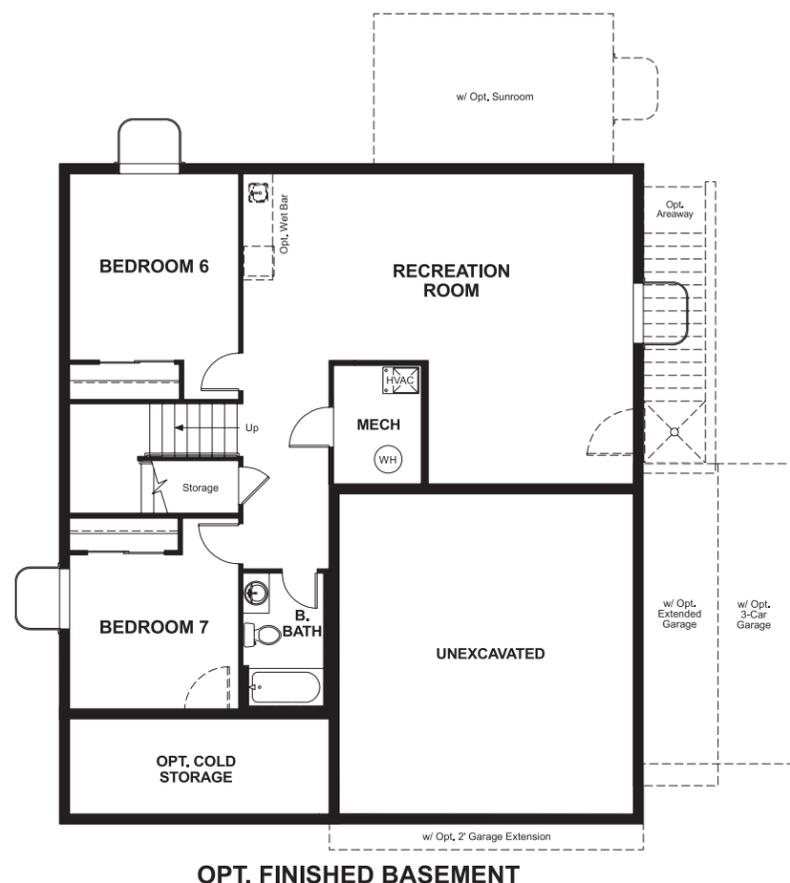


THE HEMINGWAY

Approx. Sq. Ft.: 3,530 • Finished Sq. Ft.: 2,490 • Unfinished Sq. Ft.: 1,040 ^^
 2 stories • 4-7 bedrooms • 2- to 3-car garage • Plan #U250

BASEMENT



ELEVATION G

ABOUT THE HEMINGWAY

This Hemingway plan features an entryway with adjacent flex space that can be personalized to suit your needs. At the back of the home, you'll find a great room with optional corner fireplace, a large kitchen, an island and mudroom with walk-in pantry. An upstairs laundry room, loft and four bedrooms, including the spacious master suite complete this elegant home. Options include a gourmet kitchen, sunroom, deluxe master bathroom finishes, and a finished basement with two additional bedrooms, full bathroom, rec room, and additional storage.

COMMUNITY LOCATION:

Pacific Springs | Eagle Mountain, UT 84005 | 385.388.7541

*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.

^^Square footage and plan dimensions are approximate and may show approximate total available footage with finished and unfinished footages listed separately. Unfinished areas may be available to be finished. Finished basement areas below-grade may vary in value from finished above-grade areas. Actual homes may vary from renderings, which may depict optional features, furniture layout and/or an elevation that may not be available on all homes which may change the footages and could change without notice. Drawings may not be to scale. Some structural options may not be available in combination. Ask a sales associate if you need assistance in personalizing your plan. Floor plans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Actual homes may vary from photos and/or drawings which show upgraded landscaping and may not represent the lowest-priced homes in the community. Features may include optional upgrades and may not be available on all homes. Square footage and plan dimensions are approximate and may show approximate total available footage with finished and unfinished footages listed separately. Unfinished areas may be available to be finished. Actual homes may vary from renderings, which may depict optional features, furniture layout and/or an elevation that may not be available on all homes which may change the footages and could change without notice. Drawings may not be to scale. Some structural options may not be available in combination. Ask a sales associate if you need assistance in personalizing your plan. Prices, specifications and availability subject to change without notice. ©2019 Richmond American Homes, Richmond American Homes of Utah, Inc. (866-400-4131). 5/10/2019



