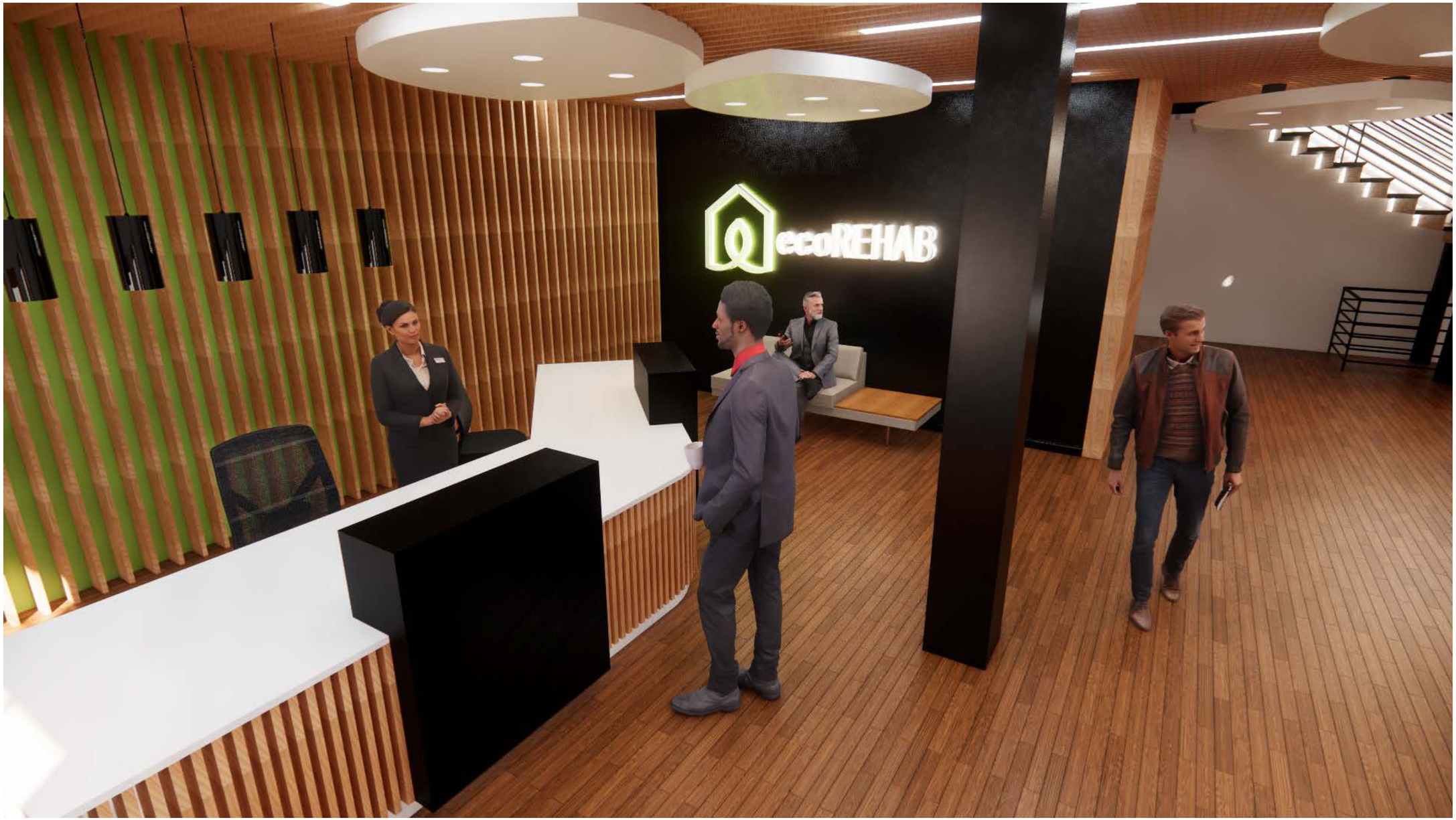
ecoREHAB

723 South Council Street Muncie, IN 47305

Construction Documents February 7, 2022



Architecture
Landscape Architecture
Planning
Interior Design

626 North Illinois Street
Indianapolis, Indiana 46204
(317) 635-5030
www.bdmd.com

INFOSYS LIMITED
Owner

1 American Square
Indianapolis, IN 46282
Phone: (463) 206-2200
Website: www.infosys.com

BROWNING INVESTMENTS

CONSTRUCTION MANAGER

6100 West 96th St, #150
Indianapolis, IN 46278
Phone: (317) 872-8400
Website: www.browninginvestments.com

CRIPE ARCHITECTS & ENGINEERS

Civil Engineer

3939 Priority Way South Dr, #200
Indianapolis, IN 46240
Phone: (317) 844-6777
Website: www.cripe.biz

FINK, ROBERTS & PETRIE INC.

Structural Engineer

9449 Priority Way West Dr, #200
Indianapolis, IN 46240
Phone: (317) 872-8400
Website: www.frpinc.com

ROSS & BARUZZINI INC.

MEP Engineer

8250 Haverstick Rd, Suite 285
Indianapolis, IN 46240
Phone: (317) 638-8383
Website: www.rossbar.com

REITANO DESIGN GROUP

Kitchen Consultant

302 North East Street - Studio One
Indianapolis, IN 46202
Phone: (317) 637-3204
Website: www.reitanodesigngroup.com

Sheet Index

Sheet Number	Sheet Name
0.00	COVER
0.01	FRONT END SHEET
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A102	REF. CEILING PLAN
A103	RCP CALLOUT
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A110	FURNITURE PLAN

General Project Notes

1. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERM S OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, AND THE MAJOR ARCHITECTURAL ELEMENTS. AS GRAPHIC DOCUMENTS THE DRAWINGS DO NOT INDICATE OR DESCRIBE THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED THE CONTRACTOR SHALL STUDY THE DRAWINGS AND THEIR GENERAL INFERENCE TO FURNISH THE ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. EACH ITEM REPRESENTED IN THE DRAWING SET OR REFERRED TO IN THE SPECIFICATIONS ARE TO BE PROVIDED BY, COORDINATED BY, AND INSTALLED BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.

3. LETTER DESIGNATIONS WITHIN A DIMENSION STRING (SUCH AS "A", "B", "C" AND SO ON) INDICATE THAT THE DIMENSION IS TO BE FIELD DETERMINED AND IT IS TO BE EQUAL TO OTHER DIMENSIONS OF THE SAME LETTER THROUGHOUT THAT SPECIFIC DRAWING SHEET, BUT NOT TO THE SAME DESIGNATION ON OTHER DRAWING SHEETS.

4. USE OF "EQUAL" OR "EQ" WITHIN A DIMENSION STRING INDICATES A DIMENSION THAT IS TO BE EQUAL ONLY RELATIVE TO OTHER EQUAL CALLOUTS ON THE SAME DIMENSION STRING IN WHICH IT APPEARS. DIMENSIONS CALLED OUT AS EQUAL ON TWO DIFFERENT DIMENSION STRINGS ARE NOT NECESSARILY EQUAL TO EACH OTHER.

5. ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.

6. FLOORS SHALL SLOPE TO FLOOR DRAINS. SLOPES SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES.

7. WALL FRAMING, INSULATION, SHEATHING, AND FINISHES SHALL EXTEND FROM THE TOP OF SLAB TIGHT TO THE UNDERSIDE OF THE DECK ABOVE UNLESS NOTED OTHERWISE.

8. REFER TO SPECIFICATIONS FOR EACH ITEM REPRESENTED WITHIN THE DRAWING SET.

9. WALL STUD FRAMING CONTRACTOR SHALL PROVIDE IN-WALL BLOCKING FOR WALL MOUNTED OWNER PROVIDED AND CONTRACTOR PROVIDED ITEMS REPRESENTED WITHIN THE DRAWINGS AND SPECIFICATIONS.

10. CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT, OF A TYPE APPROPRIATE TO EACH CONDITION, BETWEEN MATERIALS BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. (COLORS TO BE SELECTED BY ARCHITECT)

11. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND PROMPTLY NOTIFY THE OWNER AND THE ARCHITECT OF ANY CONDITIONS THAT ARE IN CONFLICT WITH THE PROPOSED WORK OR ARE IN VARIANCE WITH THE CONSTRUCTION DOCUMENTS.

12. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND GOVERNING AUTHORITIES TO ESTABLISH CONSTRUCTION TRAFFIC ACCESS TO THE SITE AND DESIGNATED CONSTRUCTION ACCESS THROUGHOUT THE BUILDING.

13. EACH EXPOSED AND/OR VISIBLE SURFACE OF THE BUILDING IS TO BE FINISHED. UNFINISHED EXPOSED MATERIALS ARE NOT ACCEPTABLE.

14. THESE DRAWINGS ARE NOT TO BE SEPARATED.

15. ALL MEANS OF EGRESS AND FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. ANY SHUT DOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED AND COORDINATED IN ADVANCE WITH THE OWNER LOCAL.

16. CONFORM ALL CONSTRUCTION TO THE INDIANA BUILDING CODE AND RULES AND REGULATIONS OF THE STATE OF INDIANA, AS WELL AS LOCAL COUNTY AND/OR CITY JURISDICTIONS. IF SUCH RULES AND REGULATIONS ARE IN CONFLICT WITH ANY PORTION OF THESE DOCUMENTS, THE OWNER SHALL BE INFORMED BEFORE PROCEEDING.

17. VERIFY ANY AND ALL EXISTING CONDITIONS, DIMENSIONS AND VERIFY REQUIREMENTS OF THE CITY, THE STATE AND FEDERAL GOVERNMENTS WHICH MAY AFFECT THIS PROJECT PRIOR TO BID.

18. THE POSTING OF AN OFFICIAL DESIGN RELEASE PLACARD AND MAINTENANCE OF ONE SET OF STATE-STAMPED PLANS AND SPECIFICATIONS ON THE JOB SITE ARE REQUIRED..

19. CONTRACTOR TO COORDINATE ARCHITECTURAL PLANS WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL. NOTIFY ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST AND/OR OMISSIONS ARE MADE PRIOR TO CONSTRUCTION.

20. CONTRACTOR TO COORDINATE DETAILED ITEMS SUCH AS FLOOR AND ROOF OPENING SIZES AND LOCATIONS, ETC. WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS AND 3D MODEL. THE DESIGN TEAM WILL NOT REVISE AND REISSUE EVERY DRAWING WITH ACTUAL SHOP DRAWING COORDINATED DIMENSIONS.

21. UPON COMPLETION OF PROJECT, G.C. TO OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.

22. THE G.C. SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO COMMENCING WORK AND SHALL REPORT TO THE OWNER ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK.

23. THE G.C. SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

24. THE G.C.'S WORK SHALL INCLUDE SUPERVISION AND COORDINATION OF ALL SUBCONTRACTOR'S WORK PERFORMED BY OTHERS INCLUDING SUPPLIERS OF OWNER AND DESIGNER SUPPLIED ITEM, IF ANY.

