

PLANT MATERIAL SCHEDULE

* = DROUGHT TOLERANT

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	8	Acer platanoides	Norway Maple	3" caliper
				Matched Standards
	* 6	Acer glabrum	Rocky Mountain Maple	10' high, clump form Speciman B&B
	10	Fraxinus pennsylvanica	Patmore Green Ash	3" caliper Matched Standards
	* 9	Gleditsia triacanthos spp.	Thornless Honeylocust	3" Caliper Matched Standards
	* 6	Pinus ponderosa	Ponderosa Pine	10' High Specimen quality
	7	Populus tremuloides	Aspen	3 Caliper 50% min. clump form
SHRUBS				
	* 18	Perovskia atriplicifolia	Russian Sage	#5 Containers
	* 48	Cotoneaster lucidus	Peking Cotoneaster	
	* 10	Potentilla fruticosa 'Jackmannii'	Jackmans Potentilla	
	* 6	Rosa foetida 'Bicolor'	Austrian Copper Rose	
	* 10	Rosa glauca	Red-Leaved Rose	

CONTAINER ORNAMENTAL GRASSES

* 17	Calamagrostis acutiflora 'K.F.'	Feather Reed Grass	#1 Containers
* 26	Helictotrichon sempervirens	Blue Evena Grass	#1 Containers

TURF GRASS

MIX SOD LAWN
WARM SEASON, NATIVE AND CLIMATE ADAPTED GRASSES.

GRAVEL MULCH

1" TO 2" RIVER ROCK COBBLE AVAILABLE AT TOWER PIT IN GYPSUM 970-524-ROCK, 100 NORTH AIRPORT ROAD. PROVIDE A SAMPLE TO THE THE OWNERS REP FOR APPROVAL.

BARK MULCH

SHREDDED CEDAR BARK FOR TREE AND SHRUB WATER BASINS IN NATIVE AREAS.

GRAVEL MULCH

'Mountain Seed Mix'

All disturbed area

Common Name	Variety
10% Mountain Bromegrass	Bromar
30% Orchardgrass	Palute
10% Canada Bluegrass	Reubens
10% Sheep Fescue	Meklenberger
20% Tall Fescue	Fawn
10% Winter Wheat	Climax
10% Timothy	

Planting Rate: 50 pounds of pure live seed per acre. Substitutions must be approved by owner.

LANDSCAPE AND IRRIGATION NOTES

- Contractor shall verify all conditions prior to commencing work and shall be responsible for becoming aware of all underground utilities, pipes, structures, and irrigation lines. Adjust any trees as necessary to avoid any existing utility lines.
- Planting BACKFILL MIX for all trees and shall to consist of 80% native topsoil and 20% well rotted compost. Fertilize and saturate root ball with water at time of planting (see details). Apply "Myke Transplanting Tree and Shrub Mix", (Mycorrhiza Fungi) or Fertillome root stimulator 4-10-3.
- TREE SUPPORT STAKES: Deciduous trees to be staked and guyed with three 6' green metal T-posts per tree and guyed with # 12 gauge wire with green nylon tree straps. Aspen in groups can share stakes providing that each tree is receiving support from at least 3 stakes. Conifer trees to be staked with three 3' metal T-posts with above wire and straps.
- WARRANTEE: The Contractor shall warrant that all plant materials supplied under this contract will be healthy and in flourishing condition of active growth at the date of final acceptance. Replace without cost to owner any plant not meeting this condition.
- IRRIGATION SYSTEM is to be a design-build system by the Landscape Contractor. Provide 6" pop-up heads for any turf grass, 12" pop-up Rainbird spray heads for perennial & groundcover beds and drip emitters to all new trees and shrubs. Provide above-ground temporary spray heads, zoned separately for all seeded revegetated areas to be removed after 2 years. Provide owner with a as-built plan / plans prior to final review and acceptance. Keep all irrigation away from the building per soils report. Guarantee system for one year from final acceptance.
- TOPSOIL: Landscape Contractor to supply and place 1/2" max. screened topsoil to finished grade with the following depths.
Native Grass areas: 2" deep.
Shrub beds: 4" deep.
Perennials: 8" deep.
Over-excavate and remove any existing soils / construction debris to achieve necessary screened top-soil depths.
- METAL EDGING: 1/8" thick by 4" wide with a rolled-top is to be placed where sod lawn meets planting beds and as designated on the plan.
- MULCH: Tree and shrub planting beds are to receive 3" of shredded cedar bark mulch. Planting beds adjacent to the building and designated on the plan are to receive gravel mulch.
- IRRIGATION SLEEVEING: General Contractor to install 4" PVC sleeves to access all planting areas prior to paving walks, steps, driveways and patios. Provide locations information for the Landscape Contractor.
- PLAY EQUIPMENT: All play equipment, play surfaces and play structures are by others. Owner and play equipment supplier / installer to adjust any required play equipment areas and clear zones as necessary. Site furniture such as benches, tables and shade structures by the owner.
- PLAY AREA DRAINAGE: Any play area basins are to have multiple drain inlets to pipe to daylight. Coordinate with Civil.



GRAVEL MULCH



Contractor shall identify all underground utility lines, pipes culverts prior to digging any planting pits for plant materials. Make adjustments with the plant materials as necessary. See Note #1 for additional information.

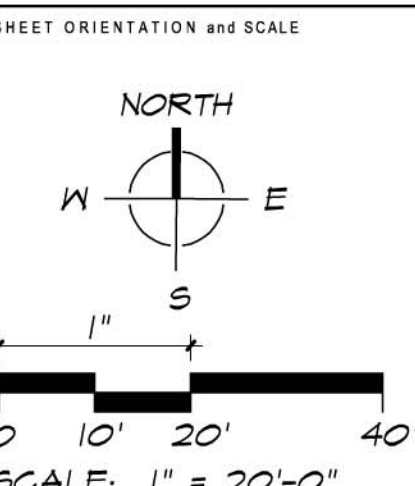


Mountain Tots Preschool

Haymeadow Development

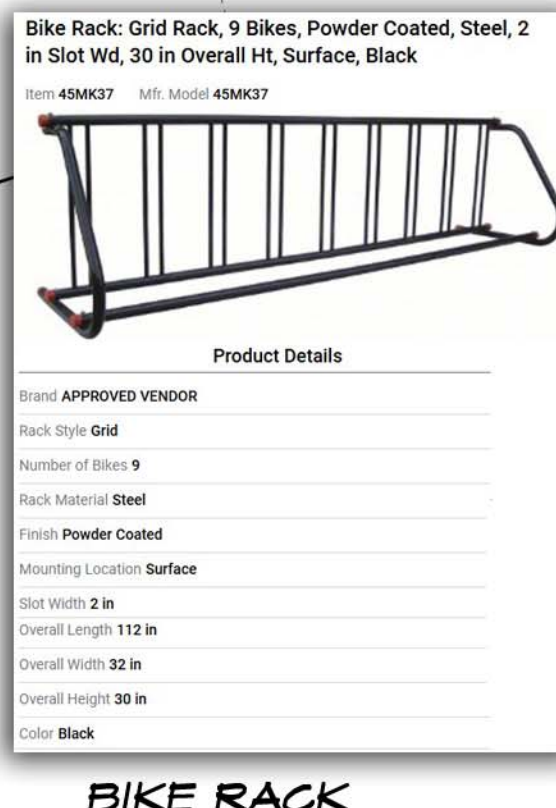
Eagle County, Colorado

ISSUE	TITLE	DATE
REVIEW		8-30-25
REVIEW		9-11-25
COMMUNITY DEV. DEPT. COMMENTS		12-22-25
COMMUNITY DEV. DEPT. COMMENTS		1-27-25



