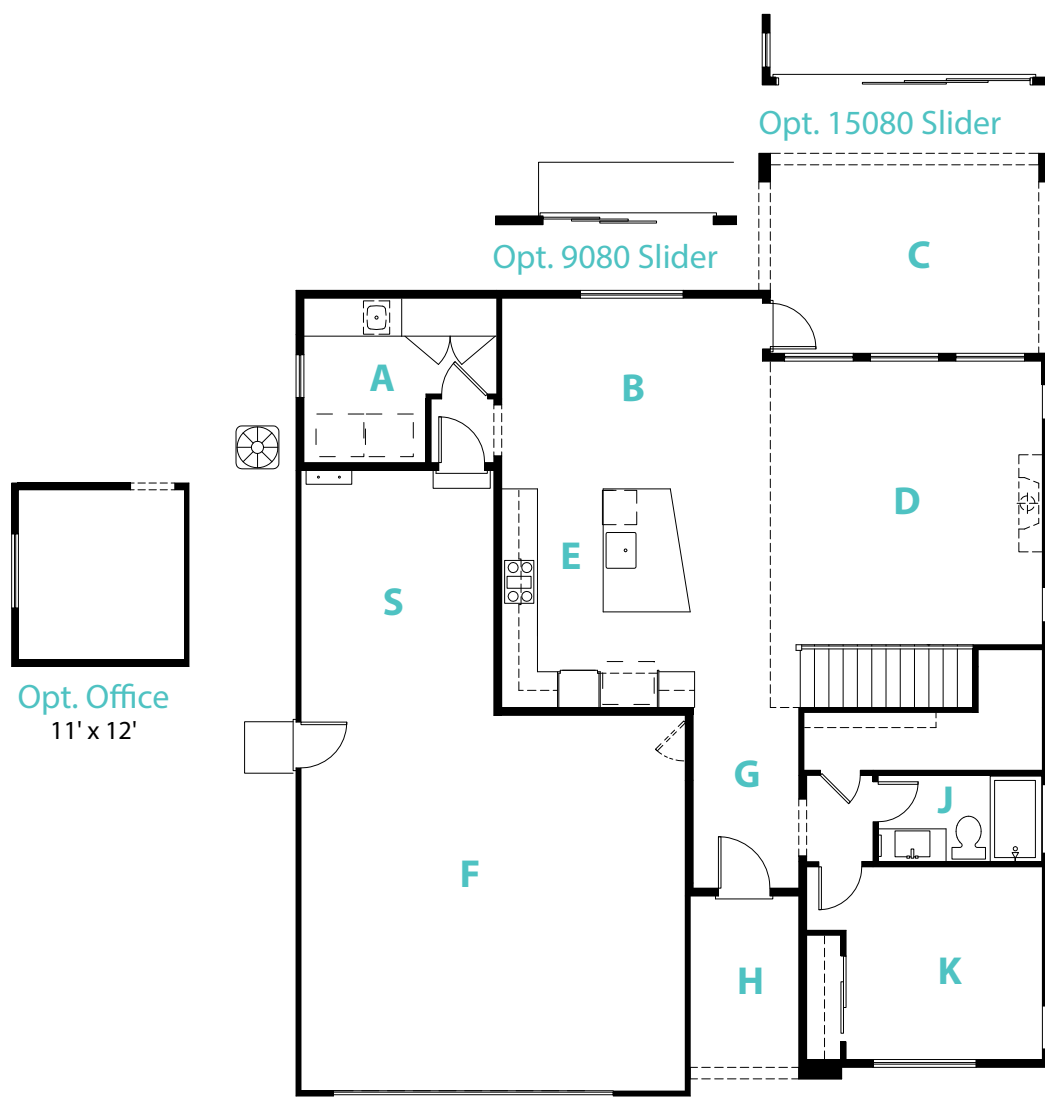


PLAN 3

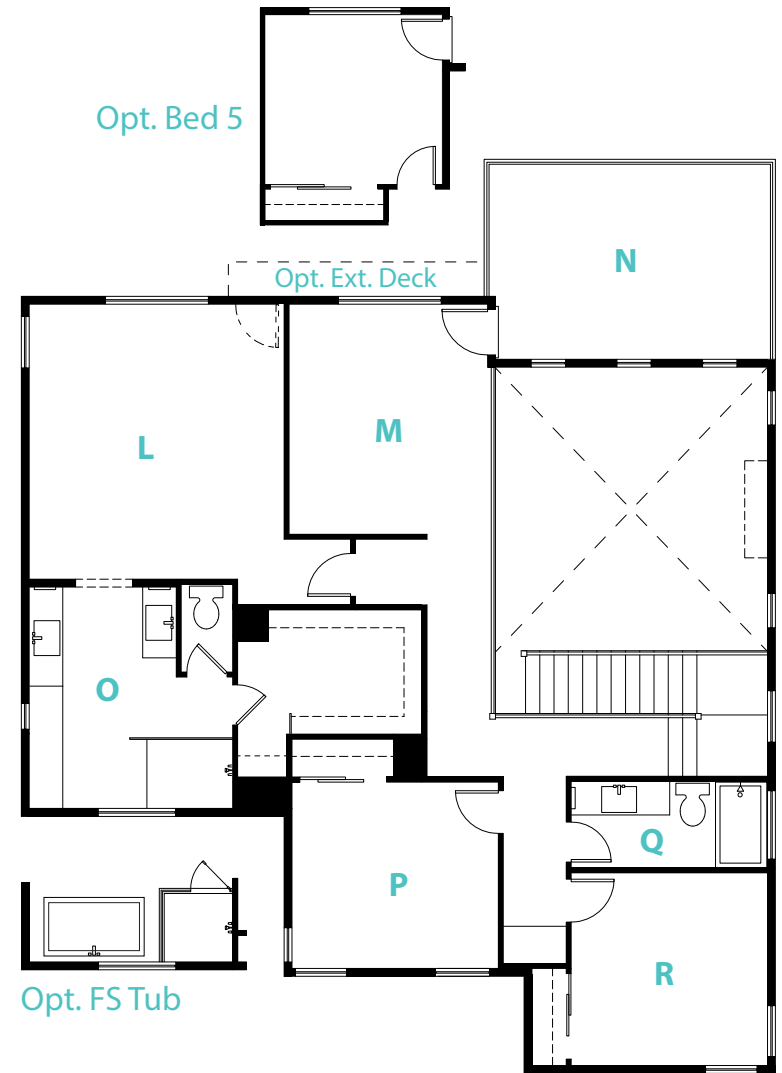


Two-Stories | 2,548-2,680 Square Feet | 4-5 Bedrooms | Loft | 3 Bathrooms | 198 Sq. Ft. Covered Outdoor Living | 2-3 Car Garage



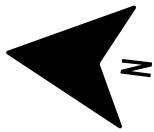
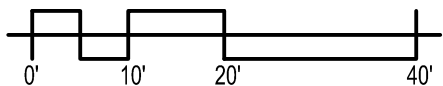
FIRST FLOOR

- A** Laundry
11'-4" x 9'-8"
- B** Dining Area
15'-4" x 11'-4"
- C** Loggia
17' x 11'-8"
- D** Great Room
16' x 16'-6"
- E** Kitchen
15'-8" x 12'-8"
- F** 2 Car Garage
23' x 20'-6"
- G** Foyer
6'-4" x 11'
- H** Porch
6'-4" x 10'-8"
- I** Storage
13'-11" x 3'-11"
- J** Bathroom 3
9'-8" x 5'-6"
- K** Bedroom 4
11'-8" x 11'-4"
- L** Primary Bedroom
15' x 16'-4"
- M** Loft
11'-8" x 13'-4"
- N** Deck
17' x 11'-8"
- O** Primary Bathroom
11'-10" x 13'-1"
- P** Bedroom 3
12' x 11'
- Q** Bathroom 2
11'-4" x 5'
- R** Bedroom 2
11'-8" x 11'-4"
- S** Tandem Garage
11'-6" x 16'

