

EXISTING STRUCTURE AND CONDITIONS:

- EXISTING DRAWINGS / AS-BUILTS OF THE EXISTING BUILDING WERE UNAVAILABLE. ALL EXISTING STRUCTURE SHOWN ON PLANS IS BASED ON SITE OBSERVATIONS AND ASSUMED FRAMING BASED ON THE FLOOR PLAN LAYOUT AND MAY NOT BE ENTIRELY ACCURATE, COMPLETE, OR REPRESENTATIVE OF EXISTING CONDITIONS. CONTRACTOR IS TO NOTIFY ENGINEER OF QUESTIONABLE EXISTING STRUCTURAL COMPONENTS (MASONRY WALLS, STEEL BEAMS AND LINTELS, EXPOSED FOUNDATIONS, ETC.) AND FRAMING CONNECTIONS WHEN ENCOUNTERED.
- GRID LINES ARE SHOWN ON THE STRUCTURAL DRAWINGS AND THESE REFLECT ASSUMED ARCHITECTURAL AND STRUCTURAL DIMENSIONS. IN MOST CASES, GRID LINES COINCIDE WITH EXISTING COLUMN AND PLASTER CENTER LINES. IF ACTUAL FIELD DIMENSIONS VARY, NOTIFY ARCHITECT OR ENGINEER.
- CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING STRUCTURAL COMPONENTS THAT WILL BE CONNECTED TO NEW FRAMING PRIOR TO STEEL FABRICATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING DIMENSIONS AND COORDINATE THESE DIMENSIONS WITH THE STEEL FABRICATOR PRIOR TO STEEL FABRICATION TO ENSURE ARCHITECTURAL AND STRUCTURAL DESIGN CONCEPT. CONTRACTOR SHALL NOTIFY ARCHITECT AND/OR ENGINEER OF DISCREPANCIES.
- CONTRACTOR IS TO FURNISH ENGINEER A PROPOSED SEQUENCE OF EXISTING COMPONENT REMOVAL, METHODS OF SAW CUTTING, TEMPORARY SHORING AND OTHER PERTINENT TASKS RELATING TO EXISTING COMPONENT REMOVAL ARE TO BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND TO VERIFY THAT WORK IS IN GENERAL CONFORMANCE.
- ANY MODIFICATIONS TO THE PLANS AND SPECIFICATIONS THAT ARE NECESSARY AS A RESULT OF FIELD VERIFICATIONS PERFORMED BY THE CONTRACTOR SHALL BE IMMEDIATELY SUBMITTED TO THE ENGINEER FOR APPROVAL. UPON APPROVAL, THE CONTRACTOR SHALL INCORPORATE THESE MODIFICATIONS INTO THE SHOP DRAWINGS PRIOR TO SUBMITTING THEM TO THE ENGINEER.
- THE CONTRACTOR SHALL BUILD APPROPRIATE CONTINGENCIES INTO THE PROJECT'S BUDGET AND SCHEDULE TO ACCOUNT FOR MODIFICATIONS TO STRUCTURAL FRAMING THAT MAY BE NECESSARY TO ACCOMMODATE EXISTING CONDITIONS THAT ARE DISCOVERED TO BE DIFFERENT FROM THOSE INDICATED ON THESE PLANS.
- EXISTING CONSTRUCTION HAS NOT BEEN VERIFIED FOR CONFORMANCE WITH REQUIREMENTS OF APPLICABLE BUILDING CODE EXCEPT FOR AREAS DIRECTLY AFFECTED BY MODIFICATIONS INDICATED HERE-IN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION PROCEDURES AND SEQUENCES AND SHALL PROVIDE ADEQUATE SHORING AND TEMPORARY BRACING FOR EXISTING CONSTRUCTION.
- DRILLING INTO EXISTING CONCRETE SHALL BE PERFORMED IN A MANNER WHICH AVOIDS DAMAGE TO EXISTING REINFORCEMENT. BAR DETECTION METHODS SHALL BE USED TO LOCATE REINFORCEMENT PRIOR TO DRILLING.
