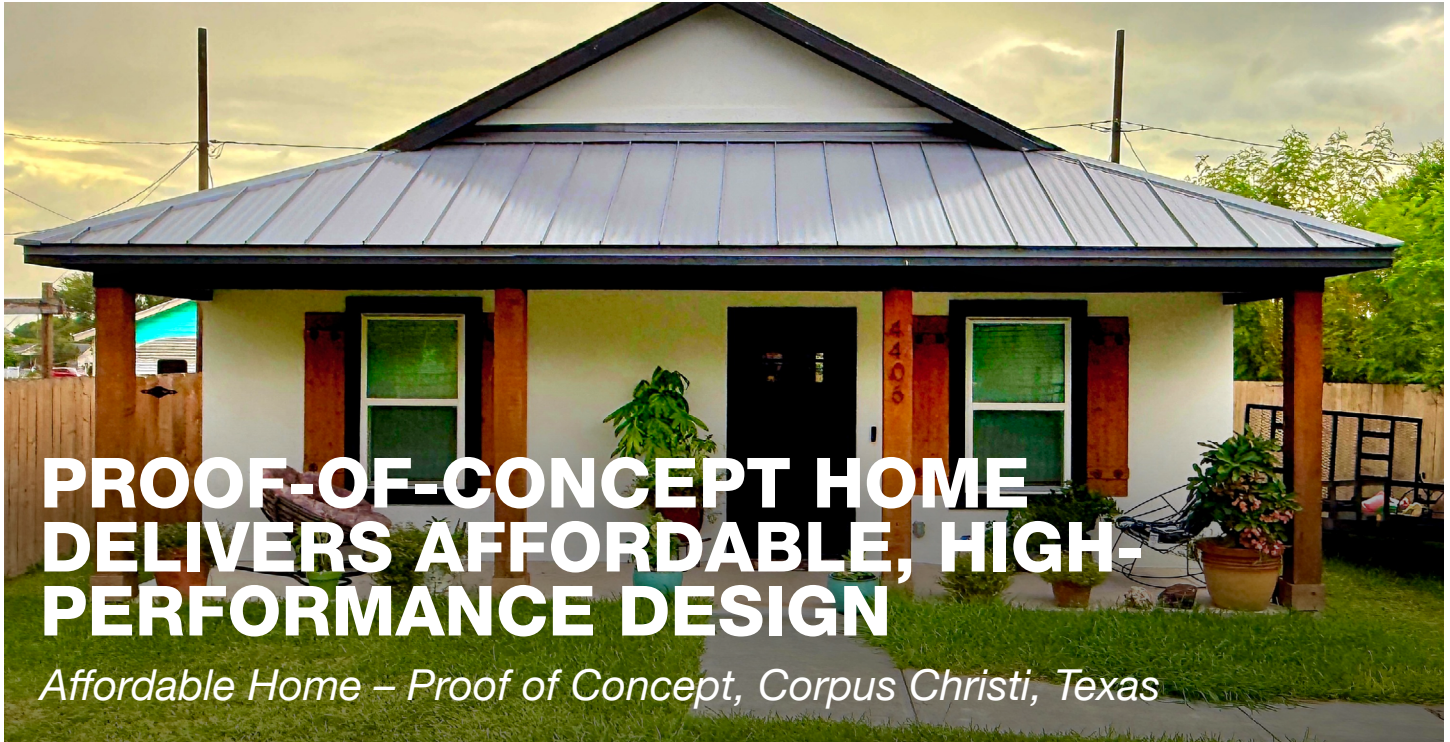




CHALLENGE

The team faced the challenge of designing a functional 3-bedroom, 2-bathroom home for an undersized 50x105 lot. The previous home on the site had been abandoned and condemned. The residential structure had to meet stringent high-windstorm requirements while offering modern comfort and amenities.

By selecting 4" core ICF blocks, they gained a modest but meaningful increase in usable floor space, while still meeting setback requirements and Texas Windstorm mandates. Creative truss design and interior framing made it possible to achieve 9-foot ceilings, making the home feel more spacious. The designer's efficient layout optimized plumbing runs, and strategically placed windows provide ample natural light throughout the home.



PROJECT HIGHLIGHTS

The project utilized an undersized infill lot in an inner-city zone, proving that ICF construction can be both competitive and affordable and positively impact the communities it serves.

PROJECT STATS

Location: Corpus Christi, Texas, USA

Category: Small Residential

Size: 1,288 Square Feet

ICF Use: 1,216 Square Feet

Cost: \$185,000

Total Construction: 12 Weeks

ICF Installation Time: 6 days



SUSTAINABILITY

The home maximizes the sustainability, durability, and resilience of ICF construction, which offers natural resistance to insects, rodents, and rot, critical in a coastal environment like Corpus Christi. Direct-applied stucco cladding, combined with liquid flashing around all windows and doors, ensures long-term protection and reduced maintenance. Spray foam insulation on the roof decking completes the tight building envelope, creating a semi-conditioned attic space where the HVAC system operates in temperatures below 90°F, compared to typical summer attic temperatures of 140°F in the region. With a HERS rating of 51, the well-designed home delivers exceptional energy efficiency. The owners report summer utility bills of around \$200, 50-100% lower than those

of comparable homes nearby. Situated just four miles from Corpus Christi Bay and 17 miles from the Gulf of Mexico, the home is built to Inland-I zoning standards and engineered to withstand Category 4+ hurricane winds exceeding 160mph, combining energy savings with standout storm resilience.

BUDGET

The home was completed within the allocated budget.

TIMING

The entire construction cycle, from permit to turnover, was just 90 days. The home sold during the second week of the listing going live.



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