

Avalon Bay Communities

PROJECT PROFILE



Client: Avalon Bay Communities

Location: Hollywood, CA

Project Manager | Team Members: Paul Miller | Kyle Stimpson

Design Integration

- The decision to avoid encapsulating the footings was key to staying on schedule and reducing costs. AVM's solution paired Aussie Skin 550G, a high-strength fully bonded waterproofing membrane, with Aussie Membrane 520 Pro, a high-solids polyurethane that was applied in two coats and topped with a silica-sand broadcast to meet the structural engineer's friction requirement.
- This innovative approach maintained the building's structural integrity, prevented water migration through the gap near the rebar line, and avoided additional excavation and dewatering costs.

System Selections & Benefits

System	Purpose	Design Benefit
Aussie Skin 550G	Fully bonded below-grade waterproofing membrane	High strength, durable, continuous waterproofing layer
Aussie Membrane 520 Pro	Polyurethane topcoat with silica-sand broadcast	Provides structural friction and additional protection

Technical Collaboration

- AVM Industries worked in close coordination with the project's structural and geotechnical teams to address the challenges presented by the deep footings and high water-table environment.
- The team's primary design challenge was to maintain the structural friction required between the footings/grade beams and the mat slab, while still ensuring a continuous waterproofing barrier.

Outcome

- Continuous waterproofing that qualified for AVM's 15-Year NDL Warranty
- Significant savings in both cost and time by removing the need for rat slabs and extended dewatering
- Achieved structural engineer's friction criteria while keeping the project on schedule

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