

City of South Bend

BOARD OF ZONING APPEALS

AGENDA

Monday, March 2, 2026 - 4:00 p.m.

City Hall

Third-Floor Council Chambers

Meeting Link - <http://southbendin.gov/sbbza>

Meeting Recordings - <https://tinyurl.com/BZArecordings2026>

PUBLIC HEARING:

- Location:** 5529 ORANGE RD BZA#0400-26
Owner: IRISH RENTALS LLC
Requested Action: Variance(s): from the 3' maximum height for a 50% or less open fence in a front yard to 6' [21-09.02(c)]
Zoning: NC Neighborhood Center
REQUEST BY PETITIONER TO TABLE
- Location:** 915 HARRISON ST BZA#0402-26
Owner: NEAR NORTHWEST NEIGHBORHOOD INC
Requested Action: Special Exception: a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-06.01(j)(3)]
Zoning: U1 Urban Neighborhood 1
- Location:** 2018 MAIN ST and 2020 MAIN ST BZA#0403-26
Owner: DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND
Requested Action: Variance(s): From the 150' maximum building width in U3 for a stacked flats building to 260' [21-08.02(j)(3)]
Zoning: U3 Urban Neighborhood 3

ITEMS NOT REQUIRING A PUBLIC HEARING:

- Findings of Fact – February 2, 2026
- Minutes – February 2, 2026
- Other Business
- Adjournment

Caitlin Stevens	Mayoral Appointee	1/1/2024	12/31/2027
Francisco Fotia	Plan Commission Appointee	1/1/2024	12/31/2027
Kaine Kanczuzewski	Common Council Appointee	1/1/2023	12/31/2026
Mark Burrell	Mayoral Appointee	1/1/2024	12/31/2027

NOTICE FOR HEARING AND SIGN IMPAIRED PERSONS

Auxiliary Aid or other services may be available upon request at no charge. Please give reasonable advance request when possible.

Property Information

Location: 915 HARRISON AVE
Owner: NEAR NORTHWEST NEIGHBORHOOD INC

Project Summary

The petitioner seeks to build a new two unit dwelling.

Requested Action

Special Exception: a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-06.01(j)(3)]

Site Location



Staff Recommendation

Based on the information provided prior to the public hearing, the staff recommends the Board send the petition to the Common Council with a favorable recommendation.

Criteria for Decision Making: Special Exception

A Special Exception may only be granted upon making a written determination, based upon the evidence presented at a public hearing, that:

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;

Approval of this Special Exception should not be injurious to the public health, safety, morals, and general welfare of the community. The building shall be a newly constructed duplex on a vacant lot, which will provide more housing units in the neighborhood and help to increase safety and the general welfare of the community.

(2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein;

Building this duplex should not injure or adversely affect the uses or values of adjacent properties and the area around the building. As proposed, the duplex is consistent with the scale, character, and land use of the surrounding neighborhood, and will provide housing on a lot that is currently vacant, potentially raising property values.

(3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein;

A two unit dwelling will complement the existing housing stock, match the scale and character of the neighborhood, and provide infill housing on a vacant lot.

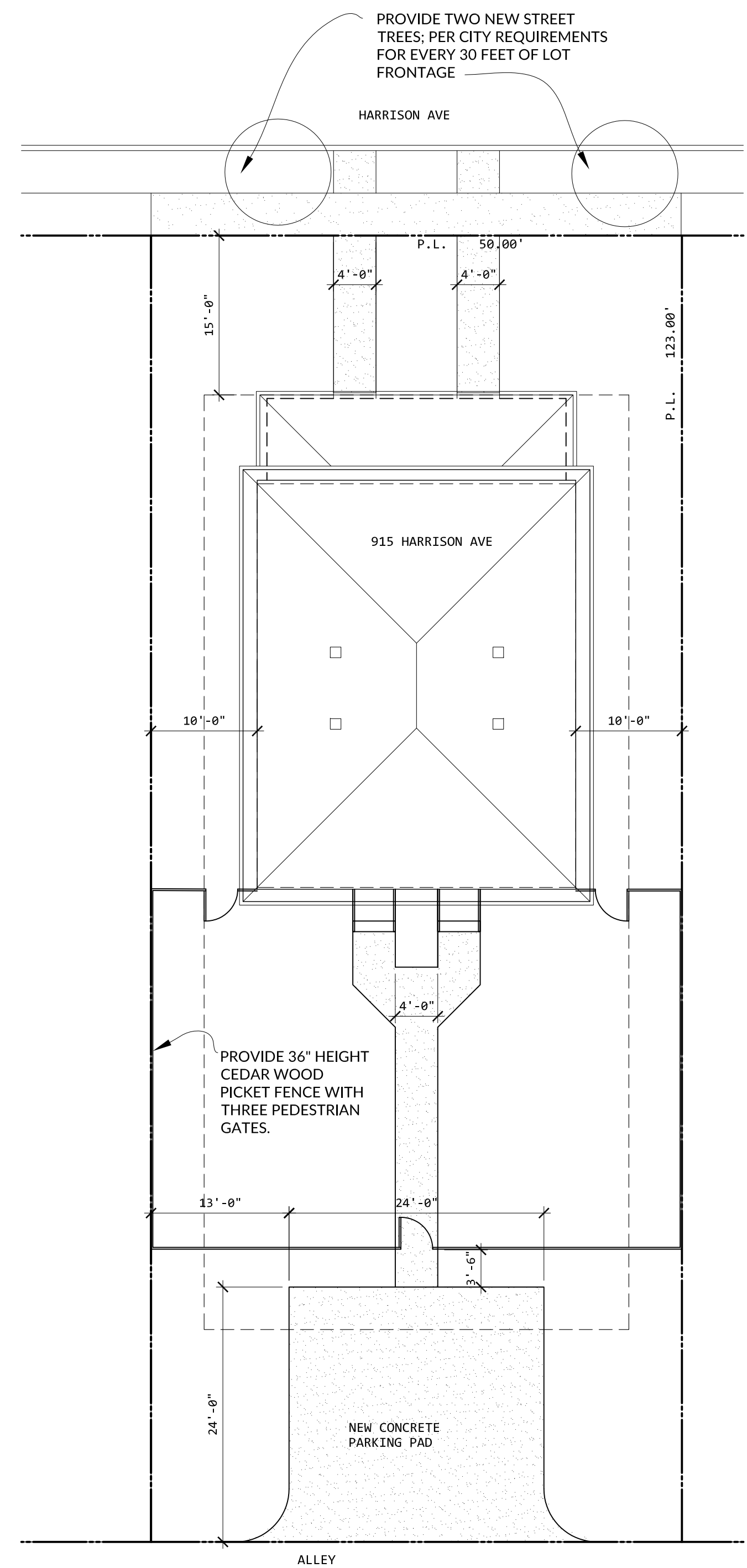
(4) The proposed use is compatible with the recommendations of the Comprehensive Plan.

The petition is consistent with Objective H1.1 from the city's comprehensive plan, which is to encourage residential developments that contain a mix of housing types, densities, price ranges, and amenities. It also aligns with the 2019 Near Northwest Neighborhood Plan, which identified this stretch of Harrison Avenue as a target area for development.

Analysis & Recommendation

Analysis: The construction of a new duplex that is consistent with the scale and character of the surrounding neighborhood will provide additional housing units and fill in a lot that is currently vacant.

Staff Recommendation: Based on the information provided prior to the public hearing, the staff recommends the Board send the petition to the Common Council with a favorable recommendation.



1 SITE PLAN
A-0 SCALE 1:10

PROPERTY INFORMATION

ADDRESS: 915 HARRISON AVE, SOUTH BEND, IN 46616
 PARCEL ID: 018-1072-3037
 OWNER: NEAR NORTHWEST NEIGHBORHOOD, INC.
 1007 PORTAGE AVE
 SOUTH BEND, IN 46616
 574-232-9182

ARCHITECT: NEAR NORTHWEST NEIGHBORHOOD, INC.
 KATHY SCHUTH, AR
 1007 PORTAGE AVE
 SOUTH BEND, IN 46616
 574-232-9182

PROJECT INFORMATION

ZONING: U-1; WITH DUPLEX EXCEPTION ISSUED BY SOUTH BEND COMMON COUNCIL, ORDINANCE 10730-20

PARKING REQUIRED: NONE; REAR PARKING PAD AND STREET PARKING PROVIDED

ENERGY CODE: PERFORMANCE PATH

BUILDING CODE: IRC
 BUILDING TYPE: V-B
 OCCUPANCY: TWO-FAMILY DWELLING
 SPRINKLERS: N/A
 FIRE ALARM: N/A
 STORIES: TWO OVER BASEMENT

AREA:
 FIRST FLOOR: 1,040 SF
 SECOND FLOOR: 954 SF
 BUILDING TOTAL: 1,994 SF

DRAWING INDEX

- A-0 COVER SHEET, SITE PLAN, GENERAL NOTES
- A-1 FLOOR PLANS
- A-2 ELEVATIONS
- A-3 BUILDING SECTIONS AND DETAILS

MEP NOTES - DESIGN/BUILD/DELIVERY

DIVISION 15 - MECHANICAL

CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE AND EFFICIENT RESIDENTIAL HVAC SYSTEM, PER SPECIFICATIONS, DIVISION 15.

FOR CLARIFICATION AND INTENT:

- INSTALL ONE GAS POWERED FURNACE/AC (PER SPECIFICATION) PER UNIT IN BASEMENT, AND PROVIDE ALL MECHANICAL DUCTWORK, VENTING, REGISTERS, ETC. AS REQUIRED FOR A FULL MECHANICAL SYSTEM
- INSTALL DRYER VENTING AS REQUIRED, PER UNIT IN BASEMENT
- INSTALL ONE 50 GALLON WATER HEATER PER UNIT IN BASEMENT
- PROVIDE SUMP PUMP/PIT WHERE SHOWN ON DRAWINGS
- PROVIDE ONE FLOOR DRAIN IN EACH SIDE OF DUPLEX BASEMENT
- NO FIRE PROTECTION SPRINKLER SYSTEM SHALL BE INSTALLED IN DUPLEX
- SINGLE WATER METER
- GAS SERVICE SHALL BE METERED PER UNIT

DIVISION 16 - ELECTRICAL

FOR CLARIFICATION AND INTENT:

- ELECTRICAL SERVICE SHALL BE METERED PER UNIT
- PROVIDE 200 AMP SERVICE TO EACH UNIT, 24 CIRCUIT PANEL BOARD
- ELECTRICAL LIGHTING SHALL INCLUDE CEILING LIGHTS IN ALL ROOMS, LIGHT/EXHAUST AND VANITY LIGHT FIXTURE AT BATHROOMS, AS WELL AS EXTERIOR LIGHTING PER SPECIFICATIONS

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BID SET

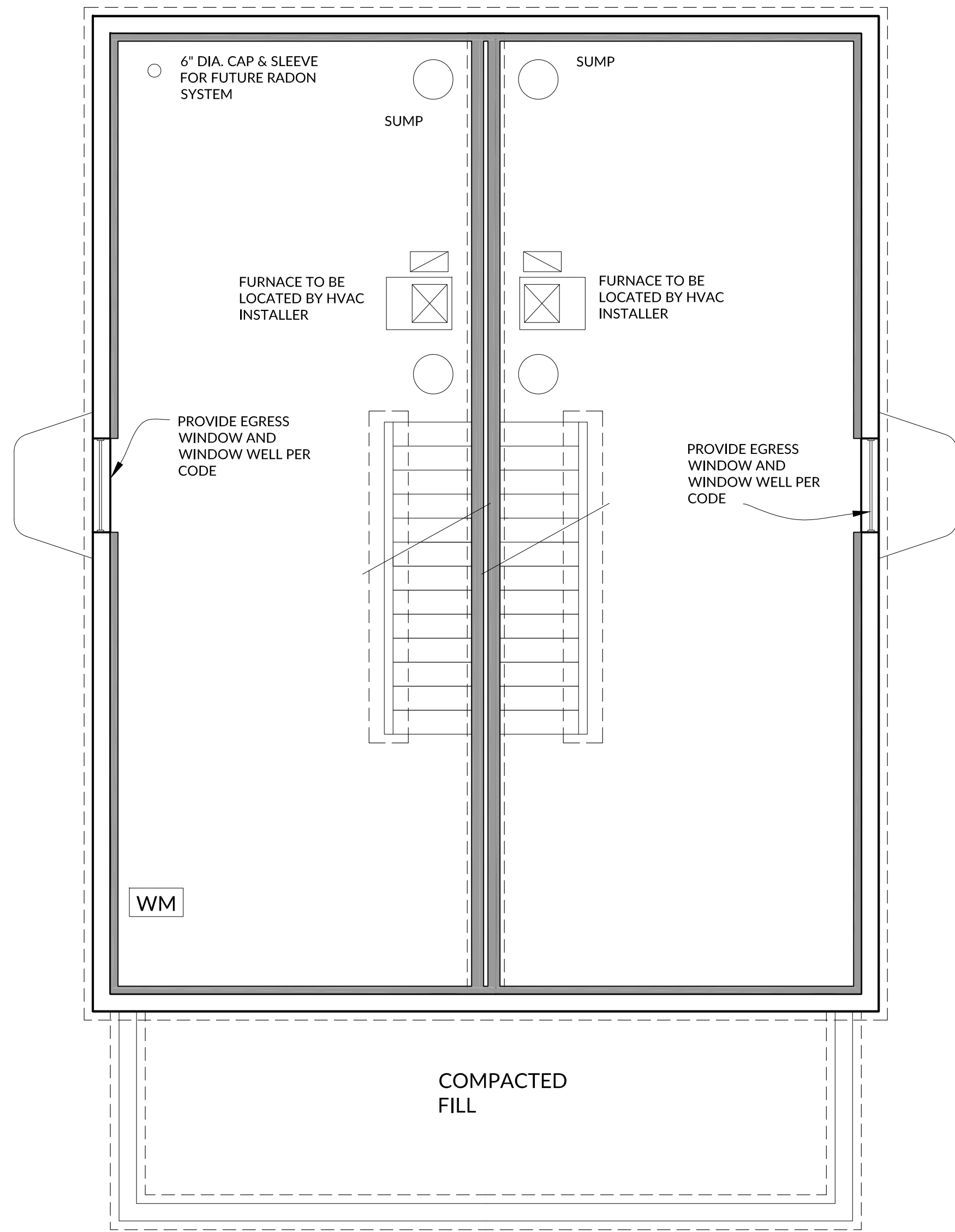
Near Northwest Neighborhood, Inc
 1007 Portage Ave, South Bend, IN 46616
 574/232-9182

