



# Circuit Florida's Townhome-Style Condominiums

(Le Mans, Daytona, Sebring and Monza Floor Plans)

## Design Features



Circuit Florida, Inc.  
150 Raceway Drive  
Auburndale, FL 33823



## EXTERIOR

- Modern, townhome-style community
- 8 x 16 masonry block walls on first floor with wood framing and decking above
- Exterior design includes a combination of stucco, decorative stone, and fiber cement panels
- Cantilever-style second-floor architectural extensions on most units
- Exceptional sound mitigation between units by use of **CoreFill 500** foam and other measures
- Insulated glass windows throughout second floor with higher than standard STC ratings for additional sound mitigation and energy efficiency
- Low-E glass for increased energy efficiency
- Insulated 8' high garage doors with **Lift Master** (or equivalent) automatic door openers
- Standing seam metal or shingle sloped roofs with R-19 spray foam roof deck insulation
- Fiber cement fascia and soffit with aluminum gutters and downspouts
- Outdoor sconce and/or downlights near exterior doors
- Outside convenience electrical outlet and water hose bibb for each unit
- Energy-saving insulated exterior fiberglass exterior doors with lever door hardware including a deadbolt for added security
- Dedicated front driveway with decorative pavers
- Second floor balcony or deck (all Le Mans and Daytona units, select Sebring units)
- One (1) hour fire wall separation between the garage and upstairs living areas
- Attractively landscaped and maintained common areas throughout community
- Buyer warranty including 36 months for electrical and plumbing, 60 months for HVAC equipment, 60 months for structural, and 12 months for general workmanship

## GENERAL

- 150 to 200 amp, 120/240 volt, single phase electrical service
- Fiber optic wiring installed into building and ready for cable TV, internet, security or music
- Includes all electrical outlets, light switches, TV/cable connections, LED ceiling lights, wall sconces or chandelier on the stairway, pendants above the kitchen island, chandelier above dining table (on Daytona and Le Mans units only), under cabinet lighting within kitchen, and light switch dimmers throughout each unit
- 8-foot solid core wood doors with **Emtek** (or equivalent) hardware
- Smoke detectors, carbon monoxide detectors and fire extinguishers on both floors
- **AO Smith** (or equivalent) 30-gallon hot water heater
- Stairway with luxury vinyl stair treads and ultra-modern metal post and handrail system
  - OPTIONAL: Carpet or Natural Wood Floor Treads – See Builder*
- ENERGY STAR-certified appliances and HVAC systems
- **Honeywell** HVAC thermostats (or equivalent) with remote access capability

