

# *Raise the Floor 2010 Design Challenge*

## The Challenge

Raised Floor Living (SFPA + APA) challenges you to design a house that celebrates a raised wood floor foundation, incorporates wood products and systems in structural applications and possibly aesthetic applications as well, meets the demanding climate considerations of the Greater Houston area, reflects the past, current, and future heritage of southeast Texas, and considers environmentally friendly design (as determined in National Green Building Standard, ICC 700-2008).

## Specific Design Criteria

Raised Floor Living has selected Roger Farrow, City Homes of Houston, as the builder to construct the winning design. The project site is an In-fill lot located within the Houston Heights area of Houston. The design emphasis will be on a two-story Craftsman-style home, while taking advantage of modern building techniques.

**Location:** 635 E 12<sup>th</sup> St, Houston, TX 77009

**Lot size:** 75' x 125' (see survey drawing)

**Total Conditioned space:** 3700 sq. ft. min. - 4100 sq. ft. max.

- 4 Bedrooms
- 3 1/2 Full Bathrooms
- Detached garage with Game Room above (counts as conditioned space)
- Bridge above Porte Crochere to Gameroom.
- Summer kitchen with shed roof on yard side of garage.
- Unconditioned space:
  - Porte Crochere: 200 sq. ft. min. - 250 sq. ft. max.
  - Front porch / covered: 75 sq. ft. min. - 100 sq. ft. max.
  - Rear porch: 75 sq. ft. min. - 125 sq. ft. max.

### Minimum Setbacks:

Non DW side: 5 ft.

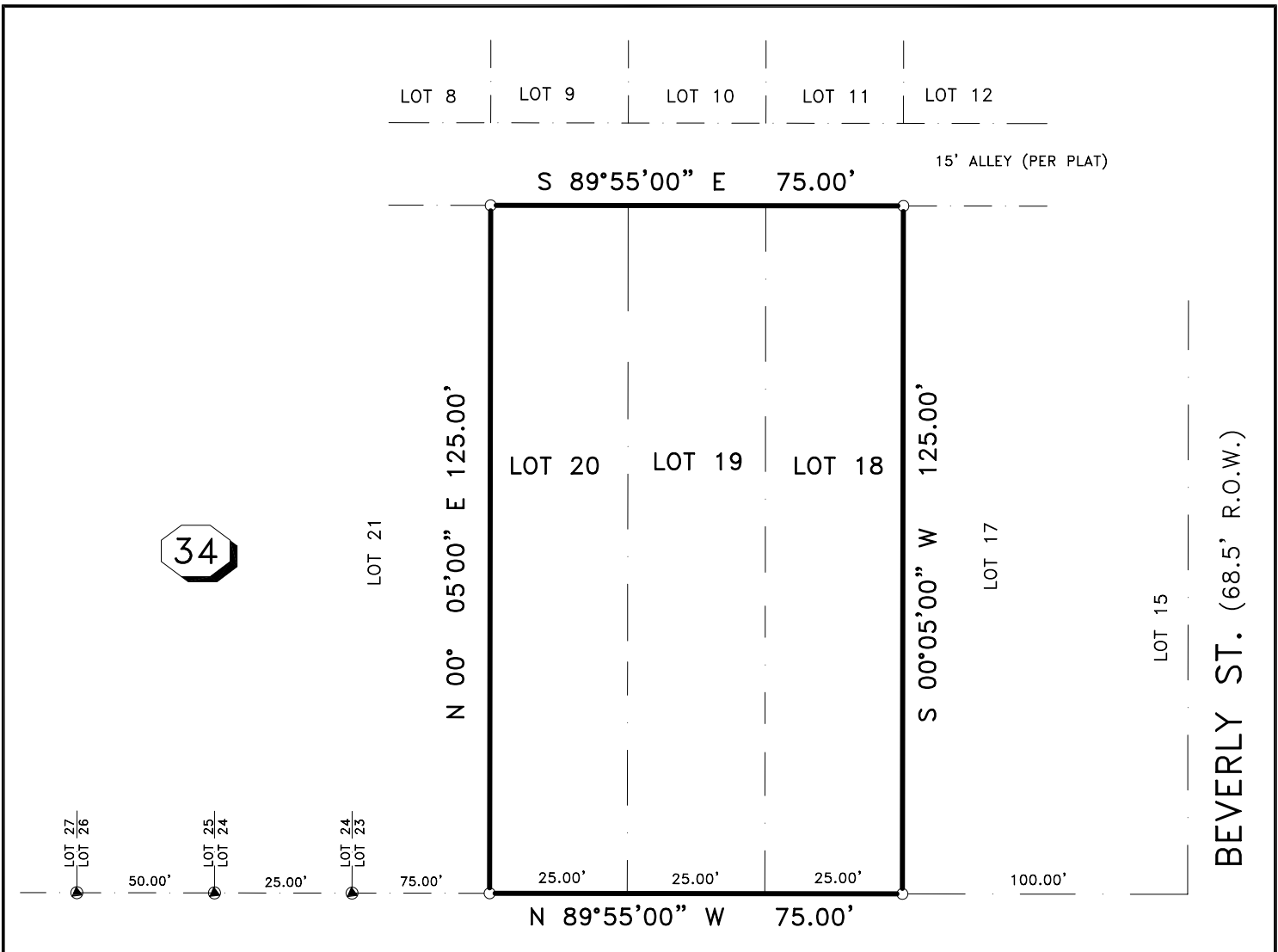
Front: 20 ft.

