



Knowledge | Experience | Solutions

BUILDING EXTERIOR SOLUTIONS

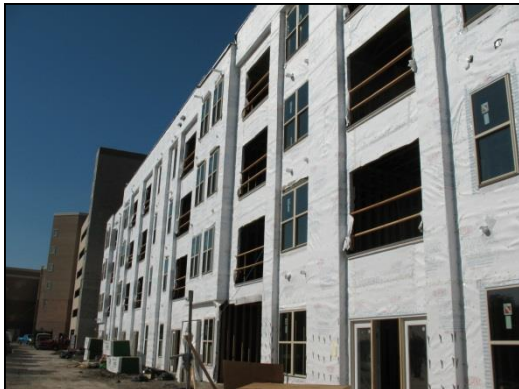
A Terracon COMPANY

PROJECT SUMMARY

Building Exterior Solutions, (BES) provided construction administration services for Keller Springs Lofts, a luxury apartment development project located in Addison, Texas. The Keller Springs Lofts development consists of two courtyard buildings each with connecting “U” shaped buildings enveloping three elevations, each with balconies integrated into the design, and all are four-stories in height. The buildings’ wall systems consist of brick cladding, stucco cladding, and punched window systems. The buildings’ roofs consist of a low-slope roof system and accent steel canopies.

BES’ main purpose was to perform building envelope consulting services during the construction phase of the project. During Phase One, BES reviewed the “Issued for Permit” Construction Documents, including the drawings and specifications, to become familiar with the building envelope design and performance requirements.

During Phase Two, BES provided assistance during the construction phase of the project. This assistance consisted of observation of building envelope system mock-ups, and periodic site observations as related to the building envelope systems. BES conducted project site visits from August 2012 to October 2013. BES conducted walkthroughs with representatives of Embrey Builders, LLC (Embrey) and their subcontractors. BES observed the installation of balcony waterproofing, wall waterproofing membrane and flashings, wall cladding elements, windows and window flashings, sealants, low-slope and steep slope roofing.



KELLER SPRINGS LOFTS



PROJECT LOCATION

Addison, Texas

OWNER

Embrey Builders, LLC
1020 NE Loop 410, Suite 700
San Antonio, Texas 78209

CONTRACTOR

Embrey Builders, LLC

BES TEAM

Jerry Abendroth- Project Manager and Designer

Charles James – Project Coordinator

Dale Clark – Specification Writer

PRACTICE AREAS

- Design Document Review
- Construction Phase Services
- Vertical Waterproofing
- Brick Cladding
- Stucco Cladding
- Hardi-Panel
- Punched Window Systems
- Accent Metal Canopies
- Low-Slope Roof System

TYPE OF CONSTRUCTION

New Construction

PROJECT SIZE

2 Separate Multi-Family Apartment Buildings

SUBSTANTIAL COMPLETION

November 2013

Building Exterior Solutions

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