Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI 200

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.

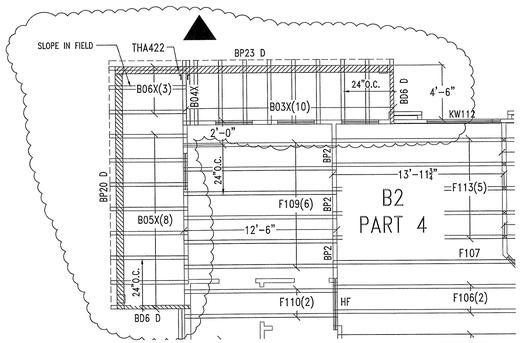
Heath Parnell

Answered by
Jordan & Skala

Heath Parnell

Company

Date



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

Plyr:1 Qty: 1 Wgt: 33.8 lbs | SEQN: 5091 / T375 / S142 FROM: | DRW: _ _ / _ _ 10/26/12

Loading Criteria (psf)
TCLL: 100.00
TCDL: 40.00
BCLL: 0.00
BCDL: 5.00
Des Ln: 100.00
Mult Ln: 0.00
NCBCLL: 0.00 Soffit: 0.00
Load Duration: 1.00
Spacing: 24.0"

Wind Criteria
Wind Std: NA
Enclosure: NA
Exposure: Not
Mean Height: NA ft
MWFRS Parallel Dist: NA
C&C Dist a: NA ft
L: NA Grcp: NA
Wind Duration: NA

Snow Criteria
Spec'd: NA mph (Pu is a Hgt)
Pg: NA Ce: NA
Pf: NA Ct: NA
CAT: NA
Is: NA Cs: NA
Lat: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: Custom
TPI Std: 2007
Design Method: No
Rep Panels Used: No
FTRT: 6.0%(0.0%)/60)
Plate Type:
WAVE

DeMICIA Criteria
PP Deflection in loc: Load L/#
VERTLL: -0.042 I 999 480
VERTTL: -0.080 H 864 360
HORZLL: 0.014 A - -
HORZTL: 0.024 A - -
Mfg Specified Camber:

Max TC CSI: 0.784
Max BC CSI: 0.654
Max Web CSI: 0.574
Creep Factor: 1.5

VIEW Ver: 10.02.01.0021.15

Lumber
Top chord 4x2 SP 2650/1.9E
Web 4x2 SP #2 -2X
Lumber grades designated with *2X* use design values approved 1/30/2012 by ALSC.

Special Loads
"T1"-Lumber Dur.Fac.=0.90 / Plate Dur.Fac.=0.90)
TC- From 10 psf at 0.00 to 10 psf at 5.90
BC- From 10 psf at 0.00 to 10 psf at 5.90
TC- 200lb Conc Load at 0.00

Bearings | & F are ≥ rigid surface.

	A Maximum Reactions (lbs)	Loc. R	/J	Rtx	/Rt	/RL	/W
I	1661	/-	/-	/-	/-	/3.5	
F	1351	/-	/-	/-	/-	/3.5	

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	103	-78	D - G	0	-1374
B - C	1708	-1708	E - G	20	0

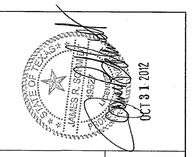
Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
K - J	0	0	H - G	1374	0
J - I	1370	0	G - F	1370	0
I - H	1370	0			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - J	0	-95	G - D	190	-1351
B - I	1351	0	G - E	0	-1351
B - J	0	-1351	E - F	0	-20
C - I	20	0			
C - H	76	-142			

RFI 200



OCT 31 2012

"IMPORTANT" - FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
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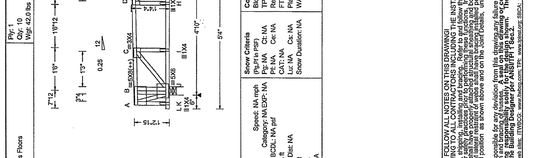
Parris Texas Registered Engineer

Parris Texas
Registered Engineer
Building Component Group
Dallas, Texas
district - midwest

