



# MILLER RANCH PORCH HOUSE VANDERPOOL, TEXAS

**24%** less energy consumed than a standard new home

**90%** of installed plants are drought-tolerant

**90%** permeable site

## LEED® Facts

MILLER RANCH PORCH HOUSE  
VANDERPOOL, TEXAS

LEED for Homes  
Certification awarded January 24, 2012

**Silver 45\***

Innovation & Design	5/11
Location & Linkages	2/10
Sustainable Sites	12.5/22
Water Efficiency	5/15
Energy & Atmosphere	13/38
Materials & Resources	10.5/16
Indoor Environmental Quality	11/21
Awareness & Education	0/3

\*Out of a possible 136 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.



## MILLER RANCH PORCH HOUSE

# Factory Luxury

### PROJECT BACKGROUND

Set gently on a ridge in Vanderpool, Texas, the first Porch House looks right at home. This is exactly what the house was designed to do- look at home in any environment. With a uniquely adaptable design and construction process, the house enables its inhabitants to partner with the environment, in a house shaped by the climate and place, where the landscape and rooms are a unified whole. Like many of our firm's celebrated designs, the Porch House is born from the simplicity of vernacular architecture and leverages what Lake|Flato has learned over the years in terms of good design, quality, sustainability, and practicality.

### STRATEGIES AND RESULTS

The factory built rooms are arranged on the site to take advantage of views, breeze, solar orientation, and outdoor spaces. The custom designed site built "porch elements", such as breezeways, porches, overhangs, and carports are the "connecting tissue" which hold the rooms together while allowing the overall design to adapt to the unique characteristics of the site, the weather and the client's program.

High-efficiency mechanical systems, water-saving features, natural ventilation systems with operable doors and windows, low embodied energy materials, healthy materials, daylighting, energy efficient LED lighting, and an overall "passive design" to the entire Porch House all work together to create a highly efficient house.

The home is designed to consume 24% less energy than a new home designed to code. It uses high-efficiency irrigation system, as well as indoor fixtures and fittings, to conserve water. Its offsite, prefabricated construction process provides a controlled factory environment that achieves resource efficiencies at the fabrication site and minimizes on-site job waste and labor transportation.

Prefab also ensures a consistent, high-quality product and reduces assembly time and associated costs. With plans to build in other corners of the country, the prefabrication will take place close to each site rather than trucking modules hundreds of miles.

### SEA CHANGE

The Porch House is an adaptable modular home that represents a sea change in housing. The design and construction community has not let this go unrecognized. In 2010 BUILDER, the leading media brand for the home building industry, named the Porch House the Project of the Year.

With 6-9 months between design and move-in, all involved save money, time, and resources without compromising on great design.

Future Porch Houses are planned in Colorado, South Carolina, Texas, and Louisiana.

*"[Miller Ranch Porch House] encompassed alternative building systems and solutions that leave a lighter environmental footprint and respect the land, while still delivering safe, durable, comfortable, and ideally beautiful shelter."*

BUILDER Magazine  
on the 2010 Builder's Choice winners



Architect: Lake|Flato Architects  
Contractor: Duecker Construction  
Landscape Architect: Ten Eyck Landscape Architects  
LEED Consultant: Contexts LLC  
Lighting Designer: Brown Design Consultants  
MEP Engineer: Eric S. Johnson, P.E.  
Structural Engineer: MJ Structures  
Project Size: 1,500 square feet  
Total Project Cost: Withheld by owner's request  
Cost Per Square Foot: Withheld by owner's request

Photographs Courtesy of: Frank Ooms

### ABOUT THE CENTRAL TEXAS-BALCONES CHAPTER

The Central Texas - Balcones Chapter of the U.S. Green Building Council (USGBC CT-B), founded in 2003, is a 501c3 non-profit comprising industry leaders from Austin, San Antonio and the surrounding communities of Central Texas. Members include building industry professionals, facility managers, property owners and others committed to accelerating growth in sustainable building and land development practices through innovation, advocacy and partnerships. The Chapter hosts Leadership in Energy & Environmental Design (LEED) Green Building Rating System™ workshops, holds educational sessions on sustainable technologies and applications, and offers networking events for green-building professionals in the region.



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512-470-9923