MODEL BUILDING TYPE:

DUPLEX

DESCRIPTION:

UNIT CONFIGURATION:	(2) 2 BED / 1 BATH UNITS.
UNIT SIZE:	(2) 880 SQ. FT. UNITS (FINISHED GROSS)
BUILDING HEIGHT:	2 STORIES
EXTERIOR OPTIONS:	A, B, -OR- C
OPTIONAL:	BASEMENT

EXTERIOR ELEVATION
OPTION A

EXTERIOR ELEVATION
OPTION B

EXTERIOR ELEVATION
OPTION C

DRAWING INDEX

G0.01	COVER, DRAWING INDEX, AND GENERAL INFORMATION
A1.01	SITE PLAN DIAGRAMS AND FOUNDATION PLAN
A1.02	FLOOR PLANS
A1.03	ROOF PLAN AND LIGHTING PLANS
A2.01	EXTERIOR ELEVATIONS
A3.01	BUILDING SECTIONS, WALL SECTION, AND WINDOW & DOOR SCHEDULES
A4.01A	EXTERIOR DETAILS (ELEVATION OPTION A)
A4.02A	EXTERIOR DETAILS (ELEVATION OPTION A)
A4.01B	EXTERIOR DETAILS (ELEVATION OPTION B)
A4.02B	EXTERIOR DETAILS (ELEVATION OPTION B)
A4.01C	EXTERIOR DETAILS (ELEVATION OPTION C)
A4.02C	EXTERIOR DETAILS (ELEVATION OPTION C)

APPLICABLE CODES

ZONING CODE	2020 SOUTH BEND ZONING ORDINANCE		
	ZONING DISTRICTS	ALLOWED IN S2, U2, U3, & UF. ALLOWED W/ SPECIAL EXCEPTION IN S1 & U1. (MUST COMPLY W/ ALL DEVELOPMENT STANDARDS OF SECTION 21-03)	
	REQUIRED PARKING	NO REQUIRED OFF-STREET PARKING. (NEW OFF-STREET PARKING MAY BE PROVIDED IN ACCORDANCE W/ SECTION 21-07.03)	
BUILDING CODE	2020 INDIANA RESIDENTIAL CODE		
	CONSTRUCTION TYPE	---	
	OCCUPANCY TYPE	---	
	SPRINKLERS	NOT REQUIRED	
	FIRE ALARM	NOT REQUIRED	
	STORIES	2 + OPTIONAL BASEMENT	
	OCCUPANCY LOAD	---	
	AREA: (CONDITIONED)	(W/ BASEMENT)	(W/O BASEMENT)
	BASEMENT (UNFINISHED)	880 SF	0 SF
	1ST FLOOR	880 SF	880 SF
	2ND FLOOR	880 SF	880 SF
	BUILDING TOTAL	2,640 SF	1,760 SF
ENERGY CODE	2018 INTERNATIONAL ENERGY CONSERVATION CODE (W/ 2020 INDIANA AMENDMENTS)		
	THIS SET ASSUMES PRESCRIPTIVE PATH.		

GENERAL NOTES

1. SITE PLAN SHALL BE SUBMITTED SEPARATELY BY APPLICANT PER REQUIREMENTS OF THE CITY OF SOUTH BEND PERMIT APPLICATION.
2. THE INFORMATION CONTAINED WITHIN THESE DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT WITH STANDARD CONSTRUCTION PRACTICES IN MIND. ALL PARTIES PERFORMING WORK SHALL VISIT THE SITE AND BE FAMILIAR WITH ALL CONDITIONS THAT MIGHT AFFECT THEIR WORK. AS A RESULT, THE INFORMATION CONTAINED IN THESE DRAWINGS MAY REQUIRE MODIFICATION OR FIELD ADJUSTMENTS IN ORDER TO MEET VARIATIONS IN LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT THE FINAL DESIGN AND CONSTRUCTION IS CODE COMPLIANT, APPROPRIATE, AND COMPLETE.
3. THE GENERAL CONTRACTOR AND OWNER ASSUME ALL RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURE PROPER STRUCTURAL DETAILING, WEATHERPROOF CONSTRUCTION, AND QUALITY WORKMANSHIP. ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARDS. DIMENSIONS, FLOOR AND ROOF LOADING, AND BEAM DESIGN SHOULD BE CHECKED PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION.
4. ALL DIMENSIONS ARE SHOWN TO FACE OF STUD OR FACE OF FOUNDATION AND TO THE CENTERLINES OF DOORS, WINDOWS, AND COLUMNS UNLESS INDICATED OTHERWISE.
5. THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITY, SERVICE, AND SYSTEMS LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK. FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITY COMPONENTS.
6. SLOPE ALL GRADES AWAY FROM BUILDING.
7. EXTERNAL HVAC UNITS AND EXTERNAL ELECTRICAL PANELS SHALL ONLY BE INSTALLED ON THE REAR OR SIDES OF RESIDENCES OR SHALL BE SCREENED SO THAT NO PORTION IS VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY, WITH EXCEPTION OF ALLEYS. UNITS ARE TO BE PLACED OUT OF CRITICAL PATHS.
8. ALL STAIR RISERS WITHIN A RUN MUST BE IDENTICAL. CONTRACTOR MUST COORDINATE WITH INTERIOR FLOOR FINISHES WHEN LAYING OUT STAIRS SO THAT RISERS ARE EQUAL.
9. SET INTERIOR DOOR LOCATIONS TO ALLOW 4" OF WALL SPACE ON EACH SIDE OF THE DOOR FOR TRIM UNLESS INDICATED OTHERWISE. AT AREAS WHERE DOOR CASING TRIM MUST BE RIPPED DOWN, SET DOOR SO THAT DOOR CASING TRIM IS OF EQUAL WIDTH ON EACH SIDE OF THE DOOR.
10. PROVIDE WOOD BLOCKING BEHIND GYPSUM WALL BOARD AT ALL HANDRAILS, CABINETS, GRAB BARS, CLOSET RODS, INCLUDING ALL WALL-MOUNTED ACCESSORIES AND AROUND MODULAR SHOWER SURROUND.
11. COORDINATE SIZE AND LOCATIONS OF SELECTED EQUIPMENT AND APPLIANCES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
12. EMERGENCY ACCESS SHALL INCLUDE ONE ENTRY DOOR AT 3'-0" MINIMUM WIDTH AND BEDROOM EGRESS WITH MINIMUM NET CLEAR OPENINGS PER CODE.

GENERAL CONSTRUCTION STANDARDS

1. THE FOLLOWING DESCRIBES THE TYPICAL CONDITIONS ASSUMED THROUGHOUT THIS DRAWING SET. STRUCTURE TO BE CONFIRMED AND VERIFIED BY OTHERS. MODIFICATIONS TO THESE DETAILS MAY BE REQUIRED AT THE DISCRETION AND LIABILITY OF THE GENERAL CONTRACTOR.

1.1. EXTERIOR WALL ASSEMBLY:
- 1.1.1. EXTERIOR ASSEMBLY: FIBER CEMENT SIDING W/ 5" EXPOSURE ON WATER RESISTANT BARRIER ON ½" STRUCTURAL SHEATHING.
- 1.1.2. WALL STRUCTURE: 2X6 WOOD STUDS @ 16" O.C. W/ R-19 MINIMUM INSULATION BETWEEN STUDS.
- 1.1.3. INTERIOR FINISH: ½" GYPSUM WALL BOARD.

1.2. INTERIOR WALL ASSEMBLY:
- 1.2.1. WALL STRUCTURE: 2X4 WOOD STUDS @16" O.C. UNLESS OTHERWISE NOTED.
- 1.2.2. INTERIOR FINISH: ½" GYPSUM WALL BOARD.
- 1.2.3. WHERE 1-HR OR 2-HR FIRE RATING IS NECESSARY THE APPLICABLE WALL ASSEMBLY MUST MEET ALL MINIMUM CODE REQUIREMENTS.

1.3. FLOOR / CEILING ASSEMBLY:
- 1.3.1. FLOOR SYSTEM: ¾" THICK SUBFLOOR GLUED AND SCREWED TO FLOOR JOISTS. INTERIOR FLOOR FINISH BY OTHERS.
- 1.3.2. WOOD JOIST: 2X12 LUMBER JOISTS, OR AS REQUIRED BY CODE.
- 1.3.3. CEILING SYSTEM: 1 LAYER OF ½" GYPSUM WALL BOARD.
- 1.3.4. WHERE 1-HR OR 2-HR FIRE RATING IS NECESSARY THE APPLICABLE FLOOR / CEILING ASSEMBLY MUST MEET ALL MINIMUM CODE REQUIREMENTS.

1.4. ROOF ASSEMBLY:
- 1.4.1. EXTERIOR ASSEMBLY: ARCHITECTURAL SHINGLES ON ROOFING FELT ON ⅞" STRUCTURAL SHEATHING.
- 1.4.2. STRUCTURE: ROOF TRUSSES OR ROOF RAFTERS AND JOISTS. STRUCTURE BY OTHERS.

1.5. FOUNDATION / BASEMENT CONSTRUCTION:
- 1.5.1. FOUNDATION WALL: 8" POURED IN PLACE CONCRETE FOUNDATION WALL W/ DAMP PROOFING OR WATERPROOFING BELOW GRADE. REBAR PER CODE. PARGE COAT ON EXTERIOR FACE ABOVE GRADE.
- 1.5.1. BASEMENT FLOOR: 4" CONCRETE SLAB ON GRADE OVER VAPOR BARRIER. THICKENED SLAB UNDER INTERIOR BEARING WALLS AND STRUCTURAL COLUMNS.

CITY OF SOUTH BEND

DUPLEX
SOUTH BEND MODEL BUILDINGS
2 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
SOUTH BEND, INDIANA

ISSUE:
01.12.2022
PRE-APPROVED BUILDING SET

FOR CITY USE:

NOTES:
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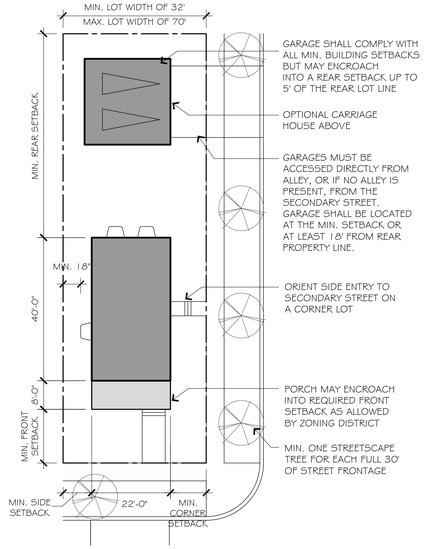
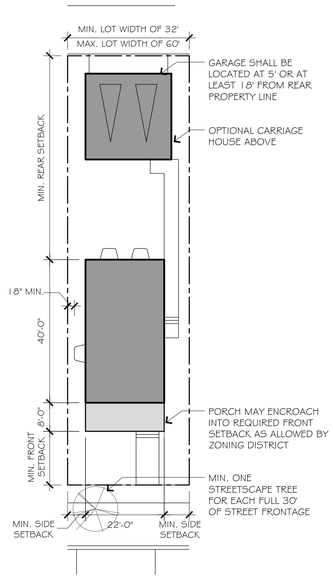
SHEET TITLE:
COVER, DRAWING INDEX, AND GENERAL INFORMATION