Duplex Construction
 915 Harrison Ave
 South Bend, IN 46616

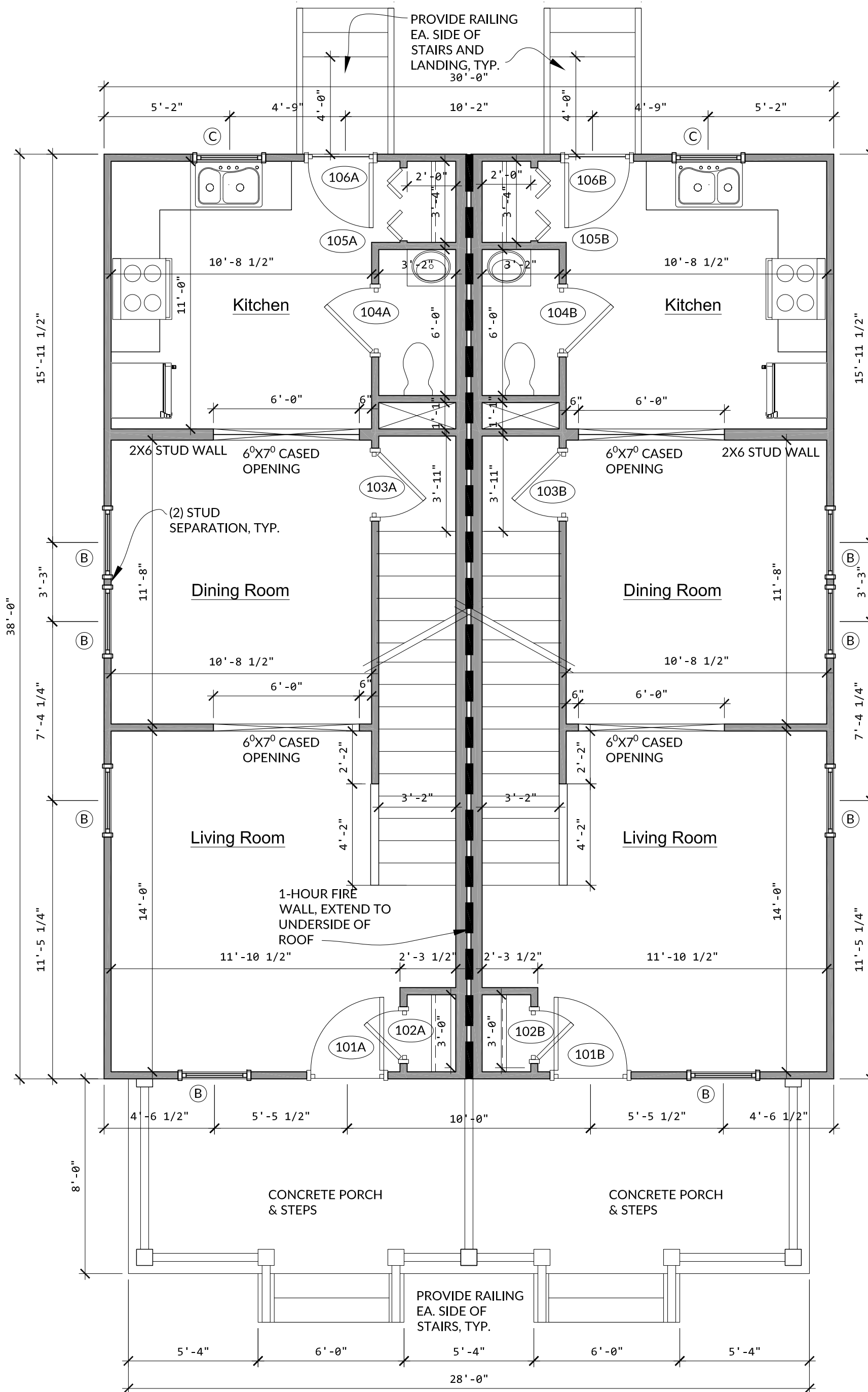
DATE:
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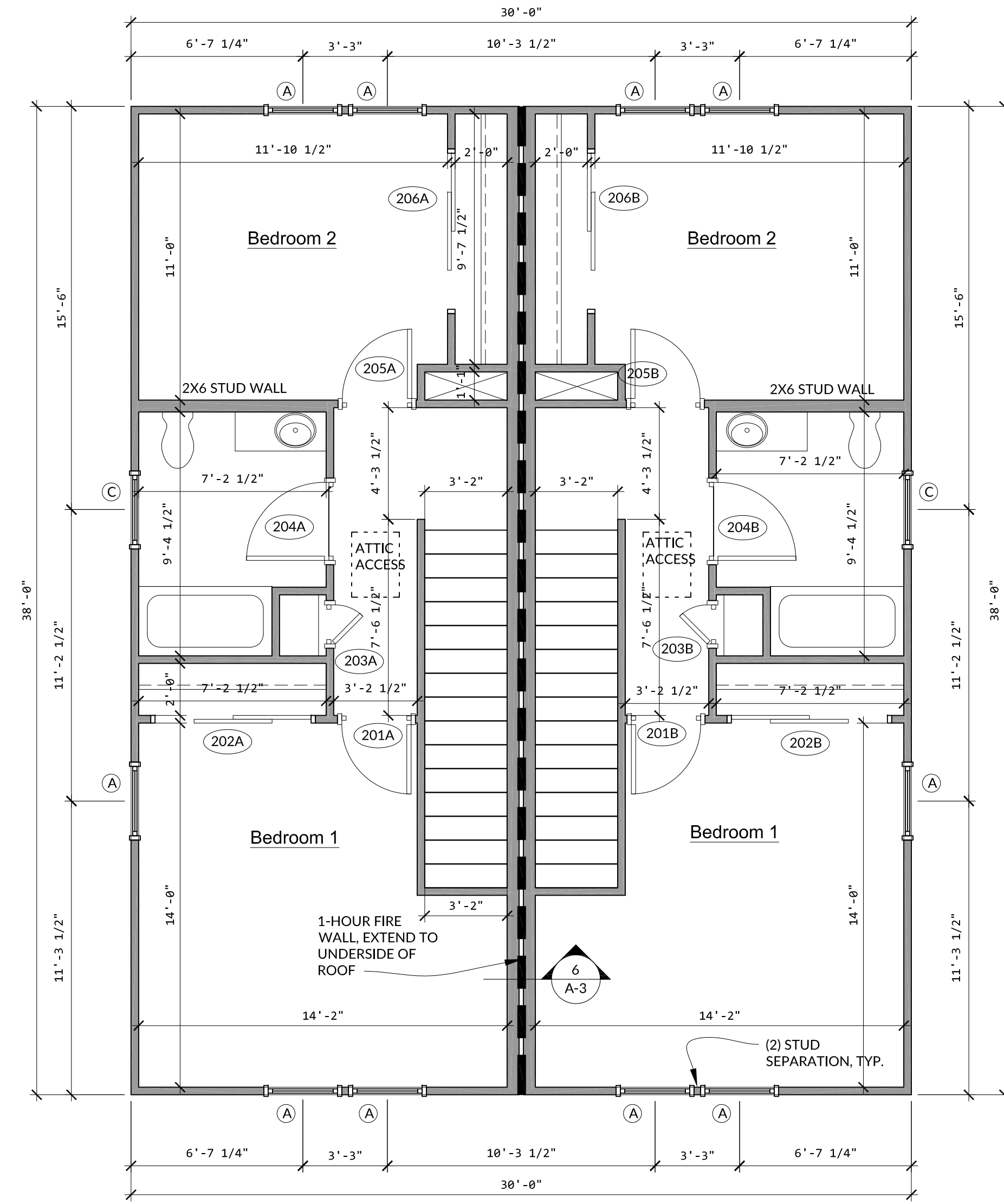
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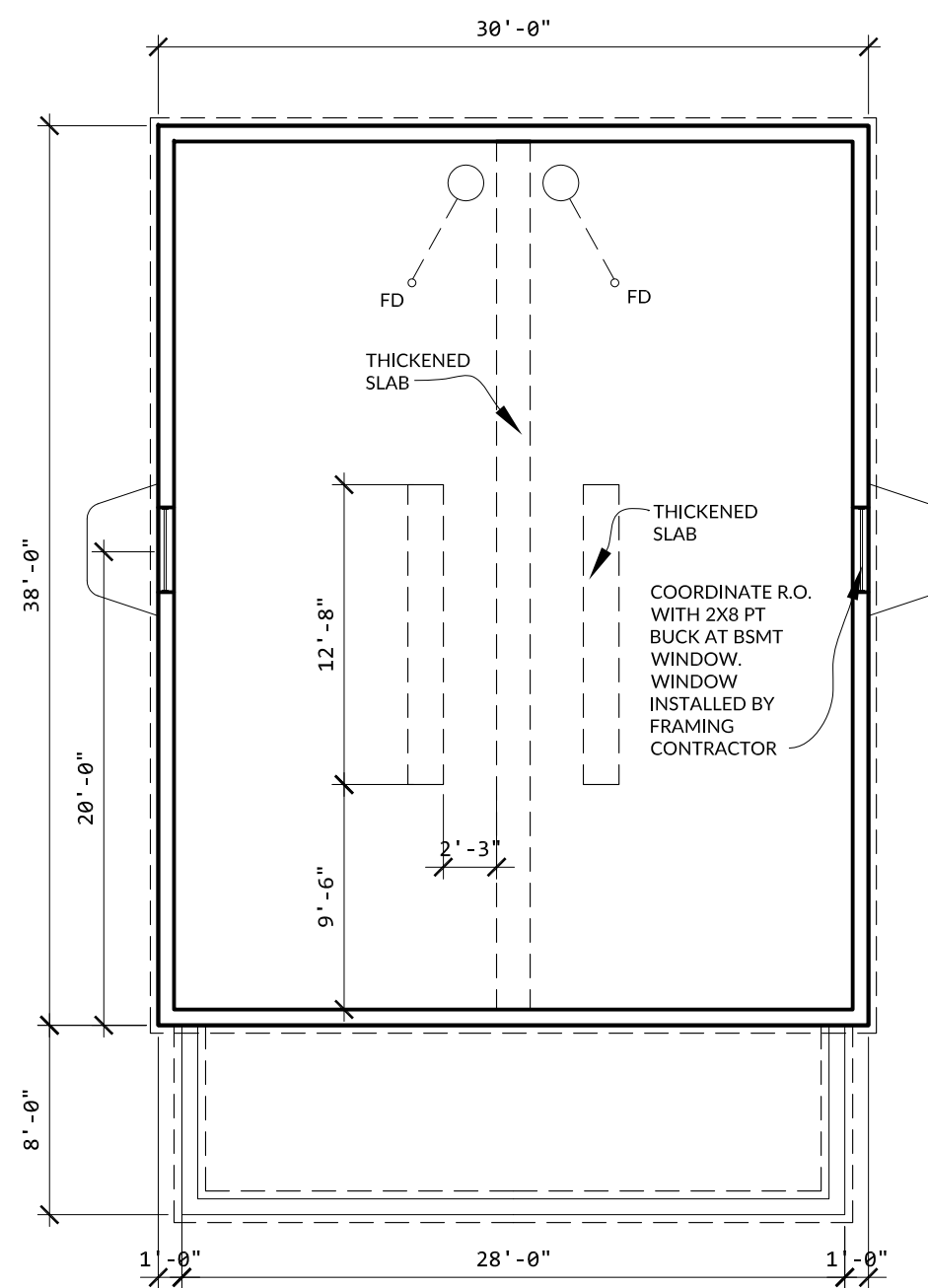
1 BASEMENT PLAN
SCALE 1/4" = 1'-0"



