



Body of House - **BODY** Color
 Plaster Sand Finished Pop/outs - **TRIM** Color
 Fascia - **FASCIA** Color
 Front Door - **FRONT DOOR** Color
 Garage Door - **GARAGE DOOR** Color

Decorative Iron Work & Iron Railings - **SW7020 Black Fox**
 Clay Deco Features - **NATURAL** Color (NO PAINT)
 Any Shutters - **SHUTTER** Color
 Any Side or Rear Entry Doors - **BODY** Color
 Wood Railings - **TRIM** Color

Rivers Edge Tucson Exterior Paint Matrix
TRACK SPECIFIC PAINT GROUP (Sherwin Williams)

National Merchandising Department - July 2024

Elevation A Color Schemes	Body	Garage Door	Trim	Fascia/Corbels	Shutter/Front Door <i>(per plan)</i>	"S" Roof Tile	Exterior Stone ESW	Mortar <i>(for Exterior Stone)</i>	Rail/Decorative Ironwork
ELEVATION A - SCHEME #1	SW 6102 Portabello LRV 21	SW 6108 Latte LRV 38	SW 6083 Sable LRV 8	SW 6083 Sable LRV 8	SW 6062 Rugged Brown LRV 7	MLT-MSCS6129 Marbled Terra Cotta	N/A	N/A	SW7020 Black Fox LRV8
ELEVATION A - SCHEME #2	SW6172 Hardware LRV 23	SW 7515 Homestead Brown LRV 12	SW7546 Prairie Grass LRV 38	SW 7515 Homestead Brown LRV 12	SW 7645 Thunder Gray LRV 9	MLT-MSCS0026 Sandstorm	N/A	N/A	SW7020 Black Fox LRV8
ELEVATION A - SCHEME #3	SW 7025 Backdrop LRV 20	SW 7048 Urbane Bronze LRV 8	SW 7024 Functional Gray LRV 37	SW 7048 Urbane Bronze LRV 8	SW 7062 Rock Bottom LRV 7	MLT-MSCS5773 Ironwood	N/A	N/A	SW7020 Black Fox LRV8
ELEVATION A - SCHEME #4	SW7640 Fawn Brindle LRV 36	SW7054 Oak Leaf Brown LRV 10	SW7053 Adaptive Shade LRV 21	SW7053 Adaptive Shade LRV 21	SW7060 Attitude Gray LRV 20	MLT-MSCS0772 Old Mesquite Blend	N/A	N/A	SW7020 Black Fox LRV8
ELEVATION A - SCHEME #5	SW 7039 Virtual Taupe LRV 20	SW 7026 Griffin LRV 13	SW 7507 Stone Lion LRV 38	SW 6083 Sable LRV 8	SW 6083 Sable LRV 8	MLT-MSCS0772 Old Mesquite Blend	N/A	N/A	SW7020 Black Fox LRV8



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Rivers Edge Tucson Exterior Paint Matrix
TRACK SPECIFIC PAINT GROUP (Sherwin Williams)

National Merchandising Department - July 2024

Elevation B Color Schemes	Body	Garage Door	Trim	Fascia/Corbels	Shutter/Front Door <i>(per plan)</i>	Flat Roof Tile	Exterior Stone ESW <i>(Optional)</i>	Mortar <i>(for Exterior Stone)</i>	Rail/Decorative Ironwork
ELEVATION B - SCHEME #1	SW 9174 Moth Wing LRV 29	SW 7515 Homestead Brown LRV 12	SW 7515 Homestead Brown LRV 12	SW 7069 Iron Ore LRV 6	SW 7069 Iron Ore LRV 6	MLT-STCS0330 Appalachian Blend	Southern Ledge Mesa Verde	Grouted	SW7020 Black Fox LRV8
ELEVATION B - SCHEME #2	SW 9172 Studio Clay LRV 27	SW 9115 Cowboy Boots LRV 9	SW 7633 LRV 36	SW 6083 Sable LRV 8	SW 6083 Sable LRV 8	MLT-STCS6129 Marbled Terra Cotta	Prostack Lite Pheasant <i>(dry stack)</i>	Grouted	SW7020 Black Fox LRV8
ELEVATION B - SCHEME #3	SW 9089 Liama Wool LRV 20	SW 6083 Sable LRV 8	SW 7031 Mega Greige LRV 37	SW 6080 Utterly Beige LRV 39	SW 7660 Earl Gray LRV 32	MLT-STCS3075 Natural Brown	Mountain Ledge, Northwoods	Grouted	SW7020 Black Fox LRV8
ELEVATION B - SCHEME #4	SW 7032 Warm Stone LRV 20	SW 7038 Tony Taupe LRV 37	SW 7048 Urbane Bronze LRV 8	SW 7048 Urbane Bronze LRV 8	SW 7020 Black Fox LRV 7	MLT-STCS0330 Appalachian Blend	Mountain Ledge Grey Drift	Grouted	SW7020 Black Fox LRV8
ELEVATION B - SCHEME #5	SW 2821 Downing Stone LRV 36	SW 2820 Downing Earth LRV 20	SW 7038 Tony Taupe LRV 37	SW 7041 Van Dyke Brown LRV 7	SW 7041 Van Dyke Brown LRV 7	MLT-STCS3075 Natural Brown	Southern Ledge Mahogany	Grouted	SW7020 Black Fox LRV8



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Decorative Iron Work & Iron Railings - **SW7020 Black Fox**
 Clay Deco Features - **NATURAL** Color (NO PAINT)
 Any Shutters - **SHUTTER** Color
 Any Side or Rear Entry Doors - **BODY** Color
 Wood Railings - **TRIM** Color

Rivers Edge Tucson Exterior Paint Matrix
TRACK SPECIFIC PAINT GROUP (Sherwin Williams)

National Merchandising Department - July 2024

Elevation C Color Schemes	Body	Garage Door	Trim	Fascia/Corbels	Shutter/Front Door (per plan)	Flat Roof Tile	Exterior Stone ESW (Standard)	Mortar (for Exterior Stone)	Rail/Decorative Ironwork
ELEVATION C - SCHEME #1	SW 7046 Anonymous LRV 20	SW 7031 Mega Greige LRV 37	SW 7031 Mega Greige LRV 37	SW 7069 Iron Ore LRV 6	SW 7069 Iron Ore LRV 6	MLT-STCS5354 Stone Mountain Blend	Prostack Lite Grey Drift	Dry Stack	SW7020 Black Fox LRV8
ELEVATION C - SCHEME #2	SW 7024 Functional Gray LRV 37	SW 7047 Porpoise LRV 13	SW 9168 Elephant Ear LRV 28	SW 7047 Porpoise LRV 13	SW 7622 Homburg Gray LRV 15	MLT-STCS5354 Stone Mountain Blend	Southern Ledge, Slate	Grouted	SW7020 Black Fox LRV8
ELEVATION C - SCHEME #3	SW 6081 Down Home LRV 20	SW 9090 Caraibe LRV 13	SW 6080 Utterly Beige LRV 39	SW 6080 Utterly Beige LRV 39	SW 6069 French Roast LRV 4	MLT-STCS6129 Marbled Terra Cotta	Prostack Lite Villa Madero	Dry Stack	SW7020 Black Fox LRV8
ELEVATION C - SCHEME #4	SW 7507 Stone Lion LRV 38	SW 7514 Foothills LRV 18	SW 7514 Foothills LRV 18	SW 7514 Foothills LRV 18	SW 7068 Grizzle Gray LRV 13	MLT-STCS3075 Natural Brown	Prostack Lite Cedar Mesa	Dry Stack	SW7020 Black Fox LRV8
ELEVATION C - SCHEME #5	SW 7743 Mountain Road LRV 23	SW 7040 Smokehouse LRV 13	SW 7041 Van Dyke Brown LRV 7	SW 7041 Van Dyke Brown LRV 7	SW 2856 Fairfax Brown LRV 7	MLT-STCS0330 Appalachian Blend	Prostack Lite Grey Drift	Dry Stack	SW7020 Black Fox LRV8

PAINT MANUFACTURER: Sherwin Williams (*Indicates a color match)

ROOFING MATERIAL: Boral

STONE MANUFACTURER: Environmental Stoneworks

Revisions: 7/24/23: Replaced Cortona with Pheasant Pro stack Lite Schm. B2

River's Edge

TOV Note: The same color scheme and elevations may not be repeated in adjacent homes or homes directly across the street from each other.

BUILDING SETBACKS: ALLOWED AND PROPOSED
 FRONT YARD: 20'
 REAR YARD: 10'
 SIDE YARD: 10'

Plan T642 (2506SF) 45'x 79' 1-Story Opt Ext Patio; Opt Side-turn garage
 Plan T843 (2262SF) 45'x 82' 1-Story Opt Ext Patio; Opt Guest Suite
 Plan T951 (1917SF) 45'x 75' 1-Story Std RV Garage

Preliminary LOT FIT Revised 09.02.24

LOT	ADDRESS	GARAGE HANDING	T642	T843	T951	NOTES
121		LEFT	Y	N	Y	Lot too shallow
122		RIGHT	Y	Y	Y	
123		LEFT	Y	Y	Y	
124		RIGHT	Y	Y	Y	
125		LEFT	Y	Y	Y	
126		RIGHT	Y	Y	Y	
127		LEFT	Y	Y	Y	
128		LEFT	Y	Y	Y	
129		LEFT	Y	Y	Y	
130		RIGHT	Y	Y	Y	
131		RIGHT	Y	Y	Y	
132		LEFT	Y	Y	Y	
133		RIGHT	Y	Y	Y	
134		LEFT	Y	Y	Y	
135		RIGHT	Y	Y	Y	
136		LEFT	Y	Y	Y	
137		RIGHT	Y	Y	Y	
138		RIGHT	Y	Y	Y	
139		LEFT	Y	Y	Y	
140		LEFT	Y	Y	Y	
141		RIGHT	Y	Y	Y	

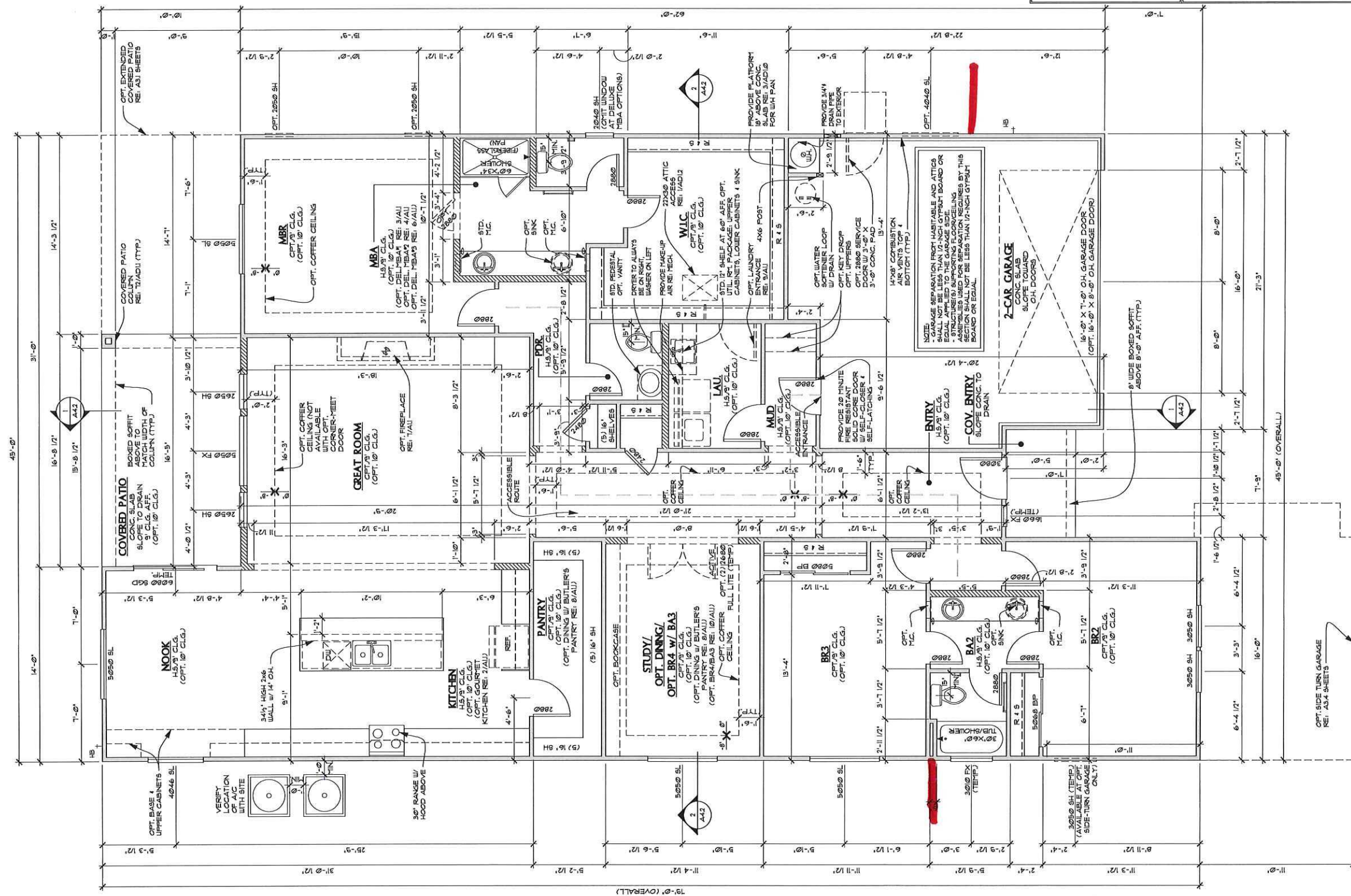
Oro Valley examples of mechanical/utility screening



	ELEVATION A	
	STANDARD	OPTIONS
2 CAR GARAGE	482 SQ. FT.	
OPT. SIDE-TURN GARAGE		202 SQ. FT.
COVERED ENTRY	33 SQ. FT.	
COVERED PORCH AT ELEV. B		323 SQ. FT.
COVERED PATIO		167 SQ. FT.
OPT. EXTENDED COVERED PATIO		310 SQ. FT.
FIRST FLOOR	2506 SQ. FT.	
TOTAL (BASE HOUSE)	2506 SQ. FT.	

WALL LEGEND	
	2x4 WALL
	2x6 WALL
	LOW WALL
	FIRST FLOOR: HD, HT, AT, -12' FROM TOP PLATE (TYP, UNCL.)

- PLAN NOTES**
- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, RFR, & R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (IRC M1901.2)
 - CEILING GYPSUM BOARD, WHEN APPLYING A WATER-BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" 5/8" RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R101.3.5, FOOTNOTE D)
 - SHOWER & BATH TUB NOTES
 - 4" AFF. CURBS COMPLYING W/ IRC P101.1
 - GLASS ENCLOSURES SHALL BE TEMPERED & SHATTER-PROOF
 - BATHUB & SHOWER FLOORS & WALLS ABOVE BATHUBS W/ INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE, TO EXTEND TO A HEIGHT OF NOT LESS THAN 7' ABOVE THE FLOOR (IRC 307.3)
 - LAUNDRY NOTES
 - DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
 - PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
 - STANDARD 12" SHELF AT 60" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE; UPPER CABINETS & LAUNDRY SINK - WHERE OCCURS)
 - ALL BEDROOM/ SLEEPING ROOMS WILL HAVE A MINIMUM OF 20" WIDE AND 24" HEIGHT (NET CLEAR OPENING OF 8.1 SQUARE FEET) AT THE MAXIMUM WINDOW SILL HEIGHT AT 44" ABOVE FINISHED FLOOR (IRC 310)
 - OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 1/2" INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 1/2" INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (IRC 307.5.1)
 - RANGES AND COOKTOPS SHALL COMPLY WITH 2012 IRC (M1901.2)
 - MICROWAVES INSTALLED ABOVE A COOKING APPLIANCE SHALL COMPLY WITH 2012 IRC (M1901.4 M1904.1)



1 FIRST FLOOR PLAN @ ELEVATION A
SCALE: 1/4" = 1'-0"

RETURN WALLS



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Date: 10/01/2018

Revisions:

RIVERS EDGE
(Oro Valley)

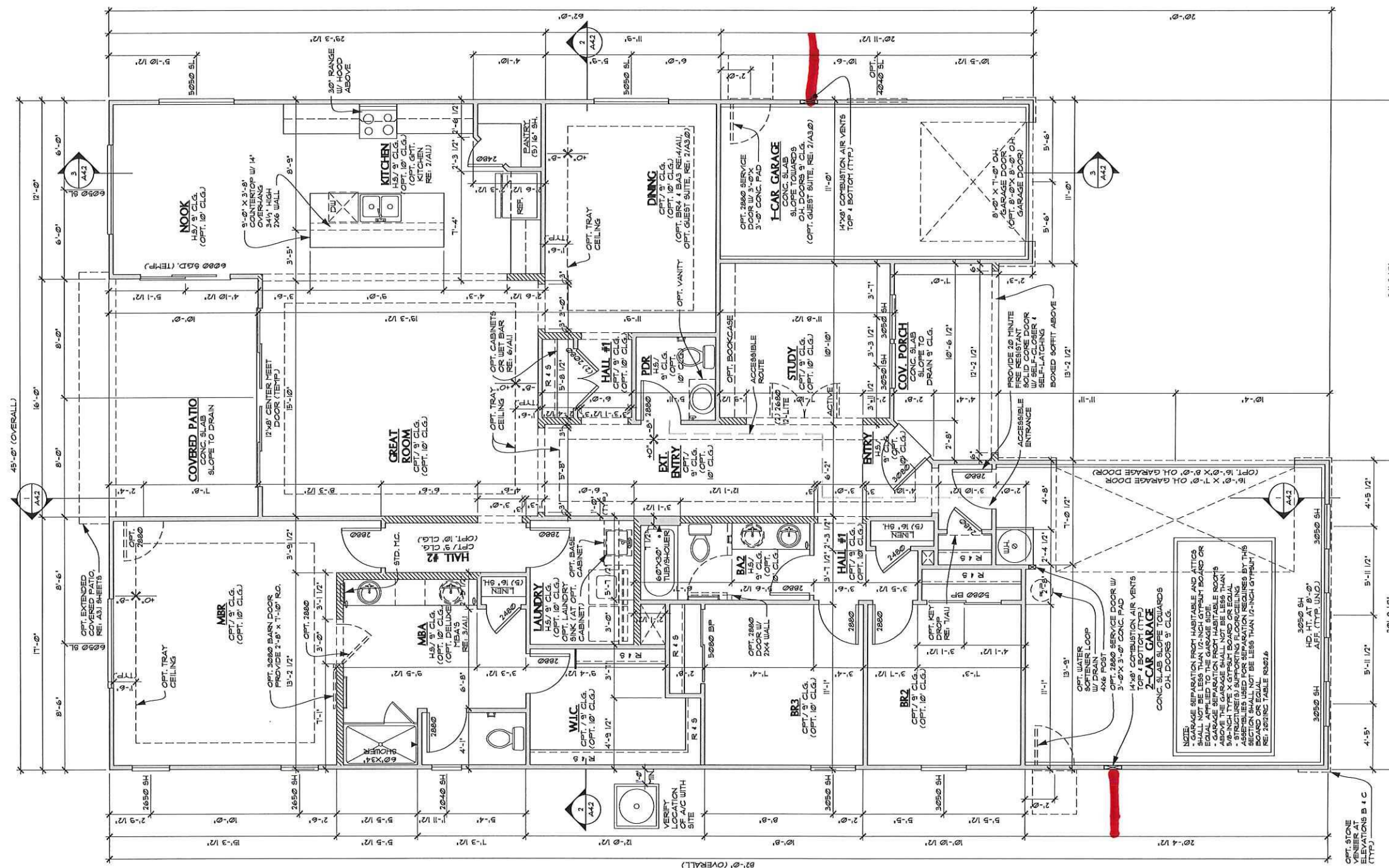
Plan Number:
T642

Plan Name:
CASSANDRA

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:
A1.1

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SQUARE FOOTAGE CALCULATIONS		
	ELEVATION A	
	STANDARD	OPTIONS
2 CAR GARAGE	440 SQ. FT.	
1 CAR GARAGE	200 SQ. FT.	
COVERED PORCH	83 SQ. FT.	
COVERED PATIO	160 SQ. FT.	
OPT. EXT. COVERED PATIO		+34 SQ. FT.
FIRST FLOOR	2212 SQ. FT.	
TOTAL (BASE HOUSE)	2272 SQ. FT.	

WALL LEGEND	
	2x4 WALL
	2x6 WALL
	LOW WALL
	FIRST FLOOR: HD. HT. AT -1'2" FROM TOP PLATE (TYP. UNO.)

- PLAN NOTES**
- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, PER. & R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (IRC N10212.1)
 - CEILING GYPSUM BOARD: WHEN APPLYING A WATER-BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16' O.C. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" 5/8" RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R102.3.5, FOOTNOTE D)
 - SHOWER & BATHUB NOTES
 - 4" AFF. CURB COMPLYING W/ IRC R102.10
 - GLASS ENCLOSURES SHALL BE TEMPERED & SHATTER-PROOF
 - BATHUB & SHOWER FLOORS & WALLS ABOVE BATHUBS W/ INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE, TO EXTEND TO A HEIGHT OF NOT LESS THAN 12" ABOVE THE FLOOR (IRC R302.1)
 - LAUNDRY NOTES
 - DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
 - PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
 - STANDARD 12" SHELF AT 6" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE, UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
 - ALL BEDROOM/ SLEEPING ROOMS WILL HAVE A MINIMUM OF 20" WIDE AND 24" HEIGHT (NET CLEAR OPENING OF 5:1 SQUARE FEET) w/ THE MAXIMUM WINDOW SILL HEIGHT AT 44" ABOVE FINISHED FLOOR (IRC 310)
 - OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 1/2" INCHES THICK OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (IRC 302.5)
 - RANGES AND COOKTOPS SHALL COMPLY WITH 2012 IRC (M102.1)
 - MICROWAVES INSTALLED ABOVE A COOKING APPLIANCE SHALL COMPLY WITH 2012 IRC (M102.1 & M102.4)

1 FIRST FLOOR PLAN @ ELEVATION A (SIM @ ELEV. B)
SCALE: 1/4" = 1'-0"

RETURN WALLS

RICHMOND

AMERICAN HOMES

TUCSON

3091 W. Ina Road
Tucson, AZ 85741 (520) 544-2700

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Date: 08/25/2018

Revisions:

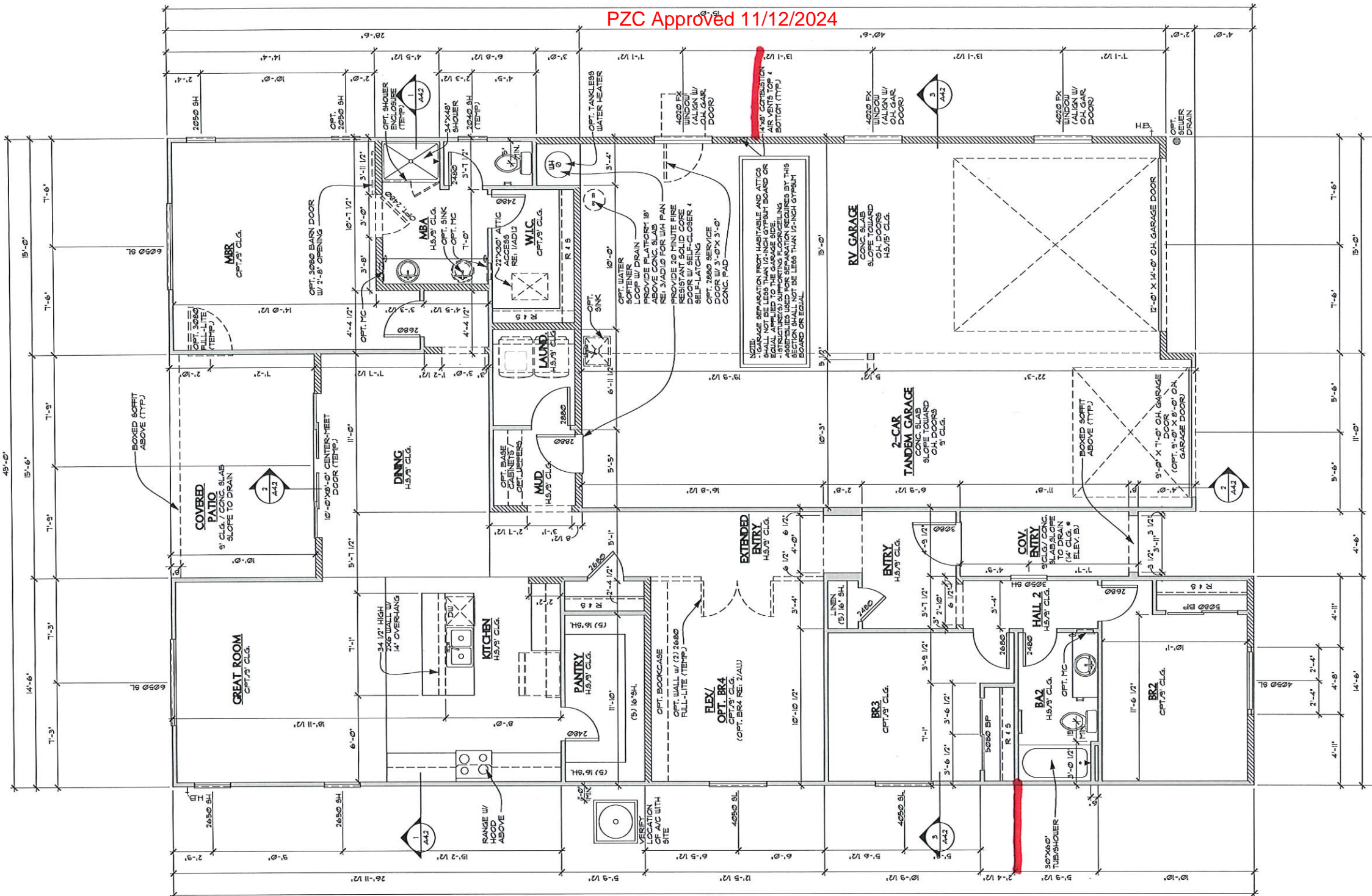
RIVERES EDGE
(Oro Valley)

Plan Number:
T843

Plan Name:
TOWNSEND

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:
A1.1



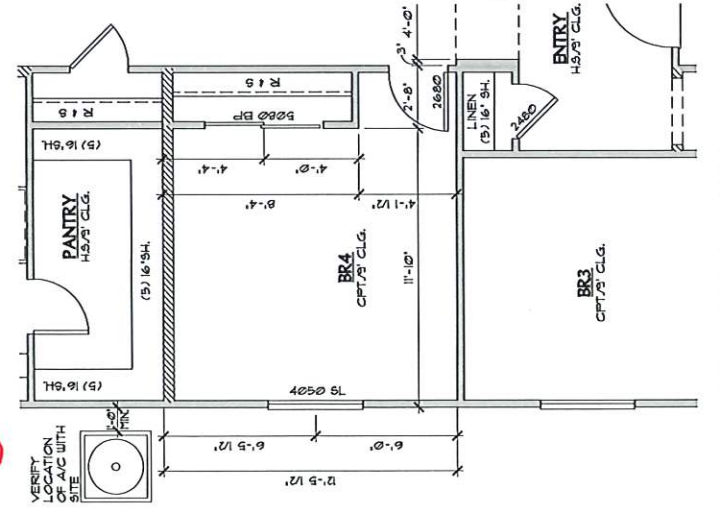
WALL LEGEND

- 2x4 WALL
- 2x6 WALL
- LOW WALL
- SOFFIT, AT -1' FROM TOP PLATE (TYP. UNO.)

PLAN NOTES

- A SEPARATE INSULATION INSPECTION PRIOR TO DRIFTBALL OR AN INSULATION CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL (IRC N1614)
- CEILING GYPSUM BOARD: WHEN APPLYING A WATER-BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, 4" FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING, 1/2" GAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5 FOOTNOTE D)
- GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1339 1/2" (ASTM C936/C936M)
- SHOWER & BATH TUB NOTES
- WHERE A SHOWER RECEPTOR HAS A FINISHED CURB THRESHOLD, IT SHALL BE NOT LESS THAN 1" BELOW THE SIDES & BACK OF THE RECEPTOR. THE CURB SHALL BE NOT LESS THAN 2" HIGH & NOT MORE THAN 9" DEEP WHEN MEASURED FROM THE TOP OF THE CURB TO THE TOP OF THE DRAIN (IRC 307.1)
- GLASS ENCLOSURES SHALL BE SHATTERPROOF (TEMPERED) IRC R308.4.5
- BATH TUB & SHOWER FLOORS & WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NONABSORBENT SURFACE WHICH SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6" FEET ABOVE THE FLOOR (IRC 307.1)
- CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS & WALL PANELS IN SHOWER AREAS
- LAUNDRY NOTES
- DREYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
- PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
- STANDARD TUB SHELF AT 60" ABOVE FINISHED FLOOR OPT. UTILITY ROOM PACKAGE: UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS
- THE CLOTHES DRYER EXHAUST DUCT SHALL BE 4" (N1507.4) AS RECOMMENDED BY THE MANUFACTURER & SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 35' (N507.4.5) IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE. SHALL COMPLY W/ IRC 1507.
- REQUIRED DRAIN PAN FOR WATER HEATER - PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE. PAN SHALL BE NOT LESS THAN 1/2" INCH DEEP & SHALL BE OF SUFFICIENT SIZE & SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4" INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE & TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING & TERMINATE NOT LESS THAN 6" INCHES (B) MIN & NOT MORE THAN 24" INCHES ABOVE THE ADJACENT GROUND SURFACE.
- WATER HEATER RELIEF VALVE DISCHARGE PIPE SHALL NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED. SERVE A SINGLE RELIEF DEVICE. SHALL DISCHARGE TO THE FLOOR TO AN INDIRECT WASTE RECEPTOR OR TO THE OUTDOORS. BE INSTALLED TO FLOW BY GRAVITY, TERMINATING NOT LESS THAN 6" INCHES & NOT MORE THAN 24" INCHES ABOVE THE FLOOR OR WASTE RECEPTOR. IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE. PRESSURE-RELIEF & TEMPERATURE-RELIEF VALVES SHALL COMPLY W/ P280.4.3 & P280.4.4
- STAIR DESIGN: MINIMUM TREAD DEPTH & 1-3/4" MAXIMUM RISER HEIGHT
- HANDRAIL: CONTINUE FULL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1 1/4" FROM WALL.
- FIRST FLOOR WINDOW HEAD HEIGHT = 8' SECOND FLOOR WINDOW HEAD HEIGHT = 7' 4 1/4" MAXIMUM SILL HEIGHT AT EGRESS WINDOWS

1 FIRST FLOOR PLAN @ ELEVATION A (SIM. @ AT ELEV. B)
SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE CALCULATIONS

	ALL ELEVATION	
	STANDARD	OPTIONS
2 CAR TANDEM & RV GARAGE	1071 SQ. FT.	
COVERED ENTRY	56 SQ. FT.	
COVERED PATIO	155 SQ. FT.	
FIRST FLOOR	1917 SQ. FT.	
TOTAL (BASE HOUSE)	1917 SQ. FT.	

