

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 #: 9
 Date: 12/14/2011
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Enviro Design Landscape, David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: MC 13A difference on layouts

Drawing: E3.1 E sheet 3.1E
 Cost Impact: None
 Spec Section:
 Schedule Impact: None

Request: Date Required: 12/21/2011
 MC 13A is not shown on Arch sheet 3.1E, the wall layout is different on the two sheets 3.1E and E3.1E please give direction also should elevation at MC 13A location be 639.1 as indicated on S2.15 Arch sheet 3.1E shows 6" drop should that be 2' 6" drop?

Requested by: Bryan Fiktor
 Embrey Partners, Ltd.

Response:

I spoke to JandS and verified we do infact have enough wall space for the required meters shown on the electrical drawings. The foundation plan shows a 2'-6" drop which is correct. The architectural drawing are being revised and will be issues in a few days.

Erik Earnshaw
 Answered by: BGO
 Date: 12-15-2011
 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 #: 103
 Date: 4/3/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: A1 Part 2 Window

Drawing: 9/A2.2, A3.1E & 19/A8.2
 Cost Impact: None
 Spec Section:
 Schedule Impact: None

Request: Date Required: 4/11/2012
 9/A2.2 shows a single Mark H window in the bedroom. A3.1E shows a twin window in the bedroom and has the window pushed to the brick per 19/A8.2. What is the correct window and placement of the window?

Requested by: David Miller
 Embrey Builders LLC

Response:

A1 unit plans on 2.2 are dimensioned accurately. (I added it at the end of this PDF just for reference, but this RFI has not changed that sheet) Sheer 3.1E has been updated to coordinate. Please see next page of this PDF.

Ryan Faulds
 Answered by: BGO architects
 Date: April 17, 2012
 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: Trent Perkins
 Parkin Perkins Olsen
 9330 LBJ Freeway, Suite 1055
 Dallas, TX 75243
 Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 107
 Date: 4/8/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Structural/Architectural Difference at Courtyard Entry

Drawing: S2.15 & A3.1E; S2.12 & A3.1B
 Cost Impact: None
 Spec Section:
 Schedule Impact: None

Request: Date Required: 4/17/2012
 S2.15 shows sloping concrete on the interior of the building entry from the courtyard. A3.1E does not show that. It only shows slope outside the door. S2.12 shows a slope down and then flat at the door. A3.1B does not show a slope. Please confirm which is correct for these two.

Requested by: David Miller
 Embrey Builders LLC

Response:

Structural plans are in agreement with Architectural Forming plans. Architect to confirm that this information is the design intent.

R. Trent Perkins, P.E.
 Parkin-Perkins-Olsen Consulting Engineering, Inc.
 May 28, 2012

Trent is correct, and Yes, this is the design intent.

Ryan Faulds
 BGO architects
 May 29, 2012

Answered by: Ryan Faulds
 Date: May 29, 2012
 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 #: 89
 Date: 3/27/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC:
 Subject: 2 HR Assembly at Stairwells/2 HR Firewall

Drawing: A3.1E & 1/A5.2
 Cost Impact: None
 Spec Section:
 Schedule Impact: None

Request: Date Required: 4/3/2012
 The typical stair tower detail on 1/A5.2 calls for two layers of 5/8" gyp on the inside walls of the stair tower. It shows two layers on the outside walls also, but is not called out. Please provide a cut showing how the two walls are to be sheathed and spaced properly. Please provide a detail showing how the 2HR Firewall is to be installed at a stepped location, as shown on the left side of the attachment.

Requested by: David Miller
 Embrey Builders LLC

Response:

NOTE: see RFI-087 for answers to some of these questions. The 2 layers ARE called out. If you look close, the arrows are aligned.

If you look at 5/ A7.1 at the bottom you see the wall can thought of in 3 parts, each part being 4". For a 2HR fire wall at a slab step, 8" will be on the lower elevation, and 4" will be on the higher elevation.

For the area between Stairs and a Unit, there are 3" between the two to allow for sheathing and (because no 2x4 is perfect) any possible bowing in the lower elevation wall. With 3" of "wobble room" to play with, your means and method should not be an issue.

All of your non-fire wall detail callouts are on the last page of RFI-087.

Ryan Faulds
 Answered by: BGO architects
 Date: April 04, 2012
 Company: Date:

