

**Plant Key**

Sym.	Common Name	Scientific Name	Size	Qty.
(S)	Mugo Pine	Pinus mugo	1' B&B	4
(Q)	Quaking Aspen	Populus tremuloides	2-2 1/2' cal.	65
(C)	Cobweb Blue Spruce	Picea pungens	As Shown	25
(S)	Saskatoon Serviceberry	Arnica montana	#5	3
(D)	Baldy's Dogwood	Cornus sericea 'Baldy'	#5	8
(E)	Effusa Juniper	Juniperus communis 'Effusa'	#5	11
(R)	Native Pink Rose	Rosa woodsii	#5	4
(M)	Rocky Mountain Maple	Acer glabrum	#5	3
(L)	Common Purple Lilac	Syringa vulgaris	#5	3
(M)	Miss Kim Lilac	Syringa patula 'Miss Kim'	#5	3
(B)	Buffalo Juniper	Juniperus sibirica 'Buffalo'	#5	3
(A)	Alpine Currant	Ribes alpinum	#5	6
(N)	Native Yellow Potentilla	Potentilla fruticosa	#5	11
(M)	Miscanthus	Miscanthus sinensis gracillimus	#5	69
(M)	Mixed Perennials		60%: 2-1/4" pots, 6" oc 40%: #1, 14" oc.	180 s.f. 240 s.f.
(W)	Wildflower Carpet			Disturbed Areas
(S)	Native Seed Mix			900 s.f.
(S)	Bluegrass Sod			
(T)	Existing Trees To Remain			
(R)	Radiant Crabapple	Malus 'Radiant'	3' cal.	2

**Note:**  
1. Site Plan and grading information provided by Pierce-Segerberg & Associates Architects.

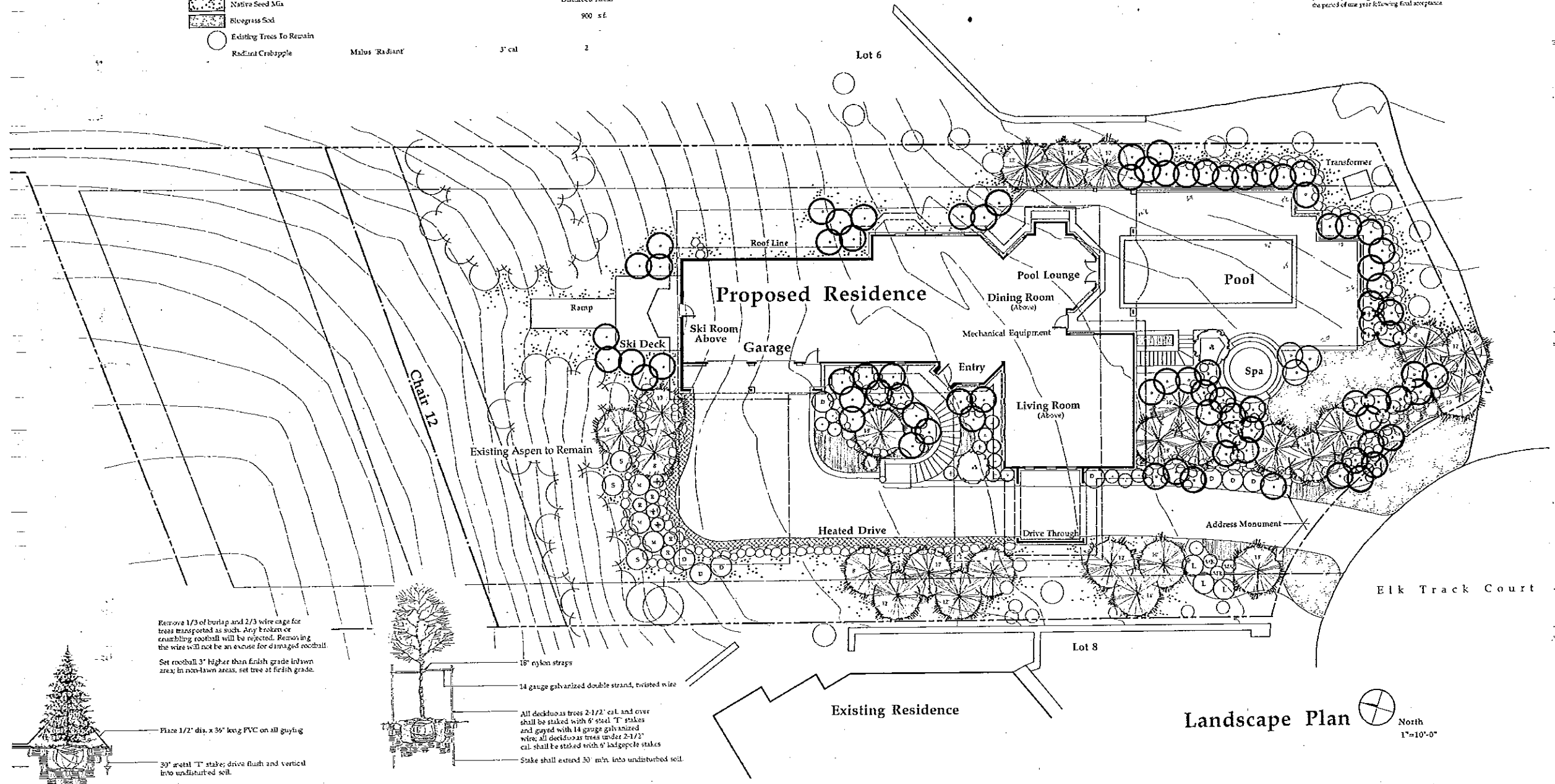
**TEMPORARY EROSION CONTROL:**  
1. Erosion control shall be installed on all steep slopes...  
2. Six and six inch shall be caught by a "Geo-Fab" fabric...  
3. The Contractor shall be responsible for providing the minimum of 50% vegetation water control...  
4. The following grass seed shall be broadcast at a rate of 50 pounds per acre.