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

Plyr:1 Qty: 10 Wgt: 42.0 lbs | SEQN: 5099 / T376 / S142 FROM: | DRW: _ _ / _ _ 10/26/12



Loading Criteria (psf)
TCLL: 100.00
TCDL: 40.00
BCLL: 0.00
BCDL: 5.00
Des Ln: 100.00
Mult Ln: 0.00
NCBCLL: 0.00 Soffit: 0.00
Load Duration: 1.00
Spacing: 24.0"

Wind Criteria
Wind Std: NA
Enclosure: NA
Exposure: Not
Mean Height: NA ft
MWFRS Parallel Dist: NA
C&C Dist a: NA ft
L: NA Grcp: NA
Wind Duration: NA

Snow Criteria
Spec'd: NA mph (Pu is a Hgt)
Pg: NA Ce: NA
Pf: NA Ct: NA
CAT: NA
Is: NA Cs: NA
Lat: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: Custom
TPI Std: 2007
Design Method: No
Rep Panels Used: No
FTRT: 6.0%(0.0%)/60)
Plate Type:
WAVE

DeMICIA Criteria
PP Deflection in loc: Load L/#
VERTLL: -0.042 I 999 480
VERTTL: -0.080 H 864 360
HORZLL: 0.014 A - -
HORZTL: 0.024 A - -
Mfg Specified Camber:

Max TC CSI: 0.784
Max BC CSI: 0.654
Max Web CSI: 0.574
Creep Factor: 1.5

VIEW Ver: 10.02.01.0021.15

Lumber
Top chord 4x2 SP 2650/1.9E
Web 4x2 SP #2 -2X
Lumber grades designated with *2X* use design values approved 1/30/2012 by ALSC.

Special Loads
"T1"-Lumber Dur.Fac.=0.90 / Plate Dur.Fac.=0.90)
TC- From 10 psf at 0.00 to 10 psf at 5.90
BC- From 10 psf at 0.00 to 10 psf at 5.90
TC- 200lb Conc Load at 0.00

Bearings | & F are ≥ rigid surface.

	A Maximum Reactions (lbs)	Loc. R	/J	Rtx	/Rt	/RL	/W
L	3224	/-	/-	/-	/-	/3.5	
G	877	/-	/-	/-	/-	/3.5	

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	897	0	E - F	94	-725
B - C	1708	0	F - G	97	-800
C - D	182	-604	G - H	0	0
D - E	97	-839			

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
K - J	0	0	H - G	1374	0
J - I	1370	0	G - F	1370	0
I - H	1370	0			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - J	0	-1351	I - D	0	-144
B - J	0	-200	F - D	0	-182
B - I	1351	0	F - E	0	-1351
C - I	0	-1161	G - I	55	-20
C - K	797	0			

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district - midwest

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 #: 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

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

Plyr:1 Qty: 10 Wgt: 42.0 lbs | SEQN: 5099 / T376 / S142 FROM: | DRW: _ _ / _ _ 10/26/12

Loading Criteria (psf)
TCLL: 100.00
TCDL: 40.00
BCLL: 0.00
BCDL: 5.00
Des Ln: 100.00
Mult Ln: 0.00
NCBCLL: 0.00 Soffit: 0.00
Load Duration: 1.00
Spacing: 24.0"

Wind Criteria
Wind Std: NA
Enclosure: NA
Exposure: Not
Mean Height: NA ft
MWFRS Parallel Dist: NA
C&C Dist a: NA ft
L: NA Grcp: NA
Wind Duration: NA

Snow Criteria
Spec'd: NA mph (Pu is a Hgt)
Pg: NA Ce: NA
Pf: NA Ct: NA
CAT: NA
Is: NA Cs: NA
Lat: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: Custom
TPI Std: 2007
Design Method: No
Rep Panels Used: No
FTRT: 6.0%(0.0%)/60)
Plate Type:
WAVE

DeMICIA Criteria
PP Deflection in loc: Load L/#
VERTLL: -0.042 I 999 480
VERTTL: -0.080 H 864 360
HORZLL: 0.014 A - -
HORZTL: 0.024 A - -
Mfg Specified Camber:

Max TC CSI: 0.784
Max BC CSI: 0.654
Max Web CSI: 0.574
Creep Factor: 1.5

VIEW Ver: 10.02.01.0021.15

Lumber
Top chord 4x2 SP 2650/1.9E
Web 4x2 SP #2 -2X
Lumber grades designated with *2X* use design values approved 1/30/2012 by ALSC.