25. THESE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT.

26. THE G.C. SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

27. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THEM. ALL DIMENSIONAL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR REVIEW AND CORRECTIONS. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN FINAL BUILDING ELEMENT LOCATIONS. NOTIFY ARCHITECT OF ANY AND ALL DIMENSIONAL DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

28. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED AND INSTALLED, AND CONNECTED W HERE SO REQUIRED BY G.C.

29. MAXIMUM OCCUPANCY TO BE POSTED, VERIFY LOCATION PRIOR TO INSTALLATION.

30. CONTRACTOR TO CONFIRM WITH OWNER ALL FINAL EQUIPMENT INFORMATION / REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION INCLUDING VERIFICATION OF UTILITY REQUIREMENTS, CONNECTIONS, SIZE/SPACE REQUIREMENTS AND COORDINATION OF RELATED LAYOUTS.

31. ALL MATERIALS AND INFORMATION NOTED ON ANY OF THE WALL SECTIONS OR DETAILS APPLY TO ALL OTHER SECTIONS AND DETAILS WHERE SIMILAR CONDITIONS OCCUR WHETHER NOTED OR NOT.

32. CONTRACTOR SHALL FOLLOW ALL LOCK-OUT TAG-OUT PROCEDURES.

33. COORDINATE ANY POWER, TELECOM AND FIRE SECURITY SAFETY OUTAGES WITH OWNER.

34. PROTECT EXISTING STRUCTURE FROM DAMAGE, PROVIDE SHORING, SHEETING, BRACING AND ALL OR ANY NECESSARY ITEMS AS REQUIRED FOR THE SAFETY OF THE STRUCTURE.

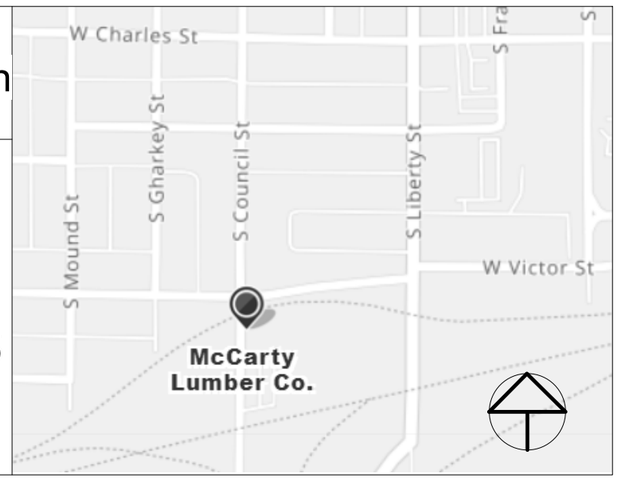
35. PROTECT EXISTING ADJACENT INTERIOR & EXTERIOR FINISHES OF WALLS, FLOORS, CEILINGS, EQUIPMENT AND INSTRUMENTATION NOT NOTED AS BEING MODIFIED AS PART OF SCOPE.

36. ALL STRUCTURAL STEEL TO RECEIVE SPRAY-ON FIREPROOFING, REFER TO SPEC FOR ADDITIONAL INFORMATION.

37. ANY DAMAGE TO THE FIREPROOFING DURING CONSTRUCTION MUST BE REPAIRED IN COMPLIANCE WITH THE REQUIRED FIRE RATING.

Site Location Plan

The Yard
723 S Council St,
Muncie, IN 47305



Building Code Summary

GOVERNING CODE:
SEE ADJACENT

PROJECT SUMMARY:
SEE ADJACENT

CONSTRUCTION TYPE:
B2 OCCUPANCY

OCCUPANCY TYPES:
B2 OCCUPANCY

BUILDING STORIES:
ONE STORY

BUILDING AREA:
TOTAL OCC. COUNT: 41
GROUND FLOOR: 41

OCCUPANCY COUNT:
SEE ADJACENT

SPRINKLERS:
SPRINKLED

ISSUE FOR CONSTRUCTION
The Yard 723 S. Council, Muncie IN 47305
ecoREHAB
723 S Council St, Muncie, IN 47305

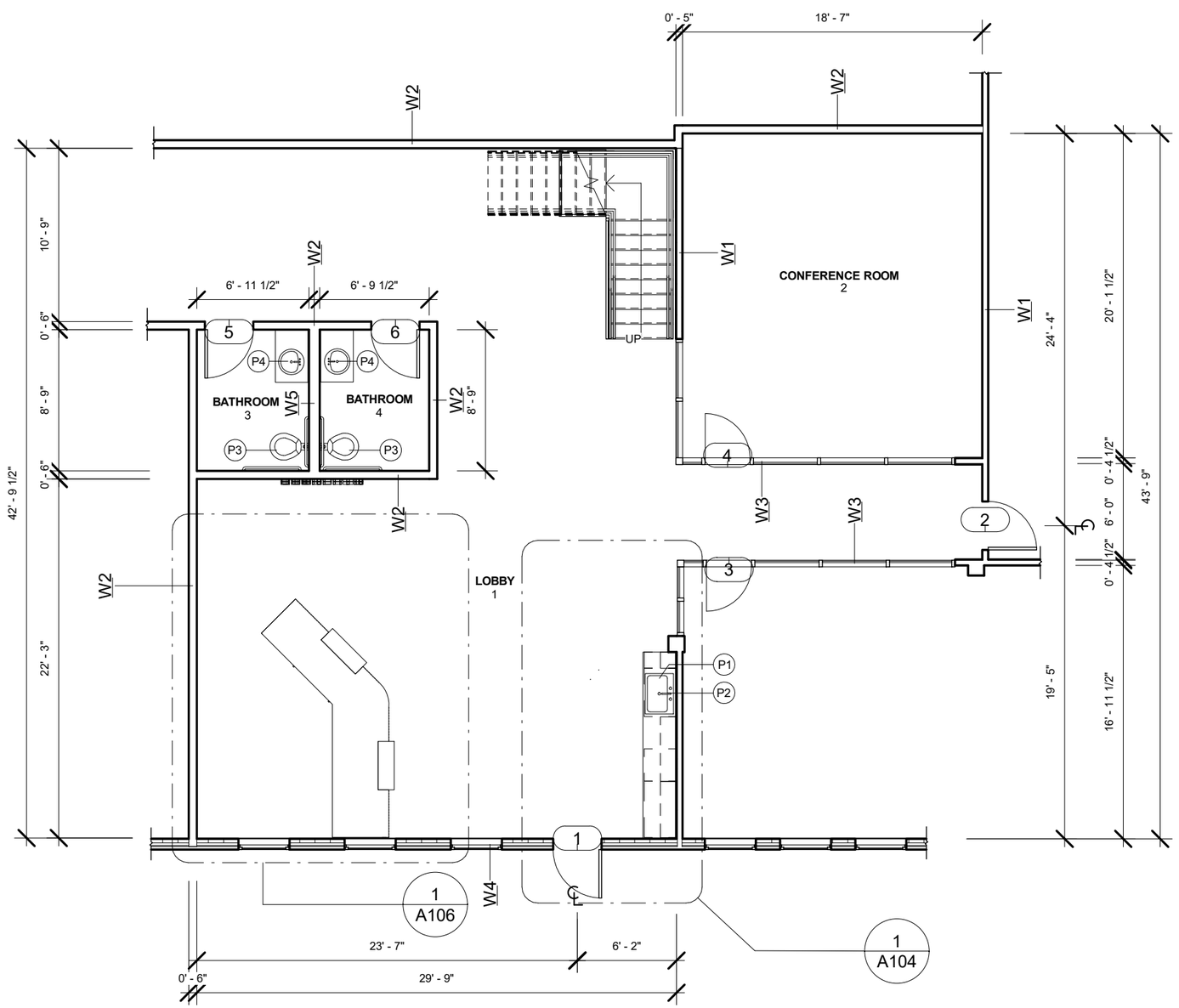
FRONT END SHEET

Date	12/14/21
Drawn by	CLOONAN
Checked by	RICHEY

LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

0.01

Scale



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

FIRST FLOOR
CONST. PLAN

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

TRUE NORTH PLAN NORTH

FLOOR PLAN KEY NOTES

P1 G.C. TO PROVIDE AND INSTALL NEW KITCHEN SINK AS SPECIFIED BELOW:
- NAME: VAULT KITCHEN SINK
- MODEL NUMBER: K-3821-1-NA
- COLOR: STAINLESS STEEL
- MANUFACTURE: KOHLER
- SIZE: 30.5" W X 19" D X 10" DEEP
- PHONE NO.: 1-(800) 547-1608

P2 G.C. TO INSTALL OWNER PROVIDED KITCHEN FAUCET AS SPECIFIED BELOW:
- NAME: SIMPLICE KITCHEN FAUCET
- MODEL NUMBER: K-22036-CP
- COLOR: POLISHED CHROME
- MANUFACTURE: KOHLER
- REMARKS: FAUCET IS NEW- NOT ANTIQUE
- PHONE NO.: 317-693-4400

P3 G.C. TO PROVIDE AND INSTALL RESTROOMS TOLIET AS SPECIFIED:
- MANUF.: TOTO
- NAME: PROMENADE TOLIET
- WEBSITE: WWW.TOTOUSA.COM
- MODEL NUMBER: CST423SFG
- REMARKS: G-MAX FLUSHING SYS- SANA GLOSS SYSTEM.

G.C. TO PROVIDE AND INSTALL RESTROOMS TOLIET SEAT AS SPECIFIED:
- MANUF.: TOTO
- NAME: TRADITIONAL SOFTCLOSE TOLIET SEAT
- WEBSITE: WWW.TOTOUSA.COM
- MODEL NUMBER: SS154
- REMARKS: G-MAX FLUSHING SYS- SANA GLOSS SYSTEM.
- VENDOOR: ECONOMY PLUMBING- 317-264-2240

P4 G.C. TO PROVIDE AND INSTALL RESTROOMS VANITY FACETS AS SPECIFIED:
- MANUF.: KOHLER
- NAME: MEMOIRS WIDESPREAD LAV. FAUCET-QUANT TWO (2)
- WEBSITE: WWW.US. KOHLER.COM
- MODEL NUMBER: K-454-3S-BN
- REMARKS: STATELY CROSS TYPE HANDLES
- PHONE NO.: ECONOMY PLUMBING 317-264-2240

GENERAL NOTES:

A. ALL DIMENSIONS ARE FROM FACE OF STUD WALL TO FACE OF STUD WALL UNLESS NOTED OR SHOWN OTHERWISE. ANY DIMENSIONS NOT SHOWN OR DEEMED QUESTIONALE ARE TO BE VIEWED BY DESIGNER DO NOT SCALE DRAWINGS.

