

EMBREY BUILDERS, LLC.

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

RFI

To: Erik Earnshaw
Beeler Guest Owens Architects
4245 N. Central Expressway
Suite 300
Dallas, TX 75205
Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 104
Date: 4/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: B3 Unit Furrdowns

Drawing: A2.8 & A2.8A
Cost Impact: None

Spec Section:
Schedule Impact: None

Request:
The B3 unit and the B3 ALT B unit on A2.8 do not show furrdown locations as shown on A2.8A. Please confirm that furrdowns will be the same for all B3 units.

Date Required: 4/11/2012

Requested by: David Miller
Embrey Builders LLC

Response:
All B3 units have been updated to coordinate with MEP. Please see next pages of this PDF.

Ryan Faulds
Answered by
BGO architects
Company

April 17, 2012
Date

EMBREY BUILDERS, LLC.

1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
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RFI

To: Erik Earnshaw
Beeler Guest Owens Architects
4245 N. Central Expressway
Suite 300
Dallas, TX 75205
Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 126
Date: 5/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: B3 Unit Questions

Drawing: A2.8
Cost Impact: None

Spec Section:
Schedule Impact: None

Request:
Please provide a dimension for offset walls in the foyer.
On 13/A2.8, do the dashed lined in the foyer represent furrdowns? Please provide an elevation sketch or height.

Date Required: 5/29/2012

Requested by: David Miller
Embrey Builders LLC

Response: The dashed lines are not furrdowns, they are radial dimension lines to place the windows.
See 2.8

Ryan Faulds
BGO architects
June 01, 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: Erik Earnshaw
Beeler Guest Owens Architects
4245 N. Central Expressway
Suite 300
Dallas, TX 75205
Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 149
Date: 6/11/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: B3 Alt B Unit Curved Walls

Drawing: 13/A2.8
Cost Impact: None

Spec Section:
Schedule Impact: None

Request:
The B3 Alt B unit is drawn with a radius exterior wall in the living and dining room. The concrete has been poured with a true radius. When the framer does the layout for the four "D" windows it gives the wall an octagon type effect. The windows are cutting off some of the radius and leaving extra concrete. Per the conference call on 6/12/12 and the attached picture, please provide details for finishing out the interior and exterior of this wall. Also let us know if the interior and exterior walls will have a "curved" plane or a straight plane.

Date Required: 6/19/2012

Requested by: David Miller
Embrey Builders LLC

Response:
a second interior 2x4 wall will be added to make room for the 6'-0" window to fit within both walls together. See attached version of sheet 2.8 and SK-04 section.
PPO no exception taken

Answered by: Erik Earnshaw
Beeler Guest Owens Architects

Answered date: July 06, 2012

EMBREY BUILDERS, LLC.

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

RFI

To: Heath Parnell
Jordan & Skala Engineers, Inc.
14240 Midway Road, Suite 350
Dallas, TX 75244
Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 106
Date: 4/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Electrical, TV, Telephone at Curved B3 Wall

Drawing: A2.8
Cost Impact: None

Spec Section:
Schedule Impact: None

Request:
In the event that we will not have enough room between the windows (between studs) to install boxes for electrical, telephone and TV, please provide an alternate method and/or location for these boxes.

