

Avalon Bay Communities

PROJECT PROFILE



Client: Avalon Bay Communities

Location: Hollywood, CA

Project Manager | Team Members: Paul Miller | Kyle Stimpson

Project Objective

Deliver a cost-effective and efficient below-grade waterproofing system that preserved the structural engineer's friction requirements, minimized dewatering costs, and ensured a continuous waterproof barrier for long-term protection.

Owner Goals

- Meet the aggressive installation timeline without compromising structural integrity
- Avoid the additional cost and delays of encapsulating deep footings and installing a rat slab
- Secure a robust waterproofing system backed by a long-term warranty

Key Challenges

- High water-table conditions across the site
- Numerous deep footings complicating traditional waterproofing methods
- The need to maintain friction between the footings, grade beams, and the mat slab for structural stability

AVM Solutions Delivered

- Aussie Skin 550G: Fully bonded membrane that simplified below-grade waterproofing
- Aussie Membrane 520 Pro: Applied in two coats with silica-sand broadcast to meet structural friction requirements and enhance waterproofing protection

Value Delivered

- Cost and Time Savings: Avoided the added expenses of encapsulating footings and reduced dewatering requirements—cutting several weeks off the schedule
 - Reliability: Delivered continuous waterproofing coverage that qualified for AVM's 15-Year NDL Warranty
 - Performance: Met the structural engineer's requirements and provided long-term protection against water intrusion
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