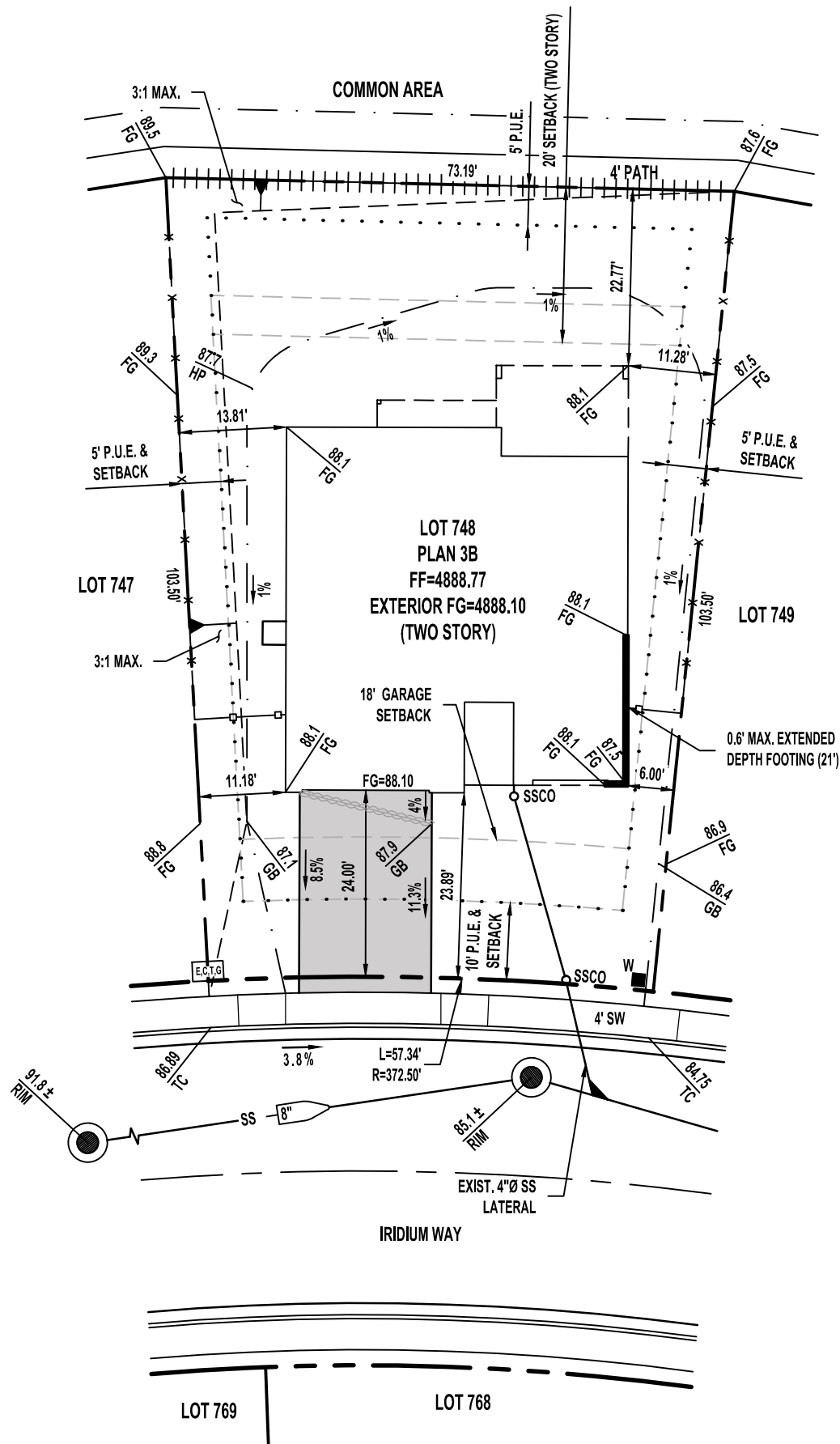


SECOND FLOOR

- K** Bedroom 4
11'-8" x 11'-4"
- L** Primary Bedroom
15' x 16'-4"
- M** Loft
11'-8" x 13'-4"
- N** Deck
17' x 11'-8"
- O** Primary Bathroom
11'-10" x 13'-1"
- P** Bedroom 3
12' x 11'
- Q** Bathroom 2
11'-4" x 5'
- R** Bedroom 2
11'-8" x 11'-4"
- S** Tandem Garage
11'-6" x 16'



SCALE: 1" = 20'



GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND EXISTING GRADES PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSIONS SHOWN FROM PROPERTY LINE TO HOUSE ARE TO OUTSIDE FACE OF STEM WALL.
3. DRAINAGE SWALES SHALL SLOPE A MINIMUM OF 1%.
4. MAXIMUM ALLOWED DRIVEWAY SLOPE IS 12.0%.
5. LEAD WALKS PER LANDSCAPE DESIGNER.
6. 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
7. PUBLIC UTILITY EASEMENTS FOR THIS LOT ARE AS FOLLOWS:
FRONT YARD - 10', SIDE YARD - 5', REAR YARD - 5'
8. 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.
9. A GRADING AND DRAINAGE CERTIFICATION IS REQUIRED UPON COMPLETION OF THE LOT BY A LICENSED SURVEYOR OR ENGINEER.
10. THIS PLAN IS INTENDED FOR GRADING ONLY.
11. NO RETAINING WALL CONSTRUCTION ALLOWED UNDER THIS PERMIT.
12. DEEPENED FOOTINGS AND/OR LOWER GARAGE FINISH FLOORS MAY BE REQUIRED. REF. THIS PLAN FOR GRADING INFORMATION.
13. 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.
14. ADD 4800 TO ALL SPOT ELEVATIONS.
15. BACKWATER VALVE IS NOT REQUIRED ON THIS LOT.
16. LOT SQUARE FOOTAGE = 6,690± 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



06.01.2026

RYDER HOMES
985 DAMONTE RANCH PKWY #140
RENO, NV 89521
775-823-3788

DRAWN BY: K.A.
DATE: 06.01.2026
PROJECT NO: 23-605

MIRAMONTE PHASE 7
LOT 748 - PLOT PLAN
APN: 512-311-10
3129 IRIDIUM WAY

SPARKS, NV

JKAE
architecture + interiors + engineering



RYDER HOMES

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_01

Community:	The Heights, Phase 7	Print Date:	August 13, 2026
Job No.:	CAN00748	Floor Plan:	The Heights P7, Plan 3
Lot:	748	Garage Direction:	LH
Property Address:	3129 Iridium Way Sparks, NV 89436		

Option Description	Option Origin	QTY
--------------------	------------------	-----

Appliances

Kitchen Packages

MIR911709 - GE PROFILE Package <i>GE Profile 30" Smart Slide-in-Range Front Control Gas Range - #PGS930YPFS; 30" Designer Wall Mount Hood - #UVW8301SLSS; Top Control with Stainless Steel Interior Dishwasher - #PDT715SYNFS; Built-in Sensor Microwave - #PEB7227ANDD; GE Profile 30" Smart Built-in; Model Numbers Subject To Change Convection Single Oven - #PTS7000SNSS</i> -	CO_1	1.00
---	------	------

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_01

Community: The Heights, Phase 7
Job No.: CAN00748
Lot: 748
Property Address: 3129 Iridium Way
Sparks, NV 89436

Print Date: August 13, 2026
Floor Plan: The Heights P7, Plan 3
Garage Direction: LH

Option Description	Option Origin	QTY
Cabinets		
Built-In Cabinets		
MIR312409 - Cabinets: Full MIRght Stacked Cabinets in KITCHEN - Standard Door Style <i>Cabinets extend to ceiling Glass doors not included. Door and finish to match selection for house.</i> -	CO_1	1.00
MIR312432 - Cabinets: LAUNDRY Pantry/Utility - Standard Door Style <i>Priced per pantry cabinet. Plan 3X Model configuration shows (2) pantry cabinets. Door and finish to match selection for house.</i> -	CO_1	2.00
Cabinet Options		
GLO900203 - Standard CABINETS SLATE. -	CO_1	1.00
MIR312385 - Add Soft Close Drawers & Hinges -	CO_1	1.00
MIR312390 - Roll-Out Shelves at all Kitchen Base Cabinets <i>Rollouts at all base cabinets except sink and end cabinetry. Includes trash roll out.</i> -	CO_1	1.00
MIR312391 - Full Overlay Cabinet Door/Fronts <i>Full overlay cabinet door covers the cabinet's face frame creating a minimal gap between cabinet doors.</i> -	CO_1	1.00
Knobs/Pulls		
MIR312400 - Cabinet Hardware #3 - Sutton Cabinet Pull <i>Jeffrey Alexander Sutton #635-160 6" Cabinet Pull Please Specify Finish: Brush Nickel.</i> -	CO_1	1.00
Color Schemes		
Color Schemes		
MIRCS0011 - The Heights - Color Scheme 11 <i>Color schemes (4, 5, 6, 11) are exclusively available with B ELEVATIONS, as specified in the KTG Y Group Color Matrix #2019-0390 document, dated 01.23.24.</i> -	Spec Option	1.00

