

SB RESI 23

SCATTERED SITES

SOUTH BEND, IN

DECEMBER 2023

OWNER/DEVELOPER



803 LINCOLNWAY WEST
SOUTH
BEND, IN 46616
574-289-1066

ARCHITECT

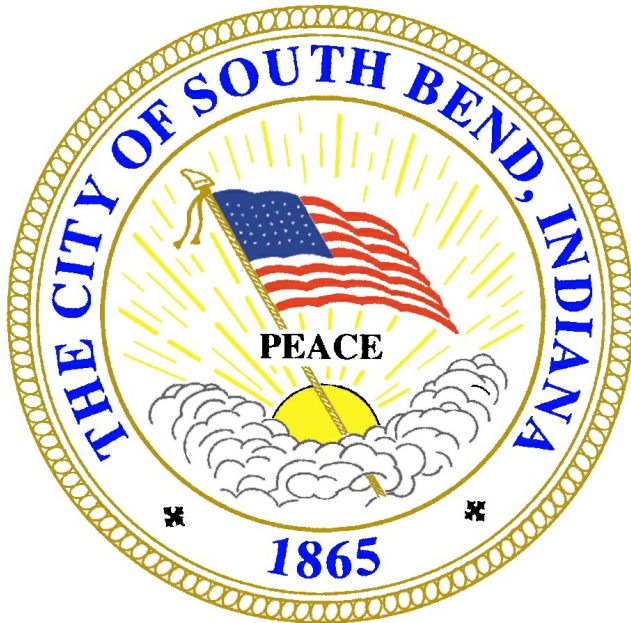


929 LINCOLNWAY EAST
SUITE 200
SOUTHBEND, IN 46601
574-288-2052

PROJECT PARTNERS



IHCDA NATIONAL HOUSING TRUST FUND



THE CITY OF SOUTH BEND

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2023 IHCD HOME DWELLING SQUARE FEET	
UNIT TYPE	
HOUSE TYPE 1 BEDROOM NARROW	
SIZE	1 BEDROOM
BATHS	1 BATH
GROSS SF	763
NET SF	705
HOUSE TYPE 1 BEDROOM	
SIZE	1 BEDROOM
BATHS	1 BATH
GROSS SF	745
NET SF	697
HOUSE TYPE 2 BEDROOM	
SIZE	2 BEDROOMS
BATHS	1 BATH
GROSS SF	946
NET SF	885
HOUSE TYPE 3 BEDROOM	
SIZE	3 BEDROOM
BATHS	2 BATH
GROSS SF	1275
NET SF	1198
HOUSE TYPE 4 BEDROOM	
SIZE	4 BEDROOM
BATHS	2 BATH
GROSS SF	1676
NET SF	1556

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2023 - IHCD HOME Universal Design Features Form	
COLOR CODE	
SBH UD Feature Selections	
SBH UD Feature Options	
The applicant commits to the following number of Universal Design Features:	
2 Set A - Universal Design Features (Minimum of Two) 2 Set B - Universal Design Features (Minimum of Two) 2 Set C - Universal Design Features (Minimum of Two) 6 Total Universal Design Features (Minimum of Six)	
SET A	
FRONT LOADING WASHER AND DRYER WITH FRONT CONTROLS, RAISED ON PLATFORMS OR DRAWERS IN EACH UNIT OR ALL LAUNDRY FACILITIES	
WALK-IN BATHTUB OR SHOWER WITH A FOLDING OR PERMANENT SEAT (SENIOR LIVING FACILITIES 10% OF THE UNITS, AND 5% OF THE UNITS FOR NON-SENIOR)	
RANGE/OVEN WITH CONTROLS LOCATED TO NOT REQUIRE REACHING OVER BURNERS IN 10% OF THE UNITS	
WALL OVEN WITH 27" MINIMUM KNEE CLEARANCE UNDER THE DOOR IN THE OPEN POSITION AND CONTROLS 48" MAXIMUM ABOVE THE FLOOR IN 10% OF THE UNITS	
TOILETS THAT MEET THE PROVISIONS FOR LOCATION, CLEARANCE, HEIGHT AND GRAB BARS IN 2009 ICC A117.1 SECTION 604.5 IN ONE BATHROOM IN EACH UNIT	
PROVIDE AN ACCESSIBLE ROUTE FROM THE GARAGE INTO THE DWELLING IN 10% OF THE UNITS WITH ATTACHED PRIVATE GARAGES	
CURB CUTS ALONG AN ACCESSIBLE ROUTE THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH 2009 ICC A117.1 SECTIONS 406.13	
SIDE BY SIDE REFRIGERATORS IN EACH UNIT	
WHERE PRIVATE GARAGES ARE PROVIDED, AUTOMATIC GARAGE DOOR OPENERS ON THE GARAGE DOORS	
PROVIDE IN THE KITCHEN A SINK AND A WORK SURFACE IN ACCORDANCE WITH ICC A117.1 SECTIONS 1003.12.3.2 AND 1003.12.4.2 IN 10% OF THE UNITS	
PROVIDE MOTION DETECTOR CONTROLS FOR THE OUTSIDE LIGHTS AT LEAST ON ENTRANCE IN EACH UNIT	
A REMOVABLE BASE CABINET IN KITCHENS AT THE SINK AND ONE WORK SURFACE AND AT THE LAVATORY IN AT LEAST ONE BATHROOM IN ACCORDANCE WITH ICC A117.1 SECTIONS 1003.12.3.1, 1003.12.4.1 AND 1003.11.2 IN ALL BOTTOM LEVEL UNITS	
IN KITCHENS, PROVIDE PULL OUT SHELVING FOR ALL STANDARD BASE CABINETS IN EACH UNIT	
PROVIDE A ROLL-IN SHOWER IN AT LEAST ONE BATHROOM IN ACCORDANCE WITH ICC A117.1 SECTION 608.2.2 OR 608.2.3 IN EACH UNIT	
IN 10% OF THE UNITS, PROVIDE COOK TOP WITH TOE & KNEE CLEARANCE UNDERNEATH IN ACCORDANCE WITH ICC A117.1 SECTION 1003.12.5.4.2. THE UNDERSIDE OF THE COOK TOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT FROM BURNS, ABRASIONS OR ELECTRIC SHOCK	
DISHWASHER UNIT WITH ALL OPERABLE PARTS AND SHELVING BETWEEN 15" AND 48" ABOVE THE FLOORING 10% OF THE UNITS	
A FIXED OR FOLD DOWN SEAT IN THE SHOWER OR A BATHTUB WITH A SEAT IN AT LEAST ONE BATHROOM OF 10% OF THE UNITS	
GRAB BARS IN BATHROOM AND SHOWER IN 10% OF THE UNITS (1ST BATHROOM ONLY FOR TWO BATHROOM UNITS). THIS FEATURE REQUIRES TWO GRAB BARS - ONE IN THE BATHROOM AREA AND ONE IN THE SHOWER SPECIFICALLY.	
REMOTE CONTROLLED DRAPE, BLINDS AND/OR CURTAINS IN 5% OF THE UNITS	
CARPET COMPLYING WITH ICC A117.1 SECTION 302.2 OR SLIP RESISTANT FLOORING	

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SET B
AT LEAST ONE ENTRANCE TO THE GROUND FLOOR OF A UNIT SHALL BE ON A CIRCULATION PATH FROM A PUBLIC STREET OR SIDEWALK, A DWELLING UNIT DRIVEWAY, OR A GARAGE. THAT CIRCULATION PATH SHALL BE A RAMP OR SLOPED WALKING SURFACE. CHANGES IN ELEVATION SHALL NOT EXCEED ½" (ALL ONE & TWO FAMILY DWELLINGS ONLY)
IN KITCHENS, PROVIDE PULL OUT SHELVES OR LAZY SUSAN STORAGE SYSTEMS IN BASE CORNERS CABINETS
ALL INTERIOR DOORS SHALL HAVE A MINIMUM CLEAR WIDTH OPENING OF 31-3/4"
ADJUSTABLE HEIGHT SHELVES IN KITCHEN WALL CABINETS IN EACH UNIT. THESE SHOULD BE INSTALLED IN BOTH BOTTOM AND TOP SHELVES.
WHERE PROVIDED, TELEPHONE ENTRY SYSTEMS SHALL COMPLY WITH ANSI.SASMA 303.-2006, PERFORMANCE CRITERIA FOR ACCESSIBLE COMMUNICATION ENTRY SYSTEMS
PROVIDE ONE OF THE FOLLOWING IN ONE BATHROOM WITHIN EACH UNIT: 1. ADJUSTABLE HEIGHT SHOWER HEAD THAT ALLOWS FOR A SHOWER HEAD TO BE LOCATED BELOW 48" ABOVE THE TUB OR SHOWER FLOOR; OR 2. HAND-HELD SHOWERHEAD WITH A FLEXIBLE HOSE 59" MINIMUM IN LENGTH
REMOTE CONTROL HEATING AND COOLING IN EACH UNIT, SUCH AS A PROGRAMMABLE THERMOSTAT.
IN THE KITCHEN, PROVIDE A 30" X 48" CLEAR FLOOR SPACE ADJACENT TO THE SINK, DISHWASHER, COOKTOP, OVEN, REFRIGERATOR/FREEZER AND TRASH COMPACTOR
AT LEAST ONE SECTION OF THE COUNTER OR A PULL OUT SURFACE SHALL PROVIDE A WORK SURFACE WITH KNEE AND TOE CLEARANCES IN ACCORDANCE WITH ICC A117.1 SECTION 1003.12.3
BUILT IN MICROWAVE WITH AN ADJACENT CLEAR FLOOR SPACE AND CONTROLS LOCATED 48" MAXIMUM ABOVE THE FLOOR IN EACH OF THE UNITS
FOR KITCHEN AND BATHROOM COUNTERTOPS, PROVIDE A VISUAL CONTRAST AT THE FRONT EDGE OF THE COUNTER OR BETWEEN THE COUNTER AND THE CABINET IN ALL UNITS
PROVIDE A 30" X 48" CLEAR FLOOR SPACE IN EACH BATHROOM. WHERE BATHROOM DOORS SWING IN, THE CLEAR FLOOR SPACE MUST BE BEYOND THE SWING OF THE DOOR
ALL HALLWAYS 42" OR WIDER IN EACH UNIT
ALL WALL REINFORCEMENTS FOR A SECOND HANDRAIL AT STAIRWAYS IN EACH UNIT
WHERE WALLS ARE PROVIDED ADJACENT TO TOILETS, BATHTUBS OR SHOWERS, PROVIDE BLOCKING FOR A FUTURE INSTALLATION OF GRAB BARS IN ACCORDANCE WITH ICC A117.1 SECTION 1004.11.1
ALL DOORS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR WIDTH OPENING OF 31-3/4"
KITCHEN FAUCET WITH PULL OUT SPOUT IN LIEU OF SIDE MOUNT SPRAYER IN EACH UNIT. SIDE MOUNT SPRAYERS ALREADY INSTALLED DO NOT NEED TO BE REPLACED.
PROVIDE A MEANS OF IDENTIFYING VISITORS WITHOUT OPENING THE DOOR IN ACCORDANCE WITH ICC A117.1 SECTION 1006.5.2
SIGNIFICANT COLOR CONTRAST BETWEEN FLOOR SURFACES AND TRIM IN EACH UNIT
VISUAL CONTRAST BETWEEN STAIR RISERS AND STAIR TREADS IN EACH UNIT THAT CONTAINS STAIRWAYS
SET C
AUDIBLE AND VISIBLE SMOKE DETECTORS IN EACH UNIT
LIGHT SWITCHES LOCATED 48" MAXIMUM ABOVE THE FINISHED FLOOR IN EACH UNIT
ROCKER TYPE OR TOUCH SENSITIVE LIGHT SWITCHES
OVER BATHROOM LAVATORIES, MIRRORS WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FLOOR OR A TILT MIRROR THAT PROVIDES A SIMILAR VIEW IN EACH UNIT
LEVER HANDLE FAUCETS ON LAVATORIES AND SINKS IN EACH UNIT
FULL LENGTH MIRRORS WITH THE BOTTOM OF THE REFLECTING SURFACE LOWER THAN 36" AND TOP TO BE AT LEAST 72" ABOVE THE FLOOR IN EACH UNIT
WHERE PROVIDED, SIGNAGE IDENTIFYING UNIT NUMBERS SHALL BE VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE. THIS REQUIREMENT DOES NOT APPLY TO SIGNAGE THAT IS TOO HIGH FOR AN INDIVIDUAL TO REACH.
WHERE ROOM LIGHTING IS PROVIDED, PROVIDE REMOTE CONTROLS OR MOTION SENSOR CONTROLS
BATHTUB/SHOWER CONTROLS LOCATED 48" MAXIMUM ABOVE THE TUB FLOOR IN EACH UNIT
PULLS ON DRAWERS & CABINETS IN EACH UNIT
AT LEAST ONE GARDEN AREA RAISED TO A MINIMUM OF 15" ABOVE THE ADJACENT GRADE
PROVIDE 10 FC LIGHTING FOR AT LEAST ONE WORK SURFACE IN EACH UNIT
CONTROLS FOR BATHTUBS OR SHOWERS LOCATED BETWEEN THE CENTERLINE OF THE BATHTUB OR SHOWER STALL AND THE FRONT EDGE OF THE OPENING IN AT LEAST ONE BATHROOM IN EACH UNIT
ALL CLOSET RODS ADJUSTABLE OR PROVIDE A PORTION OF EACH CLOSET WITH TWO CLOTHES RODS AT DIFFERENT HEIGHTS IN EACH UNIT
SLIDE OR BI-FOLDING CLOSET DOORS FOR REACH-IN CLOSETS IN ALL UNITS
LEVERS HARDWARE DOORS INTENDED FOR USER PASSAGE IN EACH UNIT
ELECTRIC OUTLETS RAISED 15" MINIMUM ABOVE THE FINISHED FLOOR IN EACH UNIT. DEDICATED OUTLETS AND FLOOR OUTLETS ARE NOT REQUIRED TO COMPLY WITH THIS SECTION
PROVIDE A LIGHTED DOORBELL AT THE OUTSIDE OF THE PRIMARY ENTRANCE DOOR TO EACH UNIT IN ACCORDANCE WITH ICC A117.1 SECTION 1006.5.1
COUNTERTOP LAVATORIES WITH LAVATORIES LOCATED AS CLOSE TO THE FRONT EDGE AS POSSIBLE IN 10% OF THE UNITS
SELF-CLOSING DRAWERS ON KITCHEN CABINETS
MAILBOXES LOCATED BETWEEN 24"-48" ABOVE THE GROUND

