



Cordillera Valley Club

Design Review Board

Meeting Agenda

Date: July 23, 2025

Time: 11:00 am

CVC DRB Members:

Michael Current

Steve McKeever

Jeff Townsend

Bobby Ladd

Location:

Via Zoom

Project Reviews (11:00 am)

Rubin Residence - Modification to Approved Plans

322 Legacy Trail / F9 L11

Owner: Legacy CVC LLC (Alan Rubin)

Architect: Jeff Manley

Cordillera Valley Club Design Review Board *Staff Memorandum*

Owner: Legacy CVC LLC (Alan Rubin)
Address: 322 Legacy Trail
Legal Address: F9 L11
Architect: Jeff Manley
Staff Contact: Allison Kent, AICP
DRB Hearing #1: March 26, 2025
DRB Hearing #2: May 2, 2025
DRB Hearing #3: July 23, 2025

Project Description

- The applicant is proposing a modification to approved plans for the project approved on May 2, 2025.
- Changes include:
 - Reduction in the size of the deck,
 - Elimination of 2 of the columns from the previous design,
 - Roof over a portion of the deck,
 - Removal of a portion of the proposed addition at the lower level, addition of column to accommodate change,
 - Garage doors to remain as existing.



MODIFICATION TO APPROVED PLANS REVIEW - July 23, 2025

Project Review

A. Architecture Comments

1. At the previous meeting, the DRB stated that the number of columns for the deck needed to be reduced. Staff believes that the change of the deck design, which eliminated 2 of the 4 columns, is a positive change to the design. The DRB should provide input on the deck design.
2. The addition of the roof over the deck is within the building envelope and does not require a deviation from the Design Guidelines. However, staff believes that the DRB should provide input on the new roof area. The Design Guidelines state:

3.12 BALCONIES AND DECKS

Objective

- *All balconies and decks shall be designed as an integral part of the architecture of the residence such that they are extensions of the home and connect the building to the site.*

Balconies and above-grade decks are an important design element of a home. These features provide outdoor living space and add interest and scale to a home. Consideration should be given to incorporating roofs, balconies and above grade decks in order to protect users from the hot midday sun.

Design Considerations

- *Balconies and above grade decks should be designed within the mass of the building or as an element of the building structure supported either by angled braces, by building mass below, or by substantial building elements such as stone columns that visibly tie the deck to the ground. In no case shall projecting decks or balconies be supported by narrow posts or columns.*
 - *Projected decks on the downhill side of the building shall be tied into the existing grade, helping integrate them with the natural grade of the site.*
 - *Support columns must have stone bases with dimensions consistent with the massing of the home.*
 - *The underside of balconies and above grade decks shall be finished to be compatible with the building.*
 - *Consideration should be given to protecting balconies and above grade decks from snow shedding from overhead roofs.*
3. Generally, staff believes the other proposed modifications are consistent with the Design Guidelines and the previous approval.

B. Adjacent Neighbor Comments

The level of changes to the approved plans does not generate the requirement for neighbor notification. However, the adjacent property owners at 322 Legacy Trail were notified and provided a copy of the plans. Email dated 7-20-25 is attached.

C. Staff Recommendation

Staff recommends approval of the Modification to Approved Plans for the Rubin Residence, subject to the following conditions:

1. Prior to the return of the compliance deposit for this project, the applicant shall address the improvements, especially the retaining wall and site disturbance within the gully completed by the prior owner without CVC DRB approval.
2. The compliance deposit for this application, in addition to the compliance deposit already provided by the prior owner, shall be \$10,000.
3. The applicant shall address all comments of the staff memorandum and the DRB.
4. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.

Project Description

- The applicant is proposing the addition 615 sq. ft. and deck expansion of 750 sq. ft.
- The proposed addition is 218 sq. ft. on the lower level and 199 sq. ft. on the main level.
- The addition requires a deviation for roof overhang outside the building envelope.
- There are additional changes to the home, including windows, garage doors, deck rails, etc. Additionally, the applicant is proposing to replace the cedar shake roof with the Davinci slate product.

DEVIATION AND ADDITION REVIEW - May 2, 2025

Project Review

A. Architecture Comments

4. Based on the DRB's input from the previous meeting, the applicant has made the following changes:
 1. Created variation along the edge of the deck to reduce the boxy mass
 2. The stone columns have been tucked under the deck
 3. An aspen tree has been added on the west side and created a more robust landscape plan.
5. At the previous meeting, the DRB stated that the number of columns for the deck needed to be reduced. Staff believes that the variation along the edge of the deck is helpful, but the number of columns remains a concern. The DRB should provide input on the deck design.
6. Generally, staff believes all other proposed improvements are consistent with the Design Guidelines.

B. Site Plan and Landscape Plan Comments

1. The DRB agreed at the previous meeting that the issues related to the improvements completed by the previous owner without CVC DRB approval could be considered as a separate matter so the new owner can figure out how to appropriately deal with the issue. Staff believes that a condition of approval that prior to the compliance deposit related to the addition and remodel of this owner will not be refunded until the issue is resolved.
2. The applicant is requesting a Deviation from the Design Guidelines to allow for the roof overhang outside the building environment. In general, the scope of the roof overhang encroachment outside the building envelope are similar to others recently approved by the DRB. The DRB must make the following findings to approve a deviation:
 - a) The proposed encroachment does not affect views from surrounding homesites;
 - b) The proposed encroachment does not substantially reduce the distance between homesites on lots;

- c) The proposed encroachment allows for a more sensitive design solution by minimizing site grading, the loss of mature vegetation, and/or other considerations, and
- d) The proposed encroachment will allow for a design that is consistent with the overall design philosophy and design style for the Cordillera Valley Club.

C. Adjacent Neighbor Comments

Public notice to adjacent properties was provided on March 12, 2025. Staff has heard from neighbors who are concerned about the previous impacts to landscaping and the retaining wall that was not reviewed or approved. Staff agrees that there are visual and potentially stability issues related to the retaining wall. Neighbors were also concerned about the deck expansion and the impacts to landscaping.

D. Staff Recommendation

Staff recommends approval of the deviation request and addition to the Rubin Residence, subject to the following conditions:

1. Prior to the return of the compliance deposit for this project, the applicant shall address the improvements, especially the retaining wall and site disturbance within the gully completed by the prior owner without CVC DRB approval.
2. The compliance deposit for this application, in addition to the compliance deposit already provided by the prior owner, shall be \$10,000.
3. The applicant shall address all comments of the staff memorandum and the DRB.
4. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.

E. DRB Deliberation

DRB members Michael Current and Bobby Ladd were present. Jeff Townsend appointed Michael Current as his proxy as he was unable to attend the meeting. Steve McKeever was absent.

Jeff Manley, Architect, was present. Tom Bjornson, contractor, was also present. Neighbors Tom Stoffel and Lisa Stoffel were present.

Jeff ran through the plans. He showed the revisions to plans.

Tom Stoffel said that it looks like the plan has progressed nicely. He asked about the timeframe for construction. He asked about the timing for the mitigation of the retaining wall. He asked about the use of a living fence such as the one that has been added at the golf course. He asked if the previous removed evergreen could be replaced. He also asked about the possibility of moving the aspens impacted by the deck modification.

Tom Bjornson said that the time frame for construction was 13 months. Looking at getting the exterior done prior to winter.

Michael say that he was happy with the adjustments to the plan. He would prefer if the interior columns were different, but understood the existing constraints.

Bobby had the same comments as Michael. He thinks that the applicants have addressed their concerns with the changes to the plans.

Motion to approve to allow the applicant to address the comments.

Motion: Bobby Ladd

Second: Michael Current

Vote: 3-0 (Jeff Townsend appointed Michael Current as proxy, Steve McKeever absent)

1. Prior to the return of the compliance deposit for this project, the applicant shall address the improvements, especially the retaining wall and site disturbance within the gully completed by the prior owner without CVC DRB approval.
2. The compliance deposit for this application, in addition to the compliance deposit already provided by the prior owner, shall be \$10,000.
3. The applicant shall address all comments of the staff memorandum and the DRB.
4. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.

DEVIATION AND ADDITION REVIEW - March 26, 2025

Project Review

A. Architecture Comments

1. Due to the size of the proposed deck and the proximity to the property line and ravine below, the impact of the deck expansion is dramatic. The new stone columns are 14 ft. tall. The Design Guidelines state: *“Balconies and above grade decks should be designed within the mass of the building or as an element of the building structure supported either by angled braces, by building mass below, or by substantial building elements such as stone columns that visibly tie the deck to the ground. In no case shall projecting decks or balconies be supported by narrow posts or columns. Projected decks on the downhill side of the building shall be tied into the existing grade, helping integrate them with the natural grade of the site. Support columns must have stone bases with dimensions consistent with the massing of the home. The underside of balconies and above grade decks shall be finished to be compatible with the building. Consideration should be given to protecting balconies and above grade decks from snow shedding from overhead roofs.”* Staff recommends the DRB provide input on the proposed deck expansion.
2. Exterior light fixtures spec sheets shall be provided for review. Light fixtures are required to be dark-sky compliant.

B. Site Plan and Landscape Plan Comments

1. Under previous ownership, this home was subject to a DRB approval in 2022, which was then submitted for Technical Plan review in 2023. The approval included a third garage bay that was outside the building envelope, which was approved by the Design Review Board. Without subsequent approval by DRB Administration, revisions to the building permit were submitted to Eagle County. The revisions converted the crawl space under the third garage bay into a lower level garage for a golf cart. A very large retaining wall was also constructed without approval. The wall exceeds 4 ft. in height, which would require an engineer's stamp. This wall was not shown on either the DRB approved plans, nor the building permit. It creates a large flat surface area to access the new golf cart garage. The previous owner never requested final inspection by DRB Administration nor did they request the \$10,000 compliance deposit to be refunded. Staff believes that the retaining wall and its impacts should be mitigated, and recommends a condition that the compliance deposit from the prior owner be used towards correcting the site grading and retaining wall to return the site to an approved and acceptable design. This will require that all appropriate steps outlined in the Compliance Agreement be completed including notice to withhold and use the compliance deposit to make corrective actions by the prior owner. Staff understands that the current owner was not responsible for the construction completed without approval and this is intended to off-set costs to the new owner.
2. The proposed plan does not include a full landscape plan. Due to the addition and deck expansion, a landscape plan shall be provided indicating all trees to be removed. A planting plan in accordance with the Design Guidelines shall be provided for review and approval by the Design Review Board. A landscape plan was provided

at the last minute to attempt to address some concerns, but staff believes a more robust landscape plan should be provided for review and approval by the DRB.

3. The applicant is requesting a Deviation from the Design Guidelines to allow for the roof overhang outside the building environment. In general, the scope of the roof overhang encroachment outside the building envelope are similar to others recently approved by the DRB. The DRB must make the following findings to approve a deviation:
 - e) The proposed encroachment does not affect views from surrounding homesites;
 - f) The proposed encroachment does not substantially reduce the distance between homesites on lots;
 - g) The proposed encroachment allows for a more sensitive design solution by minimizing site grading, the loss of mature vegetation, and/or other considerations, and
 - h) The proposed encroachment will allow for a design that is consistent with the overall design philosophy and design style for the Cordillera Valley Club.

C. Adjacent Neighbor Comments

Public notice to adjacent properties was provided on March 12, 2025. Staff has heard from neighbors who are concerned about the previous impacts to landscaping and the retaining wall that was not reviewed or approved. Staff agrees that there are visual and potentially stability issues related to the retaining wall. Neighbors were also concerned about the deck expansion and the impacts to landscaping.

D. Staff Recommendation

Staff recommends tabling of the deviation request and addition to the Rubin Residence, subject to the following conditions:

1. The applicant shall submit a landscaping plan reflecting existing and proposed conditions.
2. The applicant shall address all comments of the staff memorandum and the DRB.
3. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.

