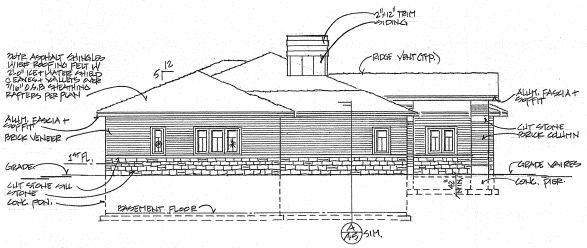
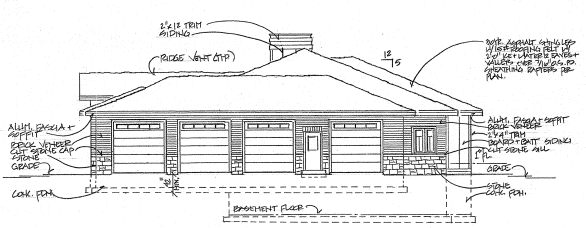
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LEFT SIDE ELEVATION SCALE: 1/8"=1'-0"

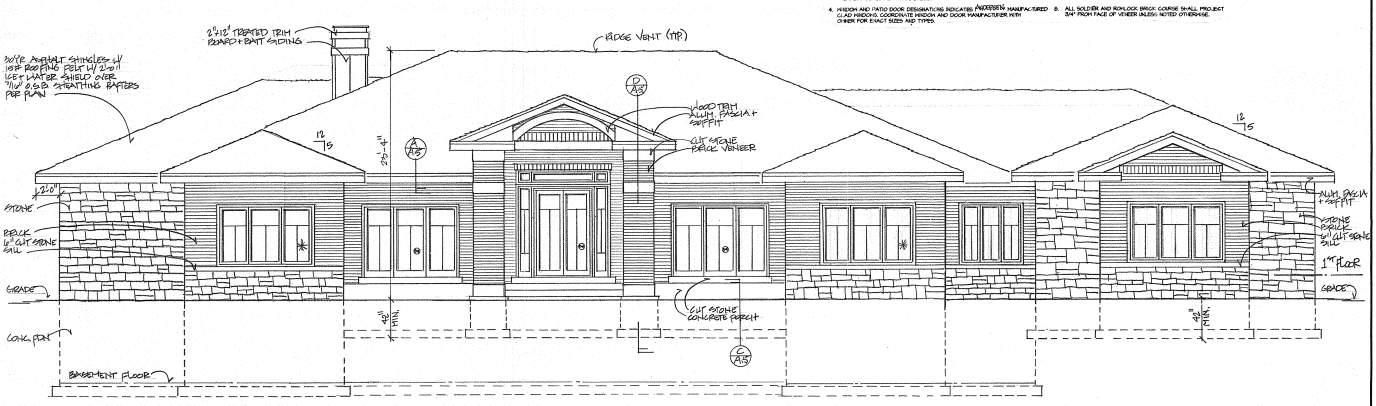
Design Loads:	Live Load	Dead Load
Living areas:	40PSF	10PSF
Sleeping areas:	30PSF	10PSF
Ceiling Joists:	20PSF	10PSF
(no storage above)		
Roof areas:	30PSF	15PSF



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

GENERAL ELEVATION NOTES:

1. CONTRACTOR NOTE:
   ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FINISHED DIMENSIONS ONLY.
2. ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" SEE "EGRESS" SPECIFICATIONS.
3. ALL UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI'S SPECS.
4. WINDOW AND PATIO DOOR DESIGNATIONS INDICATES ANDERSEN MANUFACTURED CLAD WINDOWS. COORDINATE WINDOW AND DOOR MANUFACTURER WITH OWNER FOR EXACT SIZES AND TYPES.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS AND RAKES. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS NOTED.
6. FIREPLACE FLUES TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF 10'-0"
7. ALL BRICK WORK SHALL BE TYPICAL BRICK VENEER, UNLESS NOTED OTHERWISE.
8. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF VENEER UNLESS NOTED OTHERWISE.



