

ARCHITECT'S FIELD REPORT

051

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/24/11
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CONDITIONS			
DATE	5/23/11	TIME	2:00 pm
WEATHER	Overcast, Slight Drizzle/Snow	TEMP	43 deg

WORK OBSERVED	
Phase II – Sewer and Asphalt Pre-Construction	
TRADES PRESENT	
Lacy Construction	

PRESENT		
Ben White	Ben White Architecture	970-349-5378
Matt Hutson	SGM Engineers	970-641-5355
Bill Lacy	Lacy Construction	970-349-5010
Grant Benton	Crested Butte Lodging	970-349-7683

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> Met with Matt Hutson, Bill Lacy, and Grant Benton for a pre-construction site walk. Two manholes on the downhill side of the Lower Level Retaining Wall were located and excavated by Lacy Construction. One is a municipal sewer manhole. The second appears to be an existing drywell associated with Eagle's Nest. If the drain line can be located and the ownership determined, the new underground drainage system could tie into this system. A new drywell would not be needed. A potential outfall for the Upper Level area drain was observed. It is unknown at this time if the outfall located north of the Upper Level retaining wall is connected to the Eagle's Nest drainage system. Asphalt has been pulverized into base course on both the Upper and Lower Level drives. Concrete aprons have been removed. Some additional concrete will need to be removed closer to the units. Standing water and unsuitable base was observed at the entrance to the Upper Level drive. Bill recommended a perforated pipe under-drain connected to the existing culvert and town road swale. No weather delays to report. Project is on schedule. NOTE: Reminder to enquire about status of GCEA trenching for new electrical lines.




