

**ARCHITECT'S FIELD REPORT**

**154**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	7/14/2015
		<b>REV</b>	

<b>CONDITIONS</b>			
<b>DATE</b>	7/14/2015	<b>TIME</b>	1:00 pm
<b>WEATHER</b>	Warm, Cloudy, Chance of Rain	<b>TEMP</b>	72 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 checked="" type="checkbox"/>	Mick Holgate	Holgate Construction	970-209-4449

<b>COMMENTS &amp; OBSERVATIONS</b>	
<ol style="list-style-type: none"> <li>1.) Met with Mick and discussed the new Lower Level Manager's Unit deck and stair construction. Demolition is complete. Mick is rebuilding the bottom bearing location and will add new stair stringers. The new stairs treads will be grey decking.</li> <li>2.) Observed the installed corrugated metal siding. Minor trim work remains.</li> <li>3.) The metal cap around the deck perimeter is being installed.</li> <li>4.) Reviewed the installation of a new concrete footer below the deck. Mick will provide pricing for the single footing and also for 3 additional footers for the remaining deck piers.</li> <li>5.) Reviewed the installation of the Upper Level Hot Tub gate.</li> <li>6.) Lower level hot tub, steps and handrail are installed.</li> <li>7.) Awaiting metal guardrails and handrails.</li> <li>8.) 3 workers were on site including Mick.</li> <li>9.) The work area is consolidated and out of the way of Owner traffic.</li> </ol>	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/14/15 – Photo 1 Lower Level Manager's Unit</p> <p>View of the north elevation.</p>	<p>Note</p>
	<p>7/14/15 – Photo 2 Lower Level Manager's Unit</p> <p>View of the northeast elevation.</p> <p>Corrugated metal siding has been installed.</p>	<p>Note</p>
	<p>7/14/15 – Photo 3 Lower Level Manager's Unit</p> <p>Detail of entrance steps to hot tub. Stringers are in place. Treads are temporary and will be replaced with composite decking.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/14/15 – Photo 3 Lower Level Manager’s Unit</p> <p>Deck belly band. Detail of metal cap.</p>	<p>Note</p>
	<p>7/14/15 – Photo 4 Lower Level Manager’s Unit</p> <p>Deck belly band and steps. Note the metal cap to the left has been installed.</p>	<p>Note</p>
	<p>7/14/15 – Photo 5 Lower Level Manager’s Unit</p> <p>Detail of corrugated metal skirt on the south end of the deck.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/14/15 – Photo 6 Lower Level Manager’s Unit</p> <p>Hot tub deck looking south.</p>	<p>Note</p>
	<p>7/14/15 – Photo 7 Lower Level Manager’s Unit</p> <p>Hot tub deck looking south.</p> <p>Note non-compliant existing light fixture.</p>	<p>Note</p>
	<p>7/14/15 – Photo 8 Lower Level Manager’s Unit</p> <p>New hot tub, steps and handrail.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/14/15 – Photo 9 Lower Level Manager’s Unit</p> <p>Location of the new hot tub in relation to the step.</p> <p>Note the infill deck boards have some discoloration. Recommend a power-wash cleaning to remove the stains.</p>	<p>Note</p>
	<p>7/14/15 – Photo 10 Lower Level Manager’s Unit</p> <p>Detail of the painted entryway. The new fire department knox box is located to the right of the door.</p>	<p>Note</p>
	<p>7/14/15 – Photo 11 Lower Level Manager’s Unit</p> <p>Manager’s Unit stairs are being rebuilt. Construction is underway.</p> <p>Deck framing has been repaired.</p>	<p>Note</p>




PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>7/14/15 – Photo 12 Lower Level Manager’s Unit</p> <p>Detail of electrical panel in the hot tub equipment room.</p>	<p>Note</p>
	<p>7/14/15 – Photo 13 Lower Level Manager’s Unit</p> <p>Electrical panel, looking high. Access hole used to pull wire to the hot tub.</p>	<p>Note</p>
	<p>7/14/15 – Photo 14 Lower Level Manager’s Unit</p> <p>Hole in ceiling used to pull the electrical wire.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/14/15 – Photo 15 Lower Level Manager’s Unit</p> <p>Lower access panel for wire feed to the hot tub. Conduit has been run in the wall and will not be visible.</p>	<p>Note</p>
	<p>7/14/15 – Photo 16 Lower Level Manager’s Unit</p> <p>View of south elevation. Door has been painted. Deck reconstruction is underway. (Plywood sheathing is temporary.)</p>	<p>Note</p>
	<p>7/14/15 – Photo 17 Lower Level Manager’s Unit</p> <p>Manager’s deck and stairs. Work rebuilding the stairs is underway.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/14/15 – Photo 18 Lower Level Manager's Unit</p> <p>Southwest corner looking low. Corrugated metal siding is in place. Vent caps have been installed.</p>	<p>Note</p>
	<p>7/14/15 – Photo 19 Lower Level Manager's Unit</p> <p>Southwest corner looking high. Corner trim is in place.</p>	<p>Note</p>
	<p>7/14/15 – Photo 20 Lower Level Manager's Unit</p> <p>West elevation, low. Corrugated metal siding has been installed.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/14/15 – Photo 21 Lower Level Manager’s Unit</p> <p>Detail of the northeast corner. Awaiting 4” metal corner trim.</p>	<p>Note</p>
	<p>7/14/15 – Photo 22 Lower Level Manager’s Unit</p> <p>Looking up at the northwest corner.</p>	<p>Note</p>
	<p>7/14/15 – Photo 23 Lower Level Manager’s Unit</p> <p>North elevation looking east. J-Channel is in place and corrugated siding has been installed.</p>	<p>Note</p>

END OF FIELD REPORT