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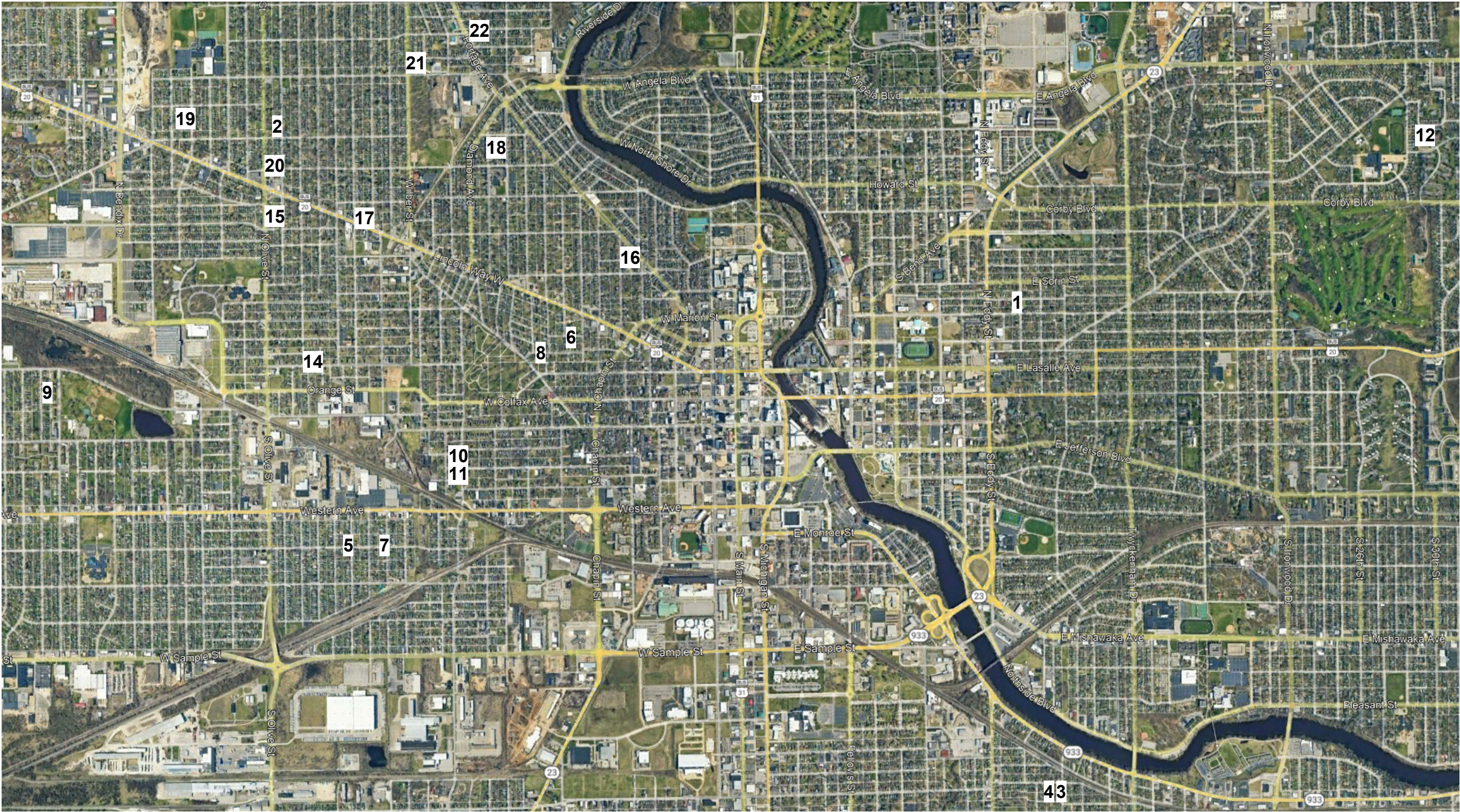
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SOUTH BEND SITES

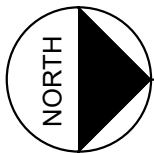
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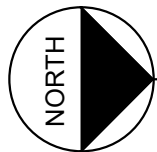
3. 1605 LEER ST

SCALE: 1/32" = 1'-0"



1. 1151 E MINER ST

SCALE: 1/32" = 1'-0"



4. 1214 E INDIANA AVE

SCALE: 1/32" = 1'-0"



2. 1229 N ELMER ST

SCALE: 1/32" = 1'-0"



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5. 441 S BROOKFIELD ST

SCALE: 1/32" = 1'-0"



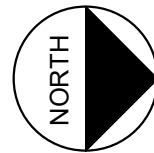
7. 441 S PULASKI ST

SCALE: 1/32" = 1'-0"



6. 426 HARRISON AVE

SCALE: 1/32" = 1'-0"



8. 1029 W OAK ST

SCALE: 1/32" = 1'-0"

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9. 246 N KENMORE ST

SCALE: 1/32" = 1'-0"



11. 213 S WALNUT ST

SCALE: 1/32" = 1'-0"



10. 123 S WALNUT ST

SCALE: 1/32" = 1'-0"



14. 319 O'BRIEN ST

SCALE: 1/32" = 1'-0"

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15.917 N ELMER ST

SCALE: 1/32" = 1'-0"



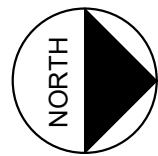
17.903 COLLEGE ST

SCALE: 1/32" = 1'-0"



16.722 N SCOTT ST

SCALE: 1/32" = 1'-0"



18.1220 HUMBOLDT ST

SCALE: 1/32" = 1'-0"

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19. 1243 ECLIPSE PLACE

SCALE: 1/32" = 1'-0"



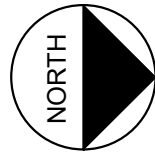
21. 1421 MEDORA ST

SCALE: 1/32" = 1'-0"



20. 1101 N ELMER ST

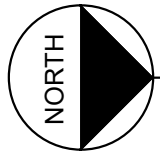
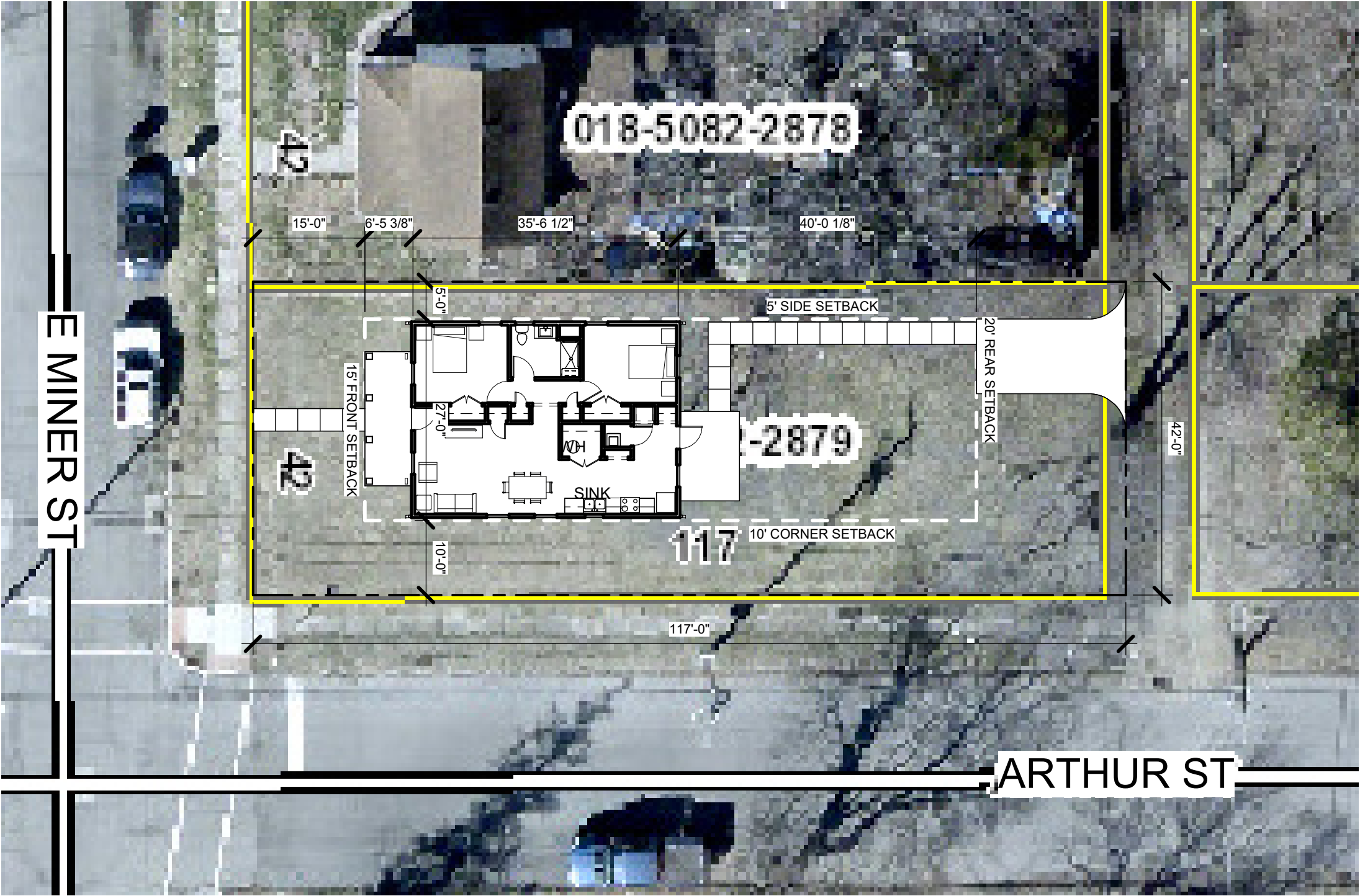
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22. 1250 KINYON ST

SCALE: 1/32" = 1'-0"

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1. 1151 E MINER ST - SITE PLAN

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

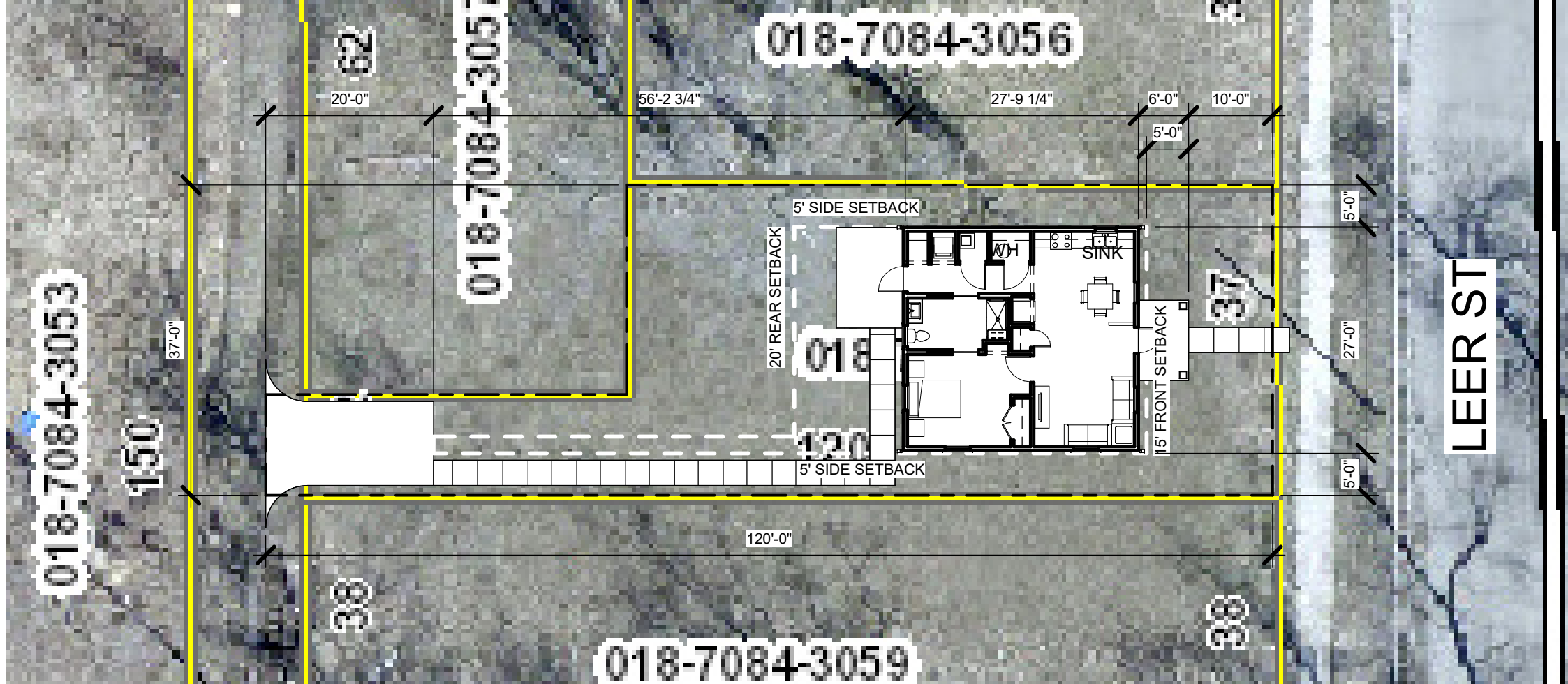
TWO-BEDROOM



2. 1229 N ELMER ST - SITE PLAN

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

THREE-BEDROOM

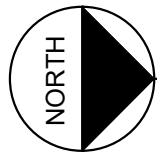
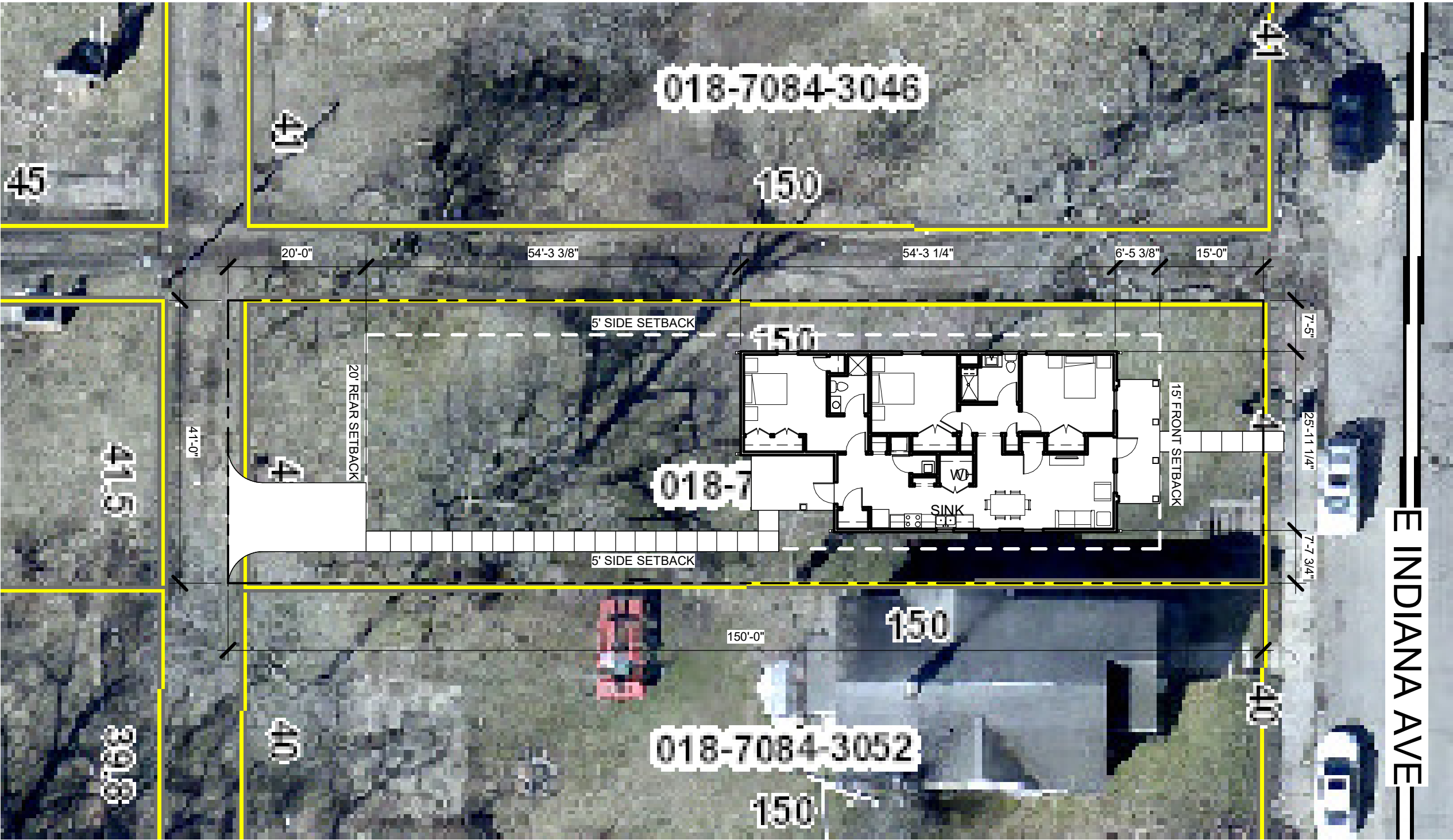


