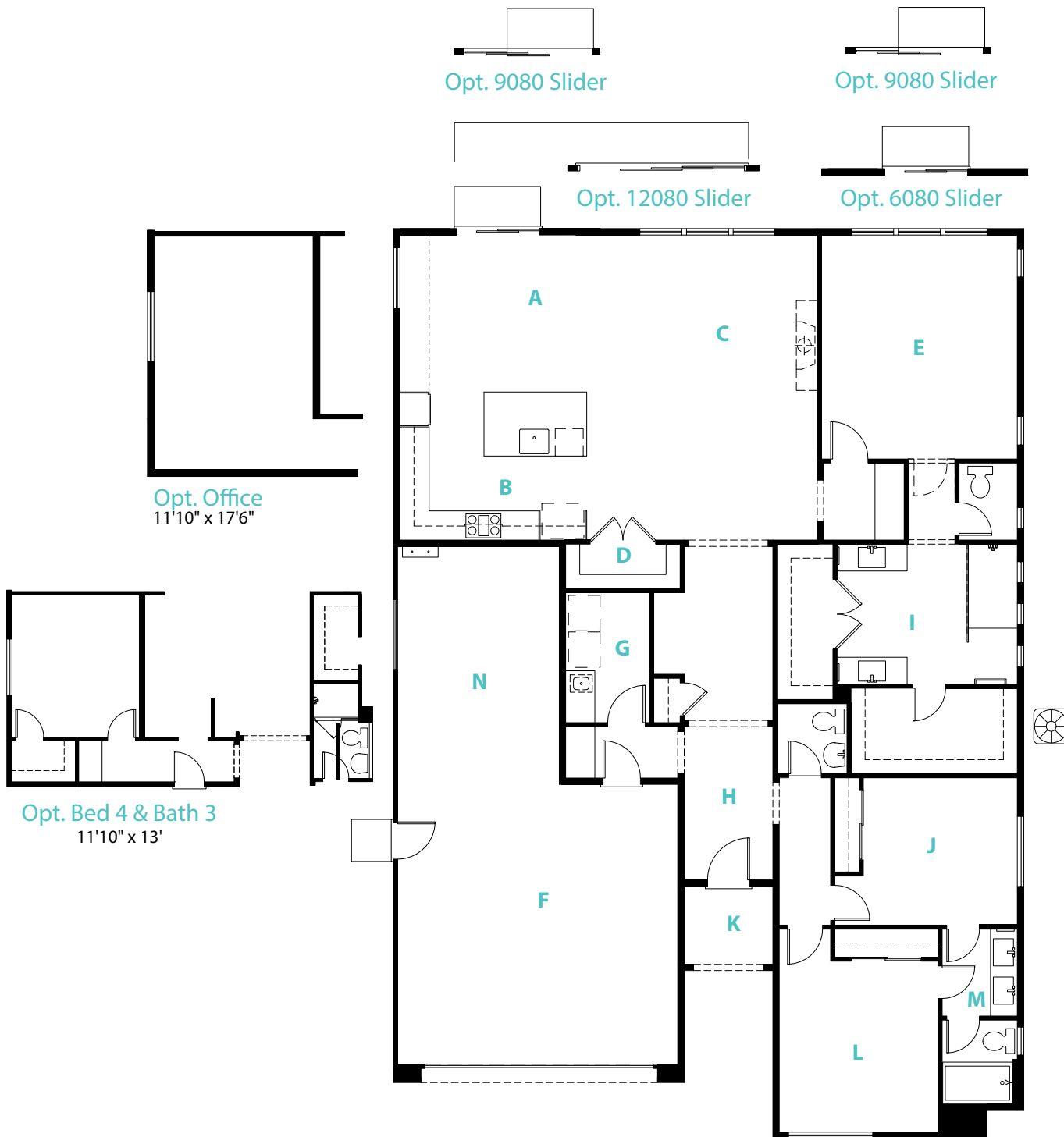


PLAN 2



Single Story | 2,207 - 2,414 Square Feet | 3-4 Bedrooms | 2.5-3 Bathrooms | 2-3 Car Garage



- A** Dining Area
13' x 12'-8"
- B** Kitchen
15'-9" x 11'
- C** Great Room
16'-4" x 21'-8"
- D** Pantry
8'-2" x 3'-4"
- E** Primary Bedroom
14' x 16'
- F** 2 Car Garage
20' x 20'8"
- G** Laundry
6' x 9'-2"
- H** Foyer
6'-4" x 11'
- I** Primary Bathroom
13'-5" x 10'
- J** Bedroom 3
11' 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"
- N** Tandem Garage
11'10" x 17'



	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

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. DEEPEEN 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 REQUIRED ON THIS LOT.
16. LOT SQUARE FOOTAGE = 10,404± S.F.



