



# Atlas Supply

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# UP-DATE

1st. Qtr. 2009

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◆ Sealants ◆ Coatings ◆ Waterproofing / Dampproofing ◆ Concrete Repair & Protection ◆ Industrial MRO ◆ Tools & Accessories

## Riva on the Park Apartments

22-story, 294-unit building  
25,000 ft<sup>2</sup> eco-roof

### Products Used:

- *Dow Corning*<sup>®</sup> 795 Silicone Building Sealant—Used for window-wall sealing
- *Dow Corning*<sup>®</sup> 790 Silicone Building Sealant—15,000 lineal feet used for masonry sealing
- *Dow Corning*<sup>®</sup> AllGuard Silicone Elastomeric Coating—Used for exterior masonry coatings on building envelope
- *Dow Corning*<sup>®</sup> 999 Silicone Building Sealant—Used for temporary waterproofing
- *Dow Corning*<sup>®</sup> Contractors Weatherproofing Sealant (CWS) - Used for sealing of test chambers

## Apartment complex attracts urban pioneers to new Portland “green” neighborhood

This 130-acre former brownfield site is fast becoming home to an engaging mix of residential, office, and retail developments, and is also home to the Oregon health and Science University’s Health and Research buildings. A defining characteristic of the entire development is a focus on sustainable design that helps to lessen the environmental impact of development across the site, and affords easy and open access to the natural setting along the Willamette river.

The personality of the South Waterfront District gained the attention of Trammell Crow Residential. The company proposed a rental apartment complex, Riva on the Park, (formally known as Alexan South Waterfront Apartments) that provides an option for new residents moving to this green neighborhood. The 22-story building, located on the streetcar line that connects the new neighborhood to downtown Portland, features a window-wall exterior that opens to river views.

Designing and installing the window-wall has been one focus of the experienced team of professionals working on this project, including the Portland office of Atlas Supply.

### Sustainable Design

Ankrom Moisan Associated Architects in Portland designed the Riva on the Park. The 294-unit design calls for 15 to 16 apartment units per floor, ranging in size from 465 to 1,500 square feet per unit, as well as four levels of parking and retail stores on the main level. Reflecting the green development philosophy in the South Waterfront District, a focal point for the Riva on the Park will be its 25,000-square foot eco-roof that features a park like environment for the use of residents. Other elements of sustainable design include low-flow plumbing and dual-flush toilets. Both the owner and architects believe the building will qualify for the Leadership in Energy and Environmental Design (LEED) Gold certificate when completed.

“The specification for the window-wall called for the use of Dow Corning products,” said Mike Kapp, project manager for Ankrom

(Continued on Page-2)

## The Structural Maintenance of Parking Garages

Anyone who owns or operates a parking structure is familiar with the deterioration that can occur: cracks, leaks, and corrosion. Parking structures undergo more distress and deterioration than most other buildings due to their direct exposure to traffic, weather, deicing chemicals, and snowplows. Although today’s parking structure technologies have introduced features (such as advanced sealants and coatings) that mitigate many of these problems, they do not eliminate the need for maintenance.

A regular maintenance program is crucial to preserving the garage, providing a satisfactory level of service, and meeting service-life expectations, without premature deterioration, undue repair expense, interrupted service, inconvenience to patrons, or loss of cash flow. Neglected problems can lead to safety hazards for users, increased liability for owners, and necessitate expensive repairs in the long run.

### Annual Inspection

Inspecting a parking structure yourself isn’t rocket science, but it does require some careful attention. First, you should be familiar with materials and protective systems used in the original construction of the garage, such as joint sealant, expansion joint sealants, surface sealers, and traffic deck

(Continued on Page-2)



The emerging South Waterfront District in Portland, Oregon, provides residents and visitors with sophisticated urban living in a relaxing and inspiring natural setting along the Willamette River.

## **P**ARKING STRUCTURE SEALANTS

**Dow Corning**

**P**arking structure joints call for a tough sealant that can withstand excessive horizontal and vertical movement, has good weatherability and is easy to install with a short downtime and long service life.

