

Birch Trail at Pavilion Park  
**NEWTON**



**Elevation A**

**Approx. square feet:** 2,350  
**Stories:** 2  
**Bedrooms:** 4 - 5  
**Garage:** 2-car  
**Plan Number:** S245

This new home showcases a sprawling main floor, with a gourmet kitchen which opens up to a spacious living and dining room area. There's also a study as well as a bedroom and bath—with the option for double sinks. The second floor includes three more bedrooms, and features an optional fifth bedroom.

**Available elevations:**



**Elevation A**



**Elevation B**



**Elevation C**

**COMMUNITY LOCATION**

164 Compass  
Irvine, CA 92618  
949-734-4285

**HOME GALLERY**

5171 California Avenue, Suite 110  
Irvine, CA 92617  
800-852-9714



**COMMUNITY LOCATION**

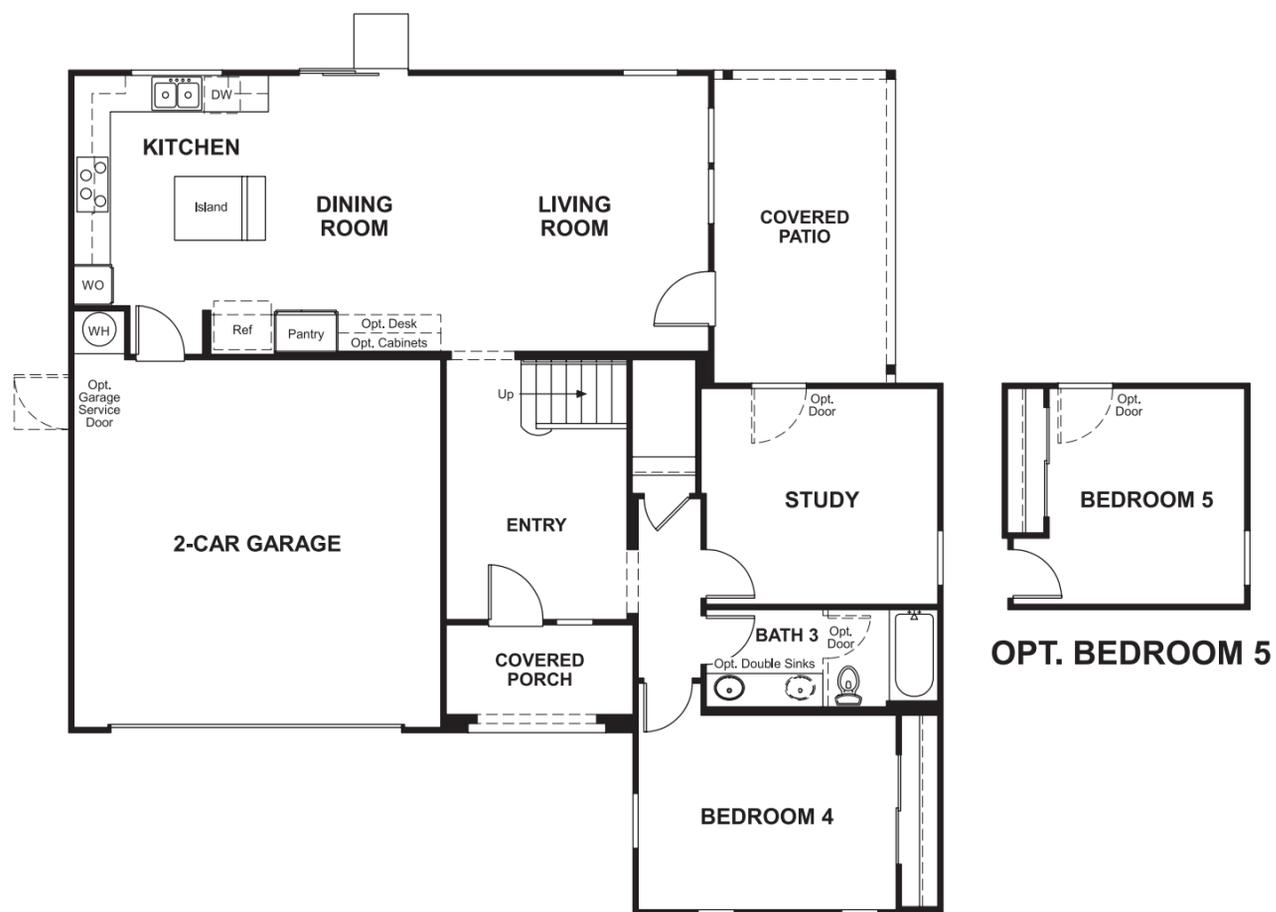
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**Floor Plan**  
First Floor



**Floor Plan**  
Second Floor



**THIS PLAN'S PROJECTED HERS® INDEX = 85\***  
Projected Rating Based on Plans – Field Confirmation Required

**How does this floor plan rate?**  
Take a look: **100** = Standard new home+ **130** = Typical resale home++  
The lower the number, the better! Refer to the RESNET® HERS index brochure or go to [www.RESNET.us](http://www.RESNET.us) for details.

**What's a HERS® Index?** HERS stands for Home Energy Rating System, a system created by RESNET® to measure home energy efficiency. ^  
A Projected HERS index or rating is a computer simulation performed prior to construction by a third-party HERS rater using RESNET-accredited rating software, rated feature and specification data derived from home plans, features and specifications, and other data selected or assumed by the rater. The projected HERS index is approximate and is subject to change without notice. Actual results will vary.

\*This information is presented for education purposes only. The HERS index for a confirmed rating will be determined by a third-party HERS rater based on data gathered from on-site observations and, if required, testing of rated features for a home as featured, optioned, located, oriented and/or built.  
+Standard new home is based on the RESNET® Reference Home definition with a HERS® index of 100 (based on the 2006 International Energy Conservation Code).  
++Typical resale home is based on the U.S. Department of Energy definition with a HERS® index of 130.

^RESNET® has developed the HERS® index to indicate the comparative efficiencies of homes. It is no guarantee that energy efficiencies will be achieved.