



PLAN 1



Single-Story



2,638 Sq Ft



3 - 4 Bedrooms



3 Bathrooms



4-Car Garage

**Optional Office*

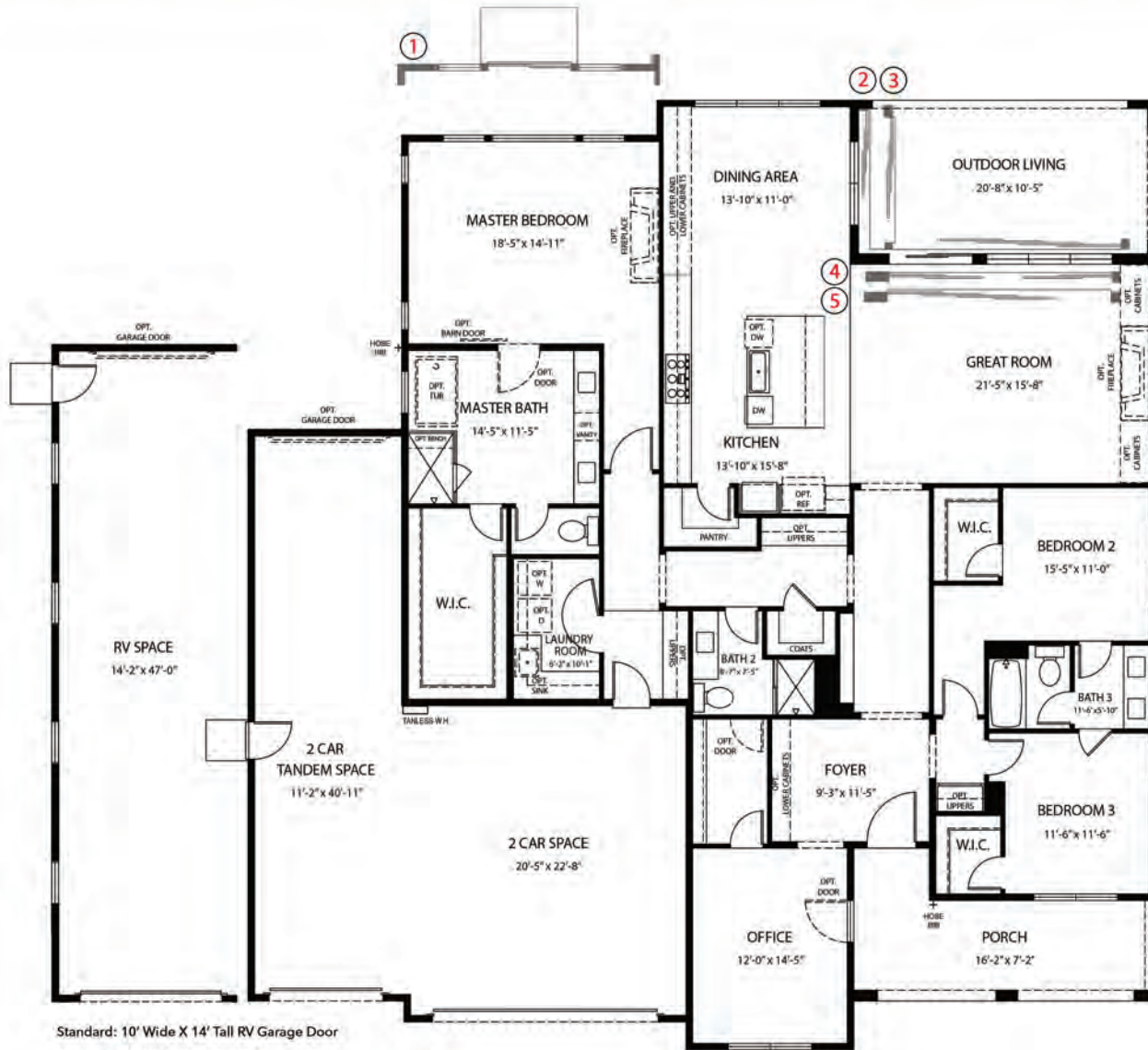
**Optional RV Garage Extension*

Contact Information

775-971-4204 | ShadowHills@RyderHomes.com | RyderHomes.com/ShadowHills
Sales Office Located at 11687 Sugarloaf Peak Drive, Sparks, NV 89441