3. 1605 LEER ST - SITE PLAN

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

ONE-BEDROOM

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4. 1214 E INDIANA AVE - SITE PLAN

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

THREE-BEDROOM

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5. 441 S BROOKFIELD ST - SITE PLAN

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



TWO-BEDROOM

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TWO-BEDROOM



6. 426 HARRISON AVE - SITE PLAN

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

018-4012-0416

20'-0"

51'-6 31/32"

36'-0"

6'-2 5/8"

15'-0"

5' SIDE SETBACK

20' REAR SETBACK

018-4012-0417

5' SIDE SETBACK

15' FRONT SETBACK

018-4012-0422

128'-9 19/32"

40'

40'

40'

6'-10 3/8"

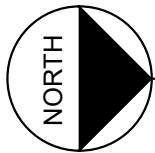
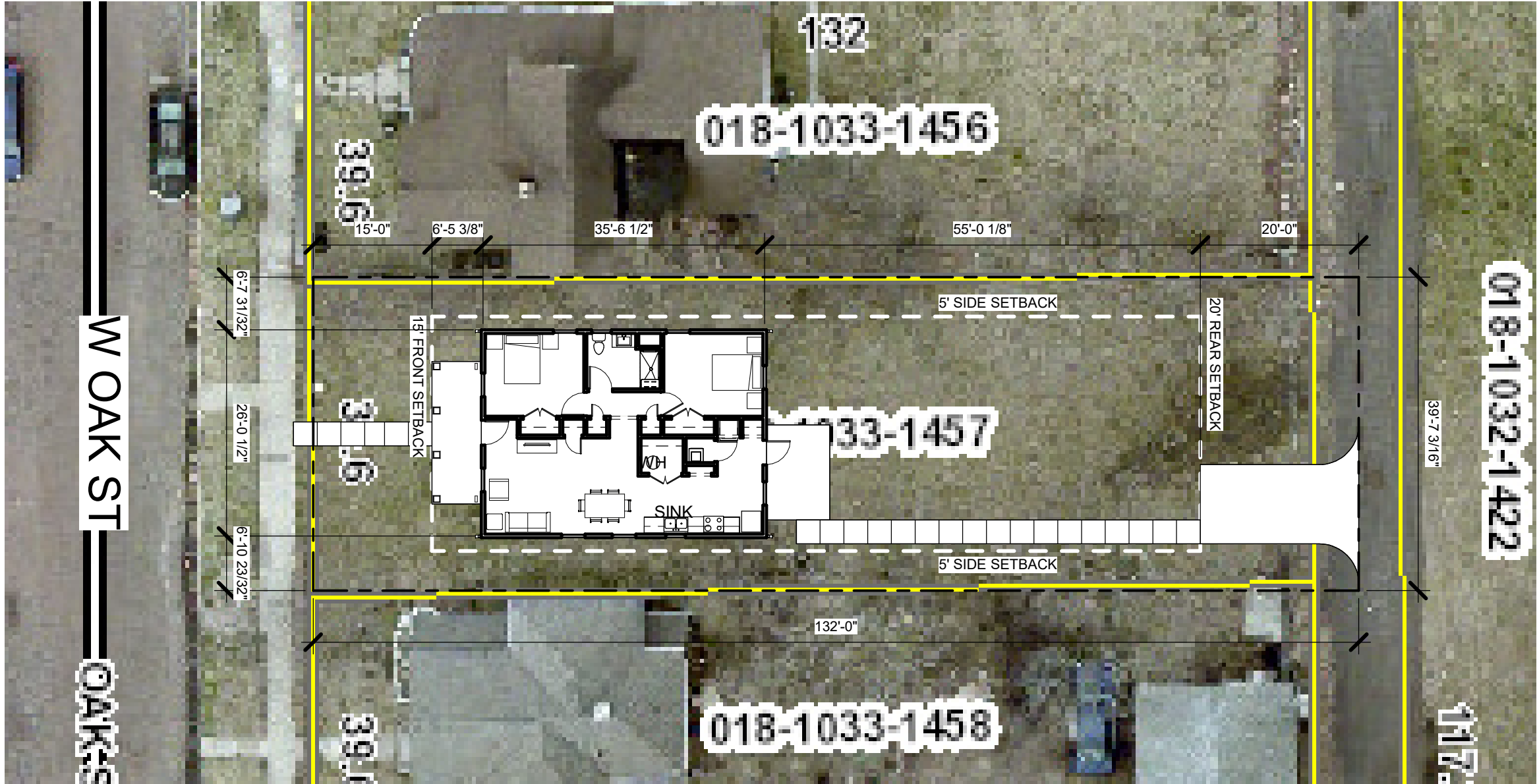
26'-3 1/4"

6'-10 3/8"

PULASKI ST



C1.7



8. 1029 W OAK ST - SITE PLAN

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

TWO-BEDROOM

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9. 246 N KENMORE ST - SITE PLAN

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

TWO-BEDROOM



10. 123 S WALNUT ST - SITE PLAN

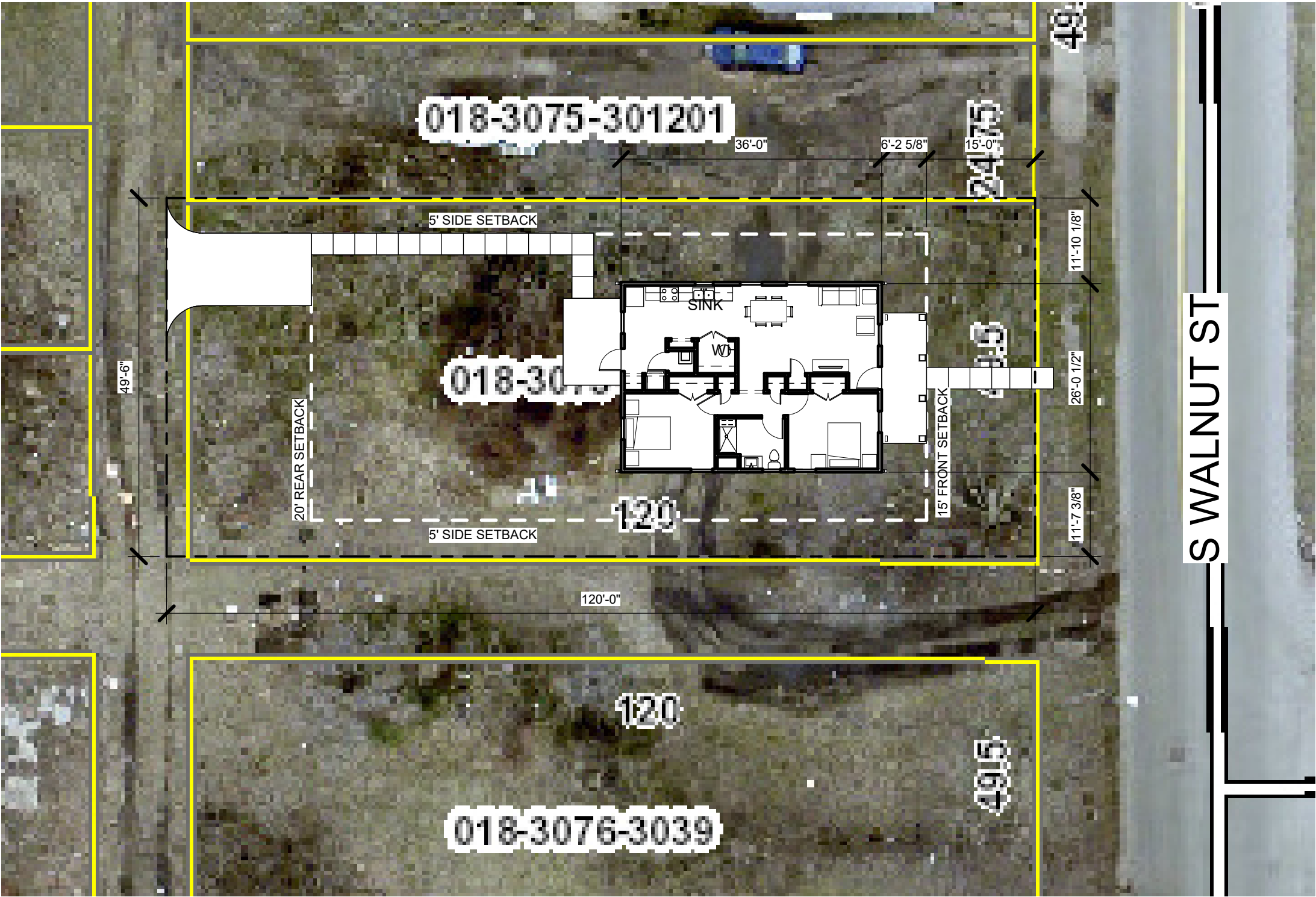
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TWO-BEDROOM

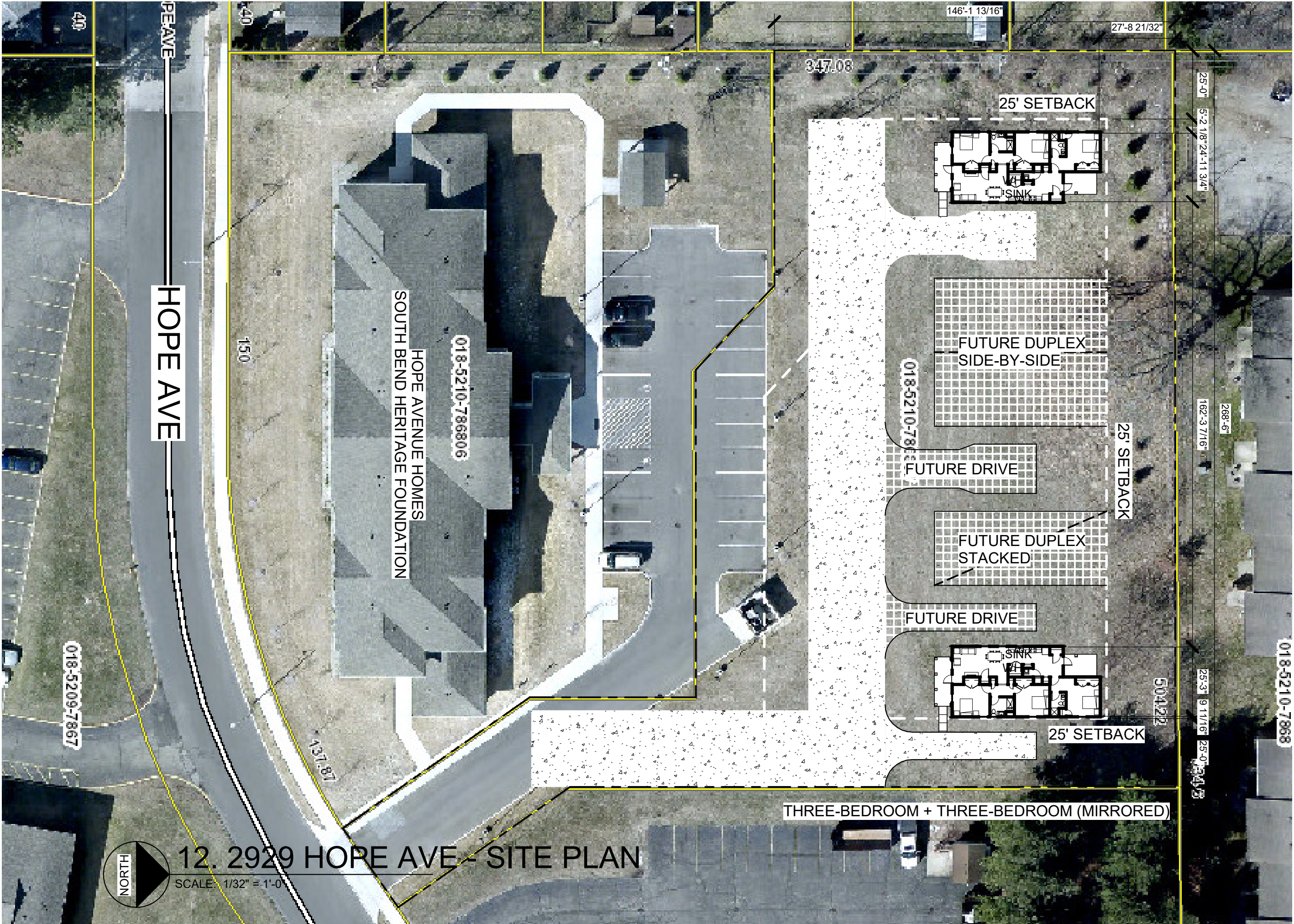


11. 213 S WALNUT ST - SITE PLAN

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



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14. 319 O'BRIEN ST - SITE PLAN