E. DRB Deliberation

DRB members Michael Current, Steve McKeever, and Bobby Ladd were present. Jeff Manley, Architect, was present. Alan Rubin, owner, was also present. Neighbors Tom Stoffel and Jeff Embry were present.

Jeff ran through the plans. He showed the revisions to plans. He requested that the project be broken into two parts. He showed opportunities to fix portions of the wall and add landscaping. He talked through construction access options.

Jeff Embry stated he was fine with allowing access to occur through his property as long as the new aspens could be avoided. He stated he was fine with the encroachment into the building envelope and asked about timing.

Tom Stoffel indicated that a large tree had been removed. He stated that he asked the previous owners many times about the wall but they were unresponsive.

Alan Rubin stated that the situation was unfortunate but that he was looking for solutions.

Bobby stated that not only were there a lot of columns, the columns are massive. He asked the architect to look at cantilevering them so that the number of them could be reduced. He had no issues with the addition or any of the other changes such as doors and windows. He stated that they needed to figure out a plan for the other area and that it was an unfortunate situation. He was ok with dealing with the issues separately.

Michael agreed with Bobby. He said the number of columns needed to be reduced. Otherwise, the addition itself looked good.


Steve agreed with Michael and Bobby. He stated his concern that the wall did not look like it was installed properly and had some concerns about it.

Motion to table to allow the applicant to address the comments.

Motion: Bobby Ladd

Second: Michael Current

Vote: 3-0 (Jeff Townsend absent)

From: jeff@martinmanleyarchitects.com 
Subject: Rubin: DRB meeting on 7-23-25 at 11:00AM updated drawings
Date: July 11, 2025 at 3:24 PM
To: Allison Kent allison@mpgvail.com, Alan Rubin alan@alanrubin.com, tom@bjornsonbuilders.com
Cc: john@martinmanleyarchitects.com



Allison,
Attached are the drawings with the revised south elevation that shows the entire South elevation (Proposed)

Design changes:

We are resubmitting due to refinement of the budget/value engineering efforts to simplify the project.

- The deck on the West side was reduced in north south length. This allowed one of the existing aspen trees to remain and screen the kitchen/deck from the west neighbor's view. The Kitchen does remain the same size at the existing deck construction and is consistent with what was previously proposed, just the deck does not wrap west of the kitchen.
- The smaller deck expansion (327 s.f.) is revised to have (2) stone columns support columns instead of the (4) previously shown and approved by the DRB. We thought that this was important to respond to this comment from the board. The resulting long beam will be steel with a timber wrap to mimic other structural elements of the home. This also will position the activity on the deck area further away from the west neighbor's direct sight line.
- We reviewed the west deck and listened to the comments of the west neighbor. It was found that the sun at the west deck area is very intense and we are now proposing a new timber roof structure over the new portion of deck. We looked at several options for the roof design but selected a 3:12/low pitch roof (matching the existing kitchen pitch) with a gable shape to be the least intrusive and would preserve the views best as one looks north to south along the home. A single pitch/shed resulted in a higher roof ridge and extending the dining roof was deemed too large. The roof's gable timber truss will mimic the Living room south truss, just at a lower pitch roof.
- At the Lower level the proposed closet was removed for the scope. A single stone column will be positioned to support the corner of the Primary bath above. We were able to leave some of the existing lower level wall stone veneer at this corner. The resulting stone column is actually starting at a higher elevation due to the existing grade at this corner and is consistent with the design language of the existing home.
- The garage doors are to remain as existing wood clad doors. The doors are relatively new and preserving was a good place to easily save expenses.

Please note that John will be representing Martin Manley architects at the Zoom DRB meeting. His email address is attached. I will be present via Zoom as possible/if possible.
Thank you,

Jeffrey P Manley AIA
[Martin Manley Architects](#)
Agent:JP Manley architect LLC
PO Box 5668
—

Eagle Colorado 81631
970-688-0326 (Cell)

Rubin CURRENT 6-25-25 update
.pdf
12.2 MB





photo -Rubin.pdf
1.3 MB



From: Lisa Stoffel lisasuz@me.com
Subject: Reply re: Rubin revisions
Date: July 20, 2025 at 12:11 PM
To: Allison Kent allison@mpgvail.com
Cc: Tom Stoffel tstoff10@gmail.com

LS

Hi Allison,

Again, thank you for forwarding the revisions to the Rubin's remodel plans as well as reaching out to see if we had any comments or questions.

While the reduced deck expansion to the west is a positive, and it is good to know the Rubin's and the architect has heard our comment regarding the solar impact of a west facing deck given our experience of living in the neighborhood, we still do not have a clear description of the exact type and scale of the landscaping that will be done. The deck expansion and the gable roof, will increase the volume of the structure and we feel that proper landscaping to scale today, not in the future, will not only help soften the mass of the structure but will offer privacy for both us and the Rubin's much like we have with our neighbor to the west, the Weissmans.

The construction management plan is also described in broad strokes. The access to the back and west of the house to complete the remodel has 3 options. Option 3 which would be to use the unapproved cart path and enter via the west side of the Rubin Residence would likely require removal of all the existing trees and scrubs without any mention of commitment of replacement. Moreover, as full time residences in our home it would be an intrusive path for us.

Additionally, the parking that has been mapped out on paper looks doable; however, as you and I know it is not how it happens in reality. Is there a plan on ensuring the execution of the construction management including the parking? Will parking be supervised by an onsite construction manager?

Again, thank you for reaching out and for all your work on remedying this and the cart path.

Best,
Lisa and Tom

Lisa Stoffel
303-817-5816
Lisasuz@umich.edu

Sent from my iPad

PROJECT DESCRIPTION

A Single-Family Residence ...
* Exterior materials will all match existing materials, colors, and textures
* addition to Main level Kitchen, Primary Suite , and Lower level Bedroom
* Reroof the project to eliminate wood shake roofing and replace with synthetic shakes/shingles
* All baths are to receive new finishes. See interior design package
* Wood flooring on Main level to be replaced with new wood floor
* New Entry door and Side lights
* TOTAL NEW S.F. = 615 S.F.
* TOTAL NEW DECK AREA = 750 S.F.
* RE INSTALL STEPPING STONES ON SOUTHEAST CORNER OF HOME
* NO LANDSCAPING AS PART OF THIS PROJECT. ONLY RESEED/RESOD DISTURBED AREAS AND REWORK IRRIGATION AS REQUIRED.

CODE SUMMARY

This project falls under the jurisdiction of:
The CVC Design Review Board and Eagle County Building Department
The 2021 International Residential Code (IRC 2021)
The 2023 National Electrical Code
Including adopted amendments

Class of Work: Renovation/Addition, Level 2 renovation
Type of Occupancy: R-3 (Single-Family)
Type of Construction: Type V-b (Sprinklered)
Levels: 2-story over walk-out basement

M/E/P DESCRIPTION

* Heating: evaluate existing boiler to see if additional can be added to capacity
* Provide elec heat mat under Primary Bath floor
* Forced Air ducted system with Air Conditioning on Main level. Maybe 2 zone units with one over Primary closet and one over Kitchen dropped ceiling. Existing wall mounted mini splits to remain within upper level and lower level bedroom. evaluate reuse of mini split removed from master to be reused.
* Provide Solar Ready roof area when reroofing home with synthetic shingles
* Review adding an EV charging station within garage
* Existing TOTO toilets are to remain/ be reused
*

FIRE DEPT. SUMMARY

Fire Dept. Notes:
Existing Smoke Detectors and Carbon Monoxide alarms must be installed IN ALL DWELLING UNITS, confirm that they are installed per 2021 IFC and fire alarm installation standards.
AN AUTOMATIC FIRE-SPRINKLER SYSTEM is not part of this project. System does not exist within existing home.

GENERAL NOTES

THESE CONSTRUCTION DOCUMENTS INCLUDING ARCHITECTURAL SHEETS HAVE BEEN PREPARED IN RESPONSE TO THE SPECIFIC BASIC SERVICES REQUESTED BY THE OWNER CONTEMPLATING CONTINUED INVOLVEMENT, SELECTIONS AND DECISION MAKING BY THE GENERAL CONTRACTOR AND OWNER THROUGH COMPLETION OF CONSTRUCTION.

THESE DOCUMENTS INDICATE THE SCOPE OF ARCHITECTURAL DESIGN CONCEPTS APPROVED BY THE OWNER AND INCLUDE DIMENSIONS OF THE BUILDING, THE TYPES OF STRUCTURAL SYSTEMS AND AN OUTLINE OF THE ARCHITECTURAL AND STRUCTURAL ENGINEERING ELEMENTS OF CONSTRUCTION.

THESE CONSTRUCTION DOCUMENTS PROVIDE THE SCOPE OF SERVICES AS OUTLINED IN THE AGREEMENT FOR ARCHITECTURAL SERVICES AND THEREFORE DO NOT NECESSARILY INDICATE OR DESCRIBE ALL MATERIALS REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK.

IT IS THE UNDERSTANDING OF THE ARCHITECT AND ENGINEER THAT THE GENERAL CONTRACTOR SHALL FURNISH ALL WORK REQUIRED FOR PROPER COMPLETION OF THE WORK AND THAT THE WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION IN ACCORDANCE WITH INDUSTRY STANDARDS AND ALL MANUFACTURERS SPECIFICATIONS, INSTRUCTIONS, AND WARRANTY REQUIREMENTS.

THE CONTRACTOR, BASED ON THE FOREGOING, SHALL PREPARE FOR OWNER REVIEW A REALISTIC BUDGET WITH A LATITUDE OF PRICES BASED ON ASSUMPTIONS OF SCOPE OF WORK AND OWNER PRODUCT SELECTIONS.

CONTRACTOR'S RESPONSIBILITIES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, CONSTRUCTION DOCUMENTS, STRUCTURAL DOCUMENTS, MUNICIPAL AND/OR COUNTY ZONING CODES, PERTINENT **IRC 2021** CODE REQUIREMENTS, AND GENERAL SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MECHANICAL AND ELECTRICAL ENGINEERING, DESIGN, SPECIFICATIONS AND DRAWINGS AS REQUIRED FOR BUILDING PERMIT AND APPROVAL BY OWNER AND ARCHITECT.

