

EMBREY BUILDERS, LLC.

1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 47
Date: 1/30/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: Shear wall hold down/ anchorage

Drawing: S2.31 through S2.36, 5/S1.03, 6/S1.03
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 2/6/2012
Trent, Makerick framing our framing subcontractor has an RFI. We have reviewed the structural plans and have a question concerning the shear wall hold down/ anchorage. Pages S2.31 through S2.36 gives us shear wall types and locations for the different floor levels. The plans tell us that the first floor shear walls are type 1B. The 2nd, 3rd, and 4th floors are type 1A. Detail 5/S1.0 (shear wall schedule) tells us what the wall board application is and its nailing pattern. It also tells us what type of intermediate wall anchorage will be used. We do not see where any end wall anchorage (detail 6/S1.03) is called out. Is there any end wall anchorage? Are we missing something?

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

No. Based on our review of the drawings, no endwall anchorages are required.

R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc. February 6, 2012

Answered by _____

Company _____ Date _____

Embrey Builders, LLC

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RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 183
Date: 8/17/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Builders LLC)

Subject: Substitution option for sill plate anchors

Drawing: S1.03
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 8/21/2012
We cannot find the substitution option on the schedule sheet S1.03 for anchor replacement for the sill plate anchors. In some cases the J-bolt anchors may have exceeded the 4'-0" max spacing or some may have not been placed within 12" of a corner section of the slab. Please give us the description of the type of anchor you would like us to use.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Please use 1/2" simpson SET XP adhesive anchors with a minimum of 6 3/8" embedment placed in accordance with the recommendations of the manufacturer. Exercise extreme caution when drilling into post-tensioned concrete slabs to avoid damaging tendons of anchorages.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: August 27, 2012

Embrey Builders, LLC

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RFI

To: David Parkin
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 140
Date: 6/4/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: Beam / Header Schedule

Drawing:
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 6/12/2012
Would it be possible to get a beam/header schedule that shows the beam or header type for a particular opening?

Requested by: David Miller
Embrey Builders LLC

Response:

Per your request, we are providing the following minimum header sizes:

Opening Length	Minimum Header Size
0'-0" to 4'-0"	2-2x8
4'-0" to 8'-0"	2-2x10
8'-0" to 12'-0"	2-2x12

Please note these are minimum sizes only. If the header size noted in the framing plans is different than those noted above, the larger/stronger size shall be installed. For example, on the Roof Framing plans, the "G" headers shall be utilized, in lieu of the minimum sizes noted above.

R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc. June 12, 2012

Answered by _____

Company _____ Date _____