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

ONE-BEDROOM NARROW



FOUR-BEDROOM



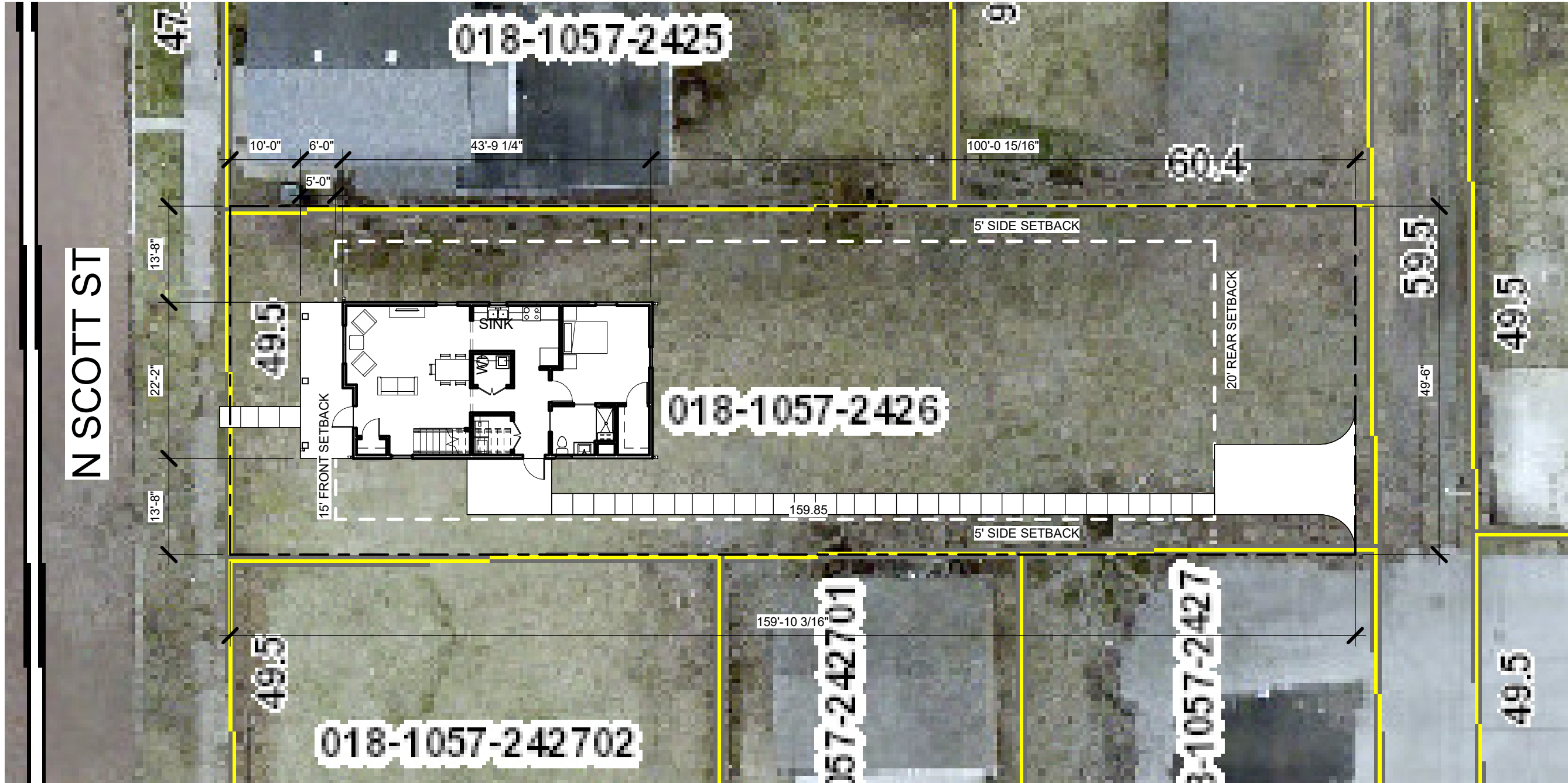
15. 917 N ELMER ST - SITE PLAN

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



16. 722 N SCOTT ST - SITE PLAN

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



FOUR-BEDROOM

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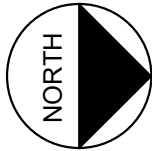
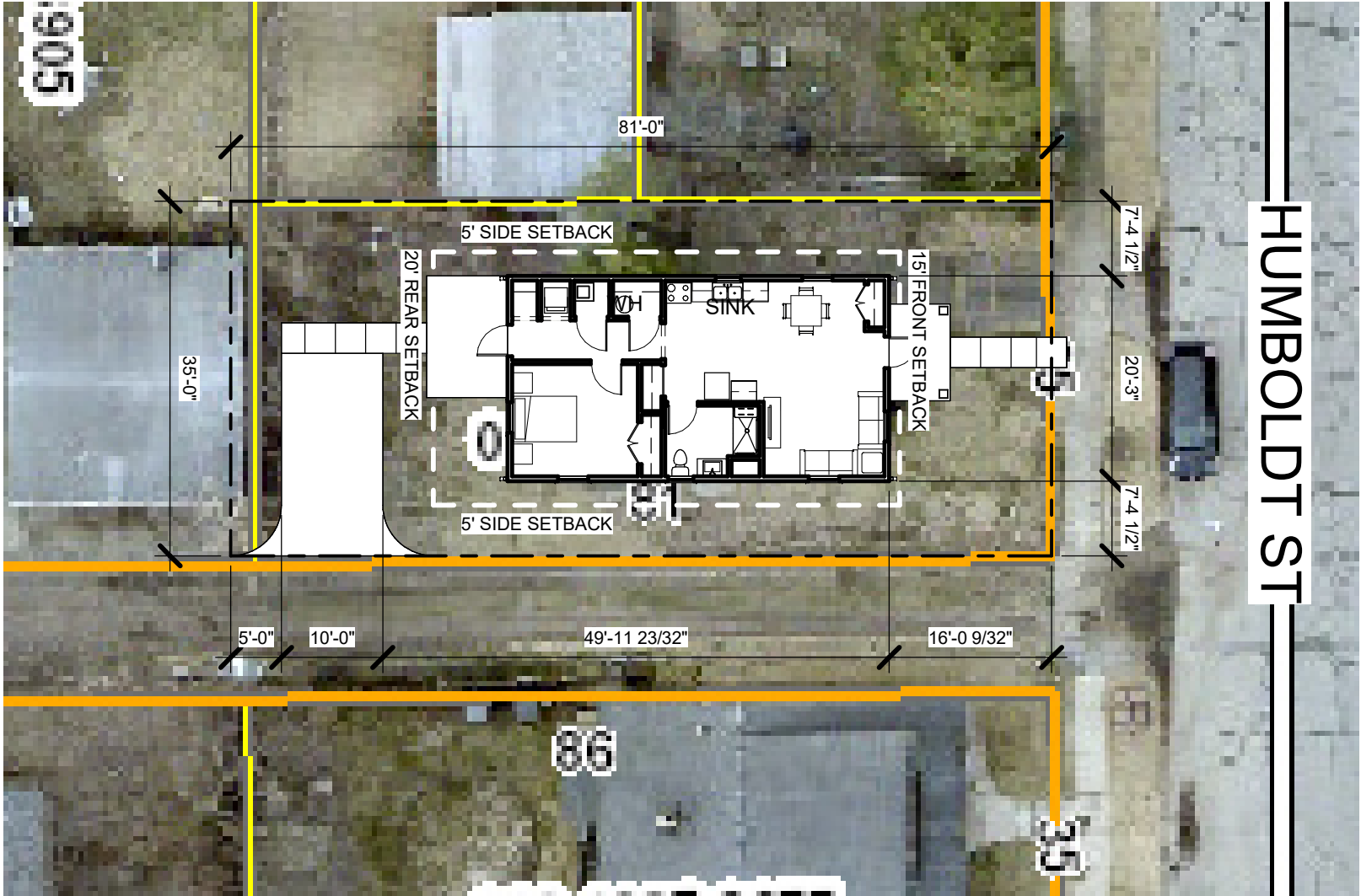
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C1.16

FILE PATH: Q:\Alliance Projects\SBH-South Bend Heritage\SB RESI 23\Drawings\Revit\SBH Resi 23(Recovery).rvt
PLOT DATE: 12/11/2023 8:48:02 AM



17. 903 COLLEGE ST - SITE PLAN

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



18. 1220 HUMBOLDT ST - SITE PLAN

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

ONE-BEDROOM NARROW

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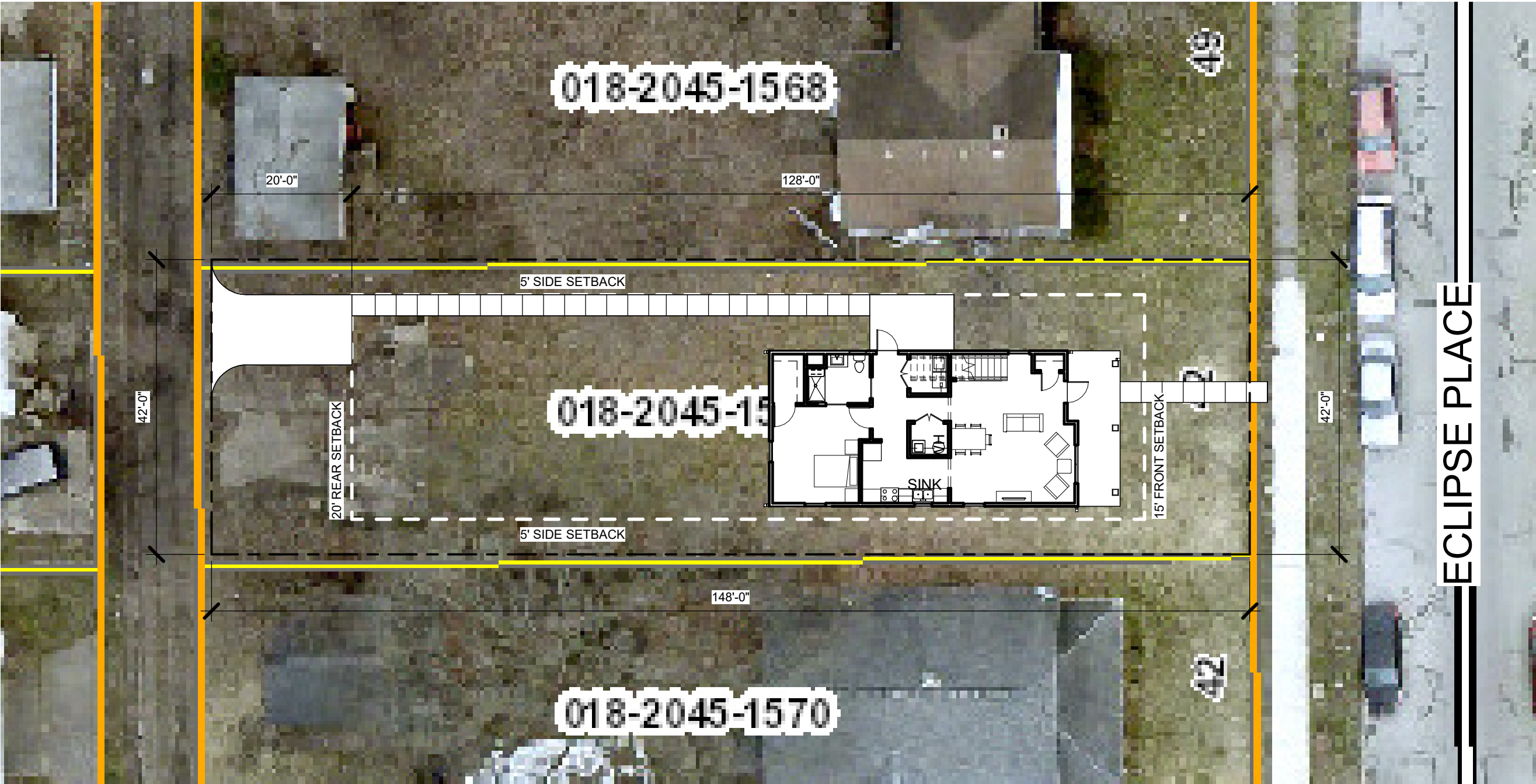
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19. 1243 ECLIPSE PLACE - SITE PLAN

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

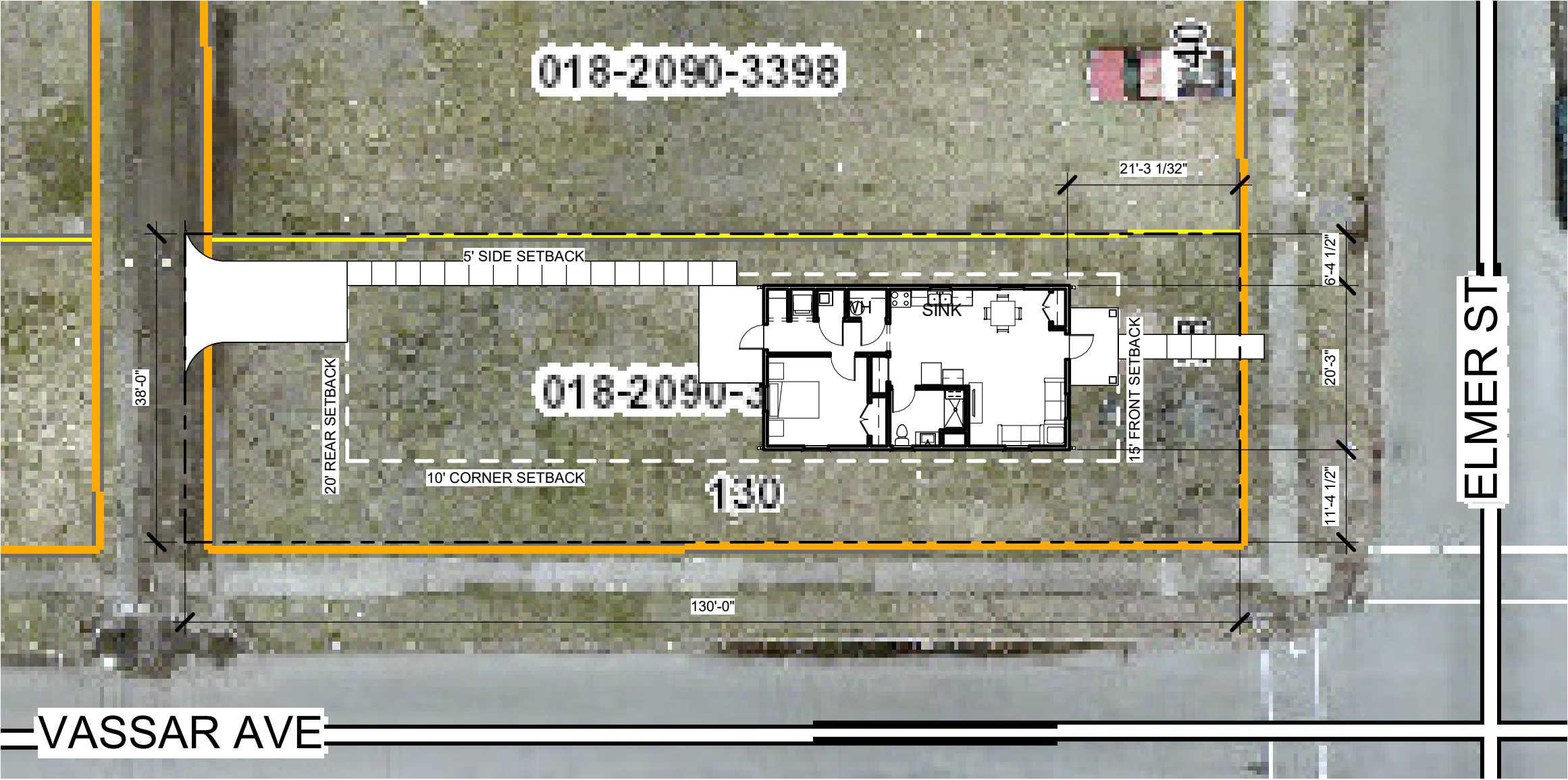
FOUR-BEDROOM

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PLOT DATE: 12/11/2023 8:48:07 AM



