



SHEET INDEX

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COVER SHEET AND SHEET INDEX

SCALE: Not to Scale

T001

SGA
ARCHITECTURE
LAND PLANNING
LANDSCAPE ARCHITECTURE

SOUTH WALNUT STREET APARTMENTS

AT
115-119 SOUTH WALNUT STREET
MUNCIE, INDIANA
SEPTEMBER 19, 2016

BRITT PETERS
AND
ASSOCIATES
INC.

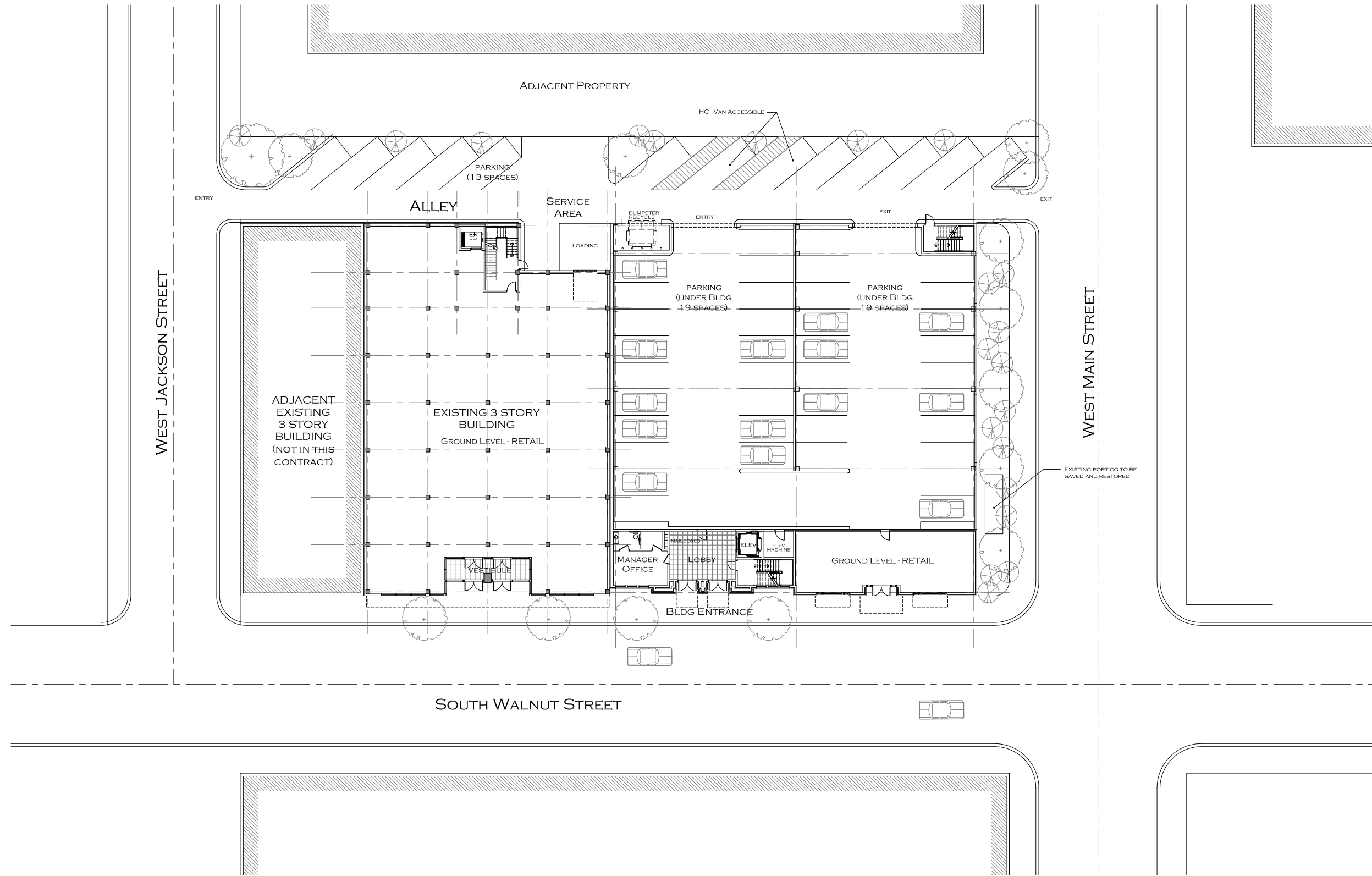
PROJECT DATA	
SQUARE FOOTAGE	
EXISTING 3 STORY BUILDING	
BASEMENT LEVEL	GROSS AREA +/- 9,020 SF
GROUND LEVEL - FIRST FLOOR	GROSS AREA +/- 10,020 SF
SECOND FLOOR	GROSS AREA +/- 10,020 SF
THIRD FLOOR	GROSS AREA +/- 10,020 SF
OVERALL	GROSS AREA +/- 39,080 SF
NEW 5 STORY BUILDING	
GROUND LEVEL - FIRST FLOOR	
ENTRY/BLDGS' CONNECTOR	GROSS AREA +/- 1,158 SF
PARKING	GROSS AREA +/- 6,420 SF
RETAIL	GROSS AREA +/- 1,322 SF
OVERALL	GROSS AREA +/- 8,900 SF
SECOND FLOOR (W/ CONNECTOR)	GROSS AREA +/- 10,080 SF
THIRD FLOOR (W/ CONNECTOR)	GROSS AREA +/- 10,080 SF
FOURTH FLOOR (W/ CONNECTOR)	GROSS AREA +/- 10,080 SF
FIFTH FLOOR (W/ CONNECTOR)	GROSS AREA +/- 10,080 SF
OVERALL	GROSS AREA +/- 40,320 SF
NEW GROUND LEVEL PARKING & ELEVATED COURTYARD	
GROUND LEVEL - FIRST FLOOR	GROSS AREA +/- 6,347 SF
SECOND FLOOR	GROSS AREA +/- 6,347 SF
OVERALL	GROSS AREA +/- 12,694 SF
SUMMARY FOR NEW BUILDING	
HEATED	GROSS AREA +/- 42,800 SF
PARKING UNDER BUILDING	GROSS AREA +/- 12,767 SF
ELEVATED COURTYARD	GROSS AREA +/- 6,347 SF
NEW BUILDING OVERALL	GROSS AREA +/- 61,914 SF
PARKING	
UNDER BUILDING	38 SPACES
OFF THE ALLEY	13 SPACES
OVERALL	52 SPACES