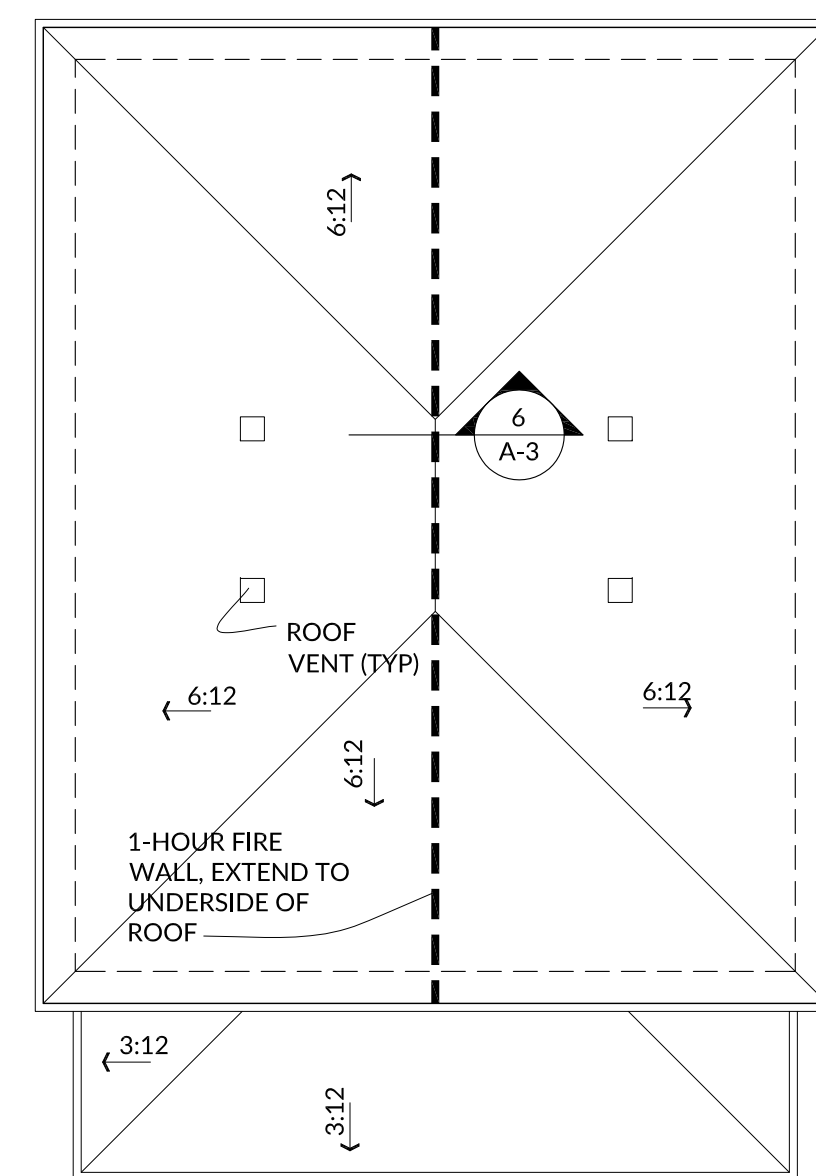
2 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



3 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



4 FOUNDATION PLAN
SCALE 1/8" = 1'-0"



5 ROOF PLAN
SCALE 1/8" = 1'-0"

WINDOW SCHEDULE

KEY	NO.	SIZE	TYPE
A	10	3 ⁰ X 5 ⁰	DOUBLE HUNG, 1 OVER 1
B	6	3 ⁰ X 6 ⁰	DOUBLE HUNG, 1 OVER 1
C	2	3 ⁰ X 4 ⁰	DOUBLE HUNG, 1 OVER 1

- NOTES:
- TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS AND WINDOWS PER CODE, TYP.
 - WINDOW TRIM SHALL INCLUDE 4 OR 6 INCH TRIM, WITH DRIP CAP, AND SILL
 - INSTALL ALL WINDOWS WITH PAN FLASHING AND BACK DAMS

DOOR SCHEDULE

DOOR	LOCATION	SIZE	TYPE	LITES	THICKNESS	NOTES
FIRST FLOOR - UNIT A						
101A	FRONT DOOR	3 ⁰ X 7 ⁰	PANEL	HALF LITE	1 3/4	EXT. DOOR - MATCH DWGS.
102A	BASEMENT	3 ⁰ X 6 ⁰	5 PANEL	N/A	1 3/8	
103A	CLOSET	2 ⁸ X 6 ⁰	5 PANEL	N/A	1 3/8	
104A	REAR DOOR	3 ⁰ X 6 ⁰	PANEL	HALF LITE	1 3/4	EXT. DOOR - HALF LITE
FIRST FLOOR - UNIT B						
101B	FRONT DOOR	3 ⁰ X 7 ⁰	PANEL	HALF LITE	1 3/4	EXT. DOOR - MATCH DWGS.
102B	BASEMENT	3 ⁰ X 6 ⁰	5 PANEL	N/A	1 3/8	
103B	CLOSET	2 ⁸ X 6 ⁰	5 PANEL	N/A	1 3/8	
104B	REAR DOOR	3 ⁰ X 6 ⁰	PANEL	HALF LITE	1 3/4	EXT. DOOR - HALF LITE
SECOND FLOOR - UNIT A						
201A	BEDROOM 1	2 ⁸ X 6 ⁰	5 PANEL	N/A	1 3/8	
202A	BED 1 CLOSET	5 ⁰ X 6 ⁰	5 PANEL	N/A	1 3/8	BI-FOLD
203A	LINEN CLOSET	1 ⁴ X 6 ⁰	5 PANEL	N/A	1 3/8	
204A	BATHROOM	3 ⁰ X 6 ⁰	5 PANEL	N/A	1 3/8	
205A	BEDROOM 2	2 ⁸ X 6 ⁰	5 PANEL	N/A	1 3/8	
206A	BED 2 CLOSET	5 ⁰ X 6 ⁰	5 PANEL	N/A	1 3/8	BI-FOLD
SECOND FLOOR - UNIT B						
201B	BEDROOM 1	2 ⁸ X 6 ⁰	5 PANEL	N/A	1 3/8	
202B	BED 1 CLOSET	5 ⁰ X 6 ⁰	5 PANEL	N/A	1 3/8	BI-FOLD
203B	LINEN CLOSET	1 ⁴ X 6 ⁰	5 PANEL	N/A	1 3/8	
204B	BATHROOM	3 ⁰ X 6 ⁰	5 PANEL	N/A	1 3/8	
205B	BEDROOM 2	2 ⁸ X 6 ⁰	5 PANEL	N/A	1 3/8	
206B	BED 2 CLOSET	5 ⁰ X 6 ⁰	5 PANEL	N/A	1 3/8	BI-FOLD

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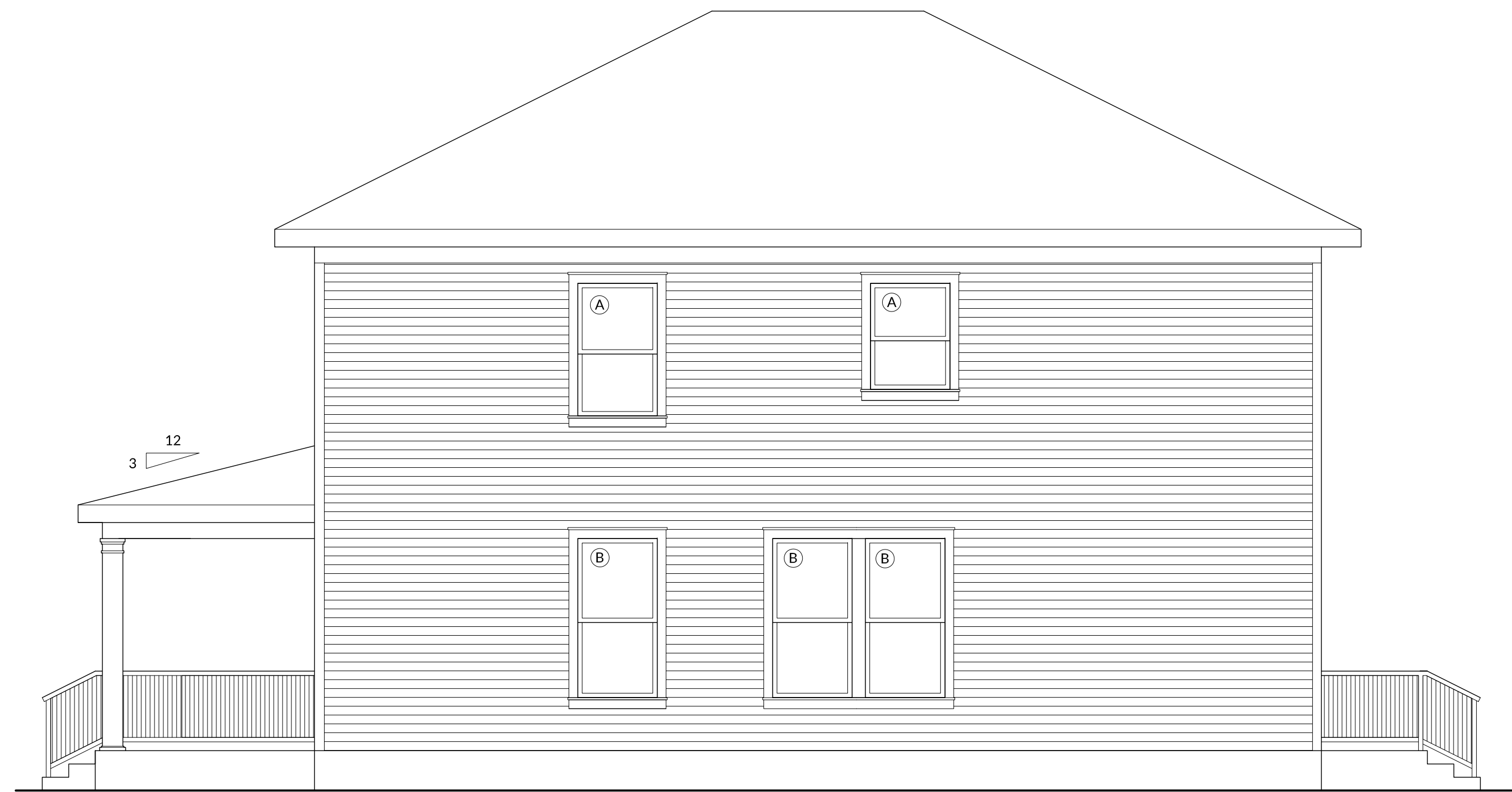
Near Northwest Neighborhood, Inc
1007 Portage Ave, South Bend, IN 46616
574/232-9182

