



CENTURY
COMMUNITIES

LOT 26 HOUSE FILE

1809 TURTLE BAY LOOP

IN CRYSTAL SPRINGS - THE LAKES

WALNUT | ELEVATION C


LISTED PRICE \$484,381



Crystal Springs The Lakes












- SOLD
- MODEL
- AVAILABLE
- UNAVAILABLE

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REV. 01.29.21



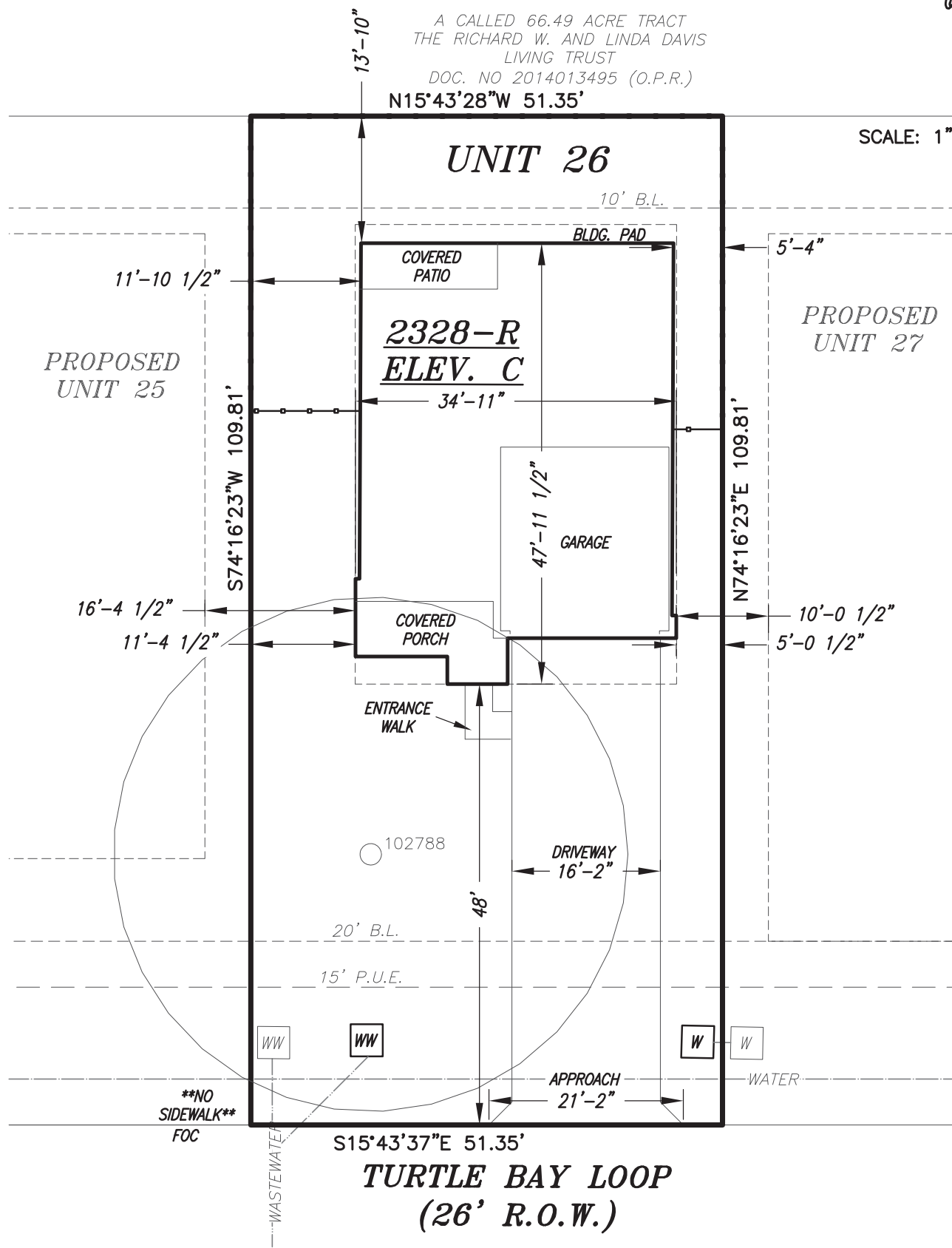
LEGEND

-  FIRE HYDRANT
-  WATER SERVICE
-  WASTEWATER SERVICE
-  WOOD FENCE LOCATION
-  B.L. BUILDING LINE SETBACK
-  FOC FACE OF CURB
-  GCE GENERAL COMMON ELEMENT
-  P.U.E. PUBLIC UTILITY EASEMENT
-  D.E. DRAINAGE EASEMENT





SCALE: 1" = 20'

Tree Table	
Point #	Tree Description
102788	28" OAK MULTI



PLOT PLAN

<p>LOT AREA: <u>5639</u> sq. ft.</p> <p>FENCE LENGTH: <u>135</u> feet</p> <p>TOTAL SOD: <u>359</u> sq. yds. Rear sod area: 115 sq. yds. Front sod area: 244 sq. yds.</p> <p>FLAT WORK: <u>903</u> sq. ft.</p> <p>LOT IMPERVIOUS COVER: <u>2421</u> sq.ft.(43%) House imp. cover: 1518 sq. ft. Driveway imp. cover: 863 sq. ft. Entry walk imp. cover: 24 sq. ft. A/C pad imp. cover: 16 sq. ft. Sidewalk imp. cover: - sq. ft.</p>	<p>ADDR: 1809 TURTLE BAY LOOP</p>	<p>BUILDER SHALL VERIFY ALL DIMENSIONS, BUILDING SETBACKS AND EASEMENTS AND VERIFY BUILDING PLACEMENT FOR COMPLIANCE WITH EXISTING ORDINANCES AND RESTRICTIONS. THIS PLOT PLAN HAS BEEN DRAFTED BASED ON INFORMATION SUPPLIED TO SURVEYOR BY CENTURY COMMUNITIES.</p>
	<p>CITY: LEANDER STATE: TEXAS</p>	
	<p>PLAN: 2328-R (WALNUT) ELEV: C</p>	
	<p>UNIT: 26 BLOCK: -</p>	
	<p>SUBDIV.: CRYSTAL SPRINGS - PHASE 3</p>	
<p>BUILDING & EASEMENT LINES:</p> <p>FRONT: 15' P.U.E / 20' B.L.</p> <p>SIDES: -</p> <p>REAR: -</p>		<p>6200 RIVER PLACE BLVD. BUILDING 2, SUITE 200 AUSTIN, TX 78730 (512) 930-4041</p>
<p>DATE: 12/30/2020</p> <p>DRAWN BY: TKM</p>		 <p>Carlson, Brigrance & Doering, Inc.</p> <p>FIRM ID #F3791 REG. # 10024900</p> <p>Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160</p> <p>Surveying Austin, Texas 78749 www.cbdeng.com</p>
<p>PATH: J:\AC3D\5080-054\DWG\PLOT PLANS\PLOT PLAN - 1809 TURTLE BAY - UNIT 26</p>		



CLICK HERE
for example photos of this home



CRYSTAL SPRINGS THE LAKES

WALNUT | PLAN 2328

APPROX. 2329 SQ. FT. | 2-STORY | 3-4 BEDROOMS | 2.5-3.5 BATHROOMS | GAME ROOM | 2-BAY GARAGE
OPTIONS FOR BUILT-IN KITCHEN, MEDIA ROOM, SEPARATE GARDEN TUB AND SHOWER AT OWNER'S BATH



ELEVATION A



ELEVATION B

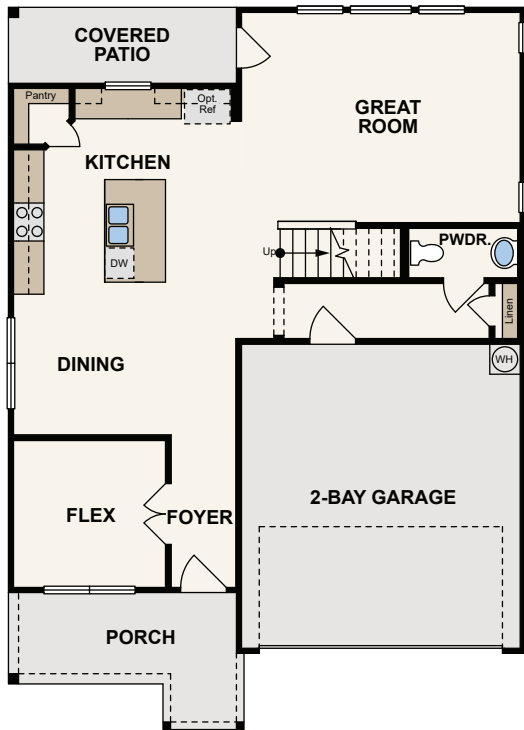


ELEVATION C

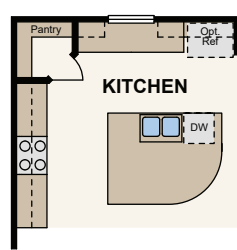


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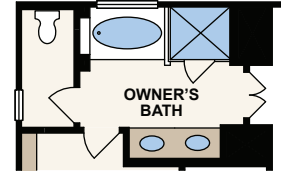
Floor Plans



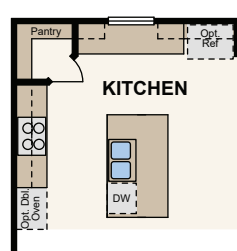
FIRST FLOOR



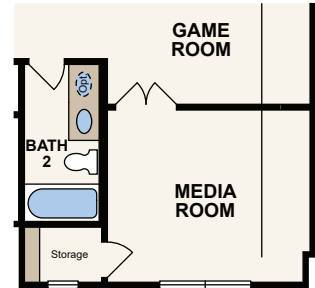
OPT. KITCHEN ISLAND



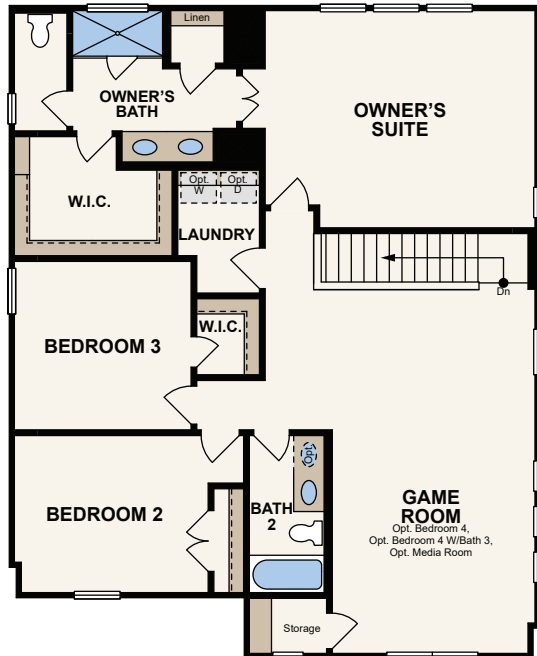
OPT. SEPARATE GARDEN TUB AND SHOWER



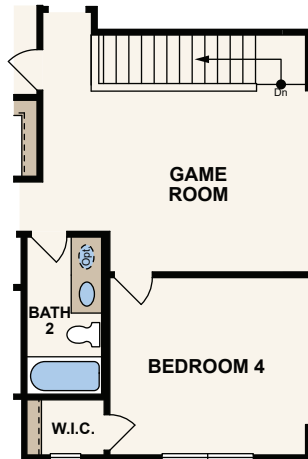
OPT. BUILT-IN KITCHEN



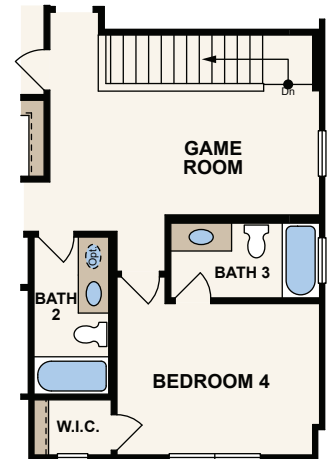
OPT. MEDIA ROOM



SECOND FLOOR



OPT. BEDROOM 4



OPT. BEDROOM 4 W/ BATH 3



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Crystal Springs 50s Spec Options

Lot/Address: 0026	1809 Turtle Bay Loop	Type: SPEC	Base House: \$444,990.00
Phase:		Release Date: 15-Jan-2021	Base Lot:
Model/Elev: Walnut () - Walnut		Const. Start Date: 13-Apr-2021	Lot Premium: \$11,000.00
Swing: Right		Permit Date:	Options: \$28,391.00
		Permit No:	Total: <u>\$484,381.00</u>

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	05-Dec-2020	Yes	Yes	Community Specs & Elevation	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	STD	HOMEAUTO.CHC	Century Home Connect: includes (1) Front Door Deadbolt, (2) switches, (1) Nexia WiFi/Z-wave thermostat. If buyer Opts In, this also includes (1) Google Home Hub delivered after closing, and an in-home consulting appointment by Best Buy after internet is set up.	1.00 / Each	
2/[2]	STD	XCSFSPRG50	Crystal Springs 50 Community Specific Features	1.00 / Each	
3/[3]	OPT	XXELEVATIONC	C Elevation	1.00 / Each	\$7,500.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	05-Dec-2020	Yes	Yes	Structurals	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	OPT	XSTFD8	Upgrade Front Door to 8'	1.00 / Each	\$125.00
2/[2]	UPG	XSTAIRIRBAL1	Level 1 Balusters at 2nd Flr (Balcony & Half Wall)	1.00 / Each	\$1,700.00
3/[3]	OPT	XKITISLAND	Optional Kitchen Island	1.00 / Each	\$1,850.00
4/[4]	OPT	XMEDOPTION	Media Room Option	1.00 / Each	\$2,600.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
3/[3]	14-Jan-2021	Yes	Yes	DECO PHASE I & II - AP	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	CUS	XCUSTOMELEC	Custom Option (Electrical) SEE INCHARGE	1.00 / Each	\$3,185.00
2/[2]	CUS	XCUSTOMFLOOR	Custom Option (Flooring) LVL 3 VINYL PLANK IN FOYER, DINING, KITCHEN, FAMILY, HALL TO POWDER, POWDER, - POLARIS PLUS OCEANFRONT VE433 LAID FRONT TO BACK	1.00 / Lump Sum	\$5,762.00
3/[3]	CUS	XCUSTOMFLOOR	Custom Option (Flooring)	1.00 / Lump Sum	\$1,921.00

Crystal Springs 50s

Spec Options

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		Permit No:	Total: <u>\$484,381.00</u>

LVL 3 CARPET WITH STANDARD PAD IN FLEX, STAIRS, MEDIA, GAME, BR2 WITH CLOSET, BR3 WITH CLOSET, OWNERS BR WITH WIC.

