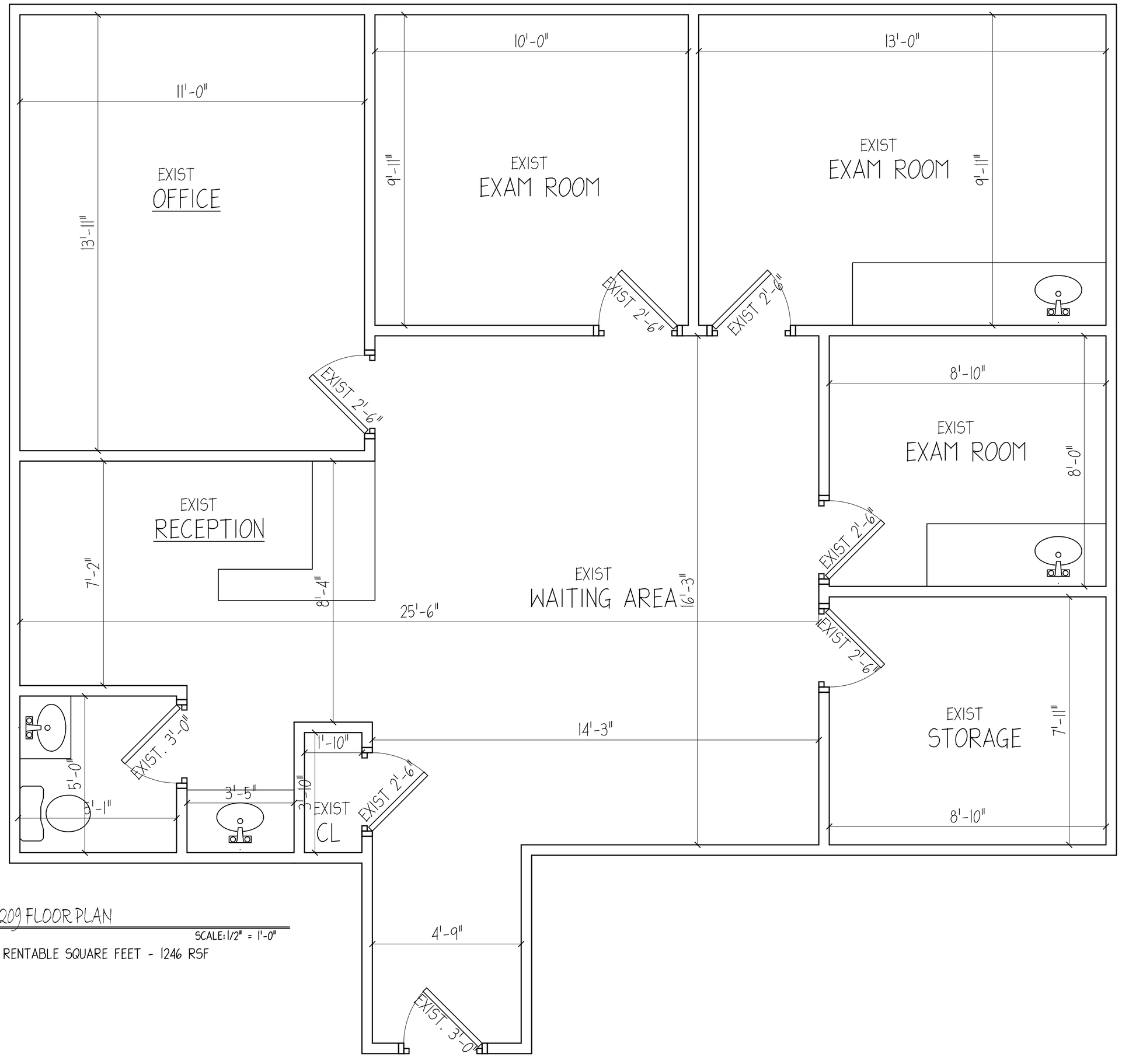

SUITE 209 FLOOR PLAN

SCALE: 1/2" = 1'-0"

TOTAL RENTABLE SQUARE FEET - 1246 RSF

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 BLD. BUILD. PAPER OR EQUAL, ON 1/2" PLYWD. SHEATHING, ON 2x4 WD STUDS @ 16" OC W/ R-15 BATT INSULATION WITH VAPOR BARRIER AND 1/2" GWB ON INTERIOR SIDE OR (2x6 WD STUDS @ 16" OC WITH R-19 BATT INSULATION)
8"	EXIST EXTERIOR WALL: EXIST BRICK VENEER (AS PER OWNER), 1" AIRSPACE, 15 LB. BLDG. PAPER/TYVEK OR EQUAL, ON 1/2" PLYWD. SHEATHING, ON 2x4 WD. STUDS @ 16" OC W/ R-15 BATT INSUL. VAPOR BARRER AND 1/2" GWB ON INTERIOR SIDE. CONTRACTOR TO PROVIDE WEEP 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.
4 1/2"	EXIST INTERIOR PARTITIONS: EXIST 2x4 WD STUDS @ 16" OC WITH 1/2" GWB ON EACH SIDE
4 1/2"	EXIST BEARING WALL: EXIST 2x4 WD STUDS @ 16" OC WITH 1/2" GWB ON EACH SIDE. PROVIDE SOLID FULL-WIDTH BLOCKING UNDER ALL EXIST BEARING PARTITIONS
4 5/4"	EXIST FIRE-RATED WALL: EXIST 2x4 WD STUDS @ 16" OC WITH ONE LAYER 5/8" TYPE 'X" GWB ON EACH SIDE (ONE-HOUR FIRE RATING.)
VARIES	EXIST LOW-WALL: EXIST 2x4 WD STUDS @ 16" OC WITH 1/2" GWB ON EACH SIDE. WIDTH AND HEIGHT TO VARY - SEE PLANS
8" / 4" BRICK LEDGE IF NECESSARY	EXIST FOUNDATION WALL: EXIST 8"th PC FOUNDATION WALL TO BEAR ON 16"x8" PC FOOTING TO BEAR ON UNDISTURBED SOIL WITH BITUMINOUS WATERPROOF COATING ON EXTERIOR SIDE AND CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL
12" / 4" BRICK LEDGE IF NECESSARY	EXIST FOUNDATION WALL: EXIST 12"th 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

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

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

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

SHEET TITLE: FLOOR PLAN

PROJECT NAME: REALTY MANAGEMENT
120 BETHPAGE RD. HICKSVILLE NY. 11801

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DATE: 05.28.13
SCALE: AS NOTED
BY: ATK
JOB NO. 10209

SHEET NO. 1 OF 1