

400-416 Commonwealth Ave

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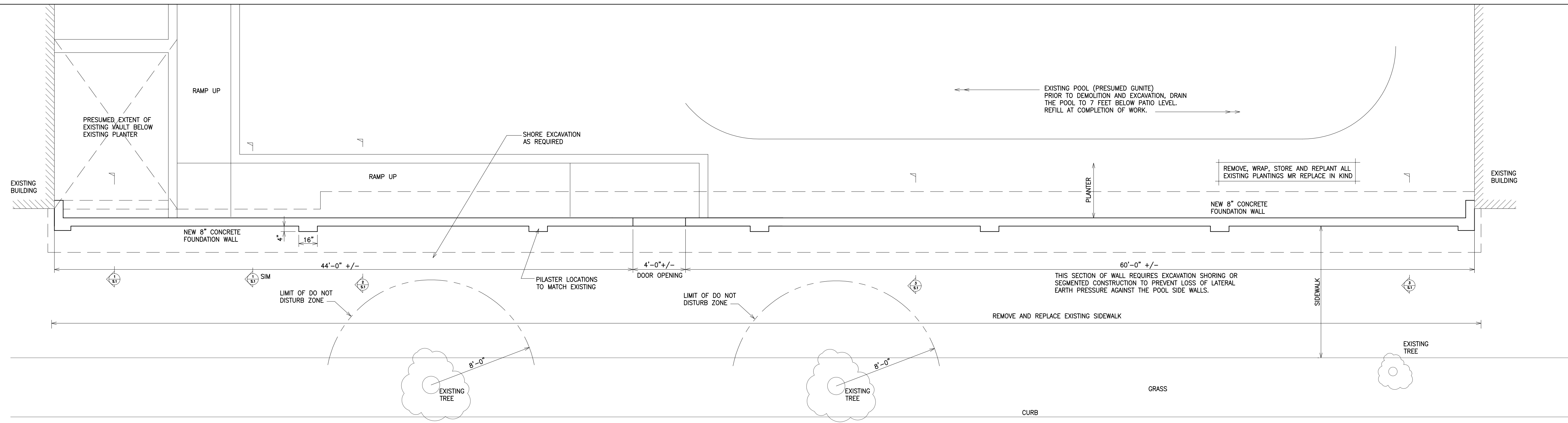
400-416 Commonwealth Ave



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Client



WALL FOUNDATION PLAN

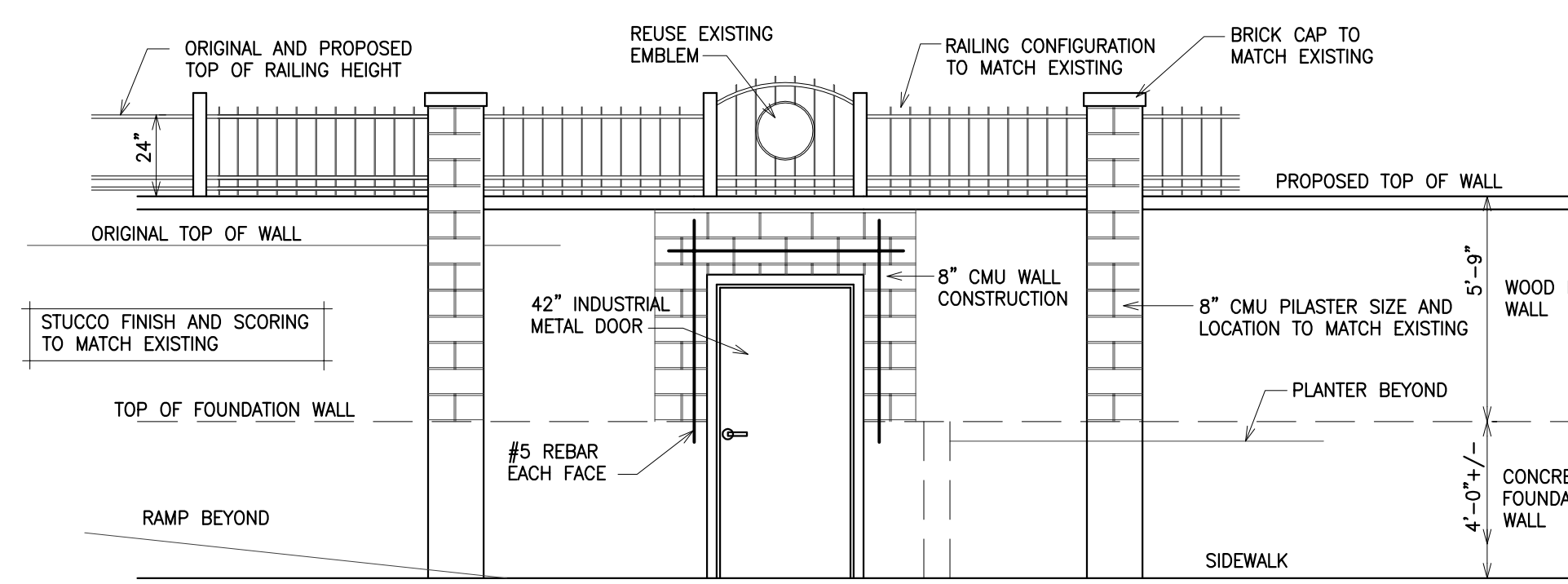
1/4"=1'-0"