DRAWN BY: K.A.
DATE: 04.06.2026
PROJECT NO: 23-605

JKAE
architecture + interiors + engineering



RYDER HOMES

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_02

Community:	The Heights, Phase 7	Print Date:	July 30, 2026
Job No.:	CAN00765	Floor Plan:	The Heights P7, Plan 2
Lot:	765	Garage Direction:	RH
Property Address:	3074 Iridium Way Sparks, NV 89436		

Option Description	Option Origin	QTY
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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
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Cabinets

Built-In Cabinets

MIR212409 - 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
MIR212416 - Cabinets: LAUNDRY Uppers - Standard Door Style <i>Door and finish to match selection for house.</i> -	CO_1	1.00

Cabinet Options

GLO900203 - Standard CABINETS <i>ASH</i> -	CO_1	1.00
MIR212385 - Add Soft Close Drawers & Hinges -	CO_1	1.00
MIR212390 - Roll-Out Shelves at Kitchen Base Cabinets <i>Rollouts at all base cabinets except sink and end cabinetry. Includes trash roll out.</i> -	CO_1	1.00

Knobs/Pulls

MIR212397 - Cabinet Hardware #3 - Sutton Cabinet Pull <i>MATTE BLACK</i> -	CO_1	1.00
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INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_02

Community: The Heights, Phase 7
Job No.: CAN00765
Lot: 765
Property Address: 3074 Iridium Way
Sparks, NV 89436

Print Date: July 30, 2026
Floor Plan: The Heights P7, Plan 2
Garage Direction: RH

Option Description	Option Origin	QTY
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Color Schemes

Color Schemes

MIRCS0012 - The Heights - Color Scheme 12 <i>Color schemes (7, 8, 9, 12) are exclusively available with C 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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Electrical/Lighting

Lighting Options

GLO916035 Under Cabinet KITCHEN LED Light Package -	CO_1	1.00
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Outlets/Switches

GLO916016 - Additional Dimmer Switch <i>DINING ROOM, GREAT ROOM, MASTER BEDROOM.</i> -	CO_1	3.00
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Pre-Wiring Options

GLO916021 - Prewire for Pendant <i>KITCHEN ISLAND</i> -	CO_1	1.00
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GLO916022 - Prewire for Future Chandelier <i>DINING ROOM</i> -	CO_1	1.00
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Fireplaces

Indoor Fireplaces

MIR203382 - 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
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INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_02

Community: The Heights, Phase 7
Job No.: CAN00765
Lot: 765
Property Address: 3074 Iridium Way
Sparks, NV 89436

Print Date: July 30, 2026
Floor Plan: The Heights P7, Plan 2
Garage Direction: RH

Option Description	Option Origin	QTY
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Framing/Doors

Door Options

MIR208054 - Western Multi-Slide Door @ GREAT ROOM <i>Western 600 Series - 12080 Multi-Slide Door ILO (3) 3060 standard windows. Frame Color: Warmtone. Slider & window frame colors not exact color pairings. Brushed Nickel flush handle on both sides</i> -	Spec Option	1.00
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Garage Doors

GLO907211 - Garage Door - Keyless Entry Pad -	CO_1	1.00
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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> -	Spec Option	1.00
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Room Configurations

MIR200020 - Elevation C - Desert Contemporary -	Spec Option	1.00
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Interior Finishes

Design Center Selections

GLO9DC100 - Design Center Selections -	CO_2	1.00
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Landscaping

Fencing

GLO902810 - Additional Side Yard Gate -	CO_1	1.00
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INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_02

Community: The Heights, Phase 7
Job No.: CAN00765
Lot: 765
Property Address: 3074 Iridium Way
Sparks, NV 89436

Print Date: July 30, 2026
Floor Plan: The Heights P7, Plan 2
Garage Direction: RH

Option Description	Option Origin	QTY
Plumbing		
Fixture Packages		
MIR212507 - 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_1	1.00
Gas/Hose Bib		
GLO915400 - Additional Gas Stub Out -	CO_1	1.00
Kitchen Faucets		
GLO915418 - Kitchen Faucet - Moen GENTA Pull Down - Matt Black 7882BL <i>ILO Standard Genta Faucet -</i>	CO_1	1.00
Laundry Faucets		
GLO915426 - Upgrade Laundry Sink Faucet - Moen ALIGN - Matte Black - #5965BL <i>ILO Sleek Chrome Laundry Sink Faucet as built into the Laundry Sink Option -</i>	CO_1	1.00
Laundry Sinks		
GLO915645 - Optional LAUNDRY SINK - Stainless Steel <i>Sink: Kohler VAULT Stainless Steel Undermount Sink - #K-3822-1-NA; Faucet: Moen Pull Down - Chrome -</i>	CO_1	1.00