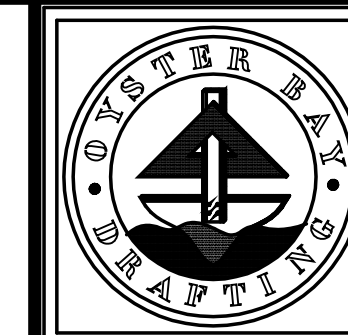


WALL LEGEND (USE ONLY WALLS THAT ARE APPLICABLE TO PROJECT)	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXIST EXTERIOR WALL: EXTERIOR FINISH AS PER ELEVATION ON TYVEK BLDG. PAPER, OR ISLB. BLDG. PAPER OR EQUAL, ON 1/2" PLYND. SHEATHING, ON 2x4 WD STUDS @ 16" OC W/ R-15 BATT INSULATION WITH VAPOR BARRIER AND 1/2" GNB ON INTERIOR SIDE OR (2x6 WD STUDS @ 16" OC WITH R-19 BATT INSULATION)
	EXIST EXTERIOR WALL: EXIST BRICK VENEER (AS PER OWNER), 1" AIRSPACE, 15 LB. BLDG. PAPER/TYVEK OR EQUAL, ON 1/2" PLYND. SHEATHING, ON 2x4 WD. STUDS @ 16" OC W/ R-15 BATT INSUL. VAPOR BARRIER AND 1/2" GNB ON INTERIOR SIDE. CONTRACTOR TO PROVIDE KEEP HOLES @ 2'-0" O.C. PROVIDE GALVANIZED WALL TIES TO ANCHOR BRICK. DUROWALL REINFORCED @ 16" O.C. VERTICALLY. EXPANSION JOINTS @ 30'-0" O.C. VERTICALLY (MAX.) AND AT INTERSECTIONS.
	EXIST INTERIOR PARTITIONS: EXIST 2x4 WD STUDS @ 16" OC WITH 1/2" GNB ON EACH SIDE
	EXIST BEARING WALL: EXIST 2x4 WD STUDS @ 16" OC WITH 1/2" GNB ON EACH SIDE. PROVIDE SOLID FULL-WIDTH BLOCKING UNDER ALL EXIST BEARING PARTITIONS
	EXIST FIRE-RATED WALL: EXIST 2x4 WD STUDS @ 16" OC WITH ONE LAYER 5/8" TYPE "X" GNB ON EACH SIDE (ONE-HOUR FIRE RATING)
	EXIST LOW-WALL: EXIST 2x4 WD STUDS @ 16" OC WITH 1/2" GNB ON EACH SIDE. WIDTH AND HEIGHT TO VARY - SEE PLANS
	EXIST FOUNDATION WALL: EXIST 8 1/4" PC FOUNDATION WALL TO BEAR ON 16x16" PC FOOTING TO BEAR ON UNDISTURBED SOIL WITH BITUMINOUS WATERPROOF COATING ON EXTERIOR SIDE AND CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL
	EXIST FOUNDATION WALL: EXIST 12 1/4" PC FOUNDATION WALL W/ (2) #5 REBARS 2" FROM BOTTOM CLEARANCE TO BEAR ON UNDISTURBED SOIL WITH BITUMINOUS WATERPROOF COATING AND CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL

LEGEND		LEGEND	
	FLOOR DRAIN	C.T.	COLLAR TIES
	SMOKE DETECTOR	R.R.	ROOF RAFTER
ALUM.	ALUMINUM	C.J.	CEILING JOIST
DM	DISHWASHER	O.C.	ON CENTER
EXIST.	EXISTING	FTG.	FOOTING
FF	FINISHED FLOOR	P.C.	POURED CONCRETE
FNDN.	FOUNDATION	GALV.	GALVANIZED
FND	FRENCH WOOD DOOR	BM.	BEAM
GNB	GYPSUM WALL BOARD	DN	DOWN
HDR.	HEADER	DBL.	DOUBLE
INSUL.	INSULATION	FRMG.	FRAMING
M.C.	MEDICINE CABINET	T.V.	TRUE VALLEY
M.S.	MARBLE SADDLE	V.L.	VALLEY LEDGER
th.	THICK	PLYND.	PLYWOOD
WD.	WOOD	ML.	MICROLAM
W.I. CL.	WALK-IN-CLOSET	STL.	STEEL
VIF	VERIFY IN FIELD		

FLOOR PLAN SUITE 205
SCALE: 1/2" = 1'-0"
TOTAL RENTABLE SQUARE FEET - 1245 RSF

REVISIONS TO PRELIMINARY DRAWINGS:			REVISIONS TO FINAL DRAWINGS:		
#	DATE	BY:	#	DATE	BY:
1			1		
2			2		
3			3		
4			4		
5			5		
6			6		



SHEET TITLE		FLOOR PLAN	
PROJECT NAME	REALTY MANAGEMENT	DATE	05.28.13
	120 BETHPAGE RD. HICKSVILLE NY, 11801	SCALE	AS NOTED
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.		BY:	ATK
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771		JOB NO.	10209
(516) 922-5916 (FAX) 922-6235			
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM			

SHEET NO. 1 OF 1