



**TWO CENTRAL AVENUE  
NEW HARTFORD, CT 06057**

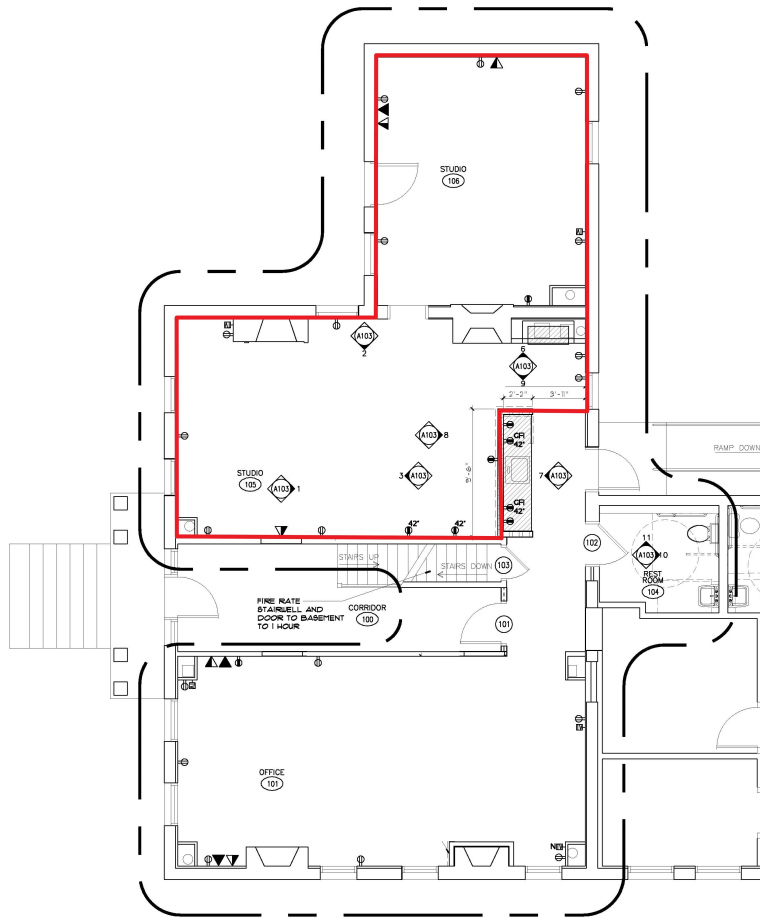
**OFFICE/MEDICAL SPACE AVAILABLE  
915 SF**

