ARCHITECTURE

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ARCHITECT'S FIELD REPORT

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

CONDITIONS			
DATE	7/14/2015	TIME	1:00 pm
WEATHER	Warm, Cloudy, Chance of Rain	TEMP	72 deg

WORK OBSERVED
Phase V – Manager's Units Renovations
TRADES PRESENT
Holgate Construction

PARTIES			
\square	Ben White	Ben White Architecture, LLC	970-349-5378
\boxtimes	Mick Holgate	Holgate Construction	970-209-4449

COMMENTS & OBSERVATIONS

- 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 stingers. The new stairs treads will be grey decking.
- 2.) Observed the installed corrugated metal siding. Minor trim work remains.
- 3.) The metal cap around the deck perimeter is being installed.
- 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.
- 5.) Reviewed the installation of the Upper Level Hot Tub gate.
- 6.) Lower level hot tub, steps and handrail are installed.
- 7.) Awaiting metal guardrails and handrails.
- 8.) 3 workers were on site including Mick.
- 9.) The work area is consolidated and out of the way of Owner traffic.

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

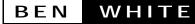


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	7/14/15 – Photo 3 Lower Level Manager's Unit Deck belly band. Detail of metal cap.	Note
	7/14/15 – Photo 4 Lower Level Manager's Unit Deck belly band and steps. Note the metal cap to the left has been installed.	Note
	7/14/15 – Photo 5 Lower Level Manager's Unit Detail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

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

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

BEN WHITE ARCHITECTURE ACTION DESCRIPTION ACTION 7/14/15 – Photo 12 Lower Level Manager's Unit Note Detail of electrical panel in the hot tub equipment room. Note



PHOTO – WORK ITEM

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

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



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

END OF FIELD REPORT