

MINIMAL DISRUPTION PERMANENT REPAIR

19
DRIVEN &
HELICAL
PILES
INSTALLED

COMMERCIAL

RAM JACK TEXAS

www.ramjacksystems.com | 800-969-2255
San Antonio, TX

RAM JACK PROVIDES PERMANENT SOLUTION TO OLD PROBLEM

SAN ANTONIO, TEXAS

Amenities such as a clubhouse, weight room, lounge area and business center are often a deciding factor for families to choose to live within a townhome or apartment community. If the signs of foundation settlement are apparent in public areas like a clubhouse, residents may be left to wonder if their home may also experience such issues which lead to cracked drywall and shifting floors. The property managers at Westmount at Houston Street knew they needed a permanent resolution to the issues in the building that houses their clubhouse and main offices.

PROBLEM

Although repairs were previously done in 2015 and 2017 on the main office and clubhouse at the Westmount property, signs of additional settlement were apparent: drywall cracks, separation at ceilings and wall connections, and at the baseboards and floors. The owners wanted to find a permanent solution for the repairs while also allowing the office functions to remain operational.

PROPOSED SOLUTION

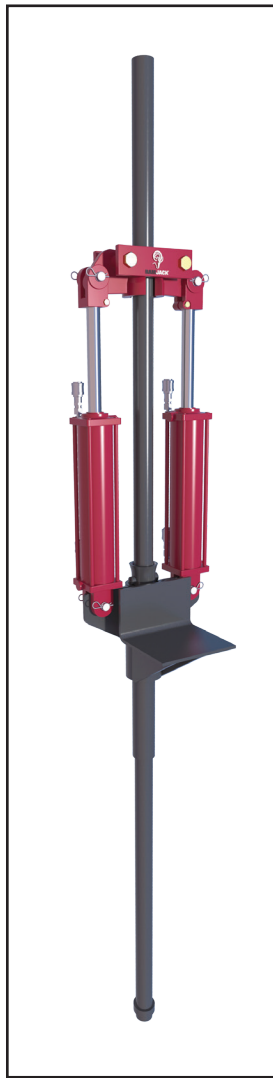
Ram Jack designed a solution using 19 interior piles consisting of (17) 2 7/8" driven piles with Ram Jack Low Profile, Narrow Seat Brackets and (2) 2 3/8" helical piles with Ram Jack Heavy Floor Slab Brackets. The piles would need to accommodate a 28 kip design load.



OUTCOME

Ram Jack prepared the work areas with plastic curtaining to prevent dust from entering the office areas that were still in use. The piles were installed individually to their maximum capacity then carefully connected together for a synchronized uniform lift of 1 inch.

Following the lift, the hydraulic jacks were removed and the excavations were filled with compacted soil to the bottom of the floor slab where the vapor barrier was then re-installed. Reinforcement was added to the breakout prior to the concrete being placed and the surface finished to match the existing concrete floor. The Ram Jack Crew Supervisor also ensured all floors were cleaned and mopped upon completion—all while the project finished ahead of schedule.



**DON'T DO IT TWICE.
DO IT RIGHT.**

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INSTALLATION OVERVIEW

COMMERCIAL INSTALLATION

RAM JACK TEXAS

PRODUCTS USED

2 3/8" DRIVEN PILES;

2 3/8" HELICAL PILES

PRODUCT TYPE

INTERIOR PILES

TYPICAL APPLICATIONS

Ram Jack's 2 3/8" driven piles are slip-jointed allowing for a smooth and homogenous pile. The slip-joint connection also allows additional pilings to be easily added as the pile is advanced.



Proudly Made in America

ISO 9001:2015
CERTIFIED



ICC-ES RECOGNIZED



CCMC RECOGNIZED

Custom Engineered Solutions Rooted in Quality.



CCMC RECOGNIZED

ISO
9001:2015
CERTIFIED



ICC-ES RECOGNIZED

At Ram Jack®, we are focused on providing custom-engineered solutions that meet the unique needs of our commercial clients. You can move forward with confidence knowing we maintain code compliance, providing piles and brackets that reach the highest rating among competitors' products recognized by ESR-1854. Our company has the most products recognized by the ICC and boast an ISO 9001:2015 certified manufacturing facility.

We have the facility to design and fabricate custom products—we are the one-stop solution for engineers and even offer our own in-house engineers for assistance with your project. If you need assistance with foundation designs, we also provide engineer tools and resources and our engineers can work with the project's EOR to develop a custom-designed solution.



Everything an Engineer Needs

The Ram Jack Technical Manual provides engineers with the information that you will need to understand, design, and specify Ram Jack's helical and driven piles. It also provides information verifying compliance with current building codes and ICC-approved acceptance criteria.

Everything an engineer could ever want and need to know about Ram Jack Helicals and Driven Piles in one book. If you or your firm would be interested in a Ram Jack Technical Manual, please contact your local Ram Jack dealer by emailing info@ramjack.com.



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