

**ARCHITECT'S FIELD REPORT**

**022**

**PROJECT**      **Eagle's Nest Townhouses**      **DATE**      11/05/10  
 11 Morning Glory Way & 31 Marcellina Lane  
 Mt. Crested Butte, CO 81225

CONDITIONS			
<b>DATE</b>	11/03/10	<b>TIME</b>	9:00 am
<b>WEATHER</b>	Clear; Lingering snow cover from Nov. 2nd	<b>TEMP</b>	43 deg

WORK OBSERVED
Phase I – Construction
TRADES PRESENT
Holgate Construction Company

PRESENT		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction Company	970-209-4449

COMMENTS & OBSERVATIONS
<p>1. Inspected siding installation on north end of Unit #8. 2<sup>nd</sup> floor and 3<sup>rd</sup> floor belly bands and flashing have been installed. "Brown" siding is in place. Area has been prepped to receive "Green" siding. Discussed with Mick his opinion of the installation – two areas of adjustments were needed. 1.) Adjust starting course to align third (from bottom) row of siding with the bottom of the 2<sup>nd</sup> Floor windows; and 2.) adjust width of top fascia on the belly band from 1x8 to 1x6. BWA to confirm the new size fascia accommodates future deck drainage detail.</p> <p>2. Discussed with Mick progress on the Lower Level Units. Green siding is nearly complete on Units 16 through 24.</p> <p>3. Inspected and approved window installation, window trim, and repainting of existing fascia on Units 4, 5, 6, 7 &amp; 8. No interior inspections were performed – Mick and I agreed to run inspections once a full building is complete.</p> <p>4. (9) Workers, including Mick were on site.</p> <p>5. The rear of the Upper Units was actively being cleaned in anticipation of an inspection by the town of Mt. Crested Butte prior to permanent snow coverage. Upper Level dumpster is about 50% full – signage is to help prevent unintentional food waste from attracting bears.</p>

<b>CONTRACT DAYS</b>	<b>165</b>	<b>CONTRACT EXTENSIONS</b>	<b>0</b>	<b>DAYS REMAINING</b>	<b>32</b>
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ITEM	TASK	9/29/10	10/6/10	10/13/10	10/21/10	11/3/10	11/10/10
<b>1.01</b>	<b>Upper Level Units - Rear</b>						
	Demolition	1-16	✓	✓	✓	✓	
	Coax Installed	1-16	✓	✓	✓	✓	
	Insulation & Tyvek	1-16	✓	✓	✓	✓	
	Corrugated Siding	1-16	✓	✓	✓	✓	
	Horizontal Siding	1-5,7,8	6,9-16	✓	✓	✓	
	Parapet Cap	None	None	None	None	✓	
<b>1.02</b>	<b>Lower Level Units - Rear</b>						
	Demolition	17-40	✓	✓	✓	✓	
	Coax Installed	17-40	✓	✓	✓	✓	
	Insulation & Tyvek	17-40	✓	✓	✓	✓	
	Corrugated Siding	17-24, 33-40	25-32	✓	✓	✓	
	Horizontal Siding	None	None	None	17-24	Gables	
	Parapet Cap	None	None	None	None	None	
<b>1.03</b>	<b>Upper Level Units - Sides</b>						
	Demolition	None	None	None	8	9 started	
	Belly Bands Installed	None	None	None	None	8	
	Window Installed	None	None	None	8	8	
	Horizontal Siding	None	None	None	None	8	
<b>1.04</b>	<b>Lower Level Units - Sides</b>						
	Demolition	None	None	None	None	None	
	Belly Bands Installed	None	None	None	None	None	
	Window Installed	None	None	None	None	None	
	Horizontal Siding	None	None	None	None	None	
<b>1.05</b>	<b>Upper Level Units – Loft</b>						
	Demolition	None	None	1,2,3,4	None	5,6,7,8	
	Windows Installed	None	None	1,2	3,4	5,6,7,8	
	Horizontal Siding	None	None	None	1,2,3,4	None	
<b>1.06</b>	<b>Upper Level Units – Loft</b>						
	Demolition	None	None	None	None	None	
	Windows Installed	None	None	None	None	None	
	Horizontal Siding	None	None	None	None	None	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/3/10 – Photo 1 Units 17 through 20</p> <p>Horizontal siding complete except for gable ends on Units 19 &amp; 21.</p>	<p>None</p>
	<p>11/3/10 – Photo 2 Units 21 through 24</p> <p>Completed horizontal siding installation and the season's first snow.</p>	<p>None</p>
	<p>11/3/10 – Photo 3 Units 25 through 28</p> <p>Trim completed – awaiting horizontal siding.</p>	<p>None</p>
	<p>11/3/10 – Photo 4 Units 29 through 32</p> <p>Trim completed – awaiting horizontal siding.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/3/10 – Photo 5 Units 33 through 36</p> <p>Trim completed – awaiting horizontal siding.</p> <p>Note completed conduit installation. Orange conduit is coiled next to the cable pedestal – lower left.</p>	None
	<p>11/3/10 – Photo 6 Units 37 through 40</p> <p>Trim completed – awaiting horizontal siding.</p>	None
	<p>11/3/10 – Photo 7 Upper Level Units.</p> <p>Completed loft siding visible from Morning Glory Way.</p>	None
	<p>11/3/10 – Photo 8 Upper Level Units</p> <p>Workers visible on Unit 6 – siding installation underway.</p>	None




