

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: 214/620-8878 Fax: 214/620-8879

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: Erik the following concern has been brought up by our framing subcontractor. Date Required: 3/27/2012

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 1-2-3-5-7-8
- 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

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RFI

To: Erik Earnshaw
BGO Architects
4144 N. Central Expressway
Suite 855
Dallas, TX 75205
Ph: (214)620-8878

RFI #: 62
Date: 2/22/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

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

Subject: Attic Access Panels Clarification

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: Are attic access panels needed in 4th floor storage closets? There are currently none shown on plans. Please advise. Date Required: 2/29/2012

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response: Attic access panels are not needed.

Ryan Faulds
Answered by
BGO architects
Company

Feb 24, 2012
Date

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