LANDSCAPE PLAN

SHEET NUMBER
L-1
of 1





**MOUNTAIN TOTS
PRESCHOOL**
EAGLE, CO. 81631

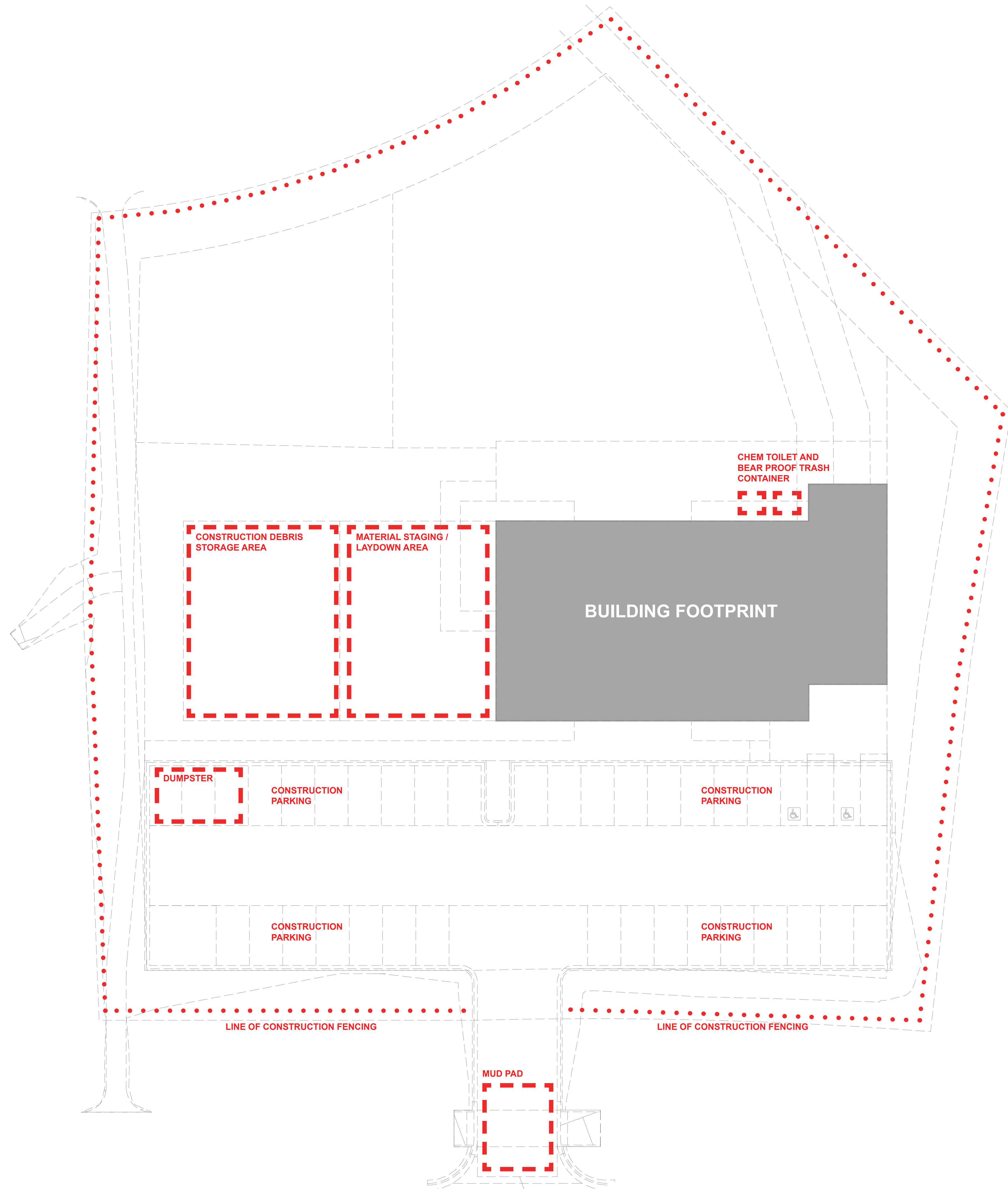
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**SCOTT S. TURNIPSEED AIA
ARCHITECTURE
& CONSTRUCTION INC.**
P.O. BOX 3388
1143 CAPITOL STREET, SUITE 211
EAGLE, COLORADO 81631
970.328.3900 WWW.SSTAIA.COM

A0.1

CONSTRUCTION MANAGEMENT PLAN

DESIGN REVIEW BOARD SUBMITTAL SET, SEPTEMBER 29TH, 2025



NOTES:

MUD / DEBRIS MITIGATION:
INSTALL MUD TRACKING PAD @ DRIVEWAY ENTRANCE

WEED MITIGATION:
PROVIDE WEED MITIGATION SPRAYING SERVICE, OR WEED PULLING PER DRB SPECS.

DUST MITIGATION:
PROVIDE WATER TANK TRUCK AT CRITICAL CONSTRUCTION STAGES TO MITIGATE DUST FROM SITE TO ADJACENT SITES. SOILS STORED ON SITE TO BE COVERED AND SECURED W/ PLASTIC.

CONSTRUCTION FENCE:
THE LIMIT OF WORK AND ALL EXISTING TREES / SHRUBS TO BE DESIGNATED TO REMAIN
WILL BE SURROUNDED WITH POLY CONSTRUCTION FENCE INSTALLED AT THE DROP LINE.
FENCING WILL REMAIN THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.



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EAGLE, CO. 81631

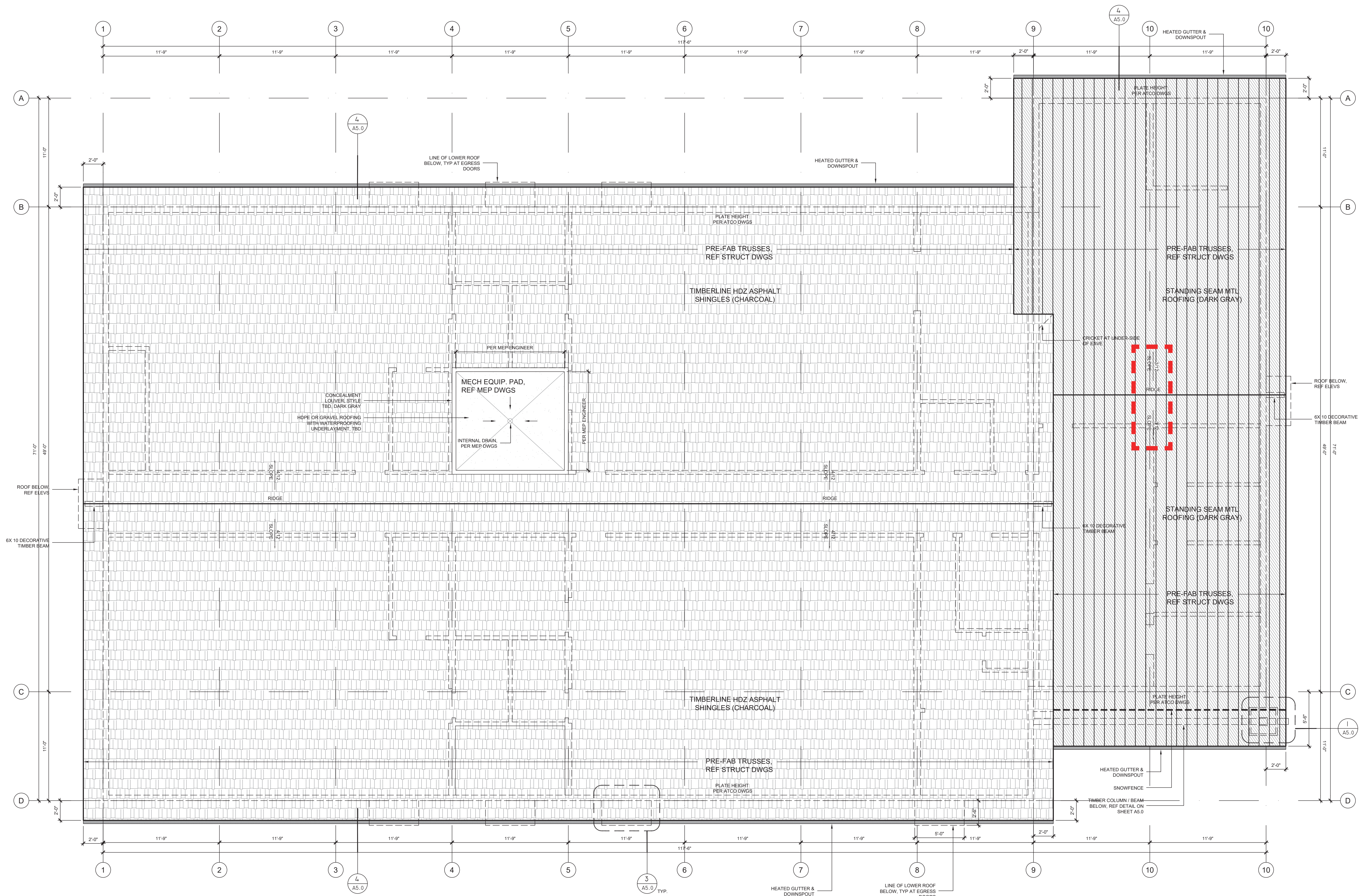


ISSUE: DRB
DATE: 250929

SCOTT S. TURNIPSEED AIA
ARCHITECTURE
& CONSTRUCTION INC.
P.O. BOX 3388
1143 CAPITOL STREET, SUITE 211
EAGLE, COLORADO 81631
970.328.3900 WWW.SSTAIA.COM

