

Zero Lot Line Foundation Job

The Challenge

The Client had purchased a lot in San Francisco for a new home. As is typical of many City lots, there was a zero lot line condition: on one side there was an existing home right at the property line and at 2 others, the edge of the foundation was right at the sidewalk. The plans called for excavating below both the foundation of the neighboring house and the City sidewalks.



Unshored cuts in type 1 soil at City sidewalks

Action:

The adjacent foundation was stabilized by hand-digging alongside and under the adjacent foundation and installing underpinning pits, before the mass excavation phase. Because the soils were type 1 it was not necessary to place shoring in between the shoring pits and it was also possible to make unshored vertical cuts at the sidewalk sides. The foundation was then installed by placing drainage and water-proofing membranes directly against the cuts and shoring, and shotcreting the foundation walls.



Underpinning pits exposed along property line



**Zero lot line
foundation job**



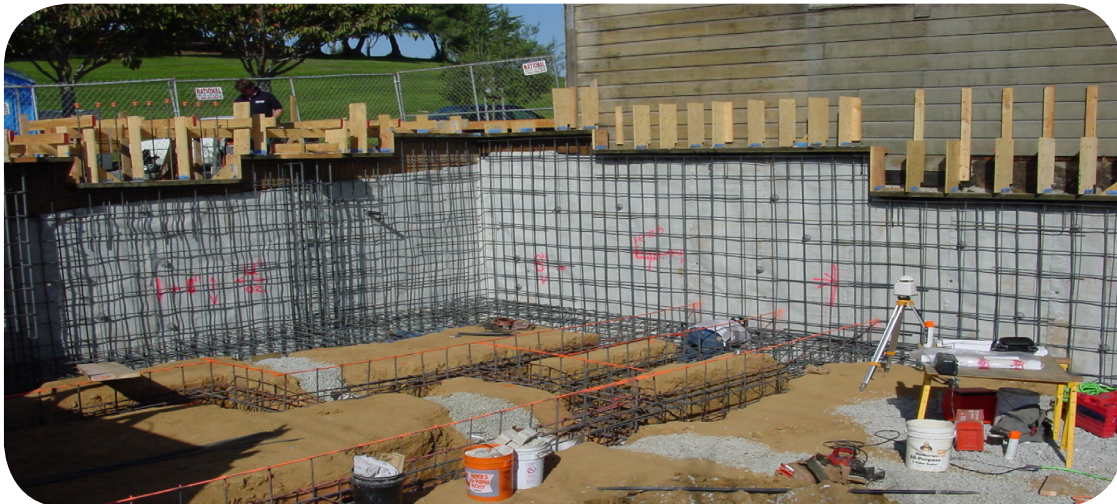
Above grade back forms with mud sills
attached, ready for shotcrete

Results:

Because of the techniques used, it was not necessary to over-excavate for double-sided forms and the excavation and foundation work were completed without any distress to the surrounding properties.



Shotcreting the foundation walls



Excavation with waterproofing membranes
and reinforcing steel installed