PROPOSED DESIGN



EXISTING DESIGN



THE RUBIN RESIDENECE
322 Legacy Trail

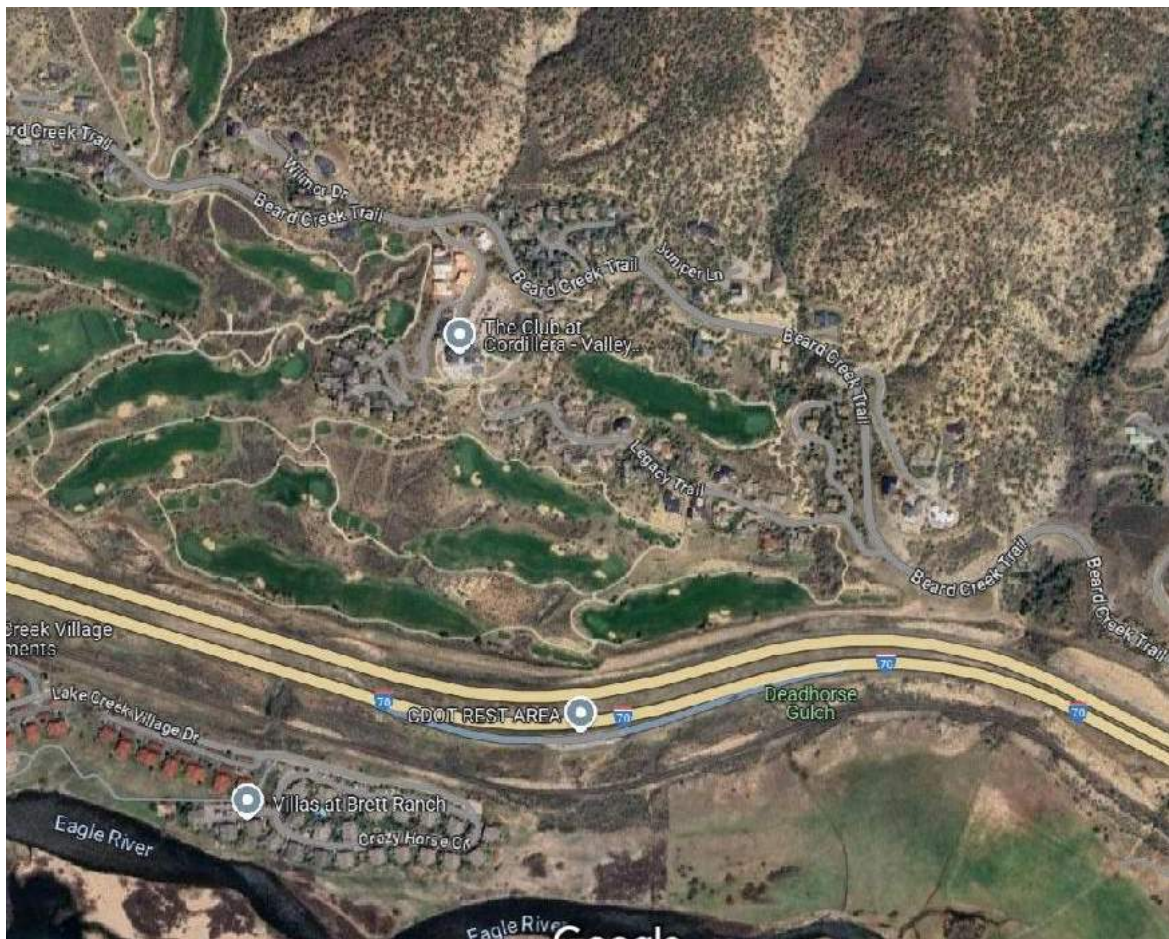
Cordillera Valley Club, Filing: 9 -
Legacy Trail - Lot: 11
Edwards, CO 81632

6-25-25
PERMIT SET

ARCHITECTURAL SHEET LIST

Sheet #	Sheet Name
A0.0	COVER SHEET
A2.1	LOWER LEVEL PLAN
A2.2	MAIN LEVEL PLAN
A2.3	UPPER LEVEL PLAN
A2.4	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	PHOTOS OF EXISTING HOME

VICINITY MAP:



PROJECT INFORMATION

Owner: Legacy CVC LLC
c/o Alan Rubin
Address: 3700 SW 30TH AVE
FORT LAUDERDALE, FL 33312-67
Location: 322 Legacy Trail
Cordillera Valley Club
Filing: 9 Legacy Trail - Lot: 11
Edwards, CO 81632
Parcel # 1943-314-12-011

Architect: Jeffrey P Manley, AIA
Martin Manley Architects
www.martinmanleyarchitects.com
jeff@martinmanleyarchitects.com
970-688-0326

Struct. Eng.: To be Determined

Contractor: Bjornson Custom Builders
Tom Bjornson
PO Box 3882 Vail, CO 81658
tom@bjornsonbuilders.com
208 818 4714

MARTIN MANLEY
ARCHITECTS
970.328.5151 OFFICE
PO Box 1587, Eagle, CO 81631
www.martinmanleyarchitects.com

