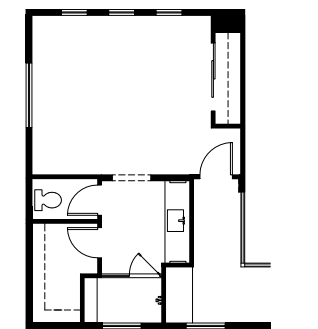
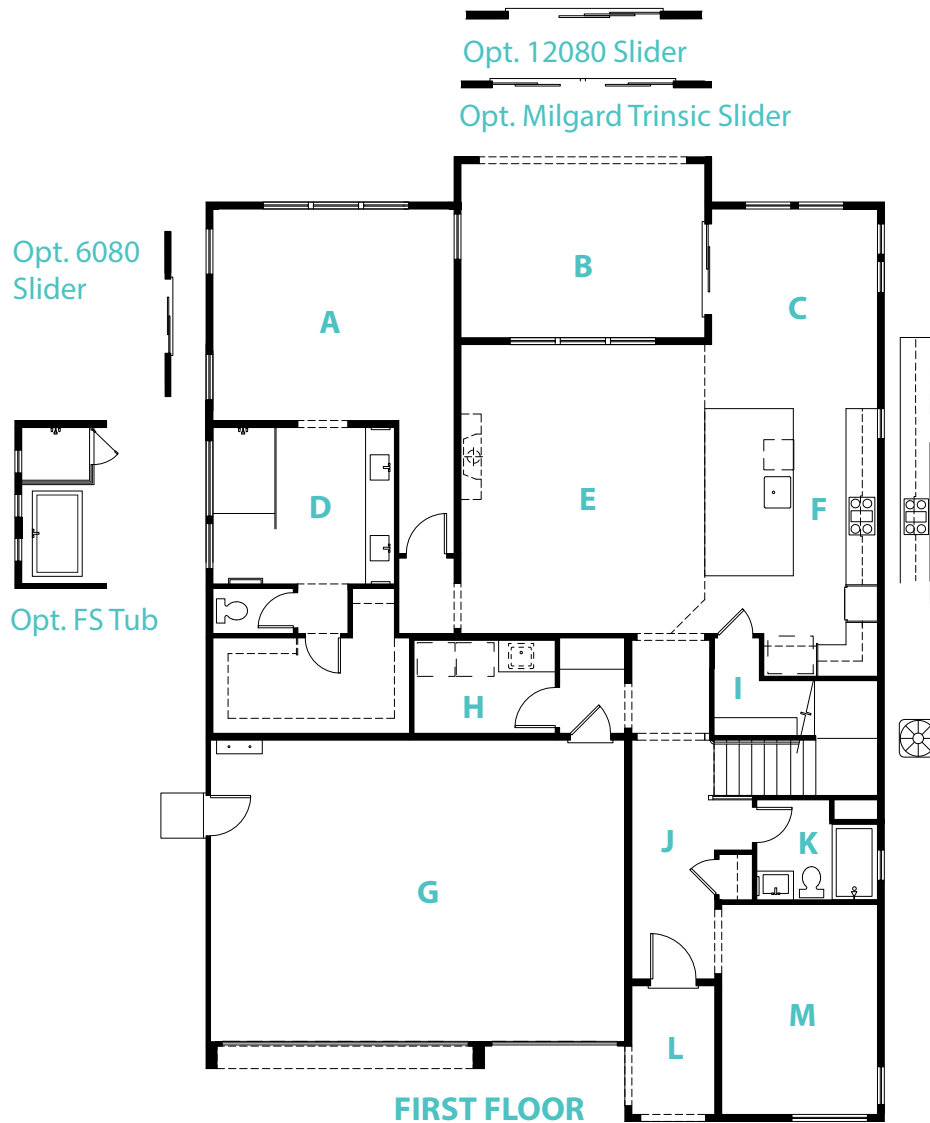


