

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 /

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	<input checked="" type="checkbox"/> YES!
On-Site Performance Tests	<input checked="" type="checkbox"/> YES!
Custom Durability Planning Checklist	<input checked="" type="checkbox"/> YES!
Third-Party Verified Documentation	<input checked="" type="checkbox"/> YES!

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

LEED for Homes Provider

AES

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

The information provided is based on that stated in the LEED® project certification submittals. USGBC does 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.

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