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/3/10 – Photo 9 Unit 8 End Wall</p> <p>Belly bands are installed and brown horizontal siding is in place. Tyvek house wrap extends to the 4<sup>th</sup> Floor.</p>	<p>None</p>
	<p>11/3/10 – Photo 10 Unit 8</p> <p>Detail of brown metal siding and cedar belly band. Note small strip of siding underneath the window trim on the 4<sup>th</sup> course from the bottom. Mick plans to adjust the bottom course to eliminate this condition on subsequent elevations.</p>	<p>MHC</p>
	<p>11/3/10 – Photo 11 Unit 8</p> <p>Detail of belly band termination. Note the metal siding stops (on left) at a J-Channel. Vertical trim will sit in this location on top of metal flashing. Mick is to be commended on a very high level of detail work.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/3/10 – Photo 12 Units 4 through 1 Looking South</p> <p>Note snow coverage from early storm on November 2<sup>nd</sup>. Mt. Crested Butte reported 16 inches of snow.</p>	<p>None</p>
	<p>11/3/10 – Photo 13 From Unit 4 Looking North</p> <p>Temporary scaffold is in place at Units 5, 6, 7 &amp; 8.</p>	<p>None</p>
	<p>11/3/10 – Photo 14 Unit 4</p> <p>Completed loft window installation and Tyvek house wrap.</p>	<p>None</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/3/10 – Photo 15 Units 4 &amp; 5</p> <p>Completed window, window trim, siding and repainted fascia at junction of Units 4&amp; 5.</p>	<p>None</p>
	<p>11/3/10 – Photo 16 Junction of Units 5 &amp; 6</p> <p>Loft windows installed. Wood trim painted and in place. Existing fascia boards have been repainted.</p>	<p>None</p>





