



Art Form Architecture, LLC

## MANDRAKE DUPLEX

863.224.v7

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Art Form Architecture, LLC ("Artform") requires that our Drawings be built substantially as designed. Artform will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Drawing updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.



Width 84.00 <sup>FT</sup>

Depth 50.00 <sup>FT</sup>

Height 35.16 <sup>FT</sup>

LIVING AREA		BEDROOMS		BATHROOMS	
	5422 <sup>FT</sup>		8		6
Main	2711 <sup>FT</sup>	Main	3	Main	2.5
Future	0 <sup>FT</sup>	Future	2	Future	0
2 <sup>nd</sup> Unit	2711 <sup>FT</sup>	2 <sup>nd</sup> Unit	3	2 <sup>nd</sup> Unit	3.5

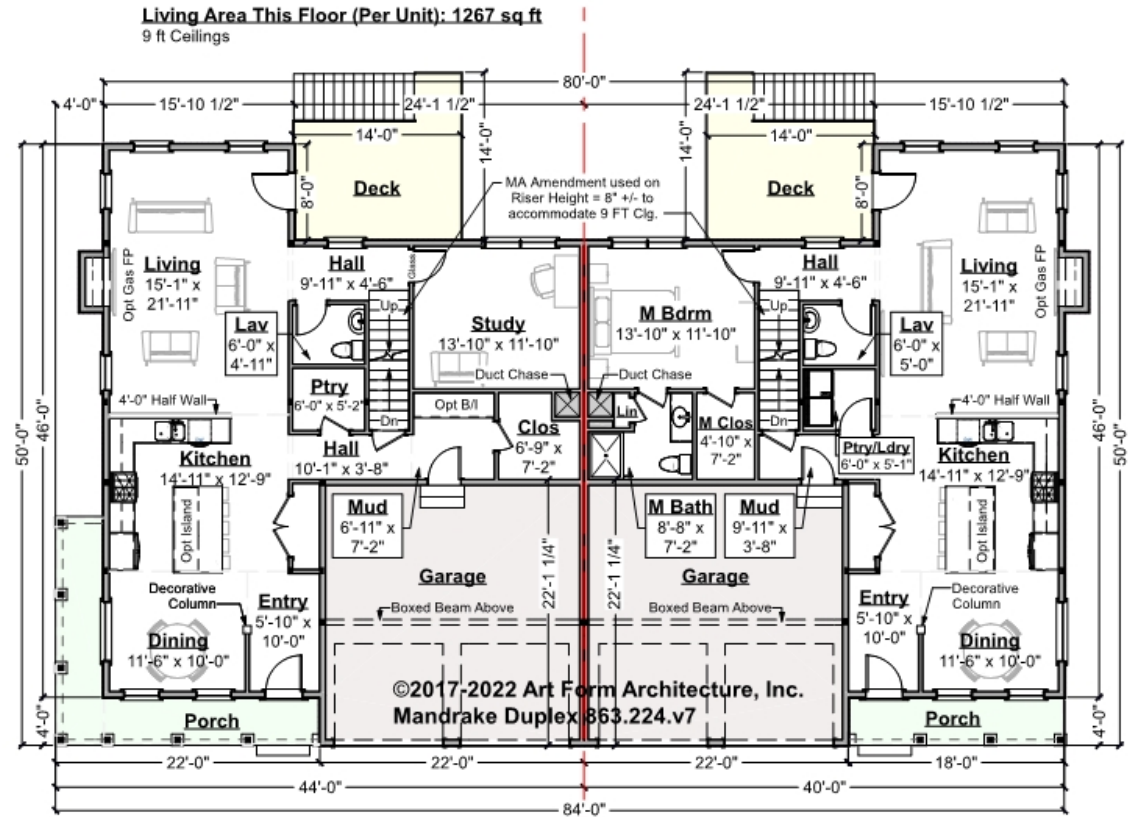


## MANDRAKE DUPLEX - 1<sup>ST</sup> FLOOR

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As originally published, the two sides are not identical. They wanted the left to have a Study and more generous Mud Room, and the right a Ground Floor Master. It's a single Minor Change to make them the same, either option as the template.

Some features shown are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.



CLG HT SHOWN 9'-0"

CLG HT POSSIBLE 8'-0"

