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 #: 133
Date: 5/30/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Supply and Return Air Grills on All Floors

Drawing: M3.1, M3@, A3.1C, A3.2C, A3.3C, A3.4C **Spec Section:**
Cost Impact: None **Schedule Impact:** None

Request: **Date Required: 6/7/2012**
The supply and return air grills will not work on the curved walls on each floor as shown on A3.1C, A3.2C, A3.3C and A3.4C. A portion of the wall will need to be straight for the grills.

Requested by: David Miller
Embrey Builders LLC

Response:

Based on correspondence between Ryan Faulds at BGO and David Miller with Embrey via email on Thursday July 12th, the walls will be updated to provide flat areas for the supply and return grilles.

Heath Parnell

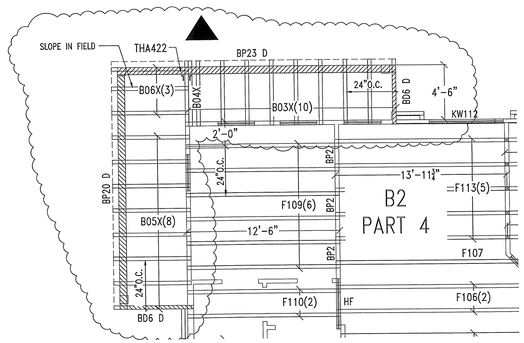
Answered by
Jordan & Skala

Company

Heath Parnell

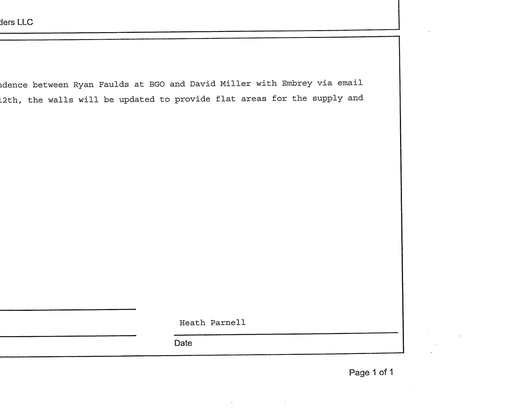
Date

RFI 133



MAGF
Keller Springs Floors -Maverick, Inc.-Keller Springs Floors
B06x

Ply:1 Qty: 10 Wgt: 43.0 lbs | SEQN: 3599 / T5751 / 5742 FROM: | DRW: | ... / ... 10/25/12



Loading Criteria (psf)
TCLL: 100.00
TCDL: 45.00
BCLL: 0.00
BCDL: 5.00
Des Ld: 150.00
Plate Grip DOL: 1.00
Load Duration: 1.00
Spacing: 12'-0"

Wind Criteria
Speed: NA mph
Category: NA Exp: NA
Enclosure: NA
Risk Cat: NA
Mean Height: NA ft
MWFRS Parallel Dist: NA
MWFRS Pressure: NA
Ext Zone: NA
I: NA Kzt: NA
Kzt: NA Kd: NA
Wind Duration: NA

Snow Criteria
(Pg,Pf in PSF)
Pg: NA Ct: NA
Pf: NA Is: NA
Cs: NA Cs Unbal: NA
Ce: NA Ct: NA
Lu: NA Cs: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: Custom
TPI Std: 2007
Rep Fraction Used: No
FT/RT: 6.0%(0.0%/0%)
Plate Type:
WAVE

Deflt/CSI Criteria
PP Deflection in: loc L/def L/df
VERTLL: 0.040 G 999 480
VERTTL: 0.060 G 999 360
HORZLL: 0.014 A - -
HORZTL: 0.028 A - -
Creep Factor: 1.5

VIEW Ver: 12.02.01.0801.15

Lumber
Top chord 4x2 SP #2(Fc=1.67, Ct=1.15) *2x4 use design values approved 10/02/09 by ALSC.
Web 4x2 SP #1_Dk
*2x4 use design values approved 10/02/09 by ALSC.

Special Loads
—(Lumber Dur.Fac.=0.90 / Plate Dur.Fac.=0.90)
TC: From 100 plf at 0.00 to 100 plf at 5.31
BC: From 15 plf at 0.00 to 15 plf at 5.31
TC: 100lb Conc. Load at 0.00

Additional Notes
Truss must be installed as shown with top chord up.

Plating Notes
(++) - This plate works for both joints covered.

