

LOAD BEARING MASONRY



CONSTRUCTION SAVINGS

EXTERIOR AND INTERIOR WALLS CONSTITUTE APPROXIMATELY 15,000 SQUARE FEET. INCREDIBLY, THESE WALLS WERE ERECTED IN THIRTY-ONE (31) WORKING DAYS. SAVINGS RESULTING FROM THIS SHORT CONSTRUCTION TIME ARE MANIFESTED IN:

1. LABOR – EACH STONE CARRIES A SURFACE AREA OF EIGHTEEN (18) SQUARE FEET OF EXTERIOR EXPOSURE AND A LIKE AMOUNT OF INTERIOR EXPOSURE. THIS EQUATES TO THIRTY-SIX (36) SQUARE FEET WITH EACH STONE LAID. A SINGLE TRADE PERFORMS BOTH WALL CONSTRUCTION AND FINISH-OUT. FURTHER, BECAUSE OF THE NATURE OF "SOLID BLOCK CONSTRUCTION," A SMALLER WORK CREW IS REQUIRED. THESE ARE THE FACTORS USED TO DELIVER AN EFFICIENT "SQUARE FEET PER MAN-HOUR" COMPUTATION.
2. MATERIALS – MANY OF THE MATERIALS REQUIRED WITH CONVENTIONAL SKELETAL STEEL FRAME CONSTRUCTION ARE NOT NEEDED DUE TO THE NATURE OF LOAD BEARING MASONRY. SOME OF THESE UNNECESSARY ITEMS ARE STRUCTURAL STEEL, STEEL REINFORCING, INSULATION, EXTERIOR SKIN AND INTERIOR FINISH MATERIALS.
3. OVERHEAD – THE ABBREVIATED CONSTRUCTION PERIOD, FEWER MATERIALS ON THE JOB SITE AND A REDUCED CONSTRUCTION CREW DELIVER SAVINGS IN ALMOST ALL OVERHEAD CATEGORIES. INTEREST, EQUIPMENT CHARGED TO JOB SITE AND ALL LABOR-ASSOCIATED OVERHEAD COSTS WOULD ENJOY MAJOR REDUCTIONS. SOFT COSTS SUCH AS ARCHITECTURAL FEES ARE MUCH REDUCED AS A RESULT OF SIMPLIFIED DESIGNS AND FEWER DETAILED DRAWINGS.