**REVEGETATION METHODS:**  
For areas of 21 or less, the following procedure shall be used:  
1. Topsoil shall be applied to a depth of 2" above on disturbed areas.  
2. Trees, shrubs, groundcovers, and perennials shall be installed per Plan.  
3. Topsoil shall be seeded prior to seeding.  
4. The following grass seed shall be broadcast at a rate of 50 pounds per acre.

SEED	GERMINATION	PERCENT
Perennial Ryegrass (Thermal)	45/50	15%
Orchard Grass (Thermal)	45/50	15%
Lebanon Spinegrass	45/50	15%
Annual Ryegrass	45/50	15%
Perennial Ryegrass (Blue)	45/50	15%
Perennial Ryegrass (Meadow)	45/50	15%
Smooth Stalked (Meadow)	45/50	15%
Fescue (Green Darnel)	45/50	15%
Hard Fescue (Green)	45/50	15%
Creeping Red Fescue	45/50	5%

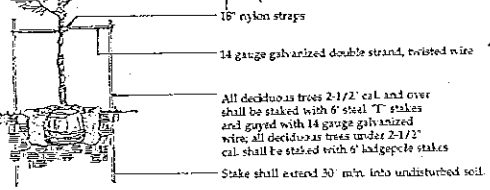
5. Fertilizer shall be broadcast at a rate of 200 pounds per acre.  
6. Lightly rake seed and fertilizer into top soil by dragging a roller of top soil.  
7. Broadcast area consistently with each layer over all disturbed areas. Apply water to a depth of 2", or 200 pounds per acre.  
8. Additional maintenance for watering and the repair of eroded areas shall continue until the grass is well established.

**Specifications**  
1. Location of all trees shall be marked and approved by Landscape Architect prior to final installation.  
2. Exact placement and shape of planting beds shall be reviewed by Landscape Architect prior to final installation.  
3. Vary functions of all planting beds including the improvements and utilities already installed prior to commencing planting work. If any part of this Plan cannot be implemented due to site conditions, contact the Landscape Architect for instructions prior to commencing work.  
4. Plant quantities on Plans take precedence over written quantities.  
5. Allow 10% extra for all plants and groundcovers to be installed.  
6. All planting beds shall receive 3" hardwood bark mulch, and perennials beds shall receive 2" finely shredded hardwood bark mulch.  
7. All shrub areas shall receive 2" fine bark mulch.  
8. All newly planted shrubs and trees shall receive drip irrigation. In arid areas shall receive spray irrigation with 100% coverage. This system shall be automatic. Temporary irrigation shall be provided to all revegetated and undisturbed areas for a minimum of 30 days, the water shall be applied gradually.  
9. Mulch all new areas with 2" of straw or hay, free of weeds.  
10. It shall be the Contractor's responsibility to conform to all design criteria as noted on the Drawing and technical specifications. Any discrepancies, deletions, additions, or alterations to the drawings or specifications shall be presented in writing to the project Landscape Architect prior to installation.  
11. Landscape Contractor shall submit the Contractor's written document regarding the policy to plant purchase and replacement to the Owner. Each purchase shall conform to the minimum standard of replacing all material, including labor, for the replacement of a plant for the period of one year following final acceptance.



