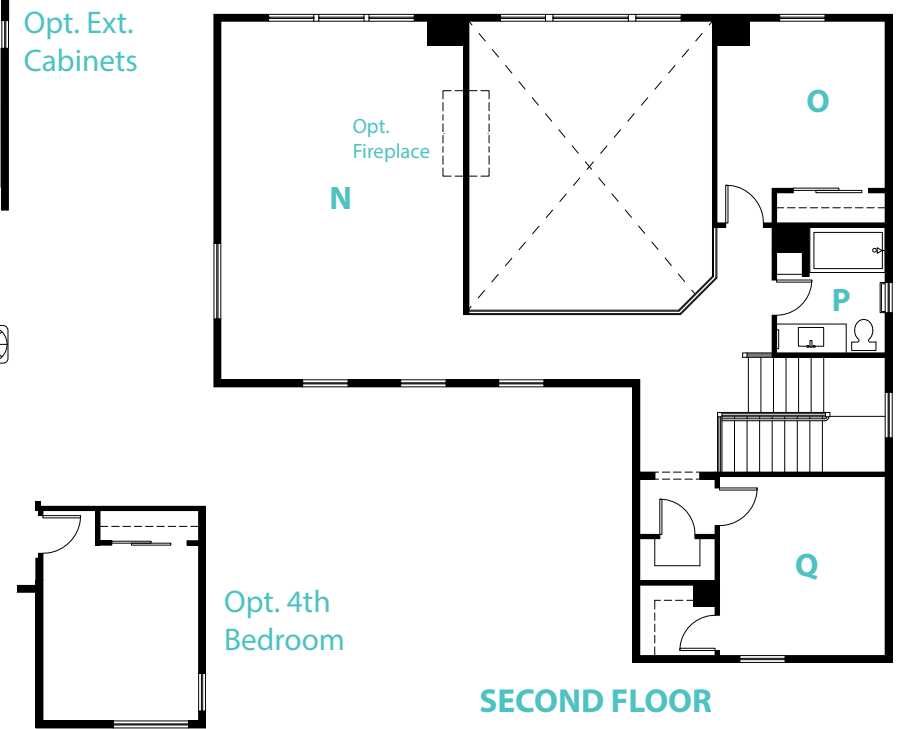
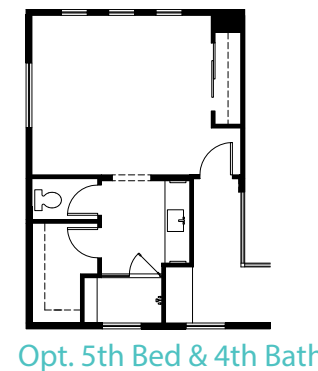
