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BUILDING INTEGRITY

IT IS NOT NECESSARY to understand all of the engineering, design and construction decisions involved in the development of Zilker Park Residences, but taking the time to consider their meaning will underscore the care and integrity with which this development has been designed. Few residences are ever built as solidly and thoughtfully with an eye to permanence and history as Zilker Park Residences.

- Professionally engineered structure
- Reinforced concrete frame structure poured in place
- Underground concrete parking all on one level
- Concrete and steel piers anchor foundation in bedrock
- Fire protection sprinkler system throughout structure
- Acoustically engineered to updated sound transfer standards
- 9" thick concrete floor
- Gypsum board ceiling enclosing insulation & ducts
- Total floor separation system of 1'9"
- Professionally engineered design of mechanical, electrical and plumbing systems
- High efficiency commercial grade HVAC systems
- Elevators (1 per 16.6 Units)
- Five stories in 60 feet of height
- 10' net floor to ceiling height (ground floor 10'6")
- Sun shading with cantilevered porches, balconies and screens
- Storm water filtration system
- Local materials
- Sustainable site remediation
- Sustainable forest certified wood products
- Low VOC paints and adhesives
- Recycled building materials
- Granite countertops
- Low E glass
- Natural fiber carpets from sustainable materials
- Water conserving bath/kitchen appliances and fixtures
- Energy efficient lighting in common areas
- Hybrid car plug ports