A2.2
ROOF PLAN

DESIGN REVIEW BOARD SUBMITTAL SET, SEPTEMBER 29TH, 2025



1 ROOF PLAN
A2.2 3/16" = 1'-0"



ASPHALT
ROOFING:
(TIMBERLINE HDZ
ASHPALT SHINGLE
- CHARCOAL)

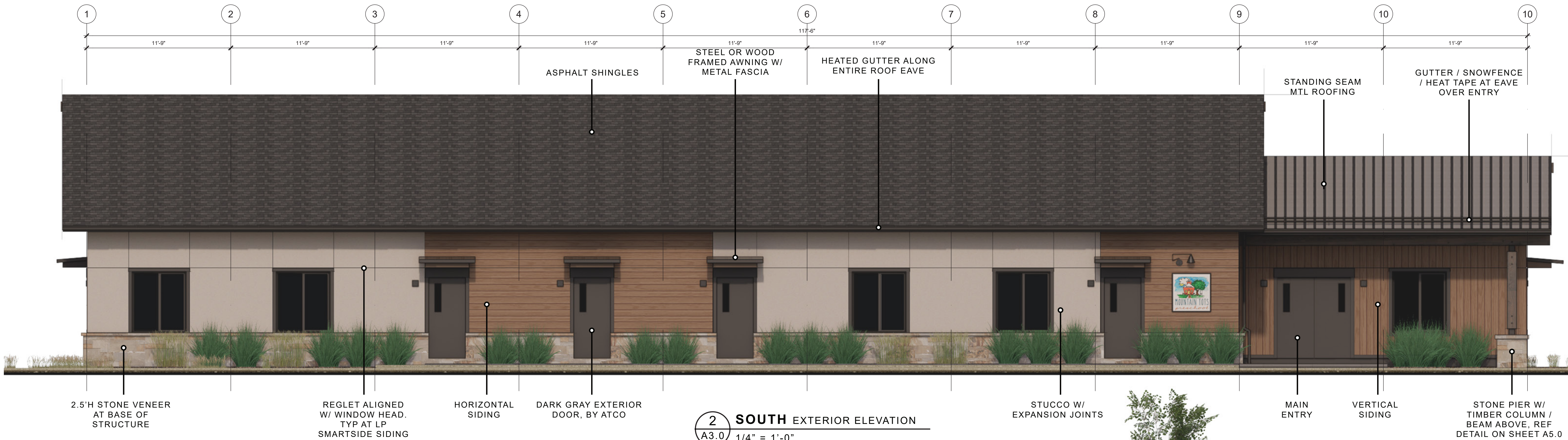


STANDING SEAM
- FLAT PANEL
METAL ROOFING
AT SHEDS:
(DARK GRAY -
MATTE FINISH)



WINDOW / DOOR
CLADDING,
DOWNSPOUTS /
GUTTERS, ROOF
FLASHING:
(DARK GRAY)

NOTE: TRUSS MANUFACTURER SHALL PROVIDE ENGINEERED WOOD TRUSSES SPACED AT NOT MORE THAN 2'-0" ON CENTER WITH TRUSS VERTICAL MEMBERS SPACED AT NOT MORE THAN 2'-0" ON CENTER. THE BOTTOM CHORD OF THE TRUSSES SHALL BEAR CONTINUOUSLY ON THE MODULAR UNITS FLAT ROOF SURFACE. THE TRUSSES SHALL BE DESIGNED FOR A TOP CHORD DEAD LOAD OF 15 PSF AND A TOP CHORD LIVE LOAD OF 50 PSF. THE TRUSSES SHALL BE DESIGNED FOR A WIND SPEED OF 115 MPH AND EXPOSURE "B". THE TRUSSES SHALL BE ANCHORED TO THE MODULAR UNIT ROOF AND WALL STRUCTURES IN CONFORMANCE WITH THE IBC 2021. COORDINATE ANCHORAGES WITH THE MODULAR UNIT MANUFACTURER. THE TRUSS MANUFACTURER SHALL PROVIDE DROPPED TOP CHORDS ON GABLE END WALL TRUSS FOR 2X6 LADDER-FRAMED RAFTERS.

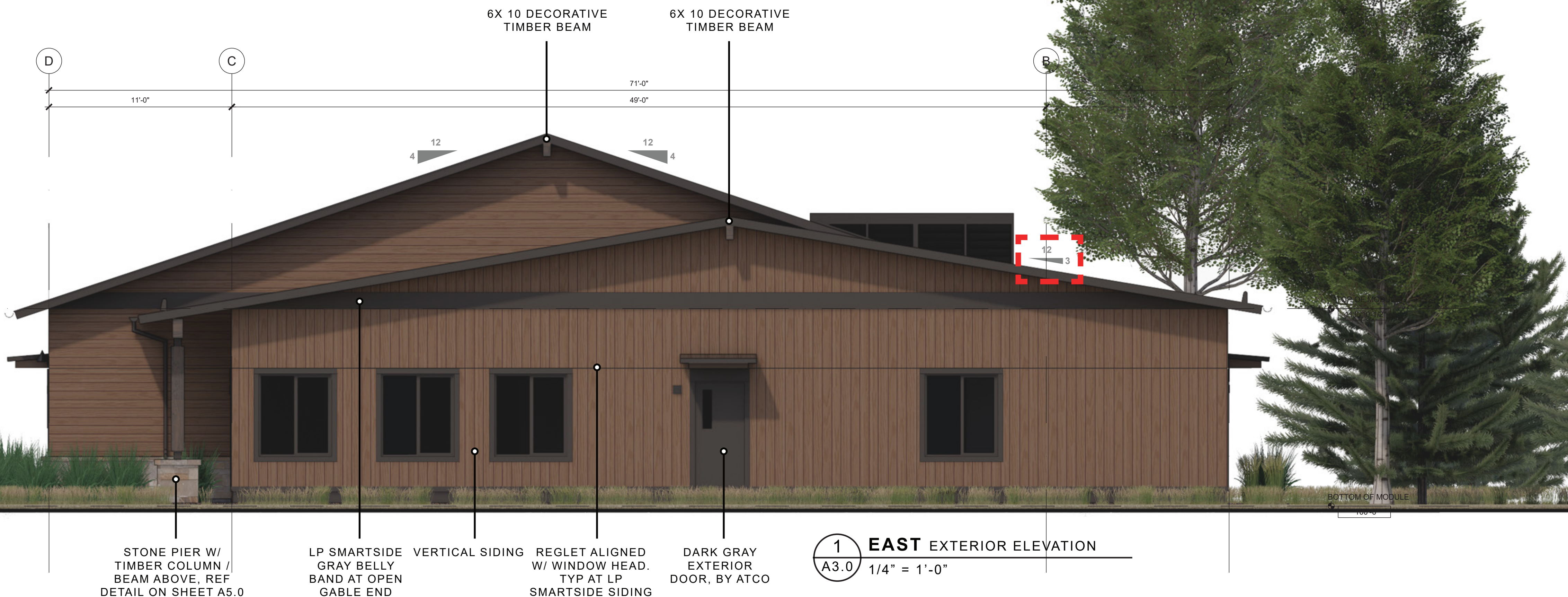


3 EXTERIOR MATERIALS
A3.0 NTS



TOP OF MODULE
111'-10-1/2"

BOTTOM OF MODULE
100'-0"



1 EAST EXTERIOR ELEVATION
A3.0 1/4" = 1'-0"



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1143 CAPITOL STREET, SUITE 211
EAGLE, COLORADO 81631
970.328.3900 WWW.SSTAIA.COM

A3.0
EXTERIOR
ELEVATIONS

3 EXTERIOR MATERIALS
A3.1 NTS

STANDING SEAM
FLAT PANEL
METAL ROOFING
AT SHEDS:
(DARK GRAY -
MATTE FINISH)

ASPHALT
ROOFING:
(TIMBERLINE HDZ
ASHPALT SHINGLE
- CHARCOAL)

WINDOW / DOOR
CLADDING:
DOWNSPOUTS /
GUTTERS, ROOF
FLASHING:
(DARK GRAY)

