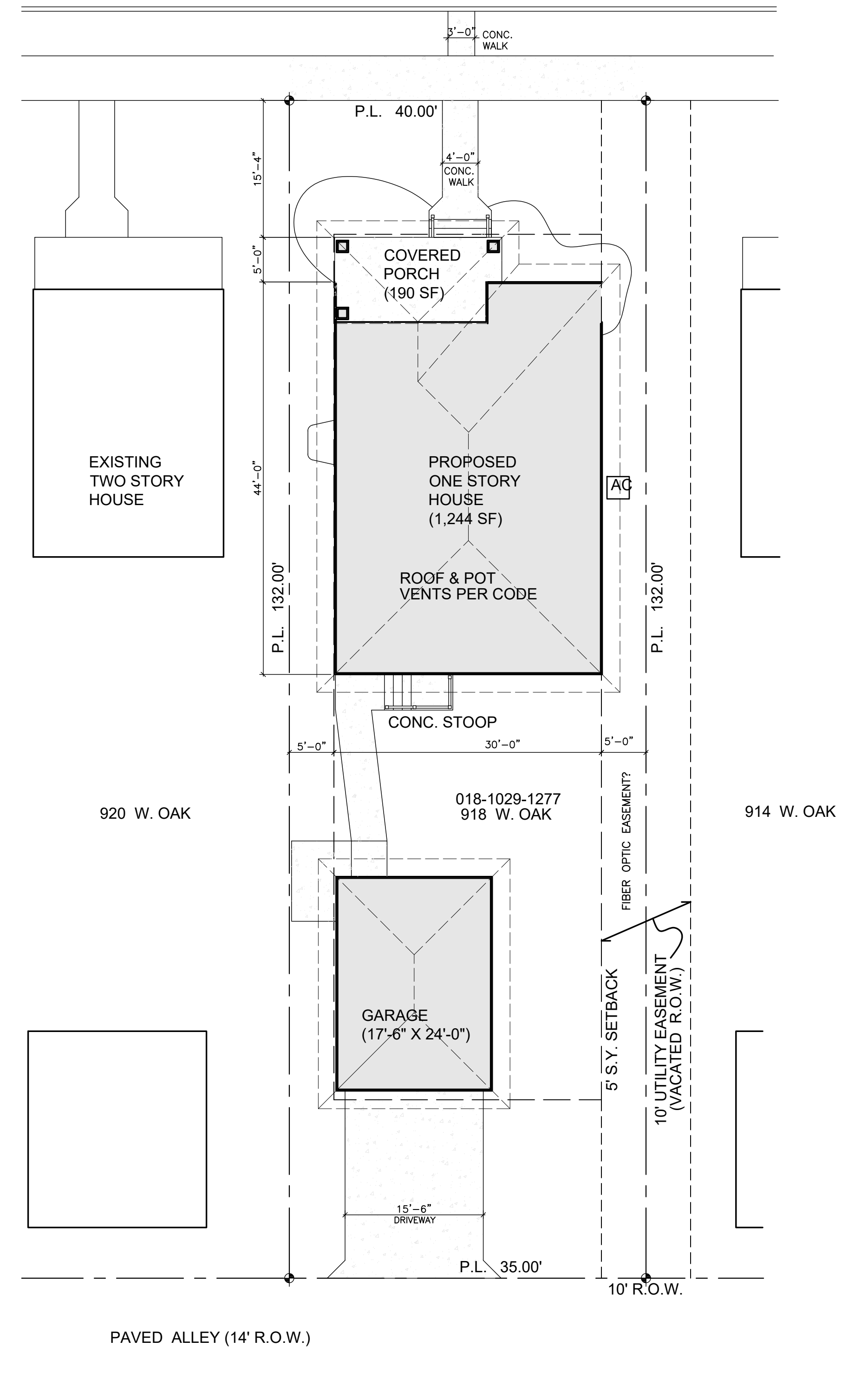


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THESE DRAWINGS ARE NOT FULLY DETAILED CONSTRUCTION DOCUMENTS AND INDICATE THE GENERAL SCOPE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, SCHEDULE, AND SAFETY PRECAUTIONS REQUIRED IN CONNECTION WITH THE WORK. THIS WOOD FRAME RESIDENTIAL STRUCTURE AND ALL ITS PARTS SHALL BE DESIGNED AND CONSTRUCTED TO SAFELY SUPPORT ALL LOADS WITHOUT EXCEEDING THE ALLOWABLE STRESSES FOR MATERIALS OF CONSTRUCTION IN STRUCTURAL MEMBERS AND CONNECTIONS. THIS INCLUDES CONCRETE FOUNDATION, FLOOR, WALL, AND ROOF FRAMING, BEAMS, LINTELS, AND WIND/LATERAL LOADING. ALL WORK SHALL CONFORM WITH THE INDIANA RESIDENTIAL CODE AND ALL APPLICABLE CODES FOR BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY. ALL FLOOR PLAN WALL DIMENSION ARE TO FACE OF STUD OR CONCRETE UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE 2x4. ALL INTERIOR AND GARAGE WALLS ARE 2x4. WINDOW SIZES ARE GENERAL AND MAY BE CHANGED TO NEAREST INCREMENT FOR SPECIFIED WINDOW MFR. VERIFY EGRESS COMPLIANCE AND TEMPERED GLASS WHERE REQUIRED.



1 SITE PLAN - 918 W. OAK ST.
A1.1 SCALE: 1" = 10'-0"

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SOUTH BEND HERITAGE
803 LINCOLN WAY WEST SOUTH BEND, IN 46616
PHONE (574) 289-1066 FAX (574) 289-4550