PROJECT DATA	
RESIDENTIAL UNIT TYPES AT EACH FLOOR	
EXISTING 3 STORY BUILDING	
SECOND FLOOR	
1 BEDROOM - TYPE 1B	1 UNIT
2 BEDROOM - TYPE 2B	1 UNIT
2 BEDROOM - TYPE 2C	1 UNIT
3 BEDROOM - TYPE 3A	1 UNIT
3 BEDROOM - TYPE 3AA	1 UNIT
STUDIO - TYPE S2	1 UNIT
STUDIO - TYPE S3	1 UNIT
TOTAL	7 UNITS
THIRD FLOOR	
1 BEDROOM - TYPE 1B	1 UNIT
2 BEDROOM - TYPE 2B	1 UNIT
2 BEDROOM - TYPE 2C	1 UNIT
3 BEDROOM - TYPE 3A	1 UNIT
3 BEDROOM - TYPE 3AA	1 UNIT
STUDIO - TYPE S2	1 UNIT
STUDIO - TYPE S3	1 UNIT
TOTAL	7 UNITS
NEW 5 STORY BUILDING	
SECOND FLOOR	
1 BEDROOM - TYPE 1A	1 UNIT
1 BEDROOM - TYPE 1AA	2 UNITS
2 BEDROOM - TYPE 2A	3 UNITS
2 BEDROOM - TYPE 2AA	1 UNIT
STUDIO - TYPE S1	1 UNIT
TOTAL	8 UNITS
THIRD FLOOR	
1 BEDROOM - TYPE 1A	1 UNIT
1 BEDROOM - TYPE 1AA	2 UNITS
2 BEDROOM - TYPE 2A	3 UNITS
2 BEDROOM - TYPE 2AA	1 UNIT
STUDIO - TYPE S1	1 UNIT
TOTAL	8 UNITS
FOURTH FLOOR	
1 BEDROOM - TYPE 1A	1 UNIT
1 BEDROOM - TYPE 1AA	2 UNITS
2 BEDROOM - TYPE 2A	3 UNITS
2 BEDROOM - TYPE 2AA	1 UNIT
STUDIO - TYPE S1	1 UNIT
TOTAL	8 UNITS
FIFTH FLOOR	
2 BEDROOM - TYPE 2A	2 UNITS
3 BEDROOM - TYPE 3B	1 UNIT
3 BEDROOM - TYPE 3C	1 UNIT
3 BEDROOM - TYPE 3D	1 UNIT
STUDIO - TYPE S1	1 UNIT
TOTAL	6 UNITS
OVERALL TOTAL	44 UNITS

PROJECT DATA	
RESIDENTIAL UNIT TYPES	
OVERALL UNIT SUMMARY	
1 BEDROOM - TYPE 1A	3 UNITS
1 BEDROOM - TYPE 1AA	6 UNITS
1 BEDROOM - TYPE 1B (LOFT TYPE)	2 UNITS
OVERALL	11 UNITS
2 BEDROOM - TYPE 2A	11 UNITS
2 BEDROOM - TYPE 2AA	3 UNITS
2 BEDROOM - TYPE 2B	2 UNITS
2 BEDROOM - TYPE 2C (LOFT TYPE)	2 UNITS
OVERALL	18 UNITS
3 BEDROOM - TYPE 3A	2 UNITS
3 BEDROOM - TYPE 3AA	2 UNITS
3 BEDROOM - TYPE 3B	1 UNIT
3 BEDROOM - TYPE 3C	1 UNIT
3 BEDROOM - TYPE 3D	1 UNIT
OVERALL	7 UNITS
STUDIO - TYPE S1	4 UNITS
STUDIO - TYPE S2	2 UNITS
STUDIO - TYPE S3	2 UNITS
OVERALL	8 UNITS
TOTAL UNITS	44 UNITS

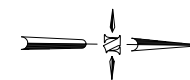
PROJECT DATA

G001



SITE PLAN AND GROUND LEVEL - FIRST FLOOR

SCALE: 1/16" = 1'-0" 10' 0 10' 20'