Remove 1/3 of burlap and 2/3 wire cage for trees transported as such. Any broken or crumbling rootball will be rejected. Removing the wire will not be an excuse for damaged rootball.  
Set rootball 3" higher than finish grade in lawn area; in non-lawn areas, set tree at finish grade.

Place 1/2" dia. x 36" long PVC on all guying  
30" metal T stake; drive flush and vertical into undisturbed soil.



**Deciduous Tree Planting Detail**  
Not to Scale

**Evergreen Tree Planting Detail**  
Not to Scale



**SKREEN RESIDENCE**  
81 Elk Tract Court  
Beaver Creek  
Colorado

Revisions	
REVISION SET	8/3/98
CONSTRUCTION SET	10/13/98

Date	8/1/98
Project No.	92007
Drawn by:	JESS, KR
Checked by:	KJO
Sheet	01

A2.3

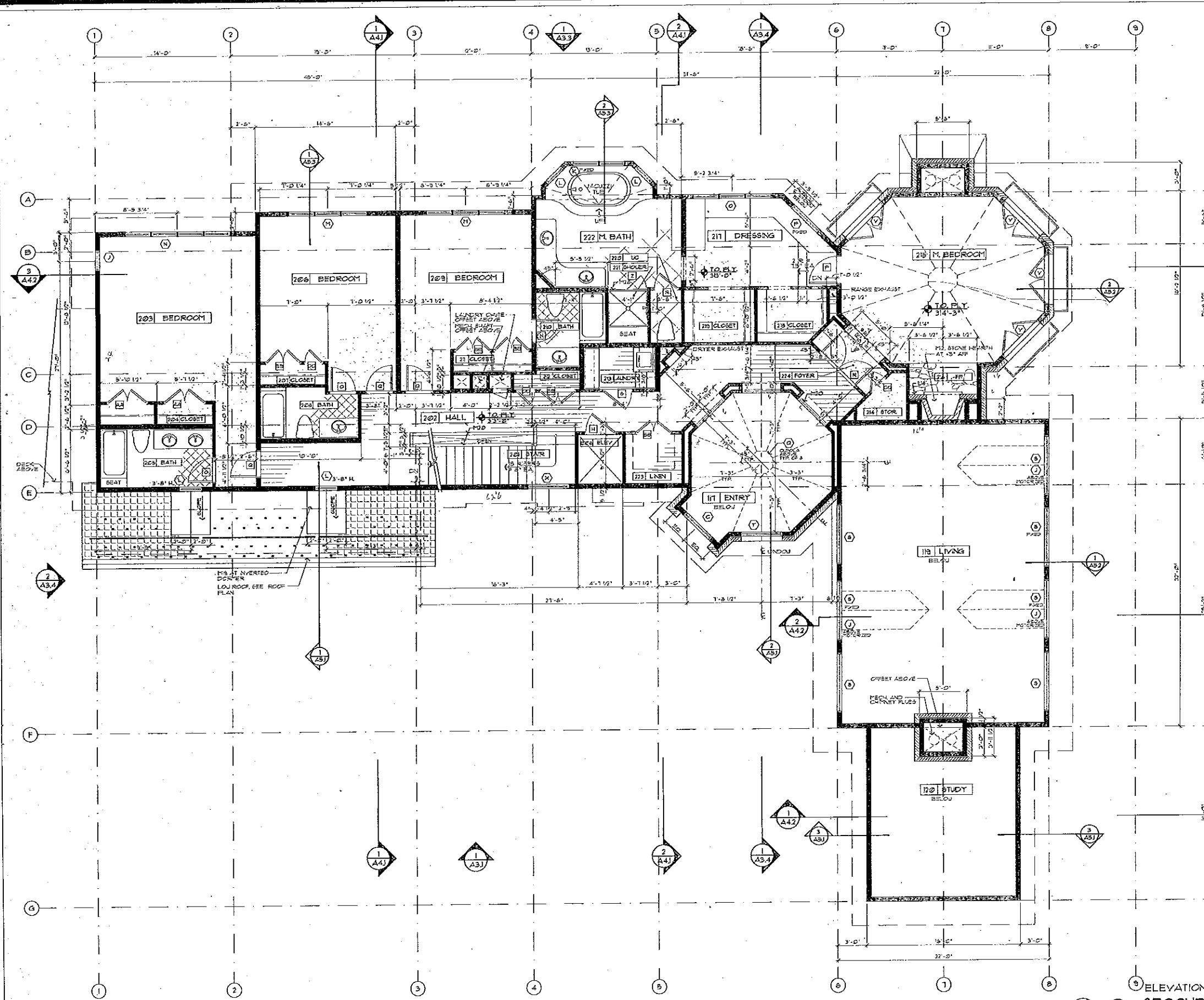
- SYSTEM NOTES**  
NOTE: SEE SPEC AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- FLOORS**
- F1 CONCRETE SLAB ON WAPOR BARRIER ON GRAVEL FILL ON COMPACTED SUBGRADE
  - F2 FINISH FLOORING TO BE DETERMINED TO WOOD FLOORING WITH 1/2" BATT INSULATION
  - F3 1" POLYURETHANE TYPING (PROVIDE NAILS AT 12" ON CENTER)
  - F4 1/2" THICK GRANITE TILE
  - F5 3/8" THICK SLAB MIDDLE
  - F6 CARPET AND PAD
  - F7 1/2" X 1/2" REDUCED DECKING SPACES AT WALL
  - F8 CARPET WOOD STAIR
- PAVING**
- P1 EXTERIOR STONE PAVING 1 1/2" MINIMUM ON CONCRETE SLAB ON GRAVEL FILL ON COMPACTED SUBGRADE
  - P2 EXTERIOR STONE PAVING 1 1/2" MINIMUM ON 1/2" POLYURETHANE TYPING (PROVIDE NAILS AT 12" ON CENTER)
  - P3 FINISH FLOORING TO BE DETERMINED TO WOOD FLOORING WITH 1/2" BATT INSULATION
  - P4 1/2" THICK GRANITE TILE
  - P5 3/8" THICK SLAB MIDDLE
  - P6 CARPET AND PAD
  - P7 1/2" X 1/2" REDUCED DECKING SPACES AT WALL
  - P8 CARPET WOOD STAIR