Dow Corning Parking Structure Sealants are capable of withstanding extension of 100 percent and compression of 50 percent of the original joint width. They have excellent recovery, which makes them ideal for use in joints that experience a high degree of movement.



**Dow Corning® FC Parking Structure Sealant** is a two-part, self-leveling, **fast cure** silicone sealant that readily extrudes over a wide temperature range. It features a fast cure rate, enabling its use where timing is critical. It cures to form a curable, flexible, ultra-low-modulus, high-elongation silicone rubber joint seal for use on concrete and /or asphalt. Primer is required on all applications, except asphalt. During application, the material consistency remains relatively unchanged (as compared with nonsilicone-based materials) from -35 to 140°F (-32 to 60°C). It retains its gunnability and can be pumped at low temperatures.

**Dow Corning FC** is ideal for use in concrete, asphalt and/or metal armored joints that experience a high degree of movement, such as expansion joints in parking structures.

**Dow Corning® SL Parking**

**Structure Sealant** is a one-part, **self-leveling** sealant that readily extrudes over a wide temperature range. It cures on exposure to atmospheric moisture to form a durable, flexible, ultra-low-modulus, high elongation silicone rubber joint seal for use on concrete and/or asphalt. Primer is not required on most applications. During application, the material consistency remains relatively unchanged (as compared with non-silicone-based materials) from -35 to 140°F (-32 to 60°C). It retains its gunnability and can be pumped at low temperatures.

**Dow Corning SL** is ideal for use in sealing asphalt/asphalt joints in new asphalt overlays or joints prepared over reflection cracks in old asphalt overlays.

**Dow Corning® NS Parking Structure Sealant** is a one-part, **non-sag** silicone formulation that can be installed over a wide

temperature range. It requires tooling and cures on exposure to atmospheric moisture to form a durable, flexible, low-modulus, high-elongation, silicone rubber joint seal for use on concrete. Primer is not required on most applications. During application, the material consistency remains relatively unchanged (as compared with non-silicone-based materials) from -35 to 140°F (-32 to 60°C). It retains its gunnability and can be pumped at low temperatures.

**Dow Corning NS** is ideal for use in concrete joints that experience movement, such as control joints in parking structures. Its non-sag characteristic makes it an excellent choice for vertical joints, parapets, deck perimeter joints, steep slopes and as an end dam for the self-leveling sealant. □

Parking Structure Sealant Prep. Guide  
[www.atlassupply.com/prepguides.htm](http://www.atlassupply.com/prepguides.htm)

*(Parking Structures, Front Page)*  
coatings.

A walk-through inspection should be conducted at least once a year. Do this in conjunction with a wash down of the structure so that any active leakage can be noted and its source identified. Look for cracks, leaks, joint sealant failures, and general surface deterioration. Using plan sheets of each floor, proceed with the inspection, walking through the entire garage and marking on the plan sheets any areas where problems are observed.

Sometimes concrete may be damaged, even through there are no visible cracks or surface deterioration. A simple "chain dragging" survey can help evaluate suspicious areas. Drag a length of chain over the concrete wherever a problem is suspected. A hollow sound indicates that the concrete is delaminating and a significant problem may be developing. A hammer or metal rod may also be used; simply tap on the concrete and listen. If the chain

dragging survey reveals a problem, or if there are noticeable cracks on the faces of columns or on beams, particularly near bearing areas, an engineer with experience in structural forensics should be consulted for follow-up.

### **Repairs and Restoration**

When potential problems are identified, a specialty contractor should be retained to perform corrective measures. Typical work includes repair of deteriorated concrete, sealing of cracks and joints, repair of expansion joints, and application of sealers and traffic deck membranes. Sealants have a finite life, so even the latest and best will need to be replaced periodically. □

*By David Monroe*

**Talk to one of our field specialist for additional information you may need in setting up your inspection...you'll be glad you did.**

**800-347-5767-Seattle  
800-806-7952-Portland**

*(Riva on the Park from Front Page)*

Moisan. "Our spec writers are familiar with the products and we think the warranty available through Dow Corning is a benefit to our clients. Atlas Supply was involved in the product recommendation process early on, and provided general technical support throughout the Project."

