



MOUNTAIN TOTS

PROJECT TEAM

ARCHITECT

SCOTT S. TURNIPSEED AIA
ARCHITECTURE & CONSTRUCTION, INC.
1143 CAPITOL STREET, SUITE 211
P.O. BOX 3388
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PAUL ROBERTS
PAUL@SSTAIA.COM
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CONTRACTOR

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STRUCTURAL ENGINEER

NEWKIRK STRUCTURAL
ENGINEERS, INC.
PAUL NEWKIRK
T (210) 380-1837
NEWKIRK56@GMAIL.COM

LANDSCAPE ARCHITECT

DENNIS ANDERSON
PO BOX 1387
EDWARDS, CO 81632
T: 970-390-3745
daai@comcast.net

CIVIL ENGINEER

DERON DIRCKSEN, PE
SENIOR ENGINEER II, SGM
PHONE (970) 384-9012

OWNER

MOUNTAIN TOTS
PHYSICAL ADDRESS: 236 W. 3RD
STREET, EAGLE, CO
MAILING ADDRESS: PO BOX 333, EAGLE,
CO 81631
PHONE: (970) 328-2300
FEDERAL TAX IDENTIFICATION #: 84-
0677682
DIRECTOR: SILVANA FLAHERTY | SILVANA@MOUNTINTOTSPRESCHOOL.COM
WEBSITE: WWW.MOUNTINTOTSPRESCHOOL.COM

GENERAL NOTES

THERMAL ENVELOPE INSULATION REQUIREMENTS:

ROOFS: R-60
WALLS, ABOVE GRADE: R-20 +5ci or R-13 + 10ci
WALLS BELOW GRADE: R-15ci or 19 or R-13 + 5ci
FLOORS: R-30
SLAB ON GRADE FLOORS: R-10ci, 4ft.
note: 'ci' = continuous insulation

IBC OCCUPANCY CLASSIFICATION: E
CONSTRUCTION TYPE: V-B
OCCUPANCY LOAD: 145

TIMBERLINE HDZ SPECS:

BASIC MATERIAL & DESIGN:

TYPE: LAMINATED ARCHITECTURAL ASPHALT
SHINGLES (FIBERGLASS BASE WITH ASPHALT AND
CERAMIC GRANULES)

DIMENSIONS: ~13 1/4" WIDE x 39 1/2" LONG PER SHINGLE PIECE

EXPOSURE: ~5% EXPOSURE PER COURSE WHEN
INSTALLED

COVERAGE: ~33.33 SQ. FT. PER BUNDLE (3 BUNDLES ~ 100 SQ. FT.)

WEIGHT: ~70 LB PER BUNDLE

PERFORMANCE RATINGS:

FIRE RESISTANCE: UL 790 CLASS A (HIGHEST RESIDENTIAL FIRE RATING)

WIND RESISTANCE: UP TO 130 MPH WIND RATING
UNDER STANDARD INSTALLATION CONDITIONS

ALGAE PROTECTION: STAINGUARD PLUS™ ALGAE PROTECTION WITH A 25-YEAR LIMITED ALGAE WARRANTY ON QUALIFYING PRODUCTS (HELPS RESIST BLUE-GREEN ALGAE DISCOLORATION)

FLOOR AREAS / SQUARE FOOTAGES

MAIN LEVEL:

SQUARE FOOTAGES:
MAIN LEVEL S.F. = 7,050 S.F.

SITE AREAS / IMPERVIOUS COVERAGES:

SITE TOTAL S.F. = 68,934 S.F. (1.6 ACRES)
BUILDING FOOTPRINT (ALL PATIOS INCL.) = 11,671 S.F.
IMPERVIOUS SURFACES (DRIVEWAY) = 15,480 S.F.
TOTAL IMPERVIOUS = 27,151 S.F.
% OF COVERAGE = 39% +/-

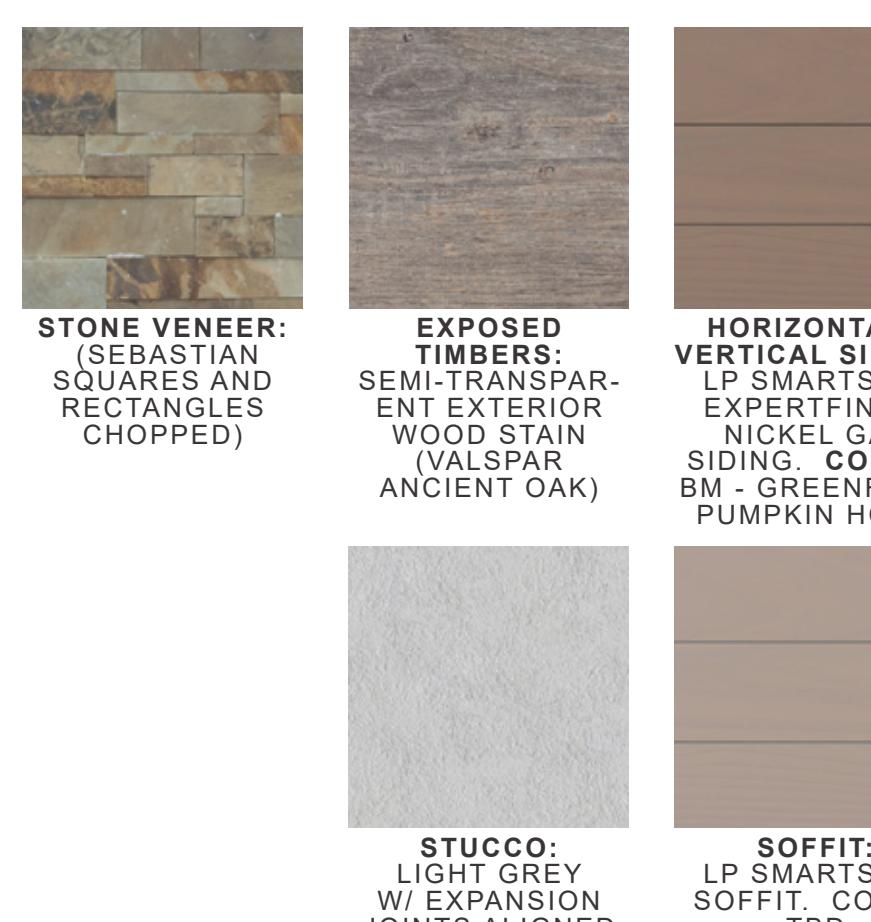
EXTERIOR MATERIAL NARRATIVE:

LP SMARTSIDE SOFFIT MATERIAL STANDS OUT AS A PREDOMINANT CHOICE FOR BUILDINGS THROUGHOUT THE STATE. ENGINEERED WOOD STRANDS ARE BONDED WITH PROPRIETARY RESINS AND FORTIFIED WITH ZINC BORATE TO RESIST FUNGAL DECAY AND TERMITE DAMAGE. UNLIKE TRADITIONAL WOOD PRODUCTS THAT CAN Warp, SPLIT, OR ROT WHEN EXPOSED TO COLORADO'S WIDE TEMPERATURE FLUCTUATIONS AND OCCASIONAL MOISTURE, LP SMARTSIDE MAINTAINS ITS STRUCTURAL INTEGRITY AND APPEARANCE OVER MANY SEASONS. ITS SMOOTH OR TEXTURED FINISH ACCEPTS PAINT BEAUTIFULLY, ALLOWING HOMEOWNERS TO PRESERVE CURB APPEAL WHILE BENEFITING FROM THE PRODUCT'S DIMENSIONAL STABILITY AND RESISTANCE TO SWELLING AND CRACKING IN BOTH DRY HEAT AND WET CONDITIONS.

