

CUSTOM HOME DESIGNS, LLC

2841 S. 150 E.
COLUMBIA CITY, IN 46725
(260) 244-5851

SPECIALIZING IN THE DESIGN OF...

NEW HOMES - LAKE HOMES - ADDITIONS - REMODELS



Custom Home Designs

VISIT US ON THE WEB AT
www.chd-llc.com



Custom Home Designs, LLC

Home Design – Consultation

2841 S. 150 E.
Columbia City, IN 46725
260-244-5851

Services Offered

Site Planning

- Building Location
- Site Design
- Driveway
- Sidewalks

New Homes

- Budgeting
- Concepts
- Floor Plan
- Elevations
- Preliminary Plan
- Foundation Plan
- Roof Plan
- Details
- Window Schedule
- Wall Sections
- Foundation Sections
- Interior Elevations
- Door Schedule
- Exterior Renderings

Lake Homes

- Zoning Ordinances
- Site Design
- Utility location
- Working Drawings

Additions

- Site Measure
- On-Site Meetings
- Traffic Patterning
- Aesthetic

Introduction

Thank you for your interest in Custom Home Designs, LLC and for the opportunity to provide you with this introduction. The goal of providing this brief introduction is to provide you with information regarding the company's focus and talents.

Custom Home Designs, LLC

Custom Home Designs, LLC is a company specializing in designing and planning for the successful construction of new homes, lake homes, additions, and remodels.

The goal of every project encountered is to successfully provide the space and or needs within a plan that a homeowner desires, while keeping the entire project within the budget specified by the homeowner.

“Designing on Experience” Having personally experienced many years of hands-on construction enables the staff of Custom Home Designs to relate to the contractor and create a workable set of construction drawings. While working through various design questions and issues, the ability to utilize this hands-on experience is essential to a quality set of working drawings.

Past projects involve many different styles and locations for new homes throughout Indiana, and across the U.S. Lake homes have become a specialty due to the intricacies of the lots, planning requirements, and locations. Successful lake projects include houses on many of the different lakes located in Northern Indiana, and Alabama. Room additions and remodeling planning have also been a valuable service offered. Planning around existing homes can be a challenge to work within the constrictions of the lot, existing elevations, and floor layouts. Primary focus is given to integrating the new addition or remodel work within the existing house facade.

The opportunity to provide you with this information on Custom Home Designs is much appreciated. We look forward to the opportunity to work with you and the design of your new project.

Sincerely,
Custom Home Designs, LLC

Brad Graber, Owner

“Designing on Experience”

Custom Home Designs, LLC



Professional Resume' for:

Brad A. Graber – Owner

Professional Organizations:

National Association of Home Builders (NAHB)
Indiana Builders Association (IBA)
Builders Association of Northeast Indiana (BANI)

Education:

May 2005 **Bachelor of Science Construction Engineering Technology**
Purdue University – Fort Wayne, Indiana

December 2003 **Associate of Science Architectural Engineering Technology**
Purdue University – Fort Wayne, Indiana

Experience:

K.G. Construction, Kokomo, IN

Carpenter/Laborer, Youth-2003

- I was raised working for my father's new home construction business.
- Hands on experience with foundations, framing, plumbing, roofing, concrete, and trim-work.
- Supervised crews of three to four men in most aspects of new home construction.

