

90 Grove Street Ridgefield, CT

OFFERED FOR SALE



- **The Executive Pavilion, Class A Office Building**
- **2,605 Square Foot Professional Condominium**
- **1,630 Square Foot Professional Condominium**
- **In Town Location, Walk to Restaurants & Shops**
- **Multiple Offices, Units are Contiguous**
- **Fitness Center in the Building**
- **Use of Common Large Meeting / Conference Room**
- **Ample Glass Allows a Healthy Environment**
- **Recently Upgraded Lobby and Exterior**
- **Ample Level Parking**

2605 SF Offered at \$475,000

1,630 SF Offered at \$315,000

CONTACT EXCLUSIVE BROKER

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90 Grove Street
Ridgfield, CT 06877

NO.	DATE	DESCRIPTION
1	10/26/07	SCALE DIMENSIONS FOR PERMITS
2	04/24/08	ISSUES TO DIMENSIONS
3	07/24/08	ISSUES TO DIMENSIONS

DATE	PROJECT NO.	SCALE
10/26/07	07-001	AS SHOWN
04/24/08		
07/24/08		

CONSTRUCTION PLAN
DRAWING NO: A9

CONSTRUCTION LEGEND

INDICATES EXISTING WALLS & INTERIOR WALLS TO REMAIN, UNLESS OTHERWISE NOTED.

NON DIVISION PARTITION WITH 2 1/2" HTL STUDS @ 24" O.C. WITH 8" PLYWOOD OR 5/8" GYP BOARD AND 1/2" GYP BOARD. SEE WALL SECTION 'A' ON SHEET A3 FOR DETAIL AND SPEC.

NON INTERIOR PARTITION WITH 2 1/2" HTL STUDS @ 24" O.C. WITH 5/8" GYP BOARD AND 1/2" GYP BOARD. SEE WALL SECTION 'B' ON SHEET A3 FOR DETAIL AND SPEC.

NON EXTERIOR PARTITION WITH 2 1/2" HTL STUDS @ 24" O.C. WITH 5/8" GYP BOARD AND 1/2" GYP BOARD. SEE WALL SECTION 'C' ON SHEET A3 FOR DETAIL AND SPEC.

RELOCATED DOORS, FRAMES AND HARDWARE.

INDICATES NON-YELLOW.

INDICATES ALIGNMENT OF WALLS.

CONSTRUCTION NOTES

1. ALL PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2006 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.

2. IF DISCREPANCIES ARISE ON FIELD PERTAINING TO PARTITION LAYOUTS, S.C. SHALL NOTIFY ARCHITECT.

3. ALL DIVISIONS ARE HIGH FINISHED FLOOR TO TOP OF PARTITION.

4. PARTITION SHALL BE CONSTRUCTED WITH 2 1/2" HTL STUDS @ 24" O.C. WITH 8" PLYWOOD OR 5/8" GYP BOARD AND 1/2" GYP BOARD. SEE WALL SECTION 'A' ON SHEET A3 FOR DETAIL AND SPEC.

5. PARTITION SHALL BE CONSTRUCTED WITH 2 1/2" HTL STUDS @ 24" O.C. WITH 5/8" GYP BOARD AND 1/2" GYP BOARD. SEE WALL SECTION 'B' ON SHEET A3 FOR DETAIL AND SPEC.

6. PARTITION SHALL BE CONSTRUCTED WITH 2 1/2" HTL STUDS @ 24" O.C. WITH 5/8" GYP BOARD AND 1/2" GYP BOARD. SEE WALL SECTION 'C' ON SHEET A3 FOR DETAIL AND SPEC.

7. ALL PARTITIONS SHALL BE CONSTRUCTED WITH 2 1/2" HTL STUDS @ 24" O.C. WITH 8" PLYWOOD OR 5/8" GYP BOARD AND 1/2" GYP BOARD. SEE WALL SECTION 'A' ON SHEET A3 FOR DETAIL AND SPEC.

