

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

Design Integration

- The design team faced several unique challenges: building directly adjacent to the marina, below the historical water table, and in contaminated soil. The decision to remove the protection slab required a membrane system that could prevent water migration beneath the structure.
- Aussie Skin 550G's combination of HDPE, pressure-sensitive adhesive, and sand provided the strength, flexibility, and weather resistance needed to meet these requirements while maintaining a clean and efficient design.

System Selections & Benefits

System	Purpose	Design Benefit
Aussie Skin 550G	Pre-applied below-grade waterproofing	Withstands brackish water, contamination, and construction traffic
Drainboard 6000	Drainage and protection layer	Aids in hydrostatic pressure relief and adds durability without additional slabs

Technical Collaboration

- TCA Architects worked closely with AVM Industries to select a waterproofing system capable of withstanding brackish water and eliminating the need for a protection slab.
- AVM provided detailed technical guidance to adapt the design from a bentonite-based system to Aussie Skin 550G, a solution proven in similar high water-table environments. The design modifications ensured durability without compromising installation timelines, even during the wet season.

Outcome

- A proven below-grade waterproofing system that eliminated the protection slab requirement
- Resistance to brackish water and adverse winter weather conditions
- Significant time and cost savings by simplifying the construction process
- Rapid installation of over 30,000 sq. ft. per day without delays due to storms

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