RETURN WALLS



RICHMOND
AMERICAN HOMES

TUCSON
3091 W. Ina Road
Tucson, AZ 85741 (520) 544-2700

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Date: 07/20/2022
Revisions:
1-PLAN REVISION-06 APR 2022

RIVERES EDGE
(Oro Valley)

Plan Number:
T951

Plan Name:
COPPER

Sheet Title:
FIRST FLOOR PLAN & OPTION

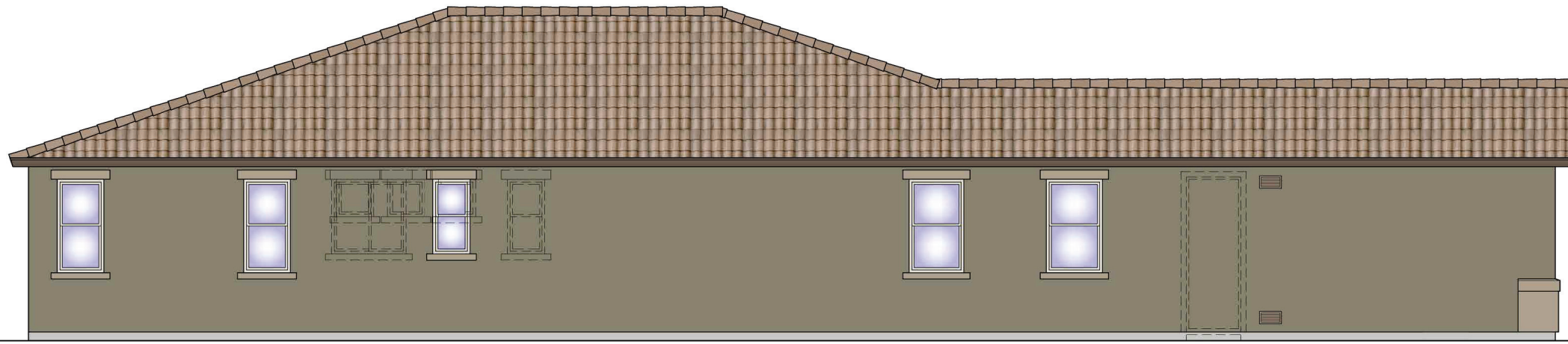
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3 REAR ELEVATION A
 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION A
 SCALE: 1/4" = 1'-0"



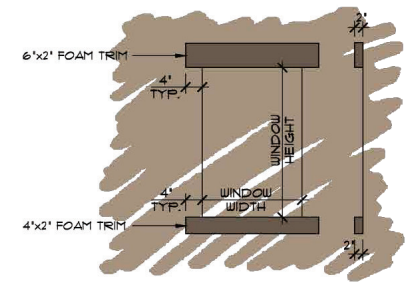
2 LEFT ELEVATION A
 SCALE: 1/4" = 1'-0"



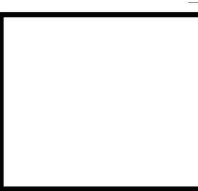
4 RIGHT ELEVATION A
 SCALE: 1/4" = 1'-0"

NOTE:
 ROOFING MATERIAL TO BE BORAL
 'MONIER LIFETILE' ROOFING PRODUCTS
 CONCRETE ROOFING TILE (CC EBR-1641) 4
 INSTALLED PER MFR. SPECIFICATIONS

NOTE:
 STUCCO VENEER TO BE WESTERN I-KOTE
 IAFMO EVALUATION REPORT UES 382 4
 INSTALLED PER MFR. SPECIFICATIONS



A TYPICAL WINDOW TRIM
 SCALE: 1/2"



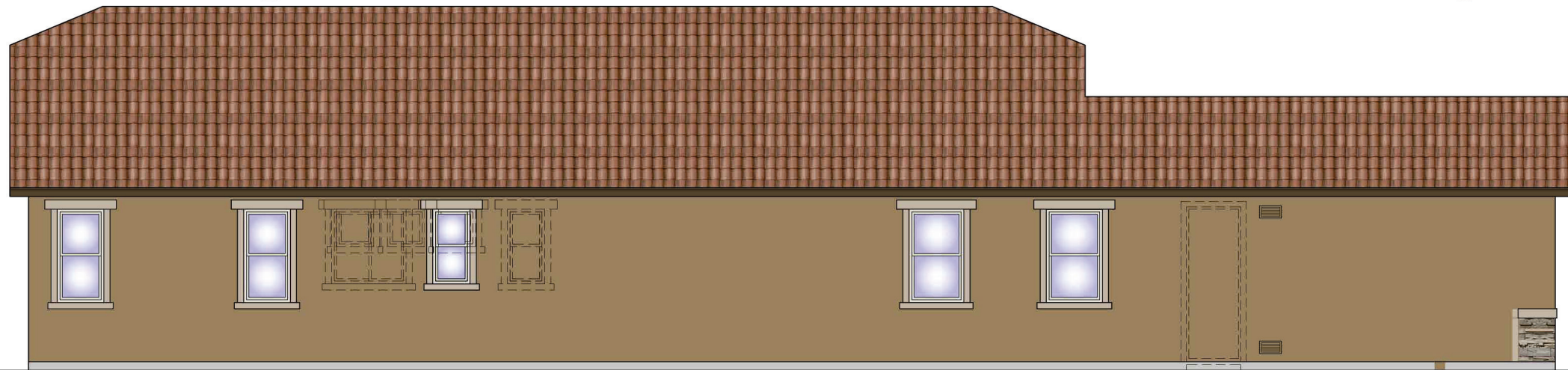
Revisions:



3 REAR ELEVATION B
 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION B
 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION B
 SCALE: 1/4" = 1'-0"

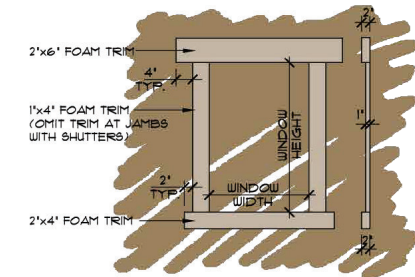


4 RIGHT ELEVATION B
 SCALE: 1/4" = 1'-0"

NOTE:
 ROOFING MATERIAL TO BE BORAL
 'MONIER LIFETILE' ROOFING PRODUCTS
 CONCRETE ROOFING TILE ICC ESR-1641 &
 INSTALLED PER MFR. SPECIFICATIONS

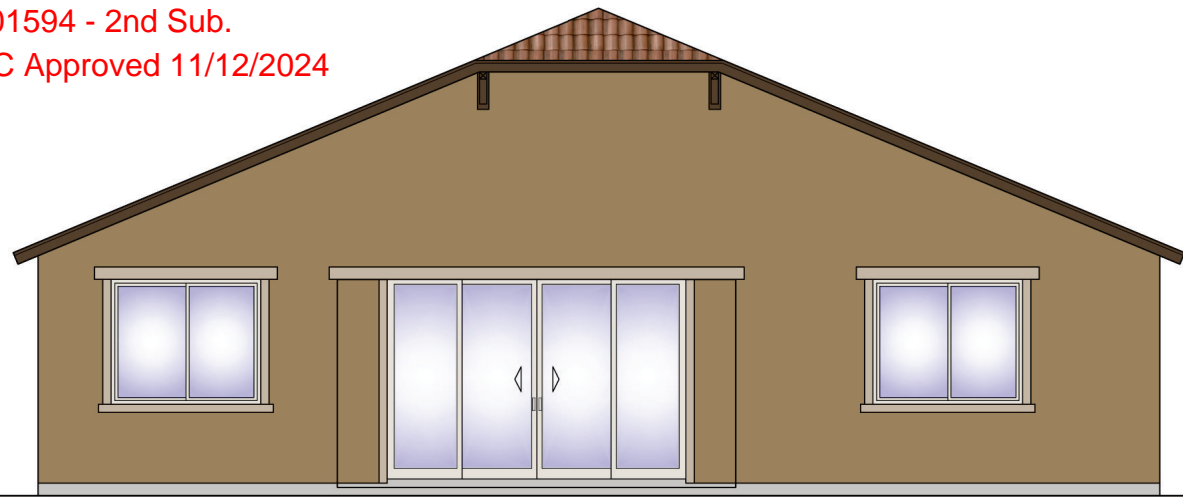
NOTE:
 STUCCO VENEER TO BE WESTERN I-KOTE
 IAPMO EVALUATION REPORT UES 382 &
 INSTALLED PER MFR. SPECIFICATIONS

NOTE:
 STONE VENEER TO BE ENVIRONMENTAL
 STONE WORKS MANUFACTURED STONE
 VENEER IAPMO EVALUATION REPORT
 UES-306, MORTAR BED APPLIED
 DIRECTLY TO UNFINISHED, UNTREATED
 STUCCO SYSTEM & INSTALLED PER
 MFR. SPECIFICATIONS



A TYPICAL WINDOW TRIM
 SCALE: 1/2"

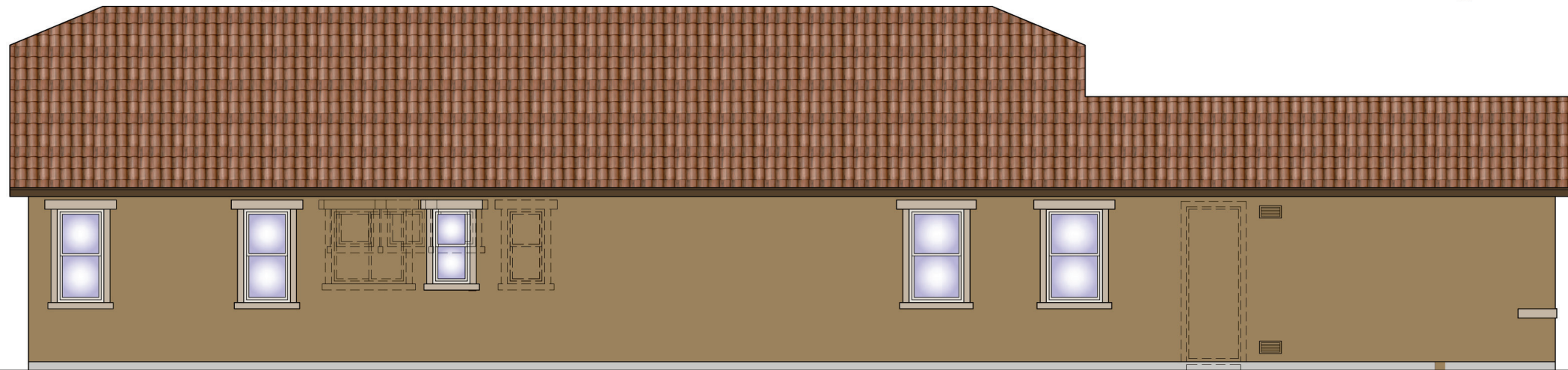
2401594 - 2nd Sub.
PZC Approved 11/12/2024



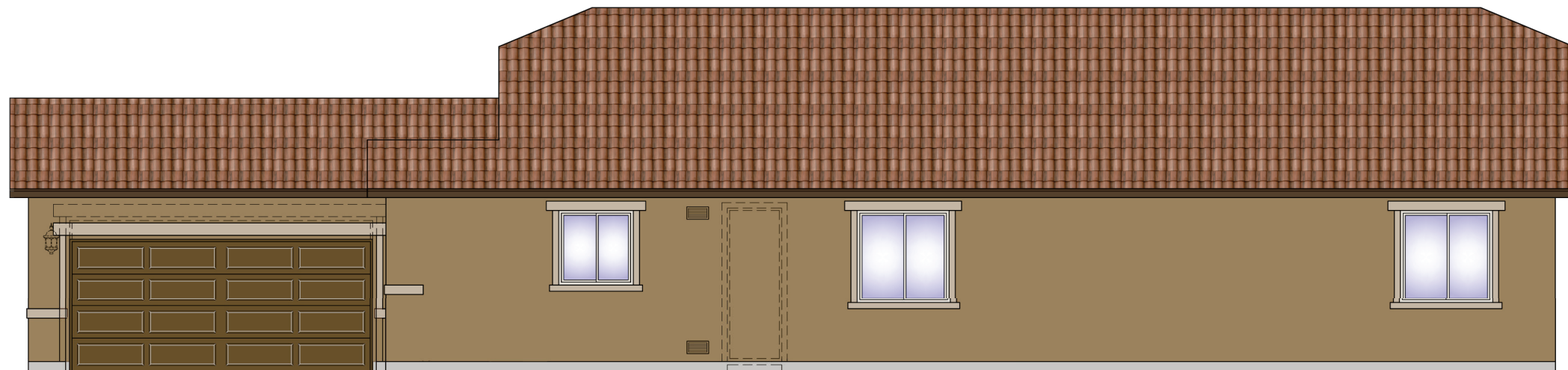
3 REAR ELEVATION B
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"

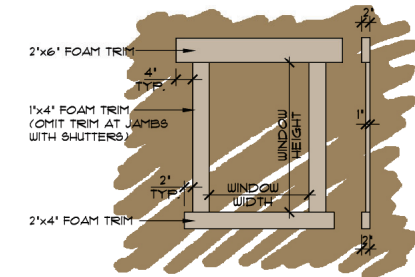


4 RIGHT ELEVATION B
SCALE: 1/4" = 1'-0"

NOTE:
ROOFING MATERIAL TO BE BORAL
'MONIER LIFETILE' ROOFING PRODUCTS
CONCRETE ROOFING TILE (CC EBR-1641) 4
INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN I-KOTE
IAFMO EVALUATION REPORT UES 382 4
INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STONE VENEER TO BE ENVIRONMENTAL
STONE WORKS MANUFACTURED STONE
VENEER (AFMO EVALUATION REPORT
UES-306, MORTAR BED APPLIED
DIRECTLY TO UNFINISHED, UNTREATED
STUCCO SYSTEM) 4 INSTALLED PER
MFR. SPECIFICATIONS



A TYPICAL WINDOW TRIM
SCALE: 1/2"

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Revisions:

RIVERES EDGE
(Oro Valley)

Plan Number:

T843

Plan Name:

TOWNSEND

Sheet Title:

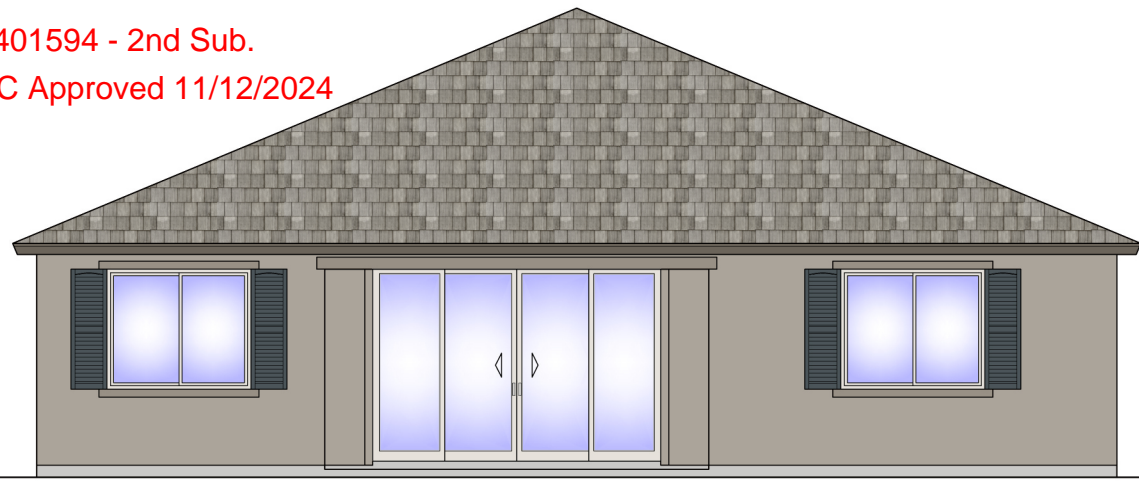
ELEVATION B

Sheet Number:

A2.2

a

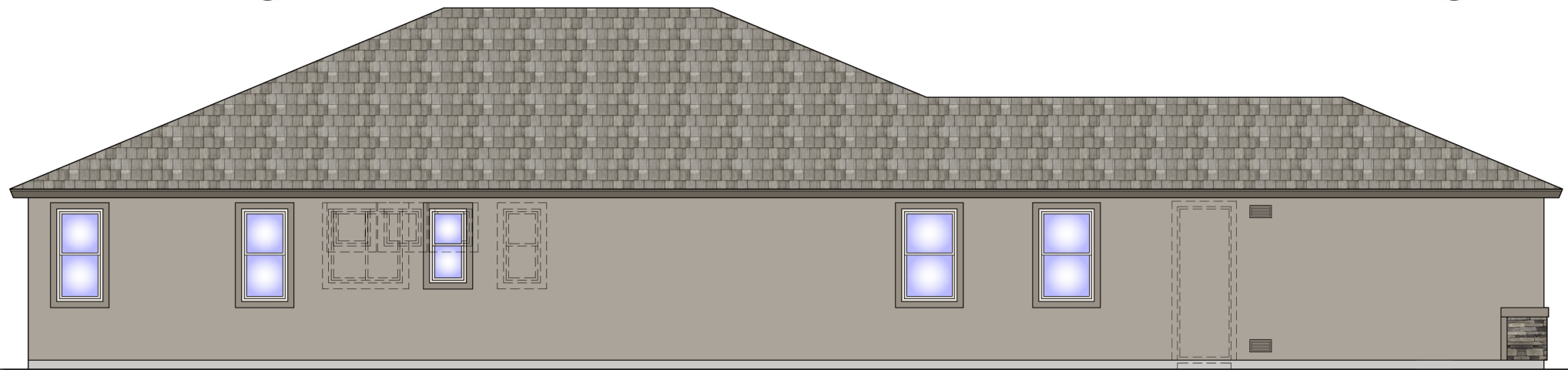
2401594 - 2nd Sub.
PZC Approved 11/12/2024



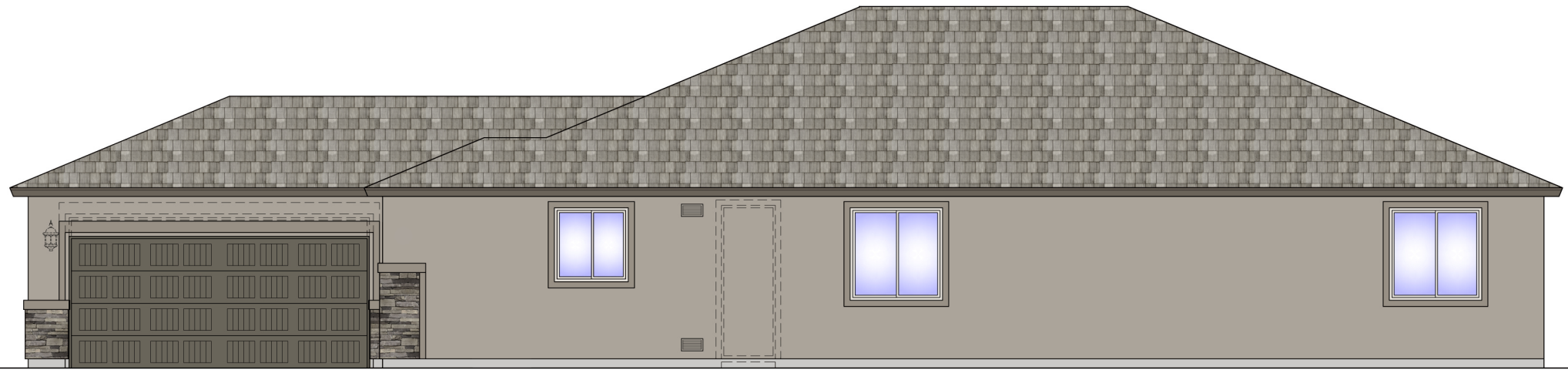
3 REAR ELEVATION C
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION C
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION C
SCALE: 1/4" = 1'-0"

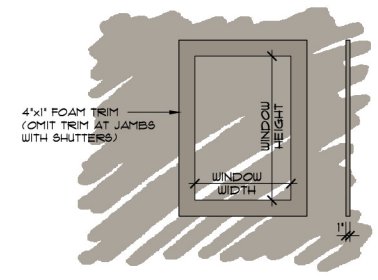


4 RIGHT ELEVATION C
SCALE: 1/4" = 1'-0"

NOTE:
ROOFING MATERIAL TO BE BORAL
'MONIER LIFETILE' ROOFING PRODUCTS
CONCRETE ROOFING TILE ICC ESR-1641 &
INSTALLED PER MFR SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN I-KOTE
IAPMO EVALUATION REPORT UES 382 &
INSTALLED PER MFR SPECIFICATIONS

NOTE:
STONE VENEER TO BE ENVIRONMENTAL
STONE WORKS MANUFACTURED STONE
VENEER IAPMO EVALUATION REPORT
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A TYPICAL WINDOW TRIM
SCALE: 1/2"

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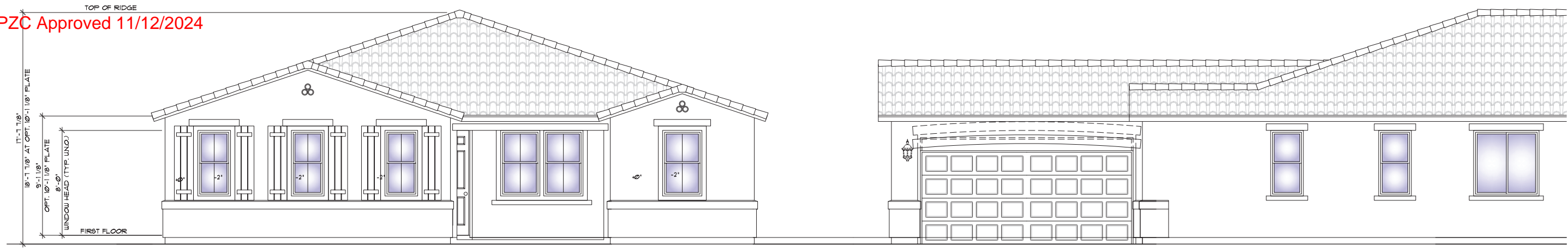
Plan Number:
T843

Plan Name:
TOWNSEND

Sheet Title:

ELEVATION C

Sheet Number:
A2.3
a



3 OPT. GUEST SUITE FRONT & RIGHT @ ELEVATION A
 SCALE: 1/4" = 1'-0"
 REAR 4 LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
 RE: A21 SHEETS FOR ADDITIONAL NOTES 4 DIMENSIONS



4 OPT. GUEST SUITE FRONT & RIGHT @ ELEVATION B
 SCALE: 1/4" = 1'-0"
 REAR 4 LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
 RE: A22 SHEETS FOR ADDITIONAL NOTES 4 DIMENSIONS



5 OPT. GUEST SUITE FRONT & RIGHT @ ELEVATION C
 SCALE: 1/4" = 1'-0"
 REAR 4 LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
 RE: A23 SHEETS FOR ADDITIONAL NOTES 4 DIMENSIONS



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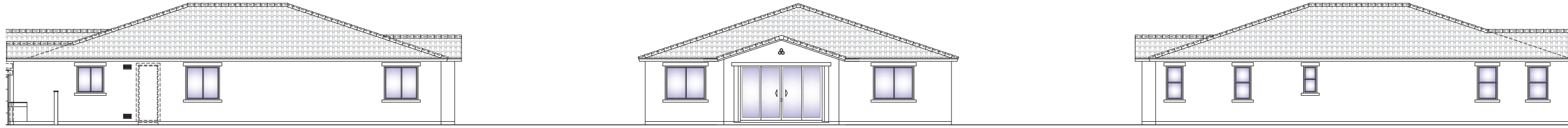
RIVERES EDGE (Oro Valley)

Plan Number:
T843

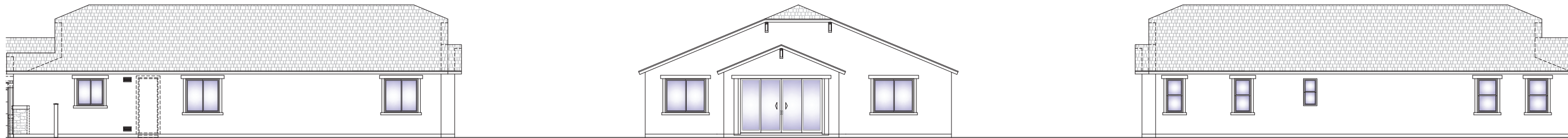
Plan Name:
TOWNSEND

Sheet Title:
OPT. GUEST SUITE ELEVATIONS

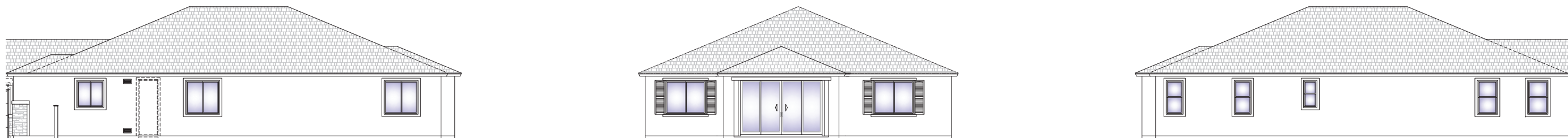
Sheet Number:
A3.0
b



3 OPT. EXTENDED COVERED PATIO LEFT, REAR & RIGHT @ ELEVATION A
 SCALE: 1/8" = 1'-0"
 REAR & LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
 RE: A21 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. EXTENDED COVERED PATIO LEFT, REAR & RIGHT @ ELEVATION B
 SCALE: 1/8" = 1'-0"
 REAR & LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
 RE: A22 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



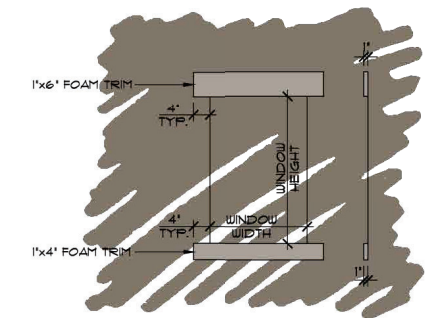
5 OPT. EXTENDED COVERED PATIO LEFT, REAR & RIGHT @ ELEVATION C
 SCALE: 1/8" = 1'-0"
 REAR & LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
 RE: A23 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS

NOTE:
ROOFING MATERIAL TO BE BORAL
ROOFING PRODUCTS CONCRETE
ROOFING TILE ICC ESR-1641 4
INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN I-KOTE
IAPMO EVALUATION REPORT UES 382 4
INSTALLED PER MFR. SPECIFICATIONS



1 FRONT ELEVATION A
SCALE: 1/4" = 1'-0"



A WINDOW TRIM
SCALE: 1/2" = 1'-0" TYP. UNO.



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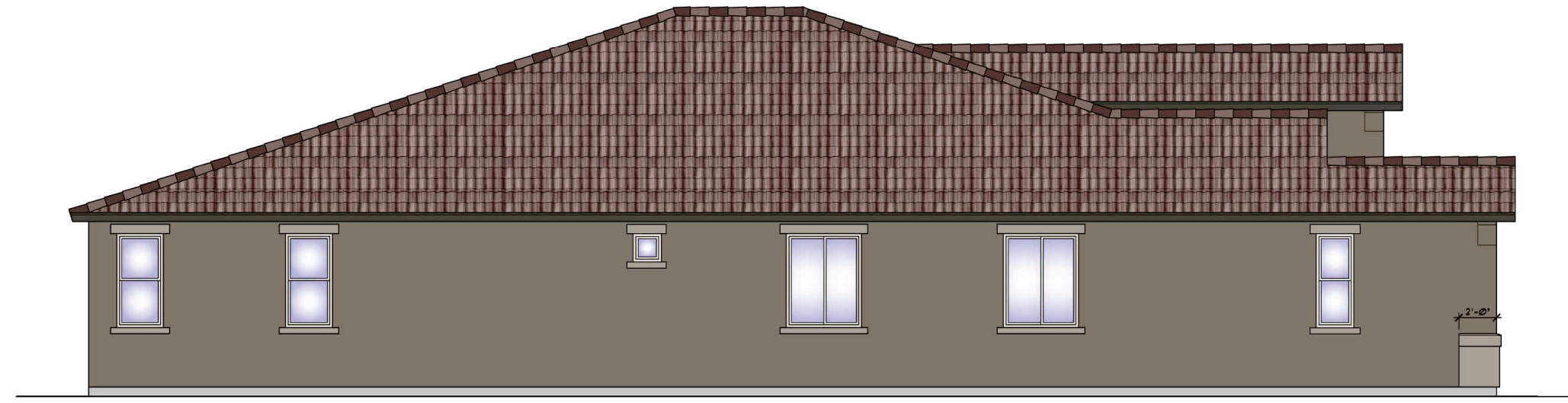
RIVERES EDGE
(Oro Valley)

Plan Number:
T951

Plan Name:
COPPER

Sheet Title:
ELEVATION A

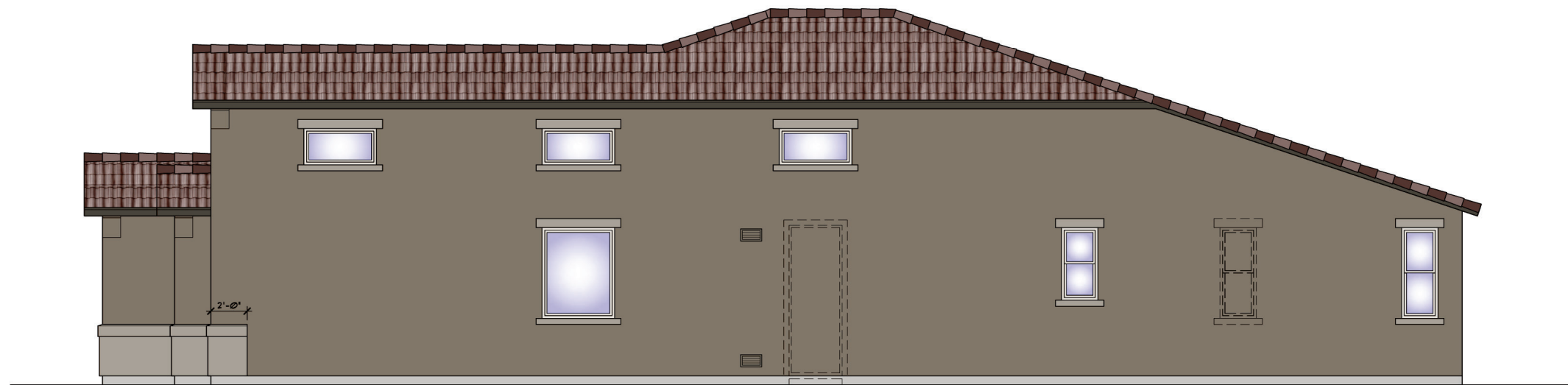
Sheet Number:
A2.1
a



2 LEFT ELEVATION A
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION A
 SCALE: 1/4" = 1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION A
 SCALE: 1/4" = 1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



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Revisions:

RIVERES EDGE
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Plan Number:

T951

Plan Name:

COPPER

Sheet Title:

ELEVATION A

Sheet Number:

A2.1

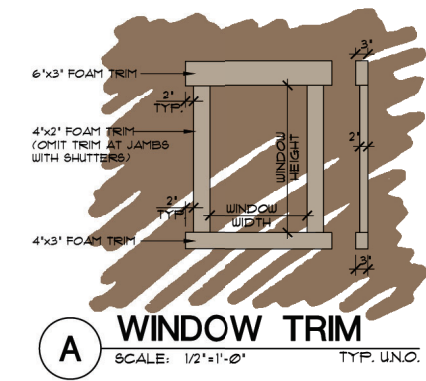
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NOTE:
ROOFING MATERIAL TO BE BORAL
ROOFING PRODUCTS CONCRETE
ROOFING TILE ICC ESR-1641 4
INSTALLED PER MFR. SPECIFICATIONS

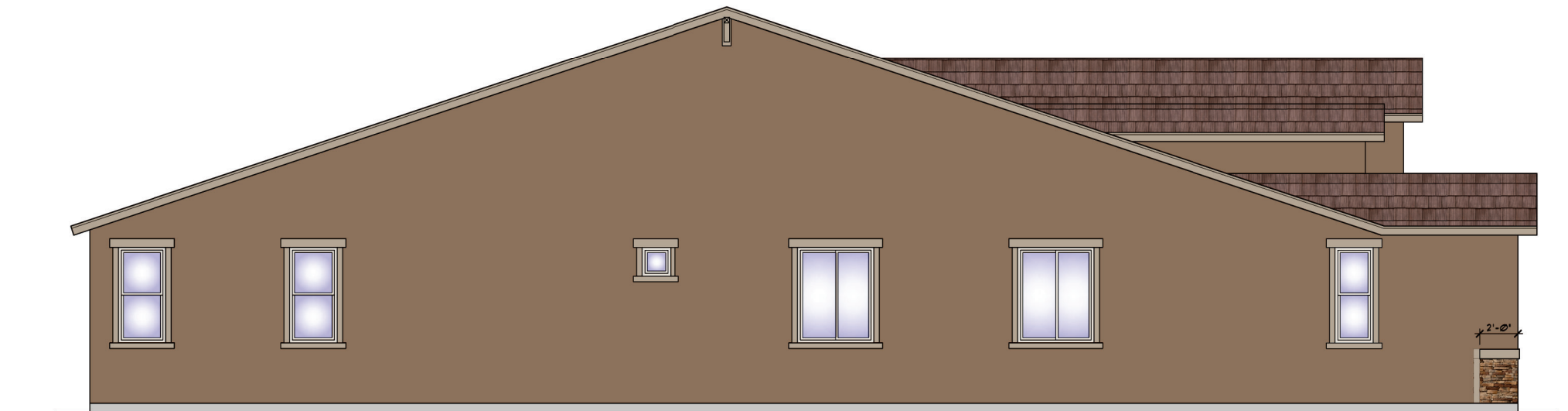
NOTE:
STUCCO VENEER TO BE WESTERN I-KOTE
IAPMO EVALUATION REPORT UES 382 4
INSTALLED PER MFR. SPECIFICATIONS



1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0"



A WINDOW TRIM
SCALE: 1/2" = 1'-0" TYP. UNO.



