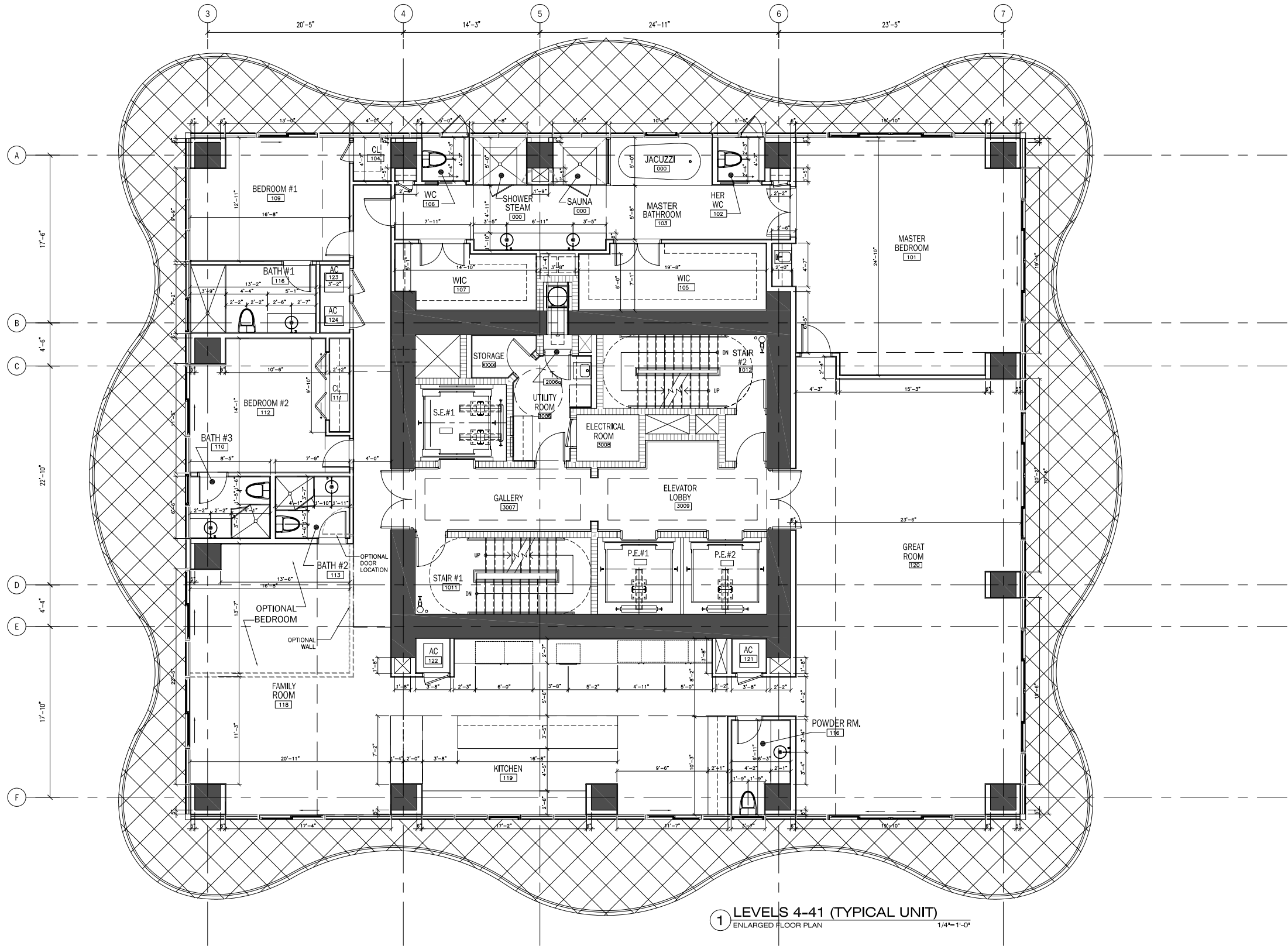




1 LEVELS 4-41 (TYPICAL UNIT)
ENLARGED FLOOR PLAN

1/4"=1'-0"

GENERAL FAIR HOUSING NOTES

(1) ALL LIVING UNITS WITHIN THIS PROJECT ARE CONDOMINIUM UNITS AND THEREFORE MUST MEET THE REQUIREMENTS SET FORTH IN THE "FAIR HOUSING ACT."

