

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	9/12/12
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CONDITIONS			
DATE	9/12/12	TIME	8:30 am
WEATHER	Cloudy, Light Rain, Rain Overnight	TEMP	45 deg

WORK OBSERVED	
Phase III Construction – Stone Installation; Electrical Meter Covers; Unit 20 Asphalt	
TRADES PRESENT	
Holgate Construction	

PARTIES		
Ben White	Ben White Architecture	970-349-5378

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Observed nearly complete stone work on Building 'B'. 2. Electrical Meter covers are still underway. 3. Painting on Entry Doors is complete. A few hinges are missing and will be replaced. 4. No works were yet on site. 5. Stone installation is paused 1 week due to precast delivery schedule. 6. Precast base will be delivered on 9/18/12. 7. Garage Door Panels will be exchanged on 9/18/12. 8. Weather Delays to Date – 1 day


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/12/12 – Photo 1 Upper Level Building 'B'</p> <p>Stone work is 90% complete on Building 'B'.</p>	<p>Note</p>
	<p>9/12/12 – Photo 2 Upper Level Hot Tub Area</p> <p>Precast base and stone work is not yet finished on the north corner of Unit 16 and the Hot Tub knee wall.</p>	<p>Note</p>
	<p>9/12/12 – Photo 3 Upper Level Building 'B' Looking North</p> <p>Completed stone installation on Building 'B'; Installation conforms to project tolerances.</p>	<p>Note</p>
	<p>9/12/12 – Photo 4 Retaining Wall between Units 8 & 9</p> <p>Stone work underway at the north elevation of Unit 8 and retaining wall.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/12/12 – Photo 5 Retaining Wall between Units 8 & 9</p> <p>Retaining wall precast cap is in place (under black tarp). Wall is awaiting precast base.</p>	<p>Note</p>
	<p>9/12/12 – Photo 6 Detail of Precast Cap, Unit 9</p> <p>Precast cap has been installed.</p>	<p>Note</p>
	<p>9/12/12 – Photo 7 Example Painted Entry Door</p> <p>Entry doors have been painted. Tape needs to be removed. Doors are in good condition.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/12/12 – Photo 8 Upper Level Work Area Looking North</p> <p>Area is relatively clean. Parking is still displaced.</p>	<p>Note</p>
	<p>9/12/12 – Photo 9 Upper Level Work Area Looking South</p> <p>Area is clean and organized.</p>	<p>Note</p>
	<p>9/12/12 – Photo 10 Electrical Meter Covers Units 32 & 33</p> <p>Meters still awaiting siding.</p>	<p>Note</p>
	<p>9/12/12 – Photo 11 Example Door Hardware Core</p> <p>Note standard core, 2-3/4" backset and squared latch plate.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/12/12 – Photo 12 Upper Level Hot Tub Restroom</p> <p>Restroom is clean and in good order.</p>	<p>Note</p>
	<p>9/12/12 – Photo 13 Unit 20 Asphalt Leak</p> <p>Note: Approximately 6 hours of rain the night before. Water discharge appears at the low end of the asphalt patch in front of Unit 20.</p>	<p>Note</p>
	<p>9/12/12 – Photo 14 Unit 20 Asphalt Leak</p> <p>Slightly different angle to show water path.</p>	<p>Note</p>
	<p>9/12/12 – Photo 15 Area Between Units 24 & 25</p> <p>Area in question with deficient drainage. Rainfall here and in the open area above could contribute to the discharge in the asphalt in front of Unit 20.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/12/12 – Photo 16 Test Hole, Units 24 & 25</p> <p>Test hole approximately 12" deep adjacent to the concrete apron.</p>	<p>Note</p>
	<p>9/12/12 – Photo 17 Sample of Soil</p> <p>Soil is completely saturated to at least 12" below ground.</p>	<p>Note</p>
	<p>9/12/12 – Photo 18 Unit 20, Condition of Apron</p> <p>A second likely cause of the water discharge is from the apron, valley pan to apron seam, and apron to asphalt seam.</p>	<p>Note</p>
	<p>9/12/12 – Photo 19 Unit 20 Condition of Apron</p> <p>A second photo of the Unit 20 apron and possible run off path.</p>	<p>Note</p>

END OF FIELD REPORT