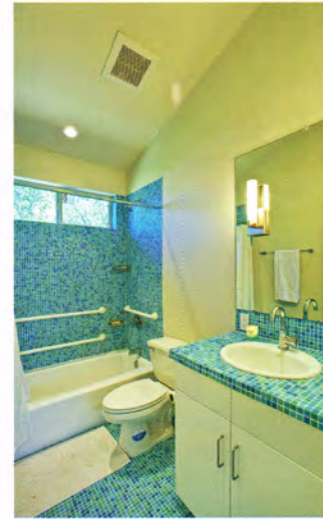


**Owners:** 2736 Partners LLC  
**Architect:** CF Architecture  
**Builders:** Hohnstreiter LLC  
**Mechanical:** Stan's Heating and Air Conditioning  
**Insulation:** Hinkle Insulation and Drywall  
**Landscaping:** BioGardener

**5004 Delores Ave.**

Austin Energy Green Building rating: ☆☆☆☆☆



Photos by: Patrick Y. Wong/www.stellerwong.com

EAST AUSTIN



**Highlighted Technology:**  
*Urban infill, the reuse of urban lots, reduces suburban sprawl, revitalizes neighborhoods and cuts transportation costs.*

## Description

This is an architecturally innovative, eco-friendly home that respects the neighborhood scale. Though only 1,289 sq. ft., this house feels much bigger thanks to generous amounts of natural light and high ceilings.

## Green Features

- Urban infill site; close to public transit, grocery store, and public park
- Job site materials reused or recycled
- Large front porch mitigates heat gain on west
- Loft-like interiors; high windows; walls that stop short of ceilings, French doors with translucent glass allow daylight and privacy throughout
- 2" x 6" walls; formaldehyde-free insulation; low-E windows; Norgard® radiant roof barrier
- Engineered floor joists; Benjamin Moore Eco Spec no-VOC paint; low-VOC linseed and tung oils used on wood counters; AFM low-VOC tile sealers; low-VOC glue used in laying bamboo flooring
- Fluorescent lighting inside and outside; LED "Spore" doorbell; Energy Star® dishwasher, refrigerator, and horizontal axis clothes washer
- Solar-powered exterior lights at front steps and living room slider, Austin Energy GreenChoice® wind power
- ADA grab bars in guest bathtub/shower enclosure

- Low water use through horizontal axis clothes washer, Bosch dishwasher; low-flush or dual-flush toilets; no turf grass; rainwater catchment system using four 65-gallon City of Austin rainwater barrels; bamboo mulch and bulbine plants selected from the City of Austin Grow Green list; planting beds use Thunder Dirt and hardwood mulch
- Noise pollution due to the open living-kitchen-dining area addressed with low noise (51 dB) Bosch dishwasher, and low noise Panasonic Whisper bath fans (Sone = 0.7)
- Durability ensured through soil testing and foundation recommendations from local engineering firm; local structural engineer; HardiPlank® siding
- Awareness and education of green residential building through advertised open houses, article published in the Austin American-Statesman, local broadcast media coverage

## Directions

East Austin – From E. Martin Luther King Jr. Blvd., go south on Airport Blvd., left on E. 12th St., right on Springdale Rd., left on Ledesma Rd, left on Mason Ave., right on Delores Ave., house is on immediate left.