

**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 #: 57  
 Date: 2/20/2012  
 Job: EB-02 Keller Springs Lofts  
 Phone: 877-777-5115

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

Subject: CMU Stair Towers Details

Drawing: S2.24, S/S2.07, 14/15/S4.02  
 Cost Impact: None  
 Spec Section:  
 Schedule Impact: None

Date Required: 2/27/2012

**Request:**  
 We have some questions concerning the CMU stair towers #4 & #5. (1) Page S2.24 has a cut through stairwell #4. This cut directs us to detail #6 on page S2.07. Detail #6 directs us to details #14 & #15 on page S4.02. These details (#14 & #15) are wood to wood connections. We will need a wood to CMU connection detail for this application. (2) I have not seen a detail for the window in CMU application. Will there be 2x framing in the window openings? We would also like to confirm that the landings in the 2 CMU stair towers are in fact wood. It has been our experience that the landings in these type assemblies are usually metal.

**Requested by:** Bryan Pickler  
 Embrey Partners, Ltd.

**Response:**

Landings at CMU stair towers are to be wood framed.  
 Please see attached details for attachment of 2x landing framing to CMU walls.

Wood beams at the that support the stair stringers shall be attached to the CMU wall with HU410 beam hanger fastened to CMU wall with 18-1/4x2 3/4" Titen HD anchors installed in accordance with the manufacturer's recommendations. All vertical cells in CMU walls at beam hangers shall be fully grouted over the height of the wall.

Please refer question about window framing to BGO.

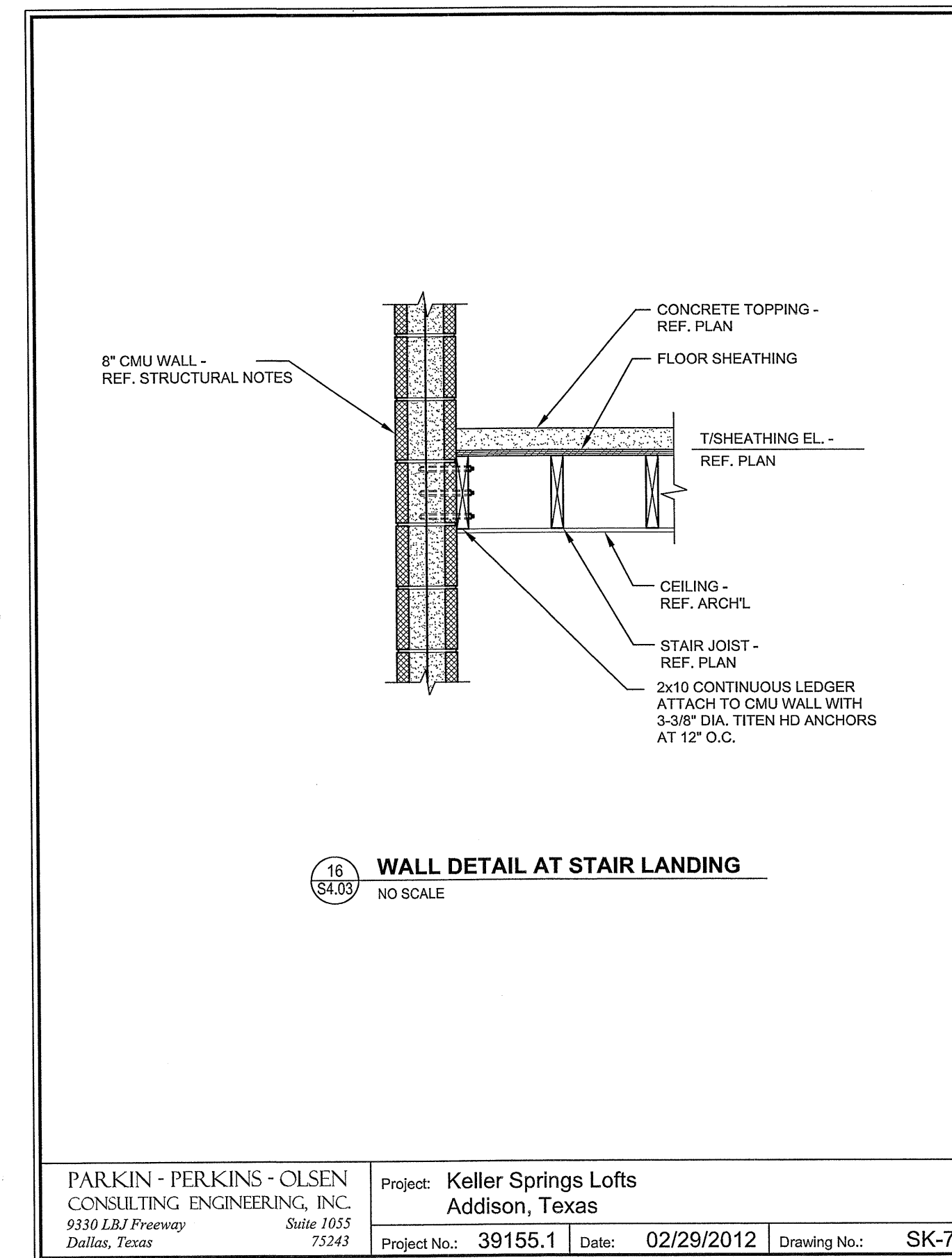
R. Trent Perkins, P.E.  
 Parkin-Perkins-Olsen Consulting Engineering, Inc.

