

**ARCHITECT'S FIELD REPORT****108**

PROJECT	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/29/13
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CONDITIONS			
DATE	5/29/13	TIME	10:00 am
WEATHER	Raining, Sleet, Light Snow	TEMP	41 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"><li>1. Due to precipitation, no exterior work was performed today.</li><li>2. Observed installation of 2<sup>nd</sup> Floor Doors and Windows on Buildings C &amp; D.</li><li>3. Observed installed 2<sup>nd</sup> Floor Decks on Units 18, 19, 20, 21 &amp; 22.</li><li>4. Recorded painted chimney flues on Building E.</li><li>5. (1) Worker was on site. (Interior Window Trim)</li><li>6. The project has experienced <b>4 days weather delay</b> due to snowfall on 4/9/13, 4/15/13, 5/8/13, and 5/29/13.</li></ol>

**CONSTRUCTION PROGRESS**

UNIT	DEMOLITION	WINDOWS & DOOR S	PAINT CEILINGS, JOISTS & SOFFIT	FASCIA & CHIMNEY FLASHING	BELLY BANDS AND TRIM	2 <sup>ND</sup> FLOOR MEMBRANE & SCUPPER	2 <sup>ND</sup> FLOOR DECK BOARDS	3 <sup>RD</sup> FLOOR DECK BOARDS	METAL SIDING	WOOD POST WRAPS	GUARDRAILS	LIGHT FIXTURE & OUTLET	PAINT CHIMNEY FLUES	ADDRESS NUMBERS	DAMAGES AND NOTES
17	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
18	100%	100%	95%	100%	75%	100%	0%	0%	0%	50%	0%	0%	100%	0%	1B
19	100%	100%	95%	100%	75%	100%	50%	0%	0%	50%	0%	0%	100%	0%	1A,3B
20	100%	100%	95%	100%	75%	100%	50%	0%	0%	50%	0%	0%	100%	0%	1A
21	100%	100%	95%	100%	75%	100%	50%	0%	0%	50%	0%	0%	100%	0%	0
22	100%	100%	95%	100%	75%	100%	50%	0%	0%	50%	0%	0%	100%	0%	1B
23	100%	100%	95%	100%	75%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A
24	100%	100%	95%	100%	75%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
25	100%	100%	95%	100%	75%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A
26	100%	100%	95%	100%	75%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
27	100%	100%	95%	100%	75%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A
28	100%	100%	95%	100%	75%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
29	100%	100%	95%	100%	75%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A
30	100%	100%	95%	100%	75%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
31	100%	100%	95%	100%	75%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0
32	100%	100%	95%	100%	75%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
33	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
34	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
35	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	

Damage Footnotes: (A – Minor, B – Major) 1 = Degraded 2<sup>nd</sup> Floor Deck Joists, 2 = Degraded 2<sup>nd</sup> Floor Plywood Top, 3 = Degraded 3<sup>rd</sup> Floor Deck Joists

**CONSTRUCTION PROGRESS, CONTINUED**

UNIT	DEMOLITION	WINDOWS & DOOR S	PAINT CEILINGS, JOISTS & SOFFIT	FASCIA & CHIMNEY FLASHING	BELLY BANDS AND TRIM	2 <sup>ND</sup> FLOOR MEMBRANE & SCUPPER	2 <sup>ND</sup> FLOOR DECK BOARDS	3 <sup>RD</sup> FLOOR DECK BOARDS	METAL SIDING	WOOD POST WRAPS	GUARDRAILS	LIGHT FIXTURE & OUTLET	PAINT CHIMNEY FLUES	ADDRESS NUMBERS	DAMAGES AND NOTES
36	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
37	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
38	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
39	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
40	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
1	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
4	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
5	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
6	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
7	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
8	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
9	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
10	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
11	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
12	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
13	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
14	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
15	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
16	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

**MATERIAL STATUS SUMMARY**

<b>MATERIAL</b>	<b>MANUFACTURER</b>	<b>STATUS</b>
Metal Siding "Sage"	Emco Building Products, Inc.	40% Ordered Materials on Site
Metal Siding "Royal Brown"	Emco Building Products, Inc.	40% Ordered Materials on Site
Metal Corner Trim "Sage"	Emco Building Products, Inc.	40% Ordered Materials on Site
Standing Seam Wall Panels	Dragon Sheet Metal	Not Ordered Materials Available Locally
EPDM Deck Membrane	Carlisle Syntec 45 mil EPDM	40% Ordered Materials Available Locally
Chimney Flue Paint "Black"	Rustoleum 1200 Degree Enamel	40% Ordered Available Locally
Ceiling, Joist, Soffit Paint	Sherwin Williams "Spalding Gray"	Paint available locally.
Trim, Belly Bands, & Fascia	MiraTec with SW "ENT Brown"	40% Ordered Materials on Site
Wood Column Wraps	MiraTec with SW "ENT Brown"	40% Ordered Materials on Site
Metal Guardrails	Fortress Fe26 "Flat Black"	100% Ordered Arrival Date Approximately 5/30/13
Exterior Light Fixtures	World Imports Essen	0% Ordered Deposit Requested in Pay App #3
Outlet Covers	Undecided	To be coordinated with MHC & CBL
Scupper Drains	Dragon Sheet Metal	40% Ordered Materials Available Locally
Address Numbers	Undecided	Undecided