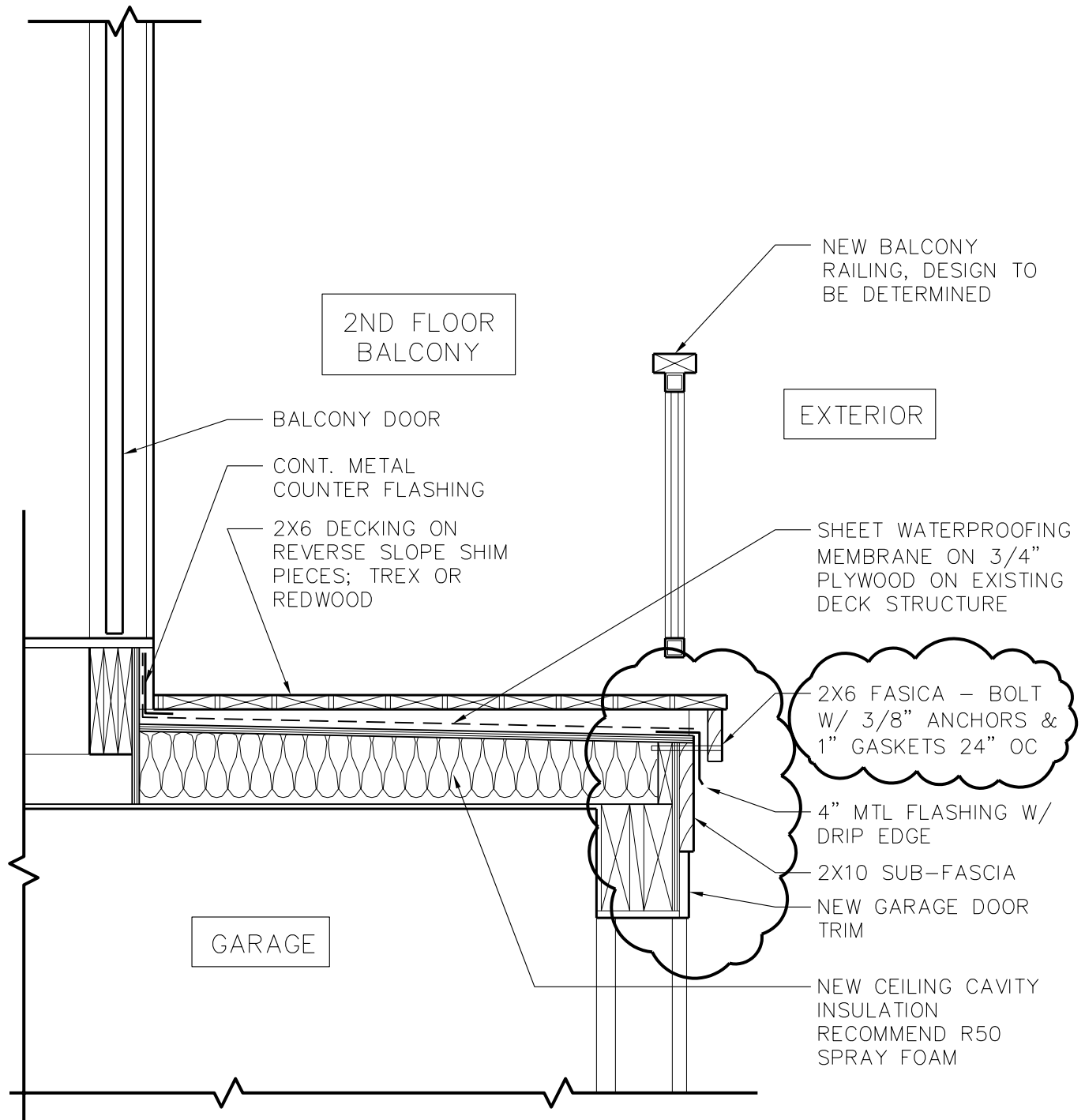
PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/3/10 – Photo 17 Unit 6</p> <p>Loft windows &amp; trim installed. Fascia repainted.</p>	<p>None</p>
	<p>11/3/10 – Photo 18 Unit 8</p> <p>Loft windows installed at Unit 8. Note J-Channel in place ready for metal siding.</p>	<p>None</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/3/10 – Photo 19 Unit 8</p> <p>Loft windows installed.</p>	<p>None</p>
	<p>11/3/10 – Photo 20 Parapet Cap</p> <p>Parapet caps have been delivered and are on site. Metal is protected in shrink wrap.</p> <p>Discussed with Mick installation techniques with roof membrane replacements in mind.</p>	<p>None</p>
	<p>11/3/10 – Photo 21 Upper Level Construction Area</p> <p>Cedar 2x12s have been delivered to the site and are protected under tarps.</p>	<p>None</p>