2,638 Square Feet | 3 - 4 Bedrooms | 3 Bathrooms | 4-Car Garage



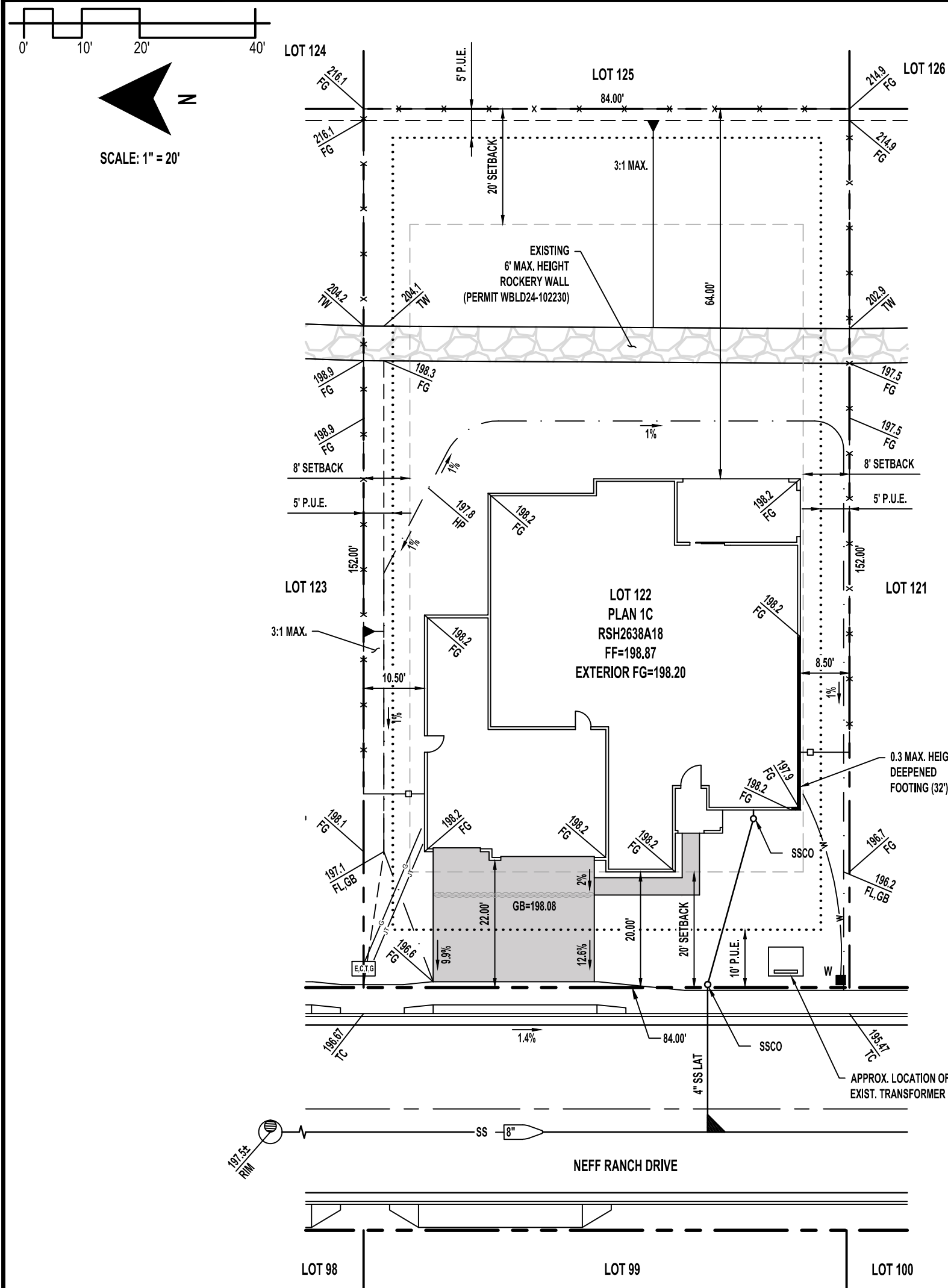
OPTIONAL CONFIGURATIONS

- | | |
|------------------------------------|---|
| ① 6ft Sliding Glass Door at Master | ④ 4 Panel 16ft Sliding Glass Door at Great Room |
| ② 9ft & 16ft Corner Stacking Doors | ⑤ 16ft Stacking Door at Great Room |
| ③ 9ft Stacking Door at Dining Area | ⑥ Bedroom 4 ILO Office |



