

Avalon Bay Communities

PROJECT PROFILE



Client: Avalon Bay Communities

Location: Hollywood, CA

Project Manager | Team Members: Paul Miller | Kyle Stimpson

Scope & Systems

- **Surface & System Type:** Below-grade foundation waterproofing with integrated friction solution
- **AVM Systems Used:**
 - Aussie Skin 550G
 - Aussie Membrane 520 Pro

Construction Process Overview

- The AVA Hollywood at La Pietra Place project required a high-performance waterproofing solution that could be installed efficiently despite the presence of numerous deep footings and a high water table. By using AVM's Aussie Skin 550G and Aussie Membrane 520 Pro, the construction team avoided encapsulating the footings and grade beams—significantly accelerating the installation schedule.
- The team first placed the structural footings and grade beams. AVM's system allowed waterproofing to be installed after the footings were placed, eliminating the need for rat slabs or extended dewatering. Once footings were in place, crews installed the Aussie Skin 550G membrane across the mat slab, keeping a two-inch clearance from the rebar line as required by the structural engineer. To address the exposed gap, AVM's high-solids polyurethane (Aussie Membrane 520 Pro) was applied in two coats, followed by a silica-sand broadcast to refusal for friction.

Challenges & Solutions

- **Challenge:** High water-table conditions and numerous deep footings made it costly and time-intensive to encapsulate each footing.
- **Solution:** AVM's hybrid system allowed footings to be set first, cutting down on dewatering time, reducing costs, and simplifying installation. The polyurethane and sand-broadcast finish met the engineer's requirement for added friction and structural integrity.

Results

- Continuous waterproofing coverage enabling AVM's standard Aussie Guard 15-Year NDL Warranty
- Installation that stayed on schedule and cut several weeks off construction timelines
- Met both structural and waterproofing requirements, even under challenging site conditions

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