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 #: 78
Date: 3/16/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Raising piers on north wall

Drawing: S2.13P, S2.15P & S/S3.04
Cost Impact: None

Spec Section:
Schedule Impact: None

Date Required: 3/22/2012

Request:
As per our conversation during our meeting at your office, we would like to propose a change in the top of pier elevations for the P9, P8 & P7 piers. After revelving the finished exterior grades on the landscape drawings 1C & 2C, we feel the top of pier elevation could be raised as follows:
P9 - 638' - 9 1/4"
P8 - 637' - 9 1/4"
P7 - 638' - 0"
By raising these it will also benifit the integrity of the perimeter storm drain line. We would also like a detail for using dowels & sonotube on the previously poured P9 piers.

Requested by: David Miller
Embrey Builders LLC

Response:

PPO takes no exception to raising the top of pier elevation as long as it does not conflict with external grades. Please verify with Architect/Civil Engineer that proposed top of pier elevations are acceptable.

Pier extensions should be formed with a sonotube form of the same diameter as the pier shaft and reinforced with 6-#7 verticals (drilled and grouted into the existing pier with a minimum of 13 1/8" of embedment in accordance with the manufacturer's recommendations) and #3 ties at 10" on center as noted in detail 1/S3.01.

R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.
March 21, 2012

Answered by

Company

Date

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 #: 117
Date: 5/15/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Structural Repair Needed at Step From Pour 3 to Pour 5

Drawing: S2.13
Cost Impact: None

Spec Section:
Schedule Impact: None

Date Required: 5/22/2012

Request:
At the 12" step down between pour #3 and pour #5 the forms for pour #3 got out of square to the east of the proper line. At our site meeting on 5/11 with PPO (Brande Parkey) we looked at possibly using a treated 2x12 shot or anchored into the face of the #3 slab. This would be used for additional bearing for the 3 1/2" stud party wall for #3. Attached is the location with the dimension showing the length of the treated 2x12. Please advise and respond.

Requested by: David Miller
Embrey Builders LLC

Response:

Attach vertical, pressure-treated 2x12's (cut so that the end of the 2x12's flushes out with the top of the concrete at the high side of the step) at 11 1/4" on center. Attach each piece of 2x12 with two 5/8"x6 1/2" Simpson Titen HD anchors (see sheet S1.1 for requirements) spaced at 6" on center vertically.

R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc.
May 28, 2012

Answered by

Company

Date

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 #: 135
Date: 5/31/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Slab at Club Poured Short

Drawing: S2.11, S2.13, A9.1
Cost Impact: None

Spec Section:
Schedule Impact: None

Date Required: 6/8/2012

Request:
On the courtyard side of the Club, where the 45 degree angle is, the concrete slab form board was about 2 inches short right in the angle. Please provide a fix for the following:
1. How can the steel beam be positioned to carry the exterior wall of the floors above?
2. How can the slab be repaired so that we have the correct dimensions for the exterior wall of the clubhouse?

Requested by: David Miller
Embrey Builders LLC

Response:

Per the conference call on May 30, 2012, the beams will remain in the current locations indicated on the drawings and modifications made per the attached sketches. The columns will be attached to the embed plates at their current locations. The maximum offset of the column from its intended location on the structural drawings is two (2) inches. If this limit cannot be maintained with the current locations of the embeds, contact PPO for additional remedial recommendations.

Brande Parkey
Answered by

Parkin-Perkins-Olsen
Company

06/07/2012
Date

ARKIN PERKINS OLSEN
CONSULTING ENGINEERING, INC.