Scan the QR Code to visit our Interactive Floor Plan, where you can browse the available builder options and elevation styles for the Shadow Hills Plan 1 Homes.



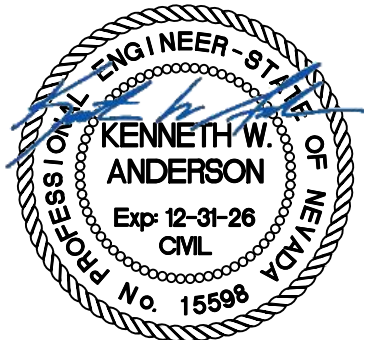


GENERAL NOTES:

- 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 14.0%.
- LEAD WALKS PER LANDSCAPE DESIGNER.
- SETBACKS FOR THIS LOT ARE AS FOLLOWS:
FRONT YARD - 20', GARAGE - 20',
SIDE - 8', REAR - 20'
- 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.
- DEEPEINED 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 4400 TO ALL SPOT ELEVATIONS.
- BACKWATER VALVE IS NOT REQUIRED ON THIS LOT.
- LOT SQUARE FOOTAGE = 12,768 ± 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 |
| | DOMESTIC WATER SERVICE |
| | GAS SERVICE |
| | JOINT TRENCH (ELEC., CABLE, TELEPHONE) |
| | RETAINING/LANDSCAPE WALL |
| | GRADE BREAK |



08.28.2025

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

DRAWN BY: K.A.
DATE: 08.28.2025
PROJECT NO: 22-260

HARRIS RANCH VILLAGE 2-A
LOT 122 - PLOT PLAN
APN: 538-393-07
11624 NEFF RANCH DRIVE

WASHOE COUNTY, NV

JKAE
architecture + interiors + engineering



RYDER HOMES

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_03

Community:	Shadow Hills	Print Date:	August 14, 2026
Job No.:	NOR02122	Floor Plan:	Shadow Hills, Plan 1
Lot:	122	Garage Direction:	LH
Property Address:	11624 Neff Ranch Dr Sparks, NV 89441		

Option Description	Option Origin	QTY
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Appliances

Kitchen Packages

NOR911709 - KITCHENAID Upgrade Package #1 <i>KitchenAid 36" 5-Burner Gas Cooktop #KCGS956ESS; 36" Wall-Mount 3-Speed Canopy Hood #KWC736SSS; 30" Combination Microwave Wall Oven #KOE530SPS; KitchenAid 41 dBA Dishwasher w/3rd Level Utensil #KDTS324SPS. CABINET ABOVE RANGE IS OMITTED Please Note: Model Numbers Subject To Change</i> -	CO_2	1.00
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Cabinets		
Built-In Cabinets		
NOR112395 - Cabinets: Full Height Stacked Cabinets in KITCHEN - Cabinet Upgrade <i>Cabinets extend to ceiling as featured in PLANS 2 & 4. Glass doors not included.</i> <i>NOTE: 3" shaker - ale. -</i>	CO_2	1.00
NOR112409 - Cabinets: Extended Cabinets at DINING ROOM - Cabinet Upgrade #1 <i>Door and finish to match selection for house. Includes Quartz Countertop</i> <i>NOTE: 3" shaker - ale, -</i>	CO_2	1.00
NOR112429 - Cabinets: LAUNDRY Uppers - Cabinet Upgrade #1 <i>NOTE: 3" shaker - ale. -</i>	CO_2	1.00
NOR911312 - Cabinets: Drawers Below COOKTOP <i>Cabinet configuration to match the PLAN 3 model. The top drawer will be a non-operating false drawer, and the middle drawer will be shortened to allow space for the gas hook-up. OPTION ONLY AVAILABLE WITH COOKTOP OPTION. -</i>	CO_2	1.00
Cabinet Options		
NOR112295 - Cabinet Upgrade #1 - Door Style: 3" SHAKER - Stained <i>Soft-close doors & drawers not included and purchased separately. - Ale</i>	CO_2	1.00
NOR112308 - Cabinets: Roll-Out Shelves at all Kitchen Base Cabinets <i>Rollouts at all base cabinets except sink. Includes trash roll out. THIS OPTION DOES NOT INCLUDE EXTENDED KITCHEN DINING CABINETS. -</i>	CO_2	1.00
NOR112311 - Cabinets: Full Overlay Door/Fronts -	CO_2	1.00
NOR112312 - Cabinets: Soft Closed Drawers & Doors <i>FULL HOUSE DOORS AND DRAWERS -</i>	CO_2	1.00
Knobs/Pulls		
NOR112365 - Cabinet Hardware #1 - SUTTON Cabinet Pull <i>Jeffrey Alexander Sutton #635-160. 6" Cabinet Pull. CHROME Featured in Plan 1 Model & BRUSHED GOLD Shown in Plan 2 Model.</i> <i>NOTE: Matt Black -</i>	CO_2	1.00