20. 1101 N ELMER ST - SITE PLAN

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



ONE-BEDROOM NARROW

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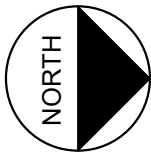


THREE-BEDROOM



21. 1421 MEDORA ST - SITE PLAN

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

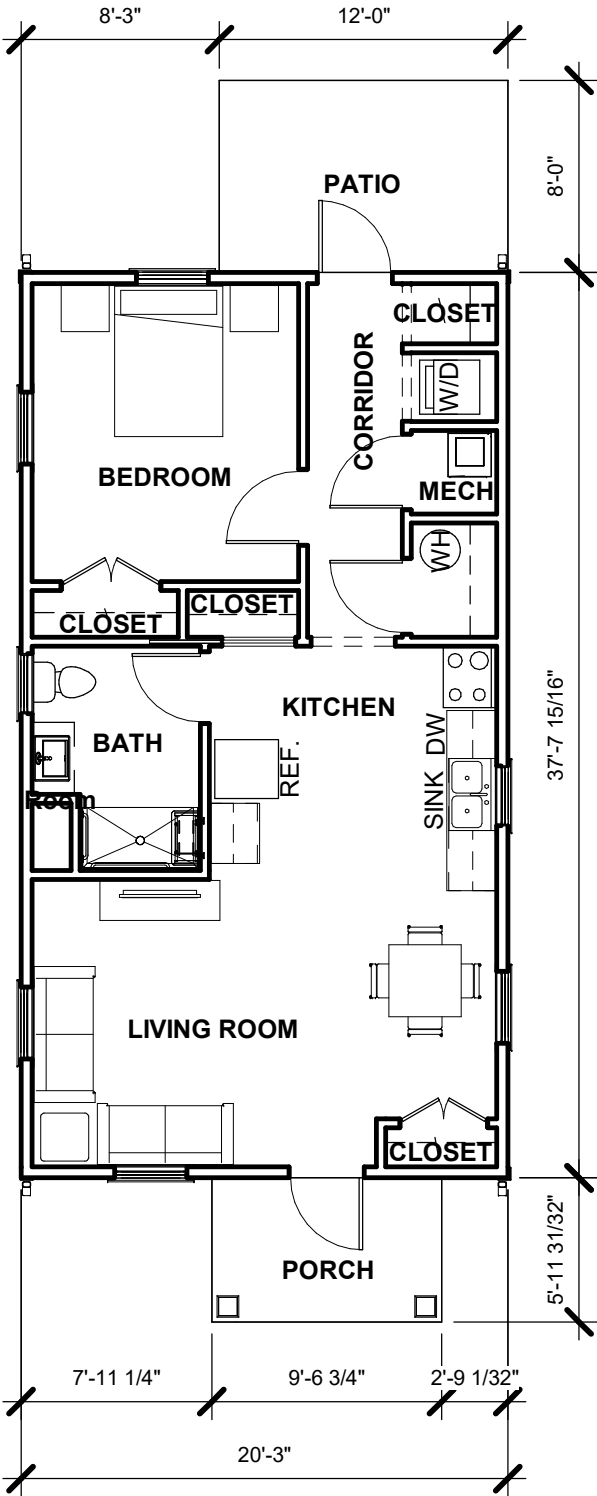


22. 1250 KINYON ST - SITE PLAN

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

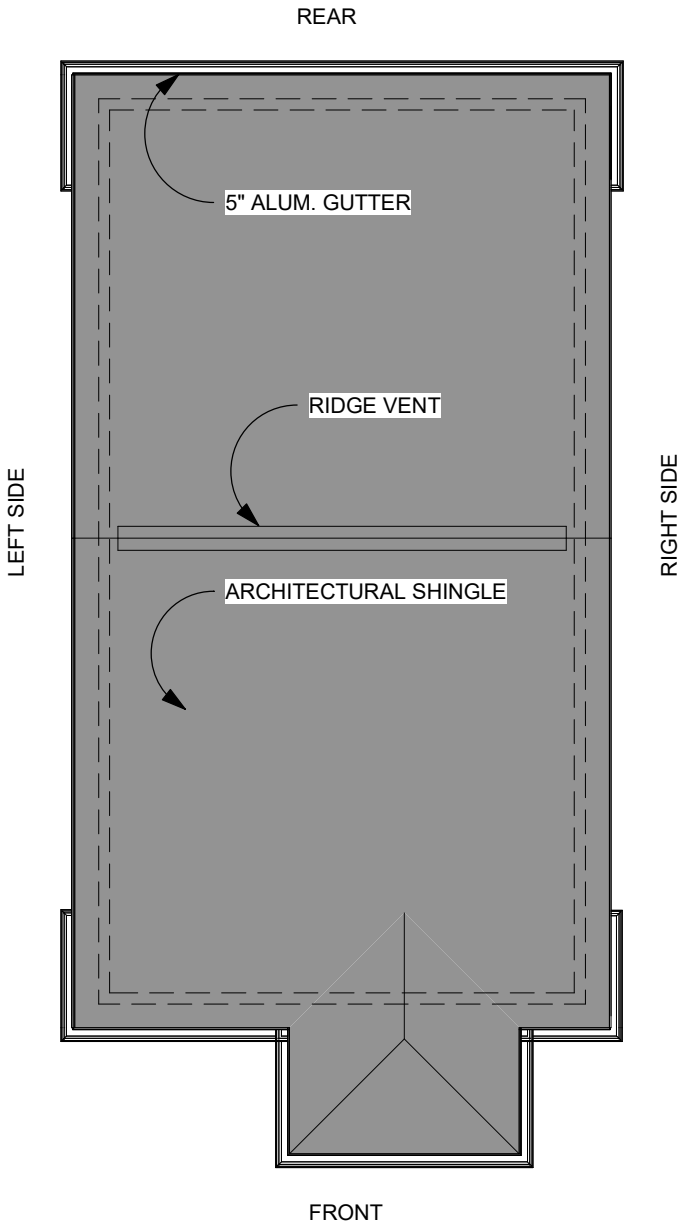
THREE-BEDROOM

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PLOT DATE: 12/11/2023 8:48:12 AM



FIRST FLOOR PLAN

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

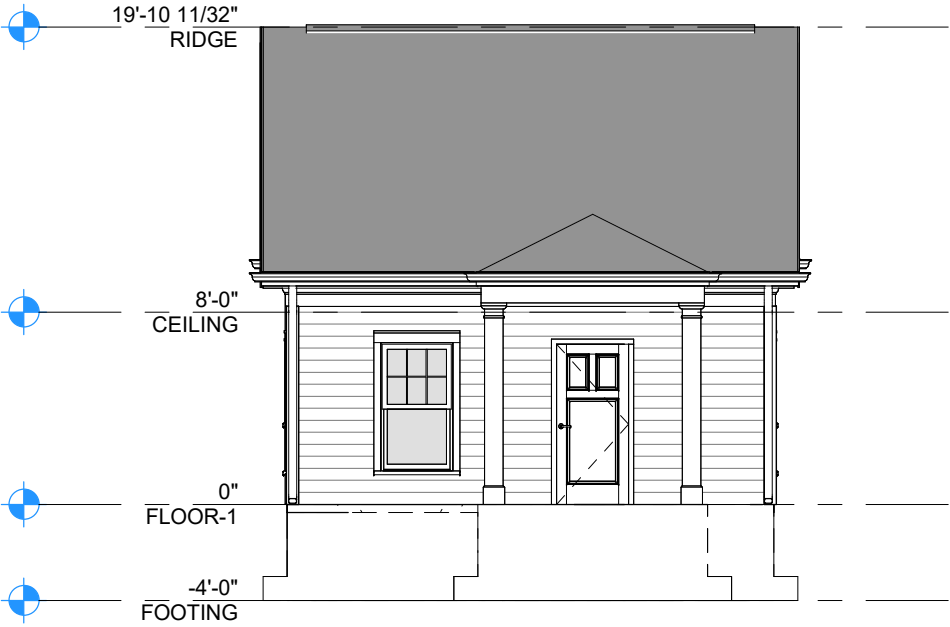


ROOF PLAN

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

1 BEDROOM HOUSE - NARROW
NET AREA: 705 SF
GROSS AREA: 763 SF

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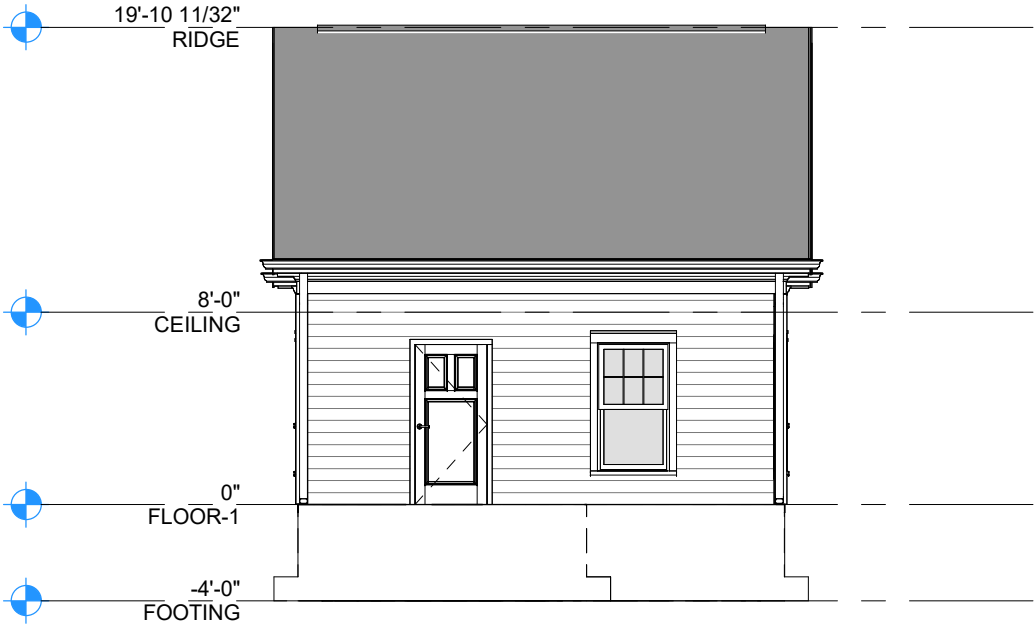
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

1 BEDROOM HOUSE - NARROW
NET AREA: 705 SF
GROSS AREA: 763 SF

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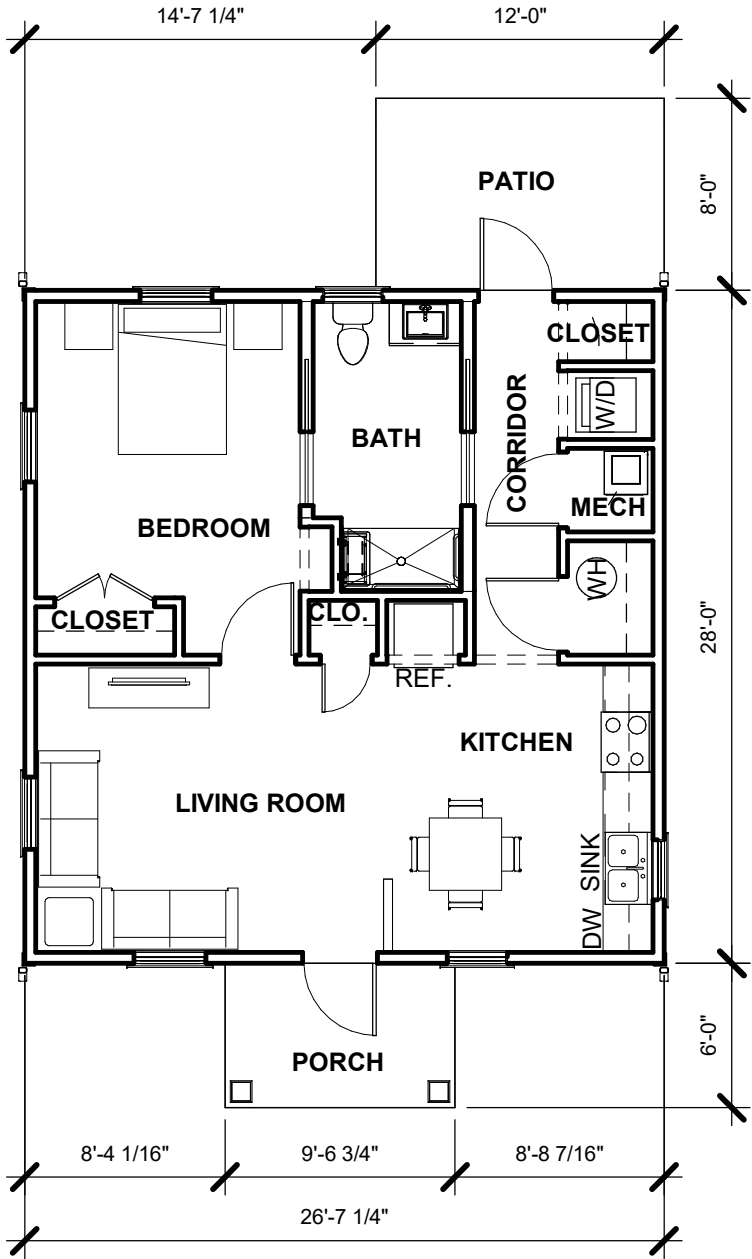
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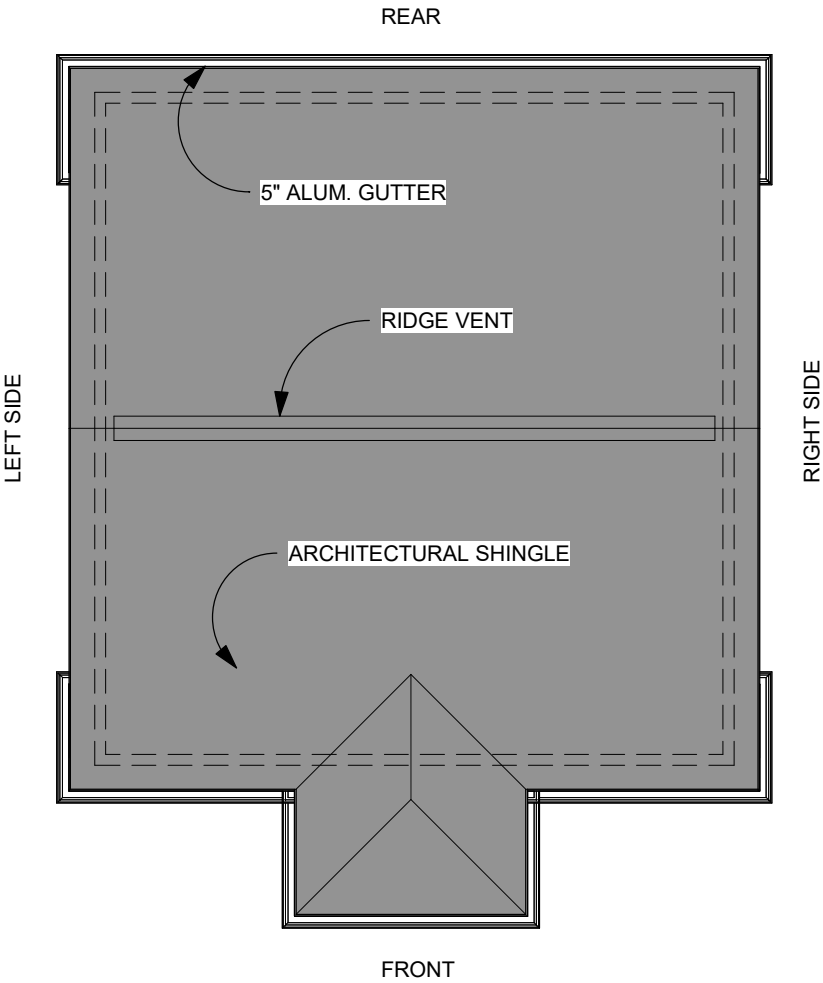
SHEET NO.