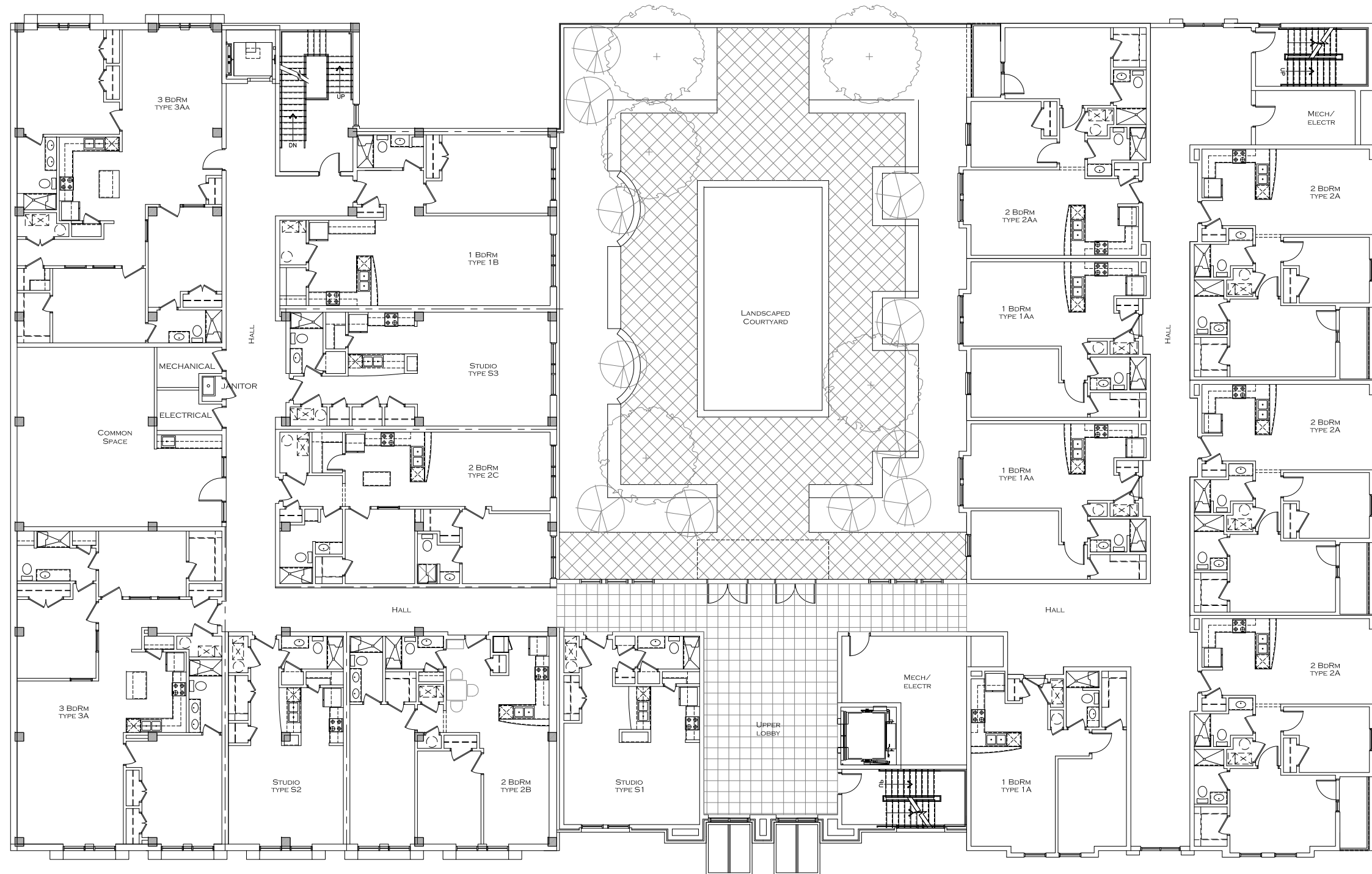


A101

EXISTING 3 STORY
BUILDING
RESIDENTIAL UNITS

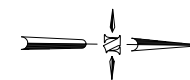
COURTYARD ON PODIUM AT
SECOND FLOOR ABOVE
PARKING

NEW 4 STORY ABOVE
PARKING RESIDENTIAL BLDG



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 5' 0 5' 10'



A102

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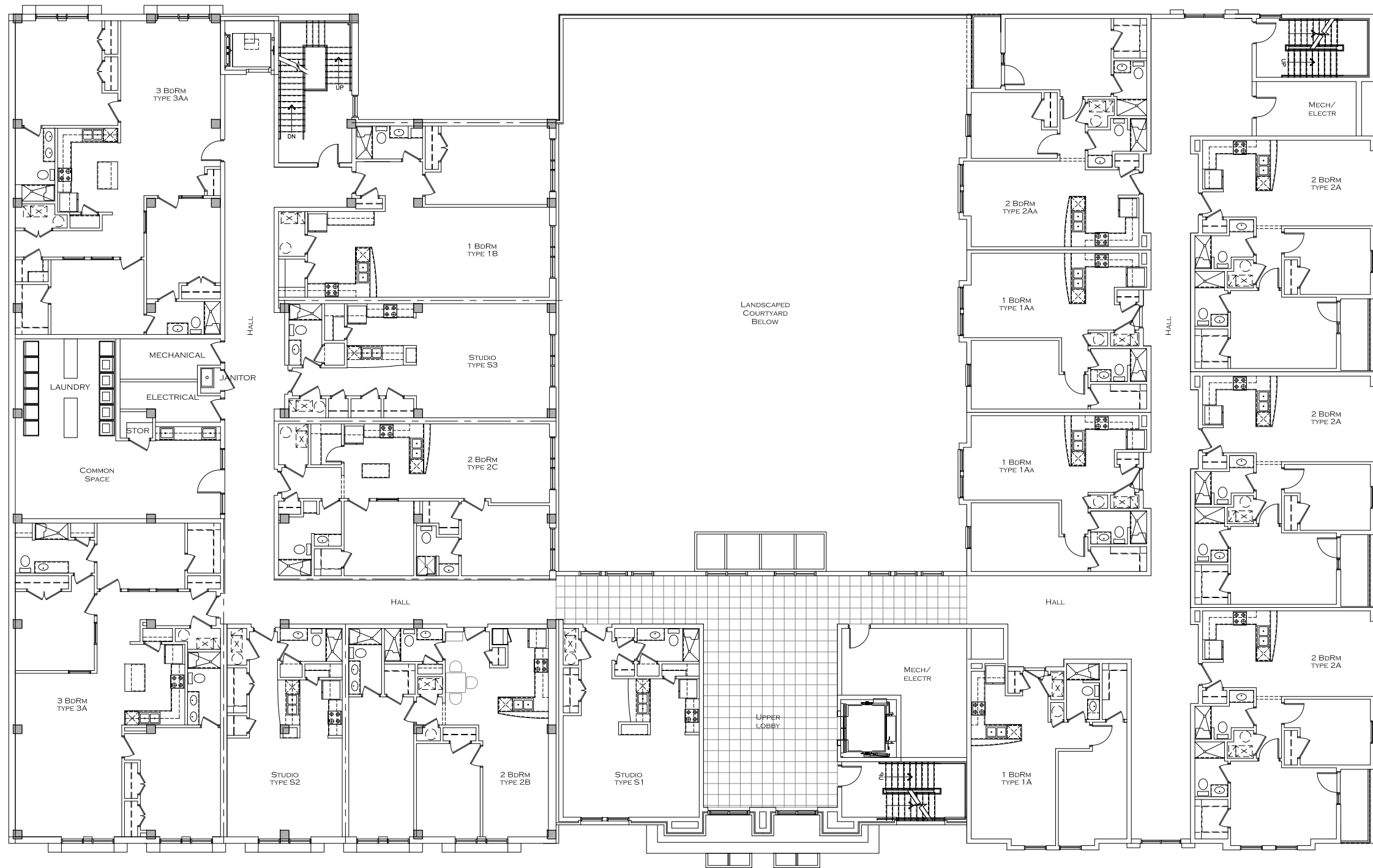
SOUTH WALNUT STREET APARTMENTS