4/[4]	UPG	XCAB2WHH	Level 2 Cabinets - Whole House (Kitchen and Baths)	1.00 / Each	\$1,000.00
5/[5]	CUS	XCUSTWALLTIL	Custom Option (Wall Tile) LVL 3 MASTER BATH FLOOR. VP POLARIS PLUS OCEANFRONT VE433	1.00 / Each	\$531.00
6/[6]	CUS	XCUSTWALLTIL	Custom Option (Wall Tile) LVL B KITCHEN SPLASH DT SUBLIMITY HERRINGBONE NAMASTE GROUT- MAPEI ALABASTER 01 PAINTED EDGES	1.00 / Each	\$1,563.00
7/[7]	CUS	XCUSTWALLTIL	Custom Option (Wall Tile) MASTER SHOWER WALL TILE CONTESSA ORO 12X24 HORIZONTAL STRAIGHT GROUT- MAPEI FROST 77 CUT TILE TRIM.	1.00 / Each	\$561.00
8/[8]	CUS	XCUSTWALLTIL	Custom Option (Wall Tile) BATH 2 WALL TILE OFFSET 50% EMS TOLEDO SILVER 13X13 GROUT- MAPEI WARM GRAY 93 CUT TILE TRIM	1.00 / Each	\$93.00
9/[10]	CUS	XCUSTOMFLOOR	Custom Option (Flooring) UTILITY FLOOR TILE - EMS TOLEDO SILVER 17X17 LAID STRAIGHT GROUT- MAPEI WARM GRAY 93	1.00 / Lump Sum	
10/[11]	CUS	XCUSTOMFLOOR	Custom Option (Flooring) BATH 2 FLOOR TILE - EMS TOLEDO SILVER 17X17 LAID STRAIGHT GROUT- MAPEI WARM GRAY 93	1.00 / Lump Sum	
11/[12]	UPG	XPLEVACH4MB	Eva CH 4" Faucets at Master Bath	2.00 / Each	
12/[13]	UPG	XPLEVACH4P1	Eva CH 4" Faucets at Powder/Addl Lav	1.00 / Each	
13/[14]	UPG	XPLEVACH4W2	Eva CH 4" Faucets at Secondary Bath	1.00 / Each	



Date: 1/13/2021

JOB #: 26
 ADDRESS: 1809 Turtle Bay
 SUBDIVISION: Crystal Springs 50s
 HOMEOWNER: Spec
 PLAN/ELEVATION: Walnut C
 DESIGNER: Ashton Parrish
ashton@flooring.net

PHASE 1 - COLOR & FINISH SELECTIONS

MASONRY

STONE Exterior Cobra:
 STONE MORTAR Exterior White
 BRICK Exterior Meridian: None
 BRICK MORTAR Exterior N/A

PAINT & STAIN - EXTERIOR

	BRAND	COLOR	FINISH
FASCIA:	Sherwin Williams:	Griffin SW7026	Low Sheen
SOFFIT:	Sherwin Williams:	Griffin SW7026	Low Sheen
STUCCO/SIDING:	Sherwin Williams:	Acessible Beige SW7036	Low Sheen
GARAGE DOOR:	Sherwin Williams:	Acessible Beige SW7036	Low Sheen
TRIM @ WINDOWS:	Sherwin Williams:	Griffin SW7026	Low Sheen
TRIM @ GARAGE DOOR:	Sherwin Williams:	Griffin SW7026	Low Sheen
BACK DOOR (Ext. Side):	Sherwin Williams:	Acessible Beige SW7036	Low Sheen
EXTERIOR DOOR TRIM:	Sherwin Williams:	Griffin SW7026	Low Sheen
FRONT DOOR GEL STAIN:	Sherwin Williams:	Black Walnut SW3234	Semi Gloss
EXTERIOR STAIN DETAIL	Sherwin Williams:	Chardwood SW3542	Semi Gloss

ROOF

Shingles: Weatherwood/Driftwood
 Metal: N/A
 Tile: N/A

WINDOWS

Type: Almond
 Style/Pattern: As shown on plans.
 Master Tub Window: Clear glass
 Blinds: N/A

GUTTERS

Horizontals:	5" Front Elevation Only-	Senox Terratone	Standard
Downspouts:	5" Front Elevation Only -	Senox Herringbone	Standard
Leaf Guard:	N/A		

EXTERIOR DOORS

Entry Door:	8'0" Fiberglass Six Panel
Back Door:	6'8 Full Lite Clear
Garage Door:	Wayne Dalton 9100 - Insulated - Ranch
Garage Door Opener:	Genie 2028 1/2 HP Chand Drive Opener with 2 Remotes

HARDWARE - DOOR

Entry Door:	Dexter Barcelona-	Bronze
Hinge Color:	Bronze	
Rest of Doors:	Torino Levers-	Bronze
Hinge Color:	Bronze	

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____

Designer Signature: ASHTON PARRISH

Date: 13-Jan-21



Date: 1/13/2021

JOB #: 26
 ADDRESS: 1809 Turtle Bay
 SUBDIVISION: Crystal Springs 50s
 HOMEOWNER: Spec
 PLAN/ELEVATION Walnut C
 DESIGNER: Ashton Parrish
ashton@flooring.net

PHASE 2 - COLOR & FINISH SELECTIONS

ELECTRICAL/ LOW VOLTAGE

Switches/Outlets: White Rocker Switches
 Cable Locations See Bid & Diagrams Per InCharge Electric
 Phone Locations See Bid & Diagrams Per InCharge Electric
 Surround Sound Prewire Location See Bid & Diagrams Per InCharge Electric

INTERIOR DOORS

Rest of House: 6'8" Doors (1st and 2nd Floors): 2 Panel Square

HARDWARE -CABINET & BATH

	BRAND	STYLE/COLOR	NOTES:
Cabinets:	N/A		
Master Bath:	Moen Mason	Chrome	TP HOLDER - YB8099CH/YB8000CH
Bath 2:	Moen Mason	Chrome	TOWEL BAR - YB8094CH/YB8000CH
Powder:	Moen Mason	Chrome	TOWEL RING - YB8094CH/YB8000CH

CABINETS

	BRAND	WOOD	STYLE	COLOR	NOTES
Kitchen:	Kent Moore:	Poplar	Groveland #18	Midnight Mistique	42" Uppers Level 2
Kitchen Island:	Kent Moore:	Poplar	Groveland #18	Midnight Mistique	36" lower Level 2
M. Bath:	Kent Moore:	Poplar	Groveland #18	Midnight Mistique	36" Vanity Level 2
Bath 2:	Kent Moore:	Poplar	Groveland #18	Midnight Mistique	36" Vanity Level 2

COUNTERTOPS

	MATERIAL	COLOR	EDGE	SPLASH
Kitchen:	Quartz	Frost White	3CM	Tile Splash
Kitchen Island:	Quartz	Frost White	3CM	N/A
M. Bath:	Venetian Marble	Polar White	1.5CM	4" VM Splash
Bath 2:	Venetian Marble	Polar White	1.5CM	4" VM Splash

APPLIANCES - GAS COMMUNITY

	BRAND	MODEL	COLOR	DESCRIPTION
Range:	Whirlpool:	WEE730H0DS	Stainless	5.8 Cu. Ft. Smart Slide-in Gas Range With Ez-2-lift™ Hinged Cast-iron Grates
Microwave	Whirlpool:	WMH31017HS	Stainless	1.7 Cu. Ft. Microwave Hood Combination With Electronic Touch Controls
DISHWASHER:	Whirlpool:	WDTT920SADM	Stainless	Dishwasher With Fan Dry - Stainless Steel

PLUMBING

	BRAND	MODEL	COLOR	DESCRIPTION
FAUCETS:				
Kitchen:	Moen	Arbor 7594C	Chrome	Pull-Down Sprayer
M. Bath Vanity:	Moen	Eva #6410 X2	Chrome	4" Centerset
M. Bath Shower:	Moen	Eva T62132EP+2510	Chrome	Shower Faucet
Bath 2 Vanity:	Moen	Eva #6410	Chrome	4" Centerset
Bath 2 Shower:	Moen	Eva T62132EP+2510	Chrome	Shower Faucet
Powder vanity:	Moen	Eva #6410	Chrome	4" Centerset

	BRAND	MODEL	COLOR	DESCRIPTION
SINKS:				
Kitchen:		DS 5050	Stainless	50/50
M. Bath Vanity:		US1812 X2	White	Oval
Bath 2 Vanity:		US1812	White	Oval
Powder:		Vortens 3549/3510	White	Pedestal

	BRAND	MODEL	COLOR	DESCRIPTION
TUBS:				
Bath 2:		Proflo PFB14		

	BRAND	MODEL	COLOR	DESCRIPTION
SHOWER FLOORS:				
Master Shower:		Royal Bath Acrylic		

	BRAND	MODEL	COLOR	DESCRIPTION
COMMODES:				
M. Bath:		Vortens Medalist EL HET V3151-3486		Elongated toilet
Bath 2:		Vortens Medalist EL HET V3151-3486		Elongated toilet
Powder:		Vortens Medalist EL HET V3151-3486		Elongated toilet

Note: See bid for specifications for extras such as trim, drains, etc.