February 29, 2012

Answered by

Company \_\_\_\_\_ Date \_\_\_\_\_

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PARKIN - PERKINS - OLSEN  
 CONSULTING ENGINEERING, INC.  
 9330 LBJ Freeway Suite 1055  
 Dallas, Texas 75243

Project: Keller Springs Lofts  
 Addison, Texas  
 Project No.: 39155.1 Date: 02/29/2012 Drawing No.: SK-7

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RFI #: 222  
 Date: 3/4/2013  
 Job: EB-02 Keller Springs Lofts  
 Phone: 877-777-5115

CC: Walter Kilroy (BGO)

Subject: East Elevator Shaft width

Drawing: S2.1, 1/S2.2, 2/S2.2, 5.4B  
 Cost Impact: None

Spec Section:  
 Schedule Impact: None

**Request:**  
 I want to make sure that the increase size of the elevator shaft was taken into consideration for required clear width between lobby angle wall and north east corner of the elevator shaft wall. The elevator was made 2" bigger in width with both 2" added to the north. Schindler Elevator said they had to have min 8'-5" and we made both elevators 8'-6" in width.

Date Required: 3/6/2013

**Requested by:** Bryan Pickler  
 Embrey Partners, Ltd.

**Response:**

PPO rresponse: BGO to provide response.

BGO: the interior clear dimension on the BGO plans is 8'-5". If you have constructed the elevator shaft at 8'-6" this is acceptable.

Answered by: Erik Earnshaw  
 Beeler Guest Owens Architects

Answered date: March 05, 2013

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RFI #: 221  
 Date: 3/4/2013  
 Job: EB-02 Keller Springs Lofts  
 Phone: 877-777-5115

CC: Walter Kilroy (BGO)

Subject: Temporary bracing detail for load bearing girder

Drawing: S2.1, S2.24, Panel Truss sheet F04, 3.1D  
 Cost Impact: None  
 Spec Section:  
 Schedule Impact: None

**Request:**  
 S2.1 shows the shortest new grade beam location north of the elevator. This new grade beam is located under a critical load bearing triple girder that supports the corridor floor trusses. The supporting stud packs for this girder will have to be removed to cut and remove existing slab and install new grade beam. Please provide a temporary bracing detail for this area so we can proceed.

