

ARCHITECT'S FIELD REPORT

014

PROJECT **Eagle's Nest Townhouses** **DATE** 8/27/10
 11 Morning Glory Way & 31 Marcellina Lane
 Mt. Crested Butte, CO 81225

CONDITIONS			
DATE	8/25/10	TIME	11:45 am
WEATHER	Sunny Clear	TEMP	71 deg

WORK OBSERVED
Phase I – Construction Field Report 06
TRADES PRESENT
Holgate Construction

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

COMMENTS & OBSERVATIONS
<p>1. Inspected installation of new corrugated metal siding, wood trim, and “J” channels on Upper Units 1 through 8. Installation is in accordance to the Construction Drawings.</p> <p>2. New wood trim at 3rd Floor windows is pre-finished, front, back, sides, and ends. Installation will be with screws to allow for the trim to be removed independently. This will allow for ease of window replacement or trim painting.</p> <p>2. Inspected mock-up of overflow scupper assembly. Metal flashing extends over new corrugated wall assembly and is acceptable.</p> <p>3. Observed installation of Tyvek house wrap on 4th Floor.</p> <p>4. Inspected distance from grade to the bottom of corrugated metal siding. The distance is approximately 4” from siding to grade.</p> <p>6. No safety hazards were observed.</p> <p>7. The site is clean and well organized.</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/25/10 – Photo 1 Units 1 through 8</p> <p>Corrugated siding is being installed starting with Unit 1. Tyvek and furring strips are installed on the 4th Floor.</p>	<p>None</p>
	<p>8/25/10 – Photo 2 Unit 1 & 2</p> <p>Corrugated siding has not been installed on north facing wall in anticipation of coax cable runs.</p>	<p>None</p>
	<p>8/25/10 – Photo 3 Window Corner Detail</p> <p>Note window frame is exposed approximately 1/4", prefinished 2" cedar trim, metal "J" channel, and 7/8" corrugated siding. Wood trim will be held on with screws and can be removed for repainting or window replacement.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/25/10 – Photo 4 Unit 2 – Window Head Detail</p> <p>Installation of corrugated siding underway. Note “J” Channel install around window. At top corner, head channel is correctly lapped over the top of the jamb channel.</p>	<p>None</p>
	<p>8/25/10 – Photo 5 Unit 2 – Window Sill Detail</p> <p>Installation of corrugated siding at bottom of window.</p>	<p>None</p>
	<p>8/25/10 – Photo 6 Unit 2 – Condition at Grade</p> <p>Metal siding extends past bottom of wall and is approximately 4 inches above grade. Metal Sales installation instructions state “To minimize corrosion, siding panels should not be installed all the way to the ground.”</p>	<p>None</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/25/10 – Photo 7 Unit 1 – 4th Floor</p> <p>Tyvek has been installed. Furring strips have been installed around the window to accommodate wood window trim and “J” channels.</p>	<p>None</p>
	<p>8/25/10 – Photo 8 Unit 2 – 4th Floor</p> <p>Note the test wood corner piece installed on Unit 2.</p>	<p>None</p>
	<p>8/25/10 – Photo 9 Unit 1 – Wall Assembly Detail</p> <p>View of the completed wall assembly on Unit 1. Note the 7/8” corrugated siding extends below the wall assembly – this will cover electrical conduit powering roof snow melt systems. Furring strip secures the bottom edge of the Grace Ultra to 1” of rigid insulation. Metal “L” shaped flashing protects the bottom of the insulation and existing gypsum board sheathing. (Not visible.) Existing siding on unit end awaits demolition.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/25/10 – Photo 10 Units 28 through 32</p> <p>Grace Ice & Water Shield has been repaired on damaged units.</p>	<p>None</p>
	<p>8/25/10 – Photo 11 Unit 33</p> <p>Ice & Water Shield has been repaired.</p>	<p>None</p>
	<p>8/25/10 – Photo 12 Lower Level Units 18 through 23</p> <p>Ice & Water Shield has been repaired.</p>	<p>None</p>

END OF FIELD REPORT