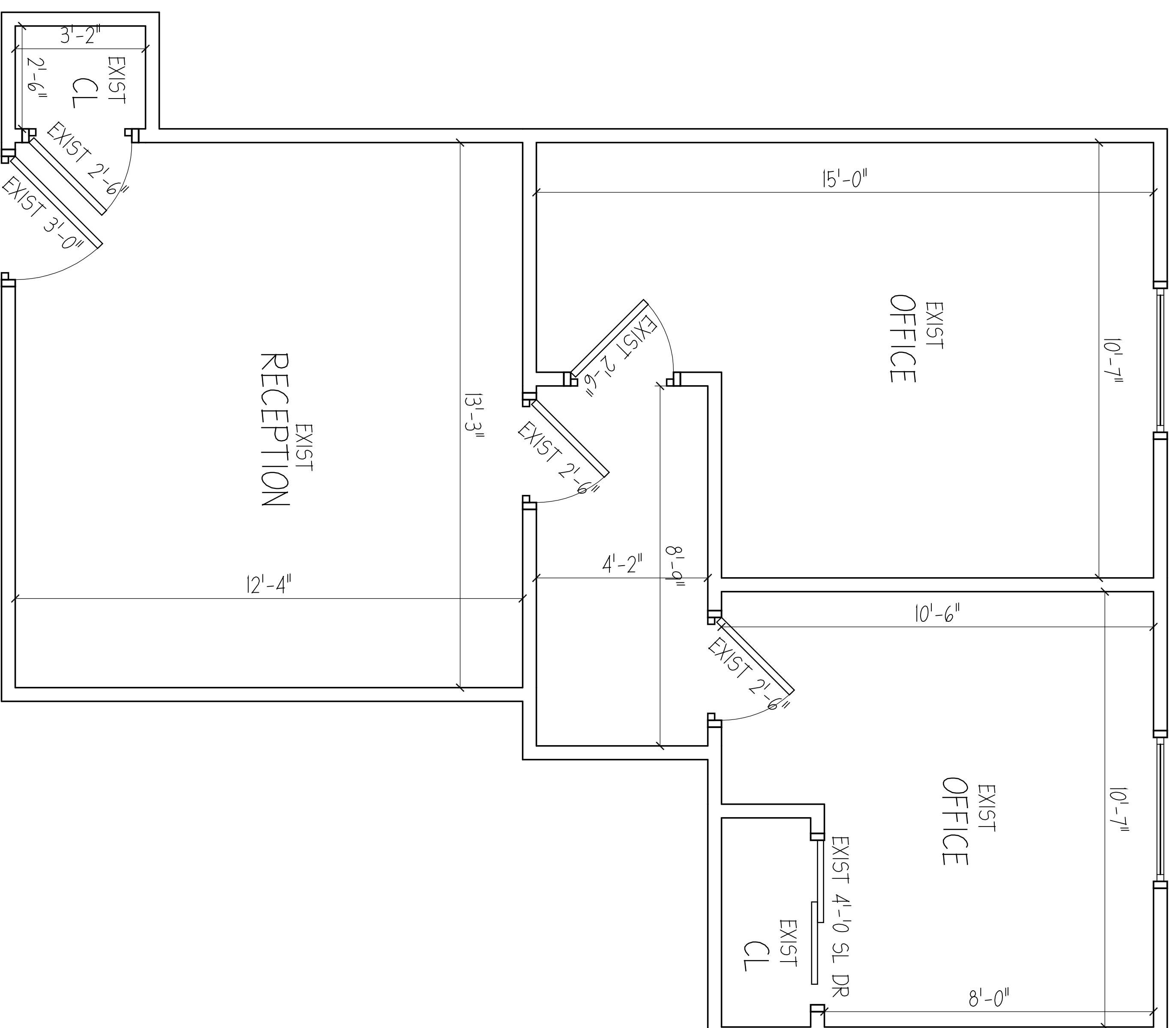


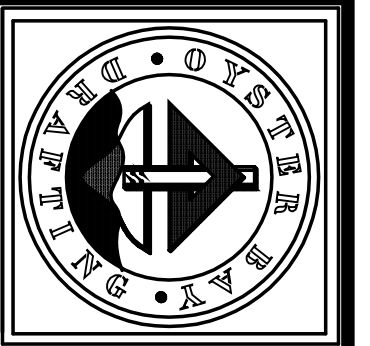
WALL LEGEND	
(USE ONLY WALLS THAT ARE APPLICABLE TO PROJECT)	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXIST EXTERIOR WALL: EXTERIOR FINISH AS PER ELEVATION ON TYPICAL BLDG. PAPER OR BLDG. BUILD. PAPER OR EQUAL, ON 1/2" PLYM. SHEATHING, ON 2x4 MD STUDS @ 16" OC W/ R-5 BATT INSULATION WITH VAPOR BARRIER AND 1/2" GIB ON INTERIOR SIDE. COAT W/ 1/2" GIB ON INTERIOR SIDE OR 2x4 MD STUDS @ 16" OC WITH R-5 BATT INSULATION)
	EXIST EXTERIOR WALL: EXIST BRICK VENEER (AS PER OWNER), IF AIRSPACE, IS LB. BLDG. PAPER/VEENER OR EQUAL, ON 1/2" PLYM. SHEATHING, ON 2x4 MD STUDS @ 16" OC W/ R-5 BATT INSUL. VAPOR BARRIER AND 1/2" GIB ON INTERIOR SIDE. COAT W/ 1/2" GIB OR TO PROVIDE KEEP SIDE COAT W/ 1/2" GIB ON INTERIOR SIDE. GALVANIZED WALL TIES TO ANCHOR BRICK DIAGONAL REINFORCED @ 16" OC, VERTICALLY. EXPANSION JOINTS @ 30'-0" OC, VERTICALLY (MAX.) AND AT INTERSECTIONS.
	EXIST INTERIOR PARTITIONS: EXIST 2x4 MD STUDS @ 16" OC WITH 1/2" GIB ON EACH SIDE
	EXIST BEARING WALL: EXIST 2x4 MD STUDS @ 16" OC WITH 1/2" GIB ON EACH SIDE. REMOVE SOIL FILL FROM FOUNDATIONS UNDER ALL EXIST BEARING PARTITIONS
	EXIST FIRE-RATED WALL: EXIST 2x4 MD STUDS @ 16" OC WITH ONE LAYER 5/8" TYP. 1/2" GIB ON EACH SIDE (ONE-HOUR FIRE RATING)
