

RYDER HOMES– OLD REDWOOD VILLAGE
LOT 0004 (PLAN 4)
SPEC SELECTIONS:



Signed by:
Sandra Lopez
700B4DCADEA2475...

6/12/2025



RYDER HOMES

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_06

Community:	Old Redwood Highway	Job No:	FAL00004
Seller:	Capitol Homebuilders, LLC	Lot:	004
Buyer(s):	SPEC HOME	Floor Plan:	Old Redwood Highway, Plan 4
Property Address:	109 Amanda Way Windsor, CA 94597		

Option Description	Option Origin	QTY
Appliances		
Kitchen Packages		
FAL900202 - Standard APPLIANCE Package GE 30" Freestanding Electric Range - GRF600AVSS; 30" Over-the-Range Microwave Oven - JVM3160RFSS; Top Control Dishwasher - GDT650SYVFS -	CO_1	1.00
Cabinets		
Cabinet Options		
FAL412356 - Cabinets: Split Finish Sales to detail exact locations of split finish. "Kitchen Island - Painted Battleship Gray" -	CO_3	1.00
FAL412394 - Cabinets: Corner Cabinet Lazy Susan Insert -	CO_3	1.00
FAL412395 - Cabinets: Trash Can Pullout -	CO_3	1.00
FAL900203 - Standard CABINETS Painted Swiss Coffee -	CO_3	1.00
Color Schemes		
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FALCS0006- Old Redwood Highway - Color Scheme 6 Color Scheme 6 is exclusively available with PLAN 4 ELEVATION B, as specified in the Exterior Color & Materials -	Spec Option	1.00

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Option Description	Option Origin	QTY
Electrical/Lighting		
Lighting Options		
FAL412625 - KITCHEN - Under Cabinet LED Lighting <i>Includes LED lighting plus switch.</i> -	CO_1	1.00
FAL916005 - Additional Flush Mount 6" LED Ceiling Light @ <i>Primary Bedroom</i> -	CO_1	2.00
Pre-Wiring Options		
FAL916021 - Prewire for Pendant <i>Over Kitchen Island - on both sides of surface mounted light</i> -	CO_1	2.00
FAL916022 - Prewire for Future Chandelier <i>In between surface mounted lights in Dining Area</i> -	CO_1	1.00
FAL916052 - Christmas Light Prewire <i>Includes installation of a new 20-amp circuit with a breaker in the panel, a 120V outlet in the eave housed in a weatherproof box, and a single-pole switch with a GFI outlet installed in the garage near the man door.</i> -	CO_1	1.00
FAL916999 - West Coast AV & Security #100 - <i>Wireless Security System #145 - Outdoor Camera Prewire</i> -	CO_2	1.00
Framing/Doors		
Garage Doors		
FAL900200 - Standard GARAGE DOORS - Flush Panel Steel Back Insulated Door <i>Includes Liftmaster Wall Mounted Garage Door Opener #8500W including Battery Back Up.</i> -	CO_1	1.00
FAL907211 - Garage Door - Keyless Entry Pad <i>Outside garage door, under exterior light</i> -	CO_1	1.00
Room Configurations		
FAL400002 - Elevation 4B - COTTAGE -	Spec Option	1.00
FAL403001 - Opt. BEDROOM 4/BATH 3 ILO Office & Powder Room -	Spec Option	1.00

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Option Description	Option Origin	QTY
Interior Finishes		
Design Center Selections		
GLO9DC101 - Design Center Selections <i>Per INTERIOR LOGIC GROUP selection sheet dated 06.12.25, signed 06.12.25</i> -	CO_6	1.00
Drywall/Insulation		
FAL400350 - Insulate ALL INTERIOR WALLS for Sound Reduction -	CO_1	1.00
Millwork		
FAL400609 - Stool and Apron on all Windows -	CO_1	1.00
Paint Options		
FAL900201 - Standard INTERIOR PAINT - Whitest White at Walls, Trim & Ceilings -	CO_1	1.00
Plumbing		
Kitchen Faucets		
FAL900204 - Standard KITCHEN FAUCET -	CO_4	1.00
FAL900206 - Standard KITCHEN SINK <i>American Standard Portsmouth (18SB.9301800S.075</i> -	CO_5	1.00

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Seller: Capitol Homebuilders, LLC