B. PROVIDE WOOD BLOCKING SUPPORTS AS REQUIRED FOR ALL SURFACE MOUNTED ITEMS AND WOOD TRIM

C. CORRDINATE WORK OF THIS TRADE WITH OTHER TRADES.

D. PROVIDE MISCELLANEOUS METAL SUPPORT FOR ALL CEILING SUSPENDED ITEMS.

E. APPLY SEALANT AT ALL PLUMBING FIXTURES AT JUNCTURE WITH WALL.

F. APPLY SEALANT AT ALL COUNTERTOP AND BACK SPLASHES AT JUNCTURE WITH WALL.

G. ALL INTERIOR WALLS SHALL BE MARKED IN PLACE PRIOR TO FRAMING FOR ARCHITECT/DESIGNER TO REVIEW.

H. ALL NEW DOORS TO BE INSTALLED WITH HINGE 6" AWAY FORM WALL.

GENERAL SPECIFICATIONS:

DIVISION 0 AND GENERAL REQUIREMENTS
1. THE WORK WILL INCLUDE LIMITED DEMOLITION, ROUGH FRAMING, CEILING INSTALLATION, FINISHES, INTERIOR DOORS AND HARDWARE, PLUMBING, H.V.A.C (AS REQ'D), LIGHTING, AND POWER SYSTEMS, AND ALL SPECIAL PRODUCTS OR SYSTEMS AS INDICATED ON THE DRAWINGS, OR AS REQUIRED FOR COMPLETED WORK AND FULL OPERATION.
2. ALL CUTTING OF EXISTING SURFACES-- IN THE JUDGMENT OF THE DESIGNER-- USING EQUAL QUALITY MATERIALS AND WORKMANSHIP AS ACCEPTED BY THE DESIGNER.
3. SHOP DRAWINGS ARE TO BE PREPARED FOR AND SUBMITTED FOR REVIEW TO THE OWNER AND/OR DESIGNER FOR THE FOLLOWING ITEMS:
A. CARPET DYE-LOT CUTTINGS
B. PAINT (6" X 6" ON ACTUAL SURFACE)
C. FACTORY-MADE AND CUSTOM MILLWORK
4. SUBSTITUTIONS FOR NAMED PRODUCTS WILL BE CONSIDERED ONLY AT THE DISCRETION OF THE DESIGNER, AND OWNER AND CAN ONLY BE ACCEPTED BY THE DESIGNER AND OWNER.
DIVISION 6 WOOD AND PLASTICS
1. USE CONSTRUCTION GRADE LUMBER OF ANY SPECIES OF MAXIMUM 19% MOISTURE CONTENT FOR ALL CONCEALED ROUGH FRAMING AND BLOCKING.
2. ALL FINISH CARPENTRY IS TO COMPLY WITH "PREMIUM" GRADE AWI STD. INCLUDING SCRIBING OF ALL MOLDINGS.
3. ALL MILLWORK AND/OR WOOD FLOORING PRODUCTS ARE TO BE ACCLIMATED TO THE ENVIRONMENT FOR A PERIOD LONG ENOUGH TO STABILIZE WOOD, ESTIMATED TIME NO LESS THAN ONE (1) WEEK AND PREFERRED TWO (2) OR MORE WEEKS.
DIVISION 9: FINISHES
1. INSTALL GYPSUM BOARD WALL FRAMING COMPLYING WITH ASTM C645.
2. USE 5/8" THICK REGULAR AND TYPE "X" TAPERED EDGE SYPSUM BOARD AND JOINT COMPOUND COMPLYING WITH ASTM C475. FINISH IN ACCORDANCE WITH ASTM C840 TO THE HIGHEST QUALITY STANDARDS.
3. INSTALL CARPET WITH PREMIUM GRADE CARPET PAD.

WALL TYPES:

W1- PARTITION WALL THAT HAS INSULATION AND EXTENDS UP TO 9' ONLY. THIS WALL WILL BE MADE OF METALL STUDS, INSULATION AND TWO LAYERS OF 5/8" DRYWALL BUT ONLY 9' TALL.

W2- PARTITION WALL THAT HAS INSULATION AND EXTENDS ALL THE WAY UP TO THE STRUCTURAL DECK. THIS WALL WILL BE MADE OF METAL STUDS ,INSULATION AND TWO LAYERS OF 5/8" DRYWALL, THE DRYWALL WILL EXTEND ALL THE WAY UP TO THE STRUCTURAL DECK. THIS WALL WILL ALSO RECEIVE BATT INSULATION ABOVE YOUR CEILING, THAT WILL EXTEND HORIZONTALLY 4' OUT FROM EACH SIDE OF THE WALL.

W3- CURTAIN WALL THAT EXTENDS UP TO 9' ONLY. THIS WALL IS SINGLE PANNEL GLASS WITH MAXIMUM 4'-2" GLASS BETWEEN MULLIONS.

W4- EXTERIOR WALL TO BE INSULATED AND EXTEND TO STRUCTURAL DECK. METAL STUD CONST., INSULATION, ONE LAYER OF 5/8" DRYWALL IN INTERIOR, AND BRICK FACADE ON EXTERIOR SIDE.

W5- PARTITION 8" PLUMBING WALL THAT HAS INSULATION AND EXTENDS UP TO 9' ONLY. THIS WALL WILL BE MADE OF METALL STUDS, INSULATION AND TWO LAYERS OF 5/8" DRYWALL BUT ONLY 9' TALL.

ISSUE FOR CONSTRUCTION
The Yard 723 S. Council, Muncie IN 47305
ecoREHAB
723 S Council St, Muncie, IN 47305

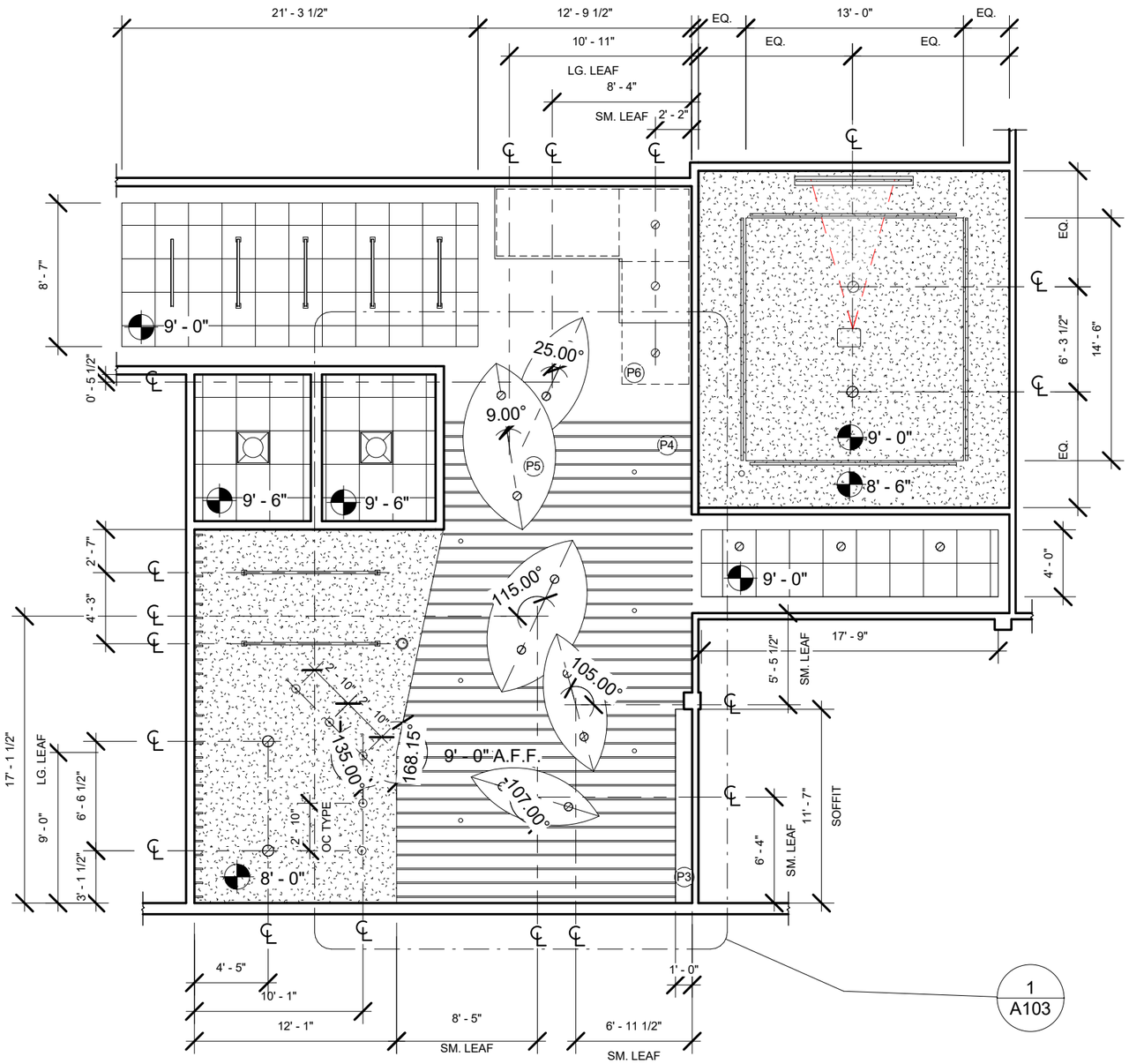
CONSTRUCTION PLAN

Date	12/14/21
Drawn by	CLOONAN
Checked by	RICHEY

LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

A101

Scale 1/8" = 1'-0"



1 REFLECTED CEILING PLAN
1/8" = 1'-0"

FIRST FLOOR
REF. CEILING PLAN

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

TRUE NORTH PLAN NORTH

REFLECTIVE CELING PLAN LEGEND

HALF MOON LED PENDENT LIGHT
MANUF: ALCON LIGHTING
MODEL: 12302-P-DM
QUANT: 5
LOCATION: LOBBY
FINISHI BLACK

2 BY 2 CENTER BASKET LED TROFFER
MANUF:ALCON LIGHTING
MODEL: 14150
QUANT: 2
LOCATION: BATHROOM

8" DOWNLIGHT RECESSED CAN
MANUF: ALCON LIGHTING
MODEL: 14132-8
QUANT: 20
LOCATION:LOBBY, HALL, AND CONFERENCE

3" DOWNLIGHT RECESSED CAN
MANUF:ALCON LIGHTING
MODEL: 14150
QUANT: 7
LOCATION: LOBBY

8' AND 4' LINEAR SUSPENDED PENDENT
MANUF: ALCON LIGHTING
MODEL: 12100-20-P
QUANT: 7
LOCATION: LOBBY AND HALLWAY
FINISH: BLACK

120 VOLT LED COVE LIGHTBAR
MANUF: ALCOND LIGHTING
MODEL: 14220
QUANT: 4
LOCATION: CONFERENCE ROOM

ELECTRIC PROJECTOR SCREEN
MANUF: FOCUS TECHNOLOGY
QUANT: 1
LOCATION: CONFERENCE ROOM

ACER PROJECTOR
MANUF: FOCUS TECHNOLOGY
QUANT: 1
LOCATION: CONFERENCE ROOM

OCCUPANCY SENSOR
MANUF: LEVITON
QUANT: 1
LOCATION: CONFERENCE ROOM

SECURITY CAMERA
MANUF: CCTV SECURITY PRO
MODEL: SV-DV8
QUANT: 1
LOCATION: CONFERENCE ROOM

REFLECTED CLG. PLAN NOTES

(P1) LARGE LEAF CLOUD 10'-0" WIDE RADIUS OF 6'-0"