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

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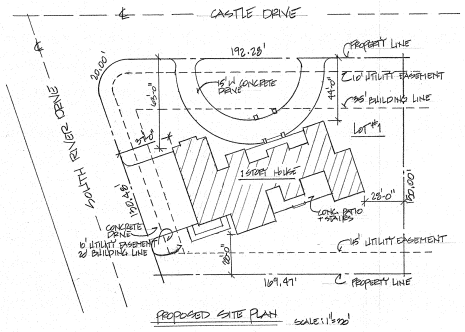
CARBONACE ENTERPRISES LLC
Lucas Gibbonson, Owner
Lucas@carbonace.com 219.776.7555

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Date 02-22-2022
Scale AS NOTED
Drawn AJS
Job 021-026-LC
Sheet A-1 of 7 Sheets

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PROPOSED SITE PLAN SCALE: 1" = 20'

GENERAL ELEVATION NOTES

1. CONTRACTOR NOTE: THESE PLANS MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" SEE "EGRESS" SPECIFICATIONS.
3. ALL PATIO DOOR GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI Z97.1.
4. WINDOW AND PATIO DOOR DESIGNATIONS INDICATES ANDERSEN MANUFACTURED CLAD WINDOWS. COORDINATE WINDOW AND DOOR MANUFACTURER WITH OWNER FOR EXACT SIZES AND TYPES.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS AND RAKES. HEAD CAPS TO RETURN WITH RAIN GUTTER, AND FLASH AS NOTED.
6. FIREPLACE FLUES TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF 10'-0"!
7. ALL BRICK WORK SHALL BE TYPICAL BRICK VENEER, UNLESS NOTED OTHERWISE.
8. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF VENEER UNLESS NOTED OTHERWISE.

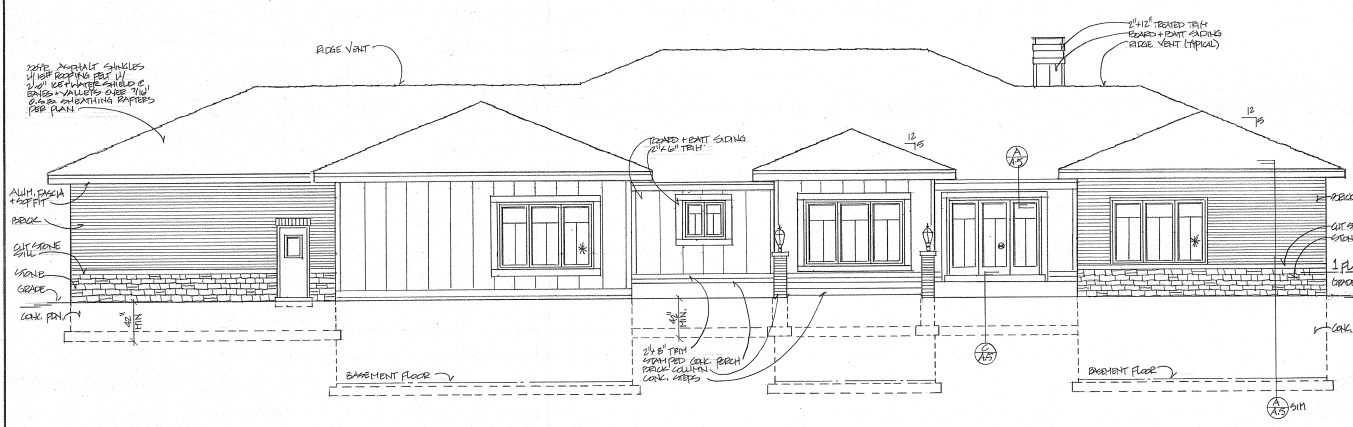
STEEL LINTELS FOR MASONRY

FLOOR SPAN/CRAWL	EXTERIOR ANGLES	INTERIOR ANGLES
4'-0"	L 3 1/2" x 3 1/2" x 5/16"	2 L's 3 1/2" x 3 1/2" x 5/16"
6'-0"	L 4" x 3 1/2" x 5/16"	2 L's 4" x 3 1/2" x 5/16"
8'-0"	L 5" x 3 1/2" x 5/16"	2 L's 5" x 3 1/2" x 5/16"

Design Loads: Live Load: Dead Load:
Living areas: 40PSF 10PSF
Sleeping areas: 30PSF 10PSF
Ceiling, Joists: 20PSF 10PSF
(no storage above)
Roof areas: 30PSF 15PSF

