

# 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](http://www.chd-llc.com)



# **Custom Home Designs, LLC**

## **Quality House Plans**

2841 S. 150 E.  
Columbia City, IN 46725  
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### **Services Offered**

#### **New Home Designs**

- Budgeting
- Conceptual plans
- Floor Plans
- Elevations
- Foundation Plans
- Roof Plans
- Details
- Window Schedule
- Wall Sections
- Foundation Sections
- Interior Elevations
- Door Schedule

#### **Additions**

- On-Site Meetings
- Site Measure
- Conceptual Plans
- Construction Drawings

#### **Site Planning**

- Building Location
- Site Layout
- Variance process

#### **3d Renderings**

- Exterior renderings
- Interior renderings

### **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 located throughout Indiana, as well as many homes around 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. 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:

American Institute of Building Design (AIBD)  
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

- Created construction drawings for commercial projects
- 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.

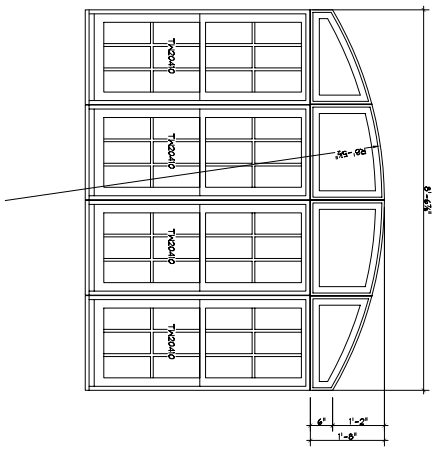
### **Custom Home Designs, LLC, Columbia City, IN**

Owner - Business began full time in July 2006 - Present

- Construction drawings for new homes, lake homes, room additions, remodels, and light commercial projects.



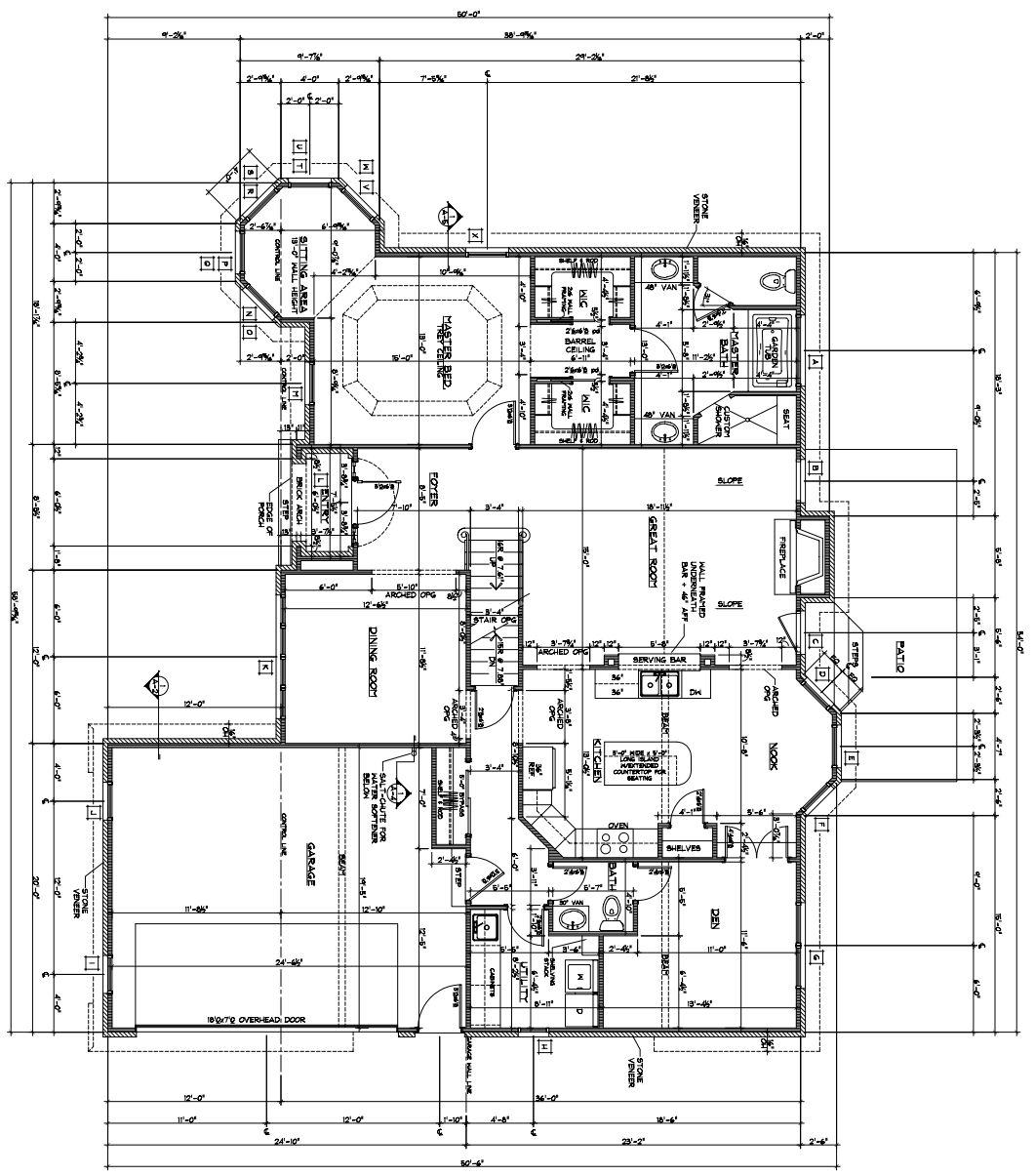
WINDOW SCHEDULE:		CELL #	TYPE	SIZE (H x W)	FINISH
A	6" x 6" WINDOW	1-1	FIXED	6'-0" x 6'-0"	NO
B	6" x 6" WINDOW	1-2	FIXED	6'-0" x 6'-0"	NO
C	6" x 6" WINDOW	1-3	FIXED	6'-0" x 6'-0"	NO
D	6" x 6" WINDOW	1-4	FIXED	6'-0" x 6'-0"	NO
E	6" x 6" WINDOW	1-5	FIXED	6'-0" x 6'-0"	NO
F	6" x 6" WINDOW	1-6	FIXED	6'-0" x 6'-0"	NO
G	6" x 6" WINDOW	1-7	FIXED	6'-0" x 6'-0"	NO
H	6" x 6" WINDOW	1-8	FIXED	6'-0" x 6'-0"	NO
I	6" x 6" WINDOW	1-9	FIXED	6'-0" x 6'-0"	NO
J	6" x 6" WINDOW	1-10	FIXED	6'-0" x 6'-0"	NO
K	6" x 6" WINDOW	1-11	FIXED	6'-0" x 6'-0"	NO
L	6" x 6" WINDOW	1-12	FIXED	6'-0" x 6'-0"	NO
M	6" x 6" WINDOW	1-13	FIXED	6'-0" x 6'-0"	NO
N	6" x 6" WINDOW	1-14	FIXED	6'-0" x 6'-0"	NO
O	6" x 6" WINDOW	1-15	FIXED	6'-0" x 6'-0"	NO
P	6" x 6" WINDOW	1-16	FIXED	6'-0" x 6'-0"	NO
Q	6" x 6" WINDOW	1-17	FIXED	6'-0" x 6'-0"	NO
R	6" x 6" WINDOW	1-18	FIXED	6'-0" x 6'-0"	NO
S	6" x 6" WINDOW	1-19	FIXED	6'-0" x 6'-0"	NO
T	6" x 6" WINDOW	1-20	FIXED	6'-0" x 6'-0"	NO
U	6" x 6" WINDOW	1-21	FIXED	6'-0" x 6'-0"	NO
V	6" x 6" WINDOW	1-22	FIXED	6'-0" x 6'-0"	NO
W	6" x 6" WINDOW	1-23	FIXED	6'-0" x 6'-0"	NO
X	6" x 6" WINDOW	1-24	FIXED	6'-0" x 6'-0"	NO
Y	6" x 6" WINDOW	1-25	FIXED	6'-0" x 6'-0"	NO
Z	6" x 6" WINDOW	1-26	FIXED	6'-0" x 6'-0"	NO
AA	6" x 6" WINDOW	1-27	FIXED	6'-0" x 6'-0"	NO
AB	6" x 6" WINDOW	1-28	FIXED	6'-0" x 6'-0"	NO
AC	6" x 6" WINDOW	1-29	FIXED	6'-0" x 6'-0"	NO
AD	6" x 6" WINDOW	1-30	FIXED	6'-0" x 6'-0"	NO