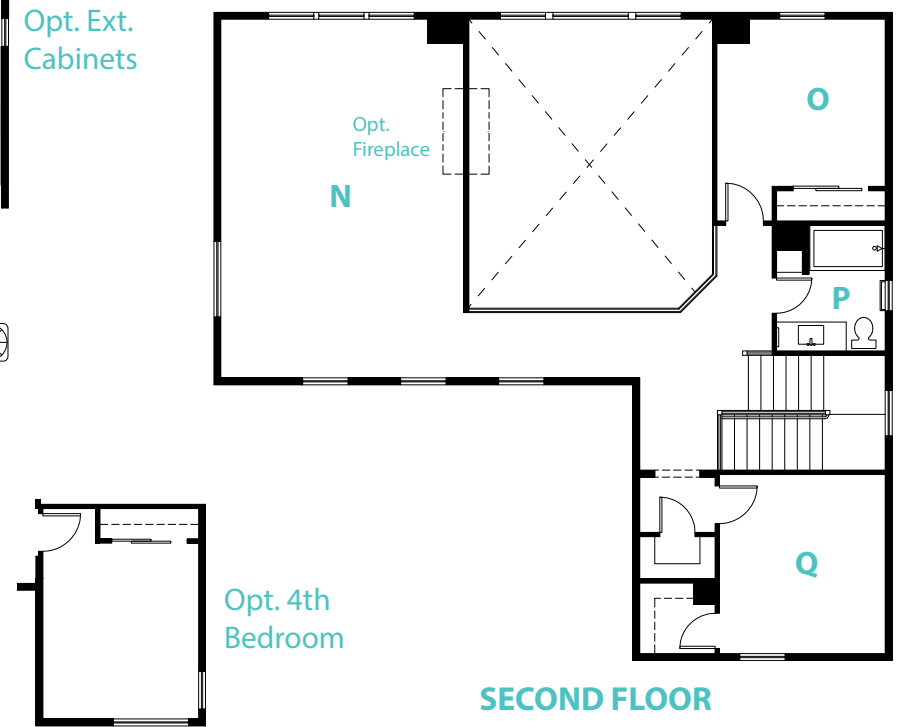
# PLAN 4



Two-Stories | 2,895 Square Feet | 3-5 Bedrooms | Office | 3-4 Bathrooms | Bonus Room | 204 Sq. Ft. Covered Outdoor Living | 3 Car Garage



Opt. 5th Bed & 4th Bath



**A** Primary Bedroom

16' x 14'

**B** Loggia

17' x 12'

**C** Dining Area

11' x 16'

**D** Primary Bathroom

11'-11" x 10'-4"

**E** Great Room

16'-8" x 19'

**F** Kitchen

11'-5" x 16'-9"

**G** 3 Car Garage

27'-6" x 20'

**H** Laundry Area

9'-4" x 6'-2"

**I** Pantry/ Storage

10'-11" x 7'-8"

**J** Foyer

5'-6" x 7'-8"

**K** Bathroom 3

5' x 8'

**L** Porch

16' x 23'-8"

**M** Office

10'-4" x 12'-6"

**N** Bonus Room

16'11" x 17'9"

**O** Bedroom 3

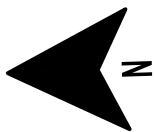
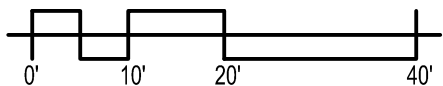
11'-2" x 11'-1"

**P** Bathroom 2

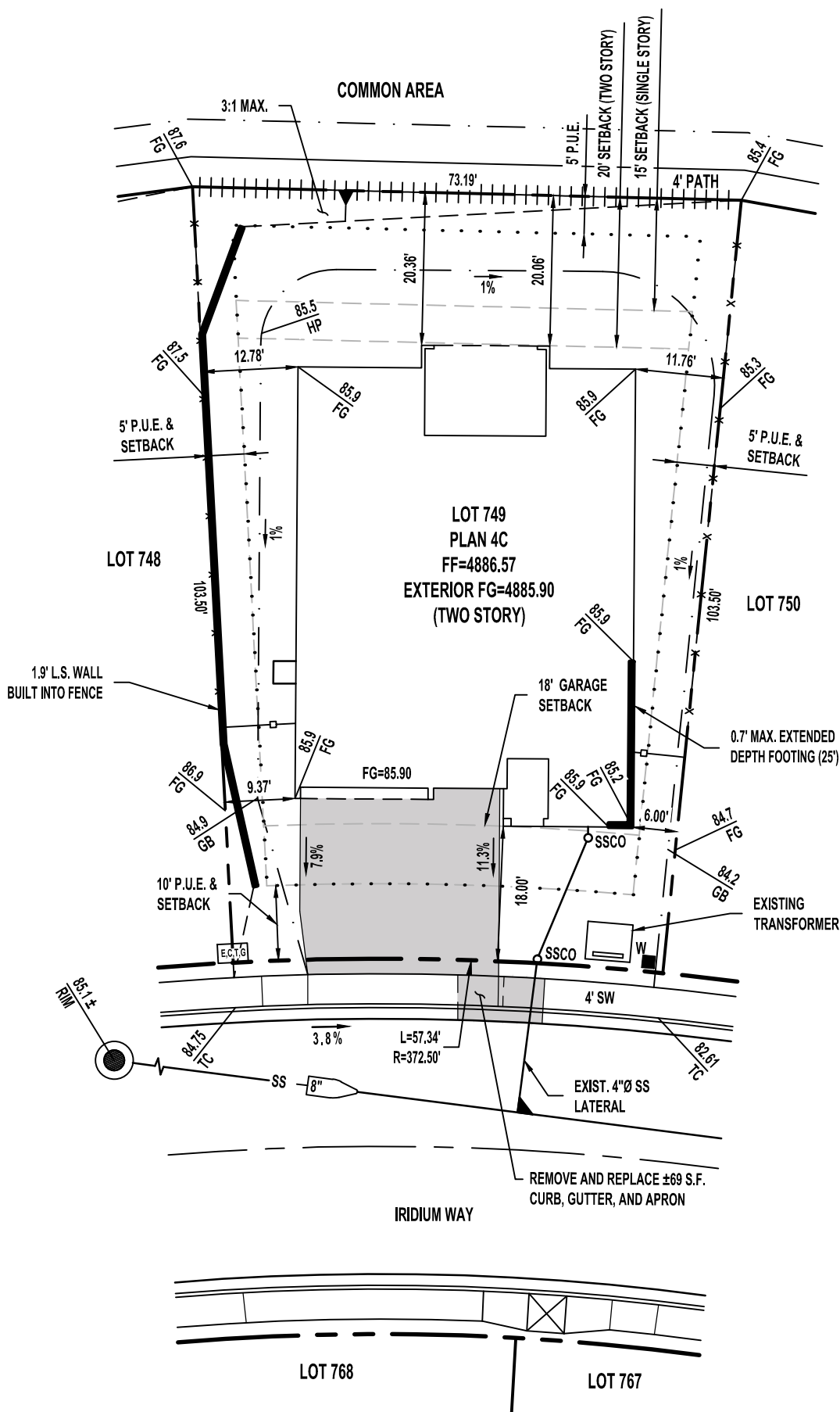
7'-2" x 8'-4"