SHEET NO:
G-0.01

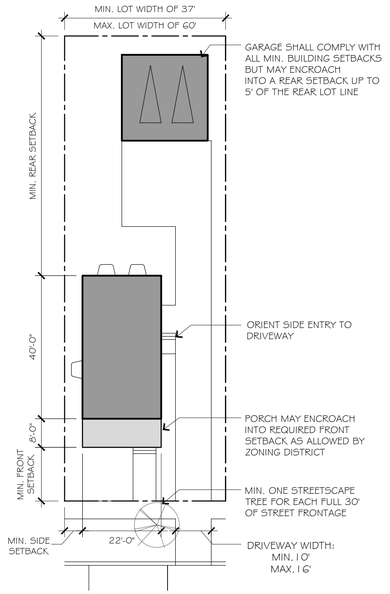
CORNER LOT REQUIREMENTS



INTERIOR LOT WITH ALLEY ACCESS



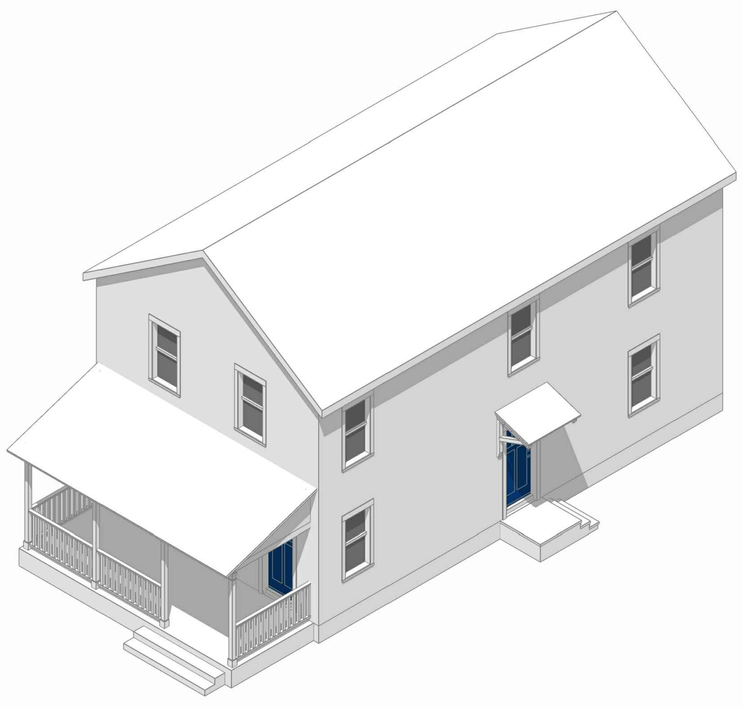
INTERIOR LOT WITHOUT ALLEY ACCESS



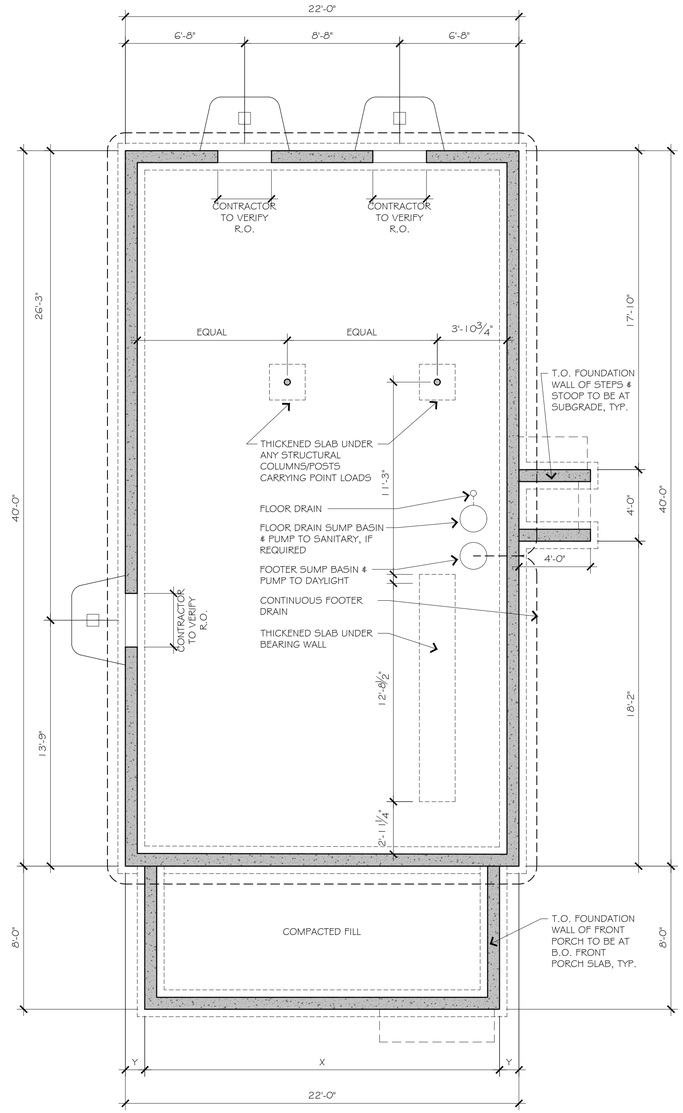
SITE PLAN REQUIREMENTS FOR ALL DUPLEX PLANS:

THE BUILDING ENVELOPE IS REQUIRED TO MATCH ALL DETAILS OF PRE-APPROVED ARCHITECTURAL DESIGN SET. PLANS MAY BE ORIENTED TO EITHER SIDE LOT LINE (MIRRORED) ON INTERIOR LOTS ONLY. ALL BUILDINGS SHALL BE SUBJECT TO THE PROVISIONS OF THE APPLICABLE ZONING DISTRICT.

01 | SITE PLAN DIAGRAMS — 1" = 20'-0"



02 | MASSING MODEL



FRONT PORCH DIMENSIONS PER ELEVATION OPTION		
ELEVATION OPTION	X	Y
A	19'-10"	1'-1"
B	20'-2 1/2"	0'-10 3/4"
C	21'-0 1/2"	0'-5 3/4"

03 | FOUNDATION PLAN — 1/4" = 1'-0"

CITY OF SOUTH BEND

DUPLEX
SOUTH BEND MODEL BUILDINGS
2 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
SOUTH BEND, INDIANA

ISSUE:
01.12.2022
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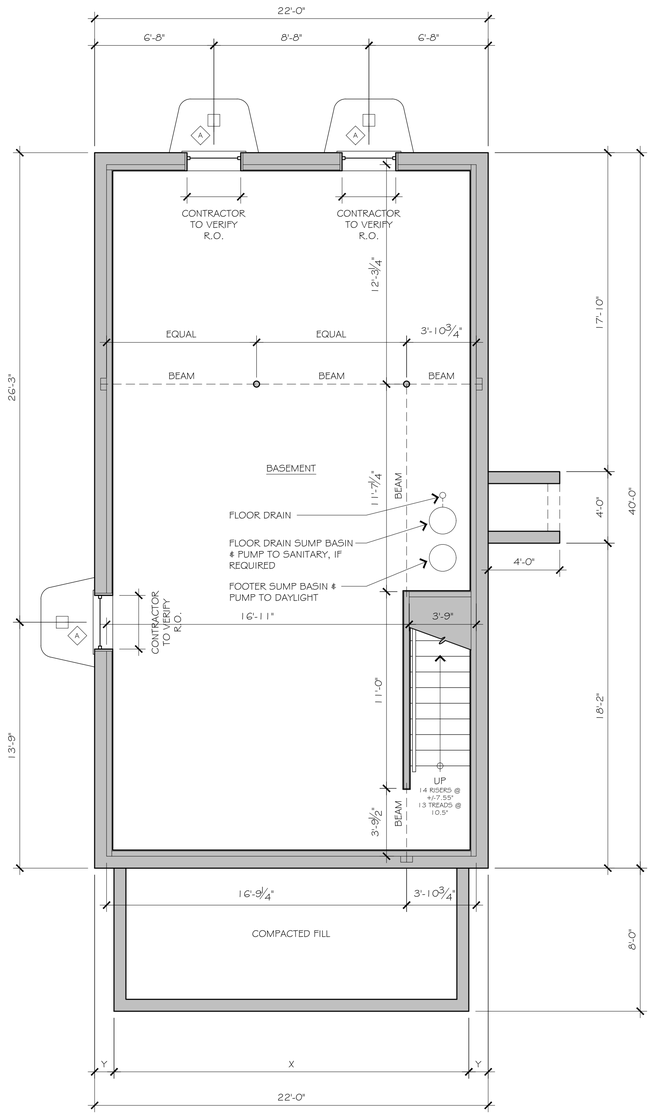
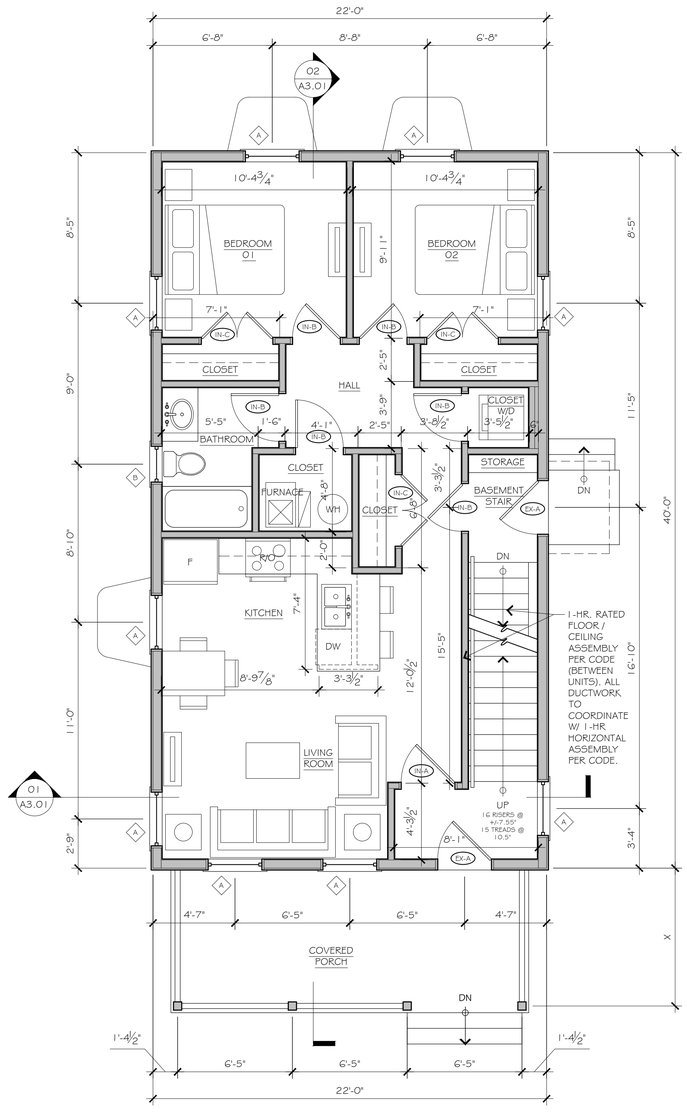
SHEET TITLE:
SITE PLAN DIAGRAMS & FOUNDATION PLAN

SHEET NO.:
A-1.01



FRONT PORCH DIMENSIONS PER ELEVATION OPTION		
ELEVATION OPTION	X	Y
A	19'-10"	1'-1"
B	20'-2½"	0'-10¾"
C	21'-0½"	0'-5¼"

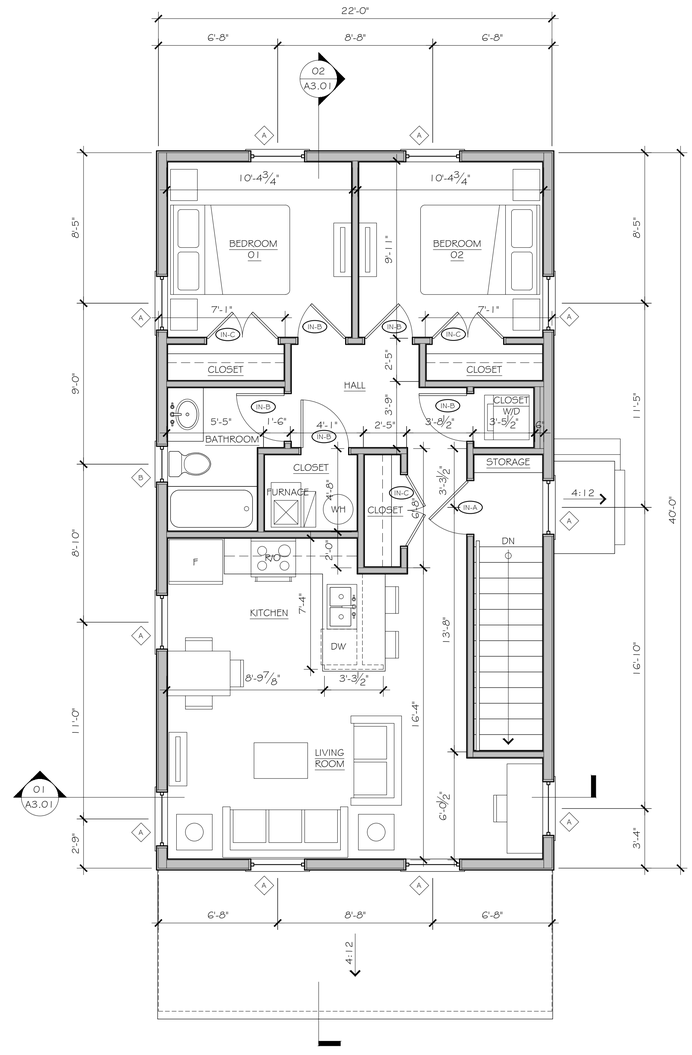
01 BASEMENT PLAN ¼" = 1'-0"



FRONT PORCH DIMENSIONS PER ELEVATION OPTION	
ELEVATION OPTION	X
A	7'-8½"
B	7'-6¼"
C	7'-1¼"

