

**ARCHITECT'S FIELD REPORT**

**069**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	4/24/12
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<b>CONDITIONS</b>			
<b>DATE</b>	4/24/12	<b>TIME</b>	4:30 pm
<b>WEATHER</b>	Sunny, Clear	<b>TEMP</b>	68 deg

<b>WORK OBSERVED</b>	
Phase III - Demolition	
<b>TRADES PRESENT</b>	
Holgate Construction	

<b>PARTIES</b>		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction	970-209-4449

<b>COMMENTS &amp; OBSERVATIONS</b>
<ol style="list-style-type: none"> <li>1. Observed demolition of existing stucco siding.</li> <li>2. Observed decayed and damaged garage door headers. Once demolition is complete, a full survey of the condition of garage door headers will be necessary.</li> <li>3. Observed damage to existing concrete block foundations at the Lower Level.</li> <li>4. Noted differing conditions to the design drawings – stone veneer will attach to areas of wood framed wall at each unit step. Backing and waterproofing details will be necessary in these 15 locations.</li> <li>5. Project schedule forthcoming.</li> </ol>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 1 Upper Level Maintenance Shed</p> <p>Front demolition complete.</p>	<p>Note</p>
	<p>4/24/12 – Photo 2 Unit 1</p> <p>Demolition complete. Awaiting repair of pilaster (column) next to entry door.</p>	<p>Note</p>
	<p>4/24/12 – Photo 3 Unit 1 Detail</p> <p>Degraded condition of garage door header. Recommend replacement of header.</p>	<p>ENT</p>
	<p>4/24/12 – Photo 4 Unit 1 Detail</p> <p>Degraded condition of garage door header. Note sag and decay.</p>	<p>ENT</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 5 Upper Level Building A</p> <p>Demolition complete.</p>	<p>Note</p>
	<p>4/24/12 – Photo 6 Upper Level Looking North</p> <p>Demolition complete.</p>	<p>Note</p>
	<p>4/24/12 – Photo 7 Unit 3</p> <p>Demolition complete.</p>	<p>Note</p>
	<p>4/24/12 – Photo 8 Unit 5</p> <p>Demolition complete.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 9 Unit 6 - Detail</p> <p>Typical condition at step between units. Adhered stone veneer will span over wood frame at these 15 locations.</p>	<p>Note</p>
	<p>4/24/12 – Photo 10 Unit 7</p> <p>Demolition complete.</p>	<p>Note</p>
	<p>4/24/12 – Photo 11 Unit 8</p> <p>Demolition complete.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 12 Unit 9</p> <p>Demolition complete.</p>	<p>ENT</p>
	<p>4/24/12 – Photo 13 Unit 9 – Detail</p> <p>Degraded condition of garage door header.</p>	<p>ENT</p>
	<p>4/24/12 – Photo 14 Unit 9 – Detail</p> <p>Degraded condition of garage door header. Recommend replacement of header.</p>	<p>ENT</p>
	<p>4/24/12 – Photo 15 Units 11 &amp; 12</p> <p>Demolition complete.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 16 Unit 12 Detail</p> <p>Degraded condition of garage door header.</p>	<p>ENT</p>
	<p>4/24/12 – Photo 17 Unit 12 Detail</p> <p>Degraded condition of garage door header. Recommend replacement of header.</p>	<p>ENT</p>
	<p>4/24/12 – Photo 18 Units 14 &amp; 15</p> <p>Demolition complete.</p>	<p>Note</p>
	<p>4/24/12 – Photo 19 Unit 16</p> <p>Demolition complete.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 20 Lower Level Dumpster</p> <p>Dumpster is on-site and approximately 1/3 full.</p>	<p>Note</p>
	<p>4/24/12 – Photo 21 Units 40, 39, and 38</p> <p>Demolition underway.</p>	<p>Note</p>
	<p>4/24/12 – Photo 22 Unit 40</p> <p>Demolition underway.</p>	<p>Note</p>
	<p>4/24/12 – Photo 23 Unit 39</p> <p>Demolition underway.</p>	<p>Note</p>





PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 24 Unit 38 Detail</p>	<p>Note</p>
	<p>4/24/12 – Photo 25 Unit 38</p> <p>Demolition underway.</p>	<p>Note</p>
	<p>4/24/12 – Photo 26 Unit 38 Detail</p> <p>Degraded condition of garage door header. Recommend replacement of header.</p>	<p>ENT</p>
	<p>4/24/12 – Photo 27 Unit 37</p> <p>Demolition underway.</p>	<p>Note</p>






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 28 Unit 37 Detail</p> <p>Note damage to CMU basement walls. Recommend repairs to wall prior to stone installation.</p>	<p>Note</p>
	<p>4/24/12 – Photo 29 Unit 36</p> <p>Demolition underway.</p>	<p>Note</p>
	<p>4/24/12 – Photo 30 Unit 36 Detail</p> <p>Note damage to CMU basement walls. Recommend repairs to wall prior to stone installation.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 31 Unit 35</p> <p>Demolition underway. Note damage to CMU basement walls. Recommend repairs to wall prior to stone installation.</p>	<p>Note</p>
	<p>4/24/12 – Photo 32 Unit 34</p> <p>Demolition underway. Note damage to CMU basement walls. Recommend repairs to wall prior to stone installation.</p>	<p>Note</p>
	<p>4/24/12 – Photo 33 Building D Looking North</p> <p>Demolition underway.</p>	<p>Note</p>
	<p>4/24/12 – Photo 34 Unit 32</p> <p>Demolition underway.</p>	<p>Note</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 35 Unit 32 Detail</p> <p>Infill blocking appears to be in a serviceable condition.</p>	<p>Note</p>
	<p>4/24/12 – Photo 36 Unit 29</p> <p>Demolition underway.</p>	<p>Note</p>
	<p>4/24/12 – Photo 37 Unit 29 Detail</p> <p>Note damage to CMU basement walls. Recommend repairs to wall prior to stone installation.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/24/12 – Photo 38 Unit 27</p> <p>Demolition underway. Note damage to CMU basement walls. Recommend repairs to wall prior to stone installation.</p>	<p>Note</p>
	<p>4/24/12 – Photo 39 Unit 26 Detail</p> <p>Note sag in garage door header. Recommend replacement.</p>	<p>ENT</p>
	<p>4/24/12 – Photo 40 Units 26 &amp; 25</p> <p>Demolition underway.</p>	<p>Note</p>

END OF FIELD REPORT