



THE ARCADIA BUILDERS
BUILDING DREAMS TOGETHER

**LET'S CREATE YOUR
DREAM HOUSE TOGETHER**



INTRODUCTION

Welcome to Arcadia Builders, where creativity, enthusiasm, commitment, and quality converge in construction. As a premier construction company, we serve the Residential, commercial and industrial sectors across Dallas and the DFW areas. With years of experience and a deep passion for our work, we have established ourselves as industry hardworkers, consistently delivering exceptional results.

At Arcadia Builders, we are committed to offering innovative, meticulous, and open construction solutions tailored to our client's needs. Our experienced team of professionals leverages cutting edge technology and a comprehensive approach to ensure each project meets the highest standards. From the initial consultation to the final walk-through, we collaborate closely with our clients to bring their vision to life efficiently and effectively.



WHY ARCADIA?

OUR AIM IS STRAIGHTFORWARD:

To construct your beautiful home to the highest standards and to ensure you have an exceptional experience throughout every step of the process.



CONTACT US TODAY TO BEGIN THE JOURNEY OF BUILDING YOUR DREAM HOME

SELECTING AND ACQUIRING YOUR IDEAL HOME

One of the initial decisions you'll need to make before building your home is determining where you want it to be. If you haven't secured a lot yet, there are numerous factors to consider while exploring potential options, such as:

Neighborhood:

Where would you like to live? Are you aiming to keep your commute within a certain time frame? Is it important to consider the quality of local school districts? Are you seeking a close-knit community or a more secluded setting? Is there a Homeowners Association in the area?



House Size:

What is the size of the lot? Is it spacious enough for the type of house you envision? How large of a garage will you require? Do you want a big yard, a place for kids to play, or room for pets?



House Cost:

What is your budget? Are you willing to spend more to be in a desirable location, or would you consider going a bit further out to afford a larger lot in an emerging area? What are the property tax rates? Is there a trend in property values in the area that you should consider?



House Features:

When you envision the ideal setting for your home, what do you see? Are you on a waterfront? Do you prefer being in the midst of a lively street or tucked away in a quiet blind alley? Are there mature trees surrounding the property?



House Configuration, Zoning Regulations, Easements, Construction Restrictions, Setback Requirements, and Community Design Standards

Some houses present specific design challenges. While they can often be overcome with the help of a skilled architect and builder, it's essential to be aware of factors like lot shape, zoning regulations, easements, building restrictions, setbacks, and neighborhood design guidelines. These elements can significantly impact both the cost and flexibility of your design.



If you're still searching for the ideal location, it might be beneficial to involve a builder before you make a purchase. An experienced builder can offer valuable advice during the site selection process, helping you understand how various lot features can impact the cost and timeline of construction. They can ensure that the lot you choose aligns with your needs and lifestyle.

CUSTOM HOME

PROCESS MAP



Assembling Your Dream Team

- (1) Builder
- (2) Architect
- (3) Interior Designer

Architectural Design Phase

- Initial Design (1)
- Early Estimate (2)
- Final Plans, Specifications, and Engineering Details (3)
- Comprehensive Budget and Preliminary Timeline (4)



Preconstruction Phase

- (1) Obtain HOA Approval
- (2) Secure Financing
- (3) Select Materials with Interior Designer
- (4) Refine and Finalize Budget
- (5) Finalize Project Schedule
- (6) Submit Permit Application to the City
- (7) Engage Key Subcontractors (e.g., foundation, plumbing, electrical, HVAC, framing, roofing)



Move-In

- Final Inspection (1)
- Homeowner Walk-Through (2)
- Ready to Move In! (3)



Construction Stage

- (1) Site Preparation and Foundation Work
- (2) Adding Insulation
- (3) Hanging Drywall
- (4) Exterior Finishing
- (5) Interior Flooring, Trim, and Finishing Touches
- (6) Finalizing Plumbing, Electrical, and HVAC Installations
- (7) Constructing the Shell (e.g., framing, roofing, exterior doors, windows)
- (8) Installing Mechanical Systems (e.g., plumbing, electrical, HVAC)



Warranty Phase

- Ongoing Support Beyond Move-In (1)
- Our team addresses all warranty issues promptly and efficiently (2)



BUILDING YOUR DREAM TEAM



A custom home project is a significant, long-term endeavor. As you plan and build, you'll work closely with the professionals you hire. Establishing good relationships with your architect and builder is essential for a smooth experience. Ensure they communicate effectively, understand your needs, align with your vision, and are dedicated to your project.