- WALLS**
- W1 CAST IN PLACE CONCRETE WITH WATERPROOFING AND 2" RIGID INSULATION TO 4" MIN. REDUCED DECKING SPACES AT WALL
  - W2 EXTERIOR STONE PAVING 1 1/2" MINIMUM ON 1/2" POLYURETHANE TYPING (PROVIDE NAILS AT 12" ON CENTER)
  - W3 1/2" THICK GRANITE TILE
  - W4 3/8" THICK SLAB MIDDLE
  - W5 CARPET AND PAD
  - W6 1/2" X 1/2" REDUCED DECKING SPACES AT WALL
  - W7 CARPET WOOD STAIR
- CEILINGS**
- C1 5/8" THICK 1/2" GYPSUM BOARD
  - C2 INTERIOR COLOR SYNTHETIC PLASTER VENEER ON GYPSUM BOARD
  - C3 1/2" X 1/2" V-GROOVE EXTERIOR WOOD SIDING
  - C4 1/2" X 1/2" V-GROOVE INTERIOR WOOD SIDING

- ROOFS**
- R1 1/2" COPE POLYURETHANE MEMBRANE APPLIED TO 2" X 4" STUDS ON 12" BATT INSULATION OVER WOOD FLOORING WITH 1/2" BATT INSULATION ON AND UNDER ROOFING
  - R2 COPPER SHINGLES (STAGGERED PATTERN) INTERLOCKED WITH 3" FELT ON WATERPROOF MEMBRANE
  - R3 COPPER SHINGLES (STAGGERED PATTERN) ON WATERPROOF MEMBRANE
- MISCELLANEOUS**
- M1 2" X 4" WOOD TRIM
  - M2 1" X 4" WOOD TRIM
  - M3 1/2" X 1/2" WOOD TRIM
  - M4 3/4" X 1/2" WOOD TRIM
  - M5 3/4" X 1/2" WOOD TRIM
  - M6 1" X 4" WOOD TRIM
  - M7 1" X 4" WOOD TRIM
  - M8 1" X 4" WOOD TRIM
  - M9 CUSTOM WOOD GUARNEL
  - M10 CUSTOM COPPER FENCE
  - M11 CUSTOM BRASS DOOR KNOBS WITH METAL PLATE AND GEAR LOCK MECHANISM
  - M12 CUSTOM BRASS DOOR KNOBS WITH METAL PLATE AND GEAR LOCK MECHANISM
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**SHEET NOTES:**  
1. SEE SHEET A21 FOR TYPICAL NOTES.

