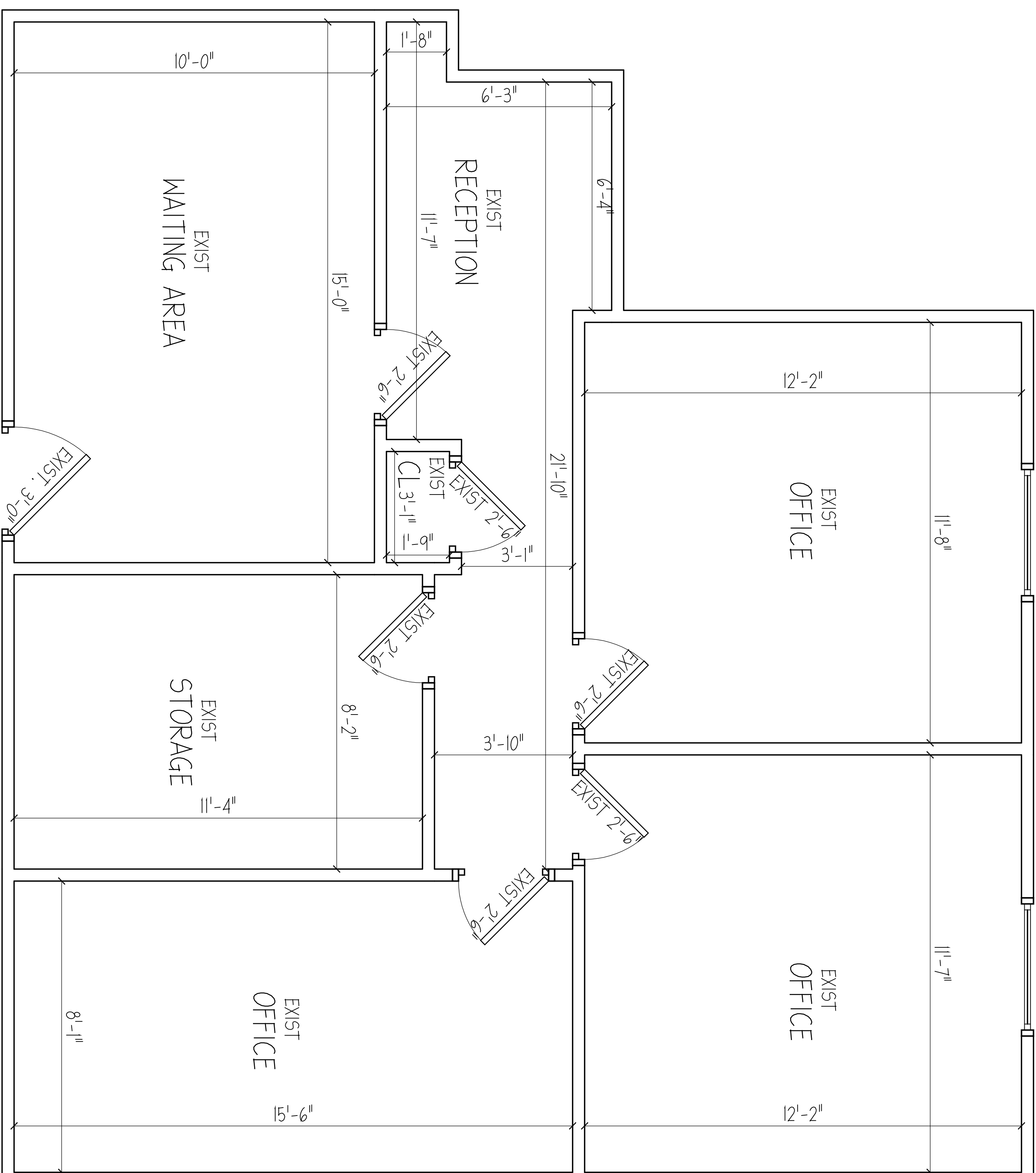


WALL LEGEND	
(USE ONLY WALLS THAT ARE APPLICABLE TO PROJECT)	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXIST EXTERIOR WALL: EXTERIOR FINISH AS PER ELEVATION ON TYPICAL BLDG. PAPER OR I.B.D. BUILD. PAPER OR EQUAL, ON 1/2" PLYM. SHEATHING, ON 2x4 NO. STUDS @ 16" OC W/ R-15 BATT INSULATION WITH VAPOR BARRIER AND 1/2" GIB ON INTERIOR SIDE. COAT W/ 1/2" OC OF FIBERGLASS GALVANIZED WALL TIES TO ANCHOR BRICK. DISJOINT REINFORCED @ 16" OC, VERTICALLY. EXPANSION JOINTS @ 30'-0" OC, VERTICALLY (MAX.) AND AT INTERSECTIONS.
	EXIST EXTERIOR WALL: EXIST BRICK VENEER (AS PER OWNER), IF AIRSPACE, IS I.B. BLDG. PAPER/TYPE OR EQUAL, ON 1/2" PLYM. SHEATHING, ON 2x4 NO. STUDS @ 16" OC W/ R-15 BATT INSUL. VAPOR BARRIER AND 1/2" GIB ON INTERIOR SIDE. COAT W/ 1/2" OC OF FIBERGLASS GALVANIZED WALL TIES TO ANCHOR BRICK. DISJOINT REINFORCED @ 16" OC, VERTICALLY. EXPANSION JOINTS @ 30'-0" OC, VERTICALLY (MAX.) AND AT INTERSECTIONS.
	EXIST INTERIOR PARTITIONS: EXIST 2x4 NO. STUDS @ 16" OC WITH 1/2" GIB ON EACH SIDE
	EXIST BEARING WALL: EXIST 2x4 NO. STUDS @ 16" OC WITH 1/2" GIB ON EACH SIDE. REMOVE ALL EXIST BEARING PARTITIONS
	EXIST FIRE-RATED WALL: EXIST 2x4 NO. STUDS @ 16" OC WITH ONE LAYER 5/8" TYP. 1/2" GIB ON EACH SIDE (ONE-HOUR FIRE RATING)