Duplex Construction
915 Harrison Ave
South Bend, IN 46616

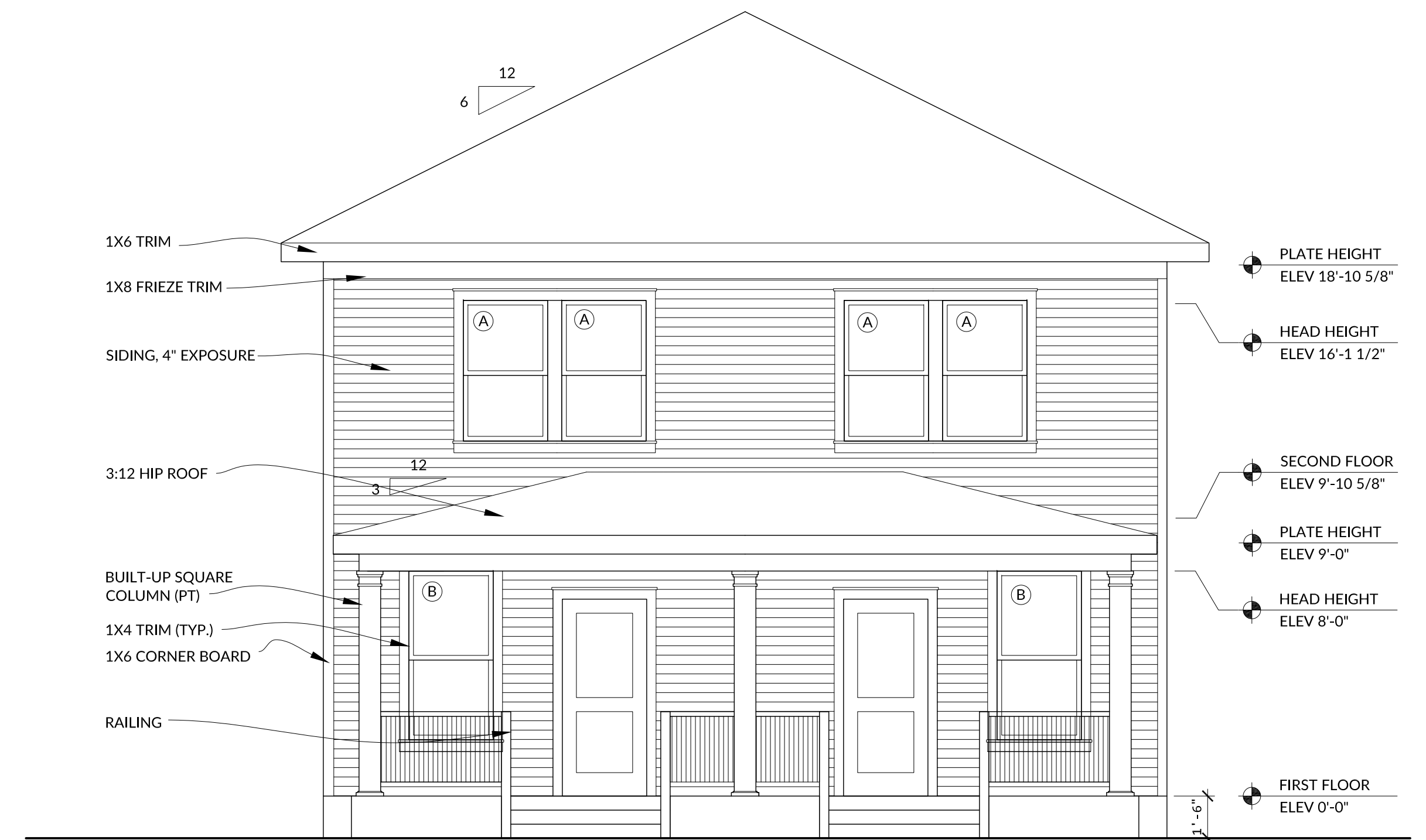
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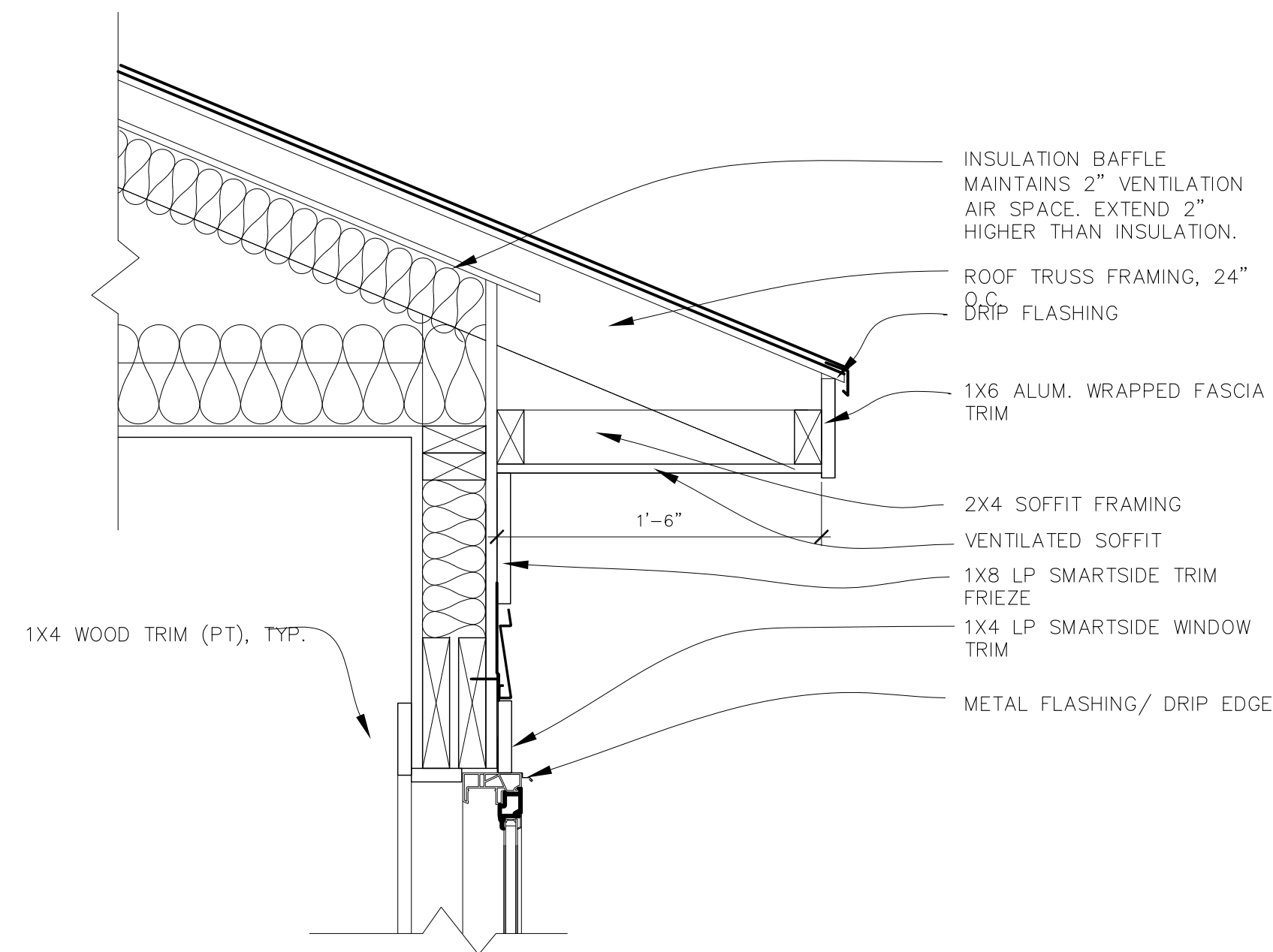
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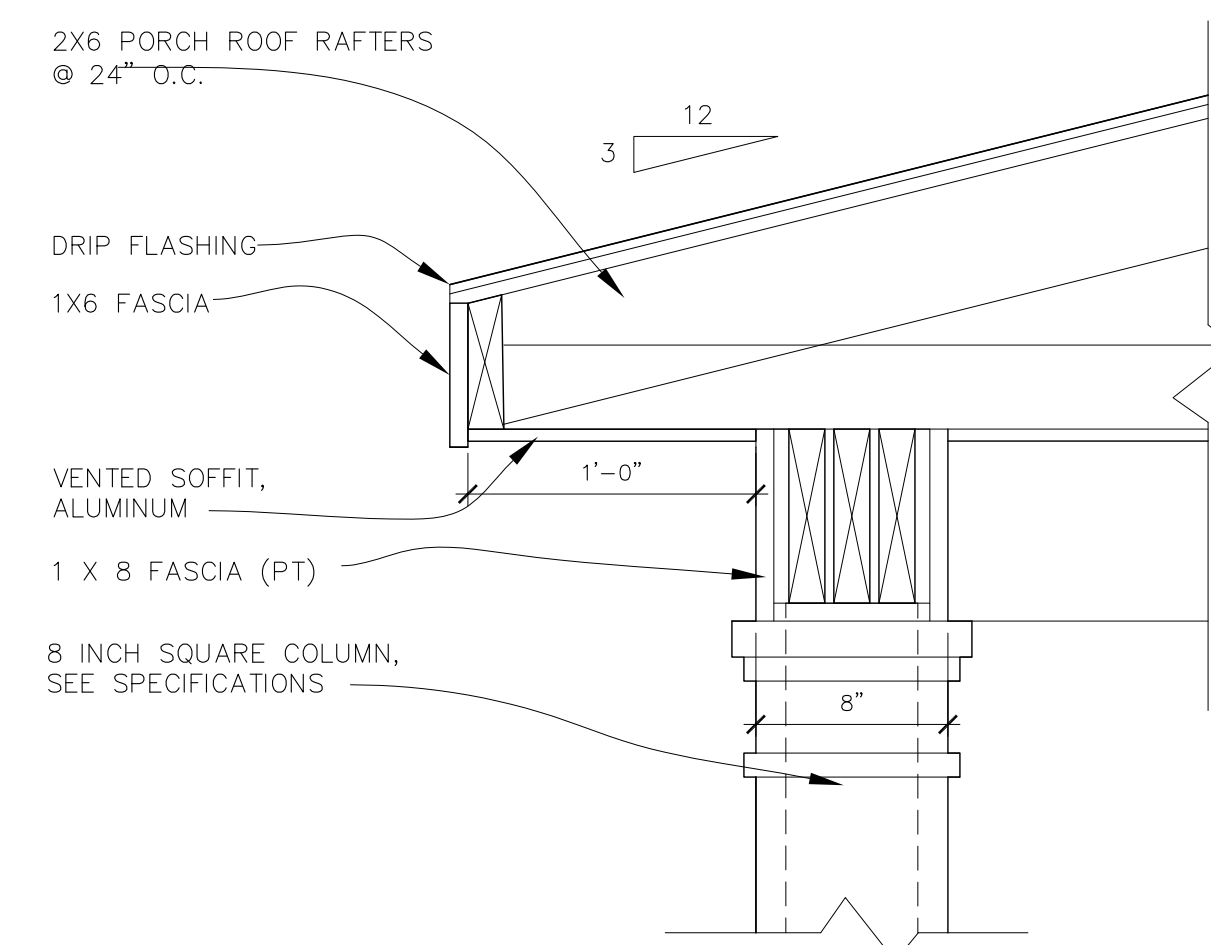
2 SOUTH ELEVATION (North Elevation sim.)
SCALE 1/4" = 1'-0"



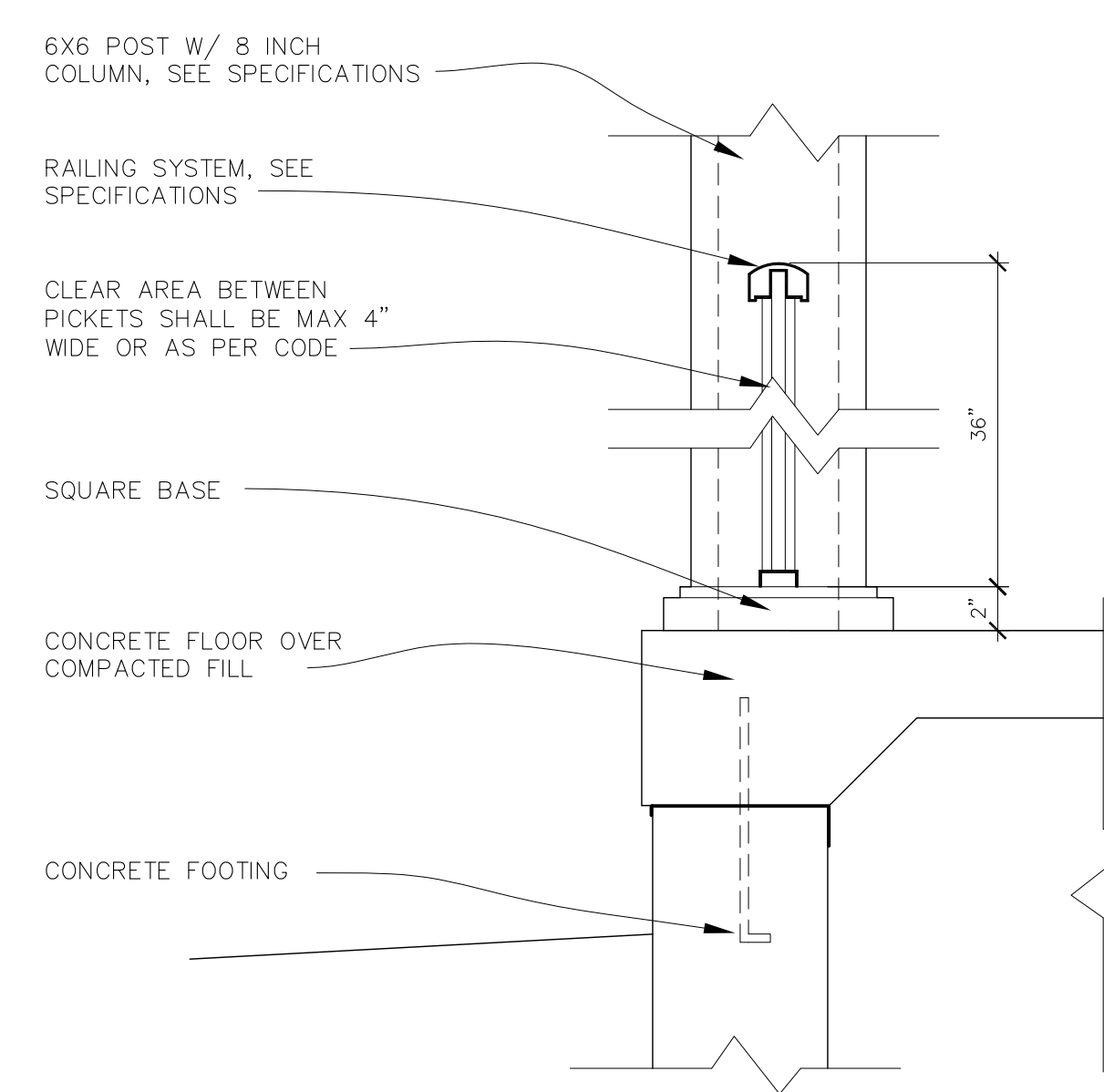
1 WEST (FRONT) ELEVATION
SCALE 1/4" = 1'-0"



