

MODEL BUILDING TYPE:

# SIDE-BY-SIDE DUPLEX

DESCRIPTION:

UNIT CONFIGURATION: (2) 2 BED / 1.5 BATH  
 UNIT SIZE: (2) 1,156 SQ. FT. (FINISHED GROSS)  
 BUILDING HEIGHT: 2 STORY + BASEMENT  
 EXTERIOR OPTIONS: A, B, -OR- C  
 OPTIONAL: BASEMENT



CITY OF SOUTH BEND  
**SOUTH BEND**  
 SIDE-BY-SIDE DUPLEX  
 SOUTH BEND MODEL BUILDINGS  
 2 BED / 1.5 BATH PER UNIT  
 (2 UNITS TOTAL)  
 SOUTH BEND, INDIANA



EXTERIOR ELEVATION  
OPTION A



EXTERIOR ELEVATION  
OPTION B



EXTERIOR ELEVATION  
OPTION C

DRAWING INDEX

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APPLICABLE CODES

ZONING CODE	2020 SOUTH BEND ZONING ORDINANCE	
	ZONING DISTRICTS	ALLOWED IN S2, U2, U3, & U4. 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 + BASEMENT
	OCCUPANCY LOAD	---
	AREA: (CONDITIONED)	
	BASEMENT (UNFINISHED)	1,156 SF
	1ST FLOOR	1,156 SF
	2ND FLOOR	1,156 SF
	BUILDING TOTAL	3,468 SF
ENERGY CODE	2018 INTERNATIONAL ENERGY CONSERVATION CODE (W/ 2020 INDIANA AMENDMENTS)	
	THIS SET ASSUMES PRESCRIPTIVE PATH.	

GENERAL NOTES

- SITE PLAN SHALL BE SUBMITTED SEPARATELY BY APPLICANT PER REQUIREMENTS OF THE CITY OF SOUTH BEND PERMIT APPLICATION.
- 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.
- 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.
- ALL DIMENSIONS ARE SHOWN TO FACE OF STUD OR FACE OF FOUNDATION AND TO THE CENTERLINES OF DOORS, WINDOWS, AND COLUMNS UNLESS INDICATED OTHERWISE.
- 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.
- SLOPE ALL GRADES AWAY FROM BUILDING.
- 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.
- 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.
- 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.
- 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.
- COORDINATE SIZE AND LOCATIONS OF SELECTED EQUIPMENT AND APPLIANCES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- EMERGENCY ACCESS SHALL INCLUDE ONE ENTRY DOOR AT 3'-0" MINIMUM WIDTH AND BEDROOM EGRESS WINDOWS WITH MINIMUM NET CLEAR OPENINGS PER CODE.
- IF FIRE SEPARATION DISTANCE IS < OR = 5FT, ADDITIONAL FIRE RESISTANT CONSTRUCTION IS REQUIRED PER CODE.

GENERAL CONSTRUCTION STANDARDS

- 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.
  - EXTERIOR WALL ASSEMBLY:
    - EXTERIOR ASSEMBLY: FIBER CEMENT SIDING W/ 5" EXPOSURE ON WATER RESISTANT BARRIER ON 1/2" STRUCTURAL SHEATHING.
    - WALL STRUCTURE: 2X6 WOOD STUDS @ 16" O.C. W/ R-20 MINIMUM INSULATION BETWEEN STUDS.
    - INTERIOR FINISH: 1/2" GYPSUM WALL BOARD.
  - INTERIOR WALL ASSEMBLY:
    - WALL STRUCTURE: 2X4 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
    - INTERIOR FINISH: 1/2" GYPSUM WALL BOARD.
    - WHERE 1-HR OR 2-HR FIRE RATING IS NECESSARY, THE APPLICABLE WALL ASSEMBLY MUST MEET ALL MINIMUM CODE REQUIREMENTS.
  - FLOOR / CEILING ASSEMBLY:
    - FLOOR SYSTEM: 3/4" THICK SUBFLOOR GLUED AND SCREWED TO FLOOR JOISTS. INTERIOR FLOOR FINISH BY OTHERS.
    - WOOD JOIST: 2X10 LUMBER JOISTS, OR AS REQUIRED BY CODE.
    - CEILING SYSTEM: 1 LAYER OF 1/2" GYPSUM WALL BOARD.
    - WHERE 1-HR OR 2-HR FIRE RATING IS NECESSARY, THE APPLICABLE FLOOR / CEILING ASSEMBLY MUST MEET ALL MINIMUM CODE REQUIREMENTS.
  - ROOF ASSEMBLY:
    - EXTERIOR ASSEMBLY: ARCHITECTURAL SHINGLES ON ROOFING FELT ON 5/8" STRUCTURAL SHEATHING. STRUCTURE: ROOF TRUSSES OR ROOF RAFTERS AND JOISTS. STRUCTURE BY OTHERS.
  - FOUNDATION / BASEMENT CONSTRUCTION:
    - 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.
    - INTERIOR STUD WALL: 2X6 WOOD STUDS @ 16" O.C. W/ R-13 MINIMUM INSULATION BETWEEN STUDS. AN AIR SPACE OF 1" SHOULD EXIST BETWEEN WOOD STUDS AND INTERIOR FACE OF CONCRETE FOUNDATION WALL.
    - INTERIOR FINISH: 1/2" GYPSUM WALL BOARD OR FIRE RESISTANT SCRIM (UNFINISHED).
    - BASEMENT FLOOR: 4" CONCRETE SLAB ON GRADE OVER VAPOR BARRIER. THICKENED SLAB UNDER INTERIOR BEARING WALLS AND STRUCTURAL COLUMNS.

ISSUE:  
0414.2023  
PRE-APPROVED  
BUILDING SET

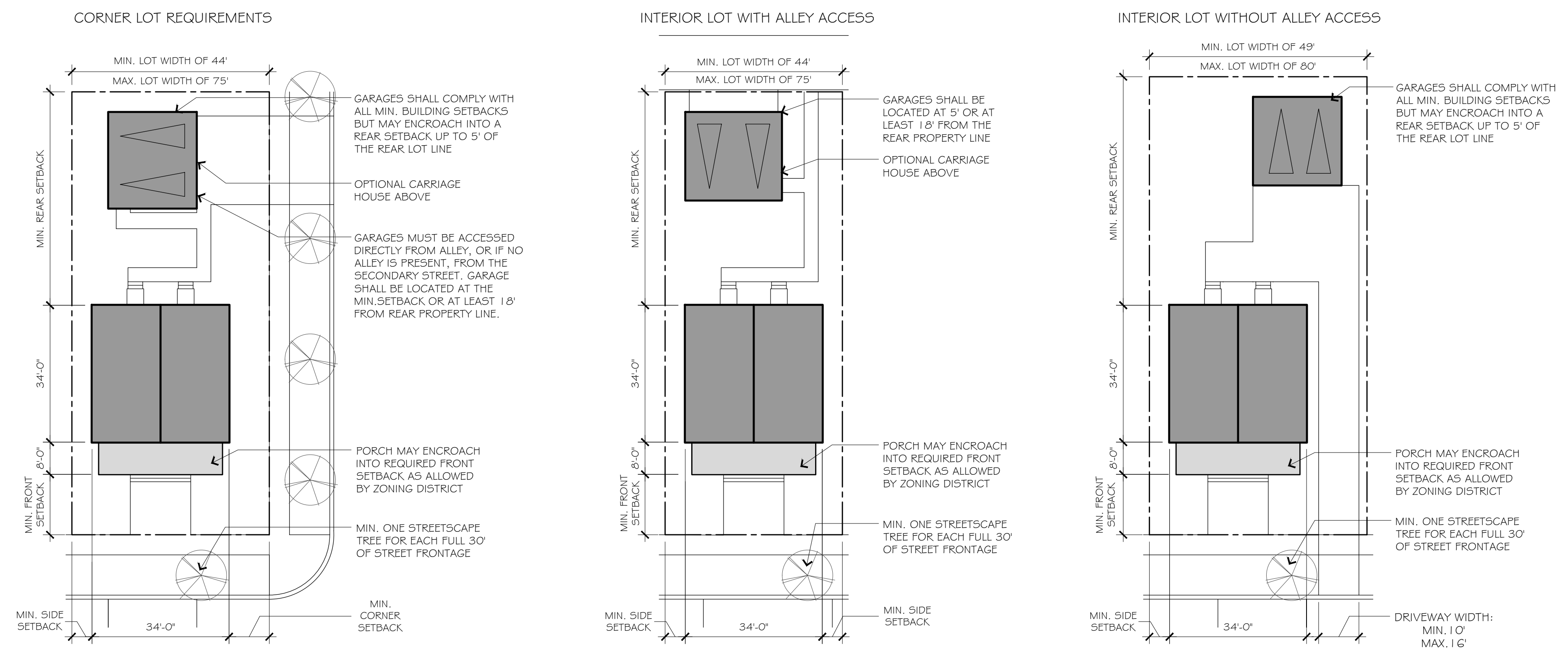
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SHEET TITLE:  
COVER, DRAWING INDEX, AND GENERAL INFORMATION

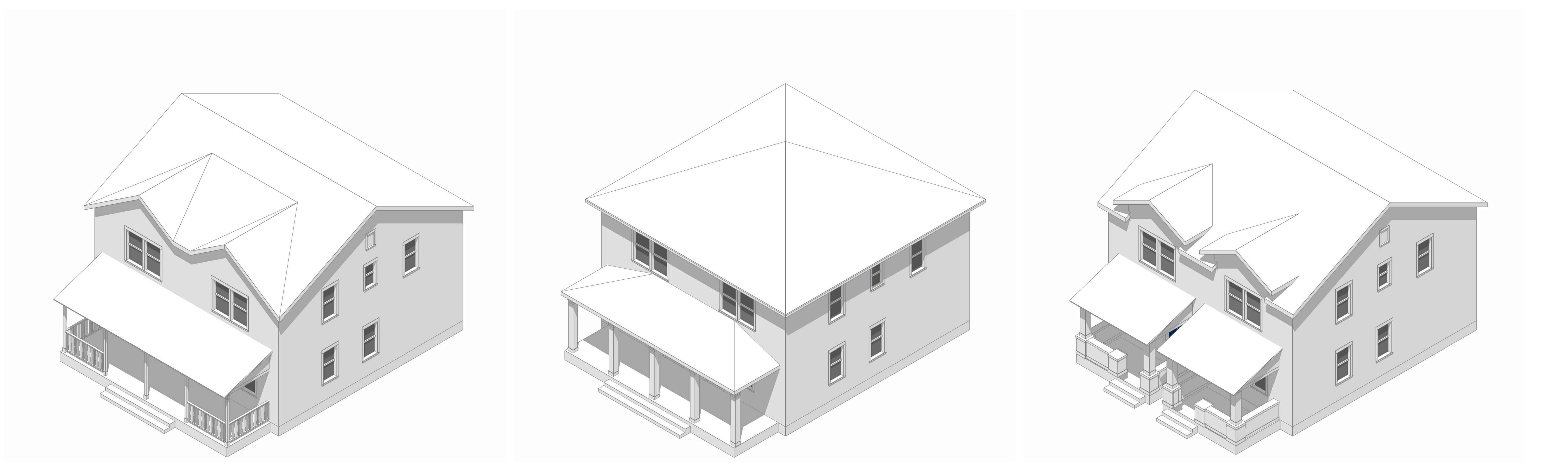
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SITE PLAN REQUIREMENTS FOR ALL SIDE-BY-SIDE DUPLEX PLANS:  
 THE BUILDING ENVELOPE IS REQUIRED TO MATCH ALL DETAILS OF THE PRE-APPROVED ARCHITECTURAL DESIGN SET. PLANS MAY BE ORIENTED TO EITHER SIDE LOT LINE (MIRRORED) ON INTERIOR LOTS ONLY. ALL BUILDINGS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

01 | SITE PLAN DIAGRAMS | 1" = 20'-0"



EXTERIOR ELEVATION OPTION A | EXTERIOR ELEVATION OPTION B | EXTERIOR ELEVATION OPTION C

02 | MASSING MODEL

**SIDE-BY-SIDE DUPLEX**  
 SOUTH BEND MODEL BUILDINGS  
 2 BED / 1.5 BATH PER UNIT  
 (2 UNITS TOTAL)  
 SOUTH BEND, INDIANA

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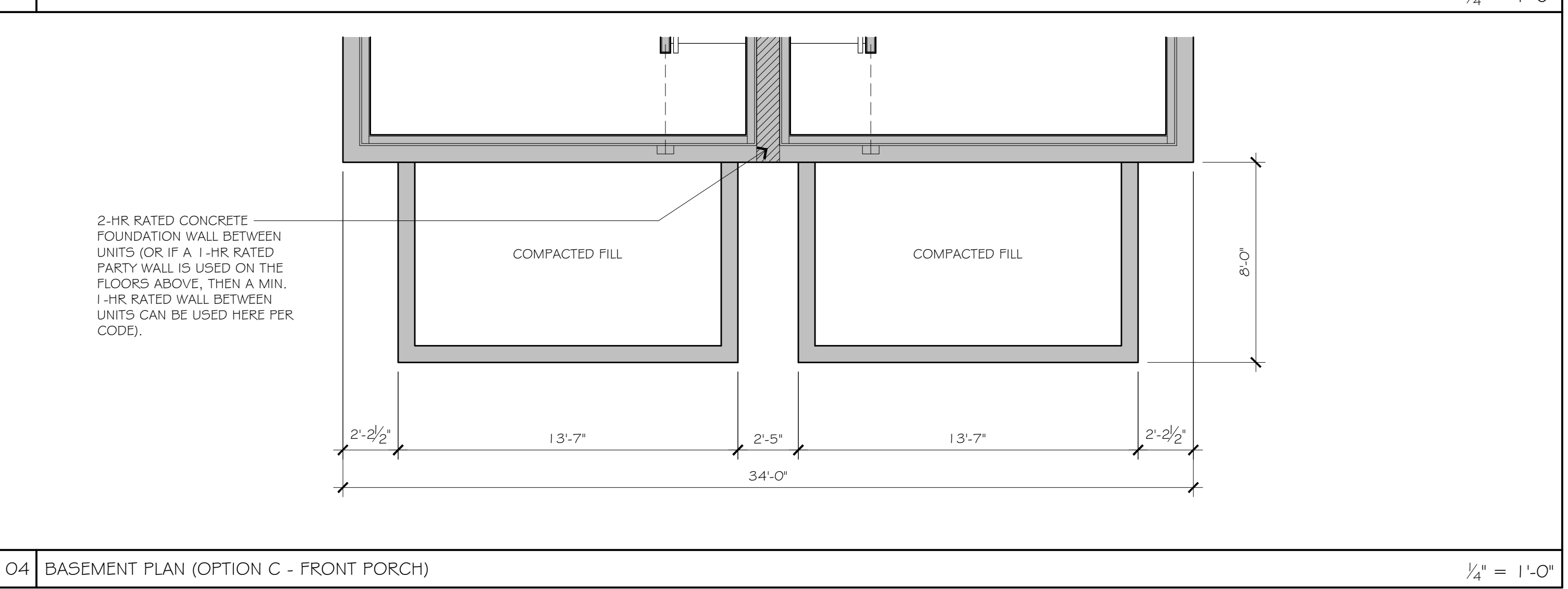
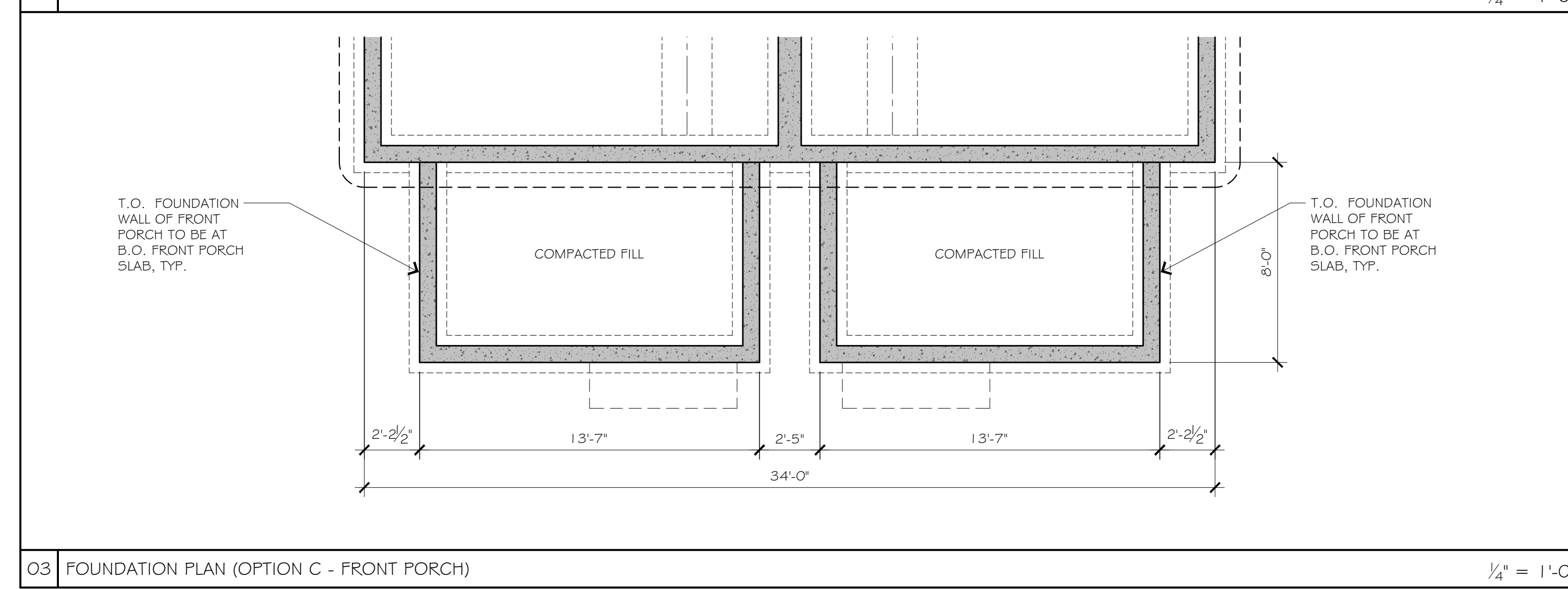
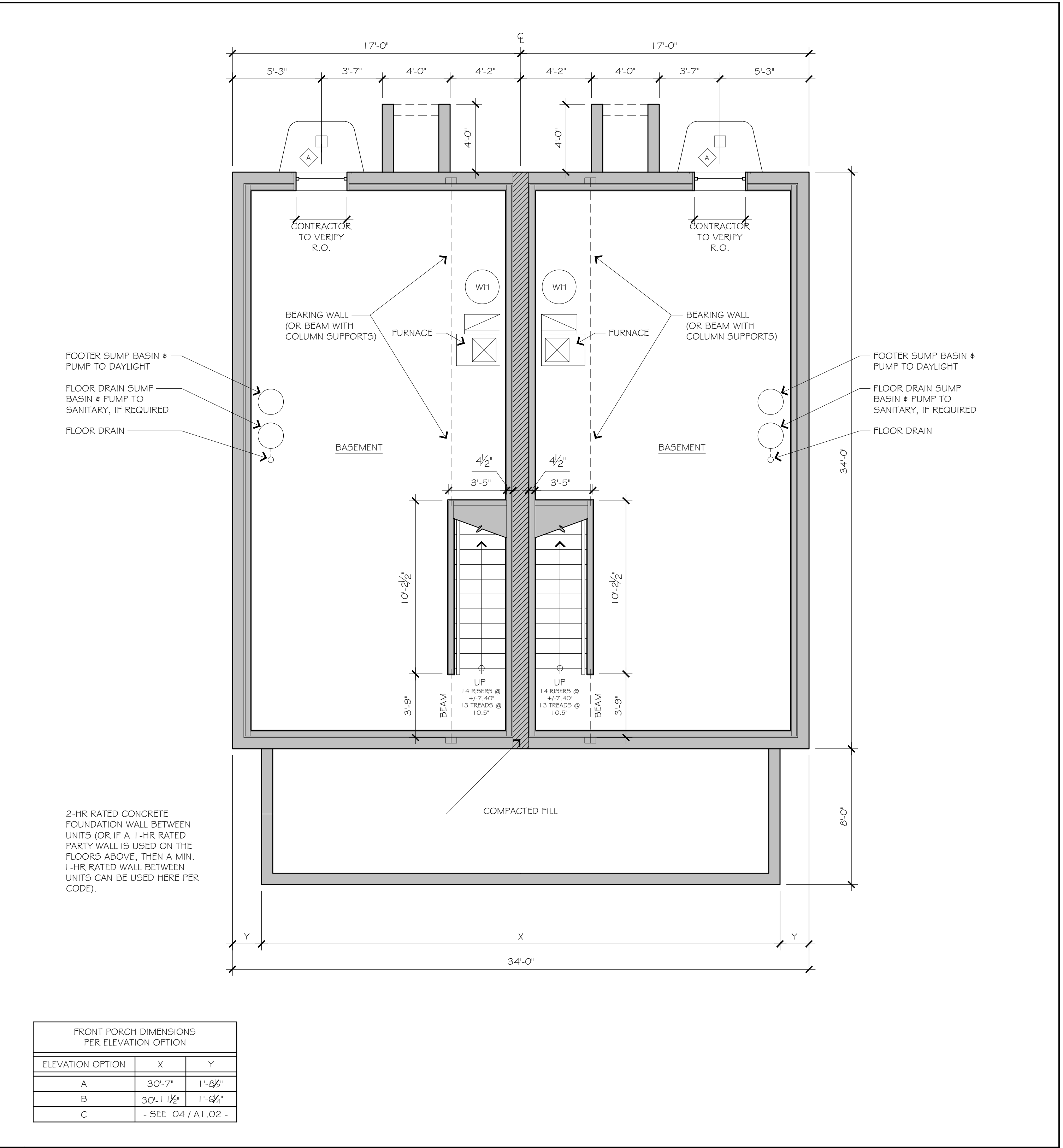
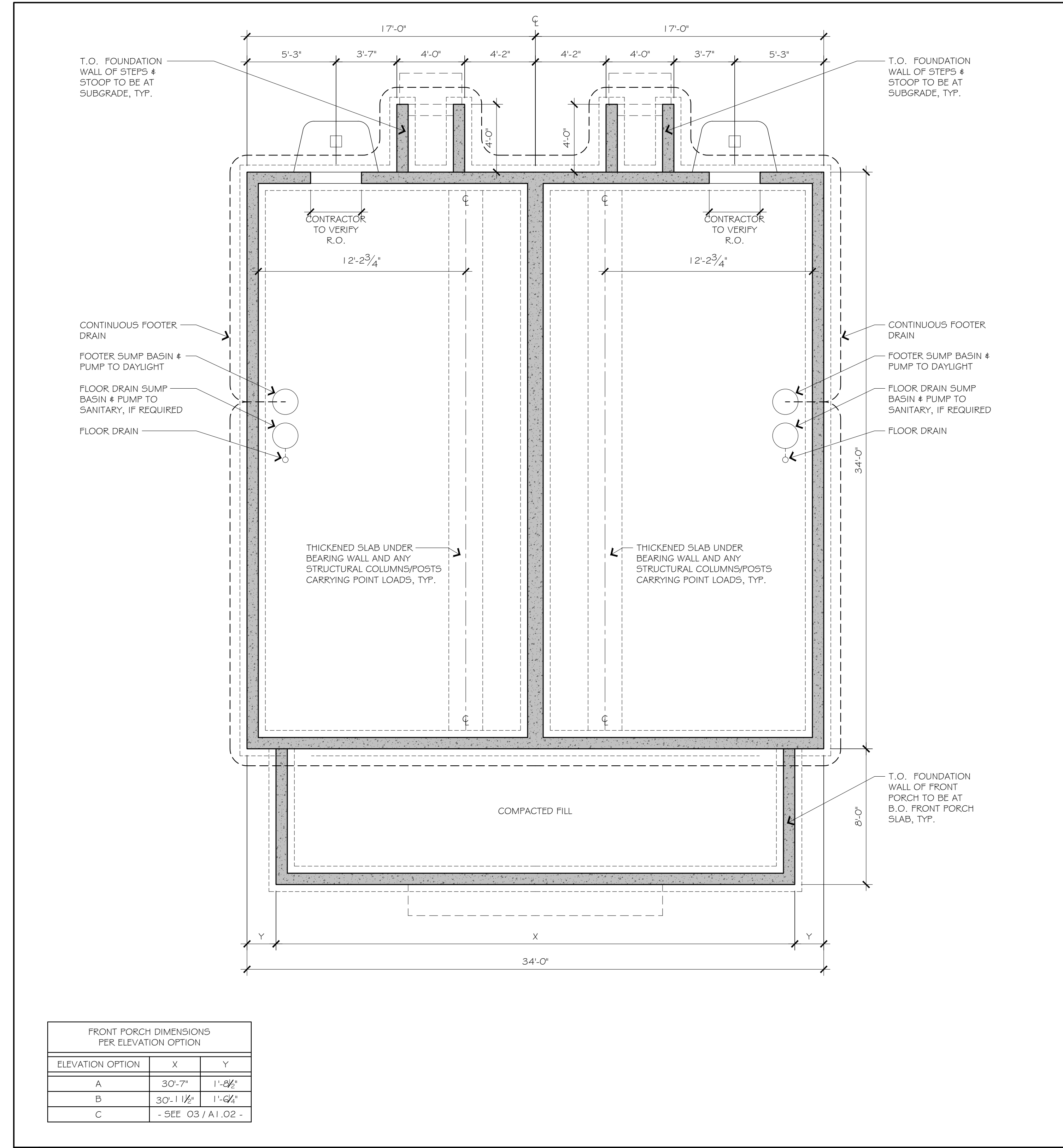
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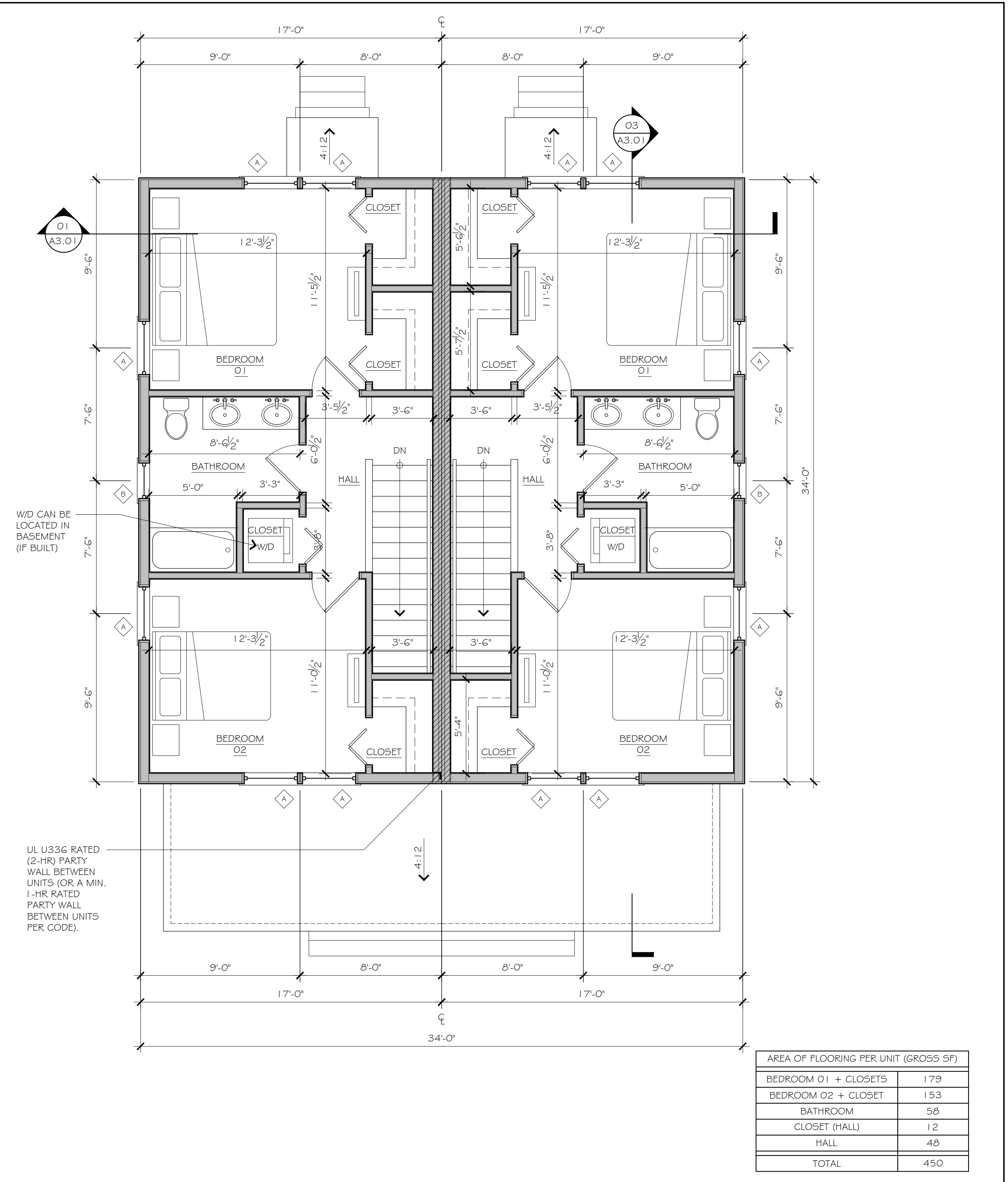
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 SITE PLAN DIAGRAMS