Architectural Designs Inc., Fort Wayne, IN

Design/Drafting, May, 2004 – Feb., 2005

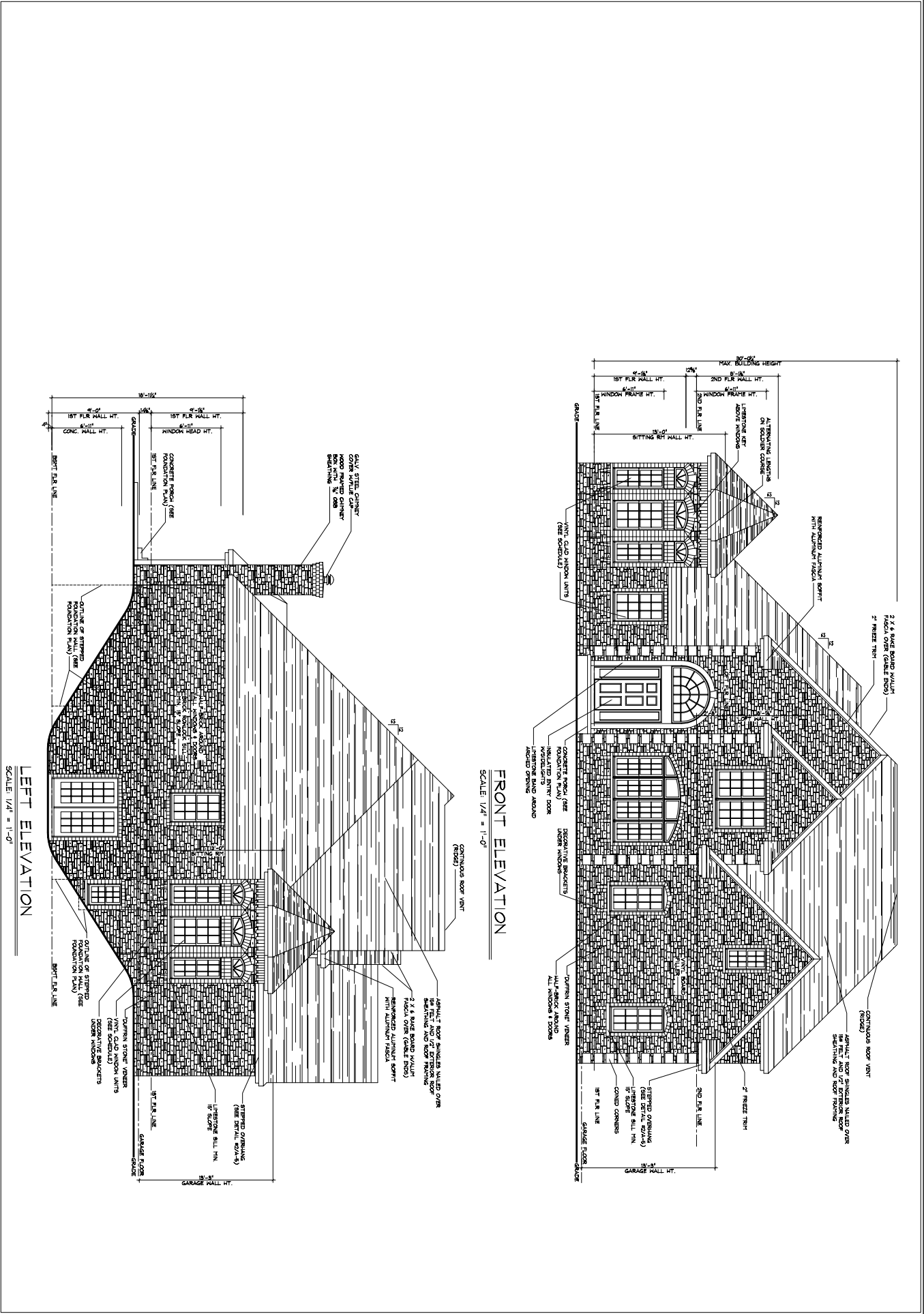
- Working Drawings for commercial projects (several listed below).
 - o Bandido's Restaurant, Fort Wayne, IN
 - o Korte Brother's Office, Fort Wayne, IN
 - o Buck Lake Apartments, Angola, IN
 - o Site planning and design for various gas "kiosk's" around the Midwest.
- Participated in design meetings with clients.

Renovations Inc. by Wagler, Angola, IN

Design/Estimating/Purchasing/Supervisor -- Feb., 2005 – June, 2006

- Provided all design, estimating, and purchasing responsibilities for new homes constructed in Ohio, Indiana, and Michigan.
- Responsibilities included handling all contacts with customer throughout project.
- In charge of supervision of all crews, sub-contractors, scheduling, and permitting for projects.