(2) ALL DWELLING UNITS IN THIS PROJECT FALL UNDER SPECIFICATION 12 OF THE FAIR HOUSING ACT, CHAPTER 7, PART B, WHICH REQUIRES ONLY ONE BATHROOM IN THE RESIDENTIAL UNIT TO COMPLY WITH THE USABLE BATHROOM GUIDELINES LISTED BELOW.

USABLE BATHROOMS SPECIFICATIONS INCLUDE:

- (A) AN ACCESSIBLE ROUTE TO AND INTO THE BATHROOM WITH A NOMINAL 32-INCH CLEAR DOOR OPENING.
- (B) SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS.
- (C) REINFORCED WALLS TO ALLOW FOR THE LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, AND SHOWER STALL.
- (D) MANEUVERING SPACE WITHIN THE BATHROOM TO PERMIT A PERSON USING A MOBILITY AID TO ENTER THE ROOM, CLOSE AND REOPEN THE DOOR, AND EXIT.
- (E) MANEUVERING AND CLEAR FLOOR SPACE WITHIN THE BATHROOM TO PERMIT A PERSON USING A MOBILITY AID TO APPROACH AND USE FIXTURES. FIXTURE DIMENSIONS AND PLACEMENT ARE SPECIFIED ONLY UNDER CERTAIN CONDITIONS.

(3) ALL OTHER BATHROOMS IN THE DWELLING UNITS MUST COMPLY WITH SPECIFICATIONS (A), (B), (C) ABOVE, EXCEPT FOR THE POWDER ROOMS IN THE PENTHOUSE UNITS WHICH ARE ONLY REQUIRED TO MEET GUIDELINES (A) AND (B).

(4) ALL CONDOMINIUM KITCHENS TO BE COMPLIANT WITH THE USABLE KITCHEN GUIDELINES AS PER THE FAIR HOUSING ACT, CHAPTER 7, WHICH SPECIFIES THAT:

- (A) A 30-INCH X 48-INCH CLEAR FLOOR SPACE BE PROVIDED AT EACH KITCHEN APPLIANCE OR FIXTURE WHILE ADJOINING THE ACCESSIBLE ROUTE THAT MUST PASS INTO AND THROUGH THE KITCHEN.
- (B) THE CLEAR FLOOR SPACE MUST BE POSITIONED EITHER PARALLEL OR PERPENDICULAR TO AND CENTERED ON THE APPLIANCE OR FIXTURE.
- (C) UNLESS KNEE SPACE IS PROVIDED, SPACE TO EXECUTE A PARALLEL APPROACH MUST BE PROVIDED AT RANGES, COOKTOPS, AND SINKS.
- (D) A CLEARANCE OF AT LEAST 40 INCHES BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES AND WALLS MUST BE PROVIDED APPLIANCE DEPTHS (EXCLUDING DOOR HANDLES) MUST BE INCLUDED WHEN CALCULATING THE 40-INCH CLEARANCES.
- (E) A 60-INCH DIAMETER TURNING CIRCLE IS REQUIRED IN U-SHAPED KITCHENS THAT HAVE A SINK, RANGE, OR COOKTOP AT ITS BASE. AS AN EXCEPTION A CLEARANCE OF AT LEAST 40 INCHES BETWEEN THE LEGS OF THE U IS ALLOWED WHEN REMOVABLE BASE CABINETS ARE PROVIDED UNDER THE COOKTOP OR SINK.

LEGEND



- INDICATES 60-INCH DIAMETER TURNING RADIUS
- 30' x 48' CLEAR FLOOR SPACE FOR PARALLEL OR PERPENDICULAR APPROACH
- 30' x 48' CLEAR FLOOR SPACE FOR PARALLEL OR PERPENDICULAR APPROACH AT TUB AND SHOWER
- 48' x 56' CLEAR FLOOR SPACE AT TOILET
- INDICATES REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS



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LANDSCAPE ARCHITECT

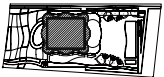
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SEAL / SIGNATURE / DATE

State of Florida Registration # A20208770

CONSTRUCTION DOCUMENTS

Office Registration #AA C000465

Δ	Date	Issued For
	09.15.06	100% D.D.
	10.23.06	50% C.D.s
	11.17.06	Permit Set
Δ	01.26.07	Fire Comments
Δ	XXXXXX	City Comments