Back of Garage: 17 ft. from Rear Property Line, 3 ft min from side

### Additional Information Available

(download from [www.RaisedFloorLivingPro.com/raisethefloor.shtml](http://www.RaisedFloorLivingPro.com/raisethefloor.shtml)):

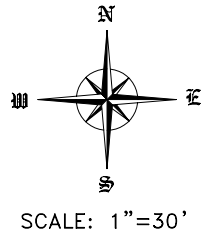
- Survey of lot
- Photos of lot and surrounding homes



**EAST 12TH STREET**  
(F.K.A. 12TH AVE.)  
(70' R.O.W.)

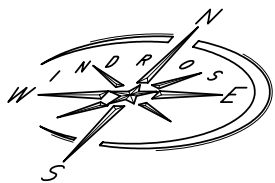
NOTES:

- 1) ● DENOTES CONTROL MONUMENT  
-PL- DENOTES POWER LINE, -SL- DENOTES SERVICE LINE  
-O- DENOTES CHAIN LINK FENCE, -//- DENOTES WOODEN FENCE.
- 2) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 5, PG. 51, H.C.M.R.



BUYER'S ACKNOWLEDGMENT \_\_\_\_\_  
THIS SURVEY IS NOT FOR FUTURE CONSTRUCTION PURPOSES.  
ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.  
THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 000353352, ONLY.

LOT LOTS 18, 19 AND 20	BLOCK 34	SECTION -	SUBDIVISION STUDES SECOND ADDITION		FLOOD NOTE  THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X"(UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480296 0670 K , REVISED APRIL 20, 2000 .
RECORDATION VOL. 5, PG. 51, H.C.M.R.		COUNTY HARRIS	STATE TEXAS	SURVEY -	
LENDER CO. COMMUNITY NATIONAL BANK		TITLE CO. CHICAGO TITLE COMPANY			
PURCHASER ADDRESS	ROGER A. FARROW, JR. 635 EAST 12TH AVE., HOUSTON, TEXAS				JOB NO. 36059K



I do hereby certify that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge.

FIELD WORK	08-22-03	AM
DRAFTED BY	08-22-03	VN
CHECKED BY	08-22-03	WP
KEY MAP NO.	453 W	

REVISION	
-	-
-	-

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**Professional Surveying  
and Engineering Services**

**THE SITE: 635 E. 12<sup>th</sup> St. Houston, TX 77009**

**LOT: 75'x125'**



**Streetscapes showing types of homes nearby**