**WINDOW ELEVATION**  
 SCALE 3/4" = 1'-0"

**GENERAL NOTES**

- 1) ALL DIMENSIONS TO FACE OF STUD WALL.
- 2) ALL ANCHOR BOLTS ASSIGNED TO BE AS UNLESS OTHERWISE INDICATED.
- 3) ALL EXTERIOR WALLS TO BE CONCRETE OR CMU WITH CONCRETE OR PHASOR TO BE TYPICAL IN DIRECT CONTACT WITH CONCRETE OR PHASOR TO BE TYPICAL.
- 4) ALL EXTERIOR WALLS TO BE 24" (6 1/2")
- 5) RESIDENTIAL CODE 2003 (IRC)
- 6) FIRST FLOOR ELEVATION ASSIGNED TO BE 10'-0"
- 7) ALL DIMENSIONS TO FACE OF STUD WALL UNLESS OTHERWISE INDICATED BY OWNER.



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

<b>A-3</b>	<b>FIRST FLOOR PLAN</b>	© THESE DRAWINGS ARE THE COPYRIGHTED PROPERTY OF THE DESIGNER, AND ARE NOT TO BE REPRODUCED WITHOUT HIS WRITTEN PERMISSION.	<b>CUSTOM HOME DESIGNS, LLC</b> BRAD GRABER 6618 TEAL DR. FORT WAYNE, IN 46818 (260) 490-8855 CELL (765) 432-2448	<b>SQUARE FEET</b> FIRST FLOOR 1,712 SECOND FLOOR 623 GARAGE 1,193 PORCH AREA 483 FRONT PORCH 312 TOTAL 4,323
	DRAWN BY: BG PROJECT: 0531 DATE: MAR. 15, 2006 SCALE: 1/4" = 1'-0" VERSION NO. 10			