2 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"



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Plan Number:
T951

Plan Name:
COPPER

Sheet Title:
ELEVATION B

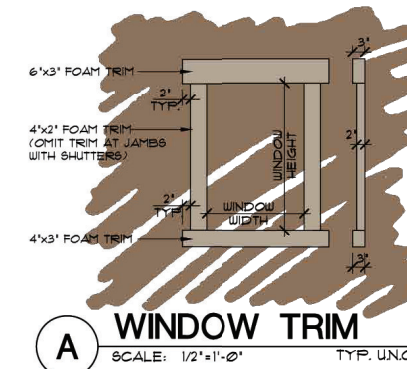
Sheet Number:
A2.2
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NOTE:
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ROOFING PRODUCTS CONCRETE
ROOFING TILE ICC ESR-1641 4
INSTALLED PER MFR. SPECIFICATIONS

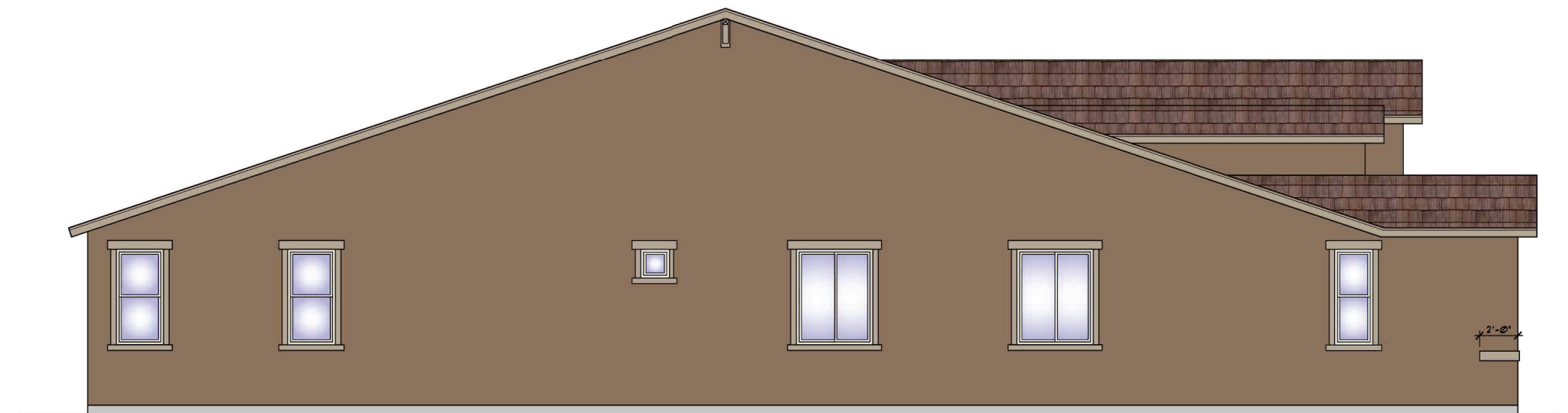
NOTE:
STUCCO VENEER TO BE WESTERN I-KOTE
IAFMO EVALUATION REPORT UES 382 4
INSTALLED PER MFR. SPECIFICATIONS



1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0"



A WINDOW TRIM
SCALE: 1/2" = 1'-0" TYP. UNO.



2 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"

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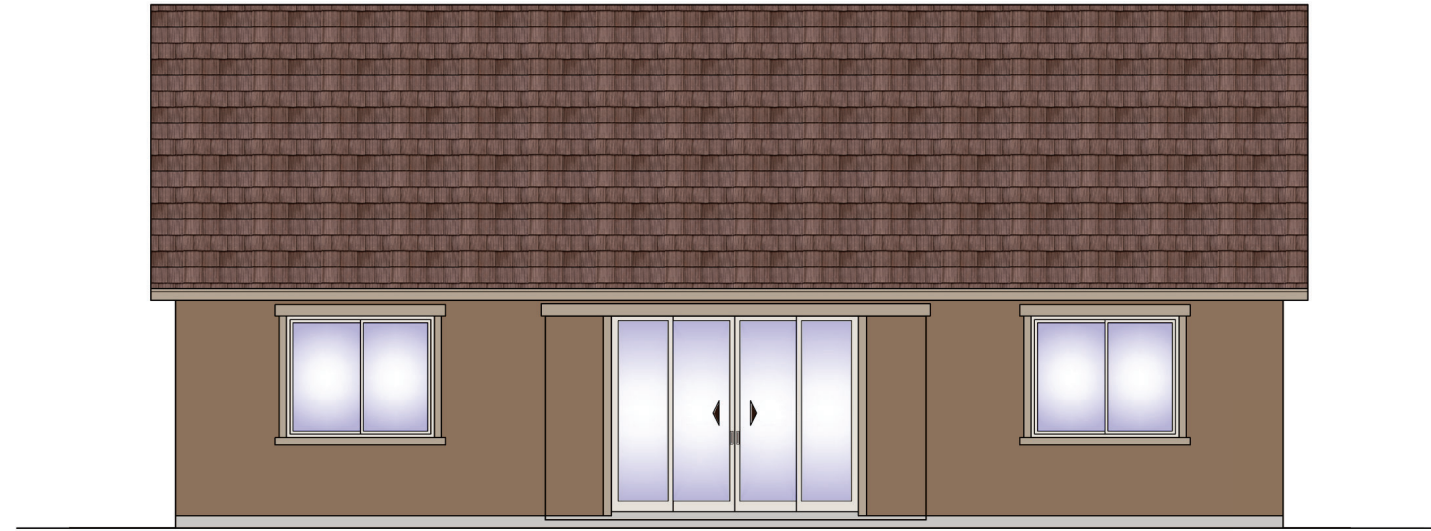
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(Oro Valley)

Plan Number:
T951

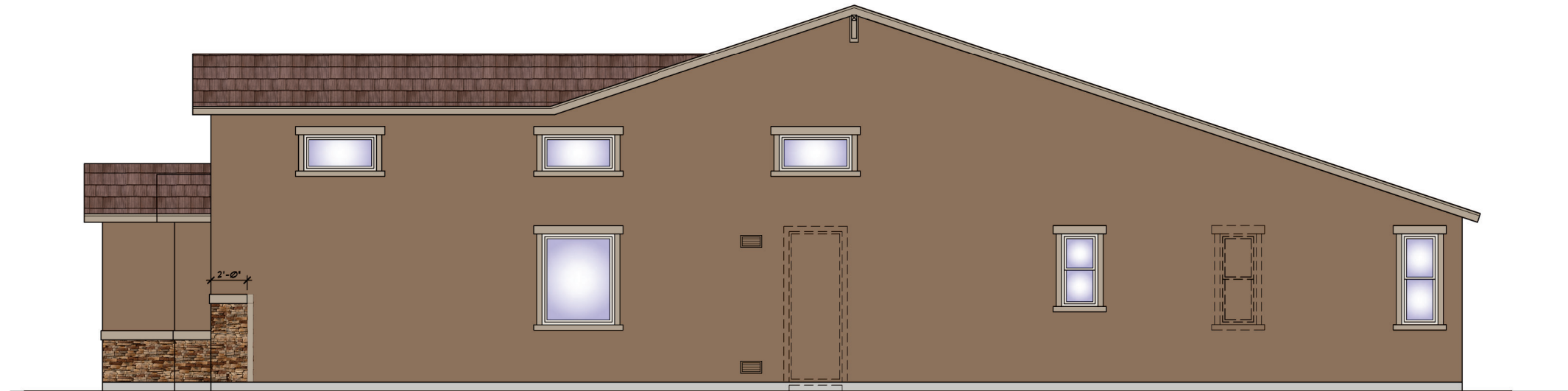
Plan Name:
COPPER

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a



3 REAR ELEVATION B
 SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION B
 SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

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Plan Number:

T951

Plan Name:

COPPER

Sheet Title:

ELEVATION B

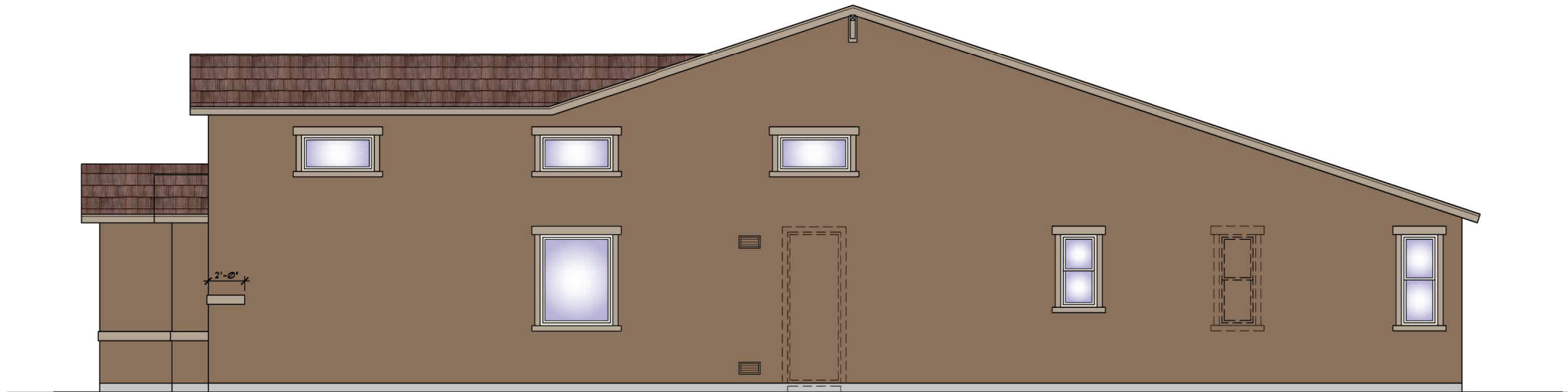
Sheet Number:

A2.2

b



3 REAR ELEVATION B
 SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION B
 SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

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Plan Number:

T951

Plan Name:

COPPER

Sheet Title:

ELEVATION B

Sheet Number:

A2.2

b

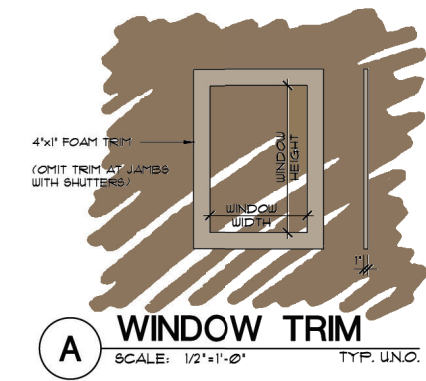


1 FRONT ELEVATION C
SCALE: 1/4" = 1'-0"

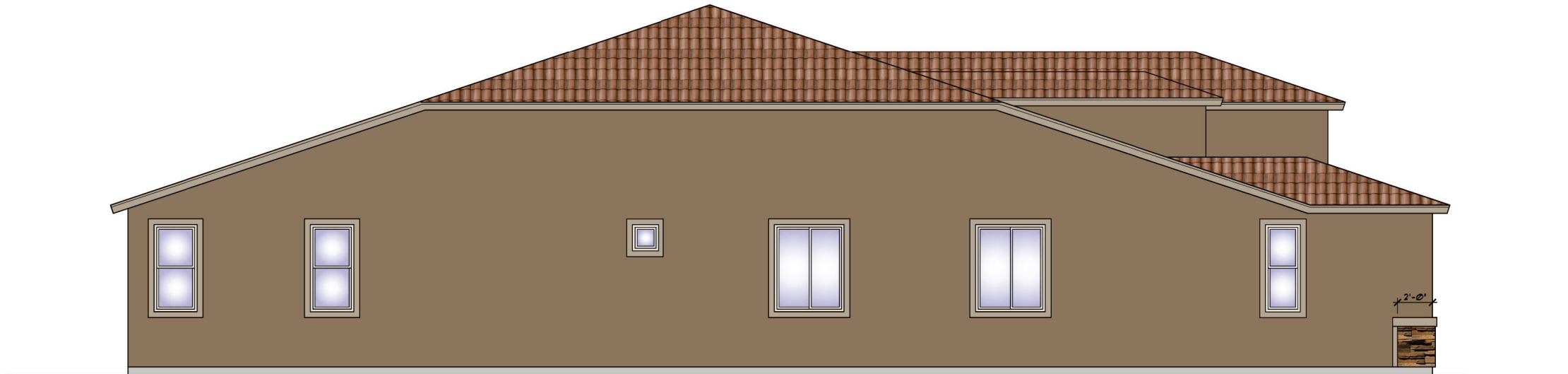
NOTE:
ROOFING MATERIAL TO BE BORAL
ROOFING PRODUCTS CONCRETE
ROOFING TILE ICC ESR-1641 &
INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN I-KOTE
IAFMO EVALUATION REPORT UES 382 &
INSTALLED PER MFR. SPECIFICATIONS

NOTE:
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STONE WORKS MANUFACTURED STONE
VENEER IAFMO EVALUATION REPORT
UES-386, MORTAR BED APPLIED
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STUCCO SYSTEM & INSTALLED PER
MFR. SPECIFICATIONS



A WINDOW TRIM
SCALE: 1/2" = 1'-0" TYP. UNO.



2 LEFT ELEVATION C
SCALE: 1/4" = 1'-0"



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Revisions:

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Plan Number:
T951

Plan Name:
COPPER

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a



3 REAR ELEVATION C
 SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION C
 SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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Plan Name:

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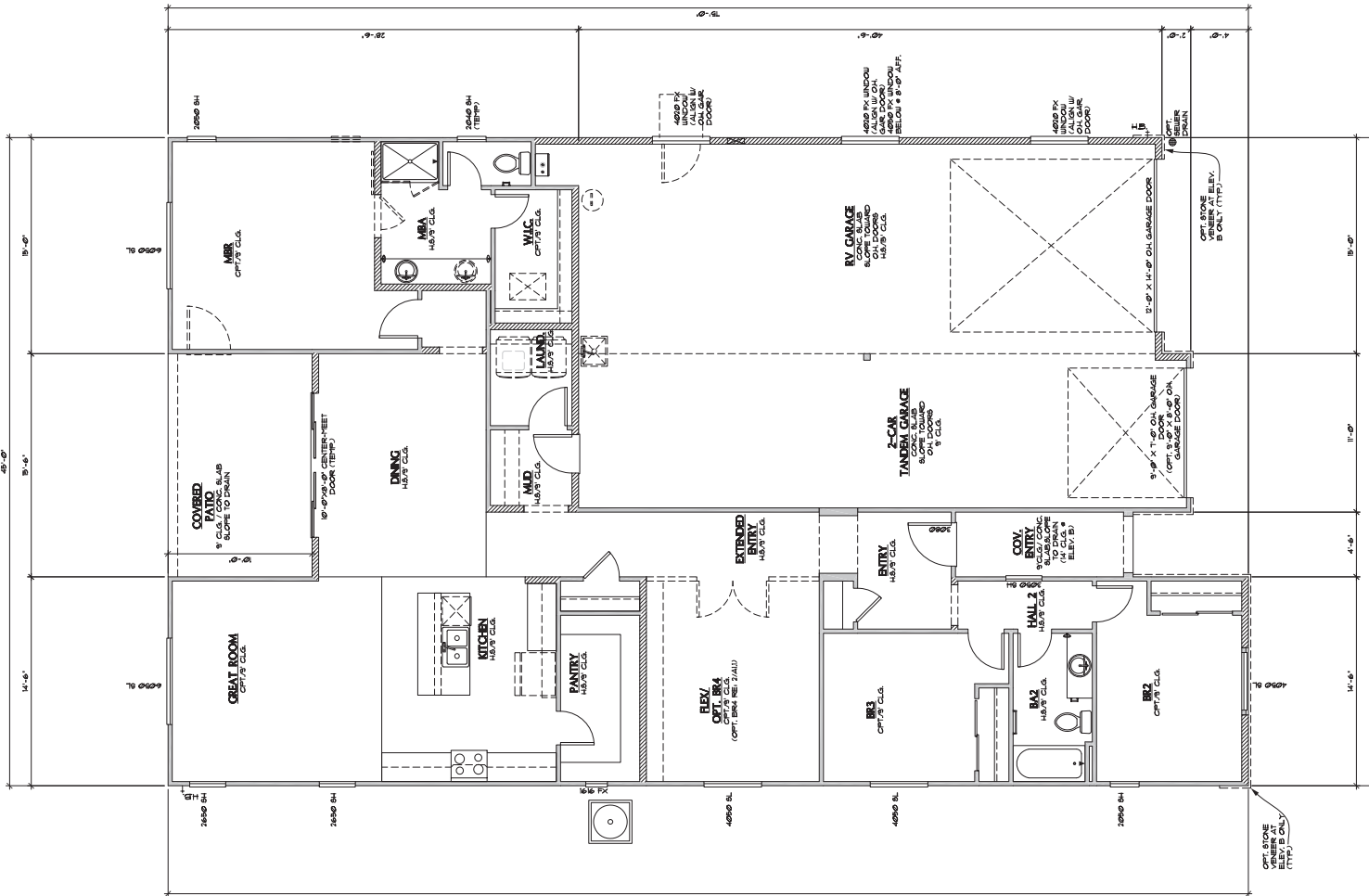
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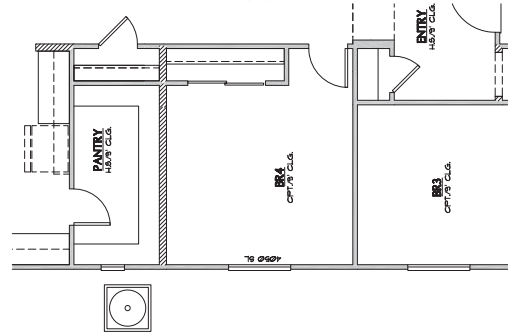
Sheet Number:

A2.3

b



1 FIRST FLOOR PLAN @ ELEVATION A (SIM. @ AT ELEV. B) SCALE: 1/4" = 1'-0"



2 OPT. BEDROOM 4 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE CALCULATIONS		
	ALL ELEVATION	
	STANDARD	OPTIONS
2 CAR TANDEN + RV GARAGE	12711 SQ. FT.	
COVERED ENTRY	56 SQ. FT.	
COVERED PATIO	155 SQ. FT.	
FIRST FLOOR	1317 SQ. FT.	
TOTAL (BASE HOUSE)	1317 SQ. FT.	

WALL LEGEND

[Symbol]	2x4 WALL
[Symbol]	2x6 WALL
[Symbol]	LOW WALL
[Symbol]	ROOFIT # 12' FROM TOP PLATE (TYP.) (UNCL.)

- PLAN NOTES**
- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, R-VALUE OR INULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (R/C: NBR. 303.1)
 - CEILING GYPSUM BOARD WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 1/4" G.C. FRAMING AND FROM 1/2" TO 5/8" FOR 1/4" G.C. FRAMING OR 1/2" 5/8" RESISTANT GYPSUM BOARD IS TO BE USED (R/C: TABLE ENCL. 3 FOOTNOTES D)
 - BAWLER # SATURUS NOTES
 - 4" AFF. CURS COMPLYING W/ IRC P2103
 - GLASS ENCLOSURES SHALL BE TERRAZED + BATTERED
 - BATHUB + BAWLER FLOORS + WALLS ABOVE BATHUBS TO BE INSTALLED BAWLER HEADS + IN BAWLER COVERINGS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE TO EXTEND TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR (R/C: 307.2)
 - LAUNDRY NOTES
 - ALL ENTRY TO ALWAYS BE ON THE RIGHT WARDER ON LEFT
 - PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
 - STANDARD 1" SHELF AT 66" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE). UPPER CABINETS, LOWER CABINETS + LAUNDRY SINK - WHERE OCCURS
 - ALL BEDROOM/ SLEEPING ROOMS WILL HAVE A FINISH OF 20" SIDE AND 24" HEIGHT NET CLEAR OPENING OF 571 SQUARE FEET W/ THE HANDED WINDOW SILL HEIGHT AT 44" ABOVE FINISHED FLOOR (R/C: 310)
 - OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4 INCHES IN THICKNESS, SOLID OAK HONEY-COMB-CORE STEEL DOORS NOT LESS THAN 1 3/4 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE (R/C: 302.1)
 - PANIKES AND COORINGS SHALL COMPLY WITH 2008 IRC (7100.2)
 - PROVIDES INSTALLED ABOVE A COOKING APPLIANCE SHALL COMPLY WITH 2008 IRC (7100.1)
 - BRICK 200.4 (1) OPERABLE WINDOW SHALL HAVE LATCHES LOCATED NOT LESS THAN 34" ABOVE THE WALKING SURFACE. HANDLES FOR DOORS THAT PROVIDE ACCESS TO POOLS AND SPAS SHALL BE NOT LESS THAN 54" ABOVE THE WALKING SURFACE AND EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES.
 - DOORS LEADING TO THE SWIMMING POOL AND/ OR SPA SHALL BE SELF-CLOSING SELF-LATCHING WITH THE LATCH LOCATED NOT LESS THAN 34" ABOVE THE FINISHED FLOOR OR OTHER WALKING SURFACE, MEASURED ON THE SIDE OPPOSITE THE POOL OR SPA.



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Date: 8/1/2014

Revisions:

RIVERES EDGE (Oro Valley)

Plan Number:
T951

Plan Name:
COPPER

Sheet Title:
FIRST FLOOR PLAN & OPTION

Sheet Number:
A1.1



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Date: 01/10/2022

Revisions:
1-PLAN REVISION-06AFR001

RIVERS EDGE
(Oro Valley)

Plan Number:

T951

Plan Name:

COPPER

Sheet Title:

FIRST FLOOR
PLAN &
OPTION

Sheet Number:

A11

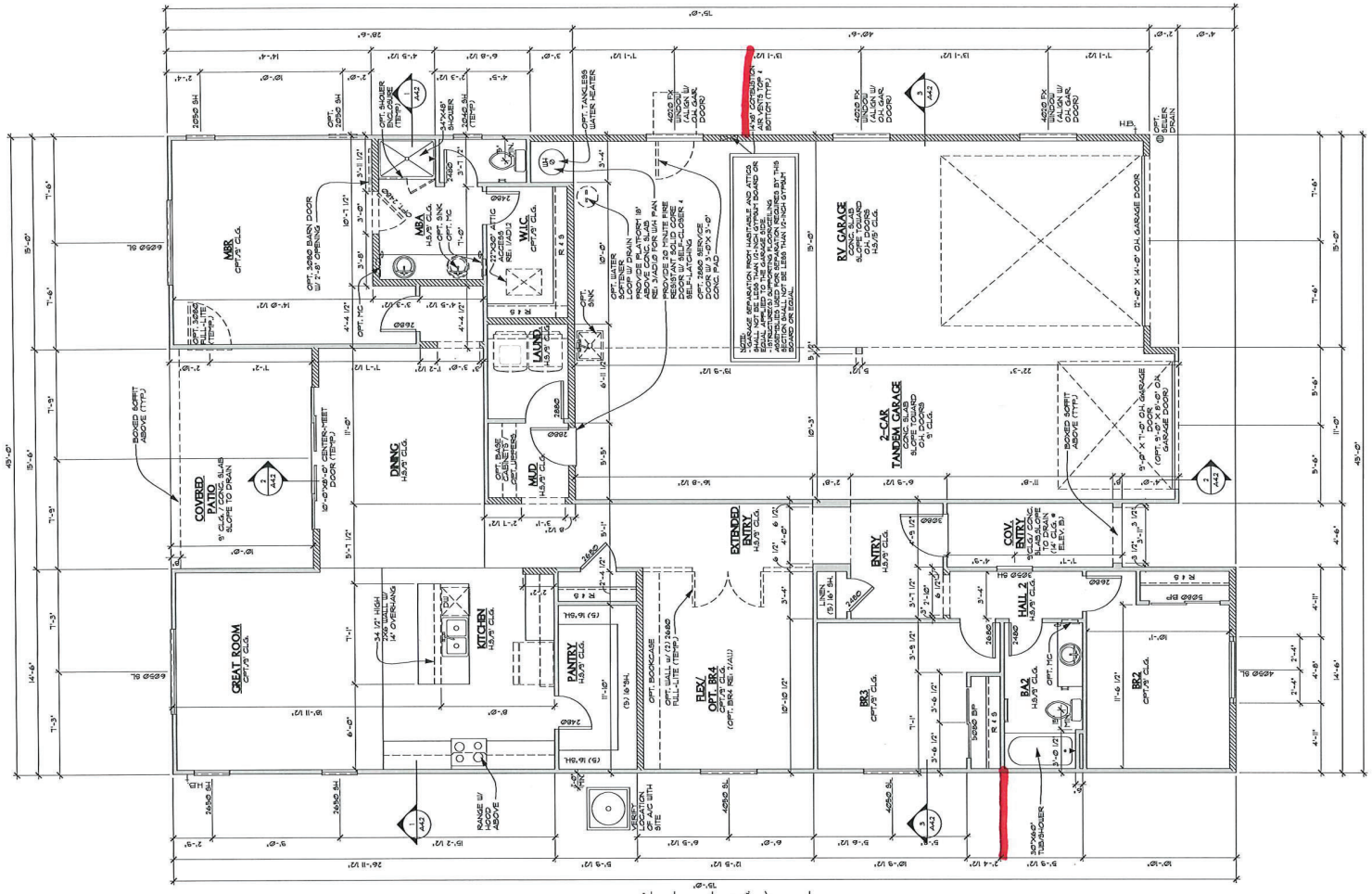
a

WALL LEGEND

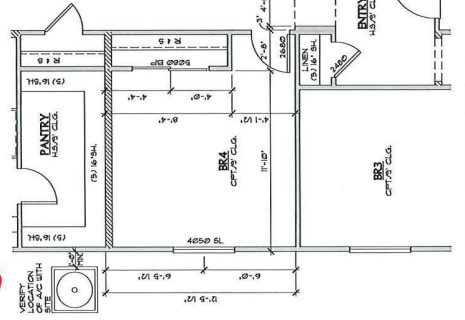
- 2x4 WALL
- 2x6 WALL
- LOW WALL
- SCAFF, AT -1' FROM TOP PLATE (TYP, UNO.)

PLAN NOTES

- A SEPARATE INSULATION INSPECTION PRIOR TO DRYWALL ON AN INSULATION CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL (INC. HIGH)
- CILING (OTFB) BOARD, WHEN APPLYING A WATER-BASE TEXTURE MATERIAL, THE FINISH (OTFB) BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 1/2" OC FRAMING, 4" FROM 1/2" TO 3/4" FOR 1/4" OC FRAMING OR 1/2" SAG RESISTANT (R19) BOARD IS TO BE USED (SEE TABLE R19) (3,5 FOOTING E)
- STAIR BOARDING INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICG ESR-1038
4. SHOWER & BATHING NOTES
- 4.1. WHERE A SHOWER RECEPTOR HAS A FINISHED CURB THEREAFTER, IT SHALL BE NOT LESS THAN 1" BELOW THE SLODE & BACK OF THE RECEPTOR. THE CURB SHALL BE NOT LESS THAN 2" HIGH & 1" NOT MORE THAN 8" HIGH. WHEN TAKEN MEASURED FROM THE TOP OF THE CURB TO THE TOP OF THE DRAIN (INC. 2) (3) (4)
- 4.2. GLASS ENCLOSURES SHALL BE WATERPROOF (TYP) INSTALLED ABOVE BATHING SURFACE & SHALL BE SHOWER HEADS & IN SHOWER ENCLOSURES SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE WHICH SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6" FEET ABOVE THE FLOOR (INC. 3) (4)
5. CERAMIC FLOOR CERAMIC OR GLASS TILE CERAMIC BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN THE SHOWER AND AS A WALL PANEL IN SHOWER AND AS A LAUNDRY NOTE
6. LAUNDRY NOTES
- 6.1. CENTER TO ALWAYS BE ON THE RIGHT, WASTER ON LEFT
- 6.2. CENTER TO CENTER OF OPENING OF 100 SQ. IN. PORTABLE-UP AIR
- 6.3. STAIRCASE TO BE AT 45° ABOVE FINISHED FLOOR (OPT. UTILITY ROOF PACKAGE, UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
- 6.4. THE CLOTHES DRYER EXHAUST DUCT SHALL BE 4" (TYP) (3) (4) AS RECOMMENDED BY THE MANUFACTURER & SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 30' (TYP) IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3' FEET FROM A PROPERTY LINE. SHALL COMPLY W/ IRC 1502.
7. REQUIRED DRAIN PAN FOR WATER HEATER: PAN SHALL BE GALVANIZED STEEL, HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE. PAN SHALL BE NOT LESS THAN 1/2" DEEP & SHALL BE OF SUFFICIENT SIZE & SHAPE TO RECEIVE ALL DROPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A POINT DRAINER OF 3/4" INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE & TERMINATE OVER A SUITABLE LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING & TERMINATE NOT LESS THAN 6" HIGH (3) (4) & NOT MORE THAN 24" HIGH ABOVE THE ADJACENT GROUND SURFACE.
8. WATER HEATER RELIEF VALVE DISCHARGE PIPE SHALL NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED. SERVE A SINGLE RELIEF DEVICE, SHALL DISCHARGE TO THE FLOOR TO AN INDIRECT WASTE RECEPTOR OR TO THE OUTDOORS. BE INSTALLED TO FLOW BY GRAVITY. BE TERMINATING NOT LESS THAN 6" HIGH & NOT MORE THAN 24" HIGH ABOVE THE FLOOR OR WASTE RECEPTOR. IN A TANKER THAT DOES NOT HAVE PERSONAL INLET OR FUNCTIONAL DRAINAGE. PRESSURE-RELIEF & TEMPERATURE-RELIEF VALVES SHALL COMPLY W/ PSR04 & PSR04.
9. STAIR DESIGN W/ FINISH TREAD DEPTH & 1-3/4" MAXIMUM RISE HEIGHT
10. HANDRAILS: CONTINUE FULL LENGTH OF STAIR. HANDRAIL PORTION TO BE NOT LESS THAN 1" OR MORE THAN 2" IN CROSS SECTIONAL HANDRAIL. TO BE NOT LESS THAN 1/4" FROM WALL.
11. FIRST FLOOR WINDOW HEAD HEIGHT - 8" SECOND FLOOR WINDOW HEAD HEIGHT - 7" 44" WINDOW SILL HEIGHT AT EXTERIOR WINDOWS



1 FIRST FLOOR PLAN @ ELEVATION A (SIM. @ AT ELEV. B)
SCALE: 1/4" = 1'-0"

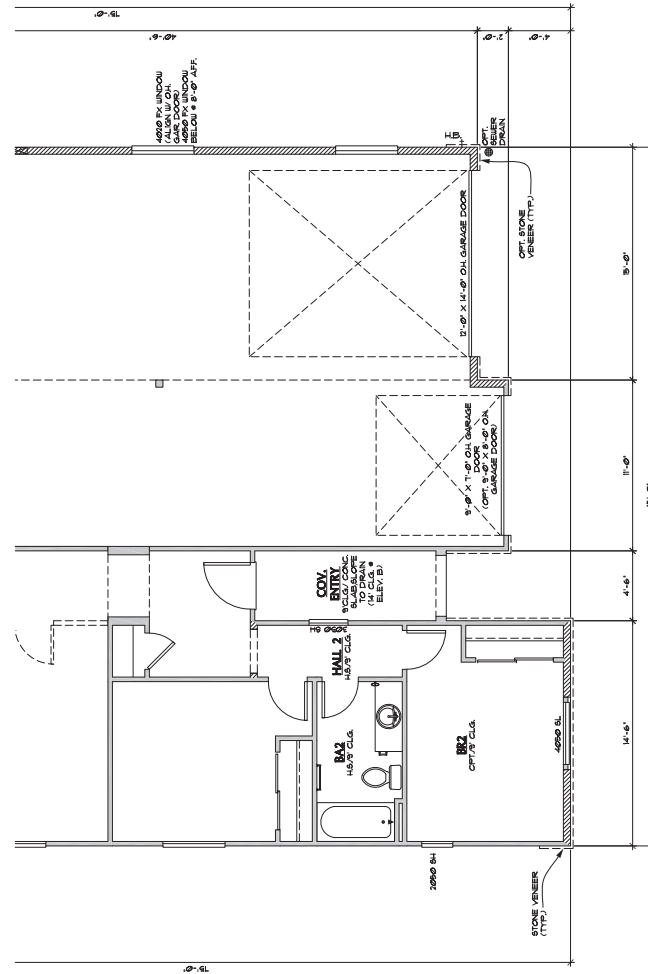


2 OPT. BEDROOM 4
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE CALCULATIONS

	ALL ELEVATION	
	STANDARD	OPTIONS
2 CAR TANDER 1 RV GARAGE	1071 SQ. FT.	
COVERED ENTRY	56 SQ. FT.	
COVERED PATIO	155 SQ. FT.	
FIRST FLOOR	1917 SQ. FT.	
TOTAL (BASE HOUSE)	1917 SQ. FT.	

RETURN WALLS



2 FIRST FLOOR PLAN @ ELEVATION C
SCALE: 1/4" = 1'-0"

WALL LEGEND

[Symbol]	204 WALL
[Symbol]	206 WALL
[Symbol]	LOW WALL
[Symbol]	SOFFIT - 12" FROM TOP PLATE (TYP.) (UNGO.)

- PLAN NOTES**
- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (IRC 300.10)
 - CEILING GYPSUM BOARD WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 1/2" G.C. FRAMING AND FROM 1/2" TO 5/8" FOR 1/4" G.C. FRAMING OR 1/2" 5/8" RESISTANT GYPSUM BOARD IS TO BE USED. (IRC TABLE R502.5 FOOTNOTE D)
 - SAQUER & BATHS NOTES
 - 4" AFF. CURB COMPLYING W/ IRC R502.1
 - GLASS ENCLOSURES SHALL BE TYPED & SHATTERPROOF
 - BATHUB & SAQUER FLOORS & WALLS ABOVE BATHUBS & SAQUER COMPARTMENTS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE TO EXTEND TO A HEIGHT OF NOT LESS THAN 1" ABOVE THE FLOOR. (IRC 307.2)
 - LAUNDRY NOTES
 - ENTERS TO ALWAYS BE ON THE RIGHT, WARDER ON LEFT
 - PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
 - STANDARD 1" SHELF AT 66" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE). UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS
 - ALL BEDROOM/ SLEEPING ROOMS WILL HAVE A FINISH OF 20" WIDE AND 24" HEIGHT NET CLEAR OPENING OF 8.1 SQUARE FEET W/ THE HANDED WINDOW SILL HEIGHT AT 44" ABOVE FINISHED FLOOR. (IRC 310)
 - OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED.
 - OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/4 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (IRC 302.1)
 - RANGES AND COOKTOPS SHALL COMPLY WITH 2008 IRC (709.02)
 - IRONING IRONS INSTALLED ABOVE A COOKING APPLIANCE SHALL COMPLY WITH 2008 IRC (709.01)
 - BRICK 304.4 (1) OPERABLE WINDOWS SHALL HAVE LATCHES LOCATED NOT LESS THAN 34" ABOVE THE WALKING SURFACE. HANDLES FOR DOORS THAT PROVIDE ACCESS TO POOLS AND SPAS SHALL BE NOT LESS THAN 54" ABOVE THE WALKING SURFACE AND EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES.
 - DOORS LEADING TO THE SWIMMING POOL AND OR SPA SHALL BE SELF-CLOSING, SELF-LATCHING WITH THE LATCH LOCATED NOT LESS THAN 34" ABOVE THE FINISHED FLOOR OR OTHER WALKING SURFACE, MEASURED ON THE SIDE OPPOSITE THE POOL OR SPA.