(P2) SMALL LEAF CLOUD 8'-0" WIDE RADIUS OF 6'-0"

(P3) BULKHD. CONNECTS WITH UPPER CABINETS AT 8'-0" A.F.F

(P4) 0'-1" INCH BAFFUEL WITH 0'-9" BETWEEN

(P5) MOUNTING HTS. OF LEAF CLOUDS ON RCP CALLOUT A106

(P6) STAIRCASE OUTLINE ARE MARKED WITH DASH LINES

ISSUE FOR CONSTRUCTION
The Yard 723 S. Council, Muncie IN 47305
ecoREHAB
723 S Council St, Muncie, IN 47305

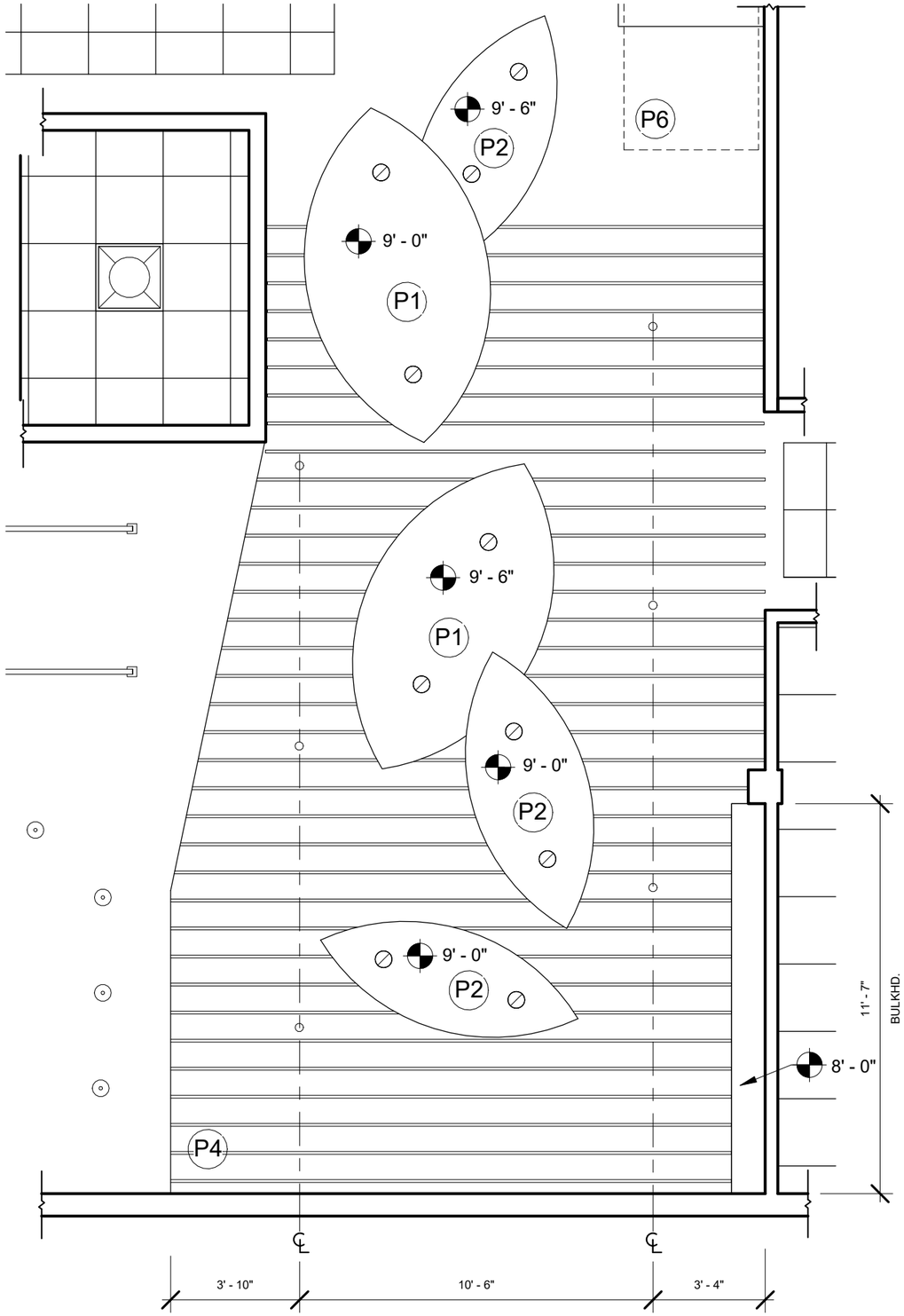
REF. CEILING PLAN

Date	12/14/21
Drawn by	CLOONAN
Checked by	RICHEY

LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

A102

Scale: As indicated



1 REFLECTED CEILING PLAN- CALLOUT
1/4" = 1'-0"

REFLECTIVE CELING PLAN LEGEND

HALF MOON LED PENDENT LIGHT
MANUF: ALCON LIGHTING
MODEL: 12302-P-DM
QUANT: 5
LOCATION: LOBBY
FINISHI BLACK

2 BY 2 CENTER BASKET LED TROFFER
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LOCATION:LOBBY, HALL, AND CONFERENCE

3" DOWNLIGHT RECESSED CAN
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8' AND 4' LINEAR SUSPENDED PENDENT
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120 VOLT LED COVE LIGHTBAR
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ELECTRIC PROJECTOR SCREEN
MANUF: FOCUS TECHNOLOGY
QUANT: 1
LOCATION: CONFERENCE ROOM

ACER PROJECTOR
MANUF: FOCUS TECHNOLOGY
QUANT: 1
LOCATION: CONFERENCE ROOM

OCCUPANCY SENSOR
MANUF: LEVITON
QUANT: 1
LOCATION: CONFERENCE ROOM

SECURITY CAMERA
MANUF: CCTV SECURITY PRO
MODEL: SV-DV8
QUANT: 1
LOCATION: CONFERENCE ROOM

REFLECTED CLG. PLAN NOTES

P1 LARGE LEAF CLOUD 10'-0" WIDE RADIUS OF 6'-0"

P2 SMALL LEAF CLOUD 8'-0" WIDE RADIUS OF 6'-0"

P3 BULKHD. CONNECTS WITH UPPER CABINETS AT 8'-0" A.F.F

P4 0'-1" INCH BAFFUEL WITH 0'-9" BETWEEN

P5 MOUNTING HTS. OF LEAF CLOUDS ON RCP CALLOUT A106

P6 STAIRCASE OUTLINE ARE MARKED WITH DASH LINES

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

TRUE NORTH PLAN NORTH

ISSUE FOR CONSTRUCTION
The Yard 723 S. Council, Muncie IN 47305
ecoREHAB
723 S Council St, Muncie, IN 47305

RCP CALLOUT

Date	12/14/21
Drawn by	CLOONAN
Checked by	RICHEY

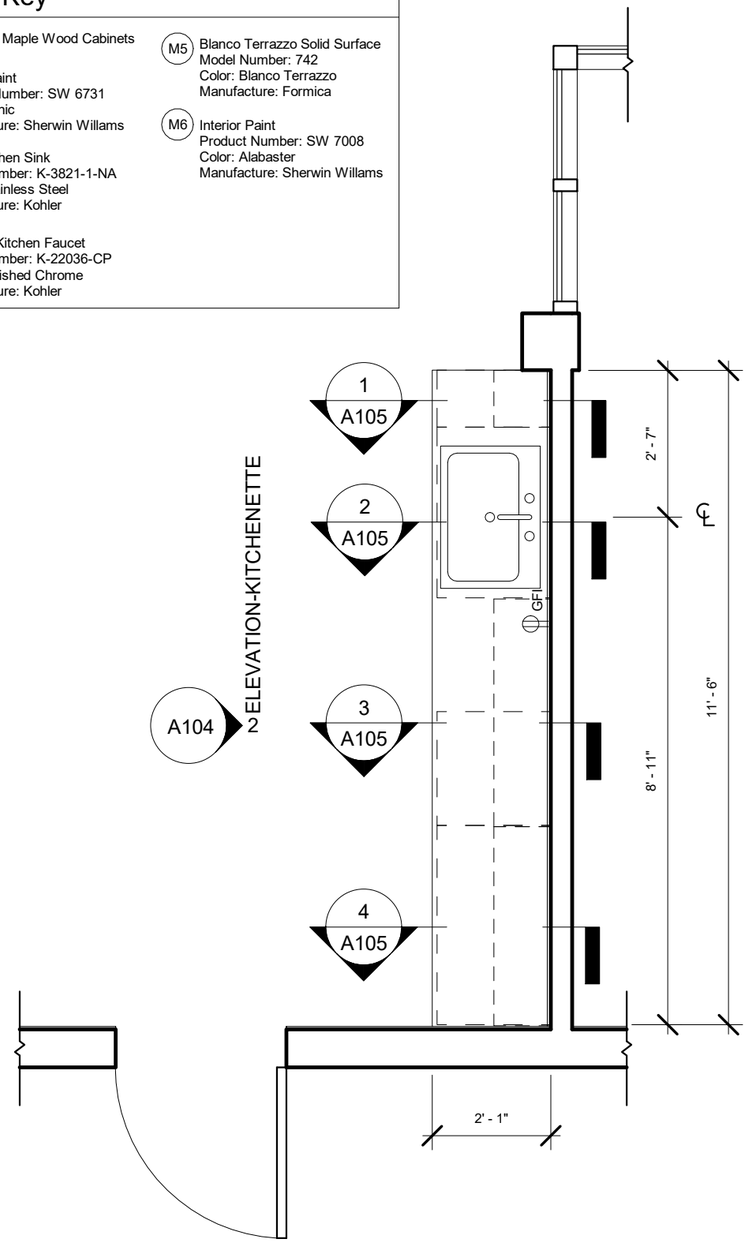
LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