WALL PAINT & TEXTURE - INTERIOR

	BRAND	COLOR	FINISH
Walls & Ceilings (see exceptions below):	Sherwin Williams	Crushed Ice SW7647	Flat
Interior Stain Color	Sherwin Williams	Black Walnut SW3234	Semi gloss
Trim	Sherwin Williams	Extra White SW7006	Semi gloss
Texture:	Monterrey Drag		

TRIM - INTERIOR

Stairs:	Standard Per Plan	
Wall Rail:	Oak Breadloaf Profile - 6010 w/ Oval Rosettes	Standard to Plan
Balusters:	at 2nd floor (balcony & half wall)	

SHOWER ENCLOSURE

M. Bath Shower:	Framed Chrome	GLASS: Clear
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MIRRORS

M. Bath:	42" High, Polished Edge
Bath 2:	42" High, Polished Edge
Powder:	Octagon

FLOORING

	DISTRIB.	MANUF.	STYLE	NOTES
Lux Vinyl Plank:	Floor King	Shaw	Polaris Plus VE433 Oceanfront 2012	Laid front to back
Locations:	Dining, Kitchen, Family, Hall to Powder, Powder, foyer, Master Bath Upstairs			

CARPET:	Floor King	Shaw	Harvest Tonal C124H 122 Ornamenal Gate	
Carpet Pad:	Sage 3/8"-STND			
Locations:	Flex, Stairs, Game, Media, BR2/3, Owners BR, Owners WIC			

	DISTRIB.	MANUF.	STYLE	COLOR	SIZE	NOTES	GROUT
TILE:							
Utility:	Floor King	Emser	Toledo Silver 17X17			Laid Straight	Mapei Warm Gray 93
Bath 2 (UP):	Floor King	Emser	Toledo Silver 17X17			Laid Straight	Mapei Warm Gray 93

WALL TILE

	DISTRIB.	MANUF.	STYLE/COLOR	SIZE	NOTES	GROUT
Kitchen Splash Field:	Floor King	Daltile	Sublimity Herringbone	Namaste		Mapei Alabaster 01
Kitchen Trim:	Painted Edges					
Bath 2 Vanity Splash:	4" Venetian Marble Splash - Polar White					
Bath 2 Shwr Field:	Floor King	DT	EMS Toledo Silver 13X13	STND	Offset 50% to 7'AFF	Mapei Warm Gray 93
Bath 2 Wall Deco:	N/A					
Bath 2 Soap Dish:	Cut tile corner shelf					
Bath 2 Trim:	SBN					
Bath 3 Vanity Splash:	4" Venetian Marble Splash - Polar White					
Bath 3 Shwr Field:	Floor King	DT	EMS Toledo Silver 13X13	STND	Offset 50% to 7'AFF	Mapei Warm Gray 93
Bath 3 Wall Deco:	N/A					
Bath 3 Soap Dish:	Cut tile corner shelf					
Bath 3 Trim:	SBN					
M. Bath Vanity Splash:	4" Venetian Marble Splash - Polar White					
M. Bath Shwr Field:	Floor King	Emser	Contessa Oro 12X24	Level 3, Straight	Horizontal to 7'AFF	Mapei Frost 77
M. Bath Shwr Deco:	N/A					
M. Bath Shower Floor:	Acrylic Pan					
M. Bath Shwr. Soap Dish:	Cut tile corner shelf					
M. Bath Shower Trim:	SBN					

LIGHT FIXTURES

Interior Light Package	See Bid & Diagrams Per InCharge Electric
Exterior Light Package	See Bid & Diagrams Per InCharge Electric