	EXIST 10M WALL: EXIST 2x4 MD STUDS @ 16" OC WITH 1/2" GIB ON EACH SIDE. WIDTH AND HEIGHT TO VARY - SEE PLANS
	EXIST FOUNDATION WALL: EXIST 8x8 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 12TH FL. 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
	4" BRICK LEDGE ON VISIBLE PORTION OF FOUNDATION WALL IF NECESSARY

LEGEND			
	FLOOR DRAIN	CT.	COLOR TIES
	SPOKE DETECTOR	RR.	ROOF RAFTER
	ALUMINUM	C.L.	CEILING JOIST
	DISHWASHER	OC.	ON CENTER
	POURED CONCRETE	FIG.	FOOTING
	GALVANIZED	FR.	FRAMING
	FINISHED FLOOR	BEAM	BEAM
	FOUNDATION	DN.	DOWN
	FRENCH WOOD DOOR	DBL.	DOUBLE
	GIBBSIT WOOD BOARD	TR.	TRIM
	HEADER	TR.	TRIM
	INSULATION	V.L.	VALLEY LEADER
	MEDICINE CABINET	PLYM.	PLYWOOD
	MARBLE SAUCE	TK.	TICKET
	THICK	STL.	STEEL
	WOOD		
	WALK-IN CLOSET		
	VERT. IN FIELD		



FLOOR PLAN SUITE 202  
 TOTAL RENTABLE SQUARE FEET - 629 RSF  
 SCALE: 1/2" = 1'-0"

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



PROJECT NAME		REALTY MANAGEMENT	
63 WEST MAIN STREET OYSTER BAY, NY 11771		120 BETHPADE RD. HICKSVILLE NY. 11801	
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.		DATE: 05.28.13	
(516) 422-9416 (FAX) 422-6235		SCALE: AS NOTED	
158 JAMES HENNINGSON AVENUE, SUITE 100, OYSTER BAY, NY 11771		BY: [Signature]	
SHEET NO. 1		DATE: 02.04	