"Designing on Experience"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

A-1

FRONT & LEFT ELEVATIONS
 MIKE & CINDY BALLARD
 3600 N. 1150 W.
 FLORA, IN

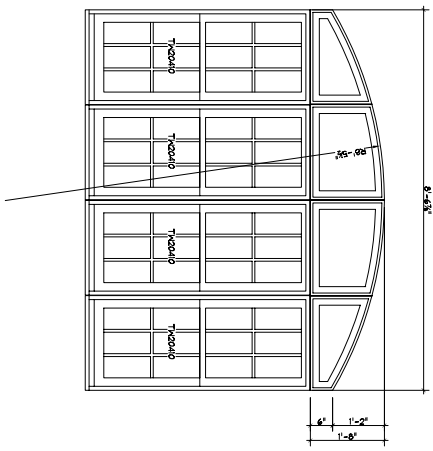
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 WRITTEN PERMISSION.

CUSTOM HOME DESIGNS, LLC
 BRAD GRABER
 6618 TEAL DR.
 FORT WAYNE, IN 46818
 (260) 490-8856
 CELL (765) 432-2448

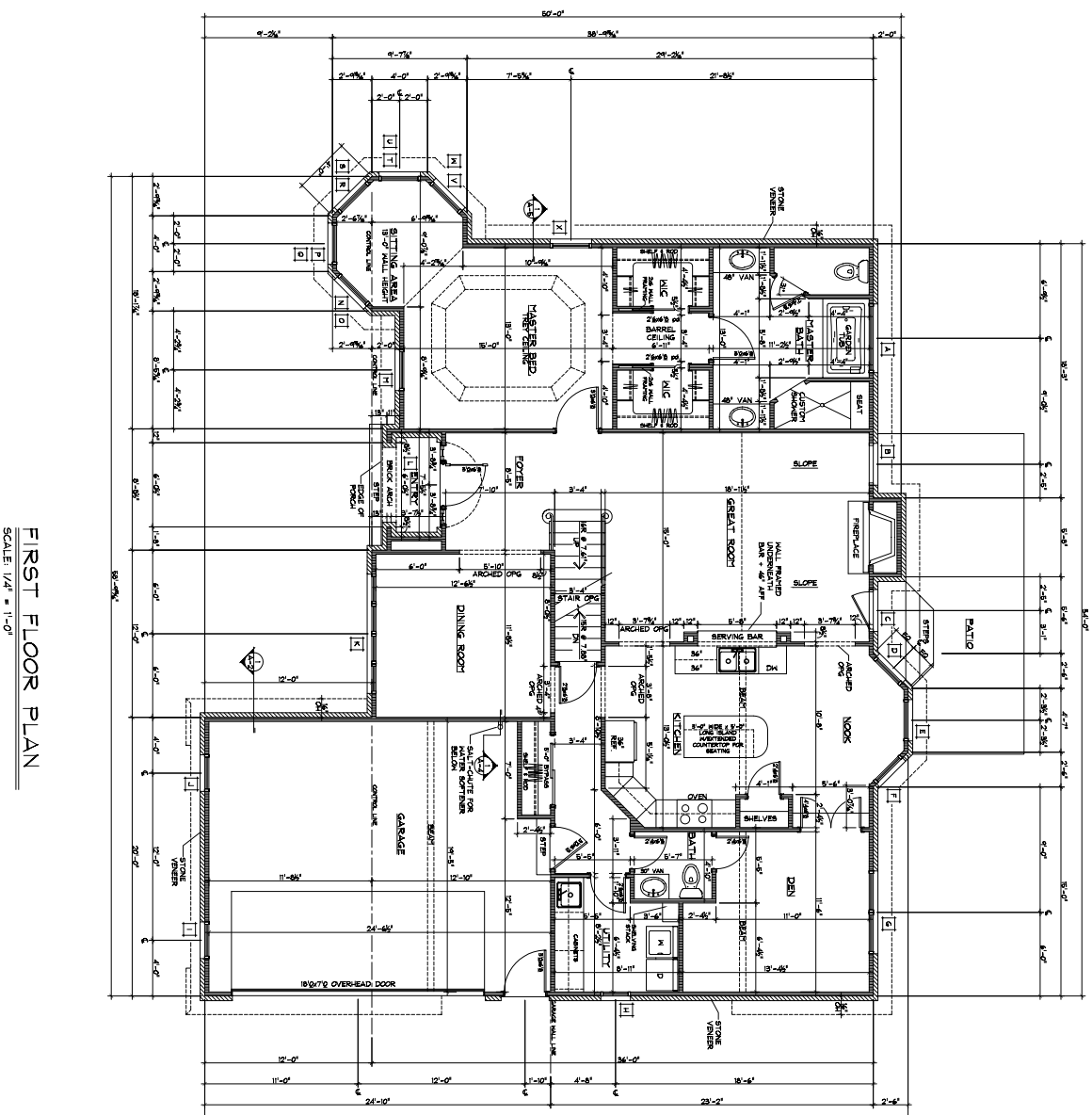
SQUARE FEET	
1,172	FIRST FLOOR
623	SECOND FLOOR
1,197	GARAGE
497	SCREENED AREA
342	FRONT PORCH
33	