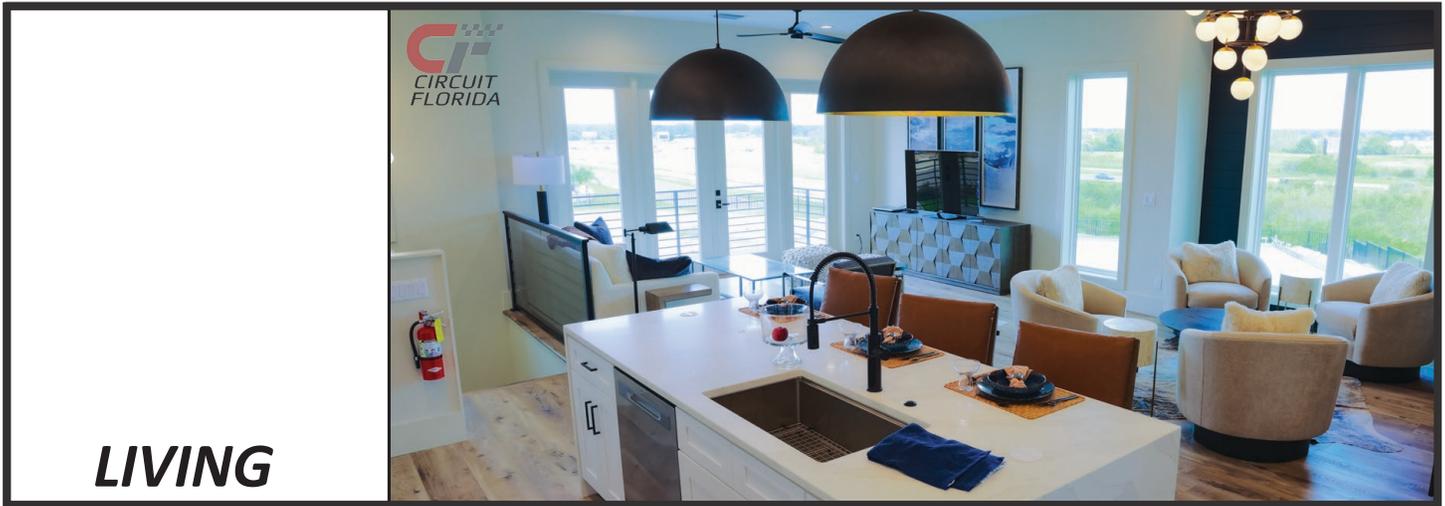
## OPTIONAL

- **Kwikset** (or equivalent) Electronic Front Door Keypad w/ Remote Access
  - Remote access can be on same Smartphone App as the Honeywell HVAC thermostats*
- Frameless Glass Wall w/ Brushed Aluminum Framing between Garage & Stairway Door
- Electrical Faceplate Option
  - Brushed aluminum electrical light switches and outlets in Garage*
- Summer Kitchen on Second Floor Outside Deck (Select Units, See Builder)
- Decorative Lighting & Ceiling Fan Alternates
- Shades & Blinds
- Furniture and other Interior Décor Support Available



## **GARAGE**

- 6" thick steel or fiber-reinforced, 4000 psi concrete slab with 6 mil moisture barrier underneath
- Fully insulated and conditioned garage with dedicated, high efficiency HVAC unit and thermostat
- Polished concrete floor with porcelain tile base at bottom of drywall; no base where exposed CMU
  - OPTIONAL: Epoxy floor or stained concrete – See Builder*
  - OPTIONAL: Interlocking mats with several variations – See Builder*
  - OPTIONAL: 3 ¼" high brushed stainless steel wall base or other base options – See Builder*
- Plumbing designed along exterior wall for (OPTIONAL) sink and cabinets unless if garage bathroom
- Workstation including lower/upper metal cabinets, durable countertop and utility sink
  - INCLUDED in Le Mans; OPTIONAL in all others – See Builder*
- High drywall ceilings suitable for a two-car lift (@ 10' 6" to 11' 10" heights depending on model)
- 5,000K LED lights
- Standard design includes exposed masonry walls sanded smooth and painted on one side of garage and painted drywall on opposite side
  - OPTIONAL: Decorative two-color paint scheme on the exposed CMU walls – See Builder*
  - OPTIONAL: Finished drywall throughout garage – See Builder*
- Electrical outlets in ceiling designated for car lift(s)
- Electrical outlet (dedicated circuit) suitable for an air compressor
- Convenience outlets strategically placed for locating battery tender(s)
- Garage bathroom (OPTIONAL) – See Builder



- All interior walls framed with smooth drywall finish
- Premium **Sherwin Williams Emerald** paint on all ceilings and walls
- High ceiling heights within the Great Room / Kitchen areas
  - Daytona and Le Mans have multi-level ceiling heights
  - Sebring has 10-foot main ceiling height w/ tray surround
  - Monza has either sloped ceiling from 11' 4 to 10' height... or continuous 10' height per select unit
- 11-foot master bedroom ceiling height with perimeter coffer at 10 feet (except Monza)
- Double framed wall with R-13 sound batts between units for sound mitigation
- All exterior building bedroom walls installed with **QuietRock** gypsum (or equivalent)
- Sound batt insulation within all interior bedroom, bathroom, and utility closet walls

