

Admirals Quarters Office Complex & Schooner Bay Condominiums

Cornelius, NC



Project Description: Located on the shores of Lake Norman, subsurface conditions for the three story condominiums and two story office buildings located on Highway 73 in Cornelius consisted of very soft to soft highly plastic silts with blow counts as low as $N=1$ to 3 and weight of hammer (WOH). Geopier foundations were recommended by the Geotechnical consultant as an alternate to timber piles and were found to be economical. A total of



505 Geopier elements, 24 inch diameter were used to support strip footings for the condominiums and 168 Geopier elements, 24 inch diameter were used to support the office buildings. Geopier elements were installed to depths of 8 to 10 feet and installation was completed in July 1998 for the condominiums and in July 1999 for the office buildings.

The Geopier Advantage

- Geopier elements increased the allowable bearing of highly plastic soft silts to 6 ksf
- Geopier elements were found to be more economical than the timber pile alternative
- Geopier production rates averaged over 40 piers per day for this project

Developer/Owner: The Kennerly Development Group, LLC., Davidson, NC

General Contractor: Carocon Corporation, Charlotte, NC

Architect: David Furman Architecture (DFA), Charlotte, NC

Structural Engineer: S&J Engineering, Charlotte, NC

Geotechnical Engineer: Subsurface Engineering, P.C., Charlotte, NC