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Date: 8/1/2014

Revisions:

RIVERES EDGE (Oro Valley)

Plan Number:
T951

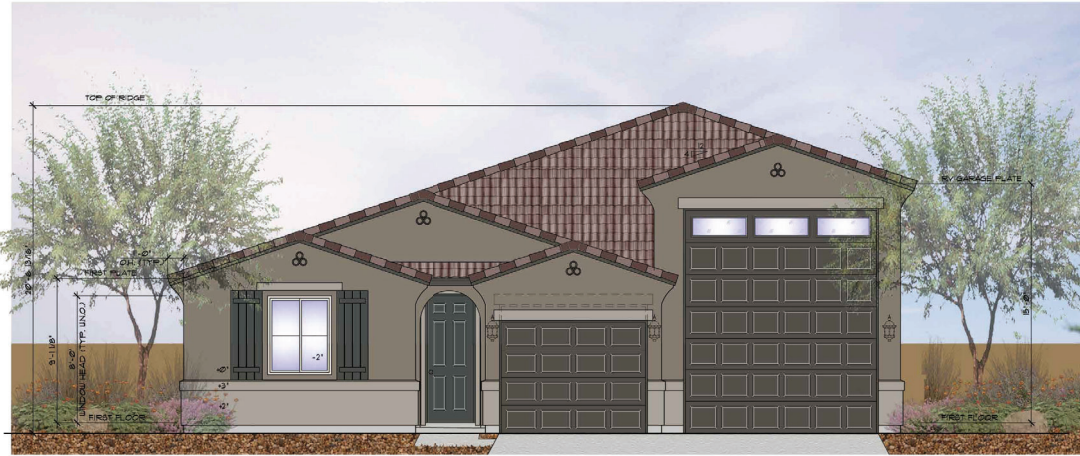
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COPPER

Sheet Title:
FIRST FLOOR PLAN & OPTION

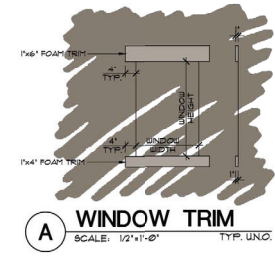
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A1.1

NOTE:
ROOFING MATERIAL TO BE BORAL
ROOFING PRODUCTS CONCRETE
ROOFING TILE ICC ESR-1841 4
INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN I-KOTE
LAPING EVALUATION REPORT LES 383 4
INSTALLED PER MFR. SPECIFICATIONS



1 FRONT ELEVATION A
SCALE: 1/4" = 1'-0"



A WINDOW TRIM
SCALE: 1/2" = 1'-0" TYP. UNO.



2 LEFT ELEVATION A
SCALE: 1/4" = 1'-0"

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Date: 8/12/24
Revisions:

RIVERES EDGE
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Plan Number:
T951

Plan Name:
COPPER

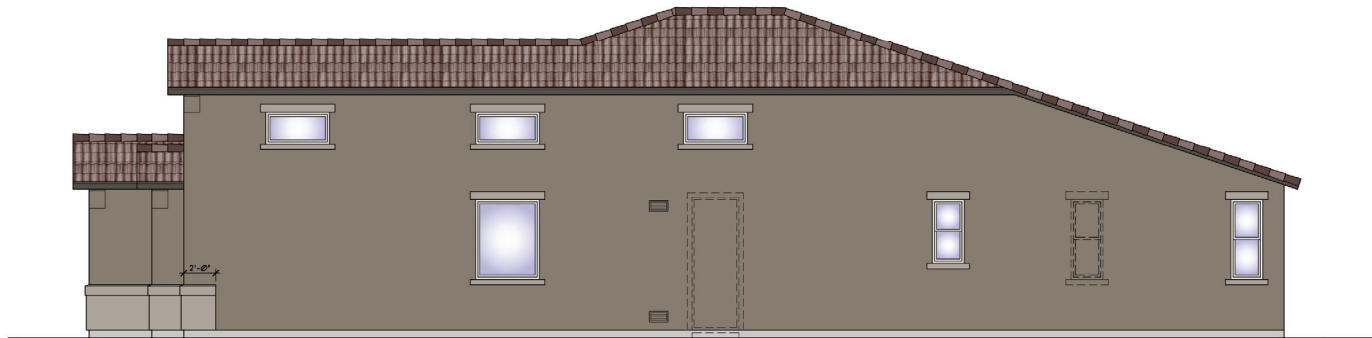
Sheet Title:
ELEVATION A

Sheet Number:
A2.1

a



3 REAR ELEVATION A
SCALE: 1/4" = 1'-0" RE: 1(A2) FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION A
SCALE: 1/4" = 1'-0" RE: 1(A2) FOR ADDITIONAL NOTES & DIMENSIONS



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Plan Number:

T951

Plan Name:

COPPER

Sheet Title:

ELEVATION A

Sheet Number:

A2.1

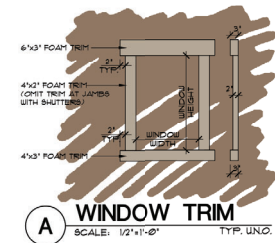
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NOTE:
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ROOFING TILE ECC EBR-1641 4
INSTALLED PER MFR. SPECIFICATIONS

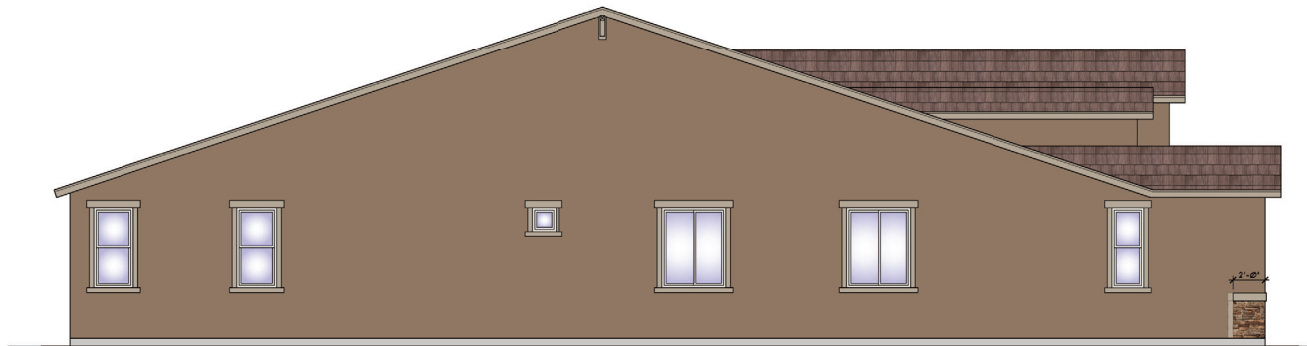
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LAPING EVALUATION REPORT LES 383
INSTALLED PER MFR. SPECIFICATIONS



1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0"



A WINDOW TRIM
SCALE: 1/2" = 1'-0" TYP. UNO.



2 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"

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Plan Number:
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Plan Name:
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Sheet Title:
ELEVATION B

Sheet Number:
A2.2

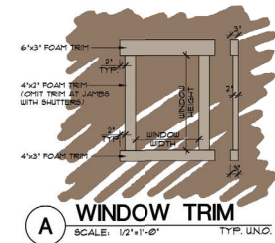
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NOTE:
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INSTALLED PER MFR. SPECIFICATIONS

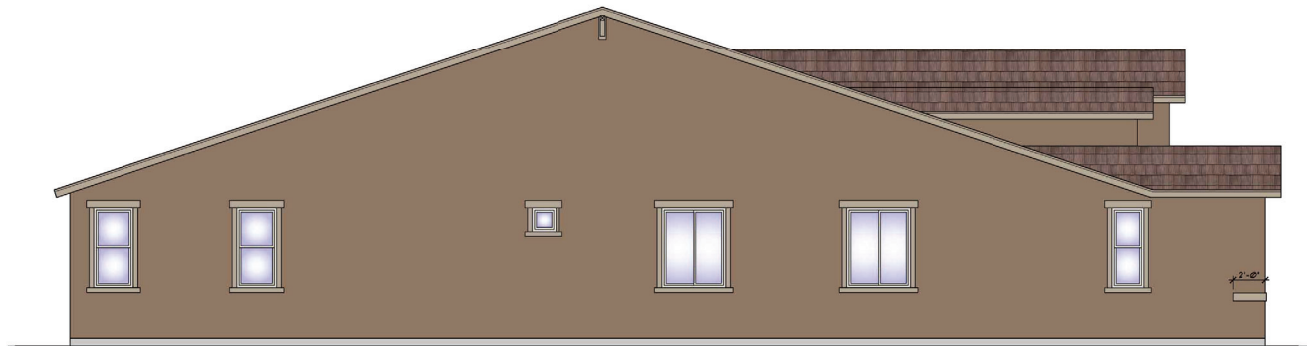
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STUCCO VENEER TO BE WESTERN I-KOTE
LAPING EVALUATION REPORT LES 383 4
INSTALLED PER MFR. SPECIFICATIONS



1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0"



A WINDOW TRIM
SCALE: 1/2" = 1'-0" TYP. UNO.



2 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"

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T951

Plan Name:
COPPER

Sheet Title:

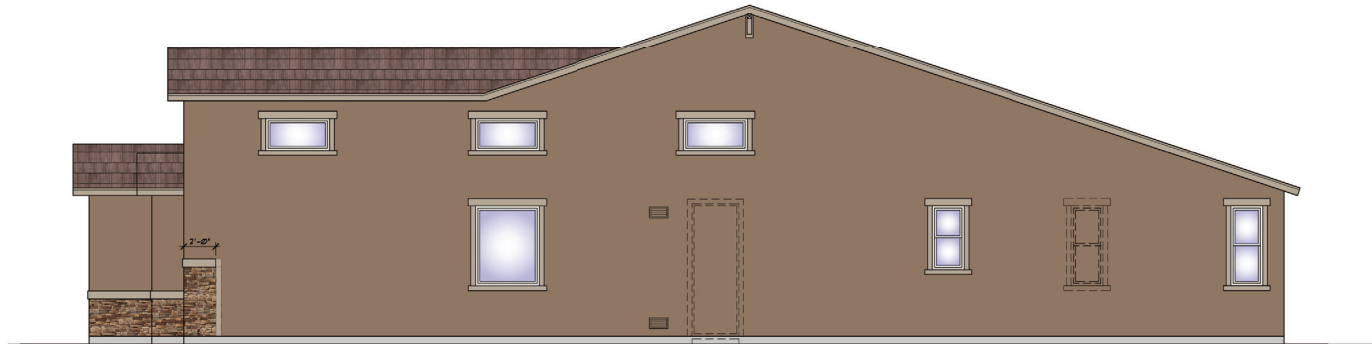
ELEVATION B

Sheet Number:
A2.2

a



3 REAR ELEVATION B
SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION B
SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



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Plan Name:

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Sheet Title:

ELEVATION B

Sheet Number:

A2.2

b



3 REAR ELEVATION B
SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION B
SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



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Plan Number:

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Plan Name:

COPPER

Sheet Title:

ELEVATION B

Sheet Number:

A2.2

b

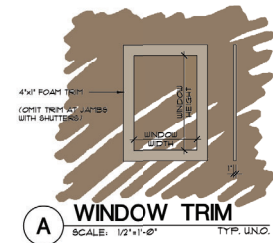
NOTE:
ROOFING MATERIAL TO BE BORAL
ROOFING PRODUCTS CONCRETE
ROOFING TILE ECC EBR-1641 #
INSTALLED PER MFR. SPECIFICATIONS

NOTE:
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LAPING EVALUATION REPORT UES 388 #
INSTALLED PER MFR. SPECIFICATIONS

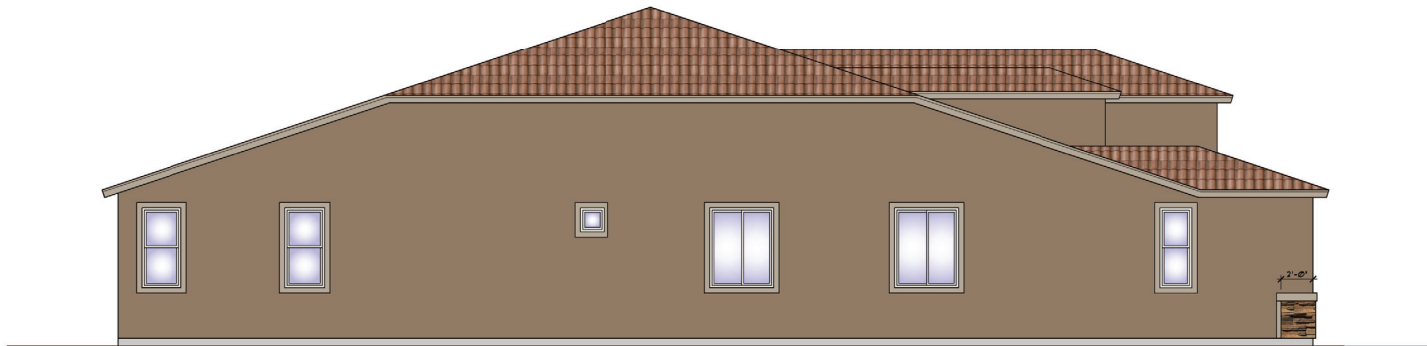
NOTE:
STONE VENEER TO BE ENVIRONMENTAL
STONE WORKS MANUFACTURED STONE
VENEER LAPING EVALUATION REPORT
UES-386. MORTAR BED APPLIED
DIRECTLY TO UNFINISHED, UNTREATED
STUCCO SYSTEM # INSTALLED PER
MFR. SPECIFICATIONS



1 FRONT ELEVATION C
SCALE: 1/4" = 1'-0"



A WINDOW TRIM
SCALE: 1/2" = 1'-0" TYP. UNO.



2 LEFT ELEVATION C
SCALE: 1/4" = 1'-0"



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Plan Number:
T951

Plan Name:
COPPER

Sheet Title:
ELEVATION C

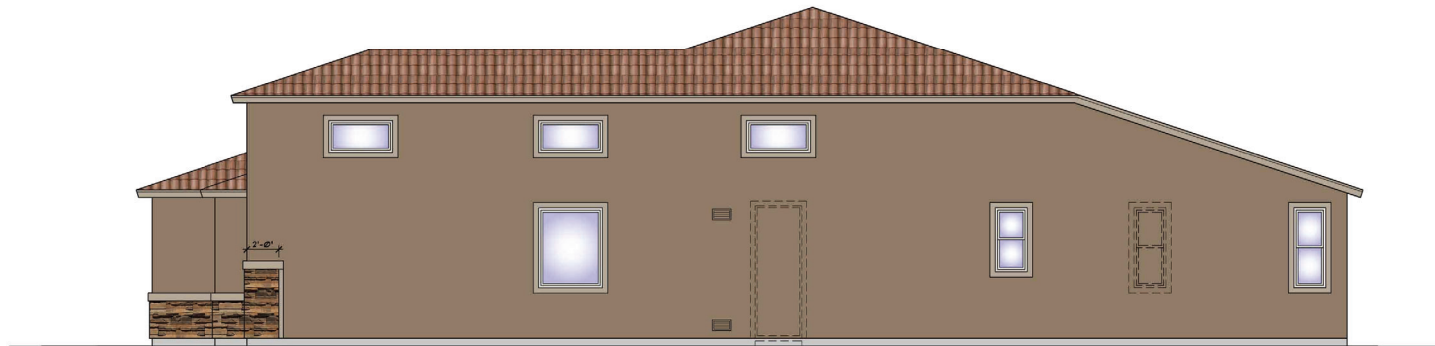
Sheet Number:
A2.3

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a



3 REAR ELEVATION C
SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION C
SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



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Plan Number:

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Plan Name:

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Sheet Title:

ELEVATION C

Sheet Number:

A2.3

b



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Date: 8/12/24
Revisions:

RIVERES EDGE (Oro Valley)

Plan Number: **T951**

Plan Name: **COPPER**

Sheet Title: **ROOF PLANS**

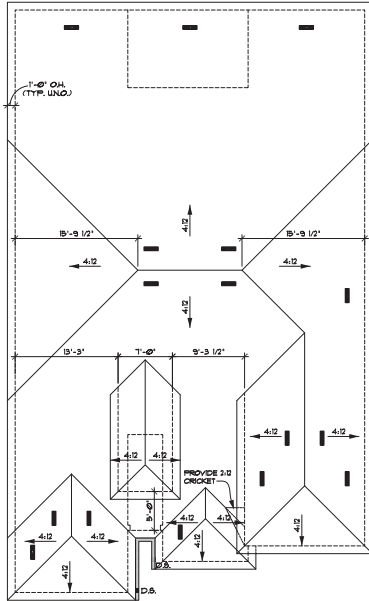
Sheet Number: **A4.1**

ROOF PLAN LEGEND			
	GUTTERS		ROOF VENT (HIGH 1/300)
	DOWNSPOUTS		ROOF VENT (LOW 1/300)
			ROOF VENT (1/300)

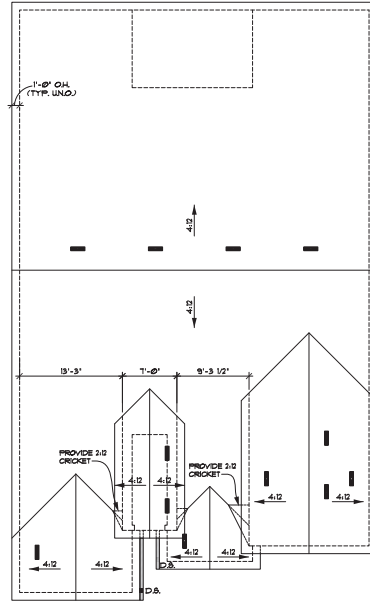
ROOF NOTES & VENT CALCULATIONS	
ROOF GENERAL NOTES:	
MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:	
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:	
1. IN CLIMATE ZONE 6, 7, AND 8, A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-WINTER SIDE OF THE CEILING.	
2. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. REARWARD VENTILATORS SHALL BE PERMITTED.	
ATTIC VENTILATION MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND MUST PROVIDE WEATHER PROTECTION AS PRESCRIBED IN CHAPTERS 1 AND 5.	
VENT INFORMATION	
TYPE:	NET FREE VENT AREA:
LOW PROFILE	9' x 9" SQUARE INCHES
CONIC:	FLAT: 36" x 36" SQUARE INCHES
NOTE:	LOCATION OF VENTS SHOWN ON ROOF PLANS
	FOR REFERENCE ONLY, FIELD VERIFY.

ATTIC VENTILATION CALCULATION	
ALL ELEVATIONS	
UPPER ROOF AREA:	3268 SQ. FT.
DOWN ROOF AREA:	2620 SQ. FT.
COMBINED H/L/LOU NET FREE VENTILATING AREA REQUIRED * SQ. IN. (300)	1558 SQ. IN.
TOTAL NUMBER OF HIGH VENTS PROVIDED:	0 VENTS
TOTAL NUMBER OF LOW VENTS PROVIDED:	8 VENTS
CALCULATED USING 1/300 METHOD	

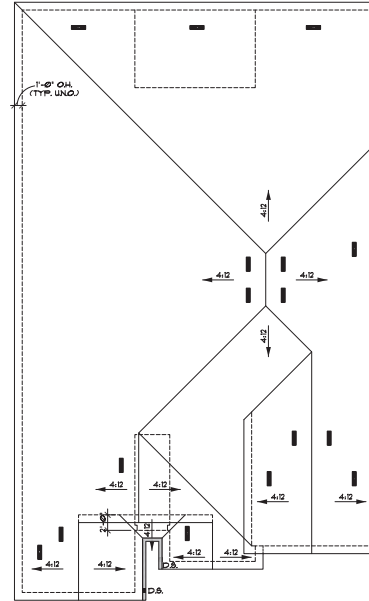
SOLAR READY NOTE:
SOLAR-READY ZONE AREA SHALL NOT BE LESS THAN 500 SF EXCLUSIVE OF MANDATORY ACCESS OR SETBACK AREAS PER INTERNATIONAL FIRE CODE. THE SOLAR-READY SHALL BE COMPOSED OF AREAS NOT LESS THAN 3 FT WIDTH AND NOT LESS THAN 80 SF PER IRC APPENDIX T03.3



3 ROOF PLAN @ ELEVATION C
SCALE: 1/8" = 1'-0"



2 ROOF PLAN @ ELEVATION B
SCALE: 1/8" = 1'-0"



1 ROOF PLAN @ ELEVATION A
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE CALCULATIONS		
	ELEVATION A	
	STANDARD	OPTIONS
2 CAR GARAGE	482 SQ. FT.	
OPT. SIDE-TURN GARAGE		202 SQ. FT.
COVERED ENTRY ALL ELEVATIONS	41 SQ. FT.	
COVERED PATIO		167 SQ. FT.
OPT. EXTENDED COVERED PATIO		341 SQ. FT.
FIRST FLOOR	2806 SQ. FT.	
TOTAL (BASE HOUSE)	2806 SQ. FT.	

WALL LEGEND	
	2x4 WALL
	2x6 WALL
	LOU WALL
	SOFFIT # 12" FROM TOP PLATE (TYP.) (UND.)

PLAN NOTES

1. INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, R-VALUE OR INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (IRC N1020)
2. CEILING GYPSUM BOARD: WHEN APPLYING A WATER-RESISTANT TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1" (WAS RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R502.3), FOOTNOTE D)
3. SHOWER & BATH/TUB NOTES
31. 4" AIR CURB COFFILING w/ IRC P2101
32. GLASS ENCLOSURES SHALL BE TYPED & SHATTER-RESISTANT
33. BATH/TUB & SHOWER FLOORS & WALKS ABOVE BATH/TUBS SHALL BE FINISHED BY A NON-ABSORBENT SURFACE TO EXTEND TO A HEIGHT OF NOT LESS THAN 1" ABOVE THE FLOOR. (IRC 307.2)
4. LAUNDRY NOTES
41. DRYER TO ALWAYS BE ON THE RIGHT WALKER ON LEFT
42. PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
43. STANDARD 1" SUELF AT 60" ABOVE FINISHED FLOOR (OPT. UTILITY ROOF PACKAGE); UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - (WHERE OCCURS)
5. ALL BEDROOMY SLEEPING ROOMS WILL HAVE A MINIMUM OF 10" SIDE AND 24" HEIGHT (NET CLEAR OPENINGS OF 57 SQUARE FEET) w/ THE MAXIMUM WINDOW SILL HEIGHT AT 4" ABOVE FINISHED FLOOR. (IRC 309)
6. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4" INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/4" INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS EQUIPPED WITH A SELF-CLOSING DEVICE. (IRC 302.3)
7. RANGES AND COOKTOPS SHALL COMPLY WITH 2020 IRC P302.2
8. MICROWAVES INSTALLED ABOVE A COOKING APPLIANCE SHALL COMPLY WITH 2020 IRC P302.4
9. IRRIG 308.4 (1) OPERABLE WINDOWS SHALL HAVE LATCHES LOCATED NOT LESS THAN 54" ABOVE THE WALKING SURFACE AND EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES.
10. DOORS LEADING TO THE SWIMMING POOL AND/OR SPA SHALL BE SELF-CLOSING/ SELF LATCHING WITH THE LATCH LOCATED NOT LESS THAN 54" ABOVE THE FINISHED FLOOR OR OTHER WALKING SURFACE MEASURED ON THE SIDE OPPOSITE THE POOL OR SPA.



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Date: 8/12/2024

Revisions:

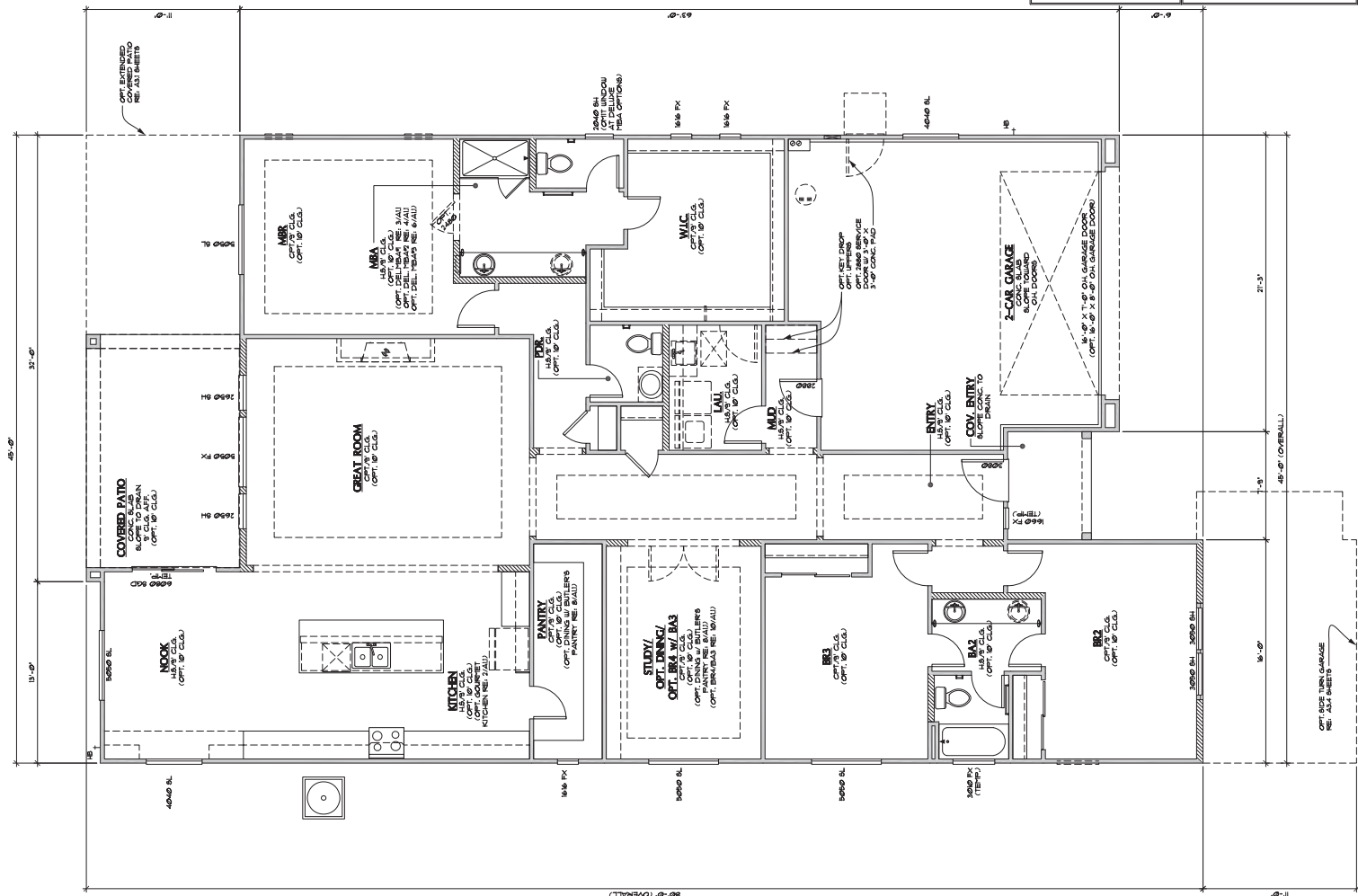
RIVERES EDGE (Oro Valley)

Plan Number:
T642

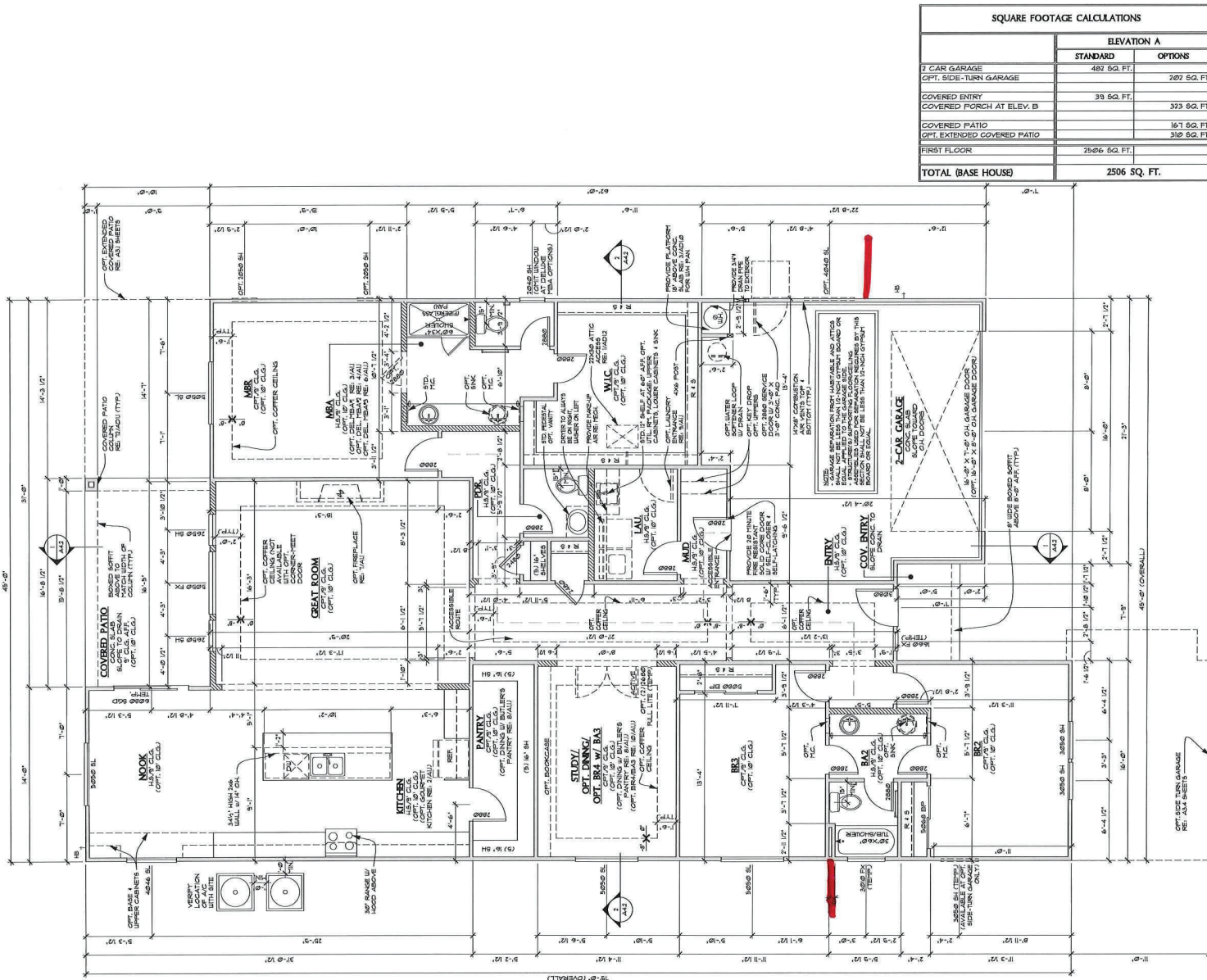
Plan Name:
CASSANDRA

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:
A1.1



1 FIRST FLOOR PLAN @ ELEVATION A
 SCALE: 1/4" = 1'-0"



WALL LEGEND

[Symbol]	204 WALL
[Symbol]	206 WALL
[Symbol]	208 WALL
[Symbol]	210 WALL
[Symbol]	FIRST FLOOR HD. HT. AT .00' NOT FOR PLATE (TYPE UNQ.)