COMPLEMENTING THE PERFORMANCE OF QUALITY SOFFITS IS THE PROTECTION OVER THE TOP OF THE STRUCTURE — THE ROOF OWENS CORNING TIMBERLINE HDZ ASPHALT SHINGLES ARE WIDELY RECOGNIZED FOR THEIR DURABILITY AND STRONG PERFORMANCE IN CLIMATES LIKE COLORADO'S. DESIGNED WITH A LAYERLOCK™ TECHNOLOGY THAT REINFORCES THE SHINGLE MAT AND PROVIDES ENHANCED NAILING STRENGTH, TIMBERLINE HDZ DELIVERS EXCEPTIONAL RESISTANCE TO HIGH WINDS, HAIL IMPACT, AND THERMAL STRESS. THE ADVANCED ASPHALT FORMULATION AND GRANULE COVERAGE HELP DEFEND AGAINST UV DEGRADATION FROM THE STATE'S INTENSE SUNSHINE, WHILE THE DIMENSIONAL DESIGN PROMOTES RELIABLE WATER SHEDDING DURING SPRING SNOWMELT AND SUMMER THUNDERSTORMS.

TOGETHER, LP SMARTSIDE SOFFITS AND TIMBERLINE HDZ SHINGLES FORM A ROBUST EXTERIOR SYSTEM TAILORED TO COLORADO'S CLIMATIC EXTREMES. THEY CONTRIBUTE TO A HOME THAT NOT ONLY WEATHERS THE ELEMENTS WITH CONFIDENCE BUT ALSO RETAINS VALUE THROUGH ONGOING PERFORMANCE AND AESTHETIC APPEAL. WHETHER IT'S THE DRY WINDS OF THE PLAINS OR THE FREEZE-THAW CYCLES IN THE MOUNTAINS, THESE MATERIALS OFFER HOMEOWNERS PEACE OF MIND THAT THEIR INVESTMENT IS BUILT TO ENDURE.

EXTERIOR MATERIALS



DRAWING INDEX (ARCHITECTURAL)

A0.0 COVER SHEET / PROJECT INFO
L-1 LANDSCAPE PLAN
A0.1 CONSTRUCTION MANAGEMENT PLAN

A1.0 NOT USED
A1.1 NOT USED

A2.0 NOT USED
A2.2 ROOF PLAN

A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS

A4.0 BUILDING SECTIONS

A5.0 DETAILS

A6.0 NOT USED

A7.0 PERSPECTIVES

E1.0 SITE LIGHTING PLAN
E1.1 SITE PHOTOMETRICS

DRAWING INDEX (STRUCTURAL)

NOT USED

TOWN OF EAGLE BUILDING DEPARTMENT

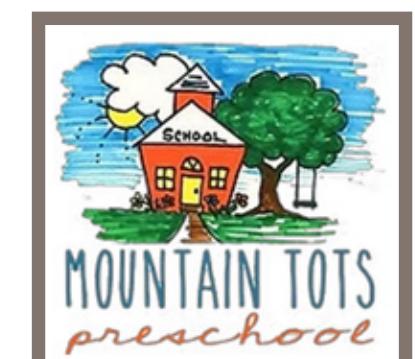
PHYSICAL ADDRESS
200 BROADWAY
PO BOX 609
EAGLE, CO 81631

EDDIE WILSON CBO
BUILDING OFFICIAL
EDDIE WILSON
PHONE: 970-471-2781
MORE INFORMATION

PH: (970) 870-5566
FX: (970) 870-5489

CODES:
2021 IBC
2021 IFC
2021 IRC
2021 IPC
2021 IMC
2021 IFGC
2021 IECC
2023 NEC
2021 ICC

MOUNTAIN TOTS
PRESCHOOL
EAGLE, CO.



ISSUE DATE:
DRB 250929

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A0.0
COVER SHEET
PROJECT INFO





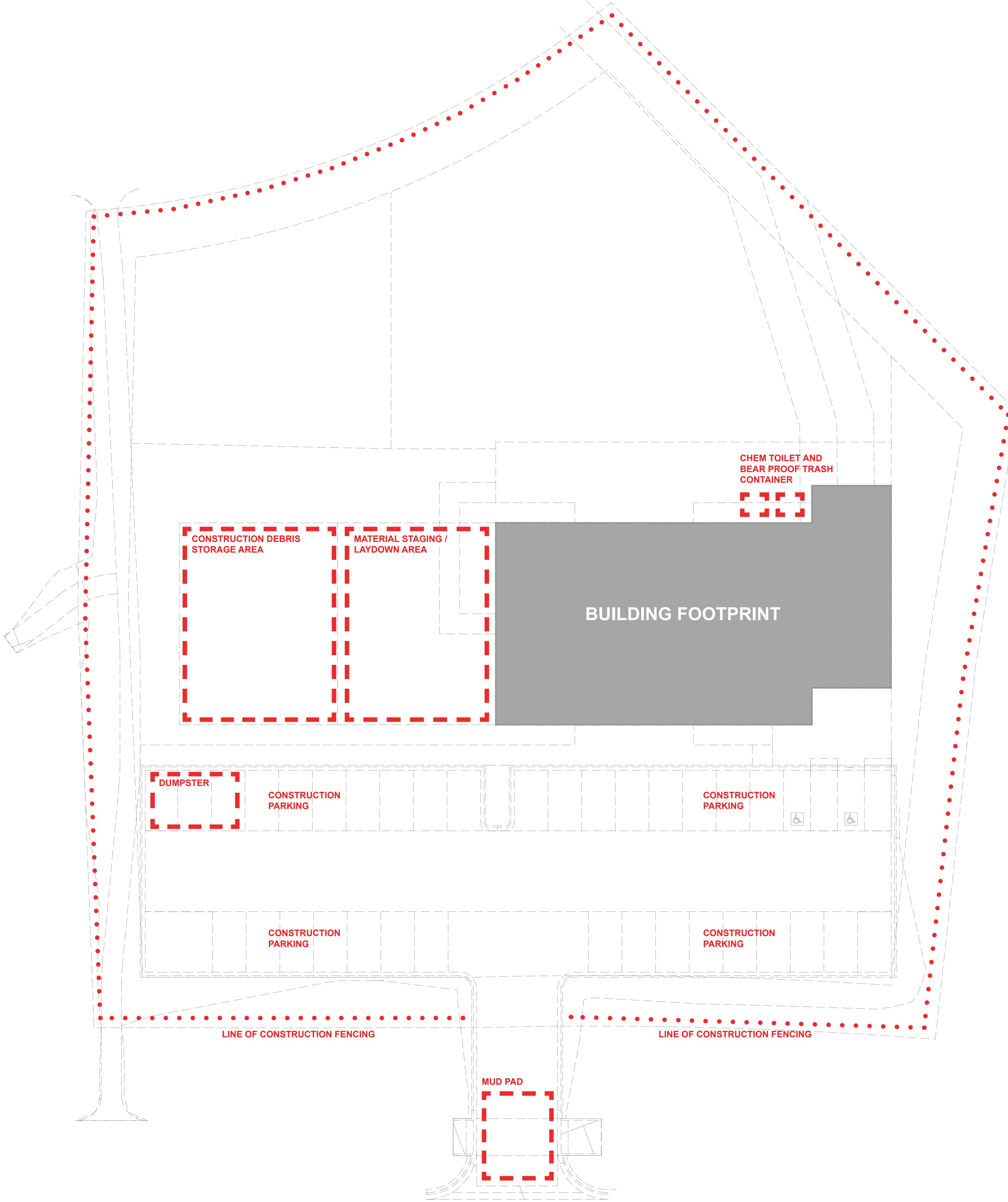
TURNIPSEED
ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN
SINCE 1995