	EXIST LOAD WALL: EXIST 2x4 NO. STUDS @ 16" OC WITH 1/2" GIB ON EACH SIDE. WIDTH AND HEIGHT TO VARY - SEE PLANS
	EXIST FOUNDATION WALL: EXIST 8" H. RC FOUNDATION WALL TO BEAR ON 18" H. RC 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" H. RC 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
	1/4" BRICK LEDGE ON VISIBLE PORTION OF FOUNDATION WALL IF NECESSARY

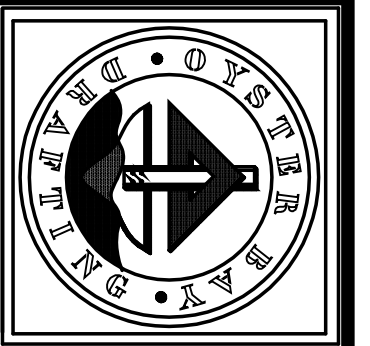
LEGEND	
	FLOOR DRAIN
	SMOKE DETECTOR
	ALUMINUM
	DISHWASHER
	EXISTING
	FINISHED FLOOR
	FOUNDATION
	FRENCH WOOD DOOR
	GYP. WALL BOARD
	HEADER
	INSULATION
	MEDICINE CABINET
	MARBLE SADDLE
	THICK
	WOOD
	WALK-IN CLOSET
	VERT. IN FIELD



SUITE 203 FLOOR PLAN  
TOTAL RENTABLE SQUARE FEET - 1038 RSF  
SCALE: 1/2" = 1'-0"

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

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



PROJECT NAME		REALTY MANAGEMENT	
120 BETHPADE RD. HICKSVILLE, NY 11801		11801	
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.		DATE: 05.28.13	
68 WEST MAIN STREET OYSTER BAY, NY 11771		SCALE: AS NOTED	
(516) 422-5976 (FAX) 422-6235		BY: [Signature]	
1000 W. 10TH STREET, SUITE 1000, WEST PALM BEACH, FL 33411		DATE: 02.04	
FLOOR PLAN		SHEET NO. 1	