**Q** Bedroom 2

11' x 11'-10"



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 749 - PLOT PLAN  
APN: 512-311-11  
3119 IRIDIUM WAY

SPARKS, NV

**JKAE**  
architecture + interiors + engineering



# RYDER HOMES

## INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO\_02

|                          |                                      |                          |                        |
|--------------------------|--------------------------------------|--------------------------|------------------------|
| <b>Community:</b>        | The Heights, Phase 7                 | <b>Print Date:</b>       | August 13, 2026        |
| <b>Job No.:</b>          | CAN00749                             | <b>Floor Plan:</b>       | The Heights P7, Plan 4 |
| <b>Lot:</b>              | 749                                  | <b>Garage Direction:</b> | LH                     |
| <b>Property Address:</b> | 3119 Iridium Way<br>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_2 | 1.00 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|

### Cabinets

#### Built-In Cabinets

|                                                                                                                                                                                                                                                                                                               |      |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|
| MIR412401 - Cabinets: Full Height 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_2 | 1.00 |
| MIR412443 - Cabinets: DROP ZONE - Open Lower Cubbies with Upper Cabinets - Standard Door Style <i>Cabinet configuration shown in Plan 4 Model. Cabinet Doors Uppers w/LG Open Cubbie Below Hooks &amp; Rail Below Large Cubbie. Does not include shiplap. Door and finish to match selection for house.</i> - | CO_2 | 1.00 |

### Color Schemes

#### Color Schemes

|                                                                                                                                                                                                             |             |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------|
| MIRCS0008 - The Heights - Color Scheme 8 <i>Color schemes (7, 8, 9, 12) are exclusively available with C ELEVATIONS, as specified in the KTGy 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\_02

**Community:** The Heights, Phase 7  
**Job No.:** CAN00749  
**Lot:** 749  
**Property Address:** 3119 Iridium Way  
Sparks, NV 89436

**Print Date:** August 13, 2026  
**Floor Plan:** The Heights P7, Plan 4  
**Garage Direction:** LH

| Option Description                                                                                                                                                                                                                                                                                                 | Option Origin | QTY  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------|
| <b>Fireplaces</b>                                                                                                                                                                                                                                                                                                  |               |      |
| <b>Indoor Fireplaces</b>                                                                                                                                                                                                                                                                                           |               |      |
| MIR403382 - GREAT ROOM Linear Style Fireplace <i>Heat &amp; 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> -                                                                                               | CO_1          | 1.00 |
| <b>Framing/Doors</b>                                                                                                                                                                                                                                                                                               |               |      |
| <b>Door Options</b>                                                                                                                                                                                                                                                                                                |               |      |
| GLO900799 - Optional "STANDARD" Interior Door @Office. -                                                                                                                                                                                                                                                           | CO_1          | 1.00 |
| GLO901120 - Interior Single French Door with Obscure Glass @Office -                                                                                                                                                                                                                                               | CO_1          | 1.00 |
| MIR408056 - Milgard Trinsic Sliding Patio Door at GREAT ROOM to LOGGIA<br><i>Milgard Trinsic Vinyl Sliding Patio Door opening at center - Door Size 12080 ilo standard sliding glass door Sliding glass door exterior and exterior frame to match windows - Adobe Interior and exterior handle color - Adobe</i> - | CO_1          | 1.00 |
| <b>Room Configurations</b>                                                                                                                                                                                                                                                                                         |               |      |
| MIR400020 - Elevation C - Desert Contemporary -                                                                                                                                                                                                                                                                    | Spec Option   | 1.00 |