MOUNTAIN TOTS PRESCHOOL

EAGLE, CO. 81631



DESIGN REVIEW BOARD SUBMITTAL SET, SEPTEMBER 29TH, 2025



1 CONSTRUCTION MANAGEMENT PLAN

A0.1

1/16" = 1'-0"

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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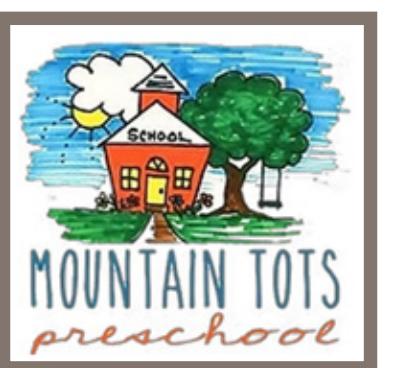
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CONSTRUCTION
MANAGEMENT
PLAN



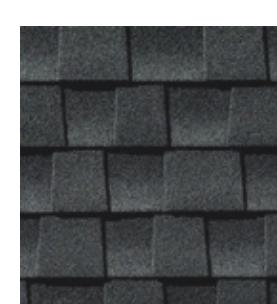
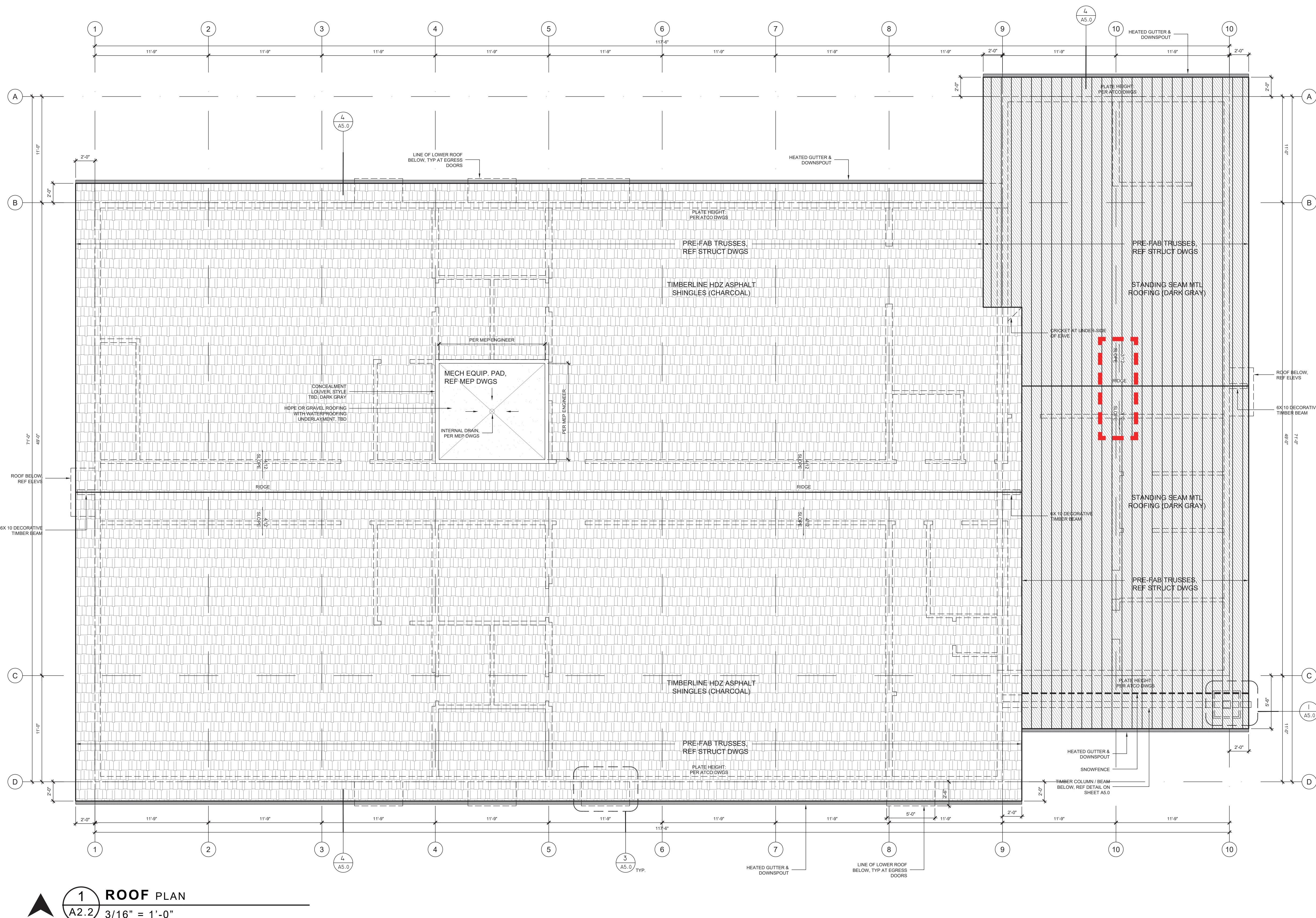
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DESIGN REVIEW BOARD SUBMITTAL SET, SEPTEMBER 29TH, 2025



ASPHALT
ROOFING:
(TIMBERLINE HDZ
ASPHALT SHINGLE
- CHARCOAL)



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



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

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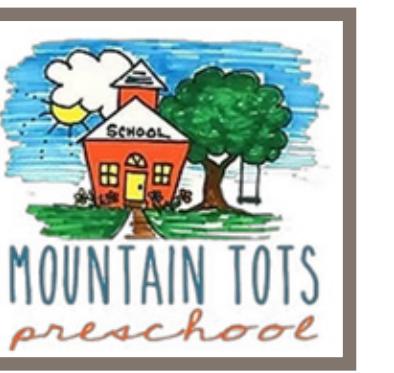
A2.2
ROOF PLAN



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DESIGN REVIEW BOARD SUBMITTAL SET, SEPTEMBER 29TH, 2025

3 EXTERIOR MATERIALS

A3.1

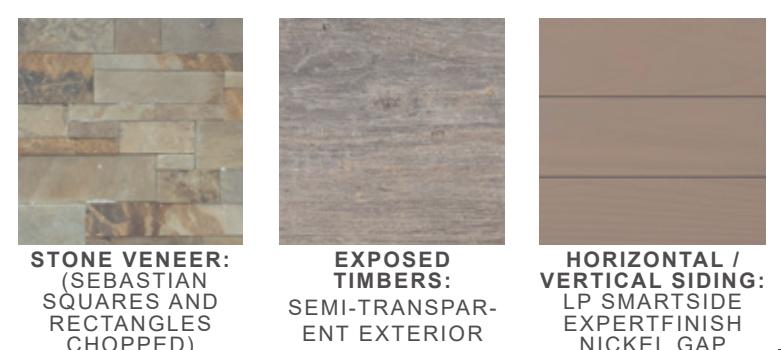
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STANDING SEAM
FLA. PANEL
MET. ROOFING
AT SHEDS:
(DARK GRAY -
MATTE FINISH)

