

CASE STUDY:
DICEMAN MODERN FARMHOUSE



ICFS CREATE A BEAUTIFUL HOME THAT'S READY FOR THE FUTURE

Diceman Modern Farmhouse, Dallas, TX

Challenge

The challenge for this build was to create a home that would appeal to a sophisticated buyer with features that an empty nester moving from a larger more expansive home would enjoy. The result is an energy efficient home which creatively uses space in an attractive, luxurious, and cost effective way.

The great room features 14'8" tall ceilings, clearstory windows, and a large 16" x 5.5" exposed beam that capitalizes on the strength of ICF. The beam was installed using a beam pocket and beam opening and was slid into place after the walls were poured. The ceiling height was based on standard Fox Blocks dimensions to reduce cost while still creating the sensation of being in a large clearing in the woods with natural light beaming into the space.

Dallas has expansive soils which require extra attention at the build start. To compensate for this, the foundation features 45 piers that are drilled to the subterranean bedrock. The site also had a significant slope from the east side to the west side of the lot. A large natural stone retaining wall was installed to create an expansive yard for a future pool. In addition to the wall, the rooftop drainage of the Diceman home was deliberate. Downspouts were directed into a french drain with the retaining wall to ensure that soil moisture would not build up in the yard and impact the stability of the retaining wall.

Altogether, ICF, sheer walls, and a smart approach to the foundation and drainage ensure that this home is built to last.

Project Highlights

Finalist and People's Choice Award 2021 ICF Builder Awards

One story modern farmhouse offsite model home

Unique layout with tall ceilings in the public areas with Clerestory windows that bring natural light with minimal exterior glass.

Project Stats

Location: Dallas, TX

Industry: Small Residential

Size: 2,556 sq. ft. (Floor)

ICF Use: 2,691 sq. ft.

Cost: \$939,000

Total Construction: 33 weeks

ICF Installation Time: 10 days



"ICF HOMES ARE FOREVER HOMES THAT WITHSTAND THE TEST OF TIME."

HOFFMAN HOMES, BUILDER

Sustainability

Energy efficiency and sustainability are key features of the home. The house is listed with the Residential Energy Services Network (RESNET) with a Home Energy Rating score of 47 making it more than 50% more energy efficient than a standard new home and 80% more efficient than the average resale home.

In addition to the energy savings from building with ICFs, the home features all LED lighting and fixtures, a two stage LENNOX HVAC with Aprilaire Dehumidification that is tied to the thermostats/humidistats, the Frigidaire Professional Series Energy Star certified appliances, and a tankless water heater in conjunction with a 15 gallon reserve to minimize water waste.

The garage features a 220 pre-wire location for an electric car charger. The breaker panels have space for the breakers needed for a Solar electric inverter connection and the wire is in place for additional battery storage in conjunction with the solar array.

Budget

Designing and building with Fox Blocks contributed to this high-performance home being completed on budget even with the addition of a more extensive retaining wall.

Timing

The lots for the development connected with the offsite model/spec were completed in July of 2020, and the developer contracted for the first sale in the same month and has multiple sales in the works.

The home construction was slightly slowed by the COVID-19 pandemic, but the developer was happy with the speed of the build. One week of build time was saved by building with Fox Blocks ICFs.



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