LIGHT + VENTILATION SCHEDULE

ROOM	FL.	LIGHT REQ.	LIGHT ACT.	VENT REQ.	VENT ACT.	HEAT
GREAT ROOM	464SF	49.2	190.0	28.6	120.0	
KITCHEN	308SF	24.6	26.2	12.3	26.2	
DINING	140SF	11.2	29.7	5.6	28.2	
OFFICE	140SF	11.4	52.9	5.7	69.4	
SUITE 1	240SF	19.2	85.5	9.6	93.0	
BED 2	132SF	16.5	52.9	7.2	69.9	
BED 3	120SF	15.0	99.9	7.6	99.9	
BED 4	120SF	16.8	85.5	8.9	93.0	
POWDER RM	30SF	ARTIFICAL				150 BTU
BATH 1	90SF					150 BTU
BATH 2	30SF					150 BTU
BATH 4	112SF					150 BTU
BATH 5	46SF					150 BTU
LAUNDRY	36SF					150 BTU
BASEMENT	20%	ARTIFICAL				



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

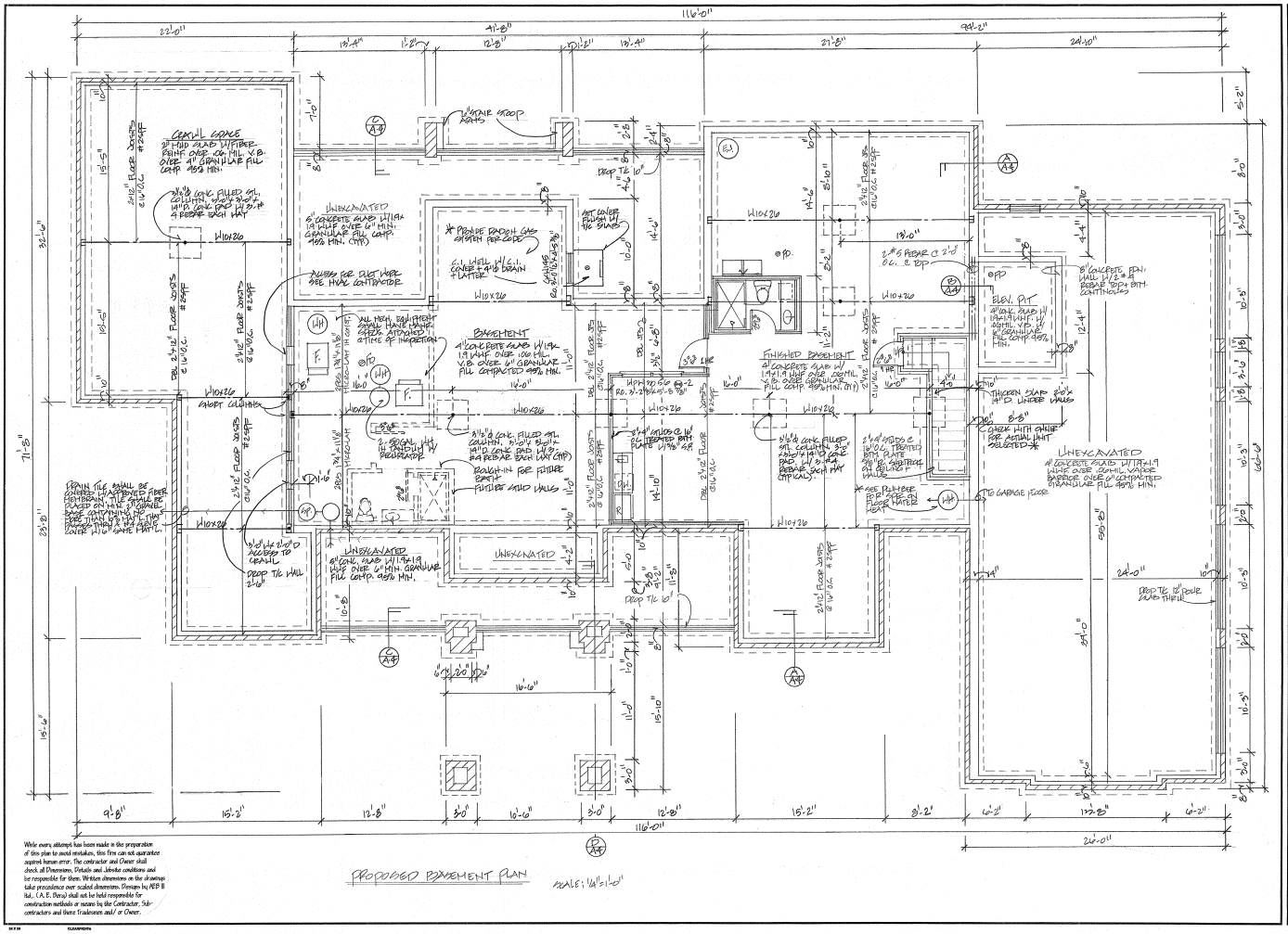
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FINAL 22	AB