ASPHALT
ROOFING:
(TIMELESS HDZ
ASHPALT SHINGLE -
CHARCOAL)

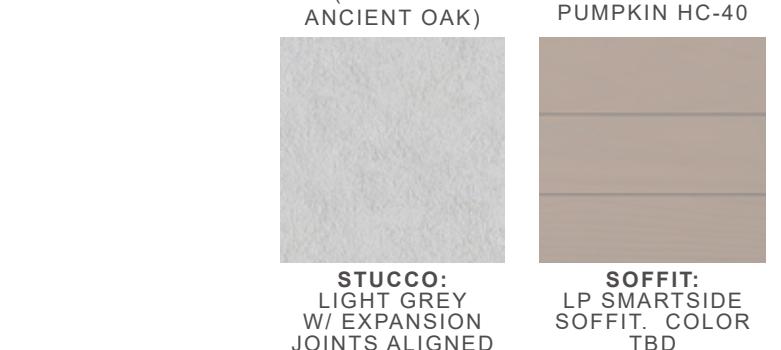
WINDOW / DOOR
CLADDING
DOWNSPOUTS /
GUTTERS, ROOF
FLASHING:
(DARK GRAY)



STONE VENEER:
(SEBASTIAN
SQUARES AND
RECTANGLES
CHOPPED)

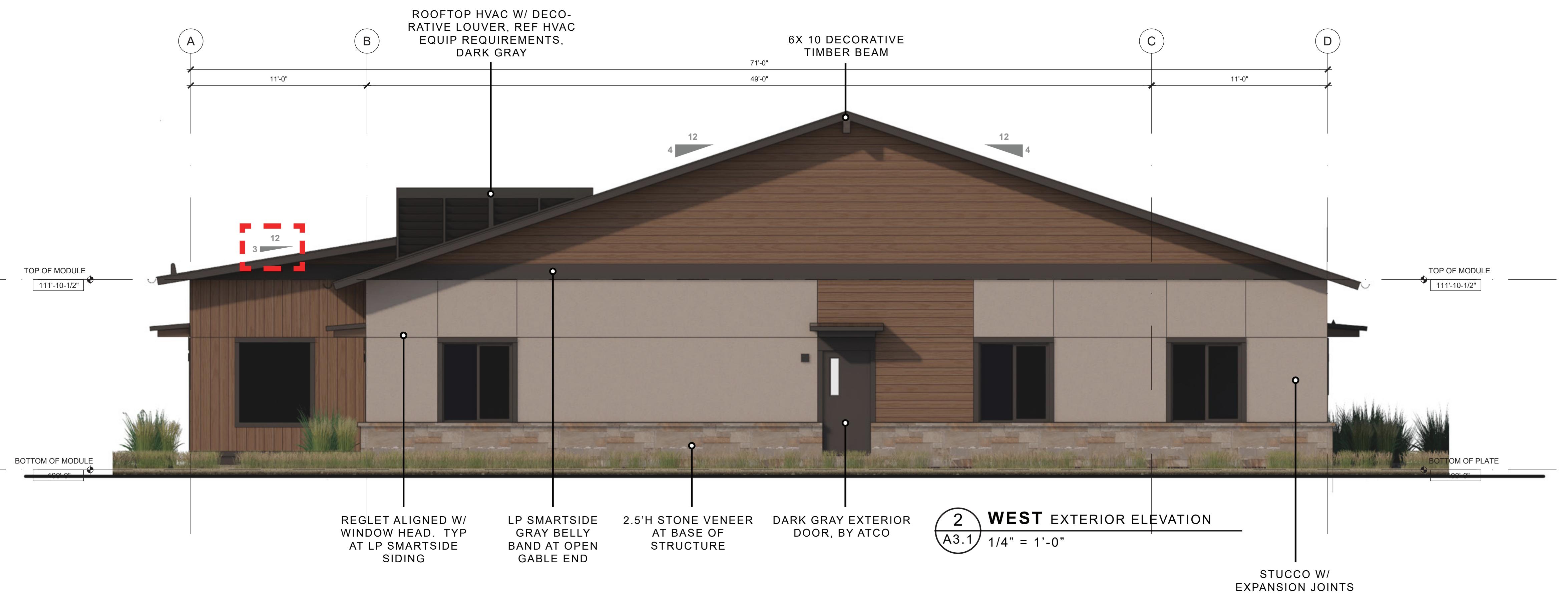
EXPOSED
TIMBERS:
SEMI-TRANSPAR-
ENT ENTHUSIAST
WOOD STAIN
(VALSPAR
ANCIENT OAK)

HORIZONTAL /
VERTICAL SIDING:
LUMBER TISSUE
EXPERT FINISH
NICKEL GAP
SIDING, COLOR:
BM - GREENFIELD
PUMPKIN HC-40



STUCCO:
LIGHT GREY
W/ EXPANSION
JOINTS, COLOR
W/ OPENINGS

SOFFIT:
LP SMARTSIDE
SOFFIT, COLOR
TBD



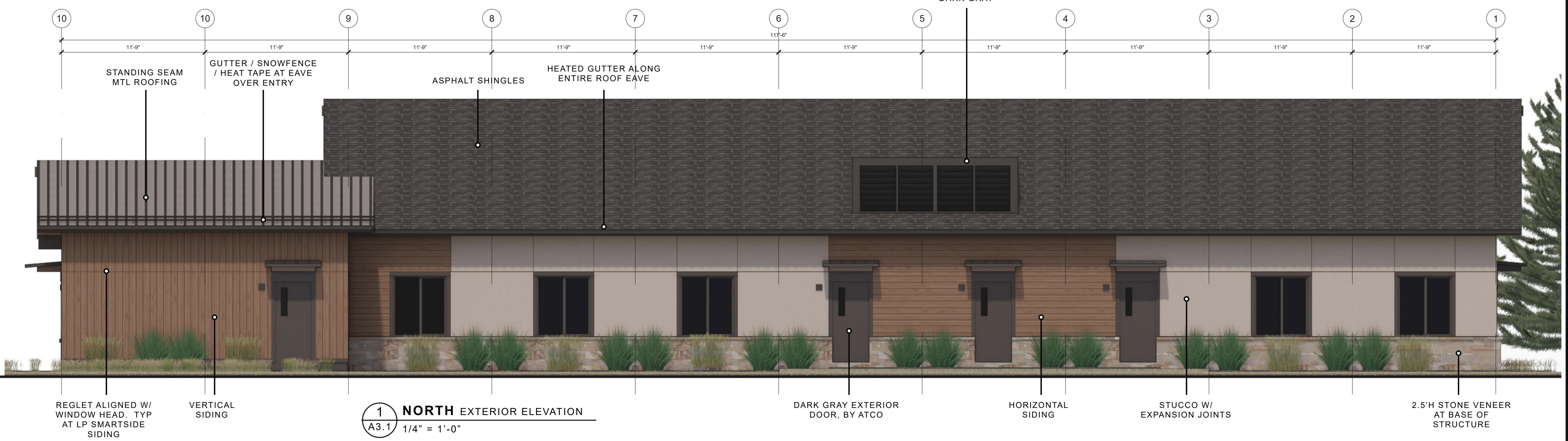
2

WEST EXTERIOR ELEVATION

A3.1

1/4" = 1'-0"

