

ARCHITECT'S FIELD REPORT

086

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	8/21/12
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CONDITIONS			
DATE	8/21/12	TIME	10:30 am
WEATHER	Hazy, Slight Drizzle	TEMP	55 deg

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

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

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Observed completed stone veneer installation on Building 'A'. Installation is within project tolerances. Color blend is good and stone is level. 2. Awaiting additional metal flashing and precast base to complete Building 'B'. 3. Spoke with Mick regarding the electrical meter cover construction. Meters will have 3' by 4' removable panels to allow access. GCEA has been consulted regarding the design. 4. Observed completed fascia repairs on the Maintenance Shed. The finished trim work is of exceptional quality. 5. Repairs to Unit #9 balcony were started today. Deterioration appears to extend back 2 feet. 6. (2) Stone Masons and (3) workers including Mick were on site. 7. Precast base installation is 95% complete. Stone installation is progressing well ahead of schedule. 8. Weather Delays to Date – 1 day









PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/21/12 – Photo 1 Upper Level Units 1 & 2</p> <p>Stone installation is complete on Building 'A' with the exception of the north wall of Unit 8.</p>	<p>Note</p>
	<p>8/21/12 – Photo 2 Upper Level, Units 4, 5, 6, 7 & 8</p> <p>Stone installation complete. Awaiting cleaning.</p>	<p>Note</p>
	<p>8/21/12 – Photo 3 Upper Level, Units 9, 10, 11 & 12</p> <p>Stone installation underway on Building 'B'</p>	<p>Note</p>
	<p>8/21/12 – Photo 4 Units 11 & 12</p> <p>Masons working on Units 12 & 13.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/21/12 – Photo 5 Unit 9 Stone Detail</p> <p>Awaiting metal flashing installation. (Back ordered.)</p>	<p>Note</p>
	<p>8/21/12 – Photo 6 Upper Level Maintenance Shed</p> <p>Fascia repairs and trim work completed. Door and windows have been painted.</p> <p>Note: Electrical meter doors are staged under the overhang.</p>	<p>Note</p>
	<p>8/21/12 – Photo 7 Maintenance Shed Detail</p> <p>Detail of the new fascia. Vertical joint in the fascia board is hardly visible.</p> <p>Fascia is constructed out of MiraTEC, a composite trim board.</p>	<p>Note</p>
	<p>8/21/12 – Photo 8 Maintenance Shed Detail</p> <p>Detail of completed fascia.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/21/12 – Photo 9 Electrical Meter Covers, Units 32 & 33</p> <p>Wall, roof and trim boards are installed.</p> <p>Awaiting doors and siding.</p>	<p>Note</p>
	<p>8/21/12 – Photo 10 Electrical Meter Cover, Unit 33</p> <p>Detail of electrical meter cover opening.</p>	<p>Note</p>
	<p>8/21/12 – Photo 11 Electrical Meter Cover, Unit 17</p> <p>Wall, roof and trim boards are installed.</p> <p>Awaiting doors and siding.</p>	<p>Note</p>
	<p>8/21/12 – Photo 12 Electrical Meter Cover, Unit 8</p> <p>Wall, roof and trim boards are installed.</p> <p>Awaiting doors and siding.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/21/12 – Photo 13 Flashing Tape Detail</p> <p>Top of flashing has been secured with butyl tape.</p>	<p>Note</p>
	<p>8/21/12 – Photo 14 Flashing Tape Detail</p> <p>Top of flashing has been secured with butyl tape.</p>	<p>Note</p>
	<p>8/21/12 – Photo 15 Unit 26 Trim Detail</p> <p>Example of MiraTEC trim at the belly band. This will be a good test run of this product.</p>	<p>Note</p>
	<p>8/21/12 – Photo 16 Unit 9 Repairs</p> <p>Unit #9 balcony repairs are underway.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/21/12 – Photo 17 Unit 9 Repairs</p> <p>Detail of the deterioration around the scupper.</p>	<p>Note</p>
	<p>8/21/12 – Photo 18 MiraTEC Lumber</p> <p>Unfinished 1x12's on site.</p>	<p>Note</p>
	<p>8/21/12 – Photo 19 Unit 40 Electrical Conduit</p> <p>Apparent locates for new electrical conduit at Unit 40.</p>	<p>Note</p>
	<p>8/21/12 – Photo 20 Unit 23 Side Yard</p> <p>Note: This area is likely directing water under the garage aprons and down to the asphalt leak at Unit 20.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/21/12 – Photo 21 Unit 23 Side Yard to Asphalt Leak</p> <p>Note: The red arrow indicates the area of the asphalt leak</p>	<p>Note</p>
	<p>8/21/12 – Photo 22 Unit 18 Concrete Repair</p> <p>Area of concrete repair.</p>	<p>Note</p>
	<p>8/21/12 – Photo 23 Lower Level Service Unit Asphalt Patches</p> <p>Asphalt patches are complete. It appears that the 3rd divot has been filled as well.</p>	<p>Note</p>
	<p>8/21/12 – Photo 24 Lower Level Service Unit Asphalt Patches</p> <p>Asphalt patches looking south.</p>	<p>Note</p>

END OF FIELD REPORT