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Color Schemes

Color Schemes

NORCS0011 - Shadow Hills - Color Scheme 11 <i>Color schemes (9 through 12) are exclusively available with C ELEVATIONS, as specified in the Bassenian Lagoni Color Matrix document, dated 08.22.24.</i> -	Spec Option	1.00
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Electrica/Lighting

Lighting Options

NOR112525 - KITCHEN - Under Cabinet LED Lighting <i>NOTE: See diagram #1 for switch location.</i> -	CO_2	1.00
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Outlets/Switches

GLO916010 - Additional Duplex Outlet <i>NOTE: In the primary wardrobe. See diagram #1.</i> -	CO_2	1.00
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GLO916011 - Dedicated 110v Outlet on 20 Amp <i>NOTE: In the garage. See diagram #1.</i> -	CO_2	1.00
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GLO916014 - Additional Switch <i>NOTE: For fans, pendants, and chandelier prewires.</i> -	CO_2	4.00
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Pre-Wiring Options

GLO915990 - Ceiling Fan Prewire <i>NOTE: See diagram #1.</i> -	CO_2	2.00
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GLO916021 - Prewire for Pendant <i>NOTE: Over the kitchen island. See diagram #1.</i> -	CO_2	3.00
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GLO916022 - Prewire for Future Chandelier <i>NOTE: In the dining area. See diagram #1.</i> -	CO_2	1.00
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GLO916054 - Prewire for Wall Mounted TV at Std. Cable Location <i>Includes smurf tube and TV outlet</i> <i>NOTE: In the primary suite. See diagram #1.</i> -	CO_2	1.00
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Elevations

Elevations

NOR100020 - Elevation C - Desert Contemporary -	Spec Option	1.00
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Fireplaces

Indoor Fireplaces

NOR103380 - GREAT ROOM Traditional Style Fireplace <i>Heat-N-Glo Traditional Fireplace (SL-9X-IFT) featuring Direct Vent Technology, ceramic fiber logs with glowing embers, black firescreen, and IntelliFire touchscreen remote. Interior finish options include Stratford Brick, Tranquil Greige Brick, or Black Glass Panels. Includes a standard 4-sided tile surround.</i> -	CO_1	1.00
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Framing/Doors

Door Options

NOR108020 - Optional Interior Door at OFFICE STORAGE to BATH 2 -	CO_2	2.00
NOR108050 - Milgard Trinsic 4-Panel Slider at GREAT ROOM to Outdoor Living <i>Vinyl patio door system opening at the center stacking to the exterior sides Door Size 16080 ILO Standard Sliding Glass Door & Windows. Frame Color: Exterior Terra Tone/Interior White Chrome straight handle on both sides</i> -	CO_1	1.00

Garage Doors

GLO900200 - Standard GARAGE DOORS - Flush Panel Steel Back Insulated <i>Door Includes Liftmaster Wall Mounted Garage Door Opener #8500W on Double and Single Garage Doors including Battery Back Up.</i> -	CO_2	1.00
GLO907211 - Garage Door - Keyless Entry Pad <i>NOTE: See diagram #1.</i> -	CO_2	1.00

