

ARCHITECT'S FIELD REPORT

027

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	12/22/10
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CONDITIONS			
DATE	12/22/10	TIME	8:00 am
WEATHER	Overcast; Clearing; Approx. 36" Snow Cover	TEMP	25 deg

WORK OBSERVED	
Phase I – Construction	
TRADES PRESENT	
Holgate Construction Company	

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

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Inspected parapet cap installation on Units 1 through 15. Parapet caps are installed per the specifications. 2. Attempted inspection of Loft Window and Siding on Building B. Due to large quantities of snow and limited access, a thorough inspection will be rescheduled for December 29th pending dryer conditions. Siding that was visible was in good condition and installed per the drawings. 3. Noted progress on the Lower Level rear siding installation. The siding has been installed on all faces except for 8 gable ends. The siding is sufficient to provide protection from snow accumulation; however, work in this area should be completed expeditiously. 4. Mick was on site performing snow removal. MHC removed snow from the Upper Level parking lot surround the work area and around Building B. 3 Workers (including Mick) were on site. 5. Scaffolding on Units 33 through 36 is still in place and has been shoveled. 6. Approximately 5 feet of snow reportedly fell in the last 7 days hampering work efforts. 7. The Lower Level dumpster has been removed; however the Upper Level dumpster is still on site. Snow has delayed the pick-up.





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/22/10 – Photo 1 Units 1 through 4</p> <p>Parapet caps have been installed. Rear of units 100% complete.</p>	None
	<p>12/22/10 – Photo 2 Units 5 through 8</p> <p>Parapet caps have been installed. Rear of units 100% complete.</p>	None
	<p>12/22/10 – Photo 3 Units 9 through 12</p> <p>Parapet caps have been installed. Rear of units 100% complete.</p>	None
	<p>12/22/10 – Photo 4 Units 13 through 16</p> <p>Parapet caps have been installed on all units except for Unit 16 (sloped cap).</p>	None

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/22/10 – Photo 5 Unit 2</p> <p>Parapet Cap corner detail.</p>	<p>None</p>
	<p>12/22/10 – Photo 6 Unit 3</p> <p>Parapet Cap inside corner detail. Note parapet bridges over the overflow scupper.</p>	<p>None</p>
	<p>12/22/10 – Photo 7 Unit 9</p> <p>Approximately 6 feet of snow has accumulated behind the Upper Units in the past 7 days.</p>	<p>None</p>
	<p>12/22/10 – Photo 8 Unit 9</p> <p>Horizontal siding is underway. 4th Floor window has been installed.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/22/10 – Photo 9 Units 1 through 6</p> <p>From Marcellina Way – new siding and trim is barely visible.</p>	<p>None</p>
	<p>12/22/10 – Photo 10 Units 12 through 16</p> <p>From Marcellina Way – new siding and trim is barely visible.</p>	<p>None</p>
	<p>12/22/10 – Photo 11 Upper Level Work Area</p> <p>The dumpster has not been removed due to the recent snow storm.</p>	<p>MHC</p>
	<p>12/22/10 – Photo 12 Upper Level Work Area</p> <p>Construction materials are covered and out of the way of snow removal.</p>	<p>None</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/22/10 – Photo 13 Unit 13 Roof</p> <p>Attempted inspection of Loft Window and Siding on Building ‘B’.</p> <p>Siding and windows visible appear to be in accordance with the plans.</p>	<p>BWA</p>
	<p>12/22/10 – Photo 14 Unit 15 Roof</p> <p>Attempted inspection of Loft Window and Siding on Building ‘B’.</p> <p>Siding and windows visible appear to be in accordance with the plans.</p>	<p>BWA</p>
	<p>12/22/10 – Photo 15 Unit 16</p> <p>Siding installation on Unit 16, south.</p>	<p>BWA</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/22/10 – Photo 16 Units 17 through 20</p> <p>Unit 19 gable end is not completed.</p>	<p>None</p>
	<p>12/22/10 – Photo 17 Units 21 through 24</p> <p>Unit 21 gable end is not yet completed.</p>	<p>None</p>
	<p>12/22/10 – Photo 18 Units 25 through 28</p> <p>Unit 27 gable end is not completed.</p>	<p>None</p>
	<p>12/22/10 – Photo 19 Units 29 through 32</p> <p>Units 29 and 31 gable ends.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/22/10 – Photo 20 Units 33 through 36</p> <p>Gable end on Units 35 is awaiting completion.</p>	<p>None</p>
	<p>12/22/10 – Photo 21 Units 37 through 40</p> <p>Gable ends on Units 39 and 37 are awaiting completion.</p>	<p>None</p>
	<p>12/22/10 – Photo 22 Unit 39</p> <p>Siding has been damaged by sliding snow. Mick is aware of this condition.</p>	<p>None</p>
	<p>12/22/10 – Photo 23 Lower Level Units 34 through 40</p> <p>Snow is approximately 3 feet deep in this area.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/22/10 – Photo 24 Lower Level Units looking North</p> <p>Snow is approximately 3 feet deep behind the Lower Level Units.</p> <p>Rigid Insulation stored behind Unit 30 may be damaged by falling snow debris from the road above.</p>	<p>MHC</p>
	<p>12/22/10 – Photo 25 Typical Lower Level Cable Junction Box</p> <p>Junction boxes are not currently secured at the top connection point.</p>	<p>CBL MHC</p>
	<p>12/22/10 – Photo 26 Lower Level Driveway Looking South</p> <p>Dumpster has been removed. Snow removal is complete.</p>	<p>None</p>

END OF FIELD REPORT