

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 #: 61
Date: 2/22/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Builders LLC)

Subject: Fire Extinguisher Cabinets Locations

Drawing: 3.1A, 3.2A, 3.3A, 3.4A, 3.4F
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 2/29/2012

- There are some inconsistency's with plans for FEC locations in corridors.
3.1A shows 2 FEC
3.2A shows 1 FEC
3.3A shows 1 FEC
3.4A shows 2 FEC
Do you want 2nd FEC added for 2nd & 3rd floors?
- On sheet 3.4F - FEC mark is missing on A4 All G wall.
The FEC is shown on 1st, 2nd and 3rd floors, does the FEC need to be included at 4th floor?
Please verify all sections for coordination and consistency.
- Do we need fire extinguishers in club/leasing? We have assumed 1 for club and 1 for leasing.
- Do we need FE in parking garage and if so what type of mounting?

Requested by: Bryan Pickler
Embrey Builders, Ltd.

Response:
1- Yes.
2- Yes. I've checked all locations and the one's you mentioned are the only problem locations. I adjusted 2 other FEC locations by moving them a foot or so now all FECs line up in the same spot from floor to floor (except for the Club and Garage areas).
3- I've placed the 2 FECs you mentioned in sheet 9.1
4- Yes, we need them in the parking garage. I've updated the sheets to reflect this. Double check with your local Fire Marshall, but I'm confident that a surface mounting will be fine.

Ryan Faulds
Answered by: BGO architects
Company: BGO architects
Date: Feb 28, 2012

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RFI

To: Erik Earnshaw
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4144 N. Central Expressway
Suite 855
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RFI #: 67
Date: 2/28/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Builders LLC)

Subject: Missing measurement on sheet 3.1A

Drawing: 3.1A
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 2/28/2012

We need the measurement which is missing on sheet 3.1A. Attachment shows location on dimension needed.
Note: need to know if the dimension given will be from face of precast wall or the backside of corridor wall. There is a 2" difference between the two.

Requested by: Bryan Pickler
Embrey Builders, Ltd.

Response:
see next pages for a graphic blowup of this area.

Ryan Faulds
Answered by: BGO architects
Company: BGO architects
Date: Feb 28, 2012

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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 #: 91
Date: 3/27/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: 2 HR Occupancy Separation Wall

Drawing: A3.1A
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 4/6/2012

The cut shown on A3.1A points to Detail 2/A7.2. That detail is not there. Please provide it. Also, it appears that the separation wall stops at the corner of the A3 unit at the patio. Please provide a cut showing what type of wall is between the club and the patio.

Requested by: David Miller
Embrey Builders LLC

Response:
The sections requested are drawn.
Please see next pages of this PDF.

Ryan Faulds
Answered by: BGO architects
Company: BGO architects
Date: April 17, 2012

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Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 92
Date: 3/27/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Shaft Wall at Club

Drawing: A3.1A, 20/A8.2
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 4/5/2012

In the Clubhouse area at the mechanical shaft, it shows 1/A7.2 but that detail is not there. Please provide a detail if needed. Are we to use the 20/A8.2 detail? With the different wall types shown on A3.1A, the sheetrock will not line up. Does the cross hatching mean that the wall extends into the storage room and the mechanical closet? Please provide cuts at the locations shown in red.

Requested by: David Miller
Embrey Builders LLC

Response:
Sections have been drawn and wall hatching has been updated. With 3.1A and 7.2 updated, that should answer all these questions. The updated wall hatching should eliminate the need for the 2hr wall type to be shown in red, but if you need it, I'll draw it.

Ryan Faulds
Answered by: BGO architects
Company: BGO architects
Date: April 17, 2012

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To: Erik Earnshaw
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4144 N. Central Expressway
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RFI #: 76
Date: 3/15/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Enviro Design Landscape

Subject: Elevation conflict between sheets 3.1A and 2C

Drawing: 3.1A landscape 2C
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Date Required: 3/22/2012

On sheet 3.1A at stair #1 we have a F.F. elevation 640.55 at the inside of entry door. It also shows a F.F. elevation 637.85 on the exterior side of the door to the stairwell. On Landscape 2C the same are shown F.F. elevation 640.55 for both sides of the door to stair #1. Please review and designate the correct elevations. We will need a revised sheet to add to our project plans.

Requested by: Bryan Pickler
Embrey Builders, Ltd.

Response:
The 640.55 elevation is correct on our drawing. I talked to Ryan at BGO and he agreed. The door and sidewalk are flush.

DICK ARTHUR
Answered by: ENVIRO DESIGN
Company: ENVIRO DESIGN
Date: 03-15-12

