

PROJECT PROFILE | MURAL APARTMENTS | OAKLAND, CA

ARCHITECT

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INSTALLERS

Ironwood Commercial Builders, Concord, CA
Country Builders, Livermore, CA

PRODUCT(S)

WRAPSHIELD RS™ Rain Screen Vapor Permeable Water Resistive Barrier (WRB) and Air Barrier (AB) Membrane

VAPROFLASHING™ SA Self-Adhered
VAPROLIQUI-FLASH™ Vapor Permeable Liquid Applied Flashing

PROJECT DESCRIPTION

Over 330,000 sq. ft. of WrapShield RS Rain Screen Vapor Permeable Water Resistive Barrier (WRB) and Air Barrier (AB) Membrane with built-in drainage matrix (7mm) was installed on Mural Apartments. WrapShield RS Rain Screen offers one step installation of WRB, air barrier and rain screen cavity. It helps to dry out the cementitious building materials and the drainage matrix provides a rain screen cavity, reducing the incidence of moisture-related damage. In addition, WrapShield RS is an air barrier that increases energy efficiency.

Mural [Apartments] is a \$44 million residential transit village/housing project. Named after Oakland's rich tradition of mural art, Mural will include 90 rental apartments for residents with incomes ranging from 30% to 50% of the area median income. Its location adjacent to MacArthur BART Station makes it a lucrative housing option for those living and commuting to San Francisco.



Over 330,000 sq. ft. of WrapShield RS Rain Screen with 7mm built-in drainage matrix was installed on Mural Apartments. The drainage matrix provided a cost-effective rain screen cavity behind the stucco and fiber cement lap siding.



Along with the WrapShield RS Rain Screen field membrane, VaproFlashing SA Self-Adhered and VaproLiqui-Flash were applied on approximately 200 window openings, saving hundreds of labor hours compared to traditional flashing methods.



WrapShield RS Rain Screen offers a one-step installation of WRB, air barrier and rain screen cavity.