

ZEPHYR GATE





Project Summary

Zephyr Gate consists of 130 attached three-story townhomes. The project received a GreenPoint rating of 79 points, with particularly high marks in the energy efficiency category. The townhomes are built to be 16% more energy efficient than required by Title 24, with energy saving features such as cool roofing materials that reflect the sun's heat from the roof.

Green Building Features

Site Design & Community

- Urban infill, high density project near public transportation. (33 units/acre)
- Front doors have view to outside callers and can be seen by neighbors.
- Exterior lights shielded to reduce light pollution.

Resource Conservation

- 50% recycling of construction waste.
- Reused existing concrete as roadbase and railroad canopy in park.
- Foundation drainage system.
- Engineered lumber: glulam stair stringers, I-joists, OSB.
- Bamboo flooring. & exposed concrete as finsished floor.

Residential New Construction

1769 14th St. Oakland 94607

GreenPoint -Multi-family New Construction

Recognition per City Council Resolution 81832

ZEPHYR GATE

Water Efficiency

- Water service submetered to individual units.
- Pre-plubmed for municipal recycled wastewater.
- Native drought-tolerant, turf-free landscaping with high-efficiency irrigation system.
- Permeable concrete paving.

Indoor Air Quality

- Energy Star bathroom fan vented to outside.
- Kitchen range hood vented to outside.
- Low-VOC interior paint.
- Acoustic control: sound rated-windows.
- Carbon monoxide alarms.

Energy Efficiency

- 15% more efficient than Title 24.
- Rigid foam underlayment.
- Energy Star cool roof membrane.
- Energy heel roof trusses.
- HVAC system designed to ACCA Manual J,D and S recommendations.

- that sets this Pulte Home community ahead of the competition."
 - Sandy Richert, General Sales

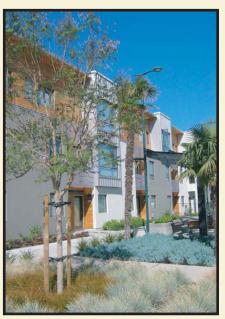
"Zephyr Gate's GreenPoint

Rating is one more feature

- Ductwork installed within conditioned space.
- Ductwork pressure balanced.
- Double-pane, low-e, thermally broken aluminum windows.
- Energy Star 25 cu. ft. refrigerators & dishwashers.







Project Team

Developers: Pulte Homes, Andy Cost & Dan Carroll, 6210 Stoneridge Mall Rd., Pleasanton, CA 94588 Architect: Kava Massih Architects, Kava Massih, 2830 Ninth St., Berkeley, CA 94710 Landscape Architect: Miller Company, Jeff Miller, 1585 Folsom St., San Francisco, CA 94103 Civil Engineer: Civil Engineering Associates (CEA), Don Utz, 2850 North First St., Ste., 290, San Jose, CA 95112



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