DRAWN BY: BG
 PROJECT: 0531
 DATE: MAR. 15, 2006
 SCALE: 1/4" = 1'-0"
 VERSION NO. 10

WINDOW SCHEDULE		UNIT	QTY	AREA (SQ. FEET)	PERCENT
A	1/4" CASING WINDOW	1/4"	1	1.00	0.10
B	1/2" CASING WINDOW	1/2"	1	2.00	0.20
C	3/4" CASING WINDOW	3/4"	1	3.00	0.30
D	1" CASING WINDOW	1"	1	4.00	0.40
E	1 1/4" CASING WINDOW	1 1/4"	1	5.00	0.50
F	1 1/2" CASING WINDOW	1 1/2"	1	6.00	0.60
G	1 3/4" CASING WINDOW	1 3/4"	1	7.00	0.70
H	2" CASING WINDOW	2"	1	8.00	0.80
I	2 1/4" CASING WINDOW	2 1/4"	1	9.00	0.90
J	2 1/2" CASING WINDOW	2 1/2"	1	10.00	1.00
K	2 3/4" CASING WINDOW	2 3/4"	1	11.00	1.10
L	3" CASING WINDOW	3"	1	12.00	1.20
M	3 1/4" CASING WINDOW	3 1/4"	1	13.00	1.30
N	3 1/2" CASING WINDOW	3 1/2"	1	14.00	1.40
O	3 3/4" CASING WINDOW	3 3/4"	1	15.00	1.50
P	4" CASING WINDOW	4"	1	16.00	1.60
Q	4 1/4" CASING WINDOW	4 1/4"	1	17.00	1.70
R	4 1/2" CASING WINDOW	4 1/2"	1	18.00	1.80
S	4 3/4" CASING WINDOW	4 3/4"	1	19.00	1.90
T	5" CASING WINDOW	5"	1	20.00	2.00
U	5 1/4" CASING WINDOW	5 1/4"	1	21.00	2.10
V	5 1/2" CASING WINDOW	5 1/2"	1	22.00	2.20
W	5 3/4" CASING WINDOW	5 3/4"	1	23.00	2.30
X	6" CASING WINDOW	6"	1	24.00	2.40
Y	6 1/4" CASING WINDOW	6 1/4"	1	25.00	2.50
Z	6 1/2" CASING WINDOW	6 1/2"	1	26.00	2.60
AA	6 3/4" CASING WINDOW	6 3/4"	1	27.00	2.70
AB	7" CASING WINDOW	7"	1	28.00	2.80
AC	7 1/4" CASING WINDOW	7 1/4"	1	29.00	2.90
AD	7 1/2" CASING WINDOW	7 1/2"	1	30.00	3.00
AE	7 3/4" CASING WINDOW	7 3/4"	1	31.00	3.10
AF	8" CASING WINDOW	8"	1	32.00	3.20
AG	8 1/4" CASING WINDOW	8 1/4"	1	33.00	3.30
AH	8 1/2" CASING WINDOW	8 1/2"	1	34.00	3.40
AI	8 3/4" CASING WINDOW	8 3/4"	1	35.00	3.50
AJ	9" CASING WINDOW	9"	1	36.00	3.60
AK	9 1/4" CASING WINDOW	9 1/4"	1	37.00	3.70
AL	9 1/2" CASING WINDOW	9 1/2"	1	38.00	3.80
AM	9 3/4" CASING WINDOW	9 3/4"	1	39.00	3.90
AN	10" CASING WINDOW	10"	1	40.00	4.00
AO	10 1/4" CASING WINDOW	10 1/4"	1	41.00	4.10
AP	10 1/2" CASING WINDOW	10 1/2"	1	42.00	4.20
AQ	10 3/4" CASING WINDOW	10 3/4"	1	43.00	4.30
AR	11" CASING WINDOW	11"	1	44.00	4.40
AS	11 1/4" CASING WINDOW	11 1/4"	1	45.00	4.50
AT	11 1/2" CASING WINDOW	11 1/2"	1	46.00	4.60
AU	11 3/4" CASING WINDOW	11 3/4"	1	47.00	4.70
AV	12" CASING WINDOW	12"	1	48.00	4.80
AW	12 1/4" CASING WINDOW	12 1/4"	1	49.00	4.90
AX	12 1/2" CASING WINDOW	12 1/2"	1	50.00	5.00
