

## ARCHITECT'S FIELD REPORT

150

PROJECT	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/14/2015
		REV	

CONDITIONS			
DATE	5/13/2015	TIME	3:30 pm
WEATHER	Sunny, Warm	TEMP	64 deg

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

PARTIES			
<input checked="" type="checkbox"/>	Ben White	Ben White Architecture, LLC	970-349-5378
<input checked="" type="checkbox"/>	Mick Holgate	Holgate Construction	970-209-4449
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> <li>1.) Photos are from site visits on both 4/28/15 and 5/13/15.</li> <li>2.) Observed completed siding and trim installation on the Upper Level.</li> <li>3.) New doors and windows have been installed on the Upper Level.</li> <li>4.) Fascia boards have been painted on the Upper Level.</li> <li>5.) Siding work is underway and nearly complete on the Upper Level.</li> <li>6.) Awaiting precast caps, paint for existing concrete walls, and stair repairs.</li> <li>7.) Demolition is complete on the Lower Level.</li> <li>8.) New doors and windows have been installed.</li> <li>9.) Exterior sheathing is in place for new siding installation.</li> <li>10.) Awaiting fascia paint, siding, window &amp; door trim, stair repairs, and new guardrails.</li> <li>11.) The site is clean and well organized. Restroom facilities are clean.</li> <li>12.) 45 days remain on the Construction Schedule.</li> <li>13.) Work is approximately 50% complete.</li> </ol>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/28/15 – Photo 1 Upper Level Staging Area</p> <p>Staging area is clean and parking area is unimpeded.</p>	Note
	<p>4/28/15 – Photo 2 Upper Level Caretaker Unit</p> <p>View of the east elevation of the hot tub area. Window trim and siding installation is complete.</p>	Note
	<p>4/28/15 – Photo 3 Upper Level Caretaker Unit</p> <p>Detail of the hot tub area.</p>	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/28/15 – Photo 4 Upper Level Caretaker Unit</p> <p>Detail of the hot tub area. Siding and window trim installation is complete.</p>	Note
	<p>5/13/15 – Photo 5 Upper Level Caretaker Unit</p> <p>New door and trim has been installed. Door will be painted “Eagle’s Nest Brown.” Awaiting door hardware installation.</p>	Note
	<p>5/13/15 – Photo 6 Upper Level Caretaker Unit</p> <p>Detail of siding trim work around the light switch box and emergency shut-off switch.</p>	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/28/15 – Photo 7 Upper Level Caretaker Unit</p> <p>West elevation siding has been installed. Fascia boards have been painted and the electrical panels have been painted.</p>	Note
	<p>5/13/15 – Photo 8 Upper Level Caretaker Unit</p> <p>View of the northeast corner.</p> <p>Planter walls will be painted ENT Brown. Note ventilation chase under the north-facing windows has been removed and the abandoned grills have been covered.</p>	Note
	<p>5/13/15 – Photo 9 Upper Level Caretaker Unit</p> <p>Detail of fire department knox box installed on the northeast corner.</p>	Note





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/13/15 – Photo 10 Upper Level Caretaker Unit</p> <p>Detail of the window and door trim on the north elevation.</p> <p>Door will be painted ENT Brown.</p>	Note
	<p>5/13/15 – Photo 11 Upper Level Caretaker Unit</p> <p>Detail of existing step and door threshold condition on the north elevation.</p>	Note
	<p>5/13/15 – Photo 12 Upper Level Caretaker Unit</p> <p>North elevation – new windows and trip have been installed. New doors have been installed. Awaiting door hardware.</p>	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/13/15 – Photo 13 Upper Level Caretaker Unit</p> <p>Detail of light fixture location. It was decided to locate the exterior fixture above the door due to constraints to locate the light adjacent to the door.</p>	Note
	<p>5/13/15 – Photo 14 Lower Level Parking Area</p> <p>Lower level parking area is clear and unimpeded.</p>	Note
	<p>5/13/15 – Photo 15 Lower Level Caretaker Unit</p> <p>East elevation of the hot tub area. Skirt has been removed. Corrugated metal will be used in this location.</p>	Note



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/13/15 – Photo 16 Lower Level Caretaker Unit</p> <p>Detail of furring strips along the hot tub deck skirt.</p>	Note
	<p>5/13/15 – Photo 17 Lower Level Caretaker Unit</p> <p>Detail of furring strips along the hot tub deck skirt.</p>	Note
	<p>5/13/15 – Photo 18 Lower Level Caretaker Unit</p> <p>North elevation siding has been removed. OSB sheathing has been installed.</p> <p>Note concrete whaler wall in the foreground will be recoated in stucco and painted ENT Brown.</p>	Note



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/28/15 – Photo 19 Lower Level Caretaker Unit</p> <p>Miratec trim boards stored on site.</p>	Note
	<p>4/28/15 – Photo 20 Lower Level Caretaker Unit</p> <p>New door to the changing area has been installed. Slight retrofits to the interior were required to fit the standardized door size.</p> <p>Door will be painted ENT Brown.</p>	Note
	<p>4/28/15 – Photo 21 Lower Level Caretaker Unit</p> <p>Area underneath the deck has been stripped and awaiting siding.</p>	Note



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/28/15 – Photo 22 Lower Level Caretaker Unit</p> <p>Detail of deck ledger board. Mick will repair and re-hang the deck joists.</p>	Note
	<p>4/28/15 – Photo 23 Lower Level Caretaker Unit</p> <p>Detail of the Manger's Unit deck. New door has been installed.</p>	Note
	<p>4/28/15 – Photo 24 Lower Level Caretaker Unit</p> <p>Detail of the south gable end wall. Existing vents will be painted ENT Brown.</p>	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/28/15 – Photo 25 Lower Level Caretaker Unit</p> <p>Manager's Unit Deck. Detail of new entry door.</p>	Note
	<p>4/28/15 – Photo 26 Lower Level Caretaker Unit</p> <p>South Elevation of the Manager's Unit. Electrical panels to the right will be painted ENT Brown.</p>	Note
	<p>4/28/15 – Photo 27 Lower Level Caretaker Unit</p> <p>West Elevation. View of the siding demolition underway.</p>	Note

END OF FIELD REPORT