



AMERICAN CONTEMPORARY
COLOR SCHEME 4



DESERT CONTEMPORARY
COLOR SCHEME 8



MODERN FARMHOUSE
COLOR SCHEME 2

PLAN 2



Single-Story



2,207 Sq Ft



3 - 4 Bedrooms



2.5 - 3 Bathrooms



3-Car Garage

SCAN WITH YOUR CAMERA APP TO LEARN MORE!

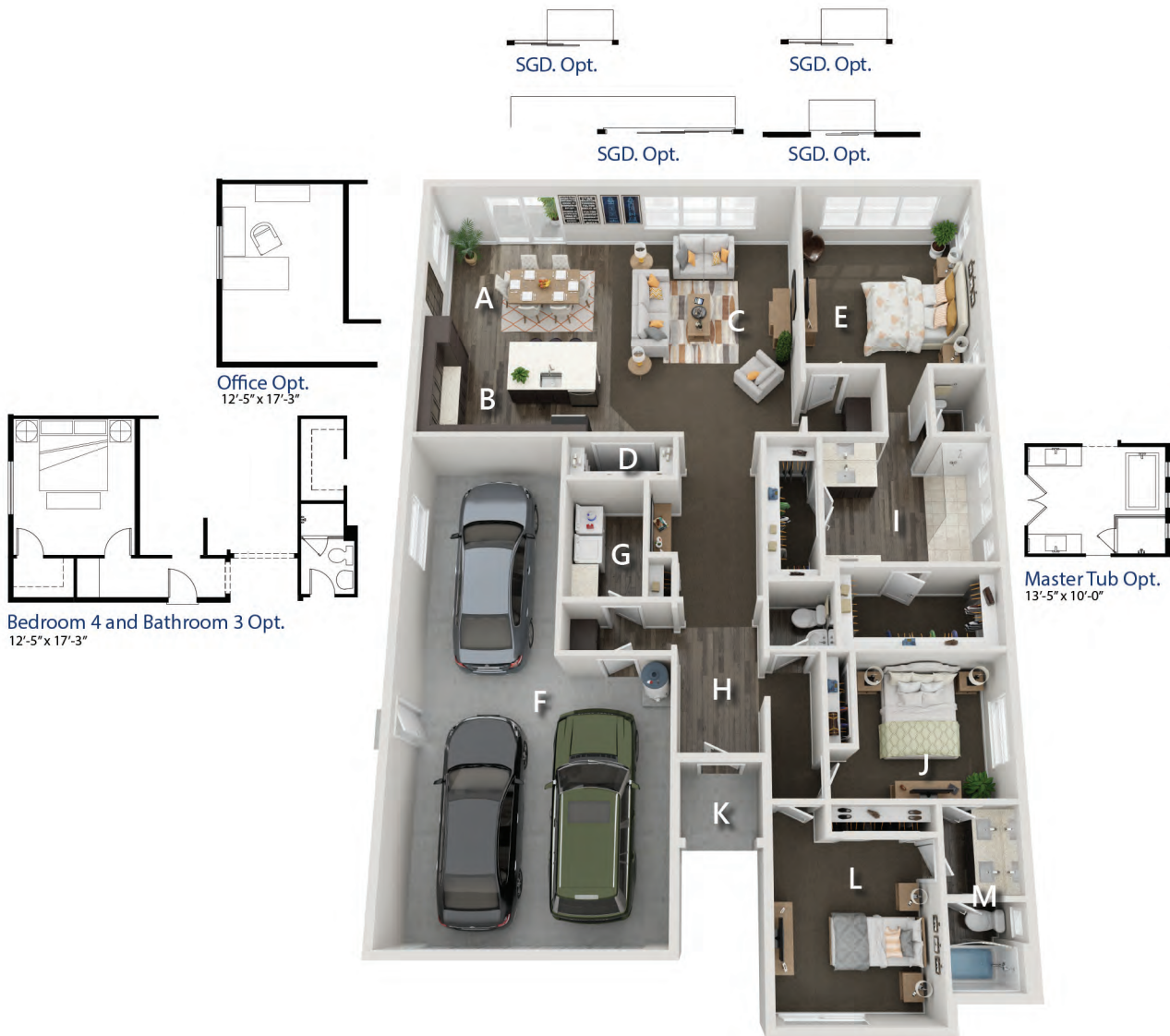


Contact Information

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PLAN 2 FLOOR PLAN



LEGEND:

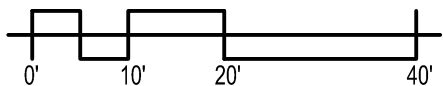
- A** Dining Area
13'-0" x 12'-8"
- B** Kitchen
15'-9" x 11'-0"
- C** Great Room
16'-4" x 21'-8"
- D** Pantry
8'-2" x 3'-4"
- E** Master Bedroom
14'-0" x 16'-0"
- F** 3 Car Garage
20'-0" x 20'-0"
- G** Laundry
6'-0" x 9'-2"
- H** Foyer
6'-4" x 11'-0"
- I** Master Bathroom
13'-5" x 10'-0"
- J** Bedroom 3
11'-0" x 10'-6"
- K** Porch
6'-4" x 5'-6"
- L** Bedroom 2
11'-4" x 12'-2"
- M** Bathroom 3
5'-8" x 6'-2"

2,207 Square Feet | 3 - 4 Bedrooms | 2.5 - 3 Bathrooms | 3-Car Garage

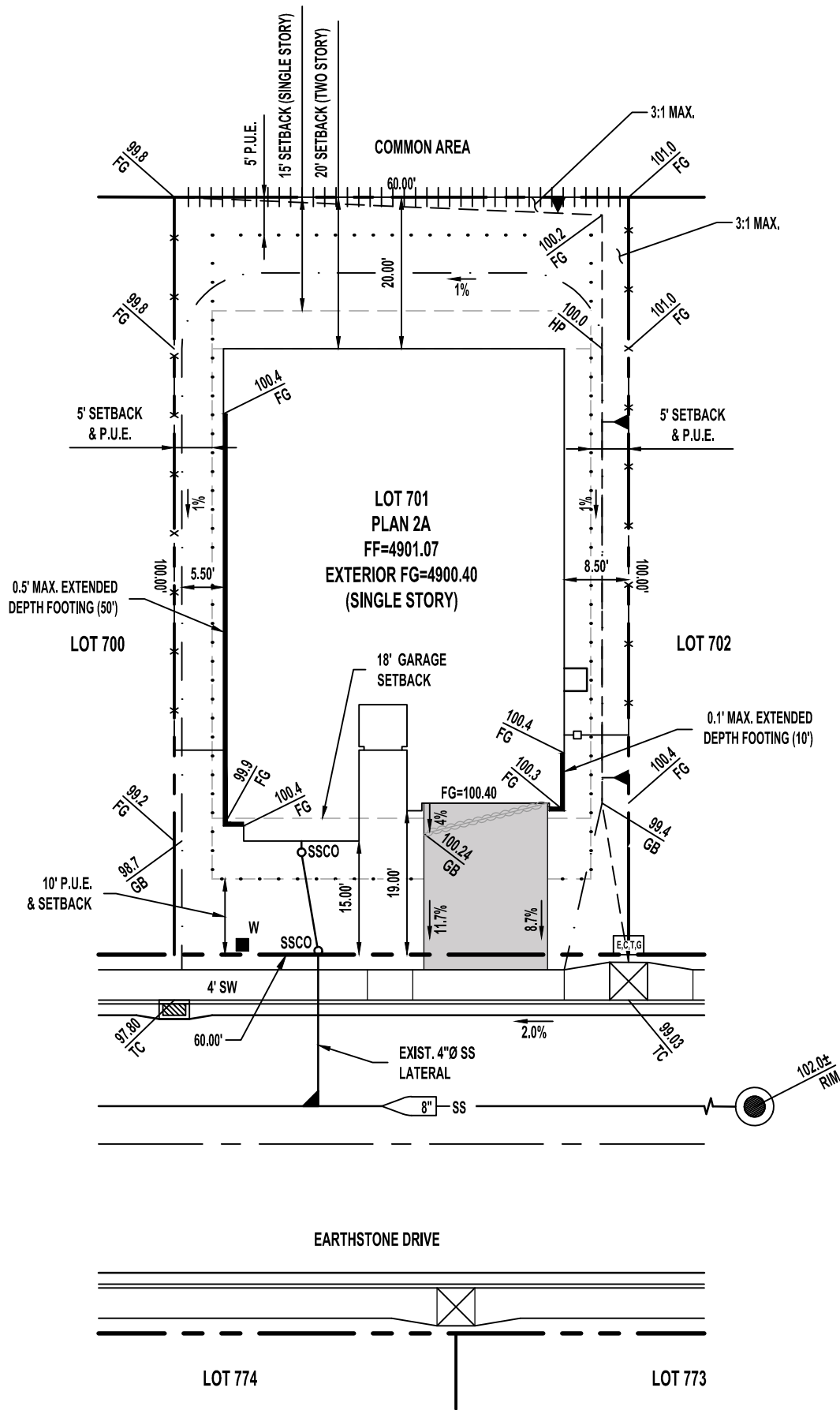


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SCALE: 1" = 20'



GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND EXISTING GRADES PRIOR TO START OF CONSTRUCTION.
- ALL DIMENSIONS SHOWN FROM PROPERTY LINE TO HOUSE ARE TO OUTSIDE FACE OF STEM WALL.
- DRAINAGE SWALES SHALL SLOPE A MINIMUM OF 1%.
- MAXIMUM ALLOWED DRIVEWAY SLOPE IS 12.0%.
- LEAD WALKS PER LANDSCAPE DESIGNER.
- SETBACKS FOR THIS LOT ARE AS FOLLOWS:
FRONT YARD - 10', GARAGE - 18' WITH 20' DRIVEWAY,
SIDE - 5' WITH COMBINED TOTAL OF 15',
EXTERIOR SIDE - 15'
REAR - 15' SINGLE STORY / 20' TWO STORY
- PUBLIC UTILITY EASEMENTS FOR THIS LOT ARE AS FOLLOWS:
FRONT YARD - 10', SIDE YARD - 5', REAR YARD - 5'
