS -3000 PSI

CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.

ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE W/SPECIFIED STRENGTH LESS THAN 6000 PSI SHALL BE AIR-ENTRAINED 4% TO 6%.

REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A-615, GRADE 60, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 315-80 AND 315R-80.

WELDING OF REINFORCING BARS WILL NOT BE ALLOWED.

PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.

MISCELLANEOUS

ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST LANDSCAPE ARCHITECT'S PLANS BY THE GENERAL CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

SURFACE DRAINAGE SHALL BE DIVERTED TO AN APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD.

DRAIN PIPE TO DISCHARGE TO A LOCATION AS INDICATED ON LANDSCAPE ARCHITECT'S PLAN. THE LANDSCAPE ARCHITECT MAY VARY PATTERN TO BETTER INTERCEPT AND ACCOMMODATE RUNOFF FROM DRAINS OF RETAINING WALLS.

REFER TO LANDSCAPE ARCHITECT PLAN FOR TOP OF WALL AND FINISH GRADE ELEVATIONS.

ANY ITEM TO WHICH A SEAL OF A PROFESSIONAL ENGINEER HAS BEEN APPLIED MAY NOT BE ALTERED BY ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, OR IS A LICENSED PROFESSIONAL ENGINEER. THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND THE SPECIFIC DESCRIPTION OF THE ALTERATION. NON-COMPLIANCE IS A VIOLATION OF NEW YORK STATE LAW.

IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND FROM THE FURTHER, THE CONTRACTOR SHALL BE HELD HARMLESS, THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

STRUCTURAL WORK CERTIFICATION

PURSUANT TO CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE, SPECIAL INSPECTIONS MAY BE REQUIRED BY THE BUILDING OFFICIAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE NEED FOR ENGINEERING CERTIFICATION AND IF SO, TO MAKE THE NECESSARY ARRANGEMENTS FOR SUCH CERTIFICATION. THE DESIGN ENGINEER WILL NOT PROVIDE CERTIFICATION, ON ANY PART OF THE WORK WITHOUT ON-SITE INSPECTIONS DURING CONSTRUCTION AND A 48-HOUR NOTICE OF SUCH CONSTRUCTION.

144 DORCHESTER
YORKTOWN HEIGHTS
NY 10598

ISSUE	DESCRIPTION	DATE
1	SCHEMATIC PLAN	06/24/2026
2	ISSUED FOR PERMIT	07/02/2026

DESIGN CONSULTANT



All rights reserved.
All drawings, specifications and copies thereof
furnished are and shall remain the property of OMNI
Consulting Group, LLC and are not to be used on this
or any other project without written consent from OMNI
Consulting Group, LLC.

ARCHITECT OF RECORD

KRISTEN E. ABRUZZESE, R.A.
ARCHITECT

385 SMITHTOWN AVENUE BOHEMIA, NY 11716
TEL. 917.499.8450 E: kristen.abruzzo@gmail.com

PROFESSIONAL STAMP/ SIGNATURE



KRISTEN E. ABRUZZESE, R.A.
N.Y.S. LICENSE NO. 043491

OFFICIAL DOB APPROVAL STAMP/ SIGNATURE

DATE:	06/24/2026
PROJECT NO:	202612
DRAWING BY:	AS
CHK BY:	AS

TITLE

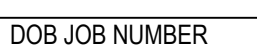
STRUCTURAL DETAILS I

DWG NO:

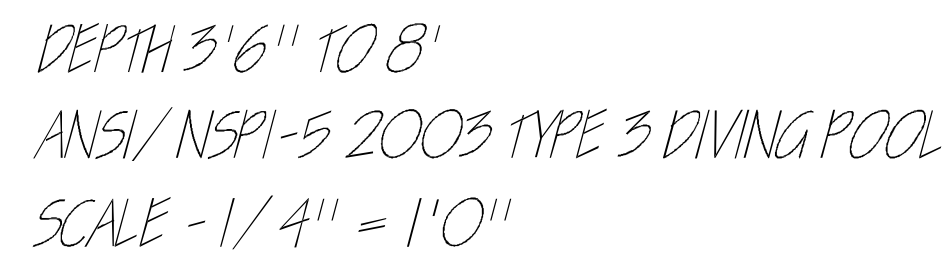
S-100.00

DOB JOB NUMBER

3 OF 5



AS PER NEC (TYP. 4 LOCATIONS) ONE FOOT CONTINUOUS BOND BEAM (12")



1) POOL HAS BEEN DESIGNED AND TO BE CONSTRUCTED PER THE 2021 INTERNATIONAL SWIMMING POOL CODE PORTION OF THE 2022 CONNECTICUT STATE BUILDING CODE.

3) THE FOLLOWING BUILDING CODE REQUIREMENTS SHALL BE ADHERED TO:

- 4) CONTRACTORS INSTALLATION OF ELECTRICAL WORK INCLUDING BONDING SHALL COMPLY WITH THE 2020 NFPA PORTION OF THE 2022 CONNECTICUT STATE BUILDING CODE - 302.1.

