

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 #: 60
Date: 2/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

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

Subject: Confirmation that no expansion material is required

Drawing: SG3.02 sections 6.5.4.1
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 2/21/2012
We just want to confirm that no expansion material is required where the concrete slabs butts up to poured beam walls and pre-cast panels.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
No expansion joint material is required.

Answered by: Brande Parkey
Parkin-Perkins-Olsen
Company

Date: 02/21/2012

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RFI

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

RFI #: 71
Date: 3/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Possible missing detail on SG2.01

Drawing: SG2.01, 7/SG3.02
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 3/5/2012
Along grid #9 where we step the wall up 2'-0" we are shown to reference 7/SG3.02 all along that grid and grid C to 11' south of grid #4. Shouldn't there be another detail other than 7/SG3.02 from the 2'-0" step up at the beginning of the ramp on grid #9 over to grid #8 on C line? 7/SG3.02 shows the top of wall and the top of paving slab at being equal. This does not occur at the 2' ramp between grids #8 and #9. It also does not occur at the 4'3" x 24' landing area between the 2' ramp and the long ramp. That landing area has a finish elevation of 642' - 7 1/4" and the top of wall is 641' - 7 1/2". It looks like we have to have a leave out along the exterior and pour it after the panel is in place. Is that correct?

Requested by:

Response:
An additional section is not required. The top of concrete elevation for the slab on grade is called out as "varies - ref plan." The section also notes that the #5 dowels may be omitted when the top of concrete elevation of the slab is above the top of wall elevation. The slab leave out is a means and methods question and shall be left to the discretion of the Contractor.

Answered by: Brande Parkey
Parkin-Perkins-Olsen
Company

Date: March 5, 2012

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RFI

To: Erik Earnshaw
BGO Architects
4144 N. Central Expressway
Suite 855
Dallas, TX 75205
Ph: (214)520-8878

RFI #: 19
Date: 1/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: 2" expansion joint

Drawing: 3.1C- 3.1D
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 1/10/2012
All Architectural plans show a 2" E.J. around the perimeter off the garage to the building see following, 3.1C- 3.1D, 1/6.1, 8/8.2, 1/8.7, 2/8.7, 4/8.7, 8/8.2, 15/8.5, 16/8.5, 20/8.4.

However, the structurals are showing a 1" E.J. in these areas. See 1/SG3.02 has 1" E.J. at framed walls and no E.J. at slab to pre-cast panel or beam stem wall, which is correct and does the slab push right up against the precast panel?

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
Answer from PPO please refer to revised structural drawings issued 1/4/12 for clarification.

Answered by: Erik Earnshaw
BGO Architects

Answered date:

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RFI

To: Trent Perkins
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RFI #: 70
Date: 3/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: East Texas Precast Co. Ltd

Subject: Concrete topping at pour strips for the garage.

Drawing: 4/SG3.02, SG4.01, SG4.02, SG4.03, ETP
F-10
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 3/5/2012
Where is the detail for pour strips for the garage? We have no dimensions for the depth or the reinforcement to be used. What is the concrete strength to be used? Are any dowels to be used?
Every detail that shows the pour strips say reference plans. We can't find any definitive detail on pour strips.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
The pour strip indicated in section 4/SG3.02 shall have the same reinforcement as the concrete topping for the double tees. The minimum thickness shall match the topping thickness of the double tees. The purpose of the leave-out in section 4/SG3.02 as indicated on the drawing is to match the top of concrete elevation with the camber of the double tees. The double tee topping thickness and reinforcement shall be as indicated on plan note 9 of sheets SG2.02, SG2.03, and SG2.04. No dowels are required.

Answered by: Brande Parkey
Parkin-Perkins-Olsen
Company

Date: March 5, 2012

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RFI

To: Trent Perkins
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Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 105
Date: 4/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Expansion Joint Between Slab and Garage Walls

Drawing: 1/SG3.02
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 4/5/2012
Detail 1/SG3.02 doesn't show an expansion joint against the precast garage walls. Should we install the same type of expansion that we did on Pour #1?

Requested by: David Miller
Embrey Builders LLC

Response:
Yes, to confirm field conversation during pre-pour observations, please provide plastic spacer board as in Pour #1.

R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc.
5-23-2012

Answered by:
Company

Date:

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RFI #: 22
Date: 1/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (BGO)

Subject: Top of wall elevation

Drawing: SG3.02
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 1/10/2012
Detail 1/SG3.02 is not correct F.F. of building to top of wall between 12" to 24" and does not notch or even rest on T.O.W. at grid #4 and grid A the F.F. = 641' - 7 1/4" and T.O.W. = 639' - 7 1/4". That is a 2" difference and slab is only 10". Please advise.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
Please refer to revised structural drawings issued 01/04/2012 for clarification.
If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Answered by: Brande Parkey
Parkin-Perkins-Olsen
Company

Date: 01/04/2012

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