### **Technical Support**

Walsh Construction was the general contractor for the project. According to Ryan Wilde and Dalan Askew, onsite managers for Walsh, the support of Atlas Supply is invaluable in projects of this type. "Atlas Supply has provided pull-tests throughout the project to date to ensure that the *Dow Corning* silicone sealants are adhering to the substrates, and has supervised accurate and on-time delivery of all the materials," said Askew.

"We were involved at the design phase and pre-construction, and continued to actively participate throughout the construction phase," said Randy McAdams, sales representative for Atlas Supply. "Our philosophy is to provide seamless support while working closely with all of the companies involved in a project.

"Excellent adhesion, weatherability, and ease of use, coupled with Dow Corning's 20-year warranties for 790 and 795 Silicone Building Sealants and a 10-year warranty for AllGuard Silicone Elastomeric Coating, are important benefits to the contractors and building owner alike," McAdams said. "The reputation and proven performance of *Dow Corning* Building Sealants helps make our jobs easier." □

*According to Ryan Wilde and Dalan Askew, onsite managers for Walsh, the support of Atlas Supply is invaluable in projects of this type.*



## LIQUID CONCRETE

Products that are simple to select, mix, and install.

Recently added to Atlas Supply's line of concrete and asphalt repair, protection and restoration products, *LiquidConcrete* is a Seattle-based company with 30 years of experience developing and innovating the best polymer coating products in the industry. In general, *LiquidConcrete* products are mainly designed for contractors and applicators; however, a wide range of industrial professionals from facility maintenance crews to transportation agencies use them every day.

### - Product Overview -

#### PG-1

##### 100% solids, 2-component, epoxy system

PG-1 is commonly used as a top coat over other LiquidConcrete systems or as a stand-alone roll on, or trowel on coating for concrete or wood floors.

The many features, versatility, and proven durability of PG-1 have established this system as the ideal coating/resurfacer for applications such as food processing plants, manufacturing facilities, restrooms, locker rooms, hospitals, mechanical rooms and loading docks

#### R-60

##### Penetrating Crack Sealer/Healer

R-60 is an ultra-low viscosity polymer that aggressively seeks out cracks and voids to completely saturate and seal concrete pavements.

Within minutes of applications, R-60 restores integrity to cracked pavements, preventing further damage from contaminants.

Recommended uses include cracks, spalls and as a deck sealer/crack healer on PCC pavement.

#### BlockFill Plus

##### Water-Based Epoxy Cement Resurfacer for use on Vertical, Horizontal, and Overhead Surfaces

BlockFill Plus is used when a tough, long lasting coating or filled patching material is needed in medium to heavy traffic areas.

BlockFill plus provides a coating system with high permeability and excellent moisture vapor resistance.

Recommended uses include block filler, 'bughole' filler, patching compound, concrete resurfacer, wall coating and in moisture vapor prone areas



#### 60-W

##### Water-Based Sealer/Primer/Coating

60-W can be used as a primer or concrete sealer on old or "green" concrete and is often used as a primer for other LiquidConcrete coating systems.

Recommended uses include concrete sealer (including green concrete), primer, decorative coating and as a concrete curing agent.

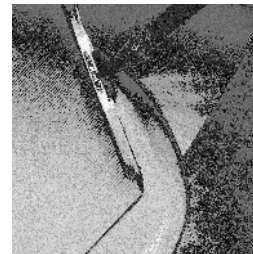
#### FloorPaint HD

##### Water-Based Epoxy Coating and Resurfacer

FloorPaint HD is a water-based, epoxy coating and seamless resurfacer providing a slip resistant, matte finish in a selection of colors.

FloorPaint HD provides a flooring system with high permeability and excellent moisture vapor resistance.

Recommended uses include concrete walkways, sidewalks and driveways, concrete patios, institutional facilities, moisture vapor areas and for high traffic entrances



#### PK-1 CR

##### Industrial Floor and Wall Coating System

PK-1 CR provides superior chemical resistance, outstanding durability, and excellent elevated temperature performance. It is ready for light traffic in 10-12 hours.

Recommended uses include in commercial processes, metal finishing plants, pulp mills, food processing, waste water treatment plants, trenches and sumps and for hangar floors.