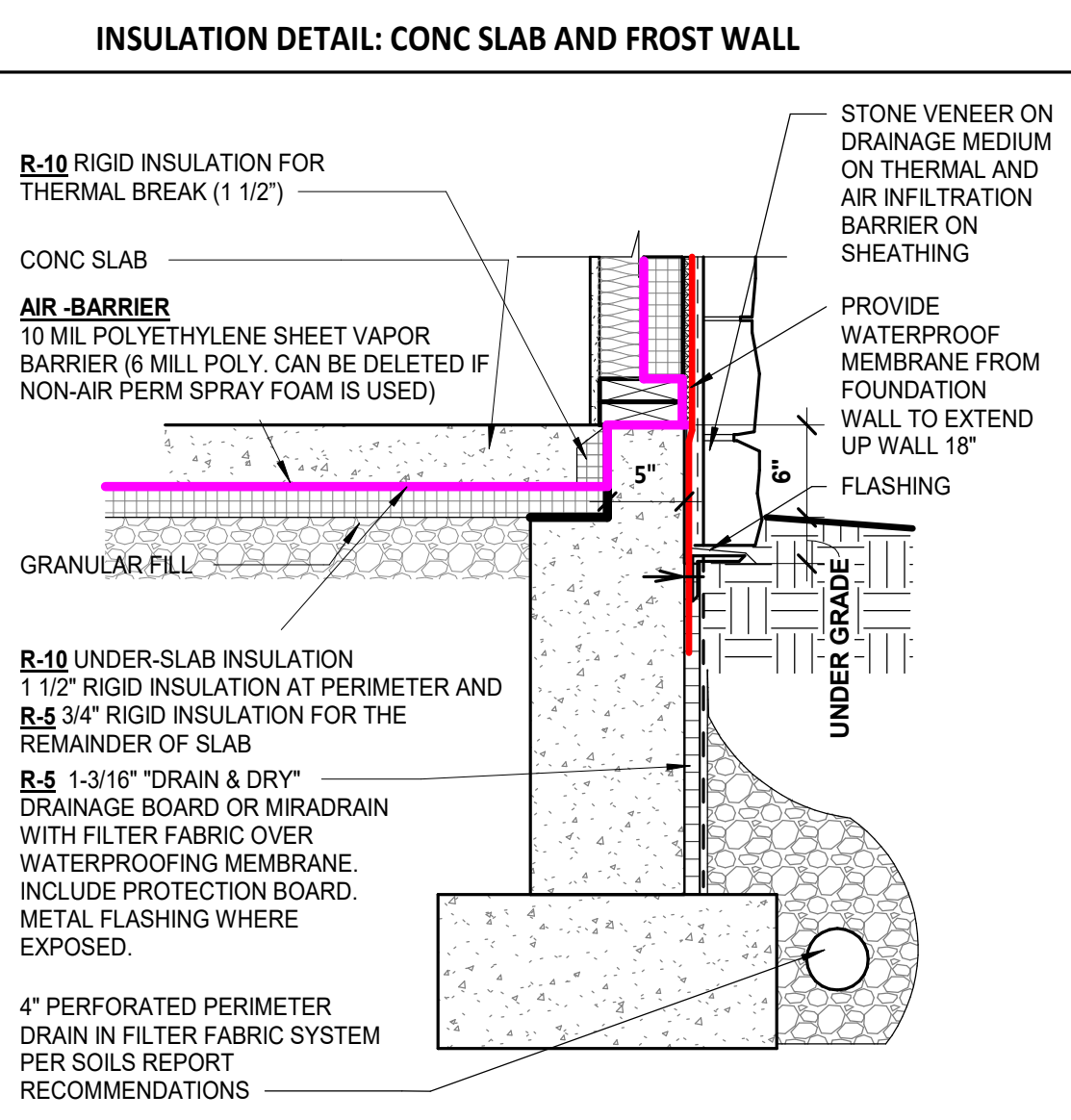
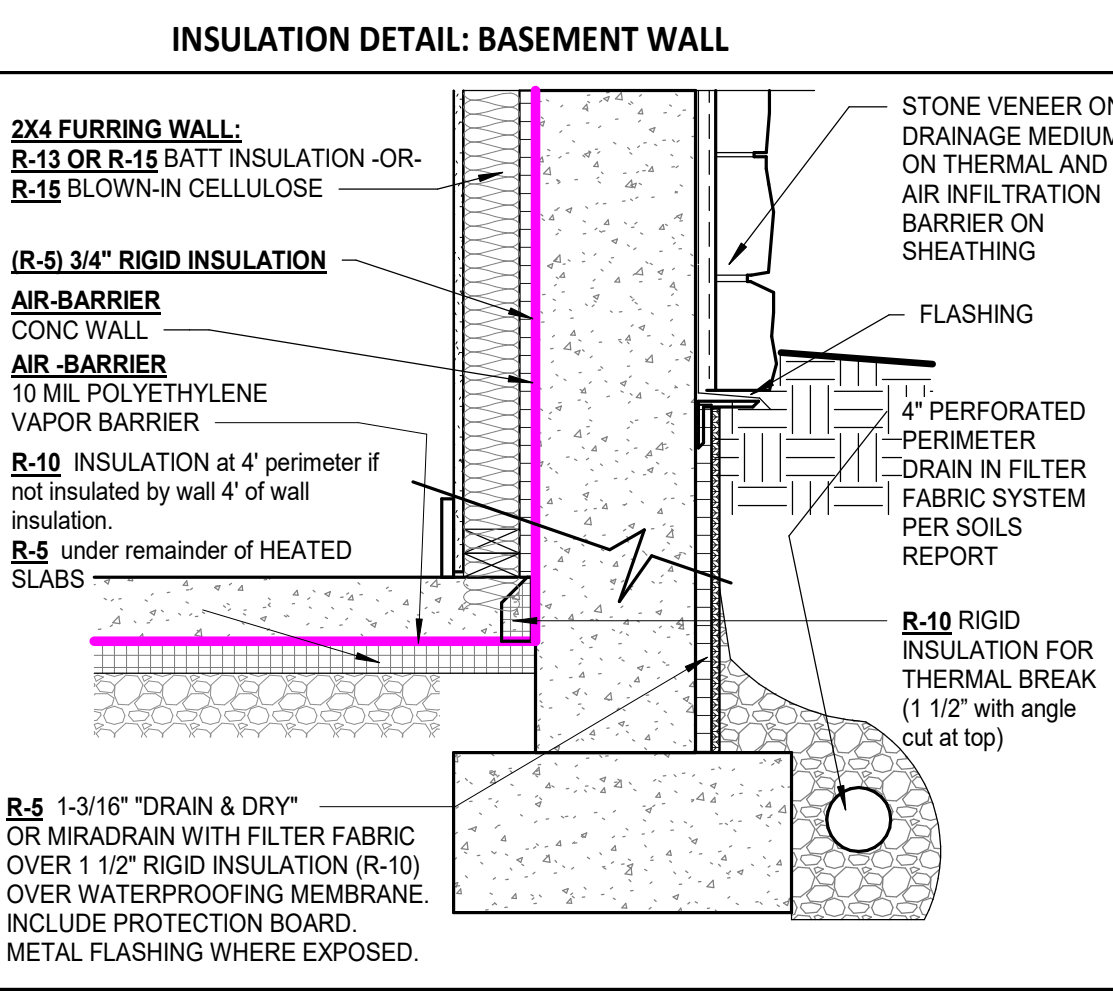
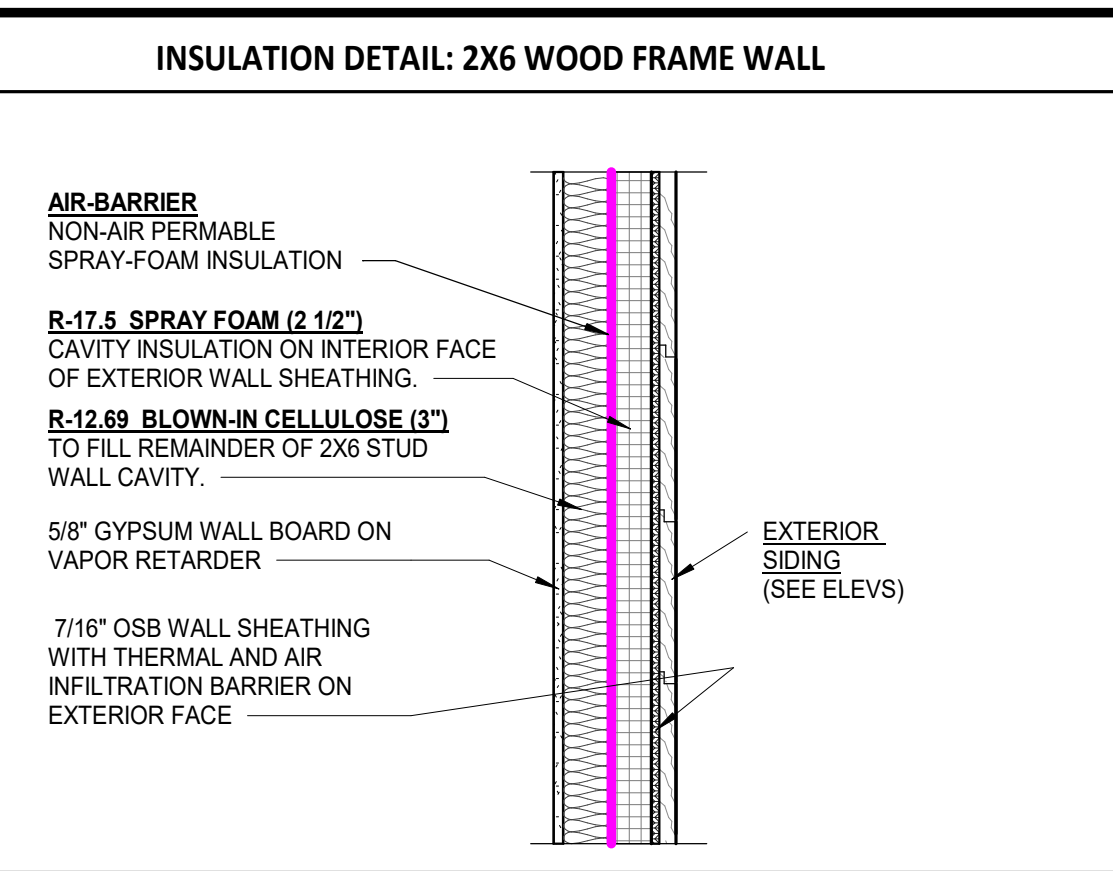
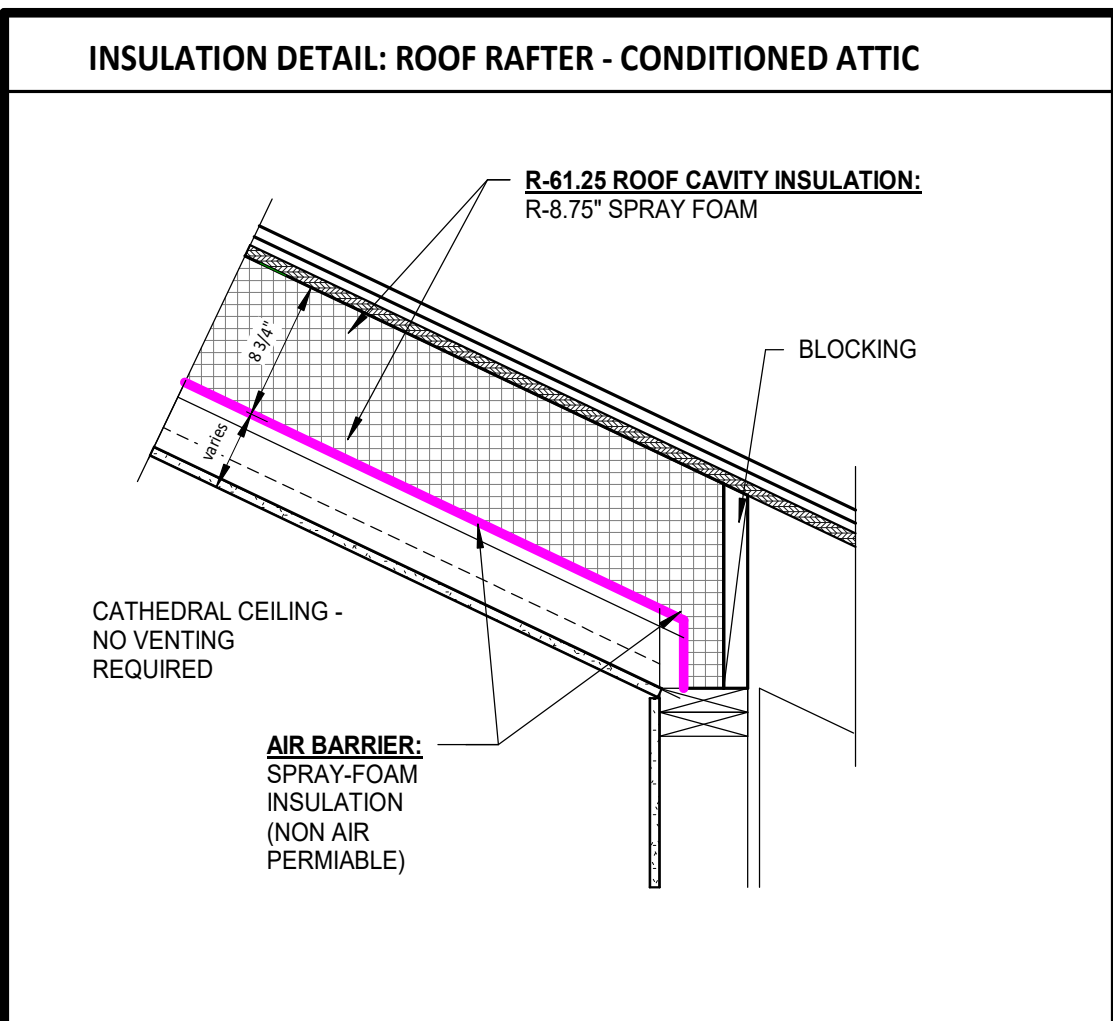
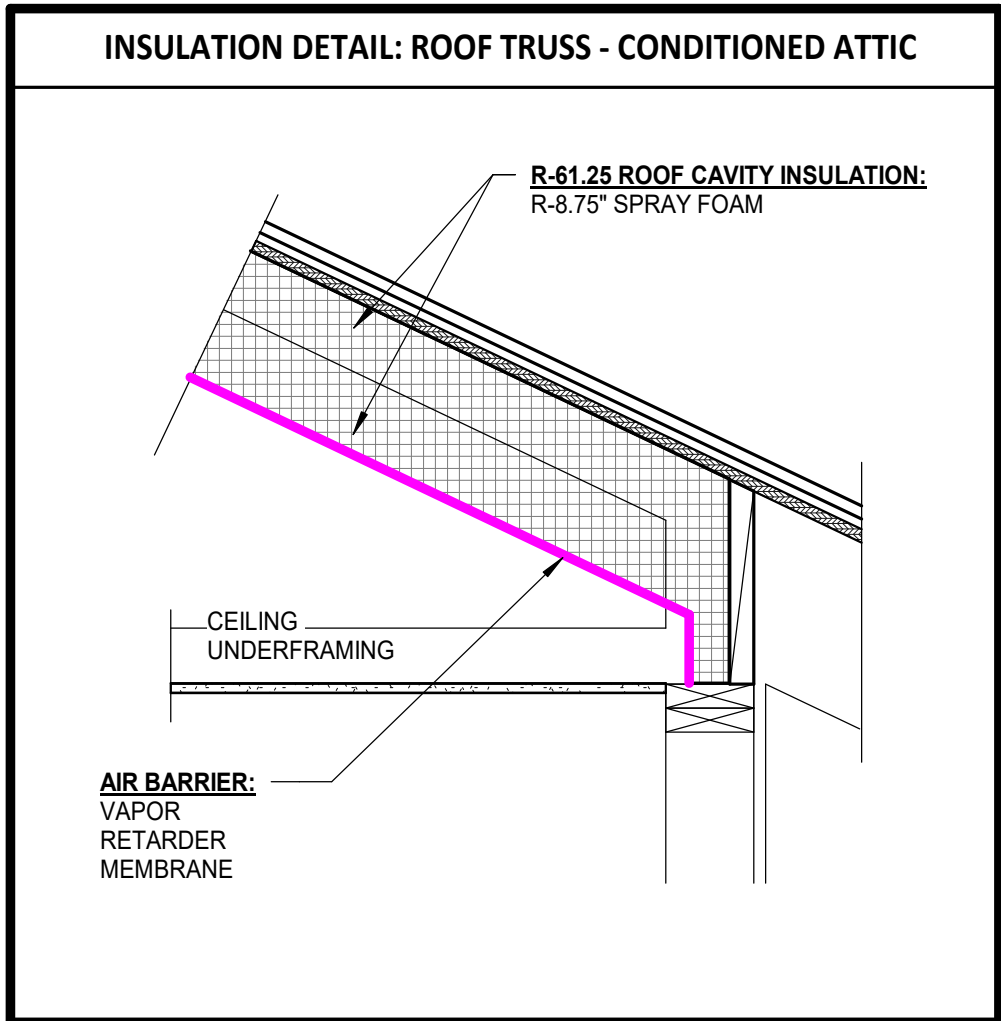
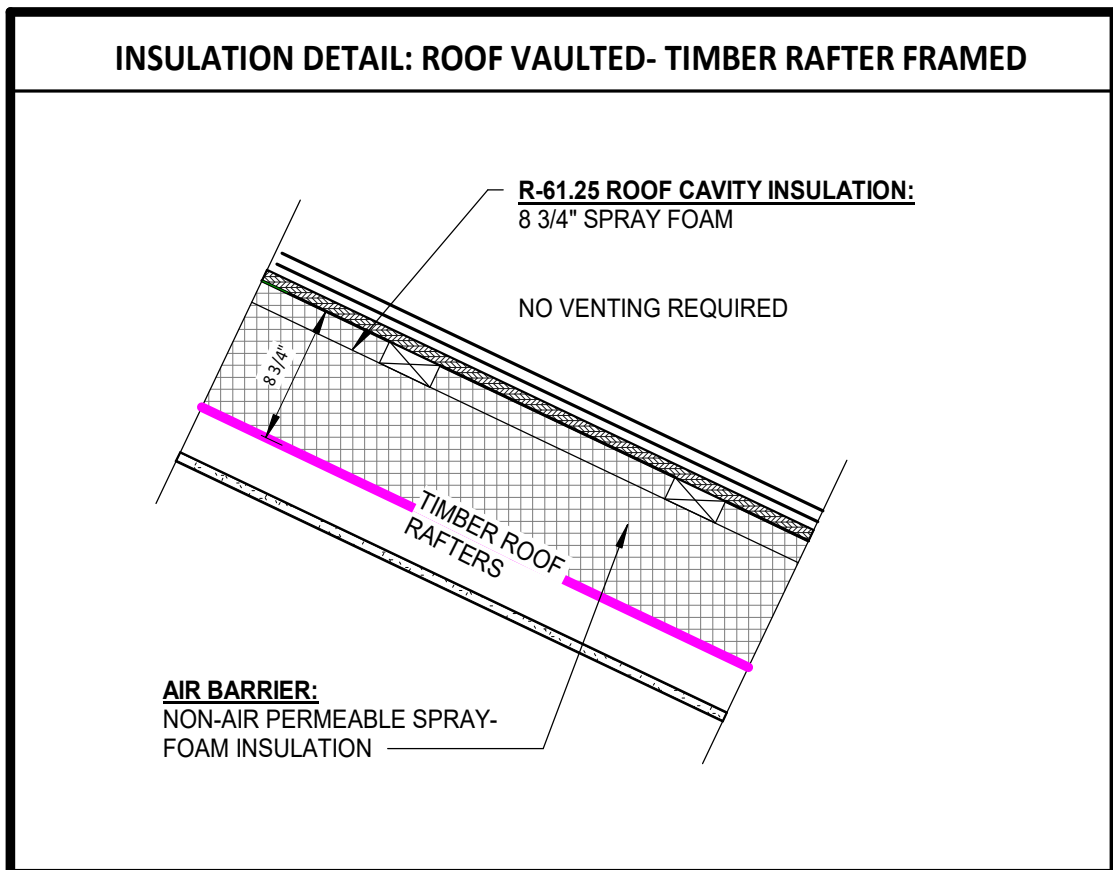
No.	Description	Date