THREE BEDROOM RANCH
918 W. OAK STREET
SOUTH BEND, IN 46616

REVISIONS

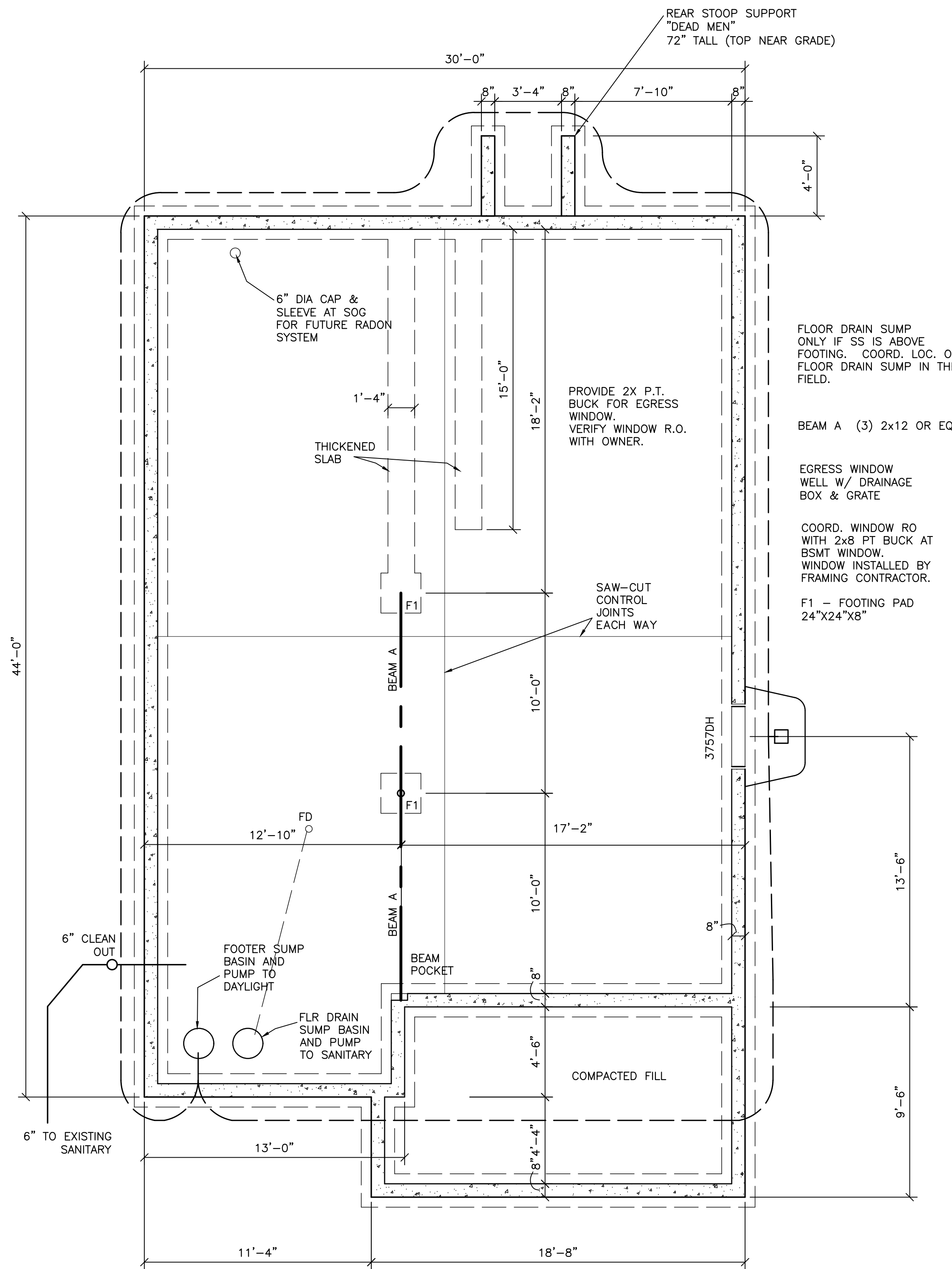
NO.	DATE	DESCRIPTION

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Date: Mar. 14, 2022
Job Number:
Drafting: -
Approval: PDL

Site Plan

Sheet Number:
A1.1

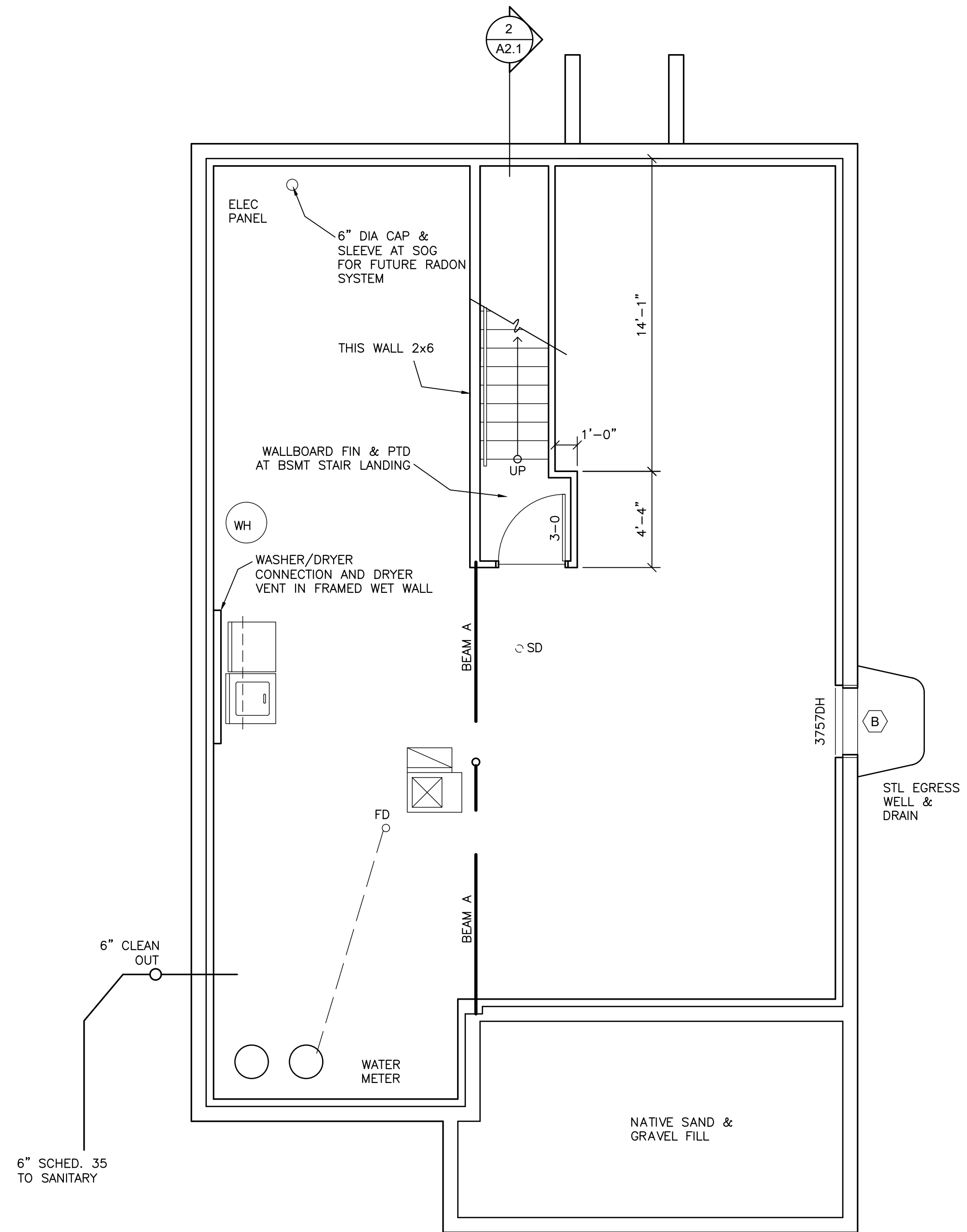
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1 FNDN PLAN 918 W OAK
A3.0 SCALE: 1/4"=1'-0"

CORRUGATED STEEL AREA WELL TO BE MONARCH STIF BACK ii - SB11 49 36 60 EGRESS WITH ACCESSORY GRATE AND LADDER.

IF FOUND SANITARY SEWER LATERAL IS ABOVE FOOTING, ENTER FOUNDATION AS NOTED ON PLAN.