A103

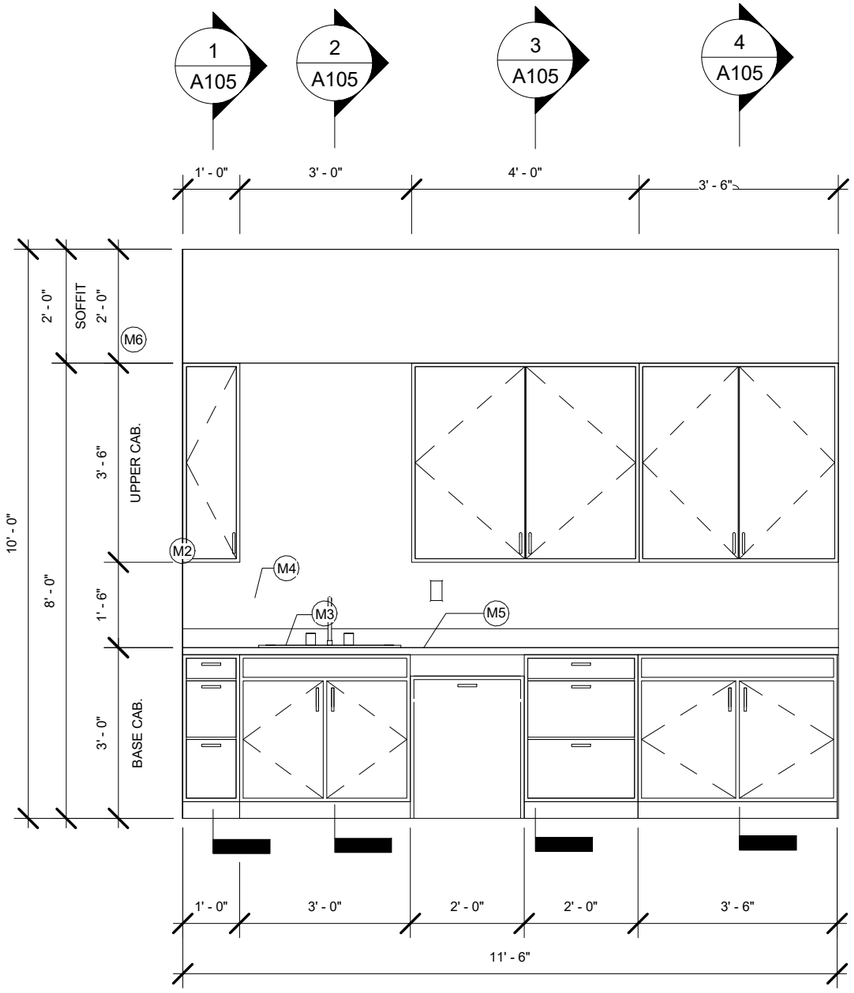
Scale As indicated

Material Key

- M1 Kraftmaid Maple Wood Cabinets
  T.B.D
- M2 Interior Paint
  Product Number: SW 6731
  Color: picnic
  Manufacture: Sherwin Willams
- M3 Vault Kitchen Sink
  Model Number: K-3821-1-NA
  Color: Stainless Steel
  Manufacture: Kohler
- M4 Simplice Kitchen Faucet
  Model Number: K-22036-CP
  Color: Polished Chrome
  Manufacture: Kohler
- M5 Blanco Terrazzo Solid Surface
  Model Number: 742
  Color: Blanco Terrazzo
  Manufacture: Formica
- M6 Interior Paint
  Product Number: SW 7008
  Color: Alabaster
  Manufacture: Sherwin Willams



1 ENLARGED FLOORPLAN- KITCHENETTE
3/8" = 1'-0"



2 ELEVATION-KITCHENETTE
3/8" = 1'-0"

TRUE NORTH PLAN NORTH

ISSUE FOR CONSTRUCTION
The Yard 723 S. Council, Muncie IN 47305
ecoREHAB
723 S Council St, Muncie, IN 47305

WET BAR DETAILS

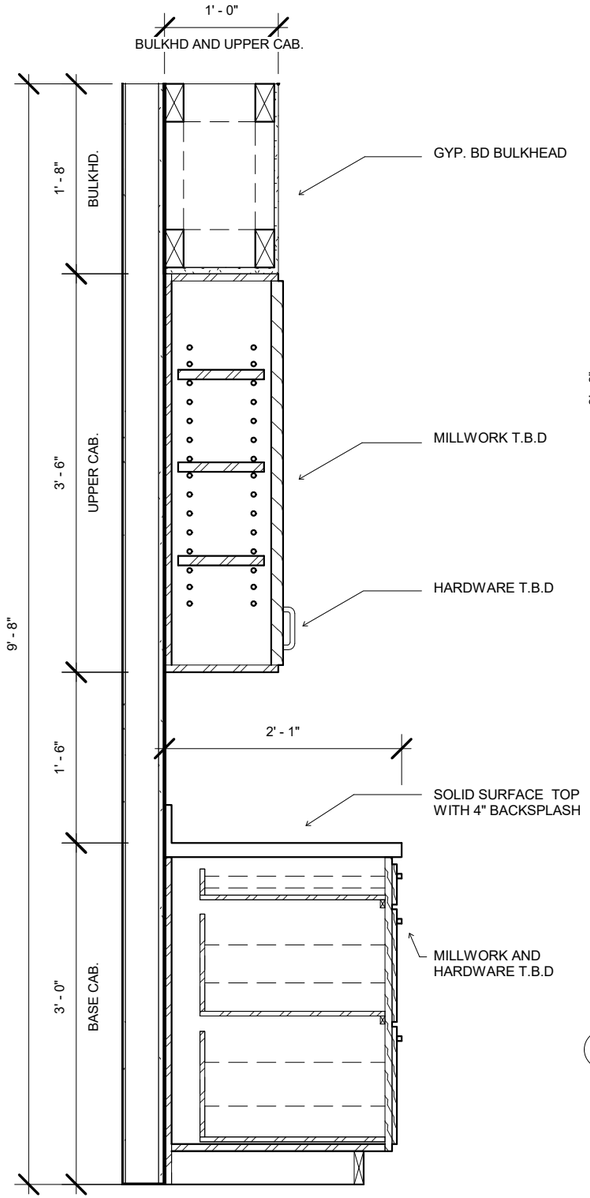
Date	12/14/21
Drawn by	CLOONAN
Checked by	RICHEY

LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

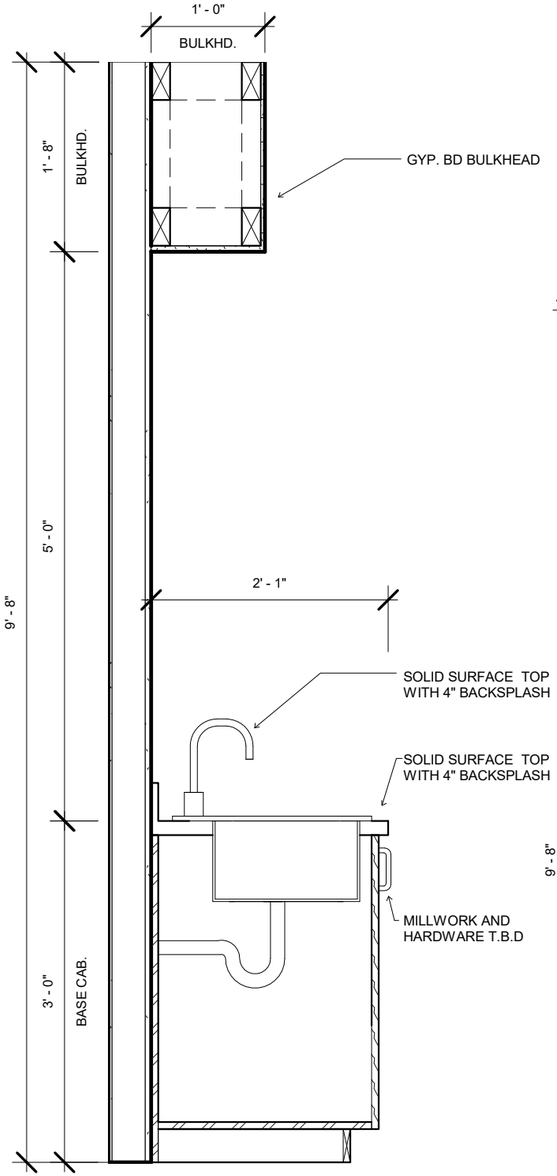
A104

Scale: As indicated

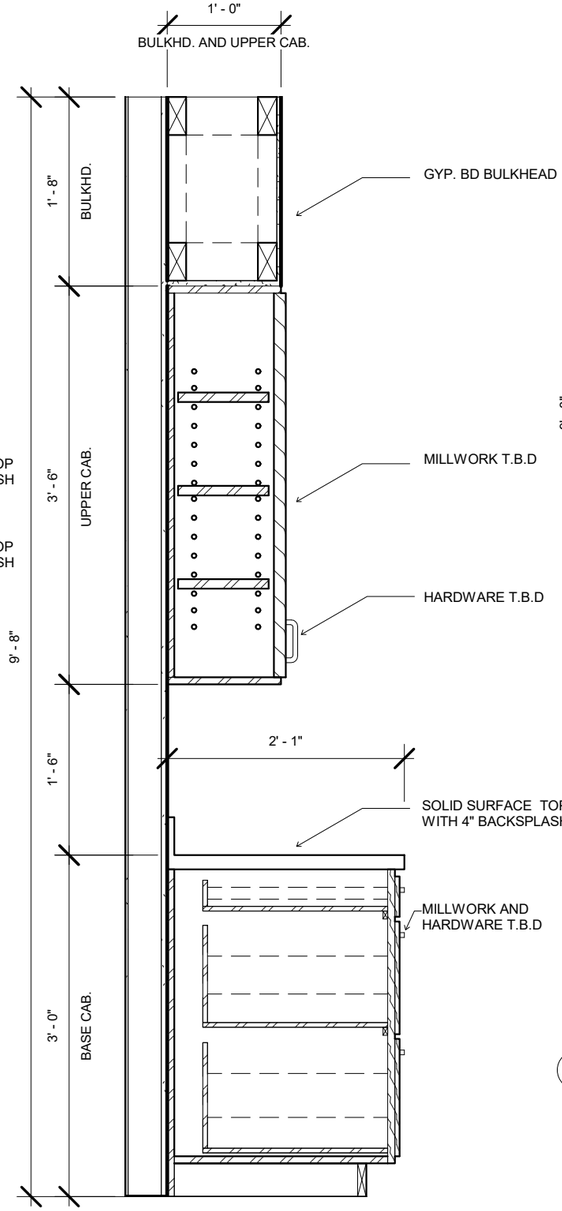
GENERAL NOTES: FINISHES AND CABNIETS MATERIALS ARE SPECIFIED ON A104 WET BAR DETAILS.