Evaluate how many projects they handle at once and their support staff to gauge their capacity. A thorough selection process is crucial. Some start with an architect and then find a builder, while others begin with a trusted builder and then approach an architect. Involving both professionals from the start can be advantageous, as early collaboration can save time and money.

Ask for references and review previous work to assess their style, quality, and reliability. Discuss your project timeline and budget upfront to set clear expectations. Prioritize effective communication, shared vision, dedication, and capacity. By carefully selecting and involving both an architect and a builder from the beginning, you'll set the stage for a successful homebuilding experience.

Before meeting with builders and architects, it's helpful to have a sense of your budget, essential requirements, and design inspirations. This initial clarity provides a shared reference point, making the process smoother even if nothing is finalized. Your professionals will guide you through exploring options and refining your vision during the design phase, ensuring your ideas align with practical considerations.

SELECTING YOUR BUILDER

Finding the right builder can be a challenging task, but by keeping these key considerations in mind, you'll be well on your way to success:

Prioritizing Uncompromising Quality:

A top-notch builder will bring the right connections and experience to provide you with the best value while keeping your project within budget. However, they should also be unwavering in their commitment to the quality of materials and workmanship throughout the entire project. Quality control is crucial. Every detail, from structural materials to cosmetic finishes, should meet the highest standards. Cutting corners during custom homebuilding is not worth the risk. Your new home is likely to be your family's residence for many years and an important investment in their future. Opting for underqualified subcontractors or skimping on essential building materials and labor to save money is a false economy. It may end up costing more in the long run due to construction delays and repairs, potentially diminishing your home's value over time.

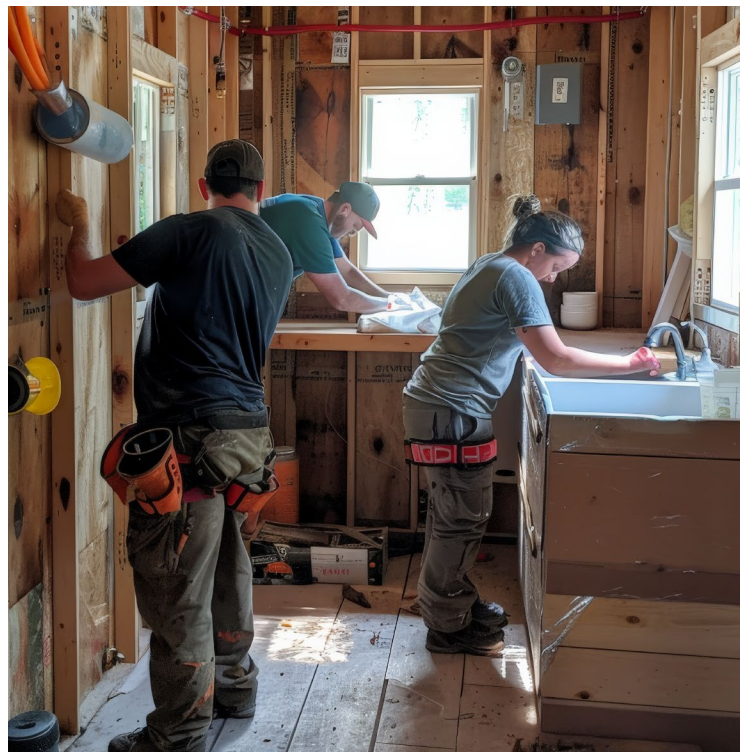


Experience:

While everyone starts somewhere, a project as complex and significant as custom homebuilding requires the expertise of a seasoned professional. Building custom homes involves challenges that only extensive experience can address effectively. When issues arise, as they inevitably will, an experienced builder is more likely to handle them smoothly, having encountered and resolved similar problems before. Their wealth of knowledge allows them to foresee potential obstacles and implement proactive solutions, ensuring the project stays on track.



It's essential to thoroughly research the reputation and background of potential builders. By choosing an experienced builder, you are more likely to achieve a seamless construction process and a high quality finished product that meets your expectations.



A Diverse Portfolio:

You've chosen to build a custom home to create a space that is uniquely suited to your taste and lifestyle, so avoid builders who offer only generic solutions. Instead, seek out a builder with a versatile portfolio who can adapt to your vision. Whether your desired home style is traditional, modern, or something else entirely, your builder should be able to accommodate it. Review their past projects to see if they have successfully handled a variety of home styles and sizes. A diverse portfolio indicates that the builder has the skill and flexibility to bring your unique design to life, rather than defaulting to simpler, less customized options.