6 EAVE DETAIL
SCALE 1-1/2" = 1'-0"



4 PORCH DETAIL
SCALE 1-1/2" = 1'-0"



5 PORCH DETAIL
SCALE 1-1/2" = 1'-0"



3 EAST ELEVATION
SCALE 1/4" = 1'-0"

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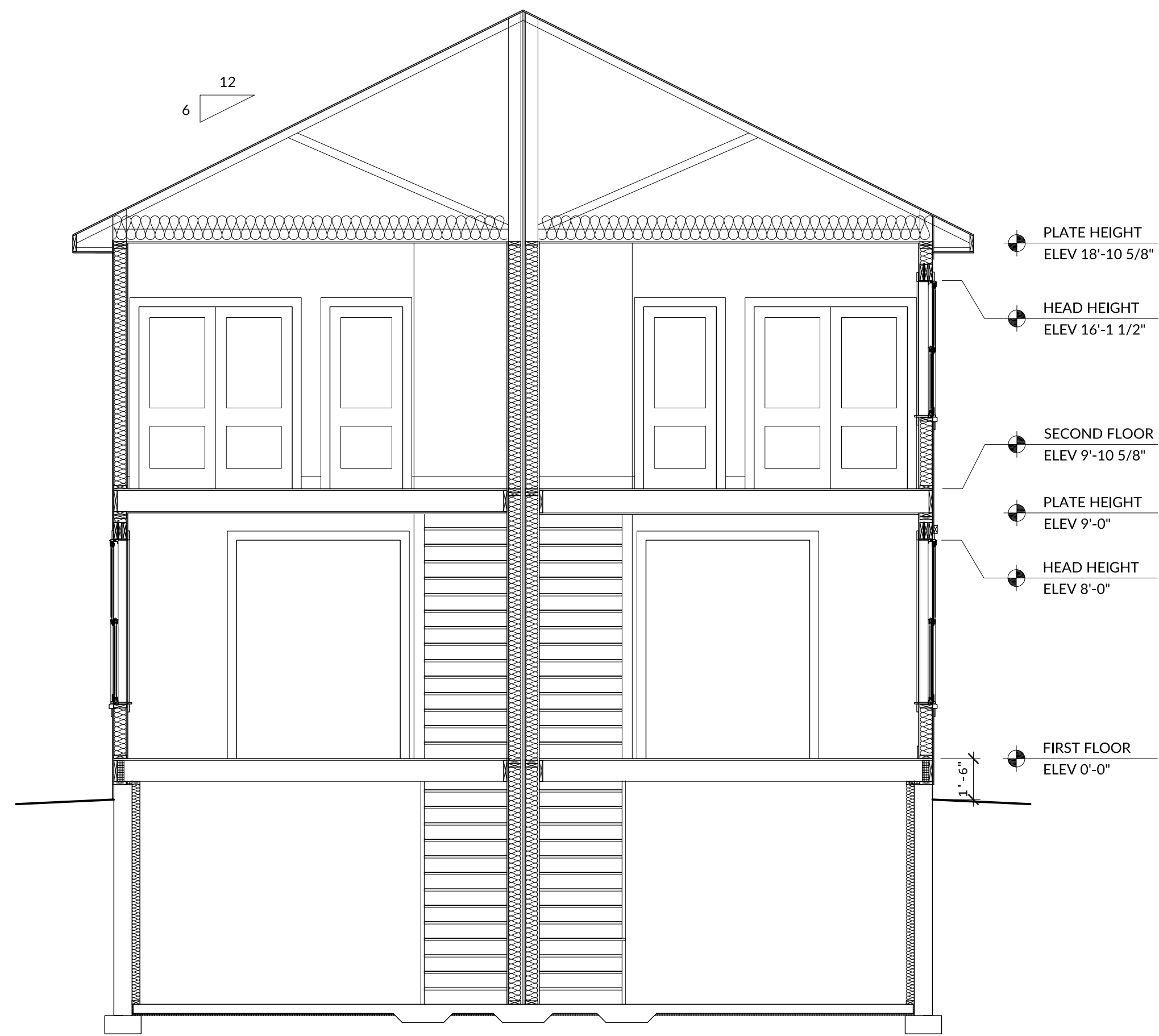
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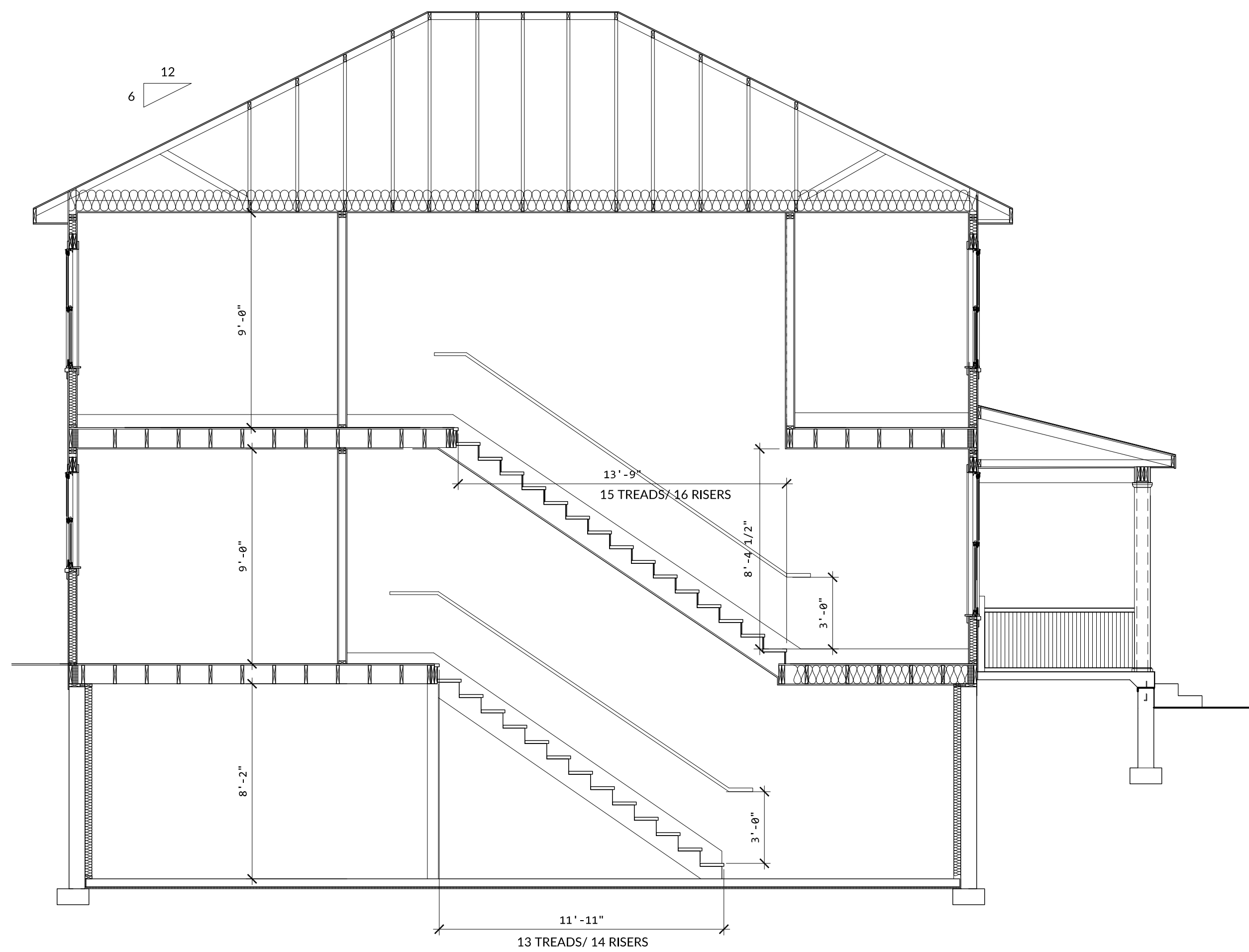
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A-2

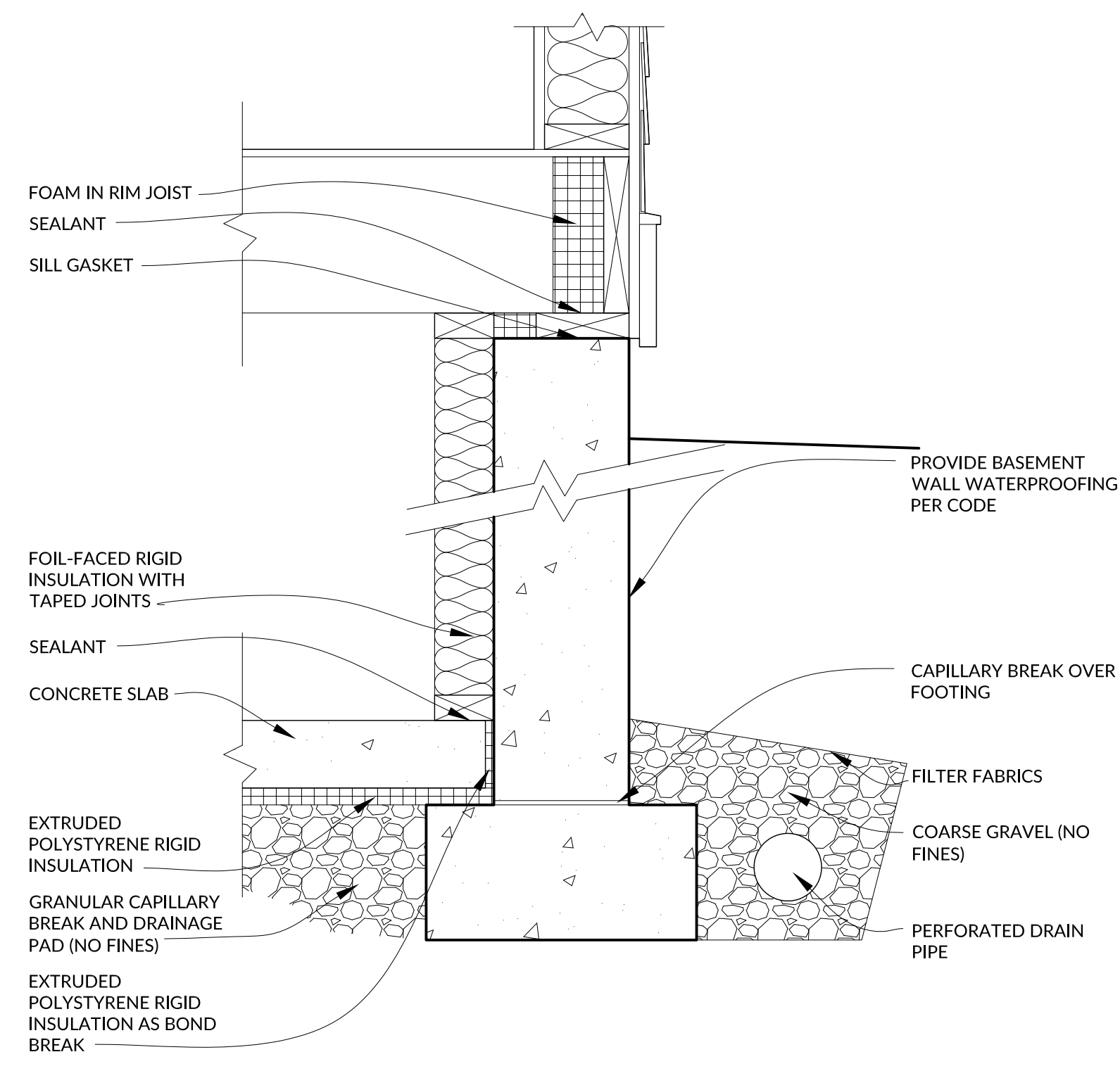
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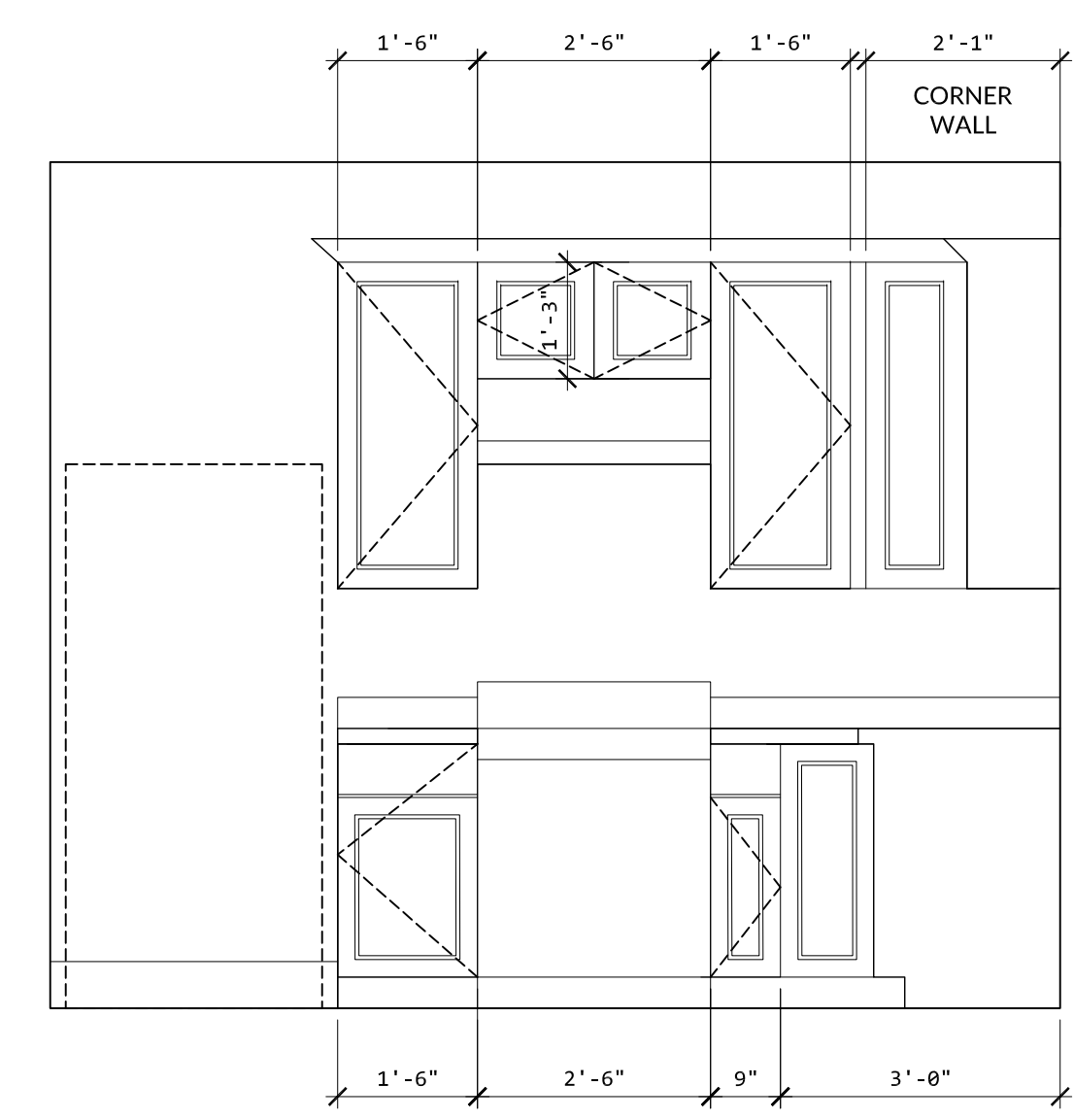
1 SECTION
A-3 SCALE 1/4" = 1'-0"



