

# Oceanside Waterproofing

**THE PROJECT:**

Mission Pacific Hotel

**ARCHITECT:**

Delawie, San Diego

**ARCHITECT:**

TynanGroup, Santa Barbara & Phoenix

**GENERAL CONTRACTOR:**

DPR Construction / San Diego

**TILE INSTALLATION:**

Continental Marble & Tile

**DATE:**

2022

**LOCATION:**

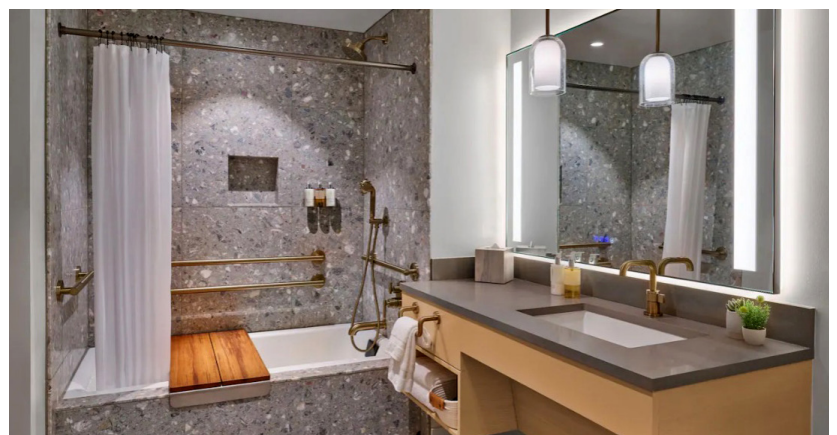
Oceanside, CA

**OBJECTIVE**

The Mission Pacific Beach Resort is a newly constructed hotel located on one of Southern California's dream beaches, with 161 bathrooms and 38 suites. The objective was to create a fully waterproof system in each of the showers, ensuring a high-end, spa-like experience for guests while protecting the hotel from potential issues like mold, mildew, and leaks, which could disrupt daily operations and negatively impact guest satisfaction.

**CHALLENGE**

The new construction project presented several challenges: the need to implement a robust waterproofing solution that not only provided protection against water damage but also aligned with the resort's high-end aesthetic goals. Additionally, the project required a quick turnaround to ensure the hotel could open on time and without delays, a critical factor in the hospitality industry where guest satisfaction and occupancy rates are paramount. The solution had to be durable enough to handle the heavy usage typical of a popular resort, while also allowing for rapid installation to keep the project on schedule.



## SOLUTION

To address the project's demands, Schluter®-Systems products were selected for their reliability and ease of installation, critical factors for the fast-paced timeline.

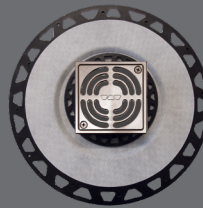
The architect, TynanGroup, had previously worked with Schluter Systems on projects in Arizona and was familiar with their speed of installation. This experience gave them the confidence that they could meet the aggressive time schedule. Tile contractor, Continental Marble & Tile also had experience using the Schluter shower system and agreed that they could meet the schedule required for completion.

The KERDI membrane served as the cornerstone of the waterproofing solution. This sheet-applied membrane was installed directly onto drywall using thin-set, creating a comprehensive waterproof barrier behind the tile. The KERDI-DRAIN was seamlessly integrated into this system. Its bonding flange provided a secure connection between the drain and the KERDI waterproofing membrane, preventing water seepage and potential damage. The system's versatility, with a wide range of drain grates available in various styles and finishes, offered the flexibility needed to complement each bathroom's unique design. This efficient, straightforward installation process helped to minimize downtime, allowing the resort to quickly open and continue providing a luxurious experience to its guests.

## PRODUCTS USED



**Schluter®-KERDI-DRAIN** point drain  
with integrated bonding flange



**Schluter®-KERDI** bonded waterproofing  
and vapor-retardant membrane



**Schluter®-ALL-SET** premium modified  
thin-set mortar

## RESULT

The project not only achieved its aesthetic and functional goals but also provided long-term peace of mind for the Mission Pacific Beach Resort. The fully waterproofed bathrooms and suites now offer a stylish, spa-like environment that enhances the guest experience. The use of Schluter®-Systems products ensured that the showers are protected against water damage, mold, and mildew, safeguarding the hotel's investment. The simplicity and reliability of the system means that the resort can confidently operate without worrying about leaks or maintenance issues, allowing them to focus on delivering a luxurious and uninterrupted experience to their guests. Additionally, the efficiency, speed, and clean, organized conditions maintained by the Continental team were instrumental in completing the project on time. This successful project has reinforced the resort's reputation as a premier destination for weddings, gatherings, and quick getaways.





Photo courtesy of S.D. Malkin Properties.

#### **FUN FEATURE:**

##### **Restoring an Iconic Piece of Film History**

As part of the \$180 million Oceanside Beach Resort project, the historic Top Gun House—a Victorian-style home featured in the 1986 movie “Top Gun”—was fully restored and relocated to the beachfront hotel site. Built in 1887, this iconic home adds a unique touch to the development, blending Oceanside’s rich past with its vibrant future. Estimated to cost \$1 million, the restoration honors the house’s legacy while offering a new lease on life, possibly becoming a fun attraction like an ice cream shop.