

# LEED for Homes Project Snapshot

## Senior Housing Group and Evergreen Partners

Sentinel Plaza (New Armory)

125 S Linda Ave, Tucson Az  
(Registered as 795 W Congress)

**LEED GOLD**

**28%** Expected Energy Savings  
Based on Energy Modeling

**92%** Construction Waste  
Diverted from Landfill



Photo courtesy of: Ross Cooperthwaite Photography

### STRATEGIES AND RESULTS

Sentinel Plaza is a brand-new, energy efficient independent senior apartment building for low income seniors. The site is just west of downtown Tucson in a new transit-oriented district that is certified Gold under LEED for Neighborhood Development.

The six-story building is the first of its height constructed out of Integra™ Block, an insulated, locally produced, post-tensioned concrete block system. The project's tax credit funding source required the design/build team to prove the system's efficiency, which passed with flying colors. Residents' utility usage is kept low through the use of passive shading devices and efficient windows, appliances and HVAC systems. A 128kW roof-top PV array powers the occupancy sensor-controlled common area lighting. Water efficient fixtures and irrigation contribute to the sustainable features of this durable desert dwelling.

### EXEMPLARY PERFORMANCE

SSc5 Pest Control  
WEc2.1 Irrigation

### LEED™ Facts

Sentinel Plaza



LEED for Homes  
Certification awarded

**Gold 71.5 \***

**Innovation and Design 6/11**

**Location and Linkages 10/10**

**Sustainable Sites 16/22**

**Water Efficiency 5/15**

**Energy & Atmosphere 16/38**

**Materials & Resources 9.5/16**

**Indoor Environmental Quality 7/21**

**Awareness & Education 2/3**

\*Out of 136 possible points

### PROJECT BASICS

Project Type	Multi-family
Conditioned Space	141,958 s.f.
Apartments	143
Buildings	1
Lot Type	Infill
Construction Type	New Construction

### KEYS TO SUCCESS

LEED for ND	10 Points Earned
Wall Insulation	R19 Integra Block
Windows	U 0.51 / SHGC 0.23
HVAC	SEER: 14/15
On Site Renewables	128 kW PV
Irrigation	High Efficiency
Plumbing Fixtures	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

**Senior Housing Group and Evergreen Partners** are focused on preserving and improving federally assisted multifamily properties through out the U.S.

**Lizard Rock Designs, Architecture and Planning**, is committed to the idea that good, sustainable design can transform lives. 520.882.4484

**W.E. O'Neil Construction** is committed to promoting sustainable building practices. 520.792.0734

### 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 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.