UNDERGROUND STRUCTURES ARE UNKNOWN. CONTRACTOR SHALL ASSUME THAT UNDERGROUND INTERFERENCES WILL EXIST THAT WILL REQUIRE SOME RECONFIGURING OF THE FOUNDATIONS SHOWN.

THIS DESIGN PRESUMES THAT THE INSITU MATERIAL CONSISTS OF MEDIUM COMPACTED FILL MATERIAL SUITABLE FOR FOUNDATIONS. THE ENGINEER SHALL INSPECT ALL EXCAVATIONS PRIOR TO INSTALLING FOOTINGS. THIS DESIGN PRESUMES THAT 24" OF EXISTING BEARING MATERIAL BELOW THE PROPOSED FOOTING MAY NEED TO BE REMOVED AND REINSTALLED AND COMPACTED TO MEDIUM TO DENSE CONSOLIDATION. DO NOT EXCAVATE BELOW GROUNDWATER.

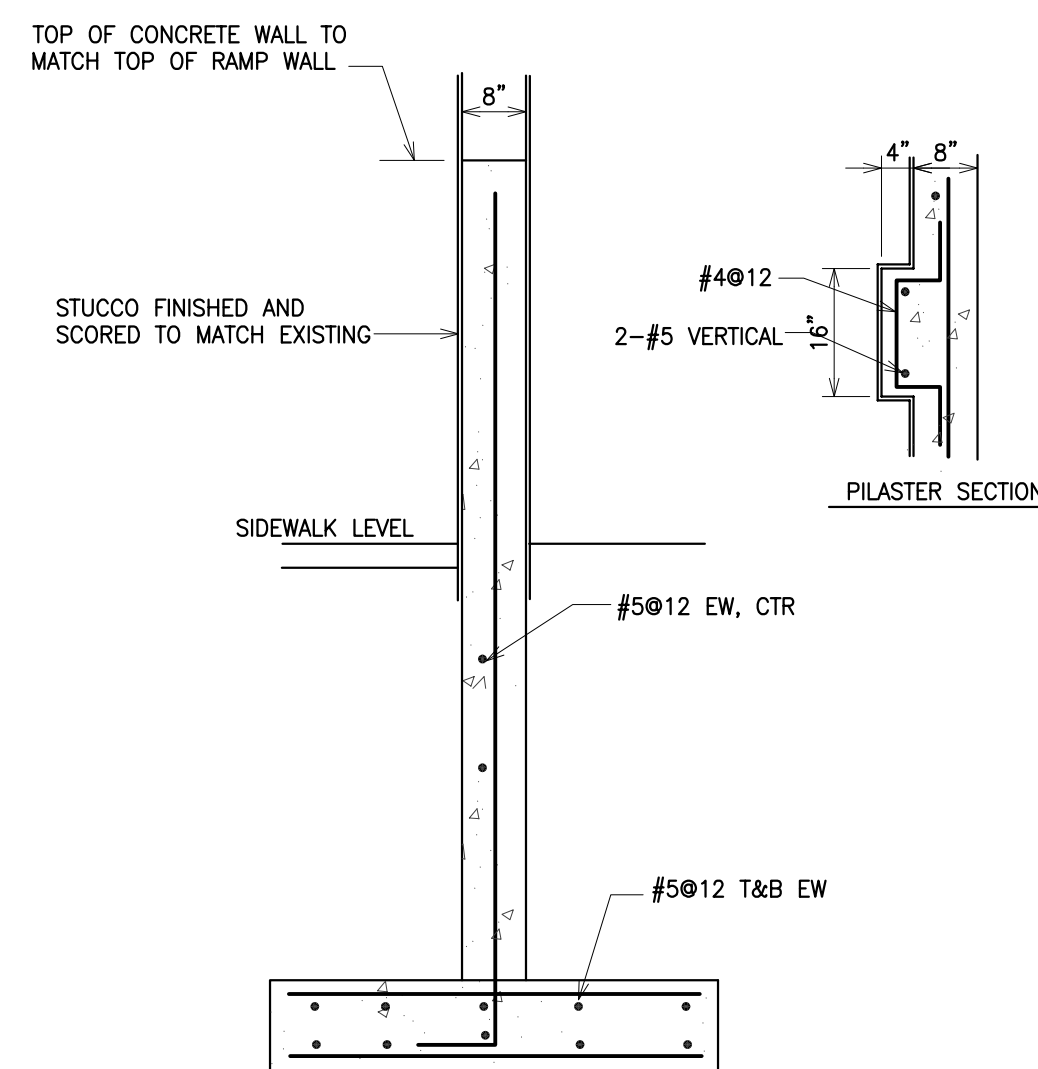
THIS DESIGN IS BASED ON THE PRESUMPTION THAT THE SOIL BEARING STRATA CAN BE UPGRADED AS SHOWN TO PROVIDE ADEQUATE BEARING CAPACITY.

THE SOIL SLOPE CHARACTERISTICS ARE UNKNOWN. THE EXCEVATION CONTRACTOR SHALL PROVIDE EXPERTISE TO EVALUATE THE AS FOUND SOIL SLOPE CHARACTERISTICS AND DESIGN EXCAVATION SLOPES AND SHORING TO SUIT THE CONDITIONS IN ACCORDANCE WITH EXISTING CONDITIONS AND OSHA SAFETY STANDARDS.