- PLAN NOTES**
- INSULATION INSTALLERS SHALL PROVIDE THE TYPE, R-VALUE, & R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (ISC NIBUILD)
 - CEILING GYPSUM BOARD WHEN APPLYING A WATER-DISSOLUBLE TEXTURE MATERIAL, THE FINISH GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 5/8" TO 1/2" FOR 1/2" O.C. FRAMING AND FROM 1/2" TO 3/4" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT OPTIMIZED BOARD IS TO BE USED (IBC TABLE 602.10.1.1 FOOTNOTES D)
 - SHOWER & BATHS NOTES
 - 41 AFFIX COVERS BY IRC P1901
 - 42 AFFIX COVERS SHALL BE TYPED & SHUTTERCOAT BY IRC P1901
 - 33 BATHS & SHOWER FLOORS & WALLS ABOVE BATHS BY INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE, TO EXTEND TO A HEIGHT OF NOT LESS THAN 7' ABOVE THE FLOOR (IBC 3012)
 - LAUNDRY NOTES
 - 41 ENTRY TO ALWAYS BE ON THE RIGHT, WASHING ON LEFT
 - 42 PROVIDE A FINISH OPENING OF 18" SQ. IN. FOR MAKE-UP AIR
 - 43 STAIRWAY IF SHELF AT 6" ABOVE FINISHED FLOOR OPT. UTILITY HOOD PACKAGE UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS
 - ALL BEDROOM SLEEPING ROOMS SHALL HAVE A FINISH OPENING OF 16" WIDE AND 24" HEIGHT (NET CLEAR OPENING OF 57 SQUARE FEET) AT THE MAIN/FINISH FLOOR TO A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 1/2" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 1/2" INCHES THICK OR 30-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (ISC 3062)
 - RANGES AND COOKTOPS SHALL COMPLY WITH 2019 IRC (IRC307)
 - MICROWAVES INSTALLED ABOVE A COOKING APPLIANCE SHALL COMPLY WITH 2019 IRC (IRC307.1)



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Date: 10/01/2019
 Revisions:

RIVERES EDGE
 (Oro Valley)

Plan Number:
T642

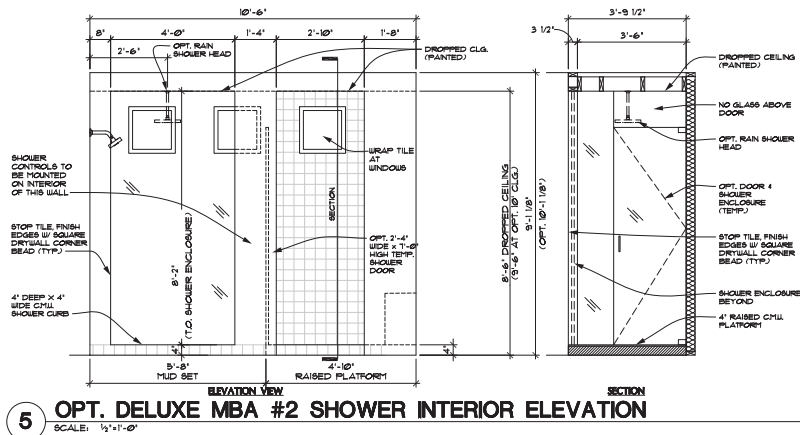
Plan Name:
 CASSANDRA

Sheet Title:
 FIRST FLOOR PLAN

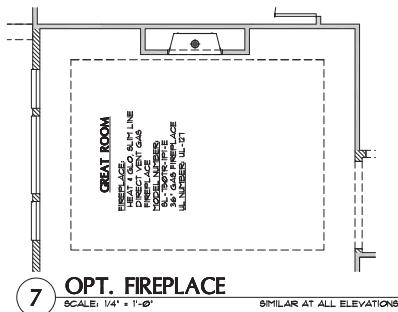
Sheet Number:
A.1.1

RETURN WALLS

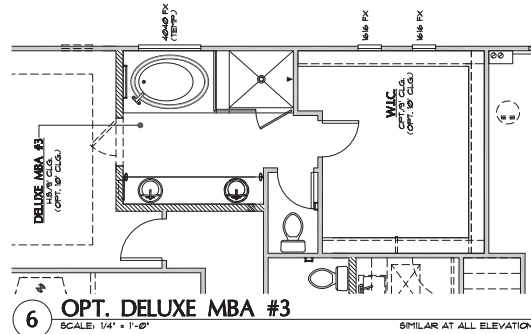
1 FIRST FLOOR PLAN @ ELEVATION A
 SCALE: 1/4" = 1'-0"



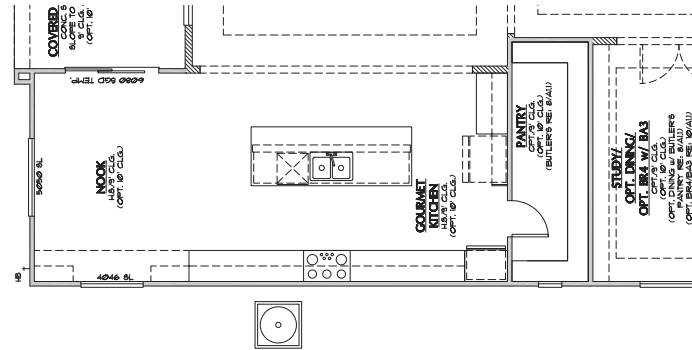
5 OPT. DELUXE MBA #2 SHOWER INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



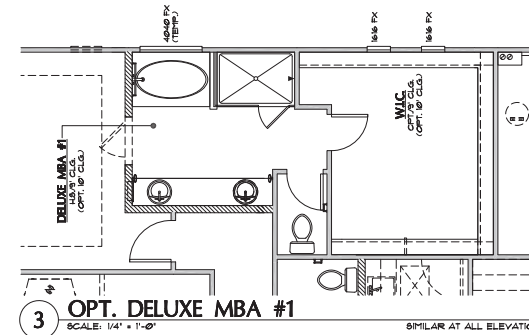
7 OPT. FIREPLACE
SCALE: 1/4" = 1'-0" SIMILAR AT ALL ELEVATIONS



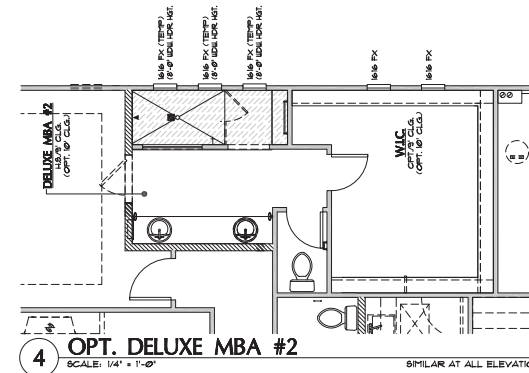
6 OPT. DELUXE MBA #3
SCALE: 1/4" = 1'-0" SIMILAR AT ALL ELEVATIONS



2 OPT. GOURMET KITCHEN
SCALE: 1/4" = 1'-0" SIMILAR AT ALL ELEVATIONS



3 OPT. DELUXE MBA #1
SCALE: 1/4" = 1'-0" SIMILAR AT ALL ELEVATIONS



4 OPT. DELUXE MBA #2
SCALE: 1/4" = 1'-0" SIMILAR AT ALL ELEVATIONS

WALL LEGEND	
	2x4 WALL
	2x6 WALL
	2x8 WALL
	2x10 WALL
	2x12 WALL
	2x14 WALL
	2x16 WALL
	2x18 WALL
	2x20 WALL
	2x22 WALL
	2x24 WALL
	2x26 WALL
	2x28 WALL
	2x30 WALL
	2x32 WALL
	2x34 WALL
	2x36 WALL
	2x38 WALL
	2x40 WALL
	2x42 WALL
	2x44 WALL
	2x46 WALL
	2x48 WALL
	2x50 WALL
	2x52 WALL
	2x54 WALL
	2x56 WALL
	2x58 WALL
	2x60 WALL
	2x62 WALL
	2x64 WALL
	2x66 WALL
	2x68 WALL
	2x70 WALL
	2x72 WALL
	2x74 WALL
	2x76 WALL
	2x78 WALL
	2x80 WALL
	2x82 WALL
	2x84 WALL
	2x86 WALL
	2x88 WALL
	2x90 WALL
	2x92 WALL
	2x94 WALL
	2x96 WALL
	2x98 WALL
	2x100 WALL

PLAN NOTES

- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (IRC N1103.1)
- CEILING GYPSUM BOARD, WHEN APPLIED AS A WATER RESISTIVE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 5/8" TO 1/2" FOR 1/2" OC FRAMING, AND FROM 1/2" TO 5/8" FOR 24" OC FRAMING OR UP TO 5/8" RESISTANT GYPSUM BOARD IS TO BE USED. (IRC TABLE R703.3, FOOTNOTE D)
- SHOWER & BATHUB NOTES
 - 4" MAX CURB COMPLYING W/ IRC P1101
 - GLASS ENCLOSURES SHALL BE TYPED & BATTERED
 - BATHUB & SHOWER FLOORS & SHOWER COMPONENTS IN INSTALLED SHOWER HEADS & SHOWER HEADS SHALL BE FINISHED BY A NON-ABSORBENT SURFACE TO EXTEND TO A HEIGHT OF NOT LESS THAN 1" ABOVE THE FLOOR. (IRC S402.2)
 - LAUNDRY NOTES
 - DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
 - PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
 - STANDARD 12" SHELF AT 60" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE)
 - UPPER CABINETS, LOWER CABINETS & LAUNDRY BENCH (WHERE OCCURS)
- ALL BEDROOM/ SLEEPING ROOMS WILL HAVE A MINIMUM OF 20" WIDE AND 24" HEIGHT (NET CLEAR OPENING OF 5.1 SQUARE FEET) W/ THE FINISH WINDOW SILL HEIGHT AT 44" ABOVE FINISHED FLOOR. (IRC S301)
- OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 1/2" THICK, SOLID OR HONEY-COMB-CORE STEEL DOORS NOT LESS THAN 1/2" THICK OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (IRC S602.1)
- RANGES AND COOKTOPS SHALL COMPLY WITH 2008 IRC (P1502.2)
- HOODS SHALL HAVE LATCHES ABOVE A COOKING APPLIANCE SHALL COMPLY WITH 2008 IRC (P1502.4)
- IMRCC 106.4 (1) OPERABLE WINDOWS SHALL HAVE LATCHES LOCATED NOT LESS THAN 54" ABOVE THE WALKING SURFACE. HANDLES FOR DOORS THAT PROVIDE ACCESS TO POOLS AND SPAS SHALL BE NOT LESS THAN 54" ABOVE THE WALKING SURFACE AND EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES
- DOORS LEADING TO THE SWIMMING POOL AND/OR SPA SHALL BE SELF-CLOSING/ SELF LATCHING WITH THE LATCH LOCATED NOT LESS THAN 54" ABOVE THE FINISHED FLOOR OR OTHER WALKING SURFACE MEASURED ON THE SIDE OPPOSITE THE POOL OR SPA.

RICHMOND
AMERICAN HOMES

TUCSON
300 N. W. Road
Tucson, AZ 85741

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Date: 8/1/2024

Revisions:

RIVERES EDGE
(Oro Valley)

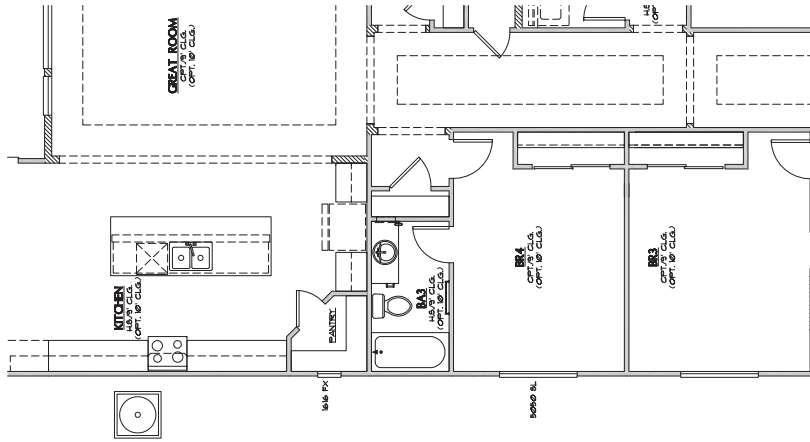
Plan Number:
T642

Plan Name:
CASSANDRA

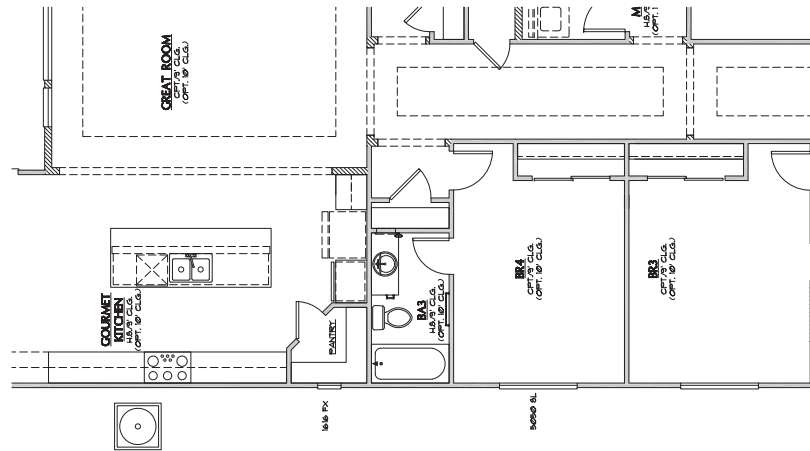
Sheet Title:
PARTIAL FIRST FLOOR PLANS

Sheet Number:
A11

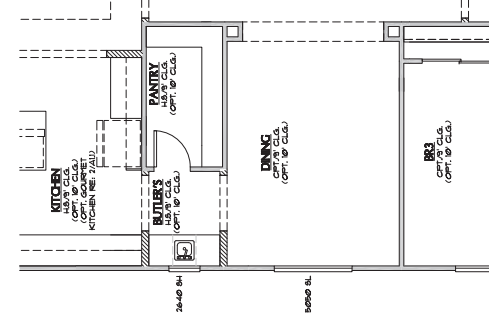
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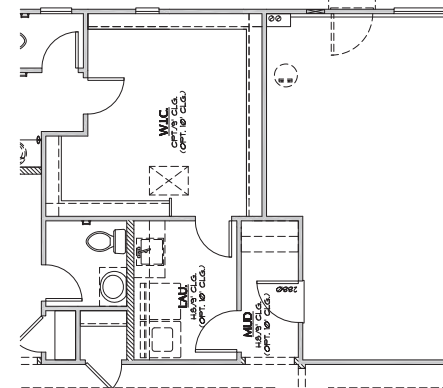
10 OPT. BEDROOM 4 & BATH 3 w/ STANDARD KITCHEN
SCALE: 1/4" = 1'-0" SIMILAR AT ALL ELEVATIONS



11 OPT. BEDROOM 4 & BATH 3 w/ OPT. GOURMET KITCHEN
SCALE: 1/4" = 1'-0" SIMILAR AT ALL ELEVATIONS



8 OPT. DINING w/ OPT. BUTLER'S PANTRY
SCALE: 1/4" = 1'-0" SIMILAR AT ALL ELEVATIONS



9 OPT. LAUNDRY ENTRANCE
SCALE: 1/4" = 1'-0" SIMILAR AT ALL ELEVATIONS

WALL LEGEND	
[Symbol]	2x4 WALL
[Symbol]	2x6 WALL
[Symbol]	LOW WALL
[Symbol]	DOOR # - 12" FROM TOP PLATE (TYP.) (UNO.)

- PLAN NOTES**
- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (IRC N1603.0)
 - CEILING GYPSUM BOARD WHEN APPLIED TO WATER, SEAS, TEXTURE MATERIAL THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 1/2" O.C. BRACING AND FROM 1/2" TO 5/8" FOR 24" O.C. BRACING OR 1/2" 5/8" RESISTANT GYPSUM BOARD IS TO BE USED. (IRC TABLE R602.1.3 FOOTNOTE D)
 - SHOWER & BATHUB NOTES
 - 4" XPS CURB COPPLING w/ IRC F1201
 - GLASS ENCLOSURES SHALL BE TYPED & BATHUBS w/ 3" BATHUB & SHOWER FLOORS & WALLS ABOVE BATHUBS & IN BATHUB COMPARTMENTS SHALL BE FINISHED w/ A NON-ABSORBENT SUBSTRATE TO EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. (IRC 307.2)
 - LANDRY NOTES
 - 4" DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
 - PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
 - STANDARD 12" SHELF AT 60" ABOVE FINISHED FLOOR (OPT. UTILITY ROOF PACKAGE); UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WARE COOKS
 - ALL BEDROOMY SLEEPING ROOMS WILL HAVE A MINIMUM OF 30" WIDE AND 24" HEIGHT (NET CLEAR OPENING OF 57 SQUARE FEET) w/ THE HANDED WINDOW SILL HEIGHT AT 44" ABOVE FINISHED FLOOR. (IRC 303)
 - OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4" INCHES IN THICKNESS, 60G TO OTHER HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 1/2" INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (IRC 302.3)
 - RANKER AND COOKTOPS SHALL COMPLY WITH 2018 IRC (F502.2)
 - RANGES/STOVES INSTALLED ABOVE A COOKING APPLIANCE SHALL COMPLY WITH 2018 IRC (F502.4)
 - IF IRC 309.4 (1) OPERABLE WINDOWS SHALL HAVE LATCHES LOCATED NOT LESS THAN 54" ABOVE THE WALKING SURFACE HANDLES FOR DOORS THAT PROVIDE ACCESS TO POOLS AND SPAS SHALL BE NOT LESS THAN 54" ABOVE THE WALKING SURFACE AND ACQUIRED WITH SELF-CLOSING AND SELF-LATCHING DEVICES
 - DOORS LEADING TO THE SWIMMING POOL AND/OR SPA SHALL BE SELF-CLOSING/ SELF LATCHING WITH THE LATCH LOCATED NOT LESS THAN 54" ABOVE THE FINISHED FLOOR OR OTHER WALKING SURFACE, REINFORCED ON THE SIDE OPPOSITE THE POOL OR SPA.



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Date: 8/12/2024

Revisions:

RIVERES EDGE (Oro Valley)

Plan Number:
T642

Plan Name:
CASSANDRA

Sheet Title:
PARTIAL FIRST FLOOR PLANS OPTIONS

Sheet Number:
A1.1

WALL LEGEND	
	2x4 WALL
	2x6 WALL
	LOW WALL
	SOFFIT # - 12" FROM TOP PLATE (TYP) (UNO.)

- | PLAN NOTES | |
|------------|---|
| 1. | INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, TYPE & R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (RC: M903.0) |
| 2. | CEILING GYPSUM BOARD WHEN APPLIED AS WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 1/2" OC FRAMING AND FROM 1/2" TO 5/8" FOR 24" OC FRAMING OR 1/2" 5/8" RESISTANT GYPSUM BOARD IS TO BE USED. (RC TABLE R702.5, FOOTNOTE D) |
| 3. | SHOWER & BATHUB NOTES |
| 3.1. | 4" AIR CURB COMPLYING W/ IRC R702.1 |
| 3.2. | GLASS ENCLOSURES SHALL BE TYPED & BATTERPROOF |
| 3.3. | BATHUB & SHOWER FLOORS & WALLS ABOVE BATHUBS & IN BATHUB COMPARTMENTS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE TO EXTEND TO A HEIGHT OF NOT LESS THAN 1" ABOVE THE FLOOR. (RC: 307.2) |
| 4. | LANDRY NOTES |
| 4.1. | DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT |
| 4.2. | PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR |
| 4.3. | STANDARD 12" SHELF AT 60" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGING). UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WARE COULD |
| 5. | ALL BEDROOM/ SLEEPING ROOMS WILL HAVE A MINIMUM OF 30" SIDE AND 24" HEIGHT (NET CLEAR OPENING OF 57 SQUARE FEET) W/ THE HORIZONTAL SILL HEIGHT AT 44" ABOVE FINISHED FLOOR. (RC: 310) |
| 6. | OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4" INCHES IN THICKNESS, SOLID ONE HENRY CORB-CORB STEEL DOORS NOT LESS THAN 1 3/4" INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (RC: 302.3) |
| 7. | RANGES AND COOKTOPS SHALL COMPLY WITH 2008 IRC (M902.2) |
| 8. | HOODRANGES INSTALLED ABOVE A COOKING APPLIANCE SHALL COMPLY WITH 2008 IRC (M902.4) |
| 9. | IF IRC 308.4 (1) OPERABLE WINDOWS SHALL HAVE LATCHES LOCATED NOT LESS THAN 54" ABOVE THE WALKING SURFACE. PROVIDE ACCESS TO POOLS AND SPAS SHALL BE NOT LESS THAN 54" ABOVE THE WALKING SURFACE AND ACQUIRED WITH SELF-CLOSING AND SELF-LATCHING DEVICES |
| 10. | DOORS LEADING TO THE SWIMMING POOL AND OR SPA SHALL BE SELF-CLOSING/ SELF LATCHING WITH THE LATCH LOCATED NOT LESS THAN 54" ABOVE THE FINISHED FLOOR OR OTHER WALKING SURFACE, REMAINED ON THE SIDE OPPOSITE THE POOL OR SPA. |



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Date: 8/12/2024
 Revisions:

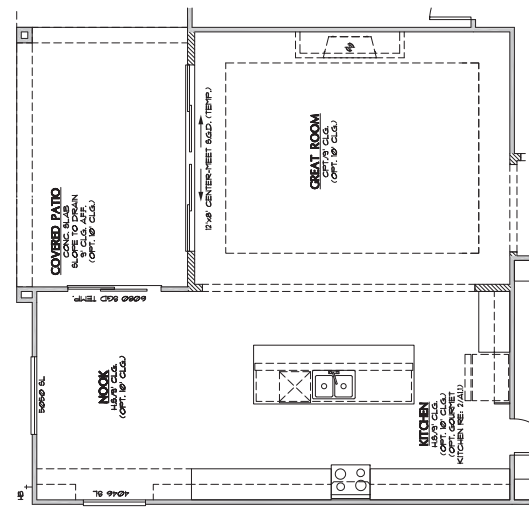
RIVERES EDGE
 (Oro Valley)

Plan Number:
T642

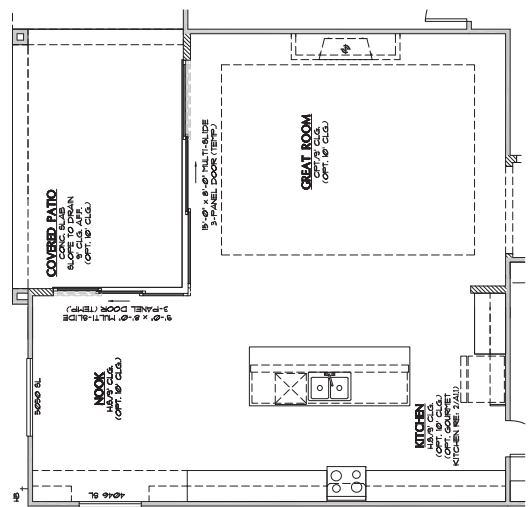
Plan Name:
CASSANDRA

Sheet Title:
PARTIAL FIRST FLOOR PLANS OPTIONS

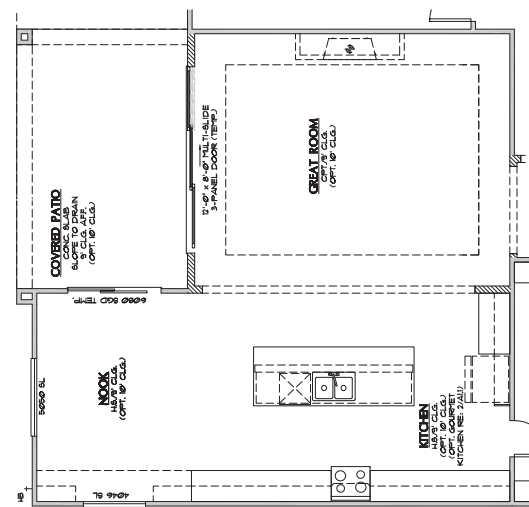
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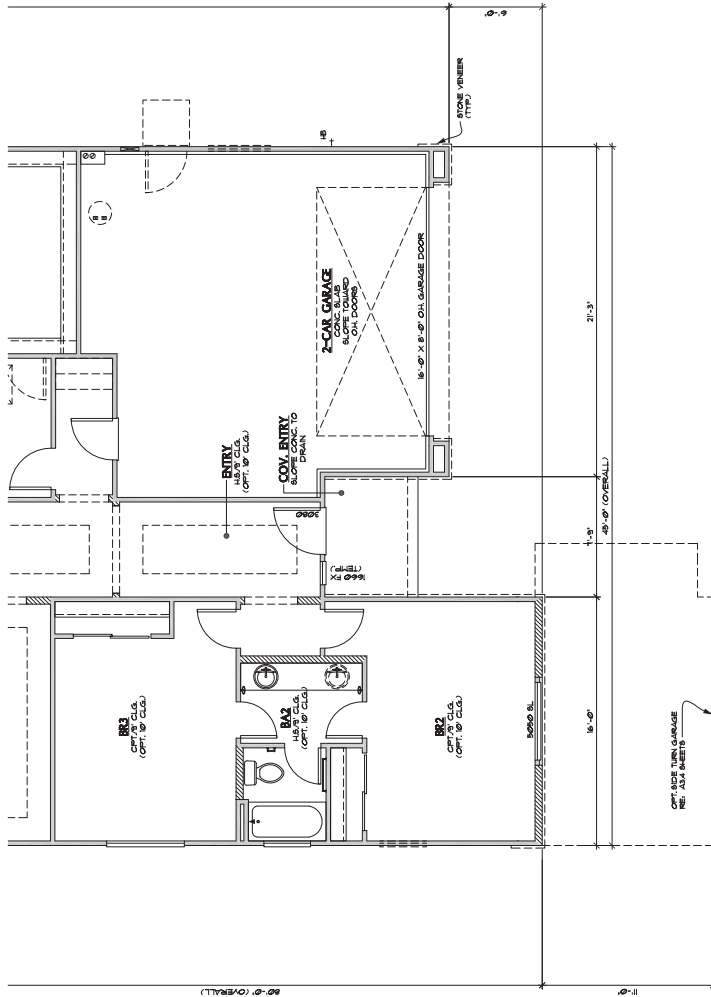
12 OPT. CENTER-MEET S.G.D. SIMILAR AT ALL ELEVATIONS



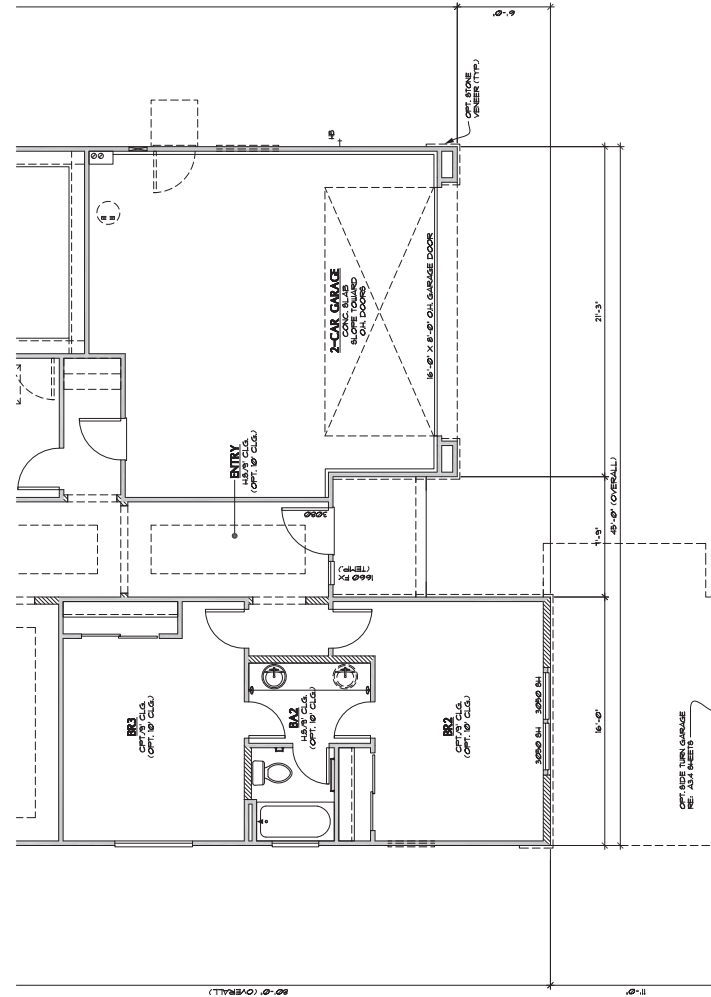
14 OPT. MULTI-SLIDE CORNER-MEET DOOR SIMILAR AT ALL ELEVATIONS



13 OPT. MULTI-SLIDE DOOR SIMILAR AT ALL ELEVATIONS



16 PARTIAL FIRST FLOOR PLAN @ ELEVATION C
 SCALE: 1/4" = 1'-0"
 RE: 1/4" FOR ADDITIONAL NOTES AND DIMENSIONS



15 PARTIAL FIRST FLOOR PLAN @ ELEVATION B
 SCALE: 1/4" = 1'-0"
 RE: 1/4" FOR ADDITIONAL NOTES AND DIMENSIONS

WALL LEGEND	
	2x4 WALL
	2x6 WALL
	LOW WALL
	SLOTT # - 12" FROM TOP PLATE (TYP.) (UNG.)

- PLAN NOTES**
- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, R-VALUE & R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (RC N163.03)
 - CEILING GYPSUM BOARDS WHEN APPLIED A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 1/2" O.C. FRAMING AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" 5/8" RESISTANT GYPSUM BOARD IS TO BE USED (RC T401.01) (RC T401.02)
 - SHOWER & BATHUB NOTES
 1. ALL JOCK CURBS COMPLYING W/ RC F210.01
 2. GLASS ENCLOSURES SHALL BE TYPED & BATTERPROOF
 3. BATHUB & SHOWER FLOORS & WALLS ABOVE BATHUBS & IN BATHUB COMPARTMENTS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE TO EXTEND TO A HEIGHT OF NOT LESS THAN 1' ABOVE THE FLOOR. (RC 307.12)
 - LANDSCAPE NOTES
 1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
 2. PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
 3. STANDARD 12" SHELF AT 60" ABOVE FINISHED FLOOR (OPT. UTILITY ROOF PACKAGE); UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WARE OCCUR
 - ALL BEDROOM/ SLEEPING ROOMS WILL HAVE A MINIMUM OF 30" SIDE AND 24" HEIGHT (NET CLEAR OPENING OF 57 SQUARE FEET) w/ THE HORIZONTAL SILL HEIGHT AT 44" ABOVE FINISHED FLOOR (RC 301)
 - OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED
 - OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4" INCHES IN THICKNESS, SOLID CORE HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/4" INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE (RC 302.01)
 - RAMBER AND COOKTOPS SHALL COMPLY WITH 208 RC (F500.2)
 - COOKING APPLIANCE SHALL COMPLY WITH 208 RC (F500.1)
 - IF RC 308.4 (1) OPERABLE WINDOWS SHALL HAVE LATCHES LOCATED NOT LESS THAN 34" ABOVE THE WALKING SURFACE HANDLES FOR DOORS THAT PROVIDE ACCESS TO POOLS AND SPAS SHALL BE NOT LESS THAN 34" ABOVE THE WALKING SURFACE AND EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES
 - DOORS LEADING TO THE SWIMMING POOL AND/ OR SPA SHALL BE SELF-CLOSING/ SELF LATCHING WITH THE LATCH LOCATED NOT LESS THAN 34" ABOVE THE FINISHED FLOOR OR OTHER WALKING SURFACE, REINFORCED ON THE SIDE OPPOSITE THE POOL OR SPA.



RICHMOND AMERICAN HOMES
 TUCSON
 3015 W. Road
 TUCSON, AZ 85741
 (520) 544-2700

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Date: 8/12/2024
 Revisions:

RIVERES EDGE (Oro Valley)

Plan Number:
T642

Plan Name:
CASSANDRA

Sheet Title:

PARTIAL FIRST FLOOR PLANS

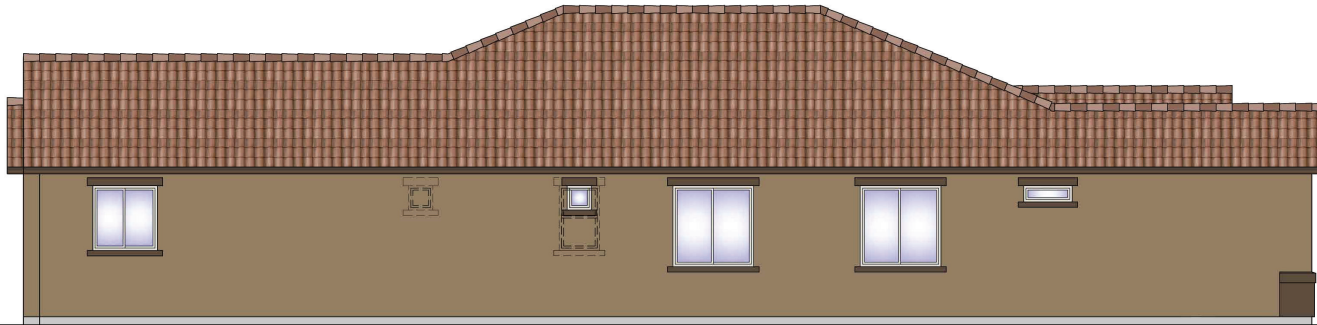
Sheet Number:
A1.1



2 REAR ELEVATION A
 SCALE: 1/4" = 1'-0"



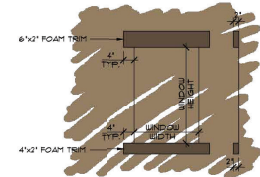
1 FRONT ELEVATION A
 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION A
 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION A
 SCALE: 1/4" = 1'-0"



A WINDOW TRIM
 SCALE: 1/2" = 1'-0" TYP. UN.C.

