

Job no Contract 34-35 JOHN STREET
3440

date July 2007
calculation by TES
checked by

page no

SK 101/1

OUTLINE DETAILS OF STRUCTURAL WORKS NECESSARY FOR THE ALTERATIONS:

Read with sketches SK 01, 02, 03, 04, 05, 06.

Alterations:

Before the design is finalised, some opening-up will be required to verify the nature of the existing construction, including the type and strength of the existing walls.

Trial pits will be required to confirm the depth, size and founding material of the existing foundations.

Unless otherwise noted, new structural work is in timber/masonry.

Based on the layout of similar buildings worked on in the past, we expect that the work required will be as follows:

Small openings in load bearing (LB) walls, partition wall removal and addition:	
A	Non-LB wall removed.
B	Not used
C	Small opening in LB wall: Local needling and new lintol required.
D	Window cill extended down to floor level.
E	Floor stiffening under partition within floor depth. (To be confirmed.)
F	Existing opening in LB wall filled-in.

Structural works at the Roof Floor:	
None envisaged.	
1.	Not used
2.	Not used
3.	Not used.
4.	Not used
5.	Not used

Structural works at the Fourth Floor:	
Forth floor no longer proposed	
6.	Not used
7.	Not used
8.	Not used

Structural works at the Third Floor:	
9.	Not used
10.	Existing floor removed locally to allow for new stair up from second. Allow for trimming edge of opening as E
11.	Existing staircase and floor removed locally to allow for new stair up from second. Allow for trimming edge of opening as E

Structural works at the Second Floor:	
12.	Not used
13.	New staircase constructed from Second up to third.
14.	Existing staircase removed above second.
15.	Existing staircase removed and new staircase constructed second to third.

Structural works at the First Floor:	
16.	Not used
17.	New roof/terrace structure supported on (new) LB walls below and existing building rear wall. (Construction to be decided.)
18.	Not used

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SK 101/2

OUTLINE DETAILS OF STRUCTURAL WORKS NECESSARY FOR THE ALTERATIONS:
Read with SK 002, 003 & 004.

Structural works at the Ground Floor:	
19.	Not used.
20.	New steel beam at underside of ground, where wall below is to be removed. Needle existing construction and support down to basement. Install new beam, supported on piers or steel column. (See below.)
21.	Existing floor removed and re-framed for construction of staircase flight down to basement.
22.	(To be confirmed) New steel beam at U/S ground to support wall above.
23.	New steel beam at underside of ground, where wall below is to be removed. Needle existing construction and support down to basement. Install new beam, supported on piers or steel column. (See below.)
24.	New steel beam at underside of ground, where wall below is to be removed. Needle existing construction and support down to basement. Install new beam, supported on piers or steel column. (See below.)
25.	New steel beam system underside of ground, where walls below are to be removed. Needle existing construction and support down to basement. Install new beams, supported on piers or steel column. (See below.)
26.	New beam to support edge of new roof/terrace (27)
27.	New roof/terrace. (Construction to be decided.)
28.	New floor. (Construction to be decided.)
29.	New LB rear wall to U/S first.
30.	New roof/terrace/roof light. (Construction to be decided.)
31.	New steel beam at underside of ground, where wall below is to be removed. Needle existing construction and support down to basement. Install new beam, supported on piers or steel column. (See below.)

Structural works at Basement:	
32.	Construct new LB wall and foundation.
33.	New piers or steel columns to support beams at underside of ground, including new foundations as required.
34.	New sections of LB wall, constructed on (assumed) existing foundation.
35.	Not used.
36.	New 250 thick water-excluding wall: 250 thick r.c. with external drained cavity. (Note: 33 Johns Mews has a basement, so it is expected that underpinning will not be required here.)
37.	New 250 thick water-excluding wall: 250 thick r.c. with external drained cavity. (Note: The adjoining building may not have basement, so assume that the wall must be underpinned.)
38.	New 250 thick water-excluding wall: 250 thick r.c. with external drained cavity. (Note: The adjoining wall may be shallower than the new basement, so assume that the wall must be underpinned.)
39.	New section of r.c. retaining wall cast against existing.
40.	Not used.
41.	Not used.
42.	250 thick r.c. ground slab.