"WARNING" - READ AND FOLLOW ALL NOTES ON THIS DRAWING
"IMPORTANT" - FAILURE TO FOLLOW THESE NOTES MAY RESULT IN BUILDING FAILURE AND PERSONAL INJURY DURING CONSTRUCTION AND TO THE INSTALLERS
Trusses design and truss spec's by Mitek Industries, Inc. 2002 TPI. Design conforms to ANSI/TPI 1-2002 and IRC 2006 Section R802.10.1 and IBC 2006 Section 2303.4. Design assumes trusses will be braced per TPI 1-2002 and HIB-91 and attached per drawings and specifications. Building designer is responsible for temporary and permanent bracing of the entire structure. Fabricator is not responsible for the building design or bracing. Top chords must be sheathed or purlins provided at spacing shown on drawings. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted. Cut members to not exceed notch depth. Never erect damaged trusses. Provide adequate drainage to prevent water ponding. Place plates within 6 inches of truss bearing. Lumber design values are for visually graded lumber and machine evaluated lumber (MEL) in accordance with grading rules applicable to species and grade used. Design assumes that the lumber used will be identified by the supplier as to species and grade and that such identification will be available at the jobsite for inspection. Unless noted otherwise, moisture content of lumber will not exceed 19% at time of fabrication. Unless noted otherwise, these trusses are not designed for use in fire or smoke rated construction. Connected members are assumed to have similar characteristics of thermal expansion as the truss chords and webs. Camber is not required unless specified. Review all portions of these truss designs and the placement of all temporary and permanent bracing before construction begins. Review the shipping, handling, installation and permanent bracing of trusses with all parties involved before beginning. Bracing shown is for truss stability after the building is complete. Temporary and permanent bracing is always the responsibility of the erection contractor. Apply plates to both faces of truss and position as shown above and on the joint details, unless noted otherwise. Design assumes adequate bearing is provided to support the indicated loads. It is the responsibility of the building designer to properly design supporting members. Refer to ANSI/TPI 1 Sec.2.
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Trusses fabricated to comply with the 2006 International Residential Code sections R802.10.1 and R802.11.

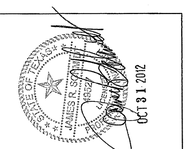
A Maximum Reactions (lbs)
Loc R +U +W +Rh -Rh -RL -W
L 1681 /... /... /... /... /3.5
F 1374 / 0 are vgid surface. /... /... /3.5
Bearings J & F are vgid surface.

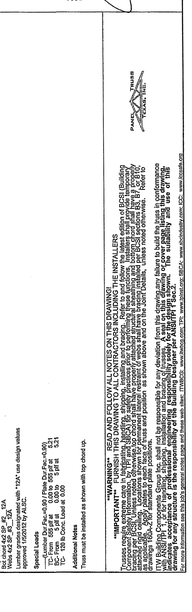
Maximum Top Chord Forces Per Ply (lbs)
Chords Tens.Comp. Chords Tens. Comp.
A - B 108 -76 C - D 0 -1374
B - C 165 -719 D - E 20 0

Maximum Bot Chord Forces Per Ply (lbs)
Chords Tens.Comp. Chords Tens. Comp.
K - J 0 0 H - G 1374 0
J - I 0 0 G - F 1375 0
I - H 1375 0

Maximum Web Forces Per Ply (lbs)
Webs Tens.Comp. Webs Tens. Comp.
A - J 0 -56 C - D 100 -1705
B - I 1705 0 D - F 0 -725
B - H 0 -1621 E - F 0 -397
C - H 78 -154

RFI 133





Loading Criteria (psf)
TCLL: 100.00
TCDL: 45.00
BCLL: 0.00
BCDL: 5.00
Des Ld: 150.00
Plate Grip DOL: 1.00
Load Duration: 1.00
Spacing: 24.0"

Wind Criteria
Speed: NA mph
Category: NA Exp: NA
Enclosure: NA
Risk Cat: NA
TCDL: NA psf BCDL: NA psf
Mean Height: NA ft
MWFRS Parallel Dist: NA
MWFRS Pressure: NA
I: NA Kzt: NA
Kzt: NA Kd: NA
Wind Duration: NA

Snow Criteria
(Pg,Pf in PSF)
Pg: NA Ct: NA
Pf: NA Is: NA
Pe: NA Cs: NA
Ce: NA Ct: NA
Lu: NA Cs: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: IBC 2009
TPI Std: 2007
Rep Fraction Used: No
FT/RT: 6.0%(0.0%/0%)
Plate Type:
WAVE

Deflt/CSI Criteria
PP Deflection in: loc L/def L/df
VERTLL: 0.033 B 999 480
VERTTL: 0.051 B 822 360
HORZLL: 0.017 B - -
HORZTL: 0.034 B - -
Creep Factor: 1.5

VIEW Ver: 12.02.01.0801.15

Lumber
Top chord 4x2 SP #2(Fc=1.67, Ct=1.15) *2x4 use design values approved 10/02/09 by ALSC.
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*2x4 use design values approved 10/02/09 by ALSC.