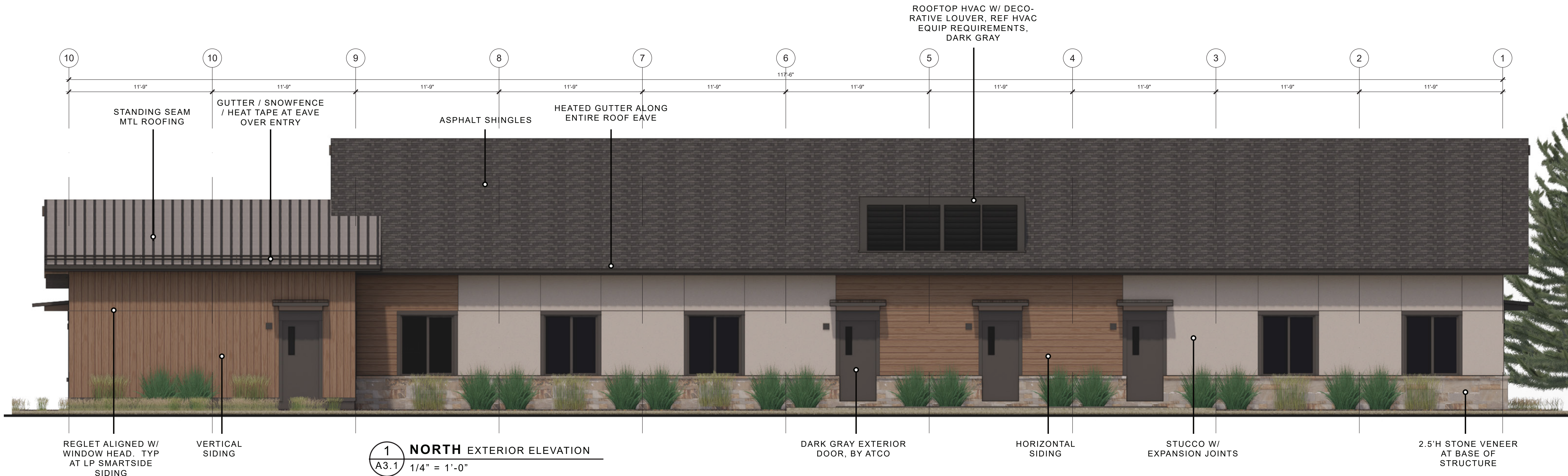
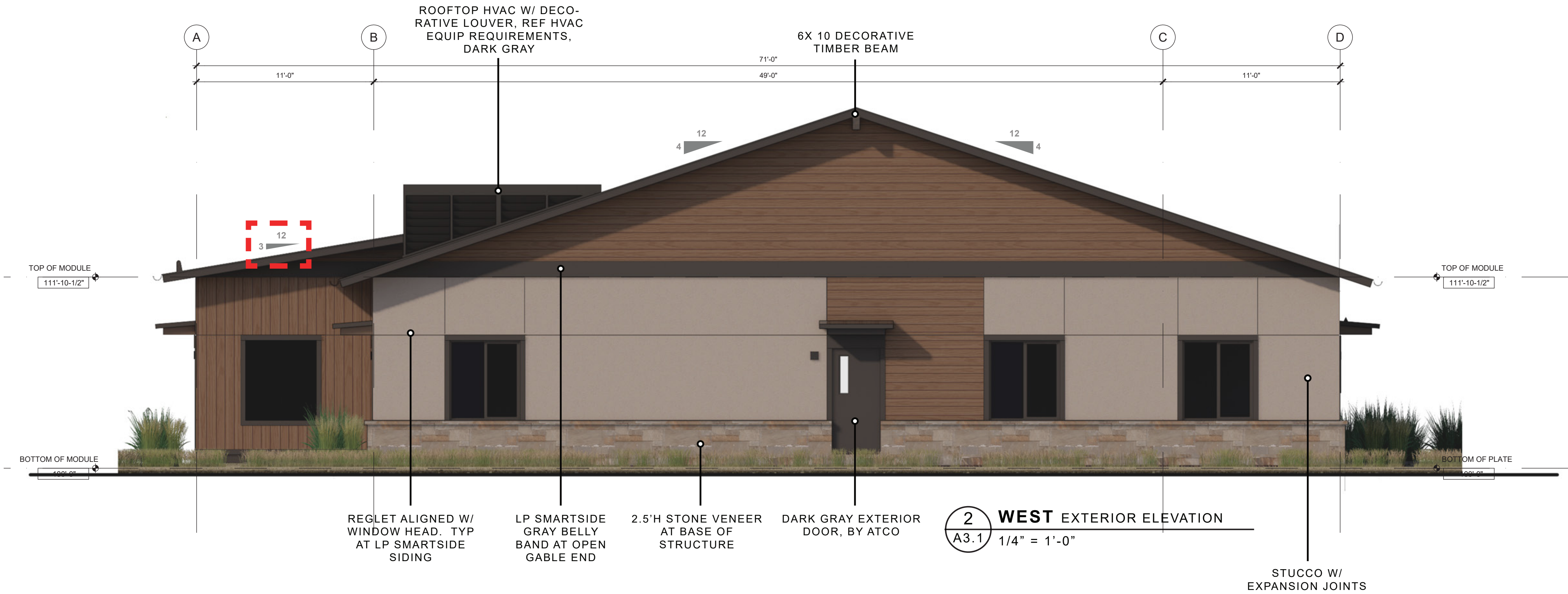
STONE VENEER:
(SEBASTIAN
SQUARES AND
RECTANGLES
CHOPPED)

EXPOSED
TIMBERS:
SEMI-TRANSPAR-
ENT EXTERIOR
WOOD STAIN
(VALSPAR
ANCIENT OAK)

HORIZONTAL /
VERTICAL SIDING:
LP SMARTSIDE
EXPERTFINISH
NICKEL GAP
SIDING. COLOR:
BM - GREENFIELD
PUMPKIN HC-40

STUCCO:
LIGHT GREY
W/ EXPANSION
JOINTS ALIGNED
W/ OPENINGS

SOFFIT:
LP SMARTSIDE
SOFFIT. COLOR
TBD



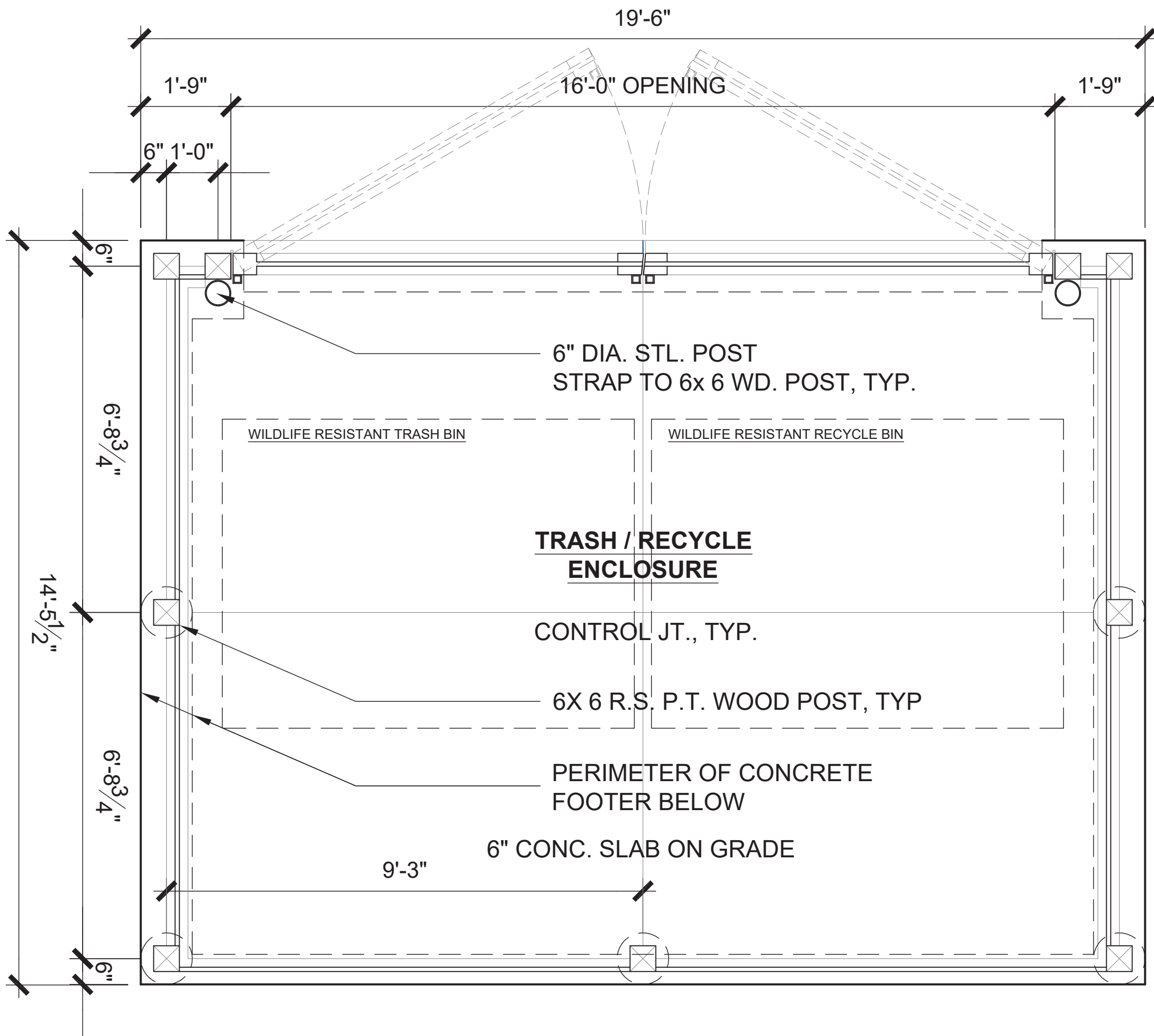
MOUNTAIN TOTS
PRESCHOOL
EAGLE, CO. 81631



