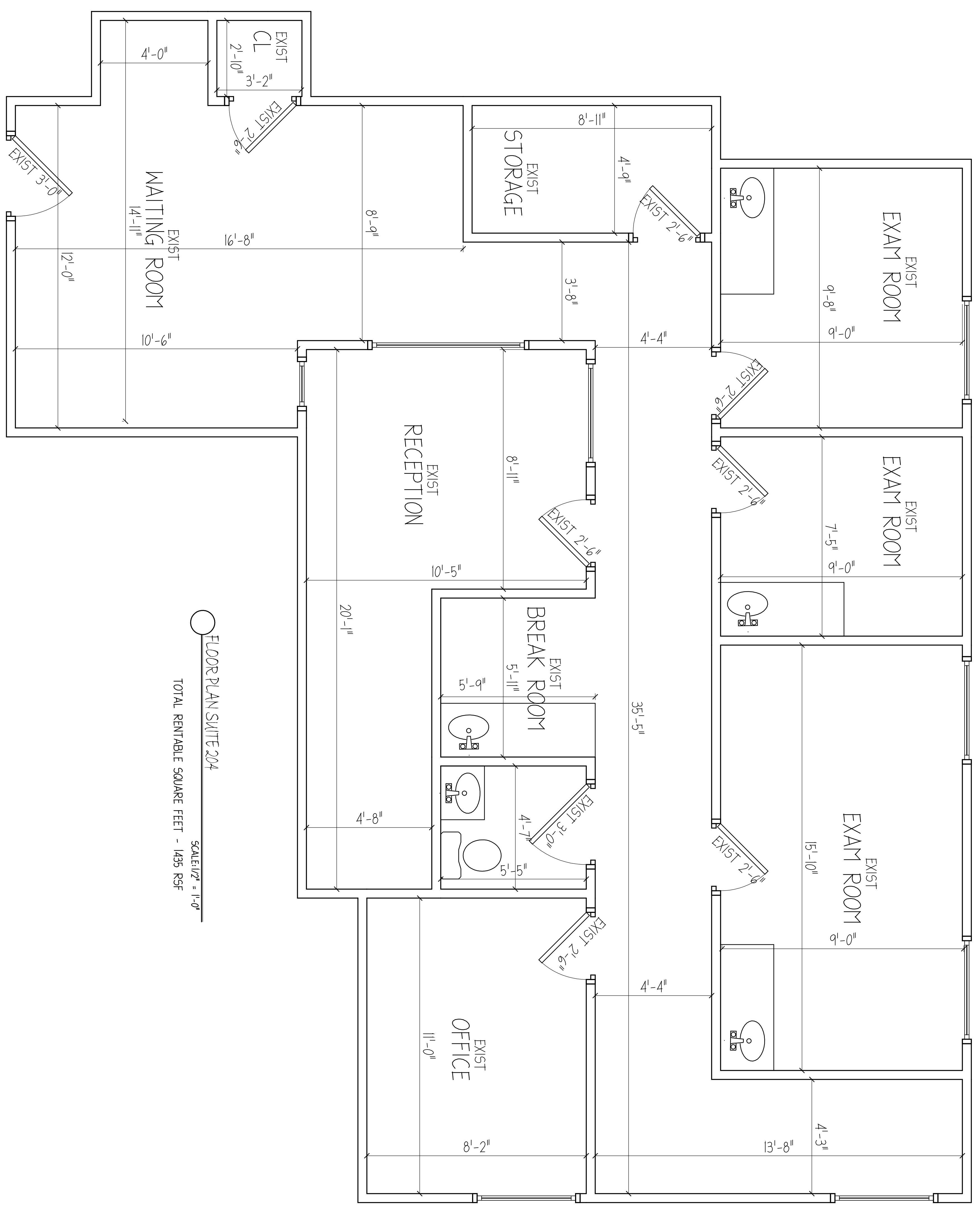


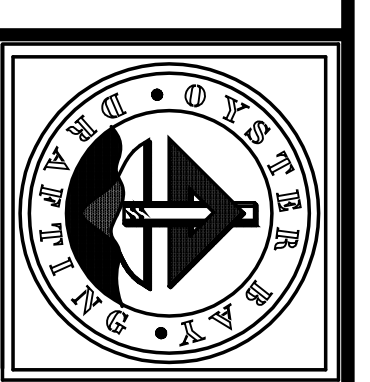
WALL LEGEND	
(USE ONLY WALLS THAT ARE APPLICABLE TO PROJECT)	
=====	EXISTING WALLS TO REMAIN
.....	EXISTING WALLS TO BE REMOVED
=====	EXIST EXTERIOR WALL: EXTERIOR FINISH AS PER ELEVATION ON TYPICAL BLDG. PAPER OR BLDG. BUILD. PAPER OR EQUAL, ON 1/2" PLYM. SHEATHING, ON 2x4 NO. STUDS @ 16" OC W/ R-5 BATT INSULATION WITH VAPOR BARRIER AND 1/2" GIB ON INTERIOR SIDE. COAT 1/2" OC WITH R-5 BATT INSULATION.
=====	EXIST EXTERIOR WALL: (AS PER OWNER), IF AIRSPACE, IS BLD. BLDG. PAPER/PAPER/TYPE OR EQUAL, ON 1/2" PLYM. SHEATHING, ON 2x4 NO. STUDS @ 16" OC W/ R-5 BATT INSUL. VAPOR BARRIER AND 1/2" GIB ON INTERIOR SIDE. COAT 1/2" OC WITH R-5 BATT INSULATION. GALVANIZED WALL TIES TO ANCHOR BRICK. DIAGONAL REINFORCED @ 16" OC, VERTICALLY, BRANSON JOINTS @ 30'-0" OC, VERTICALLY (THRU.) 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 SOIL FROM BEARING PARTITIONS. ALL EXIST BEARING PARTITIONS
=====	EXIST FIRE-RATED WALL: EXIST 2x4 NO. STUDS @ 16" OC WITH ONE LAYER 5/8" TYP. 1" GIB ON EACH SIDE (ONE-HOUR FIRE RATING)
=====	EXIST LON-HALL: EXIST 2x4 NO. STUDS @ 16" OC WITH 1/2" GIB ON EACH SIDE. WIDTH AND HEIGHT TO VERT. - SEE PLANS
