

EMBREY BUILDERS, LLC.

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RFI

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

RFI #: 56
Date: 2/20/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (BGO)

Subject: Party Walls

Drawing: S2.31 through S2.36, s4.02
Cost Impact: None Spec Section:
Schedule Impact: None

Request: Party Walls Date Required: 2/27/2012

Details 1 & 2 on page 7.1 of the architectural drawings shows the wall make up to have 1 sheet of plywood in the middle of the double walls. The note tells us to refer to the structural drawings for the nailing pattern. Pages S2.31 through S2.36 gives us the shear wall designations. Our shear walls are types 1A & 1B. The shear wall schedule on page S1.03 tells us that the shear wall sheathing on types 1A & 1B is 1 layer of 5/8 gypsum wall board applied to 1 face of the wall. I cannot find where the shear wall schedule requires 15/32 plywood as a component of the double party walls. There are some details in the structural drawings on page S4.02 that show 15/32 sheathing but again it is not noted as a structural component. Please confirm that this was the correct understanding or not. (Is OSB required as part of the double party wall make up?)

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

The 15/32" APA Rated Sheathing (noted in the Architectural drawings and in details 9, 10, and 11 on sheet S4.02 and details 5, 6, and 7 on sheet S5.01) is not part of the shear-wall assembly.

If the contractor provides adequate temporary bracing of the structure, the sheathing is not required structurally.

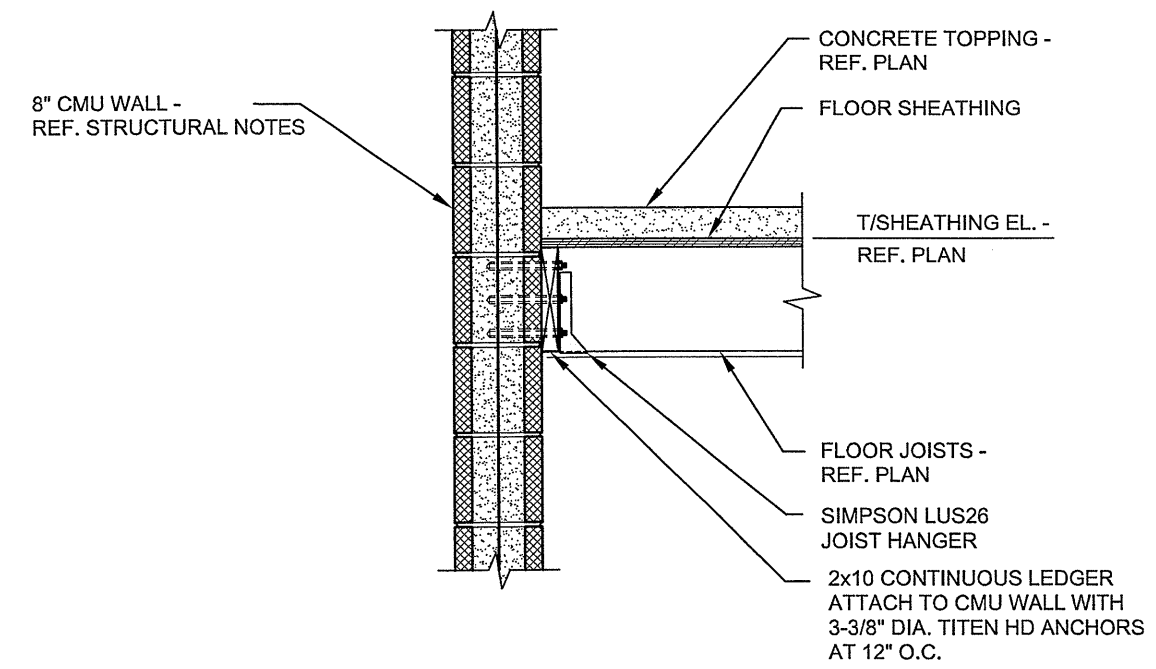
R. Trent Perkins, PE February 27, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

RFI 57

yes it is acceptable to use 2x blocking for the windows
Erik Earnshaw 03-07-2012 BGO