**Located in scenic downtown New Hartford on Route 44**

**FOR LEASING INFORMATION, CONTACT DAN CHAREST  
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ACRE GROUP, LLC





1 FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

**General Notes:**

1. ALL DIMENSIONS ARE TO THE FINISH FACE OF THE WALL (-/-) OR TO THE CENTERLINE OF THE COLUMN (-+).
2. ALL NEW WALLS TO BE TYPE 'B' UNLESS OTHERWISE NOTED.
3. REPAIR ANY DAMAGED WALL AND FLOOR SURFACES, EITHER EXISTING OR AS A RESULT OF DEMOLITION/CONSTRUCTION ACTIVITIES TO A CONDITION WHICH IS ACCEPTABLE TO THE OWNER AND WHICH PROVIDES A SUITABLE SUBSTRATE FOR NEW FINISHES.
4. CONTRACTOR SHALL CLEAN ANY AREA OUTSIDE OF THE CONTRACT LIMIT THAT BECOMES DIRTY AS A RESULT OF CONSTRUCTION CLEANING SHALL BE DONE DAILY.
5. PROTECT ALL EXISTING SURFACES SCHEDULED TO REMAIN DURING ALL CONSTRUCTION PHASES.
6. THE CONTRACTOR SHALL LIMIT HIS USE OF THE PREMISES TO THE WORK INDICATED. DO NOT UNREASONABLY ENCLUMBER THE SITE WITH MATERIALS AND EQUIPMENT.
7. THE WORK SHALL BE CONDUCTED IN A MANNER WHICH WILL PROVIDE THE LEAST POSSIBLE INTERFERENCE TO THE ACTIVITIES OF THE ADJACENT BUILDING TENANTS.
8. REMOVE FROM THE SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM CONSTRUCTION ACTIVITIES. TRANSPORT REMOVED MATERIALS AND DISPOSE OF OFF SITE IN A LAWFUL MANNER.
9. ALL FULL HEIGHT STEEL STUD WALLS AND WALLS FRAMED TO THE UNDERSIDE OF STEEL BEAMS AND JOISTS SHALL UTILIZE A BLIP TRACK CONNECTION AT THE TOP OF WALL TO ALLOW FOR DEFLECTION.
10. STEEL STUD WALLS SHALL BE DIAGONALLY BRACED FROM ABOVE THE CEILING TO THE STRUCTURE ABOVE WITH 3 5/8" STEEL STUDS AT 4'-0" O.C. MAX.
11. IN A SPACE WHERE ANY NEW WALL EXTENDS TO THE DECK THEN ALL EXISTING WALL MUST BE EXTENDED TO THE DECK ABOVE TO CLOSE IN SPACE.
12. ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED.
13. PROVIDE ACCESS PANELS AT ALL LOCATIONS REQUIRED BY MECHANICAL DRAWINGS. ACCESS PANEL LOCATIONS TO BE COORDINATED IN FIELD WITH MECH ENGINEERS. ACCESS PANELS TO HAVE SAME RATING AS CHASE, WALL, CEILING AND FLOOR IN WHICH THEY ARE INSTALLED.
14. PATCH AND REPAIR FLOOR AND WALL SURFACES WHERE PARTITIONS WERE REMOVED. PROVIDE AN EVEN SURFACE TO RECEIVE NEW FLOOR AND PAINT AS INDICATED.

**Wall Type Legend**

- EXISTING WALLS TO REMAIN.
- NEW PARTITION WHICH EXTENDS FROM SLAB TO THE STRUCTURE ABOVE CONSTRUCTED OF 3 5/8" METAL STUDS @ 16" O.C. AND 3" SOUD ATTENUATION. FACE WITH 3/8" GUSB EACH SIDE. (WIDTH = 4 1/8")
- NEW PARTITION WHICH EXTENDS FROM SLAB TO 4'-11" AFF. CONSTRUCTED OF 3 5/8" METAL STUDS @ 16" O.C. FACE WITH 3/8" GUSB EACH SIDE. (WIDTH = 4 1/8")

**Symbol Legend**

- NEW TELEPHONE AND DATA  
NOTE: NUMBER NEXT TO SYMBOL DENOTES HEIGHT
- NEW SINGLE TELEPHONE OUTLET  
NOTE: NUMBER NEXT TO SYMBOL DENOTES HEIGHT
- NEW DUPLEX OUTLET  
NOTE: NUMBER NEXT TO SYMBOL DENOTES HEIGHT
- EXISTING DUPLEX OUTLET
- EXISTING CABLE OUTLET
- NEW CABLE OUTLET

**Door Note**

- DOOR 101 TO BE: RAISED PANEL w/ GLASS MDF DOOR TRUSTLE - FL309 MDF 3'-0"x1'-0"x1/4" OG B. REFER TO DETAIL 1/414 FOR DOOR TRIM.
- DOOR 102 TO BE: RAISED 4 PANEL MDF DOOR TRUSTLE - T64000 MDF 3'-0"x1'-0"x1/4" OG B2. REFER TO DETAIL 1/414 FOR DOOR TRIM.
- DOOR 103 TO BE: 45 MINUTE RATED, RAISED 4 PANEL MDF DOOR TRUSTLE - T64000 MDF. VERIFY WIDTH X1'-0"x1/4" OG B2. REFER TO DETAIL 1/414 FOR DOOR TRIM.

- Area 915 sq ft (includes ADA compliant entrance & bathroom)
- Central AC with separate zones
- Ample Power
- Cable ready
- Hardwood floors throughout
- Handicap Parking
- Address: 2 Central Avenue