AREA OF FLOORING (GROSS SF)	
LIVING / DINING	191
KITCHEN	53
1ST FLOOR STAIR LANDING	35
BASEMENT STAIR LANDING	26
STAIR TREADS (1ST FLOOR)	51
HALL	74
BEDROOM 01	102
BEDROOM 02	102
BATHROOM	34
CLOSETS (ALL)	79
TOTAL	747

02 1ST FLOOR PLAN ¼" = 1'-0"



AREA OF FLOORING (GROSS SF)	
LIVING / DINING	233
KITCHEN	53
HALL	74
2ND FLOOR STAIR LANDING	21
BEDROOM 01	102
BEDROOM 02	102
BATHROOM	34
CLOSETS (ALL)	79
TOTAL	698

03 2ND FLOOR PLAN ¼" = 1'-0"

CITY OF SOUTH BEND

DUPLEX

SOUTH BEND MODEL BUILDINGS

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(2 UNITS TOTAL)

SOUTH BEND, INDIANA

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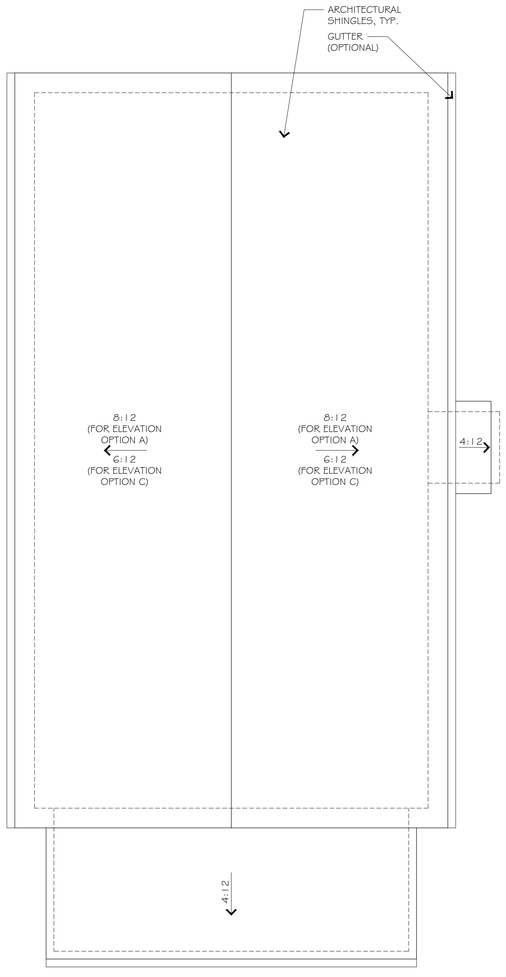
SHEET TITLE:

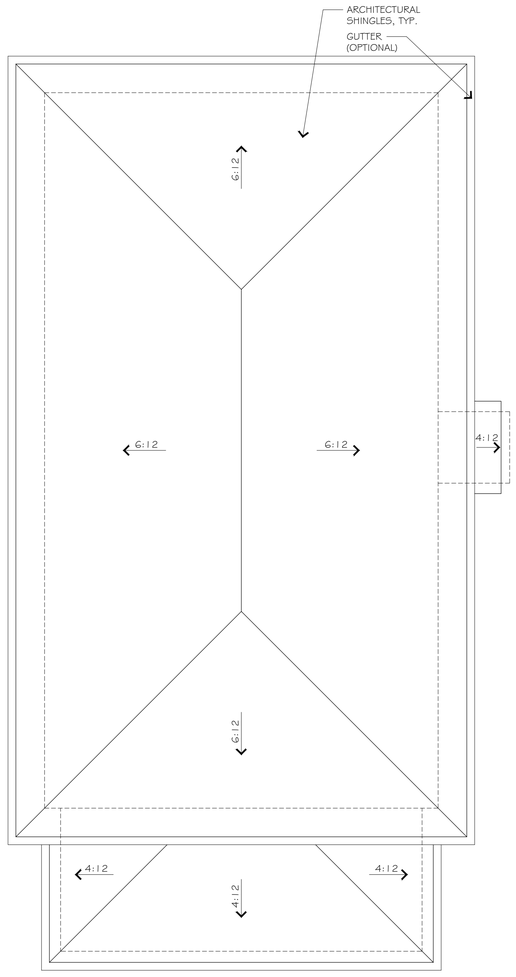
FLOOR PLANS

SHEET NO.:

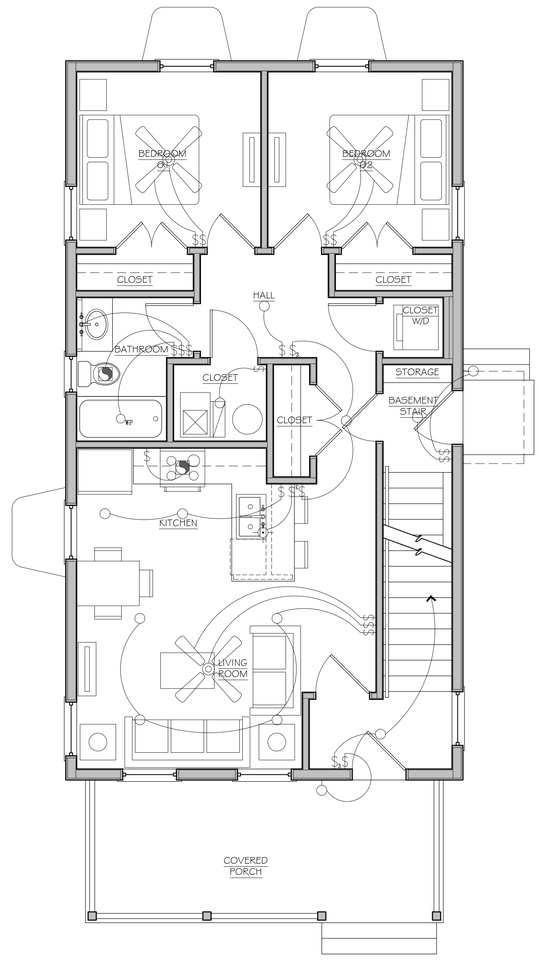
A-1.02



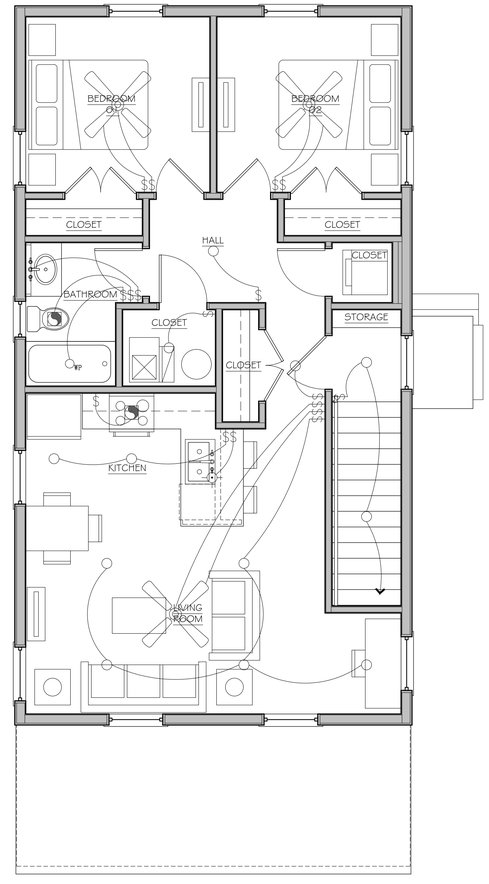
01 ROOF PLAN (ELEVATION OPTION A & C) 1/4" = 1'-0"



02 ROOF PLAN (ELEVATION OPTION B) 1/4" = 1'-0"



03 1ST FLOOR LIGHTING PLAN 1/4" = 1'-0"



04 2ND FLOOR LIGHTING PLAN 1/4" = 1'-0"

LIGHTING LEGEND

- SWITCH
- SWITCH (3-WAY)
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE (WATERPROOF)
- PENDANT LIGHT FIXTURE
- INTERIOR WALL MOUNTED LIGHT
- EXTERIOR WALL MOUNTED LIGHT
- CEILING FAN W/ FAN LIGHT
- CEILING FAN (W/O FAN LIGHT)
- EXHAUST FAN VENT

CITY OF SOUTH BEND

DUPLEX

SOUTH BEND MODEL BUILDINGS

2 BED / 1 BATH PER UNIT
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SOUTH BEND, INDIANA

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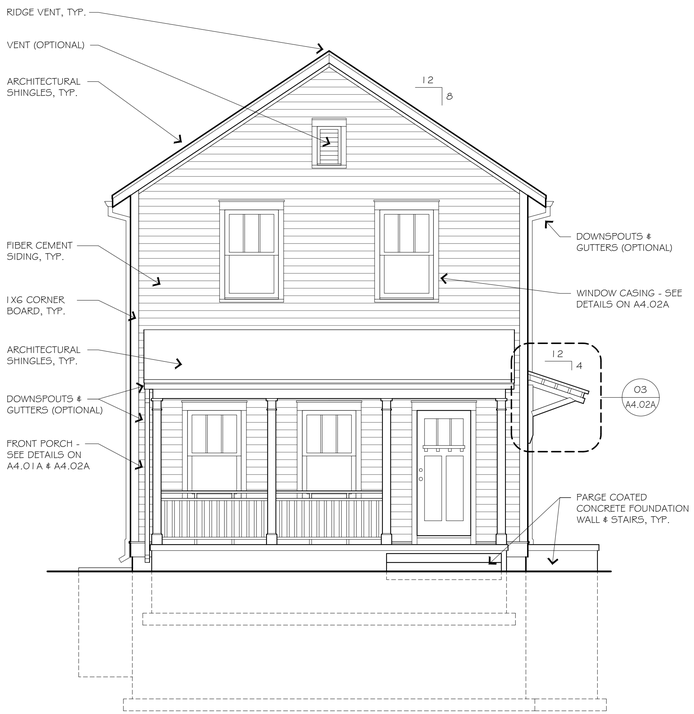
SHEET TITLE:

ROOF PLAN AND LIGHTING PLANS

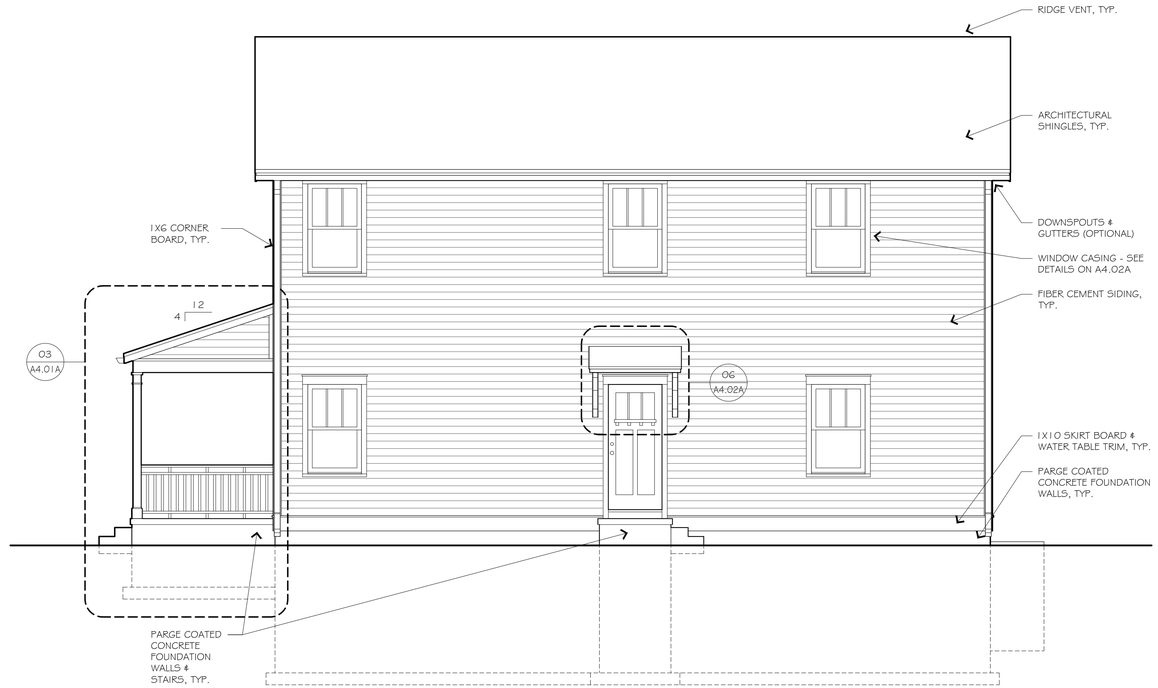
SHEET NO:

A-1.03



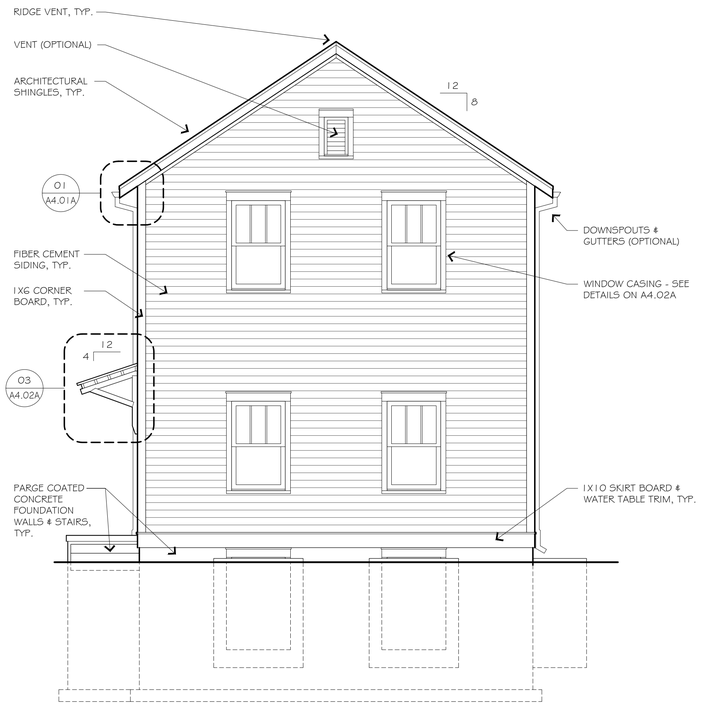
AREA OF EXTERIOR SIDING	313 SF

01 FRONT ELEVATION ¼" = 1'-0"



AREA OF EXTERIOR SIDING	635 SF

02 RIGHT ELEVATION ¼" = 1'-0"



AREA OF EXTERIOR SIDING	402 SF

03 REAR ELEVATION ¼" = 1'-0"

AREA OF EXTERIOR SIDING	632 SF

04 LEFT ELEVATION ¼" = 1'-0"

CITY OF SOUTH BEND

DUPLEX

SOUTH BEND MODEL BUILDINGS

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(2 UNITS TOTAL)

SOUTH BEND, INDIANA

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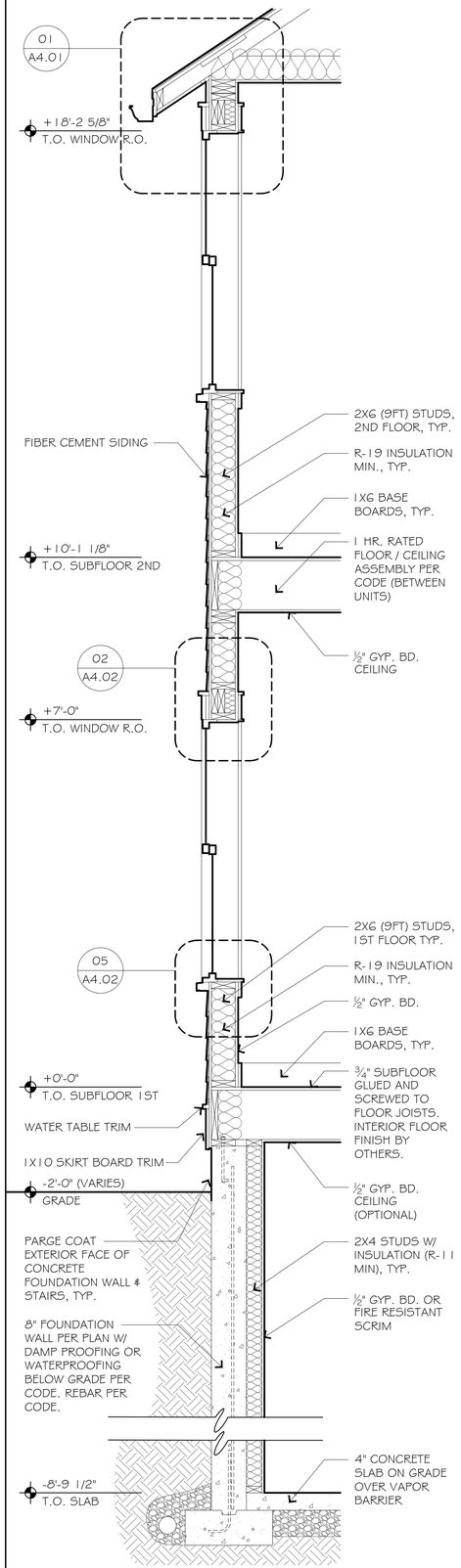
SHEET TITLE:

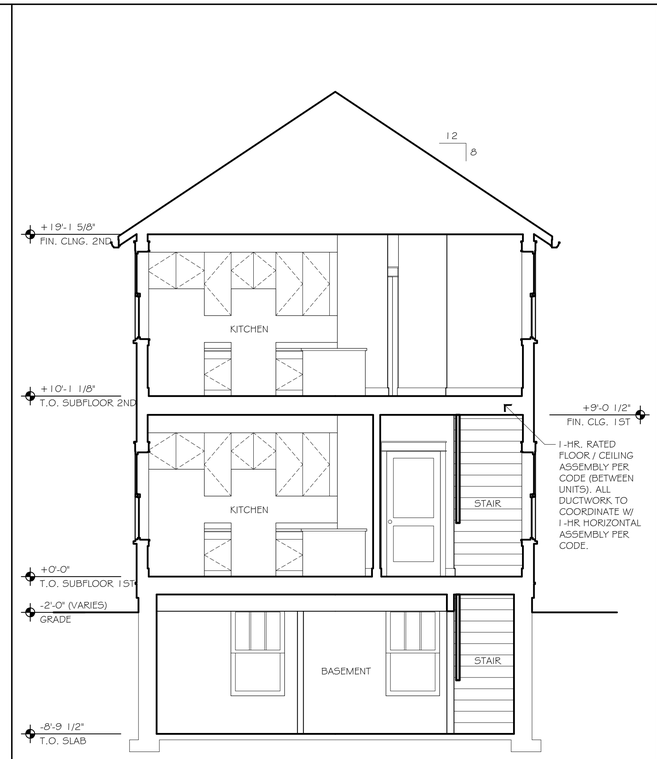
EXTERIOR ELEVATIONS

SHEET NO.:

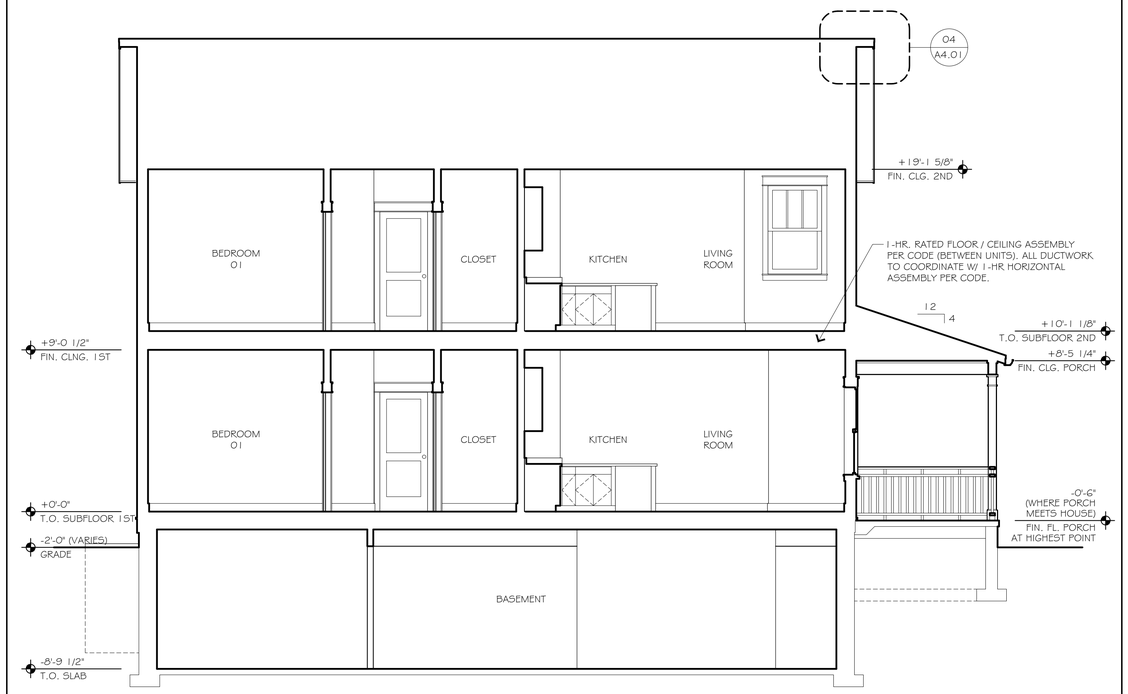
A-2.01



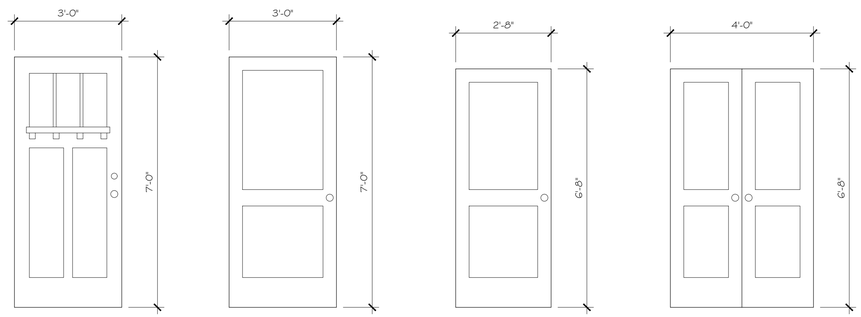
04 TYPICAL EXTERIOR WALL SECTION 3/4" = 1'-0"



01 CROSS SECTION 1/4" = 1'-0"



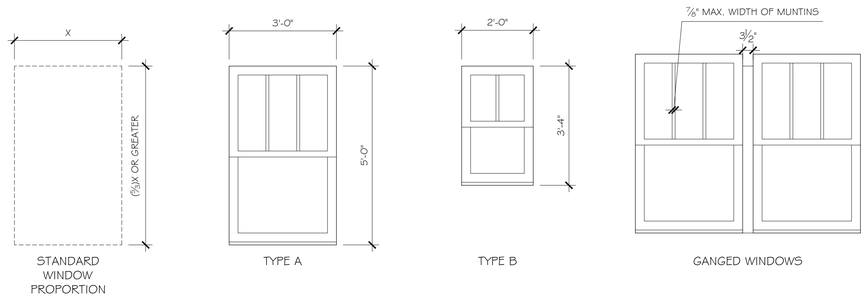
02 LONGITUDINAL SECTION 1/4" = 1'-0"



03 DOOR SCHEDULE

DOOR SCHEDULE

TYPE	LEAF SIZE		QUANTITY	NOTES
	WIDTH	HEIGHT	OPT. A/B/C	
EXTERIOR A	3'-0"	7'-0"	2	-
INTERIOR A	3'-0"	7'-0"	2	20 MIN. FIRE RATED, SELF-CLOSING HINGES, MASTER KEY.
INTERIOR B	2'-8"	6'-8"	11	-
INTERIOR C	2'-0"	6'-8"	6	PAIR



05 WINDOW SCHEDULE

WINDOW SCHEDULE

TYPE	FRAME SIZE		QUANTITY (W/O BASEMENT)		QUANTITY (W/ BASEMENT)		STYLE	NOTES
	WIDTH	HEIGHT	OPT. A/B	OPT. C	OPT. A/B	OPT. C		
A	3'-0"	5'-0"	19	20	22	23	DOUBLE HUNG	TO MEET EGRESS CODE REQUIREMENTS, TEMPERED GLASS AS REQUIRED BY CODE.
B	2'-8"	3'-4"	2	2	2	2	DOUBLE HUNG	TEMPERED GLASS AS REQUIRED BY CODE.