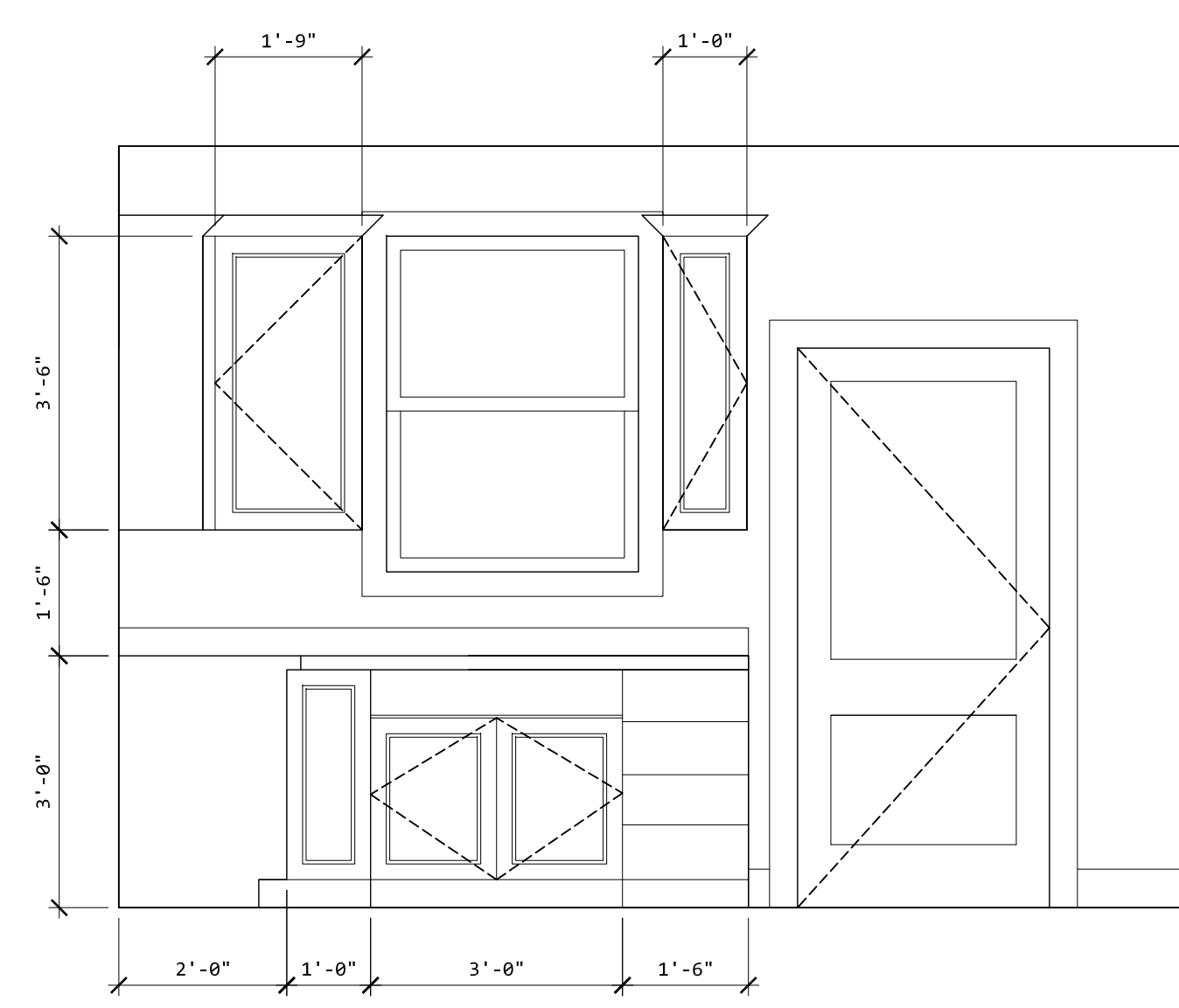
2 SECTION
A-3 SCALE 1/4" = 1'-0"



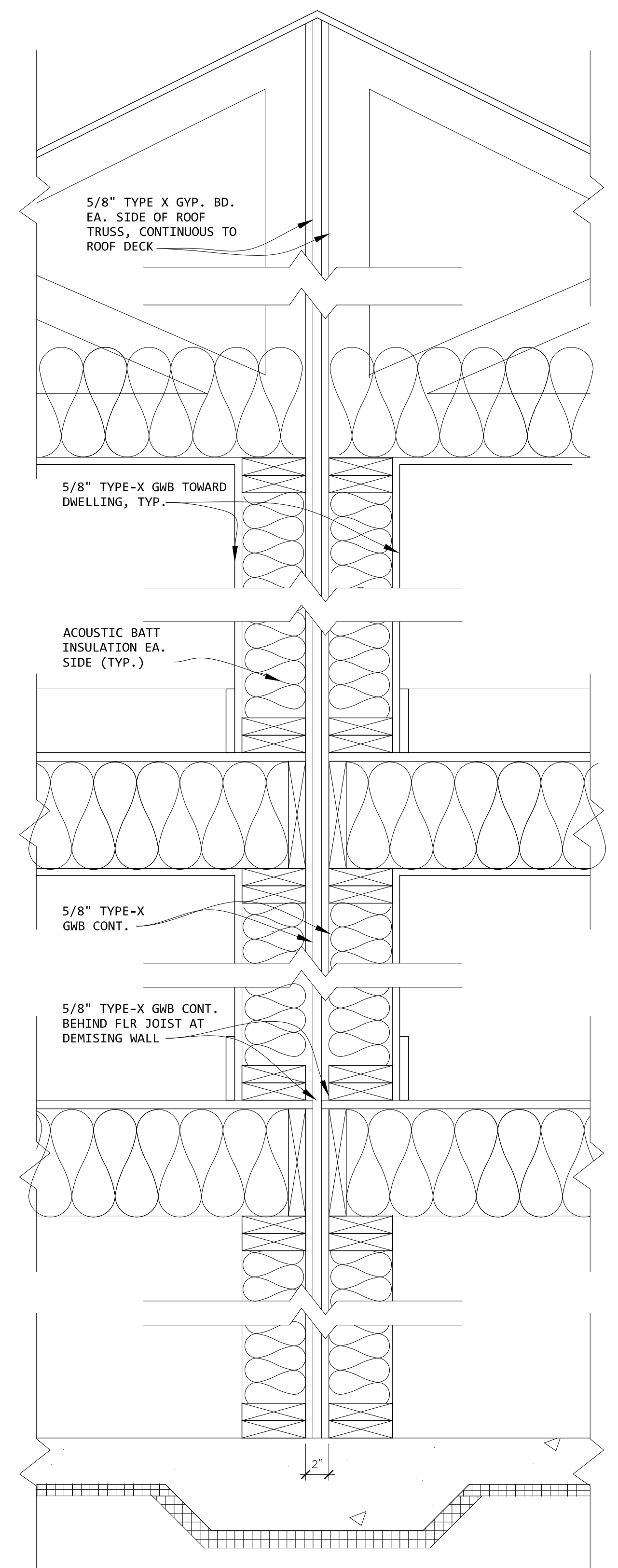
3 FOUNDATION DETAIL
A-3 SCALE 1-1/2" = 1'-0"



4 KITCHEN ELEVATION
A-3 SCALE 1/2" = 1'-0"



5 KITCHEN ELEVATION
A-3 SCALE 1/2" = 1'-0"



6 SECTION
A-3 SCALE 1 1/2" = 1'-0"

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1007 Portage Ave, South Bend, IN 46616
574/232-9182

Duplex Construction
915 Harrison Ave
South Bend, IN 46616

DATE:
1/30/2026

SHEET NO.
A-3

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Property Information

Location: 2018 MAIN ST and 2020 MAIN ST
Owner: DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND

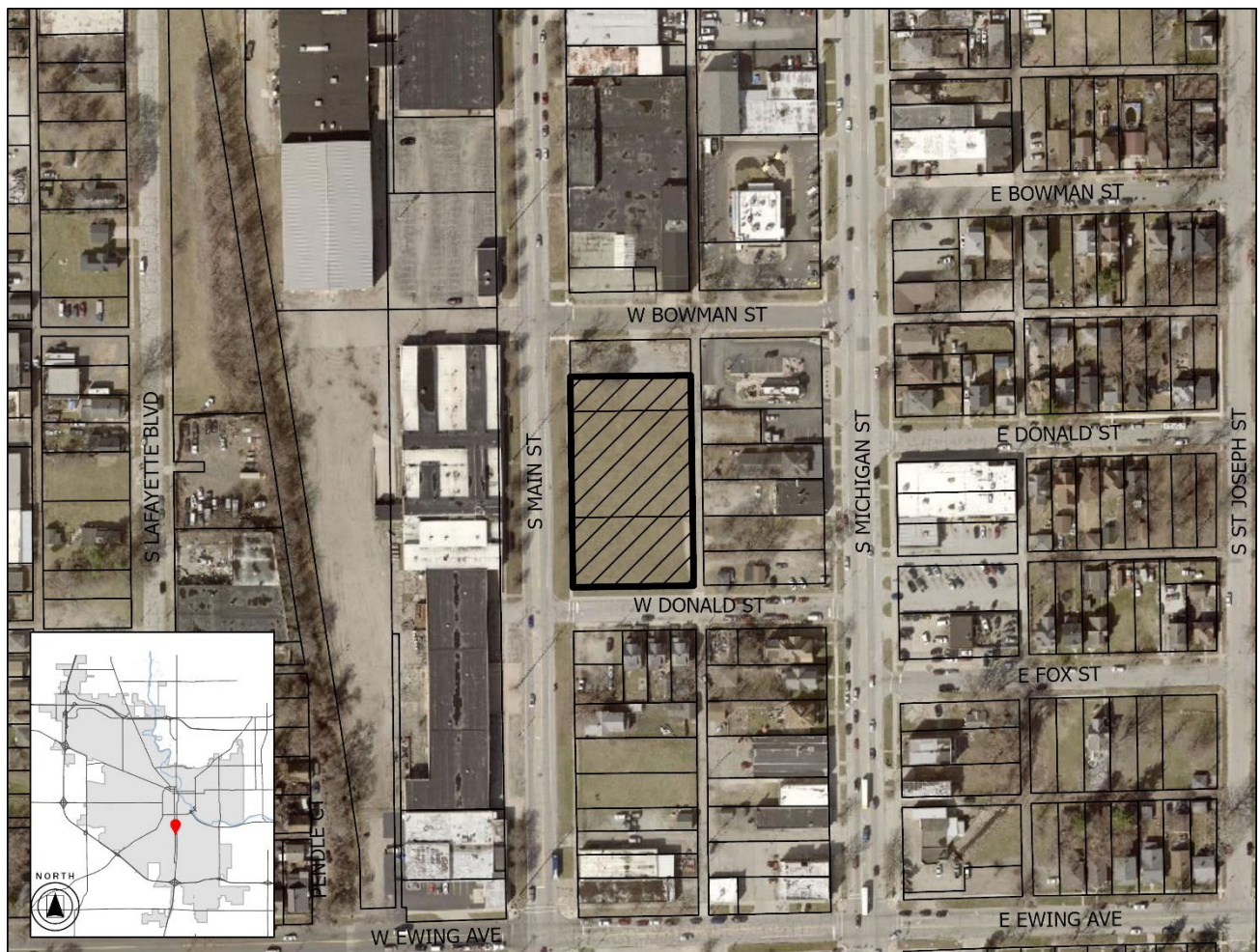
Project Summary

The contingent purchaser plans a 50-unit apartment building.

Requested Action

Variance(s): From the 150' maximum building width in U3 for a stacked flats building to 260' [21-08.02(j)(3)]

Site Location



Staff Recommendation

Based on the information provided prior to the public hearing, the staff recommends the Board approve the variance as presented.

Proposed Site Plan and Renderings

- See attachment for higher resolution plans





FULL BUILDING

DEVELOPER 2026
KCS COMPANYS, LLC
5114 GARFIELD
BIRMINGHAM, AL 35205
205.987.7574

HEARTWOOD COMMONS
2025 WALKER
SOUTH BEND, IN 46615
e+a
SCHEMATIC DESIGN
© COPYRIGHT 2025 EBNZOLEY ASSOCIATES, INC.



COURTYARD

BUILDER 2026
KCS COMPANYS, LLC
5114 GARFIELD
BIRMINGHAM, AL 35205
205.987.7574

HEARTWOOD COMMONS
2025 WALKER
SOUTH BEND, IN 46615
e+a
SCHEMATIC DESIGN
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Criteria for Decision Making: Variance(s)

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. The plaza at the front of the building and the consistent articulation will help to visually break up the longer width from the street.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Multiple buildings in the surrounding area, including the one directly across the street, are also wide, some of them much more so than the proposal for this building.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property

The strict application of the terms of this Chapter would result in practical difficulties in the use of the property, especially with regards to the one elevator. Not having the buildings connected would restrict the use of the elevator by all building residents limiting ease of access to floors and the shared amenities. The intent of the building width rule is to prevent long, unbroken stretches of wall along the street. While this is important across the whole city, it is generally of greater concern in areas that are more walkable and see higher foot traffic compared to a more commercial/industrial, car-oriented area, where this structure will be built. The courtyard space in the front of the building facing Main Street, as well as the articulation of the front facade, will help to minimize the impact of the longer building width and meet the intent of the ordinance. In the vicinity, even across the street, there are longer buildings so this new building will not be unprecedented, or out of place. It should also be noted that a variance would not be required if the courtyard extended all the way to the eastern edge of the building, creating a passthrough to the parking lot in the rear, as this would create an elevated walkway connection in the middle of the building that would break up the building width into two compliant segments.

(4) The variance granted is the minimum necessary

The variance granted is the minimum necessary. As proposed, the building will also be around the same width or less wide than many other buildings along this stretch of Main Street and in the surrounding area generally. Each wing of the building would be below the ordinance's maximum building width.