AT
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MUNCIE, INDIANA
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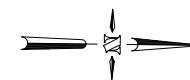
EXISTING 3 STORY
BUILDING
RESIDENTIAL UNITS

NEW 4 STORY ABOVE
PARKING RESIDENTIAL BLDG



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
5' 0 5' 10'



A103

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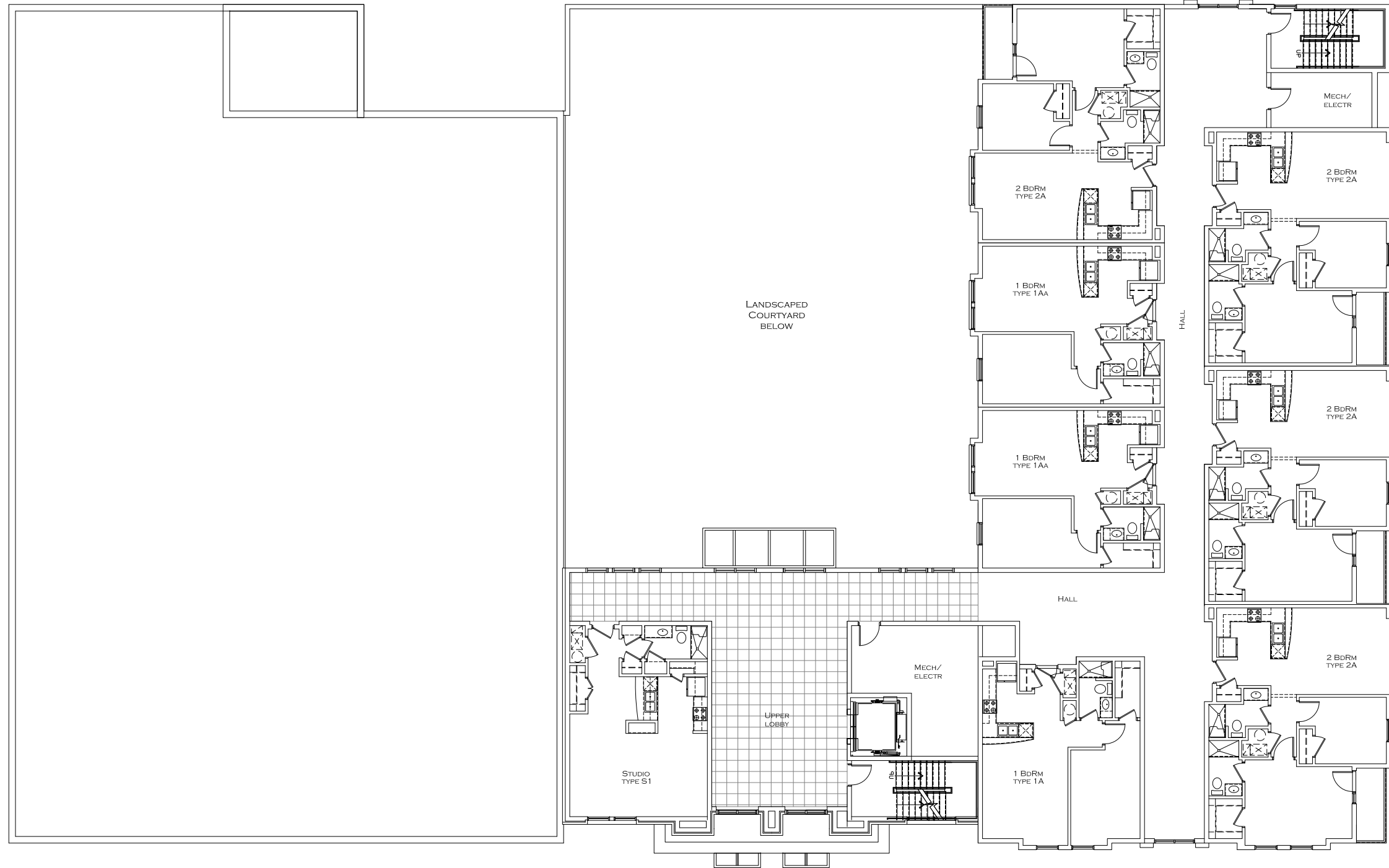
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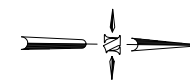
EXISTING 3 STORY
BUILDING
RESIDENTIAL UNITS

NEW 4 STORY ABOVE
PARKING RESIDENTIAL BLDG



FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"
5' 0 5' 10'