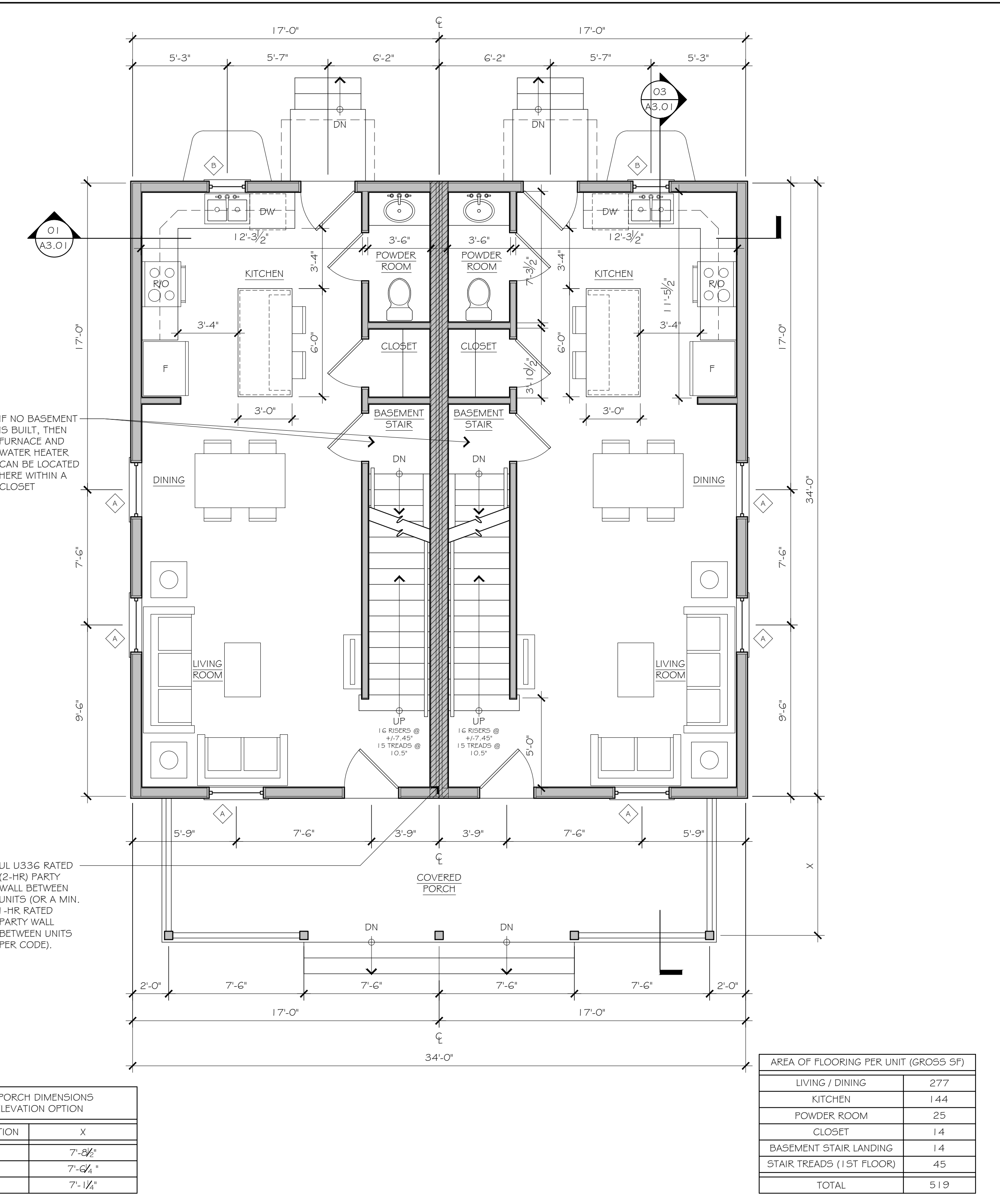
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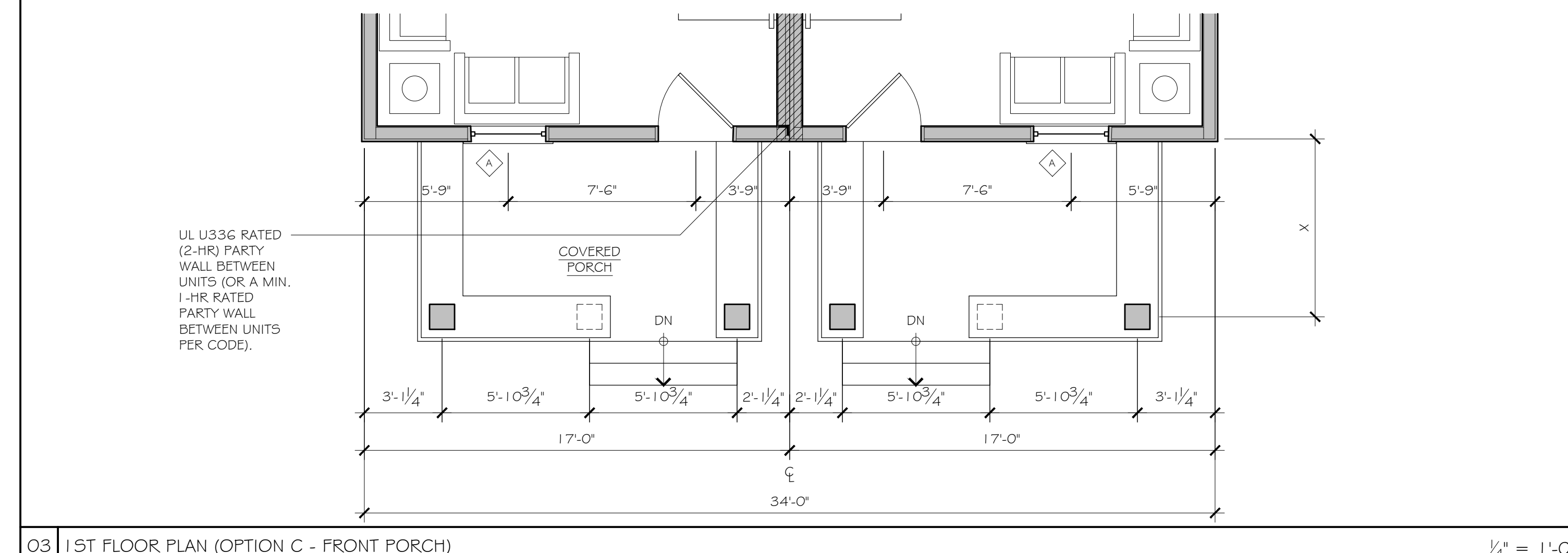




02 2ND FLOOR PLAN  $\frac{1}{4}" = 1'-0"$

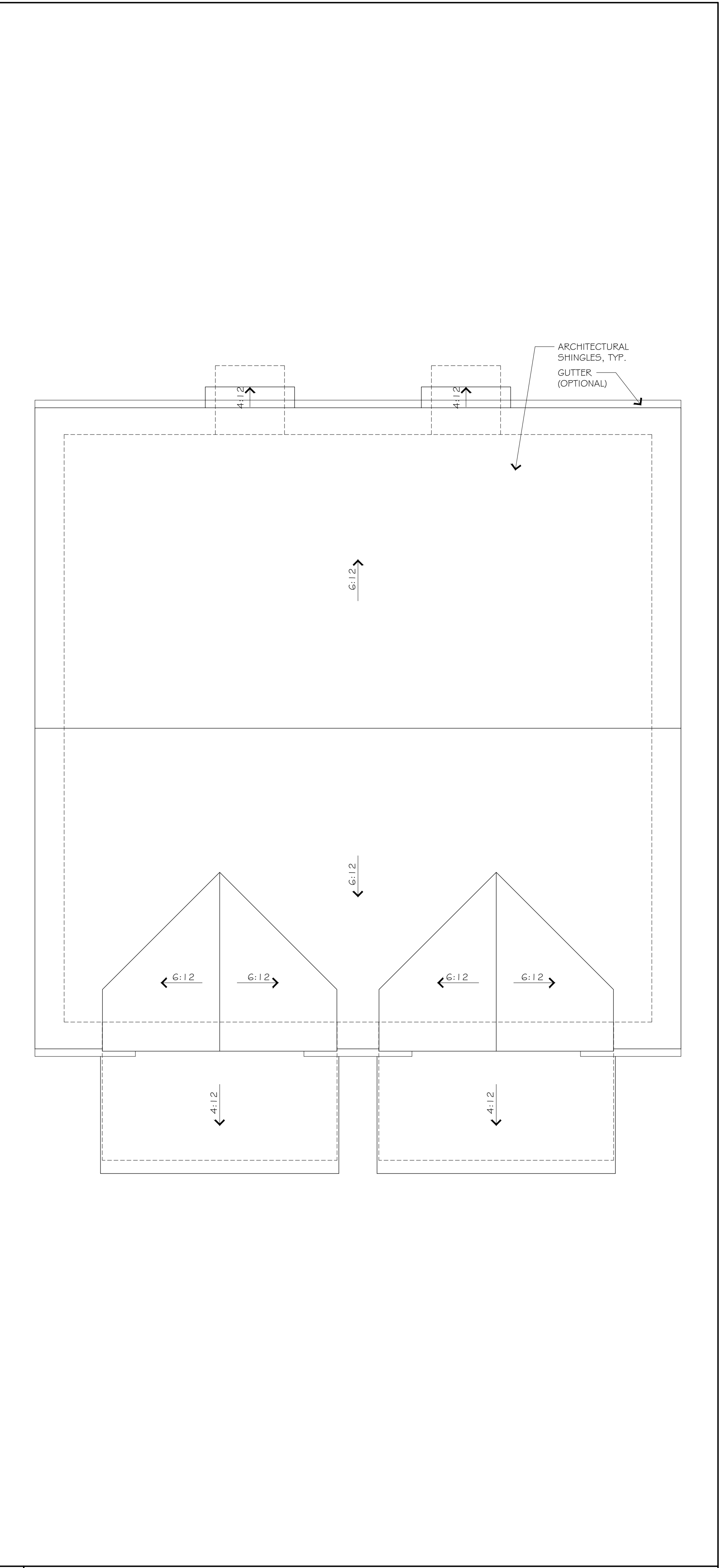
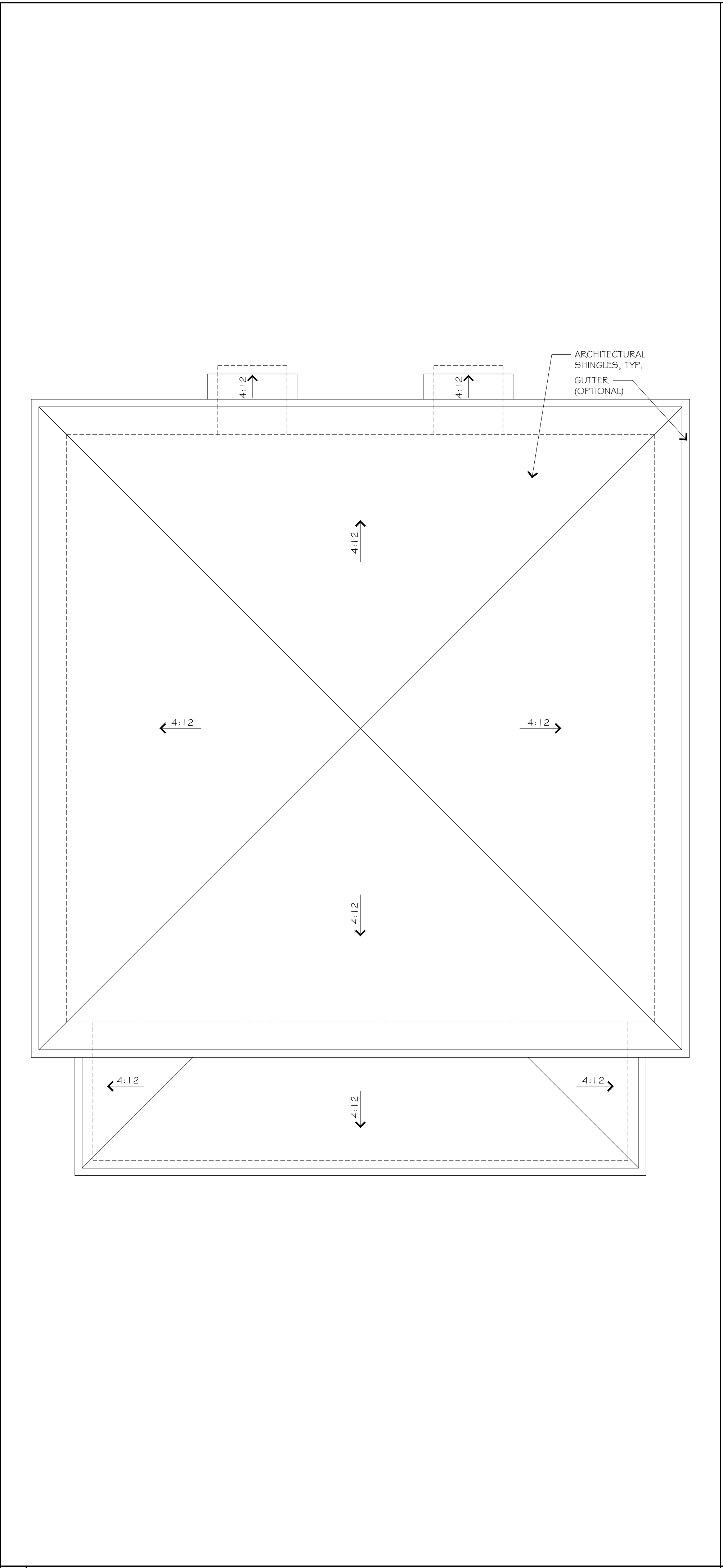
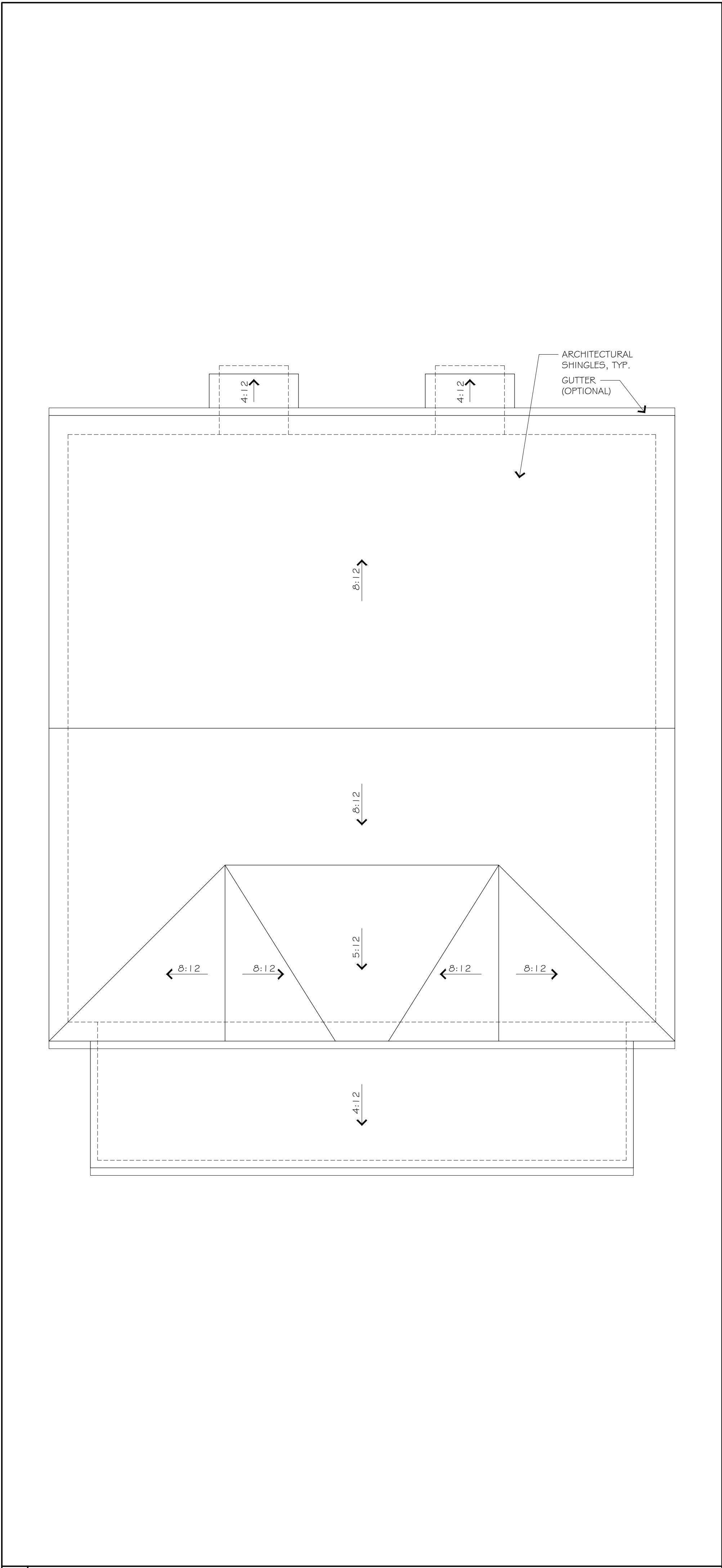


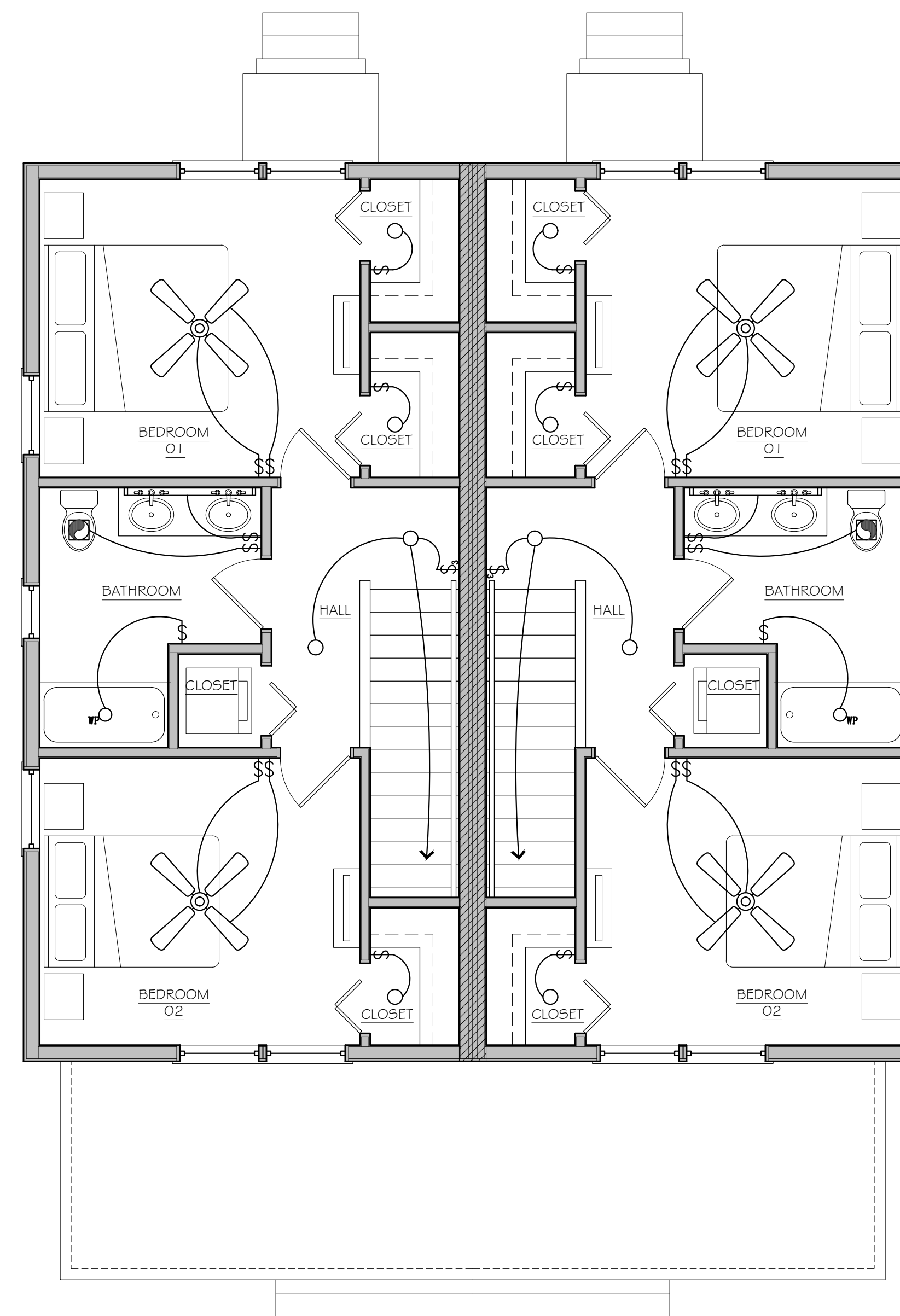
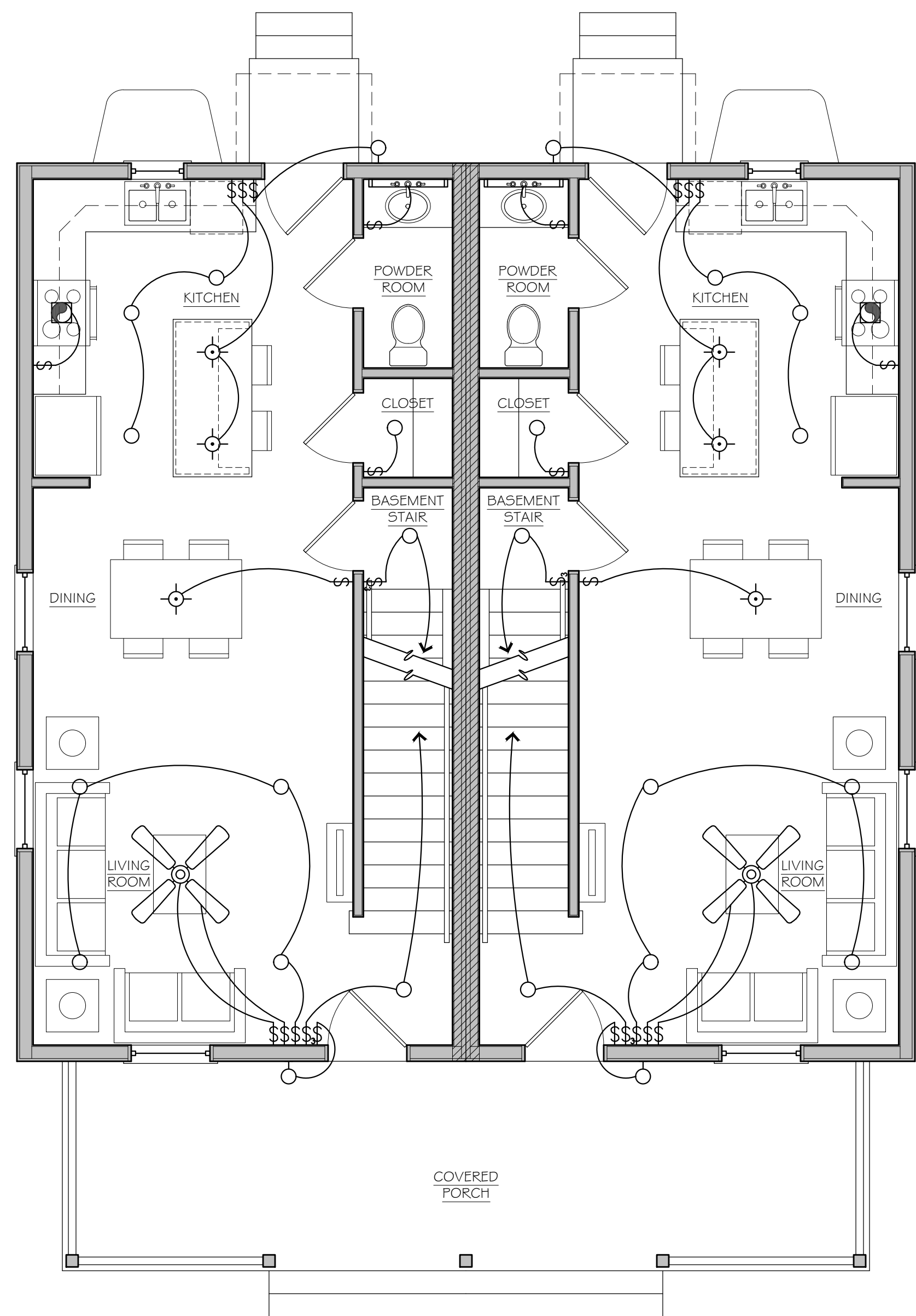
01 1ST FLOOR PLAN  $\frac{1}{4}" = 1'-0"$



