

# PARAGON

**Luxury is a state of great comfort** and we have always aspired to deliver this type of lifestyle for each individual client. Working from scratch requires a genuine passion for building and problem-solving. And it is what we do best. We know that custom homes give our clients the freedom to express their own sense of beauty, style, enjoyment and convenience. We create experiences, tastes and dreams into something tangible. In this issue we feature a stunning English Manor with all the trappings for a regal fantasy, surrounded by turrets and within one tower, a mystery space!

## SPOTLIGHT

Though Grainda Builders is known to be highly diversified and skillful in a variety of construction projects, this featured project would be considered GBI's 'bread and butter.' Since the inception of the company, our main focus and

core talent has revolved around building unique, custom-tailored waterfront homes for discerning clients. We were sought out for this design-build, due to another Grainda-built waterfront home that led to its inspiration. The process was classic Grainda.

We were involved before the client settled on the perfect lot; assisted in selecting an architect and managed the design process to stay within our client's stated budget parameters. We

▼ *The Library, English Manor*





*Front Elevation, English Manor*

also produced the specifications (fit and finish) of this residence, which boasts close to 8,000 sq. ft. under roof. Its notable design theme is the turrets, including one with a built-in curved staircase. The biggest challenge was the complexity in framing. Everything converged on the main turret protruding through the center

of the home. This aspect of the construction was so critical, that our framing carpenter spent about three weeks working in just that one area alone.

The exterior finish is clad in cementitious hard coat stucco with an old world finish that is mirrored by a detached in-law

guest house, which our Arizonian client fondly refers to as their 'casita.' This miniature version of the main house has its own lounge area, bedroom, bath, full kitchen and covered terrace.

Almost every ceiling in the main house has design details such as exposed timbers, coffers and



*Guest Casita, English Manor*



▲ Powder Room, Casita Terrace, Master Bath, Kitchen, English Manor

trays. As most English Manors, this residence projects a strong masculine feel in its magnificent scale and large interior spaces. This worked well with our clients' appeal for oversized, traditional and deeply colored furnishings.

The lighter interior walls, millwork and delicate curves in various arched doorways bring about a complimentary balance of elements to this masculinity, especially in the kitchen.





*Main Stairwell View, English Manor*



◀ *Small stairwell inside hidden room, English Manor*

The mystery we hinted about is a hidden 'man cave' for the owner to slip away to and enjoy private time with his friends.

The room features lakefront views, a full bar and various private collections. It also doubles as a safe room, which is increasingly popular to incorporate into luxury homes.

The access to the room is nothing short of what you would see in the movies. Grainda designs and builds many hidden rooms and well...that's all we can possibly say about that! 🌀

## THE A-TEAM

Architecture: Jim Phelps Collection

Millwork: G+A Construction

Plumbing Fixtures:

Ferguson Enterprises

Stairs: Southern Staircase

Windows: Eagle By Andersen

Frame Carpentry:

Ruben Rodriguez-Anica Carpentry

# AN EYE FOR OPPORTUNITY

SPECULATIVE HOMES ARE NOT JUST FOR BUILDERS ANYMORE

## TRENDS

Not long after the successful completion of the English Manor estate home, the owner approached us with an idea to partner on a speculative home build project. We had clearly established a relationship of trust and integrity when building his personal residence, which in turn made the normally tough job of selecting the right builder for a speculative investment project a quick and obvious choice.

Our client had located an undeveloped waterfront lot in a sought after Lake Norman community called Joys Serenity Point. The criterion was to develop a nautical themed



*Front Elevation, Serenity Point*

▼ *Foyer & Living Room, Serenity Point*





## JOE'S MAINTENANCE CHECK LIST FOR YOUR HOUSE

Replace furnace filters once a month during this season.

Clean gutters to prevent unnecessary roof leaks.

Replace batteries in smoke alarms and carbon monoxide detectors.

Put lights on timer and change ceiling fan rotation direction.

Turn down water heater temperature.

Test and clean sump pump (if applicable).

Have humidifiers and fans adjusted for spring.

Schedule start-up of your irrigation system.



▲ *Recreation Room, Kitchen, Dining Room, Serenity Point*

craftsman-style home, which would be move-in ready. The four bedroom, three and a half bath home included many bells and whistles to move it on the market quickly. At 3,100 sq. ft. the home packed in a lot of great features: a grand foyer, a first floor owner's suite with a garden tub, vaulted ceilings, granite counter tops, hardwoods, crown molding, chair railing, built-in cabinets, an upstairs loft, walk-in attic, an attached three car garage and an oversized balcony deck overlooking the lake.