A104

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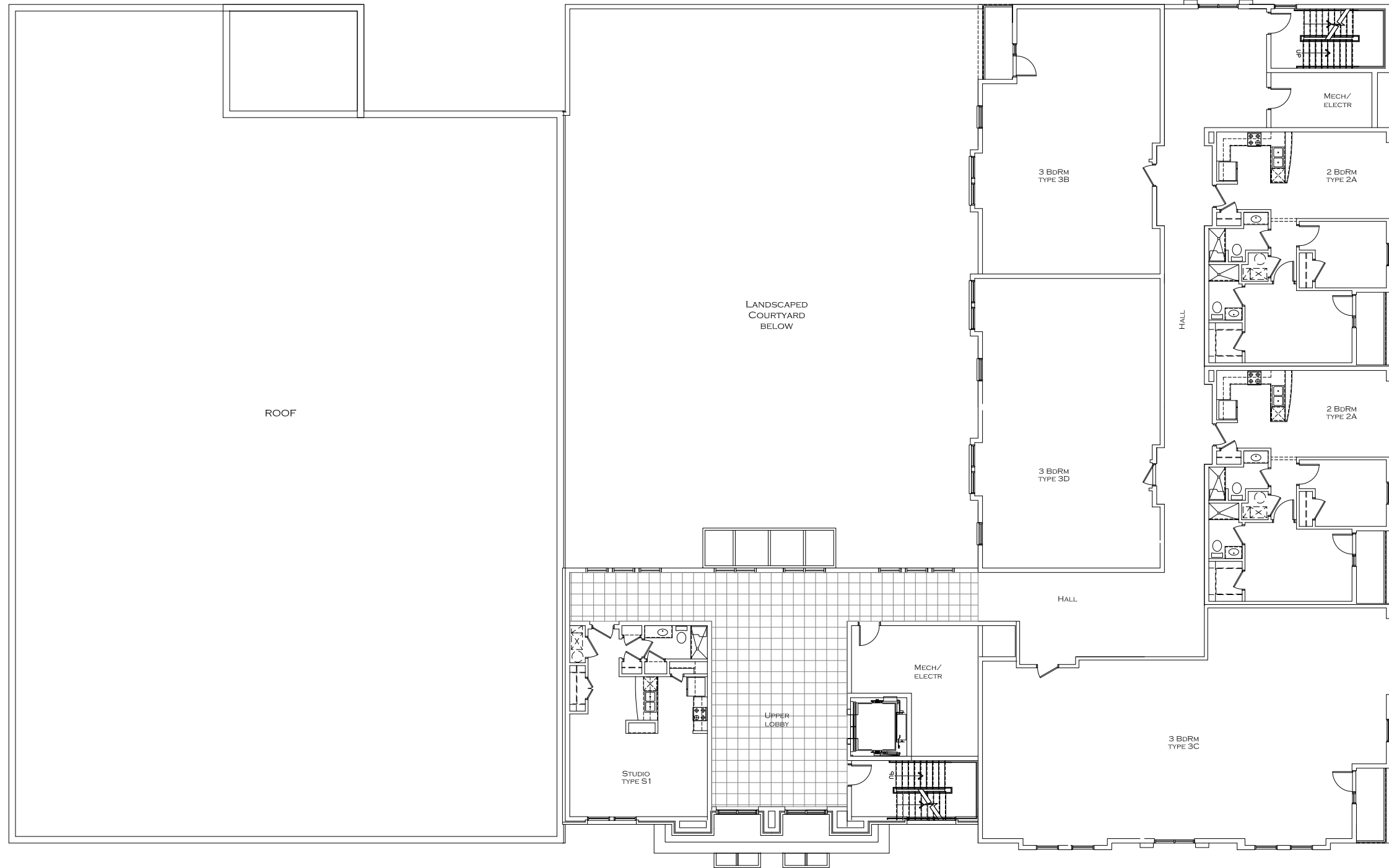
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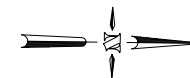
EXISTING 3 STORY
BUILDING
RESIDENTIAL UNITS

NEW 4 STORY ABOVE
PARKING RESIDENTIAL BLDG



FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"
5' 0 5' 10'



A105

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SOUTH WALNUT STREET APARTMENTS

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SOUTH WALNUT STREET ELEVATION
 SCALE: 1/8" = 1'-0" 5' 0 5' 10'

A201

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SOUTH WALNUT STREET APARTMENTS

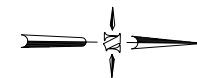
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WEST MAIN STREET ELEVATION

SCALE: 1/8" = 1'-0" 5' 0 5' 10'



A202

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ALLEY (REAR) ELEVATION

SCALE: 1/8" = 1'-0" 5' 0 5' 10'

A203

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COURTYARD ELEVATION

SCALE: 1/8" = 1'-0" 5' 0 5' 10'

