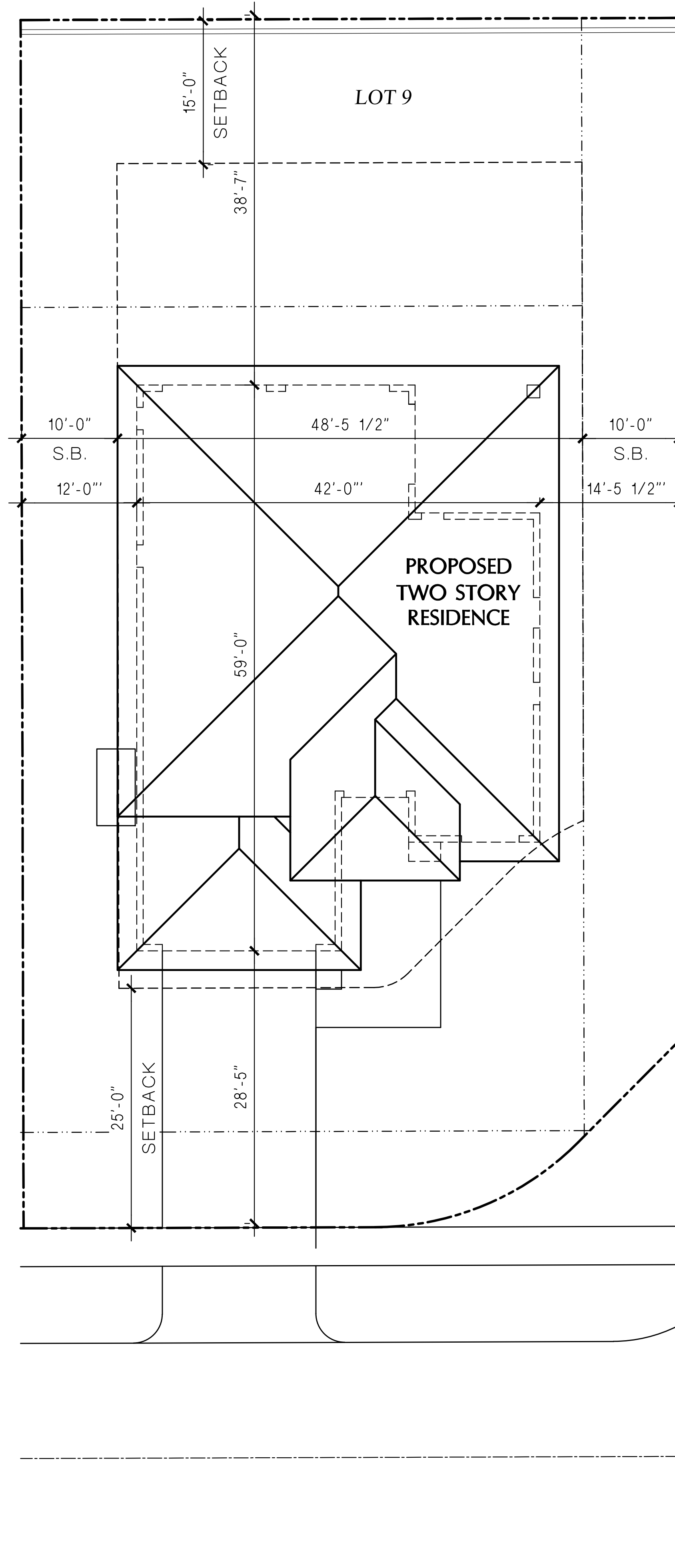