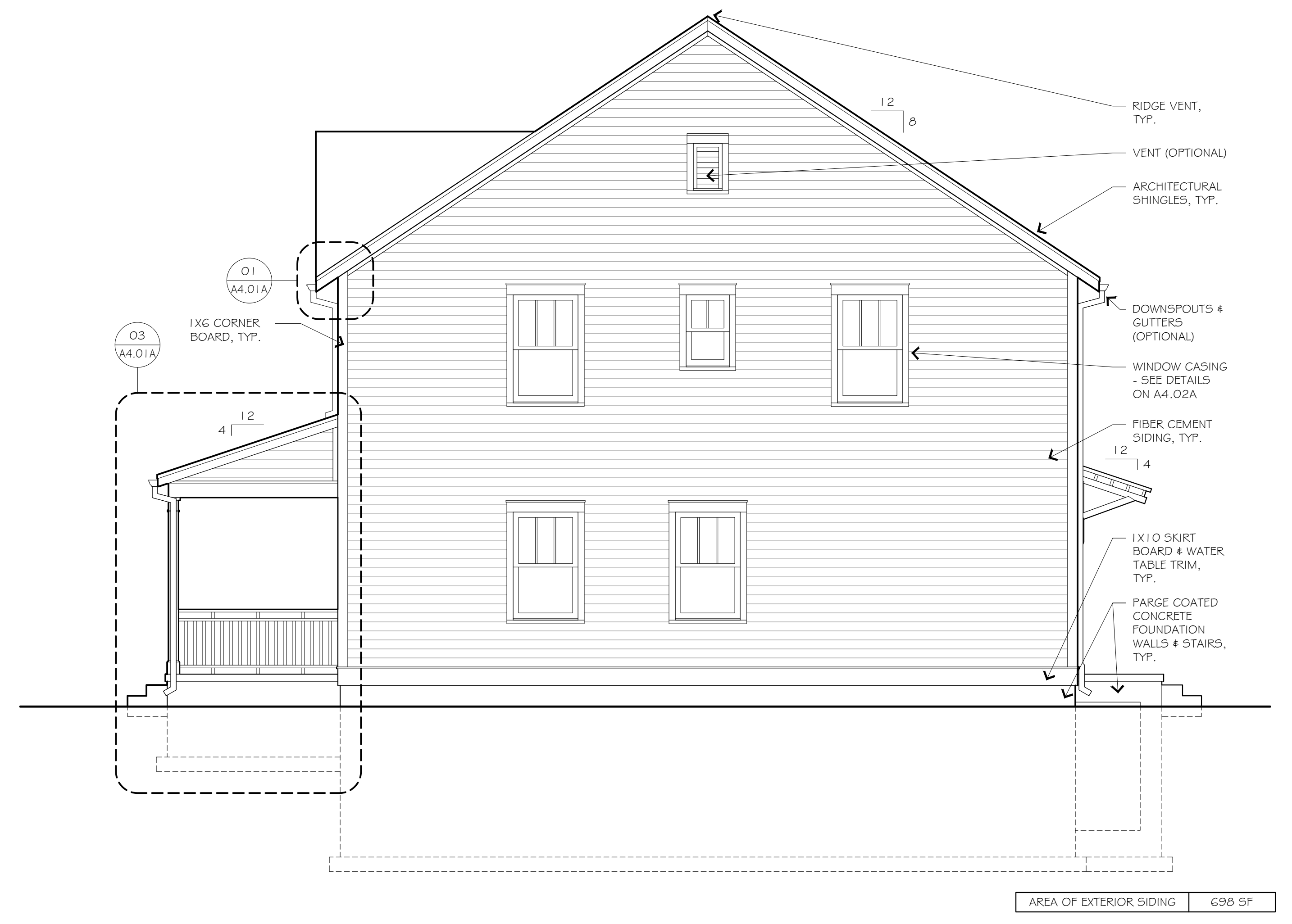
03 1ST FLOOR PLAN (OPTION C - FRONT PORCH)  $\frac{1}{4}" = 1'-0"$



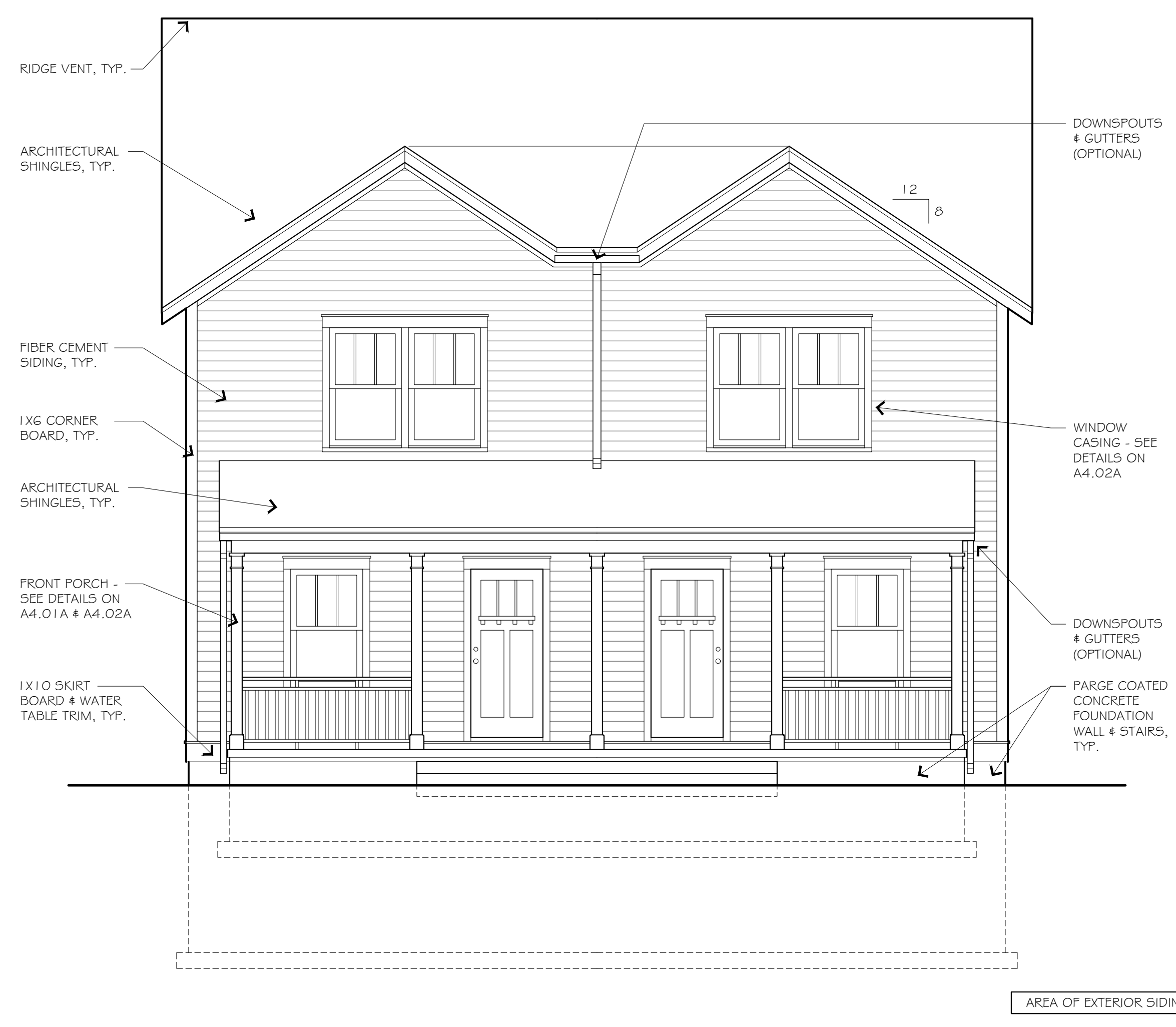




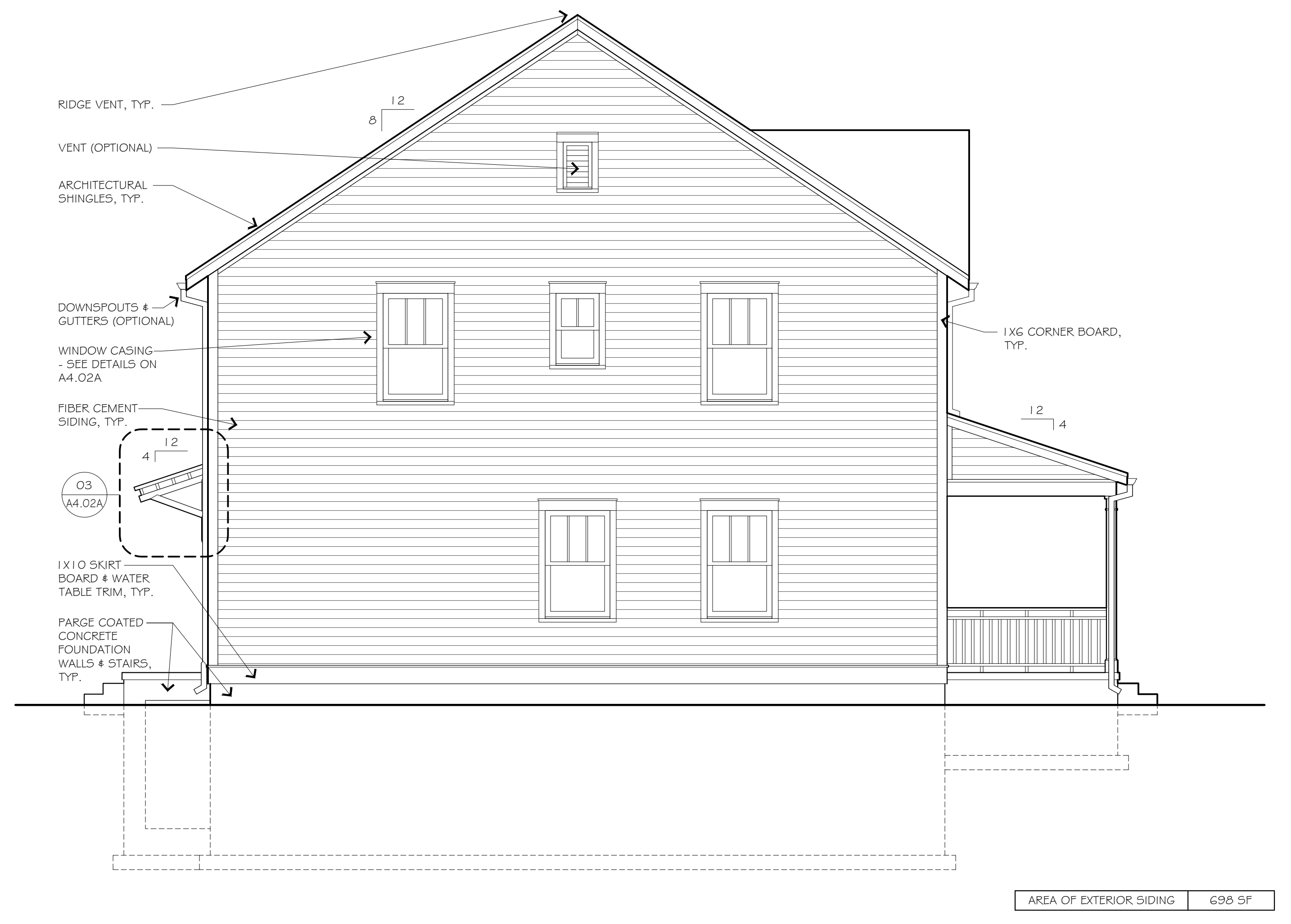
LIGHTING LEGEND			
⚡	SWITCH		CEILING FAN W/ FAN LIGHT
⚡	SWITCH (3-WAY)		CEILING FAN (WO FAN LIGHT)
○	RECESSED LIGHT FIXTURE (WATERPROOF)		EXHAUST FAN VENT
⊙	PENDANT LIGHT FIXTURE		
—	INTERIOR WALL MOUNTED LIGHT		
⊖	EXTERIOR WALL MOUNTED LIGHT		



02 RIGHT ELEVATION  $\frac{1}{4}" = 1'-0"$  AREA OF EXTERIOR SIDING 698 SF



01 FRONT ELEVATION  $\frac{1}{4}" = 1'-0"$  AREA OF EXTERIOR SIDING 435 SF

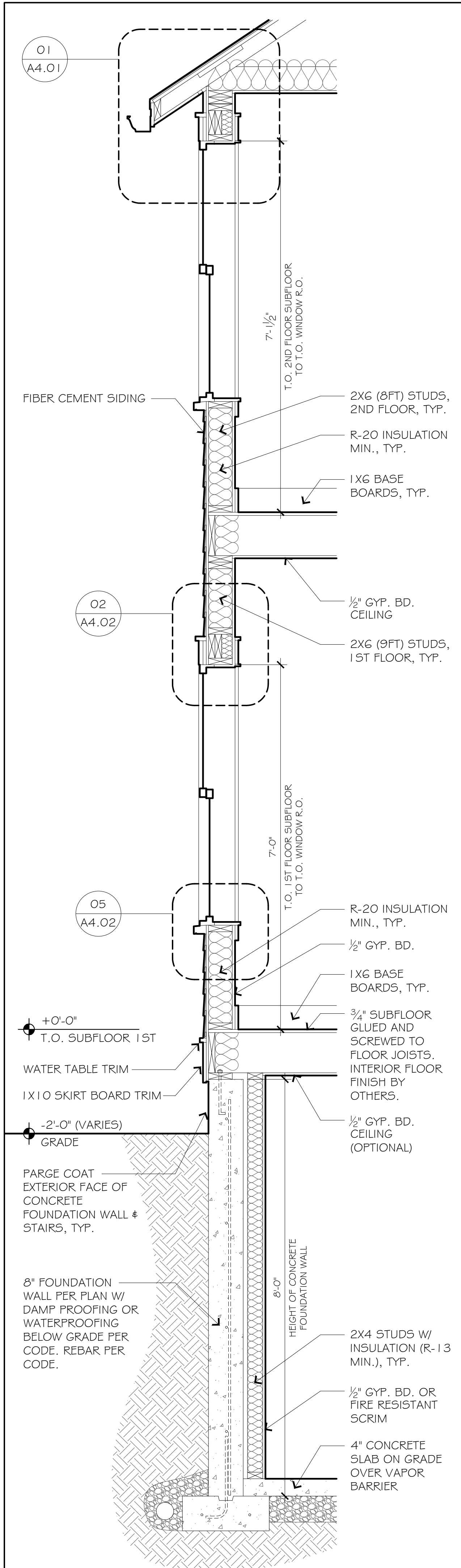


04 LEFT ELEVATION  $\frac{1}{4}" = 1'-0"$  AREA OF EXTERIOR SIDING 698 SF

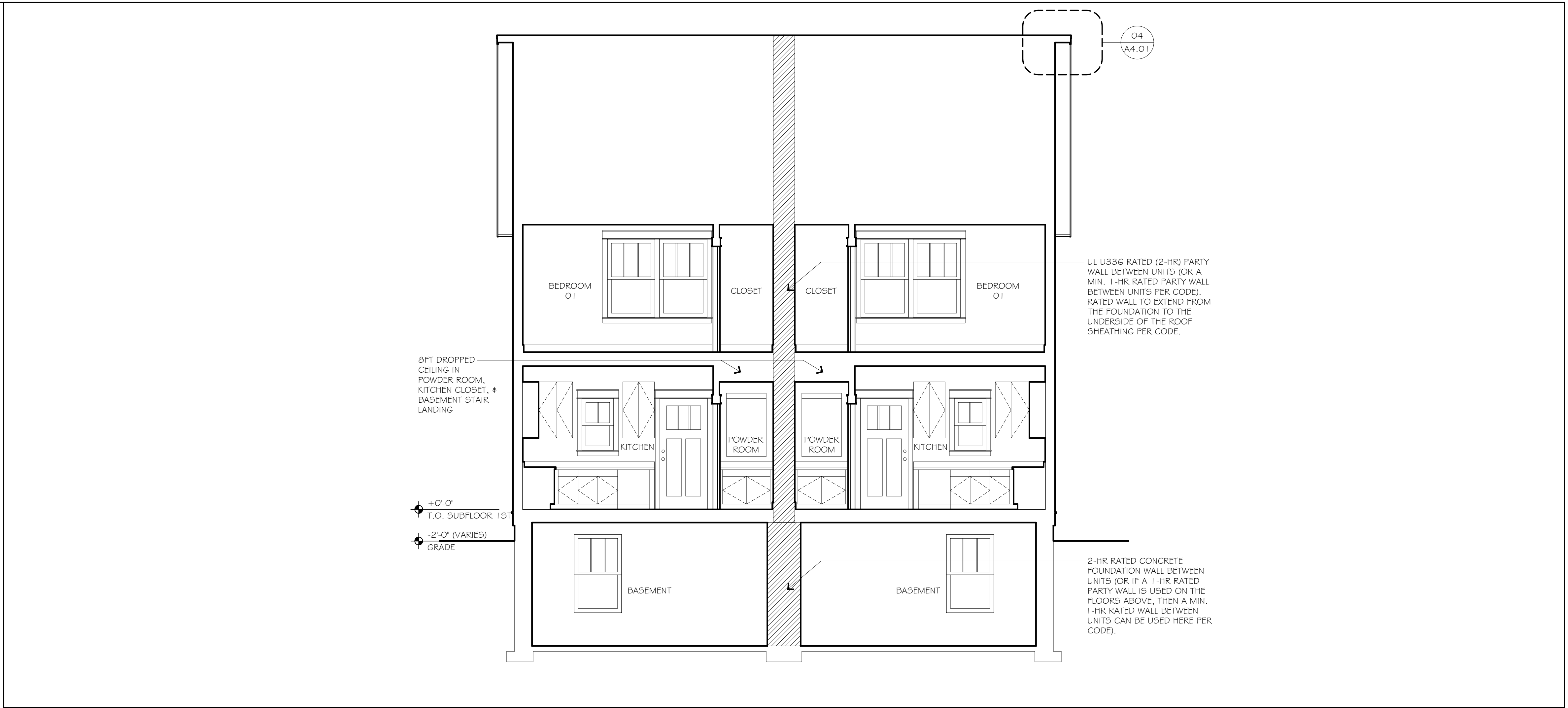


03 REAR ELEVATION  $\frac{1}{4}" = 1'-0"$  AREA OF EXTERIOR SIDING 441 SF

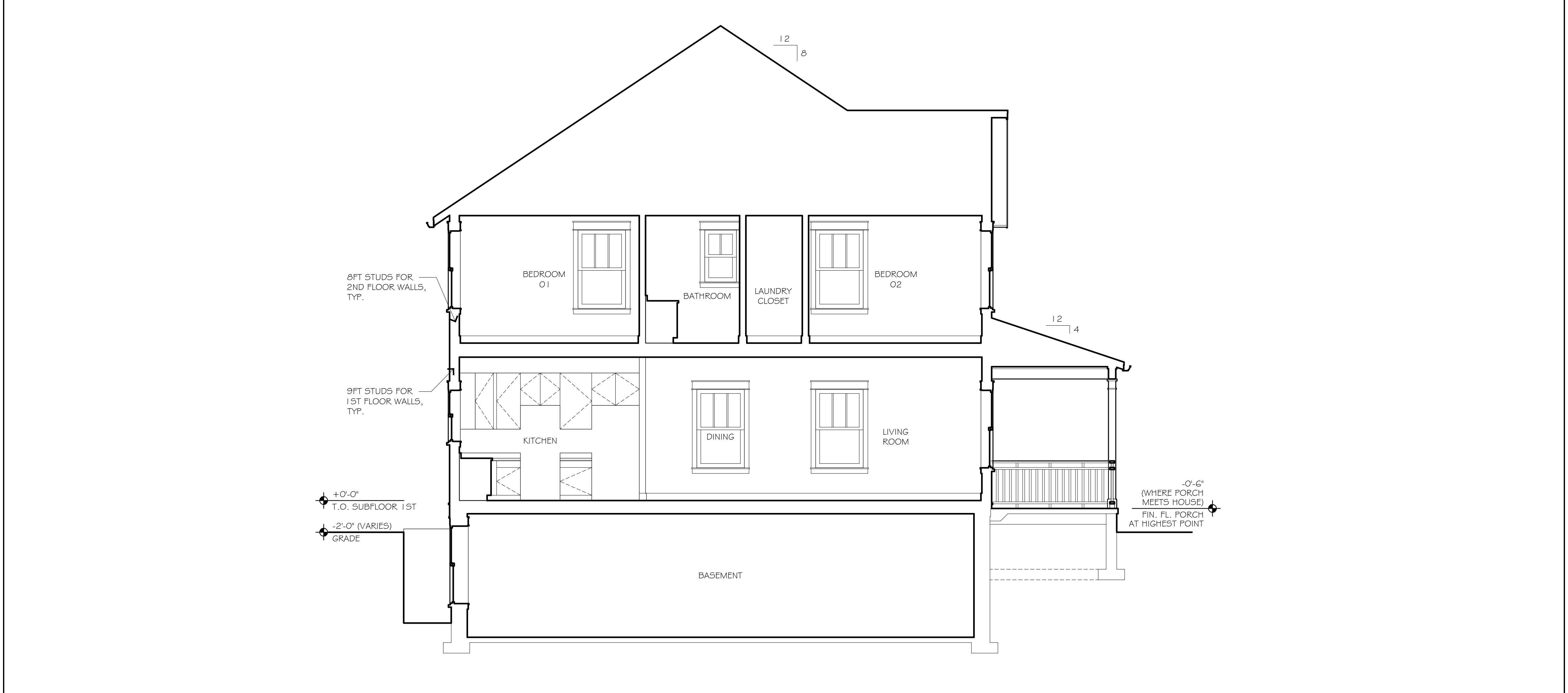




02 TYPICAL EXTERIOR WALL SECTION 3/4" = 1'-0"

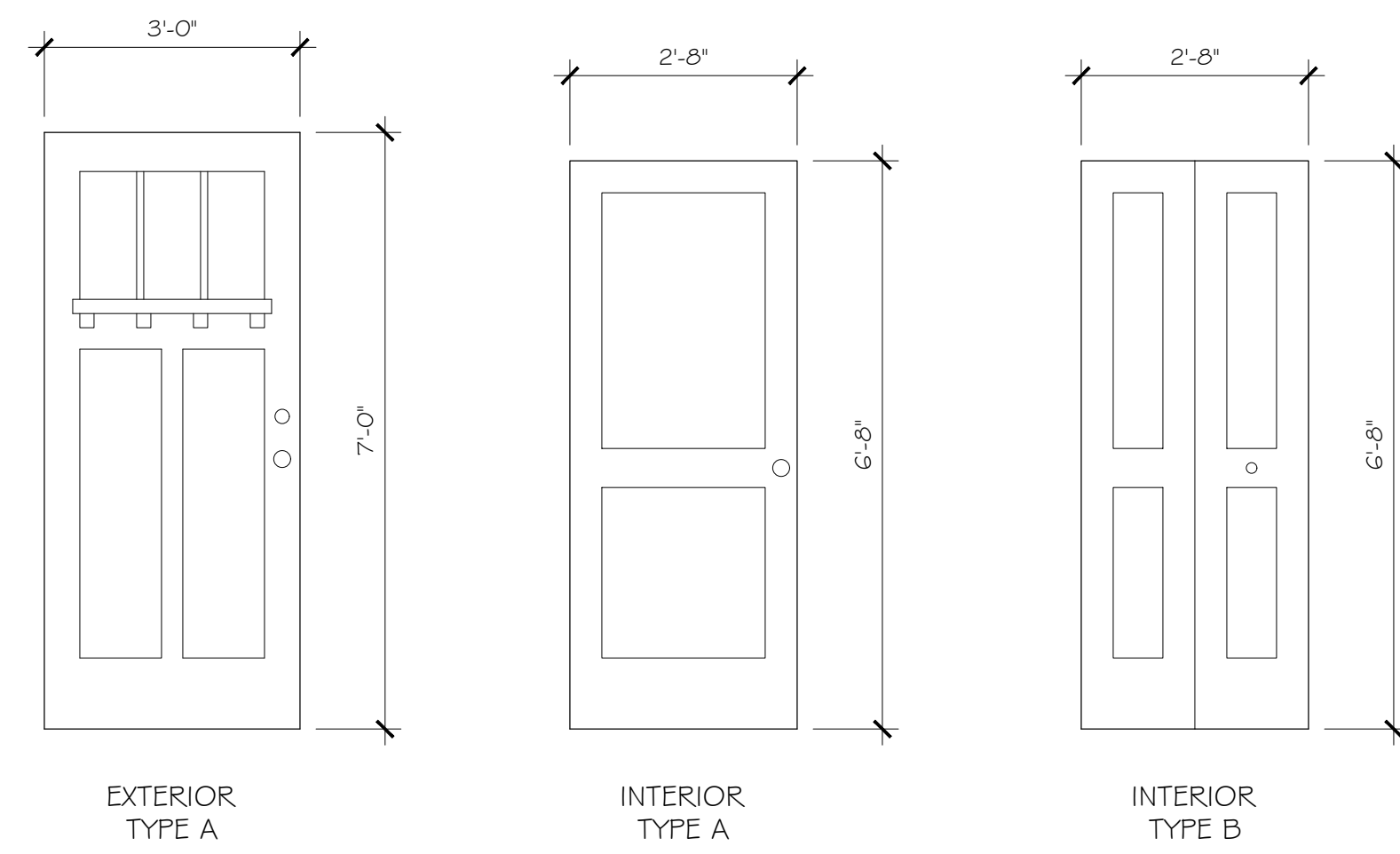


01 CROSS SECTION 1/4" = 1'-0"



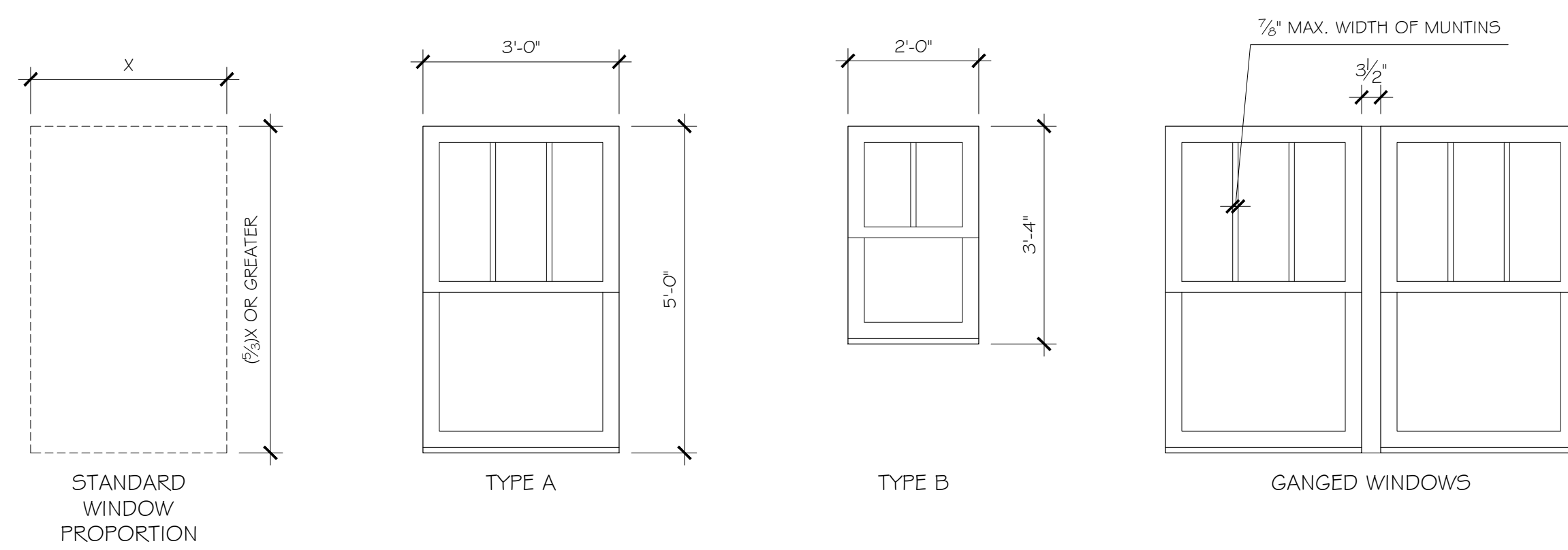
03 LONGITUDINAL SECTION 1/4" = 1'-0"