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____

Designer Signature: ASHTON PARRISH

Date: 1/13/2021



1809 Turtle Bay Loop—SPEC EXTERIOR SELECTIONS



Stone: CAVE ROCK

SW GRIFFIN

TRIM PAINT

SW ACCESSIBLE BEIGE

STUCCO/SIDING PAINT



FRONT DOOR:
Six Panel Fiberglass



EXTERIOR STAIN:
Charwood SW3542

Charwood

SW 3542

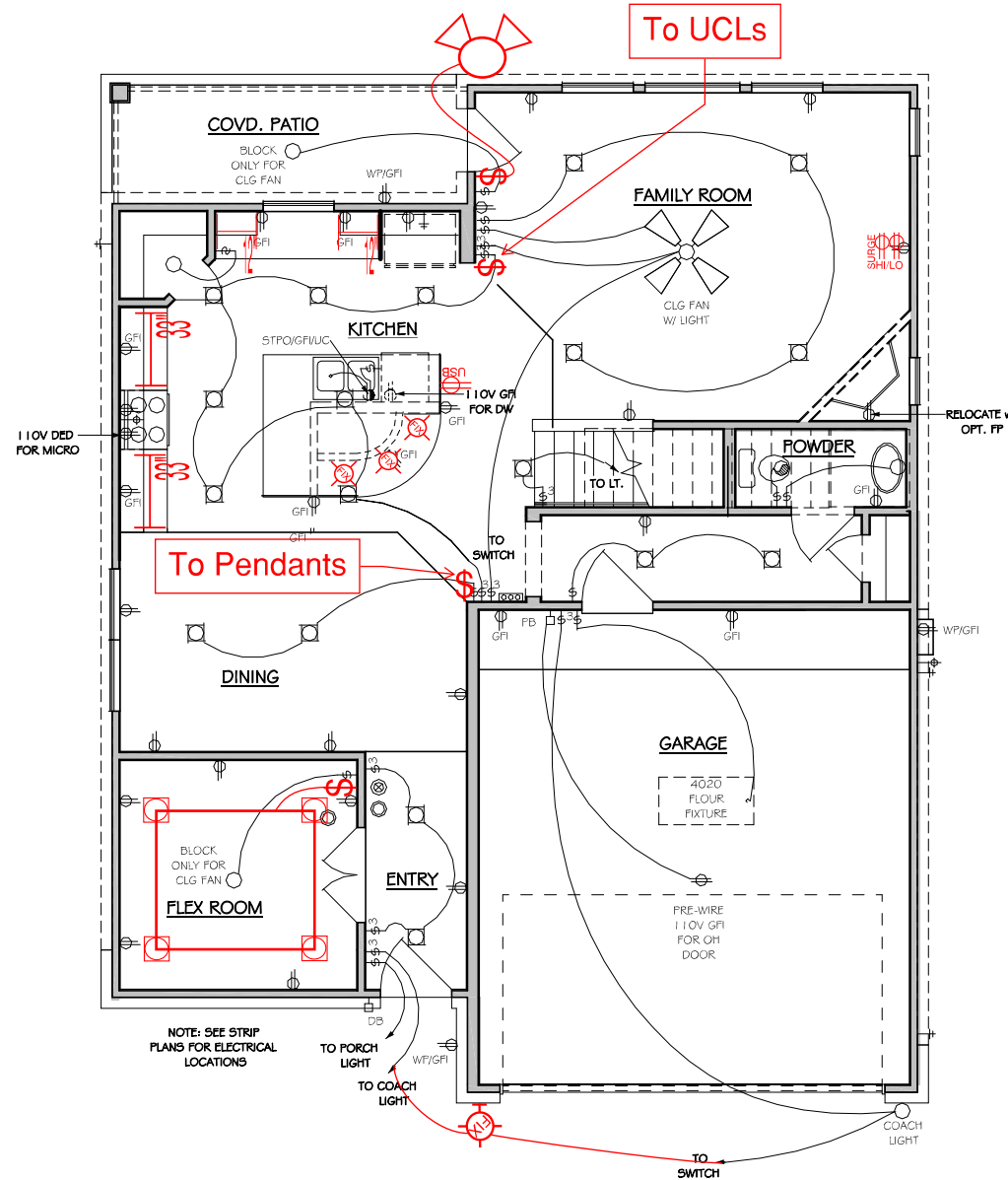


FRONT DOOR STAIN:
Black Walnut SW3234



1809 Turtle Bay Loop—SPEC INTERIOR SELECTIONS





FIRST LEVEL ELECTRICAL PLAN

SCALE 1/8" = 1'-0"

PLANS ARE COMPLIANT W/ 2017 NEC

PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) AND WH(S) W/ REQUIRED ELECTRICAL, MECHANICAL, AND PLUMBING AS REQUIRED (PLUMB CODE SECT 24-246)
 PROVIDE 110V OUTLET AND LIGHT NEAR HVAC UNIT FOR SERVICE. IF LOCATION REQUIRES. PROVIDE TWO LIGHTS, ONE AT UNIT AND ONE AT ACCESS OPENING ON ONE SWITCH
 SMOKE ALARMS TO BE INSTALLED W/ BATTERY BACKUP IN ACCORDANCE W/ NFPA 72. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OTHERS
 DRYER VENT NOT TO EXCEED 35' MINUS ELBOWS PER IRC M1502.4.4
 CARBON MONOXIDE ALARMS TO BE INSTALLED W/ BATTERY BACKUP AND SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OTHERS

SET VANITY LIGHT BOXES AT 7'-0" AFF

GAS OR ELEC PER COMMUNITY SPECS

PROVIDE OUTLET IN 'ON-Q' PANEL LOCATED IN MASTER CLOSET U.N.O.

BATH VANITY HEIGHTS 36" IN MASTER 30" IN SECONDARY BATHS

BATH MIRROR HEIGHT AT 36" ABOVE SPLASH

PROVIDE GARAGE DOOR OPENER PREWIRE

RECESSED LIGHTING FIXTURES TO BE INSTALLED AS REQUIRED BY IECC 502.1.3 (AIRTIGHT CANS OR SEALED GYPSUM BOX WHEN PERFORATING BUILDING ENVELOPE.)
 ELECTRICIAN TO PROVIDE WP GFI PLUG WITH IN 25'-0" FROM A/C CONDENSER UNIT
 ALL OUTLETS THAT ARE NOT GFCI SHALL BE ARC-FAULT PROTECTED
 ALL OUTLETS IN KITCHEN AND UTILITY TO BE GFCI AND AFCI PROTECTED
 ALL OUTLETS TO BE TAMPER RESISTANT WITH THE EXCEPTIONS OF THE OUTLETS THAT ARE MORE THAN 5'-6" AFF AS REQUIRED BY E4002.14

GARAGE OUTLETS SHALL NOT BE LOCATED MORE THAN 5'-6" AFF
 DETACHED AND ATTACHED GARAGES SHALL HAVE NOT LESS THAN ONE 120V, 20 AMP BRANCH CIRCUIT TO SUPPLY RECEPTACLE OUTLETS POWER

PROVIDE GFI OUTLETS AS REQD. BY CODE

ALL WORK SHALL COMPLY WITH THE NEC AND LOCAL CODES

KITCHEN OUTLETS TO BE INSTALLED HORIZONTAL AND AT 37" AFF

WALL SWITCHES LOCATED AT 42" AFF

PREWIRE ALL EXTERIOR DOORS AND OPERABLE WINDOWS ON THE FIRST FLOOR FOR SECURITY SYSTEM

ELECTRICAL LEGEND	
	110 OUTLET
	110 OUTLET BLWN
	110 CLG OR FLR
	220 OUTLET
	SWITCHED OUTLET
	SWITCHED OUTLET BLWN
	JUNCTION BOX
	ONE-WAY SWITCH
	TREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	WALL SCONCE
	CLG MOUNT LIGHT
	EXHAUST VENT
	RECESSED LIGHT
	EYE-BALL LIGHT
	HEATER, VENT, LIGHT
	TV OUTLET
	PHONE OUTLET
	SMOKE DETECTOR
	THERMOSTAT
	DBL FLOOD LIGHT
	PUSH BUTTON
	DOOR BELL
	SMOKE DETECTOR
	CHIMES
	CARBON MONOXIDE DETECTOR
	CLG FAN W/ LIGHT
	40 20 FLOUR FIXTURE
	40 10 FLOUR FIXTURE
	UNDER CAB LIGHT



LEANDER
WALNUT
PLAN 2328 RF

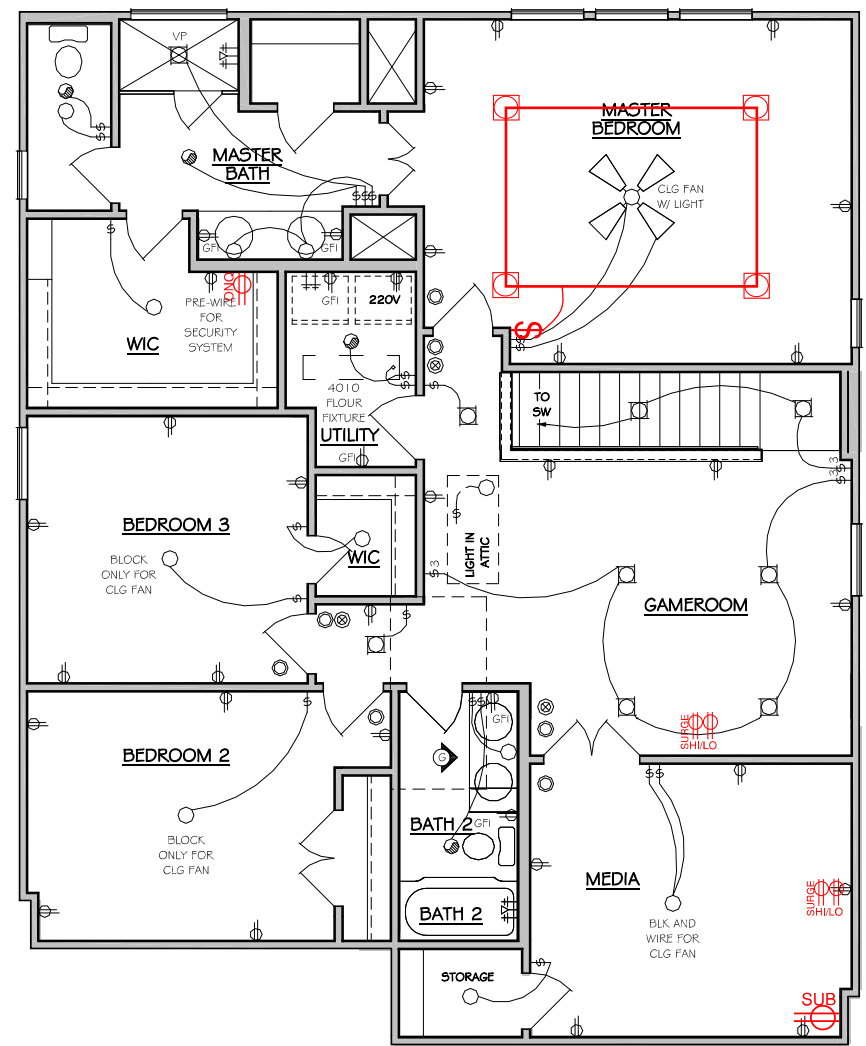
Due to variations in construction methods and materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to assure conformity with local codes. Should any changes be made to these plans by Builder or his representatives, Builder assumes full liability for amended plans and specifications.