\* Major Change Fee, see website plan page for cost

**F1 LIVING AREA** 2534 <sup>FT</sup>

Main 1267.00 <sup>FT</sup>

Future <sup>FT</sup>

2<sup>nd</sup> Unit 1267.00 <sup>FT</sup>

**F1 BEDROOMS** 2

Main 0.00

Future 1.00

2<sup>nd</sup> Unit 1.00

**F1 BATHROOMS** 2

Main 0.50

Future

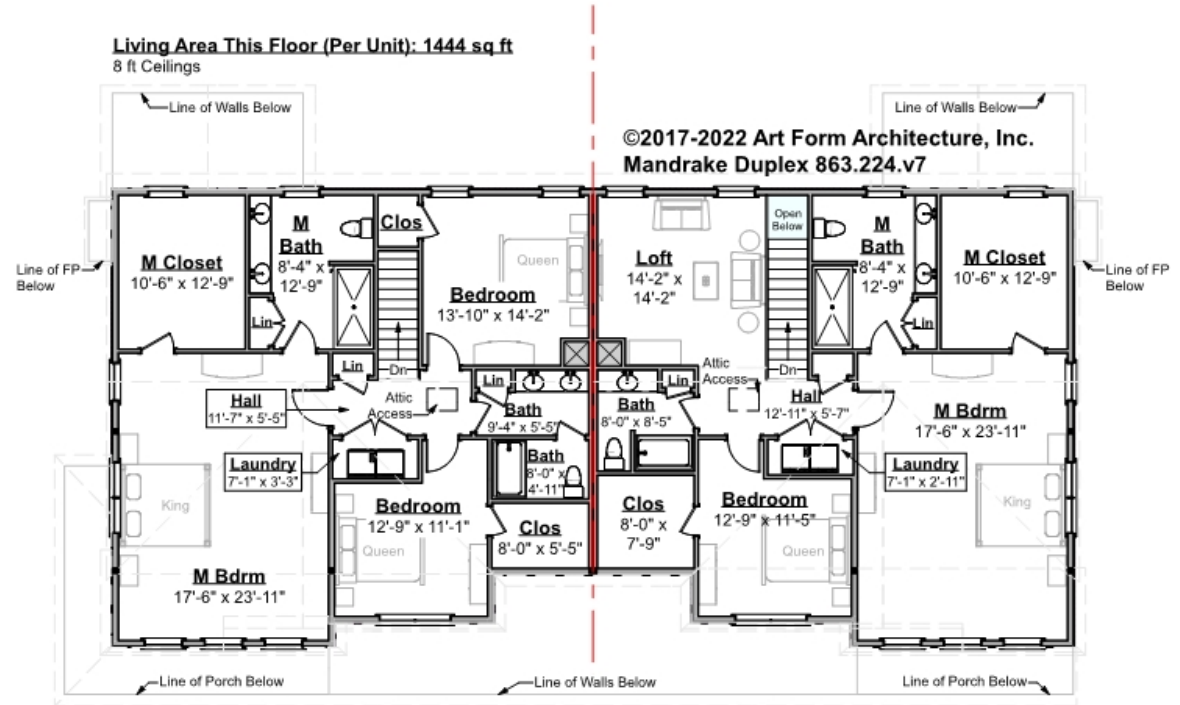
2<sup>nd</sup> Unit 1.50



## MANDRAKE DUPLEX - 2<sup>ND</sup> FLOOR

### 863.224.v7

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CLG HT SHOWN 8'-0"

CLG HT POSSIBLE 9'-0"

\* Major Change Fee, see website plan page for cost

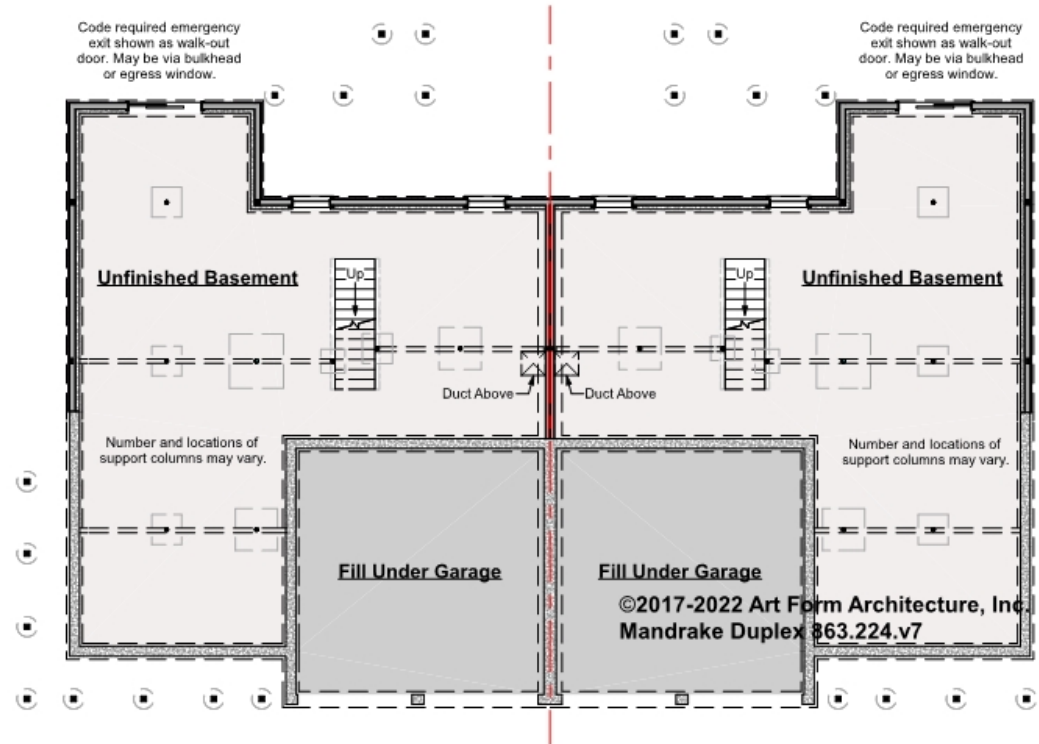
F1 LIVING AREA	2888 FT	F1 BEDROOMS	6	F1 BATHROOMS	4
Main	1444.00 FT	Main	3.00	Main	2.00
Future	FT	Future	1.00	Future	
2 <sup>nd</sup> Unit	1444.00 FT	2 <sup>nd</sup> Unit	2.00	2 <sup>nd</sup> Unit	2.00