#### PK-3

##### Industrial Flooring System

PK-3 combines high traction and an easy to clean surface. The high traction, seamless matte finish is easy to mop and broom clean, making maintenance less of a chore.

Recommended uses include for industrial facilities, pulp and paper mills, machine shops, institutional facilities, moisture vapor prone areas, and in high traffic entrances.

#### UK-1000

##### Industrial Floor and Wall Coating System

UK-1000 gives you the time you need to do your best work. While still in the bucket, the cure process is slowed. Once applied to the substrate, it begins to cure rapidly allowing for a quick return to service. Ready for foot traffic in two hours.

Recommended uses include aircraft hangar floors, manufacturing floors and walls, exterior floors and walls, and for showrooms.

#### UK-2000

##### Industrial Flooring System

UK-2000 is an industrial floor coating that's not only extremely quick, durable, and nearly odorless, but is also easy to use even in cold temperatures. Ready for traffic in just one hour.

Recommended uses include industrial facilities, freezers and coolers, correctional facilities, loading docks, and for pulp and paper mills.

#### UK-3000

##### Industrial Flooring System

UK-3000 defines versatility by wrapping four products into one. (1) Topcoat, sealer primer, (2) self-leveling resurfacer, (3) high build, standard duty overlay, (4) high build, severe duty overlay. Ready for foot traffic in 2-10 hours.

Recommended uses include for bakeries, pulp and paper mills, freezers and coolers and for food processing facilities.

**Reduced Prices ...on products that may be nearing the end of the suggested shelf life, un-sold special order items, overstocks or jobsite returns. Here are a few top sellers on discount:**

- **Dow Corning CWS (Aluminum Sausages)** - *Dow Corning*® Contractors Weatherproofing Sealant (CWS) is a one-part, primerless silicone sealant with +/-25% movement capability. This unique, weather-resistant formulation adheres to concrete, masonry, stone and EIFS, as well as glass and metal substrates including painted aluminum (great low-cost alternative to *Dow Corning*® 795 Silicone Building Sealant)
- **Dow Corning CCS (Limestone Sausages)** - *Dow Corning*® Contractors Concrete Sealant (CCS) is a one-part, moisture-cure, low-modulus silicone sealant that provides durable, flexible, watertight joint seals and offers outstanding unprimed adhesion to masonry (great low-cost alternative to *Dow Corning*® 790 Silicone Building Sealant)
- **Dow Corning AllGuard Elastomeric Coating** - *Dow Corning* AllGuard is a one-part, silicone, water based elastomer designed for use on above-grade exterior walls.
- **Sikaflex -15 LM (Cedar Sausages)** - Sikaflex-15LM is a low-modulus, high-performance, 1-component, polyurethane-based, non-sag elastomeric sealant. Meets Federal Specification TT-S-00230C, Type II, Class A; ASTM C-920, Type S, Grade NS, Class 25.
- **Bostik 920 (Black cartridges)** - Bostik® Marine 920 is a 1-part, gun grade urethane sealant/adhesive that moisture cures to an extremely tough, resilient seal which exhibits excellent tear and abrasion resistance while retaining permanent elastomeric properties. It has tenacious adhesion to most common marine substrates including virtually all woods, metal, FRP and most plastics...can be used either as an adhesive or as a sealant.

Call us today for more great specials! 800-347-5767

# It's a Girl!



**Krista**

## CONGRADULATIONS To Chris Ferguson and family!

Portland's Branch Mgr., Chris Ferguson, and his wife, Sherry were blessed with a new baby girl, Krista, on March 3rd.

All is well as the fergusons settle in with their new addition.

Visit us at [www.atlassupply.com](http://www.atlassupply.com)...you'll be glad you did.

Seattle 800-347-5767 / Tacoma 253-983-8882 / Portland 800-806-7952 / Spokane 509-879-7682  
Call us. It can make the difference between a job done right or a job done again.

- Portland's Riva on the Park Watertown Apartments
- Structural Maintenance of Parking Garages
- Parking Structure Sealants
- New Product Announcement—LiquidConcrete Inc.
- Some Reduced Sealant Prices
- IT'S A GIRL!

*Inside this issue:*

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