Date Required: 4/13/2012

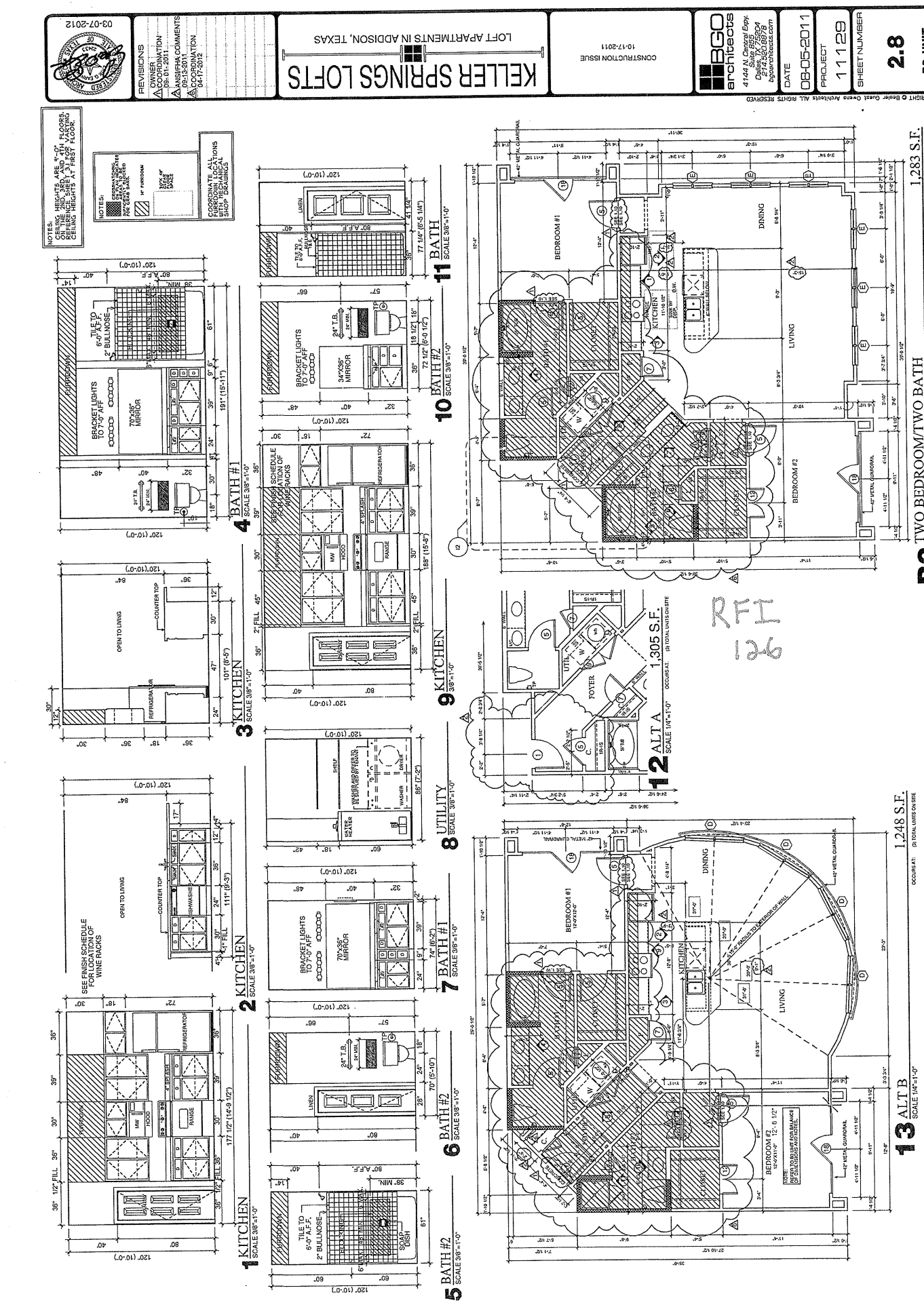
Requested by: David Miller
Embrey Builders LLC

Response:
Locate the TV and data/telephone box above the electrical j-box, if there isn't enough room for side-by-side mounting.

Also, please add TV and data/telephone box in living area on common wall with bedroom #2.

Mike Jennings
Answered by
Jordan & Skala
Company

4/5/2012
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 #: 174
Date: 7/26/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Radius wall Headers

Drawing: 13/A2.8 SK-04
Cost Impact: None

Spec Section:
Schedule Impact: None

Request:
We took the RFI 149 answer and applied it the best we could to build the radius wall. And it is coming together really well. We have run into a new problem with the headers in this location on 2nd 3rd and 4th floors where the 2x10 header called out for these openings will not fit. The biggest header we can fit in these openings is a 2x6. I am sure the load is a little less as we go up but I do not believe a 2x6 header will work in these openings. Will a doubled 1-3/4x5-1/2 LVL work in these locations? Please see the attached photos and sketch for clarity.

Date Required: 7/27/2012

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
The 5-12" deep header is not adequate. Per e-mail correspondence with contractor, the 2X4 between the top of the header and the radiused OSB top plate may be removed to allow the installation of a 7-14" deep header. A doubled 1-3/4" x 7-1/4" LVL header is an acceptable substitution.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: July 27, 2012