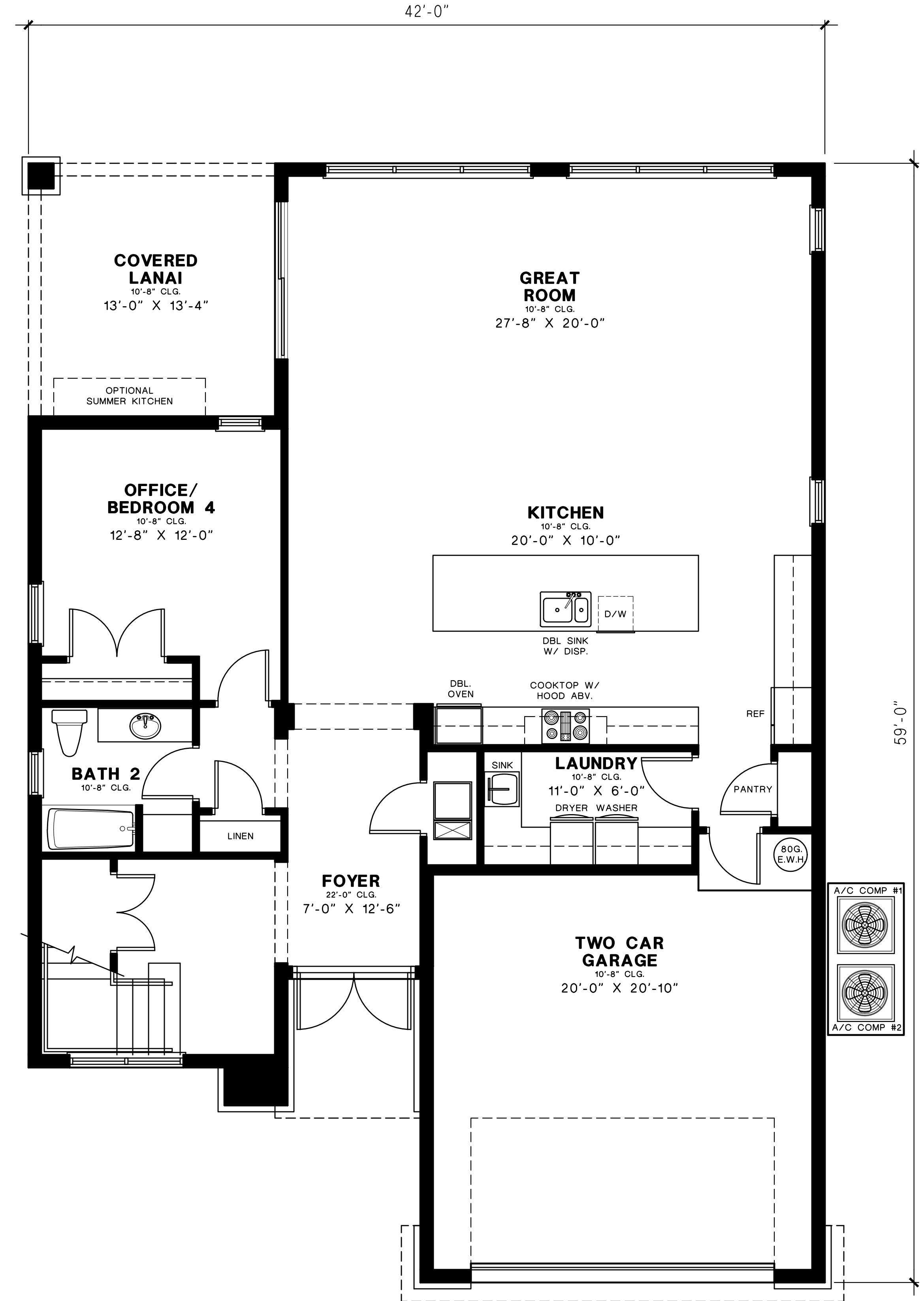


