



ELEVATION C

ABOUT THE LACLAIRE

A spacious great room, kitchen and dining room offer ample space to entertain in the Laclaire floor plan. For even more room to mingle, opt for a conservatory, outdoor living area or a multi-slide patio door to expand your options. The plan also boasts a main-floor bedroom and full bath, plus three upstairs bedrooms. The master suite includes a private bath with separate tub and shower, double sinks and a large walk-in closet. At the head of the stairs, you'll find a tech center with optional built-in desk. Additional options: a study and a walk-in shower or free-standing tub in the master bath.

COMMUNITY LOCATION:

Juniper at Portola Springs | 116 Vessel | Irvine, CA 92618 | 949.467.2665

HOME GALLERY LOCATION:

Southern California Home Gallery™ | 5171 California Avenue, Suite 110 | Irvine, CA 92617 | 909.579.3288

*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.

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 numbers are approximate and are subject to change without notice. ©2019 Richmond American Homes, Richmond American Homes of Maryland, Inc., California Bureau of Real Estate – Real Estate Broker, Corporation License Number 01842595. 12/18/2019



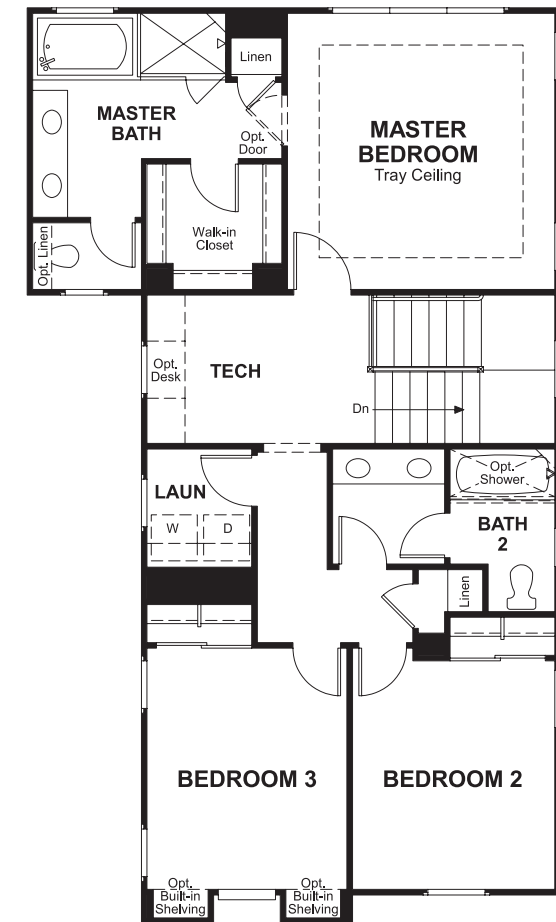
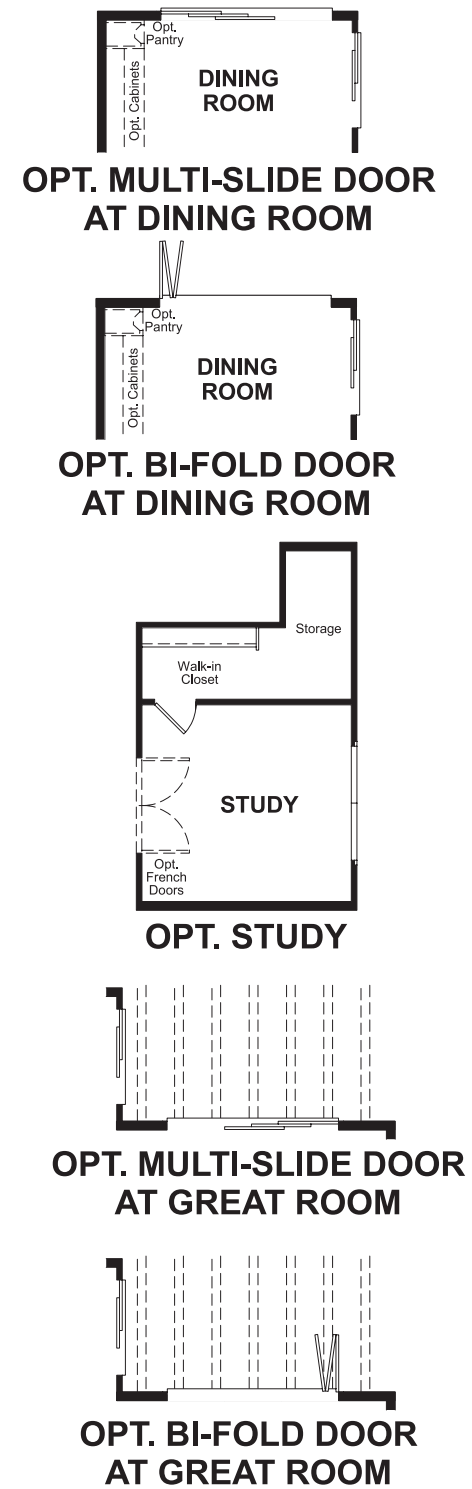
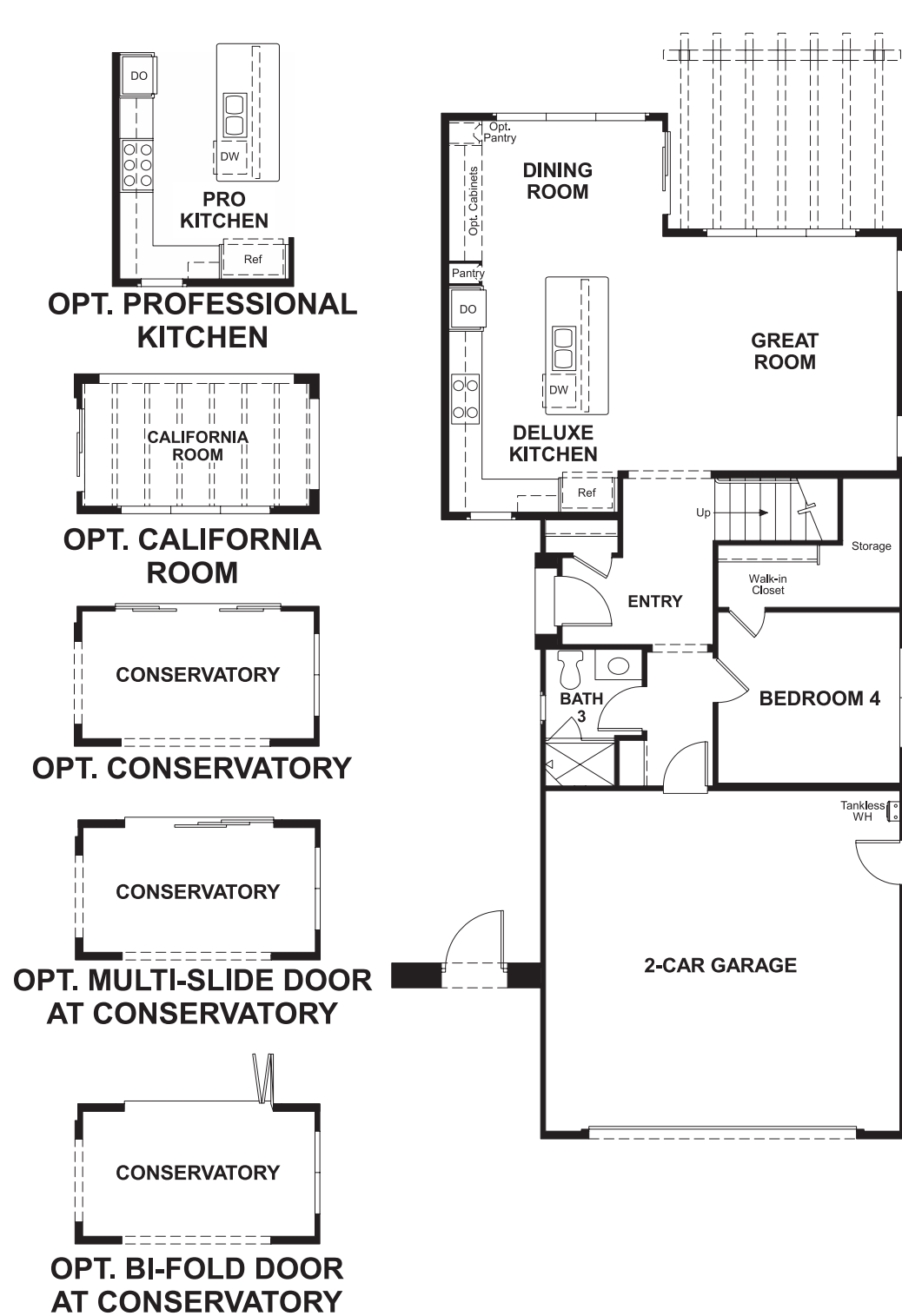
ELEVATION A



ELEVATION B

MAIN FLOOR

SECOND FLOOR



THIS PLAN'S PROJECTED **HERS® INDEX = 71** *
 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.