2 BASEMENT PLAN 918 W OAK
A3.0 SCALE: 1/4"=1'-0"

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SOUTH BEND, IN 46616

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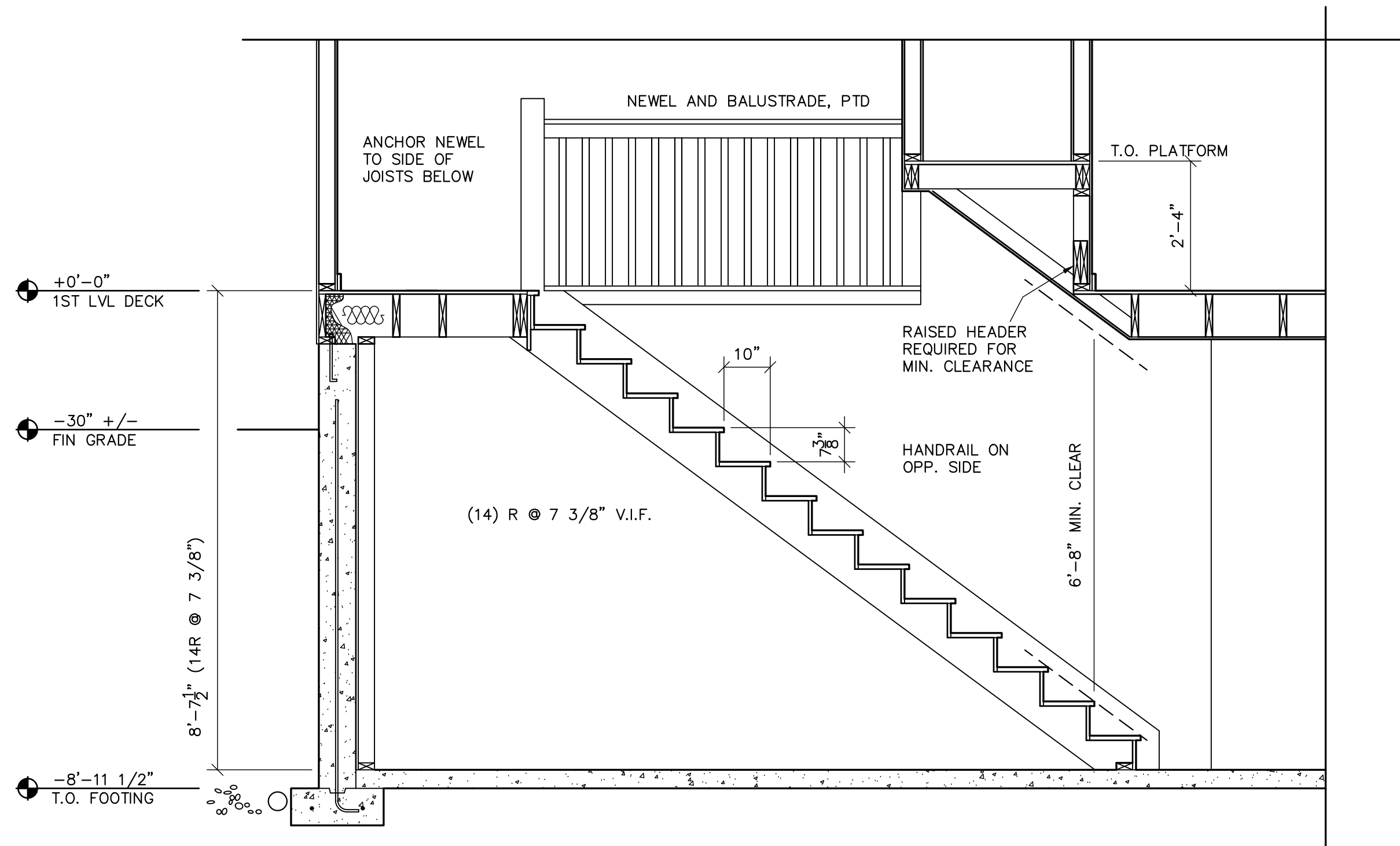
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Foundation Plans

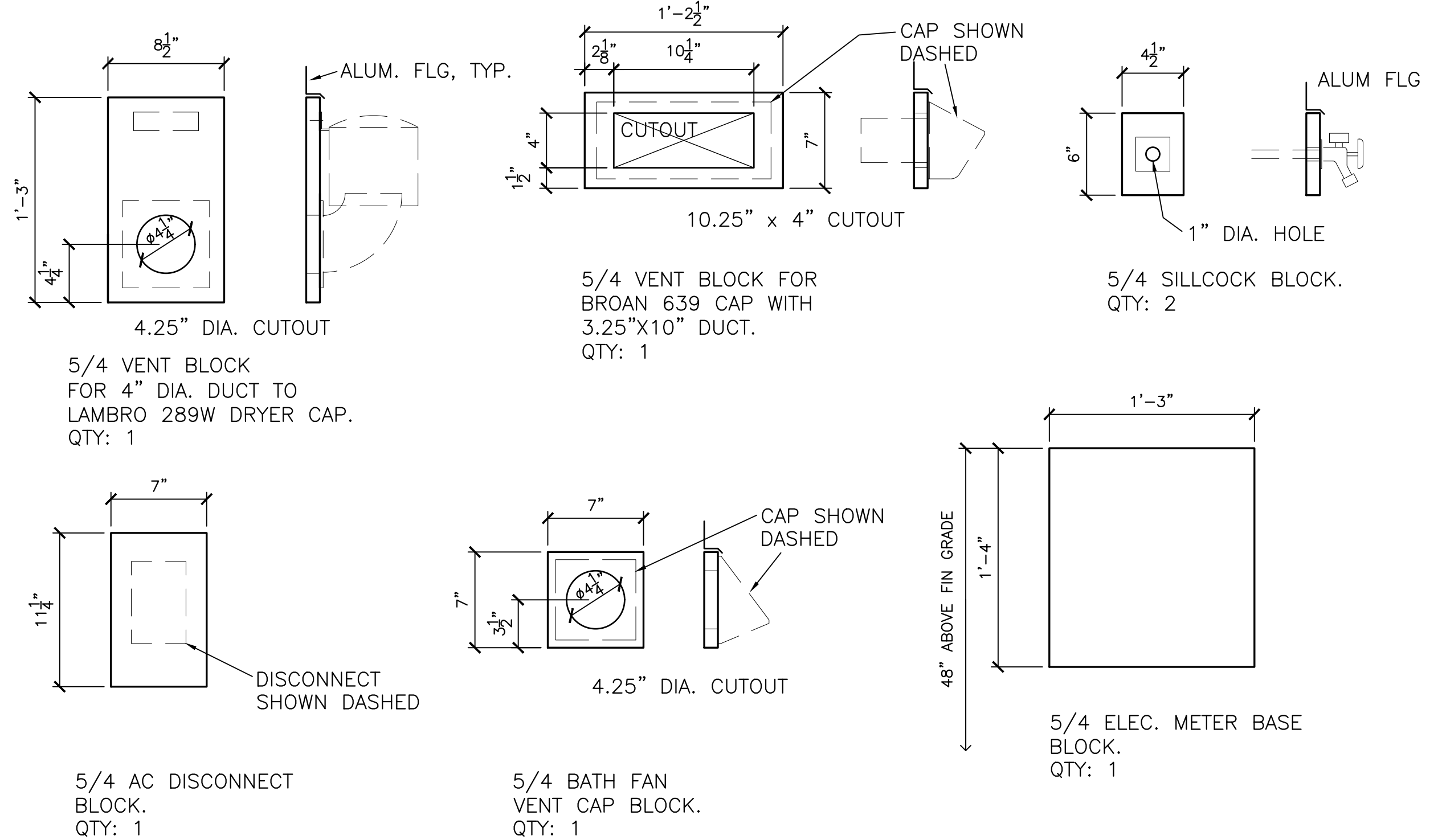
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2 STAIR DETAIL SECTION
A2.1 SCALE: 1/2"=1'-0"