AY	12 3/4" CASING WINDOW	12 3/4"	1	51.00	5.10
AZ	13" CASING WINDOW	13"	1	52.00	5.20
BA	13 1/4" CASING WINDOW	13 1/4"	1	53.00	5.30
BB	13 1/2" CASING WINDOW	13 1/2"	1	54.00	5.40
BC	13 3/4" CASING WINDOW	13 3/4"	1	55.00	5.50
BD	14" CASING WINDOW	14"	1	56.00	5.60
BE	14 1/4" CASING WINDOW	14 1/4"	1	57.00	5.70
BF	14 1/2" CASING WINDOW	14 1/2"	1	58.00	5.80
BF	14 3/4" CASING WINDOW	14 3/4"	1	59.00	5.90
BG	15" CASING WINDOW	15"	1	60.00	6.00
BH	15 1/4" CASING WINDOW	15 1/4"	1	61.00	6.10
BI	15 1/2" CASING WINDOW	15 1/2"	1	62.00	6.20
BJ	15 3/4" CASING WINDOW	15 3/4"	1	63.00	6.30
BK	16" CASING WINDOW	16"	1	64.00	6.40
BL	16 1/4" CASING WINDOW	16 1/4"	1	65.00	6.50
BM	16 1/2" CASING WINDOW	16 1/2"	1	66.00	6.60
BN	16 3/4" CASING WINDOW	16 3/4"	1	67.00	6.70
BO	17" CASING WINDOW	17"	1	68.00	6.80
BP	17 1/4" CASING WINDOW	17 1/4"	1	69.00	6.90
BQ	17 1/2" CASING WINDOW	17 1/2"	1	70.00	7.00
BR	17 3/4" CASING WINDOW	17 3/4"	1	71.00	7.10
BS	18" CASING WINDOW	18"	1	72.00	7.20
BT	18 1/4" CASING WINDOW	18 1/4"	1	73.00	7.30
BU	18 1/2" CASING WINDOW	18 1/2"	1	74.00	7.40
BV	18 3/4" CASING WINDOW	18 3/4"	1	75.00	7.50
BW	19" CASING WINDOW	19"	1	76.00	7.60
BX	19 1/4" CASING WINDOW	19 1/4"	1	77.00	7.70
BY	19 1/2" CASING WINDOW	19 1/2"	1	78.00	7.80
BZ	19 3/4" CASING WINDOW	19 3/4"	1	79.00	7.90
CA	20" CASING WINDOW	20"	1	80.00	8.00
CB	20 1/4" CASING WINDOW	20 1/4"	1	81.00	8.10
CC	20 1/2" CASING WINDOW	20 1/2"	1	82.00	8.20
CD	20 3/4" CASING WINDOW	20 3/4"	1	83.00	8.30
CE	21" CASING WINDOW	21"	1	84.00	8.40
CF	21 1/4" CASING WINDOW	21 1/4"	1	85.00	8.50
CG	21 1/2" CASING WINDOW	21 1/2"	1	86.00	8.60
CH	21 3/4" CASING WINDOW	21 3/4"	1	87.00	8.70
CI	22" CASING WINDOW	22"	1	88.00	8.80
CK	22 1/4" CASING WINDOW	22 1/4"	1	89.00	8.90
CL	22 1/2" CASING WINDOW	22 1/2"	1	90.00	9.00
CM	22 3/4" CASING WINDOW	22 3/4"	1	91.00	9.10
CN	23" CASING WINDOW	23"	1	92.00	9.20
CO	23 1/4" CASING WINDOW	23 1/4"	1	93.00	9.30
CP	23 1/2" CASING WINDOW	23 1/2"	1	94.00	9.40
CQ	23 3/4" CASING WINDOW	23 3/4"	1	95.00	9.50
CR	24" CASING WINDOW	24"	1	96.00	9.60
CS	24 1/4" CASING WINDOW	24 1/4"	1	97.00	9.70
CT	24 1/2" CASING WINDOW	24 1/2"	1	98.00	9.80
CU	24 3/4" CASING WINDOW	24 3/4"	1	99.00	9.90
CV	25" CASING WINDOW	25"	1	100.00	10.00