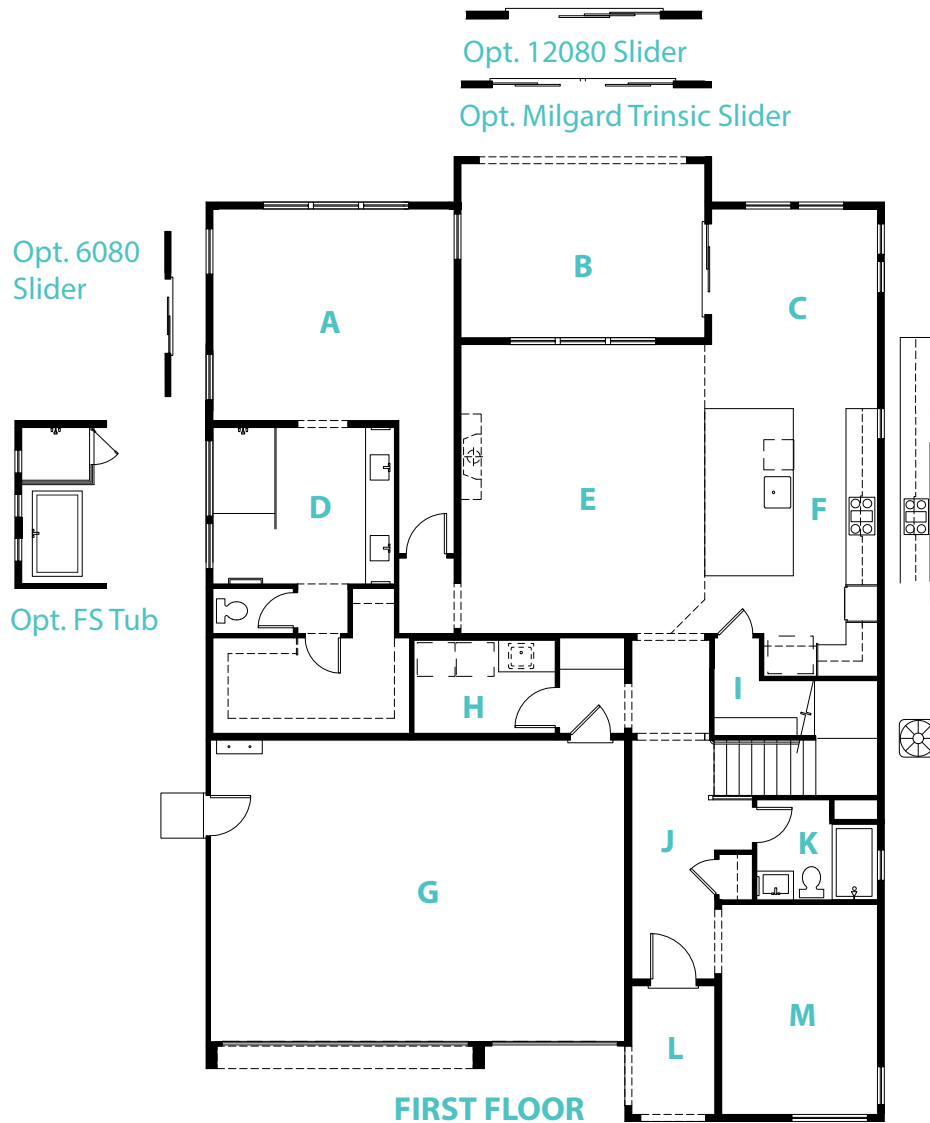