LUGANO MODEL



LUGANO MODEL



FIRST FLOOR PLAN

AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	1,568 SQ. FT.
SECOND FLOOR A/C AREA:	1,511 SQ. FT.
TOTAL A/C LIVING AREA:	3,079 SQ. FT.
GARAGE:	469 SQ. FT.
COV'D. ENTRY:	53 SQ. FT.
COV'D. LANAI:	173 SQ. FT.
COV'D. BALCONY:	230 SQ. FT.
TOTAL:	4,004 SQ. FT.



REVISIONS

ALL DIMENSIONS, ROOM ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE OFFICE AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAURICE MENASCHE, P.A.

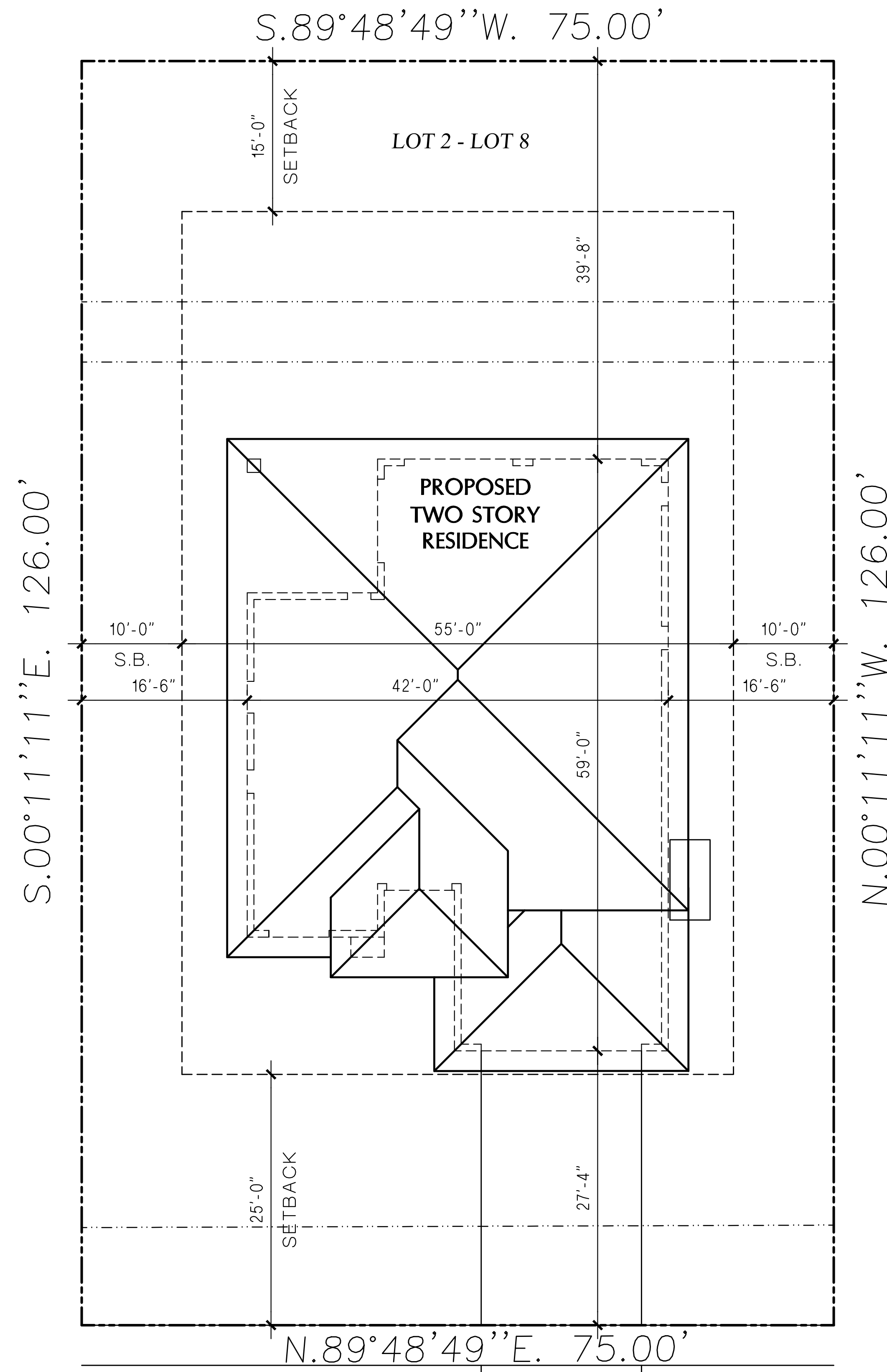
LUGANO MODEL
FOUR BEDROOMS / FOUR BATHS
THE OAKS
DAVIE, FLORIDA

TO THE BEST OF MY KNOWLEDGE, THE DESIGN DEPICTED IN THIS DRAWING COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODE IN EFFECT AS OF DATE OF CERTIFICATION BELOW.

