

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

RFI

To: Enviro Design Landscape
7424 Greenville Ave, Suite 200
Dallas, TX 75231
Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 212
Date: 11/27/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: details and clarification needed for planters at club/leasing entry

Drawing: 2C, 2L, 2S
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: Outside the club/leasing entry there is an area of brick pavers with 5 planter areas which are labeled planter leave out typical. As shown on 2C it looks like these areas are 7" in diameter and have drip tubing and a single 4" pop out lawn head in each of them. Can we get a clear detail showing these planter areas including how the pavers are laid to form the planter circles? Also, I assume there are no drains in these planters. How far recessed is the planter bed from the top of the pavers? Please give details for clarification.
Date Required: 12/4/2012

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
After discussions with David Gallagher and Brian Peterson, we have decided to go ahead and recommend a 4" width curb around the perimeter of the leaveouts. The curb is to be finished and flush with the top of pavers. The pavers are to be cut accordingly to butt up against the 4" curb. Typical dirt finish grade in planting leave out is 1.5" below top of paver. Set drain inlet elevation accordingly. Reference irrigation drawings for irrigation info for each of the leaveouts. A drain is to be included within each of the leaveouts. We propose (1) 6" round brass grate and (1) 6" round spee-d basin for each of the leaveouts from NDS pro. 800-726-1994. (ndspro.com) please let us know if you need our drawings to be updated to reflect this change.

Answered by: Enviro Design Landscape

Answered date: November 28, 2012

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RFI

To: Enviro Design Landscape
7424 Greenville Ave, Suite 200
Dallas, TX 75231
Ph: 214/987-3010 Fax: 214/987-3015

RFI #: 228
Date: 5/8/2013
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Sod at the corner of Addison Rd. and Keller Springs Rd.

Drawing: 2C
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: We have a continuing problem occurring almost daily with tractor trailers jumping the curb and rutting up the sod at the corner of Addison Rd. and Keller Springs Rd. We asked to city if we could place large boulders in this area and they declined. We talked about installing sub base and river rock with edging and they were agreeable. Landscaper would have to adjust his irrigation sprinklers so the area is kept dry. Please advise.
Date Required: 5/10/2013

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
We think the sub base with river rock will be a practical solution. However, please see the attached PDF. Would it be possible to make the river rock bed a little more organic in design? We feel it will make the bed of river rock look more like it was part of the design rather than just an afterthought to keep the corner from getting torn up from the trucks. It does not have to be this exact design or size as you will have a better idea in the field of just how big the bed needs to be to protect the corner. Adjust irrigation in field as needed.

Answered by: Enviro Design Landscape

Answered date: May 10, 2013

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