

CONSTRUCTION SOUTH FLORIDA MONTHLY



BUILD BUSINESS WITH BUILD EXPO

Buyer's Guide

SOUTH FLORIDA BUILD expo
MIAMI BEACH CONVENTION CENTER - HALL A

JANUARY 5-6, 2022

Exhibit Hours: 10:00 a.m. to 3:00 p.m.
Classes Start at 9:30 a.m. Each Day



Keynote Speakers



Tom Woodcock

President | Seal the Deal

Selling in the COVID Era

Wednesday, January 5 | 1:15 p.m. - 2:15 p.m.



Networking & Association Use

Thursday, January 6 | 1:15 p.m. - 2:15 p.m.



Jorge L. Esteban, A.I.A.

VP of Architecture | Gables Construction Group

5 Steps to Designing Custom

Build Homes

Wednesday, January 5 | 11:00 a.m. - 12:00 p.m.



Mikael Kaul

Managing Director/VP Miami | Ayenk

Paradigm Shifts & Charting a Future

[The Sacred & Profane]

Thursday, January 6 | 11:00 a.m. - 12:00 p.m.



SCAN TO REGISTER



#6 Construction Show in the United States! #17 Construction Show in the World! Top Construction Industry Show!



PROUD MEMBERS OF



SHOW SPONSORS





5 STEPS TO DESIGNING CUSTOM-BUILT HOMES

By Marisol Arboleda-Diaz, VP of Gables Construction Group

There is something innately precious and memorable about living in a home that you designed. A home where countless dinners are cooked, where laughter rings loudly, where tiny footsteps grow quicker with each passing year, and where love knows no bounds. Choosing to design a custom-built home is a magnificent life step as you are taking action to turn a dream into a reality. We want to help you make that happen. Today, we are going to share with you the five steps to designing a custom-built home so that you may know what to expect of this journey.

Step #1: Initial Consultation

The first step to designing custom-built homes is the initial consultation with the client. Before we even get started, we recommend that clients do a bit of research and collect photos from magazines or online to share what they do and do not like.

The initial consultation is our chance to pick our clients' brains and to exchange ideas. We take the time to brainstorm with our clients, piece out jumbled thoughts, present news concepts, and formulate a beautiful mental picture of what they desire. We ask a plethora of questions to extract as much information as possible; thus, giving us the foundation for a wish list.

Generation of a Wish List

Throughout this process, we are able to generate a "wish list." A "wish list" outlines our clients' preferences as

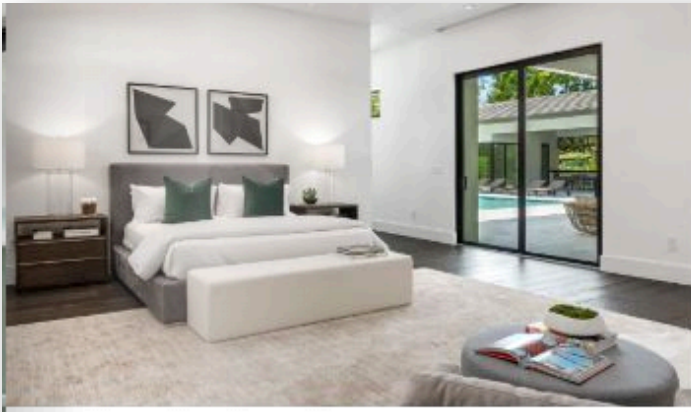
well as highlights the most vital aspects of their design ideas. This list carefully details their specific preferences concerning architectural style, room function, design elements, product features, lifestyle requirements, and how their home needs to be able to sustain significant life changes. It is more than just "what do you want," but it is a comprehensive list of how the family utilizes their home and what they need to create a high-quality life. With this information, we can conclude the best options for the house, including:

- Square footage
- Number of stories
- Number of bedrooms & bathrooms
- An open or formal layout
- Style & flow
- Must-haves & must-nots
- And much more

After the initial consultation, an extensive discussion takes place to analyze the clients' budget, debate the cost and benefits of various options, as well as finalize a floor plan, features, and products elements. We always make every effort to best match the clients' dream home with reality, offering transparent options that take all of the clients' needs into account. After everyone is satisfied with the plan, both parties sign an agreement to make the partnership official. Now that a general plan has been created and agreed upon, we can start digging into the critical components of the project.