THE RUBIN RESIDENECE
322 Legacy Trail
Cordillera Valley Club, Filing: 9 - Legacy Trail - Lot: 11
Edwards, CO 81632
PERMIT SET



6-25-25
2477
Project Number:
COVER SHEET
A0.0

INSULATION DETAILS



INSULATION VALUE SUMMARY

PRESCRIPTIVE DESIGN INSULATION VALUE SUMMARY					
2021 IRC & IECC FOR ALL NEW CONSTRUCTION					
TABLE R402.1.2 (N1102.1.2) - CLIMATE ZONE 6					
WOOD-FRAME WALL R-VALUE - 2x6:	2 1/2" Spray Foam Insulation (R-7/inch)	R-17.5	R-30 MIN (Cavity Insulation only)		
	3" Blown-In-Cellulose (R-4.23/inch)	R-12.69			
		R-30.19 (Compliant)			
	TOTAL:				
BASEMENT WALL R-VALUE:	3 1/2" Fiberglass Batt Cavity Insulation (furring)	R-13	R-18 MIN (R-13 + Gc)		
	Drain n Dry 1 3/16" Exterior (Continuous)	R-5			
		R-18 (Compliant)			
	TOTAL:				
UNHEATED SLAB R-VALUE AND DEPTH:		R-10 MIN (R-10 Continuous for 4 ft)			
Note: The insulation only needs to be placed within 4 feet of the slab perimeter.					
HEATED SLAB R-VALUE AND DEPTH:		R-15 MIN (R-10 for 4 ft + R-5 Continuous)			
1.5" Spray-Foam below all heated slabs		R-10 (Compliant)			
-OR- 2" rigid insulation below all heated slabs		R-5 (Compliant)			
Note: The R-10 only needs to be placed within 4 feet of the slab perimeter. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. The slab-edge insulation for heated slabs shall not be required to extend below the slab.					
FLOOR R-VALUE - 11 7/8" or 14" Joist:		R-30 MIN (floor cavity over unconditioned space)			
11.875" Blown-In Cellulose (R-4.23/inch)		R-50 (Compliant)			
-OR- 10" Batt Insulation		R-50 (Compliant)			
CEILING R-VALUE - (Conditioned Attic or vaulted):		R-60 MIN (insulation tight to sheathing, no vent)			
8.75" Spray Foam Insulation (R-7/inch)		R-61.25 (Compliant)			
CEILING R-VALUE - (Rafters or vaulted):		R-60 MIN (cavity insulation only, no vent)			
8.75" Spray Foam Insulation (R-7/inch)		R-61.25 (Compliant)			
FENESTRATION (WINDOWS & DOORS) U-FACTOR:					
FIXED		U-0.30		(U-30 MAX)	
OPERABLE (AWNING AND CASEMENT)		U-0.30		(U-30 MAX)	
PATIO DOOR AND SLIDING DOOR UNITS		U-0.30		(U-30 MAX)	
BLOWN-IN CELLULOSE R-VALUES FROM JOHN MANSFIELD WEBSITE:					
CLIMATE PRD CAVITY WALL THICKNESS COVERAGE CHART					
THERMAL RESISTANCE (R-VALUE)	MINIMUM THICKNESS (inches)	MINIMUM INSULATION (inches)	MINIMUM COVERAGE (square feet per sq. ft. of wall)	MINIMUM COVERAGE (square feet per sq. ft. of wall)	MINIMUM WEIGHT (lb per sq. ft.)
R-10	10	10	10	10	10
R-15	15	15	15	15	15
R-20	20	20	20	20	20
R-25	25	25	25	25	25
R-30	30	30	30	30	30
R-35	35	35	35	35	35
R-40	40	40	40	40	40
R-45	45	45	45	45	45
R-50	50	50	50	50	50
R-55	55	55	55	55	55
R-60	60	60	60	60	60
R-65	65	65	65	65	65
R-70	70	70	70	70	70
R-75	75	75	75	75	75
R-80	80	80	80	80	80
R-85	85	85	85	85	85
R-90	90	90	90	90	90
R-95	95	95	95	95	95
R-100	100	100	100	100	100
R-105	105	105	105	105	105
R-110	110	110	110	110	110
R-115	115	115	115	115	115
R-120	120	120	120	120	120
R-125	125	125	125	125	125
R-130	130	130	130	130	130
R-135	135	135	135	135	135
R-140	140	140	140	140	140
R-145	145	145	145	145	145
R-150	150	150	150	150	150
R-155	155	155	155	155	155
R-160	160	160	160	160	160
R-165	165	165	165	165	165
R-170	170	170	170	170	170
R-175	175	175	175	175	175
R-180	180	180	180	180	180
R-185	185	185	185	185	185
R-190	190	190	190	190	190
R-195	195	195	195	195	195
R-200	200	200	200	200	200
R-205	205	205	205	205	205
R-210	210	210	210	210	210
R-215	215	215	215	215	215
R-220	220	220	220	220	220
R-225	225	225	225	225	225
R-230	230	230	230	230	230
R-235	235	235	235	235	235
R-240	240	240	240	240	240
R-245	245	245	245	245	245
R-250	250	250	250	250	250
R-255	255	255	255	255	255
R-260	260	260	260	260	260
R-265	265	265	265	265	265
R-270	270	270	270	270	270
R-275	275	275	275	275	275
R-280	280	280	280	280	280
R-285	285	285	285	285	285
R-290	290	290	290	290	290
R-295	295	295	295	295	295
R-300	300	300	300	300	300
R-305	305	305	305	305	305
R-310	310	310	310	310	310
R-315	315	315	315	315	315
R-320	320	320	320	320	320
R-325	325	325	325	325	325
R-330	330	330	330	330	330
R-335	335	335	335	335	335
R-340	340	340	340	340	340
R-345	345	345	345	345	345
R-350	350	350	350	350	350
R-355	355	355	355	355	355
R-360	360	360	360	360	360
R-365	365	365	365	365	365
R-370	370	370	370	370	370
R-375	375	375	375	375	375
R-380	380	380	380	380	380
R-385	385	385	385	385	385
R-390	390	390	390	390	390
R-395	395	395	395	395	395
R-400	400	400	400	400	400
R-405	405	405	405	405	405
R-410	410	410	410	410	410
R-415	415	415	415	415	415
R-420	420	420	420	420	420
R-425	425	425	425	425	425
R-430	430	430	430	430	430
R-435	435	435	435	435	435
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R-450	450	450	450	450	450
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R-490	490	490	490	490	490
R-495	495	495	495	495	495
R-500	500	500	500	500	500
R-505	505	505	505	505	505
R-510	510	510	510	510	510
R-515	515	515	515	515	515
R-520	520	520	520	520	520
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R-560	560	560	560	560	560
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R-570	570	570	570	570	570
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R-695	695	695	695	695	695
R-700	700	700	700	700	700
R-705	705	705	705	705	705
R-710	710	710	710	710	710
R-715	715	715	715	715	715
R-720	720	720	720	720	720
R-725	725	725	725	725	725
R-730	730	730	730	730	730
R-735	735	735	735	735	735
R-740	740	740	740	740	740
R-745	745	745	745	745	745
R-750	750	750	750	750	750
R-755	755	755	755	755	755
R-760	760	760	760	760	760
R-765	765	765	765	765	765
R-770	770	770	770	770	770
R-775	775	775	775	775	775
R-780	780	780	780	780	780
R-785	785	785	785	785	785
R-790	790	790	790	790	790
R-795	795	795	795	795	795
R-800	800	800	800	800	800
R-805	805	805	805	805	805
R-810	810	810	810	810	810
R-815	815	815	815	815	815
R-820	820	820	820	820	820
R-825	825	825	825	825	825
R-830	830	830	830	830	830
R-835	835	835	835	835	835
R-840	840	840	840	840	840
R-845	845	845	845	845	845
R-850	850	850	850	850	850
R-855	855	855	855	855	855
R-860	860	860	860	860	860
R-865	865	865	865	865	865
R-870	870	870	870	870	870
R-875	87				

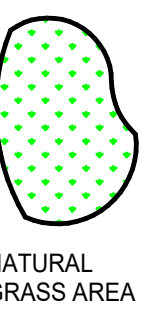
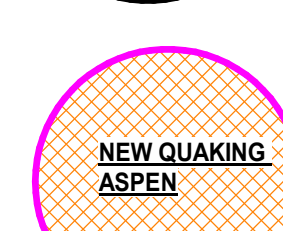




LOCATION OF PROPOSED ASPEN TREE. PHOTO LOOKING FROM BASE OF DECK EXPANSION AND LOOKING TOWARD WEST NEIGHBOR



LOCATION OF PROPOSED ASPEN TREE. PHOTO LOOKING FROM BASE OF DRAINAGE EASEMENT AND LOOKING TOWARD EAST TOWARD DECK EXPANSION



Symbol	Name	Size	Count
Deciduous Trees			1
QA	QUAKING ASPEN -CLUMP (POPULUS TREMULOIDES)	3" OR LARGER CAL.	11
			1
Deciduous Shrubs			-
SODDED AREA			
SOD	SOD AREA TO MATCH EXISTING TYPE OF SEED MIX/SOD. POSSIBLE SOD MIX OF GRASSES AND FESCUE SEED, ARKANSAS VALLEY SEED COMPANY, NATIVE LOW GROW. 30% Ephraim Crested Wheatgrass 25% Sheep Fescue 20% Perennial Rye 15% Chewings Fescue 10% Fults Alkaligrass.		AS NEEDED TO COVER EXISTING FOOTPRINT OF SODDED AREA.
Natural Grass Areas (reveg) 2700 square feet of cover.			
NG	MIX OF GRASSES AND FESCUE SEED ARKANSAS VALLEY SEED COMPANY LOW MAINTENANCE TURF GRASS MIX AREA TO SPRAYED WITH A FERTILIZER AND SEED MIX. Mix of Elite Fine Fescues 35% Chewings Fescue 35% Hard Fescue 30% Creeping Red Fescue ADD WILDFLOWER SEED MIX INTO REVEG SEED MIX IN AREAS RESEED ON NEIGHBOR'S PROPERTY.		REWORK EXISTING IRRIGATION. PROVIDE TEMP IRRIGATION ON ALL REVEG AREA. REMOVE TEMP IRRIGATION AFTER RE-ESTABLISHMENT OF LANDSCAPE (3 SEASONS)

IRRIGATION NOTE:
1 ALL RESEEDED AREAS ARE TO TEMPORARY DRIP IRRIGATION
2 REWORK EXISTING POP-UP IRRIGATION WITHIN SODDED AREA.

