LEED for Homes Project Snapshot

Thompson Thrift
Plumb Tree Garden Duplexes
Noblesville, Indiana
LEED GOLD

20 % Expected Energy Savings
Based on HERS Score
99 % of Units below 80% AMI
(Area Median Income)

Photo Courtesy of: Thompson Thrift

STRATEGIES AND RESULTS
Plumb Tree Garden is a newly constructed 6 Unit Senior affordable housing project located in Noblesville. Every unit includes energy, water and resource efficient features including low flow fixtures, tankless water heaters, solar tubes, durable local materials, panelized roof and wall systems, native landscaping, and energy star windows, doors, lighting, appliances and home certification. Gold certification was easily earned for this project due to its vicinity to nearby downtown, with resources such as schools, restaurants, shops, as well as its dense urban site.

EXEMPLARY PERFORMANCE
A CIR was awarded for this project for the alternative method of reaching awareness and education. In addition to a tenant open house and walk through training, the builder and architect of the project was involved in an affordable housing conference. Exhibiting their LEED projects, and participating in a panel discussions regarding green design and building in affordable homes. This project also achieved additional points for reducing urban heat island effect by using 100% light colored concrete for all sidewalks, driveways and patios /

LEED™ Facts
Plumb Tree Garden

LEED for Homes Certification Awarded April 2010
Gold 67
Innovation in Design 6.5/11
Location & Linkages 9/10
Sustainable Sites 18/22
Water Efficiency 6/15
Energy & Atmosphere 9/38
Materials & Resources 9.5/16
Indoor Environmental Quality 7/21
Awareness & Education 2/3

*Out of 136 possible points

PROJECT BASICS
Project Type Affordable
Conditioned Space 950 sq ft
Apartments 6
Buildings 3
Lot Type Previously Developed
Construction Type New Construction

KEYS TO SUCCESS
Windows & Doors Energy Star
HVAC Type Heat Pump
Appliances Energy Star
Low VOV Many Materials
Advanced Awareness & Education
Home Size Adjustment

THE LEED FOR HOMES DIFFERENCE
Construction Waste Management Plan YES!
On-Site Performance Tests YES!
Custom Durability Planning Checklist YES!
Third-Party Verified Documentation

About the Project Team
The Architecture Studio - Architect of Record and LEED AP Homes Consultant
HAND - Hamilton County Area Neighborhood Development - Project Developer and Owner
Milestone Ventures - Consultants
Thompson Thrift - Builder

About LEED for Homes
LEED for Homes is a voluntary, third-party certification program developed by residential experts and experienced builders. LEED promotes the design and construction of high-performance green homes, and encourages the adoption of sustainable practices throughout the building industry.

www.usgbc.org/homes