END OF FIELD REPORT



1 BALCONY DECK SECTION  
 $\frac{3}{4}" = 1'-0"$

DRIP THRU DECK OVER  
 CONDITIONED SPACE WITH  
 CONCEALED EDGE DRAIN

# EAGLE'S NEST TOWNHOUSES

**BEN WHITE**  
 ARCHITECTURE

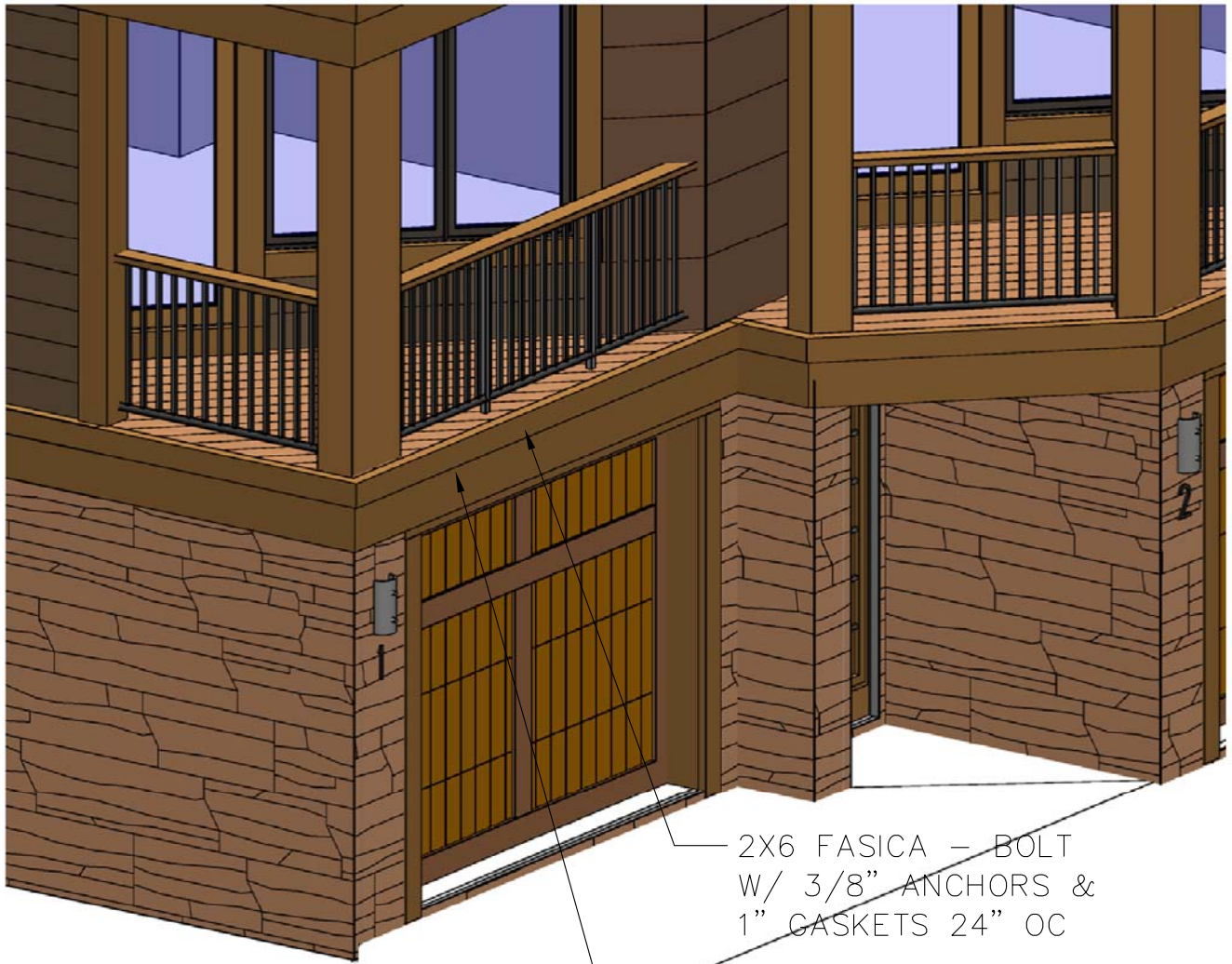
BALCONY DECK DETAIL

SCALE:  $\frac{3}{4}" = 1'-0"$

DATE: 11/4/10 REV

148 ELCHO AVE. #3  
 CRESTED BUTTE  
 COLORADO, 81224

TEL. 970.349.5378  
 ben@benwhitearchitecture.com



2X6 FASICA - BOLT  
W/ 3/8" ANCHORS &  
1" GASKETS 24" OC

DECK WATER DRAINS BEHIND  
2x6 FASCIA AND OVER 2x12  
SUB-FASCIA. (METAL DRAINS  
WILL BE REMOVED IN PHASE III)

# EAGLE'S NEST TOWNHOUSES

BALCONY DECK DETAIL

SCALE: NA

DATE: 11/4/10 REV

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ARCHITECTURE

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