6) POOLS ARE TO BE EQUIPPED WITH AN APPROVED POOL ALARM WHICH IS CAPABLE OF DETECTING A CHILD ENTERING THE WATER AND GIVING AN AUDIBLE ALARM, AS PER SECTION 523.4.

STRUCTURAL NOTES:

2) POOL STRUCTURAL IS DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARD FOR 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - 318".

4) CONCRETE SHALL BE PNEUMATICALLY PLACED GRADE "B", COMPRESSIVE STRENGTH MIN. 3500 PSI AT 28 DAYS. MIX CONSISTING OF PORTLAND CEMENT, FINE SAND AGGREGATES, COARSE CRUSHED STONE AGGREGATES & WATER SHALL BE PROPORTIONED BY QUALITY CONTROL IN A CERTIFIED CONCRETE PLANT.

1) POOL CLEARANCES TO BUILDINGS AND PROPERTY LINES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

3) ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

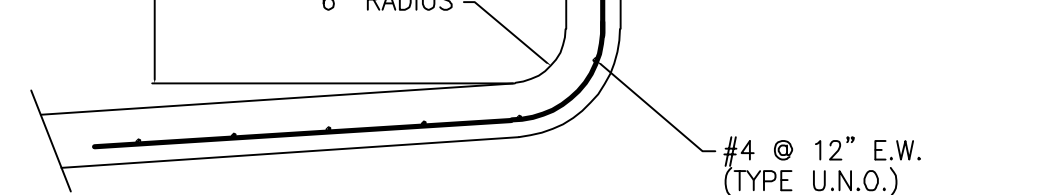
5) POOL IS NOT EQUIPPED WITH A VACUUM FITTINGS.

7) THE ENGINEER SHALL NOT BE HELD LIABLE FOR CONSTRUCTION UNLESS SPECIFICALLY RETAINED TO PROVIDE INSPECTIONS.

SECTION A-A
DEEP END



EXPANSION MATERIAL 3/4" BENCH ELEVATION



The technical drawings illustrate the dimensions of the filter body. The **PLAN** view shows a circular inlet with a diameter of 1'8". The **SECTION** view shows a cross-section of the filter body with a total height of 6". The inlet pipe has an outer diameter of 1' and is labeled "TO PUMP". The filter body is labeled "SKIM BODY" and "FILTER RETURN INLET".

The image contains two technical drawings of a light niche. The left drawing is a 'PLAN' view, showing a cross-section of the niche. It features a central rectangular opening labeled 'LIGHT NICHE' with a width of 8". Above this opening is a trapezoidal structure with a top width of 1'-6" and a bottom width of 8". The right drawing is a 'SECTION' view, showing a side profile of the niche. It includes a 'PVC CONDUIT' at the top, a 'LIGHT NICHE' opening, and a '2'-0" dimension for the height of the niche. The base of the niche is labeled '10" 6"'. A small dimension of '1/8" MIN.' is indicated for the depth of the niche.

3 ft. 6 in.

4 ft. 6 in.

8 ft.

8 ft.

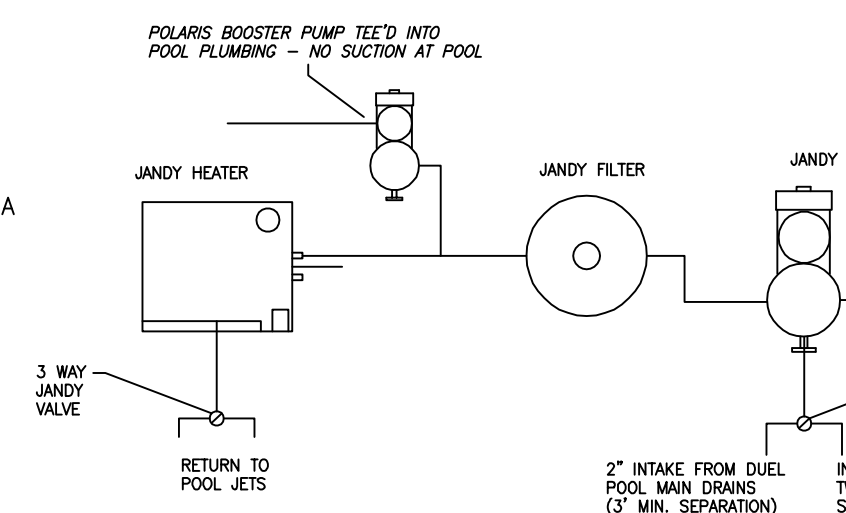
18 ft.

12 ft.

10 ft.

ALL PLUMBING TO BE PVC
SCHEDULE 40 PRESSURE PIPE

HYDROSTATICALLY TEST ALL
PIPING AT A MIN. OF 15 PSI FOR A
PERIOD OF 30 MINUTES



STATE OF CONNECTICUT
DEAN E. MARTIN
No. 18790
PROFESSIONAL ENGINEER

-23-26