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Date 02-22-2022
Scale As Noted
Drawn AT
Job CB-016-16
Sheet A-2 Of 7 Sheets



PROPOSED BASEMENT PLAN

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

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REVISIONS	BY
FINAL-22	AEB

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Jeff Carbonare, Owner
jeff@carbonare.com 708.829.7300

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Munster, Indiana 4632

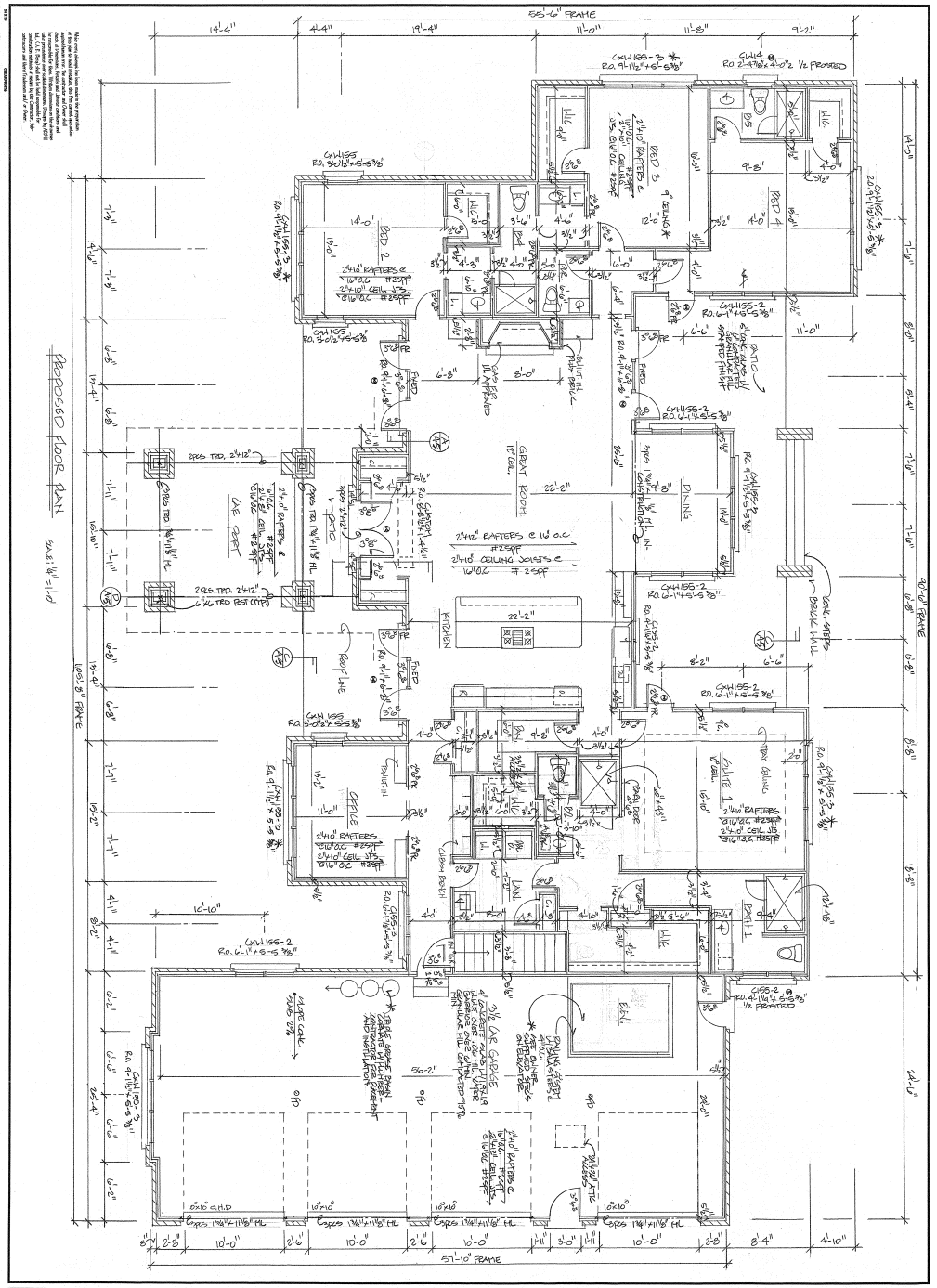
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Aebdesigns@gmail.com

