

# GREEN POINTS IN PLEASANTON

*Sycamore Heights developer sees Pleasanton's green building initiatives as the wave of the future*



At Sycamore Heights in Pleasanton, SummerHill Homes is currently building executive-style homes that surpass local green building requirements. The decision to “go green” at Sycamore Heights was made in collaboration with the City of Pleasanton, which provides guidelines for environmentally sensitive home building through its Green Points program.

During the initial planning stages for this community, SummerHill was presented with the “New Homes Green Points Calculator,” a checklist of over 100 areas that needed to come under the green microscope. For each, SummerHill was asked to indicate its level of compliance in using environmentally sound materials and procedures and to make changes as needed.

“At first, we saw a very long list, but when we sat down, we realized we were already in compliance in many of the areas,” says Jerry Cooper, SummerHill’s vice president of operations.

The company was already realizing the benefits of recycling construction materials, and using engineering lumber, high efficiency irrigation systems, composite siding, energy-efficient windows and a number of other program recommendations. When all was said and done, the company scored well in excess of City and County requirements.

Cooper and other SummerHill Home executives feel that these initiatives are the wave of the future and agree that the ultimate benefit will be with homeowners as well as the entire community.

The 48 single-family homes underway at Sycamore Heights range from approximately 3,200 to 5,000 square feet. The three model homes will be open for the green home tour.

## GREEN at a GLANCE

### ENERGY & SYSTEMS

- ComfortWise® energy-efficient homes with Energy Star® designation
- Built to be 20% more energy efficient than required by Title 24 Standards
- Fiberglass insulation with no added formaldehyde (Johns Manville)
- Dual-paned vinyl windows with low-e glass (Andersen)
- French doors with low-E glass (Andersen)
- Overhangs on south-facing windows
- High-efficiency forced air gas furnace (Carrier)
- Hot water recirculation pump
- Compact fluorescent light bulbs
- Energy Star® dishwasher and energy-efficient refrigerator (offered as option)
- Duct mastic on all duct joints

### MATERIALS & PRODUCTS

- 15% flyash in concrete
- Engineered lumber for floors, structural beams and headers
- Wood I-joists for floors and ceilings
- OSB for subfloors and sheathing
- Finger-jointed trim
- Non-CCA treated wood
- Fiber-cement exterior siding (James Hardie Hardiplank and Hardishingle)
- Durable concrete roof tiles (Monier Lifetile)

### OTHER GREEN FEATURES

- 75% recycling of construction waste
- Reused form boards
- Built-in recycling center
- Stormwater management and soil protection during construction
- High-efficiency irrigation system and resource-efficient landscapes
- Range hoods vented to outside
- Low-VOC interior paint

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—Jerry Cooper, developer

## ENERGY EFFICIENCY & COMFORT

**ComfortWise® and Energy Star®.** The homes at Sycamore Heights are ComfortWise® homes — designed and built for energy efficiency and independently inspected for quality by energy experts. ComfortWise® homes qualify for the U.S. Department of Energy and Environmental Protection Agency's Energy Star® Homes program. Compared to conventionally built homes, ComfortWise® homes have lower energy bills, are more comfortable, and help protect the environment by reducing pollution associated with energy generation.

**BUILT:** UNDER CONSTRUCTION

**SIZE:**

3,200 to 5,000 SF

**DEVELOPER/BUILDER:**

SUMMERHILL HOMES

**ARCHITECT:**

SCHEURER ARCHITECTS, INC.

## RESOURCE-EFFICIENT PRODUCTS

**Durable, long-lasting exterior materials.** Some of the homes have fiber-cement siding, which is composed of cement, sand and cellulose fibers. Fiber-cement siding is more durable than wood, termite resistant, noncombustible, and warranted to last 50 years. The roofs are durable concrete tiles.

**Engineered lumber.** Engineered lumber products use trees efficiently by making large-dimension materials out of wood chips and young trees. Engineered lumber is also more dimensionally stable and straighter than conventional lumber. Engineered lumber products in Sycamore Heights' homes include I-joists for floor and ceiling joists, oriented strand board (OSB) for subfloors and sheathing, and finger-jointed trim.

*“Every homeowner appreciates energy savings, long-lasting materials, and sound construction practices.*

*A positive impact is what it's all about.”*

—Jerry Cooper, developer

