

CASESTUDY

AUG 2026

9 UNIT HILLSIDE CONDO
COMPLEX NEEDS FOUNDATION
STABILIZATION



FIND MORE CASE STUDIES AT:
DALINGHAUSCONSTRUCTION.COM

NEVERSETTLE



CONDOS OVERLOOKING SAN CLEMENTE COAST STABILIZED W/ HELICAL PILES AND TIEBACKS

PROJECT BACKGROUND

An HOA for a hillside condo complex in San Clemente reached out to our team to address concerns they had with the building's foundation and erosion present around many areas of the structure. Erosion and downslope surficial soil movement had exposed the concrete grade beams and supporting concrete piers. The concrete piers were spaced about 15 feet apart and the depth of the erosion and downslope movement appeared to be more than 12 inches. After taking floor elevation measurements Joe found more than two inches of settlement in the northern most buildings. It was apparent we'd need to lift an area of the building and stabilize the entire side exposed to the slope.

PROJECT DESIGN PHASE

Joe performed the initial evaluation and found multiple signs of settlement in several of the units, with the worst occurring closest to the slope. With the help of Helfrich-Associates Joe designed a repair plan consisting of 12 helical piles and 12 helical tie back anchors in new construction configurations to be encased in 120 linear feet of new 6' deep retaining wall. The goal was to construct surface slope stability to address fill settlement and surface slope erosion.

DALINGHAUS SOLUTION

Ryan and his crew made quick work of the helical pile installations using their handheld equipment due to access on the slope. On average the helical piles were driven to about 20 feet below grade while the tiebacks found depth at about 26 feet on average. During the lift the crew was able to recover roughly one and a half of the two inches of settlement in the area that had settled.

INSTALLATION OVERVIEW

TOTAL HELICALS

24

HELICAL PRODUCT

**TAF-350
TAF-150**

PRODUCT MANUFACTURER

ECP



877-360-9227

DALINGHAUSCONSTRUCTION.COM