Dependable Subcontractors:

This aspect is often overlooked but is crucial to the success of your project. Even the most skilled builder can face significant delays if they rely on unreliable subcontractors. A single poor-performing subcontractor can derail your homebuilding project, causing extended delays, budget overruns, and postponing your move-in date. Choose a builder who has established strong, long-term relationships with a network of reliable subcontractors. This ensures that each part of your project will be completed efficiently and to a high standard.



Efficient Systems and Processes:

The administrative side of homebuilding is as intricate and vital as the physical construction work. Managing hundreds of decisions and calculations over the course of the project requires a well-organized system. Your builder should have a comprehensive organizational framework to handle all aspects of the project, including monitoring the schedule and budget to keep everything on track.



Effective communication is crucial. Your builder should coordinate seamlessly among all parties yourself, the architect, the designer, subcontractors, and vendors—ensuring everyone is aligned and informed. Additionally, they should efficiently manage your material and finish selections, ensuring timely ordering and delivery.

A builder with efficient systems and processes can handle the complexities of custom homebuilding more effectively, providing a seamless and stress-free experience. By meticulously managing every detail, they help bring your vision to life with precision and efficiency.

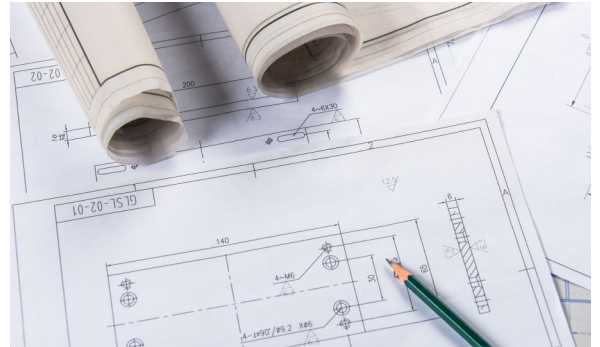


ARCHITECTURAL DESIGN PHASE

Once your dream team is in place, you'll move into one of the most exhilarating and creative stages of custom homebuilding: the architectural design phase. This is the moment when your abstract ideas begin to take shape, evolving into a tangible blueprint for your new home. Your architect will spearhead this phase, crafting an initial design based on your vision and preferences.



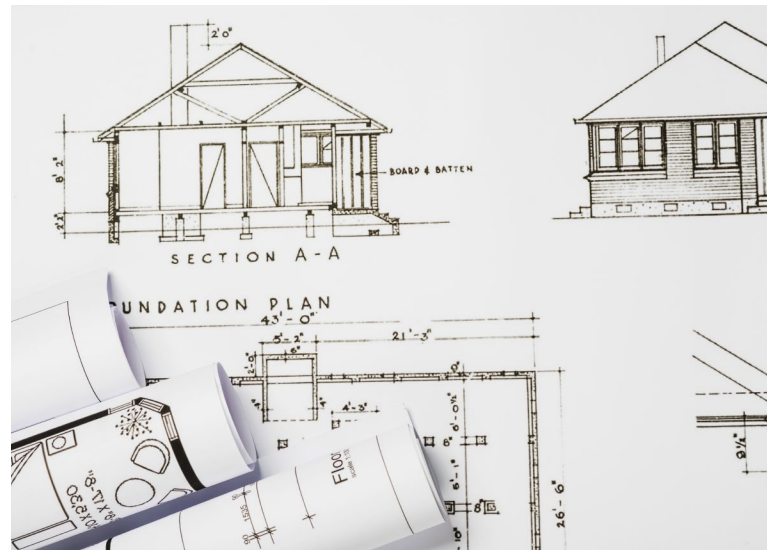
As you receive the draft of your design, it's an ideal opportunity to involve your builder for their perspective. At Arcadia Builders, we are excited to engage at this stage. By participating from the outset, we can offer valuable insights and support, drawing on our construction expertise to help you navigate the intricacies of both the design and building processes.



Here's how it typically unfolds:

Preliminary Design:

In this phase, you'll collaborate closely with your architect to develop a preliminary design for your custom home. This initial design typically includes a basic floor plan and elevation sketch, outlining the size, layout, and style of your home, as well as key features that align with your family's needs and lifestyle. The preliminary design serves as a "draft," offering a visual representation of your vision and providing the essential groundwork for refining and advancing to the next stages of the project. This foundational step helps ensure that the subsequent design and construction phases align closely with your expectations and requirements.



