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 finished floor.
### ZEPHYR GATE

**Water Efficiency**
- Water service submetered to individual units.
- Pre-plumbed 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.

- Ductwork installed within conditioned space.
- Ductwork pressure balanced.
- Double-pane, low-e, thermally broken aluminum windows.

---

"Zephyr Gate's GreenPoint Rating is one more feature that sets this Pulte Home community ahead of the competition."

Sandy Richert, General Sales

---

**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

---

**Learn More!** [www.oaklandgreenbuilding.com](http://www.oaklandgreenbuilding.com)