Date 02-22-2022
Scale As noted
Drawn AEB
Job 021-015-LC
Sheet A-3
Of Sheets

MAIN: 4078 SF
OPT: 2985 SF
GARAGE: 1400 SF
TOTAL: 6063 SF

PATIO: 266 SF

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CARBONARE ENTERPRISES LLC

Sheet A1.1
Date 12-22-2022
Scale 1/4"=1'-0"
Drawn BEB
Job 21-136-1C

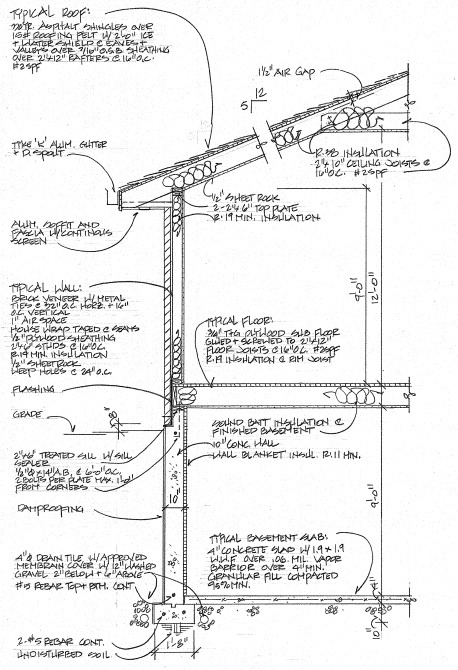
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BB
PLAN - 22

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	SQFT	SQFT
Roof areas:	Live Load:	Dead Load:
Living areas:	40PSF	10PSF
Sleeping areas:	30PSF	10PSF
Ceiling Joists:	20PSF	10PSF
(no storage above)		
Roof areas	30PSF	15PSF

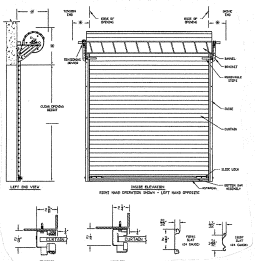
GENERAL FOUNDATION NOTES

1. OWNER SHALL BE RESPONSIBLE TO HIRE A CERTIFIED TESTING LAB TO MAGISTRATE EXISTING SOIL CONDITIONS AND BEARING CAPACITY. CONTRACTORS SHALL NOTIFY FOOTING AND FOUNDATION IF REQUIRED FOR CERTIFIED SOIL REPORT.
2. BACKFILL TO BE SAND OR STONE (MUCK DOES NOT CONTAIN ORGANIC MATTER, CONSTRUCTION DEBRIS OR FROZEN MATERIAL) PLACED IN LIFTS AND COMPACTED SO AS TO NOT DAMAGE WATERPROOFING.
3. PROVIDE MINIMUM 2% NATURAL VENTILATION FOR BASEMENT REQUIREMENT, SHALL BE AS KNOCKOUT AND/OR MECHANICAL MEANS.
4. FOOTING DRAIN TILE OPENING SHALL BE COVERED WITH APPROVED FILTER MEMBRANE DRAIN TILE SHALL BE PLACED ON NOT LESS THAN 2" GRAVEL OR CRUSHED STONE CONTAINING NOT MORE 10% FAITE, THAT PASSES THRU #4 SLEEVE AND SHALL BE COVERED WITH MIN. 12" OF SAME MATERIAL.
5. CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. IT SHALL BE THE DUTY OF EACH TRADE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
6. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED TO 12" O.C. UNDER CERAMIC TILE FLOOR AREAS.
7. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED TO 12" O.C. UNDER TUB AREAS.
8. IF CONCRETE FLOOR JOISTS 4 STEEL FOR FIRST FLOOR IS NOT IS PLACE FOR WALLS SHALL BE BRACED WITH 2"x8" @ 45° TO TOP OF FOUNDATION WALLS 8'-0" O.C. AND AT ALL FOUNDATION CORNERS 12'-0" FROM WALLS.



