

AMLI Residential - Marina Del Rey

PROJECT PROFILE



Client: AMLI Residential

Location: Marina Del Rey, CA

Project Manager | Team Members: Paul Miller | Kyle Stimpson

Architect: TCA Architects

Scope & Systems

- **Surface & System Type:** Below-grade walls and foundation waterproofing
- **AVM Systems Used:**
 - Aussie Skin 550G
 - Drainboard 6000

Construction Process Overview

- The AMLI Marina Del Rey development required a robust waterproofing system to withstand the challenging below-grade conditions.
- The installation of AVM's Aussie Skin 550G and Drainboard 6000 was strategically planned to maintain the project's tight schedule during the wet California winter.
- Crews sequenced work to accommodate shotcrete application while ensuring all surfaces were prepared and detailed before system installation.
- The waterproofing system's durability allowed installation to continue despite frequent heavy rains and site flooding.

Challenges & Solutions

- The site presented several critical challenges: sections of the below-grade walls were installed up to 14 feet beneath the historical water table, with brackish water and contaminated soil. The original bentonite-based system posed risks due to sensitivity to moisture and expansion variability in brackish conditions. Additionally, the owner's request to eliminate a protection slab added complexity, as it increased the potential for uncontrolled water intrusion at the slab joints.
- AVM's Aussie Skin 550G, a pre-applied waterproofing membrane, proved the ideal solution. Its HDPE layer provided long-term durability against water and contamination, while its composition resisted construction traffic damage and adverse weather conditions—eliminating the need for a protection slab.

Results

- Despite heavy winter storms, the waterproofing system performed flawlessly, enduring flooding and extreme rainfall without a single leak.
- The project stayed on schedule with average installation rates exceeding 30,000 sq. ft. per day, saving time and costs while meeting the developer's strict waterproofing and durability standards.

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