NOTE:
 ROOFING MATERIAL TO BE BORAL
 "MONIER L'PETITE" ROOFING PRODUCTS
 CONCRETE ROOFING TILE CCC FEM-8-41 4
 INSTALLED PER MFR. SPECIFICATIONS

NOTE:
 STUCCO VENEER TO BE WESTERN 1-KOTE
 IAPMO EVALUATION REPORT UES 382 4
 INSTALLED PER MFR. SPECIFICATIONS



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Date: 8/12/24

Revisions:

RIVERES EDGE
 (Oro Valley)

Plan Number:

T642

Plan Name:

CASSANDRA

Sheet Title:

ELEVATION A

Sheet Number:

A2.1

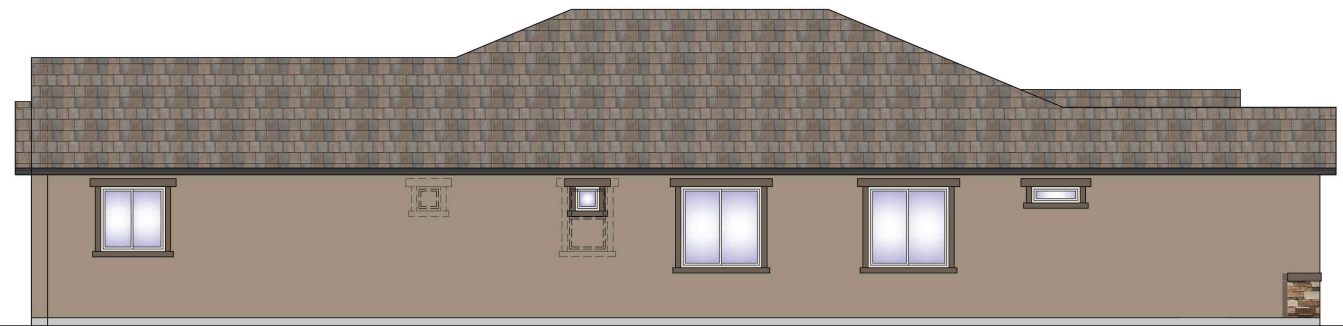
a



1 FRONT ELEVATION B
 SCALE: 1/4" = 1'-0"



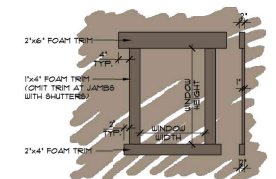
2 REAR ELEVATION B
 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION B
 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION B
 SCALE: 1/4" = 1'-0"



A WINDOW TRIM
 SCALE: 1/2" = 1'-0" TYP. UN.O.

- NOTE: ROOFING MATERIAL TO BE BORAL THOMER LIFETIME ROOFING PRODUCTS CONCRETE ROOFING TILE (CC 58R-641) # INSTALLED PER MFR. SPECIFICATIONS
- NOTE: STUCCO VENEER TO BE WESTERN I-KOTE LAFRO EVALUATION REPORT USE 383 # INSTALLED PER MFR. SPECIFICATIONS
- NOTE: VENEER TO BE ENVIRONMENTAL STONE WORKS MANUFACTURED STONE VENEER LAFRO EVALUATION REPORT USE-384 MORTAR BED APPLIED DIRECTLY TO UNFINISHED, UNTREATED STUCCO SYSTEM # INSTALLED PER MFR. SPECIFICATIONS

RICHMOND AMERICAN HOMES
 TUCSON
 3891 W. Ipa Road
 Tucson, AZ 85741 (520) 544-2700

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Date: 8/12/24

Revisions:

RIVERES EDGE (Oro Valley)

Plan Number:

T642

Plan Name:

CASSANDRA

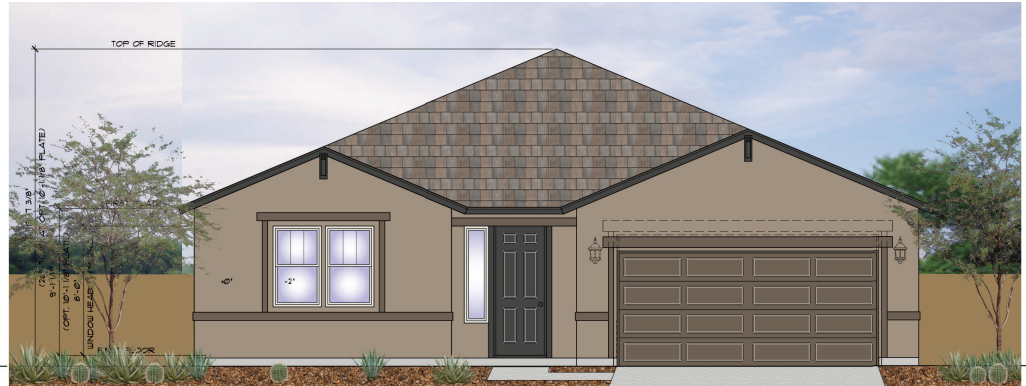
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ELEVATION B

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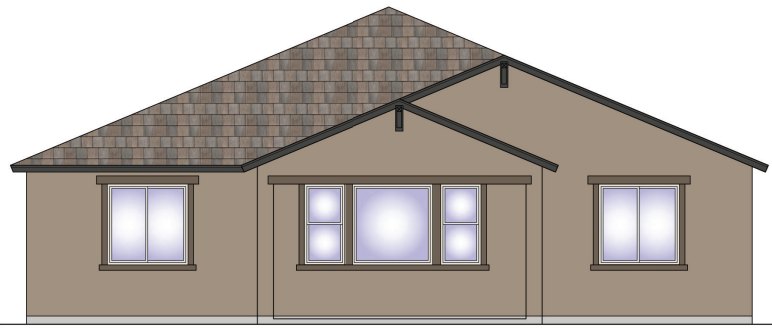
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a

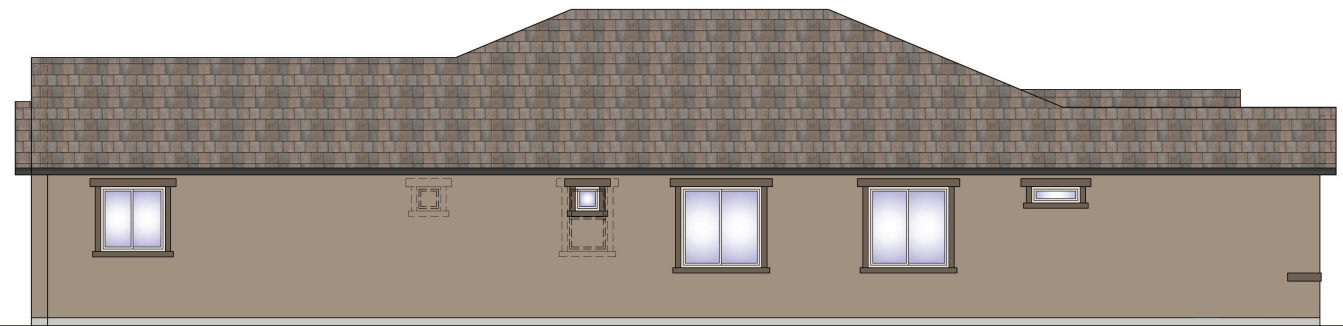


1 FRONT ELEVATION B
 SCALE: 1/4" = 1'-0"

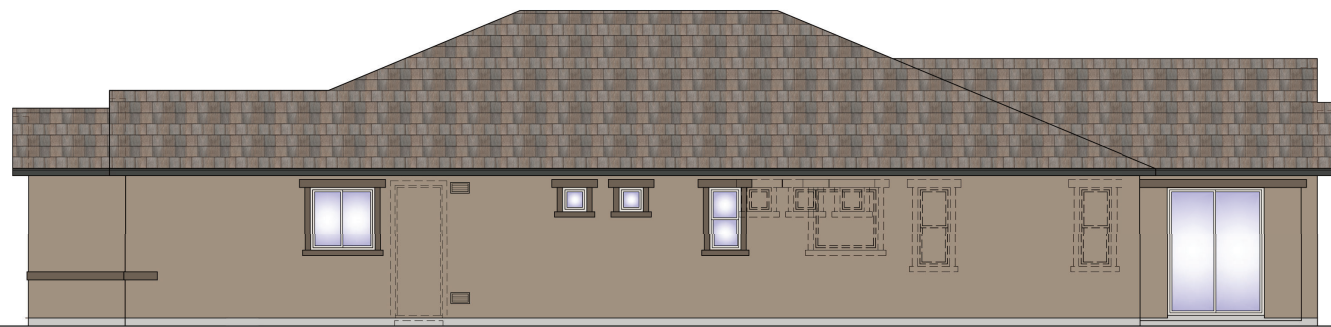
TOP OF RIDGE
 3'-6" (3'-0" MIN. PLANTER)
 8'-11" (8'-0" MIN. PLANTER)
 8'-0" (8'-0" MIN. PLANTER)
 WINDOW HEIGHT



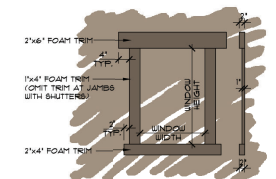
2 REAR ELEVATION B
 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION B
 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION B
 SCALE: 1/4" = 1'-0"



A WINDOW TRIM
 SCALE: 1/2" = 1'-0" TYP. UN.C.

- NOTE: ROOFING MATERIAL TO BE BORAL THOMER LIFETIME ROOFING PRODUCTS CONCRETE ROOFING TILE (CC ESR-641) # INSTALLED PER MFR SPECIFICATIONS
- NOTE: STUCCO VENEER TO BE WESTERN I-KOTE LAFRO EVALUATION REPORT USE 383 # INSTALLED PER MFR SPECIFICATIONS
- NOTE: VENEER TO BE ENVIRONMENTAL STONE WORKS MANUFACTURED STONE VENEER LAFRO EVALUATION REPORT USE-384 MORTAR BED APPLIED DIRECTLY TO UNFINISHED, UNTREATED STUCCO SYSTEM # INSTALLED PER MFR SPECIFICATIONS

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Plan Number:

T642

Plan Name:

CASSANDRA

Sheet Title:

ELEVATION B

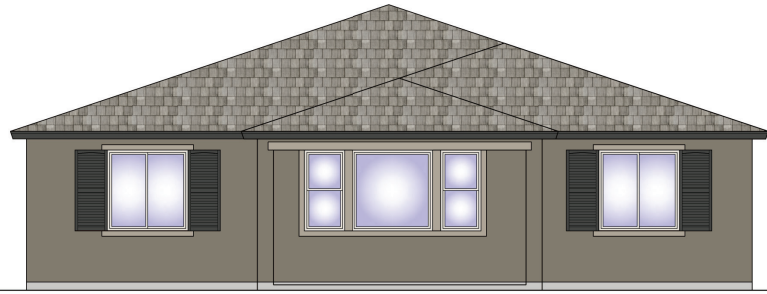
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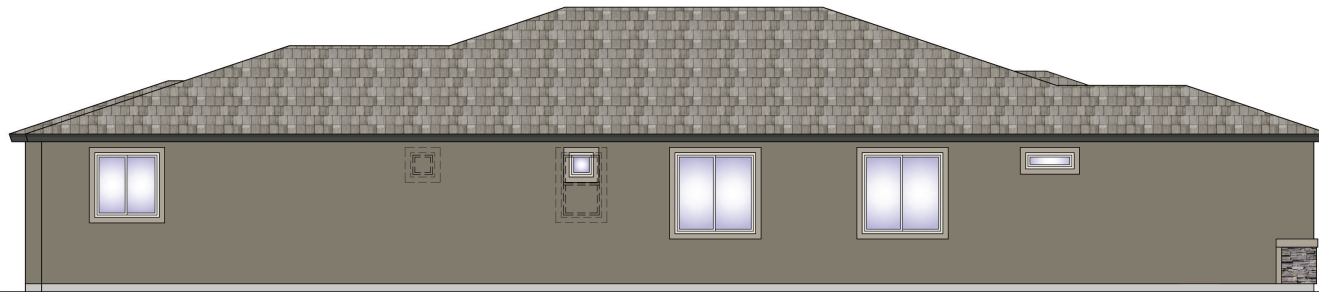
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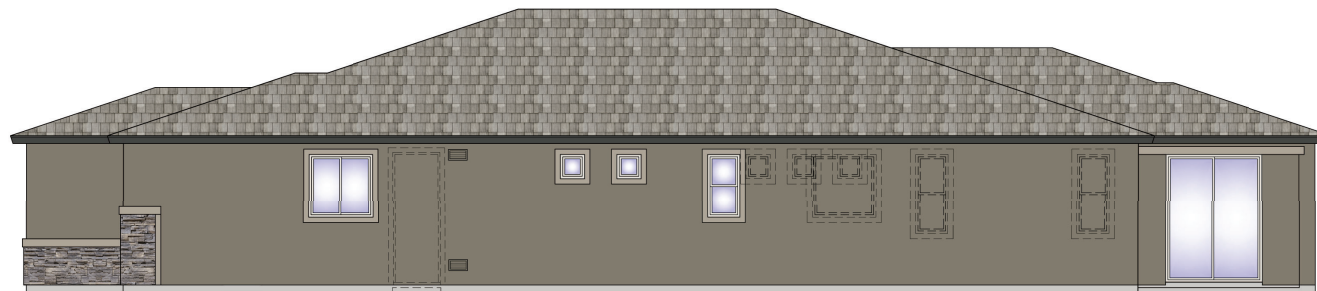
1 FRONT ELEVATION C
 SCALE: 1/4" = 1'-0"



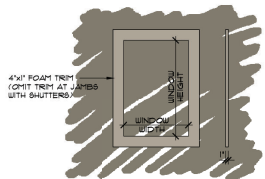
2 REAR ELEVATION C
 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION C
 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION C
 SCALE: 1/4" = 1'-0"



A WINDOW TRIM
 SCALE: 1/2" = 1'-0" TYP. UN.C.

NOTE:
 ROOFING MATERIAL TO BE BORGAL
 1/2"X1/2" LIFETIME ROOFING PRODUCTS
 CONCRETE ROOFING TILE ICC ESR-1641 &
 INSTALLED PER MFR SPECIFICATIONS

NOTE:
 STUCCO VENEER TO BE WESTERN HIKOTE
 LARRY EVALUATION REPORT US-384 &
 INSTALLED PER MFR SPECIFICATIONS

NOTE:
 STONE VENEER TO BE ENVIRONMENTAL
 STONE WORKS MANUFACTURED STONE
 VENEER LARRY EVALUATION REPORT
 US-386. MORTAR BED APPLIED
 DIRECTLY TO UNFINISHED, UNTREATED
 STUCCO SYSTEM & INSTALLED PER
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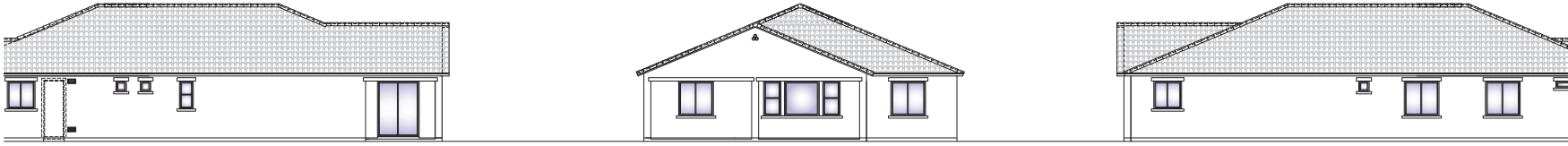
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ELEVATION C

Sheet Number:

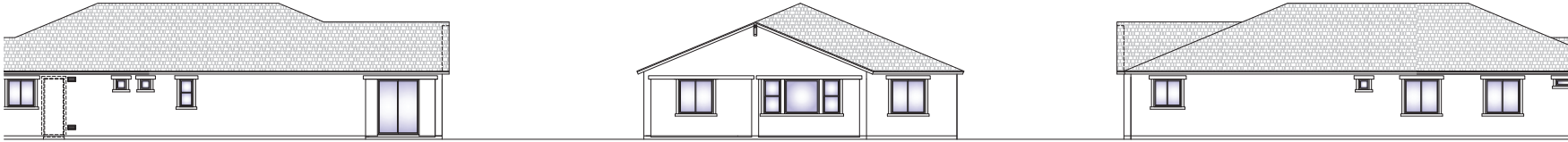
A2.3

a



3 OPT. EXTENDED COVERED PATIO RIGHT, REAR, & LEFT ELEVATIONS A
 SCALE: 1/8" = 1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
 RE: A2.3 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. EXTENDED COVERED PATIO RIGHT, REAR, & LEFT ELEVATIONS B
 SCALE: 1/8" = 1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
 RE: A2.3 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. EXTENDED COVERED PATIO RIGHT, REAR, & LEFT ELEVATIONS C
 SCALE: 1/8" = 1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
 RE: A2.3 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



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Plan Number:

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Plan Name:

CASSANDRA

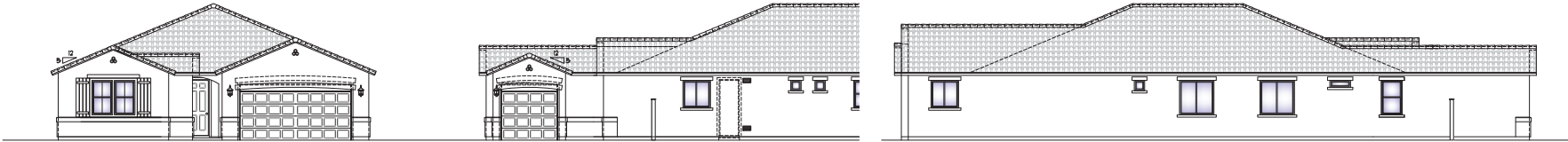
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OPT.
 EXTENDED
 COVERED
 PATIO -
 ELEVATIONS

Sheet Number:

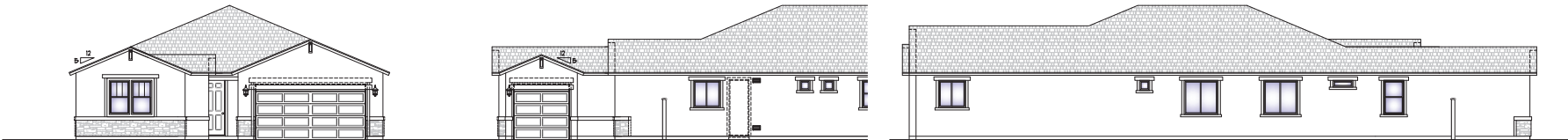
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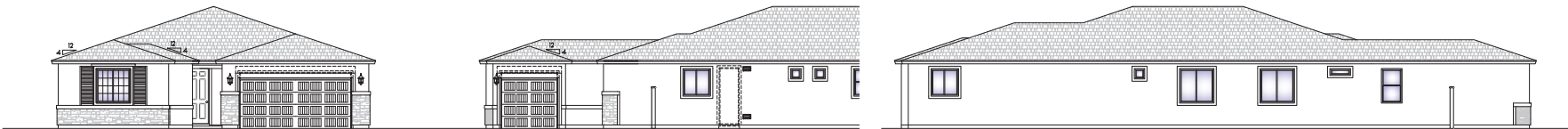
7 OPT. SIDE-TURN GARAGE FRONT, RIGHT, & LEFT ELEVATIONS A
 SCALE: 1/8" = 1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
 RE: A22 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



8 OPT. SIDE-TURN GARAGE FRONT, RIGHT, & LEFT ELEVATIONS B
 SCALE: 1/8" = 1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
 RE: A22 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



9 OPT. SIDE-TURN GARAGE FRONT, RIGHT, & LEFT ELEVATIONS C
 SCALE: 1/8" = 1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
 RE: A23 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



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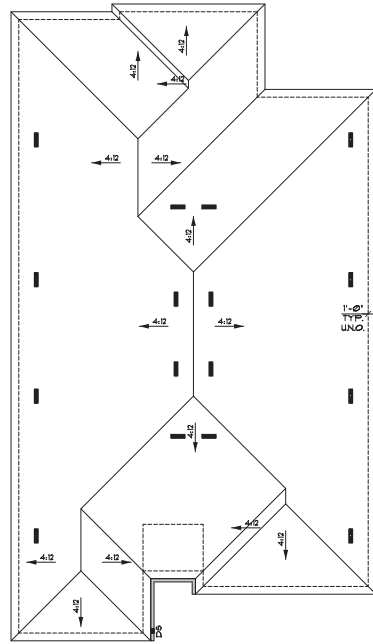
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OPT.
 SIDE-TURN
 GARAGE -
 ELEVATIONS

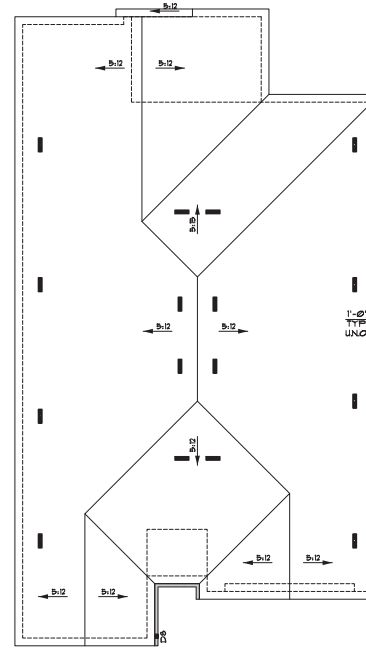
Sheet Number:

A3.4

d



2 ROOF PLAN AT ELEVATION C
SCALE: 1/8" = 1'-0"



1 ROOF PLAN AT ELEVATION A & B
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION CALCULATION	
CALCULATIONS SIMILAR FOR ALL ELEVATIONS.	
CALCULATION USING 1/300 METHOD	
RIGID MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/500 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET: 1. PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.	
VENT INFORMATION	
TYPE:	NET FREE VENT AREA:
LOW PROFILE	LOW 1/300
CONC. TILT	975 SQUARE INCHES
LOW PROFILE	975 SQUARE INCHES
CONC. TILT	975 SQUARE INCHES
NOTE: LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY. FIELD VERIFY.	
MAIN ROOF (ELEV. A, B & C)	
ROOF AREA:	3,223 SQ. FT.
	X 1/300
	46,412 SQ. IN.
COMBINED HI/LOU NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	15,411 SQ. IN.
TOTAL NUMBER OF HI VENTS PROVIDED:	8 VENTS
TOTAL NUMBER OF LOU VENTS PROVIDED:	8 VENTS
OPT. EXT. COV. PATIO (1312 SQ. FT.)	
ROOF AREA:	310 SQ. FT.
	X 1/300
	4,650 SQ. IN.
COMBINED HI/LOU NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	149 SQ. IN.
TOTAL NUMBER OF HI VENTS PROVIDED:	1 VENTS
TOTAL NUMBER OF LOU VENTS PROVIDED:	1 VENTS
OPT. SIDE TURN GARAGE (1212 SQ. FT.)	
ROOF AREA:	212 SQ. FT.
	X 1/300
	30,878 SQ. IN.
COMBINED HI/LOU NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	102 SQ. IN.
TOTAL NUMBER OF HI VENTS PROVIDED:	1 VENTS
TOTAL NUMBER OF LOU VENTS PROVIDED:	1 VENTS

ROOF PLAN LEGEND	
	GUTTERS
	DOWNSPOUTS

RICHMOND AMERICAN HOMES

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Revisions:

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Plan Number:

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Plan Name:

CASSANDRA

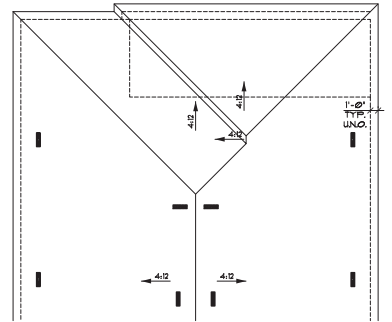
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ROOF PLANS

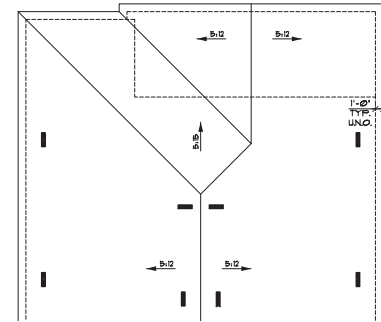
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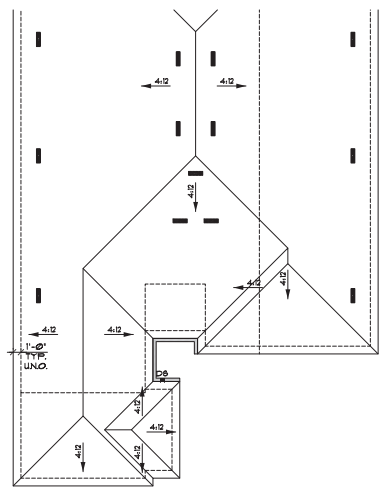
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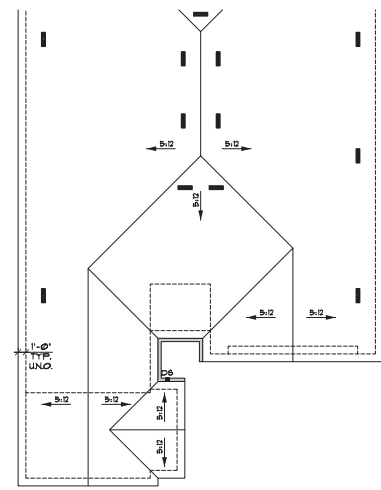
5 OPT. EXT. COVERED PATIO ROOF PLAN AT ELEV. C
 SCALE: 1/8"=1'-0"



3 OPT. EXT. COVERED PATIO ROOF PLAN AT ELEV. A
 SCALE: 1/8"=1'-0" SIMILAR AT ELEV. B



6 OPT. SIDE-TURN GARAGE ROOF PLAN AT ELEV. C
 SCALE: 1/8"=1'-0"



4 OPT. SIDE-TURN GARAGE ROOF PLAN AT ELEV. A
 SCALE: 1/8"=1'-0" SIMILAR AT ELEV. B

ATTIC VENTILATION CALCULATION	
CALCULATIONS SIMILAR FOR ALL ELEVATIONS.	
CALCULATION USING 1/300 METHOD	
R60&2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/500 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:	
1. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.	
VENT INFORMATION	
TYPE:	NET FREE VENT AREA:
LOW PROFILE	LOW 1/300
CONC. 'S'	975 SQUARE INCHES
LOW PROFILE	LOW 1/500
CONC. TILT	9875 SQUARE INCHES
NOTE: LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY, FIELD VERIFY.	
MAIN ROOF (ELEV. A, B & C)	
ROOF AREA:	3223 SQ. FT.
	X 1/54
	46472 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	1541 SQ. IN.
TOTAL NUMBER OF HIGH VENTS PROVIDED:	8 VENTS
TOTAL NUMBER OF LOW VENTS PROVIDED:	9 VENTS
OPT. EXT. COV. PATIO (1302 SQ. FT.)	
ROOF AREA:	310 SQ. FT.
	X 1/54
	44640 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	149 SQ. IN.
TOTAL NUMBER OF HIGH VENTS PROVIDED:	1 VENT
TOTAL NUMBER OF LOW VENTS PROVIDED:	1 VENT
OPT. SIDE TURN GARAGE (212 SQ. FT.)	
ROOF AREA:	212 SQ. FT.
	X 1/54
	30576 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	102 SQ. IN.
TOTAL NUMBER OF HIGH VENTS PROVIDED:	1 VENT
TOTAL NUMBER OF LOW VENTS PROVIDED:	1 VENT

ROOF PLAN LEGEND	
—	GUTTERS
• DS	DOWNSPOUTS



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RIVERES EDGE
(Oro Valley)

Plan Number:
T642

Plan Name:
CASSANDRA

Sheet Title:
ROOF PLANS

Sheet Number:
A4.1



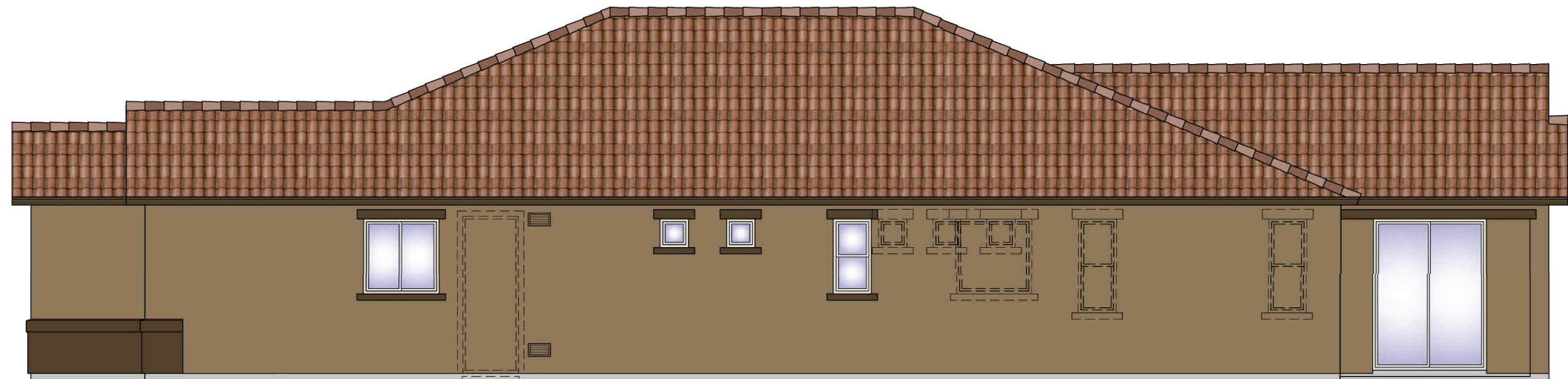
2 REAR ELEVATION A
 SCALE: 1/4" = 1'-0"



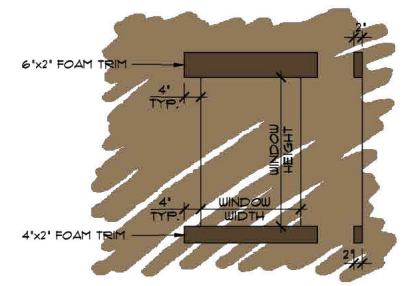
1 FRONT ELEVATION A
 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION A
 SCALE: 1/4" = 1'-0"



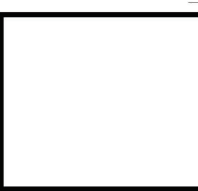
4 RIGHT ELEVATION A
 SCALE: 1/4" = 1'-0"



A WINDOW TRIM
 SCALE: 1/2" = 1'-0" TYP. UNO.

NOTE:
 ROOFING MATERIAL TO BE BORAL
 MONIER L'ETILE' ROOFING PRODUCTS
 CONCRETE ROOFING TILE 100 ESR-16-41 4
 INSTALLED PER MFR SPECIFICATIONS

NOTE:
 STUCCO VENEER TO BE WESTERN I-KOTE
 IAPMO EVALUATION REPORT UES 382 4
 INSTALLED PER MFR SPECIFICATIONS



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 AMERICAN HOMES
 TUCSON
 3091 W. Ina Road
 Tucson, AZ 85741 (520) 544-2700

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Date: 8/1/2024

Revisions:

RIVERES EDGE
 (Oro Valley)

Plan Number:

T642

Plan Name:

CASSANDRA

Sheet Title:

ELEVATION A

Sheet Number:

A2.1

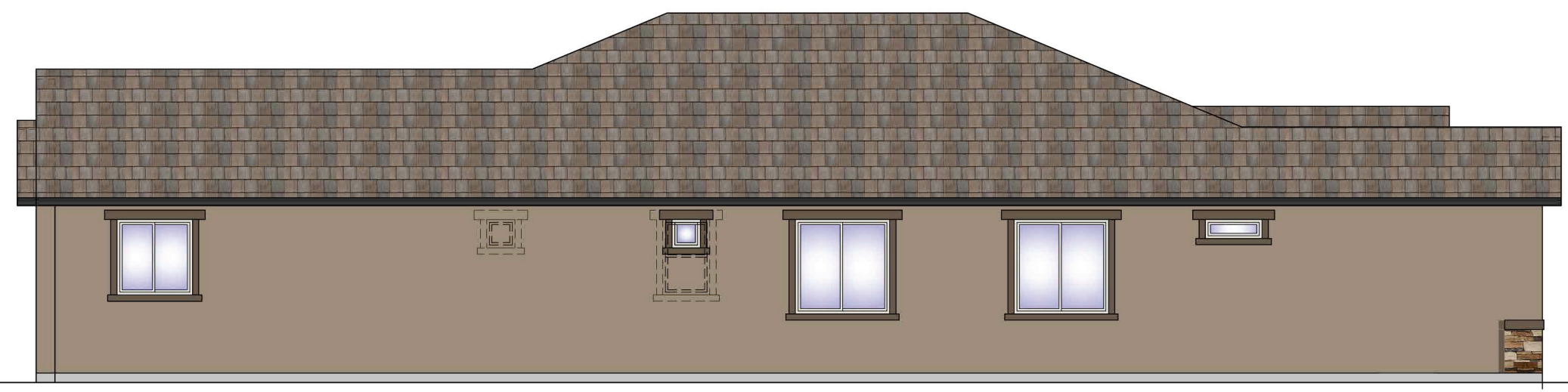
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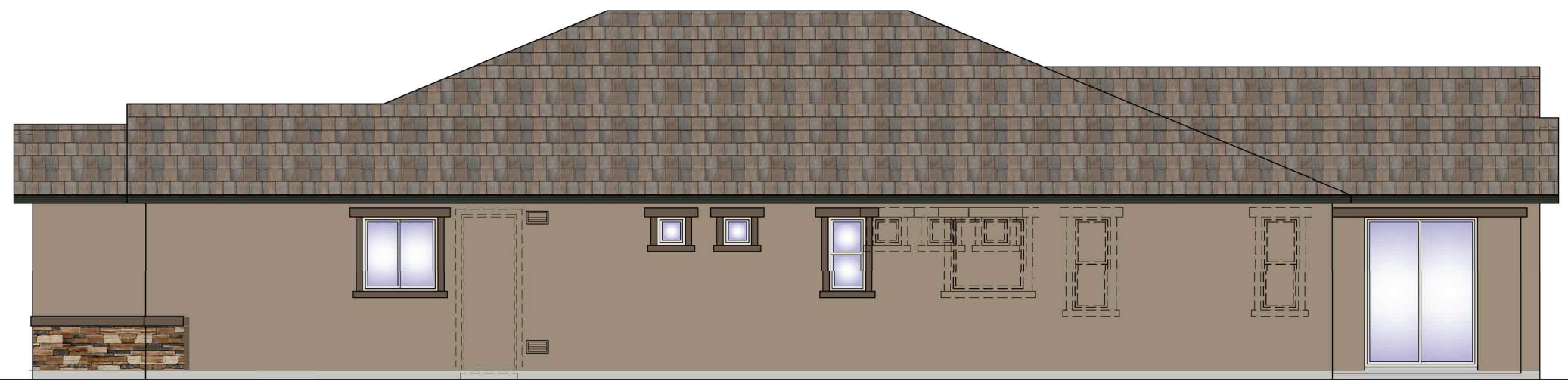
1 FRONT ELEVATION B
 SCALE: 1/4" = 1'-0"



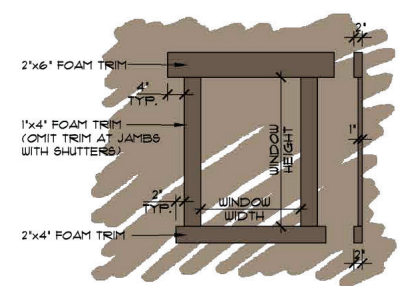
2 REAR ELEVATION B
 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION B
 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION B
 SCALE: 1/4" = 1'-0"



A WINDOW TRIM
 SCALE: 1/2" = 1'-0" TYP. UNO.

