

## PROJECT PROFILE



### STONES RIVER MANOR MURFREESBORO, TN

**29%** more energy efficient than current code requirements

**40%** of construction waste diverted from the landfill

**100%** of interior spaces designated tobacco-free



### LEED Facts

#### Freedom Plaza Cookeville, TN

LEED for Homes  
awarded June 2012

|                               |         |
|-------------------------------|---------|
| <b>GOLD</b>                   | 73*     |
| Innovation and Design Process | 9/11    |
| Location and Linkages         | 9/10    |
| Sustainable Sites             | 10.5/22 |
| Water Efficiency              | 5/15    |
| Energy and Atmosphere         | 14/38   |
| Materials and Resources       | 9.5/16  |
| Indoor Environmental Quality  | 13/21   |
| Awareness and Education       | 3/3     |

\*Out of a possible 136 points

# LEED® PROJECT PROFILE

## Stones River Manor • Murfreesboro, Tenn.

The Stones River Manor Project applied for 73 out of 136 possible LEED points (“credits”). Some of the credits applied for include:

- **Location and Linkages Credit 2: Site Selection** – This project was not built on an environmentally sensitive site.
- **Location and Linkages Credit 3: Preferred Locations** – At least 75% of the perimeter immediately borders previous developed land.
- **Location and Linkages Credit 4: Infrastructure** – This project was developed on land that was within ½ mile of existing water service lines and sewer service lines.
- **Location and Linkages Credit 5: Outstanding Community Resources/Transit** – This project was located with ½ mile of 14 community resources.
- **Sustainable Sites Credit 1: Site Stewardship** – Prior to construction, appropriate erosion control measures were designed and planned. During construction, these measures were implemented including: stockpiling and protecting disturbed topsoil from erosion, controlling the path and velocity of runoff with silt fencing, protecting onsite storm sewer inlets with straw bales and silt fencing and providing swales to divert surface water from hillsides.
- **Sustainable Sites Credit 2.4: Drought-Tolerant Plants** – Utilized drought-resistant plants for landscaping.
- **Sustainable Sites Credit 4: Surface Water Management** – The project was designed so that at least 70% of the buildable land, not including area under the roof, is permeable.
- **Water Efficiency Credit 3: Indoor Water Use** – Indoor demand for water was minimized through water-efficient fixtures and fittings.
- **Energy and Atmosphere Credit 1: Optimize Energy Performance** – This project met the requirements for the Energy Star for Homes program and was designed to be 29% more energy efficient than current code requirements.
- **Material and Resources Credit 1: Material-Efficient Framing** – The framing waste factor for this project was limited to less than 10%.
- **Material and Resources Credit 2: Environmentally Preferable Products** – No Tropical Woods were used in this project.
- **Materials and Resources Credit 3: Waste Management** – 40% of the Construction Waste was diverted from landfill and was recycled.
- **Indoor Environmental Quality Credit 2: Combustion Venting** – The leakage of combustion gases into the occupied space of the homes were minimized through the following:
  - No unvented combustion appliance were installed
  - Carbon Monoxide monitor were installed
  - No fireplaces and woodstoves were installed
  - No combustion space and water heating equipment was installed
- **Indoor Environmental Quality Credit 4: Outdoor Air Ventilation** – The occupant have a reduced expose to indoor pollutants by ventilating with outside air. The whole building ventilation system was designed and constructed to comply with ASHRAE Standard 62.2-2007.
- **Indoor Environmental Quality Credit 7: Air Filtering** – Air Filters were installed that have a MERV of greater than 10 and the air filter housing were airtight to prevent bypass or leakage.
- **Indoor Environmental Quality Credit 8.3: Preoccupancy Flush** – A preoccupancy whole-house flush was implemented to remove volatile pollutants.
- **Indoor Environmental Quality Credit 9: Radon Protection** – The project was built with radon-resistant construction techniques as prescribed by the EPA.