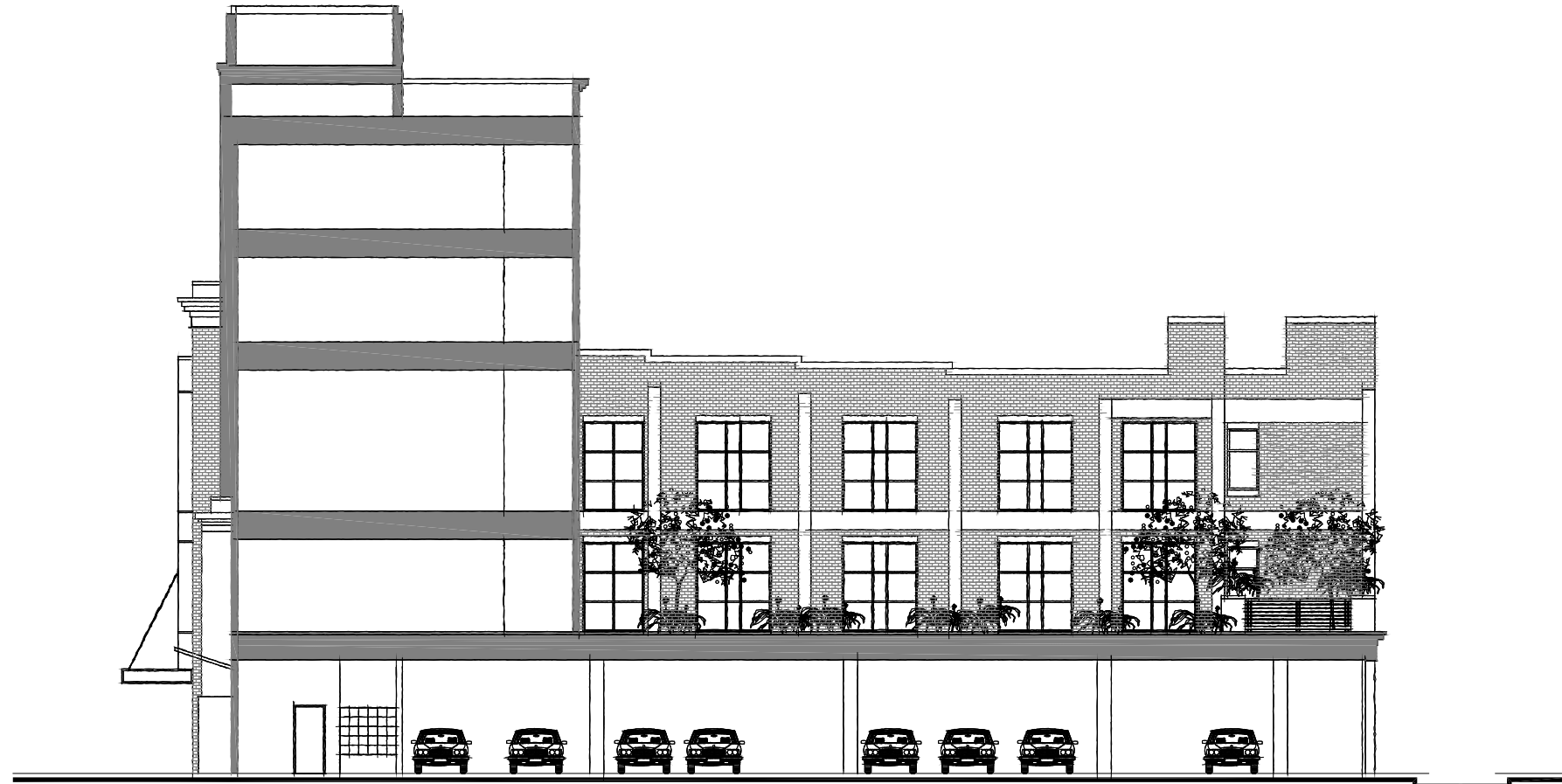
A204

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COURTYARD ELEVATION

SCALE: 1/8" = 1'-0" 5' 0 5' 10'

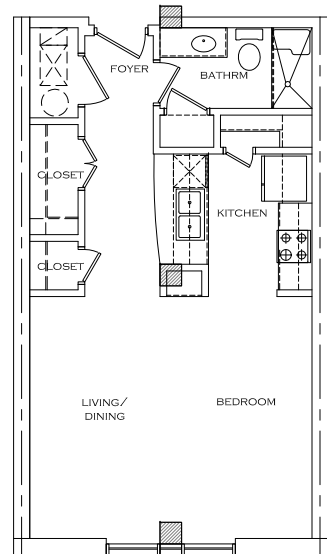
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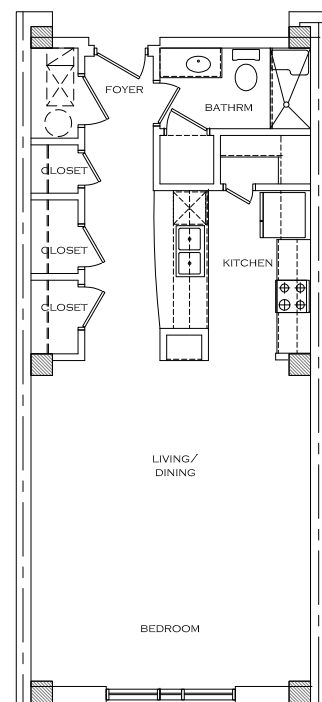
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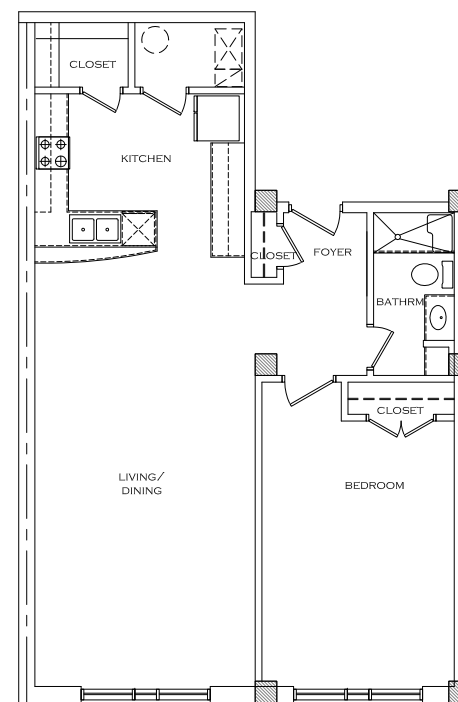
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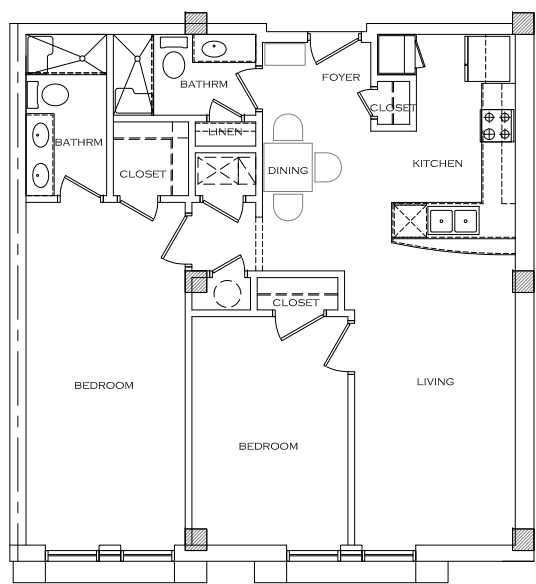
STUDIO - S2
+/- 650 SQ. FT.



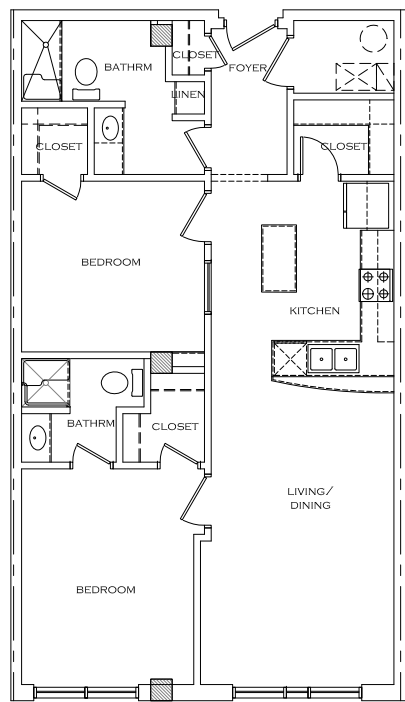
STUDIO - S3
+/- 790 SQ. FT.



