

PROJECT PROFILE | THE VINEYARD LANE CONDOS - BAINBRIDGE ISLAND, WASHINGTON

BUILDING PROJECT TEAM

O'Connor Kriegh Architects
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Browne Engineering
O'Brien & Company

VAPROSHIELD REPRESENTATIVE

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PRODUCT(S)

Black WALLSHIELD®
VAPROFLASHING BLACK

PROJECT DESCRIPTION

Vineyard Lane is a 115,000 square feet, 45 to 50 unit condominium community just north of the ferry terminal on Bainbridge Island off the coast of Washington. Prices for units range from \$349,000 to \$849,000.

The project requirements were dictated by the planning teams goals to achieve an advanced environmentally and fiscally feasible project.

Many of the materials (including VaproShield products) are recyclable. The Kitsap County Public Works department referred to Vineyard Lane as “a model for other builders to follow suit”.

The physical design of the building envelope included open joint rain screen with three different types of open joint small, large and beveled siding configurations.

WallShield was selected because of its unique performance capabilities in an open joint situation and its ability to address the climate demands in the northern Pacific region.

The initial window flashing was changed to VaproFlashing due to its resistance to UV.



The Vineyard Lane Condominiums with Black WallShield and VaproFlashing Black



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The Vineyard Lane Specifications, Siding section stipulates: "All siding is on rain screen and VaproShield as specified by Exterior Research & Design waterproofing consultants.

All windows are fully wrapped with VaproShield system as specified by ERD."



VaproFlashing Black surrounding windows



Detail of open joint rain screen design Prodemia cladding with VaproFlashing Black

Vineyard Lane earned a "Built Green" status and the 2006 Earth Day Award from Kitsap County in the Green Building category. The award recognizes the environmentally conscious efforts of developers and others involved in the project. VaproShield products were designed with nature and built environment in mind. VaproShield products are 100% recyclable. Our breathable membranes, WallShield and WrapShield are inert and can be recycled into its original bead form for reuse in other manufacturing processes. Residual vinyl trim material and old windows are processed and reused, becoming our VaproSillSaver™ components. Our VaproFlashing™ 3D factory formed corners and VaproFlashing rolls are designed to eliminate time and materials waste. VaproFlashing 3D factory formed corners are form filled, eliminating the time and effort necessary to cut and place individual strips of flashing into window spaces. Our flashing rolls are cut to the appropriate width and may simply be rolled and fixed in place.