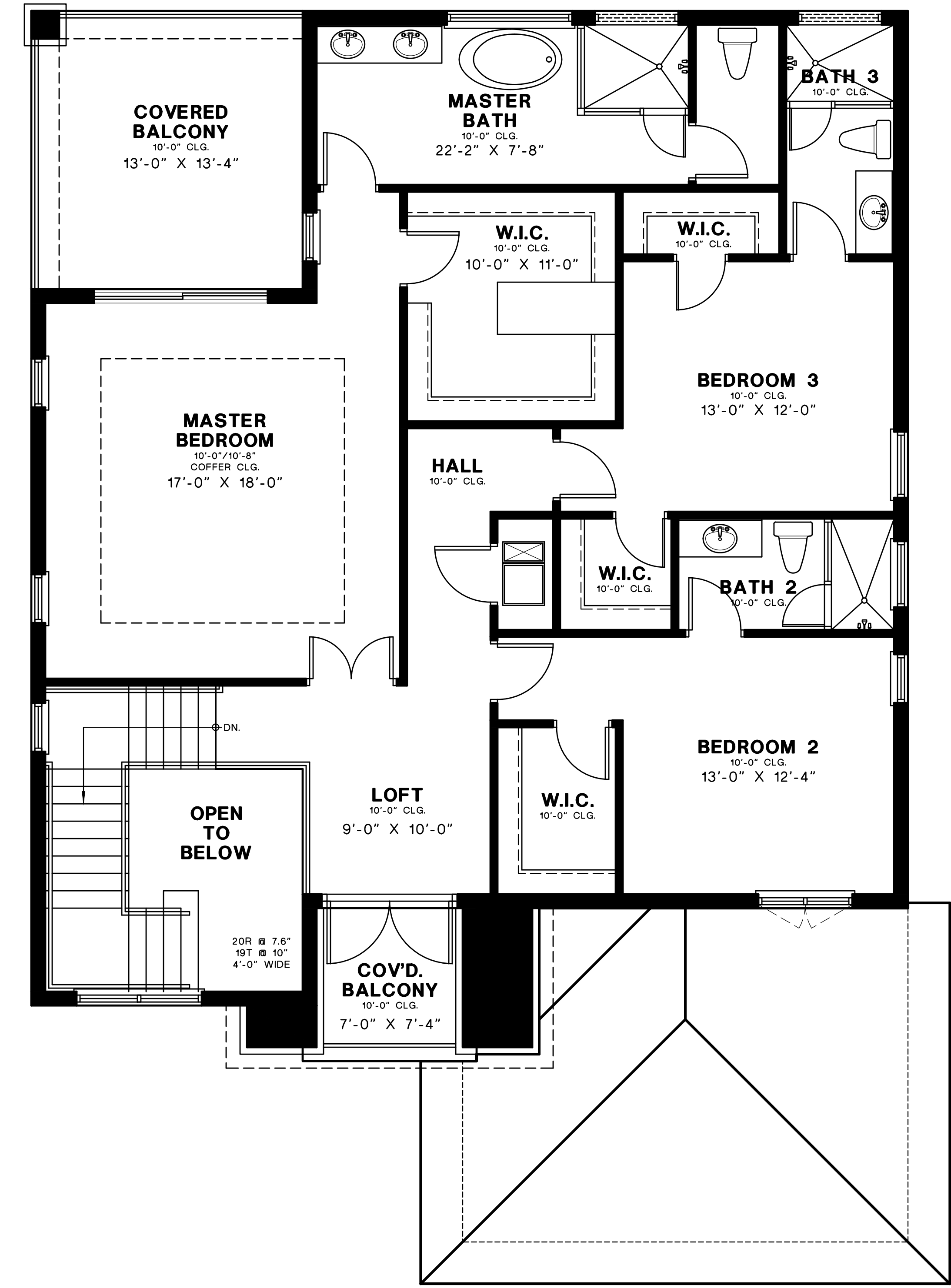
Maurice Menasche, AIA, LEED AP
FL REG. #40024891

SHEET TITLE
1ST FLOOR PLAN

DRAWN	MM
CHECKED	MM
DATE	10/19/20
SCALE	1/4" = 1'-0"
JOB. NO.	191220
SHEET	A-1



LUGANO MODEL



SECOND FLOOR PLAN



NO.	REVISIONS

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LUGANO MODEL
 FOUR BEDROOMS / FOUR BATHS
 THE OAKS
 DAVIE, FLORIDA

TO THE BEST OF MY KNOWLEDGE, THE DESIGN DEPICTED ON THIS DRAWING COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES IN EFFECT AS OF DATE OF CERTIFICATION BELOW.