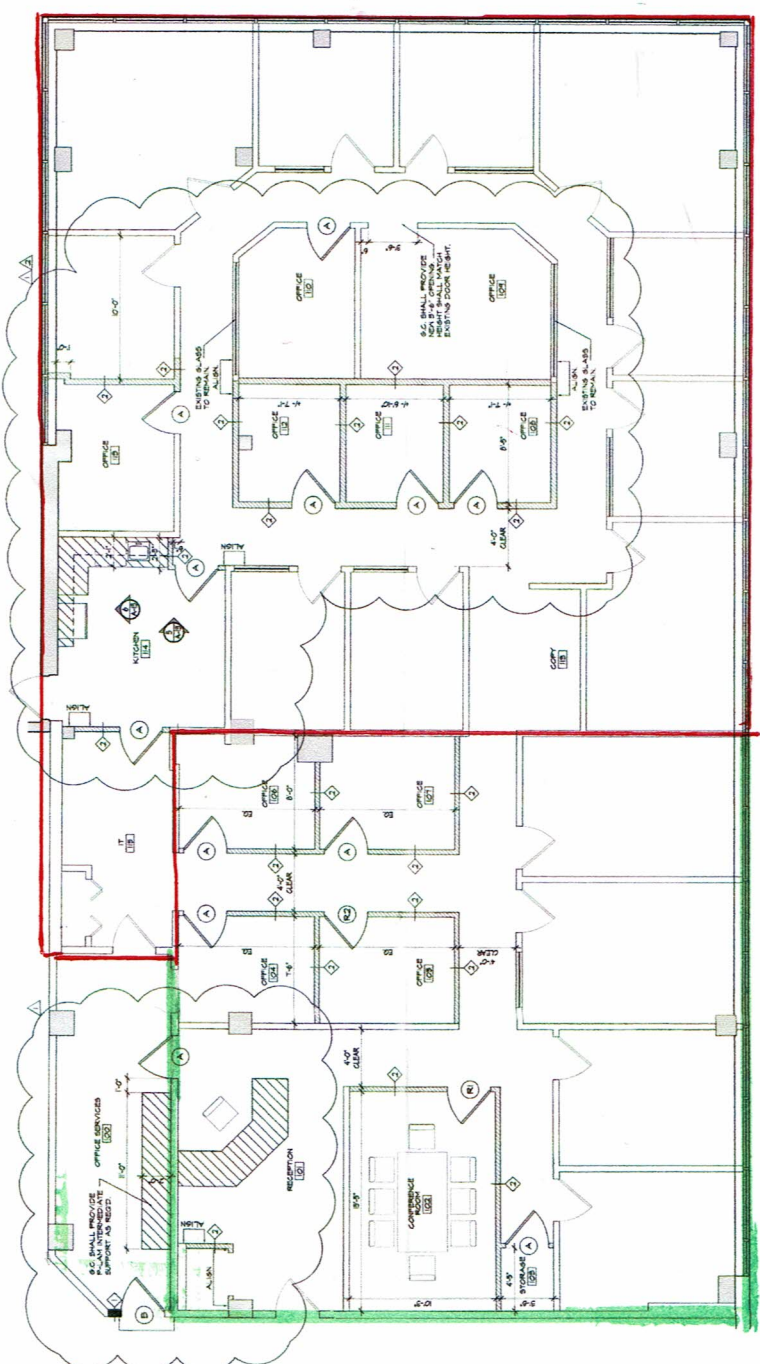
8. S.C. SHALL VERIFY ALL EXISTING PARTITIONS AND INSURE BATTED INSULATION IS REMOVED.

9. PARTITIONS SHALL BE CONSTRUCTED TO CODE 1 OR EXCEED FIRE RATING REQUIREMENTS.

DOOR, FRAME AND HARDWARE SCHEDULE

A 3'-0" x 7'-0" 1/2" NON-DOOR FRAME 4 HARDWARE TO MATCH EXISTING.

B 3'-0" x 7'-0" 1/2" NON-BLIND STANDARD 3/4" 1/2" HARDWARE S.C. SHALL PROVIDE DOOR CLOSURE.



CONSTRUCTION PLAN
SCALE 1/8"=1'-0"