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/11 – Photo 1 Morning Glory and Lower Level Entrance</p> <p>Lacy Construction is potholing to locate the Lower Level Sewer Line.</p>	<p>Note</p>
	<p>5/23/11 – Photo 2 Morning Glory and Lower Level Entrance</p> <p>Pothole is approximately 12' deep. Town of Mt. Crested Butte Sanitation Dept was on-site for observation and coordination.</p>	<p>Note</p>
	<p>5/23/11 – Photo 3 Lower Level Site</p> <p>Green paint marks locate for sewer and drain line.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/11 – Photo 4 Lower Level Site</p> <p>Lacy was able to locate and excavate two unknown manholes.</p>	<p>Note</p>
	<p>5/23/11 – Photo 5 Lower Level Site</p> <p>Manhole #1 is the town sewer line.</p>	<p>Note</p>
	<p>5/23/11 – Photo 6 Lower Level Site Looking North</p> <p>Manhole #2 is an existing drywell apparently serving Eagle’s Nest. A 10” PVC line continues uphill to the driveway entrance.</p> <p>Once the location of the line is determined, the new underground drainage system could be tied into this drywell eliminating the need to install a new one.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/11 – Photo 7 Lower Level Parking Area</p> <p>Asphalt has been pulverized.</p>	<p>Note</p>
	<p>5/23/11 – Photo 8 Unit 19</p> <p>Example photo of stucco damage at the lower portion of the units.</p> <p>Stucco has been damaged to some degree on 100% of the Lower Level Units.</p> <p>Damaged area of the stucco consisted of Styrofoam backing and a Dryvit type 1-coat stucco application. This weak area of repair appears to have failed when the adjacent concrete was removed.</p>	<p>Note</p>
	<p>5/23/11 – Photo 9 Lower Level Parking Area</p> <p>Valley pan has been removed according to the design.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/11 – Photo 10 Lower Level Units 21 to 17</p> <p>Note stucco damage to lower portions of walls. This occurred in conjunction with the removal of the concrete aprons below.</p>	<p>Note</p>
	<p>5/23/11 – Photo 11 Lower Level Units 22 to 24</p> <p>Note stucco damage to lower portions of walls.</p>	<p>Note</p>
	<p>5/23/11 – Photo 12 Lower Level Units 25 through 28</p> <p>Note stucco damage to lower portions of walls.</p>	<p>Note</p>
	<p>5/23/11 – Photo 13 Lower Level Units 29 through 33</p> <p>Note stucco damage to lower portions of walls. Assessment of damages should be performed after installation of new concrete aprons as additional stucco removal may be necessary.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/11 – Photo 14 Example Garage Footing Unit 29</p> <p>Note the top of the garage footing is visible however concrete has been removed to the garage door threshold. Settling under the slab is visible. Edge will be cleaned and an expansion joint installed prior to pouring new concrete.</p>	<p>Note</p>
	<p>5/23/11 – Photo 15 Example Garage Footing Unit 30</p> <p>Edge of garage slab is intact. There is no apparent consistency in garage slab and slab-to-apron construction.</p>	<p>Note</p>
	<p>5/23/11 – Photo 16 Lower Level Units</p> <p>Snowpack is receding.</p>	<p>Note</p>
	<p>5/23/11 – Photo 17 Upper Level Driveway Entrance</p> <p>Exposed area has collected an unusual amount of standing water. Bill recommends minor sub-surface drainage to the road-side swale.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/11 – Photo 18 Upper Level Driveway Entrance</p> <p>Uphill portion of the culvert under the driveway needs to be cleared of sediment.</p>	<p>Note</p>
	<p>5/23/11 – Photo 19 Upper Level Driveway Entrance</p> <p>Down-stream section of culvert needs attention.</p>	<p>Note</p>
	<p>5/23/11 – Photo 20 Turn at Upper Level Drive</p> <p>Asphalt has been pulverized.</p>	<p>Note</p>
	<p>5/23/11 – Photo 21 Upper Level Service Unit</p> <p>Asphalt has been pulverized.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/11 – Photo 22 North Site Wall at Service Unit</p> <p>Sloped concrete has been removed.</p>	<p>Note</p>
	<p>5/23/11 – Photo 23 Upper Level Drive Looking South</p> <p>Asphalt has been pulverized.</p>	<p>Note</p>
	<p>5/23/11 – Photo 24 Units 15 & 16</p> <p>Minor stucco damage to lower portions of walls.</p>	<p>Note</p>
	<p>5/23/11 – Photo 25 Units 9 through 12</p> <p>Minor stucco damage to lower portions of walls.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/11 – Photo 26 Between Units 8 & 9</p> <p>Timber retaining wall is in poor condition prior to site construction work. Additional photos were taken of this wall to document its condition.</p>	<p>Note</p>
	<p>5/23/11 – Photo 27 Units 5 through 8</p> <p>Minor stucco damage to lower portions of walls.</p>	<p>Note</p>
	<p>5/23/11 – Photo 28 Units 1 & 2</p> <p>Stucco is in relatively good condition.</p>	<p>Note</p>
	<p>5/23/11 – Photo 29 Upper Level Drive Looking North</p> <p>Asphalt has been pulverized.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/11 – Photo 30 Upper Level Maintenance Area</p> <p>Some asphalt remains. The area under the roof overhang will need to be cleared.</p>	<p>CBL</p>
	<p>5/23/11 – Photo 31 Upper Level Parking</p> <p>Asphalt has been pulverized.</p>	<p>Note</p>
	<p>5/23/11 – Photo 32 On-Site Materials</p> <p>Precast concrete manholes and drywell.</p>	<p>Note</p>
	<p>5/23/11 – Photo 33 On-Site Materials</p> <p>Sewer Line.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/23/11 – Photo 34 On-Site Materials</p> <p>Detail of mid-section of precast manhole.</p>	<p>Note</p>
	<p>5/23/11 – Photo 35 On-Site Materials</p> <p>Detail of top component of manhole. Perforated drywell components are visible in the background.</p>	<p>Note</p>
	<p>5/23/11 – Photo 36 On-Site Materials</p> <p>Area drain lid.</p>	<p>Note</p>
	<p>5/23/11 – Photo 37 On-Site Materials</p> <p>Bottom component of manhole. Pipe penetrations are pre-cut and sleeved.</p>	<p>Note</p>

END OF FIELD REPORT