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



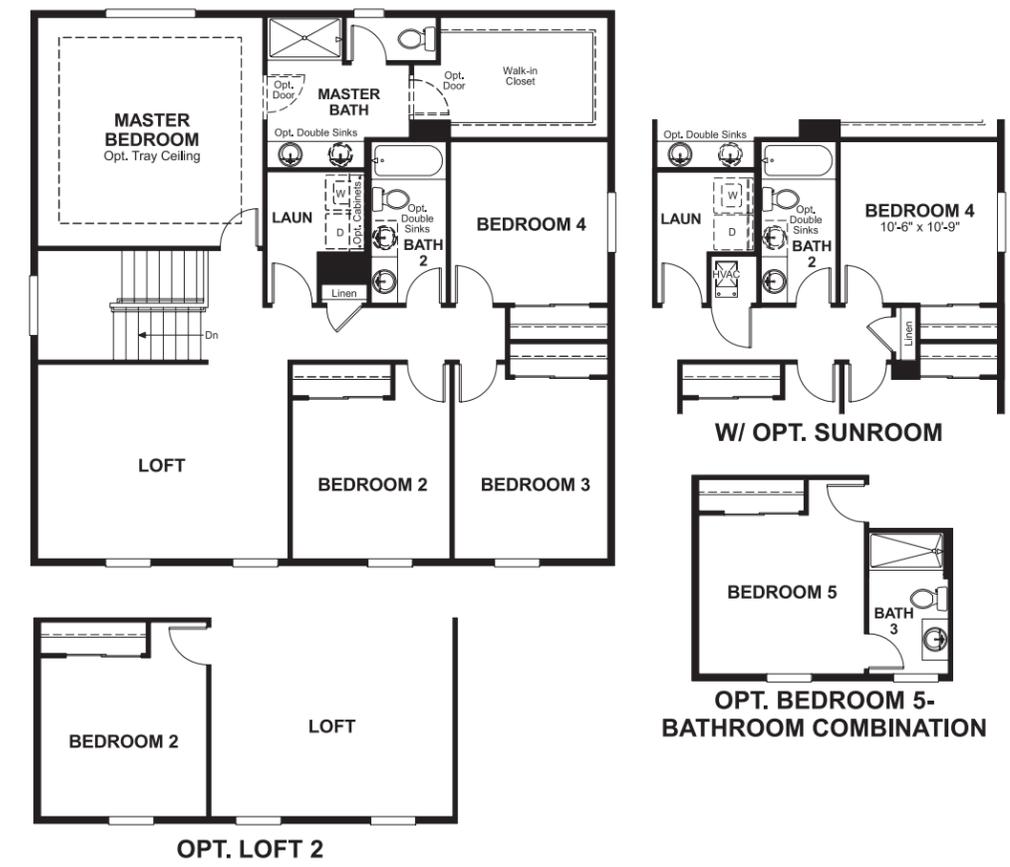
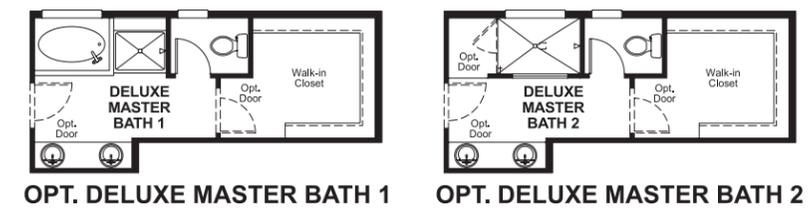
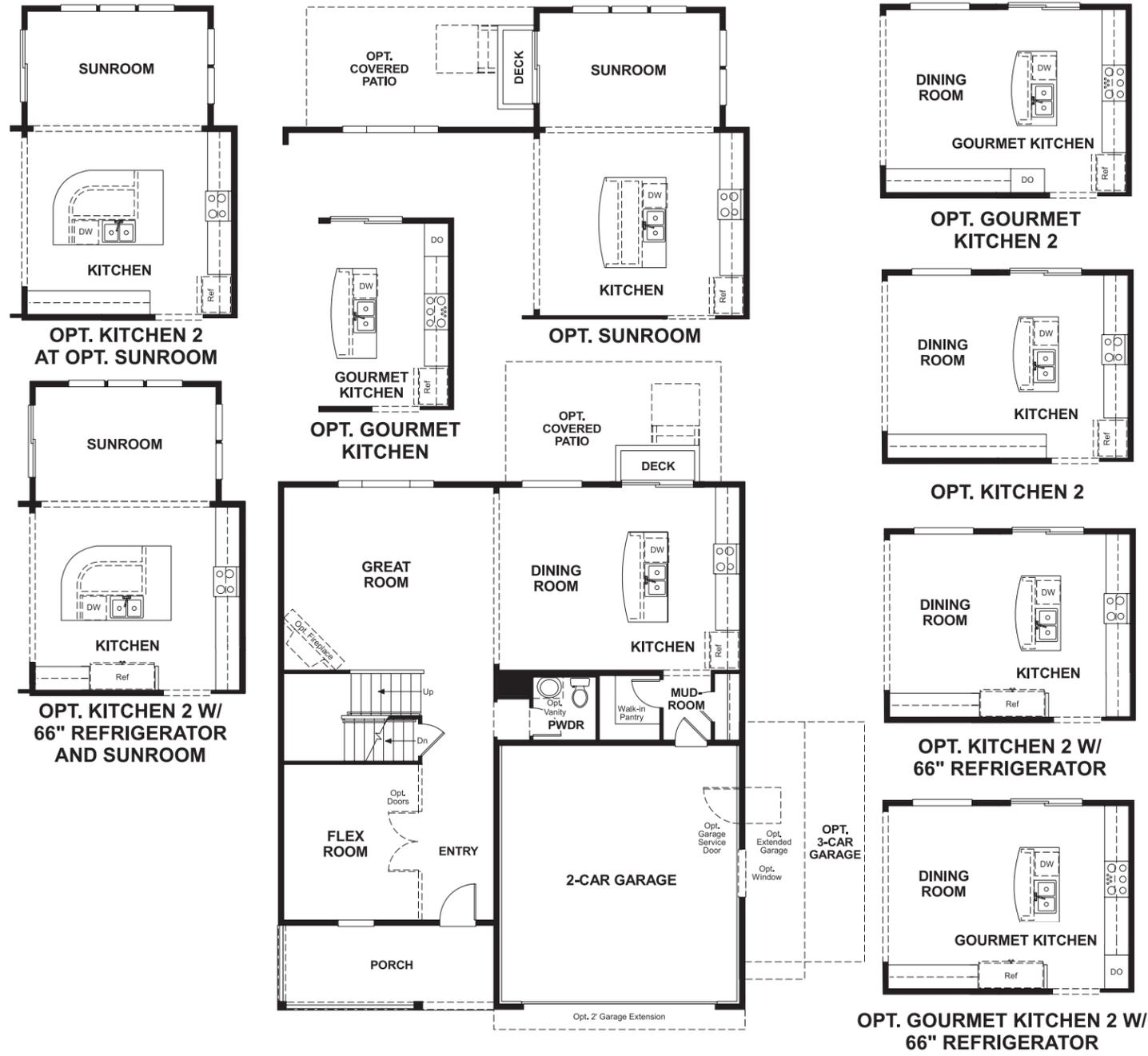
ELEVATION E



ELEVATION F

MAIN FLOOR

SECOND FLOOR



THIS PLAN'S PROJECTED **HERS® INDEX = 59***
 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 number, the better! Refer to the RESNET® HERS index brochure or go to www.RESNET.us and www.HERSindex.com

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.