We took care to situate the home on the lot to take full advantage

of the water views with walls of large windows, transoms and glass atrium doors. From an investment perspective, timing was critical. This partner project was sold in the same year it was built. 🏡

## THE A-TEAM

Architecture:  
Robert T. Foster Design

Cabinetry:  
Rowan Custom Cabinetry

Landscaping:  
The Metrolina Landscape

Realtor/Broker: Katherine Hansen,  
Keller Williams

# A MANNER OF SPEAKING

IT'S ALL ABOUT PRIDE & PASSION

## Q&A

**Q** How long have you been with GBI and in what position did you start?

**A** I was hired as General Manager in 2005.

**Q** What was it like transitioning from a large, national corporation to a privately held local business?

**A** It was exciting. Being in the corporate world, you can only have so much influence on a company. I knew making the move to Grainda would allow me to be more of an entrepreneur and directly impact the success of the company.

**Q** What did you gain by joining GBI and what has GBI gained in having you?

**A** I have more gray hair and Joe has less hair!

**Q** What are the various responsibilities you have in your position now and how has that evolved?

**A** I manage the operations of our homebuilding business. I play an active role in the initial client interaction, managing plan design, value engineering, costing, permitting and overall planning of the build. Once the project starts, our construction managers take over and I assist them as needed in the field.

**Q** How would you describe your relationship with namesake owner, Joe Grainda?

**A** Joe hired me very early in my career, so he and I have worked together for many years. Even though we bring different expertise to the business, we have



*Jason Tanenbaum, VP Operations*

a very similar mindset on how to approach it. I feel incredibly fortunate to have the opportunity to learn from his vast experience every day.

**Q** What is involved in keeping your various construction licenses up-to-date?

**A** You have to meet financial and continuing educational requirements. The Licensing Boards for General Contractors require annual re-applications in each state we work in.

As professionals, just as in other industries, it is important to maintain certain standards and credentials.

**Q** What in your view ultimately distinguishes GBI in the various construction platforms it provides services in?

**A** Our ability to consistently align ourselves with the client's needs, wants and expectations.

**Q** What are the key drivers in operating a successful building company?

**A** You have to be passionate about the process. We are not selling an assembled product. We are creating the largest purchase that most people make in their lifetimes. Each creation is unique in its own way and made entirely from scratch!

**Q** What do you enjoy about your job the most and the least?

**A** I enjoy the creative aspect of the job the most. I love it when a client has a design or space issue that we can creatively solve as a renovation to their existing home; or alleviate in the design-build process of their new home.

What I like least is the kind of piecemeal communication that email and texting has created. In our business, it is so important to gather all the notes, facts and information before making decisions. Widespread access to various device technologies have led to sharing sound bites that can lead to mistakes.

**Q** What are you most known for inside the company?

**A** At GBI, my nickname is 'MacGyver'. If something breaks, I can usually fix it with a paperclip and a stick of gum.

**Q** When you look back at your time with GBI, what makes you the most proud about of this business you help lead?

**A** I am really proud of how we have grown. When I started, it was really just Joe and I. Now we have a sizeable company with a team providing expertise to the projects and services we provide our clients. 🍻

# BABY IT'S COLD OUTSIDE

HOW TO FIND AND FIX AIR LEAKS DURING WINTERTIME

TIP



## This issue's DIY Tipster: Joe Grainda, President

First, determine if any air is flowing through your closed windows, doors, electrical boxes, plumbing fixtures, electrical outlets, ceiling fixtures, attic hatches, and other places. Hold a lit candle close to the seams. Try to do this on a windy day. If the smoke stream travels horizontally, you have located an air leak that may need sealing.

Caulking and weatherstripping are two simple and effective techniques that offer quick returns on investment, often one year or less. Caulk is used for cracks/openings between stationary components such as around door and window frames. Weatherstripping is used to seal components that move, such as doors and operable windows.

Install foam gaskets behind outlet and switch plates on walls. Look for dirty spots on your ceiling and carpet, which may indicate air leaks at interior wall/ceiling joints and wall/floor joists. If you hire an energy audit professional, they will use thermal imaging or a blower door test to determine your home's airtightness.

GRAINDA