NOTE:
 ROOFING MATERIAL TO BE BORAL
 'MONIER LIFETILE' ROOFING PRODUCTS
 CONCRETE ROOFING TILE (CC ESR-1641) &
 INSTALLED PER MFR SPECIFICATIONS

NOTE:
 STUCCO VENEER TO BE WESTERN I-KOTE
 IAPMO EVALUATION REPORT UES 382 &
 INSTALLED PER MFR SPECIFICATIONS

NOTE:
 STONE VENEER TO BE ENVIRONMENTAL
 STONE WORKS MANUFACTURED STONE
 VENEER (IAPMO EVALUATION REPORT
 UES-386) MORTAR BED APPLIED
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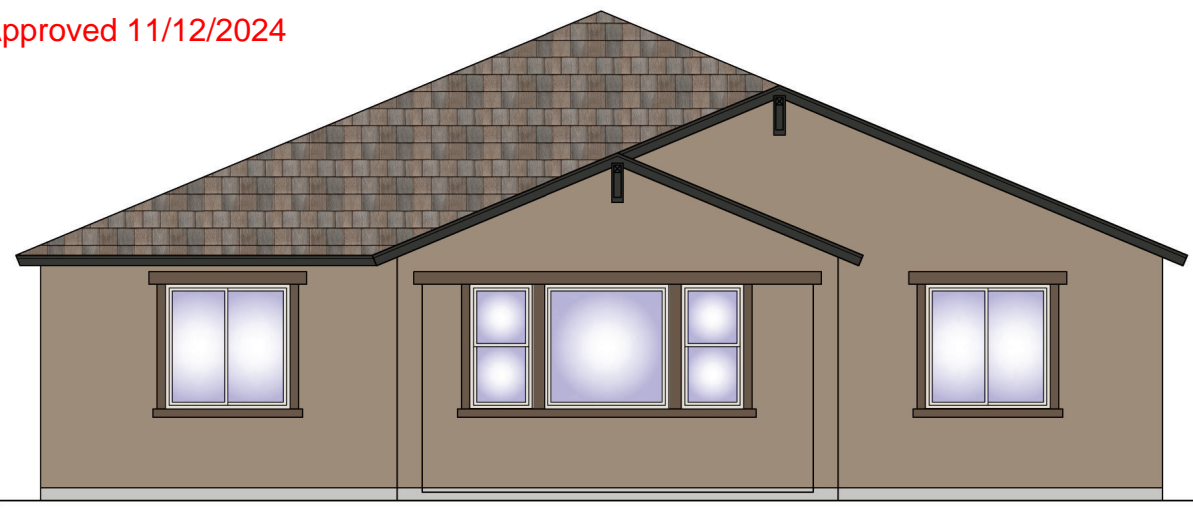
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Sheet Number:
A2.2
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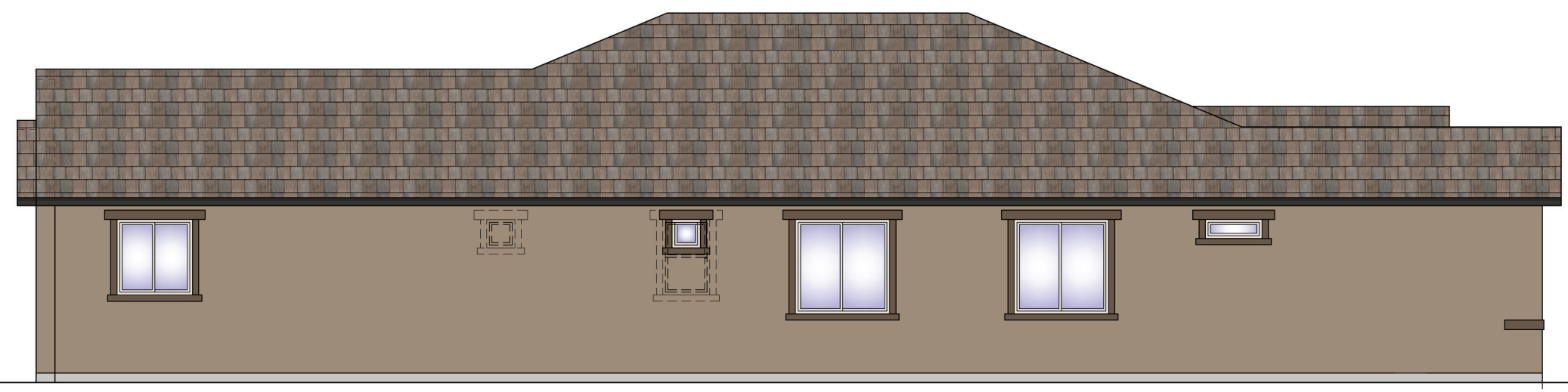


1 FRONT ELEVATION B
 SCALE: 1/4" = 1'-0"

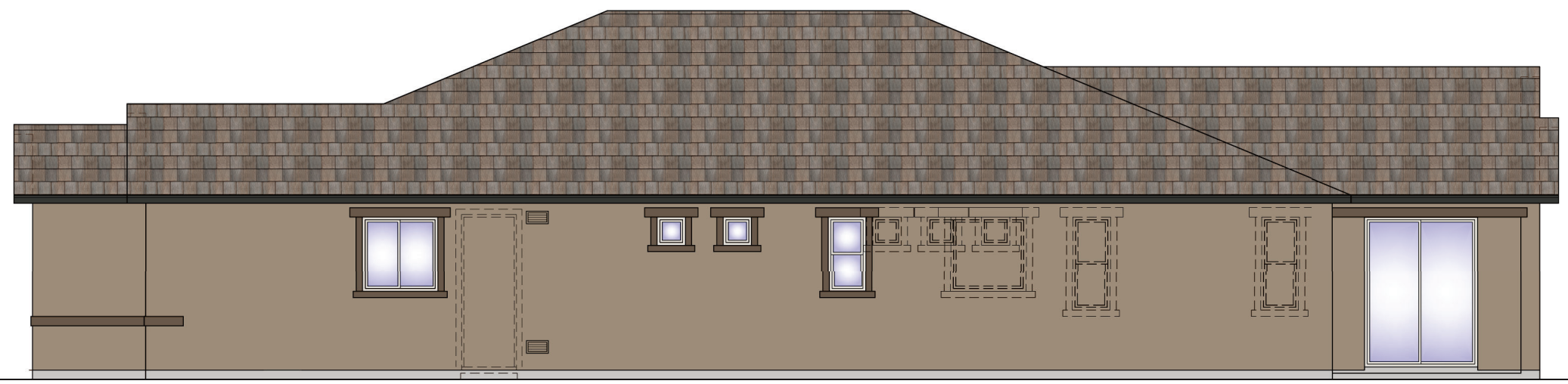
TOP OF RIDGE
 11'-3 3/8"
 (OPT. 10'-1 1/2" @ 1/8" PLATE)
 9'-1 1/2"
 8'-0"
 WINDOW HEAD
 FIN. FLOOR



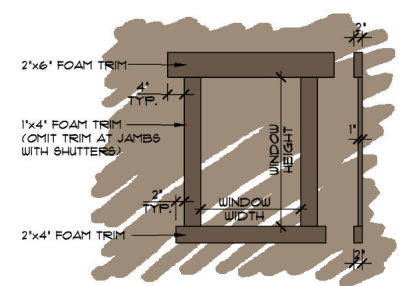
2 REAR ELEVATION B
 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION B
 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION B
 SCALE: 1/4" = 1'-0"



A WINDOW TRIM
 SCALE: 1/2" = 1'-0" TYP. U.N.O.

NOTE:
 ROOFING MATERIAL TO BE BORAL
 'MONIER LIFETILE' ROOFING PRODUCTS
 CONCRETE ROOFING TILE (ICC ESR-1641) &
 INSTALLED PER MFR SPECIFICATIONS

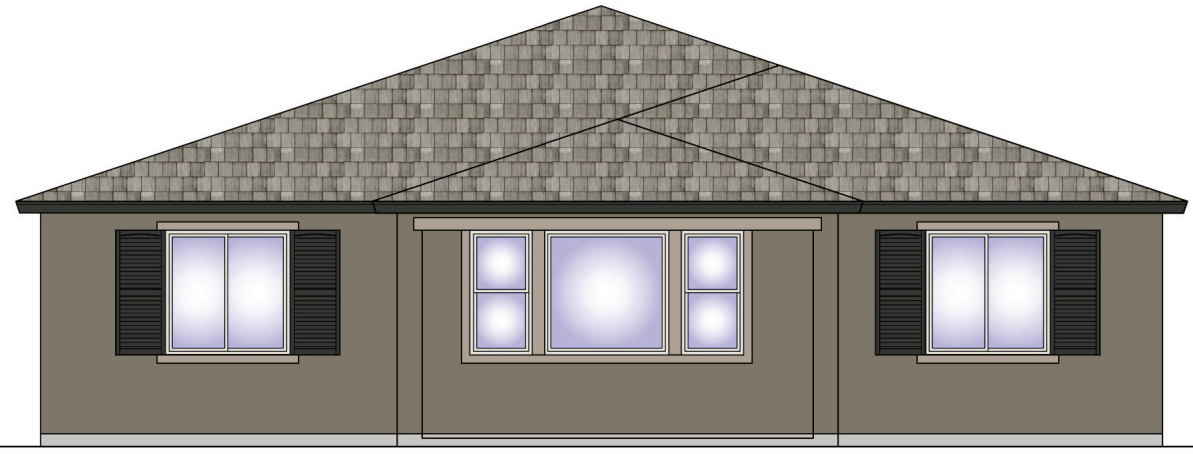
NOTE:
 STUCCO VENEER TO BE WESTERN I-KOTE
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NOTE:
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 DIRECTLY TO UNFINISHED, UNTREATED
 STUCCO SYSTEM & INSTALLED PER
 MFR SPECIFICATIONS

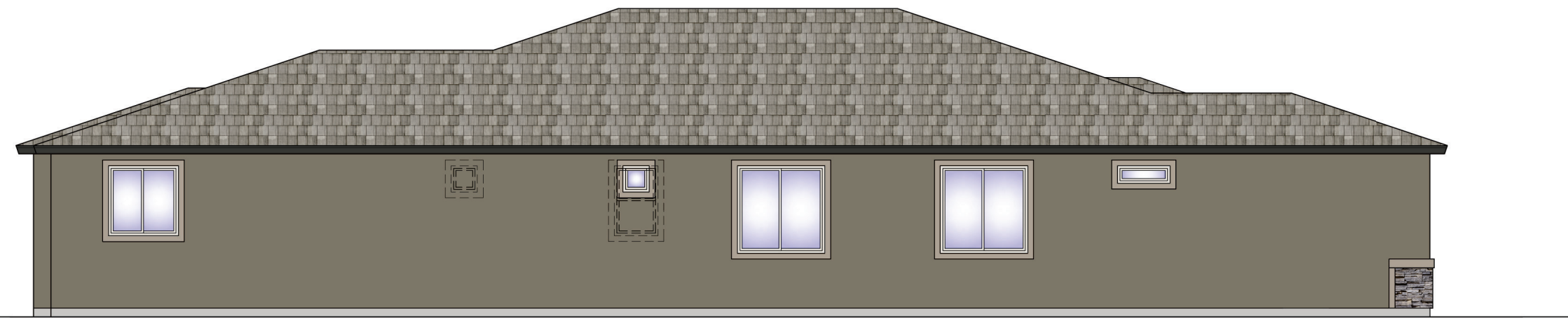
Revisions:



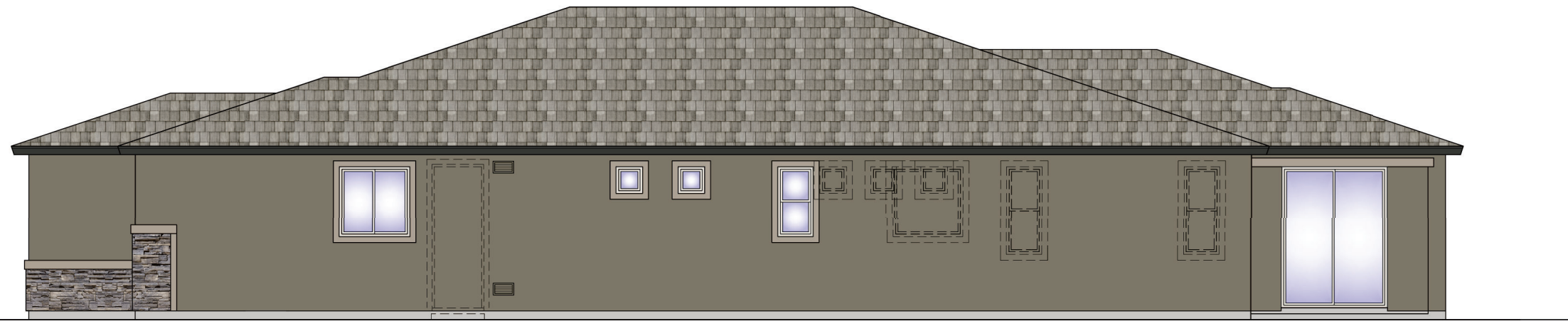
1 FRONT ELEVATION C
 SCALE: 1/4" = 1'-0"



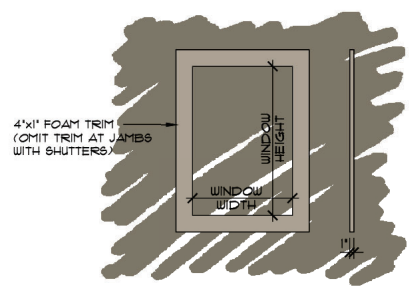
2 REAR ELEVATION C
 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION C
 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION C
 SCALE: 1/4" = 1'-0"

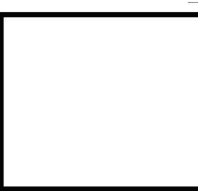


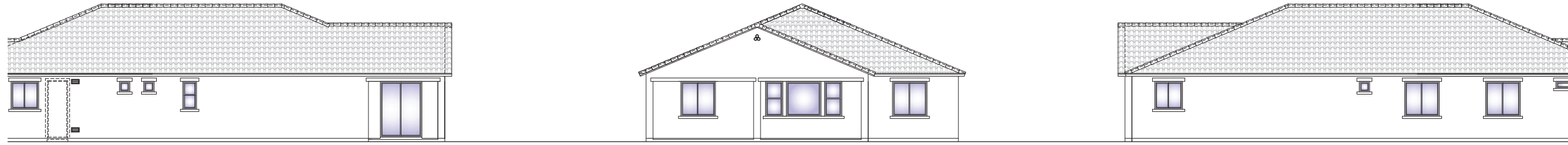
A WINDOW TRIM
 SCALE: 1/2" = 1'-0" TYP. U.N.O.

NOTE:
 ROOFING MATERIAL TO BE BORAL
 'MONIER LIFETILE' ROOFING PRODUCTS
 CONCRETE ROOFING TILE ICC ESR-1641 &
 INSTALLED PER MFR SPECIFICATIONS

NOTE:
 STUCCO VENEER TO BE WESTERN I-KOTE
 IAFMO EVALUATION REPORT UES 382 &
 INSTALLED PER MFR SPECIFICATIONS

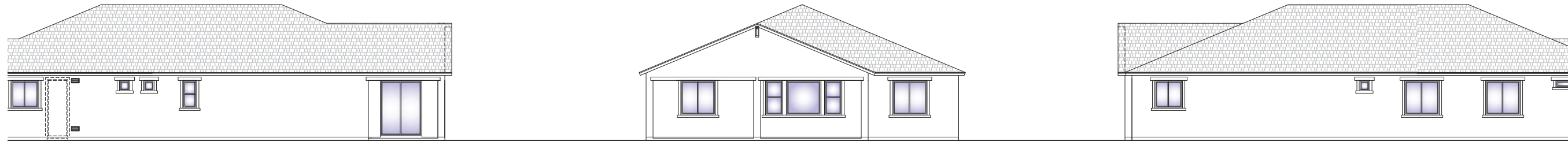
NOTE:
 STONE VENEER TO BE ENVIRONMENTAL
 STONE WORKS MANUFACTURED STONE
 VENEER IAFMO EVALUATION REPORT
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 DIRECTLY TO UNFINISHED, UNTREATED
 STUCCO SYSTEM & INSTALLED PER
 MFR SPECIFICATIONS





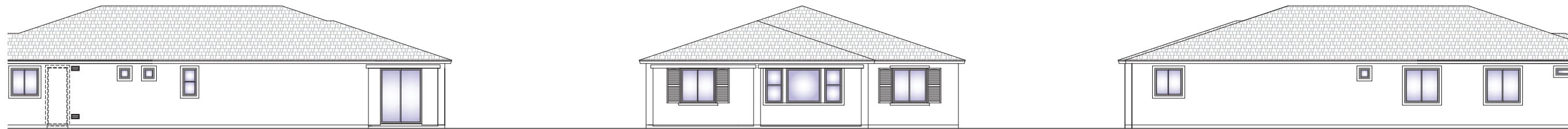
3 OPT. EXTENDED COVERED PATIO RIGHT, REAR, & LEFT ELEVATIONS A
 SCALE: 1/8" = 1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
 RE: A2.1 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. EXTENDED COVERED PATIO RIGHT, REAR, & LEFT ELEVATIONS B
 SCALE: 1/8" = 1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
 RE: A2.2 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. EXTENDED COVERED PATIO RIGHT, REAR, & LEFT ELEVATIONS C
 SCALE: 1/8" = 1'-0"

FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION
 RE: A2.3 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



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Date: 8/12/2024

Revisions:

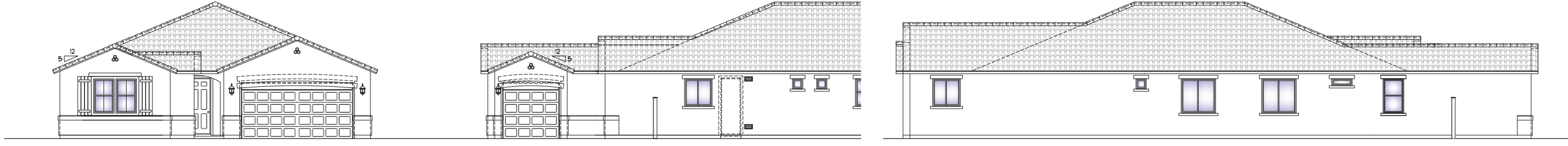
RIVERES EDGE
 (Oro Valley)

Plan Number:
T642

Plan Name:
 CASSANDRA

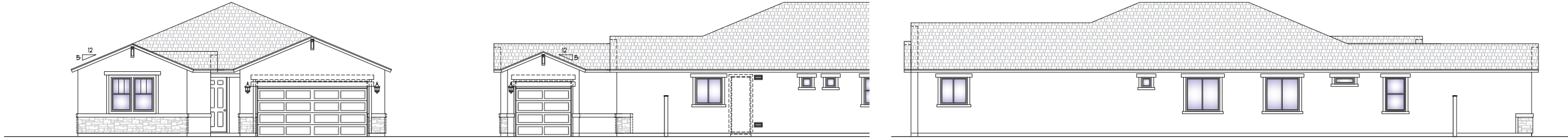
Sheet Title:
 OPT.
 EXTENDED
 COVERED
 PATIO -
 ELEVATIONS

Sheet Number:
A3.1
 b



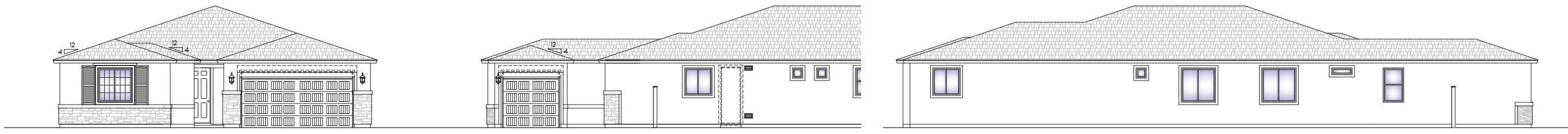
7 OPT. SIDE-TURN GARAGE FRONT, RIGHT, & LEFT ELEVATIONS A
SCALE: 1/8" = 1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: A21 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



8 OPT. SIDE-TURN GARAGE FRONT, RIGHT, & LEFT ELEVATIONS B
SCALE: 1/8" = 1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: A22 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



9 OPT. SIDE-TURN GARAGE FRONT, RIGHT, & LEFT ELEVATIONS C
SCALE: 1/8" = 1'-0"

REAR ELEVATION DOES NOT CHANGE WITH THIS OPTION
RE: A23 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS

RICHMOND
AMERICAN HOMES

TUCSON
3091 W. Ina Road
Tucson, AZ 85741 (520) 544-2700

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Date: 8/1/2024

Revisions:

RIVERES EDGE
(Oro Valley)

Plan Number:
T642

Plan Name:
CASSANDRA

Sheet Title:
OPT.
SIDE-TURN
GARAGE -
ELEVATIONS

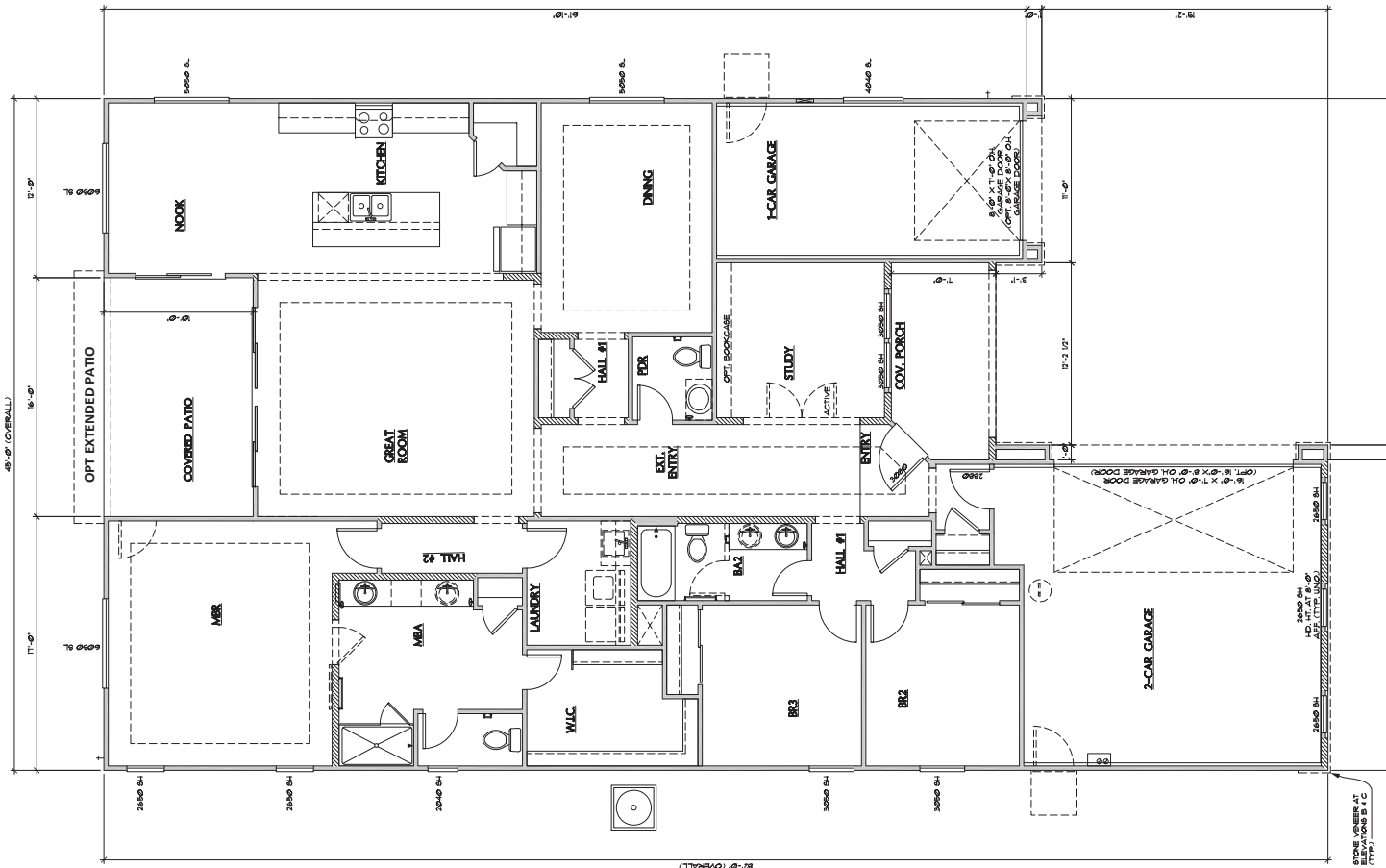
Sheet Number:
A3.4
d

	ELEVATION A	
	STANDARD	OPTIONS
2 CAR GARAGE	438 SQ. FT.	
1 CAR GARAGE	225 SQ. FT.	
COVERED PORCH	89 SQ. FT.	
COVERED PATIO	160 SQ. FT.	
OPT. EXT. COVERED PATIO		134 SQ. FT.
FIRST FLOOR	2262 SQ. FT.	
OPT. GUEST SUITE		1271 SQ. FT.
TOTAL (BASE HOUSE)	2262 SQ. FT.	

WALL LEGEND	
	2X4 WALL
	2X6 WALL
	LOW WALL
	ACRFT # -12' FROM TOP PLATE (TYP) (UNO.)

PLAN NOTES

- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (IRC N1604.0)
- CEILING GYPSUM BOARD, WHEN APPLYING A WATER-BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 5/8" TO 1/2" FOR 1/2" O.C. FRAMING AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" R-40 RESISTANT GYPSUM BOARD IS TO BE USED. (IRC TABLE R702.5, FOOTNOTE D)
- BAWLER & BATHS NOTES
- #4 AIR CURB COMPLIES W/ IRC P5701
- GLASS ENCLOSURES SHALL BE TEMPERED & SHATTERPROOF
- BATHS & BAWLER FLOORS & WALLS ABOVE BATHS & IN BAWLER COMPARTMENTS SHALL BE FINISHED BY A NON-ABSORBENT SURFACE TO EXTEND TO A HEIGHT OF NOT LESS THAN 1' ABOVE THE FLOOR. (IRC 307.2)
- LAUNDRY NOTES
- DRYER TO ALWAYS BE ON THE RIGHT WARDER ON LEFT
- PROVIDE A MINIMUM OPENING OF 100 SQ. IN FOR MAKE-UP AIR
- STANDARD 2" SHELF AT 60" ABOVE FINISHED FLOOR (OPT. UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
- ALL BEDROOM/ SLEEPING ROOMS WILL HAVE A MINIMUM OF 20" SIDE AND 24" HEIGHT (NET CLEAR OPENING OF 57 SQUARE FEET) w/ THE MAXIMUM WINDOW SILL HEIGHT AT 44" ABOVE FINISHED FLOOR. (IRC 310)
- OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" HENRY CORNER-SCORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (IRC 302.3.1)
- RANGES AND COOKTOPS SHALL COMPLY WITH 2008 IRC (M902.1)
- MICROWAVES INSTALLED ABOVE A COOKING APPLIANCE SHALL COMPLY WITH 2008 IRC (M904)
- IF IRC 302.4 (1) OPERABLE WINDOWS SHALL HAVE LATCHES LOCATED NOT LESS THAN 34" ABOVE THE WALKING SURFACE. HANDLES FOR DOORS THAT PROVIDE ACCESS TO POOLS AND SPAS SHALL BE NOT LESS THAN 34" ABOVE THE WALKING SURFACE AND EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES
- DOORS LEADING TO THE SWIMMING POOL AND/ OR SPA SHALL BE SELF-CLOSING/ SELF LATCHING WITH THE LATCH LOCATED NOT LESS THAN 34" ABOVE THE FINISHED FLOOR OR OTHER WALKING SURFACE MEASURED ON THE SIDE OPPOSITE THE POOL OR SPA.



1 FIRST FLOOR PLAN @ ELEVATION A (SIM @ ELEV. B)
SCALE: 1/4" = 1'-0"



RICHMOND AMERICAN HOMES
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Tucson, AZ 85741
(520) 544-2700

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Date: 8/1/2014

Revisions:

RIVERES EDGE
(Oro Valley)

Plan Number:
T843

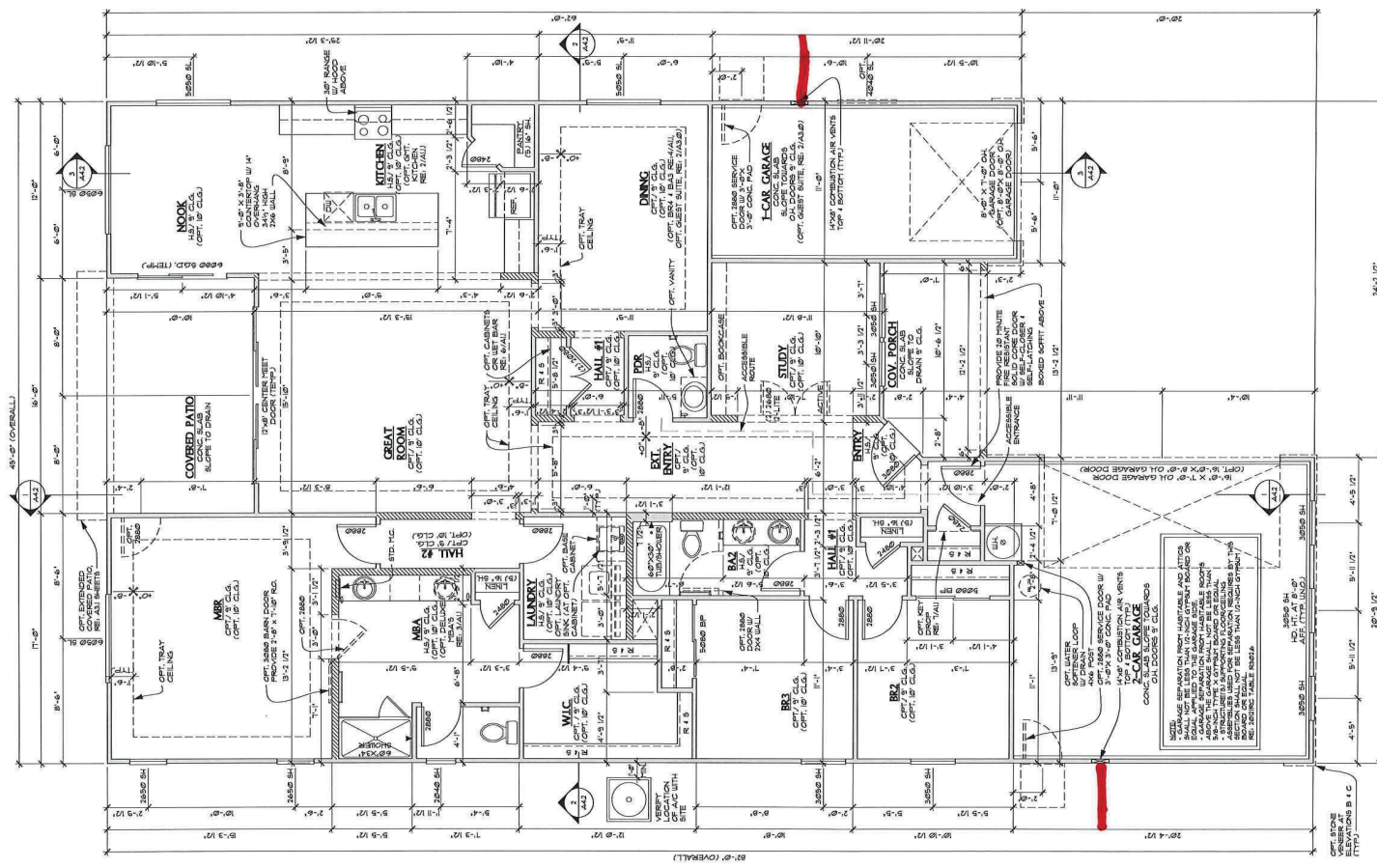
Plan Name:
TOWNSEND

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:
A1.1

FL:\plans\Tucson Division\Projects\Townsend - Plans.dwg, 10/20/08 9:29:09 AM, Arlene

RETURN WALLS



SQUARE FOOTAGE CALCULATIONS		
	ELEVATION A	
	STANDARD	OPTIONS
2 CAR GARAGE	448 SQ. FT.	
1 CAR GARAGE	200 SQ. FT.	
COVERED PORCH	83 SQ. FT.	
COVERED PATIO	16.69 SQ. FT.	
OPT. EXT. COVERED PATIO		134 SQ. FT.
FIRST FLOOR	2272 SQ. FT.	
TOTAL (BASE HOUSE)	2272 SQ. FT.	