CITY OF SOUTH BEND

DUPLEX
SOUTH BEND MODEL BUILDINGS
2 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
SOUTH BEND, INDIANA

ISSUE:
01.12.2022
PRE-APPROVED BUILDING SET

FOR CITY USE:

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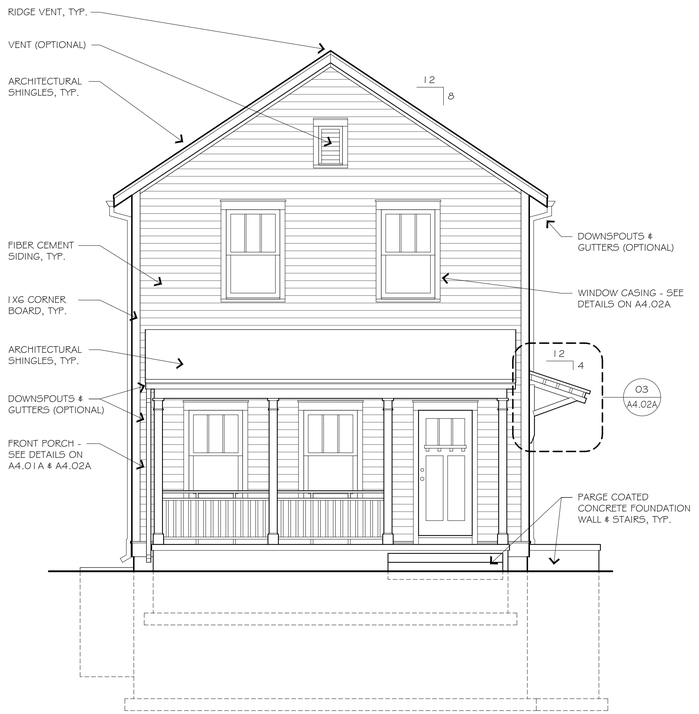
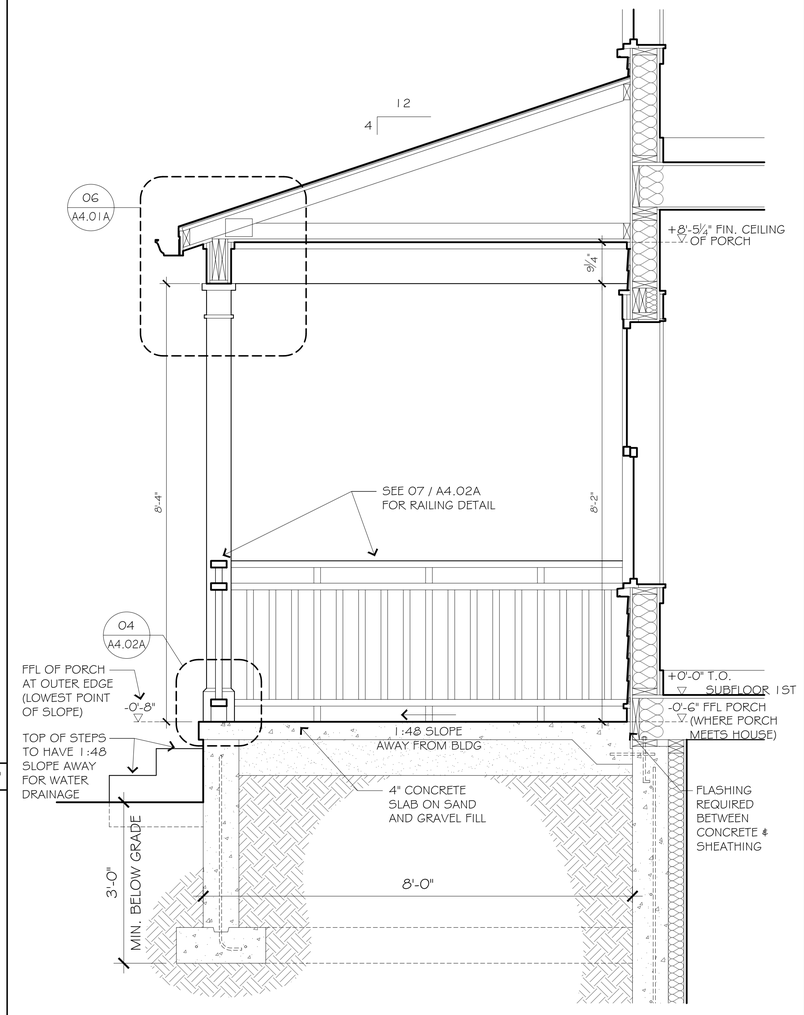
SHEET TITLE:
BUILDING SECTIONS, WALL SECTION, AND WINDOW & DOOR SCHEDULES

SHEET NO.:
A-3.01

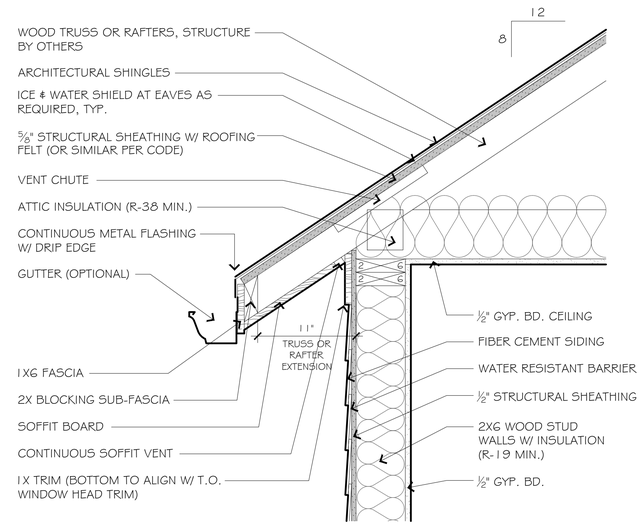


02 FRONT ELEVATION — ¼" = 1'-0"



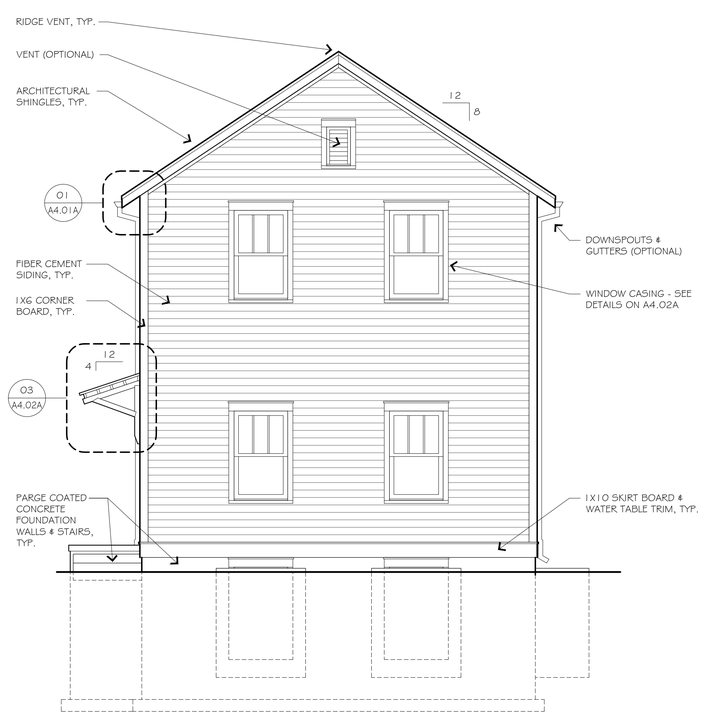
03 FRONT PORCH SECTION — ¾" = 1'-0"

ALL TRIM TO BE MADE OF FIBER CEMENT, CELLUAR PVC, OR ENGINEERED WOOD.

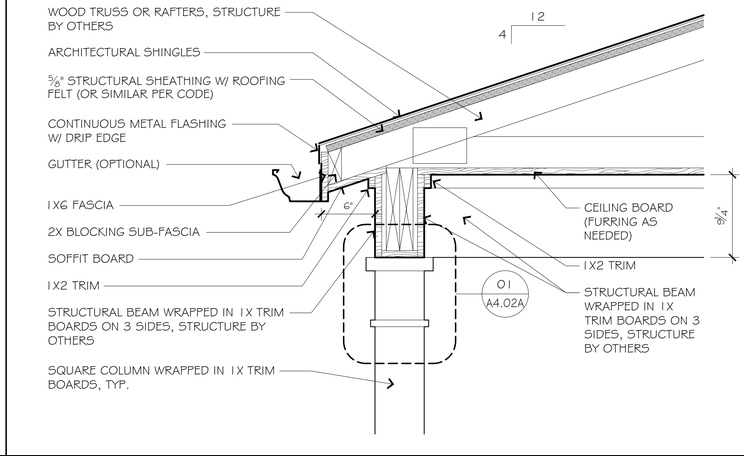


01 MAIN ROOF - EAVE DETAIL — 1½" = 1'-0"

04 MAIN ROOF - GABLE END DETAIL — 1½" = 1'-0"



05 REAR ELEVATION — ¼" = 1'-0"



06 FRONT PORCH - EAVE DETAIL — 1½" = 1'-0"

07 NOT USED

CITY OF SOUTH BEND

DUPLEX
SOUTH BEND MODEL BUILDINGS
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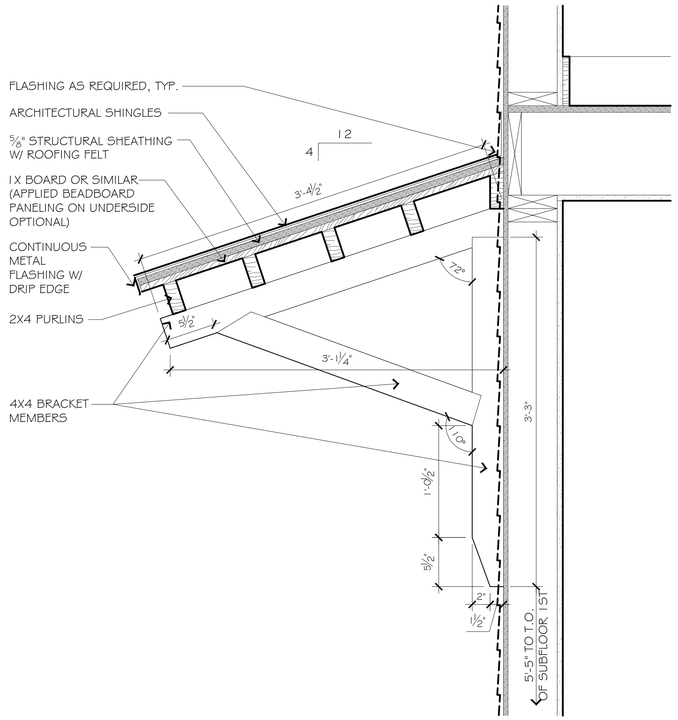
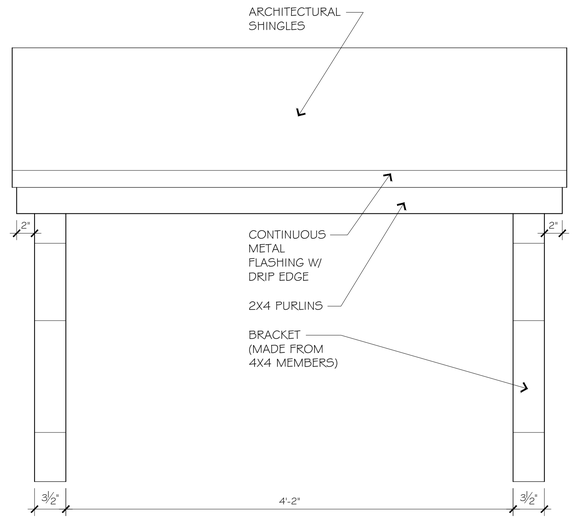
SHEET TITLE:
EXTERIOR DETAILS (OPTION A)

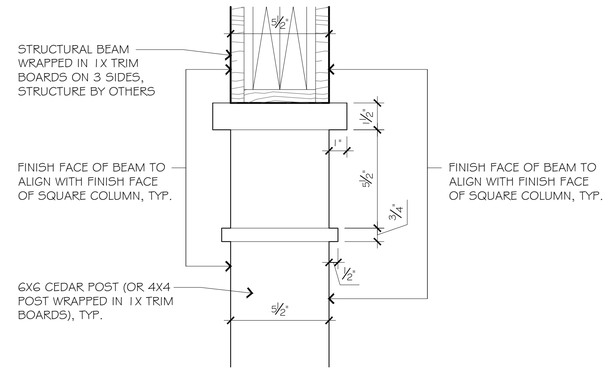
SHEET NO:
A-4.01A



03 | AWNING - SECTION | 1½" = 1'-0"

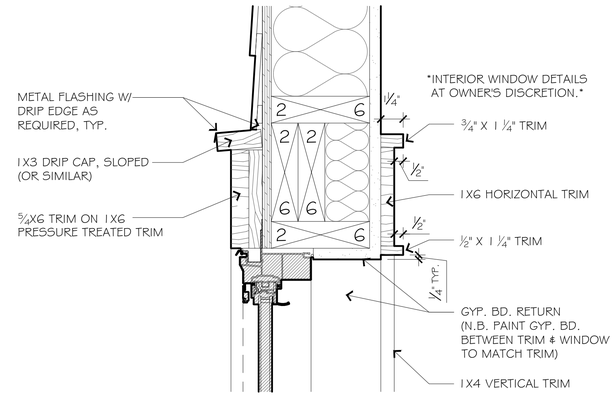


06 | AWNING - FRONT ELEVATION | 1½" = 1'-0"

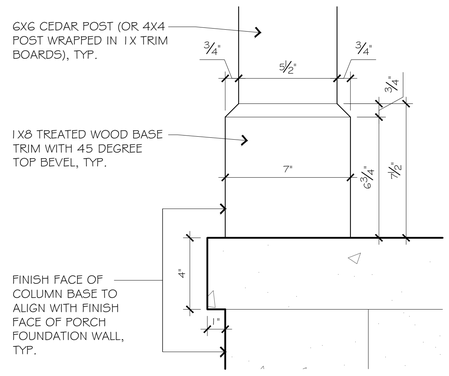


01 | COLUMN CAPITAL DETAIL | 3" = 1'-0"

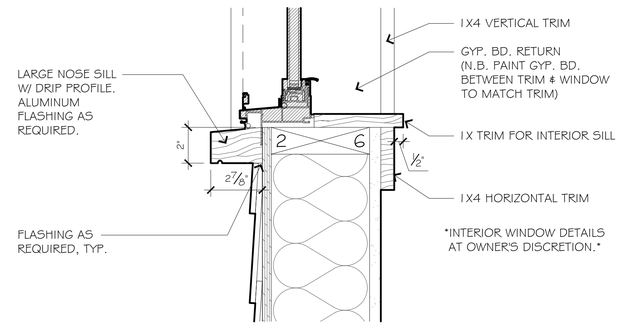
ALL TRIM TO BE MADE OF FIBER CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.