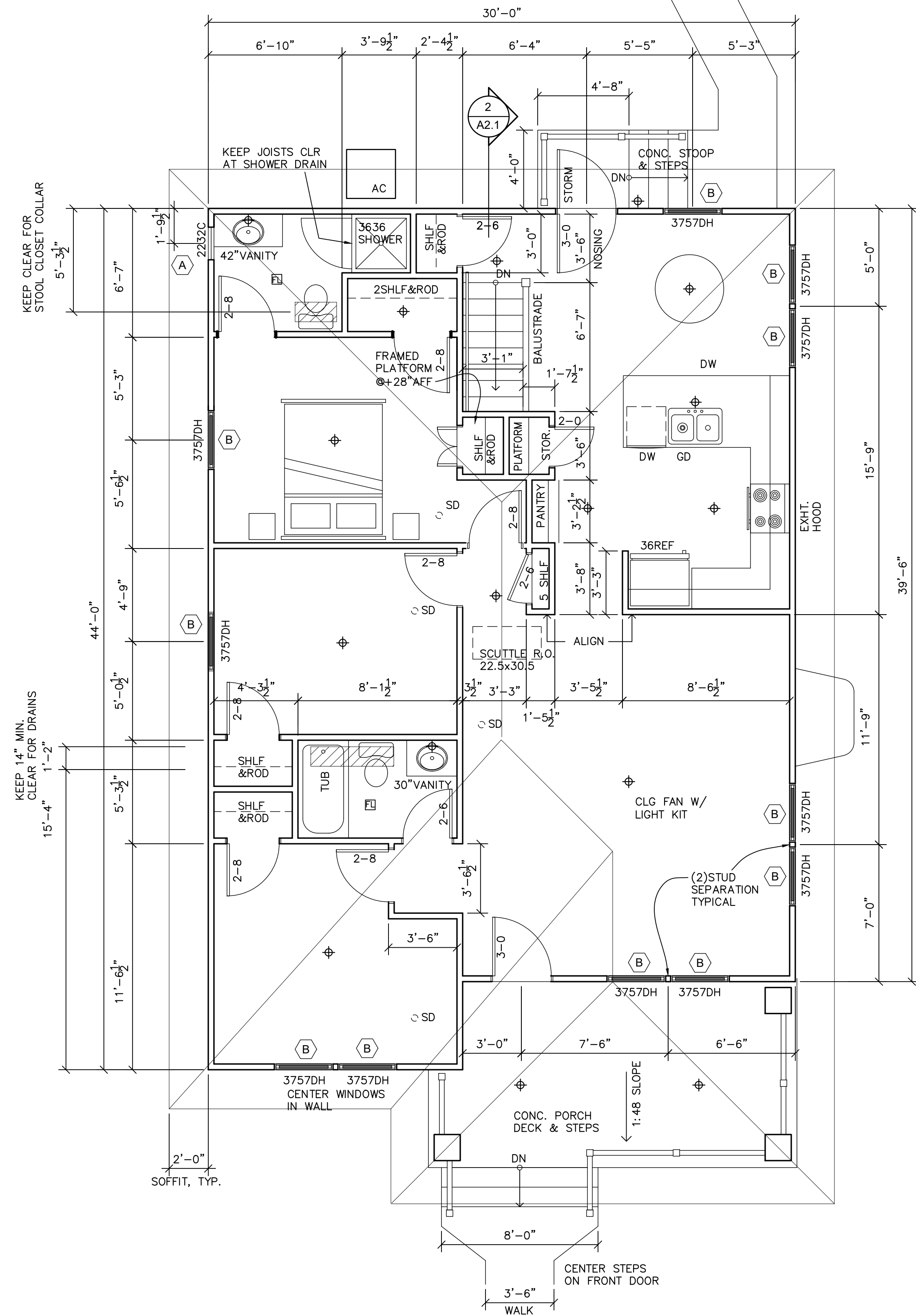


ALL FACTORY AND CUT EDGES TO BE PAINTED COLOR OF HOUSE TRIM.

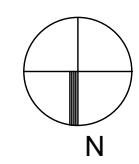
WATER HEATER EXHAUST, SUMP EXHAUST PIPE, AND FURNACE VENT PIPES DO NOT REQUIRE ESCUTCHION TRIM BLOCKS.

ALL PENETRATIONS THROUGH TYVEK TO BE AIR SEALED PER SPEC.

ALUM. FLG OVER TOP OF ALL TRIM BLOCKS NOTED HERE.



3 FLR PLAN 918 W OAK
A3.0 SCALE: 1/4"=1'-0" 1,245 SF



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Floor Plans

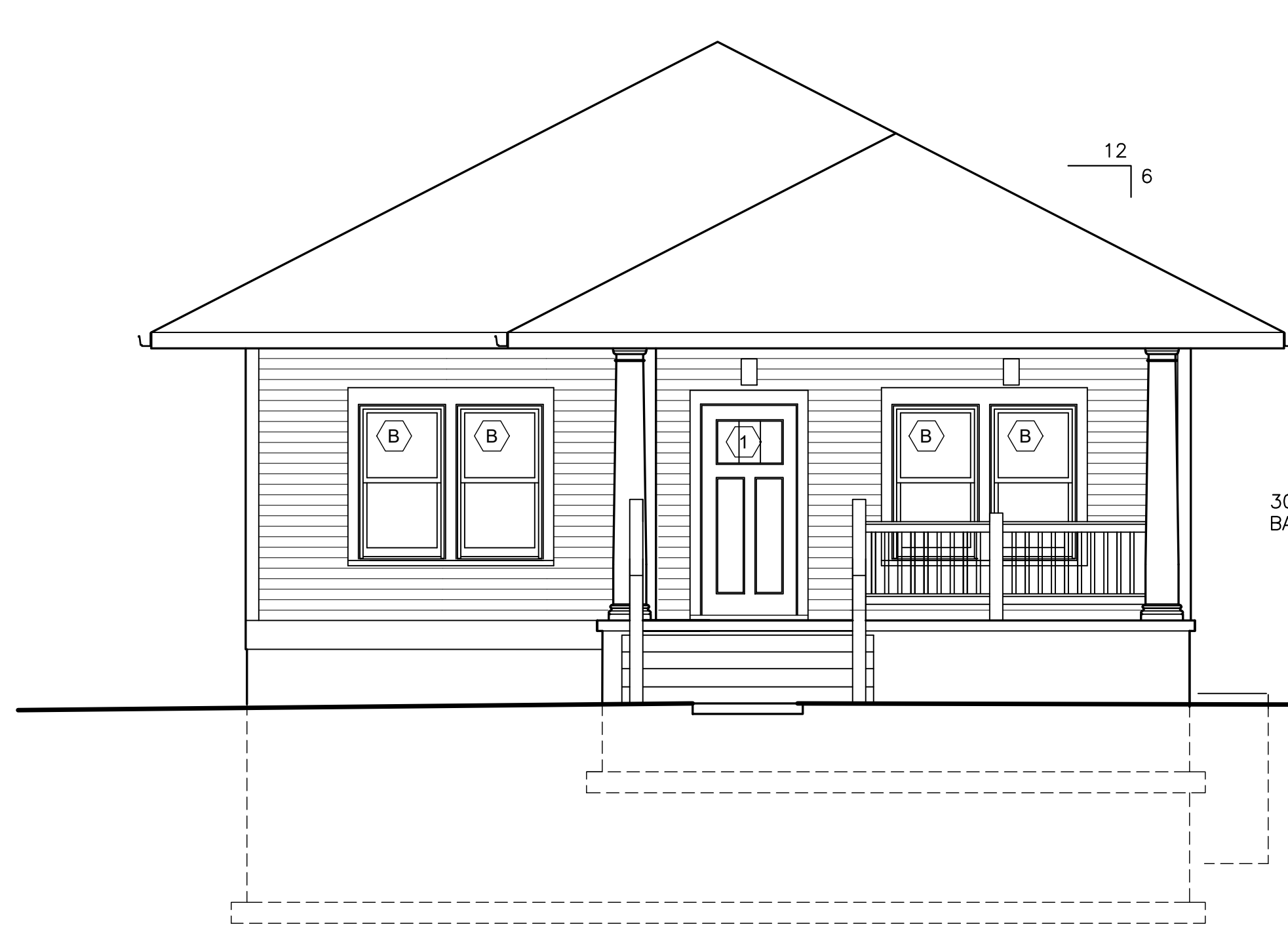
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SOUTH BEND HERITAGE