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	5/29/13 – Photo 1 Lower Level Looking South	Note
	5/29/13 – Photo 2 Lower Level Looking North	Note
	5/29/13 – Photo 3 Lower Level South Staging Area  Area in front of Building E is congested.	Note
	5/29/13 – Photo 4 Lower Level South Staging Area  Construction materials have been placed as far out of the traffic path as possible.	Note





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/29/13 – Photo 5 Unit 18</p> <p>2<sup>nd</sup> Floor Windows &amp; Doors Installed 2<sup>nd</sup> Floor Deck Installed 3<sup>rd</sup> Floor Window &amp; Door Trim Installed Fascia Trim Installed and Painted</p>	Note
	<p>5/29/13 – Photo 6 Units 19 &amp; 20</p> <p>2<sup>nd</sup> Floor Windows &amp; Doors Installed 2<sup>nd</sup> Floor Deck Installed 3<sup>rd</sup> Floor Window &amp; Door Trim Installed Fascia Trim Installed and Painted</p>	Note
	<p>5/29/13 – Photo 7 Units 21 &amp; 22</p> <p>2<sup>nd</sup> Floor Windows &amp; Doors Installed 2<sup>nd</sup> Floor Deck Installed 3<sup>rd</sup> Floor Window &amp; Door Trim Installed Fascia Trim Installed and Painted</p>	Note
	<p>5/29/13 – Photo 8 Units 23 &amp; 24</p> <p>2<sup>nd</sup> Floor Windows &amp; Doors Installed 3<sup>rd</sup> Floor Window &amp; Door Trim Installed Fascia Trim Installed and Painted</p>	Note





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/29/13 – Photo 9 Units 25 &amp; 26</p> <p>2<sup>nd</sup> Floor Windows &amp; Doors Installed 3<sup>rd</sup> Floor Window &amp; Door Trim Installed Fascia Trim Installed and Painted</p>	Note
	<p>5/29/13 – Photo 10 Units 27 &amp; 28</p> <p>2<sup>nd</sup> Floor Windows &amp; Doors Installed 3<sup>rd</sup> Floor Window &amp; Door Trim Installed Fascia Trim Installed and Painted</p>	Note
	<p>5/29/13 – Photo 11 Units 29 &amp; 30</p> <p>2<sup>nd</sup> Floor Windows &amp; Doors Installed 3<sup>rd</sup> Floor Window &amp; Door Trim Installed Fascia Trim Installed and Painted</p>	Note
	<p>5/29/13 – Photo 12 Units 31 &amp; 32</p> <p>2<sup>nd</sup> Floor Windows &amp; Doors Installed 3<sup>rd</sup> Floor Window &amp; Door Trim Installed Fascia Trim Installed and Painted</p>	Note






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/29/13 – Photo 13 Unit 18 Detail</p> <p>Installed 2<sup>nd</sup> Floor Post Wrap.</p>	Note
	<p>5/29/13 – Photo 14 Unit 19</p> <p>Installed 2<sup>nd</sup> Floor Post Wrap.</p> <p>Guardrail trim and green corner trim (mock-up corner trim) are installed to the left.</p>	Note
	<p>5/29/13 – Photo 15 2<sup>nd</sup> Floor Deck Scupper Detail</p> <p>Scupper is draining water. The drip edge is clearing the stone veneer below.</p>	Note








PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/29/13 – Photo 16 Unit 20 South Deck Elevation</p> <p>Post wrap is installed per the drawings.</p>	Note
	<p>5/29/13 – Photo 17 Unit 20</p> <p>Detail of the installed 2<sup>nd</sup> Floor Door.</p>	Note
	<p>5/29/13 – Photo 18 Unit 20</p> <p>Detail of the installed 2<sup>nd</sup> Floor Window.</p>	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/29/13 – Photo 19 Unit 20</p> <p>Detail of deck and post wrap.</p>	Note
	<p>5/29/13 – Photo 20 Unit 19 &amp; 20</p> <p>Detail of deck edge board extension and junction with adjacent deck.</p>	Note
	<p>5/29/13 – Photo 21 Unit 21</p> <p>View of adjacent deck. Note the edge board extension in the bottom right corner. This allows for a consistent look from the front.</p>	Note
	<p>5/29/13 – Photo 22 Unit 20</p> <p>Detail of green corner trim at the deck.</p>	Note

END OF FIELD REPORT