



ELEVATION C

ABOUT THE HEMINGWAY II

The Hemingway II plan offers the same layout of our popular Hemingway plan, plus a third-floor loft for entertaining! On the main floor, you'll find a convenient powder room, versatile flex space and an open great room that flows into a well-appointed kitchen with a center island, walk-in pantry and nook. Upstairs, discover a laundry, a large loft that can be optioned as an extra bedroom with full bath, and an elegant master suite with a walk-in closet and optional deluxe bath. Additional personalization options include a gourmet or chef's kitchen.

COMMUNITY LOCATION:

Kemmer Ridge | 9899 Southwest 173rd Avenue | Beaverton, OR 97007 | 971.317.7510

HOME GALLERY LOCATION:

Oregon Home Gallery™ | 9899 Southwest 173rd Avenue | Beaverton, OR 97007 | 971.317.7520

\*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. ©2020 Richmond American Homes, Richmond American Homes of Oregon, Inc., CCB #218193. 8/18/2020

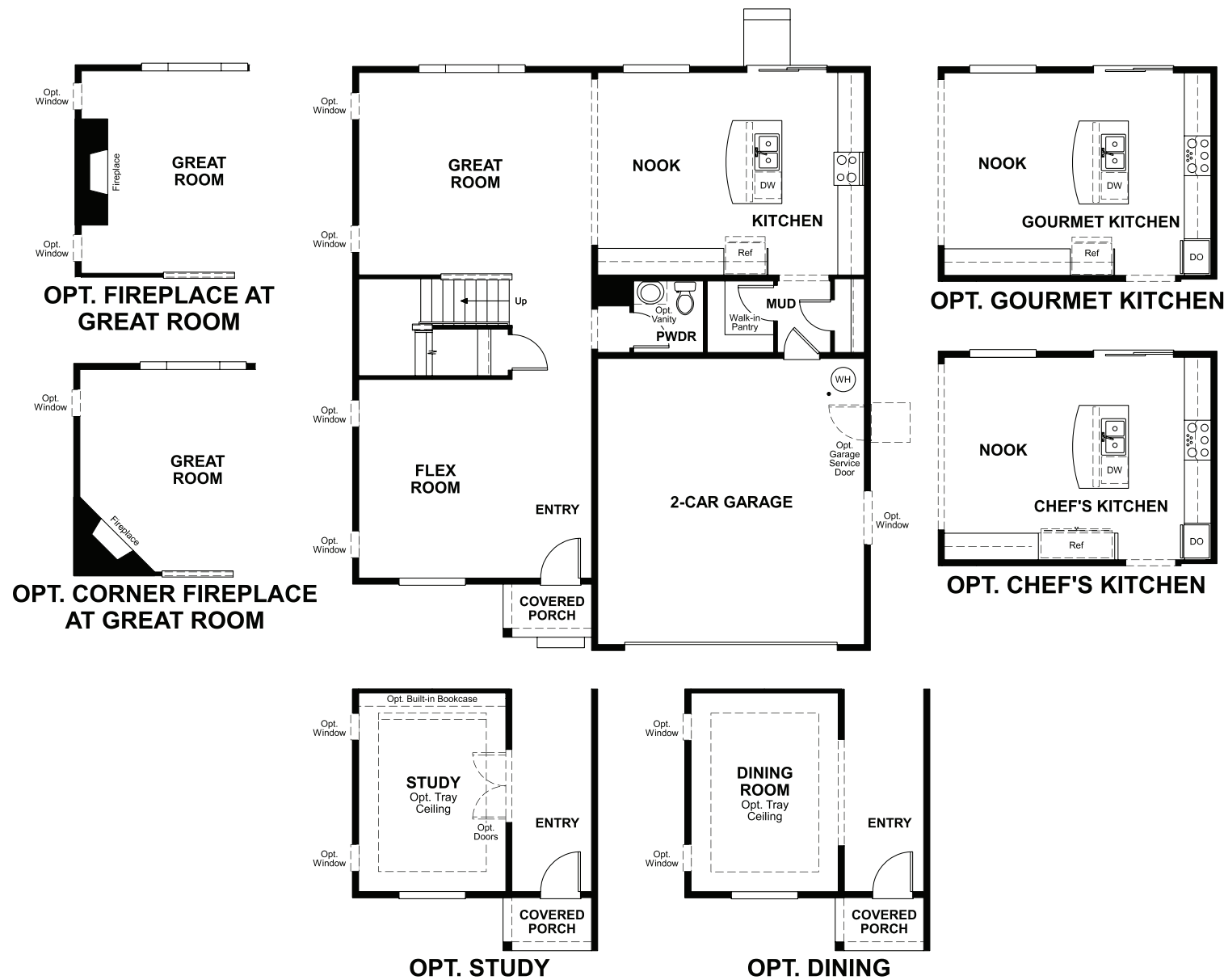


ELEVATION A

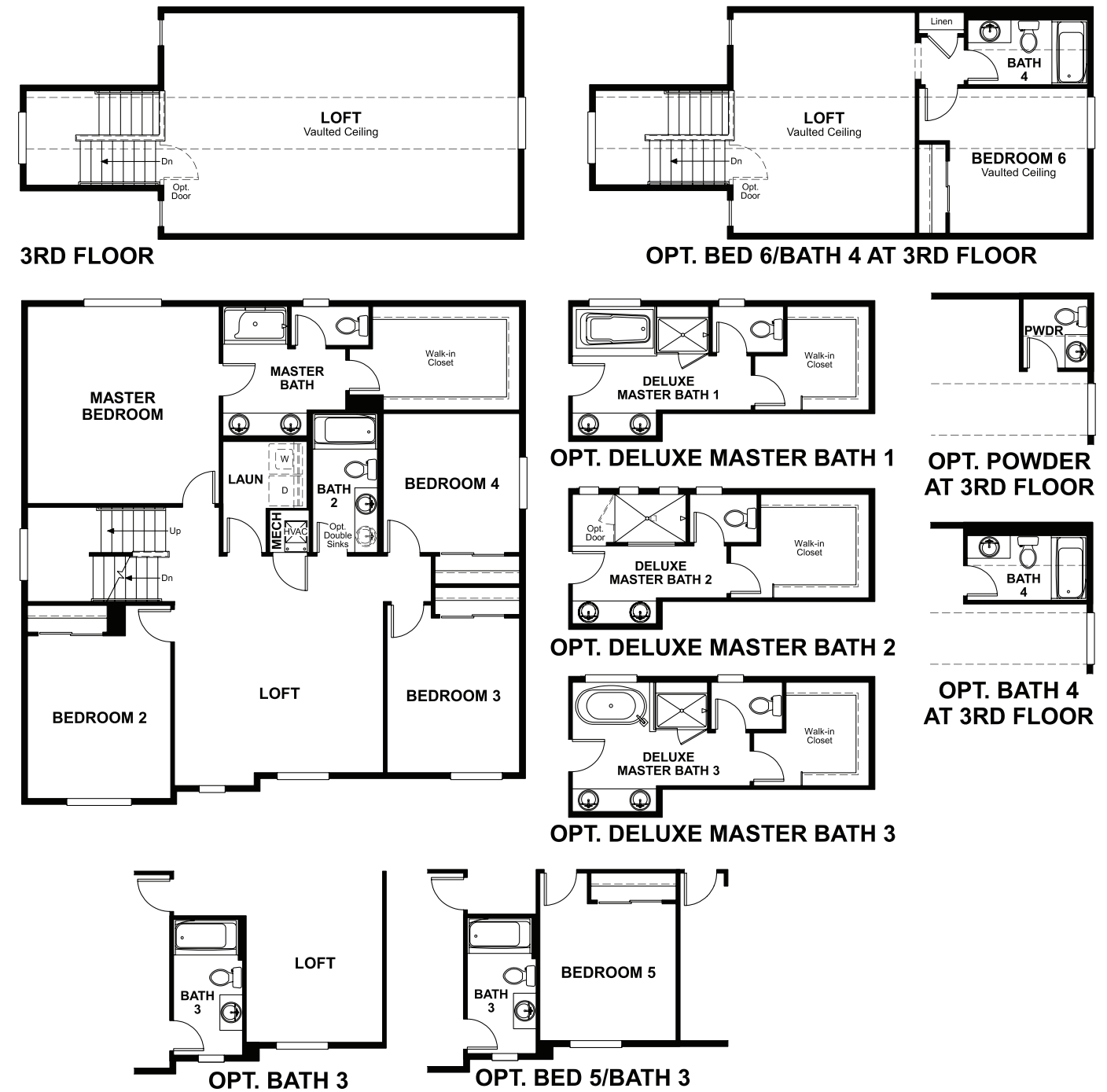


ELEVATION B

MAIN FLOOR



SECOND & THIRD FLOORS



THIS PLAN'S PROJECTED  
**HERS® INDEX = 54\***  
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](http://www.RESNET.us) and [www.HERSindex.com](http://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.