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AROUND ENTIRE LOT INCLUDING ALL DOOR STOOPS TO ENSURE THAT THE ENTIRE LOT DRAINS FREELY WITH NO INTERFERENCE. REF. ARCHITECTURAL PLANS FOR ALL LOCATIONS AND SIZES OF ALL STOOPS.
- A GRADING AND DRAINAGE CERTIFICATION IS REQUIRED UPON COMPLETION OF THE LOT BY A LICENSED SURVEYOR OR ENGINEER.
- THIS PLAN IS INTENDED FOR GRADING ONLY.
- NO RETAINING WALL CONSTRUCTION ALLOWED UNDER THIS PERMIT.
- DEEPEENED FOOTINGS AND/OR LOWER GARAGE FINISH FLOORS MAY BE REQUIRED. REF. THIS PLAN FOR GRADING INFORMATION.
- DRY UTILITY INFORMATION (E,C,T,G) ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY IN THE FIELD THE EXACT LOCATION OF EACH SERVICE PRIOR TO THE START OF CONSTRUCTION.
- ADD 4800 TO ALL SPOT ELEVATIONS.
- BACKWATER VALVE IS REQUIRED ON THIS LOT.
- LOT SQUARE FOOTAGE = 6,000± S.F.

LEGEND:

	P.C.C. FLATWORK
	6' SOLID FENCE (GOOD NEIGHBOR)
	6' SOLID FENCE (PERIMETER)
	OPEN VIEW FENCE
	DRAINAGE SWALE
	PUBLIC UTILITY EASEMENT (P.U.E.)
	SETBACK LINE
	SLOPE AND DIRECTION (3:1 MAX.)
	SEWER 2-WAY CLEANOUT / MANHOLE
	WATER METER
	APPROX. LOCATION OF ELECTRIC, CABLE, TELEPHONE, AND GAS
	RETAINING/LANDSCAPE WALL
	GRADE BREAK



06.26.2025

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DRAWN BY: K.A.
DATE: 06.17.2025
PROJECT NO: 23-605

MIRAMONTE PHASE 7
LOT 701 - PLOT PLAN
APN: 512-301-02
3028 EARTHSTONE DRIVE

SPARKS, NV

JKAE
architecture + interiors + engineering