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DRB	250929

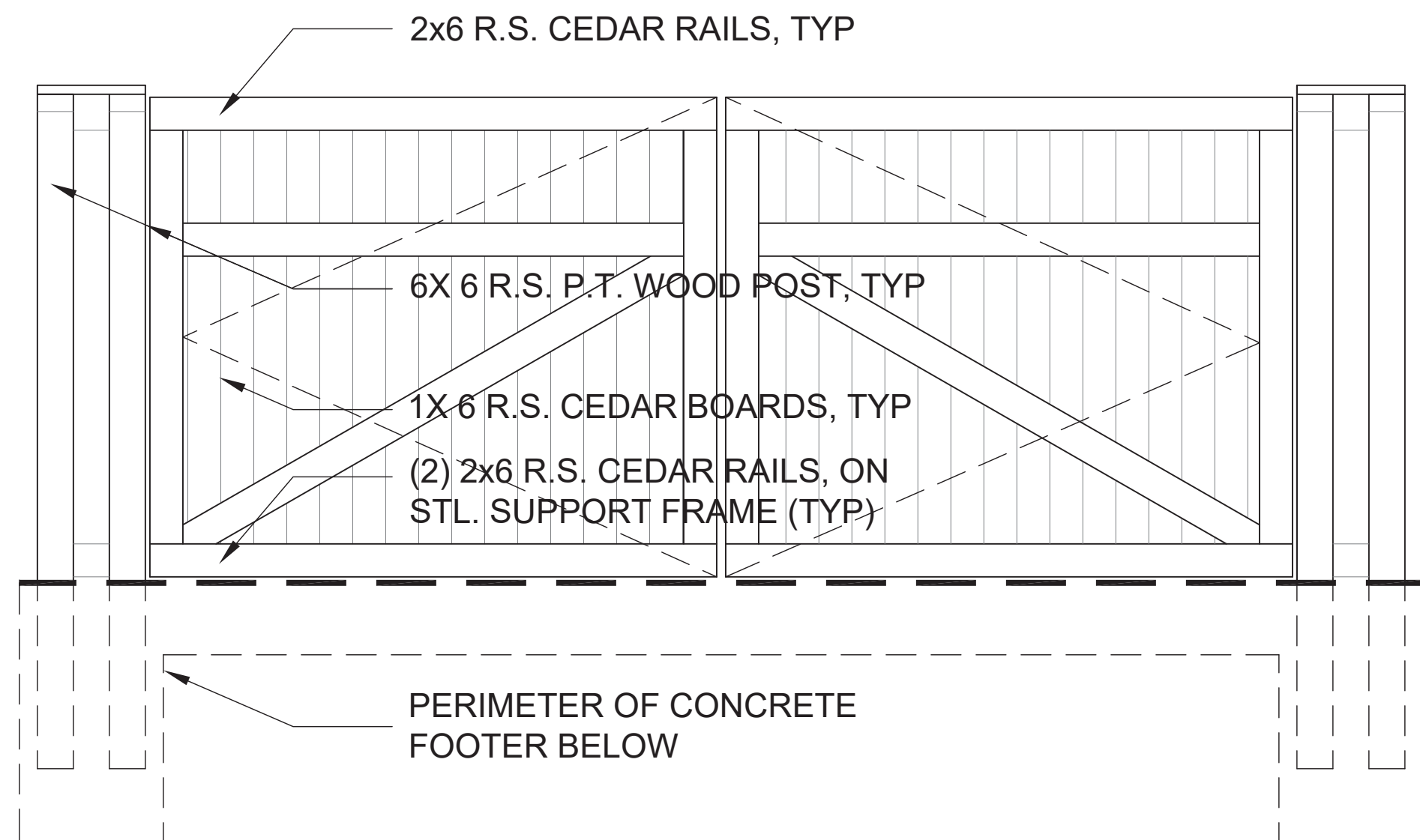
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A3.1
EXTERIOR
ELEVATIONS

