

# LEED for Homes Project Snapshot

Canyon Builders ILO Pepper Viner

Sunnyside Pointe Villas

864 E Emma Marie St

**LEED PLATINUM**

**42%** Expected Energy Savings  
Based on Energy Modeling

**82%** Construction Waste  
Diverted from Landfill



Photo courtesy of: Rich Franz-Ünder, Pima County

## STRATEGIES AND RESULTS

Sunnyside Pointe Villas consists of 90 single-family, detached-style rental units for seniors 62 years and older with incomes from 40% to 60% of the area median income. The project includes 60 one-bedroom/one-bath 751-square foot units, 30 two-bedroom/one-bath 952-square foot units, and a community building with supportive services for seniors. The project had an initial goal of LEED gold certification, but it was quickly recognized that these homes could easily achieve platinum. Pepper Viner Homes was selected as the vertical contractor for this project. Pepper Viner Homes has been awarded Builder of the Year for 3 consecutive years by Southern Arizona Home Builders Association for being a leader in green building and smart growth. The project team worked diligently to insure that all LEED related items were clearly captured within all plans, scopes of work, etc.. Design meetings were held with the architect, landscape architect, mechanical engineer, and builder regularly to ensure that all the measures required to meet LEED certification were implemented.

## EXEMPLARY PERFORMANCE

WEc2.1 Irrigation

## LEED™ Facts

Sunnyside Pointe Villas



LEED for Homes  
Certification awarded

**Platinum 87.5**

**Innovation and Design 7.5/11**

**Location and Linkages 9/10**

**Sustainable Sites 14/22**

**Water Efficiency 9/15**

**Energy & Atmosphere 21/38**

**Materials & Resources 12/16**

**Indoor Environmental Quality 13/21**

**Awareness & Education 3/3**

\*Out of 136 possible points

## PROJECT BASICS

Project Type	Single Family Production
Conditioned Space	902 s.f.
Number of Homes	90
Lot Type	Infill
Construction Type	New Construction

## KEYS TO SUCCESS

Roof Insulation	Open Cell Spray Foam
Wall Insulation	R-19 Eco-Bat Insulation
Windows	U 0.27 / SHGC 0.23
Heat Pump	SEER 13 / HSPF 8
Landscaping	Drought Tolerant
Irrigation	High Efficiency
Plumbing Fixtures	Very High Efficiency

## 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

Developer: La Frontera Housing, Daniella Zepeda

Project Manager: Hisey Group, Jason Hisey

Architect: Krebs Carhuff, Phil Carhuff

Contractor: Pepper Viner/Canyon Builders, Les Martin

Landscaping: Ventana Landscaping

Mechanical: Excel Mechanical

## LEED for Homes Provider

Pima County Development Services

## 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 through the building industry.



[www.usgbc.org/homes](http://www.usgbc.org/homes)

The information provided is based on that stated in the LEED™ project certification submittal. 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.