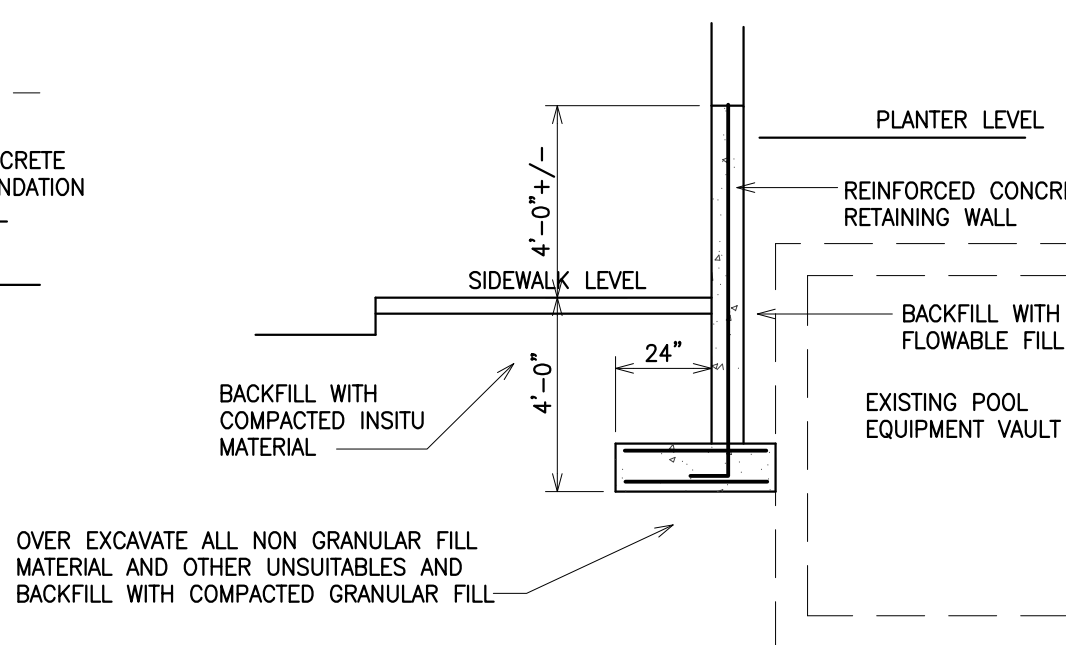
PROPOSED NEW WALL ELEVATION

PROVIDE NEW DOOR HANDICAP ACCESS HARDWARE TO MATCH EXISTING DOOR HARDWARE BETWEEN POOL PATIO AND BUILDING LOBBY
PROVIDE SIDEWALK LIGHTING AT NEW DOOR

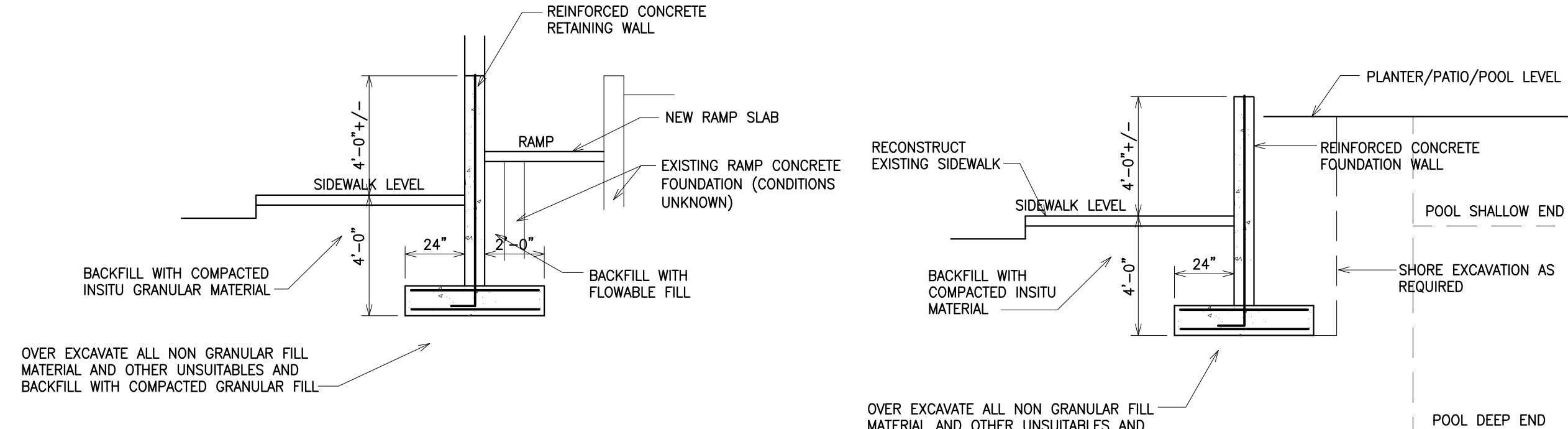


TYPICAL FOUNDATION WALL SECTION

1. CONCRETE SHALL BE 3000psi AT 28 DAYS, AIR ENTRAINED
2. REINFORCING STEEL SHALL BE GRADE 60
3. ALL CONCRETE LINES AND GRADES SHALL BE TRUE WITHIN 1/4"
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING AND PROTECTION OF ALL UTILITIES. NEW CONSTRUCTION WILL BE MODIFIED TO AVOID ANY UTILITY CONFLICTS.