=====	EXIST FOUNDATION WALL: EXIST 8IN. RC FOUNDATION WALL TO BEAR ON 16" RC FOOTING. BITUMINOUS WATERPROOF COATING ON EXTERIOR SIDE AND CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL
=====	EXIST 12IN. 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
=====	4" BRICK LEIGE ON VISIBLE PORTION OF FOUNDATION WALL IF NECESSARY

LEGEND			
FD	FLOOR DRAIN	CT	COLOR TIES
SD	SPOKE DETECTOR	RR	ROOF RAFTER
ALUM	ALUMINUM	C.L.	CEILING JOIST
DM	DISHWASHER	OC	ON CENTER
FC	FOOTING	PC	FOUR CONCRETE
GF	GALVANIZED	GA	GALVANIZED
FF	FINISHED FLOOR	BT	BEAM
FN	FOUNDATION	DN	DOWN
FR	FRENCH WOOD DOOR	DBL	DOUBLE
GR	GIPSUM WALL BOARD	FR	FRAMING
HR	HEADER	TV	TRAP VALVE
INS	INSULATION	VL	VALLEY LEADER
MC	MEDICINE CABINET	PLY	PLYWOOD
MS	MARBLE SADDLE	TK	TICKER
th	THICK	STL	STEEL
MD	WOOD		
M.I. CL.	WALK-IN CLOSET		
VF	VERT. IN FIELD		



FLOOR PLAN SUITE 204
 TOTAL RENTABLE SQUARE FEET - 1435 RSF
 SCALE: 1/2" = 1'-0"

REVISIONS TO PRELIMINARY DRAWINGS:		REVISIONS TO FINAL DRAWINGS:	
NO.	DATE	NO.	DATE
1		1	
2		2	
3		3	
4		4	
5		5	
6		6	



PROJECT TITLE		FLOOR PLAN	
PROJECT NAME		REALTY MANAGEMENT	
120 BETHPADE RD. HICKSVILLE, NY 11801			
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.		DATE: 05.28.13	
63 WEST MAIN STREET OYSTER BAY, NY 11771		SCALE: AS NOTED	
(516) 422-5976 (FAX) 422-6235		SHEET NO. 1	
E-MAIL: OYSTERBAY@OYSTERBAYARCH.COM		DATE: 02.04	
12345			