ELEVATION 8313  
**SECOND FLOOR PLAN**  
1/4" = 1'-0"  
NORTH





**SKEEN RESIDENCE**  
81 Elk Tract Court  
Beaver Creek  
Colorado

Revisions	
SHEET SET	81.99
PROGRESS PLOT	104.99
CONSTRUCTION SET	1210.99

Date: 8.1.93

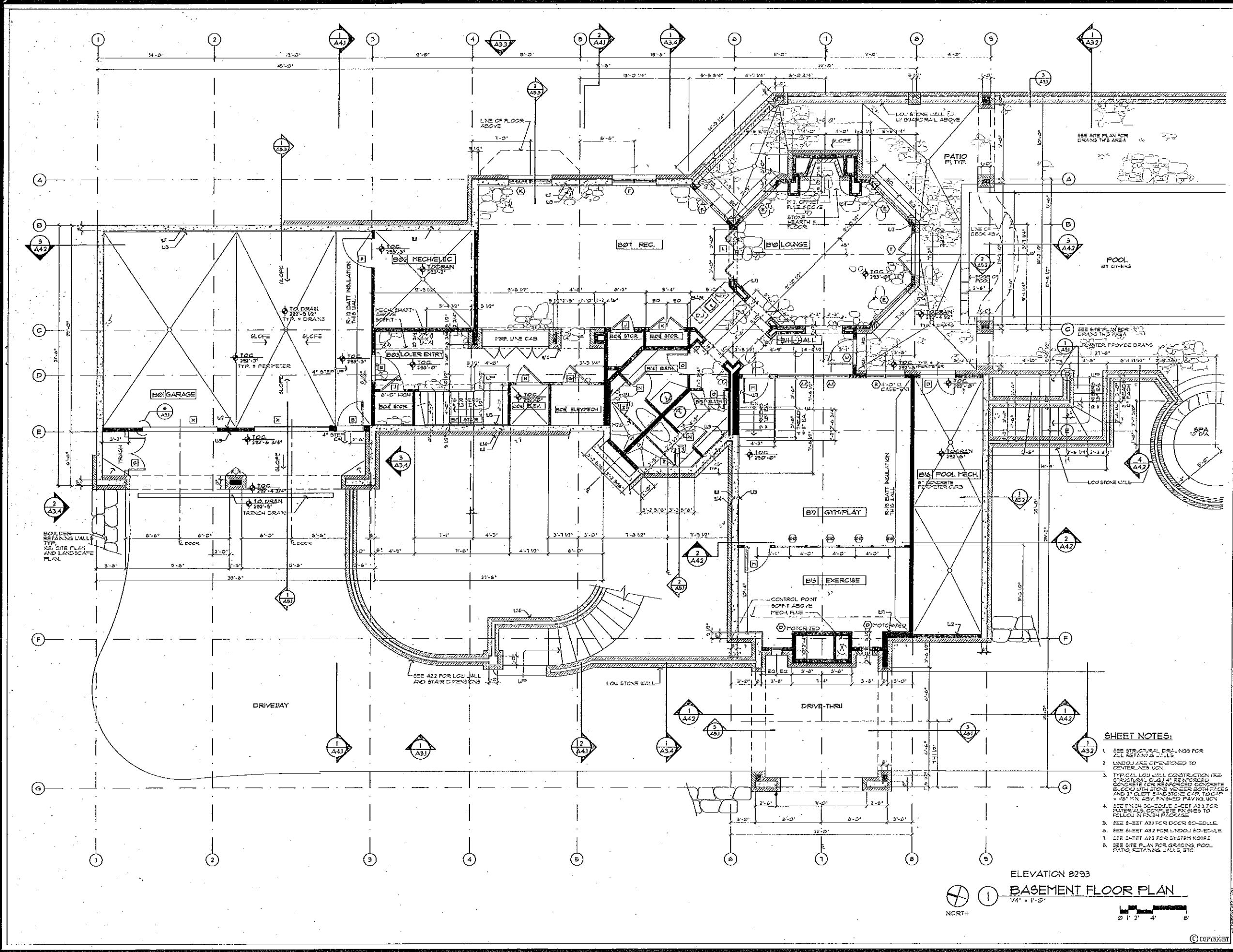
Project No: 96007

Drawn by: JESS, KK

Checked by: KSO

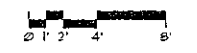
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- SHEET NOTES:**
- SEE STRUCTURAL DRAWINGS FOR ALL RETAINING WALLS.
  - UNDOORS DIMENSIONED TO CENTERLINE UN.
  - TYPICAL LOW WALL CONSTRUCTION (SEE STRUCTURAL DRAWING) 4" REINFORCED CONCRETE FOR RETAINING WALLS, 12" GLETT SANDSTONE CAR. TOPCAP + 1" 18" M. 1257 PAVED FINISH UN.
  - SEE FINISH SCHEDULE SHEET A33 FOR MATERIALS, COMPLETE FINISHES TO FOLLOW IN FINISH PACKAGE.
  - SEE SHEET A31 FOR DOOR SCHEDULE.
  - SEE SHEET A32 FOR UNDOOR SCHEDULE.
  - SEE SHEET A33 FOR SYSTEM NOTES.
  - SEE SITE PLAN FOR GRADING, POOL PATIO, RETAINING WALLS, ETC.

ELEVATION 8293  
**BASEMENT FLOOR PLAN**  
1/4" = 1'-0"





### Plant Key

Sym.	Common Name	Scientific Name	Size	Qty.
(circle with 'M')	Mugo Pine	<i>Pinus mugo</i>	1' B&B	4
(circle with 'Q')	Quaking Aspen	<i>Populus tremuloides</i>	2-2 1/2" cal.	85
(circle with 'C')	Colorado Blue Spruce	<i>Picea pungens</i>	As Shown	25
(circle with 'S')	Saskatoon Serviceberry	<i>Amelanchier alnifolia</i>	#5	3
(circle with 'B')	Baldy's Dogwood	<i>Cornus sericea 'Baldy'</i>	#5	8
(circle with 'E')	Effusa Juniper	<i>Juniperus communis 'Effusa'</i>	#5	11
(circle with 'R')	Native Pink Rose	<i>Rosa woodsi</i>	#5	4
(circle with 'M')	Rocky Mountain Myrtle	<i>Acer glabrum</i>	#5	3