A1.2



FIRST FLOOR PLAN

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



ROOF PLAN

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

1 BEDROOM HOUSE
NET AREA: 697 SF
GROSS AREA: 745 SF

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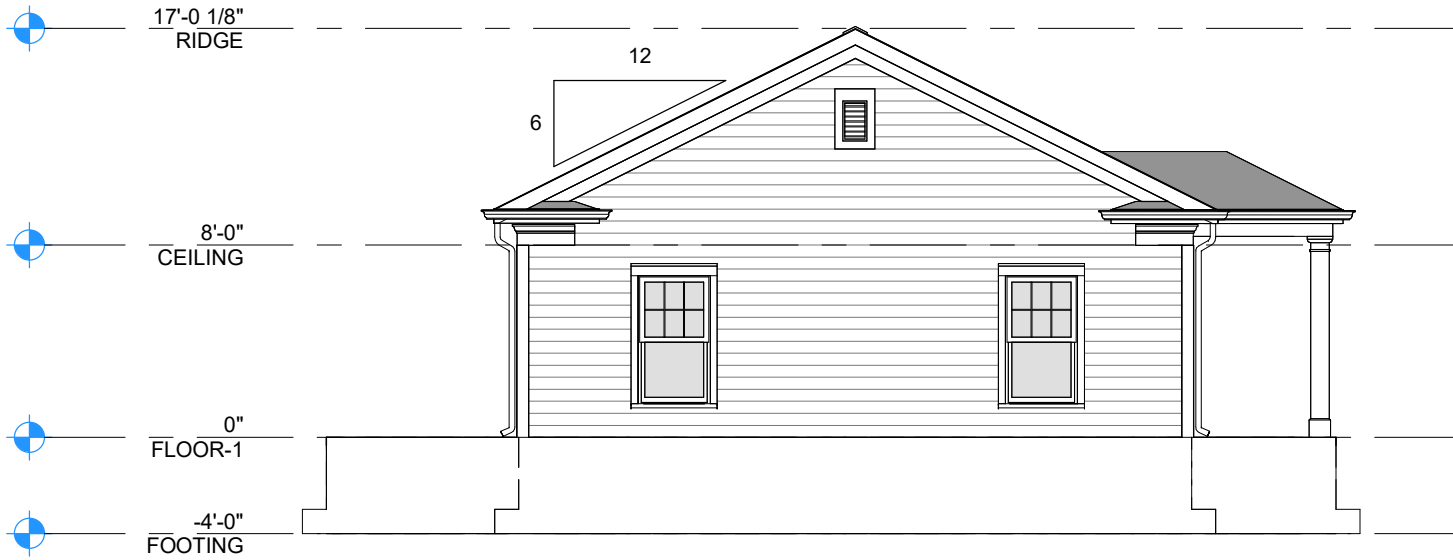
FRONT ELEVATION

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



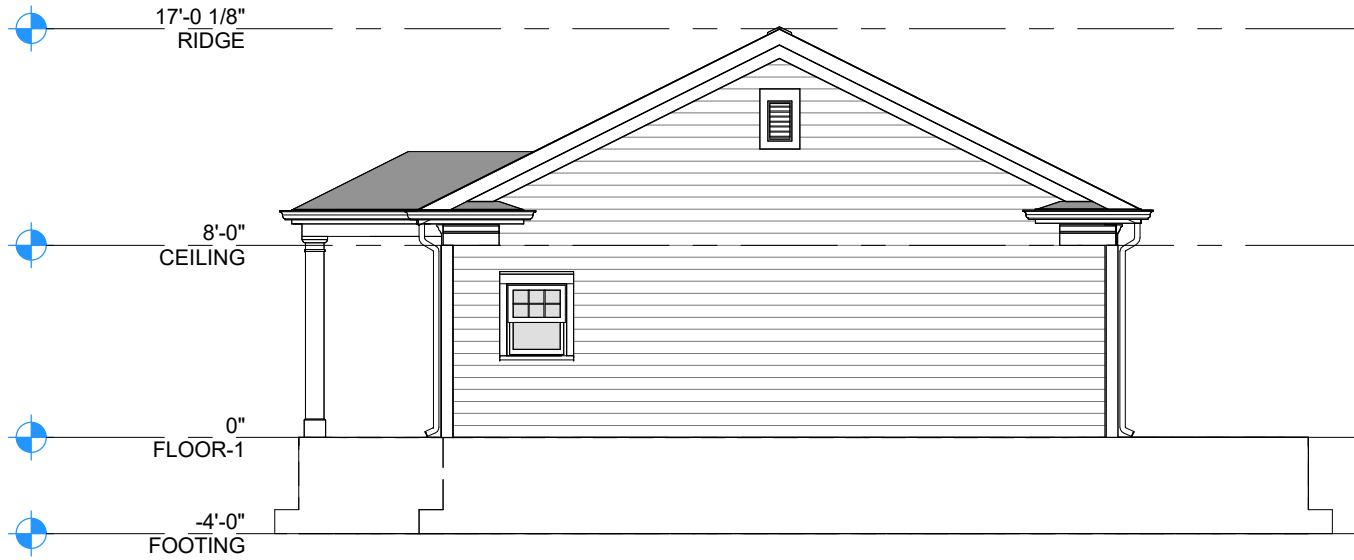
REAR ELEVATION

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

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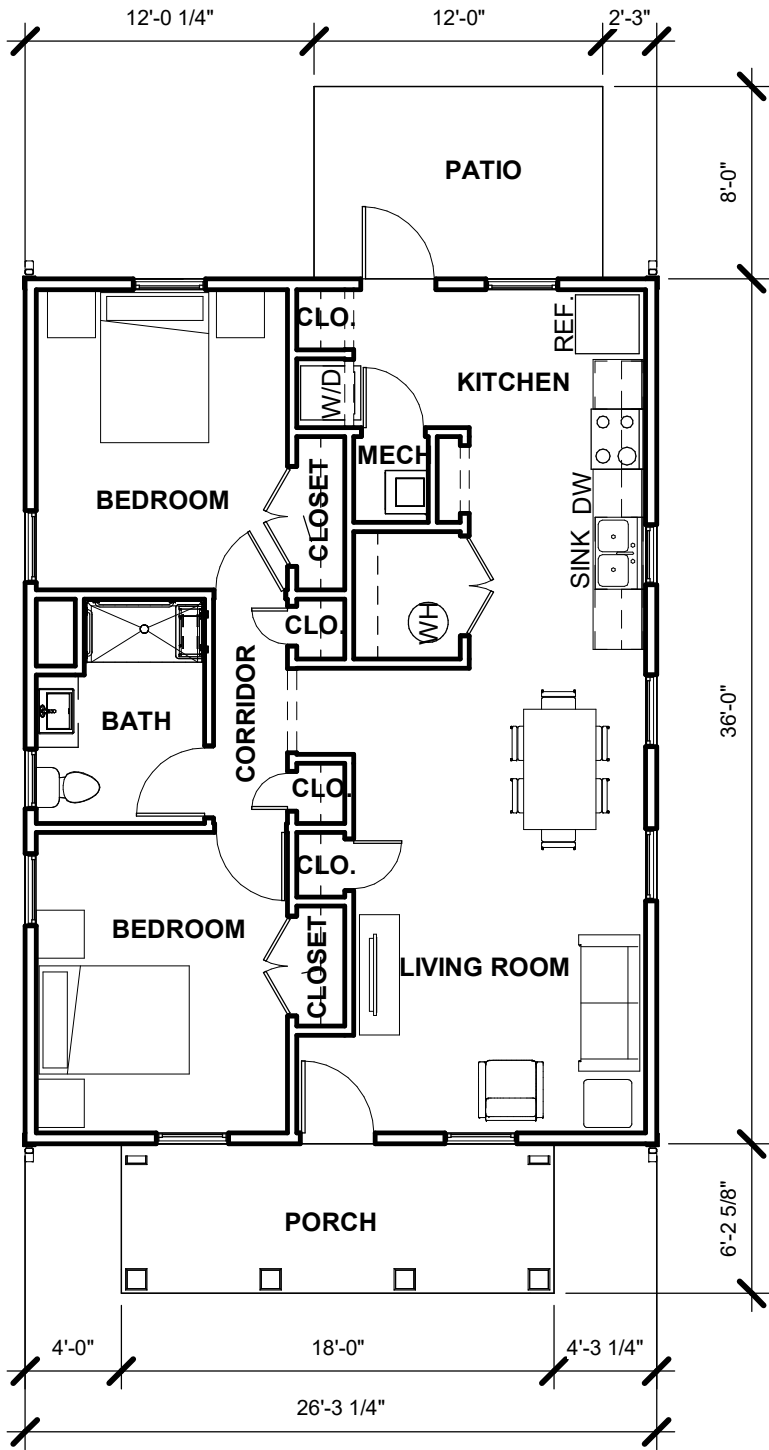
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A2.2

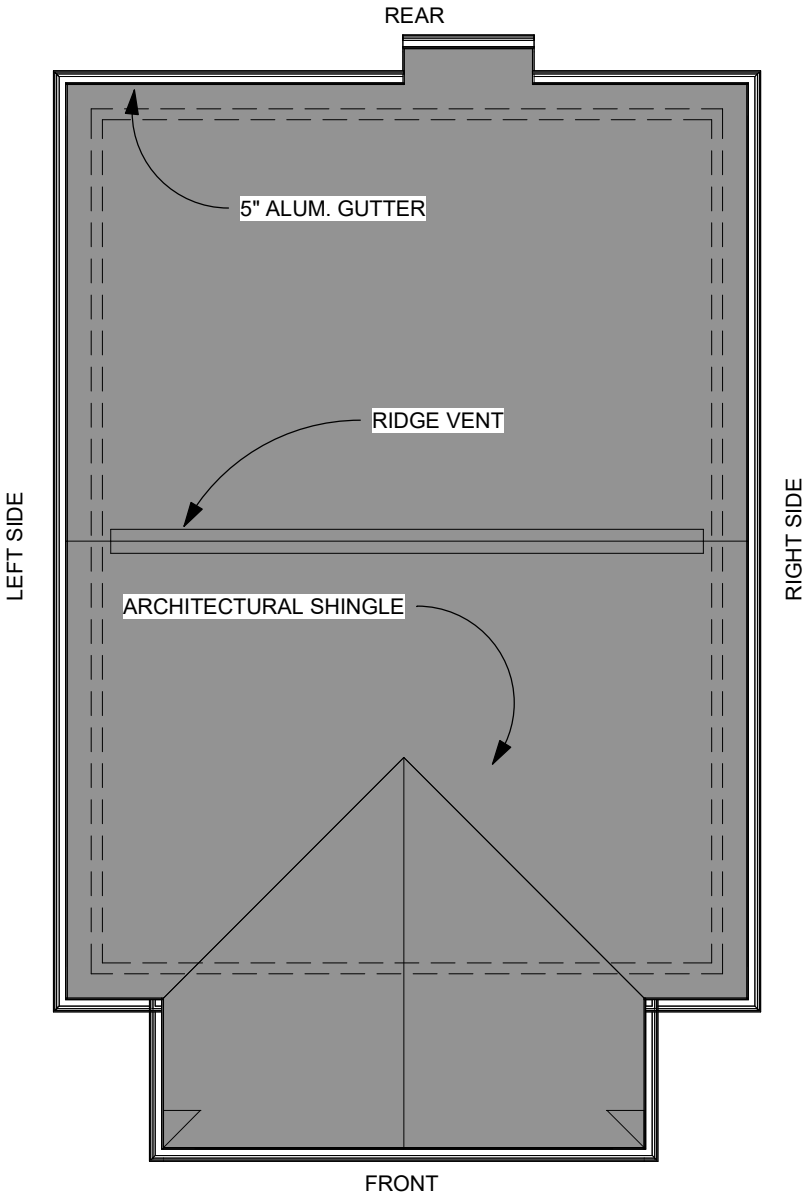
1 BEDROOM HOUSE
NET AREA: 697 SF
GROSS AREA: 745 SF

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PLOT DATE: 12/11/2023 8:48:19 AM



FIRST FLOOR PLAN

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



ROOF PLAN

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

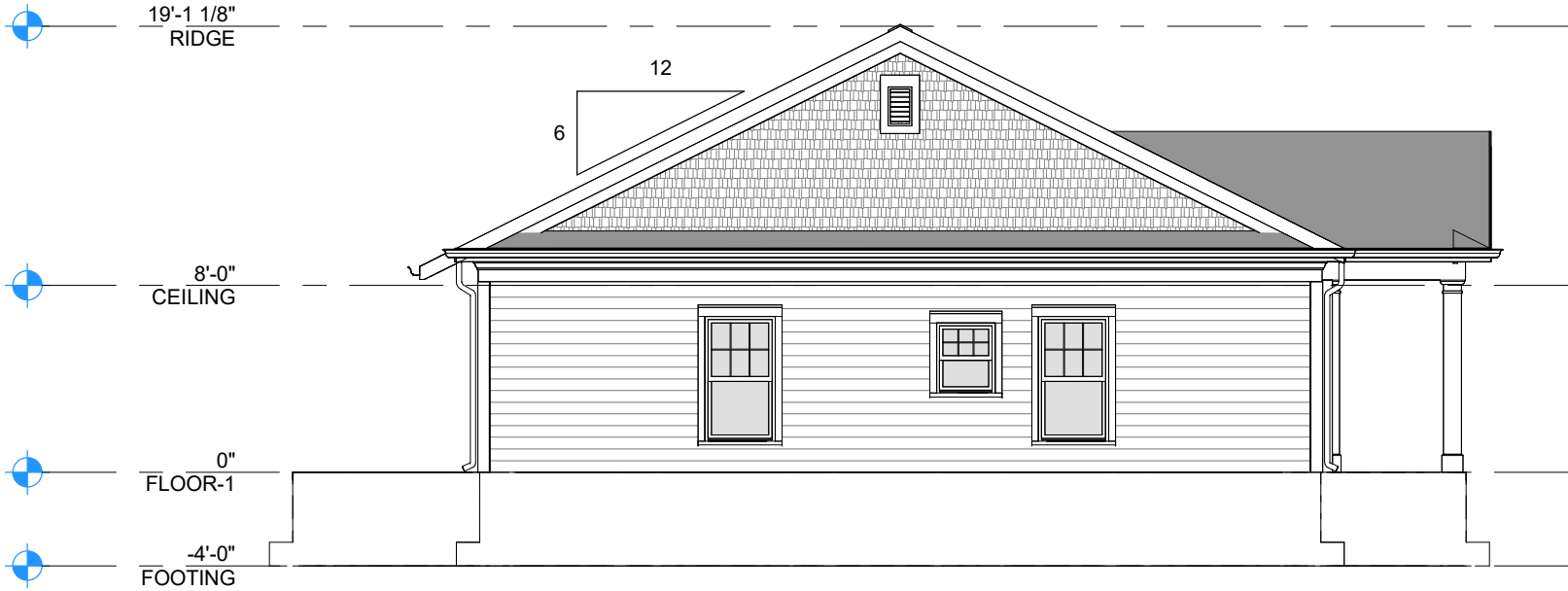
2 BEDROOM HOUSE
NET AREA: 885 SF
GROSS AREA: 946 SF