(5) The variance does not correct a hardship cause by a former or current owner of the property

The variance granted does not correct a hardship caused by the current owner of the property.

Analysis & Recommendation

Analysis: Despite the building being wider than is allowed according to the zoning ordinance, the design meets the intent of the maximum width rule by breaking up the front facade with consistent articulation and a central courtyard along Main Street. Each wing of the proposed building would be below the maximum building width standard. This building will also be narrower than many others in the surrounding area, which is more auto-oriented and commercial/industrial in character, diminishing the importance of the building width rule in general. Finally, having an elevated walkway connection that would make the building compliant in terms of width would not be practical considering the location of the ground floor shared amenity spaces and the accessibility requirements of some of the units.

Staff Recommendation: Based on the information provided prior to the public hearing, the staff recommends the Board approve the variance as presented.



HEARTWOOD COMMONS																		
UNIT TYPE	1.0 TYPE B	1.0 AV TYPE B	1.1 TYPE A	2.0 TYPE B	2.0 AV TYPE B	2.1 TYPE A	2.2 TYPE B	2.3 TYPE B	2.4 TYPE B	3.0 TYPE B	3.0 AV TYPE B	3.1 TYPE A	TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS
NRA (SF)	683	683	683	899	899	899	851	890	877	1135	1135	1135						
GSF (SF)	725	725	725	957	957	957	907	945	939	1201	1201	1201						
Porch/ Balcony	79	79	79	79	79	79	79	115	82	82	82	82						
Floor 1	6	0	0	0	0	1	0	2	1	1	0	0	11	937	1111	2906	2328	14571
Floor 2	3	0	1	0	0	1	2	2	1	2	0	1	13	12103	1111	0	2468	14571
Floor 3	3	0	1	0	0	1	2	2	1	2	0	1	13	12103	1111	0	2468	14571
Floor 4	3	0	1	1	1	0	2	2	1	3	0	0	13	12103	1111	0	2468	14571
Total	15	0	3	1	0	3	6	8	4	8	0	2	50	45646	4444	2906	9732	58284

PROJECT TOTAL																		
TOTAL	1.0 TYPE B	1.0 AV TYPE B	1.1 TYPE A	2.0 TYPE B	2.0 AV TYPE B	2.1 TYPE A	2.2 TYPE B	2.3 TYPE B	2.4 TYPE B	3.0 TYPE B	3.0 AV TYPE B	3.1 TYPE A	TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS
TOTAL	15	0	3	1	0	3	6	8	4	8	0	2	50	45646	4444	2906	9732	58284
By BR		1BR					2BR				3BR							
%		18					22				10							
		36%					44%				20%							

Net Rentable Area (NRA) - The Unit space that is available exclusively to the tenant and is heated and cooled by a mechanical HVAC system. NRA is measured "paint to paint" inside and/or face of each demising wall/corridor wall/ exterior wall. It is Exclusive of Balconies.

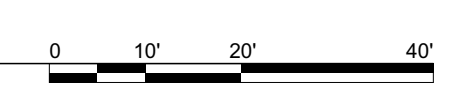
Gross SOFT - The area measured around the outside of framing. GSF is measured to the outside of the studs of a Unit or to the middle of walls in common with other Units. It is Exclusive of Balconies.

Common Area - Enclosed space outside of Net Rentable Area, whether conditioned or unconditioned, to include such area contained in: property management offices, resident service offices, 24-hour front desk office, clubrooms, lounges, community kitchens, community restrooms, exercise rooms, laundry rooms, mailbox areas, food pantry, meeting rooms, libraries, computer labs, classrooms, break rooms, flex space programmed for resident use, interior corridors, common porches and patios, and interior courtyards. Common Area does not include individualized garages, maintenance areas, equipment rooms, or storage.

CIRC/MECH: All circulation and mechanical spaces including Fire Riser Rooms, Stairs, Landings, Entry and Maintenance

SITE LEGEND:

- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- EXISTING BUILDING
- PROPERTY LINE
- EXISTING FENCE
- NEW FENCE
- EXISTING TREE / LANDSCAPING (LOCATION APPROXIMATE)
- ACCESSIBLE ROUTE (TO MEET 5% MAX SLOPE & 2% MAX CROSS SLOPE)
- EXISTING LIGHT POLE LOCATION
- ACCESSIBLE PARKING SPACE (MAX 2% SLOPE)
- AUDIO / VISUAL IMPAIRED UNIT @ 1ST FLOOR
- ACCESSIBLE UNIT @ 1ST FLOOR
- PARKING COUNT



HEARTWOOD COMMONS														TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS
UNIT TYPE	1.0 TYPE B	1.0 AV TYPE B	1.1 TYPE A	2.0 TYPE B	2.0 AV TYPE B	2.1 TYPE A	2.2 TYPE B	2.3 TYPE B	2.4 TYPE B	3.0 TYPE B	3.0 AV TYPE B	3.1 TYPE A	TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS	
NRA (SF)	683	683	683	899	899	899	851	890	877	1135	1135	1135							
GSF (SF)	725	725	725	957	957	957	907	945	939	1201	1201	1201							
Porch/Balcony	79	79	79	79	79	79	79	115	82	82	82	82							
Floor 1	6	0	0	0	0	1	0	2	1	1	0	0	11	9337	1111	2906	2328	14571	
Floor 2	3	0	1	0	0	1	2	2	1	2	0	1	13	12103	1111	0	2468	14571	
Floor 3	3	0	1	0	0	1	2	2	1	2	0	1	13	12103	1111	0	2468	14571	
Floor 4	3	0	1	1	0	0	2	2	1	3	0	0	13	12103	1111	0	2468	14571	
Total	15	0	3	1	0	3	6	8	4	8	0	2	50	45646	4444	2906	9732	58284	

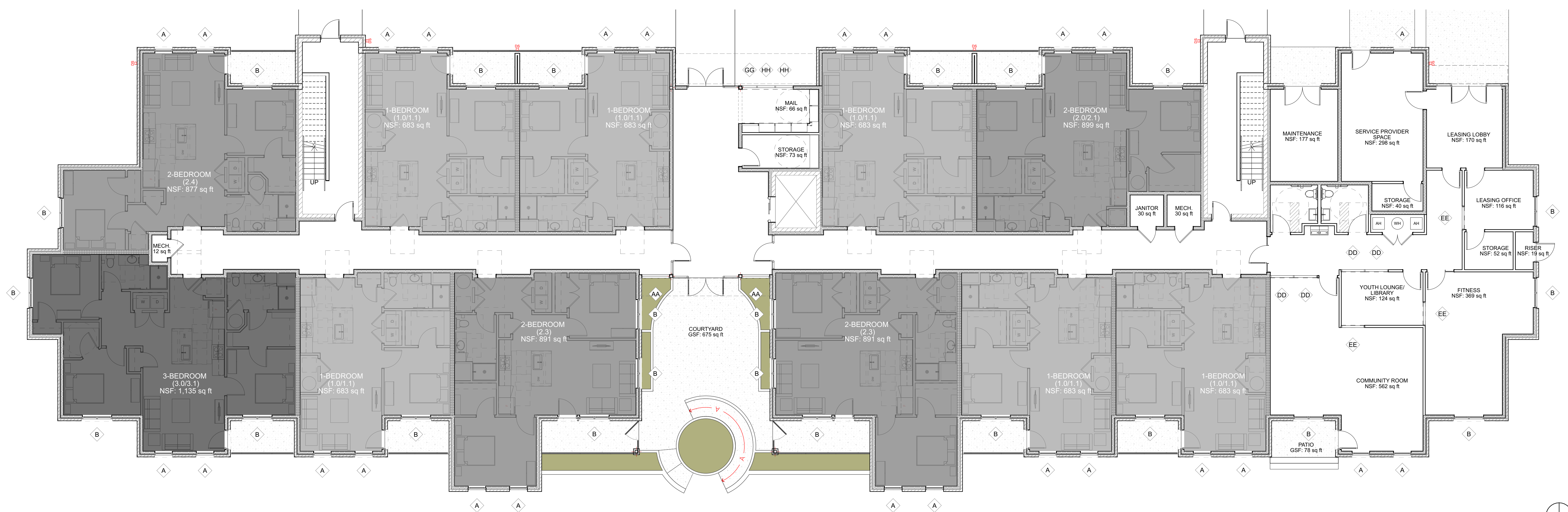
PROJECT TOTAL														TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS
TOTAL	1.0 TYPE B	1.0 AV TYPE B	1.1 TYPE A	2.0 TYPE B	2.0 AV TYPE B	2.1 TYPE A	2.2 TYPE B	2.3 TYPE B	2.4 TYPE B	3.0 TYPE B	3.0 AV TYPE B	3.1 TYPE A	TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS	
TOTAL	15	0	3	1	0	3	6	8	4	8	0	2	50	45646	4444	2906	9732	58284	
By BR	1BR		ZBR				3BR												
%	18		22				10												
	36%		44%				20%												

Net Rentable Area (NRA)—The Unit space that is available exclusively to the tenant and is heated and cooled by a mechanical HVAC system. NRA is measured "paint to paint" inside and/or face of each demising wall/corridor wall/exterior wall. It is Exclusive of Balconies.

Gross SOFT—The area measured around the outside of framing. GSF is measured to the outside of the studs of a Unit or to the middle of walls in common with other Units. It is Exclusive of Balconies.

Common Area—Enclosed space outside of Net Rentable Area, whether conditioned or unconditioned, to include such area contained in: property management offices, resident service offices, 24-hour front desk office, clubrooms, lounges, community kitchens, community restrooms, exercise rooms, laundry rooms, mailbox areas, food pantry, meeting rooms, libraries, computer labs, classrooms, break rooms, flex space programmed for resident use, interior corridors, common porches and patios, and interior courtyards. Common Area does not include individualized garages, maintenance areas, equipment rooms, or storage.

CIRC/MECH: All circulation and mechanical spaces including Fire Riser Rooms, Stairs, Landings, Entry and Maintenance



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DEVELOPER 1/30/26
KCG COMPANIES, LLC
9311 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
P PHONE #

HEARTWOOD COMMONS
2020 S MAIN ST.
SOUTH BEND, IN 46613
SCHEMATIC DESIGN
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SD101 - OVERALL FIRST FLOOR PLAN

HEARTWOOD COMMONS														TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS
UNIT TYPE	1.0 TYPE B	1.0 AV TYPE B	1.1 TYPE A	2.0 TYPE B	2.0 AV TYPE B	2.1 TYPE A	2.2 TYPE B	2.3 TYPE B	2.4 TYPE B	3.0 TYPE B	3.0 AV TYPE B	3.1 TYPE A	TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS	
NRA (SF)	683	683	683	899	899	899	851	877	877	1135	1135	1135							
GSF (SF)	725	725	725	957	957	957	907	933	939	1201	1201	1201							
Porch/Balcony	79	79	79	79	79	79	79	115	82	82	82	82							
Floor 1	6	0	0	0	0	1	0	2	1	1	0	0	11	9313	947	2906	2516	15682	
Floor 2	3	0	1	0	0	1	2	2	1	2	0	1	13	12079	1111	0	2492	15682	
Floor 3	3	0	1	0	0	1	2	2	1	2	0	1	13	12079	1111	0	2492	15682	
Floor 4	3	0	1	1	0	0	2	2	1	3	0	0	13	12079	1111	0	2492	15682	
Total	15	0	3	1	0	3	6	8	4	8	0	2	50	45550	4280	2906	9992	62728	

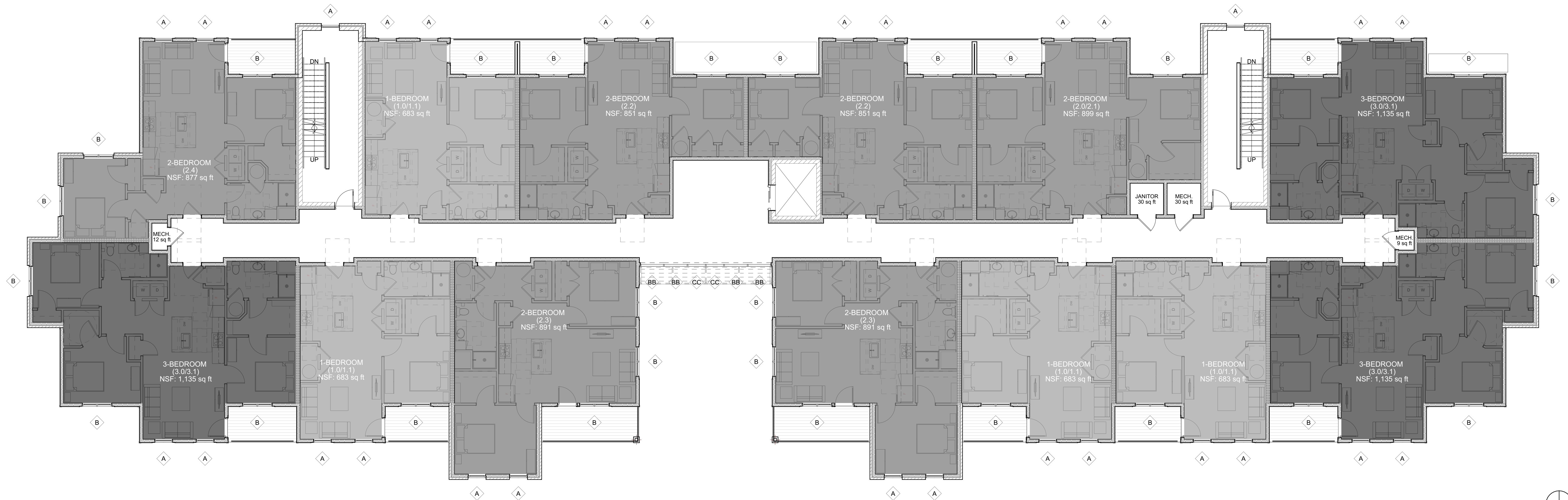
PROJECT TOTAL														TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS
TOTAL	1.0 TYPE B	1.0 AV TYPE B	1.1 TYPE A	2.0 TYPE B	2.0 AV TYPE B	2.1 TYPE A	2.2 TYPE B	2.3 TYPE B	2.4 TYPE B	3.0 TYPE B	3.0 AV TYPE B	3.1 TYPE A	TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS	
TOTAL	15	0	3	1	0	3	6	8	4	8	0	2	50	45550	4280	2906	9992	62728	
By BR	1BR		2BR				3BR												
%	18		22				10												
	36%		44%				20%												

Net Rentable Area (NRA)—The Unit space that is available exclusively to the tenant and is heated and cooled by a mechanical HVAC system. NRA is measured "paint to paint" inside and/or face of each demising wall/corridor wall/exterior wall. It is Exclusive of Balconies.