WALL LEGEND	
	2X4 WALL
	2X6 WALL
	LOU WALL
	FIRST FLOOR, HO, HT, AT, AT-FRONT TOP PLATE (TYP. UNO)

- PLAN NOTES**
- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, R-VALUE OR INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (IRC N1102.2)
 - CEILING GYPSUM BOARD, WHEN APPLYING A WATER-BASE TEAROUT MATERIAL, THE FINISH GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 1/2" G.C. TRAPPING AND FROM 1/2" TO 5/8" FOR 24" G.C. TRAPPING. (IRC N1102.2)
 - RESISTANT GYPSUM BOARD IS TO BE USED IN SHOWER BATHS (SEE R102.10, FOOTNOTE D).
 - SHOWER BATHS (SEE R102.10, FOOTNOTE D).
 - 4" AFF. CURB COMPLYING WITH IRC N1102.2.
 - GLASS ENCLOSURES SHALL BE TYPED "E" SHOWER ENCLOSURE & SHOWER HEADS & R. SHOWER COMPARTMENTS SHALL BE FINISHED BY A NON-ABSORBENT SURFACE TO EXTEND TO A HEIGHT OF NOT LESS THAN 7' ABOVE THE FLOOR. (IRC 301.12)
 - LAUNDRY NOTES:
 - DRYER TO ALWAYS BE ON THE RIGHT, WASKER ON LEFT.
 - PROVIDE A FINISH OPENING OF 100 SQ. IN. FOR MAKE-UP AIR.
 - STANDARD 1" SILE AT 48" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - (IFERE OCCURS)).
 - ALL BEDROOMS/ SLEEPING ROOMS WILL HAVE A TRIMMIT OF 30" WIDE AND 24" HEIGHT (NET CLEAR OPENING OR 5.1 SQUARE FEET) BY THE FOOTER WINDOW. SILL HEIGHT AT 44" ABOVE FINISHED FLOOR (IRC 301).
 - OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" IN THICKNESS FIRE-RATED DOORS. EQUIPPED WITH A SELF-CLOSING DEVICE. (IRC 309.1)
 - RANGES AND COOKTOPS SHALL COMPLY WITH 2012 IRC (M1802.2).
 - APPLIANCES INSTALLED ABOVE A COOKING SURFACE SHALL COMPLY WITH 2012 IRC (M1801.1, M1804.1).

1 FIRST FLOOR PLAN @ ELEVATION A (SIM @ ELEV. B)
SCALE: 1/4" = 1'-0"



RICHMOND AMERICAN HOMES
TUCSON
3091 W. In Road
Tucson, AZ 85741 (520) 544-2700

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Date: 08/25/2008
Revisions:

FIVEPES EDGE (Oro Valley)

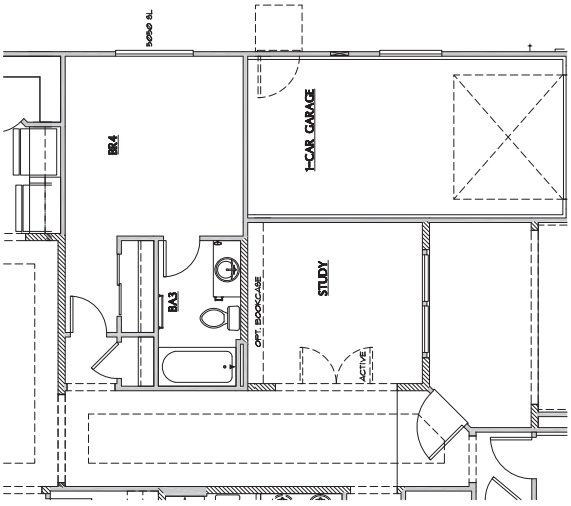
Plan Number: **T843**

Plan Name: **TOWNSEND**

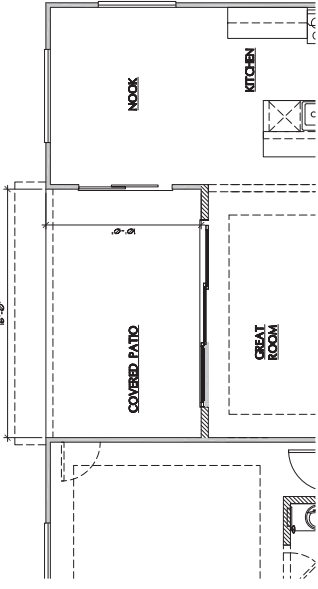
Sheet Title:

FIRST FLOOR PLAN

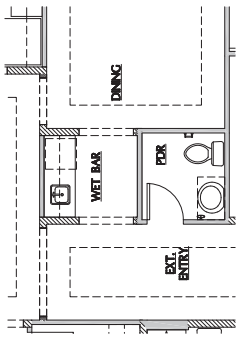
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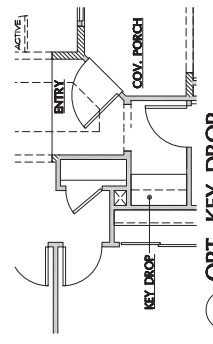
4 OPT. BR4 & BA3
SCALE: 1/4" = 1'-0"
SITILIKAR AT ALL ELEVATIONS
RE: (U) FOR ADDITIONAL NOTES AND DIMENSIONS



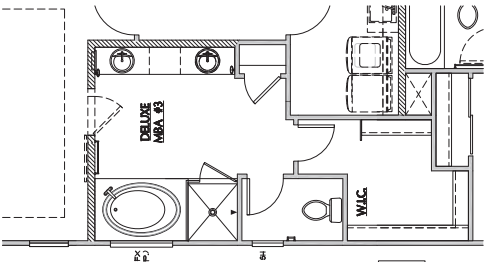
5 OPT. MULTI-SLIDE DOOR
SCALE: 1/4" = 1'-0"
SITILIKAR AT ALL ELEVATIONS
RE: (U) FOR ADDITIONAL NOTES AND DIMENSIONS



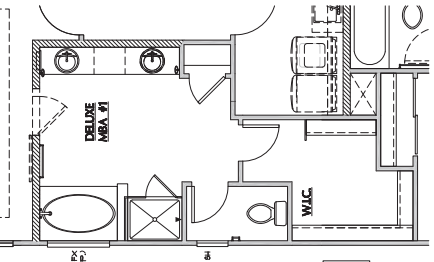
6 OPT. WET BAR
SCALE: 1/4" = 1'-0"
SITILIKAR AT ALL ELEVATIONS
RE: (U) FOR ADDITIONAL NOTES AND DIMENSIONS



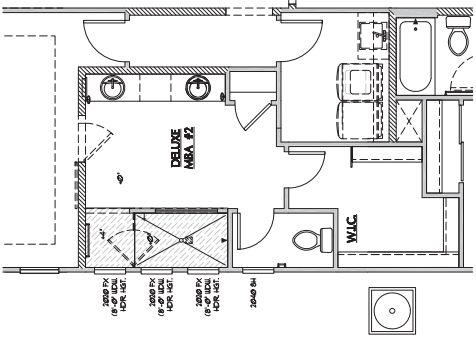
7 OPT. KEY DROP
SCALE: 1/4" = 1'-0"
SITILIKAR AT ALL ELEVATIONS
RE: (U) FOR ADDITIONAL NOTES AND DIMENSIONS



3c OPT. DELUXE MBA #3
SCALE: 1/4" = 1'-0"
SITILIKAR AT ALL ELEVATIONS
RE: (U) FOR ADDITIONAL NOTES AND DIMENSIONS



3a OPT. DELUXE MBA #1
SCALE: 1/4" = 1'-0"
SITILIKAR AT ALL ELEVATIONS
RE: (U) FOR ADDITIONAL NOTES AND DIMENSIONS



3b OPT. DELUXE MBA #2
SCALE: 1/4" = 1'-0"
SITILIKAR AT ALL ELEVATIONS
RE: (U) FOR ADDITIONAL NOTES AND DIMENSIONS

WALL LEGEND

[Symbol]	2X4 WALL
[Symbol]	2X6 WALL
[Symbol]	LOW WALL
[Symbol]	ACRFT 4 - 12" FROST TOP PLATE (TYP) (UNO.)

- PLAN NOTES**
- INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE CERTIFICATION SHALL BE DATED & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. (IRC M1904) CEILING GYPSUM BOARD, WHEN APPLYING A WATER-BASE TEXTURE MATERIAL, THE FINISH OTFST BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 8' O.C. FRAMING AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" O.C. RESISTANT OTFST BOARD IS TO BE USED (IRC TABLE K10.1.1, FOOTNOTE 2)
 3. BAQUER 4 BATHUB NOTES
 3. 4" X 4" GRID COMPLYING W/ IRC P1501)
 32. GLASS ENCLOSURES SHALL BE TEMPERED & SHATTERPROOF
 33. BATHUB 4 BAQUER FLOORS 4 WALLS ABOVE BATHUBS 4 IN BAQUER COMPARTMENTS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE, TO EXTEND TO A HEIGHT OF NOT LESS THAN 1" ABOVE THE FLOOR (IRC 3012)
 4. LAUNDRY NOTES
 41. DRYER TO ALWAYS BE ON THE RIGHT SIDE ON LIST
 42. PROVIDE A MINIMUM OPENING OF 100 SQ. IN FOR MAKE-UP AIR
 43. STANDARD D' SHELF AT 66" ABOVE FINISHED FLOOR (OPT. UTILITY ROOF PACKAGE: UPPER CABINETS, LOWER CABINETS 4 LAUNDRY SINK - WHERE OCCURS)
 5. ALL BEDROOM/ SLEEPING ROOMS SHALL HAVE A MINIMUM OF 20" SIDE AND 24" HEIGHT (NET CLEAR) OPENING OF 57 SQUARE FEET W/ THE MAXIMUM WINDOW SILL HEIGHT AT 44" ABOVE FINISHED FLOOR (IRC 310)
 - OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICKNESS, SOLID OR OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE (IRC 302.3.1) RANGES AND COOKTOPS SHALL COMPLY WITH 209. IRC (M1902) DISHWASHERS SHALL COMPLY W/ IRC 308.4 (1) OPERABLE WINDOWS SHALL HAVE LATCHES LOCATED NOT LESS THAN 34" ABOVE THE WALKING SURFACE. PROVIDE ACCESS TO POOLS AND SPAS SHALL BE NOT LESS THAN 34" ABOVE THE WALKING SURFACE AND EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES
 - DOORS LEADING TO THE SWIMMING POOL AND/ OR SPA SHALL BE SELF-CLOSING/ SELF LATCHING WITH THE LATCH LOCATED NOT LESS THAN 34" ABOVE THE FINISHED FLOOR OR OTHER WALKING SURFACE, MEASURED ON THE SIDE OPPOSITE THE POOL OR SPA.

- SECOND FLOOR PLAN NOTES**
- ALL SECOND FLOOR OPENINGS SHALL HAVE A MINIMUM SILL HEIGHT OF 24" ABOVE FINISHED FLOOR (IRC 302.3)



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Date: 8/1/2014
Revisions:

RIVERES EDGE (Oro Valley)

Plan Number: T843

Plan Name: TOWNSEND

Sheet Title: FIRST FLOOR PLAN OPTIONS

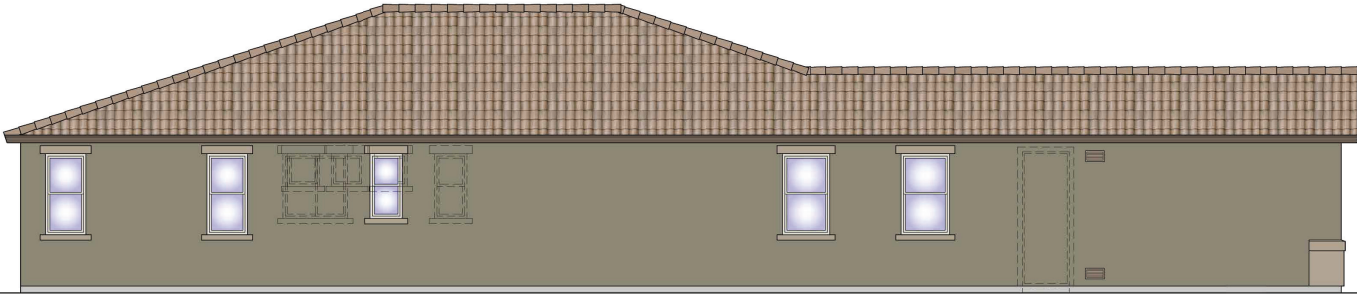
Sheet Number: A11



1 FRONT ELEVATION A
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION A
SCALE: 1/4" = 1'-0"



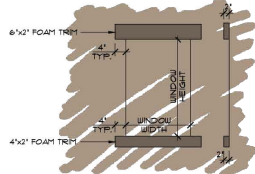
2 LEFT ELEVATION A
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION A
SCALE: 1/4" = 1'-0"

NOTE:
ROOFING MATERIAL TO BE BORAL
MONIER LIFETIME ROOFING PRODUCTS
CONCRETE ROOFING TILE ICC 608-841 4
INSTALLED PER FRG SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN H-KOTE
LAPMO EVALUATION REPORT UES 382 4
INSTALLED PER FRG SPECIFICATIONS



A TYPICAL WINDOW TRIM
SCALE: 1/2"



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Date: 8/12/24

Revisions:

RIVERES EDGE (Oro Valley)

Plan Number: T843

Plan Name: TOWNSEND

Sheet Title:

ELEVATION A

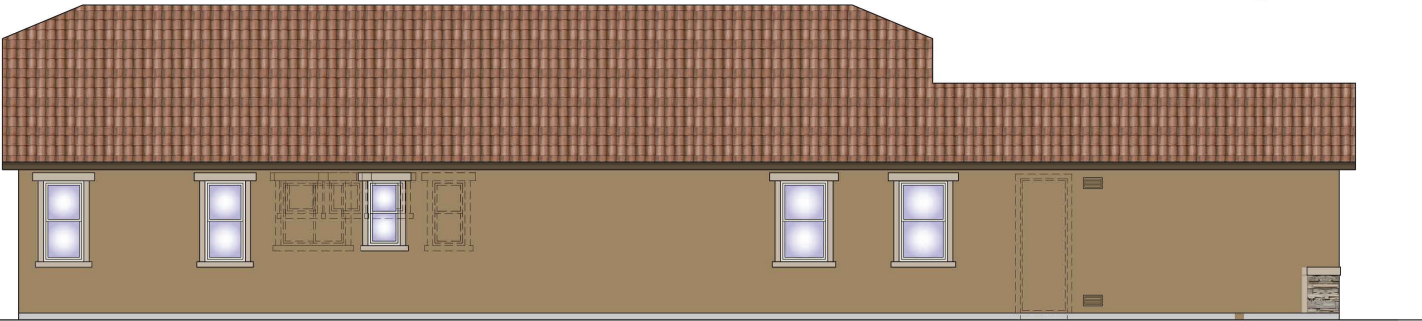
Sheet Number: A2.1 a



1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION B
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"

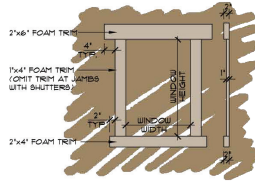


4 RIGHT ELEVATION B
SCALE: 1/4" = 1'-0"

NOTE:
ROOFING MATERIAL TO BE BORAL
"MONIER LIFELE" ROOFING PRODUCTS
CONCRETE ROOFING TILE ICC ESR-841 &
INSTALLED PER PFR SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN H-KOTE
LAPMO EVALUATION REPORT US-382 &
INSTALLED PER PFR SPECIFICATIONS

NOTE:
STONE VENEER TO BE ENVIRONMENTAL
STONE WORKS MANUFACTURED STONE
VENEER LAPMO EVALUATION REPORT
US-386, MORTAR BED APPLIED
DIRECTLY TO UNFINISHED, UNTREATED
STUCCO SYSTEM & INSTALLED PER
PFR SPECIFICATIONS



A TYPICAL WINDOW TRIM
SCALE: 1/2"



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Date: 8/1/2024

Revisions:

RIVERES EDGE
(Oro Valley)

Plan Number:
T843

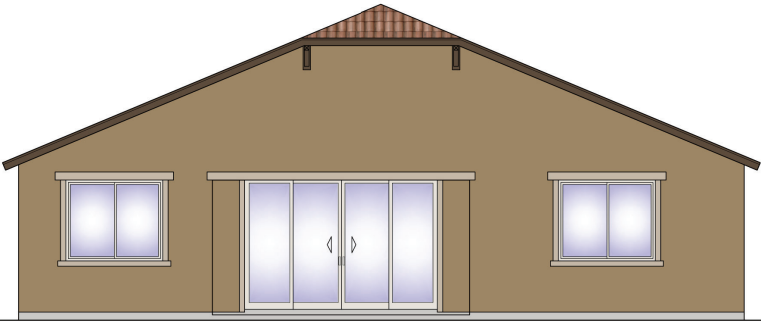
Plan Name:
TOWNSEND

Sheet Title:
ELEVATION B

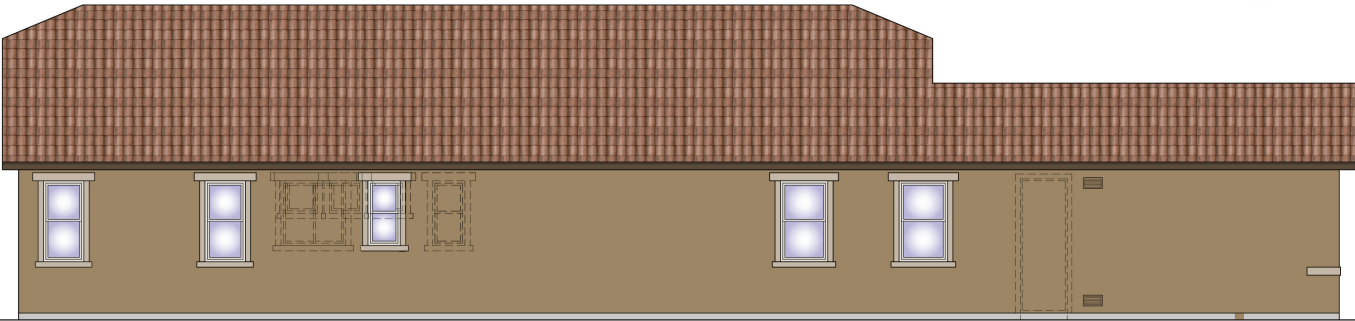
Sheet Number:
A2.2
a



1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION B
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"

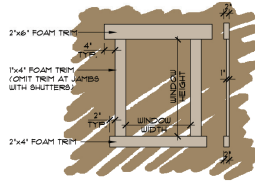


4 RIGHT ELEVATION B
SCALE: 1/4" = 1'-0"

NOTE:
ROOFING MATERIAL TO BE BORAL
'MONIER LIFELIFE' ROOFING PRODUCTS
CONCRETE ROOFING TILE ICC ESR-841 &
INSTALLED PER PFR SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN L-KOTE
LAPMO EVALUATION REPORT US-382 &
INSTALLED PER PFR SPECIFICATIONS

NOTE:
STONE VENEER TO BE ENVIRONMENTAL
STONE WORKS MANUFACTURED STONE
VENEER LAPMO EVALUATION REPORT
US-386, MORTAR BED APPLIED
DIRECTLY TO UNFINISHED, UNTREATED
STUCCO SYSTEM & INSTALLED PER
PFR SPECIFICATIONS



A TYPICAL WINDOW TRIM
SCALE: 1/2"



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Date: 8/1/2024

Revisions:

RIVERES EDGE
(Oro Valley)

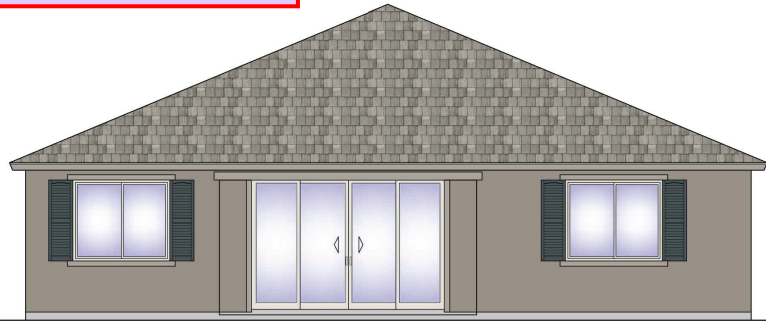
Plan Number:
T843

Plan Name:
TOWNSEND

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

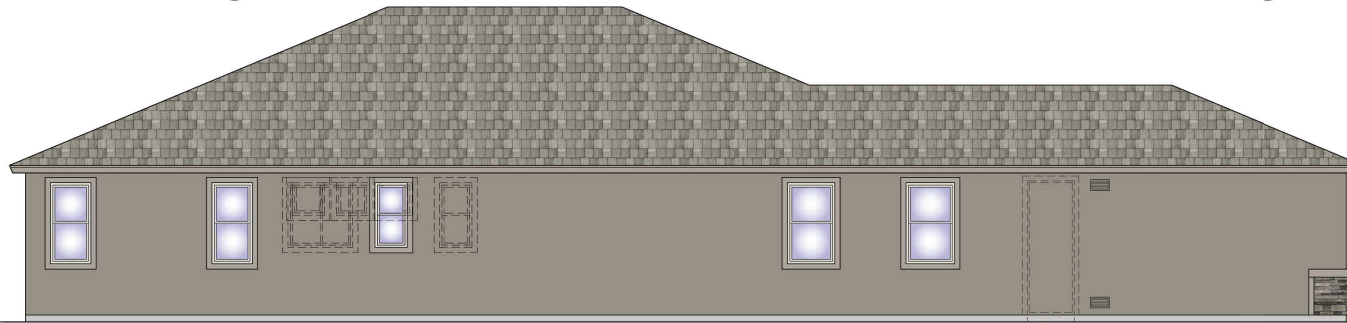
Trim and body colors should have more contrast similar to Elevation B.



3 REAR ELEVATION C
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION C
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION C
SCALE: 1/4" = 1'-0"

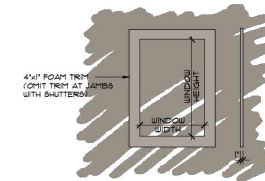


4 RIGHT ELEVATION C
SCALE: 1/4" = 1'-0"

NOTE: ROOFING MATERIAL TO BE BORAL MONIER LIFETIME ROOFING PRODUCTS CONCRETE ROOFING TILE ICC ESR-841 & INSTALLED PER PFR SPECIFICATIONS

NOTE: STUCCO VENEER TO BE WESTERN H-KOTE LAMPO EVALUATION REPORT US-382 & INSTALLED PER PFR SPECIFICATIONS

NOTE: STONE VENEER TO BE ENVIRONMENTAL STONE WORKS MANUFACTURED STONE VENEER LAMPO EVALUATION REPORT US-386, MORTAR BED APPLIED DIRECTLY TO FINISHED, UNTREATED STUCCO SYSTEM & INSTALLED PER PFR SPECIFICATIONS



A TYPICAL WINDOW TRIM
SCALE: 1/2"



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Date: 8/1/2024

Revisions:

RIVERES EDGE
(Oro Valley)

Plan Number:

T843

Plan Name:

TOWNSEND

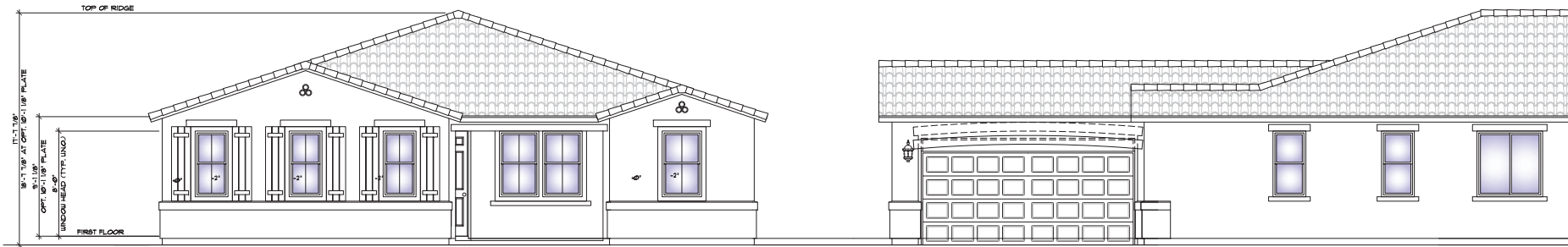
Sheet Title:

ELEVATION C

Sheet Number:

A2.3

a



3 OPT. GUEST SUITE FRONT & RIGHT @ ELEVATION A
 SCALE: 1/4" = 1'-0"
 REAR & LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
 RE: A23 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. GUEST SUITE FRONT & RIGHT @ ELEVATION B
 SCALE: 1/4" = 1'-0"
 REAR & LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
 RE: A23 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. GUEST SUITE FRONT & RIGHT @ ELEVATION C
 SCALE: 1/4" = 1'-0"
 REAR & LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
 RE: A23 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



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TUCSON
 3015 W. Road
 Tucson, AZ 85741
 (520) 544-2700

Date: 8/12/2024
 Revisions:

**RIVERES EDGE
 (Oro Valley)**

Plan Number:
T843

Plan Name:
TOWNSEND

Sheet Title:
OPT. GUEST SUITE ELEVATIONS

Sheet Number:
A3.0



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Date: 8/1/2024

Revisions:

RIVERES EDGE
(Oro Valley)

Plan Number:

T843

Plan Name:

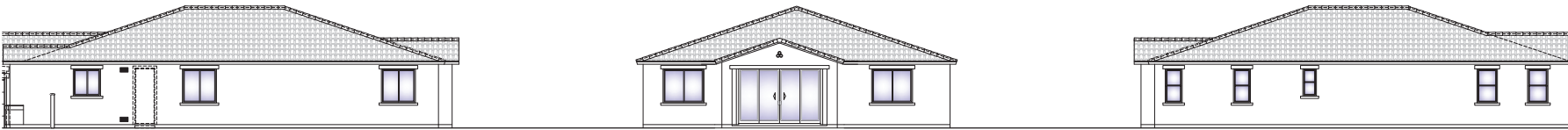
TOWNSEND

Sheet Title:
**OPTIONAL
EXTENDED
COVERED
PATIO
ELEVATIONS**

Sheet Number:

A3.1

b



3 OPT. EXTENDED COVERED PATIO LEFT, REAR & RIGHT @ ELEVATION A
SCALE: 1/8" = 1'-0"
REAR & LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
REF. A2.2 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. EXTENDED COVERED PATIO LEFT, REAR & RIGHT @ ELEVATION B
SCALE: 1/8" = 1'-0"
REAR & LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
REF. A2.2 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. EXTENDED COVERED PATIO LEFT, REAR & RIGHT @ ELEVATION C
SCALE: 1/8" = 1'-0"
REAR & LEFT ELEVATIONS DO NOT CHANGE WITH THIS OPTION
REF. A2.3 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



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Date: 8/12/2014

Revisions:

RIVERES EDGE (Oro Valley)

Plan Number: **T843**

Plan Name: **TOWNSEND**

Sheet Title: **ROOF PLANS**

Sheet Number: **A4.1**

ROOF PLAN LEGEND			
	GUTTERS		ROOF VENT (HIGH 1/300)
	DOWNSPOUTS		ROOF VENT (LOW 1/300)
			ROOF VENT (1/150)

ROOF NOTES & VENT CALCULATIONS

ROOF GENERAL NOTES:
 R806.2. MINIMUM VENT AREA:
 THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/60 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

- IN CLIMATE ZONE 6, 7, AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
- NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY GABLE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ATTIC VENTILATION MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND MUST PROVIDE WEATHER PROTECTION AS PRESCRIBED IN CHAPTERS 7 AND 8.

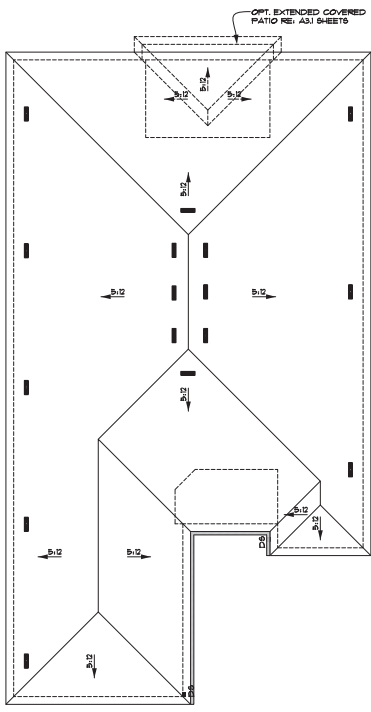
VENT INFORMATION

TYPE: NET FREE VENT AREA:
 LOW PROFILE CONC. 9' 915 SQUARE INCHES
 LOW PROFILE CONC. FLAT: 98.75 SQUARE INCHES
 NOTE: LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY. FIELD VERIFY.

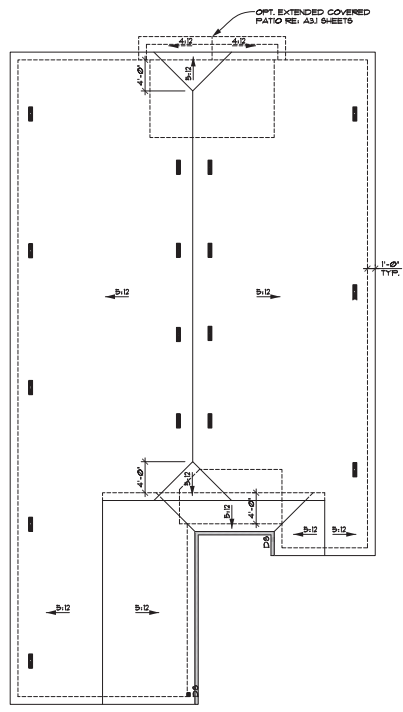
ATTIC VENTILATION CALCULATION	
ALL ELEVATIONS	
LOWER ROOF AREA:	3128 SQ. FT.
SG. FT. X 144	56985 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED + SG. IN. /300:	540 SQ. IN.
TOTAL NUMBER OF HIGH VENTS PROVIDED:	8 VENTS
TOTAL NUMBER OF LOW VENTS PROVIDED:	1 VENTS

CALCULATED USING 1/300 METHOD

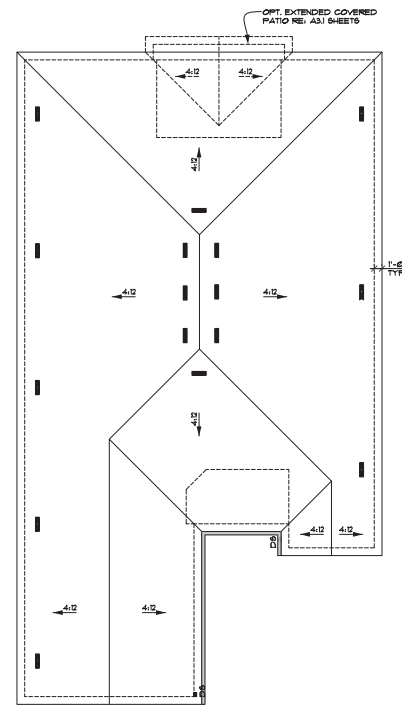
ROOF PLAN LEGEND	
	GUTTERS
	DOWNSPOUTS



3 ROOF PLAN @ ELEVATION C
SCALE: 1/8" = 1'-0"



2 ROOF PLAN @ ELEVATION B
SCALE: 1/8" = 1'-0"



1 ROOF PLAN @ ELEVATION A
SCALE: 1/8" = 1'-0"