PROJECT SUMMARY
Fairway Apartments

Project Description: Typical issues common to multi-family construction allowed substantial settlement at The Fairway apartment complex in Plano, TX. All buildings were surveyed during the
wet periods of fall and spring. No buildings revealed slab deflections greater than 2” at the time of the first survey. Due to substantial fill, shallow post tension slab construction, and numerous large trees close to the buildings, a follow-up survey during a dry period was recommended.

**Soil Conditions:** The follow-up survey in late July showed substantial settlement of 11 buildings. The expensive clay was desiccated due to the effects of large trees and lack of rainfall. Only buildings that had experienced 2” or more of additional deflection from the previous survey were underpinned.

**Repair Details:** Foundation and slab support piles were driven through the unstable soil to the underlying limestone, as required to secure the settled areas of the foundations. On several buildings, interior as well as exterior piles were required. One building that was substantially affected, required 60 piles to be raised simultaneously to restore 3” of elevation loss the building had incurred.

**PROJECT SUMMARY — Fairway Apartments (CONTINUED)**