



The Sound of Silence at Vesper



THE PROJECT:

Vesper

DEVELOPER:

Pearlstone Partners

ARCHITECT:

STG-Austin

BUILDER:

AECOM Hunt

TILE INSTALLATION:

Fabulous Floors

DATE & LOCATION:

2023 Austin, TX

ABOUT

The multi-family construction project at 84 East Avenue is a testament to the exceptional quality and efficiency achieved through thoughtful material selection and expert guidance. Comprising 283 meticulously designed condominium units, the project required comprehensive waterproofing solutions for all bathrooms and sought a robust method to minimize impact transmission between stories.

SOUND EXPERIENCE

Recognizing the success of DITRA-HEAT-DUO in a previous undertaking, tile installers Fabulous Floors opted to integrate the sound control membrane into the construction plans for the Vesper. Drawing upon their prior positive experiences with Schluter, the tile installers actively engaged with the manufacturer to ensure optimal outcomes.



TEAM EFFORT

The collaboration between STG and Schluter proved instrumental in elevating the construction process. Schluter representatives provided valuable insights, demonstrating the advantages of a specific installation sequence that not only maximized efficiency but also accelerated the project timeline. This hands-on guidance significantly contributed to improved installations by the contractors.

Notably, Schluter's involvement facilitated successful flood tests, showcasing the resilience and effectiveness of their waterproofing solutions. With the full Schluter system implemented in all bathrooms, property owners can enjoy the peace of mind afforded by a lifetime warranty, underscoring the durability and reliability of the chosen products.



PRODUCTS USED

Schluter®-KERDI-LINE linear drain with tileable grate



Schluter®-KERDI bonded waterproofing and vapor-retardant membrane

Schluter®-DITRA-HEAT-DUO uncoupling membrane with integrated sound control and thermal break



SOUND CONTROL: SUPERIOR RESULTS

Apparent Impact Insulation Class (AIIC) = 64



Impact sound transmission through floor-ceiling assemblies was evaluated by a tapping test following ASTM Test Method E1007-21. The evaluation focused on the sound transmission from the main bathroom (source) to the main bathroom (receive) situated directly below. Notably, the report reveals a specific result: an AIIC value of 64. This score is exceedingly higher than typical building code requirement values of 50, as well as high-end luxury condominium requirement values of 55.



SWIFT & STRAIGHTFORWARD

Fabulous Floors, the contracted construction team responsible for the installation, expressed their admiration for DITRA-HEAT-DUO. They highlighted its notable attributes, such as its quick and simple installation process, which required minimal coordination with other trades. This not only expedited the construction timeline but also underscored the product's efficiency and user-friendly characteristics, leaving a positive impression on the skilled contractors from Fabulous Floors.

“Any high rise can be a real logistical nightmare. The need for efficiency, including loading out materials quickly, and ease of installation with respect to building products is a necessity. This makes things so much easier on the guys working.”

- John Saye, Fabulous Floors