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Option Description	Option Origin	QTY
Interior Finishes		
Design Center Selections		
GLO9DC100 - Design Center Selections <i>Per Home Buyer Summary - 5.26.26</i> -	CO_3	1.00
Drywall/Insulation		
NOR109220 - Finished 4-CAR GARAGE - Insulation, Medium Texture Drywall & Paint <i>Insulate walls & ceilings, drywall texture & semi-gloss paint - Paint color will match interior walls</i> -	CO_2	1.00
Millwork		
NOR100609 - Stool and Apron on all Windows -	CO_2	1.00
Mirror Options		
NOR100621 - FRAMED MIRRORS - Jasper Black Flat Frame #445482 - Group 1 <i>Larson Juhl contemporary style frame measuring 2-1/2" with flat profile. Finish: Painted gesso primed black finish. Similar mirror style featured in Plan 4 Model</i> -	CO_2	1.00
Paint Options		
GLO900201 - Standard INTERIOR PAINT - Whitest White at Walls, Trim & Ceilings -	CO_2	1.00
Landscaping		
Fencing		
GLO902810 - Additional Side Yard Gate <i>NOTE: See diagram #2.</i> -	CO_2	1.00
Landscaping		
NOR102920 - FRONT YARD only Gutter Downspout Connect to Drain System to Street <i>Install 4" drain pipe for all front yard down spouts directing water the street.</i> -	CO_2	1.00

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Plumbing		
Fixture Packages		
NOR112507 - Moen GENTA Matte Black Package <i>All finishes may not match exactly. Includes Interior Door NORdware, Bathroom Accessories, Bath Plumbing Fixtures, Shower Enclosure. DOES NOT INCLUDE kitchen faucet, upgraded faucets, light fixtures or NORdware, entry door NORdware, sliding glass door, optional French door or opt. Western slider. -</i>	CO_2	1.00
Gas/Hose Bib		
GLO915400 - Additional Gas Stub Out <i>NOTE: See diagram #2 -</i>	CO_2	1.00
Kitchen Faucets		
GLO915413 - Kitchen Faucet - Moen SLEEK One-handle Spring Pulldown - Matte Black 5925BL <i>ILO Standard Genta Faucet -</i>	CO_2	1.00
Laundry Faucets		
GLO915423 - Upgrade Laundry Sink Faucet - Moen SLEEK - Matte Black - #7664BL <i>ILO Sleek Chrome Laundry Sink Faucet included in the Laundry Sink Option -</i>	CO_2	1.00
Laundry Sinks		
GLO915650 - Optional LAUNDRY SINK - White Cast Iron <i>Sink: Kohler GLEN FALLS White Cast Iron Undermount Sink - #K-19017-1-0; Faucet: Moen Pull Down - Chome -</i>	Spec Option	1.00
Shower/Tub Options		
GLO900658 - Upgrade Roman Tub Faucet Moen GENTA Faucet to Matte Black - T908BL <i>Select to match Moen GENTA Matte Black fixture package -</i>	CO_2	1.00
GLO915671 - Kohler Hytec WELLBROOK Rectangle Tub w/Tile Surround at Secondary Bathroom <i>Wellbrook tub in lieu of standard fiberglass 1 piece tub surround. Please specify which bathroom Note: Must be installed prior to frame. Price includes tile surround. Color Selection or upgrade will be determined at Design Center Appointment NOTE: Bath #3. -</i>	CO_2	1.00
NOR103000 - LUXURY MASTER Bath with Freestanding Tub <i>Includes Kohler STARGAZE Freestanding Tub (#K-24011); Roman Tub Spout & Handles installed on Tub Deck - Moen GENTA - Chrome Two-Handle Roman Tub Faucet - (#T908) -</i>	Spec Option	1.00
NOR103017 - MASTER SHOWER - Add 16" x 24" Seating Bench <i>Cost includes changing the fiberglass pan to tile. Upgraded surfaces can be selected/designed at additional cost at the Design Center. -</i>	CO_2	1.00

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