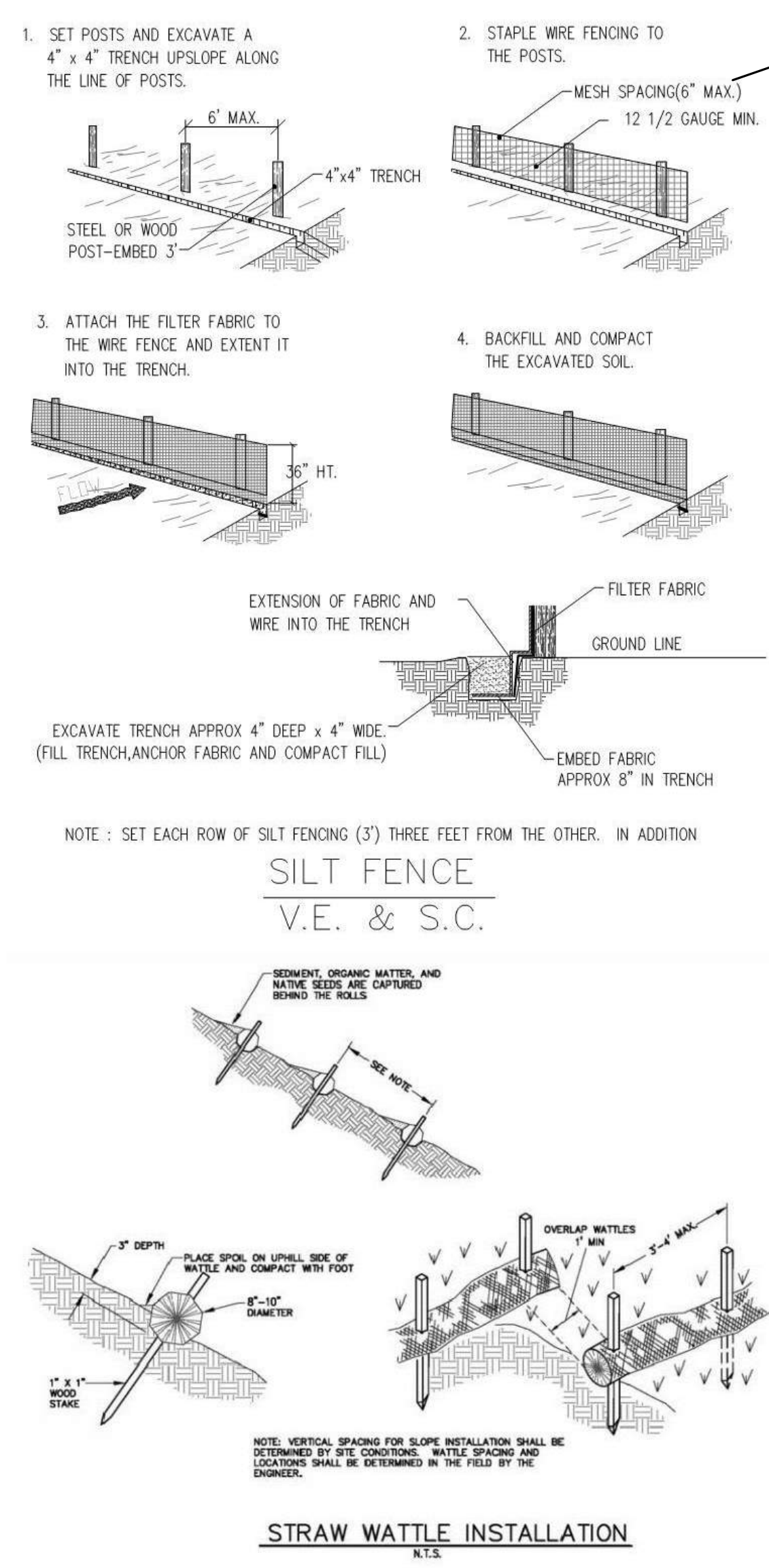
No.	Description	Date
1	Revision 1	

Consultant
Address
Phone
Fax
e-mail

322 Legacy Trail

THE RUBIN RESIDENCE
Cortillera Valley Club, Filing: 9 - Legacy Trail - Lot: 11
Edwards, CO 81632
PERMIT SET

NOT FOR CONSTRUCTION



MATERIAL DELIVERY ACCESS PATH OPTION #3

(1) ADDITIONAL ASPEN WILL BE REQUIRED TO BE REMOVED IF LARGER EXCAVATION EQUIPMENT NEEDS TO USE THIA PATH

IF TREE IS REMOVED, THEN A REPLACEMENT TREE OF 3" CALIPER ASPEN OR GREATER WILL BE INSTALLED IN ITS PLACE

GREEN CONSTRUCTION FENCE WITH SILT FENCING AT BASE

LOT 11
0.527 ACRES
0322

NO WORK OUTSIDE OF BUILDING ENVELOPE. FENCE POSITIONED TO ALLOW FOR EQUIPMENT MOVEMENT AROUND HOUSE

LOT 12

LOT 12
0.543 ACRES
0372

THESE ELLIPSES SHOW POSITION OF EXISTING BOULDERS

LEGACY TRAIL
50' PRIVATE RIGHT-OF-WAY

CONSTRUCTION PARKING AT CUL-DE-SAC AS ALLOWED BY CVC CONSTRUCTION GUIDELINES
VEHICLES SHALL NOT BLOCK OR IMPEDE NEIGHBORING PROPERTIES

MATERIAL IS TO BE STAGED IN DRIVE OR WITH GARAGES

DUMPSTER

CONSTRUCTION SIGNAGE TO MEET CVC STANDARDS WITH PERMIT NUMBER SHOWN

1 TOILET WITHIN HOME IS TO BE USED BY WORKMAN AS CONSTRUCTION TOILET AND TO BE CLEANED WEEKLY

EXCAVATION EQUIPMENT ACCESS PATH OPTION #1

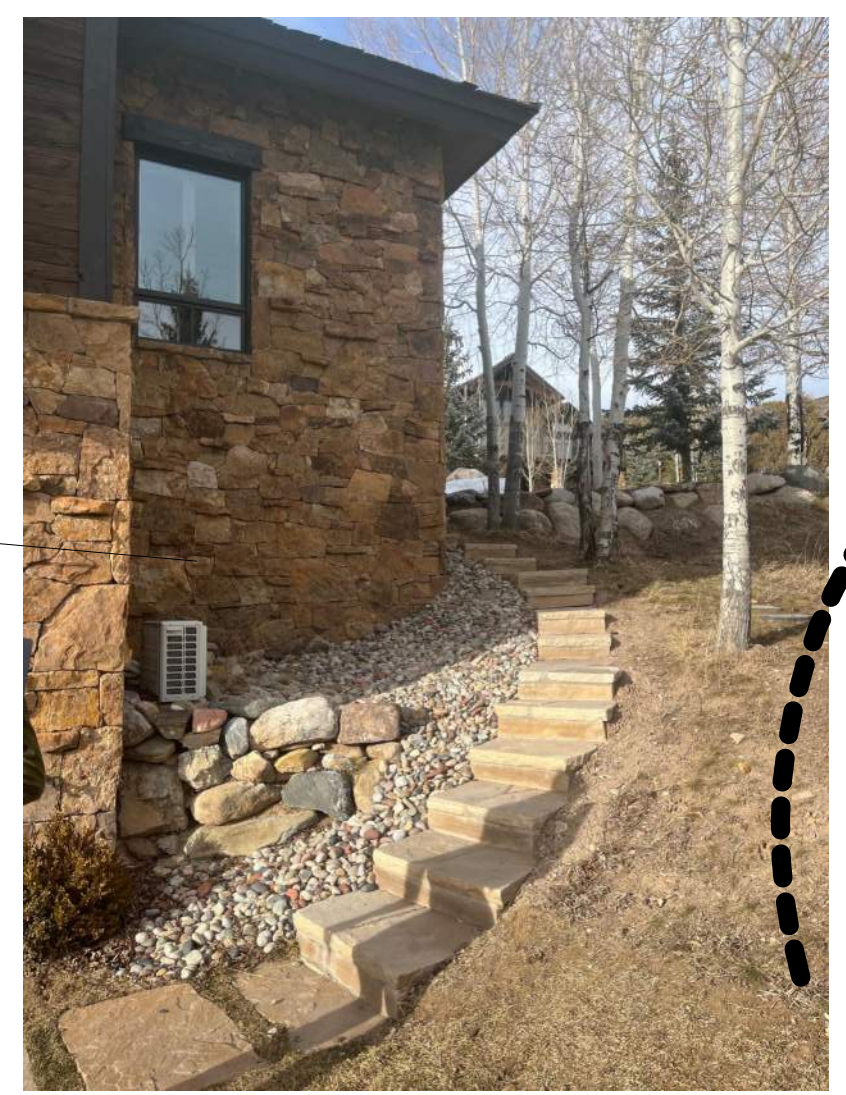
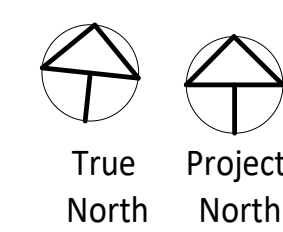
AGREEMENT WITH EAST NEIGHBOR TO CROSS PROPERTY IS TO BE FORMALIZED. SHOULD BE ABLE TO ACCESS WITH MINIMAL TREE/SITE DISTURBANCE. REVEG ALL DISTURBED AREAS TO BETTER THAN EXISTING CONDITIONS.

PLYWOOD SHEETING OR OTHER METHODS OF PROTECTING AND DISPERSING LOAD SHALL BE PLACED AT INGRESS AN EGRESS OF HEAVY EQUIPMENT. PROTECT EXISTING IRRIGATION VAULTS NEAR PROERTY LINE

POSSIBLE EXCAVATION EQUIPMENT ACCESS PATH OPTION #2

ACCESS THRU GOLF COURSE CART PATH AT OFF TIME. AGREEMENT WILL NEED TO BE MADE WITH GOLF COURSE. LEAST SITE DISTURBANCE

1 CONSTRUCTION MGMT
1" = 10'-0"



PATH OF CONSTRUCTION SITE ACCESS AS SEEN FROM BELOW



PATH OF CONSTRUCTION SITE ACCESS AS SEEN FROM CUL-DE-SAC



PATH OF CONSTRUCTION SITE ACCESS AS SEEN LOOKING ON EAST SIDE OF HOUSE

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Revisions	Date
No.	Description

Consultant
Address
Phone
Fax
e-mail

322 Legacy Trail
THE RUBIN RESIDENCE
Cordillera Valley Club, Filing: 9 - Legacy Trail - Lot: 11
Edwards, CO 81632
PERMIT SET