#### ■ Kitchen Décor

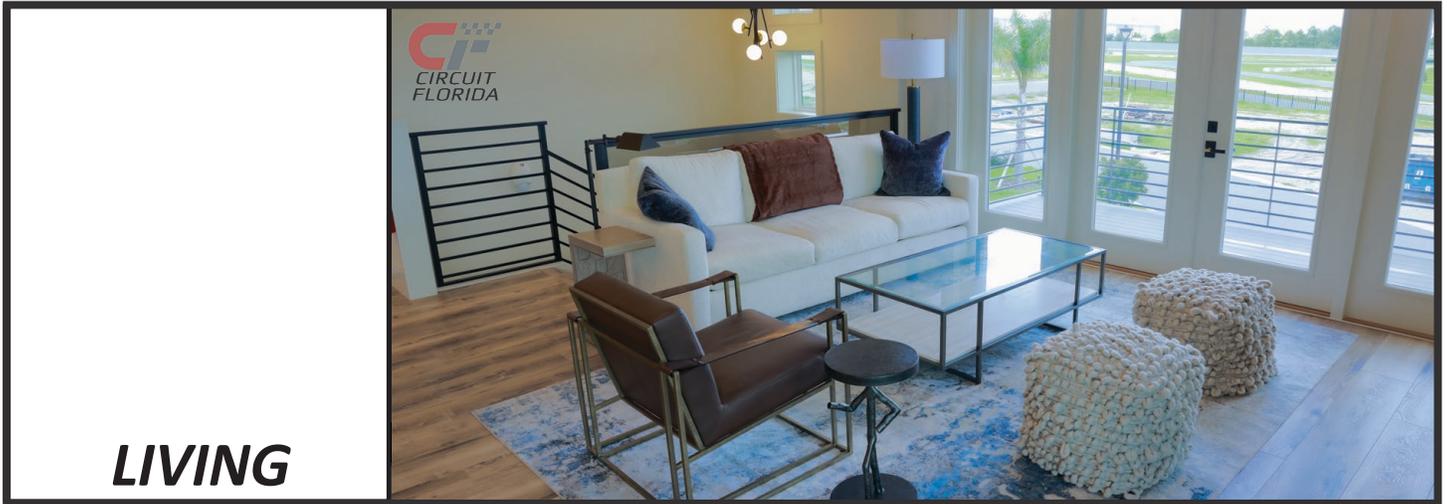
- Factory painted contemporary Shaker style wood cabinets in white or grey
- 3 cm quartz countertops w/ waterfall (except Monza) and countertop backsplash
- **GE Profile** stainless steel kitchen appliances
- Refrigerator w/ ice maker
- Stainless steel exhaust fan & hood
- Induction cooktop
- **Elkay** (or equivalent) stainless steel sink w/ ½ HP disposal
- Modern **Elkay** faucet (or equivalent)
- Under cabinet lighting (upper cabinets)
- Includes pendant and/or chandelier lights on certain floor plans

*OPTIONAL: Contemporary Shaker style cabinets in other colors – See Builder*

*OPTIONAL: Premium Flat Faced European style laminated cabinets with color choice – See Builder*

*OPTIONAL: Temperature controlled glass-enclosed wine vault and/or dry bar – See Builder*

*OPTIONAL: Premium quartz countertop – See Builder*



## LIVING

- 52" diameter 3-blade ceiling fan in Master Bedroom & Great Room
- Premium bedroom closet and linen closet
- Full size stacked washer/dryer closet, ready for (OPTIONAL) **GE Profile** washer and dryer
- High efficiency HVAC system dedicated to upstairs living areas

### ■ Flooring

- Luxury vinyl plank (LVP) throughout main floor with 5 ½" wood (MDF) wall base
- Porcelain tile in bathrooms and garage entryway with porcelain tile wall base in garage

*OPTIONAL: Replace bedroom flooring with luxury carpet - No additional cost*

*OPTIONAL: Hardwood flooring options - See Builder*

*OPTIONAL: Premium porcelain tiles - See Builder*

### ■ Bathroom Decor

- 10-foot bathroom ceiling height
- **Kohler** or **Duravit** Toilet – Comfort height with soft close, elongated toilet seat
- 3 cm quartz countertop, shaker style white/grey painted cabinets, modern sinks and faucet
- Decorative mirror and vanity lighting
- Exhaust fan w/ auto moisture sensing capability
- Premium bathroom accessories including towel rack(s) or hooks, and toilet paper holder

*OPTIONAL: Electric **Toto** bidet toilet – See Builder*

### ■ Shower Decor

- Ceramic wall tile to ceiling height w/ recessed opening for soap/shampoo
- Tiled shower floor & drain with deluxe shower head
- Euro glass shower door and window with ½ thick, **Enduroshield** finish