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TC: 100lb Conc. Load at 0.00

Additional Notes
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Plating Notes
(++) - This plate works for both joints covered.

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Trusses fabricated to comply with the 2006 International Residential Code sections R802.10.1 and R802.11.

Embrey Builders, LLC
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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 #: 200
Date: 10/22/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Ryan Faulds (B.G.O. Architects, Inc.)

Subject: B2 Part 4 unit Columns and patio dimensions

Drawing: 2.7A, 3.1C, 3.2C, 3.4C, S2.23, S2.33, S2.43 **Spec Section:**
Cost Impact: None **Schedule Impact:** None

Request: **Date Required: 10/24/2012**
The attached RFI from Red River Framing is in reference to the B2 Part 4 unit columns and patio dimensions on 2/ 2.7A vs. the B2 Part 1 unit balconies above shown on 1/ 2.7A. The B3 Partial 1 units show the supporting walls 6" past the support columns from the B2 Part 4 units. Please review and advise.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

PPO takes no exception to the cantilevered truss solution proposed below.

Please ask BGO to confirm that the solution is acceptable Architecturally.

R. Trent Perkins, PE October 27, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

BGO suggests cantilevering the trusses for these B2 units in question as shown in the next pages of this PDF only if the Trusses are signed and sealed by an engineer in the state of Texas.

Ryan Faulds
BGO architects
October 30, 2012

Answered by

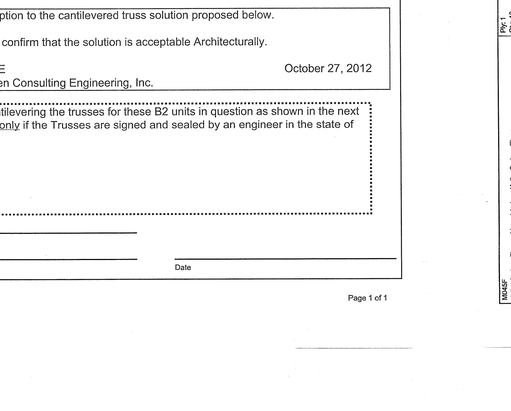
Company

Date

RFI 200

MAGF
Keller Springs Floors -Maverick, Inc.-Keller Springs Floors
B06x

Ply:1 Qty: 3 Wgt: 43.0 lbs | SEQN: 6826 / T5751 / 5742 FROM: | DRW: | ... / ... 10/25/12



Loading Criteria (psf)
TCLL: 100.00
TCDL: 45.00
BCLL: 0.00
BCDL: 5.00
Des Ld: 150.00
Plate Grip DOL: 1.00
Load Duration: 1.00
Spacing: 24.0"

Wind Criteria
Speed: NA mph
Category: NA Exp: NA
Enclosure: NA
Risk Cat: NA
TCDL: NA psf BCDL: NA psf
Mean Height: NA ft
MWFRS Parallel Dist: NA
MWFRS Pressure: NA
I: NA Kzt: NA
Kzt: NA Kd: NA
Wind Duration: NA

Snow Criteria
(Pg,Pf in PSF)
Pg: NA Ct: NA
Pf: NA Is: NA
Pe: NA Cs: NA
Ce: NA Ct: NA
Lu: NA Cs: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: IBC 2009
TPI Std: 2007
Rep Fraction Used: No
FT/RT: 6.0%(0.0%/0%)
Plate Type:
WAVE

Deflt/CSI Criteria
PP Deflection in: loc L/def L/df
VERTLL: 0.033 B 999 480
VERTTL: 0.051 B 822 360
HORZLL: 0.017 B - -
HORZTL: 0.034 B - -
Creep Factor: 1.5

VIEW Ver: 12.02.01.0801.15

Lumber
Top chord 4x2 SP #2(Fc=1.67, Ct=1.15) *2x4 use design values approved 10/02/09 by ALSC.
Web 4x2 SP #1_Dk
*2x4 use design values approved 10/02/09 by ALSC.