Initial Cost Estimate:

Budget plays a crucial role in every homebuilding project, and understanding costs early on is essential for a smooth process. Our team at Arcadia Builder will review your preliminary design to ensure it aligns with your budget. Using our extensive databases, we compare your design elements with historical product costs and current material and labor prices.

If there is a significant discrepancy between your desired design and your budget, we can identify it early on. Addressing these issues at this stage is much easier and more cost-effective than making changes later in the process. Once the preliminary estimate is established, it will guide the remainder of the architectural design phase, helping you make informed decisions and adjustments to keep the project on track and within budget.



Finalizing Plans and Engineering:

During this phase, we work closely with you and your architect to refine and finalize your home plans. Our role becomes particularly significant as we offer construction insights, design suggestions, and solutions to any complex issues based on our extensive experience with previous projects. We collaborate to ensure that your plans are not only aesthetically pleasing but also energy-efficient and optimized for excellent indoor air quality. Leveraging our deep understanding of construction costs and logistics, we identify potential buildability concerns and present cost-saving options and value-engineering alternatives. This collaborative approach helps address any issues before you approve the final plans, ensuring that every detail aligns with your vision while staying within budget and meeting construction standards.



Detailed Budget and Initial Schedule:

Once your plans are finalized with the architect, we shift our focus to the specifics of your project's cost and timeline. Our skilled in-house estimators will develop a comprehensive budget by thoroughly reviewing your plans, gathering bids from our trusted network of subcontractors, and negotiating the best deals to prevent unexpected expenses. Alongside this, we will create an initial schedule outlining key milestones and an estimated timeline for the project, detailing each phase of construction from breaking ground to final inspections. By addressing these details early, we aim to minimize surprises, reduce stress, and ensure a smoother homebuilding experience, keeping the project on track and within budget, and allowing you to enjoy the journey of building your dream home with confidence and peace of mind.

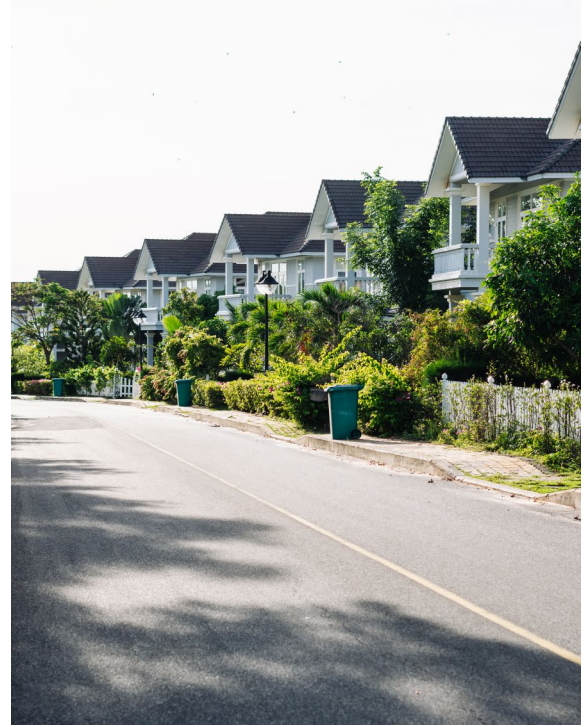


PRE CONSTRUCTION PHASE

Once you select us as your builder after the Architectural Design Phase, we'll start preparing everything needed for construction to begin.

Finance, Approvals, and Permits :

During the Pre-Construction Phase, we handle all necessary paperwork and approvals to ensure a seamless start to your project. If you require assistance with securing financing, we are equipped to help you navigate that process. For projects located in neighborhoods with a Homeowners Association, we will manage the approval process with the board, ensuring all community requirements are met. Additionally, we will prepare and submit the permitting plan to the city, coordinating closely with municipal authorities to meet all regulations and deadlines. Our dedicated team at Arcadia Builders is committed to managing these crucial elements efficiently, providing you with a smooth and stress-free beginning to your construction journey.