ARO Project No.: 2440
Drawn by: PF
Approved by: DW

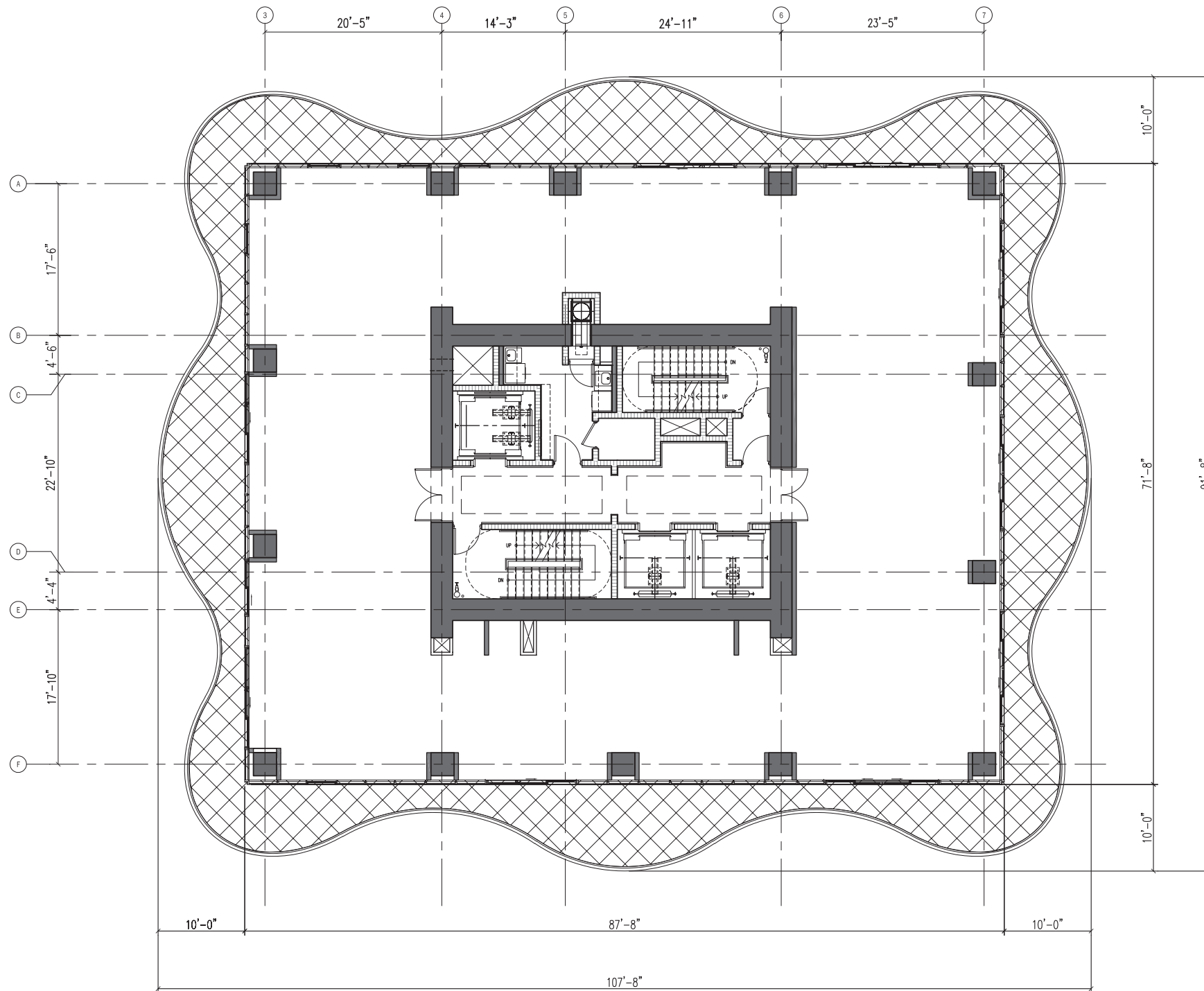
SHEET INDEX
LEVELS 4-41 (TYPICAL UNIT)
ENLARGED FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NO.

A-1.202

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CREATE YOUR OWN SPACE

Buyers of Regalia have the option of customizing their units into virtually limitless layouts due to the presence of numerous wet walls, which allow residents to extend plumbing anywhere on the floor plan.

Please use the provided pen to inspire your floor plan.

Design By: _____
Your Signature