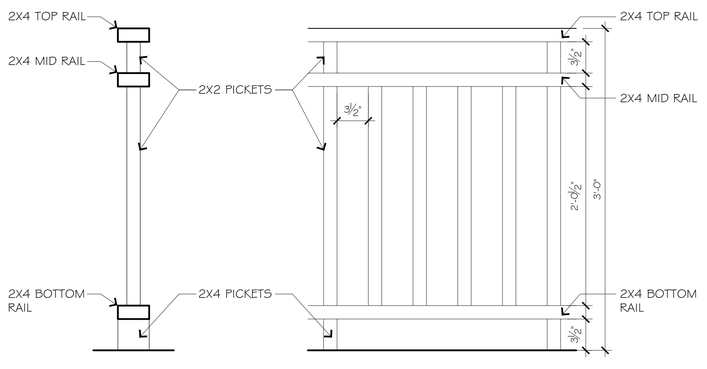
02 | WINDOW HEAD | 3" = 1'-0"



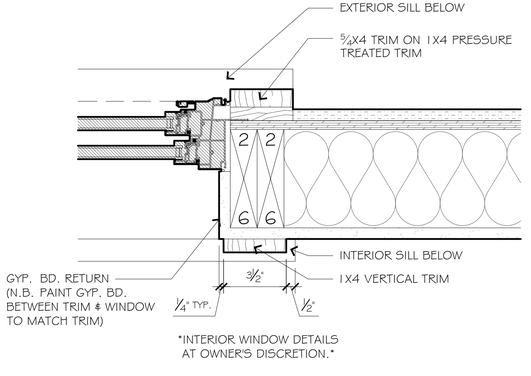
04 | COLUMN BASE & PORCH NOSING DETAIL | 3" = 1'-0"



05 | WINDOW SILL | 3" = 1'-0"



07 | FRONT PORCH RAILING DETAIL | 1½" = 1'-0"



08 | WINDOW JAMB | 3" = 1'-0"

CITY OF SOUTH BEND

DUPLEX

SOUTH BEND MODEL BUILDINGS

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SOUTH BEND, INDIANA

ISSUE:

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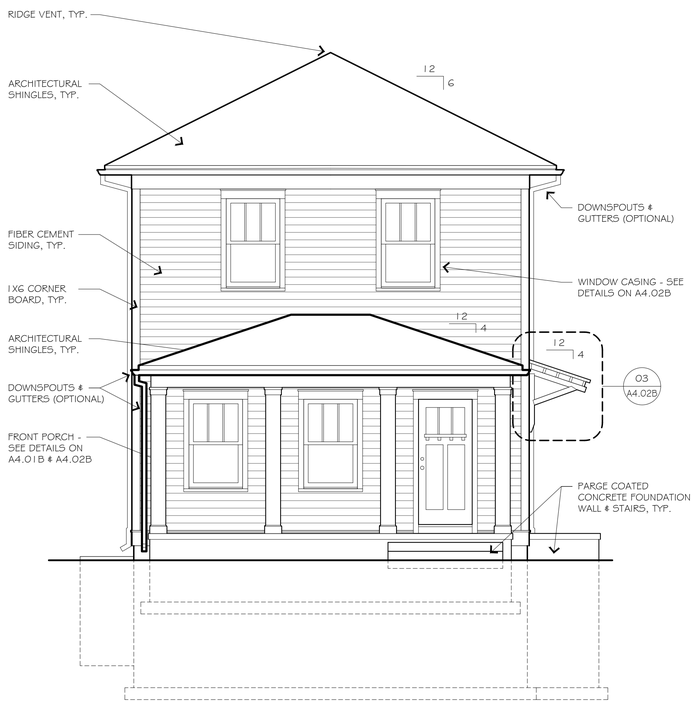
SHEET TITLE:

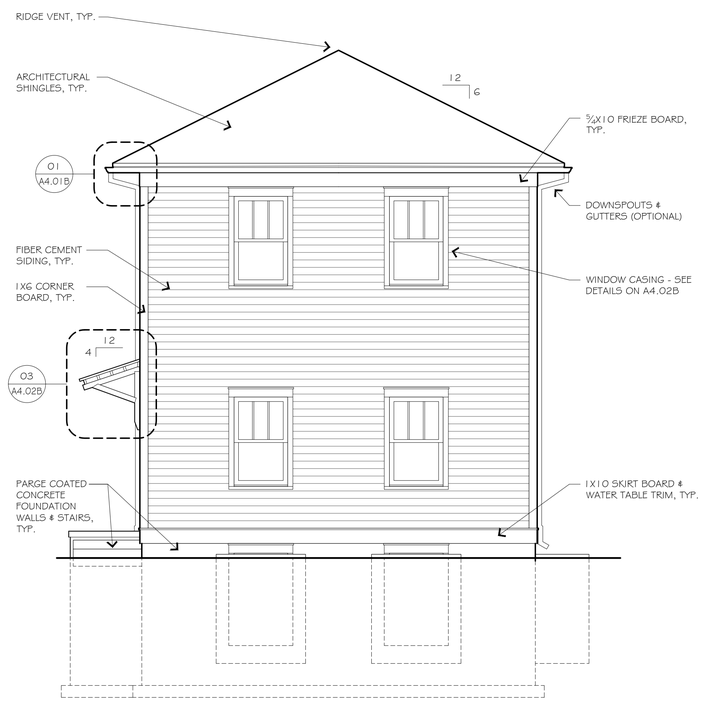
EXTERIOR DETAILS (OPTION A)

SHEET NO:

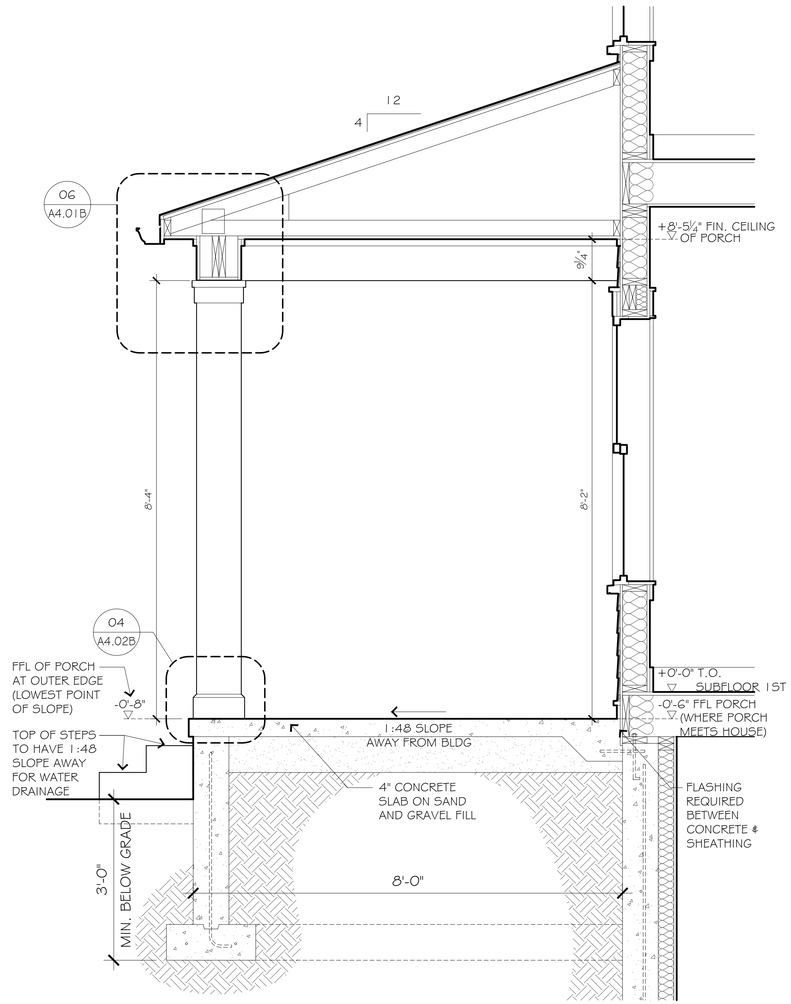
A-4.02A



02 | FRONT ELEVATION | 1/4" = 1'-0"

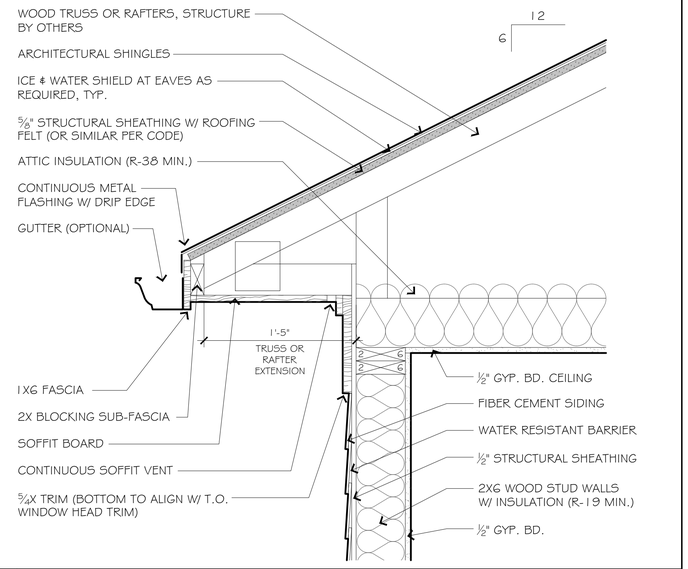


05 | REAR ELEVATION | 1/4" = 1'-0"



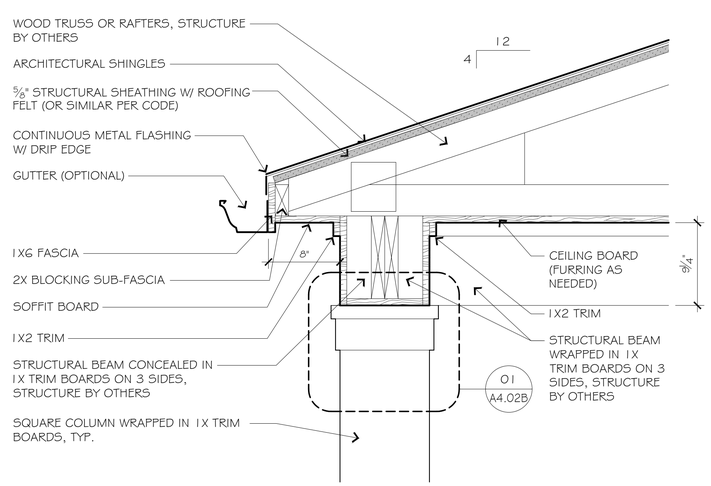
03 | FRONT PORCH SECTION | 3/4" = 1'-0"

ALL TRIM TO BE MADE OF FIBER CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.



