



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 finished 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-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.
- Energy Star 25 cu. ft. refrigerators & dishwashers.

"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



Contact Info :
Heather Klein
Planning and Zoning Division
(510)238-3659
hklein@oaklandnet.com

Learn More! www.oaklandgreenbuilding.com