KIPP FLORES ARCHITECTS
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 WWW.KIPPFLORES.COM
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 Date: 11/01/18
 Sheet: 5 of 12

Customer Signature _____
 Customer Signature _____
 Date _____

***ALL SELECTIONS ARE FINAL**
 Jean-Luc Byrd
 jeanlucbyrd@in-charge-electric.com



SECOND LEVEL ELECTRICAL PLAN

SCALE 1/8" = 1'-0"

PLANS ARE COMPLIANT W/ 2017 NEC

PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNITS) AND WH(S) W/ REQUIRED ELECTRICAL, MECHANICAL, AND PLUMBING AS REQUIRED (PLUMB CODE SECT 24-246)

PROVIDE 110V OUTLET AND LIGHT NEAR HVAC UNIT FOR SERVICE. IF LOCATION REQUIRES. PROVIDE TWO LIGHTS, ONE AT UNIT AND ONE AT ACCESS OPENING ON ONE SWITCH

SMOKE ALARMS TO BE INSTALLED W/ BATTERY BACKUP IN ACCORDANCE W/ NFPA 72. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OTHERS

DRYER VENT NOT TO EXCEED 35' MINUS ELBOWS PER IRC M1502.4.4

CARBON MONOXIDE ALARMS TO BE INSTALLED W/ BATTERY BACKUP AND SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OTHERS

SET VANITY LIGHT BOXES AT 7'-0" AFF

GAS OR ELEC PER COMMUNITY SPECS

PROVIDE OUTLET IN "ON-O" PANEL LOCATED IN MASTER CLOSET U.N.O.

BATH VANITY HEIGHTS 36" IN MASTER 30" IN SECONDARY BATHS

BATH MIRROR HEIGHT AT 36" ABOVE SPLASH

PROVIDE GARAGE DOOR OPENER PREWIRE

RECESSED LIGHTING FIXTURES TO BE INSTALLED AS REQUIRED BY IECC 502.1.3 (AIRTIGHT CANS OR SEALED GYPSUM BOX WHEN PENETRATING BUILDING ENVELOPE.)

ELECTRICIAN TO PROVIDE W/ GFI PLUG WITH IN 25'-0" FROM A/C CONDENSER UNIT

ALL OUTLETS THAT ARE NOT GFCI SHALL BE ARC-FAULT PROTECTED

ALL OUTLETS IN KITCHEN AND UTILITY TO BE GFCI AND AFCI PROTECTED

ALL OUTLETS TO BE TAMPER RESISTANT WITH THE EXCEPTIONS OF THE OUTLETS THAT ARE MORE THAN 5'-6" AFF AS REQUIRED BY E4002.14

GARAGE OUTLETS SHALL NOT BE LOCATED MORE THAN 5'-6" AFF

DETACHED AND ATTACHED GARAGES SHALL HAVE NOT LESS THAN ONE 120V, 20 AMP BRANCH CIRCUIT TO SUPPLY RECEPTACLE OUTLETS POWER

PROVIDE GFI OUTLETS AS REQD. BY CODE

ALL WORK SHALL COMPLY WITH THE NEC AND LOCAL CODES

KITCHEN OUTLETS TO BE INSTALLED HORIZONTAL AND AT 37" AFF

WALL SWITCHES LOCATED AT 42" AFF

PREWIRE ALL EXTERIOR DOORS AND OPERABLE WINDOWS ON THE FIRST FLOOR FOR SECURITY SYSTEM

ELECTRICAL LEGEND	
	110 OUTLET
	110 OUTLET BLN
	110 CLG OR FLR
	220 OUTLET
	SWITCHED OUTLET
	SWITCHED OUTLET BLN
	JUNCTION BOX
	ONE-WAY SWITCH
	TREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	WALL SCONCE
	CLG MOUNT LIGHT
	EXHAUST VENT
	RECESSED LIGHT
	EYE-BALL LIGHT
	HEATER, VENT, LIGHT
	TV OUTLET
	PHONE OUTLET
	SMOKE DETECTOR
	THERMOSTAT
	DBL FLOOD LIGHT
	PUSH BUTTON
	DOOR BELL
	SMOKE DETECTOR
	CHIMES
	CARBON MONOXIDE DETECTOR
	CLG FAN W/ LIGHT
	40 20 FLOUR FIXTURE
	40 10 FLOUR FIXTURE
	UNDER CAB LIGHT