Maurice Menasche, AIA, LEED AP
 FL REG. #ARD004881

SHEET TITLE	2ND FLOOR PLAN
DRAWN	MM
CHECKED	MM
DATE	10/19/20
SCALE	1/4" = 1'-0"
JOB. NO.	191220
SHEET	



Maurice Menasche, P.A.
 Architecture • Planning • Design
 FL REG. #ARD014891
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 Davie, Florida 33330
 Ph: (954) 474-8540 Fax: (954) 474-8550
 www.MenascheArchitecture.com

NO.	REVISIONS

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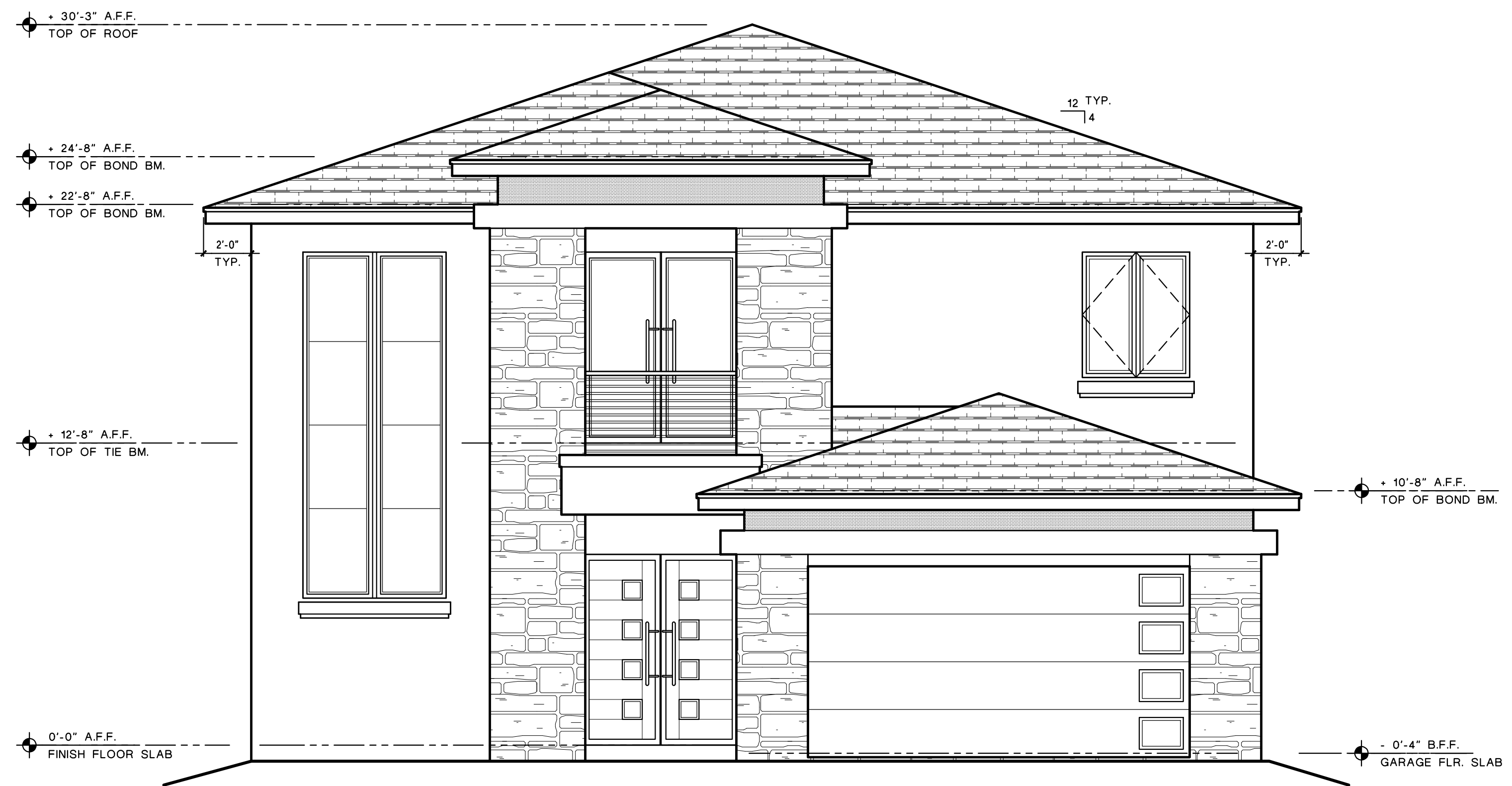
MAURICE MENASCHE, P.A. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE OFFICE SHALL BE NOTIFIED OF ANY VARIATION BEFORE THE COMMENCEMENT OF CONSTRUCTION. NO CHANGES WILL BE ACCEPTED AFTER THE COMMENCEMENT OF CONSTRUCTION.