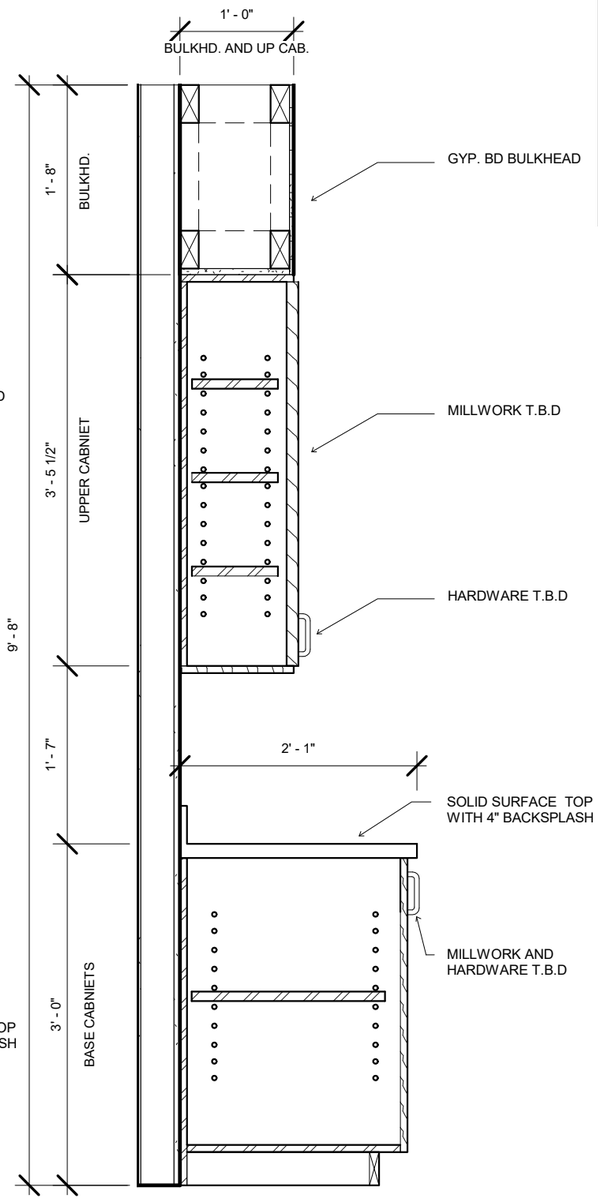
1 SECTION 1- WET BAR
3/4" = 1'-0"



2 SECTION 2- WET BAR
3/4" = 1'-0"



3 SECTION 3- WET BAR
3/4" = 1'-0"



4 SECTION 4- WET BAR
3/4" = 1'-0"

ISSUE FOR CONSTRUCTION
The Yard 723 S. Council, Muncie IN 47305
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723 S Council St, Muncie, IN 47305

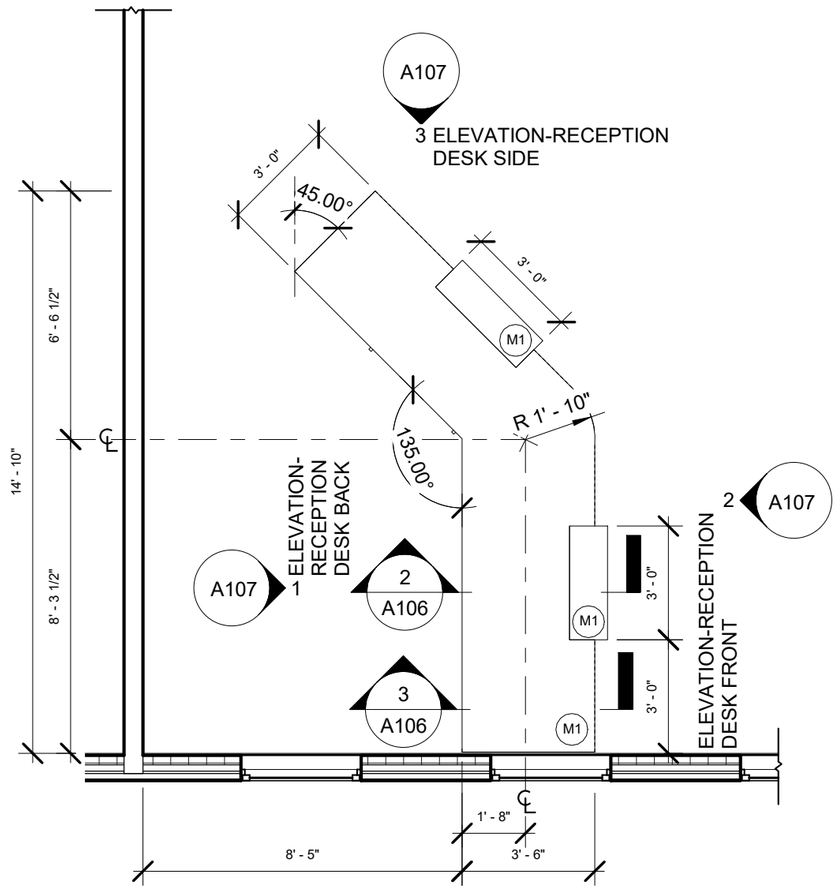
WET BAR SECTIONS

Date	12/14/21
Drawn by	CLOONAN
Checked by	RICHEY

LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

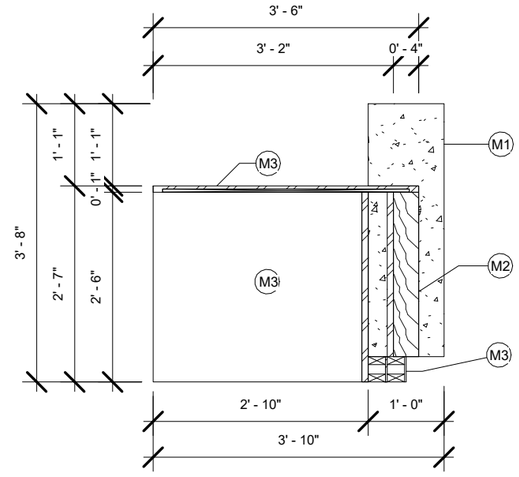
A105

Scale 3/4" = 1'-0"



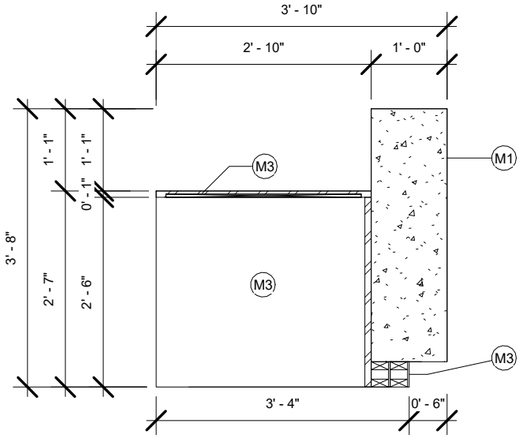
ENLARGE FLOOR PLAN RECEPTION DESK

1 1/4" = 1'-0"



3 SECTION-RECEPTION DESK

1/2" = 1'-0"



2 SECTION-RECEPTION DESK 2

1/2" = 1'-0"

Material Key

M1 Blanco Terrazzo Solid Surface
Location:Reception Counter
Model Number: 742
Color: Blanco Terrazzo
Manufacture: Formica

M2 2 by 4 Wood Facade
Location:Reception Front
Model Number: TH.091301-16
Stain:Thompson's WaterSeal Pre-Tinted Autumn Brown Transparent Exterior Wood Stain and Seale
Manufacture: Lowes

M3 Laminated MDF
Location:Sides and Inside or Reception Desk
Model Number: TH.091301-16
Laminate: Folkstone Grafix
Manufacture: Formica

ISSUE FOR CONSTRUCTION
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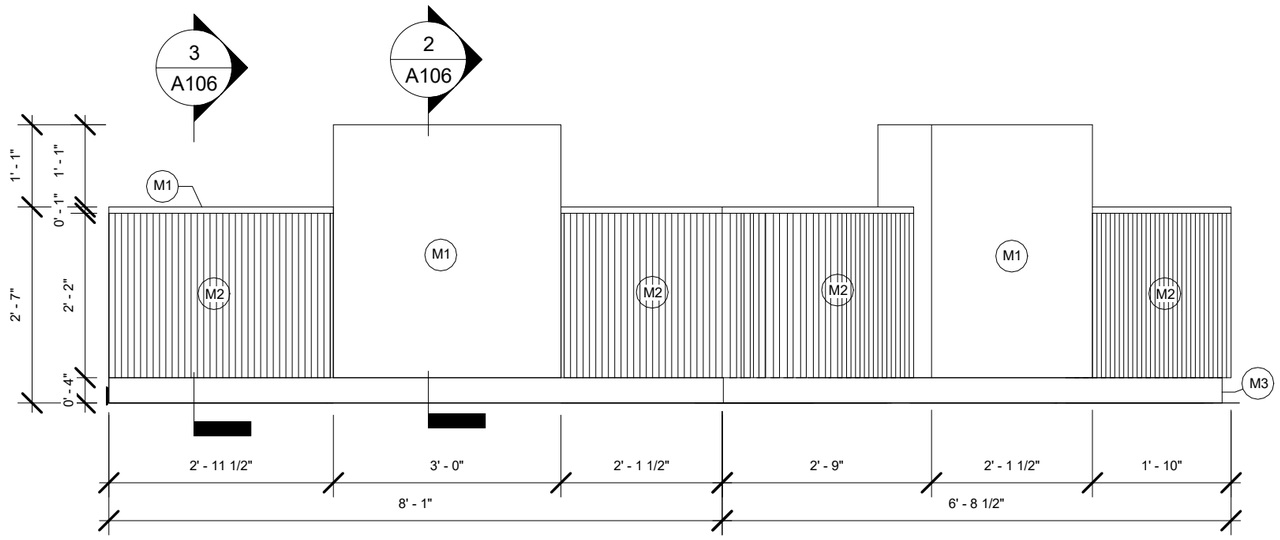
RECEPTION DETAILS

Date	12/14/21
Drawn by	CLOONAN
Checked by	RICHEY

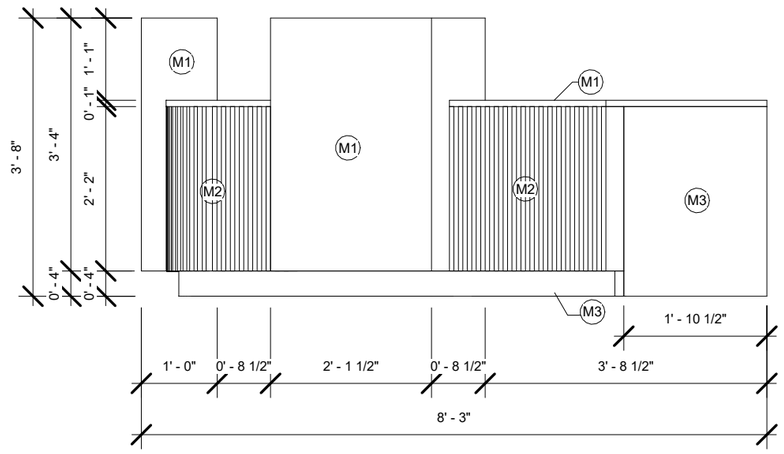
LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

