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 #: 80
Date: 3/20/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

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

Subject: Elevation conflict with floors

Drawing: 3.1, 3.2, 3.3, 3.4
Cost Impact: None

Spec Section:
Schedule Impact: None

Request:
Date Required: 3/27/2012

Erik the following concern has been brought up by our framing subcontractor.

Response to the RFI #48 answer

Thank you for addressing RFI #48. Your answer to #48 has us installing an additional 1x to the bottom plate to achieve specified elevations at 2nd 3rd and 4th floors around the parking garage. We do agree with adding the 1x to 2nd and 3rd floor bottom plates, but we think it should be to the entire 2nd and 3rd floors. The problem that we resolved around the garage is still present at the other stairwells. Here is a list of potential problems with installing the 1x to only parts of the floor

- 1 we will have step downs in the corridor ceilings
- 2 we will still have elevation problems at stairwell #s 1-2-3-6-7-8
- 3 floor plate differences at exterior elevations
- 4 the ramping of the floors (that you have addressed)
- 5 we will have to add a 1x to top of 4th to all areas not raised or field cut all of the studs in your shaded area to achieve proper roof truss bearing.

In summary we think that we should install the 1x to all of 2nd and 3rd floor bottom plates. Erik this was previously discussed with the Project Manager David Gallagher, the Project Super Brian Peterson and with you and agreed upon by all parties.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response: BGO agrees and has no exception to this change.

Ryan Faulds
Answered by
BGO architects
Company

March 22, 2012
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
BGO Architects
4144 N. Central Expressway
Suite 855
Dallas, TX 75205
Ph: (214)520-8878

RFI #: 48
Date: 1/31/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

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

Subject: Elevation conflict with floors

Drawing: 3.1, 3.2, 3.3, 3.4
Cost Impact: None

Spec Section:
Schedule Impact: None

Request:
Date Required: 2/7/2012

Erik our framing subcontractor has an RFI. We think that there may be some discrepancies in the floor elevations that are shown on pages A3.1 A3.2 A3.3 and A3.4. We are basing this on the dimension 9'1-1/8 (ceiling heights) that is shown for a section of 1st floor (page 3.1e & 3.1f) and is also given as the typical ceiling height for all 2nd 3rd and 4th floors. The 9'1-1/8 ceiling height is a common / standard height for 9' walls and are constructed with (3) 1-1/2" plates and a 104-5/8" stud. With this being said our finish floor heights will be -

2nd floor 653'4-1/16 (good)
3rd floor 663' 11-15/16 (1-1/16 inch low)
4th floor 674' 7-13/16 (2-1/16 inch low)

Typically on a wood framed building you can expect about a ¼" of growth in height per floor. However this still will be short of your target elevations. Has the steel & stairs been put into production? Can the elevation be adjusted? If not we may need to look at the option of adding a 1x to 2nd and 3rd floor sills. I have attached a drawing for your review. This drawing shows the actual finish floor elevations using 3 plates and a 104-5/8" stud. Please advise.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response: Please add a 1x4 mudsill at 3rd and 4th floors as shown on sheets 3.3.1 and 3.4.1 (next pages of this PDF).

Ryan Faulds
Answered by
BGO architects
Company

March 07, 2012
Date