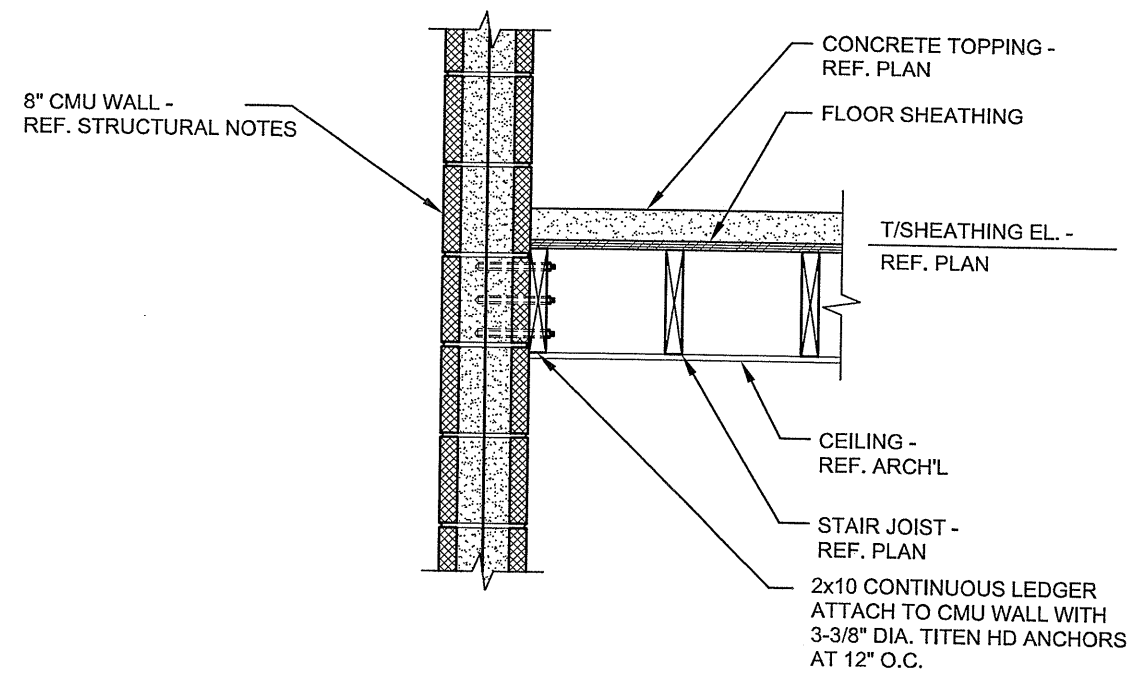
15
S4.03
STAIR LANDING SECTION
NO SCALE

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway
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Project: Keller Springs Lofts
Addison, Texas

Project No.: 39155.1 Date: 02/29/2012 Drawing No.: SK-6

RFI 57



16
S4.03
WALL DETAIL AT STAIR LANDING
NO SCALE

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway
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75243

Project: Keller Springs Lofts
Addison, Texas

Project No.: 39155.1 Date: 02/29/2012 Drawing No.: SK-7

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RFI #: 57
Date: 2/20/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

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

Subject: CMU Stair Towers Details

Drawing: S2.24, 6/S2.07, 14/15/S4.02
Cost Impact: None Spec Section:
Schedule Impact: None

Request: CMU Stair Towers Details Date Required: 2/27/2012

We have some questions concerning the CMU stair towers #4 & #5. (1) Page S2.24 has a cut through stairwell #4. This cut directs us to detail #6 on page S2.07. Detail #6 directs us to details #14 & #15 on page S4.02. These details (14 & 15) are wood to wood connections. We will need a wood to CMU connection detail for this application. (2) I have not seen a detail for the window in CMU application. Will there be 2x framing in the window openings? We would also like to confirm that the landings in the 2 CMU stair towers are in fact wood. It has been our experience that the landings in these type assemblies are usually metal.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Landings at CMU stair towers are to be wood framed.

Please see attached details for attachment of 2x landing framing to CMU walls.

Wood beams at the that support the stair stringers shall be attached to the CMU wall with HU410 beam hanger fastened to CMU wall with 18-1/4x2 3/4" Titen HD anchors installed in accordance with the manufacturer's recommendations. All vertical cells in CMU walls at beam hangers shall be fully grouted over the height of the wall.

Please refer question about window framing to BGO.

R. Trent Perkins, P.E. February 29, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date