Select Key Subcontractors and Set Project Timeline:

At this stage, we'll start assembling the best team for your project. We handle the process of selecting, vetting, and coordinating with the experts who will work on various aspects of your build. Our long standing relationships with many of Houston's top subcontractors ensure smooth collaboration and reliable performance. With our established network, planning your construction schedule becomes straightforward. Using this information, we can finalize your timeline and provide you with an estimated move-in date.



Select Final Design Details with Interior Designer :

While much of your home's design was established during the architectural phase, this is your chance to finalize the remaining design elements with the interior designer. This part of the process is both enjoyable and significant, as you choose the details that will shape your daily living experience—like flooring, lighting, kitchen cabinets, countertops, and bathroom fixtures. Although it's an exciting phase, it can also be overwhelming, leading to decision fatigue. We strive to make this process as smooth as possible by working closely with you and your interior designer to ensure all choices and approvals are managed efficiently. Our project managers will keep everything organized and timely, preventing any unexpected delays. Additionally, we will update and adjust the budget with each decision to accurately reflect the current costs.



CONSTRUCTION PHASE

With all the planning and preparation complete, construction can finally begin. Your home design will start to transform from blueprints into a tangible, physical structure.

Our skilled construction managers oversee every aspect of the build on-site, ensuring that every detail is meticulously attended to. They manage, coordinate, and supervise all subcontractors and vendors to maintain rigorous quality control. Meanwhile, our project managers handle the budget, coordinate your selections, and manage contracts and administrative tasks from the office. As your home is being constructed, you can access our client portal at any time for transparent, up-to-date information on your home's budget and construction schedule, review your selections, and view progress photos.



Site Preparation and Foundation :

We manage all the essential site work required for your new home, such as grading, leveling, and filling. Once the site is properly prepared, we will pour and set the foundation.



Constructing the Home's Shell :

With a solid foundation in place, we begin assembling the core structure of the house. This phase includes erecting the framing, installing the roof, and setting the exterior windows and doors, creating the framework for the rest of the home.



Plumbing, Electrical, and HVAC:

Our specialists will install the critical systems that ensure your home's functionality at various stages of construction. Collaborating with city officials, we will set up plumbing, electrical, heating, ventilation, and air conditioning systems to guarantee that your home is both safe and comfortable.



Interior Finishes and Trim:

This stage involves painting, wallpapering, installing crown molding, and fitting cabinets. It's a transformative phase where the details that define your home start to come together. All the choices you made during the design phase are realized, giving your house a distinct and personal identity.

Exterior Work:

At this stage, skilled craftsmen focus on landscaping, siding, stonework, and painting to enhance the outward appearance of your home. Their expertise helps ensure that your home presents its best face to the world.



Plumbing, Electrical, and HVAC Finishing:

With the main systems already in place, this stage involves adding the final elements: sockets, light switches, return air grills, and plumbing and lighting fixtures. This allows you to control the lighting, water, and climate in your home.

Flooring:

Tile, hardwood, and carpet are usually among the final elements to be installed in your new home.



FINAL INSPECTIONS, WALK-THROUGH & MOVE-IN

After all construction work is complete, independent inspectors will conduct a thorough review to ensure everything adheres to code and meets the contract specifications. Once the project is approved, we'll schedule a walk-through—an exciting and rewarding moment where you can see the culmination of all your hard work and our dedication. This walk-through allows us to appreciate the finished result together and ensure that everything is to your satisfaction.

As you move in and start making your new house a home, rest assured that our support continues well beyond the construction phase. If any issues arise, our construction and project managers are committed to addressing them swiftly and effectively, ensuring your continued satisfaction with your new home.

Arcadia Builders stands behind our work with a comprehensive warranty:

1 year for all materials and workmanship, 2 years for plumbing, electrical, and HVAC systems, and 10 years for structural components. We are dedicated to quality, integrity, and fostering lasting relationships with our clients. Our team will remain available throughout your warranty period—and beyond—to assist with anything you may need, providing ongoing support and peace of mind as you enjoy your new home.

We hope this guide has given you a thorough understanding of the homebuilding process and what to expect as you embark on this exciting journey. Crafting your own home is a unique and special experience that allows you to create a space perfectly tailored to your needs and desires. As you move through this process, trust both your instincts and the expertise of your team. Embrace the journey, knowing that despite any challenges, the end result will be a custom-built home that is truly yours. The moment you step into your new home, all your efforts and planning will be rewarded. At Arcadia Builders, we take immense pride in helping homeowners realize their dreams, and we look forward to guiding you through this rewarding process and supporting you every step of the way.





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