A106

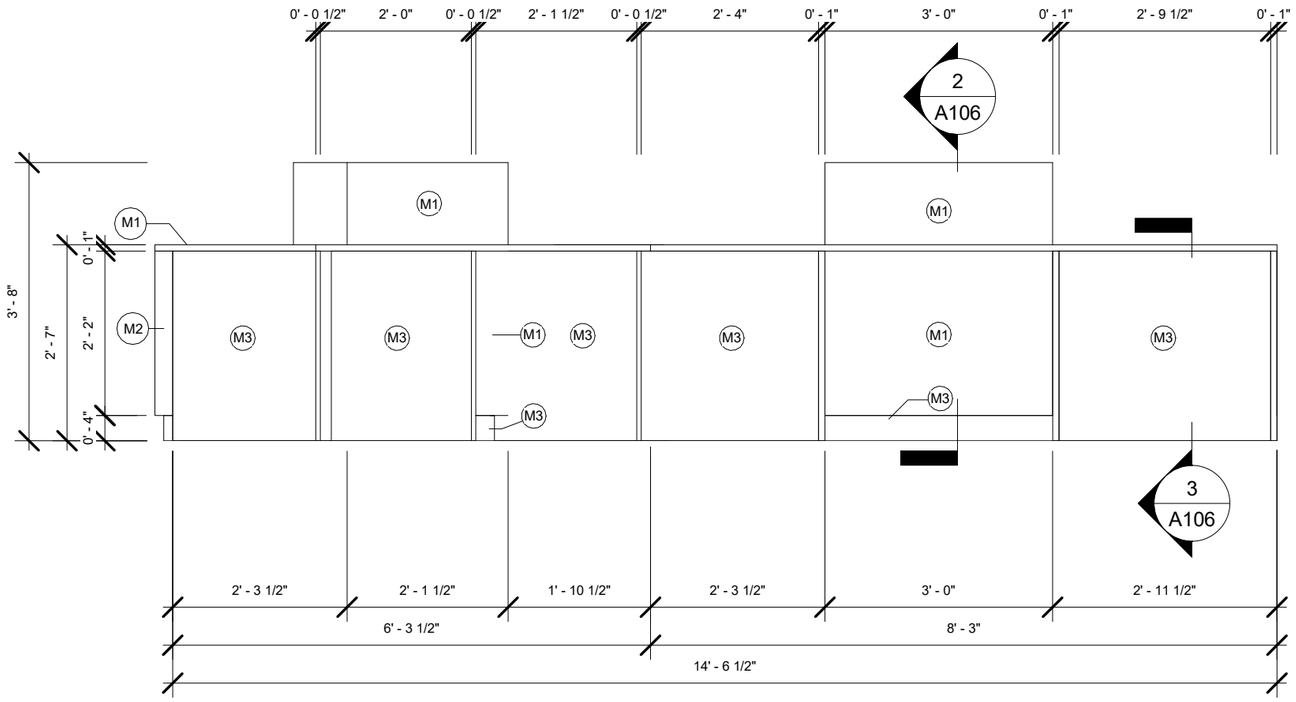
Scale As indicated



2 ELEVATION-RECEPTION DESK FRONT
1/2" = 1'-0"



3 ELEVATION-RECEPTION DESK SIDE
1/2" = 1'-0"



1 ELEVATION- RECEPTION DESK BACK
1/2" = 1'-0"

Material Key

M1 Blanco Terrazzo Solid Surface
Location:Reception Counter
Model Number: 742
Color: Blanco Terrazzo
Manufacture: Formica

M2 2 by 4 Wood Facade
Location:Reception Front
Model Number: TH.091301-16
Stain:Thompson's WaterSeal Pre-Tinted Autumn Brown Transparent Exterior Wood Stain and Seale
Manufacture: Lowes

M3 Laminated MDF
Location:Sides and Inside or Reception Desk
Model Number: TH.091301-16
Laminate: Folkstone Grafix
Manufacture: Formica

ISSUE FOR CONSTRUCTION
The Yard 723 S. Council, Muncie IN 47305
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723 S Council St, Muncie, IN 47305

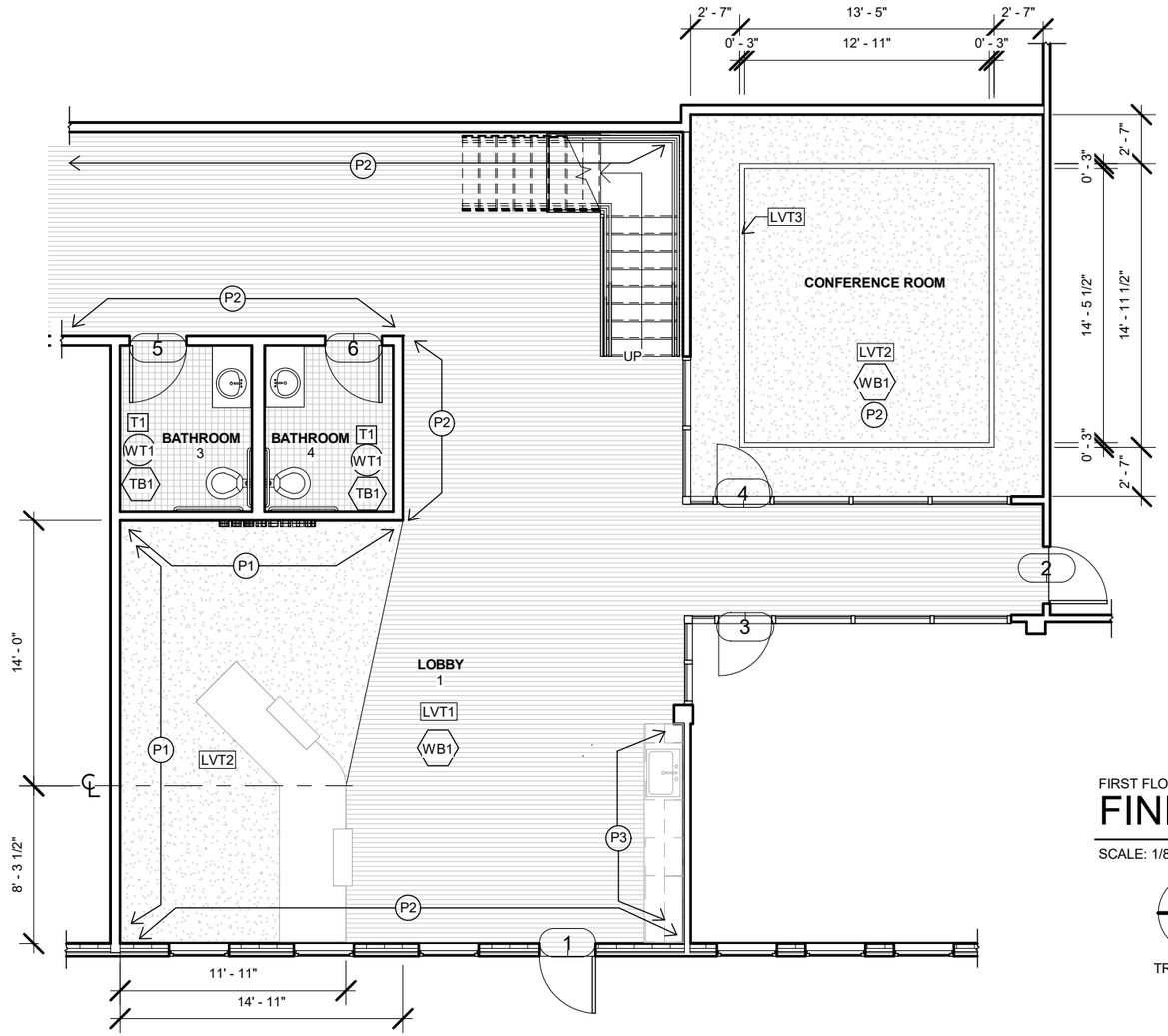
RECEPTION ELV.

Date	12/14/21
Drawn by	CLOONAN
Checked by	RICHEY

LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

A107

Scale As indicated



1 FINISH PLAN
1/8" = 1'-0"

FIRST FLOOR
FINISH PLAN

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

TRUE NORTH PLAN NORTH

General Finish Plan Notes

1. GEN. CONTRAC. TO CROSS CHECK ALL FINISHES WITH DESIGNER'S CONTROL BOOK PRIOR TO PROCEEDING WITH INSTALLATION OF GOODS.
2. FINISH SYMBOLS COORDINATE WITH SPECIFICATIONS, AND REFER TO THE GENERAL FINISHES IN THE ROOM INDICATED
3. ALL AREAS RECIVING PAINT ARE TO RECEIVE ONE PRIMER COAT AND TWO FINISH COATS. FINISH COATS APPLIED AFTER FLOOR INSULATION
4. TRANSITION BETWEEN THE FLOORING AND CARPET FLOORING IS TO BE DONE WITH ZINC TRANSITION STRIP TO BE LAID UNDER LVT AND TILE FLOORS AND SECURED TO CONCRETE SUBSTRAIGHT FOR SECURE SINC TRANSITION STRIP
5. ALL BULKHEAD ARE TO BE PAINTED IN PAINT TWO
6. ALL ELECTRICAL AND DATACOM DEVICES: IVORY IN ALL ROOMS
7. ALL WINDOWS AND DOORS WILL BE METAL.
8. MATERIAL OF KITCHENETTE AND RECEPTION DESK ARE NOTED ON ELEVATIONS
9. CONTINUE TO USE EXISTING RUBBER STAIR MATERIAL

Door Schedule

Mark	Manufacturer	Model	Height	Width	Thickness	Finish	Frame Type	Frame Material
1	TRU DOOR	Single Door	6' - 8"	3' - 0"	0' - 2"	Prefinished Plain Sliced Red Oak	Hollow Metal (KD)	Steel Stud Wall
2	TRU DOOR	Single Door	6' - 8"	3' - 0"	0' - 2"	Prefinished Plain Sliced Red Oak	Hollow Metal (KD)	Steel Stud Wall
3	BMG Glass and Aluminum	Single Door	6' - 10 1/2"	2' - 9 1/2"	0' - 2"	Glass	Hollow Metal (KD)	Steel Stud Wall
4	BMG Glass and Aluminum	Single Door	7' - 2 1/2"	2' - 9 1/2"	0' - 2"	Glass	Hollow Metal (KD)	Steel Stud Wall
5	TRU DOOR	Single Door	6' - 8"	3' - 0"	0' - 2"	Prefinished Plain Sliced Red Oak	Hollow Metal (KD)	Steel Stud Wall
6	TRU DOOR	Single Door	6' - 8"	3' - 0"	0' - 2"	Prefinished Plain Sliced Red Oak	Hollow Metal (KD)	Steel Stud Wall

FINISH LEGEND

WB1 Rubber Wall Base 1:
Manufacture: Armstrong Flooring
Color: Metal Gray
Product Number: R48MG

TB1 Restroom Tile Trim 1: Java Joint
Manufacture: Crossville inc
Color: House Blend
Product Number: JAV03.10612CBS

LVT1 Flooring 1: Crafted Oak Vinyl Tile
Manufacture: Armstrong Flooring
Color: Parchment
Product Number: K1009

LVT2 Flooring 2: Palazzo Luxury Vinyl Tile
Manufacture: Armstrong Flooring
Color: Scuro
Product Number: ST551

LVT3 Flooring 3: Palazzo Luxury Vinyl Tile
Manufacture: Armstrong Flooring
Color: Marrone
Product Number: ST553

T1 Restroom Tile Flooring 1: Java Joint
Manufacture: Crossville inc
Color: House Blend
Product Number: JAV03.11224UPS

P1 Paint 1:
Manufacture: Sherwin Willams
Color: Tricorn Black
Product Number: SW 6258

P2 Paint 2:
Manufacture: Sherwin Willams
Color: Alabaster
Product Number: SW 7008