THREE BEDROOM RANCH
918 W. OAK STREET
SOUTH BEND, IN 46616

803 LINCOLN WAY WEST SOUTH BEND, IN 46616
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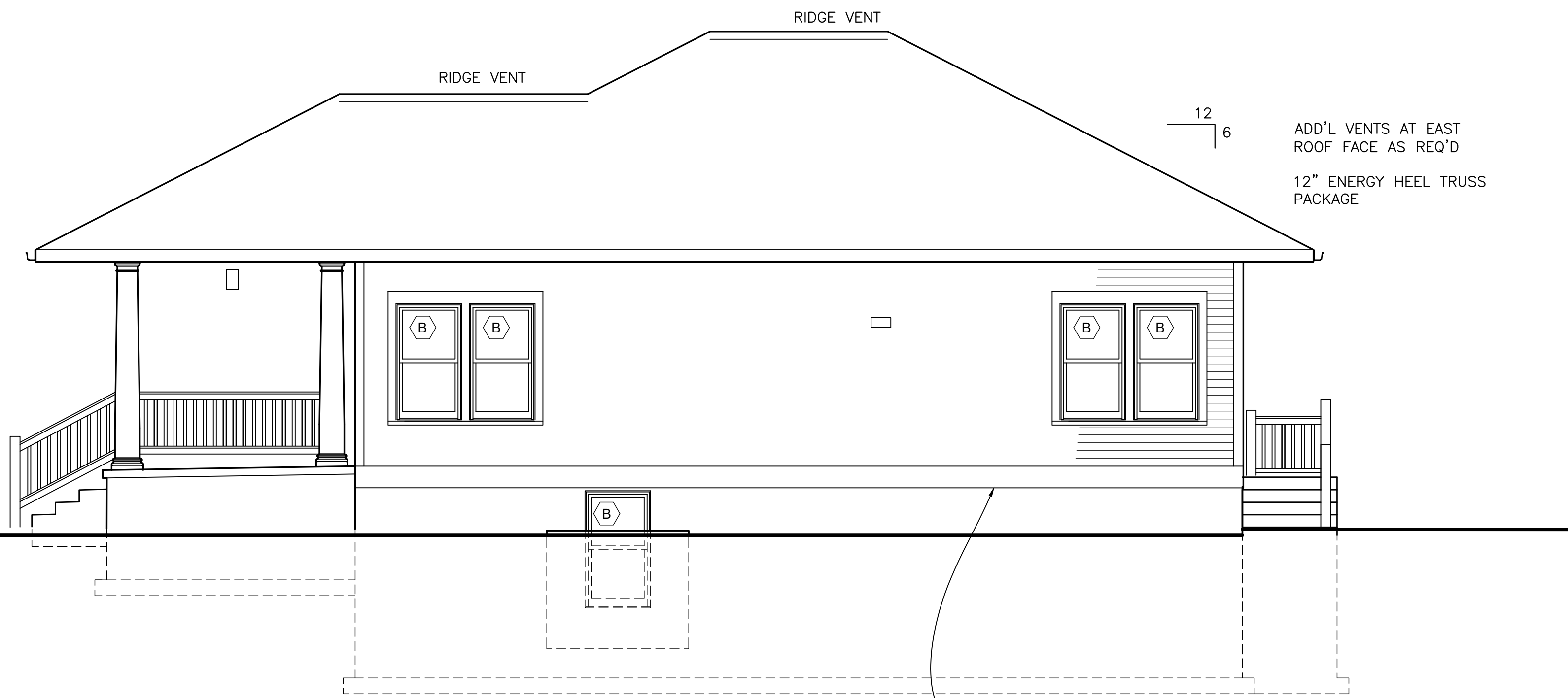
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1 FRONT ELEV. 918 W OAK
 A3.0 SCALE: 1/4"=1'-0"
 0 2' 4' 6' 8'

+9'-1 1/8" WALL PLATE
 +0'-0" T.O. DECK
 -2'-6" (VARIES) FIN GRADE

30" TALL BALUSTRADE



2 RIGHT SIDE ELEVATION
 A3.0 SCALE: 1/4"=1'-0"
 0 2' 4' 6' 8'

ADD'L VENTS AT EAST ROOF FACE AS REQ'D
 12" ENERGY HEEL TRUSS PACKAGE

3/4" x 10 BAND TRIM W/ FLG

ALUM. SOFFIT & FASCIA. 30" VENTED SOFFIT. RIDGE VENT W/ ADD'L POT VENTS AS REQUIRED FOR CODE.

5/4x4 CORNER & WINDOW TRIM, PTD., TYP. LP SMARTSIDE TRIM. WINDOW SILLS TO BE AZEK PVC HISTORIC SILL PROFILE.

5/4x10 TRIM W/ ALUM FLG CAP AT RIM JOIST.

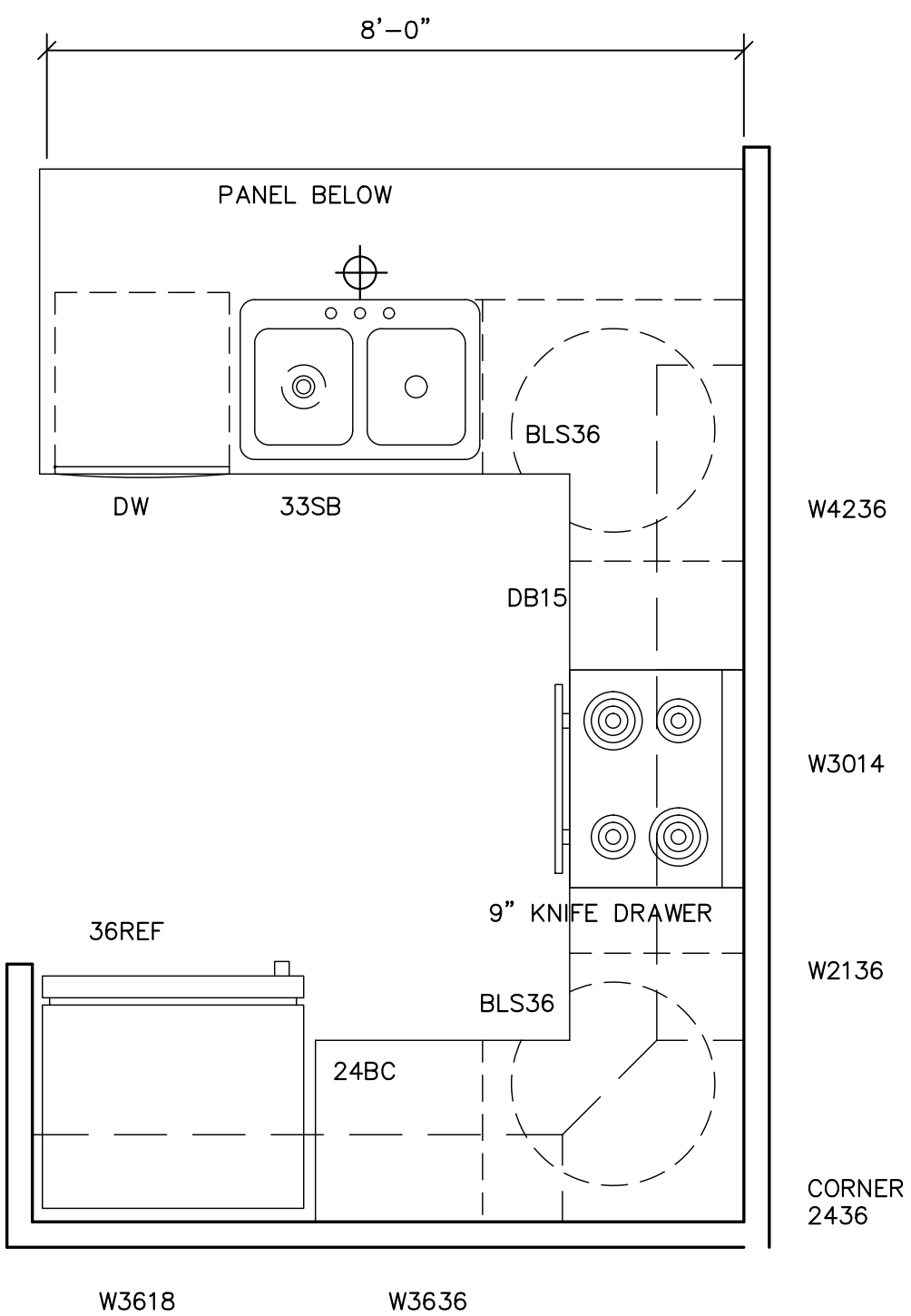
CEMENT BOARD SIDING WITH 4" REVEAL. OVER TYVEK HOUSEWRAP INSTALLED AS AIR BARRIER. DUPONT MANUAL K-27367.