NOT FOR CONSTRUCTION

Date: 6-25-25
Project number: 2477
CONSTRUCT. MGMT
A1.3

ORIGINAL PERMIT SET 5-9-25
ORIGINAL DBS SET 12-2-25



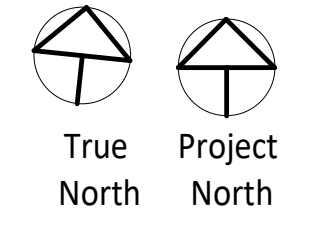
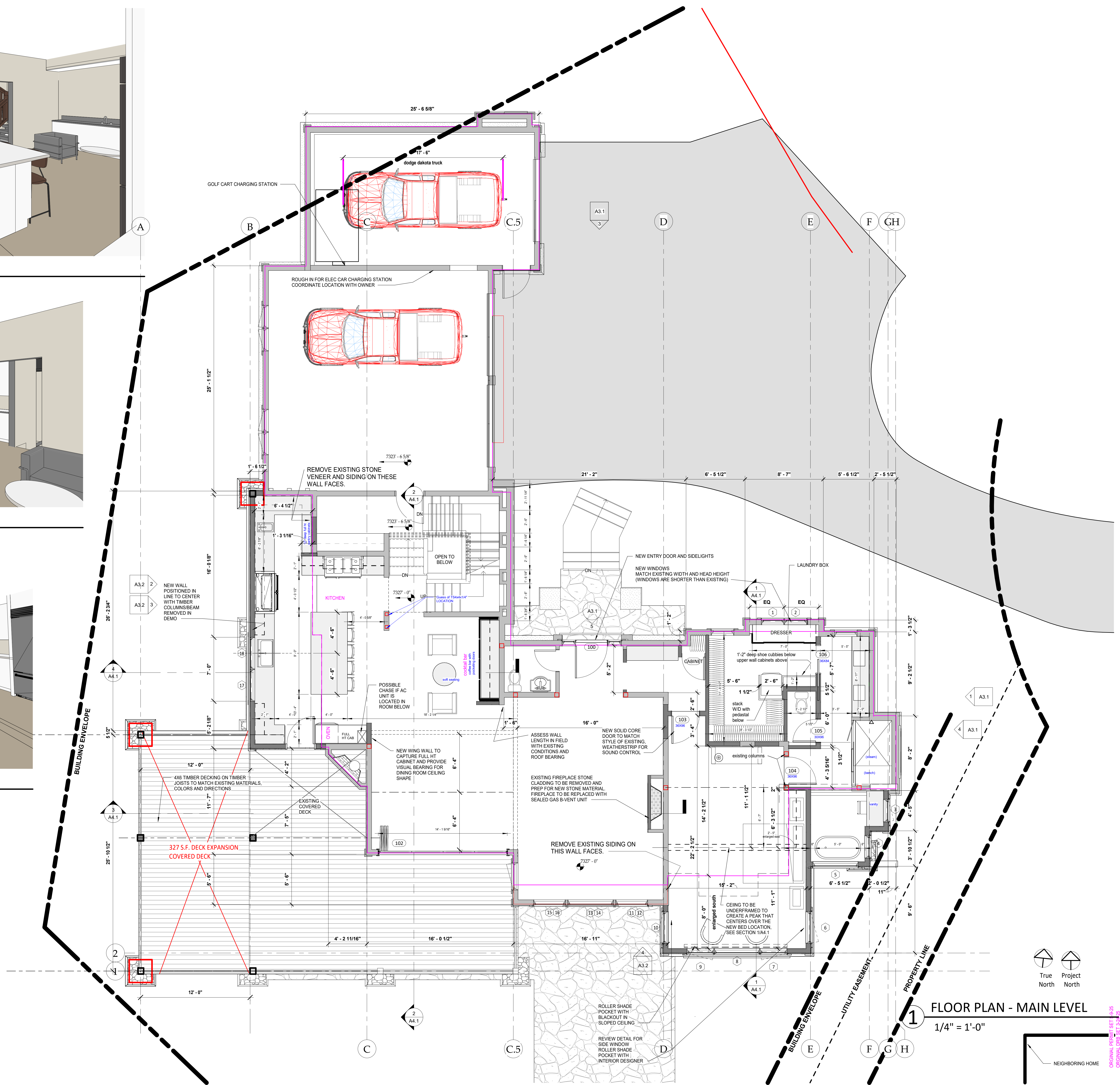
2 3D View KITCHEN 1



3 3D View KITCHEN 2



4 3D View KITCHEN 3

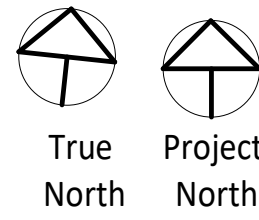
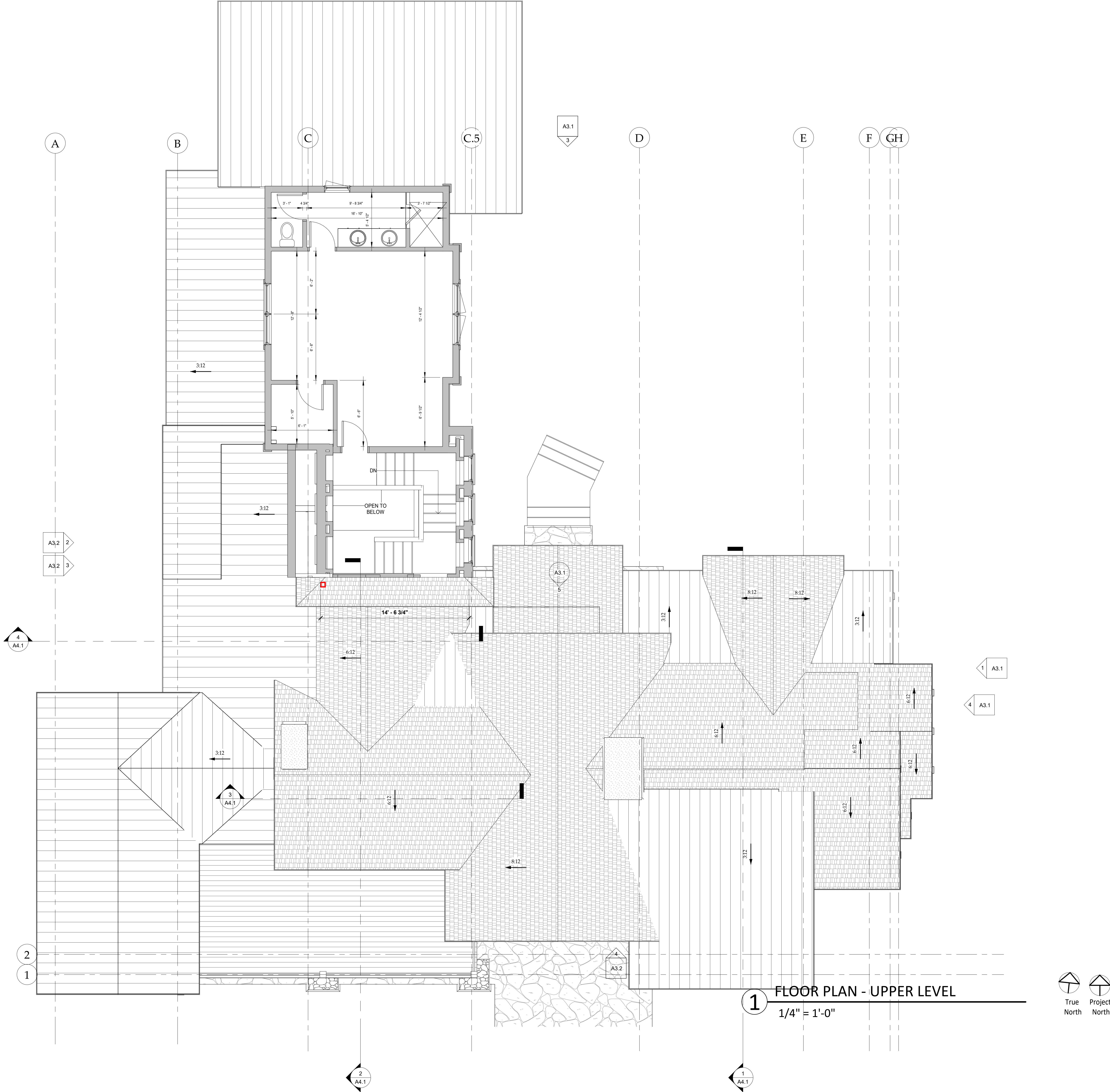


FLOOR PLAN - MAIN LEVEL
1/4" = 1'-0"

No.	Revisions	Description	Date

THE RUBIN RESIDENCE
322 Legacy Trail
Cordillera Valley Club, Filing: 9 - Legacy Trail - Lot: 11
Edwards, CO 81632
PERMIT SET





ORIGINAL PERMIT SET 5-0-25
ORIGINAL DRI SET 3-24-25

Date	6-25-25
Project number	2477
UPPER LEVEL PLAN	
A2.3	



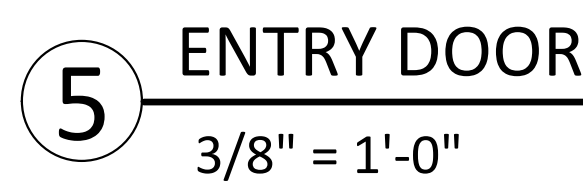
THE RUBIN RESIDENCE
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No.	Description	Date

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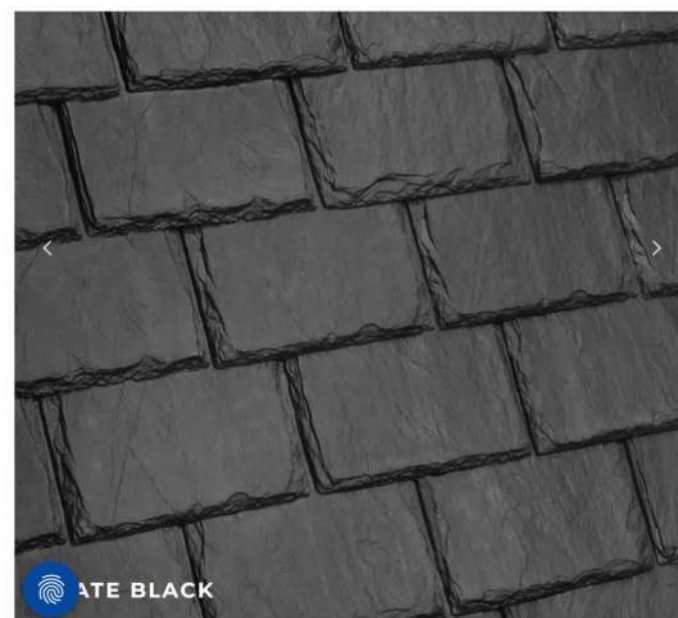
WINDOW NOTES:	
1.	ALL WINDOWS SHALL BE DOUBLE-PANED ALUM. CLAD UNLESS OTHERWISE NOTED.
2.	U-VALUE OF 30 MAXIMUM (SEE INSULATION SUMMARY)
3.	ALL WINDOWS TO RECEIVE LOW-E TREATMENT.
4.	ALL SIZES SHOWN ARE NOMINAL. CONTRACTOR TO VERIFY ROUGH-OPENING SIZES WITH OPENING WINDOW MANUFACTURER.
5.	WINDOWS MUST DISPLAY MANUFACTURER SPEC'S INCLUDING U-VALUES PRIOR TO RESPECTIVE.
6.	LOW AWING WINDOWS SHALL RECEIVE MANUFACTURER'S OPENING LIMIT AS REQUIRED BY BUILDING CODE.
7.	CONTRACTOR AND WINDOW SUPPLIER TO CONFIRM ALL LOCATIONS OF TEMPERED GLASS AND PROVIDE ACCORDINGLY.
8.	ALL SLIDING AND HINGED PATIO DOORS ARE TO BE PROVIDED BY THE WINDOW MANUFACTURER. DOORS THAT ARE TALLER THAN WINDOW MANUFACTURER PRODUCTS MAY BE PROVIDED BY ANOTHER MANUFACTURER, BUT FINISHES SHALL BE THE SAME AS TYPICAL.

MAIN LEVEL
7327'-0"



EXTERIOR MATERIAL NOTES:
ALL NEW EXTERIOR SIDING, TRIM, FASCIAS, AND TIMBER MATERIALS, COLORS
AND TEXTURES ARE TO MATCH EXISTING.

NEW WINDOWS SHALL MATCH EXISTING ALUM CLAD WINDOW COLOR



ROOFING NOTE:
DAVINCI, SINGLE WIDTH SHINGLE (12"), IN SLATE BLACK COLOR, CLASS 'A',
INSTALLED IN 7" EXPOSURE.

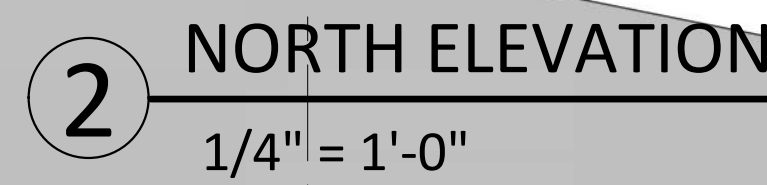
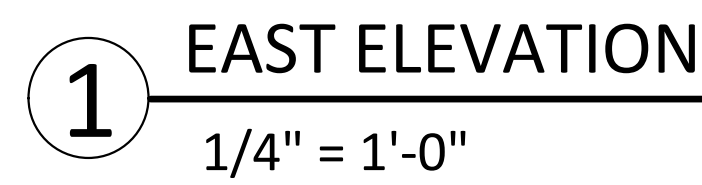
ALL EXISTING WOOD SHAKE ROOFING, AND FLASHING ARE TO BE REMOVED
PROVIDE NEW SYNTHETIC ROOFING ON FULL COVERAGE WATERPROOF
MEMBRANE.

