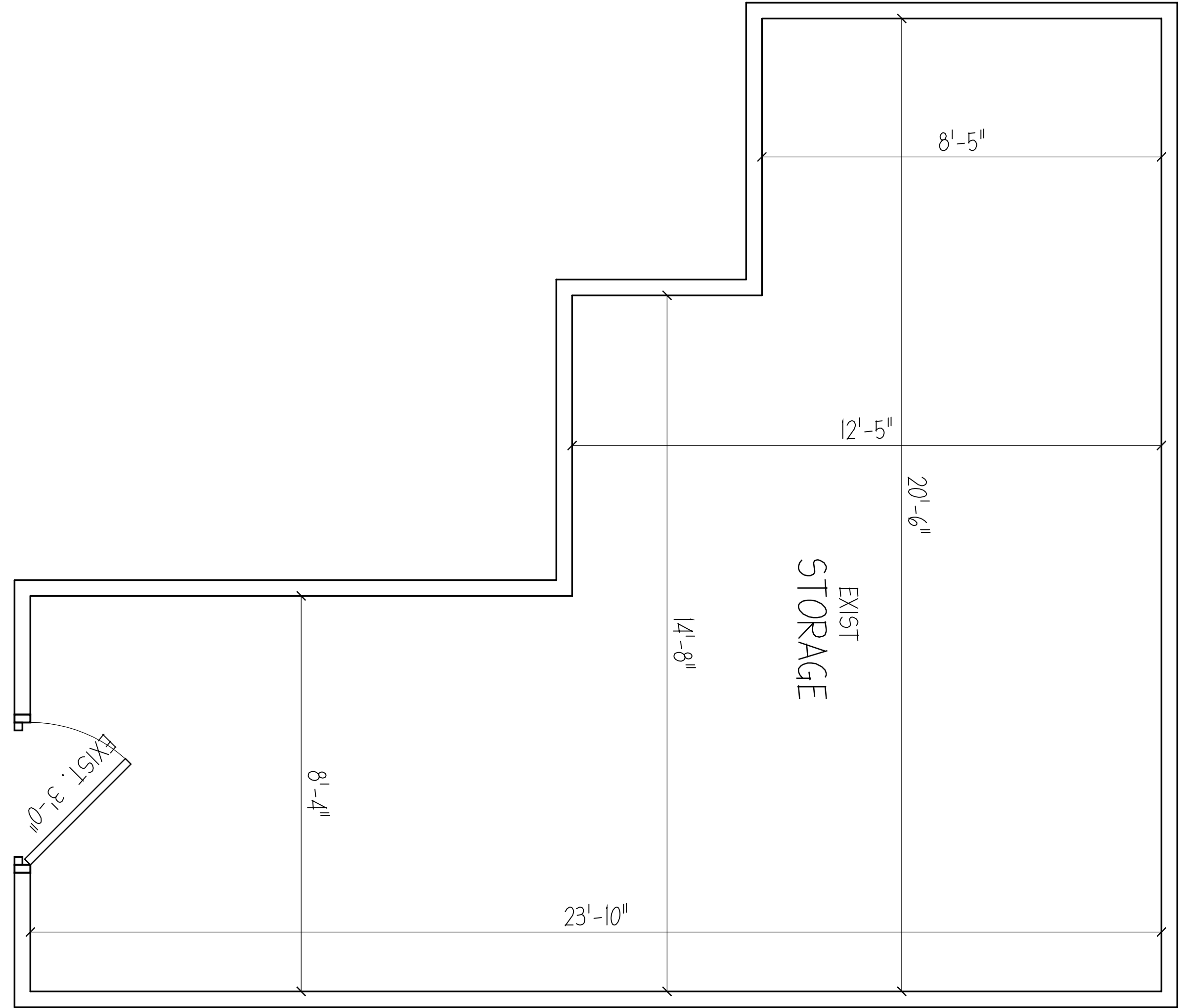


WALL LEGEND	
(USE ONLY WALLS THAT ARE APPLICABLE TO PROJECT)	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXIST EXTERIOR WALL: EXTERIOR FINISH AS PER ELEVATION ON TYPICAL BLDG. PAPER OR BLDG. BUILD. PAPER OR EQUAL, ON 1/2" PLYM. SHEATHING, ON 2x4 MD STUDS @ 16" OC W/ R-5 BATT INSULATION WITH VAPOR BARRIER AND 1/2" GIB ON INTERIOR SIDE. COAT W/ 5/8" TYP. 1/2" GIB GALVANIZED WALL TIES TO ANCHOR BRICK DIAGONAL 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 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/ 5/8" TYP. 1/2" GIB 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 FROM BEARING PARTITIONS. 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 LOAD 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 8" R.C. FOUNDATION WALL TO BEAR ON 18" R.C. FOOTING TO BEAR ON UNDISTURBED SOIL WITH BITUMINOUS WATERPROOF COATING ON EXTERIOR SIDE AND CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL
	EXIST 12" R.C. 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
	FOOTING	P.C.	POURED CONCRETE
	GALVANIZED	GLTY.	GALVANIZED
	FINISHED FLOOR	BN.	BEAM
	FOUNDATION	DN.	DOAN
	FRENCH WOOD DOOR	DBL.	DOUBLE
	GIPSUM WALL BOARD	FRNG.	FRAMING
	HEADER	T.V.	TRAP VALVE
	INSULATION	V.L.	VALLEY LEADER
	MEDICINE CABINET	PLYM.	PLYWOOD
	MARBLE SAUCE	TKL.	TICKET
	THICK	STL.	STEEL
	WOOD		
	WALK-IN CLOSET		
	VERT. IN FIELD		



SUITE 212 FLOOR PLAN  
 TOTAL RENTABLE SQUARE FEET - 445 RSF  
 SCALE: 1/2" = 1'-0"

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

SHEET TITLE: FLOOR PLAN

PROJECT NAME: REALTY MANAGEMENT  
120 BETHPADE RD. HICKSVILLE, NY 11801

DATE: 05.28.13  
SCALE: AS NOTED

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