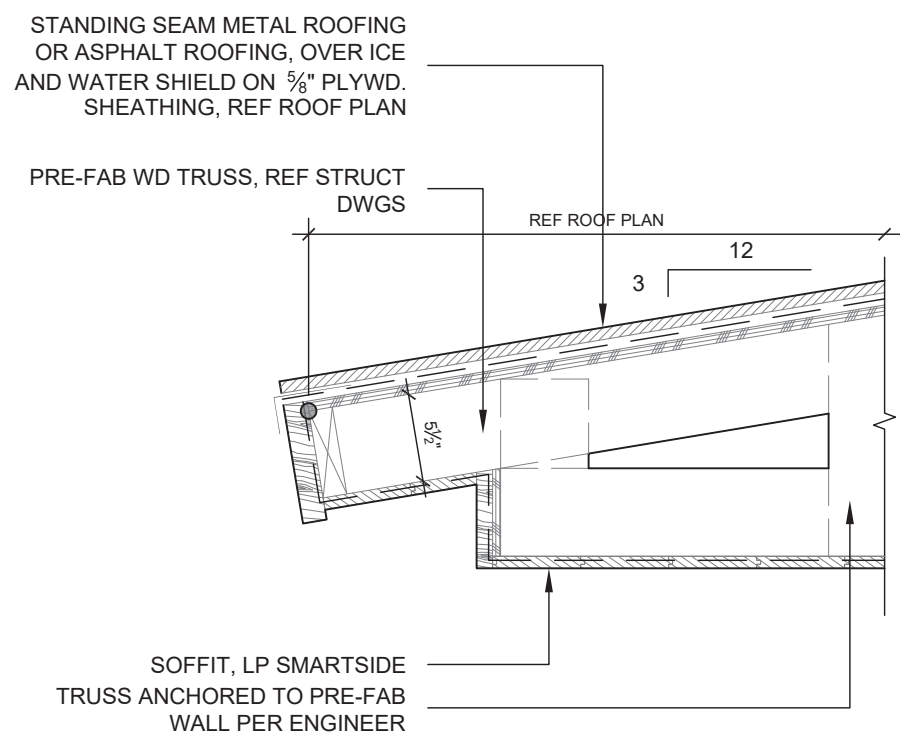


6 PLAN TRASH ENCLOSURE
A5.0 1" = 1'-0"

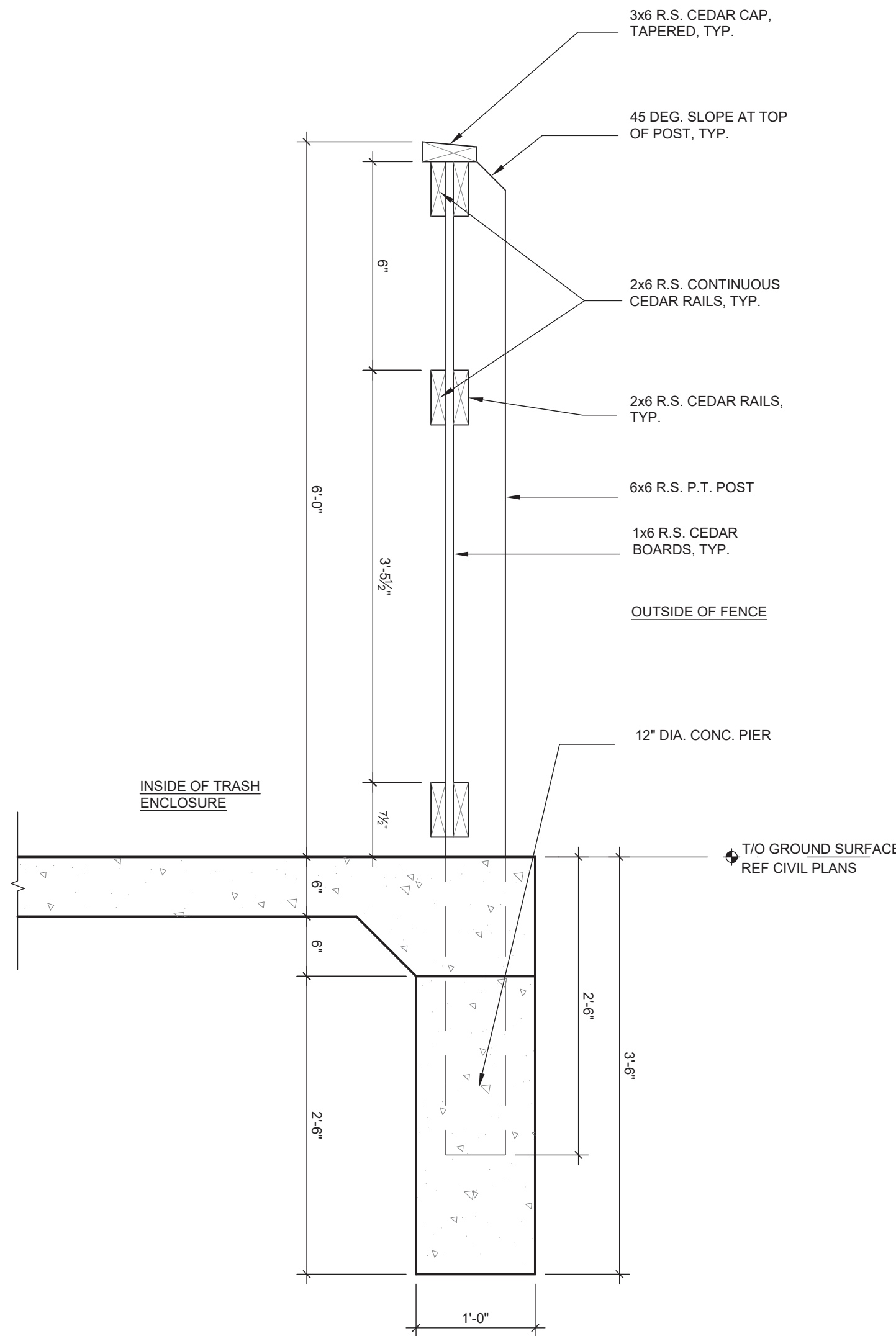
- NOTE:** CEDAR BOARDS TO BE PAINTED WITH SEMI-TRANSPARENT VALSPAR ANCIENT OAK WOOD STAIN.
- SPECS:**
- ALL-WEATHER DEFENSE IN ONE COAT.
 - RAIN-READY IN FOUR HOURS.
 - UV DEFENSE AGAINST FADING.
 - PROVIDES A MOLD- AND MILDEW- RESISTANT FINISH.
 - SIX-YEAR PROTECTION ON DECKS, EIGHT YEARS ON FENCES & SIDING.



7 ELEVATION TRASH ENCLOSURE
A5.0 1/2" = 1'-0"



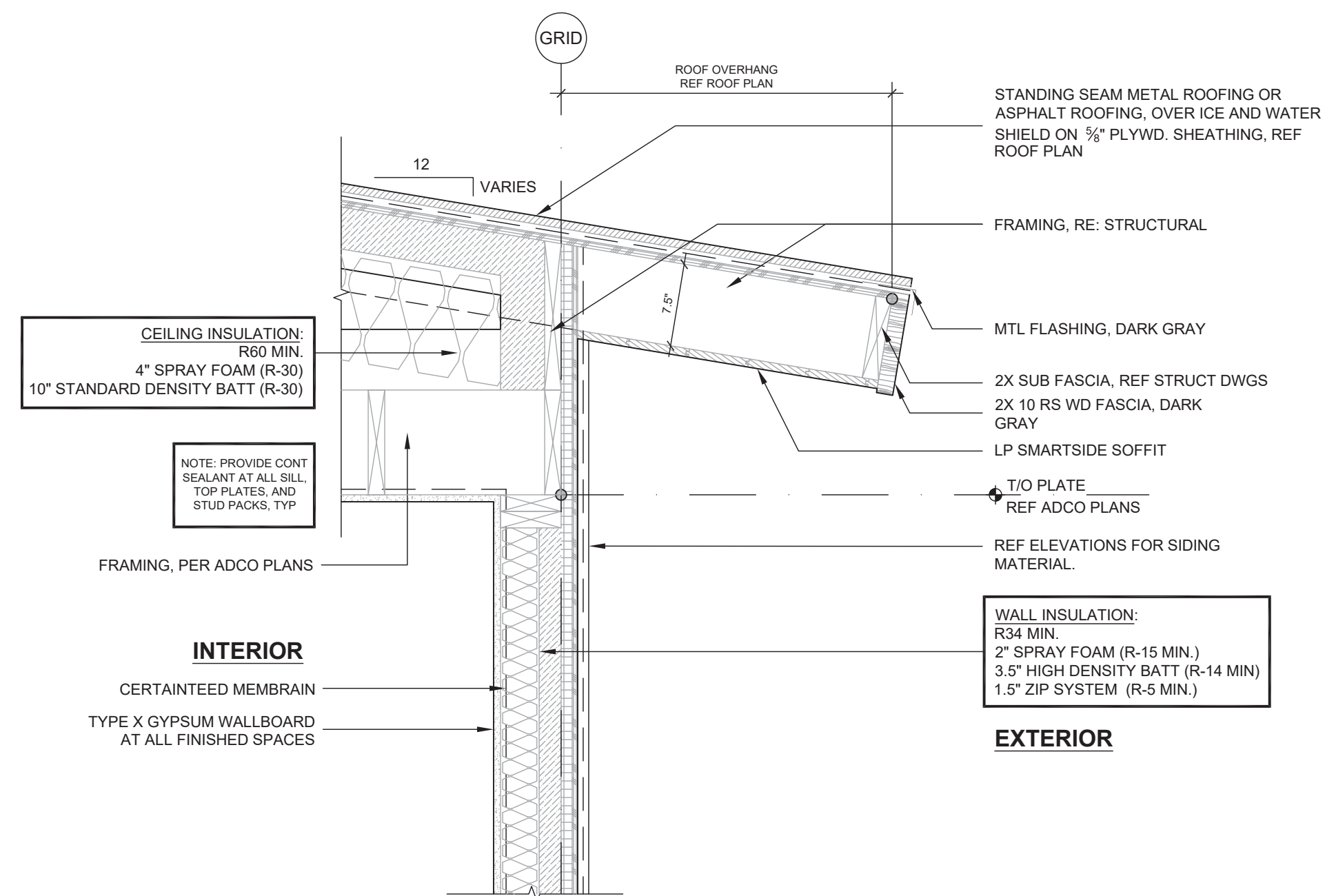
3 SECTION EGRESS DOOR ROOFS
A5.0 1" = 1'-0"



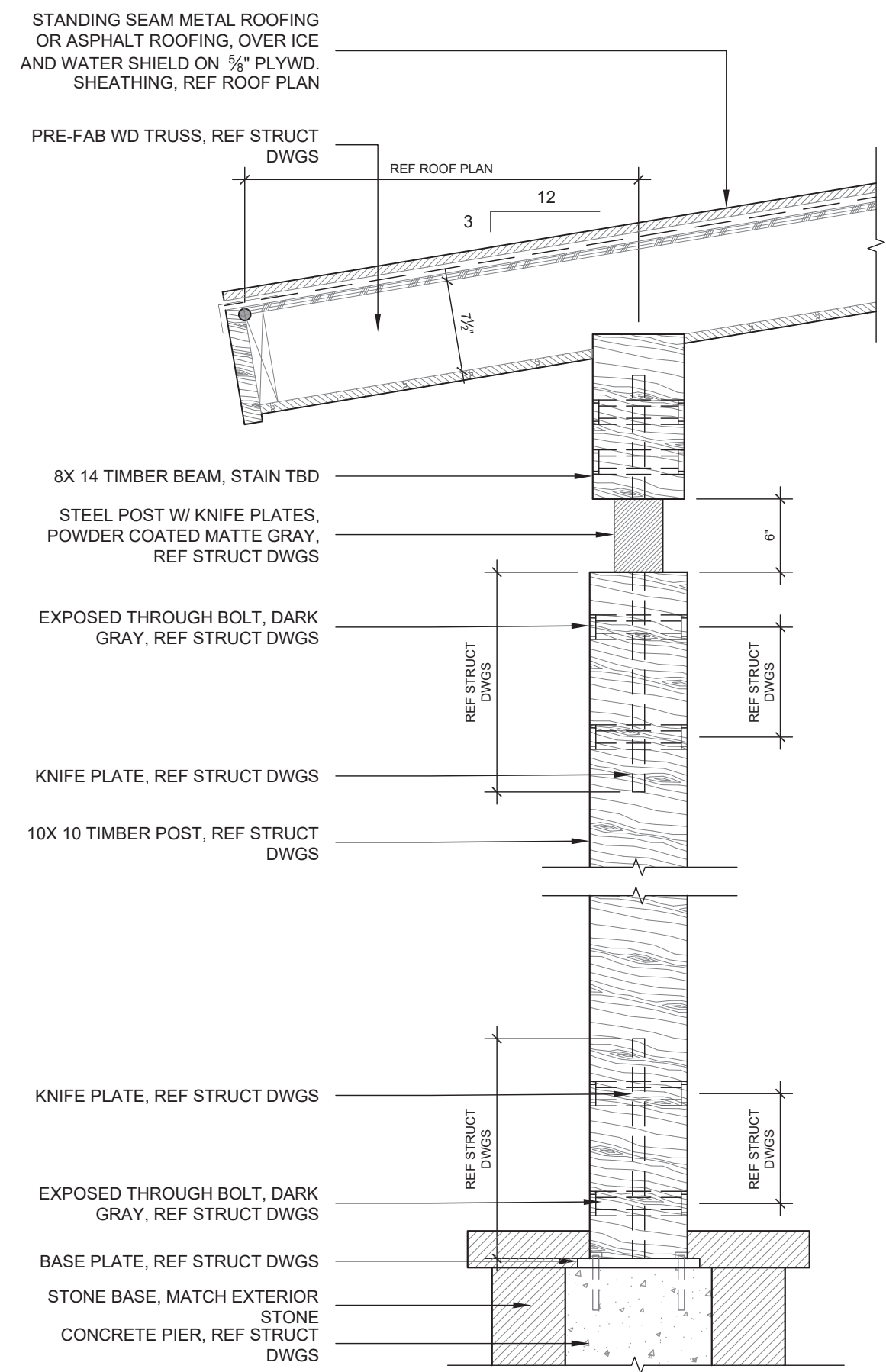
5 SECTION TRASH ENCLOSURE
A5.0 1" = 1'-0"