Special Loads
"T1"-Lumber Dur.Fac.=0.90 / Plate Dur.Fac.=0.90)
TC- From 10 psf at 0.00 to 10 psf at 5.90
BC- From 10 psf at 0.00 to 10 psf at 5.90
TC- 200lb Conc Load at 0.00

Bearings | & F are ≥ rigid surface.

	A Maximum Reactions (lbs)	Loc. R	/J	Rtx	/Rt	/RL	/W
I	1661	/-	/-	/-	/-	/3.5	
F	1351	/-	/-	/-	/-	/3.5	

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	103	-78	D - G	0	-1374
B - C	1708	-1708	E - G	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	1370	0	G - F	1370	0
I - H	1370	0			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - J	0	-95	G - D	190	-1351
B - I	1351	0	G - E	0	-1351
B - J	0	-1351	E - F	0	-20
C - I	20	0			
C - H	76	-142			

RFI 200

OCT 31 2012

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

Plyr:1 Qty: 1 Wgt: 51.8 lbs | SEQN: 5024 / T374 / S142 FROM: | DRW: _ _ / _ _ 10/24/12

Loading Criteria (psf)
TCLL: 100.00
TCDL: 40.00
BCLL: 0.00
BCDL: 5.00
Des Ln: 100.00
Mult Ln: 0.00
NCBCLL: 0.00 Soffit: 0.00
Load Duration: 1.00
Spacing: 24.0"

Wind Criteria
Wind Std: NA
Enclosure: NA
Exposure: Not
Mean Height: NA ft
MWFRS Parallel Dist: NA
C&C Dist a: NA ft
L: NA Grcp: NA
Wind Duration: NA

Snow Criteria
Spec'd: NA mph (Pu is a Hgt)
Pg: NA Ce: NA
Pf: NA Ct: NA
CAT: NA
Is: NA Cs: NA
Lat: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: IBC 2009
TPI Std: 2007
Design Method: No
Rep Panels Used: No
FTRT: 6.0%(0.0%)/60)
Plate Type:
WAVE

DeMICIA Criteria
PP Deflection in loc: Load L/#
VERTLL: 0.033 B 999 480
VERTTL: 0.061 B 824 360
HORZLL: 0.009 A - -
HORZTL: 0.017 B - -
Mfg Specified Camber:

Max TC CSI: 0.740
Max BC CSI: 0.707
Max Web CSI: 0.533
Creep Factor: 1.5

VIEW Ver: 10.02.01.0021.16

Lumber
Top chord 4x2 SP 2650/1.9E
Web 4x2 SP #2 -2X
Lumber grades designated with *2X* use design values approved 1/30/2012 by ALSC.

Special Loads
"T1"-Lumber Dur.Fac.=0.90 / Plate Dur.Fac.=0.90)
TC- From 10 psf at 0.00 to 10 psf at 6.21
TC- 200lb Conc Load at 0.00

Bearings | & F are ≥ rigid surface.

	A Maximum Reactions (lbs)	Loc. R	/J	Rtx	/Rt	/RL	/W
J	3198	/-	/-	/-	/-	/1.5	
F	782	/-	/-	/-	/-	/3.5	

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	424	-382	C - D	17	-883
B - C	17	-878	D - E	3	-3

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
K - J	0	0	H - G	874	-18
J - I	782	0	G - F	917	0
I - H	892	0			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - J	0	-3177	C - G	88	-280
A - I	0	110	D - G	566	-247
B - I	944	0	D - F	0	-1253
B - H	0	-288	F - E	0	-53
E - H	182	-2067	F - E	0	-53

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district - midwest