

**ARCHITECT'S FIELD REPORT**

**152**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	6/12/2015
		<b>REV</b>	

<b>CONDITIONS</b>			
<b>DATE</b>	6/12/2015	<b>TIME</b>	4:00 pm
<b>WEATHER</b>	Warm, Previous Afternoon Rain	<b>TEMP</b>	70 deg

<b>WORK OBSERVED</b>	
Phase V – Manager's Units Renovations	
<b>TRADES PRESENT</b>	
Holgate Construction	

<b>PARTIES</b>			
<input checked="" type="checkbox"/>	Ben White	Ben White Architecture, LLC	970-349-5378
<input type="checkbox"/>	Mick Holgate	Holgate Construction	970-209-4449
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<b>COMMENTS &amp; OBSERVATIONS</b>	
<ol style="list-style-type: none"> <li>1.) Precast caps have been installed and joints grouted. Installation is flush and level.</li> <li>2.) Awaiting stucco repair, painting, and new steps and handrail.</li> <li>3.) Upper level is relatively clean with a few pieces of construction debris.</li> <li>4.) Green siding is nearly complete on the Lower Level. Fascia has been painted.</li> <li>5.) The upper window has been exchanged. Trim work is complete.</li> <li>6.) Hot tub deck framing (knee walls) is in place. The framing is more than sufficient to hold the design loads of the new hot tub.</li> <li>7.) Awaiting corrugated metal at the base and skirt, new steps to the Caretaker deck, new guardrail, stucco repair and painting.</li> <li>8.) The lower level site is disorganized and could be neater.</li> <li>9.) Restroom facilities are clean.</li> <li>10.) 19 days remain on the Construction Schedule.</li> <li>11.) Work is approximately 75% complete.</li> </ol>	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/12/15 – Photo 1 Upper Level Manager's Unit</p> <p>Looking west at the Caretaker Unit.</p> <p>Precast cap has been installed. Joint work is complete.</p>	<p>Note</p>
	<p>6/12/15 – Photo 2 Upper Level Manager's Unit</p> <p>Looking west at the Caretaker Unit stairs.</p> <p>Awaiting stucco repairs, paint, new stairs and new handrail.</p>	<p>Note</p>
	<p>6/12/15 – Photo 3 Upper Level Manager's Unit</p> <p>Detail of the precast cap at the upper entry wall.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/12/15 – Photo 4 Upper Level Manager’s Unit</p> <p>Detail of the precast cap at the planter wall.</p>	<p>Note</p>
	<p>6/12/15 – Photo 5 Upper Level Manager’s Unit</p> <p>Detail of precise cap at the south planter.</p>	<p>Note</p>
	<p>6/12/15 – Photo 6 Upper Level Manager’s Unit</p> <p>Detail of the precast cap running the length of the stair retaining wall.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/12/15 – Photo 7 Upper Level Manager’s Unit</p> <p>Detail of precast cap at the upper termination.</p>	<p>Note</p>
	<p>6/12/15 – Photo 8 Lower Level Manager’s Unit</p> <p>North elevation view</p> <p>Green siding has been installed. Trim work and fascia have been painted.</p>	<p>Note</p>
	<p>6/12/15 – Photo 9 Lower Level Manager’s Unit</p> <p>View of the northeast corner.</p> <p>Green siding and trim work is complete. Upper window has been exchanged.</p> <p>Awaiting corrugated metal siding at the base level.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/12/15 – Photo 10 Lower Level Manager’s Unit</p> <p>View of the West Elevation</p> <p>Siding and trim work is complete. Fascia has been painted.</p> <p>Awaiting corrugated metal siding at the base level.</p>	<p>Note</p>
	<p>6/12/15 – Photo 11 Lower Level Manager’s Unit</p> <p>Detail of trim at Deck Edge</p> <p>Two layers of Miratec have been installed on the deck edge.</p> <p>A length of flashing can be added to cover the gap and protect the surface, especially during snow removal.</p>	<p>ENT</p>
	<p>6/12/15 – Photo 12 Lower Level Manager’s Unit</p> <p>Deck Edge Trim at Steps</p> <p>A length of metal edging has been installed at the deck edge.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/12/15 – Photo 13 Lower Level Manager’s Unit</p> <p>Exterior Steps to the Hot Tub Deck</p> <p>New concrete pad at step landing has been poured.</p>	<p>Note</p>
	<p>6/12/15 – Photo 14 Lower Level Manager’s Unit</p> <p>Hot tub deck looking north</p> <p>New deck knee walls have been installed. Knee walls are overbuilt and should be more than sufficient to carry the design weight of the hot tub.</p>	<p>Note</p>
	<p>6/12/15 – Photo 15 Lower Level Manager’s Unit</p> <p>Hot tub deck looking south.</p> <p>Note the existing deck boards that can be used to infill the area around the edges of the new hot tub.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/12/15 – Photo 16 Lower Level Manager’s Unit</p> <p>Detail of new hot tub framing</p> <p>Knee walls are approximately 8” on center.</p>	<p>Note</p>
	<p>6/12/15 – Photo 17 Lower Level Manager’s Unit</p> <p>Deck Detail, Broken Deck Board</p> <p>Photo of damage to the existing deck boards and an example of suspect structural capacities under the new hot tub.</p>	<p>Note</p>
	<p>6/12/15 – Photo 18 Lower Level Manager’s Unit</p> <p>Hot tub deck looking southwest. Siding and trim work installation is nearly complete.</p> <p>Awaiting door paint and trim around the hose bib.</p> <p>Verify door hardware.</p>	<p>Note</p>