TYPICAL WALL SECTION 'A'

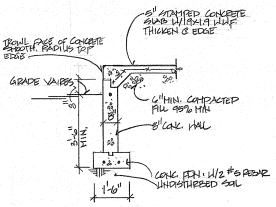
SCALE: ½"=1'-0"



SECTION 'B' @ FIRE DOOR

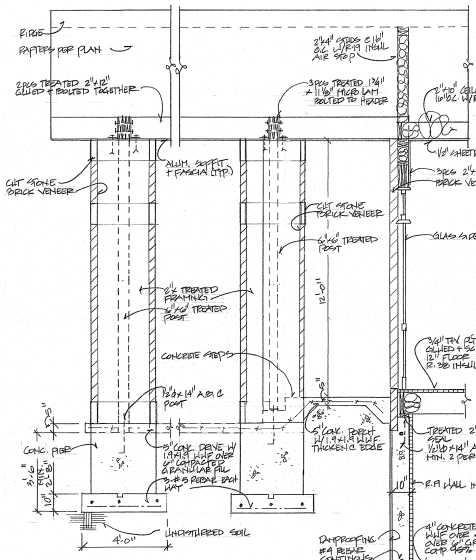
* SEE MANUFACTURERS SPECS FOR SIZING + DETAILS

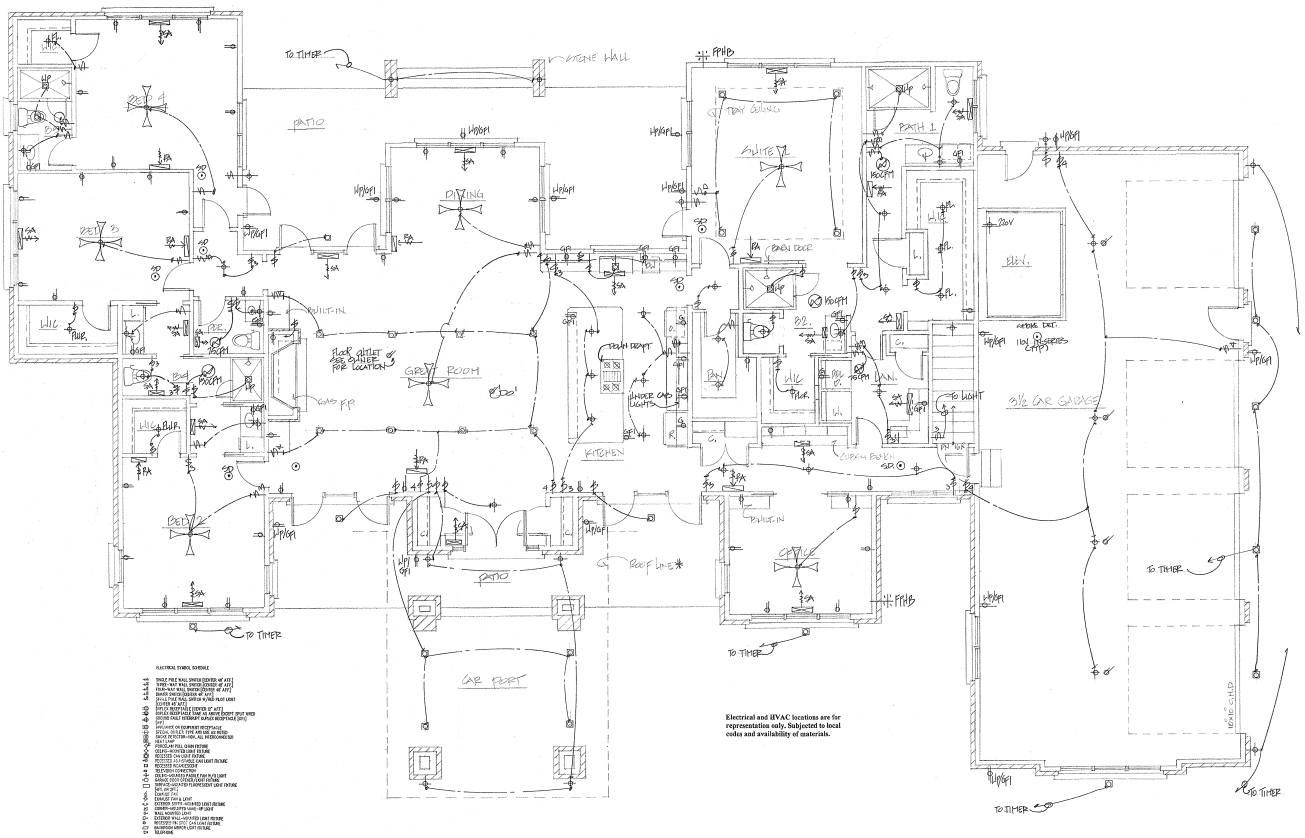
N.T.S.