STUCCO W/
EXPANSION JOINTS



1

NORTH EXTERIOR ELEVATION

A3.1

1/4" = 1'-0"

REGLET ALIGNED W/
WINDOW HEAD, TYP
AT LP SMARTSIDE
SIDING

VERTICAL
SIDING

DARK GRAY EXTERIOR
DOOR, BY ATCO

HORIZONTAL
SIDING

STUCCO W/
EXPANSION JOINTS

2.5'H STONE VENEER
AT BASE OF
STRUCTURE

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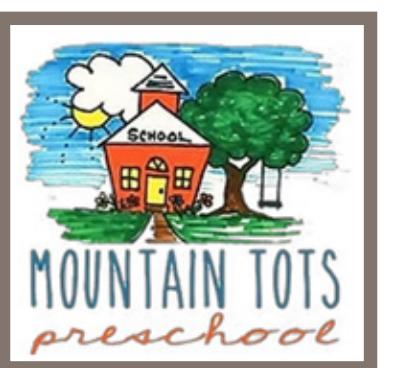
A3.1
EXTERIOR
ELEVATIONS



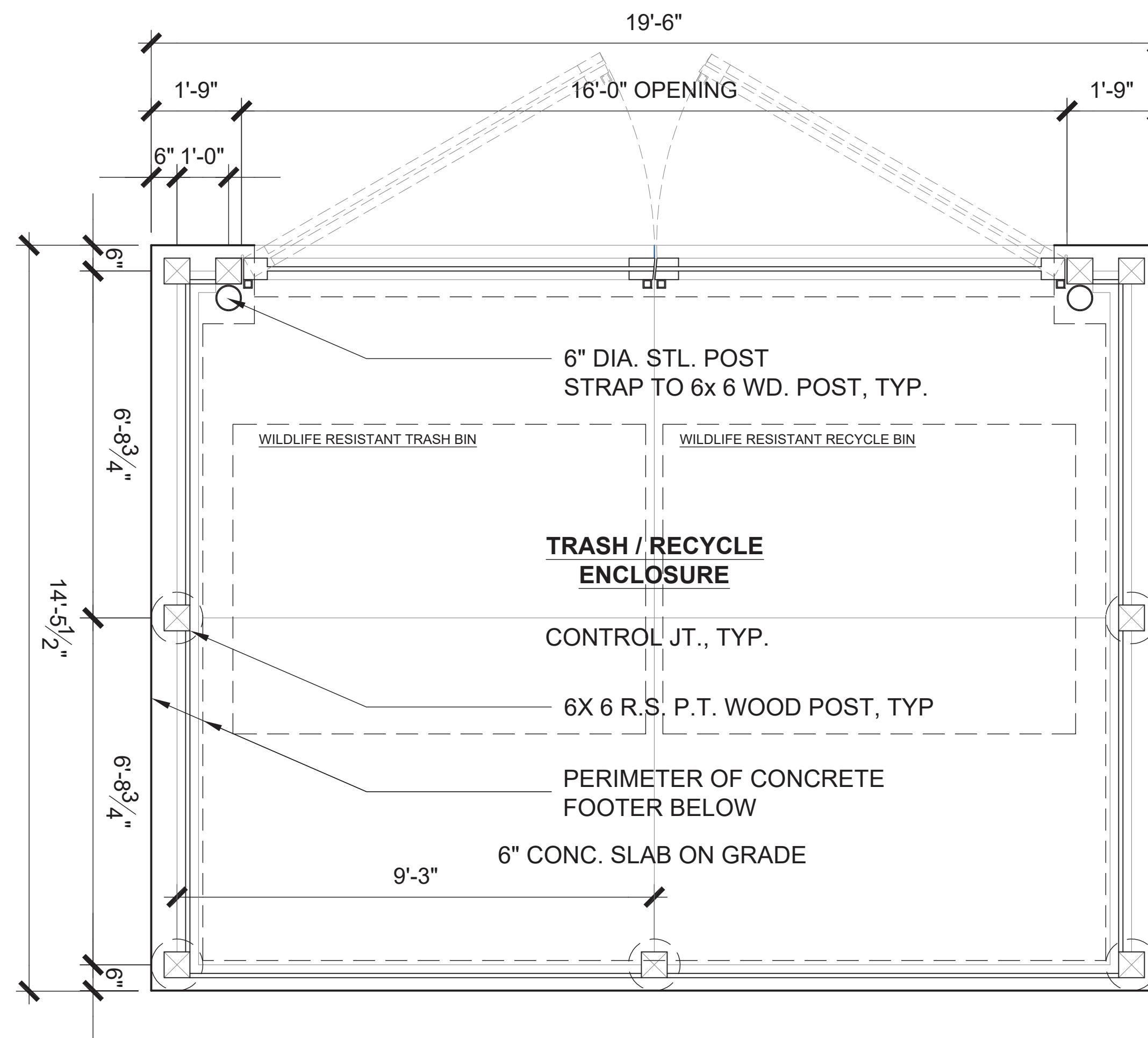
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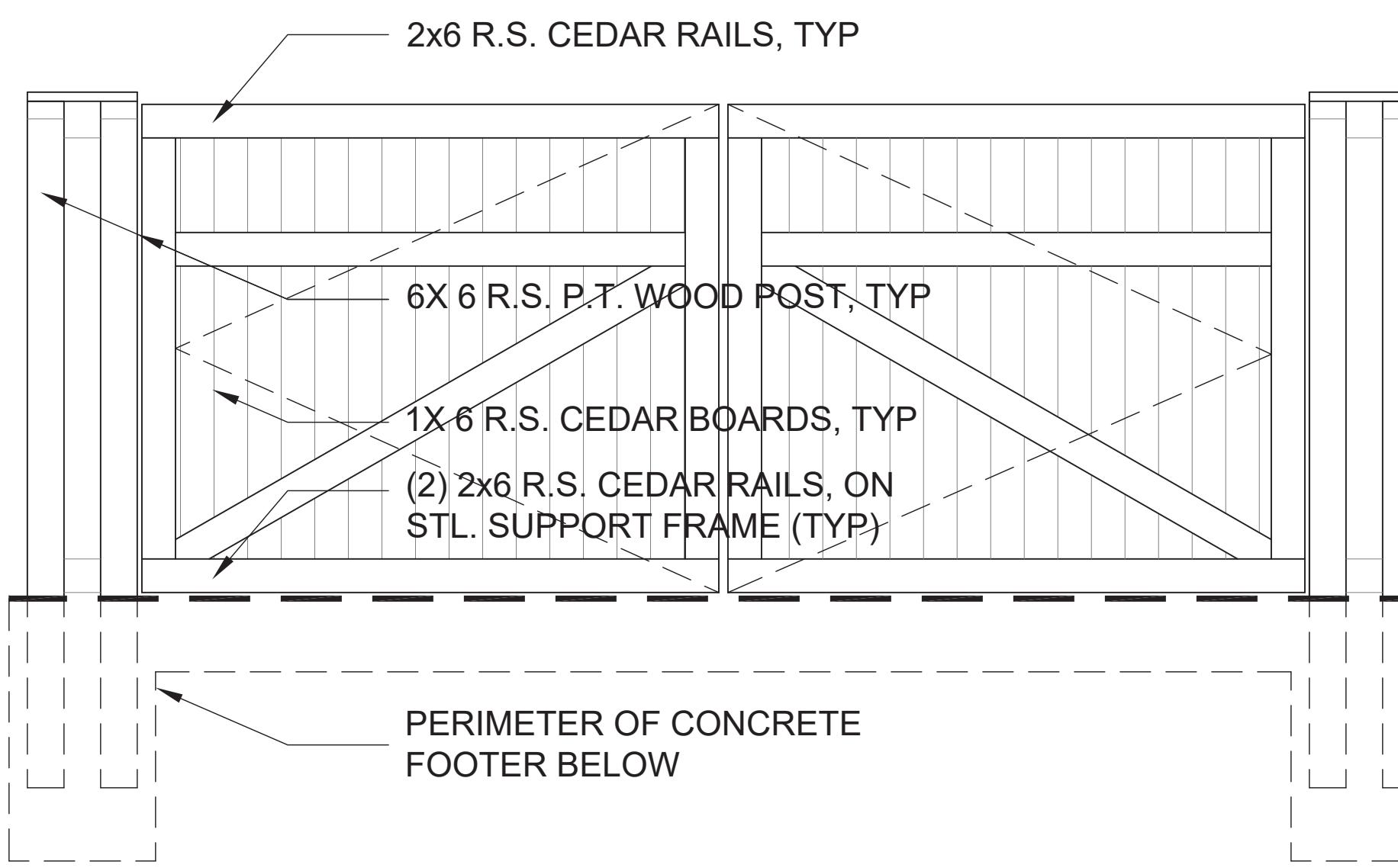
DESIGN REVIEW BOARD SUBMITTAL SET, SEPTEMBER 29TH, 2025