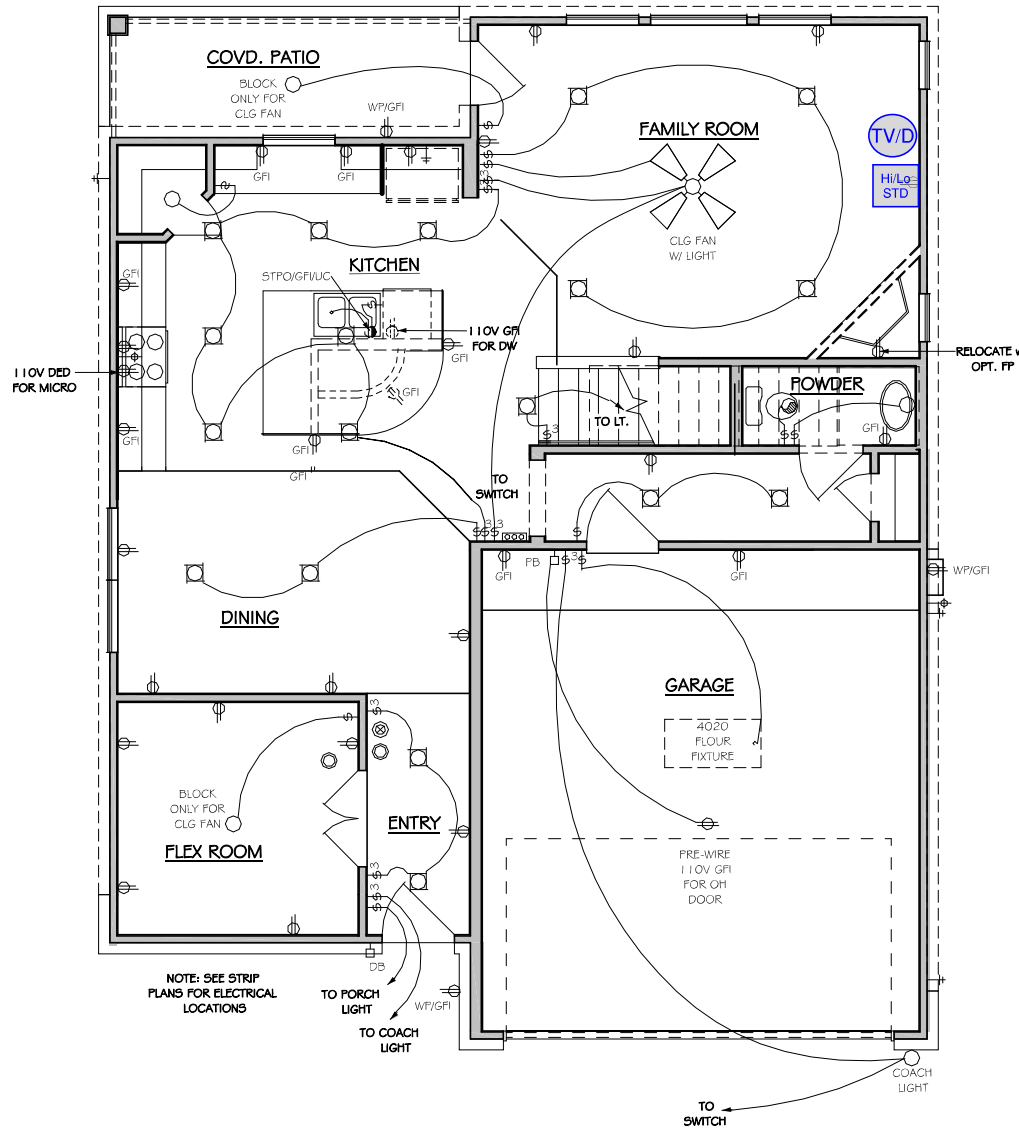


LEANDER WALNUT
PLAN 2328 RF

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GAS OR ELEC PER COMMUNITY SPECS

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	110 CLG OR FLR
	220 OUTLET
	SWITCHED OUTLET
	SWITCHED OUTLET BLWN
	JUNCTION BOX
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	FOUR-WAY SWITCH
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LEANDER
WALNUT
PLAN 2328 RF

Customer Signature _____

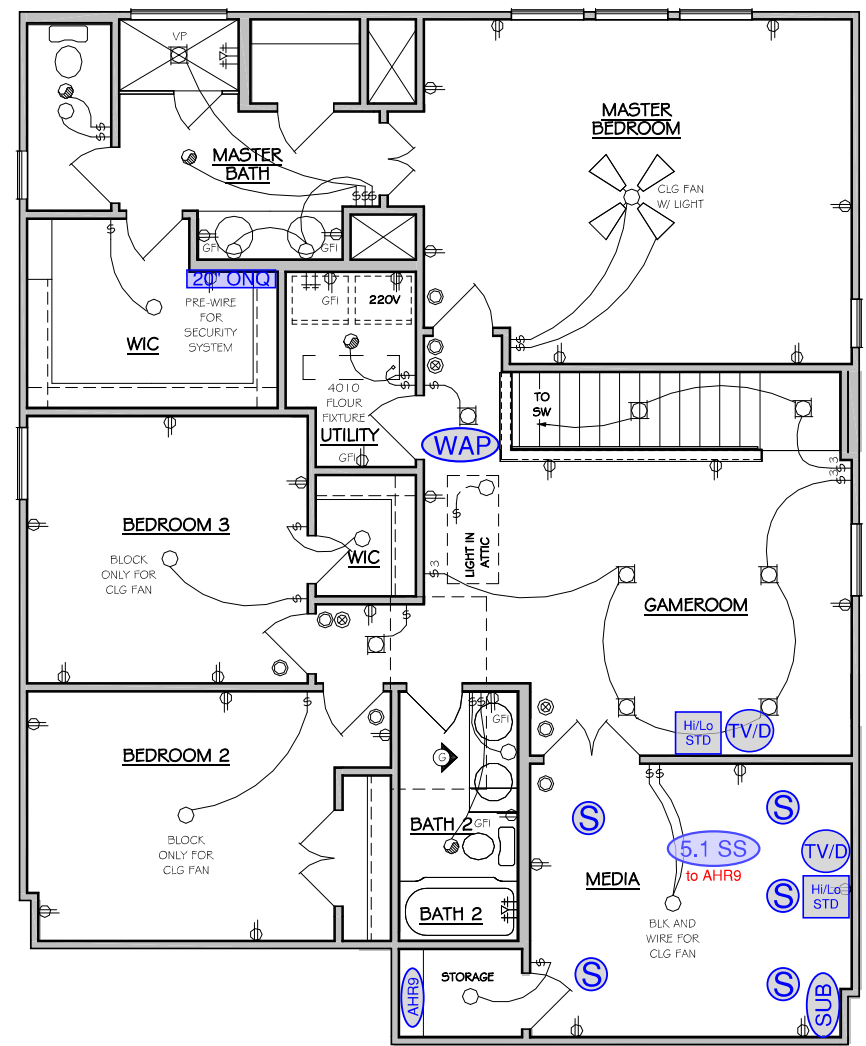
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LEANDER WALNUT
PLAN 2328 RF

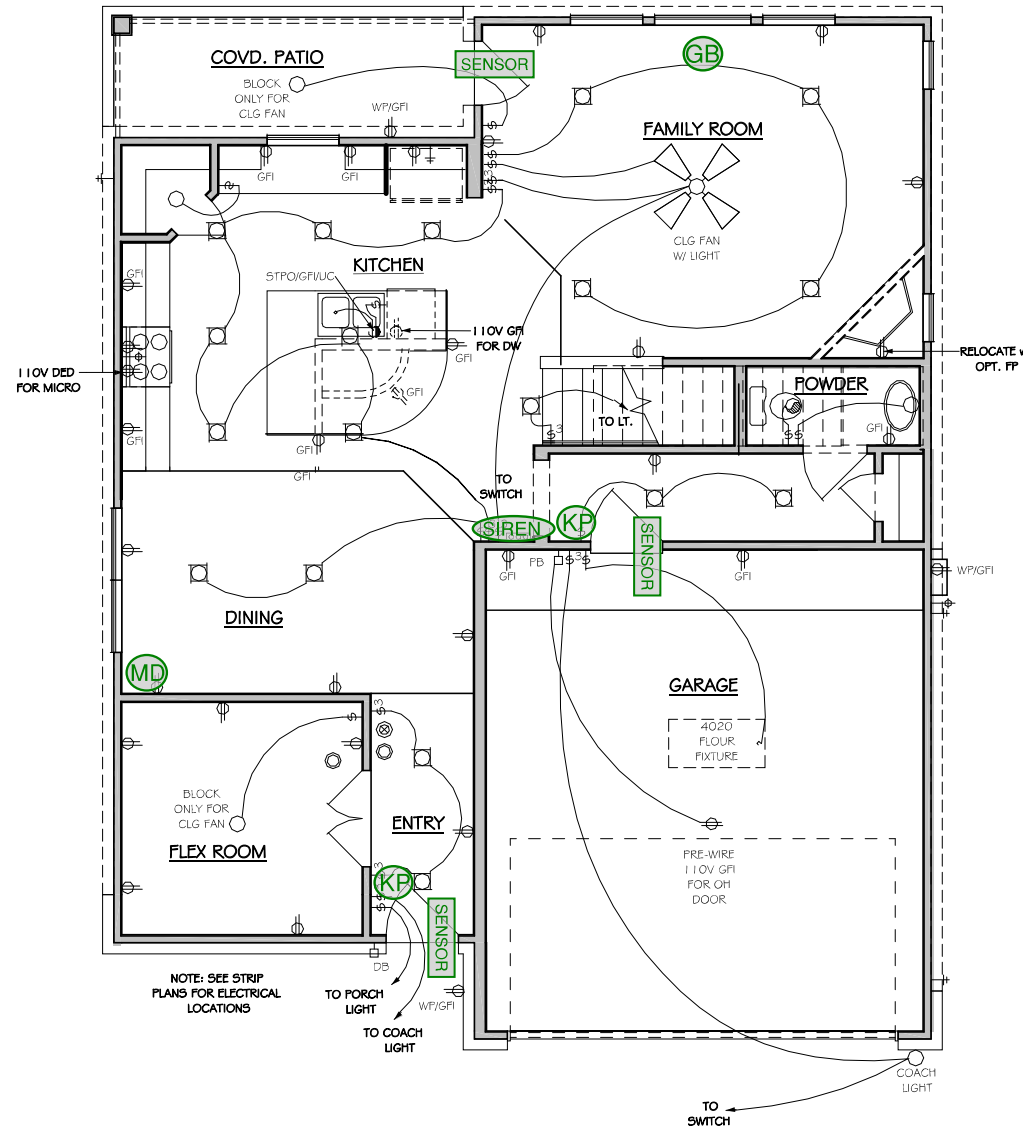
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Security
Pre-wire