LUCANO MODEL
 FOUR BEDROOMS / FOUR BATHS
 THE OAKS
 DAVIE, FLORIDA

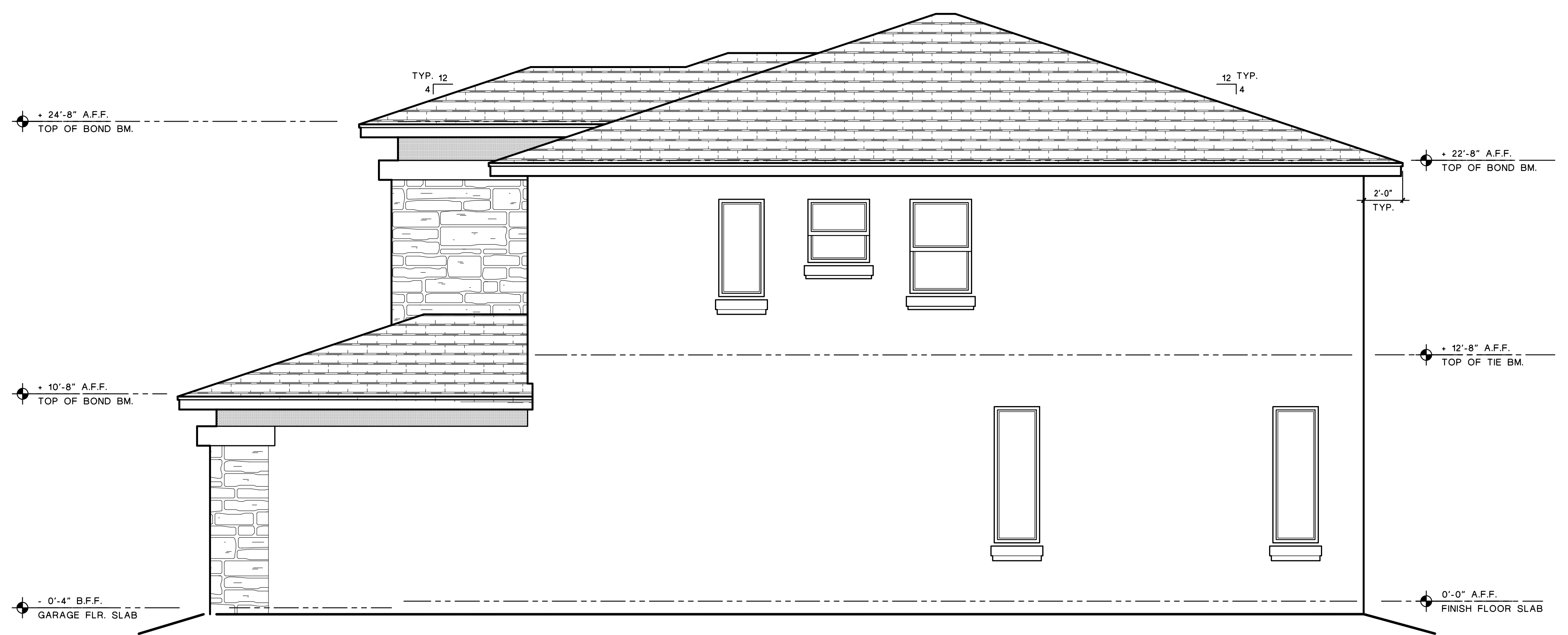
TO THE BEST OF MY KNOWLEDGE, THE DESIGN DEPICTED ON THIS DRAWING COMPLIES WITH THE CITY OF DAVIE, FLORIDA BUILDING CODE IN EFFECT AS OF DATE OF CERTIFICATION BELOW.