2 WINDOW PERSPECTIVE
A5.0 FOR REFERENCE ONLY



4 SECTION EAVE
A5.0 1" = 1'-0"



1 SECTION ENTRY STRUCTURE
A5.0 1" = 1'-0"



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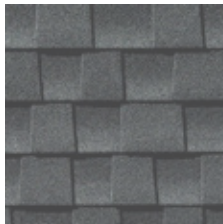
A5.0
DETAILS

7 EXTERIOR MATERIALS
A7.0

NOTE:
RENDERINGS ARE FOR REFERENCE ONLY AND
NOT INTENDED FOR CONSTRUCTION PURPOSES



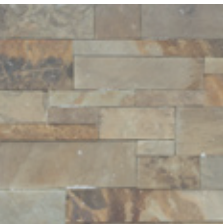
STANDING SEAM
- FLAT PANEL
METAL ROOFING
AT SHEDS:
(DARK GRAY -
MATTE FINISH)



ASPHALT
ROOFING:
(TIMBERLINE HDZ
ASPHALT SHINGLE
- CHARCOAL)



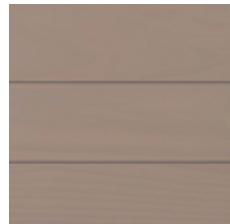
WINDOW / DOOR
CLADDING,
DOWNSPOUTS /
GUTTERS, ROOF
FLASHING:
(DARK GRAY)