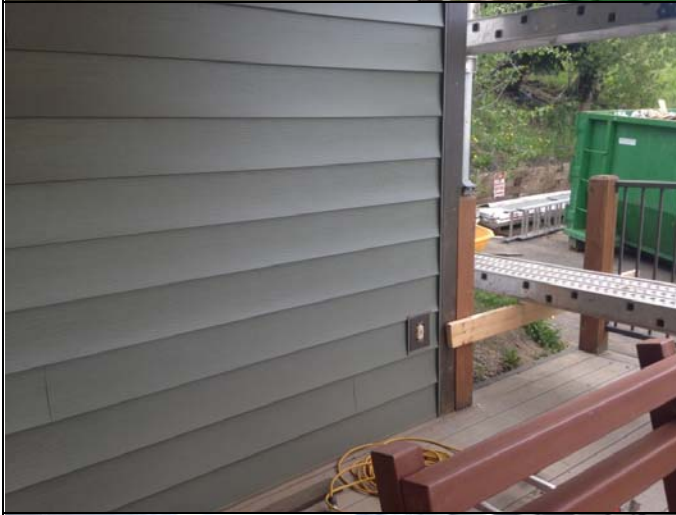
PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/12/15 – Photo 19 Lower Level Manager’s Unit</p> <p>Hot tub deck looking northwest, high. Trim work and siding installation is complete.</p>	<p>Note</p>
	<p>6/12/15 – Photo 20 Lower Level Manager’s Unit</p> <p>Hot tub deck looking northwest. Trim and siding work is complete.</p> <p>Verify exterior outlet cover.</p>	<p>Note</p>
	<p>6/12/15 – Photo 21 Lower Level Manager’s Unit</p> <p>Looking west at the upper deck. Interior demolition debris is in the background.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/12/15 – Photo 22 Lower Level Manager’s Unit</p> <p>Trim work and siding is complete around the electrical panels.</p>	<p>Note</p>
	<p>6/12/15 – Photo 23 Lower Level Manager’s Unit</p> <p>Trim work and siding is complete around the electrical panels.</p>	<p>Note</p>
	<p>6/12/15 – Photo 24 Lower Level Manager’s Unit</p> <p>Siding installation is nearly complete on the south elevation.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/12/15 – Photo 25 Lower Level Manager’s Unit</p> <p>Siding has been installed on the south elevation.</p>	<p>Note</p>
	<p>6/12/15 – Photo 26 Lower Level Manager’s Unit</p> <p>Manager’s Unit Deck</p> <p>Deck ledger flashing has been installed.</p>	<p>Note</p>
	<p>6/12/15 – Photo 27 Lower Level Manager’s Unit</p> <p>Dumpster is full.</p>	<p>Note</p>

END OF FIELD REPORT