Maurice Menasche, AIA, LEED AP
 FL REG. #ARD014891

SHEET TITLE	ELEVATIONS
DRAWN	MM
CHECKED	MM
DATE	10/18/20
SCALE	1/4" = 1'-0"
JOB. NO.	191220
SHEET	A-3
OF	4 SHEETS



FRONT ELEVATION



RIGHT ELEVATION

NO.	REVISIONS

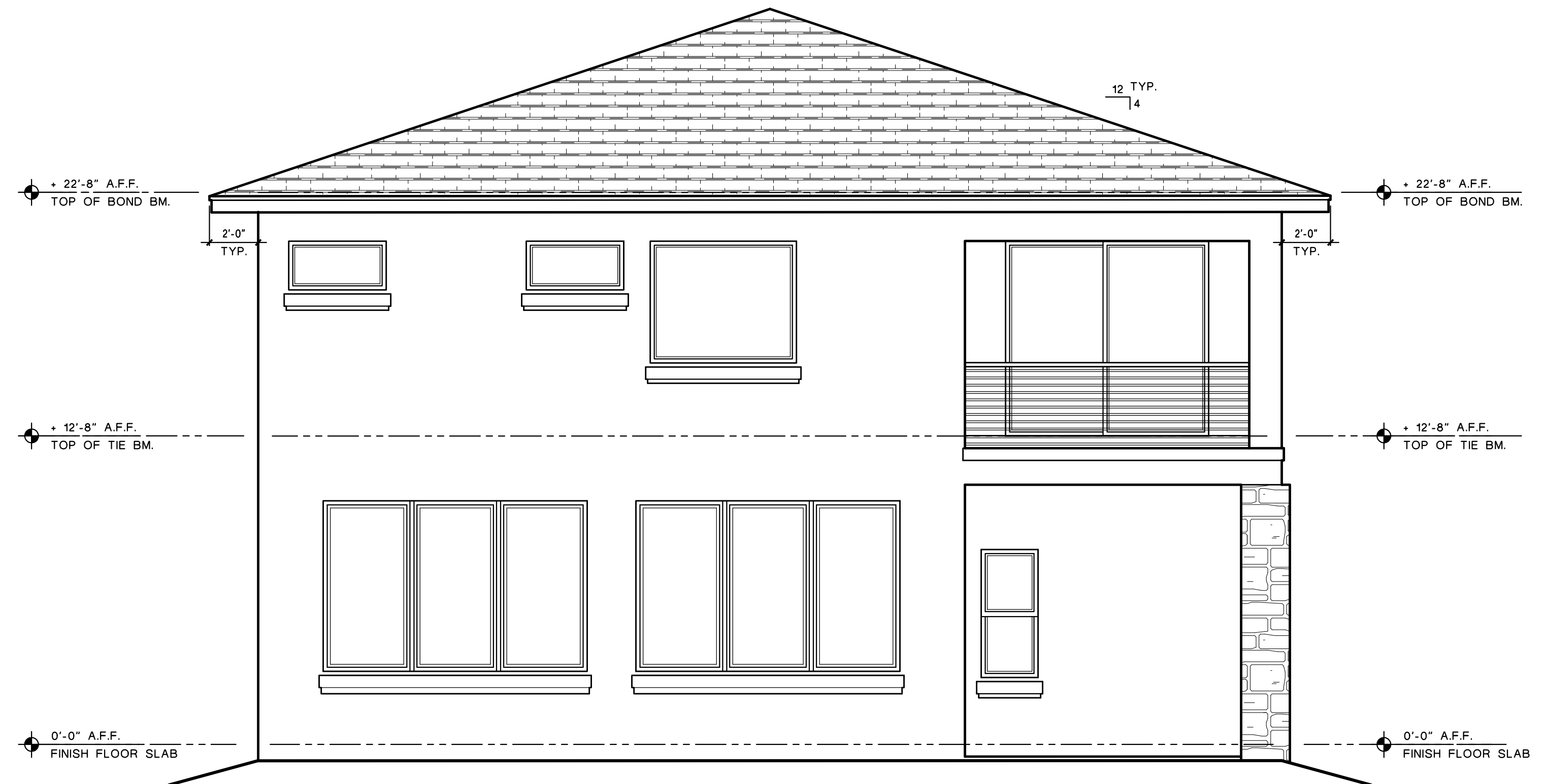
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LUCANO MODEL
 FOUR BEDROOMS / FOUR BATHS
 THE OAKS
 DAVIE, FLORIDA