(circle with 'L')	Common Purple Lilac	<i>Syringa vulgaris</i>	#5	3
(circle with 'M')	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	#5	3
(circle with 'R')	Ruffalo Juniper	<i>Juniperus sibirica 'Ruffalo'</i>	#5	3
(circle with 'A')	Alpine Currant	<i>Ribes alpinum</i>	#5	6
(circle with 'P')	Native Yellow Petunkilla	<i>Pentenilla frutescens</i>	#5	11
(circle with 'M')	Miscanthus	<i>Miscanthus sinensis gracillimus</i>	#5	69
(circle with 'P')	Mixed Perennials		60% 2-1/4" pots, 6" oc 40% 4-1/4" oc	160 s.f.
(circle with 'P')	Wildflower Carpet			240 s.f.
(circle with 'P')	Native Seed Mix			Disturbed Areas
(circle with 'P')	Bluegrass Sod			900 s.f.
(circle with 'T')	Existing Trees To Remain			
(circle with 'C')	Radiant Crabapple	<i>Malus 'Radiant'</i>	3" cal.	2

### Note:

1. Site Plan and grading information provided by Pierce-Segerberg & Associates Architects.

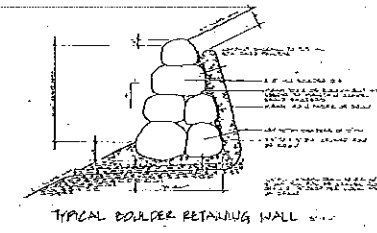
### TEMPORARY EROSION CONTROL:

1. All road tops shall be stabilized on site. Stabilized tops shall be sown with perennial Ryegrass at 100% pure live seed / sq. ft. and mulched with straw. Straw mulch retention barriers shall be installed at base of each stockpile.
2. All soil surfaces shall be covered by a "Cute-Fab" fence. Erosion fence prior to excavation and keep in place until final grade is achieved.
3. The Contractor shall be responsible for covering the volume of sedimentation water runoff from the site and shall be required to install additional control facilities at the discretion of the Landscape Architect or appropriate River Creek officials, if problems occur.