- THE FACE OF ALL CONCRETE SURFACES CUT FROM EXISTING CONCRETE SHALL BE THOROUGHLY CLEANED. ALLOW SURFACE TO COMPLETELY DRY. COAT WITH AN APPROVED BONDING AGENT AND FINISH WITH AN APPROVED PATCHING COMPOUND. EXPOSED REINFORCEMENT SHALL BE CUT OFF, GROUND FLUSH TO THE NEW CONCRETE SURFACE, AND FINISHED WITH AN EPOXY PAINT.
- WHERE EXISTING CONCRETE REINFORCEMENT IS TO BE REUSED IN PLACE, THE CONCRETE SHALL BE REMOVED IN A MANNER WHICH MINIMIZES DAMAGE TO THE REINFORCEMENT. DAMAGED REINFORCEMENT SHALL BE REPLACED BY A METHOD APPROVED BY THE ARCHITECT.

DEMOLITION NOTES:

- EXISTING DRAWINGS / AS-BUILTS OF THE EXISTING BUILDING WERE UNAVAILABLE. ALL EXISTING STRUCTURE SHOWN ON PLANS IS BASED ON SITE OBSERVATIONS AND ASSUMED FRAMING BASED ON THE FLOOR PLAN LAYOUT AND MAY NOT BE ENTIRELY ACCURATE, COMPLETE, OR REPRESENTATIVE OF EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL STRUCTURAL MEMBERS SHOWN ON THE PLANS PRIOR TO BEGINNING ANY DEMOLITION WORK.
- THE GC SHALL NOT DEMOLISH ANY WALLS, COLUMNS, FRAMING, OR OPENINGS THAT ARE NOT SHOWN AND NOTED TO BE DEMOLISHED ON THE STRUCTURAL DEMO PLANS, REGARDLESS IF THESE ITEMS ARE SHOWN TO BE DEMOLISHED ON THE ARCHITECTURAL DEMO PLANS, WITHOUT STRUCTURAL EOR REVIEW & APPROVAL.**
- THE GC SHALL VERIFY THAT ANY WALL, MASONRY OR OTHERWISE, TO BE DEMOLISHED IS A NON-LOAD BEARING WALL PRIOR TO BEGINNING DEMOLITION. IF WALL IS FOUND TO BE LOAD BEARING GC IS TO CONTACT THE ARCHITECT AND THE ENGINEER BEFORE PROCEEDING.
- THE GC SHALL SUBMIT PREDEMOLITION PHOTOGRAPHS OR VIDEOS SHOWING EXISTING CONDITIONS FOR ANY EXISTING WALLS OR NEW OPENINGS IN EXISTING WALLS, FLOORS, AND/OR ROOFS SCHEDULED TO BE DEMOLISHED FOR THE STRUCTURAL EOR'S REVIEW AND APPROVAL PRIOR TO THE START OF DEMOLITION. PHOTOS MUST SHOW EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS, INCLUDING FINISH SURFACES, THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SALVAGE AND DEMOLITION OPERATIONS. THE LOCATIONS OF PRE-DEMOLITION PHOTOGRAPHS & VIDEOS SHALL BE IDENTIFIED ON AN ACCOMPANYING PLAN VIEW.
- CARE SHOULD BE TAKEN DURING DEMOLITION TO AVOID DAMAGING ANY STRUCTURAL ELEMENTS THAT HAVE BEEN DESIGNATED TO REMAIN.
- STRUCTURAL EOR IS NOT RESPONSIBLE FOR THE DESIGN OF ANY TEMPORARY SHORING OR BRACING REQUIRED BETWEEN DEMOLITION AND THE INSTALLATION OF THE NEW STRUCTURE.
- THE GENERAL CONTRACTOR SHALL EMPLOY A DEMOLITION SUBCONTRACTOR WHO MEETS THE FOLLOWING REQUIREMENTS:
 - A COMPANY WITH MINIMUM OF FIVE (5) YEARS OF SELECTIVE STRUCTURAL DEMOLITION EXPERIENCE OF SIMILAR SIZE, SCALE, AND COMPLEXITY OF THE DEMOLITION WORK INVOLVED IN THIS PROJECT. FURTHERMORE, THE SITE SUPERINTENDENT OR FOREMAN SHALL HAVE THE SAME REQUIRED EXPERIENCE.