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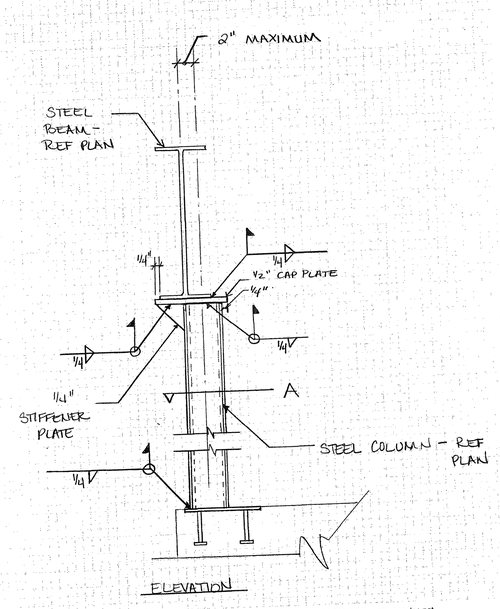

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RFI

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

RFI #: 110
Date: 4/16/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Ramp and Gradebeam at NW Corner of Garage

Drawing: S2.13P
Cost Impact: None

Spec Section:
Schedule Impact: None

Date Required: 4/19/2012

Request:
The P5 top of pier elevation at the SW corner of Pour 5 will not allow enough room for the ramp. FF should be at 640.1', which would mean we would have a shorter gradebeam than the typical 2'-0". Please confirm if we are to have an 18" gradebeam there and also confirm where the stepdown is from the P9 pier to the P5 pier. Also profide a detail or cut through that area.

Requested by: David Miller
Embrey Builders LLC

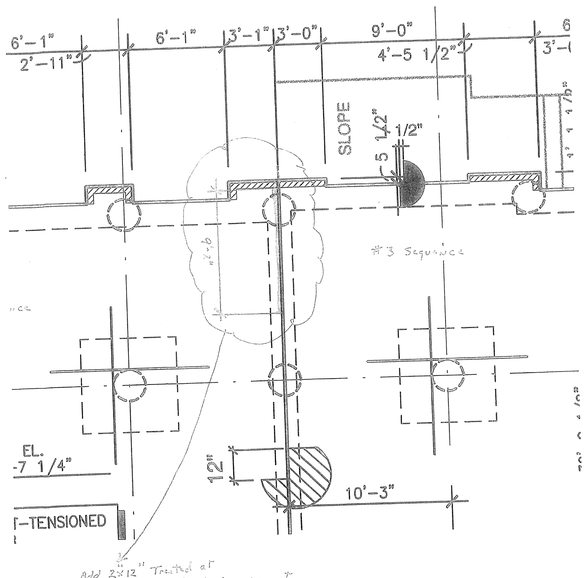
Response:

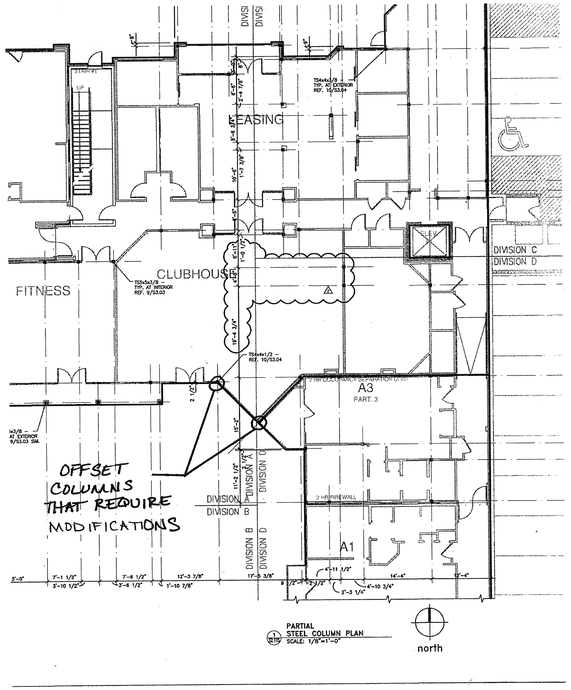
Step top of grade beam down 6" at ramp only. Grade beam depth to remain 24" at all other areas.

See 6/S3.01 for additional information.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: April 17, 2012





ARKIN PERKINS OLSEN
CONSULTING ENGINEERING, INC.

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