FRONT PORCH COLUMNS & BALUSTRADE PER SPEC. PORCH BALUSTRADE TO BE +32" ABOVE CONC. DECK. STAIR RAIL TO BE PER CODE.

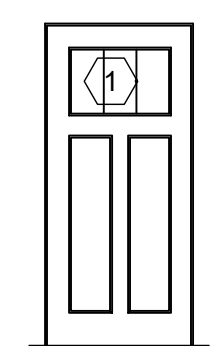
FRONT PORCH ELEV. @ MIN. +24" ABOVE FIN GRADE.

ALL ENTRY DOORS TO BE THERMA-TRU CLASSICRAFT CRAFTSMAN STYLE. PTD.

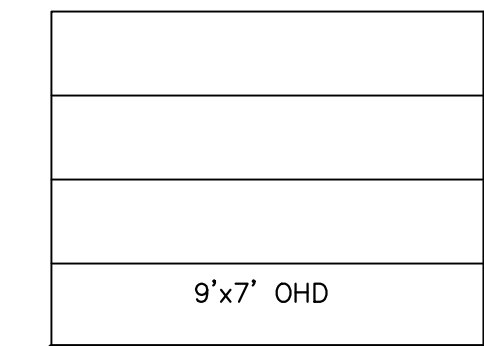
VENEER MASONRY ON FNDN ABOVE GRADE



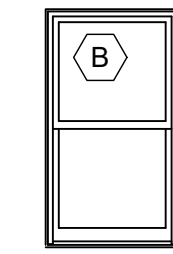
PANTRY
 (1)3630 BASE ON TK & WITH TOP.
 (1)3636 WALL



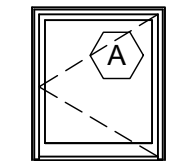
THERMA-TRU CLASSIC CRAFT CANVAS FIBERGLASS ENTRY DOOR. 3'-0" X 6'-8" PAINTED



9' X 7' METAL OVERHEAD DOOR WITH OPERATOR AND REMOTE BUTTONS



ANDERSON 3757 SILVERLINE WINDOWS. DOUBLE HUNG, WHITE. WITH SCREENS.



ANDERSON 2232 SILVERLINE WINDOWS. CASEMENT, WHITE. WITH SCREEN.

SOUTH BEND HERITAGE
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THREE BEDROOM RANCH
 918 W. OAK STREET
 SOUTH BEND, IN 46616

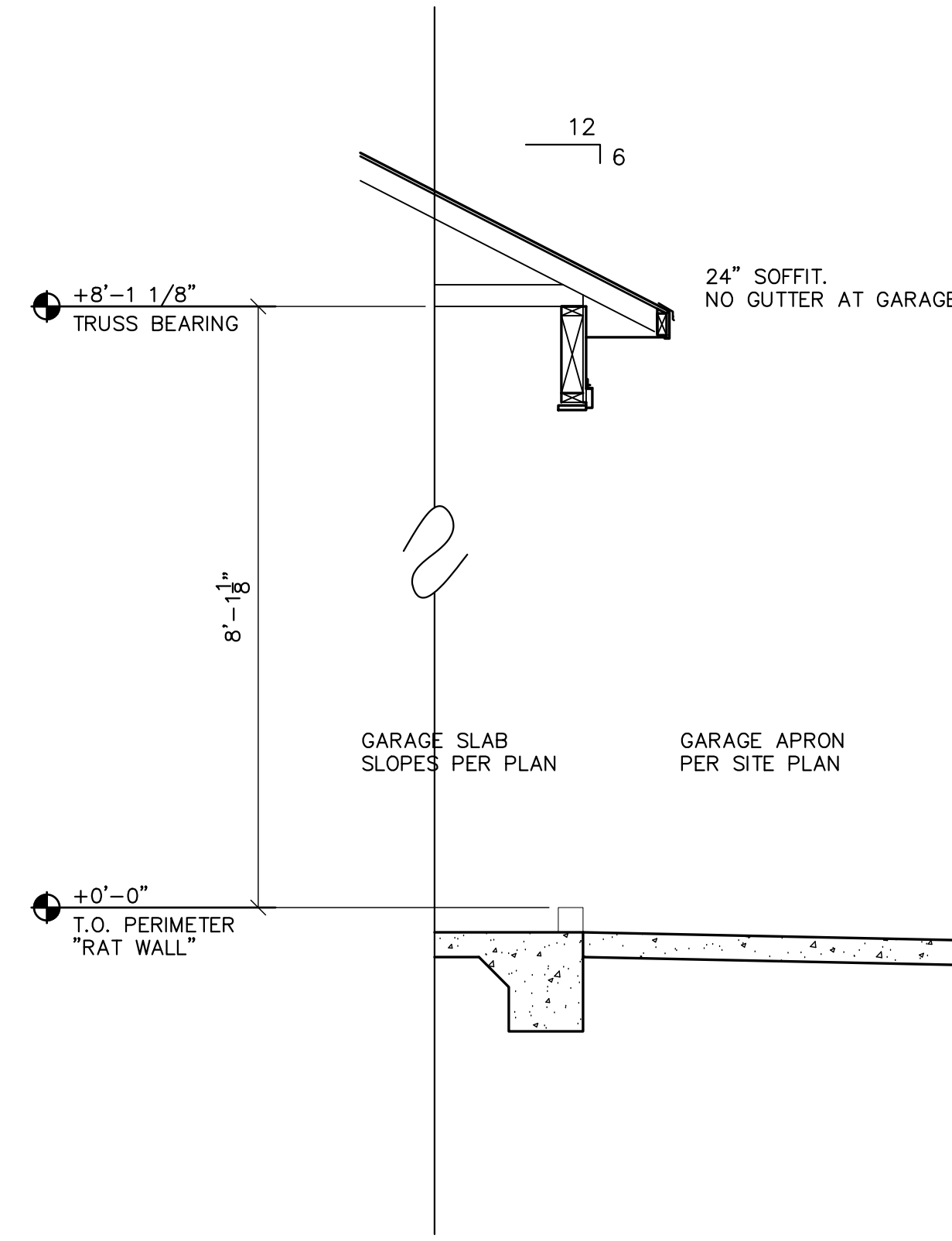
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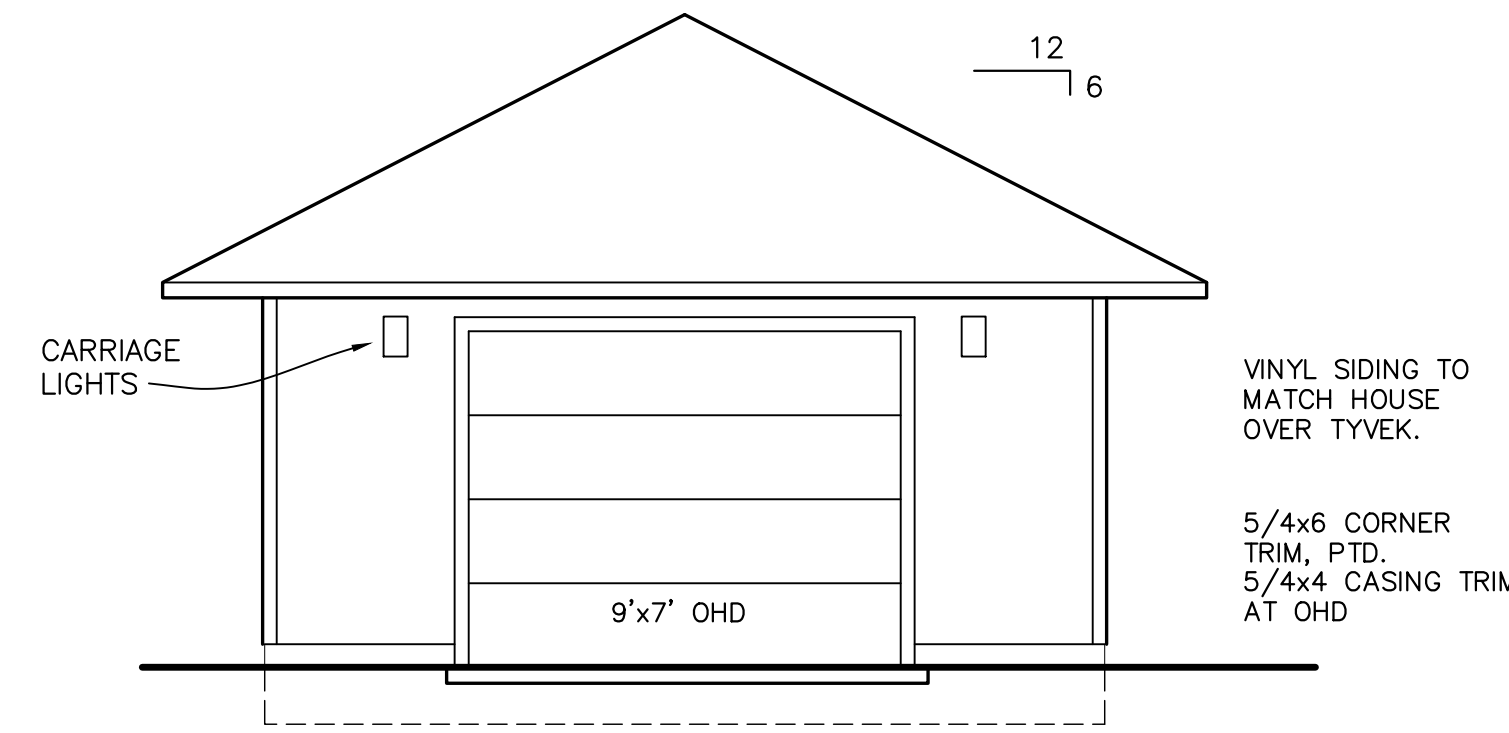
Elevations
 Sheet Number:
A3.0