 - AT A MINIMUM, A DEMOLITION SUBCONTRACTOR SHALL HAVE A REPRESENTATIVE WHO HAS COMPLETED OSHA 30 TRAINING AND BE PRESENT ON SITE DURING ALL DEMOLITION ACTIVITIES.
 - ANY DEMOLITION SUBCONTRACTORS WITH OSHA VIOLATIONS WITHIN THE PAST 5 YEARS OR ARE UNDER ACTIVE OSHA INVESTIGATIONS WILL NOT BE CONSIDERED QUALIFIED FOR STRUCTURAL DEMOLITION.
 - IN CASES WHERE THE GENERAL CONTRACTOR WISHES TO EMPLOY MULTIPLE DEMOLITION SUBCONTRACTORS FOR VARIOUS DEMOLITION SCOPE, ALL DEMOLITION SUBCONTRACTORS SHALL MEET THE ABOVE QUALIFICATIONS.
- THE STRUCTURAL EOR IS NOT RESPONSIBLE FOR THE DESIGN OF ANY TEMPORARY SHORING OR BRACING REQUIRED BETWEEN DEMOLITION AND THE INSTALLATION OF THE NEW STRUCTURE. THE GENERAL CONTRACTOR SHALL EMPLOY A DEMOLITION AND TEMPORARY SHORING DELEGATED DESIGN ENGINEER WHO IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND SPECIALIZES IN DEMOLITION AND TEMPORARY STRUCTURES. THE DELEGATED DESIGN ENGINEER IS RESPONSIBLE FOR THE FOLLOWING:
 - PROVIDE A LETTER STATING THAT THEY FULLY UNDERSTAND THE SCOPE OF WORK REQUIRED FROM ALL DISCIPLINES.
 - SHORING PLANS AND DEMOLITION PLANS, WHICH INCLUDES THE SEQUENCE OF SHORING, SEQUENCE OF DEMOLITION, AND DURATION OF BOTH SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
 - EXCAVATION SUPPORT AND PROTECTION SYSTEM PLANS, WHICH INCLUDES THE SEQUENCE OF SUPPORT & PROTECTION SYSTEM, SEQUENCE OF DEMOLITION, AND DURATION OF BOTH SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
 - PERFORM PERIODIC SITE VISITS WHICH INCLUDE VARIOUS MILESTONES FOR THE DEMOLITION AND SHORING SUBCONTRACTORS AND SHALL PROVIDE OBSERVATION REPORT, PHOTOS, ETC. BASELINES SHALL BE SET PRIOR TO TEMPORARY SHORING AND SHORTLY AFTER TEMPORARY SHORING IS INSTALLED. MEASUREMENTS SHALL BE TAKEN AT MILESTONES.
- AN ON-SITE PRECONSTRUCTION DEMOLITION MEETING IS REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES, WHICH MUST INCLUDE THE DELEGATED DESIGN ENGINEER, STRUCTURAL ENGINEER OF RECORD, ARCHITECT, OWNER, GENERAL CONTRACTOR, AND DEMOLITION SUBCONTRACTOR REPRESENTATIVES OVERSEEING DEMOLITION WORK PER NOTES 7 & 8.
 - THE PRECONSTRUCTION MEETING SHALL INCLUDE A SITE WALK TO GC SHALL HAVE REMOVED SUPERFICIAL/ARCHITECTURAL COVERINGS SO THAT STRUCTURE IS VISIBLE DURING SITE WALK.
- THE GENERAL CONTRACTOR SHALL PROVIDE A "TWO-WEEK LOOK AHEAD" TO INDICATE UPCOMING AREAS WHERE DEMOLITION WORK IS SCHEDULED TO TAKE PLACE, SO ALL PARTIES ARE AWARE OF TIMELINE AND ANY COORDINATION WITH ARCHITECT AND CONSULTANTS CAN TAKE PLACE. THE HIGHLIGHTED PLAN SHOULD BE COMPLETED BY THE GENERAL CONTRACTOR (IN CONJUNCTION WITH THEIR DEMOLITION SUBCONTRACTOR) AND BE AVAILABLE FOR DISCUSSION AT THE WEEKLY OAC MEETING.