FILE PATH: Q:\Alliance Projects\SBH-South Bend Heritage\SB RESI 23\Drawings\Revit\SBH Resi 23(Recovery).rvt
PLOT DATE: 12/11/2023 8:48:21 AM



FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

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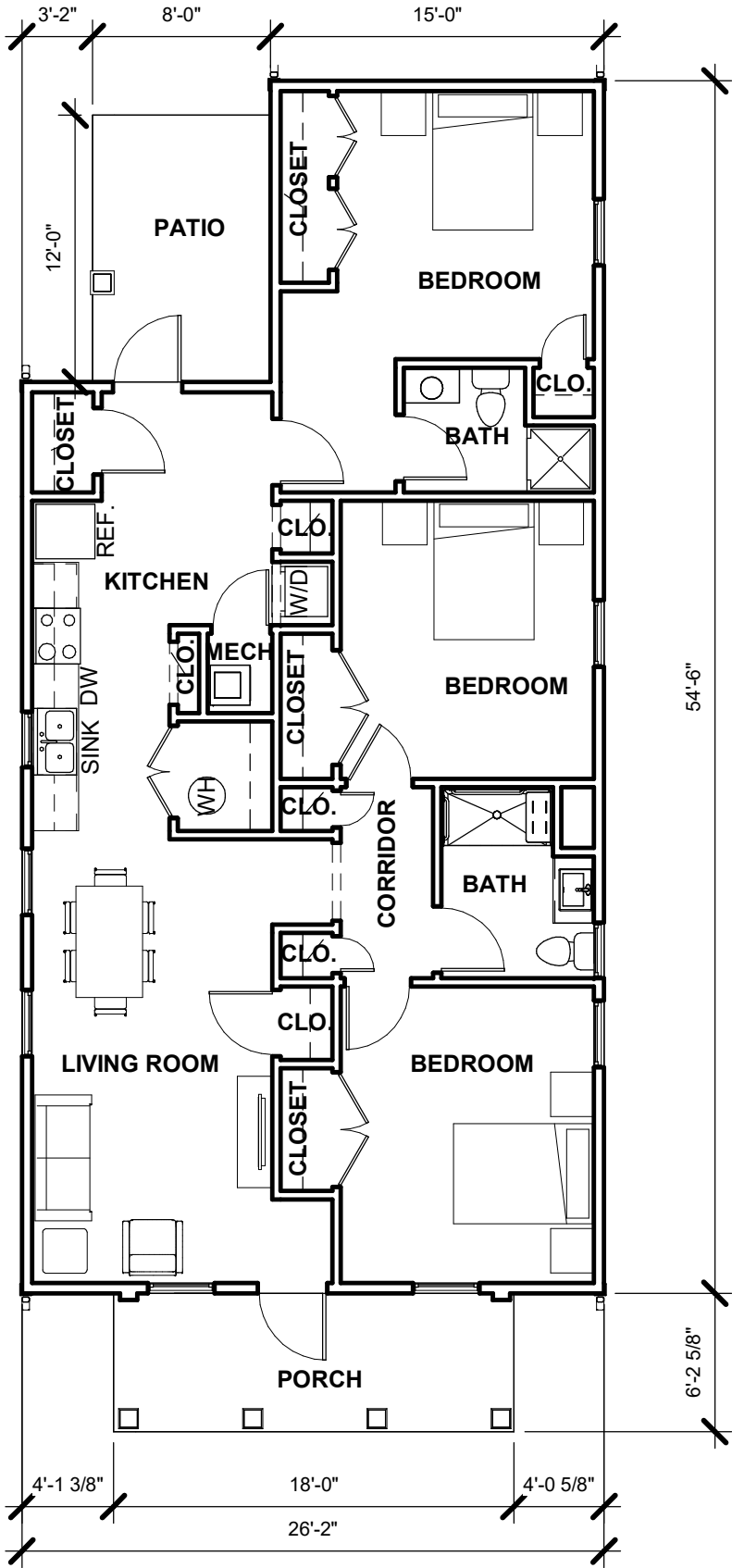
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A3.2

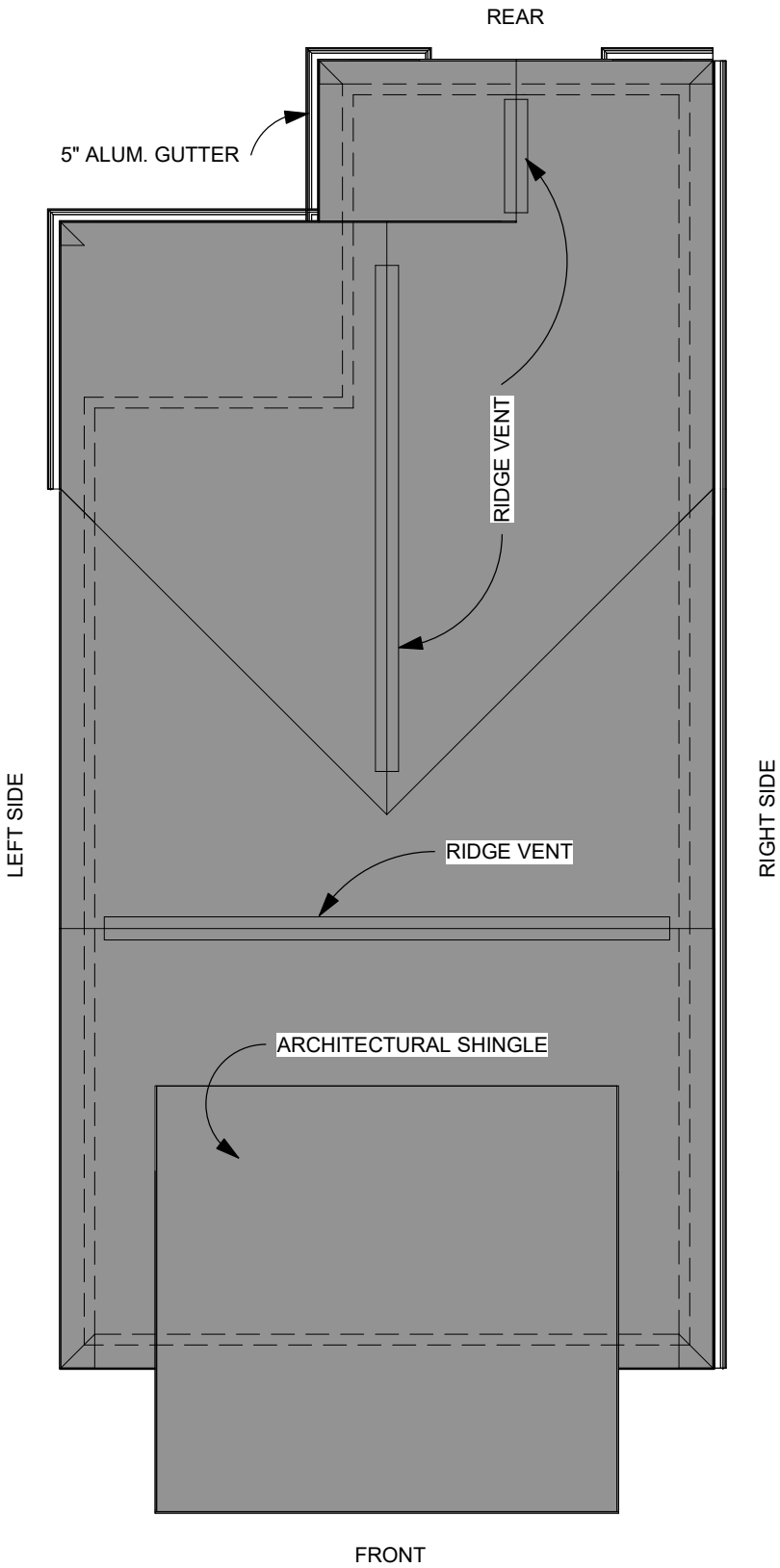
2 BEDROOM HOUSE
NET AREA: 885 SF
GROSS AREA: 946 SF

FILE PATH: Q:\Alliance Projects\SBH-South Bend Heritage\SB RESI 23\Drawings\Revit\SBH Resi 23(Recovery).rvt
PLOT DATE: 12/11/2023 8:48:23 AM



FIRST FLOOR PLAN

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



ROOF PLAN

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

3 BEDROOM HOUSE
NET AREA: 1198 SF
GROSS AREA: 1275 SF

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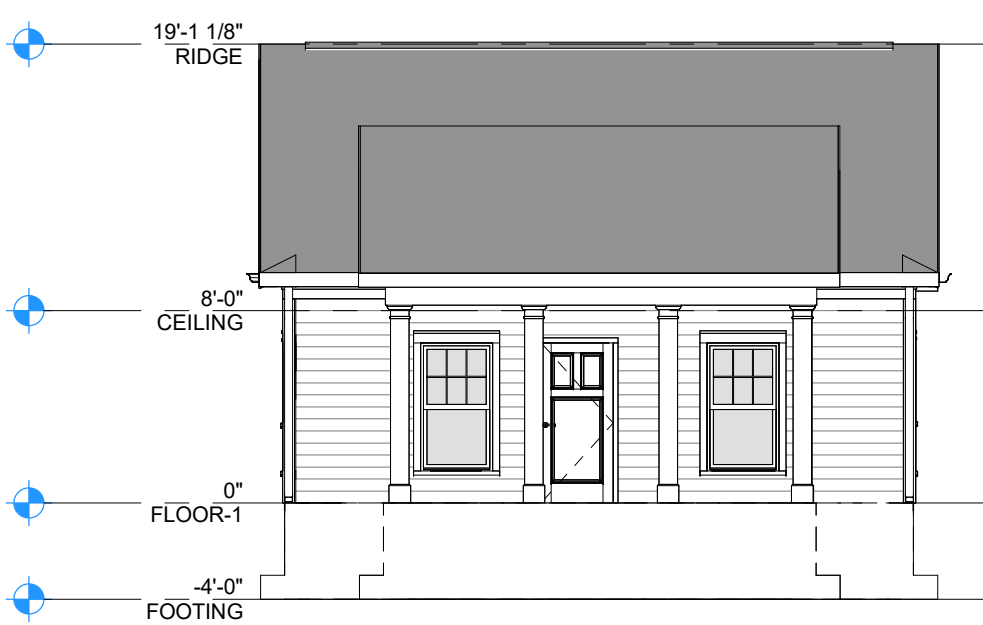
SHEET NO.

A4.1

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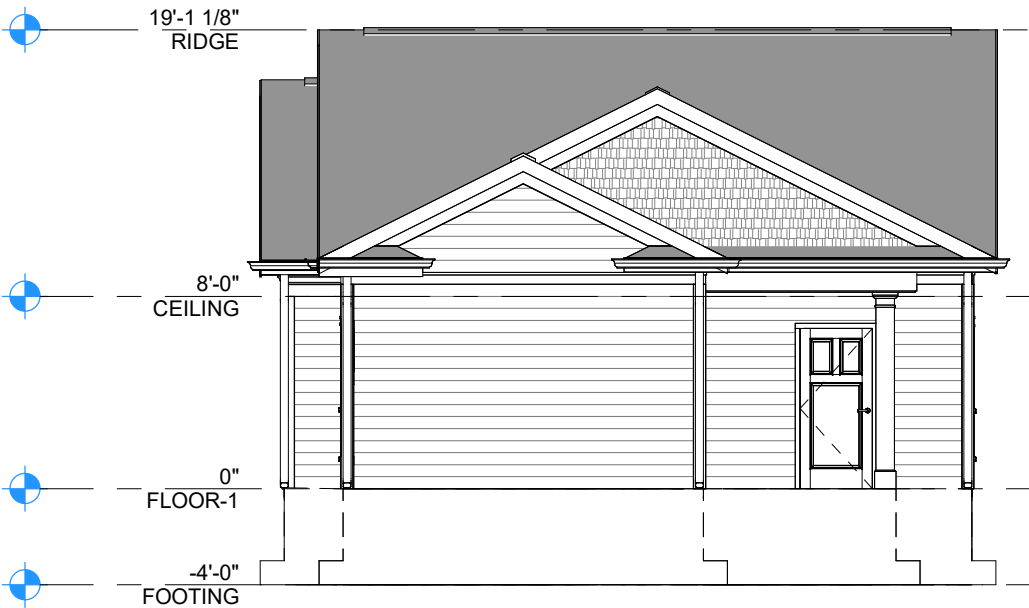
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FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