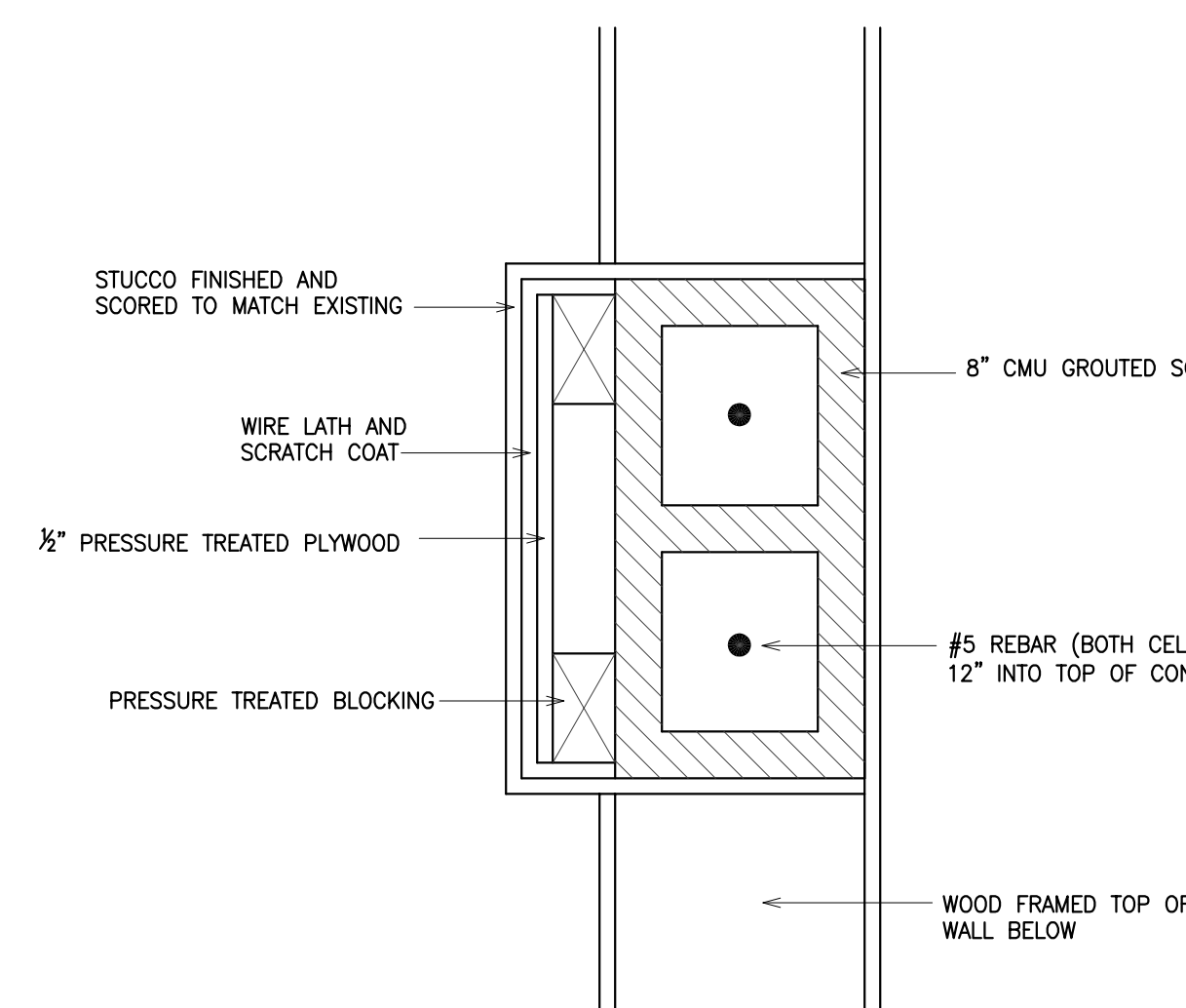


SECTION 1
1/4"=1'-0"
S.1

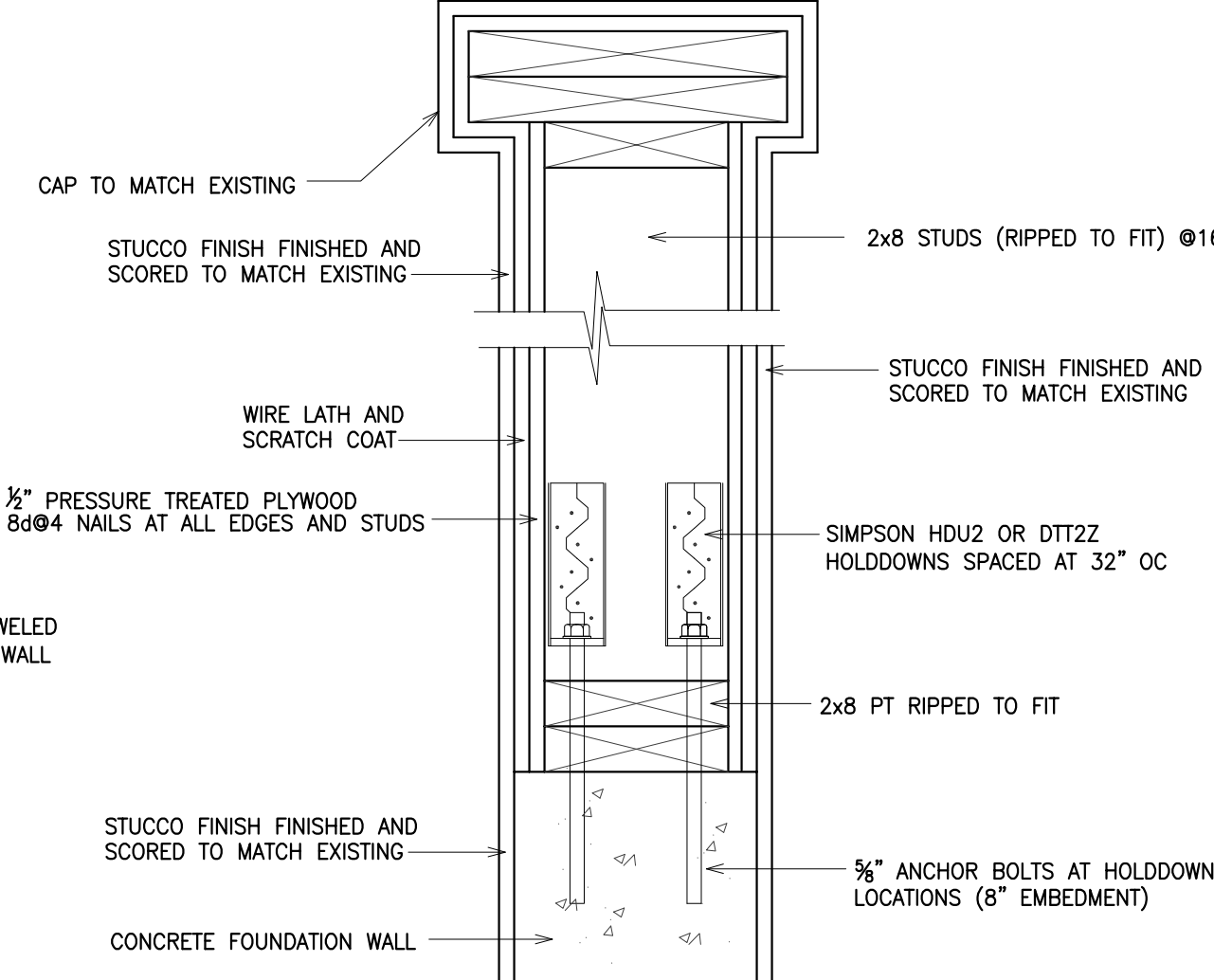


SECTION 2
1/4"=1'-0"
S.1

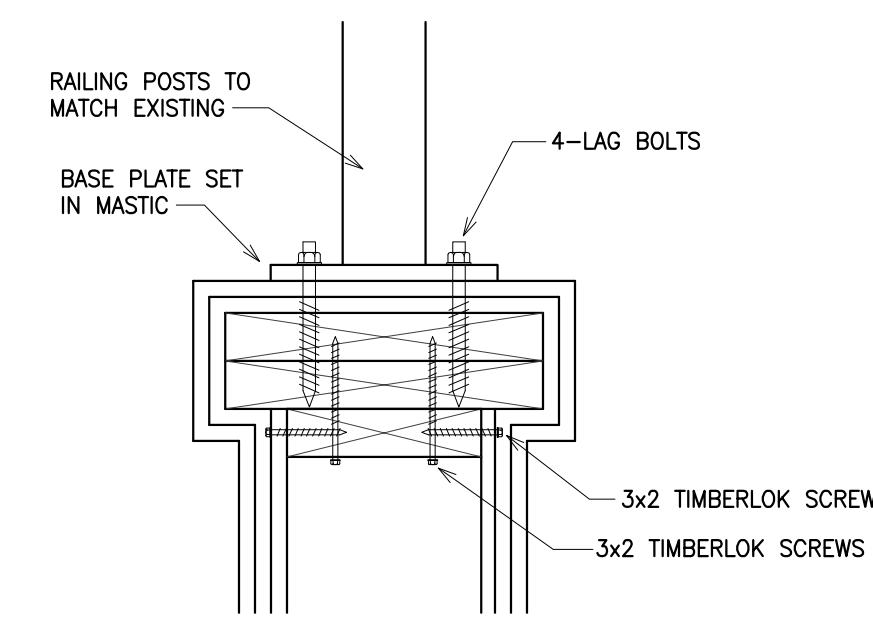
SECTION 3
1/4"=1'-0"
S.1



TYPICAL PILASTER SECTION
ABOVE TOP OF CONCRETE WALL



TYPICAL WOOD FRAMED TOP OF WALL