Date Required: 3/6/2013

**Requested by:** Bryan Pickler  
 Embrey Partners, Ltd.

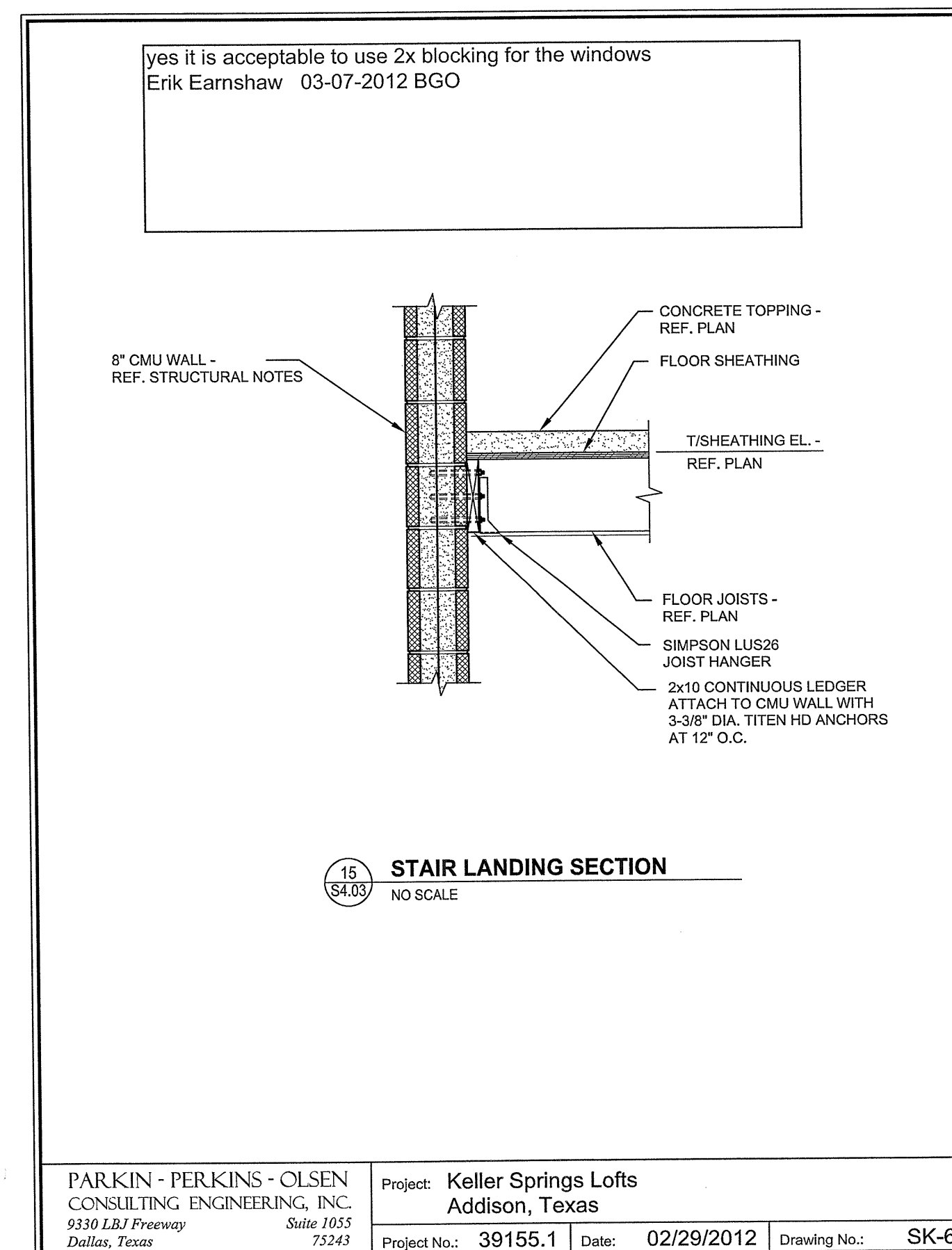
**Response:**

Temporary shoring and bracing is the responsibility of the contractor. PPO recommends that Embrey contact a qualified shoring sub-contractor for direction on this process.

Answered by: Trent Perkins  
 Parkin Perkins Olsen

Answered date: March 05, 2013

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yes it is acceptable to use 2x blocking for the windows  
 Erik Earnshaw 03-07-2012 BGO

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 CONSULTING ENGINEERING, INC.  
 9330 LBJ Freeway Suite 1055  
 Dallas, Texas 75243

Project: Keller Springs Lofts  
 Addison, Texas  
 Project No.: 39155.1 Date: 02/29/2012 Drawing No.: SK-6