01 | MAIN ROOF - EAVE DETAIL | 1 1/2" = 1'-0"

04 | NOT USED



06 | FRONT PORCH - EAVE DETAIL | 1 1/2" = 1'-0"

07 | NOT USED

CITY OF SOUTH BEND

THE CITY OF SOUTH BEND, INDIANA 1865

DUPLEX

SOUTH BEND MODEL BUILDINGS

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SOUTH BEND, INDIANA

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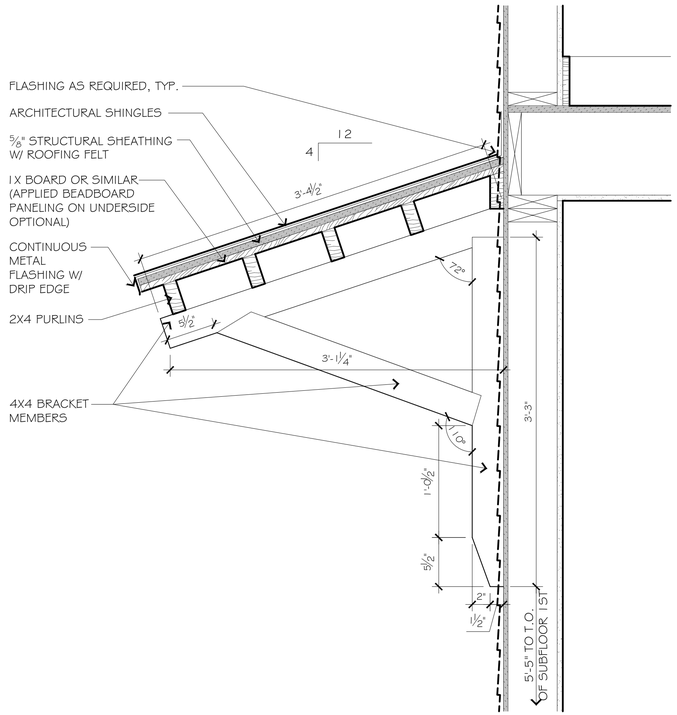
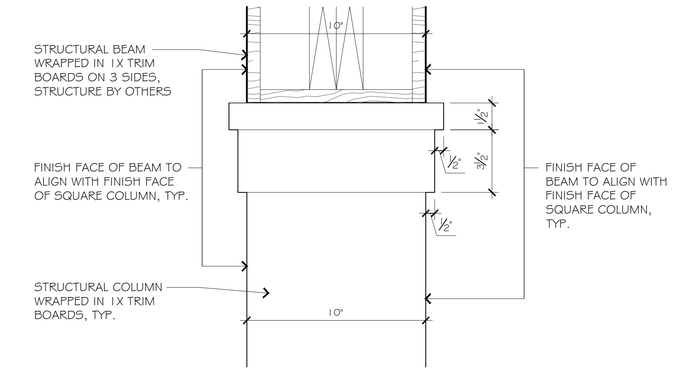
SHEET TITLE:
EXTERIOR DETAILS (OPTION B)

SHEET NO:
A-4.01B

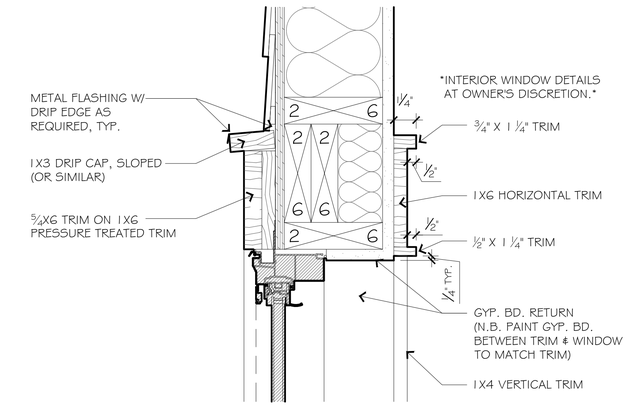


03 | AWNING - SECTION | 1½" = 1'-0"

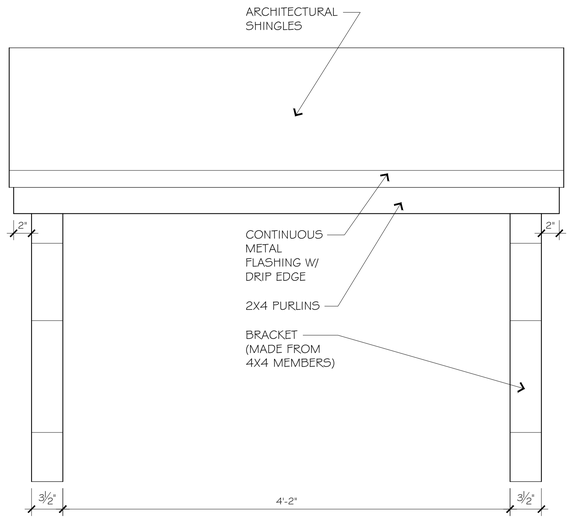


01 | COLUMN CAPITAL | 3" = 1'-0"

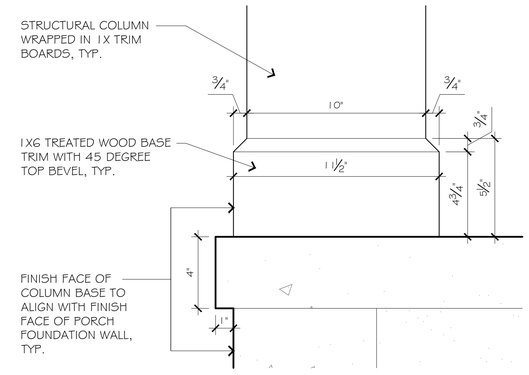
"ALL TRIM TO BE MADE OF FIBER CEMENT, CELLULAR PVC, OR ENGINEERED WOOD."



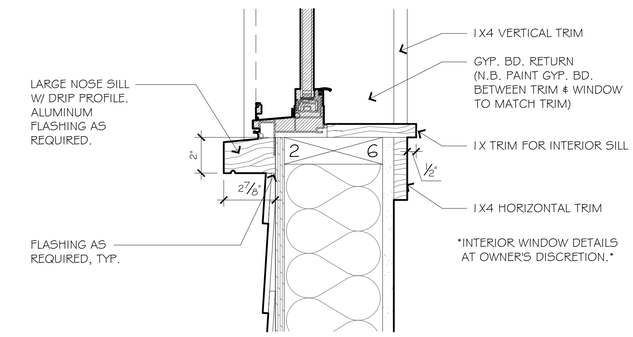
02 | WINDOW HEAD | 3" = 1'-0"



06 | AWNING - FRONT ELEVATION | 1½" = 1'-0"

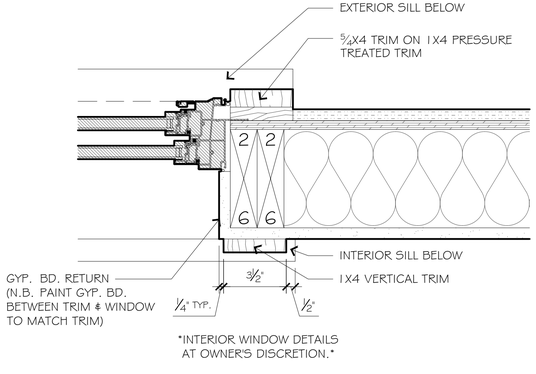


04 | COLUMN BASE | 3" = 1'-0"



05 | WINDOW SILL | 3" = 1'-0"

07 | NOT USED



08 | WINDOW JAMB | 3" = 1'-0"

CITY OF SOUTH BEND

DUPLEX

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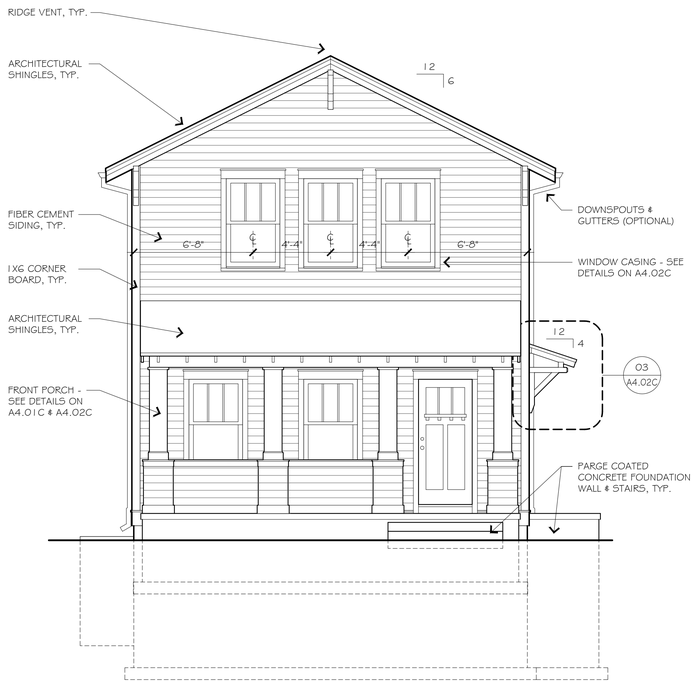
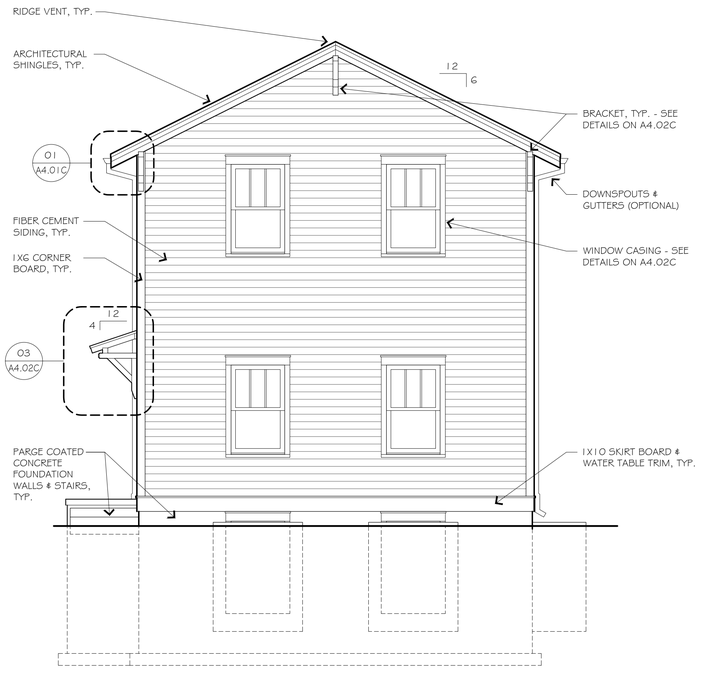
SHEET TITLE:
EXTERIOR DETAILS (OPTION B)