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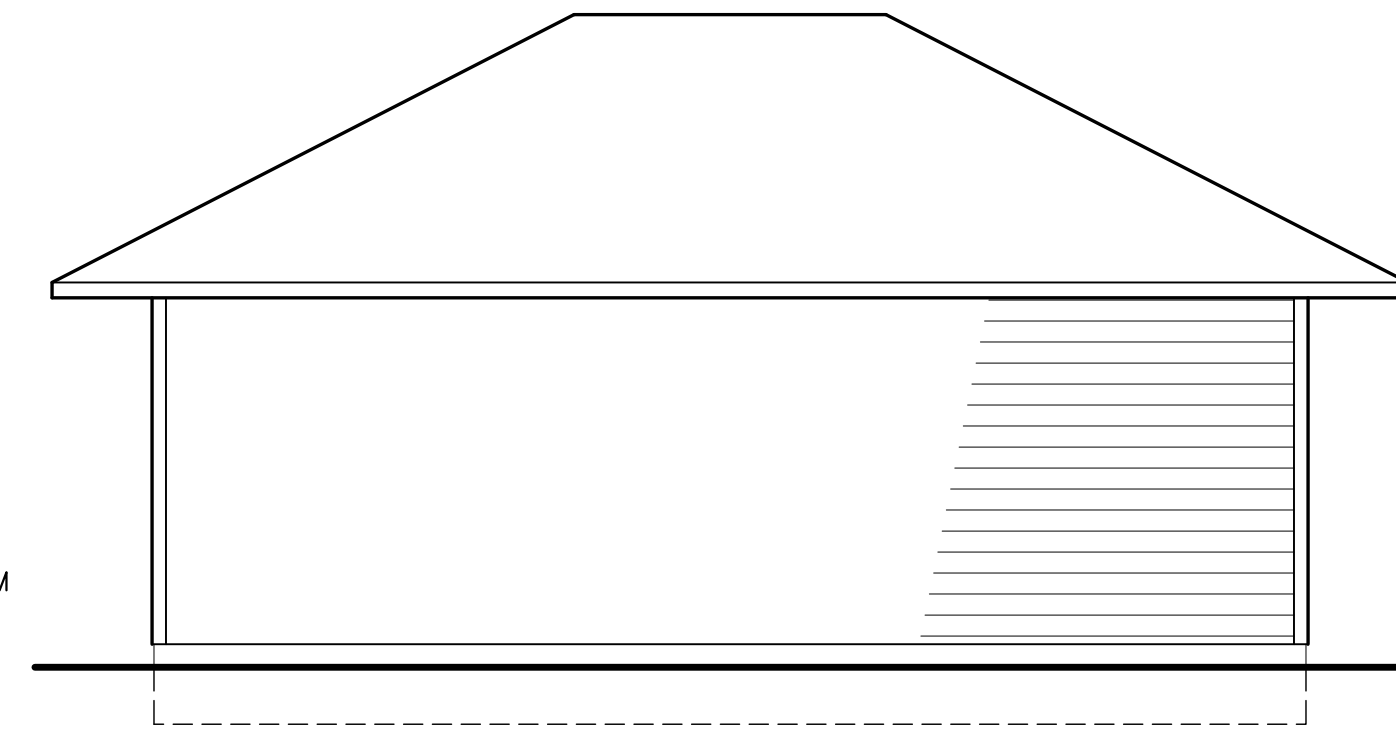
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6 GARAGE DETAIL SECTION AT OHD
G1.0 SCALE: 1/2"=1'-0"