- Roof assemblies shall comply with **Class A** rating when tested in accordance with ASTM E108 or UL790
- Roof Valleys shall have valley flashing not less than 26 sheet gauge corrosive resistant metal installed over a minimum 36" wide underlayment consisting of one layer of 72 pound mineral surface, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley. (over the top full coverage waterproof roof membrane)
- Protection of Combustible eaves, fascia and soffits shall be enclosed with solid material with a minimum thickness of 3/4". Exposed rafter tails shall not be permitted unless constructed of heavy timber material.



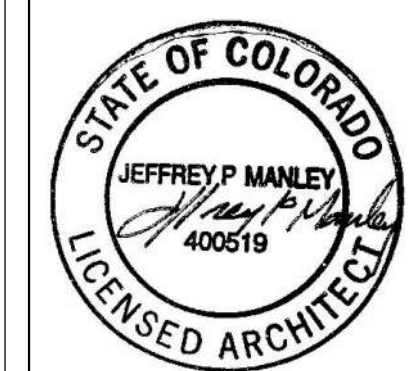
EXTERIOR GUARD/RAILING DESIGN:
GUARD/RAILINGS ARE TO BE 2"x1 1/2" STEEL TUB OPT RAIL WITH STEEL BAR STOCK 3/8"x1 3/4" BOX NEWELS WITH 3/8" ROD PICKET AT 4" SPACING.
TOP RAIL TO BE AT 38" ABOVE DECK SURFACE

EXISTING WOOD GUARDS/RAILING
AND NEWELS AT DECK ARE TO BE
REMOVED



THE RUBIN RESIDENCE
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Cordillera Valley Club, Filling: 9 - Legacy Trail - Lot: 11
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PERMIT SET





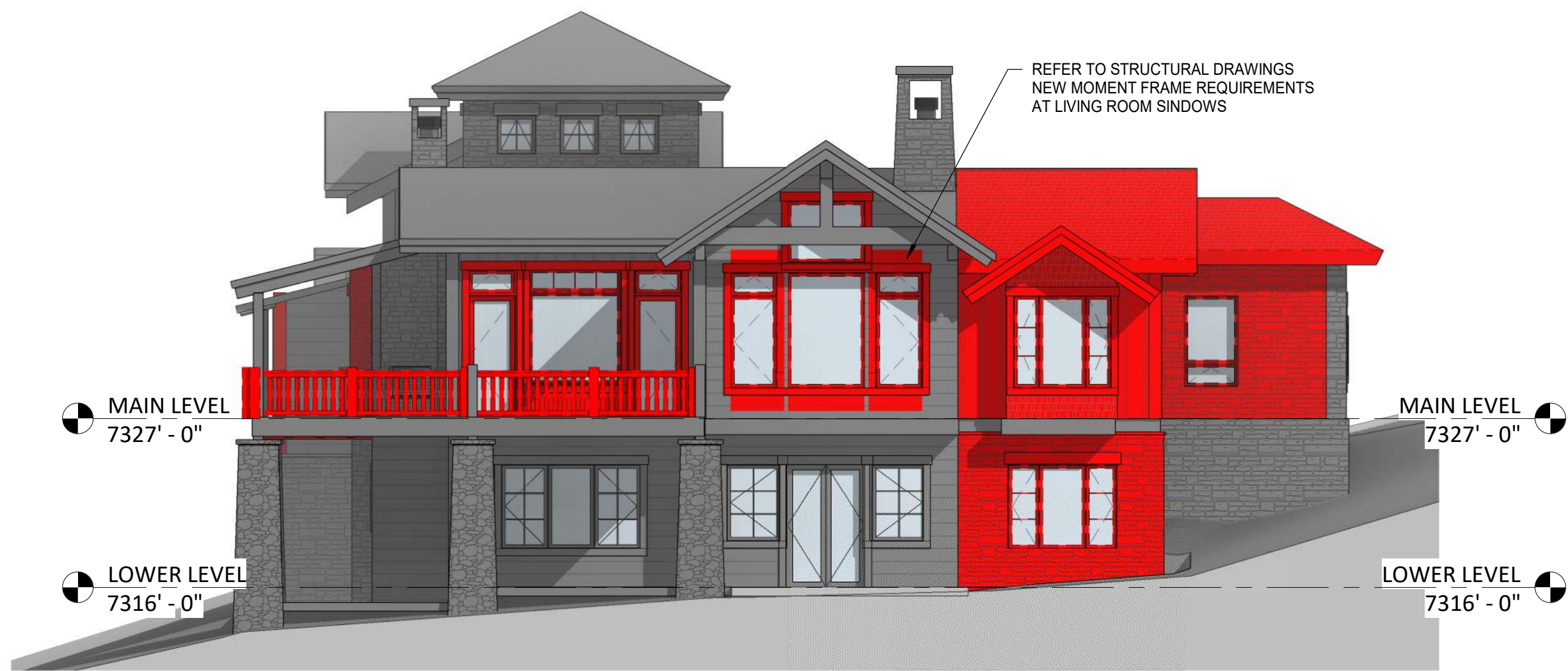
5 Image of deck from north
12" = 1'-0"



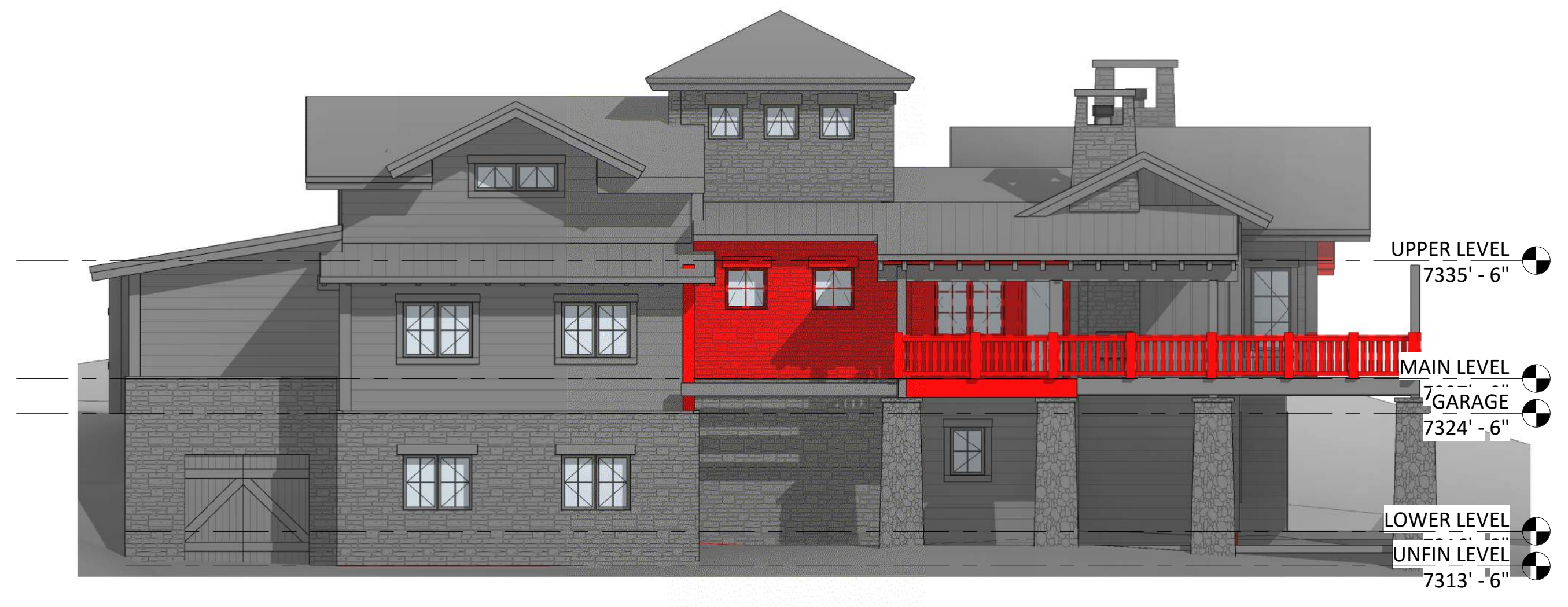
1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



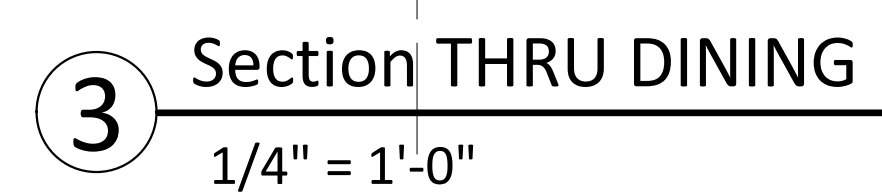
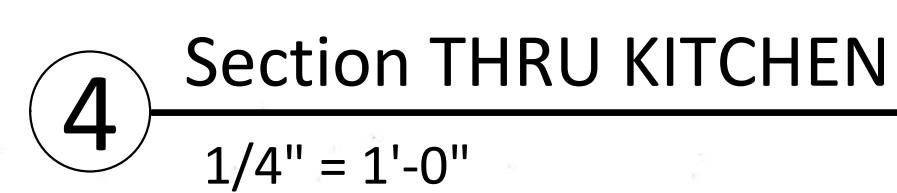
4 SOUTH ELEVATION-DEMOLITION
1/8" = 1'-0"



3 WEST ELEVATION-DEMOLITION
1/8" = 1'-0"

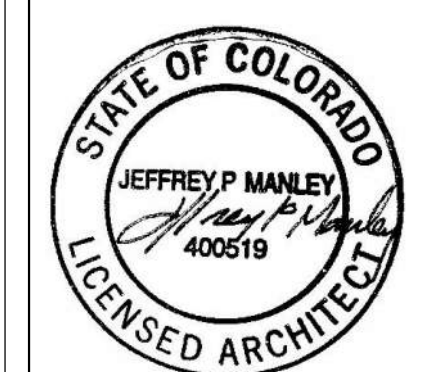
No.	Description	Date



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THE RUBIN RESIDENCE
322 Legacy Trail
Cordillera Valley Club, Filing: 9 - Legacy Trail - Lot: 11
Edwards, CO 81632

PERMIT SET



Date **6-25-25**

Project number	2477
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BUILDING SECTIONS

A4.1



PHOTO FROM BASE OF NEW DECK COLUMNS LOOKING TOWARD WEST NEIGHBOR



PHOTO FROM WEST DRAINAGE EASEMENT
LOOKING UP AT WEST SIDE OF BUILDING



PHOTO FROM GOLF COURSE CART PATH
LOOKING UP AT WEST SIDE OF BUILDING



PHOTO FROM GOLF COURSE CART PATH
LOOKING UP AT WEST SIDE OF BUILDING



PHOTO FROM GOLF COURSE CART PATH
LOOKING UP AT SOUTH SIDE OF BUILDING



PHOTO FROM WEST NEIGHBOR DECK LOOKING AT 3RD CAR GARAGE/CART GARAGE



PHOTOS OF SOUTH EASE SIDE OF
HOME SHOWING STEPPING PATH TO
BE REINSTALLED ON EAST SIDE



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REVISIONS		Date
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Cordillera Valley Club, Filing: 9 - Legacy Trail - Lot: 11
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PERMIT SET

STATE OF COLORADO
JEFFREY P. MANLEY
400619
LICENSED ARCHITECT

6-25-25
2477
Project number
PHOTOS OF EXISTING HOME

A3.4