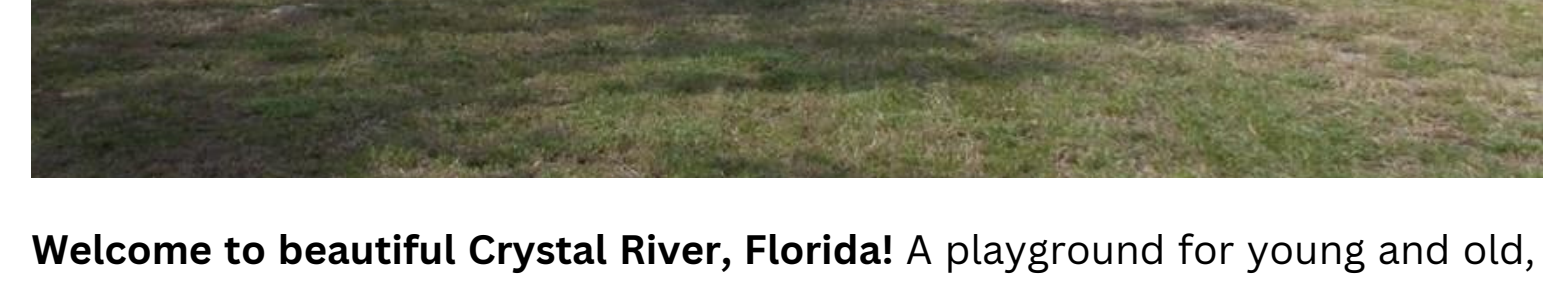




DREAM HOME!
PHASE 1

I've been blessed with the amazing opportunity to custom design and oversee the building of a three-story, waterfront home in Florida! This started as a dream for our family over 10 years ago and we purchased an empty lot in 2020... Check out phase one of our build: grading, foundation, & framing!

THE BEFORE PIX... JUST AN EMPTY LOT!



Welcome to beautiful Crystal River, Florida! A playground for young and old, alike! Whether you love to fish, snorkel, kayak, swim, shop, or just catch some rays, it's an awesome place to visit year-round.

First on my list for this massive project was to find some design inspiration online for home plans that would best suit our needs. I started with a great website called Coastal Home Plans, which was a perfect starting point. Once I had some ideas of the layout we needed, I sent our inspiration to our architect, BlueWater Drafting.