P3 Paint 3:
Manufacture: Sherwin Willams
Color: Picnic
Product Number: SW 6731

WT1 Restroom Tile Flooring 1: Stage of Grace
Manufacture: Crossville inc
Color: White
Product Number: GRC01.10306SAT

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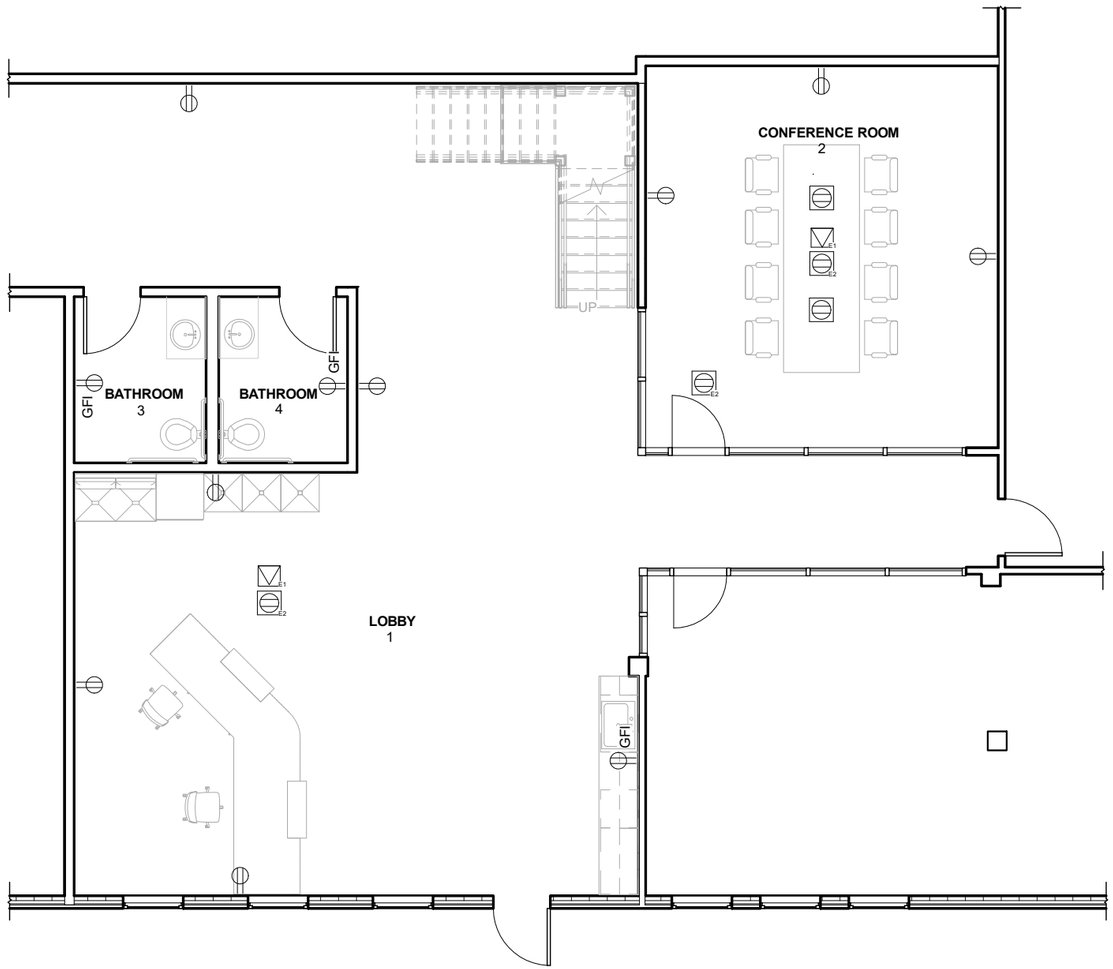
FINISH PLAN

Date	12/14/21
Drawn by	CLOONAN
Checked by	RICHEY

LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

A108

Scale 1/8" = 1'-0"



1 ELECTRICAL PLAN
1/8" = 1'-0"

FIRST FLOOR
ELECTRICAL PLAN

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

TRUE NORTH PLAN NORTH

ELECTRIAL PLAN NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES ORDINANCES, UTILITY COMPANY REGULATIONS AND NATIONALLY ACCEPTED CODES AND STANDARDS.
2. THE ELECTRICAL SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER AN/OR ARCHITECT OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND APPLICABLE CODES PRIOR TO CONSTRUCTION.
3. THE ELECTRICAL CONTRACTOR IS TO PROVIDE ALL REQUIRED LABOR, MATERIAL, EQUIPMENT AND CONTRACTORS SERVICES NECESSARY FOR COMPLETE INSTALLATION OF SYSTEMS REQUIRED IN FULL CONFORMITY AND APPLICABLE CODES AND ORDINANCES. THE FINISHED JOB SHALL BE FUNCTIONAL AND COMPLETE IN EVERY DETAIL INCLUDING ANY AND ALL SUCH ITEMS FOR A COMPLETE SYSTEM.
4. THE ELECTRIAL SUB-CONTRACTOR WILL BEAR ALL COSTS ARISING IN CORRECTING ANY NON-COMPLIANCE WITH THE REQUIREMENTS FO APPLICABLE CODES.
5. E.C. TO COORDINATE SPECIAL ELECTRIAL EQUIPMENT REQUIREMENTS OF TENANTS AS SPECIFICALLY INDICATED ON DRAWING. VERIFY ACTUAL REQUIREMENTS WITH DESIGNER AND/OR ARCHITECT PRIOR TO INSTALLATION.
6. E.C IS TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
8. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT.
9. COORDINATE ELECTRICAL LOCATIONS WITH FURNITURE DEALERSHIP.
10. FURNTURE SHOWN ON PLAN IS FOR REFERENCE ONLY.
11. OUTLETS BACK TO BACK SHOULD BE OFF CENTERED FROM ONE ANOTHER TO PREVENT ACOUSTICAL PROBLEMS.

ELECTRIAL PLAN NOTES

E1 MIDI/DATA OUTLET CABLE LOCATED ABOVE FINISHED CEILING FOR PROJECTOR AND SECURITY CAMERAS

E2 OUTLET LOCATED ABOVE FINISHED CEILING TO POWER PROJECTOR, OCCUPANCY SENSOR, AND SECURITY CAMERAS.

ELECTRICAL LEGEND

	DUPLEX FLOOR OUTLET, 110 VOLT
	DUPLEX WALL OUTLET, 110 VOLT
GFI	GROUND FAULT INTERUPTER IN WET AREAS
	VOICE/DATA WALL OUTLET
	VOICE/DATA WALL OUTLET
+42"	DENOTES HEIGHT OF WALL OUTLET A.F.F.

ISSUE FOR CONSTRUCTION
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ELECTRICAL PLAN

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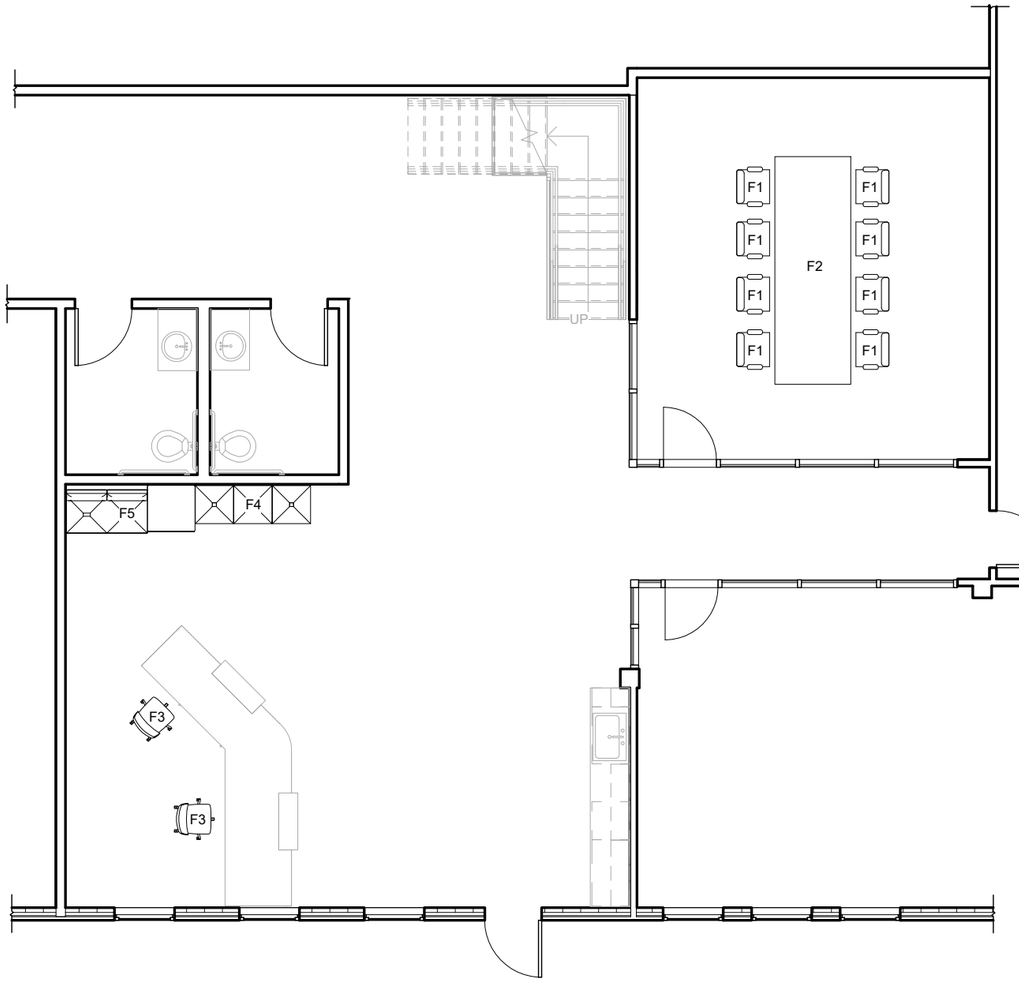
Checked by	RICHEY

LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

A109

Scale 1/8" = 1'-0"



1 FURNITURE PLAN
1/8" = 1'-0"

FURNITURE SCHEDULE

MARK	PRODUCT NAME	IMAGE	MANUFACTURE	FINISH	DEMINSIONS
F1	AMIA AIR		STEEL CASE	BUZZ2 Alpine 5G64	26.6"W X 21.75"D X 37.25"H SH 18"
F2	E-TABLE 2		STEEL CASE	CLEAR WALNUT 3302	120"W X 48"D X 29"H
F3	REPLY		STEEL CASE	BUZZ2 Alpine 5G64	26.6"W X 21.75"D X 37.25"H SH 18"
F4	ROWEN		OFS	OILED BRONZE	48"W X 24"D X 17.5"H
F5	ROWEN 2		OFS	OILED BRONZE	48"W X 24"D X 25"H

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FURNITURE PLAN

Date	12/14/21
Drawn by	Author
Checked by	Checker

LICENSED ARCHITECT
ROBIN HANKS
C-72475
RENEWAL DATE
STATE OF CALIFORNIA

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