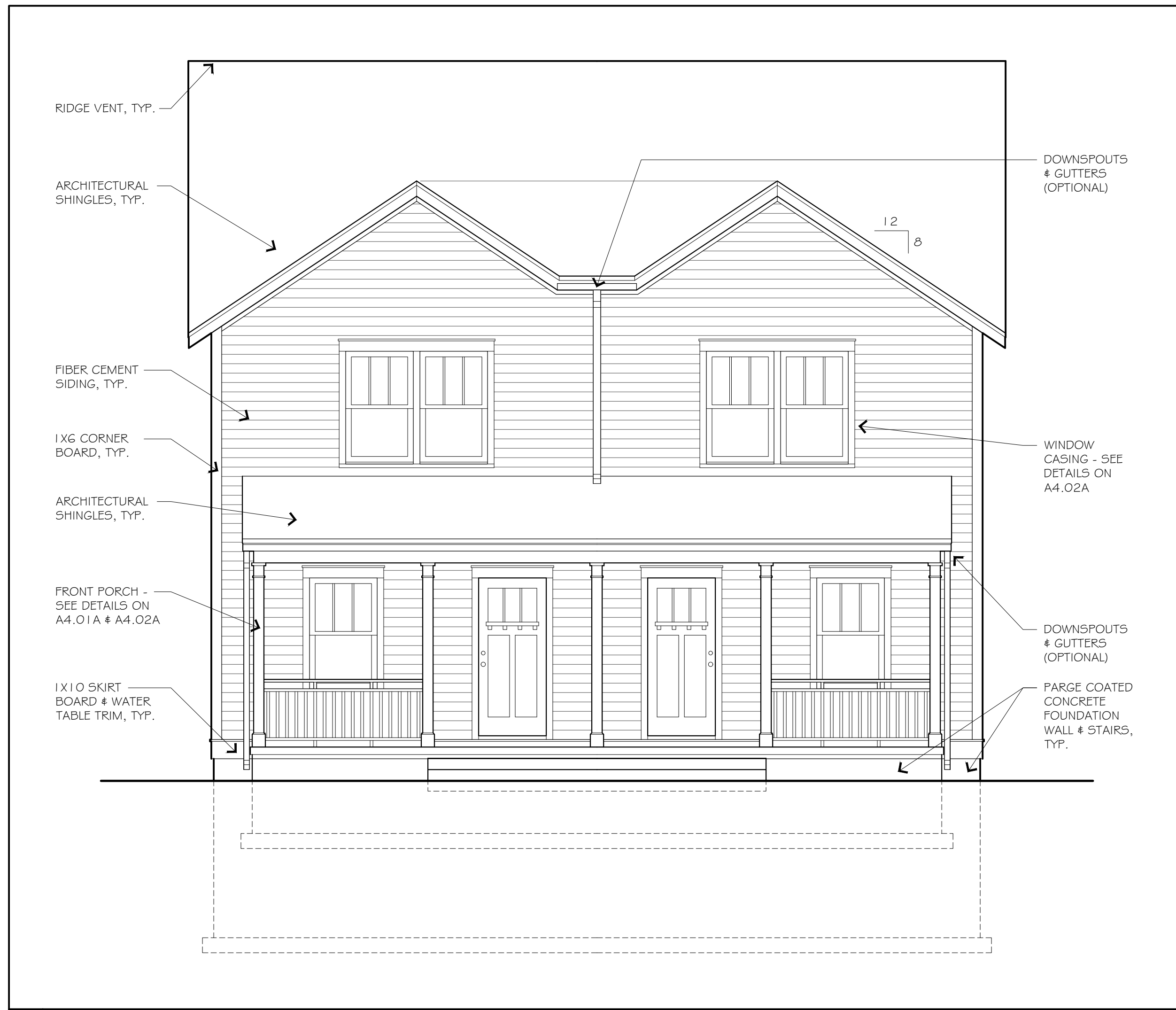
DOOR SCHEDULE				
TYPE	SIZE		QUANTITY	NOTES
	WIDTH	HEIGHT		
EXTERIOR A	3'-0"	7'-0"	4	-
INTERIOR A	2'-8"	6'-8"	12	-
INTERIOR B	2'-8"	6'-8"	8	BIFOLD

01 DOOR SCHEDULE

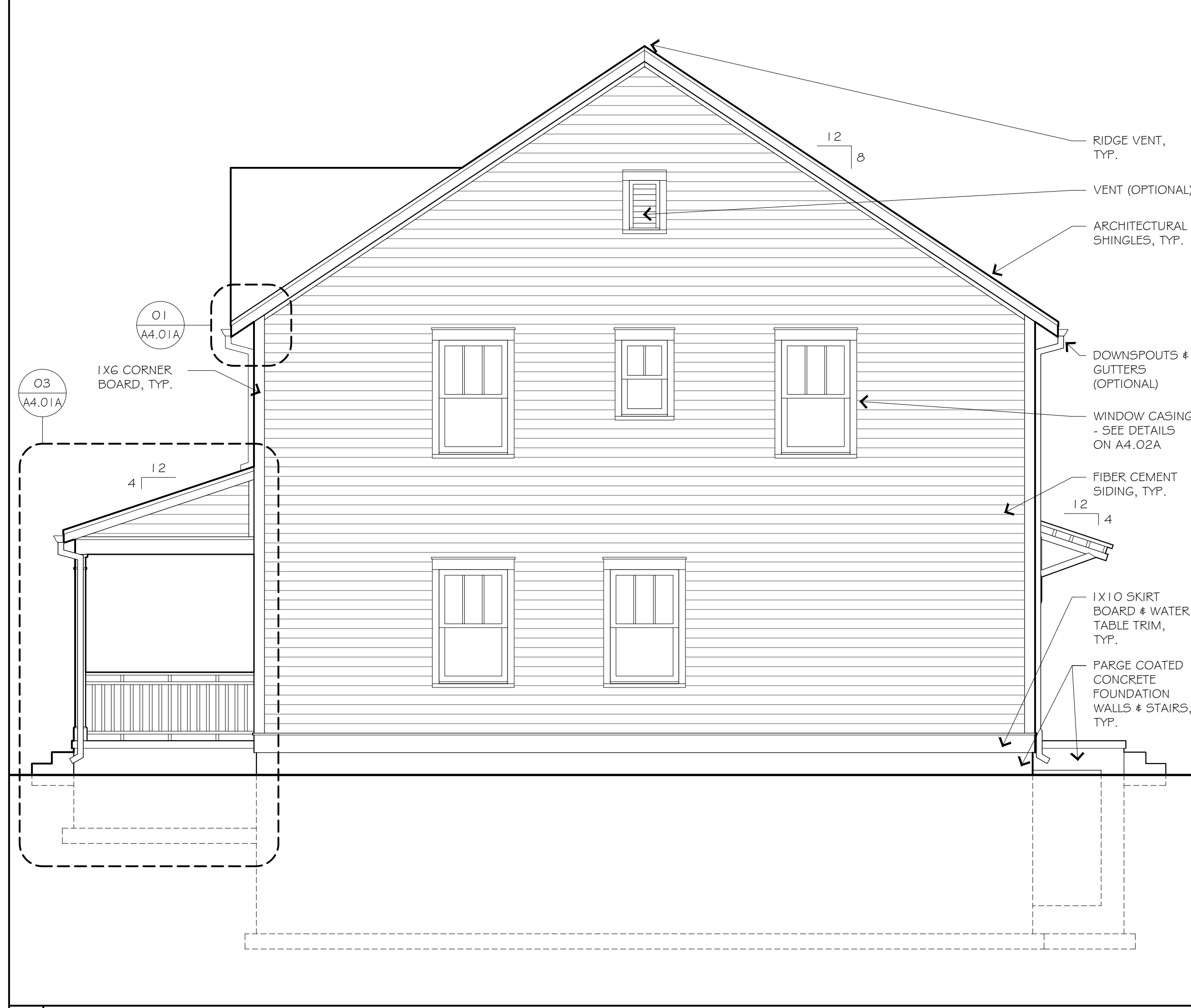


WINDOW SCHEDULE					
TYPE	FRAME SIZE		QUANTITY	STYLE	NOTES
	WIDTH	HEIGHT			
A	3'-0"	5'-0"	20	DOUBLE HUNG	TO MEET EGRESS CODE REQUIREMENTS, TEMPERED GLASS AS REQUIRED BY CODE.
B	2'-0"	3'-4"	4	DOUBLE HUNG	TEMPERED GLASS AS REQUIRED BY CODE.

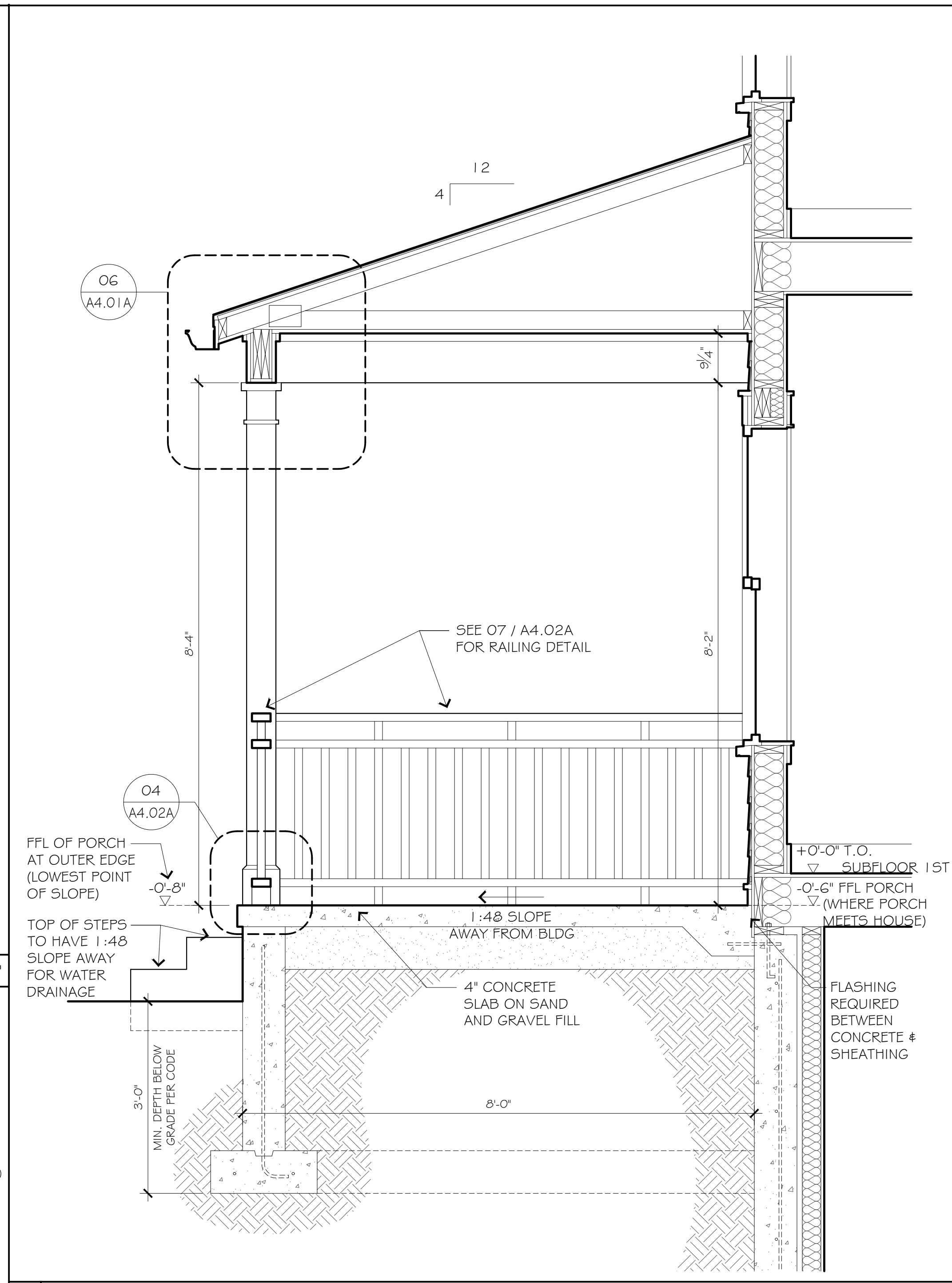
02 WINDOW SCHEDULE



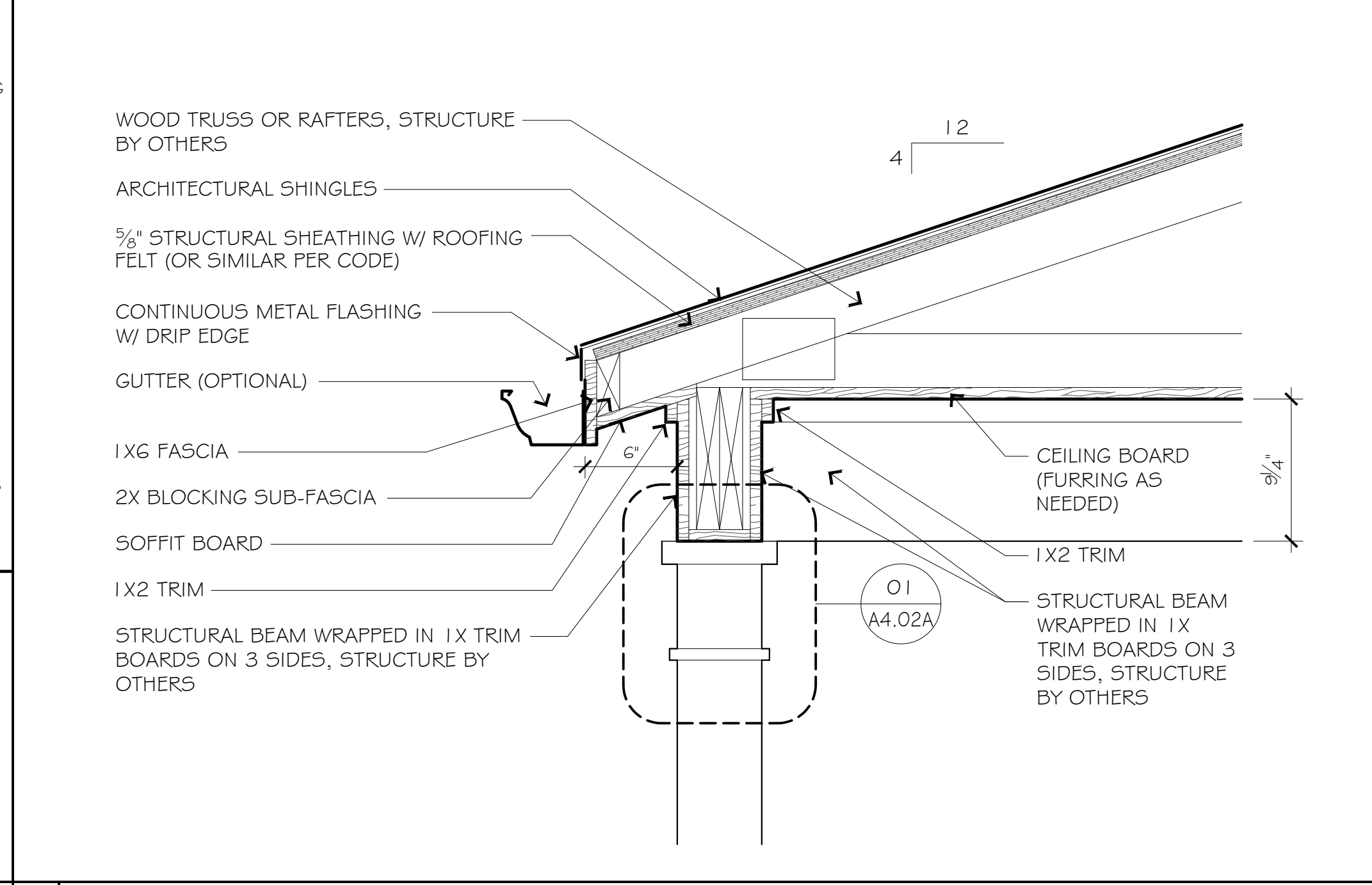
02 FRONT ELEVATION 1/4" = 1'-0"



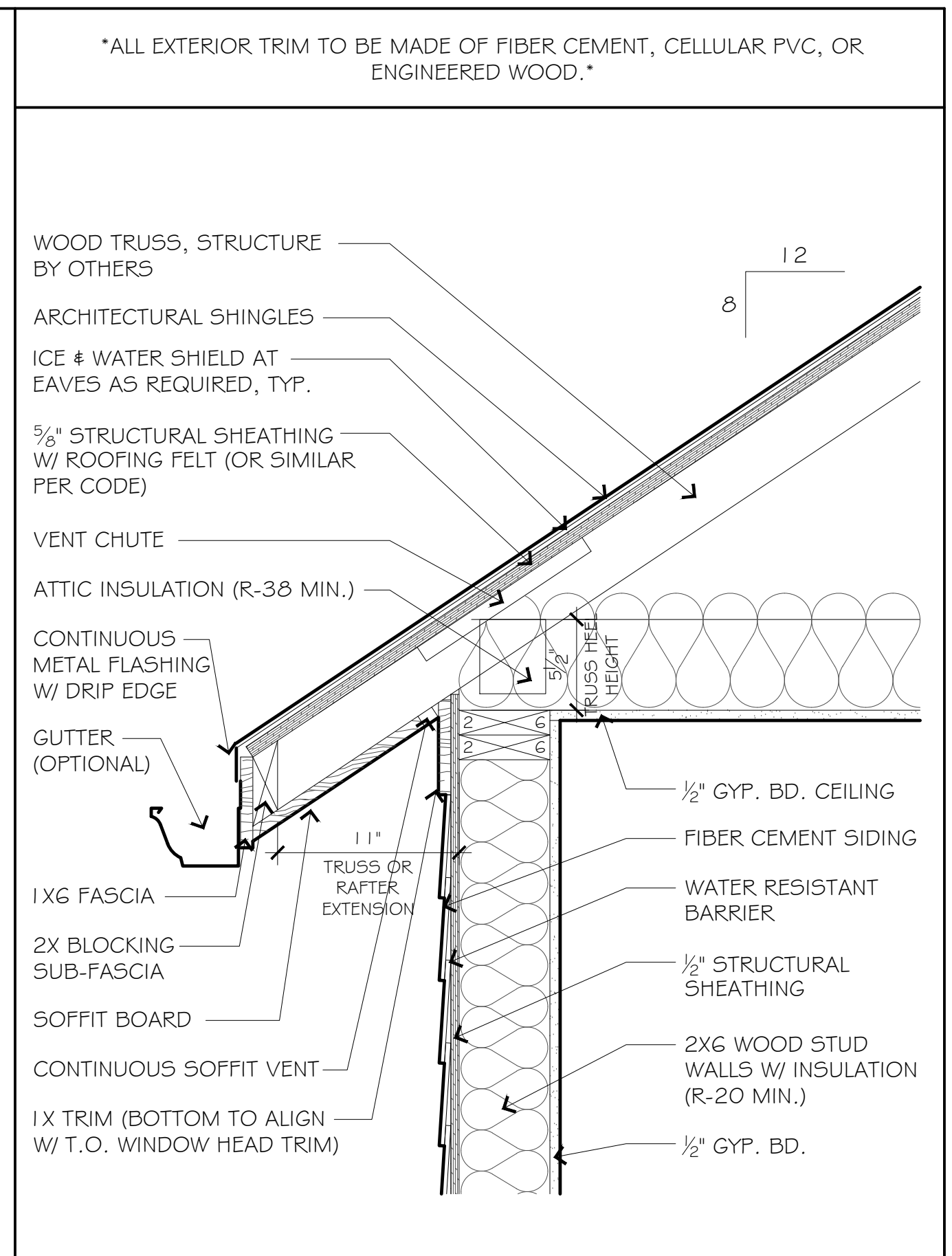
05 RIGHT ELEVATION 1/4" = 1'-0"



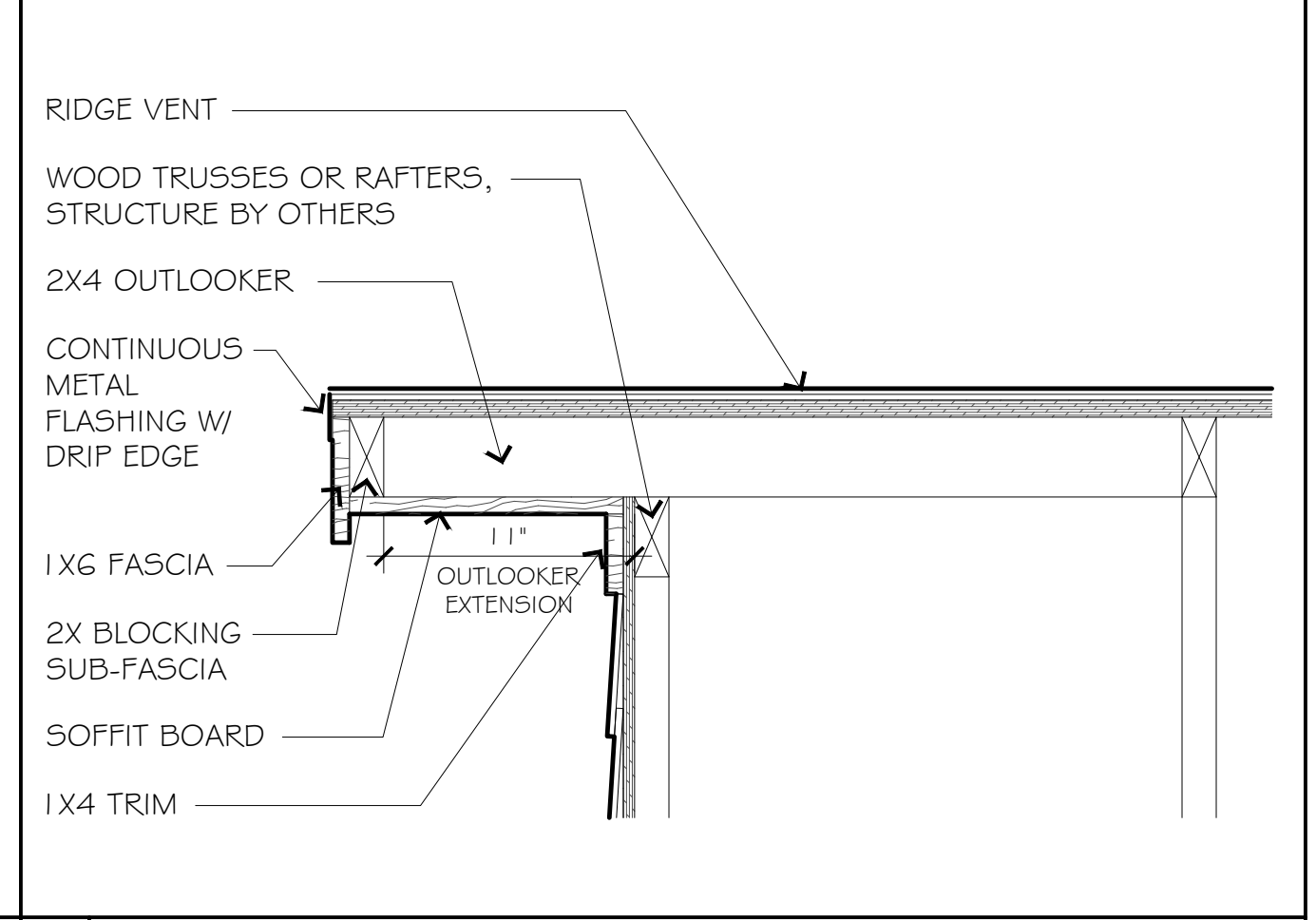
03 FRONT PORCH SECTION 3/4" = 1'-0"



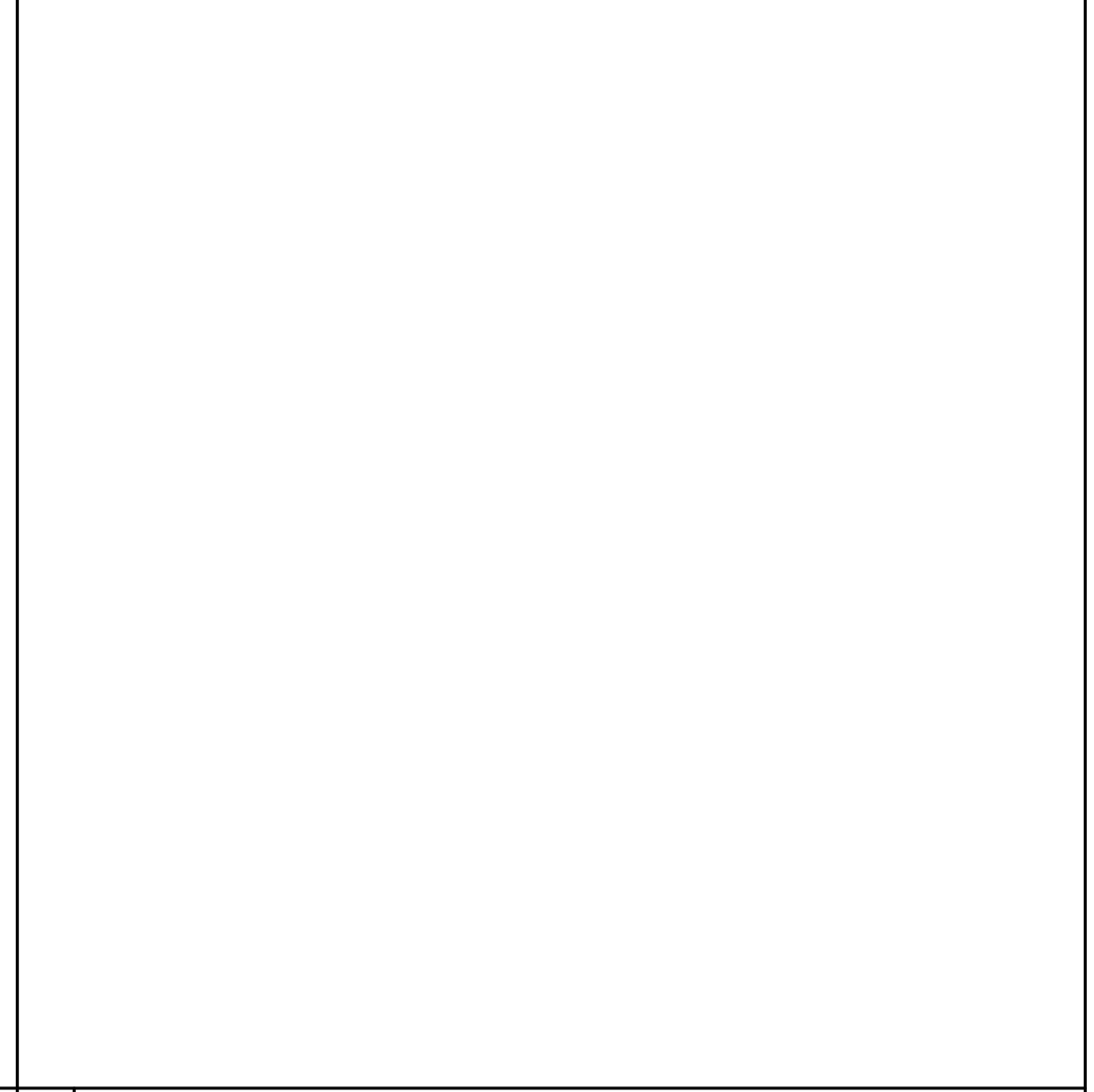
06 FRONT PORCH - EAVE DETAIL 1/2" = 1'-0"