3 GARAGE ELEVATION FROM ALLEY
G1.0 SCALE: 1/4"=1'-0"



4 GARAGE SIDE ELEVATION
G1.0 SCALE: 1/4"=1'-0"

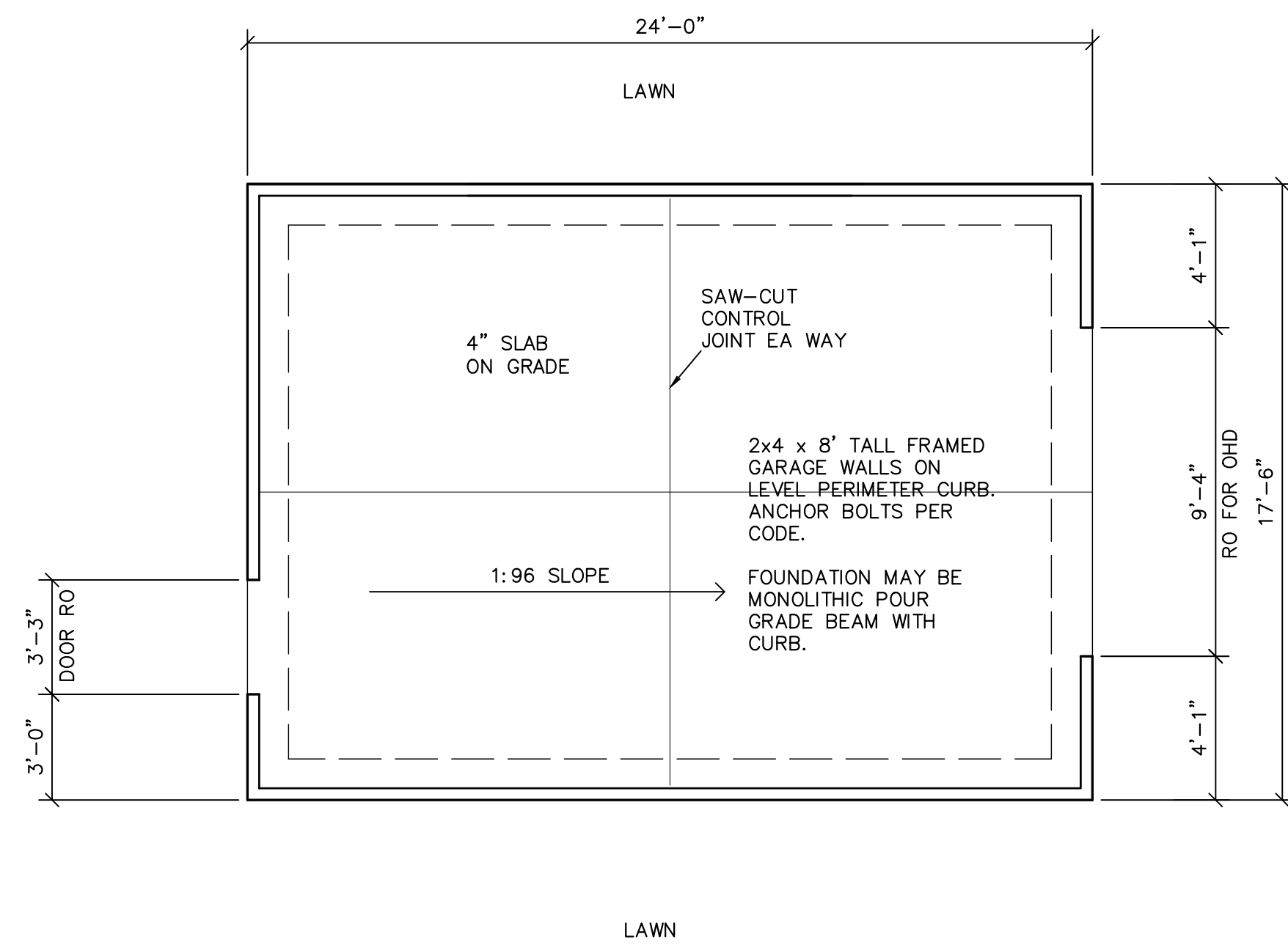
NO ROOF VENTS REQUIRED.
NO GUTTERS OR DOWNSPOUTS

ALUM. FASCIA & NON-VENTED ALUM. SOFFIT

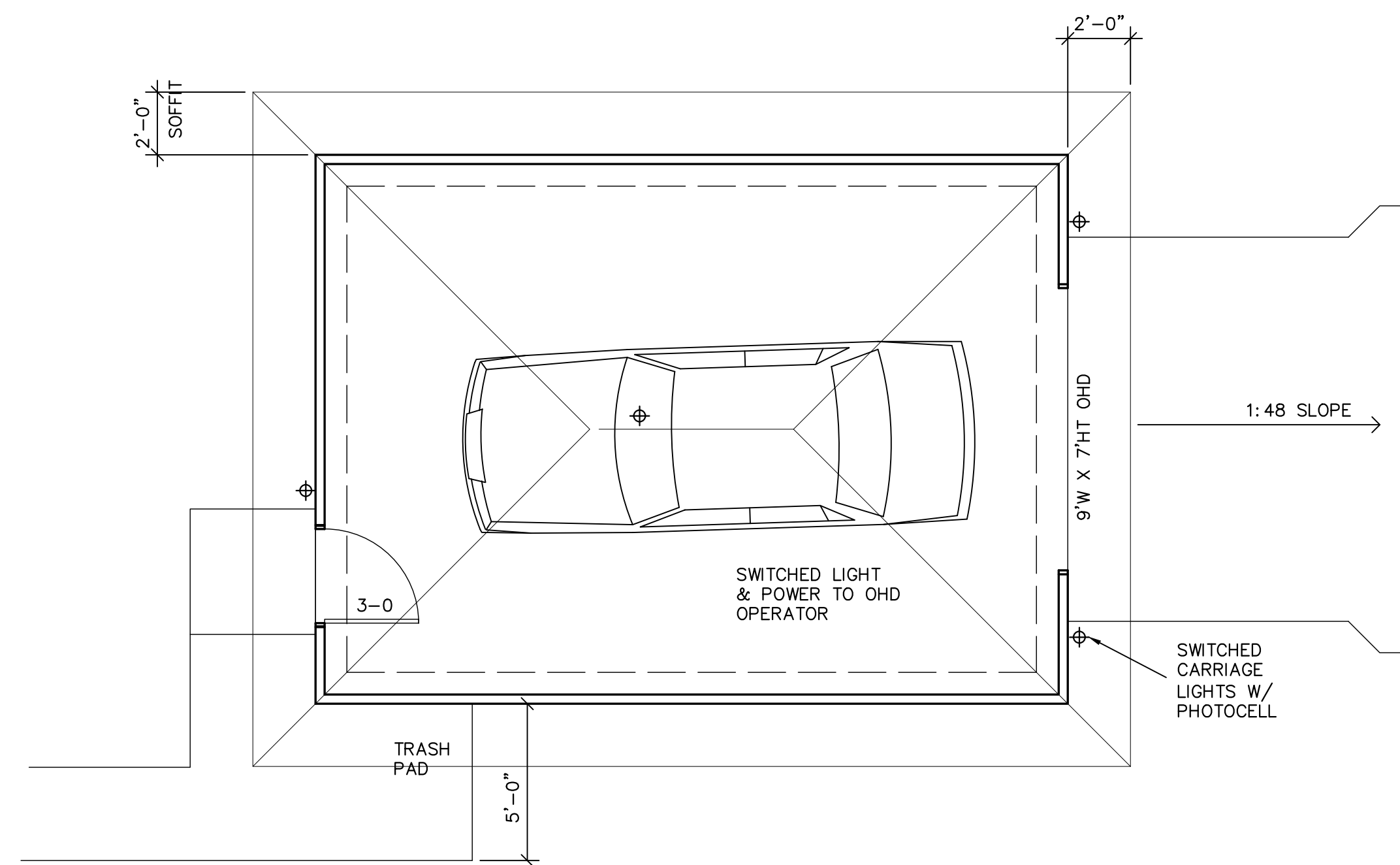
4" VINYL SIDING OVER TYVEK HOUSEWRAP.

5/4x6 CORNER TRIM, PTD.

5/4x4 CASING TRIM AT SERVICE DOOR



2 GARAGE FNDN PLAN
G1.0 SCALE: 1/4"=1'-0"



1 GARAGE PLAN
G1.0 SCALE: 1/4"=1'-0"

SOUTH BEND HERITAGE

803 LINCOLN WAY WEST SOUTH BEND, IN 46616
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THREE BEDROOM RANCH
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Garage

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