PLAN 4



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

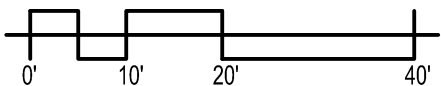


- A** Primary Bedroom
16' x 14'
- B** Loggia
17' x 12'
- C** Dining Area
11' x 16'
- D** Primary Bathroom
11'-11" x 10'-4"
- E** Great Room
16'-8" x 19'

- 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"



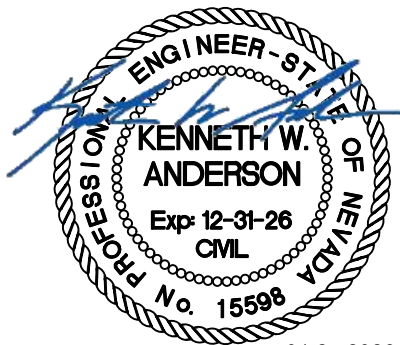
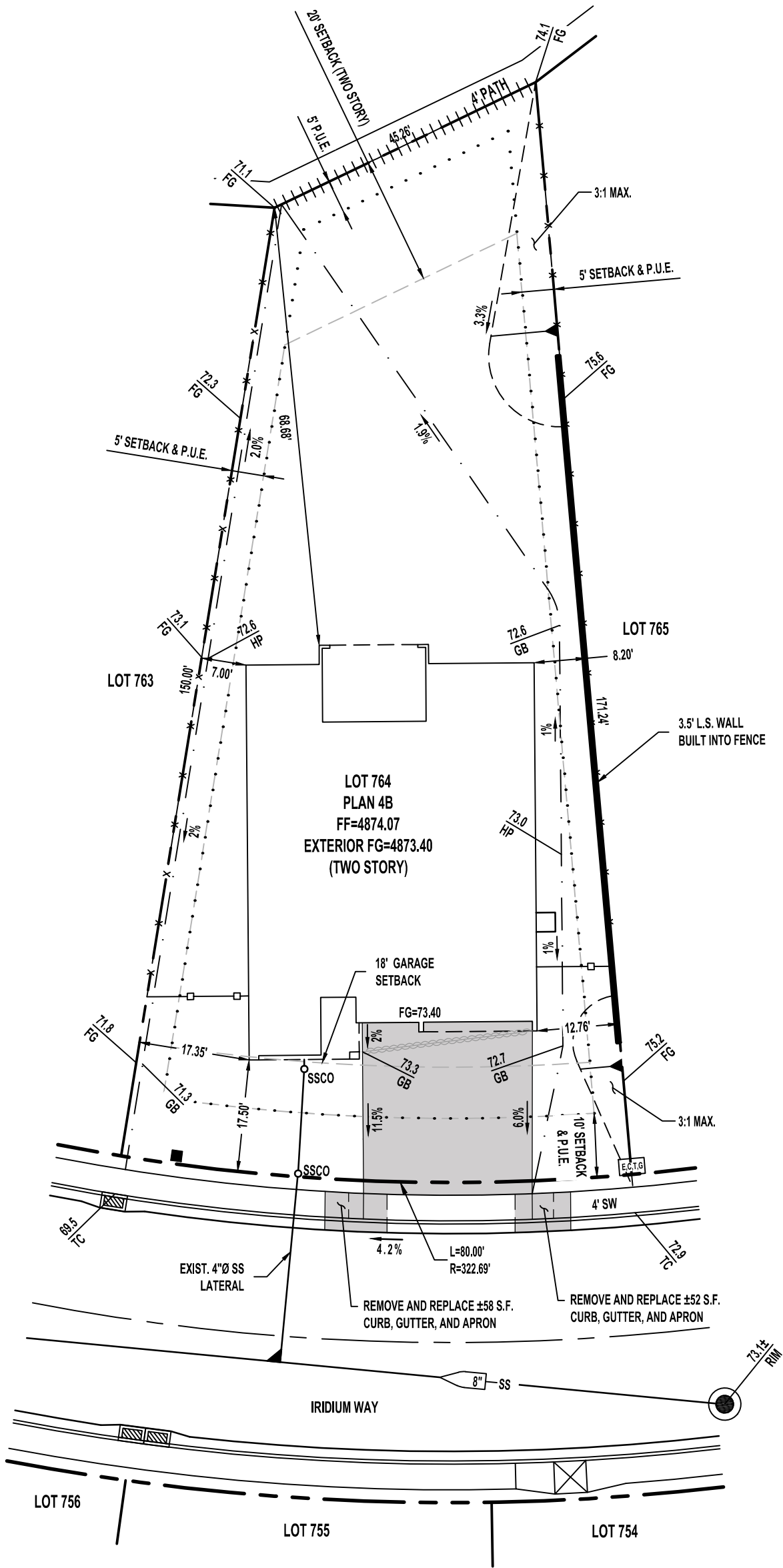
SCALE: 1" = 20'

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 |

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.
- 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 5000 TO ALL SPOT ELEVATIONS.
- BACKWATER VALVE IS NOT REQUIRED ON THIS LOT.
- LOT SQUARE FOOTAGE = 9,697± S.F.