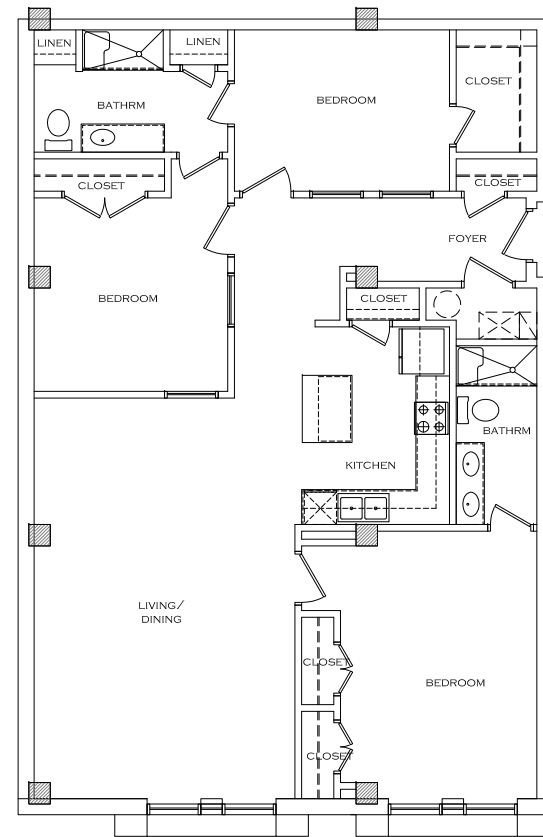
ONE BEDROOM - 1B
+/- 1040 SQ. FT.



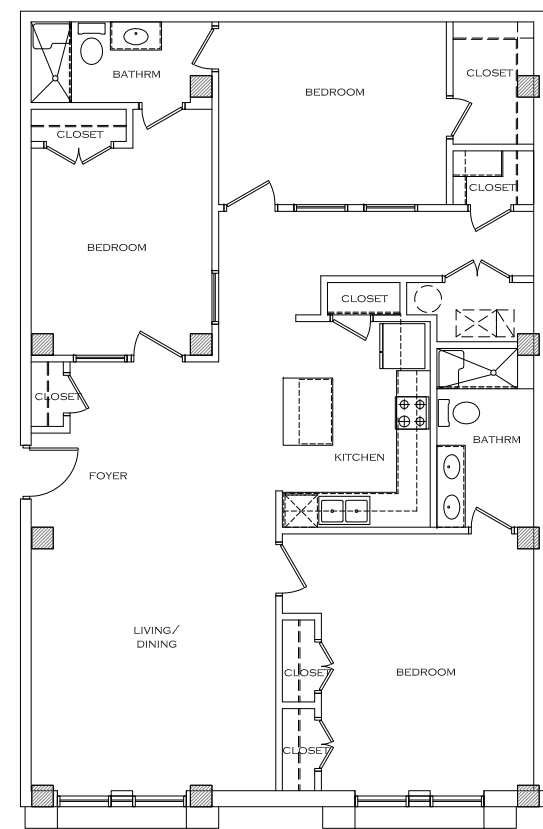
TWO BEDROOM - 2B
+/- 1080 SQ. FT.



TWO BEDROOM - 2C
+/- 1050 SQ. FT.



THREE BEDROOM - 3A
+/- 1630 SQ. FT.

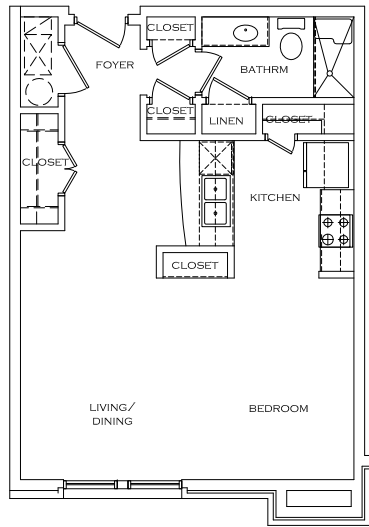


THREE BEDROOM - 3AA
+/- 1620 SQ. FT.

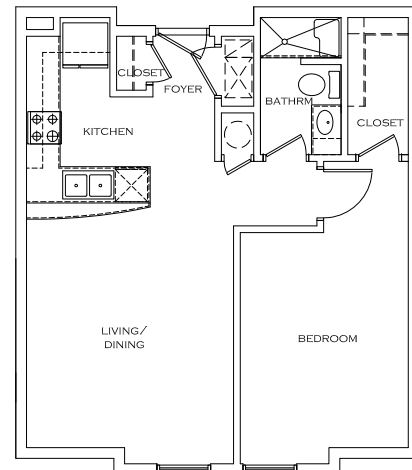
RESIDENTIAL UNIT PLANS - EXAMPLES

SCALE: 3/16" = 1'-0" 5' 0 5' 10' 20'

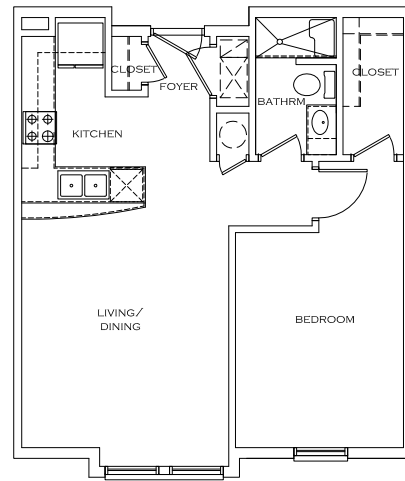
A501



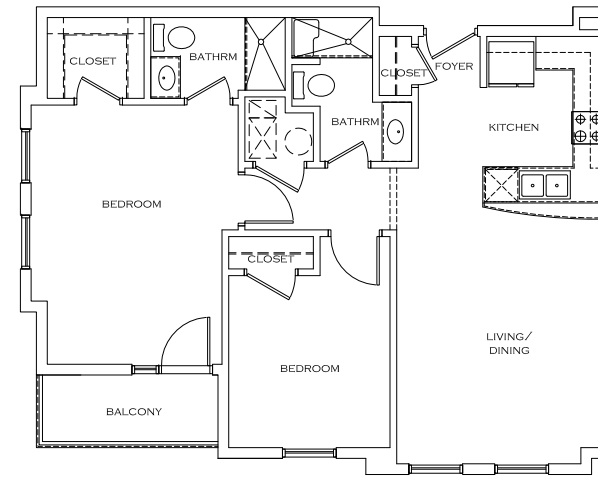
STUDIO - S1
+/- 670 SQ. FT.