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_01

Community: The Heights, Phase 7
Job No.: CAN00748
Lot: 748
Property Address: 3129 Iridium Way
Sparks, NV 89436

Print Date: August 13, 2026
Floor Plan: The Heights P7, Plan 3
Garage Direction: LH

Option Description	Option Origin	QTY
Electrical/Lighting		
Outlets/Switches		
GLO916016 - Additional Dimmer Switch <i>Great room, dining room, loft.</i> -	CO_1	3.00
Pre-Wiring Options		
GLO915990 - Ceiling Fan Prewire <i>Master bedroom, loggia.</i> -	CO_1	2.00
GLO916021 - Prewire for Pendant <i>Kitchen island.</i> -	CO_1	1.00
GLO916305 - Prewire for Pendant ILO Standard Surface Mount LED <i>Kitchen island.</i> -	CO_1	2.00
Fireplaces		
Indoor Fireplaces		
MIR303382 - GREAT ROOM Linear Style Fireplace <i>Heat & Glo Cosmo 42" Linear Fireplace Includes Black Clean Face, Black Gas Interior Media, Logs Blower and Remote. Tile Surround on 4-sides of fireplace.</i> -	Spec Option	1.00
Framing/Doors		
Door Options		
MIR308054 - Western Multi-Slide Door @ GREAT ROOM to LOGGIA <i>Western 600 Series - 15080 Multi-Slide Door. Frame Color: Warmtone. Slider & window frame colors not exact color pairings. Brushed Nickel flush handle on both sides</i> -	Spec Option	1.00
Room Configurations		
MIR300010 - Elevation B - American Contemporary -	Spec Option	1.00

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_01

Community: The Heights, Phase 7 Job No.: CAN00748 Lot: 748 Property Address: 3129 Iridium Way Sparks, NV 89436	Print Date: August 13, 2026 Floor Plan: The Heights P7, Plan 3 Garage Direction: LH
--	--

Option Description	Option Origin	QTY
Interior Finishes		
Drywall/Insulation		
MIR300351 - Insulate Between MASTER BEDROOM & LOFT for Sound Reduction -	CO_1	1.00
Stairs & Railings		
MIR307738 - Stair Railing Upgrade #6 - Steel GLASS PANEL Stair Rail System. <i>All steel painted 1x2 top rail, 1-1/2 1-1/2 posts with glass panel infills. POWDER COAT FINISH: BLACK. Railing featured in Plan 3X Model. STEEL FLOOR PLATE purchased separately.</i> -	CO_1	1.00
Landscaping		
Fencing		
GLO902810 - Additional Side Yard Gate -	CO_1	1.00
Plumbing		
Fixture Packages		
MIR312506 - Moen GENTA Satin/Brushed Nickel Package <i>All finishes may not match exactly. Includes Interior Door Hardware, Bathroom Accessories, Bath Plumbing Fixtures, Shower Enclosure. DOES NOT INCLUDE kitchen faucet, upgraded faucets, light fixtures or hardware, entry door hardware, sliding glass door, optional French door or opt. Western slider.</i> -	CO_1	1.00
Gas/Hose Bib		
GLO915400 - Additional Gas Stub Out <i>Back of house.</i> -	CO_1	1.00
Kitchen Faucets		
GLO915408 - Kitchen Faucet - Moen ALIGN One-Handle Pull Down - Spot Resistant Stainless 7565SRS <i>ILO Standard Genta Faucet</i> -	CO_1	1.00
Kitchen Sinks		
GLO915453 - Kitchen Sink - VAULT APRON FRONT, Single Basin - Stainless Steel K-3943-NA/K6474 <i>ILO Standard Sterling McAllister Sink. Include Stainless Steel sink rack.</i> -	CO_1	1.00
Shower/Tub Options		
GLO915695 - Handshower - Eco Performance Handheld Shower - Brushed Nickel - #3558EPBN <i>Master shower.</i> -	CO_1	1.00

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_01

Community: The Heights, Phase 7
Job No.: CAN00748
Lot: 748
Property Address: 3129 Iridium Way
Sparks, NV 89436

Print Date: August 13, 2026
Floor Plan: The Heights P7, Plan 3
Garage Direction: LH