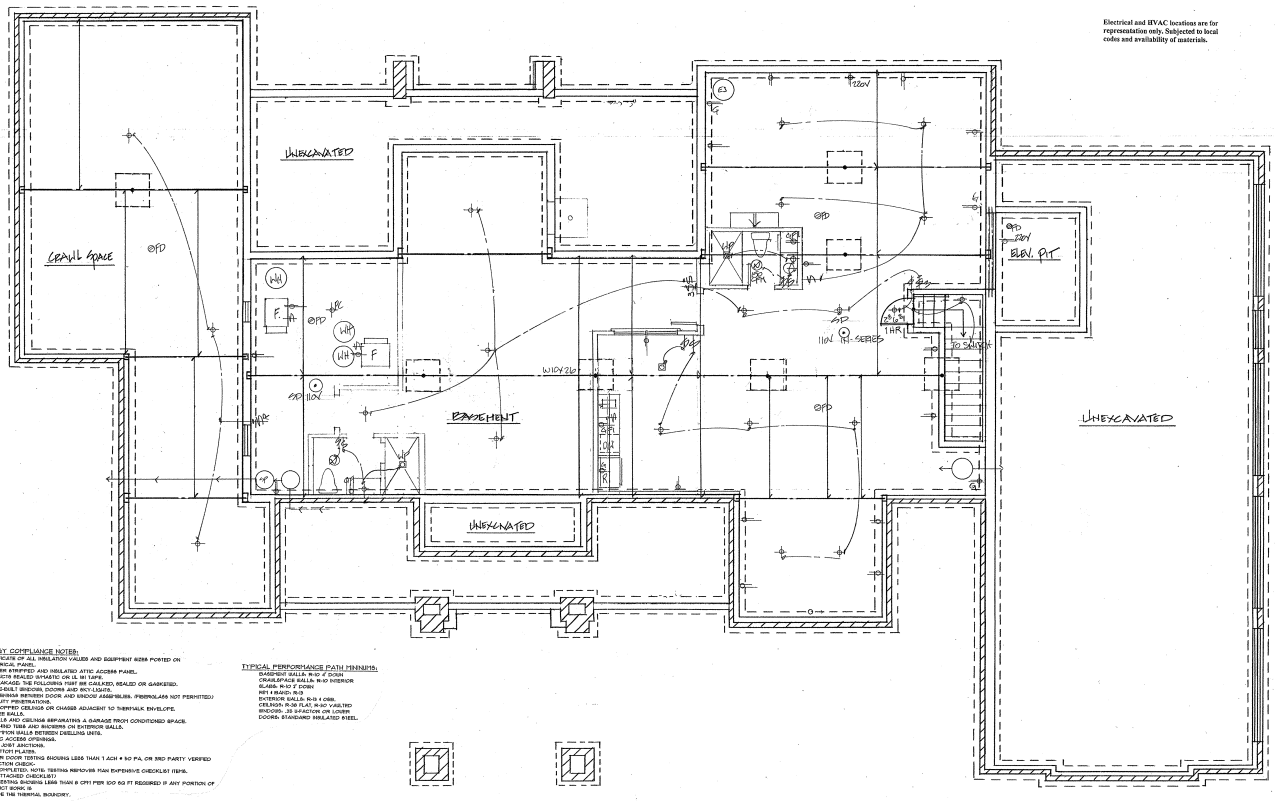
SECTION 'C'