Step #2: Site Evaluation

The second step is the site evaluation. During a site evaluation, we carefully analyze the existing conditions of the space, everything from the path of the sun to if a neighbor is encroaching onto the land. Additionally, we determine how to best address prominent views,



traffic patterns, wing directions, and much more. We take the time to evaluate not only the worksite but also the surrounding areas to ensure that the clients' design will "fit in" or "stand out" in the neighborhood, depending entirely on their personal preference.

In addition to our inspection, we want to know the nitty-gritty details of the land itself. Therefore, we also order a Boring Test to determine existing soil conditions as well as a property and tree survey. After all of the information has been collected, we communicate with the client and decide together whether any significant changes need to be made.

Step #3: Design Creation & Development

It's a matter of truth that everyone can draw, but not everyone is a designer. It takes passion and extensive training to acquire a keen eye for detail. The design process is a multi-step system of creation, development, and approval where our expert designers transform clients' home ideas and the realities of the site into a cohesive design. We encourage our clients to participate and collaborate with our engineers, consultants, designers, and contractors throughout the design process. It is their dream that is being implemented, and they should have the opportunity to be as much a part of the process as possible.

We start with a bubble diagram to determine space relationships and sizing so that we may freehand a sketch of the floor plan. Here, we begin to see how ideas can be laid out, and it gives the client a chance to make adjustments or change their mind. After the client approves the basic design, we generate a 3-D model of the house. A 3-D model allows clients to formulate a better picture of how architecture and design come

together to form a beautiful layout. After getting the 3-D model approved, we proceed by producing CAD files of the site plan, floor plan, and elevations.

Once the final visual design has been approved by the client, we can begin with the finer details. During the development of the design, the clients are introduced to my partner, Alberto Diaz of the Gables Construction Group. He discusses with the clients the details of construction and what the client can expect throughout the duration of the build. We even bring in engineers and landscape architects to provide clients with the ability to perform "value engineering" to lower the cost of the construction. Following the approval from all parties, we can move forward with all the paperwork.

Step #4: All the Paperwork

The reality of designing custom-built homes is that there is a lot of paperwork. Engineers must be provided with CAD files to finalize architectural drawings, dimensions, and details. Those drawings must then be coordinated to verify compliance with building and zoning codes. Then, a permit to proceed with construction must be obtained by the city.

In total, this can be highly confusing for an average homeowner. That is why we have built stream-lined systems to ensure that these processes proceed in a timely fashion. We even hire permit expeditors to run all the permitting with the city to quickly address concerns. Finally, after all the paperwork is complete, we distribute plans to sub-contractors to evaluate bids and present a final construction estimate to the client to approve.

Step #5: Construction of the Home

With just a last few touches, such as signing the final construction agreement, paying permit fees, and being handed a schedule, the construction of the home can finally commence. Our partners and we take great pride in providing a dream home to our clients, doing everything in our power to ensure that the client is not only satisfied with the final product but are ecstatic to get to move into their new home.

Take the First Step in Designing Your Dream Home

Lifetimes of memories are created within a home, which is why it is incredibly satisfying to create those memories in a home that you have personally designed. Your heart and soul reside within those walls, and you know that you can trust in the process to provide a safe and happy place for your family to live and grow.



Gables Construction Group is a full-service construction company that specializes in developing and building high-end commercial and luxury residential projects throughout South Florida. From concept to completion, our highly experienced team prides itself on exceeding client expectations to make their dreams and reality.

If you would like to learn more about Gables Construction Group, please visit our website and book a consultation with us today. Remember, your life is only limited by your imagination, so don't let your future be without a custom-designed home built specifically for you.