01.27.2026

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

DRAWN BY: K.A.
DATE: 01.27.2026
PROJECT NO: 23-605

MIRAMONTE PHASE 7
LOT 764 - PLOT PLAN
APN: 512-312-04
3060 IRIDIUM WAY

SPARKS, NV

JKAE
architecture + interiors + engineering



RYDER HOMES

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_06

Community:	The Heights, Phase 7	Print Date:	August 07, 2026
Job No.:	CAN00764	Floor Plan:	The Heights P7, Plan 4
Lot:	764	Garage Direction:	RH
Property Address:	3060 Iridium Way Sparks, NV 89436		

Option Description	Option Origin	QTY
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Appliances

Kitchen Packages

MIR911709 - GE PROFILE Package -	CO_3	1.00
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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_3	1.00
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MIR412438 - Cabinets: LAUNDRY & DROP ZONE Uppers - Standard Door Style <i>Door and finish to match selection for house.</i> -	CO_4	1.00
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Cabinet Options

GLO900203 - Standard CABINETS -	CO_5	1.00
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MIR412358 - 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_3	1.00
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MIR412385 - Add Soft Close Drawers & Hinges -	CO_3	1.00
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Knobs/Pulls

MIR412392 - Cabinet Hardware #3 - Sutton Cabinet Pull - <i>Matte Black</i>	CO_3	1.00
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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
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INVENTORY HOMES

ALL OPTIONS SHEET

As of Change order: CO_06

Community: The Heights, Phase 7 Job No.: CAN00764 Lot: 764 Property Address: 3060 Iridium Way Sparks, NV 89436	Print Date: August 07, 2026 Floor Plan: The Heights P7, Plan 4 Garage Direction: RH
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Option Description	Option Origin	QTY
Electrical/Lighting		
Outlets/Switches		
GLO916016 - Additional Dimmer Switch <i>KITCHEN, DINING, MASTER BEDROOM</i> -	CO_4	3.00
Pre-Wiring Options		
GLO915990 - Ceiling Fan Prewire <i>Master Bedroom.</i> -	CO_3	2.00
GLO916021 - Prewire for Pendant <i>Kitchen Island.</i> -	CO_3	1.00
Fireplaces		
Indoor Fireplaces		
MIR403382 - 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> -	CO_2	1.00
Framing/Doors		
Door Options		
MIR408047 - Optional Sliding Glass Door at MASTER Bedroom to Loggia <i>6080 Sliding glass door exterior and exterior frame to match windows - Adobe Interior and exterior handle color - Adobe Stoop 2x3</i> -	Spec Option	1.00
MIR408056 - Milgard Trinsic Sliding Patio Door at GREAT ROOM to LOGGIA <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> -	Spec Option	1.00
Garage Doors		
GLO907211 - Garage Door - Keyless Entry Pad -	CO_4	1.00
GLO907251 - CONTEMPORARY Garage Doors (1 Window per Panel) - 2 Car Garage <i>This option applies to 2-Car Garage Only. 1 Frosted Window per Panel Option</i> -	CO_1	1.00
Room Configurations		
MIR400010 - Elevation B - American Contemporary -	Spec Option	1.00
MIR403002 - BEDROOM 4 ILO Office -	Spec Option	1.00

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_06

Community: The Heights, Phase 7
Job No.: CAN00764
Lot: 764
Property Address: 3060 Iridium Way
Sparks, NV 89436

Print Date: August 07, 2026
Floor Plan: The Heights P7, Plan 4
Garage Direction: RH

Option Description	Option Origin	QTY
Interior Finishes		
Design Center Selections		
GLO9DC100 - Design Center Selections -	CO_6	1.00
Landscaping		
Fencing		
GLO902810 - Additional Side Yard Gate -	CO_4	1.00
Plumbing		
Fixture Packages		
MIR412507 - Moen GENTA Matte Black 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_3	1.00
Gas/Hose Bib		
GLO915400 - Additional Gas Stub Out <i>Back of house.</i> -	CO_3	1.00
Kitchen Faucets		
GLO915418 - Kitchen Faucet - Moen GENTA Pull Down - Matt Black 7882BL <i>ILO Standard Genta Faucet</i> -	CO_3	1.00
Standard Finishes		
Standard Doors/Trim/Hardware		
GLO900206 - Standard Stair Rail -	CO_3	1.00