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



04 MAIN ROOF - GABLE END DETAIL 1/2" = 1'-0"



07 NOT USED

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



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**2 BED / 1.5 BATH PER UNIT**  
(2 UNITS TOTAL)  
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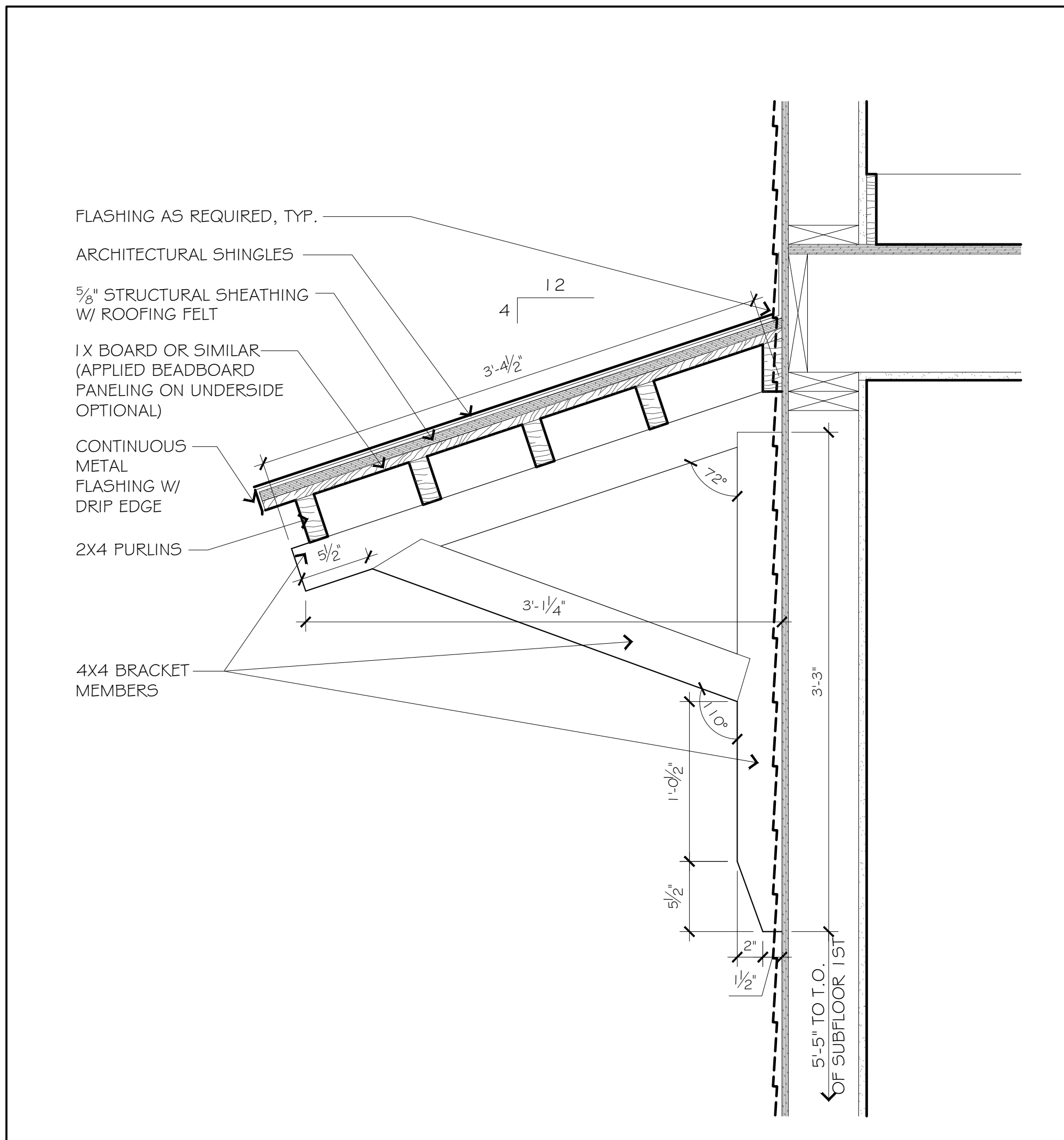
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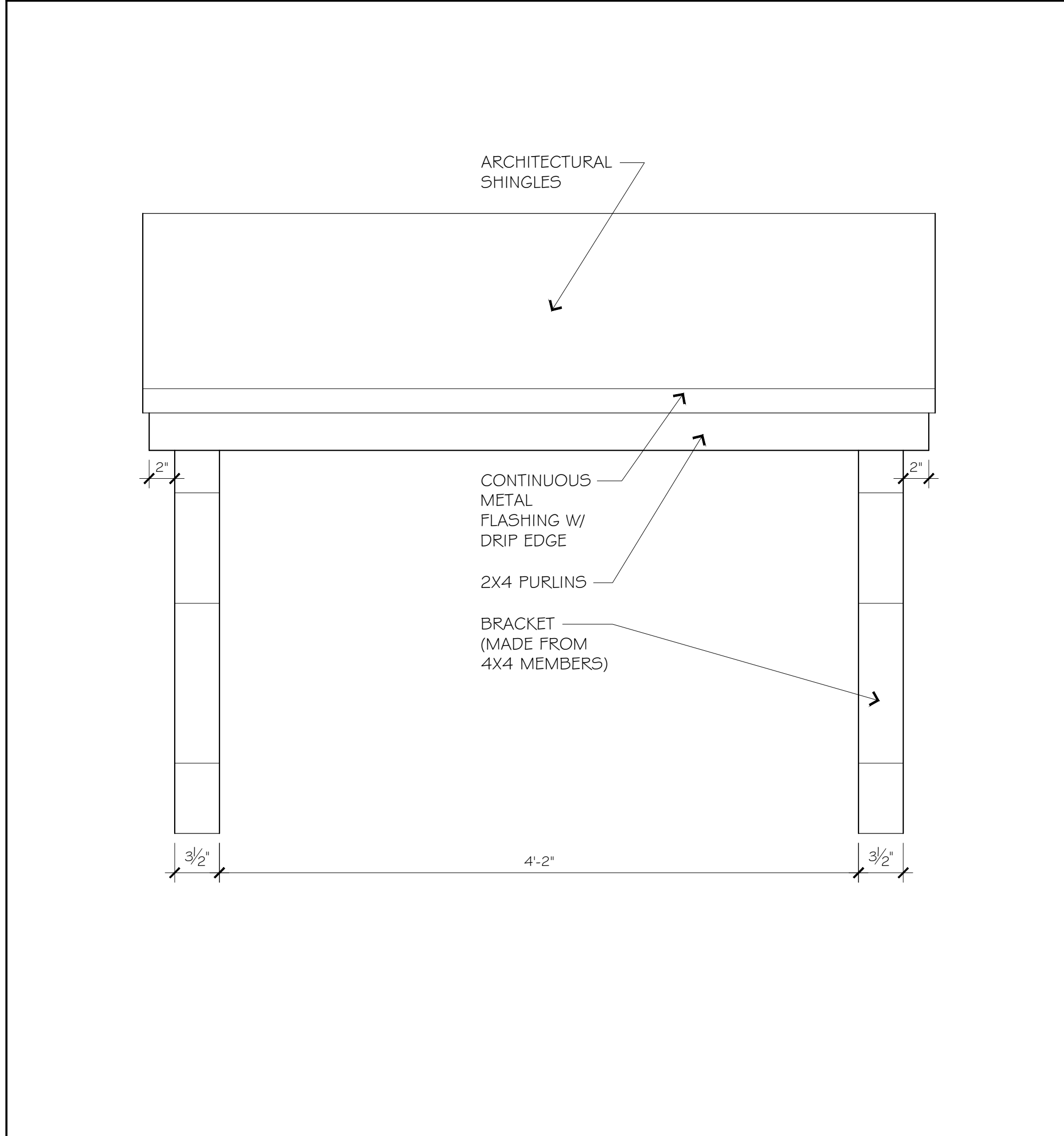
SHEET TITLE:  
**EXTERIOR**  
**DETAILS**  
**(OPTION A)**

SHEET NO.:  
**A-4.01A**

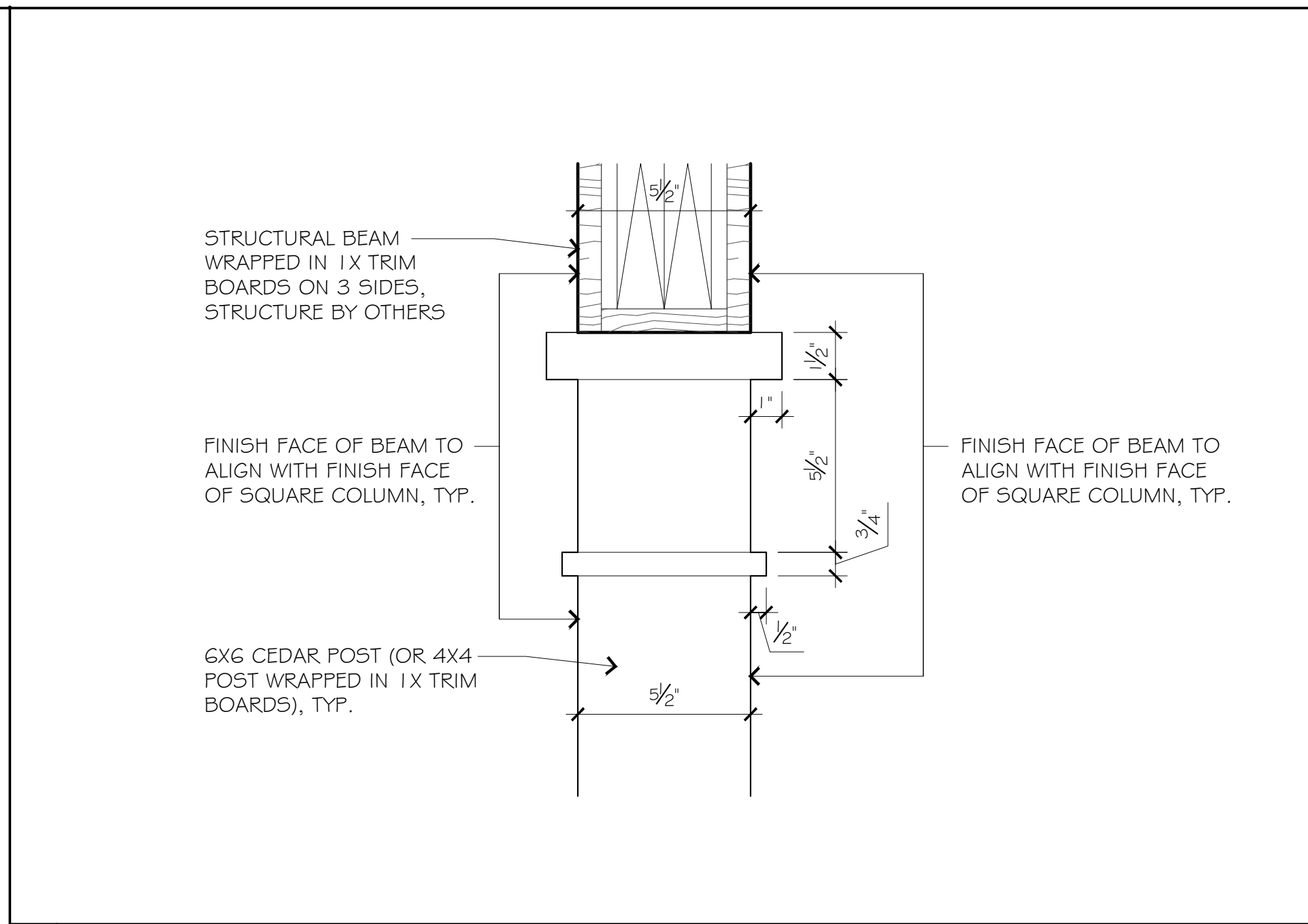




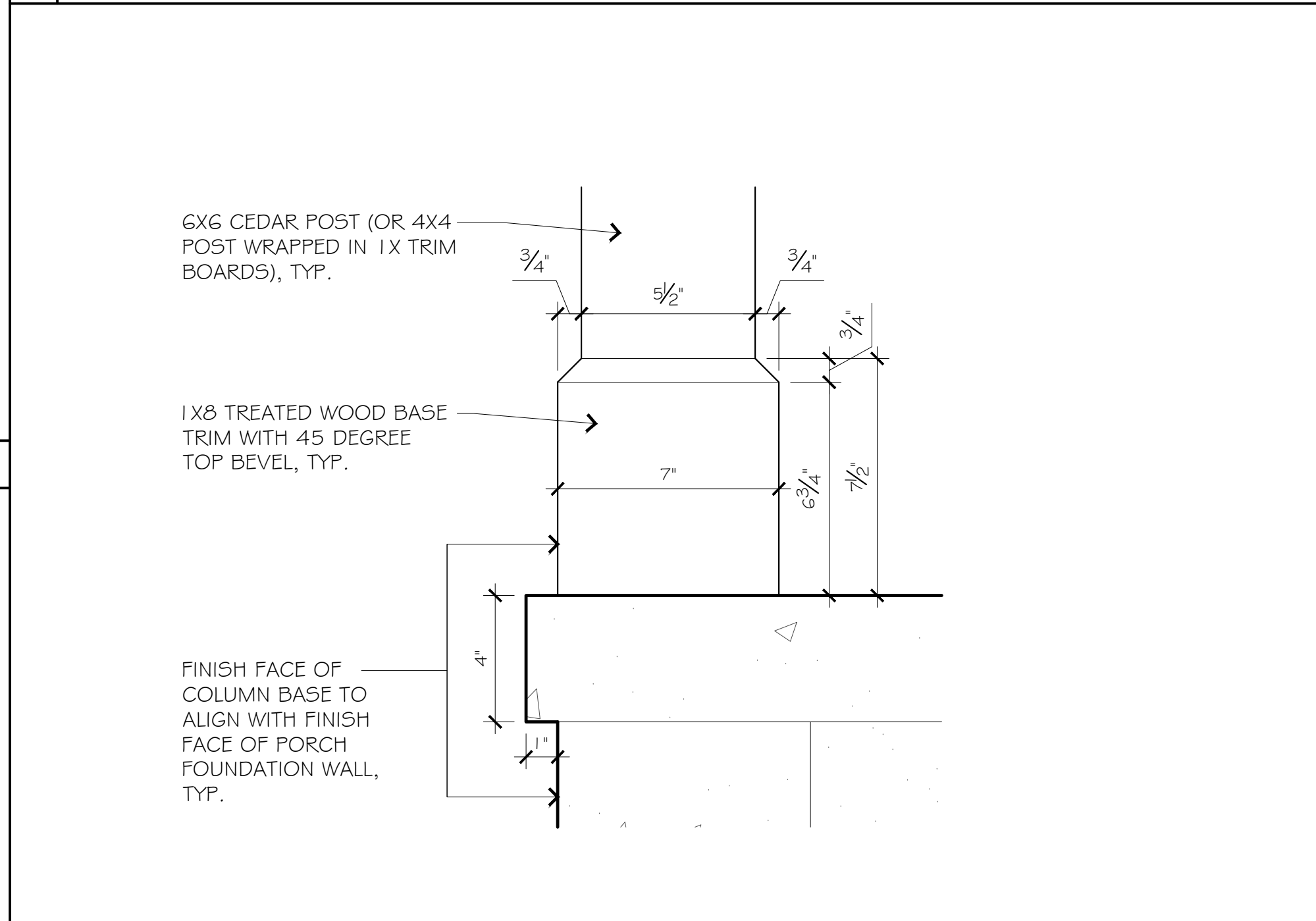
O3 AWNING - SECTION 1/2" = 1'-0"



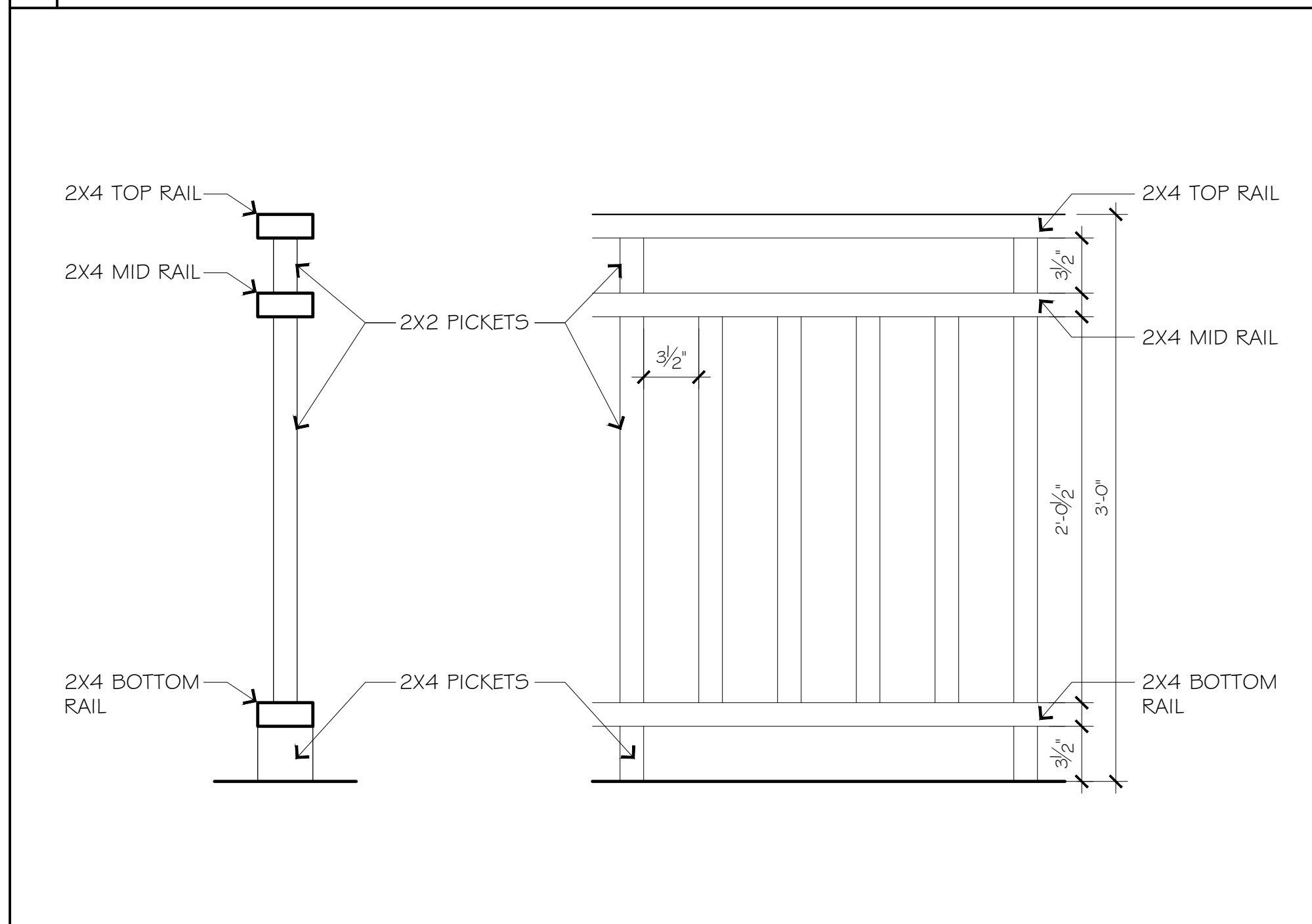
O6 AWNING - FRONT ELEVATION 1/2" = 1'-0"



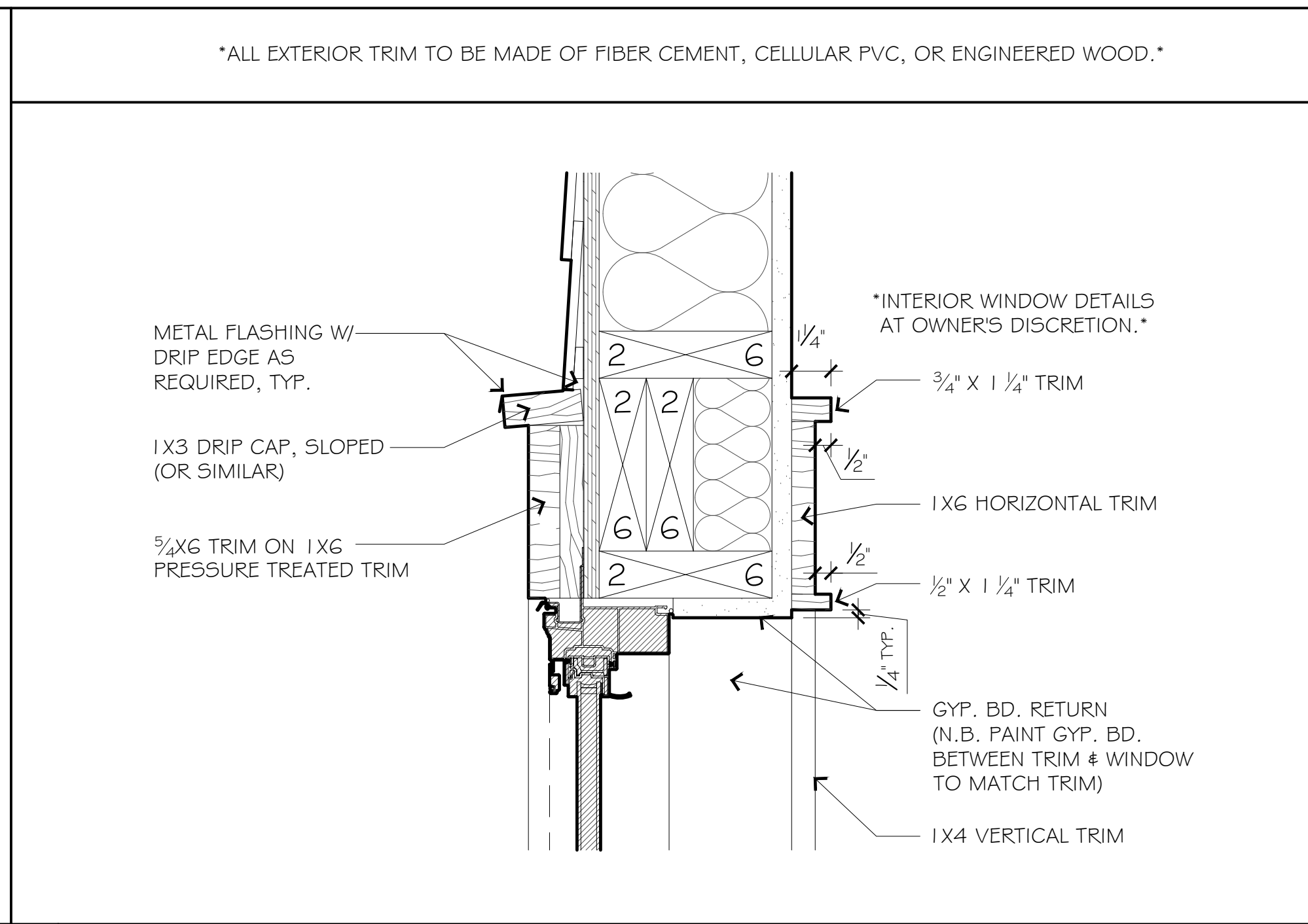
O1 COLUMN CAPITAL DETAIL 3" = 1'-0"



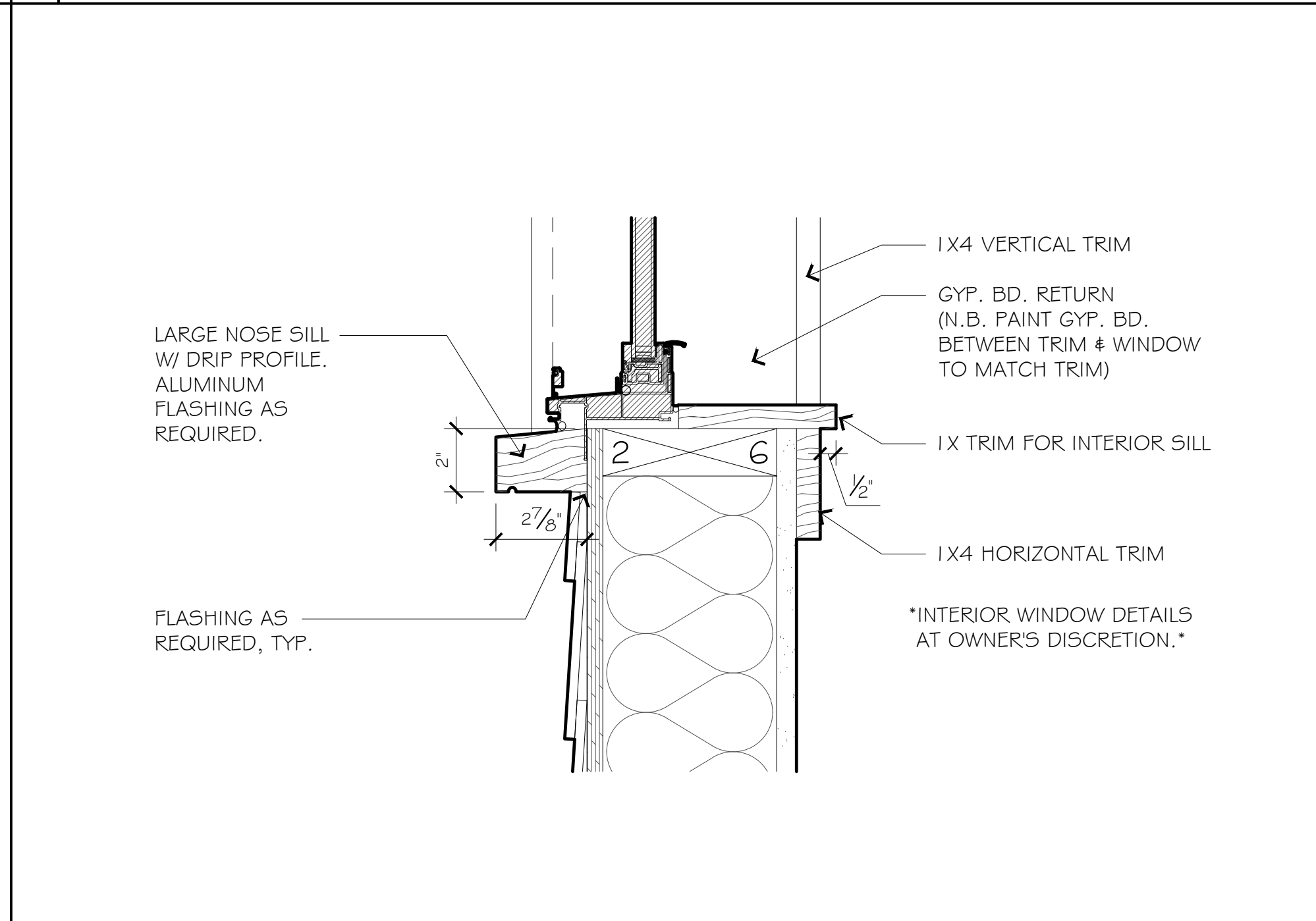
O4 COLUMN BASE & PORCH NOSING DETAIL 3" = 1'-0"



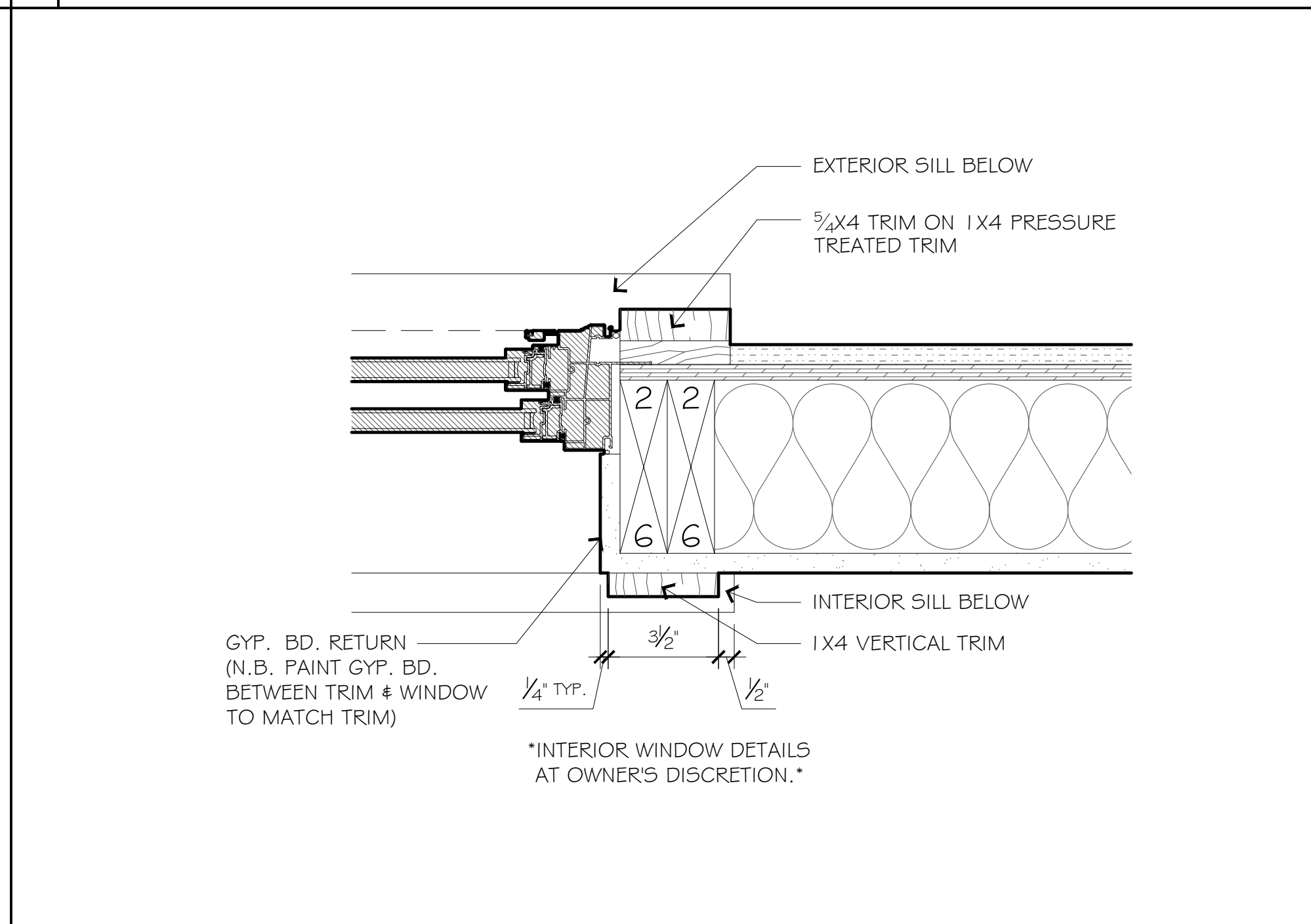
O7 FRONT PORCH RAILING DETAIL 1/2" = 1'-0"



