Quality Construction Matters

Post Tensioned Construction Method: The building has been constructed using "post tensioned concrete." This is generally considered a superior construction method as opposed to other types of construction.

This is important because in general it allows for higher ceilings. It reduces shrinkage and cracking over time that may be more pronounced in other construction types. Further it allows for larger spans and therefore fewer support columns in a six story building.

Additionally, the use of "post tensioned concrete" in the structure increases fire safety and limits sound transmission between floors.

Wall Construction Between Units: The walls are composed of metal studs as opposed to wood. While more costly, there is little or no shrinkage with metal. This again reduces more pronounced cracking over time.

Even more important is that the units are separated by three separate 4" walls. The significance here is that with two walls, each of the two walls has things like electrical outlets in them. These openings in the walls are the areas that allow the greatest transfer of sound between units. By adding a third wall we have provided a virtually solid barrier between the units thus reducing the ability for sound to penetrate. The unit joining walls are also insulated.

At the recommendation of the acoustic engineer, we literally have six layers of drywall between units.
See diagram below

Flooring: Again paying great attention to sound transfer between units, we have required that in all non-carpeted areas, a sound dulling underlayment material be installed first. This is again intended to limit sound transfer from a unit to unit.

Windows and Patio Doors: The building is to be constructed using high-quality Pella windows and patio doors.

TYPICAL UNIT PARTY WALL