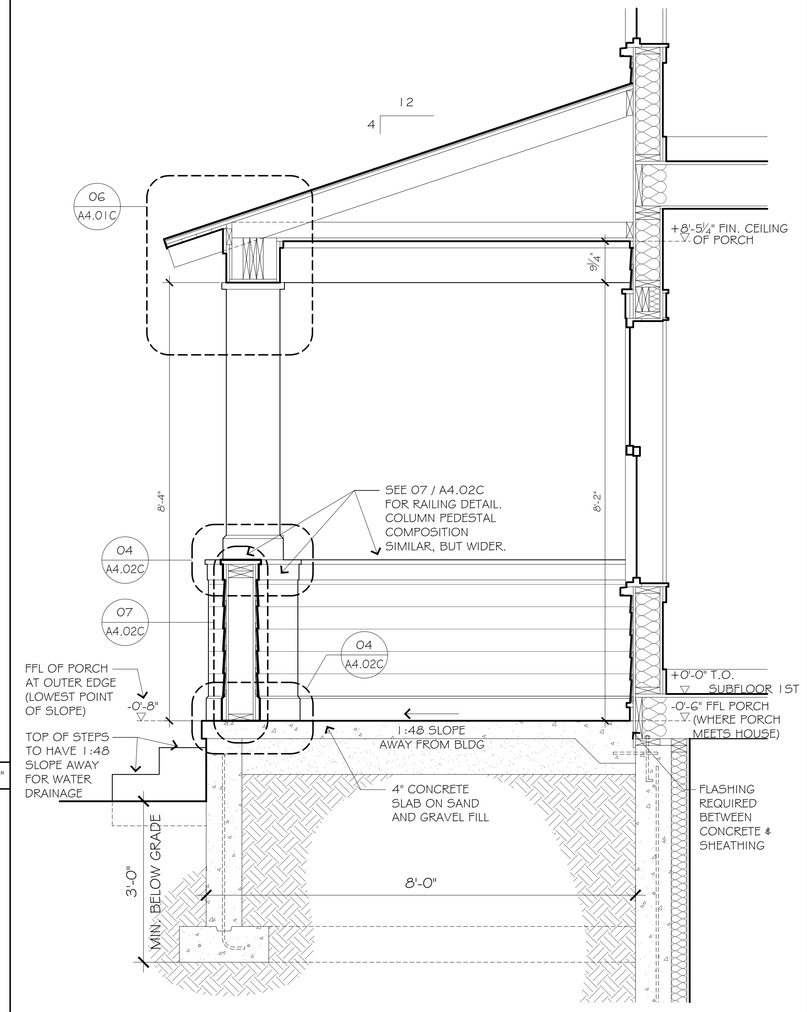
SHEET NO:
A-4.02B



02 FRONT ELEVATION 1/4" = 1'-0"

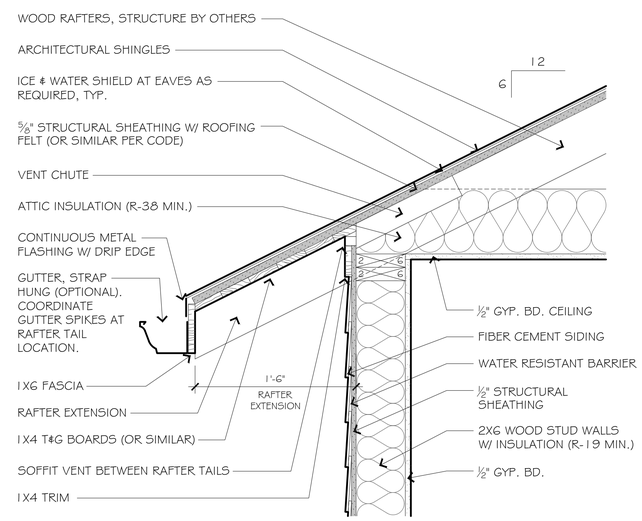


05 REAR ELEVATION 1/4" = 1'-0"

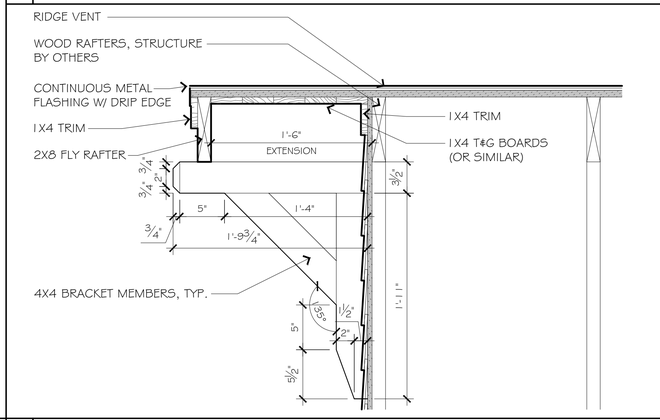


03 FRONT PORCH SECTION 3/4" = 1'-0"

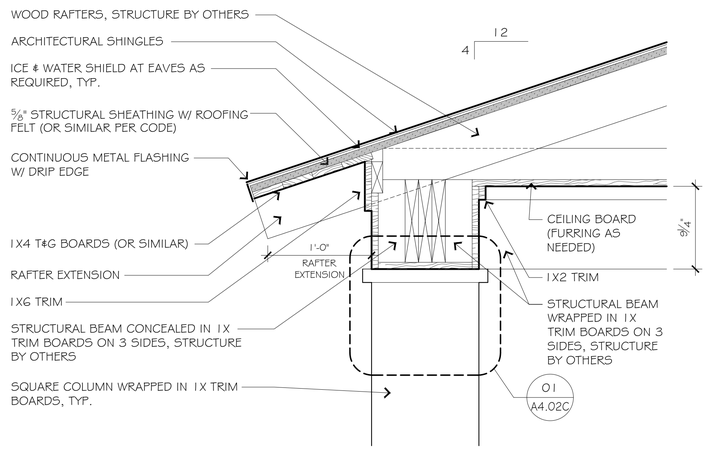
ALL TRIM TO BE MADE OF FIBER CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.



01 MAIN ROOF - EAVE DETAIL 1½" = 1'-0"



04 MAIN ROOF - GABLE END DETAIL 1½" = 1'-0"



06 FRONT PORCH - EAVE DETAIL 1½" = 1'-0"

07 NOT USED

CITY OF SOUTH BEND

DUPLEX

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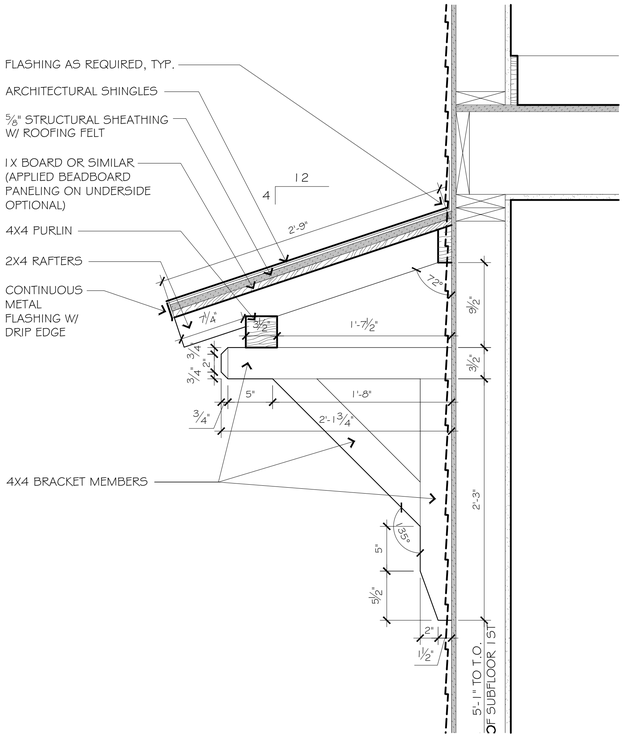
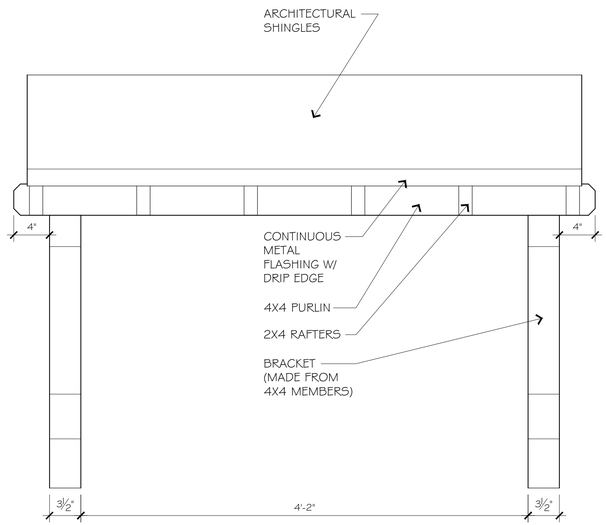
SHEET TITLE:
EXTERIOR DETAILS (OPTION C)

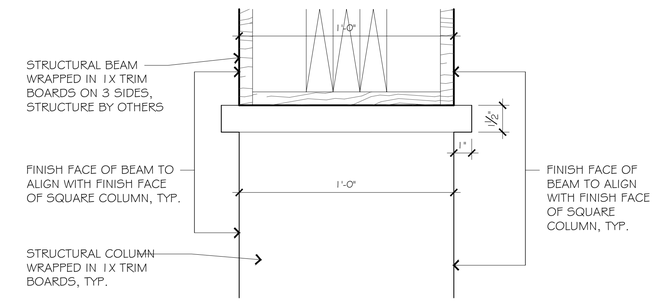
SHEET NO:
A-4.01C



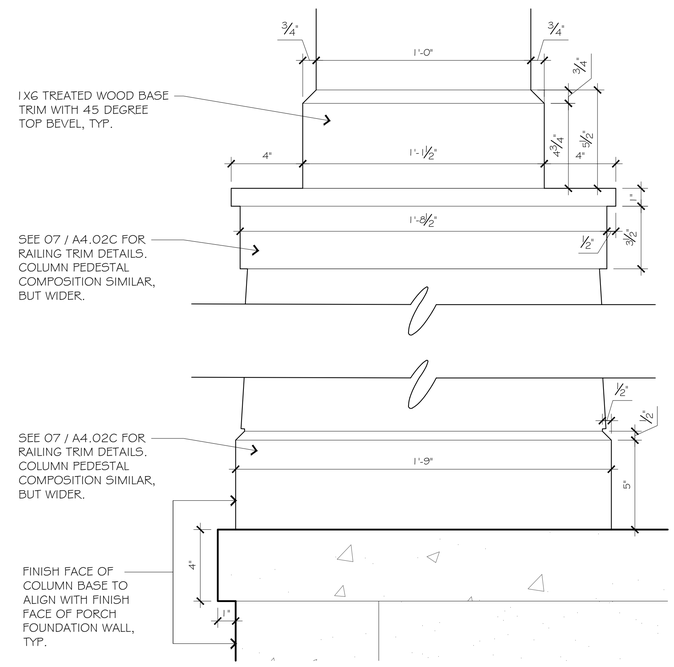
03 | AWNING - SECTION | 1½" = 1'-0"



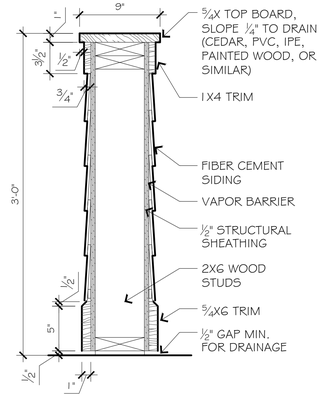
06 | AWNING - FRONT ELEVATION | 1½" = 1'-0"



01 | COLUMN CAPITAL | 3" = 1'-0"

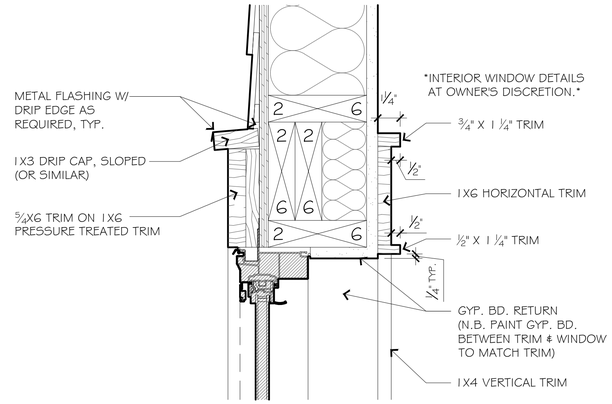


04 | COLUMN BASE | 3" = 1'-0"

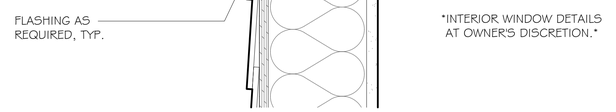


07 | FRONT PORCH LOW WALL & COLUMN BASE DETAIL | 1½" = 1'-0"

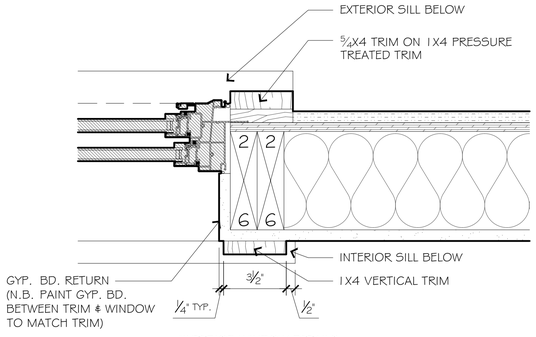
ALL TRIM TO BE MADE OF FIBER CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.



02 | WINDOW HEAD | 3" = 1'-0"



05 | WINDOW SILL | 3" = 1'-0"



08 | WINDOW JAMB | 3" = 1'-0"

CITY OF SOUTH BEND

DUPLEX

SOUTH BEND MODEL BUILDINGS

2 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)

SOUTH BEND, INDIANA

ISSUE:
01.12.2022
PRE-APPROVED BUILDING SET

FOR CITY USE:

NOTES:
IF THIS DRAWING IS NOT 24" x 36", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

THIS DOCUMENT IS INTENDED TO SHOW DESIGN INTENT WITH STANDARD CONSTRUCTION PRACTICES IN MIND. DUE TO VARIATIONS IN LOCAL, STATE, AND FEDERAL CODES, THE INFORMATION CONTAINED IN THESE DRAWINGS MAY REQUIRE MODIFICATION. THE BUILDER IS RESPONSIBLE FOR REVIEWING AND ASSURING THAT THE FINAL DESIGN IS REVISED TO BECOME CODE COMPLIANT, APPROPRIATE, AND COMPLETE. DIMENSIONS, FLOOR AND ROOF LOADING, AND BEAM DESIGN SHOULD BE CHECKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SHEET TITLE:
EXTERIOR DETAILS (OPTION C)

SHEET NO.:
A-4.02C