### REVEGETATION METHODS:

1. Topsoil from stockpiles shall be graded 2" deep on disturbed areas.
2. Trees, shrubs, groundcovers, and perennials shall be installed per Plan.
3. Topsoil shall be scarified prior to seeding.
4. The following grass mixture shall be broadcast at a rate of 50 pounds per acre.

SPERMATOPHYTES	PERCENTAGE	MONOCOTYLEDONS	PERCENTAGE
<i>Perilla glauca</i> Perennial	95/95		15%
<i>Ornithoglossum</i>			15%
<i>Lolium perenne</i>	95/95		15%
<i>Lolium praeense</i>	95/95		15%
<i>Pennisetum</i>			25%
<i>Styria</i>	95/95		15%
<i>Styria</i>	95/95		15%
<i>Styria</i>	95/95		15%
<i>Styria</i>	95/95		15%
<i>Styria</i>	95/95		15%
<i>Styria</i>	95/95		15%
<i>Styria</i>	95/95		15%



TYPICAL BOULDER RETAINING WALL

### Specifications

1. Location of all trees shall be marked and approved by Landscape Architect prior to final installation.
2. Location of all slopes of planting beds shall be reviewed by Landscape Architect prior to final installation.
3. Verify locations of all plant beds including the proposed area and within already installed prior to commencing planting work. If any part of this Plan cannot be implemented due to site conditions, contact the Landscape Architect for instructions prior to commencing work.
4. Plant quantities on Plan take precedence over written quantities.
5. Signs and equally spaced 3" x 3" x 1/2" aluminum rods to delineate planting beds and rows.
6. All plants to be installed shall be 3" hardwood bark mulch, all bare-rooted plants shall receive 3" evenly shredded hardwood bark mulch.
7. All shrub areas shall receive 3" of topsoil.
8. All newly planted shrubs and trees shall receive drip irrigation. All soil areas shall receive spray irrigation with 100% overlap. This system shall be automatic. Temporary irrigation shall be provided to all revegetated areas within one year for a minimum of 30 days thereafter unless otherwise specified.
9. All trees to be installed shall be 2.0" of straw or hay, free of weeds. It shall be the Landscape Contractor's responsibility to coordinate with all design criteria as noted on the Drawings or technical specifications. Any discrepancies, deletions, or alterations to the Drawings or specifications shall be requested in writing to the project Landscape Architect prior to installation.
10. Landscape Contractor shall submit the Company's written document regarding its policy on plant guarantee and replacement to the Owner. Each guarantee shall conform to the minimum standard of replacing all material, including labor, due to the sickness or death of a plant for the period of one year following final acceptance.

Pierce, Segerberg & Associates Architects  
P.C.-A.I.A.  
ARCHITECTS PLANNERS INTERIORS

1201 South Frontage Road East  
Vail, Colorado 81657  
Tel: 970-471-4433

1760 East  
1500 17th Street  
Denver, Colorado 80202  
Tel: 303-733-5005

Fieldscape  
1760 East  
1500 17th Street  
Denver, Colorado 80202  
Tel: 303-733-5005