O2 WINDOW HEAD 3" = 1'-0"



O5 WINDOW SILL 3" = 1'-0"

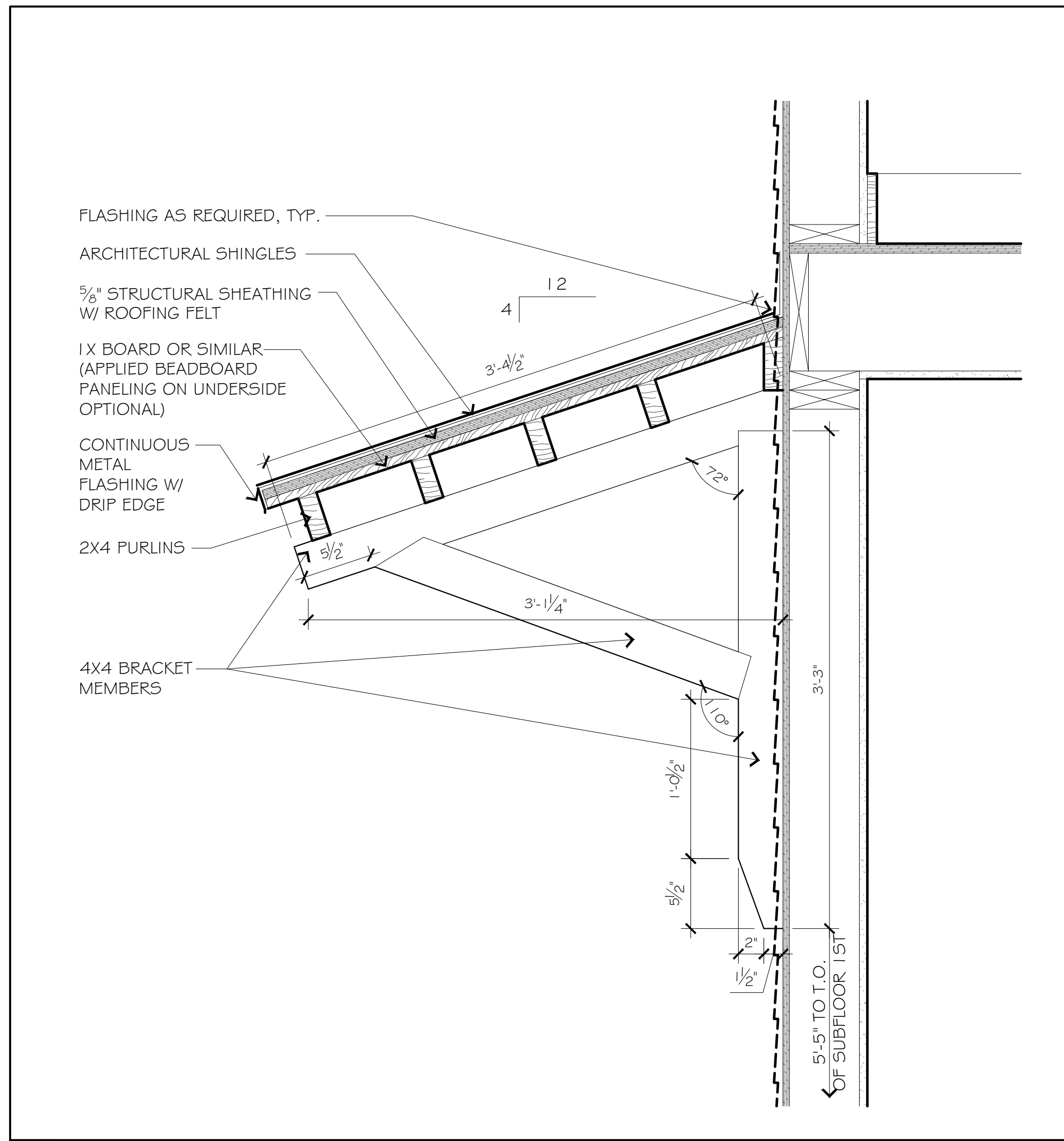


O8 WINDOW JAMB 3" = 1'-0"

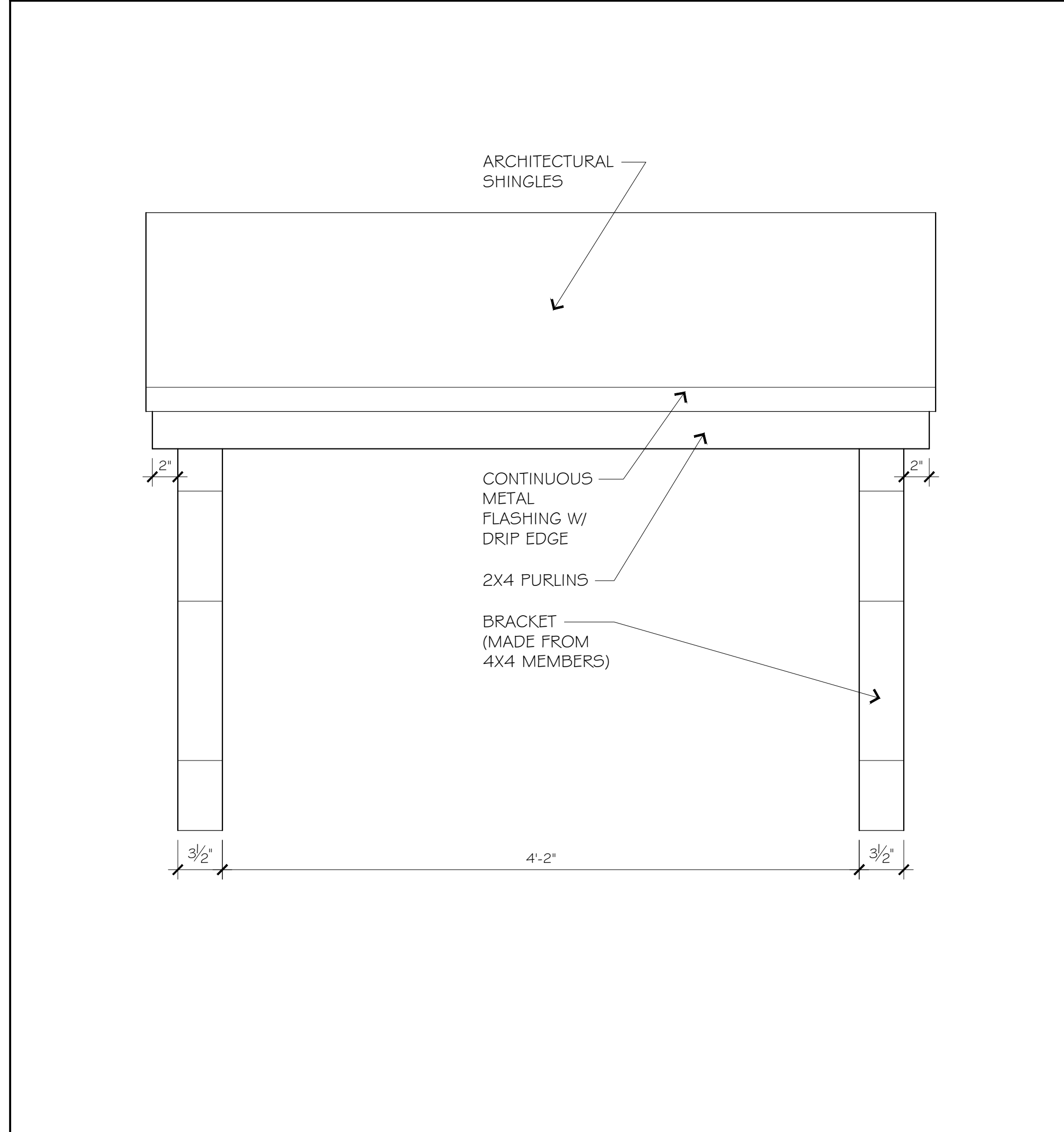




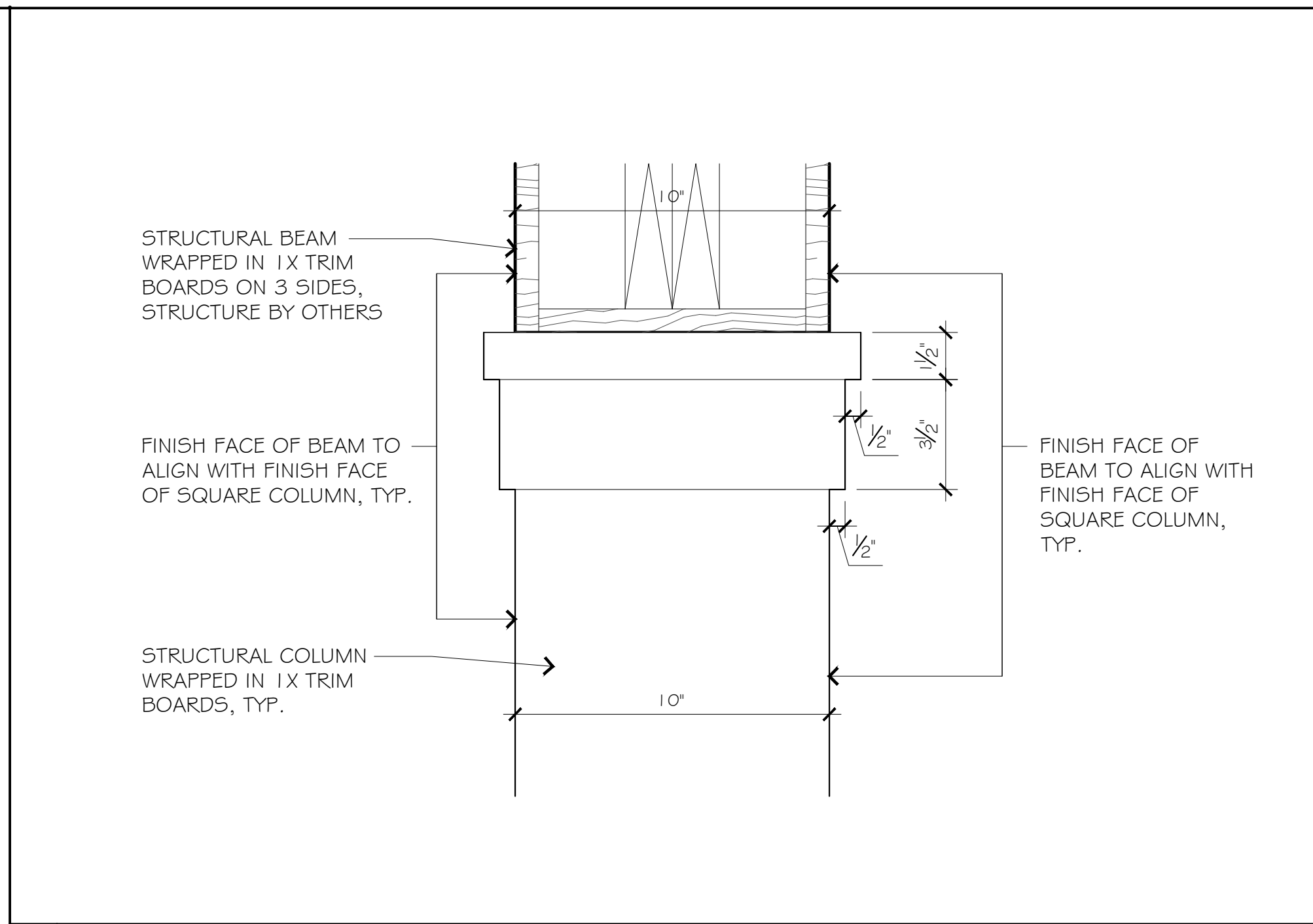




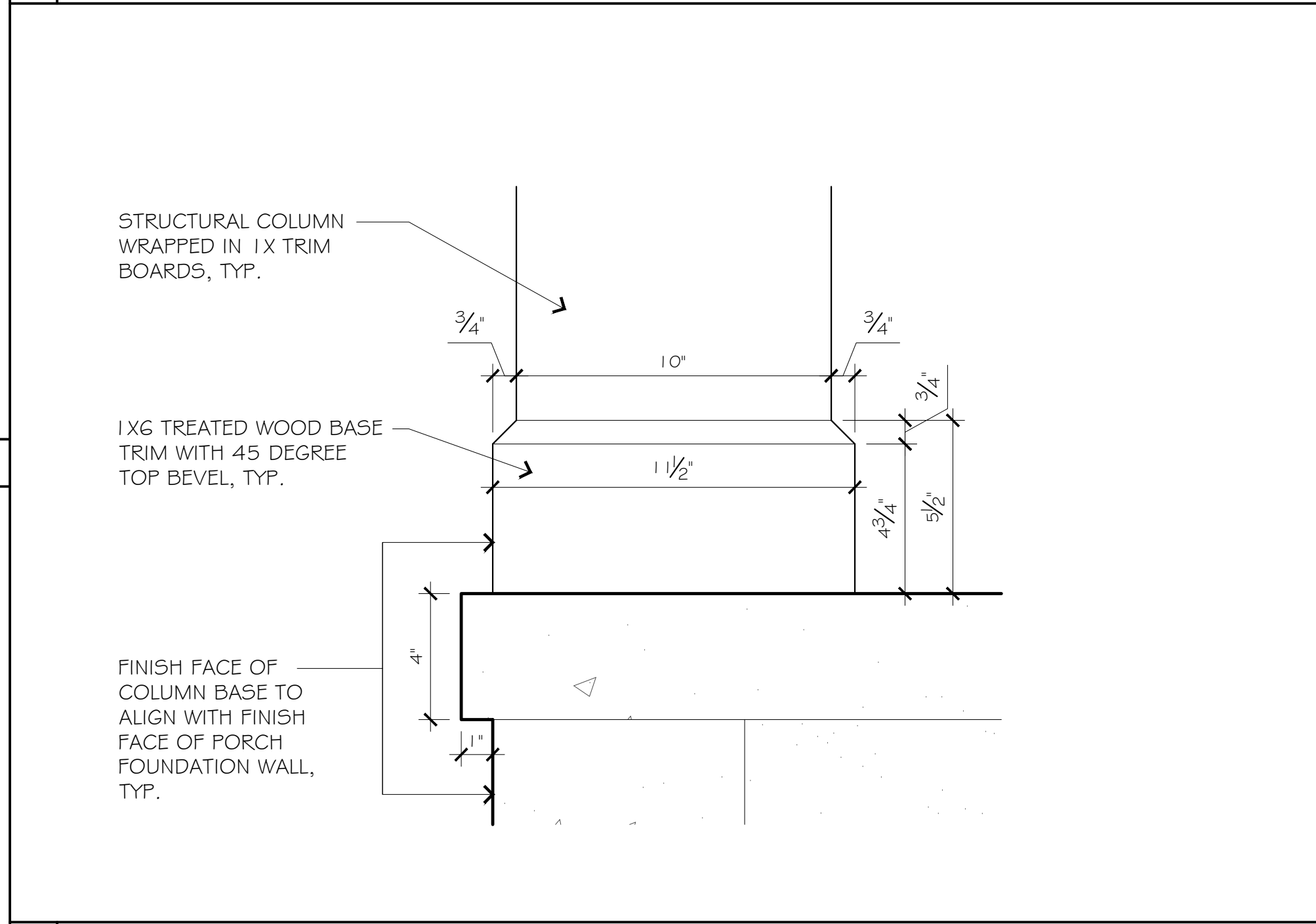
O3 AWNING - SECTION 1/2" = 1'-0"



O6 AWNING - FRONT ELEVATION 1/2" = 1'-0"



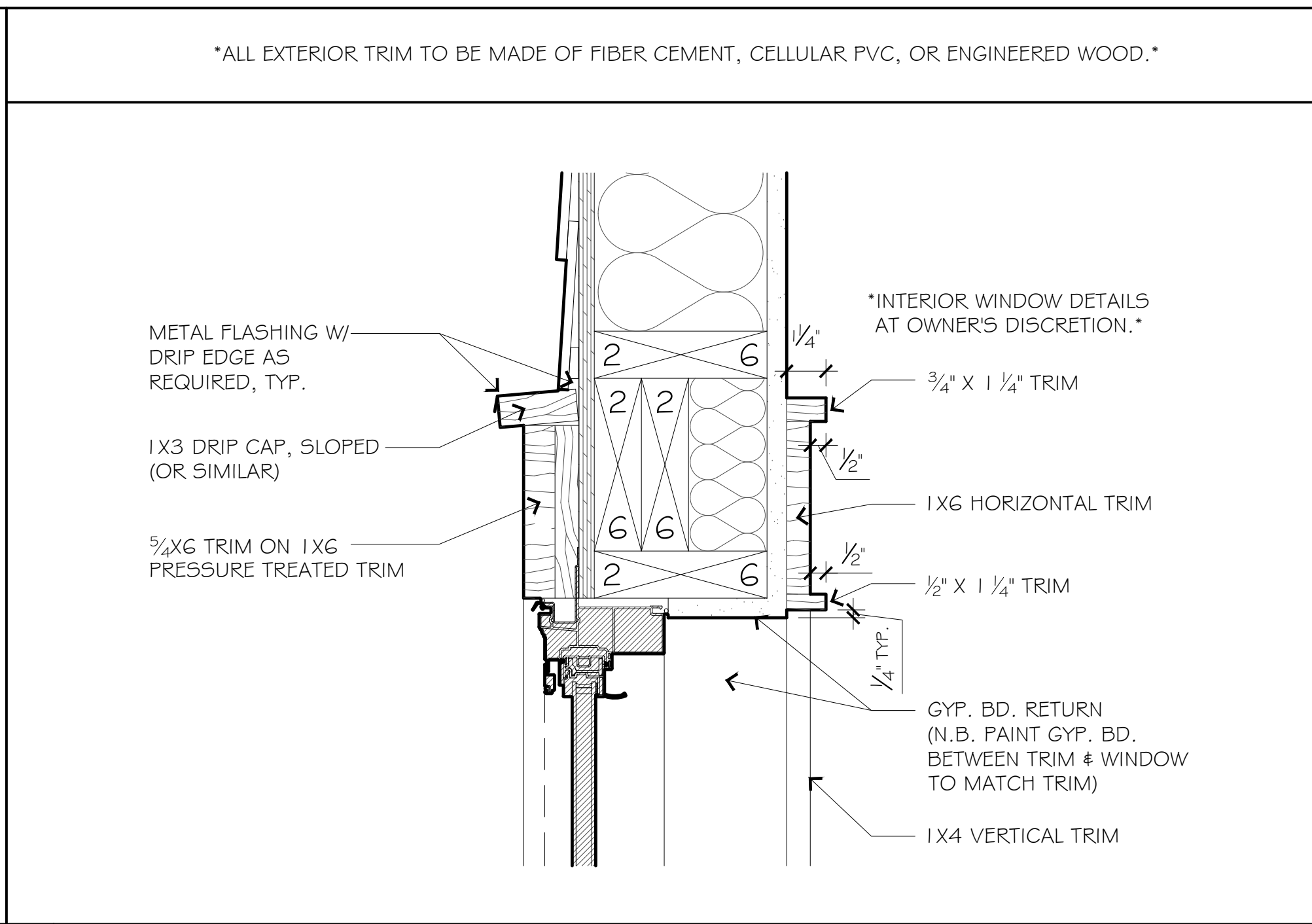
O1 COLUMN CAPITAL 3" = 1'-0"



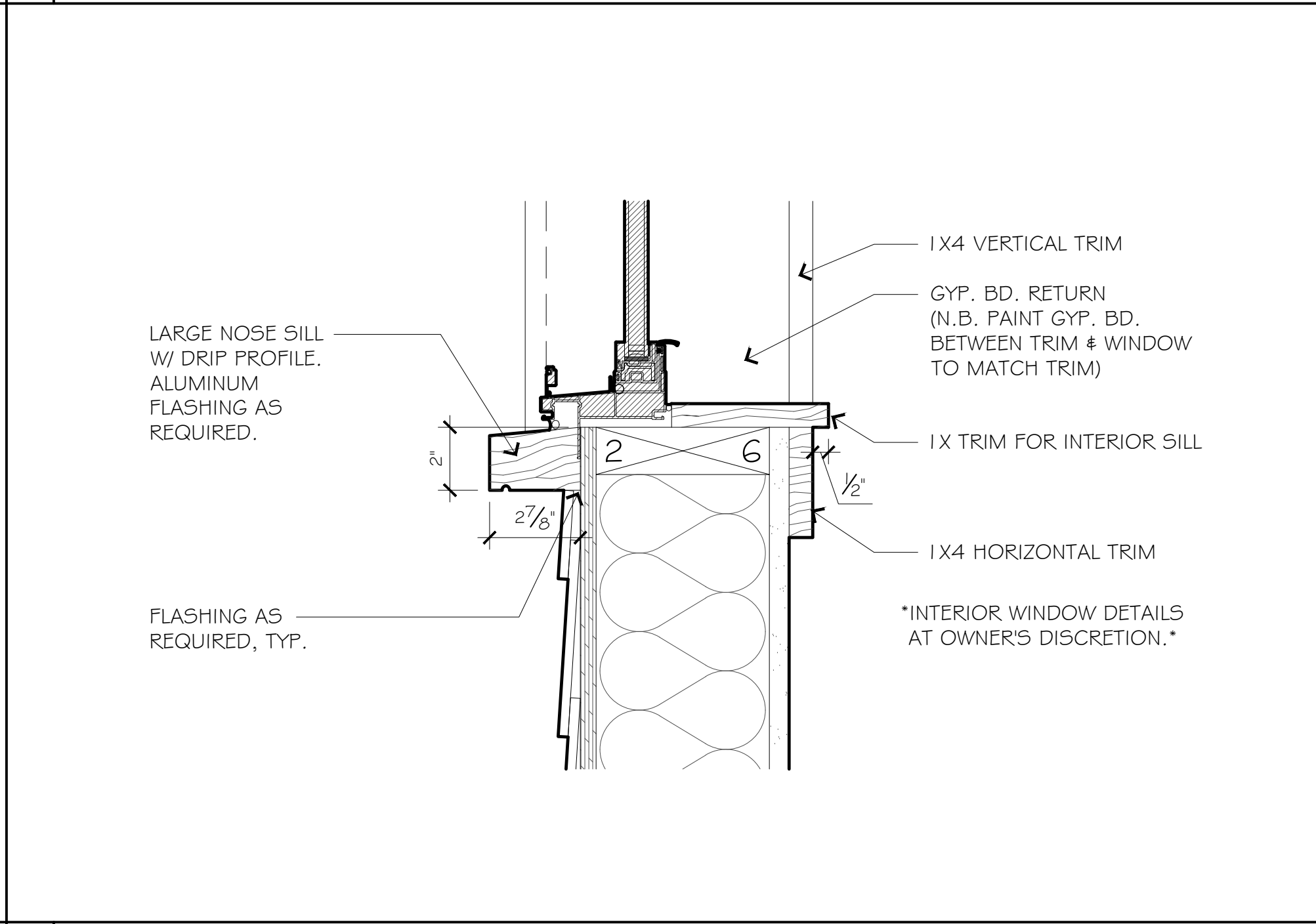
O4 COLUMN BASE 3" = 1'-0"



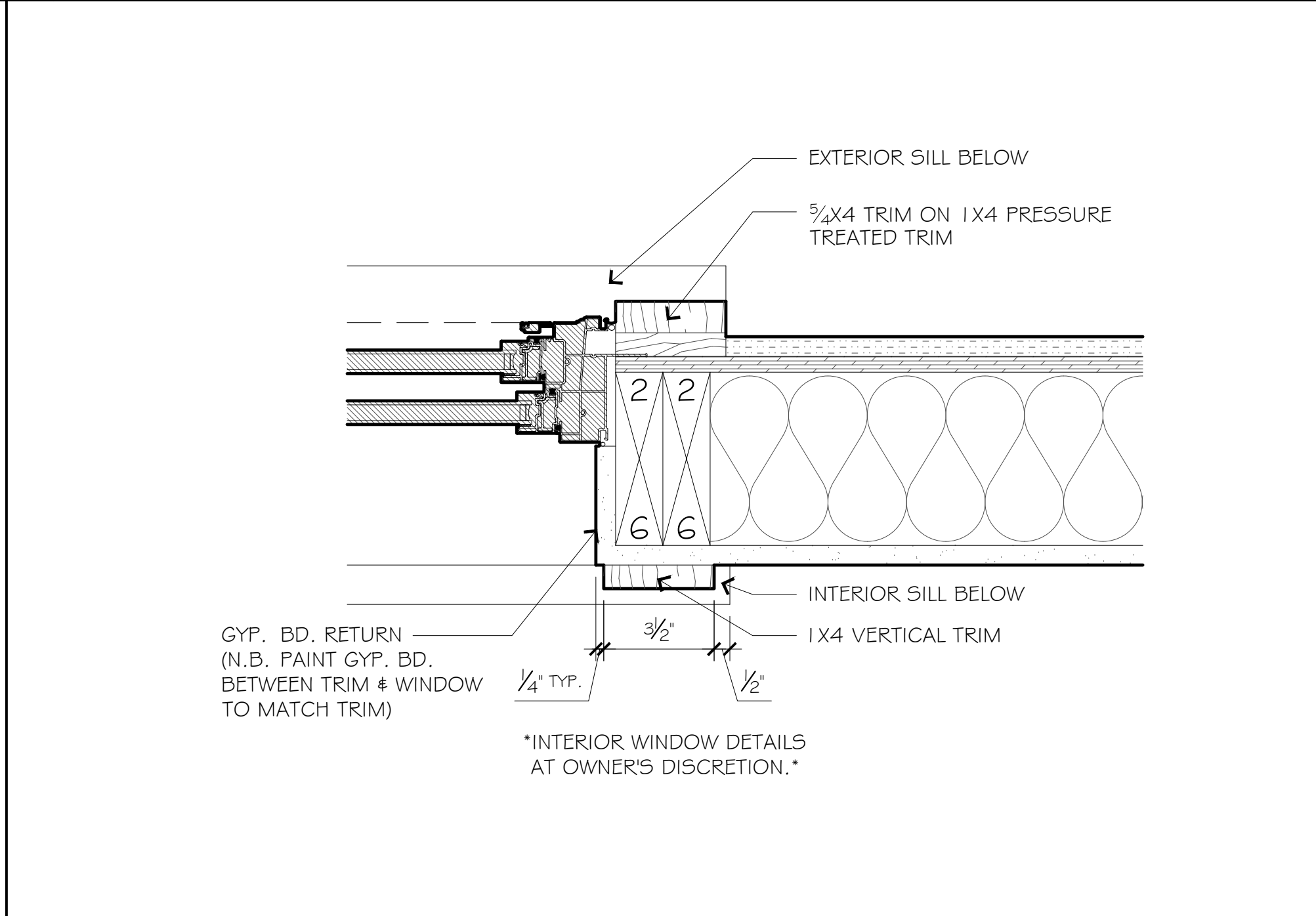
O7 NOT USED



O2 WINDOW HEAD 3" = 1'-0"