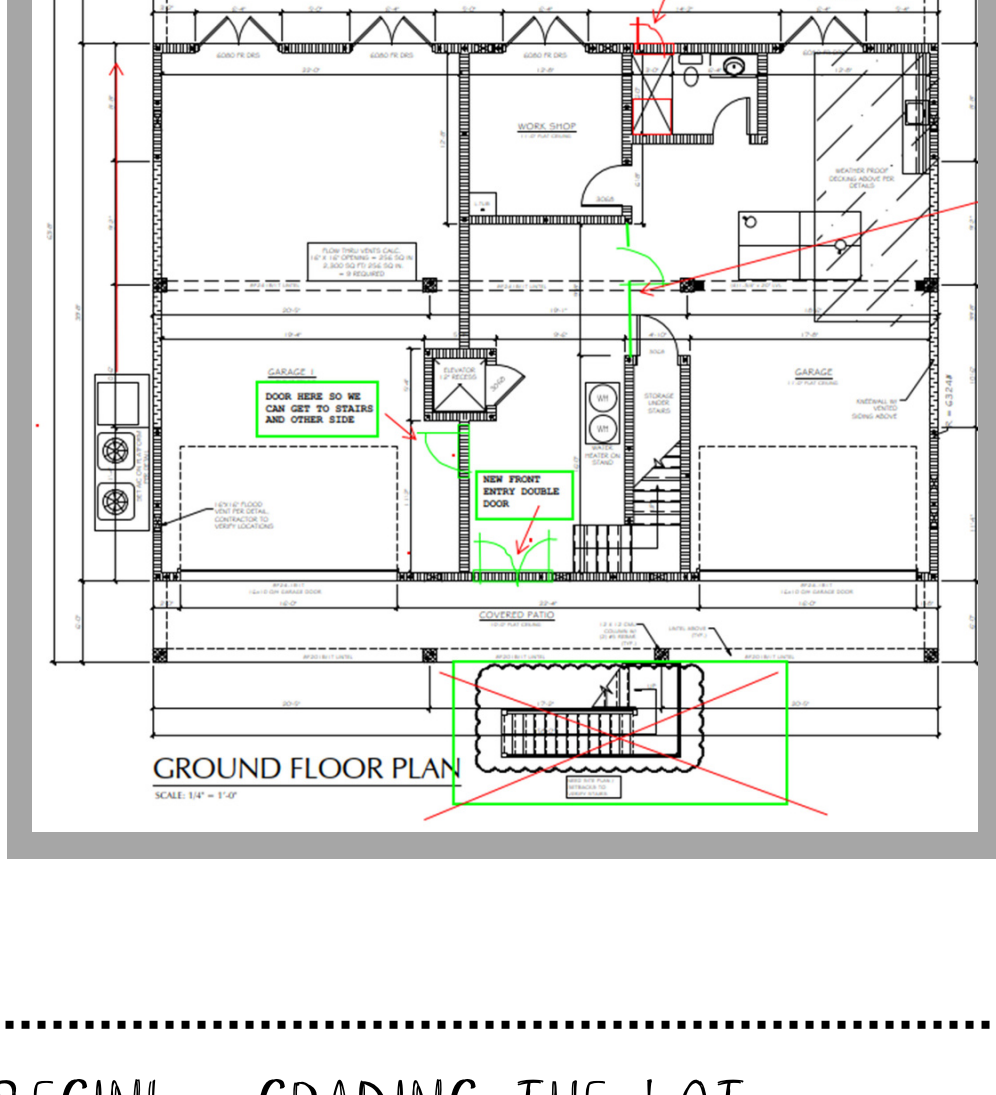
THE PROCESS... CUSTOMIZING THE DESIGN

Designing a home in Florida when you live in California is no easy feat; you must be very organized and efficient! Managing dozens of design and home improvement projects over the years has definitely helped me hone my skills.

I started with making edits to our first draft; adding doors, moving walls... Really imagining myself in the space and how it will be used by a large family and lots of guests.

After going back and forth with the architect a few times, we finally had our final plans and submitted them to the city for permits!

Next, we found the most amazing builder: Brian, owner of Ruane Construction, and it was time to get started!

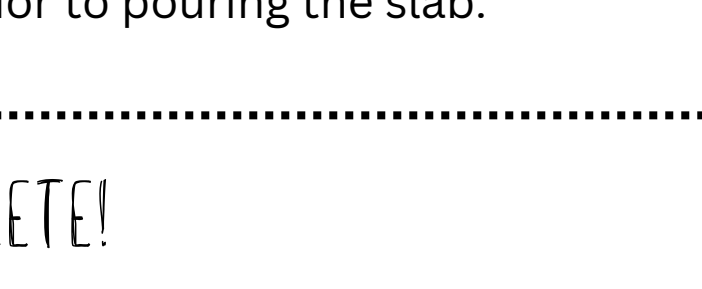


LET THE DIGGING BEGIN! - GRADING THE LOT



Due to the high water table in Florida, they do things differently than California. I've never seen this type of 'pre-foundation' work, called "grade beams," done prior to pouring the slab.

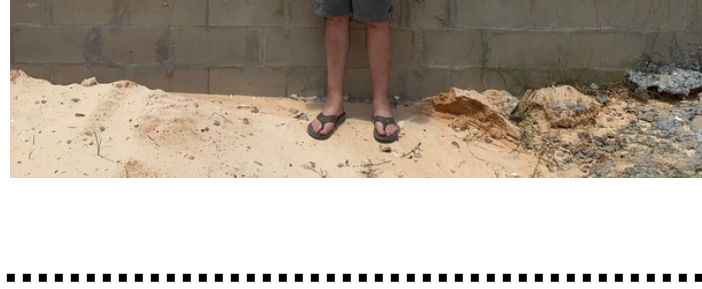
TIME FOR 'TONS' OF CONCRETE!



POURING THE SLAB!



GROUND FLOOR: BLOCK WALLS



Most people know there are hurricanes in Florida - but in this area, it's not just the hurricane that'll get 'cha... it's also the storm surge (flood waters) that can get as high as 9+ feet! The entire ground floor is garage space only (no livable or sleeping space) & aside from the main supporting pillars, all other walls need to be "break-away" walls, so stormwaters can physically break away the wall and move freely if necessary. Notice the cut outs around the door opening...

FINISHING UP THE GROUND LEVEL



READY FOR FRAMING! STAY TUNED FOR PHASE 2

NEED HELP ON YOUR NEXT PROJECT? THANK YOU FOR YOUR CONSIDERATION!



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