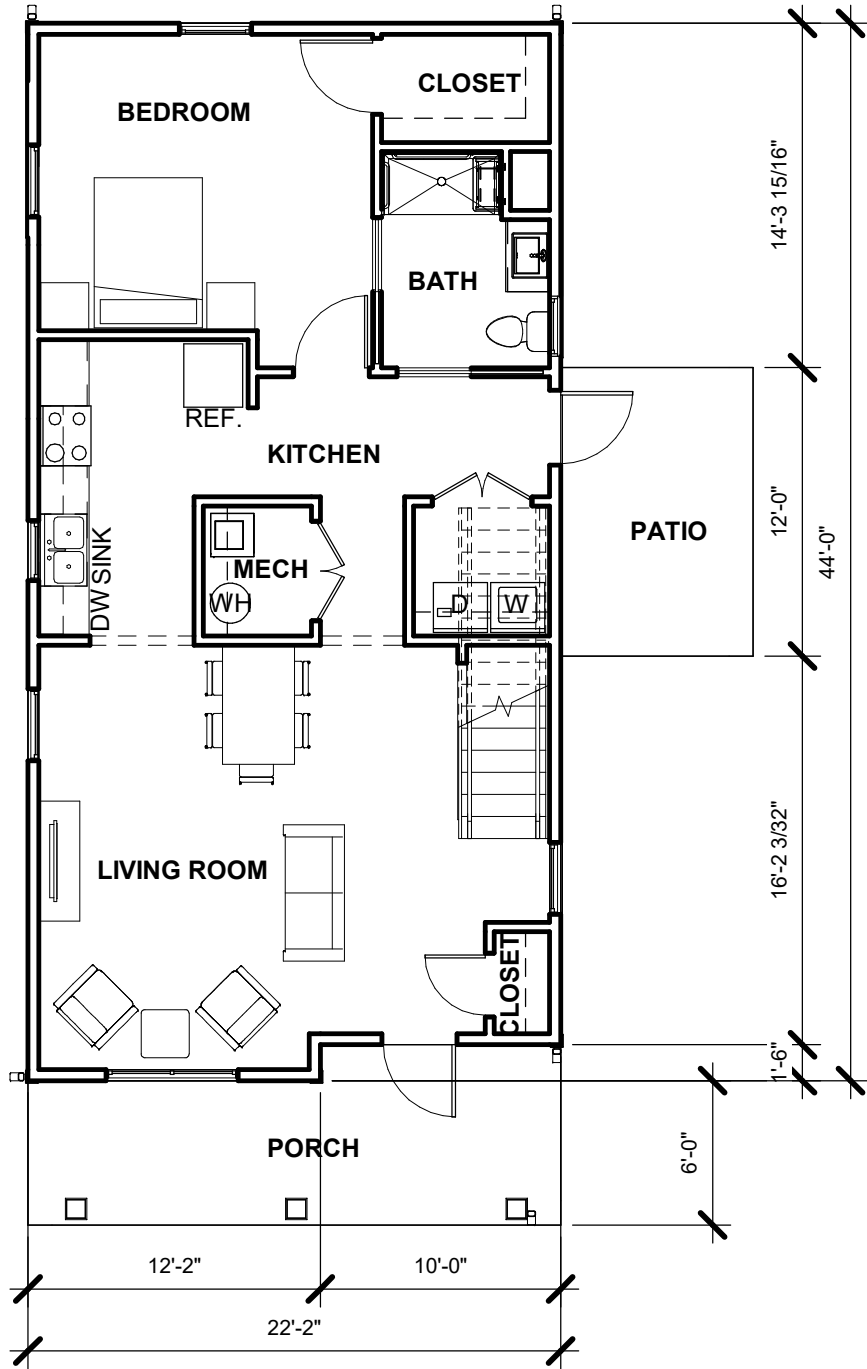
REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

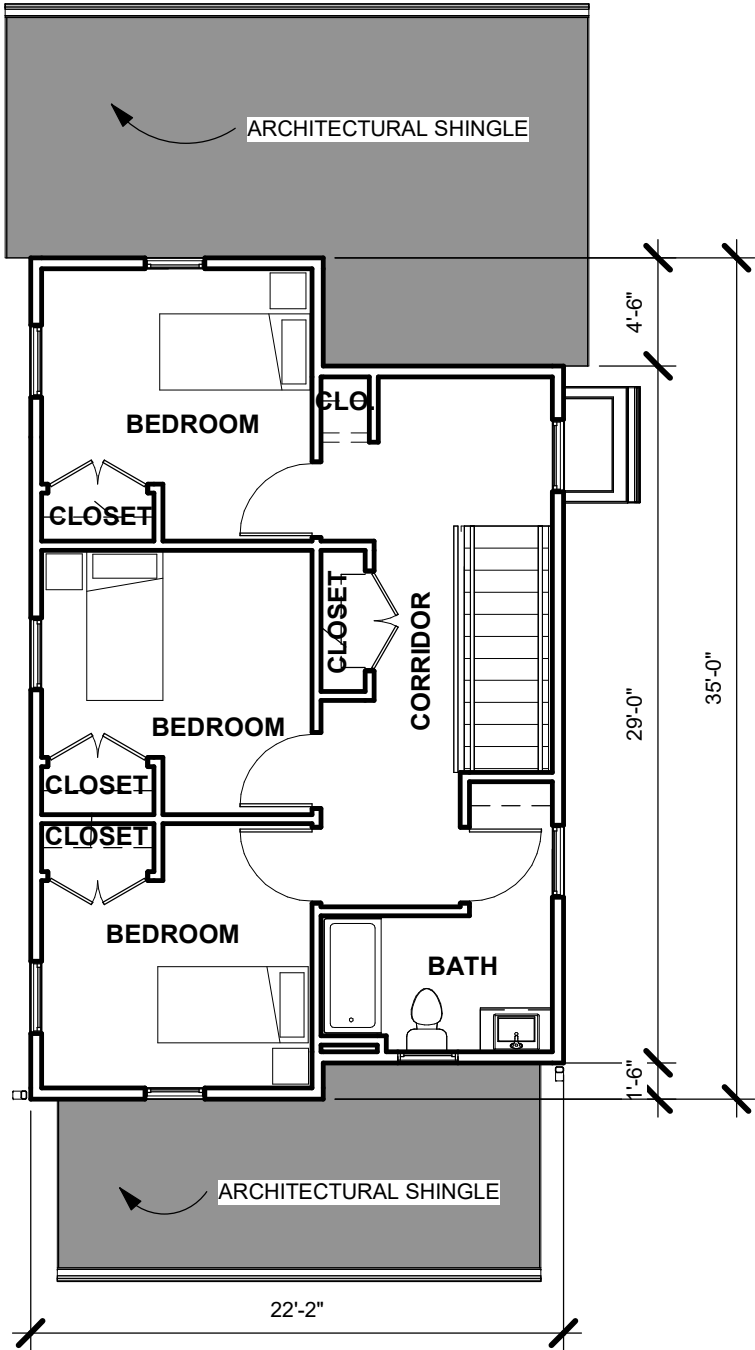
3 BEDROOM HOUSE
NET AREA: 1198 SF
GROSS AREA: 1275 SF

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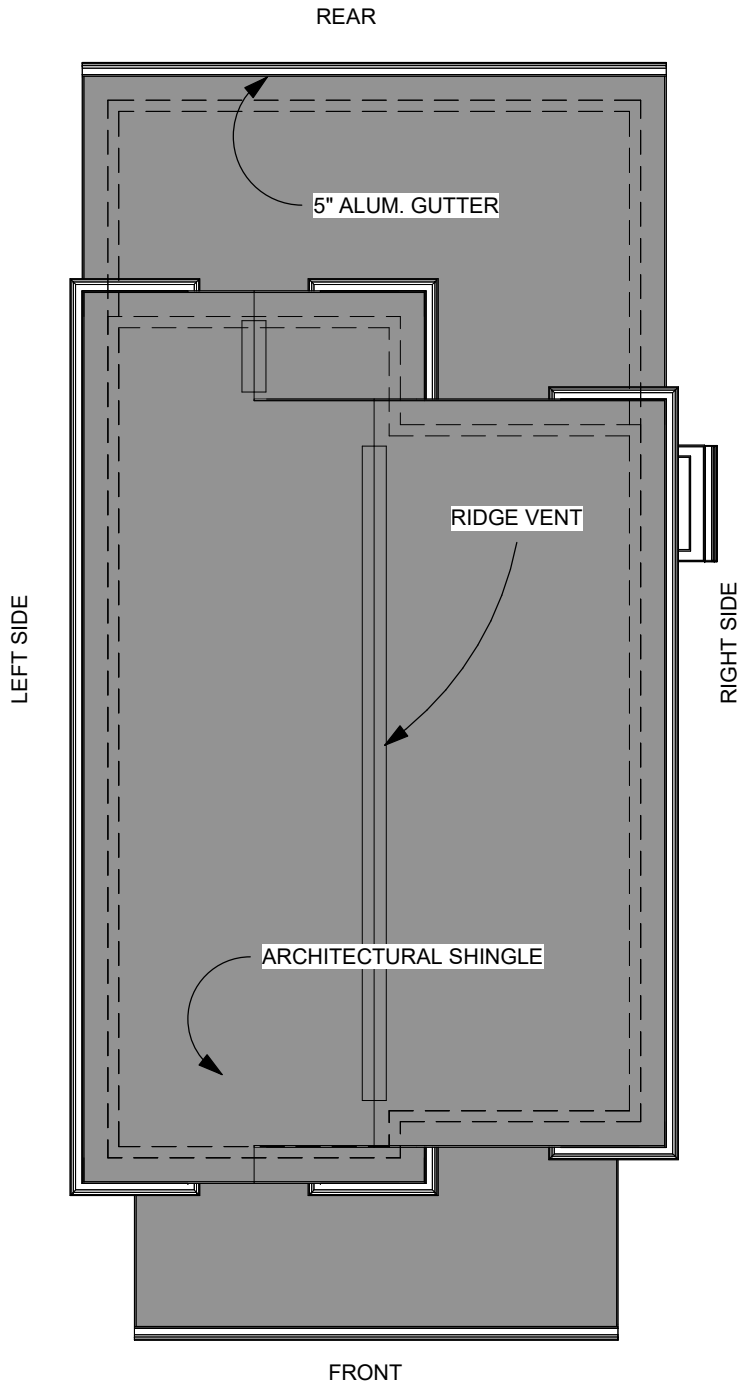
FIRST FLOOR PLAN

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



SECOND FLOOR

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

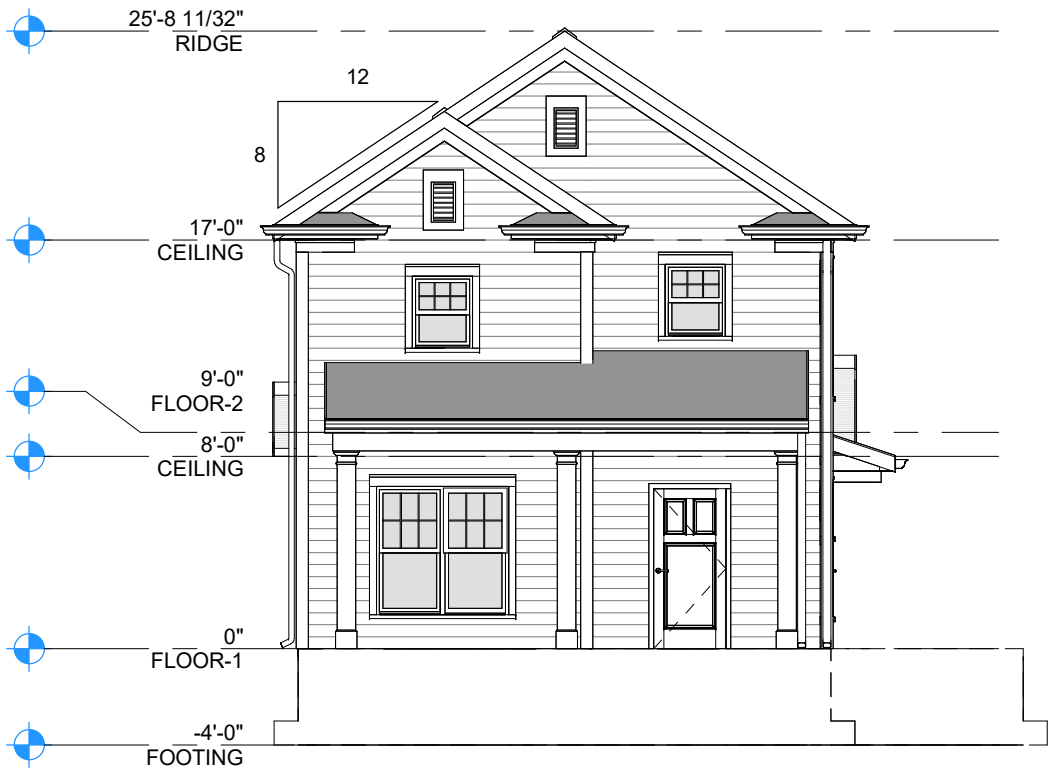


ROOF PLAN

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

4 BEDROOM HOUSE
NET AREA: 1556 SF
GROSS AREA: 1676 SF

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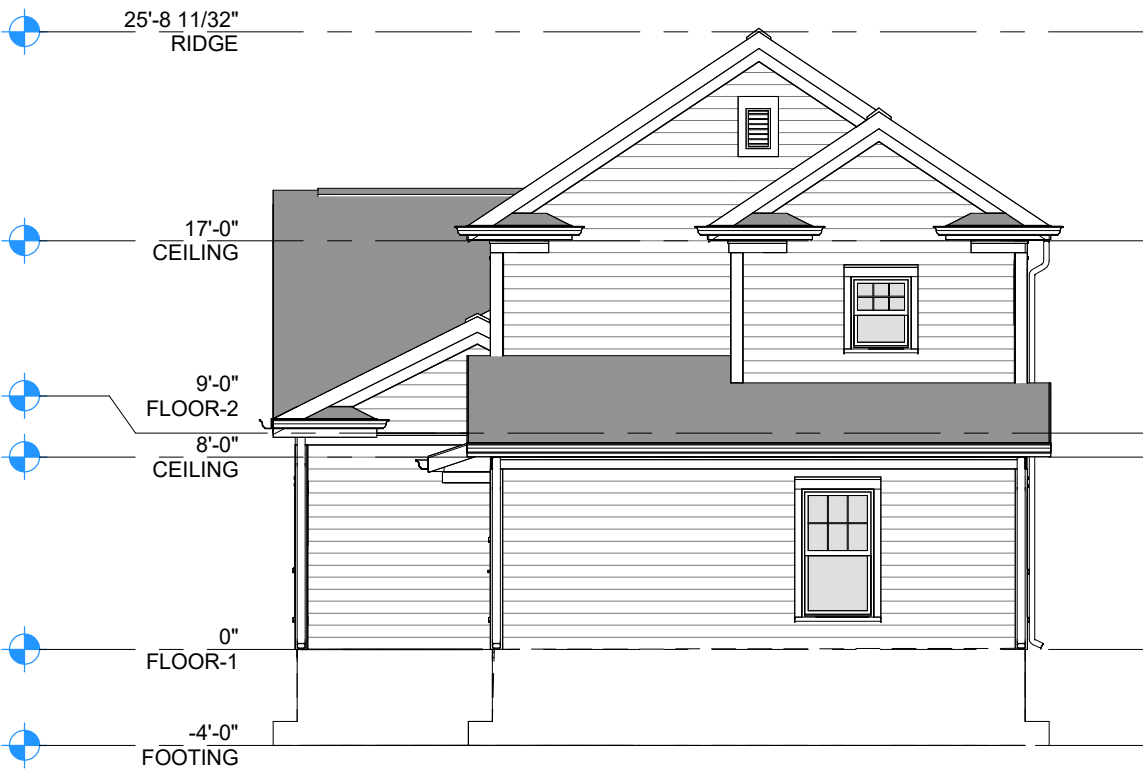
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

4 BEDROOM HOUSE
NET AREA: 1556 SF
GROSS AREA: 1676 SF

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