Buyer(s): **SPEC HOME**

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Windsor, CA 94597

Job No: FAL00004

Lot: 004

Floor Plan: Old Redwood Highway, Plan 4

LEGEND

OR

STREET LIGHT

SS LATERAL WITH CLEANOUT

WM

WATER SERVICE WITH METER

SIDEWALK DRAIN

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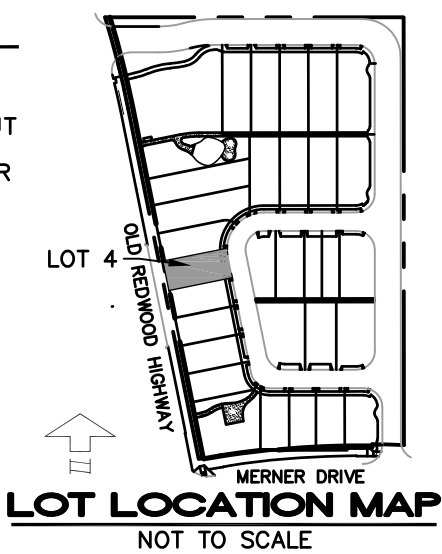
DRAINAGE SWALE

AIR CONDITIONER

GATE

WOOD FENCE

NOTE:
SWALES SHOWN SHALL FOLLOW THE
CONTOUR OF THE LAND AND NEED NOT BE
AT A STRAIGHT PERCENTAGE OF SLOPE.
MINIMUM SWALE GRADE TO BE 1%.



BUILDING DATA

PLAN: 4R-B
NO. OF STORIES: 2
PAD: 135.05
FF GARAGE: 135.30
FG PORCH: 135.80
FF MAIN: 136.13
LOT AREA: 2,136 SF

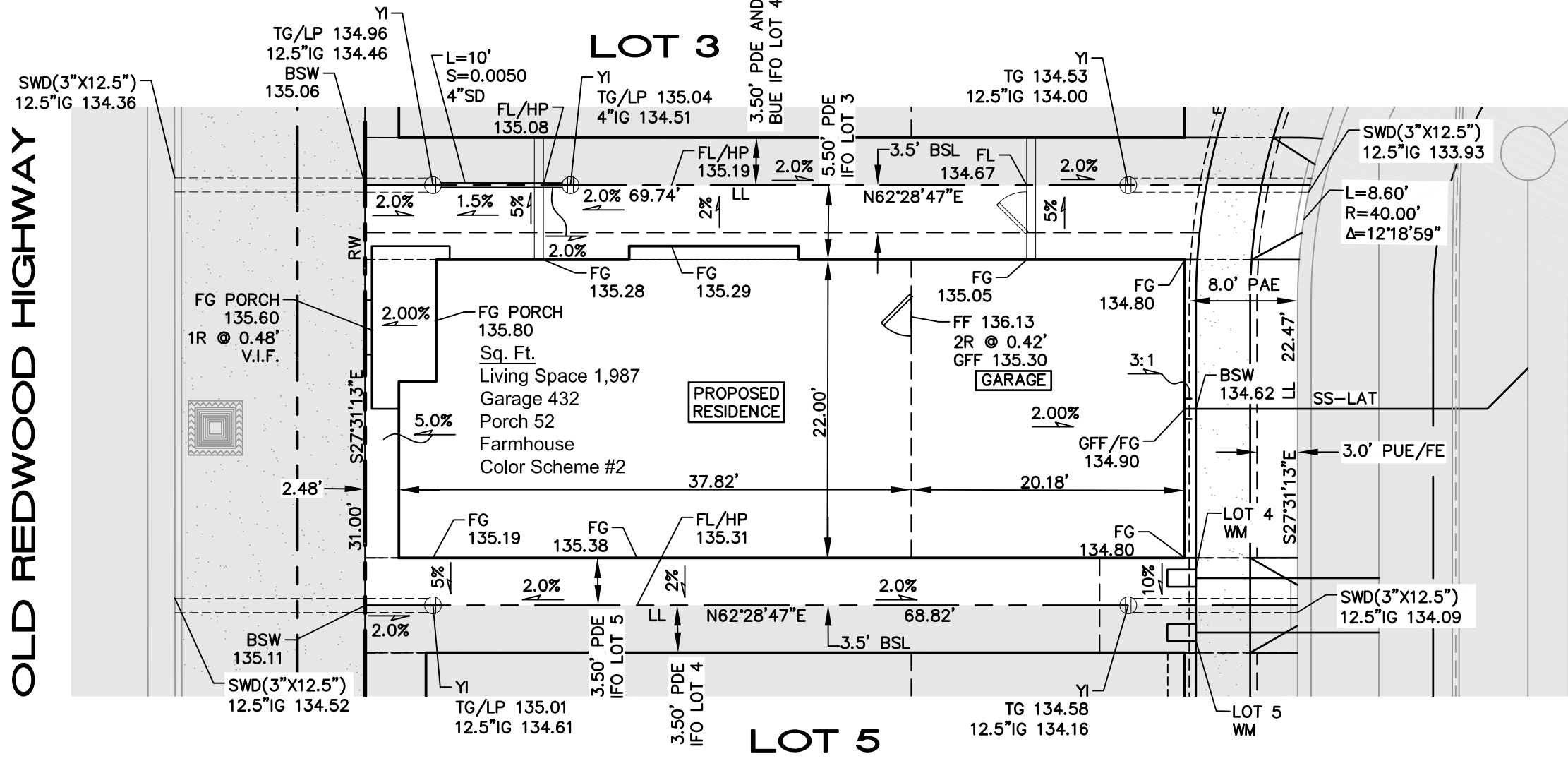
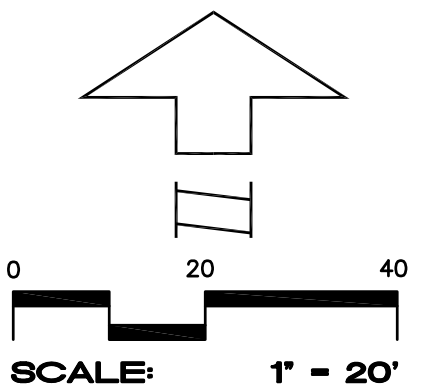
XXX AMANDA WAY