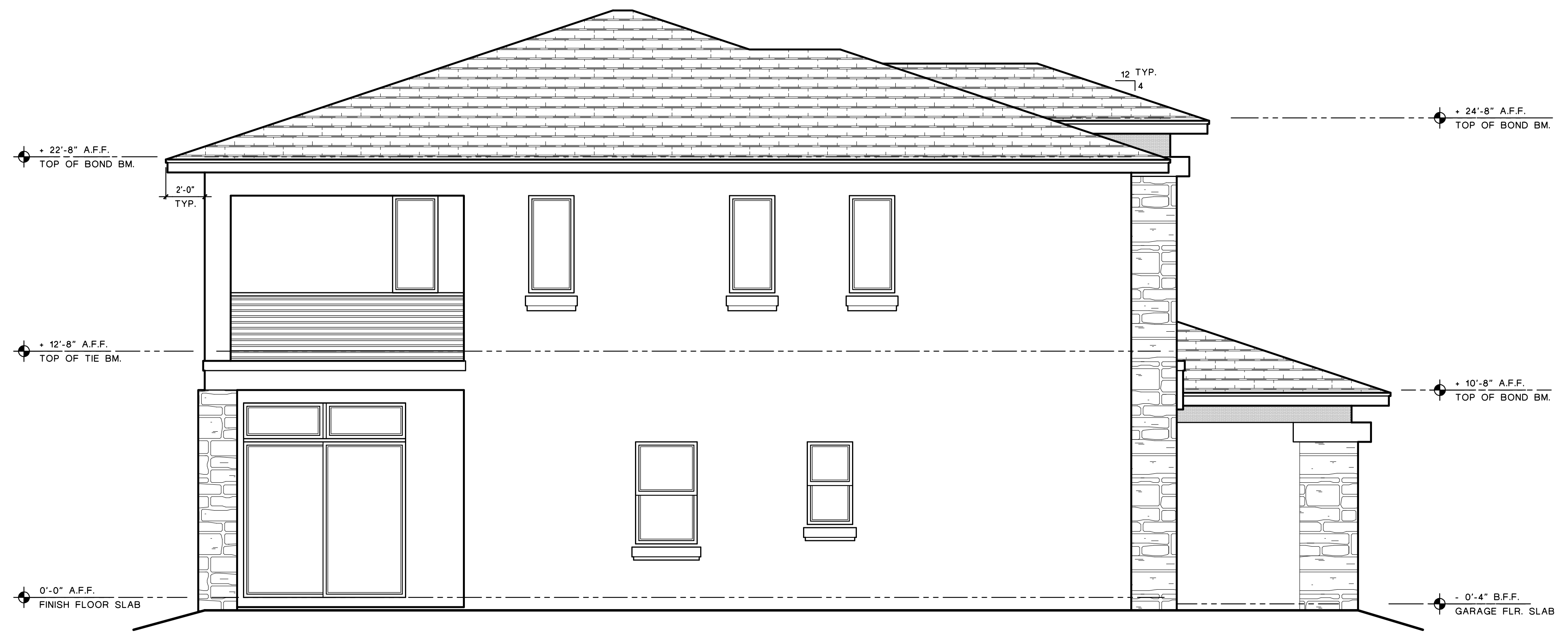
TO THE BEST OF MY KNOWLEDGE, THE DESIGN DEPICTED ON THIS DRAWING COMPLIES WITH THE APPLICABLE BUILDING CODES IN EFFECT AS OF DATE OF CERTIFICATION BELOW.

Maurice Menasche, AIA, LEED AP
 FL REG. #ARD014891

SHEET TITLE	ELEVATIONS
DRAWN	MM
CHECKED	MM
DATE	10/19/20
SCALE	1/4" = 1'-0"
JOB. NO.	191220
SHEET	



REAR ELEVATION



LEFT ELEVATION