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

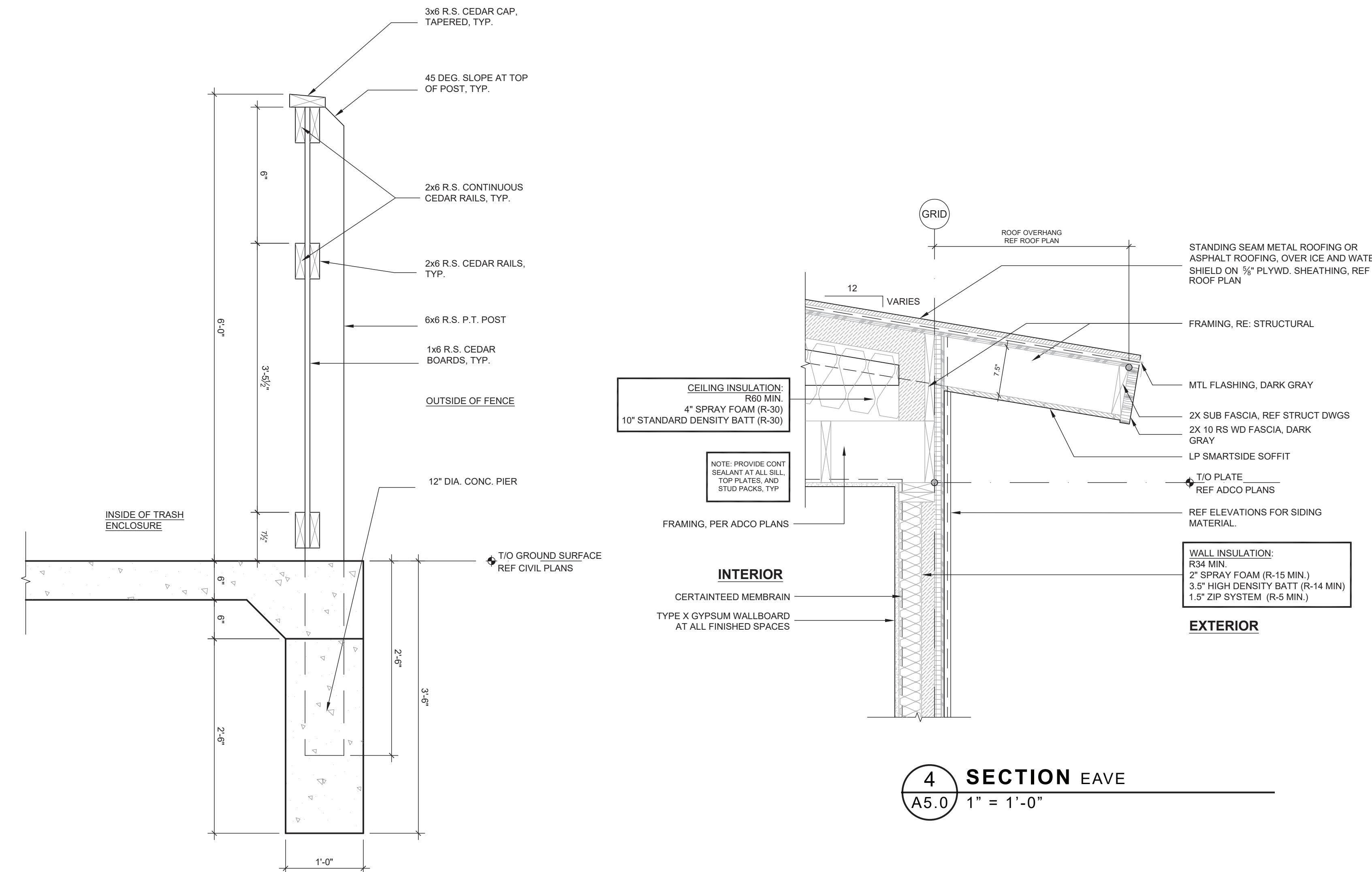
NOTE: CEDAR BOARDS TO BE PAINTED WITH SEMI-TRANSPARENT Valspar ANCIENT OAK WOOD STAIN.

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.



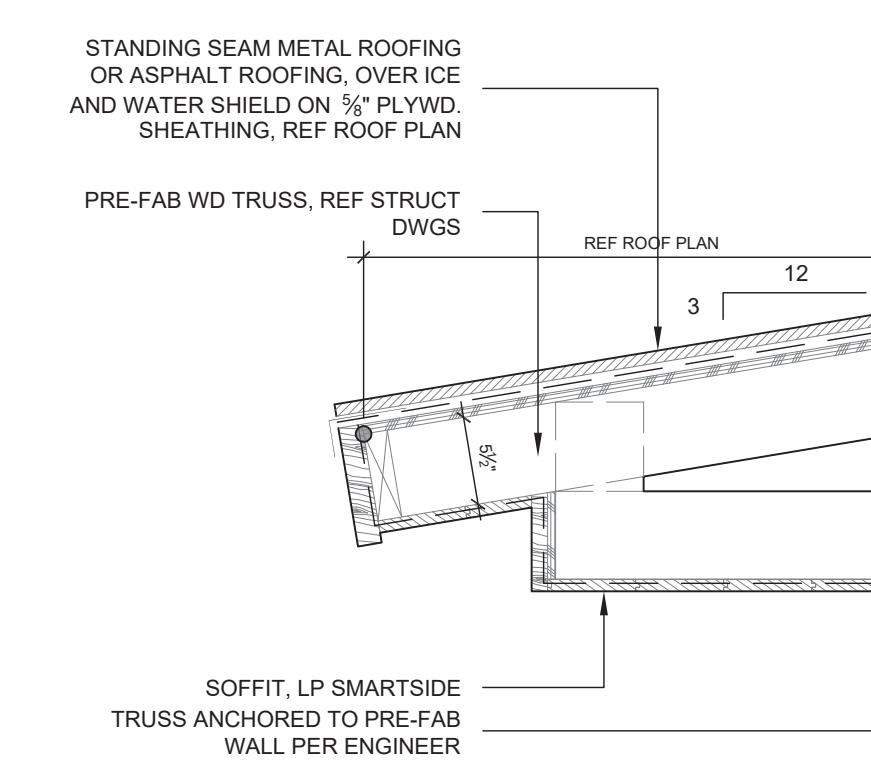
7 ELEVATION TRASH ENCLOSURE
A5.0 1/2" = 1'-0"