## MANDRAKE DUPLEX - BASEMENT

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CLG HT SHOWN 7'-8"

CLG HT POSSIBLE 7'-8"

\* Major Change Fee, see website plan page for cost

F1 LIVING AREA	0 FT
Main	FT
Future	FT
2 <sup>nd</sup> Unit	FT

F1 BEDROOMS	0
Main	
Future	
2 <sup>nd</sup> Unit	

F1 BATHROOMS	0
Main	
Future	
2 <sup>nd</sup> Unit	

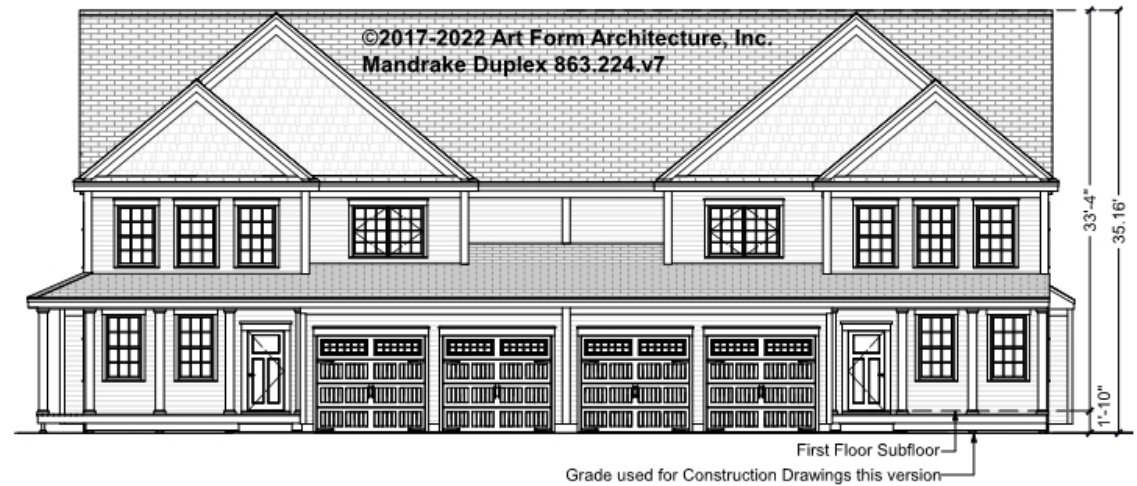


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## MANDRAKE DUPLEX - FRONT ELEVATION

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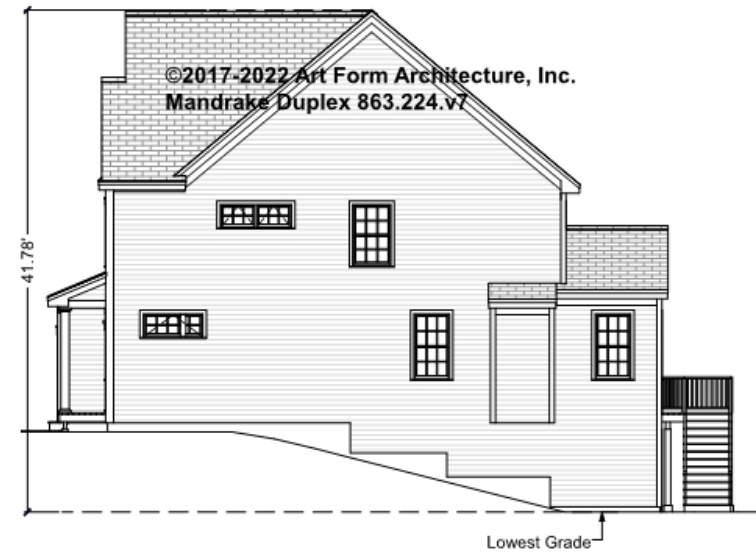


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## MANDRAKE DUPLEX - RIGHT ELEVATION

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## MANDRAKE DUPLEX - REAR ELEVATION

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## MANDRAKE DUPLEX - LEFT ELEVATION

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## MANDRAKE DUPLEX - REAR RENDER

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