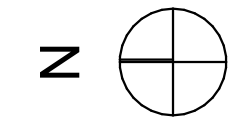
Gross SOFT—The area measured around the outside of framing. GSF is measured to the outside of the studs of a Unit or to the middle of walls in common with other Units. It is Exclusive of Balconies.

Common Area—Enclosed space outside of Net Rentable Area, whether conditioned or unconditioned, to include such area contained in: property management offices, resident service offices, 24-hour front desk office, clubrooms, lounges, community kitchens, community restrooms, exercise rooms, laundry rooms, mailbox areas, food pantry, meeting rooms, libraries, computer labs, classrooms, break rooms, flex space programmed for resident use, interior corridors, common porches and patios, and interior courtyards. Common Area does not include individualized garages, maintenance areas, equipment rooms, or storage.

CIRC/MECH: All circulation and mechanical spaces including Fire Riser Rooms, Stairs, Landings, Entry and Maintenance



1 PROPOSED SECOND & THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



DEVELOPER 1/30/26
KCG COMPANIES, LLC
9311 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
P PHONE #

HEARTWOOD COMMONS
2020 S MAIN ST.
SOUTH BEND, IN 46613
SCHEMATIC DESIGN
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SD102 - OVERALL SECOND + THIRD FLOOR PLAN

HEARTWOOD COMMONS														TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS
UNIT TYPE	1.0 TYPE B	1.0 AV TYPE B	1.1 TYPE A	2.0 TYPE B	2.0 AV TYPE B	2.1 TYPE A	2.2 TYPE B	2.3 TYPE B	2.4 TYPE B	3.0 TYPE B	3.0 AV TYPE B	3.1 TYPE A	TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS	
NRA (SF)	683	683	683	899	899	899	851	877	877	1135	1135	1135							
GSF (SF)	725	725	725	957	957	957	907	933	939	1201	1201	1201							
Porch/Balcony	79	79	79	79	79	79	79	115	82	82	82	82							
Floor 1	6	0	0	0	0	1	0	2	1	1	0	0	11	9313	947	2906	2516	15682	
Floor 2	3	0	1	0	0	1	2	2	1	2	0	1	13	12079	1111	0	2492	15682	
Floor 3	3	0	1	0	0	1	2	2	1	2	0	1	13	12079	1111	0	2492	15682	
Floor 4	3	0	1	1	0	0	2	2	1	3	0	0	13	12079	1111	0	2492	15682	
Total	15	0	3	1	0	3	6	8	4	8	0	2	50	45550	4280	2906	9992	62728	

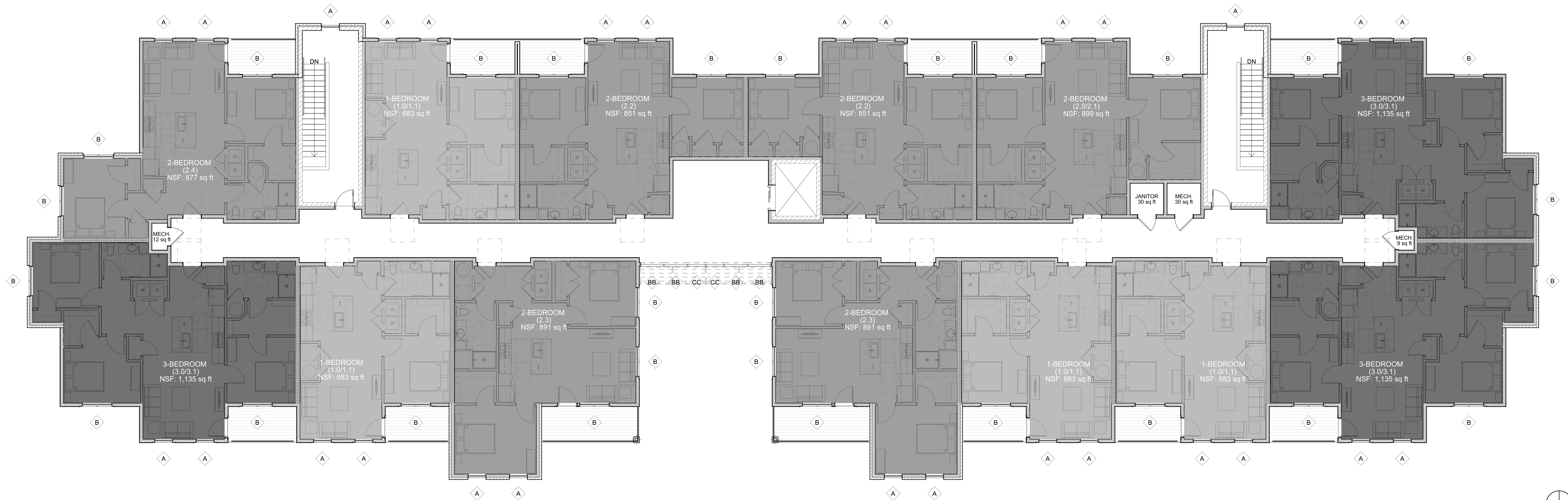
PROJECT TOTAL														TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS
TOTAL	1.0 TYPE B	1.0 AV TYPE B	1.1 TYPE A	2.0 TYPE B	2.0 AV TYPE B	2.1 TYPE A	2.2 TYPE B	2.3 TYPE B	2.4 TYPE B	3.0 TYPE B	3.0 AV TYPE B	3.1 TYPE A	TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS	
TOTAL	15	0	3	1	0	3	6	8	4	8	0	2	50	45550	4280	2906	9992	62728	
By BR	1BR		2BR				3BR												
%	18		22				10												
	36%		44%				20%												

Net Rentable Area (NRA)—The Unit space that is available exclusively to the tenant and is heated and cooled by a mechanical HVAC system. NRA is measured "paint to paint" inside and/or face of each demising wall/corridor wall/exterior wall. It is Exclusive of Balconies.

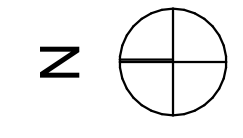
Gross SOFT—The area measured around the outside of framing. GSF is measured to the outside of the studs of a Unit or to the middle of walls in common with other Units. It is Exclusive of Balconies.

Common Area—Enclosed space outside of Net Rentable Area, whether conditioned or unconditioned, to include such area contained in: property management offices, resident service offices, 24-hour front desk office, clubrooms, lounges, community kitchens, community restrooms, exercise rooms, laundry rooms, mailbox areas, food pantry, meeting rooms, libraries, computer labs, classrooms, break rooms, flex space programmed for resident use, interior corridors, common porches and patios, and interior courtyards. Common Area does not include individualized garages, maintenance areas, equipment rooms, or storage.

CIRC/MECH: All circulation and mechanical spaces including Fire Riser Rooms, Stairs, Landings, Entry and Maintenance



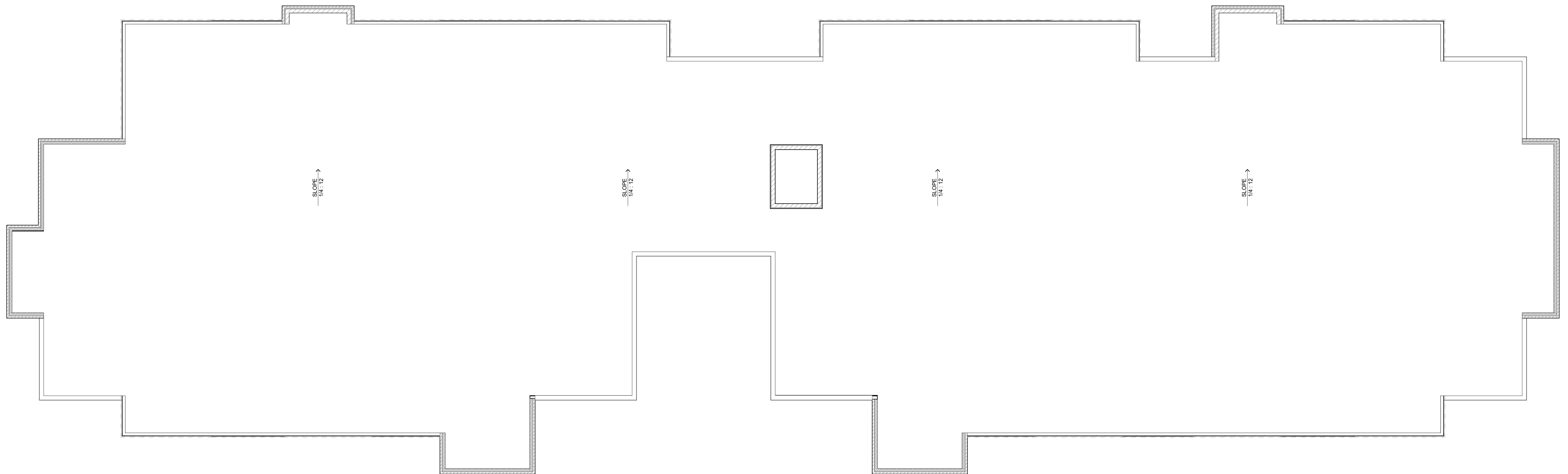
1 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



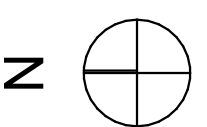
DEVELOPER 1/30/26
KCG COMPANIES, LLC
9311 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
P PHONE #

HEARTWOOD COMMONS
2020 S MAIN ST.
SOUTH BEND, IN 46613
SCHEMATIC DESIGN
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SD103 - OVERALL FOURTH FLOOR PLAN

HEARTWOOD COMMONS														TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS
UNIT TYPE	1.0 TYPE B	1.0 AV TYPE B	1.1 TYPE A	2.0 TYPE B	2.0 AV TYPE B	2.1 TYPE A	2.2 TYPE B	2.3 TYPE B	2.4 TYPE B	3.0 TYPE B	3.0 AV TYPE B	3.1 TYPE A	TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS	
NRA (SF)	683	683	683	899	899	899	851	877	877	1135	1135	1135							
GSF (SF)	725	725	725	957	957	957	907	933	939	1201	1201	1201							
Porch/ Balcony	79	79	79	79	79	79	79	115	82	82	82	82							
Floor 1	6	0	0	0	0	1	0	2	1	1	0	0	11	9313	947	2906	2516	15682	
Floor 2	3	0	1	0	0	1	2	2	1	2	0	1	13	12079	1111	0	2492	15682	
Floor 3	3	0	1	0	0	1	2	2	1	2	0	1	13	12079	1111	0	2492	15682	
Floor 4	3	0	1	1	0	0	2	2	1	3	0	0	13	12079	1111	0	2492	15682	
Total	15	0	3	1	0	3	6	8	4	8	0	2	50	45550	4280	2906	9992	62728	
PROJECT TOTAL																			
TOTAL	1.0 TYPE B	1.0 AV TYPE B	1.1 TYPE A	2.0 TYPE B	2.0 AV TYPE B	2.1 TYPE A	2.2 TYPE B	2.3 TYPE B	2.4 TYPE B	3.0 TYPE B	3.0 AV TYPE B	3.1 TYPE A	TOTAL	GSF TOTAL	BALCONY /PORCH TOTAL	COMMON AREA	CIRC/ MECH	SOFT GROSS	
TOTAL	15	0	3	1	0	3	6	8	4	8	0	2	50	45550	4280	2906	9992	62728	
By BR	1BR		2BR				3BR												
%	18		22				10												
	36%		44%				20%												
Net Rentable Area (NRA)-The Unit space that is available exclusively to the tenant and is heated and cooled by a mechanical HVAC system. NRA is measured "paint to paint" inside and/or face of each demising wall/corridor wall/ exterior wall. It is Exclusive of Balconies.																			
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CIRC/MECH: All circulation and mechanical spaces including Fire Riser Rooms, Stairs, Landings, Entry and Maintenance																			



1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



DEVELOPER 1/30/26
KCG COMPANIES, LLC
9311 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
P PHONE #

HEARTWOOD COMMONS
2020 S MAIN ST.
SOUTH BEND, IN 46613
e+a
SCHEMATIC DESIGN
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SD104 - OVERALL ROOF PLAN



FULL BUILDING

DEVELOPER 2/12/26

KCG COMPANIES, LLC

9311 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
P.608.451.7376

HEARTWOOD COMMONS

2020 S MAIN ST.
SOUTH BEND, IN 46613



SCHEMATIC DESIGN

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COURTYARD

DEVELOPER 2/12/26

KCG COMPANIES, LLC

9311 N. MERIDIAN ST.
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HEARTWOOD COMMONS

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SOUTH BEND, IN 46613

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