SCALE: ½"=1'-0"


RIDGE
RAFTERS PER PLAN
2-2x6 TREATED 2"x12" GLUED + BOLTED TOGETHER
3-2x10 TREATED 1¾" x 11⅞" MICRO LAM BOLTED TO HEADER
2"x4" STRUTS @ 16" O.C. W/ 3" NAILS INTO RAFTER & CEILING JOIST
CEILING JOISTS @ 16" O.C. W/ R-38 INSUL.
½" SHEETROCK
2-2x6 2"x10" HEADER
BRICK VENEER
CUT STONE BRICK VENEER
ALUM. SOFFIT + FASCIA (TYP.)
CUT STONE BRICK VENEER
6"x6" TREATED POST
GLASS SIDE LITE (TEMPERED)
6"x6" TREATED FRAMING
6"x6" TREATED POST
CONCRETE STEPS
3'-0"
12'-0"
3'-6"
3'-6"
3'-6


TO TIMER
PATIO
DINING
KITCHEN
GREAT ROOM
BATH 1
SUITE
BEDR. 2
BEDR. 3
BEDR. 4
W.I.C.
LAUN.
GAR. ENT.
3½ CAR GARAGE
CAR PORT
PATIO
ROOF LINE
TO TIMER
TO TIMER
TO TIMER
TO TIMER
TO TIMER
TO LIGHT
TO LIGHT
TO LIGHT

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Electrical and HVAC locations are for representation only. Subjected to local codes and availability of materials.

ENERGY COMPLIANCE NOTES:
- CERTIFICATE OF ALL INSULATION VALUES AND EQUIPMENT SIZES POSTED ON ELECTRICAL PANEL.
- WEATHER STRIPPED AND INSULATED ATTIC ACCESS PANEL.
- ALL DUCTS SEALED WITH MASTIC OR UL 181 TAPE.
- ALL JOINTS, SEAMS AND PENETRATIONS THAT BE CAULKED, SEALED OR GASKETED.
  A) W/S-BUILT WINDOWS, DOORS AND SKYLIGHTS.
  B) OPENINGS BETWEEN DOOR AND SMOOK ASSEMBLIES. (FIBERGLASS NOT PERMITTED)
  C) UTILITY PENETRATIONS.
  D) DROPPED CEILINGS OR CHASES ADJACENT TO THERMALK ENVELOPE.
  E) KNEE BALLS.
  F) WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
  G) BEAMED TUBS AND SHOWERS ON EXTERIOR SIALLS.
  H) COTTION BALLS BETWEEN DWELLING UNITS.
  I) ATTIC ACCESS OPENINGS.
  J) RIM JOINT JUNCTIONS.
  K) SOTTOT PLATES.
- BLOWER DOOR TESTING ENSURES LESS THAN 7 ACH @ 50 PA. OR 3RD PARTY VERIFIED INSPECTION CHECK-LIST COMPLETED. NOTE: TESTING REMOVES MAN EXPENSIVE CHECKLIST ITEMS. (SEE ATTACHED CHECKLIST)
- DUCT TESTING ENSURES LESS THAN 8 CFM PER 100 SQ FT REQUIRED IF ANY PORTION OF THE DUCT WORK IS OUTSIDE THE THERMAL BOUNDRY.

TYPICAL PERFORMANCE PATH MINIMUMS:
BASEMENT WALLS: R-10 2' DOWN
CRAWLSPACE WALLS: R-10 INTERIOR
SLABS: R-10 2' DOWN
RFI 4 BOARD: R-13
EXTERIOR WALLS: R-13 + OSB.
CEILINGS: R-38 FLAT, R-60 VAULTED
WINDOWS: .35 U-FACTOR OR LOWER
DOORS: STANDARD INSULATED STEEL.

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PROPOSED ELECTRIC PLAN SCALE: 1/4"=1'-0"

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FINAL 22	RS

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Date 01-22-2022
Scale AS NEED
Drawn RS
Job 021-015-LC
Sheet E-2
Of 7 Sheets