*2 SPARES TO ATTIC



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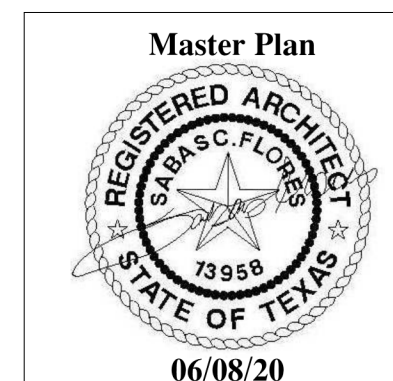
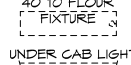
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- ⊕ DIMMER SWITCH
- ⊕ WALL SCONCE
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- ⊕ PHONE OUTLET
- ⊕ SMOKE DETECTOR
- ⊕ THERMOSTAT
- ⊕ DBL FLOOD LIGHT
- ⊕ FB PUSH BUTTON
- ⊕ DB DOOR BELL
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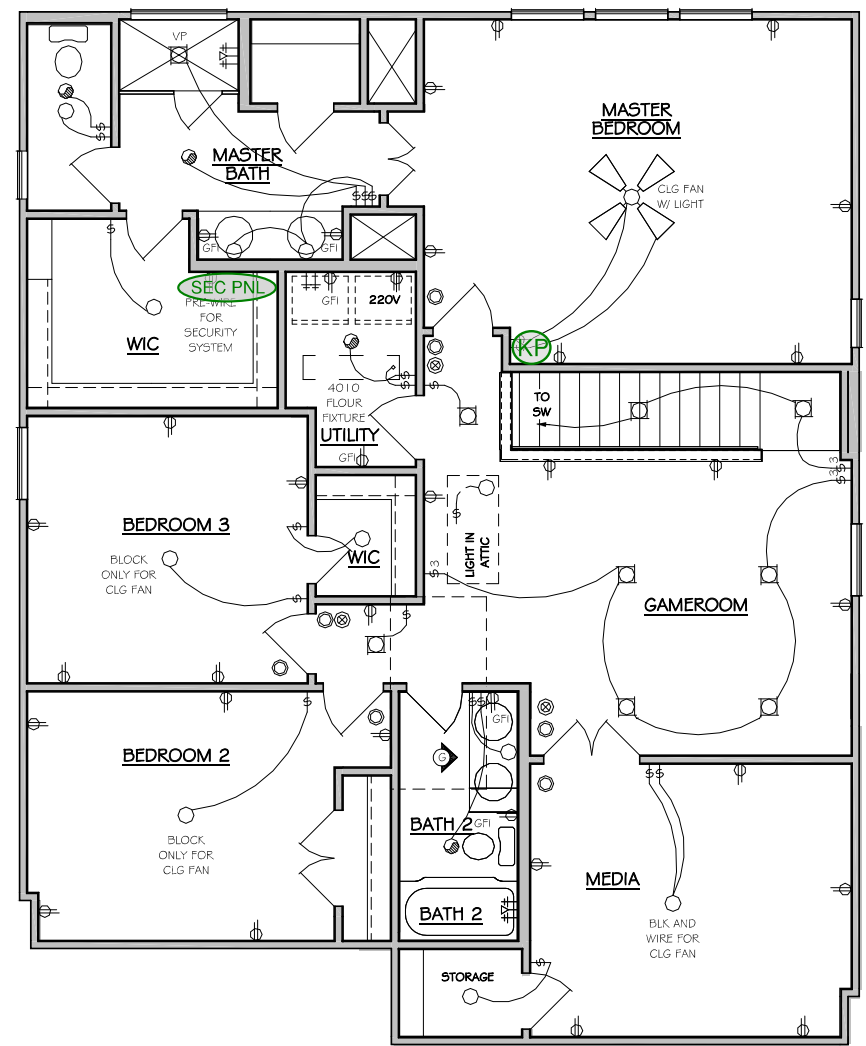
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CRYSTAL SPRINGS

THE LAKES

UTILITIES

Water and Trash

City of Leander 512.259.1142

Electric

Pedernales Electric Cooperative 888.554.4732

Gas

Atmos Energy 888.286.6700

Telephone/Cable/Internet

AT&T / U-Verse 855.509.9753

Spectrum 855.273.7629

Post Office

801 S. HWY 183 800.275.8777

AMENITIES/LOCAL AREA

- Swimming pool with tanning ledge and splash pad
- Outdoor kitchen with grill and lounge area
- Direct access to Lakewood Park with fishing pier, kayaking, dogpark, sport courts, skate park, hike & bike trails
- Cinemark Theater Cedar Park
- 1890 Ranch Shopping Center
- The Shops at Whitestone
- HEB Event Center
- Costco Wholesale and Whole Foods Market

HOMEOWNERS ASSOCIATION

Goodwin & Company 512.623.9791

Contact: Nicole Lopez

Nicole.Lopez@Goodwintx.com.

www.goodwintx.com

HOA Dues will include the following: Common area maintenance and repairs (landscaping, utilities, irrigation, etc.), insurance, administration, taxes, legal, and vendor contracts.

ESTIMATED 2020 PROPERTY TAXES

City of Leander 0.5368670

Williamson CO 0.0418719

Austin Community College 0.1058000

Williamson CO FM/RD 0.0400000

Leander ISD 1.4184000

Upper Brushy Cr WC&ID # 1A 0.0200000

Estimated Tax Rate: 2.539786%

CRYSTAL SPRINGS PID ESTIMATED ANNUAL ASSESSMENT INSTALLMENT

The Lakes- 50' Lots \$1,266.07

SCHOOLS

As residents of Crystal Springs, your children may attend the following **Leander ISD** public schools:

Pleasant Hill Elementary

1800 Horizon Park Blvd
Leander, TX 78641
Phone - 512.570.6400

Wiley Middle School

1526 Raider Way
Leander, TX 78641
Phone - 512.570.3600

Rouse High School

1222 Raider Way
Leander, TX 78641
Phone - 512.570.2000

EMERGENCY SERVICES

- Leander Police Department 512.528.2800
- Leander Fire Department 512.528.2848
- Cedar Park Regional Emergency 512.528.7000



Prices, plans, and terms are effective on the date of publication and subject to change without notice. Square footage/acreage shown is only an estimate and actual square footage/acreage will differ. Buyer should rely on his or her own evaluation of usable area. Plans to build out this neighborhood as proposed are subject to change without notice. Century Communities does not represent and cannot guarantee to potential buyers that the project will be serviced by any particular public school/school district or, once serviced by a particular school/school district, that the same school/school district will service the project for any particular period of time. Schools that your children are eligible to attend may change over time. You should independently confirm which schools and districts serve the project and learn more information about the school district's boundary change process prior to executing a purchase contract. © 01/2021 Century Communities, Inc. Rev. 01.12.21