LEED for Homes Project Snapshot

Thompson Thrift
Spicewood Gardens Duplexes
Sheridan, Indiana
LEED SILVER

22% Expected Energy Savings
Based on HERS Score

88% of Units below 80% AMI
(Area Median Income)

Photo Courtesy of Thompson Thrift

STRATEGIES AND RESULTS
Spicewood Gardens is a newly constructed 26 unit senior affordable housing complex located in Sheridan Indiana. Every unit includes energy, water and resource efficient features including low flow fixtures, durable local materials, panelized roof and wall systems, native landscaping and energy star windows, doors, lighting, appliances and home certification. Local housing authorities have started putting an emphasis on community developers building LEED affordable homes in their areas. This is HAND’s first but certainly not last LEED for Homes project in Hamilton County. It is also the first LEED Silver affordable multi-family project in Indiana.

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
Spicewood Gardens

LEED for Homes Certification Awarded: April 2010
Silver 56%
Innovation in Design 6/11
Location & Linkages 5/10
Sustainable Sites 8/22
Water Efficiency 4/15
Energy & Atmosphere 9/38
Materials & Resources 9/16
Indoor Environmental Quality 13/21
Awareness & Education 2/3

*Out of 136 possible points

PROJECT BASICS
Project Type Affordable
Conditioned Space 950 sq ft
Apartments 26
Buildings 1
Lot Type Edge
Construction Type New Construction

KEYS TO SUCCESS
Windows & Doors Energy Star Rated
HVAC Type Heat Pump
Low VOC Many Materials
Advanced Education & Awareness
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