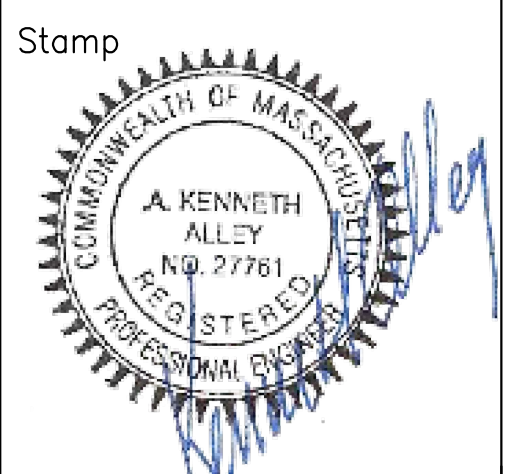


DETAIL AT RAILING POST

CONTRACTOR SHALL RETAIN IN A SECURE LOCATION AND ON SITE THE FOLLOWING SAMPLES OF EXISTING CONSTRUCTION AN A MOCK-UP PANEL. SAMPLES TO BE USED TO VERIFY NEW WORK FOR ALL ELEMENTS LABELED AS "MATCH EXISTING"
1. SECTION OF WALL AND PIER CAPS
2. SECTION OF WALL PARING AND SCORING
3. SECTION OF EXISTING RAILING SYSTEM

SOMERSET CONDOMINIUM TRUST
416 COMMONWEALTH AVENUE
COURTYARD PRIVACY SCREEN
ISSUED FOR PERMIT

Rev.	Date/Description
A	JULY 22, 2019 ISSUED FOR PRICING
B	OCTOBER 29, 2019 ISSUED FOR PERMITS
C	DECEMBER 17, 2019 ISSUED FOR CONSTRUCTION



Scale
Date JULY 22, 2019

S.1