Special Loads
—(Lumber Dur.Fac.=0.90 / Plate Dur.Fac.=0.90)
TC: From 100 plf at 0.00 to 100 plf at 5.31
BC: From 15 plf at 0.00 to 15 plf at 5.31
TC: 100lb Conc. Load at 0.00

Additional Notes
Truss must be installed as shown with top chord up.

Plating Notes
(++) - This plate works for both joints covered.

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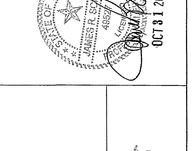
A Maximum Reactions (lbs)
Loc R +U +W +Rh -Rh -RL -W
L 3254 /... /... /... /... /3.5
F 3197 / 0 are vgid surface. /... /... /3.5
Bearings J & F are vgid surface.

Maximum Top Chord Forces Per Ply (lbs)
Chords Tens.Comp. Chords Tens. Comp.
A - B 687 0 F - E 94 -725
B - C 687 0 E - D 0 -550
C - D 192 -264 G - H 0 0
D - E 67 -269

Maximum Bot Chord Forces Per Ply (lbs)
Chords Tens.Comp. Chords Tens. Comp.
N - M 0 0 K - J 809 -87
M - L 0 -47 J - I 1 -2
L - K 0 -47

Maximum Web Forces Per Ply (lbs)
Webs Tens.Comp. Webs Tens. Comp.
A - M 0 -151 K - D 0 -464
B - L 0 -245 J - D 1030 -392
L - C 0 -185 G - I 95 -20
L - K 79 -1151

RFI 200



MAGF
Keller Springs Floors -Maverick, Inc.-Keller Springs Floors
B06x

Ply:1 Qty: 3 Wgt: 51.8 lbs | SEQN: 6826 / T5751 / 5742 FROM: | DRW: | ... / ... 10/25/12

Loading Criteria (psf)
TCLL: 100.00
TCDL: 45.00
BCLL: 0.00
BCDL: 5.00
Des Ld: 150.00
Plate Grip DOL: 1.00
Load Duration: 1.00
Spacing: 24.0"

Wind Criteria
Speed: NA mph
Category: NA Exp: NA
Enclosure: NA
Risk Cat: NA
TCDL: NA psf BCDL: NA psf
Mean Height: NA ft
MWFRS Parallel Dist: NA
MWFRS Pressure: NA
I: NA Kzt: NA
Kzt: NA Kd: NA
Wind Duration: NA

Snow Criteria
(Pg,Pf in PSF)
Pg: NA Ct: NA
Pf: NA Is: NA
Pe: NA Cs: NA
Ce: NA Ct: NA
Lu: NA Cs: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: IBC 2009
TPI Std: 2007
Rep Fraction Used: No
FT/RT: 6.0%(0.0%/0%)
Plate Type:
WAVE

Deflt/CSI Criteria
PP Deflection in: loc L/def L/df
VERTLL: 0.074 B 999 480
VERTTL: 0.118 B 822 360
HORZLL: 0.038 B - -
HORZTL: 0.078 B - -
Creep Factor: 1.5

VIEW Ver: 12.02.01.0801.15

Lumber
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Web 4x2 SP #1_Dk
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TC: From 100 plf at 0.00 to 100 plf at 5.31
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TC: 100lb Conc. Load at 0.00

Additional Notes
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A Maximum Reactions (lbs)
Loc R +U +W +Rh -Rh -RL -W
L 3786 /... /... /... /... /3.5
F 762 /... /... /... /... /3.5
Bearings J & F are vgid surface.

Maximum Top Chord Forces Per Ply (lbs)
Chords Tens.Comp. Chords Tens. Comp.
A - B 434 -382 C - D 17 -383
B - C 17 -378 D - E 3 -3

Maximum Bot Chord Forces Per Ply (lbs)
Chords Tens.Comp. Chords Tens. Comp.
K - J 0 0 H - G 879 -95
J - I 0 782 G - F 517 0
I - H 888 -22

Maximum Web Forces Per Ply (lbs)
Webs Tens.Comp. Webs Tens. Comp.
A - J 0 -3977 C - D 66 -266
A - I 0 103 D - G 966 -371
B - I 940 0 G - E 0 -547
I - B 0 -938 F - E 0 -13
B - H 982 -209 E - F 0 -183

RFI 200