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



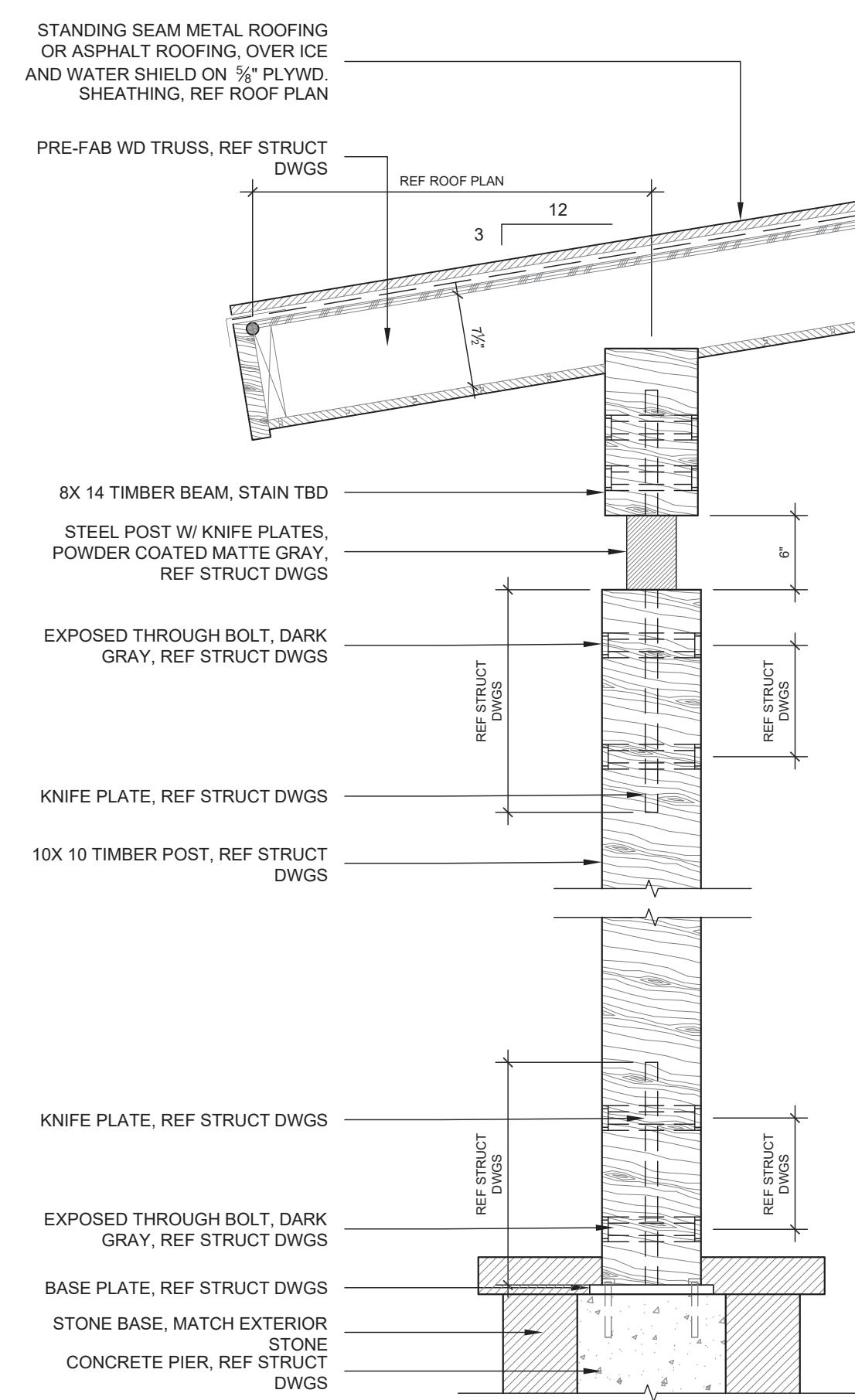
4 SECTION EAVE
A5.0 1" = 1'-0"

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



2 WINDOW PERSPECTIVE
FOR REFERENCE ONLY
A5.0 1" = 1'-0"

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



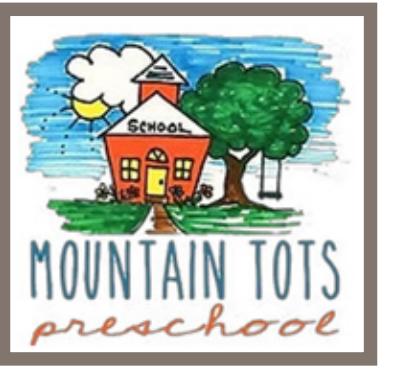
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A5.0
DETAILS



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SINCE 1995

MOUNTAIN TOTS PRESCHOOL EAGLE, CO. 81631



ISSUE: DRB
DATE: 250929

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A7.0
EXTERIOR
PERSPECTIVES

7
A7.0

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

STANDING SEAM FLAT PANEL METAL ROOFING ALUMINUM (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 CREATED)	EXPOSED TIMBERS: SEMI-TRANSPAR- ENT EXTERIOR WOOD STAIN (VALSPAR ANCIENT OAK)	HORIZONTAL / VERTICAL SIDING: LP SMARTSIDE EXPOSED NICKEL CAP 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

HAYMEADOW, EAGLE, COLORADO

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

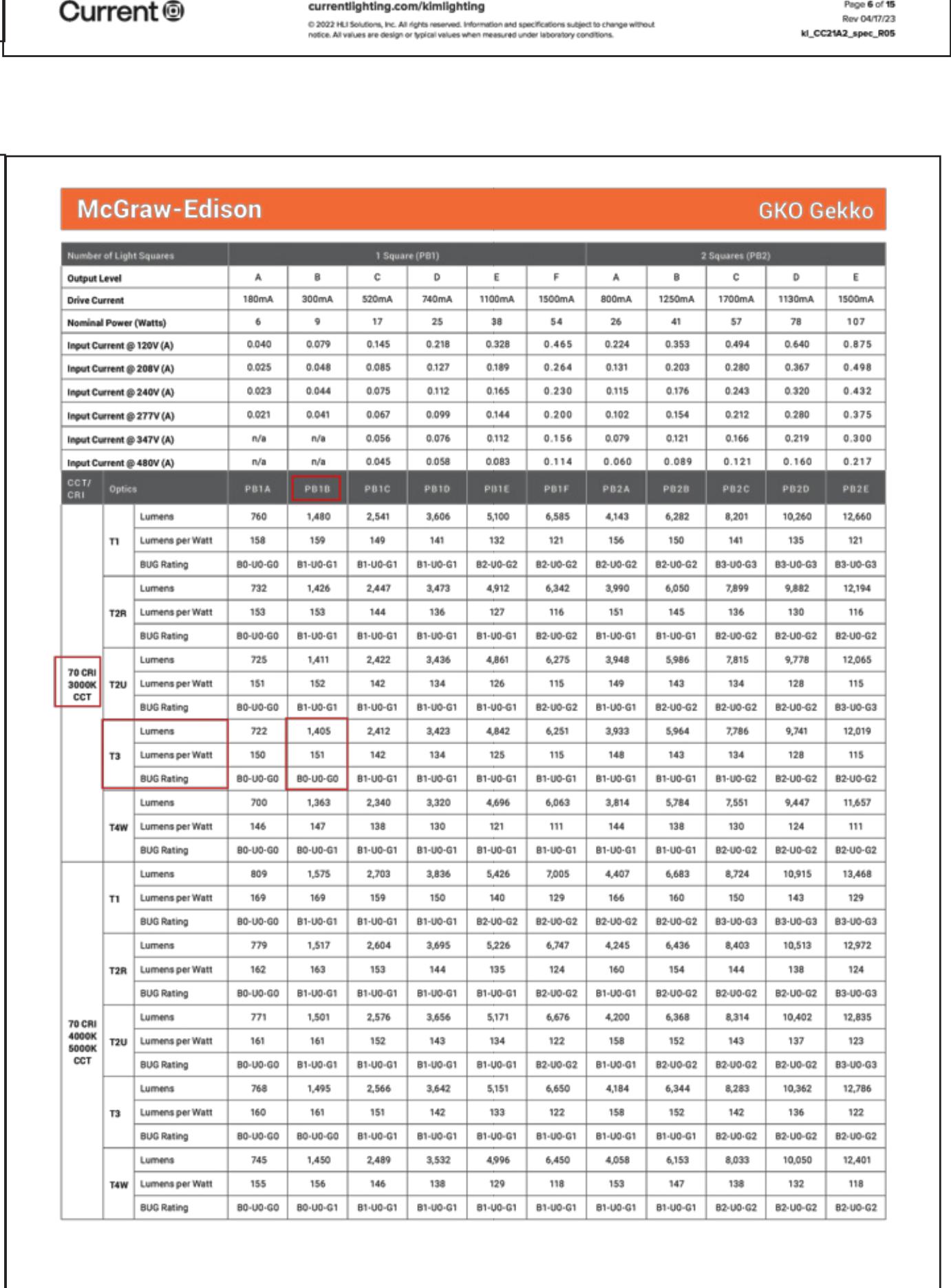
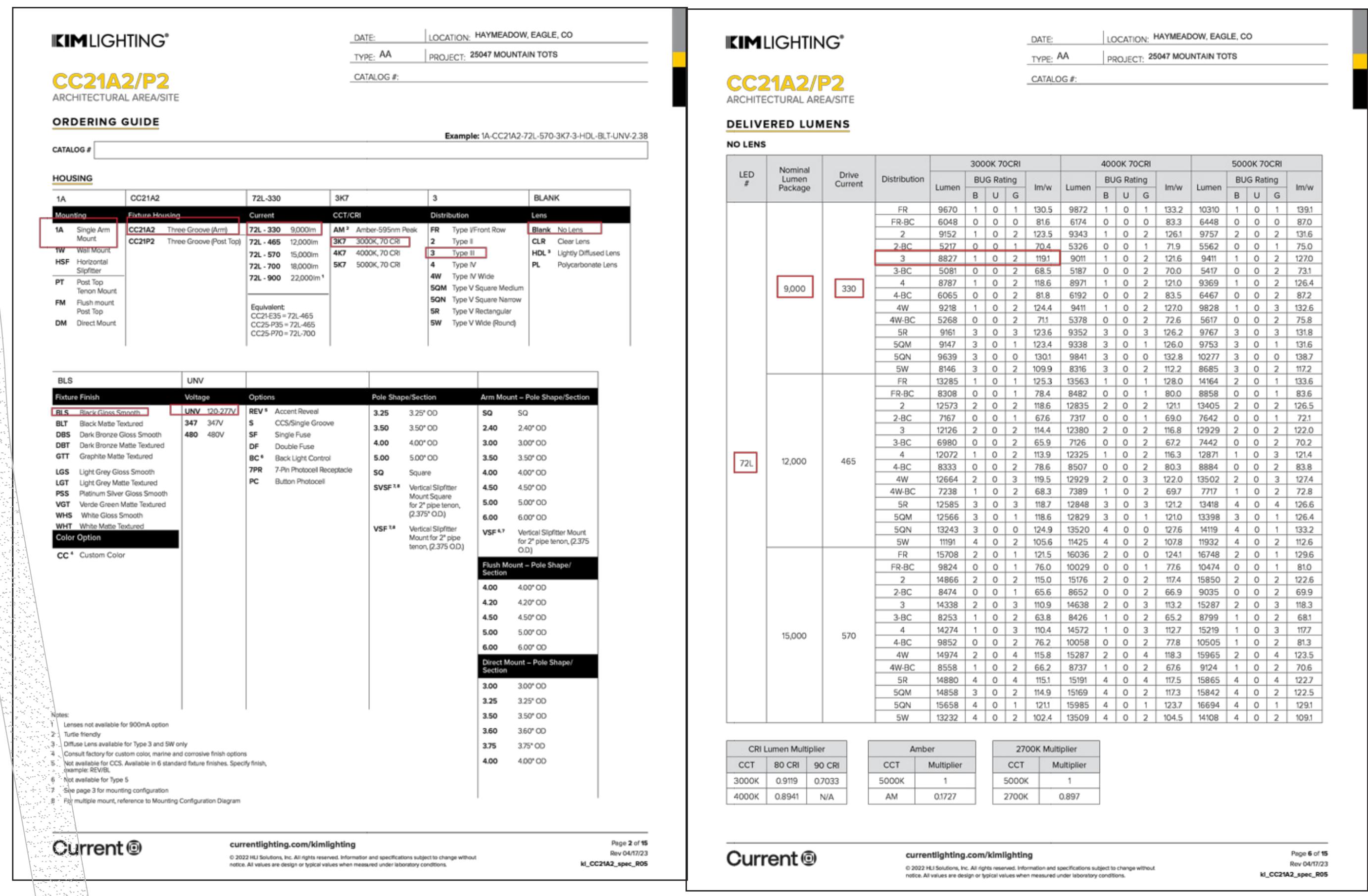
Drawn By: LGF Checked By: SOH

SITE LIGHTING PLANS

SCALE: 1"=20'

E1.0

1 of 2





MOUNTAIN TOTS PRESCHOOL

An Office with LEED™ Accredited Professionals
PO Box 8489, Avon, Colorado, 81620
Telephone: 970-748-8520
www.aec-vail.com

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'

E1.1

PROGRESS DRAWINGS - NOT FOR CONSTRUCTION