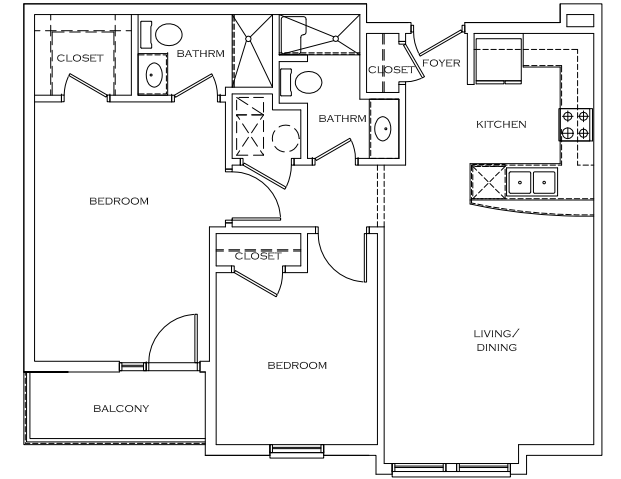
ONE BEDROOM - 1A
+/- 700 SQ. FT.



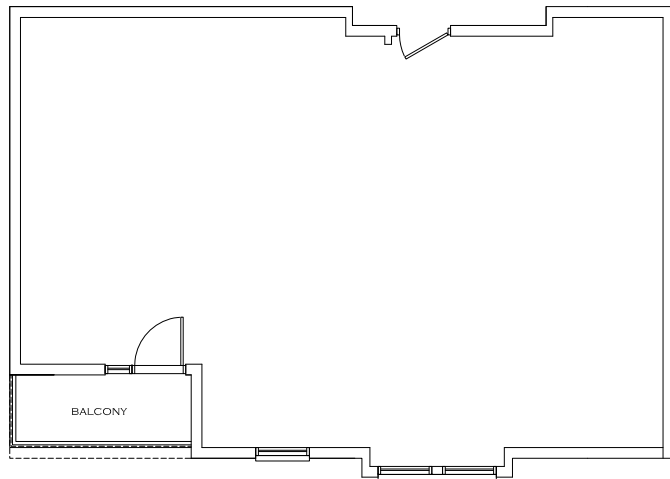
ONE BEDROOM - 1AA
+/- 700 SQ. FT.



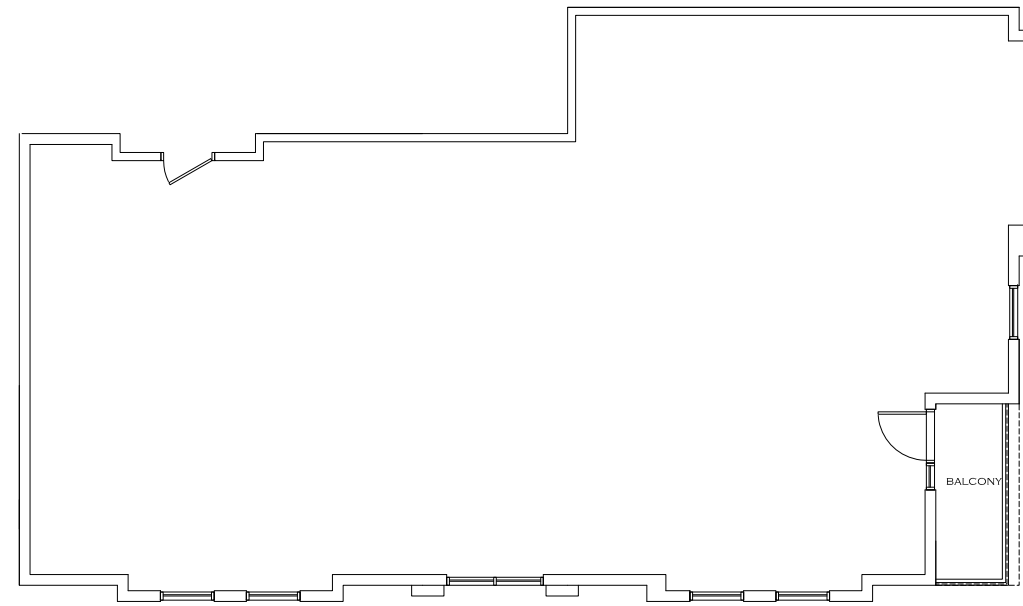
TWO BEDROOM - 2A
+/- 960 SQ. FT.



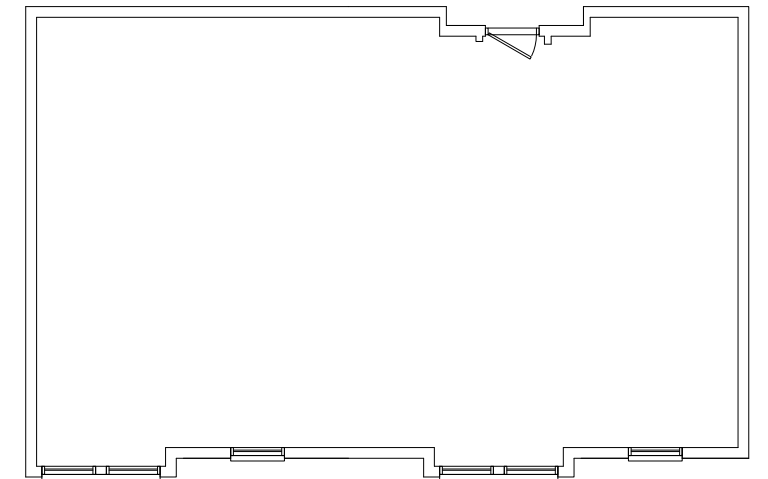
TWO BEDROOM - 2AA
+/- 950 SQ. FT.



THREE BEDROOM - 3B
+/- 1090 SQ. FT.



THREE BEDROOM - 3C
+/- 1930 SQ. FT.



THREE BEDROOM - 3D
+/- 1270 SQ. FT.

RESIDENTIAL UNIT PLANS - EXAMPLES

SCALE: 3/16" = 1'-0" 5' 0 5' 10' 20'

A502



AERIAL ILLUSTRATION

SCALE: Not to Scale

A601

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AERIAL ILLUSTRATION

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A602

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PERSPECTIVE ILLUSTRATION

SCALE: Not to Scale

A603

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