

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 #: 66
Date: 2/22/2012
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
Spec Section:
Cost Impact: None
Schedule Impact: None

Date Required: 2/27/2012

Request:
Party Walls

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

Answered by _____
Company _____ Date _____