

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 Eamshaw
BGO Architects
4144 N. Central Expressway
Suite 855
Dallas, TX 75205
Ph: (214)520-8878

RFI #: 40
Date: 1/26/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC))
Subject: Elevation Conflict B2 alt 3a, B2 alt 4a

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

Request:
In the B2 alt 3a unit on the first floor in division D the markH window is drawn as a E on the elevations, this also happens in B2 alt 4a in division F. Please advise
Date Required: 2/2/2012

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
Because unit B2 alt 3a is below a stack of B2 alt 3 units i grouped this question with RFI- 042. Both RFIs have the same answer. Same answer applies to the unit stack of B2 alt 4 and alt 4a.
The elevation accurately shows the design intent. The plans have been updated.
see next 2 pages.

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

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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 #: 168
Date: 7/7/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Eamshaw (Beeler Guest Owens Architects)

Subject: 8 x 8 Wood Posts

Drawing: 2/A2.7A
Cost Impact: None
Spec Section: None
Schedule Impact: None

Request:
Per RFI 160, we will install an 8x8 post. Please specify what type of post - i.e. Cedar, PSL?
Date Required: 7/13/2012

Requested by: David Miller
Embrey Builders LLC

Response:
SELECT STRUCTURAL CEDAR OR PSL COLUMNS ARE ACCEPTABLE.
R. Trent Perkins
Parkin-Perkins-Olsen Consulting Engineering, INC.
July 17, 2012

Answered by
Company
Date

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RFI

To: Erik Eamshaw
Beeler Guest Owens Architects
4245 N. Central Expressway
Suite 300
Dallas, TX 75205
Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 147
Date: 6/8/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: Mark L Window in B2 Alt 2 Unit

Drawing: 4/A2.7A
Cost Impact: None
Spec Section: None
Schedule Impact: None

Request:
4/A2.7A shows a window Mark L in Bath #2. This window is not shown in the window schedule on A2.0. Also, it appears that the window will interfere with the linen closet and the linen closet will interfere with the window. Please advise on how to proceed with these two issues.
Date Required: 6/15/2012

Requested by: David Miller
Embrey Builders LLC

Response:
Embrey development team should have the ultimate say in this topic. BGO is fine taking window "L" and window "P" (P is very similar to L) out and just walling up. See attached versions of Sheets 2.7A and 2.7B
The Exterior elevation is minimally affected.

Answered by: Erik Eamshaw
Beeler Guest Owens Architects
Answered date: July 09, 2012

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RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 160
Date: 6/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Eamshaw (Beeler Guest Owens Architects)

Subject: Wood Posts on B2 Part 4 Unit

Drawing: 8/S3.03, 11/S3.01, 2/A2.7A, A3.1C
Cost Impact: None
Spec Section: None
Schedule Impact: None

Request:
Structural plans call for these posts to be 6" wood. Architectural calls for these to be 8". With the height of these columns (11 - 13 plus feet), should they be steel? Also, how do the structural beams attach to the columns, whether wood or steel?
Date Required: 6/20/2012

Requested by: David Miller
Embrey Builders LLC

Response:
Per BGO, use 8x8 posts.
Fasten beams with Simpson CCQ Post Cap and to foundation with Simpson ABU Post Base.
R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc.
June 20, 2012

Answered by
Company
Date

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RFI

To: Erik Eamshaw
Beeler Guest Owens Architects
4245 N. Central Expressway
Suite 300
Dallas, TX 75243
Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 143
Date: 6/7/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: Window in B2 Part 1 and B2 Part 2

Drawing: A2.7 & A2.7A
Cost Impact: None
Spec Section: None
Schedule Impact: None

Request:
Based on the wall dimensions of the B2 unit on A2.7, the window in the LR of the B2 Part 1 and Part 2 (A2.7A) will not fit in the dimensions provided. Please check the dimensions and let me know. If the wall has to jog over, please make the jog two feet from the exterior wall.
Date Required: 6/15/2012

Requested by: David Miller
Embrey Builders LLC

Response: Several B2 units had this problem. See attached versions of sheets 2.7A and 2.7B.
Truss manufacturer needs to be updated of these changes because structural walls moved slightly.

Ryan Faulds
BGO architects
July 26, 2012

Answered by
Company
Date

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RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 178
Date: 8/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Eamshaw (BGO)

Subject: Structural details needed for the 8x8 columns

Drawing: 2.7A, 3.1C, S2.13P, 11/S3.01, 2C, 20/8.9
Cost Impact: None
Spec Section: None
Schedule Impact: None

Request:
Unit #1143 is a B2 Partial 4 unit. It is the only unit of this type on the project. It has three exterior columns that structurally support the building above. 2.7A shows the location of the 8x8 post per RFI #160 as does 3.1C. Landscape sheet 2C also shows the slab foundation elevation at 640.60' and the patio elevation where (2) of the posts are located at 638.60' structural detail 11/S3.01 shows a 2x2' area around the post but if that is the top of the patio slab the thickened area would protrude past the edge of the patio. S2.13P calls for 16" piers under each post at finished elevation of 634' 3 3/4" which is 4'-4" below the (2) posts on the west side of patio and 6'-4" below the (1) post up on the porch coming out of the unit. Also, the pier on the porch at the higher elevation is not located where it's supposed to be on S2.13P. Please provide the structural information showing the proper height and location for the three piers. If a cap of some type needs to go on top of said piers at finish elevation, and what type of reinforcement needs to be provided at that cap along with details for patio and porch slabs, stoop, etc., see Architectural detail 2058.9 we are forming the 4th floor in the area and will be setting roof trusses next week. We need these columns to build the balconies above and set roof trusses. Please see attachments along with this RFI.
Date Required: 8/7/2012

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
Please refer to attached sheets.
R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc.
August 24, 2012

Answered by
Company
Date

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