

ARCHITECT'S FIELD REPORT

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PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/7/13
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CONDITIONS			
DATE	5/7/13	TIME	9:00 am
WEATHER	Partly Cloudy; Approx 2" Snowfall Overnight	TEMP	30 deg

WORK OBSERVED	
Phase IV Construction	
TRADES PRESENT	
Holgate Construction Co.	

PARTIES		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction Co.	970-209-4449

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Observed removed fascia board on Units 31 & 32. Saw cut operations on the existing metal chimney siding are going well – the work on this task is particularly noisy. 2. 2nd Floor Belly Band is underway on Building D. 3. Reviewed an example of the 2nd Floor Deck scupper drain. The drain is custom made and meets the design requirements. 4. Reviewed soffit, ceiling and joist paint colors with Ann & Mick. The preferred color is SW SW 6074 "Spalding Gray". 5. (8) Workers were on site, including Mick. 6. The project has experienced 2 days weather delay due to snowfall on 4/9/13, 4/15/13.



CONSTRUCTION PROGRESS

UNITS	DEMO	WINDOWS & DOORS	3 RD FLOOR DECK	2 ND FLOOR DECK	TRIM & SIDING	DAMAGES & NOTES	
Building C – Completion Date: May 17, 2013							
17 & 18	50%	0%	0%	5%	0%	?	1B
19 & 20	100%	50%	0%	10%	10%	1A, 3B	1A
21 & 22	100%	50%	0%	10%	10%	0	1B
23 & 24	100%	50%	0%	10%	10%	1A	1B, 3B
Building D – Completion Date: June 20, 2013							
25 & 26	100%	50%	0%	5%	10%	1A	1B,3B
27 & 28	100%	50%	0%	5%	10%	1A	1B,3B
29 & 30	100%	50%	0%	5%	10%	1A	1B,3B
31 & 32	10%	50%	0%	5%	10%	0	1B,3B
Building E – Completion Date: July 30, 2013							
33 & 34	0%	0%	0%	0%	0%		
35 & 36	0%	0%	0%	0%	0%		
37 & 38	0%	0%	0%	0%	0%		
39 & 40	0%	0%	0%	0%	0%		
Building A – Completion Date: September 9, 2013							
1 & 2	0%	0%	0%	0%	0%		
3 & 4	0%	0%	0%	0%	0%		
5 & 6	0%	0%	0%	0%	0%		
7 & 8	0%	0%	0%	0%	0%		
Building B – Completion Date: October 11, 2013							
9 & 10	0%	0%	0%	0%	0%		
11 & 12	0%	0%	0%	0%	0%		
13 & 14	0%	0%	0%	0%	0%		
15 & 16	0%	0%	0%	0%	0%		
FOOTNOTES							
1	Degraded 2 nd Floor Deck Joists (A – Minor, B – Severe)						
2	Degraded 2 nd Floor Deck Plywood Top						
3	Degraded 3 rd Floor Deck Joists						
4							
5							

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/7/13 – Photo 1 View from Below, Building D</p>	<p>Note</p>
	<p>5/7/13 – Photo 2 View from Below, Building D & C</p>	<p>Note</p>
	<p>5/7/13 – Photo 3 View from Below, Building C</p>	<p>Note</p>
	<p>5/7/13 – Photo 4 Lower Level, View Looking North</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/7/13 – Photo 5 Building C, Units 18 to 23</p> <p>2nd Floor Belly Band is in place, cant strips have been installed. Awaiting scupper drains and deck membranes.</p>	<p>Note</p>
	<p>5/7/13 – Photo 6 Building C, Units 23 & 24</p>	<p>Note</p>
	<p>5/7/13 – Photo 7 Building D, Units 25 to 28</p> <p>Repairs are complete and sheathing is in place. 3rd Floor doors and windows have been installed. Awaiting Tyvek house wrap.</p>	<p>Note</p>
	<p>5/7/13 – Photo 8 Building D, Units 26 to 32</p> <p>Repairs are complete and sheathing is in place. 3rd Floor doors and windows have been installed. Awaiting Tyvek house wrap.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/7/13 – Photo 9 Units 31 & 32, Fascia Replacement</p> <p>Fascia board has been removed. Lower 6” of the brown metal chimney siding has been saw cut and removed to allow for the fascia to extend across the face of the chimney.</p>	<p>Note</p>
	<p>5/7/13 – Photo 10 Unit 31, Fascia Replacement</p>	<p>Note</p>
	<p>5/7/13 – Photo 11 2nd Floor Deck Scupper Drain</p> <p>Example of metal scupper drain. Note the protective coating is still on the metal surface – the color is “Burnished Slate” and will match the existing roof color.</p>	<p>Note</p>
	<p>5/7/13 – Photo 12 Temporary Address Number Example</p> <p>Requested per the Crested Butte Fire Department.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/7/13 – Photo 13 Ceiling, Soffit & Joist Paint Color Options</p> <p>Using the same color palette as “Eagles Nest Brown” the color selection for the soffit was narrowed to two choices.</p> <p>AS & BW preferred the darker color on the bottom – SW 6074 “Spalding Gray”</p>	<p>Note</p>
	<p>5/7/13 – Photo 14 Ceiling, Soffit & Joist Paint Color Options</p> <p>Different angle of the paint color options.</p>	<p>Note</p>

END OF FIELD REPORT