- GENERAL NOTES**
- 1) ALL DIMENSIONS TO FACE OF STUD WALL.
 - 2) ALL ANCHER WALLS ASSUMED TO BE 4" UNLESS OTHERWISE INDICATED.
 - 3) ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULED FINISHES TO BE PROVIDED BY THE ARCHITECT.
 - 4) ALL EXTERIOR WALLS TO BE 24" (3 1/2")
 - 5) RESIDENTIAL CODE 2006 (IRC)
 - 6) FIRST FLOOR ELEVATION ASSUMED TO BE 10'-0" UNLESS OTHERWISE INDICATED.
 - 7) ALL FINISHES TO BE AS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE INDICATED.



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

<p>A-3</p>	<p>FIRST FLOOR PLAN MIKE & CINDY BALLARD 3600 N. 1150 W. FLORA, IN</p>	<p>© THESE DRAWINGS ARE THE COPYRIGHTED PROPERTY OF THE DESIGNER, AND ARE NOT TO BE REPRODUCED WITHOUT HIS WRITTEN PERMISSION.</p>	<p>CUSTOM HOME DESIGNS, LLC BRAD GRABER 6618 TEAL DR. FORT WAYNE, IN 46818 (260) 490-8855 CELL (765) 432-2448</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td style="font-size: small;">SQUARE FEET</td><td style="text-align: right;">1712</td></tr> <tr><td style="font-size: small;">FIRST FLOOR</td><td style="text-align: right;">623</td></tr> <tr><td style="font-size: small;">SECOND FLOOR</td><td style="text-align: right;">1093</td></tr> <tr><td style="font-size: small;">GARAGE</td><td style="text-align: right;">485</td></tr> <tr><td style="font-size: small;">SCREENS AREA</td><td style="text-align: right;">542</td></tr> <tr><td style="font-size: small;">FRONT PORCH</td><td style="text-align: right;">31</td></tr> </table>	SQUARE FEET	1712	FIRST FLOOR	623	SECOND FLOOR	1093	GARAGE	485	SCREENS AREA	542	FRONT PORCH	31
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