**SKEEN RESIDENCE**  
Beaver Creek  
Colorado

Revisions:  
September 9, 1996  
September 19, 1996  
October 9, 1996

Date: June 20, 1996

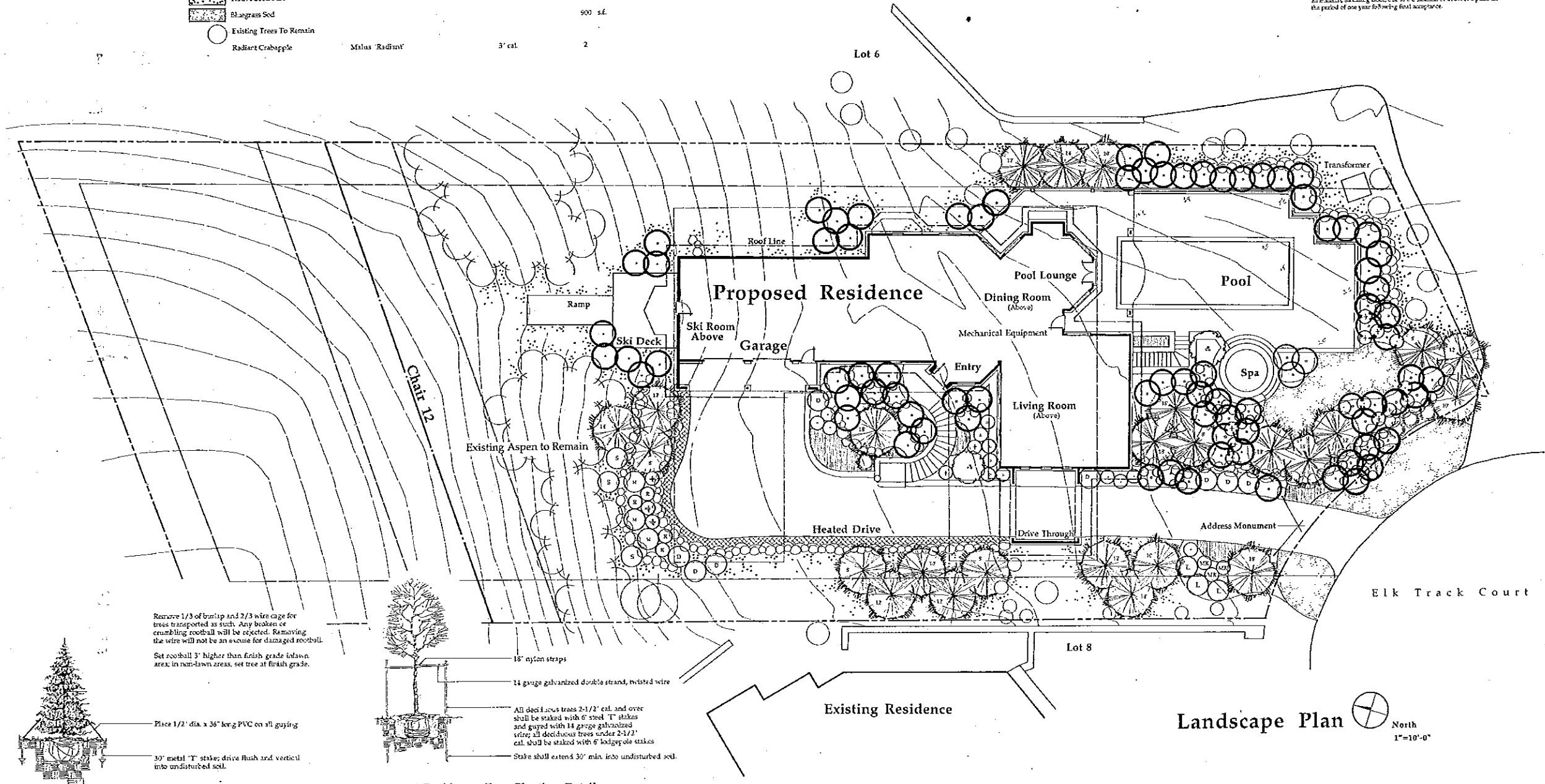
Project No. 9625.00

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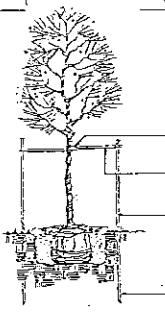
Checked by:

Sheet Of One

L-1



Evergreen Tree Planting Detail  
Not to Scale

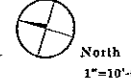


Deciduous Tree Planting Detail  
Not to Scale

### Existing Residence

18" nylon straps  
14 gauge galvanized double strand, twisted wire  
All deciduous trees 2-1/2" cal. and over shall be staked with 6" steel 'T' stakes and guyed with 14 gauge galvanized wire; all deciduous trees under 2-1/2" cal. shall be staked with 6" lodgepole stakes. Stake shall extend 30" min. into undisturbed soil.

### Landscape Plan



North  
1"=10'-0"