ABBREVIATIONS

AC	AIR CONDITIONER	NO	NUMBER
APN	ASSESSOR'S PARCEL NO.	PME	PRIVATE MAINTENANCE EASEMENT
BSL	BUILDING SETBACK LINE	PDE	PRIVATE DRAINAGE EASEMENT
BSW	BACK OF SIDEWALK	PL	PROPERTY LINE
BUE	BENEFIT USE EASEMENT	PSE	PUBLIC SEWER EASEMENT
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	R	RISES
DI	DRAIN INLET	RW	RIGHT OF WAY
DWY	DRIVEWAY	SD	STORM DRAIN
EG	EXISTING GRADE	SDCB	STORM DRAIN CATCH BASIN
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT	EASEMENT	SSCO	SANITARY SEWER CLEANOUT
EX	EXISTING	SS-LAT	SANITARY SEWER LATERAL
FE	FACILITIES EASEMENT	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	ST-LT	STREET LIGHT
FG	FINISH GRADE	SW	SIDEWALK
FL	FLOW LINE	SWD	SIDEWALK DRAIN
GB	GRADE BREAK	SWE	SIDEWALK EASEMENT
GFF	GARAGE FINISH FLOOR	TC	TOP OF CURB
GSL	GARAGE SETBACK LINE	TG	TOP OF GRATE
HP	HIGH POINT	VIF	VERIFY IN FIELD
IFO	IN FAVOR OF	WM	WATER METER
IG	INVERT GRADE	WS	WATER SERVICE
LL	LOT LINE	YI	YARD INLET

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- EXCESS EARTH TO BE REMOVED TO A SITE APPROVED BY THE SONOMA COUNTY FIRE DISTRICT AND THE TOWN OF WINDSOR BUILDING DIVISION.
- CONSTRUCT DRIVEWAY APPROACH TO CONTAIN STREET AND GUTTER FLOWS.
- SLOPE GRADE 5% FOR A MINIMUM OF 3 FT. FROM THE BUILDING.
- CONTRACTOR TO VERIFY HOUSE LOCATION PRIOR TO COMMENCING WORK.
- THERE ARE NO EXISTING TREES ON THIS LOT.
- ALL ROOF DRAINS SHALL BE CONNECTED TO UNDERGROUND STORM DRAIN SYSTEMS, THROUGH FACE OF CURB PER STD 221, OR DIRECTED TO SPLASH BLOCKS PROVIDING POSITIVE DRAINAGE AWAY FROM FOUNDATIONS.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION, PREPARED BY GIBLIN ASSOCIATES CONSULTING GEOTECHNICAL ENGINEER., DATED MAY 19, 2006 AND ALL SUBSEQUENT REPORTS.
- A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE BUILDING DIVISION INSPECTOR BY THE LICENSED ENGINEER/SURVEYOR OF RECORD FOR THIS LOT. THIS LETTER SHALL VERIFY THAT GRADING AND DRAINAGE HAS BEEN COMPLETED PER APPROVED PLOT PLAN, WITH THE EXCEPTIONS NOTED IN "AS-BUILT" CONFIGURATION, AND IN AGREEMENT WITH CALIFORNIA BUILDING CODE.
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS PER 2022 CALIFORNIA BUILDING CODE (CBC) SECTION 1014.



OLD REDWOOD HIGHWAY

AMANDA WAY