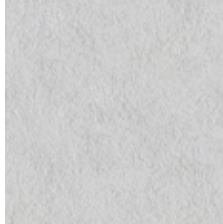
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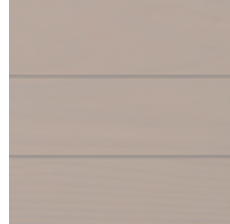
EXPOSED
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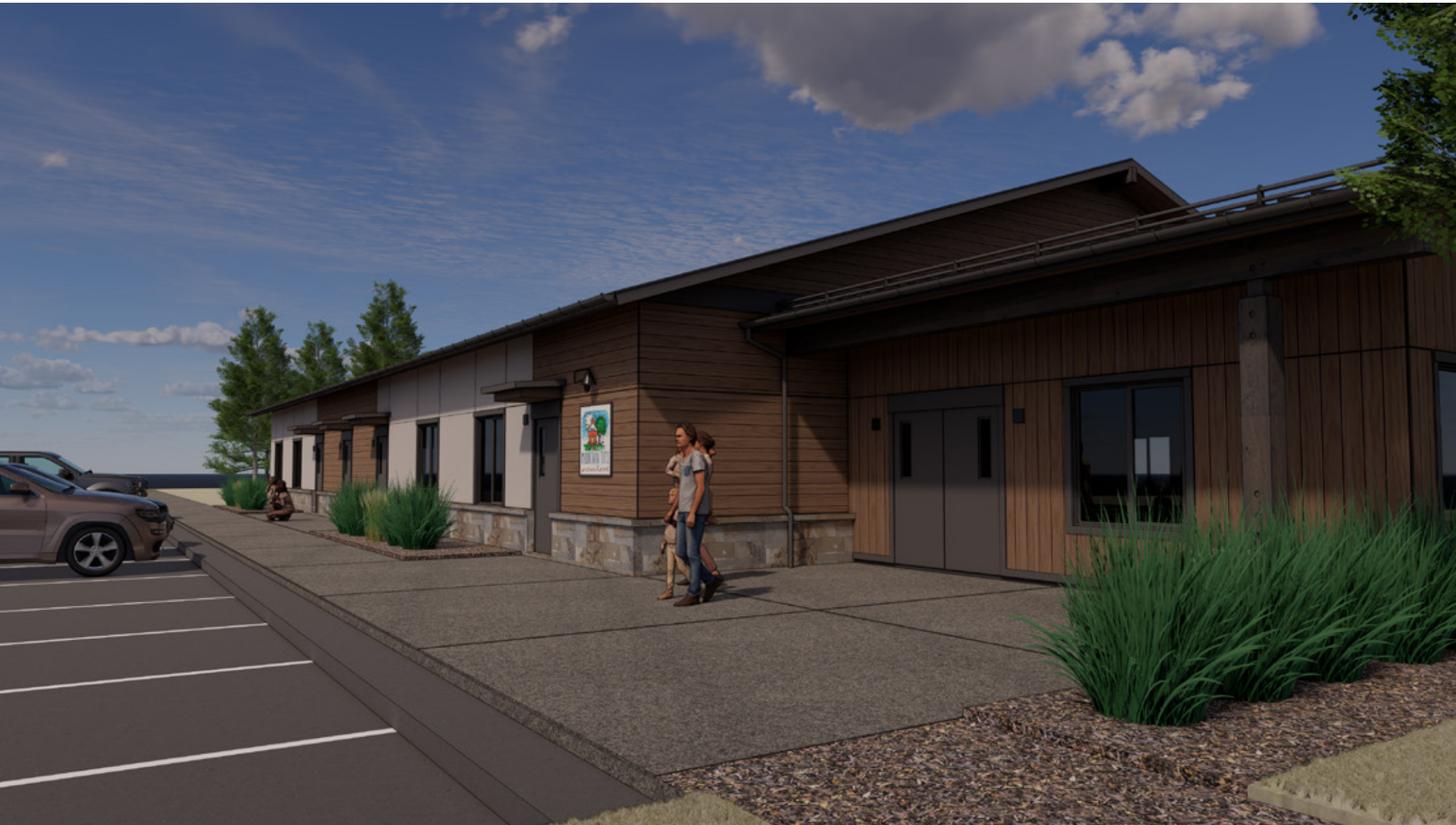
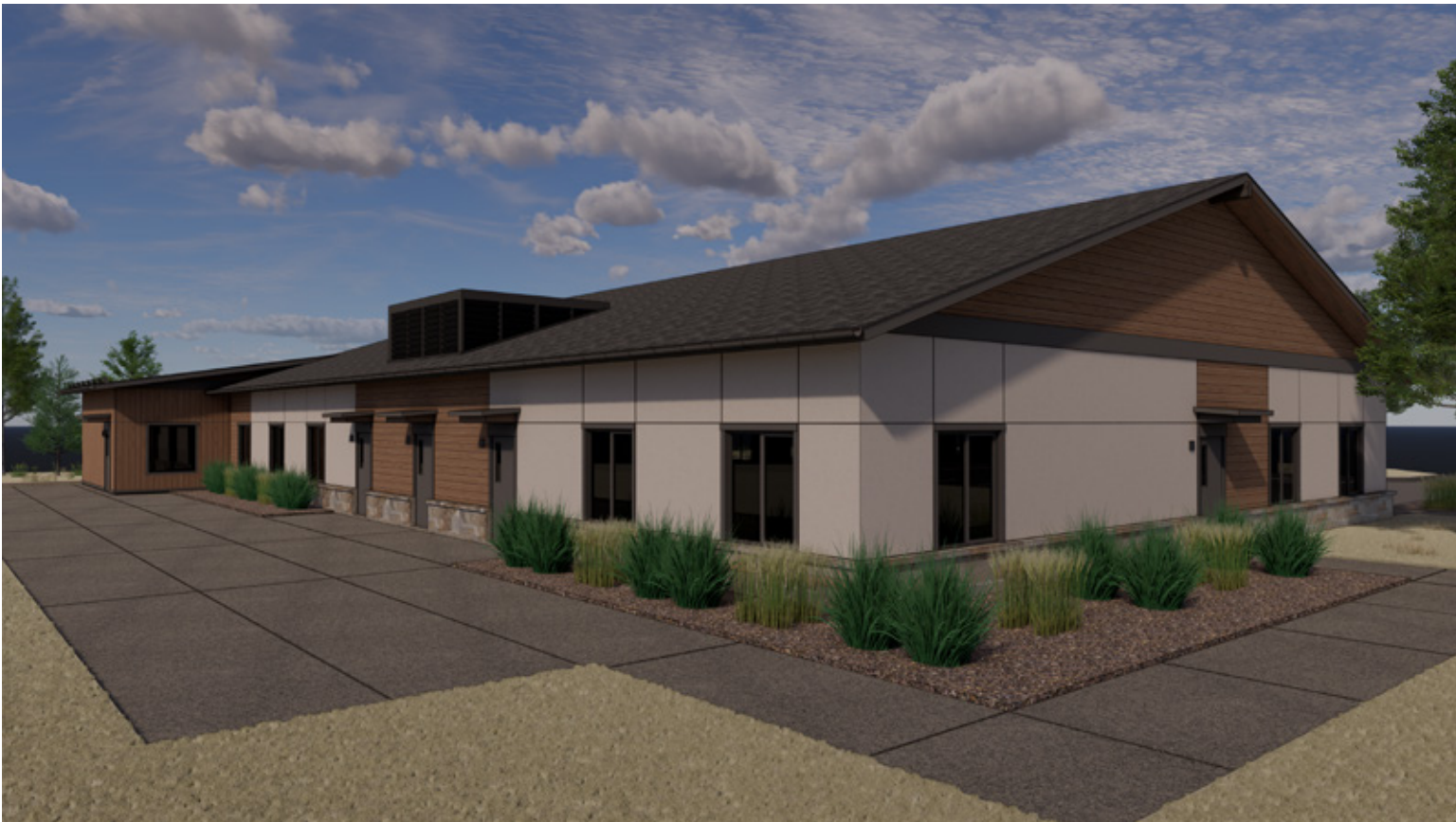
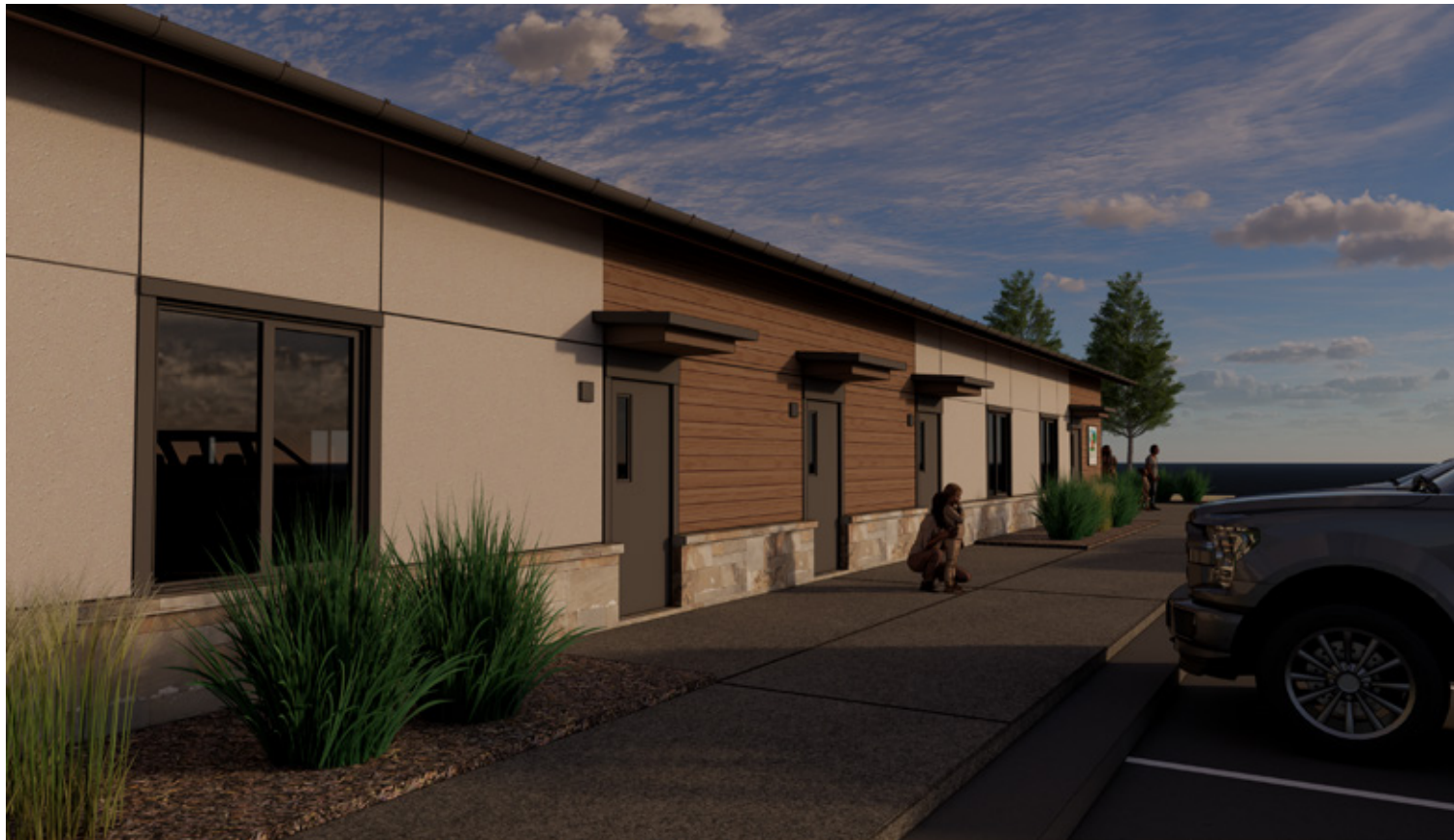
HORIZONTAL /
VERTICAL SIDING:
LP SMARTSIDE
EXPERTFINISH
NICKEL CAP
SIDING. COLOR:
BM - GREENFIELD
PUMPKIN HC-10



STUCCO:
LIGHT GREY
W/ EXPANSION
JOINTS ALIGNED
W/ OPENINGS



SOFFIT:
LP SMARTSIDE
SOFFIT. COLOR
TBD



TURNIPSEED

ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN

SINCE 1995

MOUNTAIN TOTS
PRESCHOOL
EAGLE, CO. 81631



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ARCHITECTURE
& CONSTRUCTION INC.
P.O. BOX 3388
1143 CAPITOL STREET, SUITE 211
EAGLE, COLORADO 81631
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A7.0
EXTERIOR
PERSPECTIVES



- GENERAL NOTES:**
- 1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 - 2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS
 - 3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS,
 - 4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
 - 5. ALL EXTERIOR LIGHTING TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.
 - 6. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO THE TOWN OF EAGLE EXTERIOR LIGHTING STANDARDS
 - 7. ALL LIGHTS WILL BE CONTROLLED VIA PHOTOCELL AND TIMER.
 - 8. IN ADDITION, PROVIDE DIMMING FOR ALL EXTERIOR LIGHTING TO 10%

Category	Calculation	Code Allowance	Actual
Site Area	20,533 sq. ft.	--	--
Power (Watts)	400 W (Base) + (20,533 x 0.041)	1,242 W	380 W
Lumens	7000 Lumens (Base) + (20,533 x 2.5)	58,333 Lumens	50,763 Lumens

SITE PHOTOMETRICS
SCALE: 1" = 20'



PROGRESS DRAWINGS - NOT FOR CONSTRUCTION

**MOUNTAIN TOTS
PRESCHOOL**
HAYMEADOW, EAGLE, COLORADO

AEC PROJECT #: 25047	
DATE:	ISSUE:
09/09/25	PROGRESS
09/19/25	FINAL PROGRESS
01/29/26	REISSUANCE

Drawn By:	Checked By:
LGF	SOH

**SITE
PHOTOMETRICS**

SCALE: 1"=20'