O5 WINDOW SILL 3" = 1'-0"



O8 WINDOW JAMB 3" = 1'-0"

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



**SIDE-BY-SIDE DUPLEX**  
SOUTH BEND MODEL BUILDINGS  
**2 BED / 1.5 BATH PER UNIT**  
**(2 UNITS TOTAL)**  
SOUTH BEND, INDIANA

ISSUE:  
O4.14.2023  
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 LOADINGS, AND BEAM DECKS SHOULD BE CHECKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

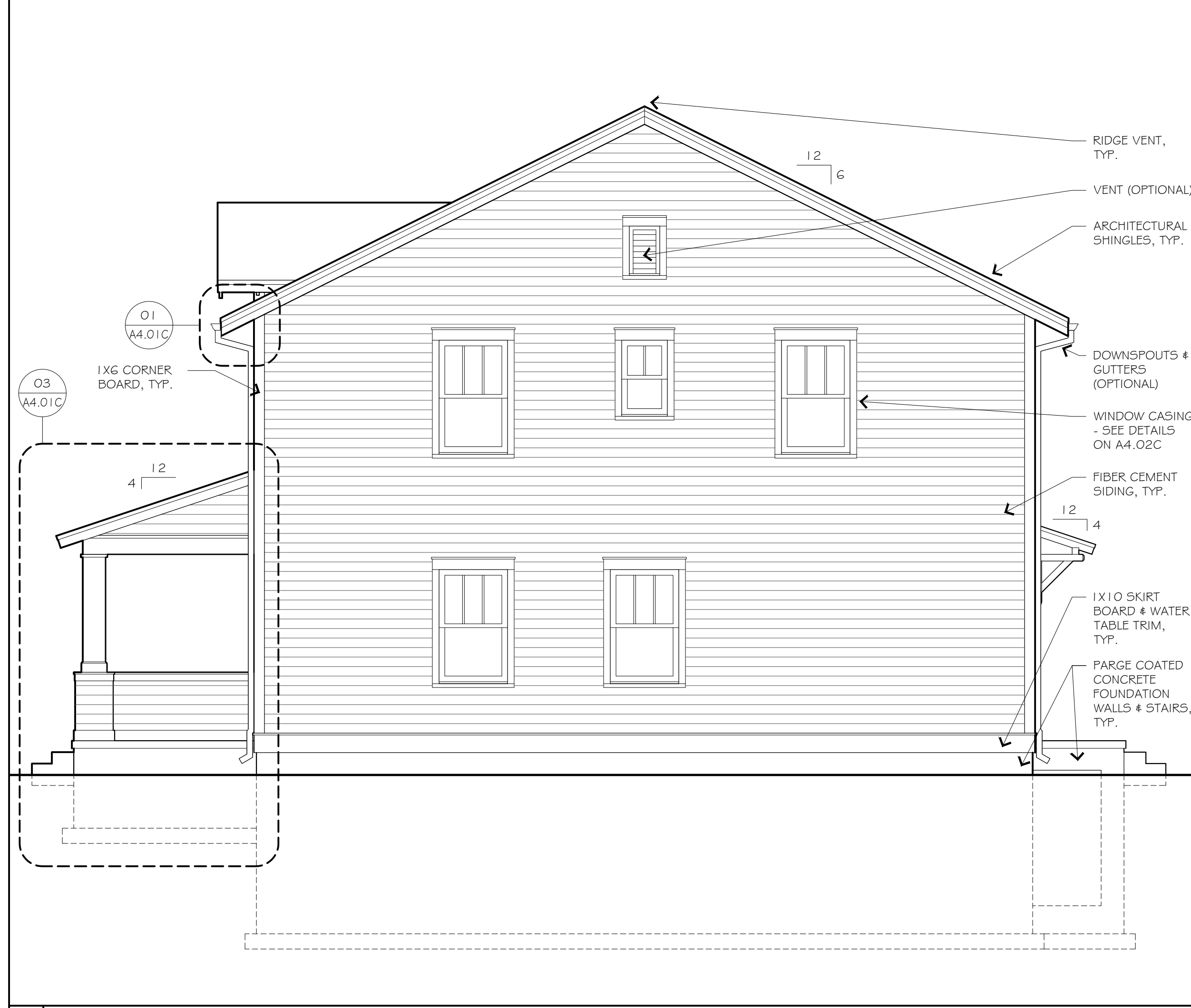
SHEET TITLE:  
**EXTERIOR  
DETAILS  
(OPTION B)**

SHEET NO.:  
**A-4.O2B**

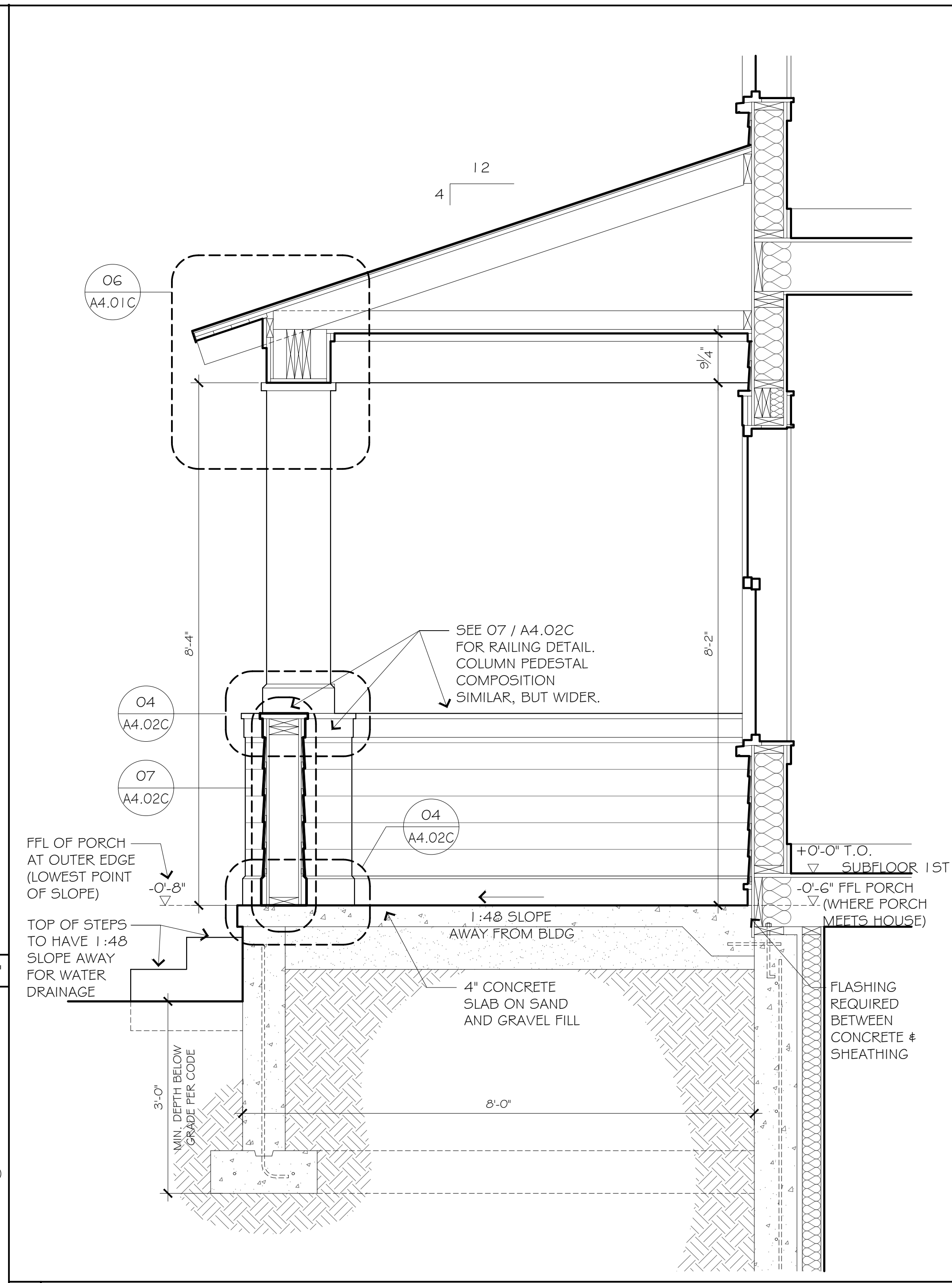




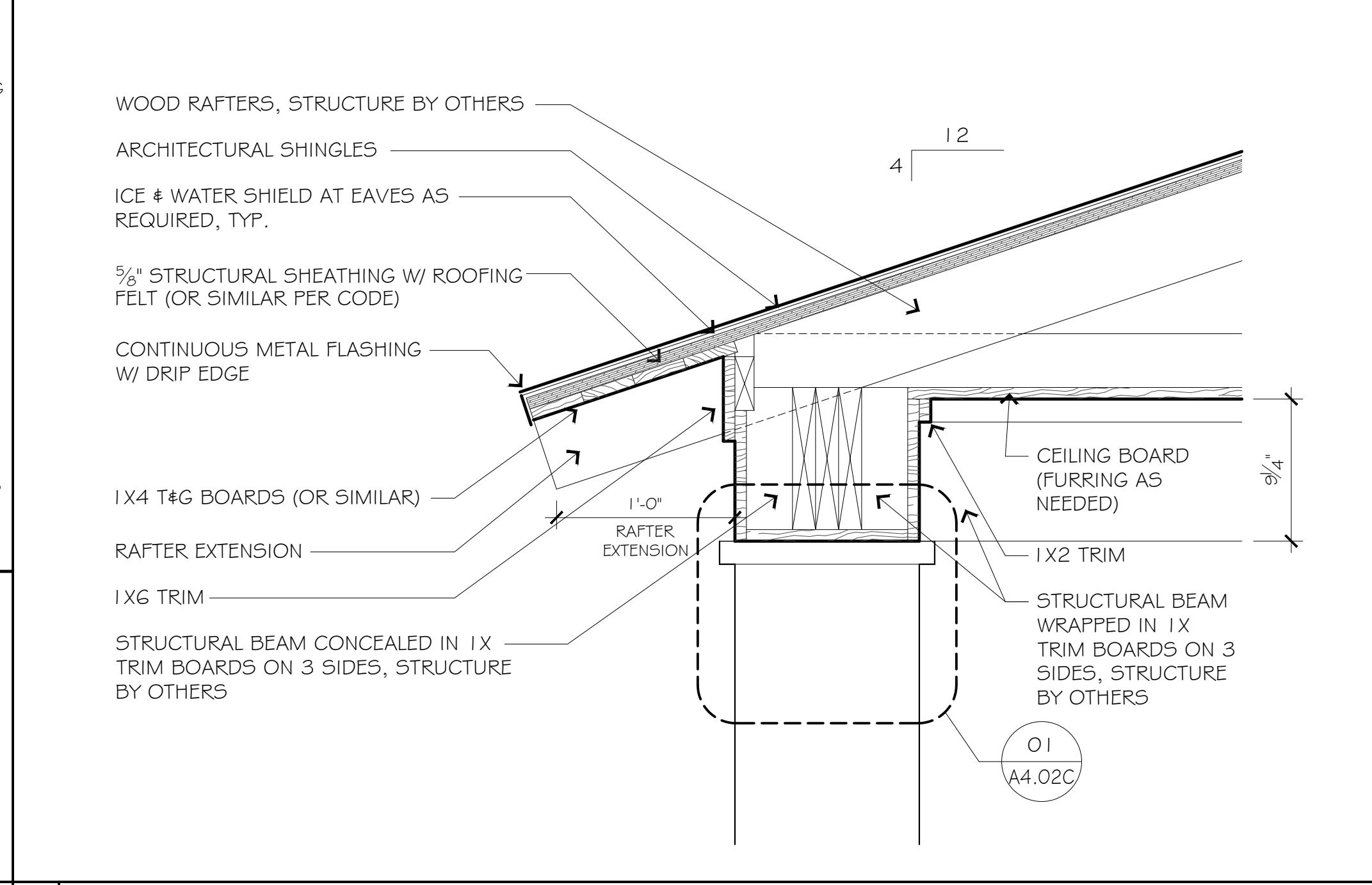
02 FRONT ELEVATION 1/4" = 1'-0"



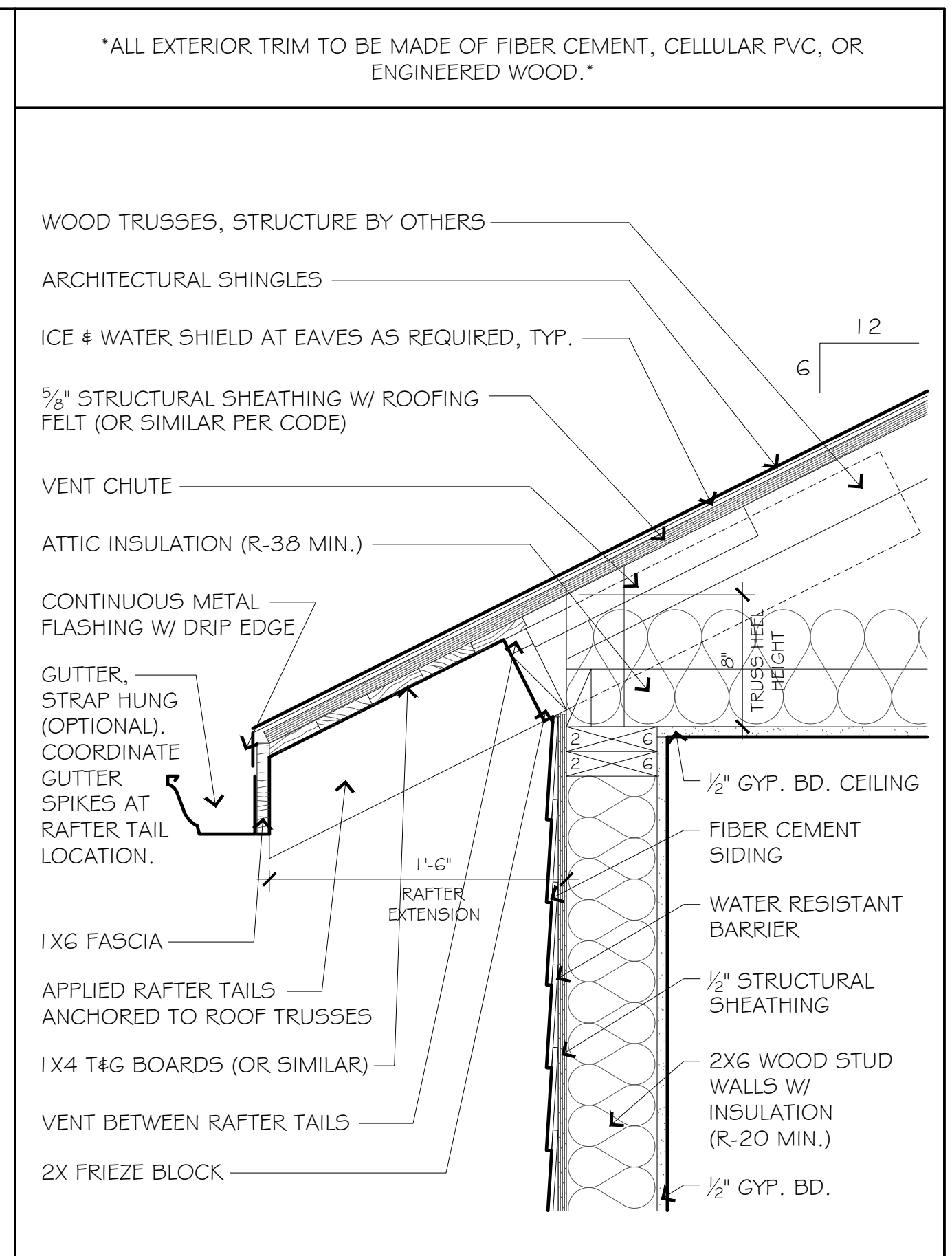
05 RIGHT ELEVATION 1/4" = 1'-0"



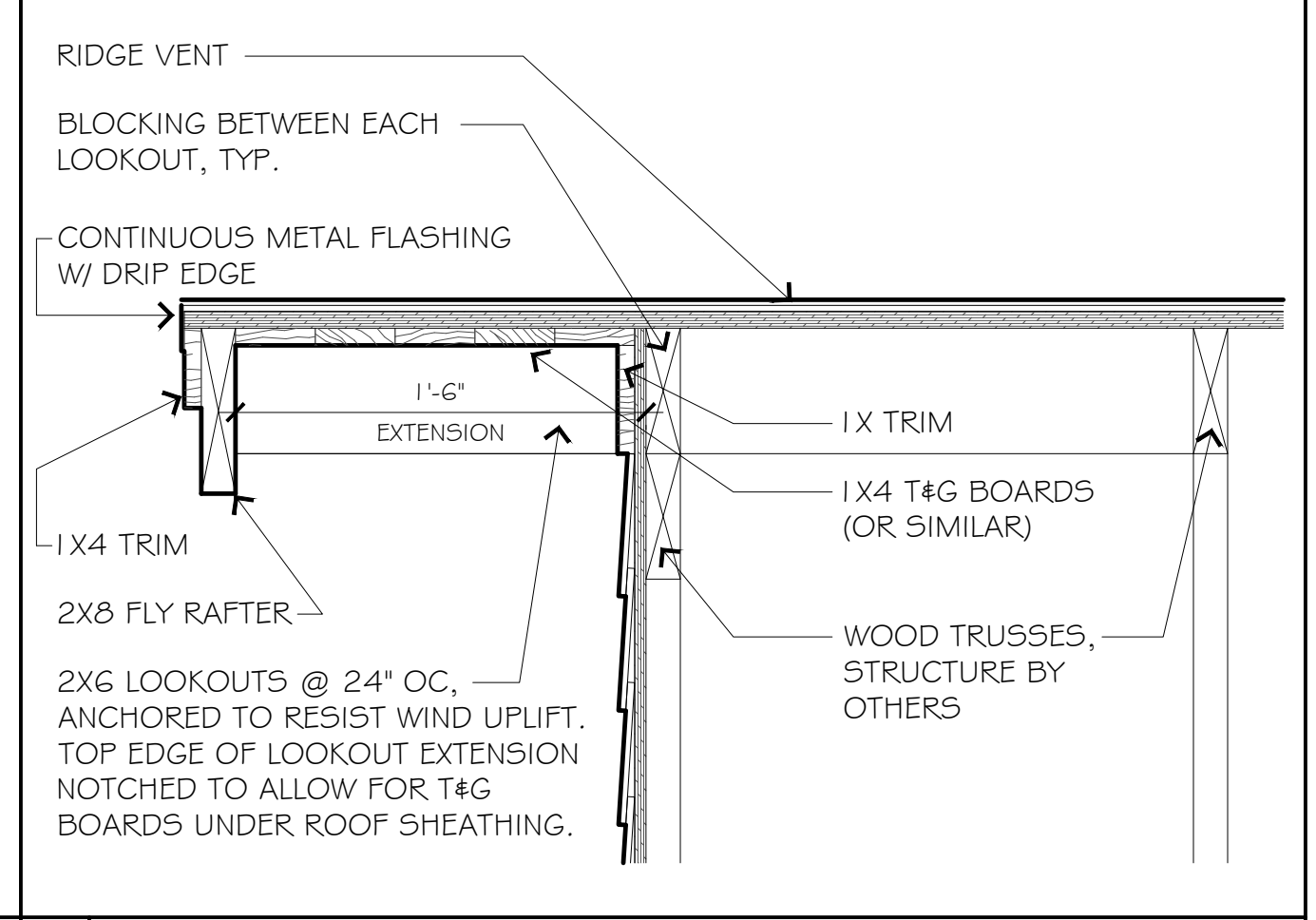
03 FRONT PORCH SECTION 3/4" = 1'-0"



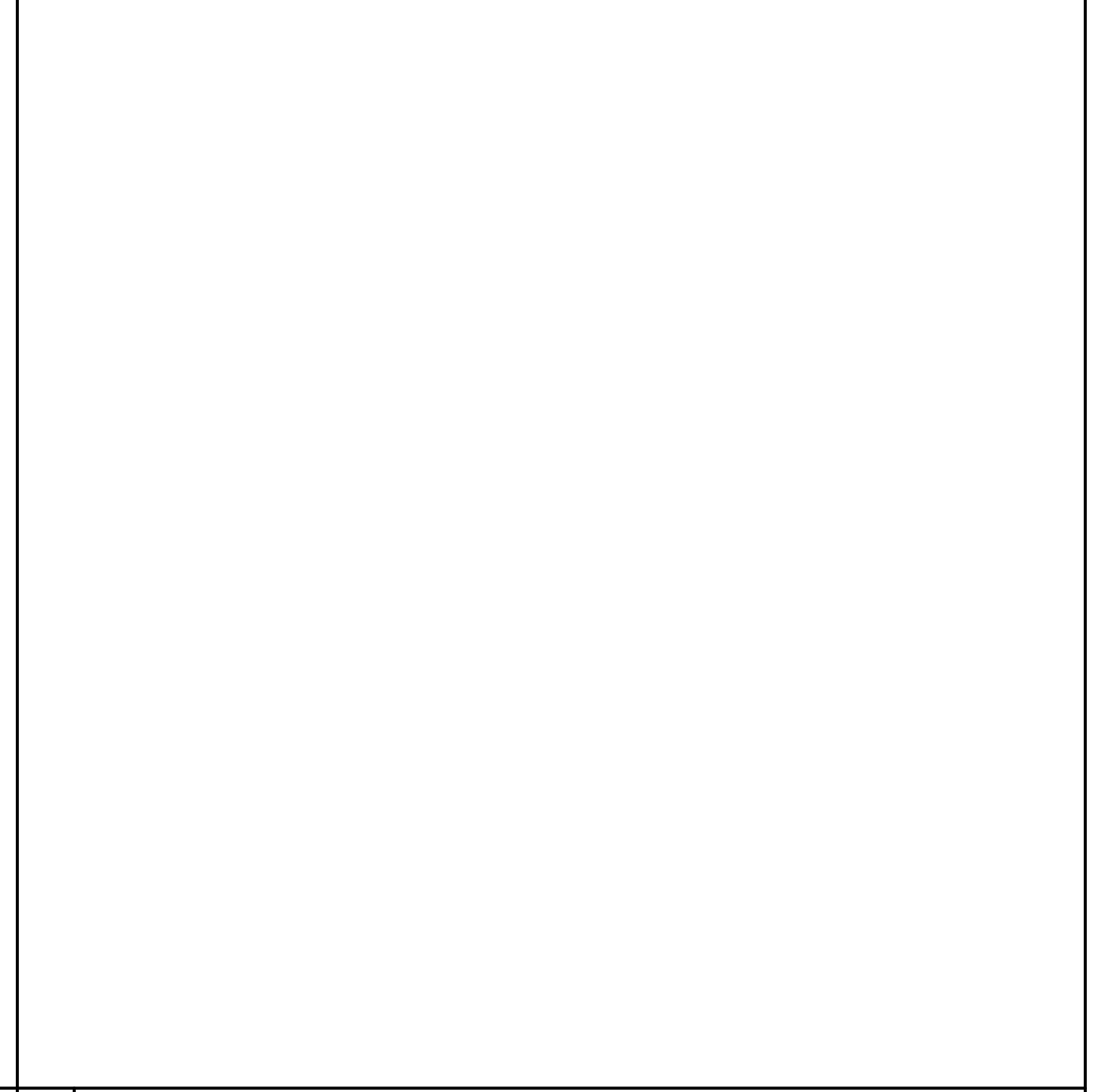
06 FRONT PORCH - EAVE DETAIL 1/2" = 1'-0"



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



04 MAIN ROOF - GABLE END DETAIL 1/2" = 1'-0"



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SIDE-BY-SIDE DUPLEX  
SOUTH BEND MODEL BUILDINGS  
2 BED / 1.5 BATH PER UNIT  
(2 UNITS TOTAL)  
SOUTH BEND, INDIANA

ISSUE:  
04.14.2023  
PRE-APPROVED  
BUILDING SET

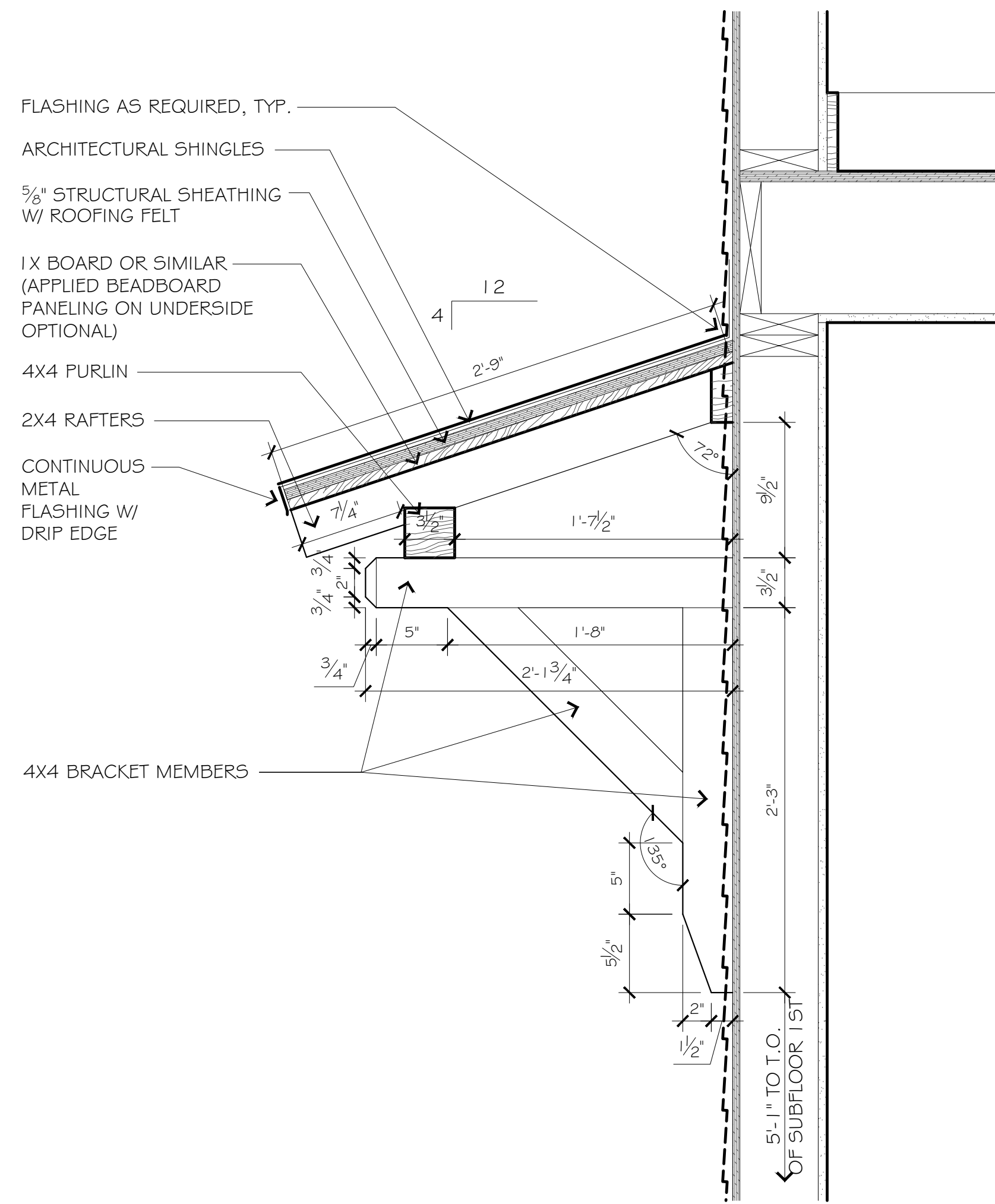
FOR CITY USE:

NOTES:  
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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 LOADINGS, AND BEAM DESIGN SHOULD BE CHECKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

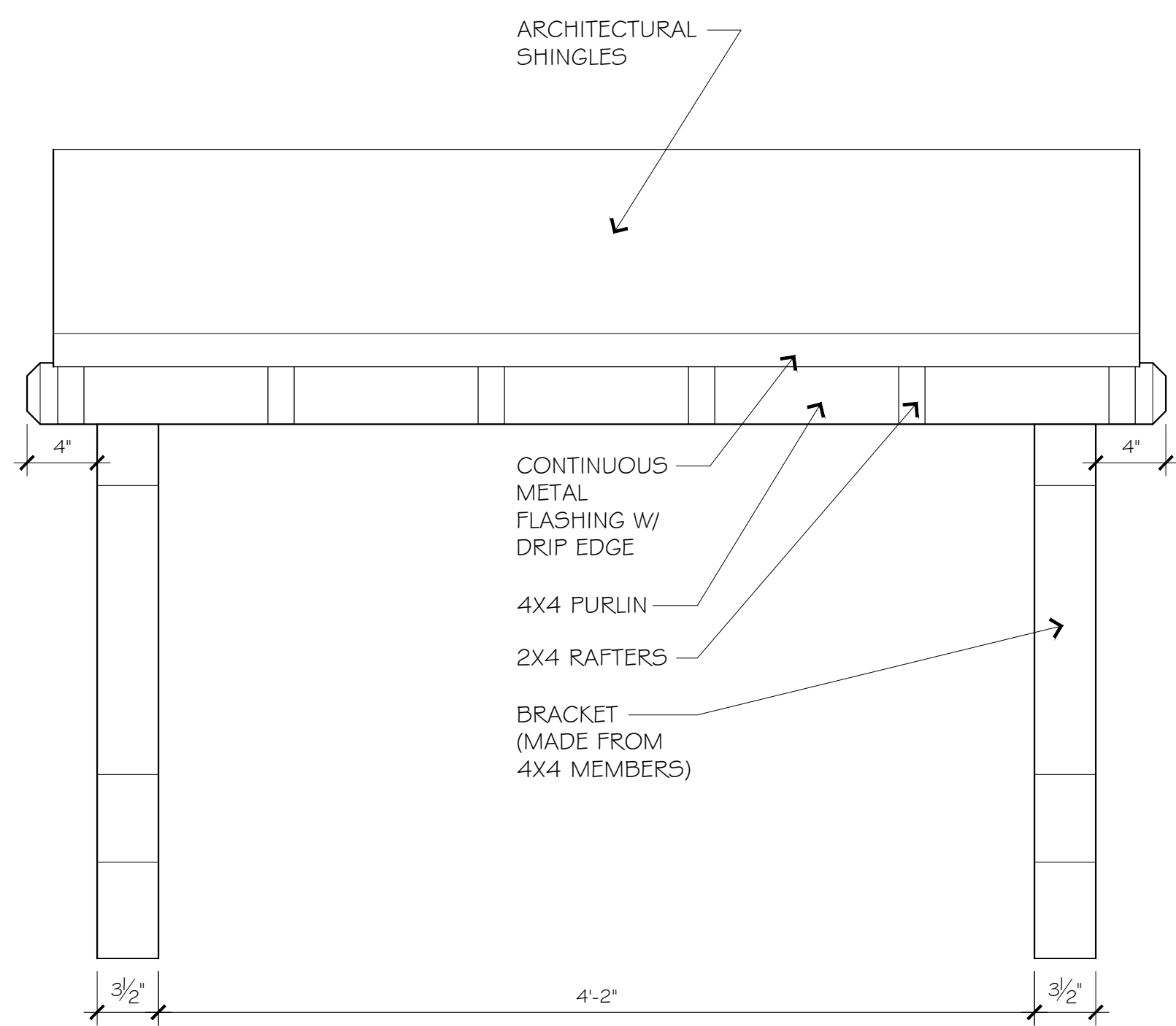
SHEET TITLE:  
EXTERIOR  
DETAILS  
(OPTION C)

SHEET NO.:  
A-4.01C

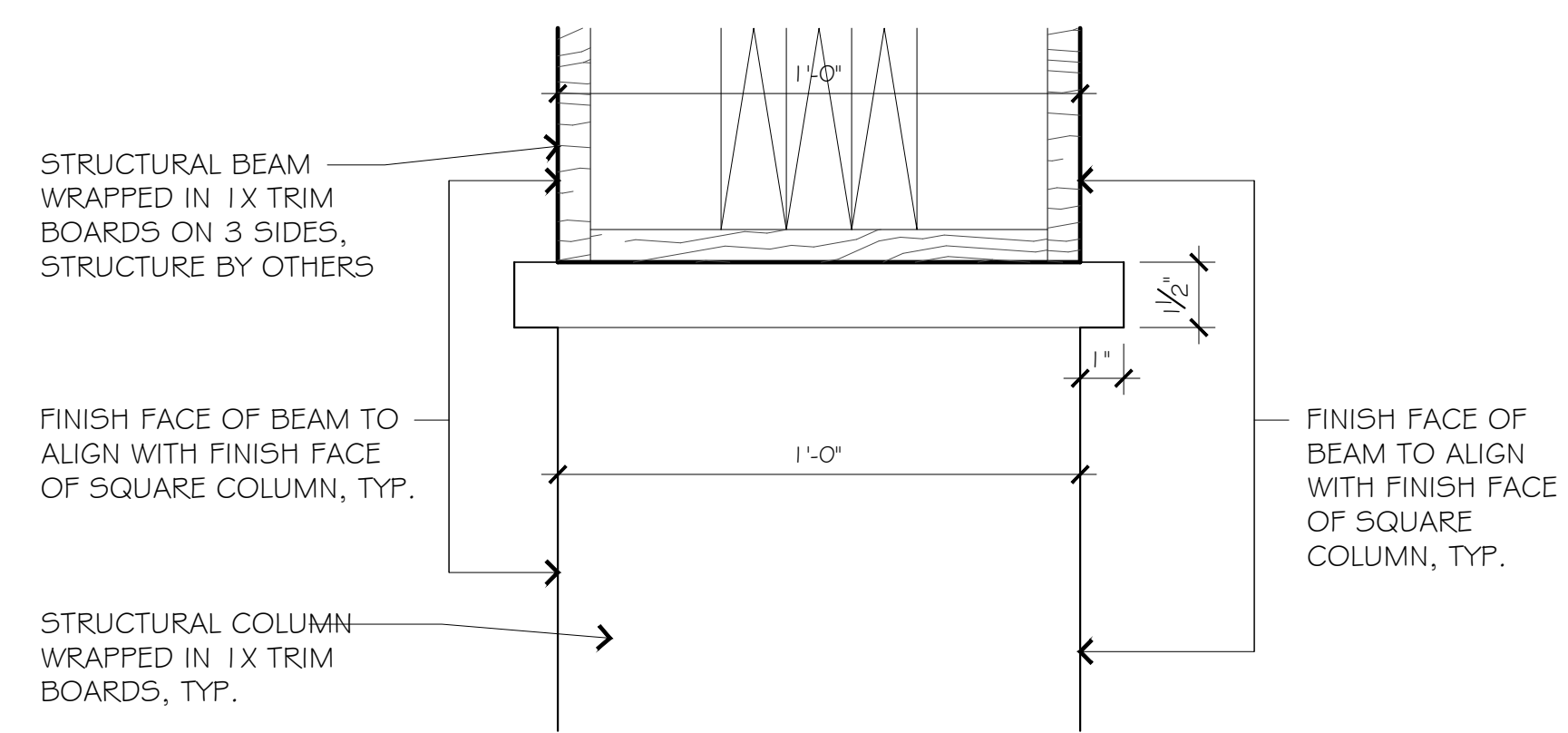




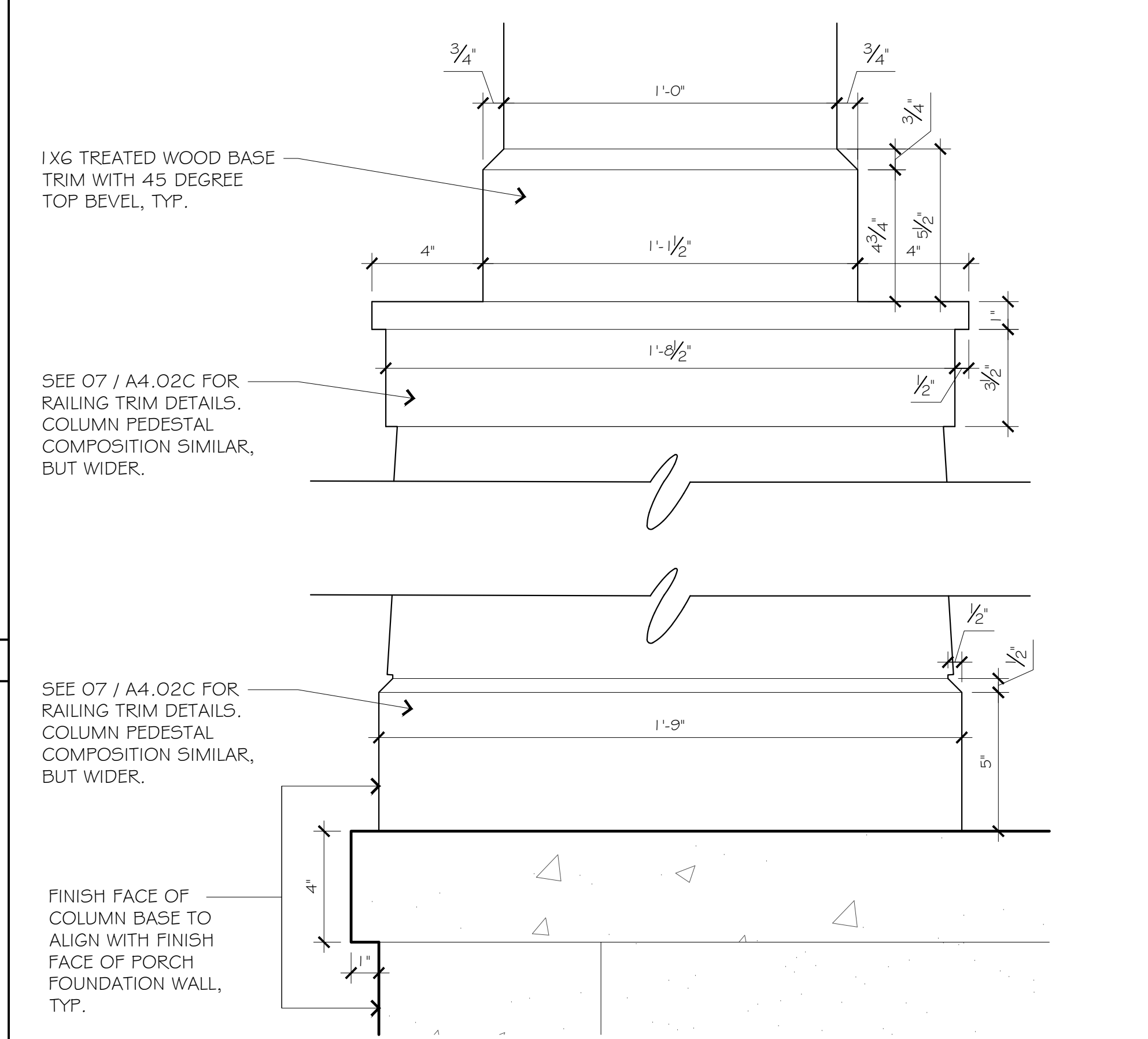
O3 AWNING - SECTION 1/2" = 1'-0"



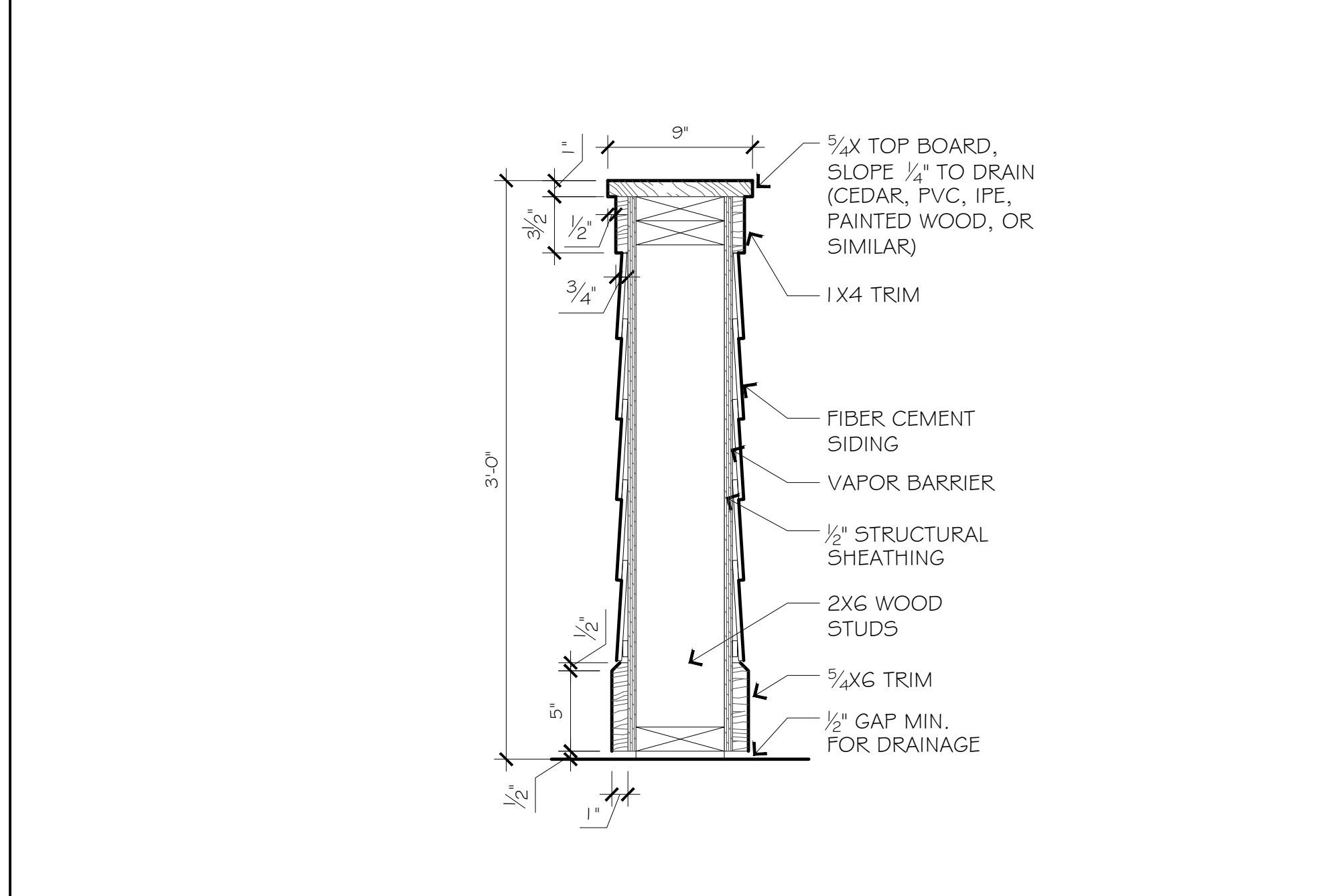
O6 AWNING - FRONT ELEVATION 1/2" = 1'-0"



O1 COLUMN CAPITAL 3" = 1'-0"

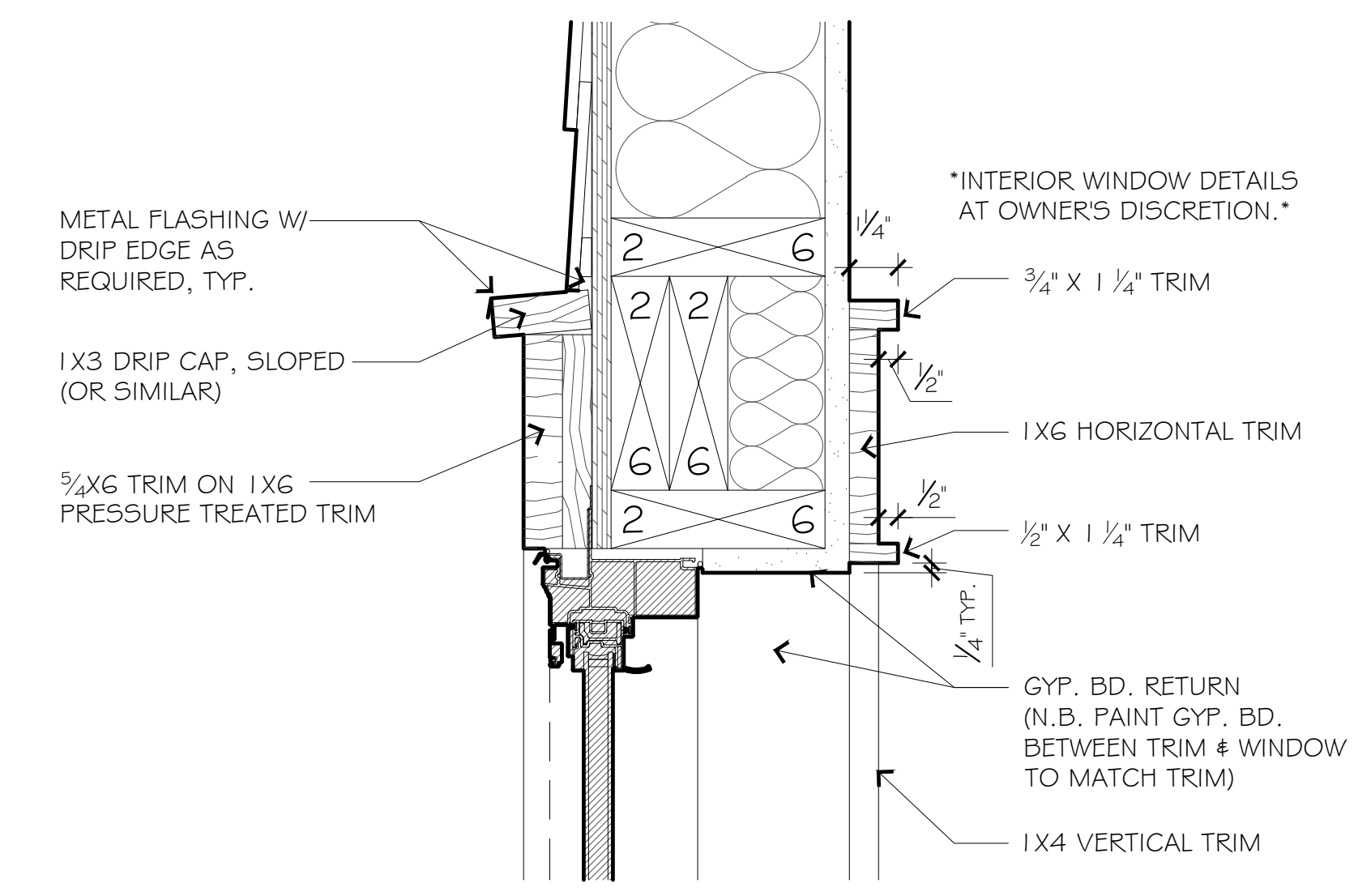


O4 COLUMN BASE 3" = 1'-0"

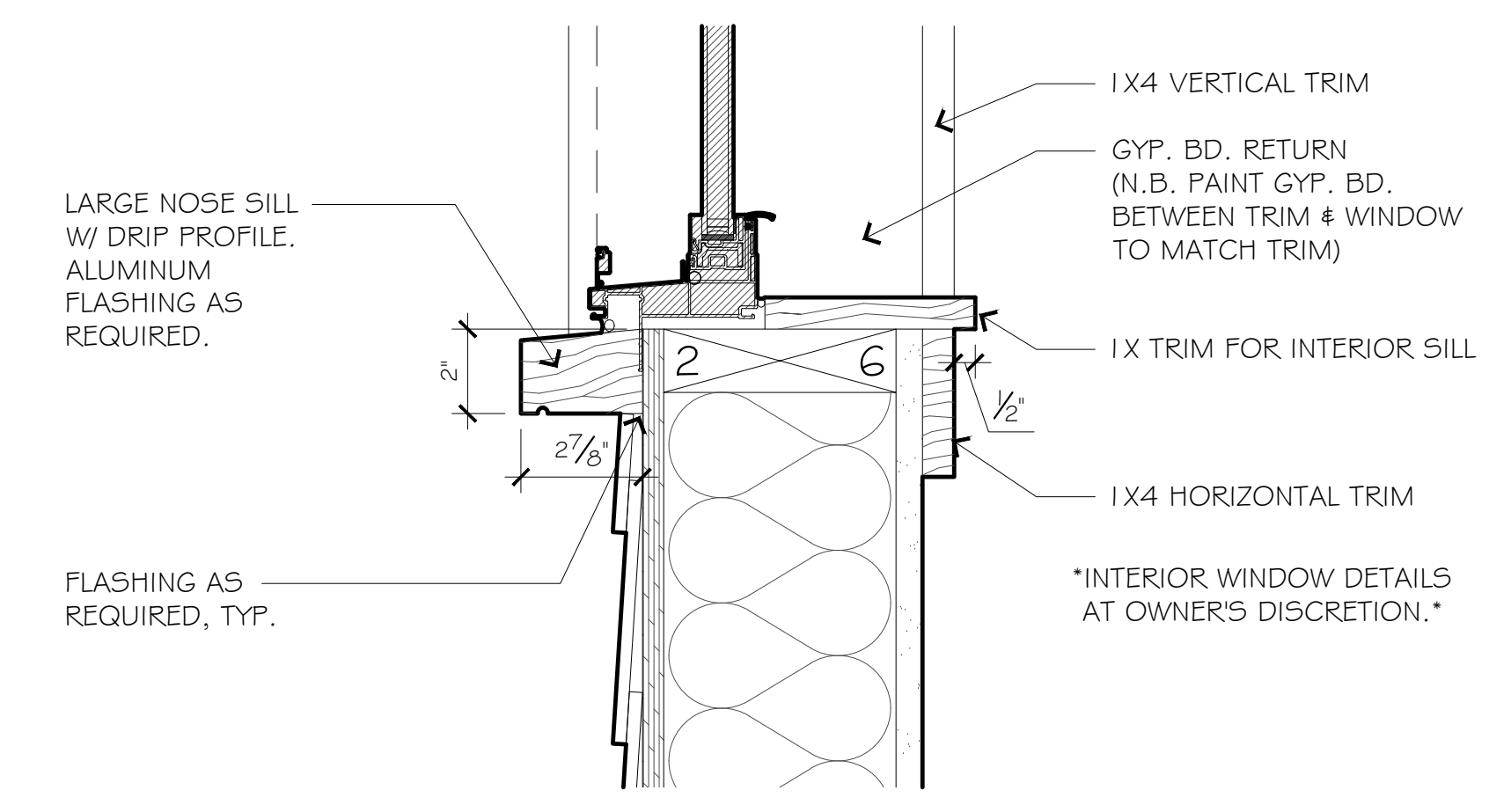


O7 FRONT PORCH LOW WALL & COLUMN BASE DETAIL 1/2" = 1'-0"

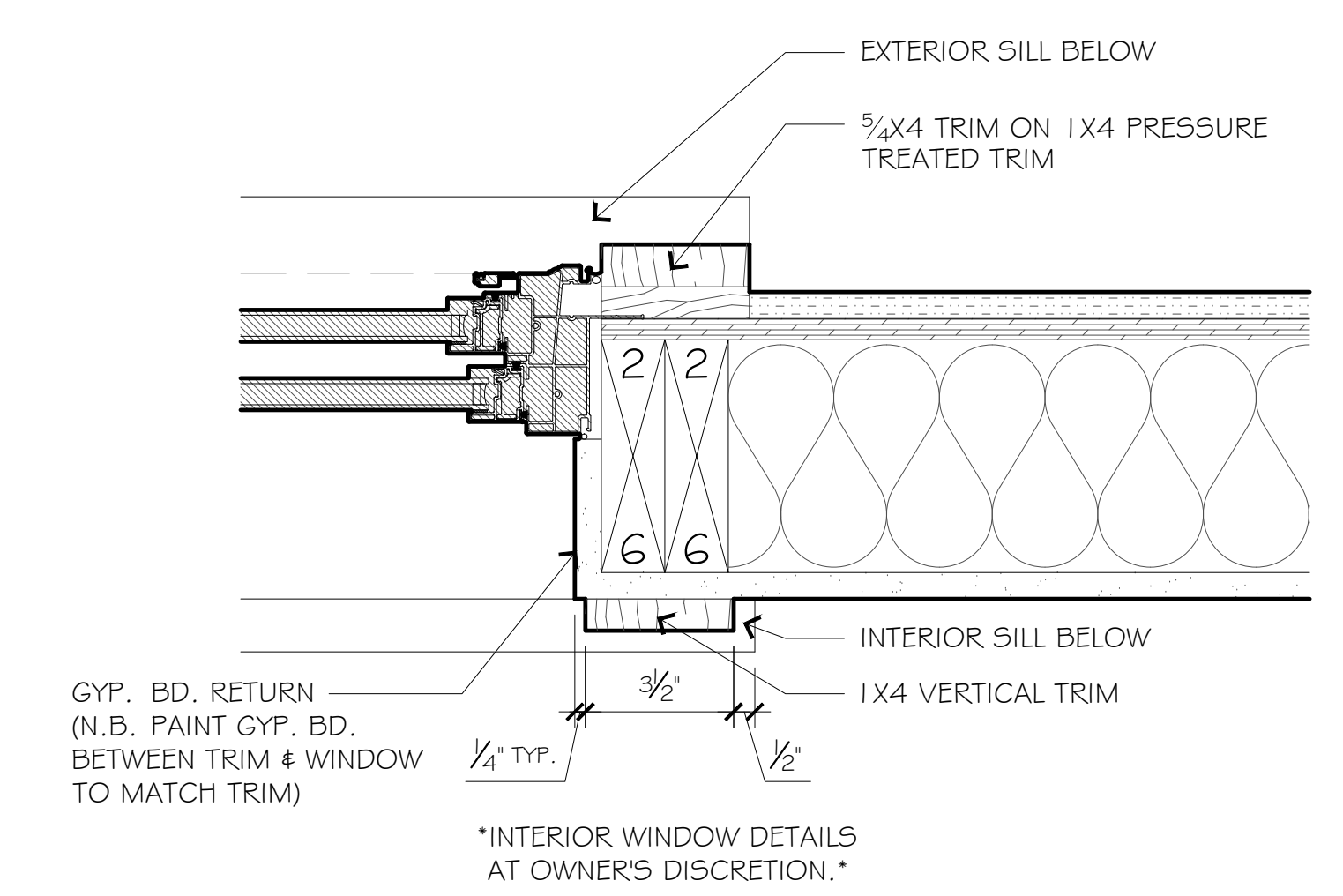
\*ALL EXTERIOR TRIM TO BE MADE OF FIBER CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.\*



O2 WINDOW HEAD 3" = 1'-0"



O5 WINDOW SILL 3" = 1'-0"



O8 WINDOW JAMB 3" = 1'-0"