

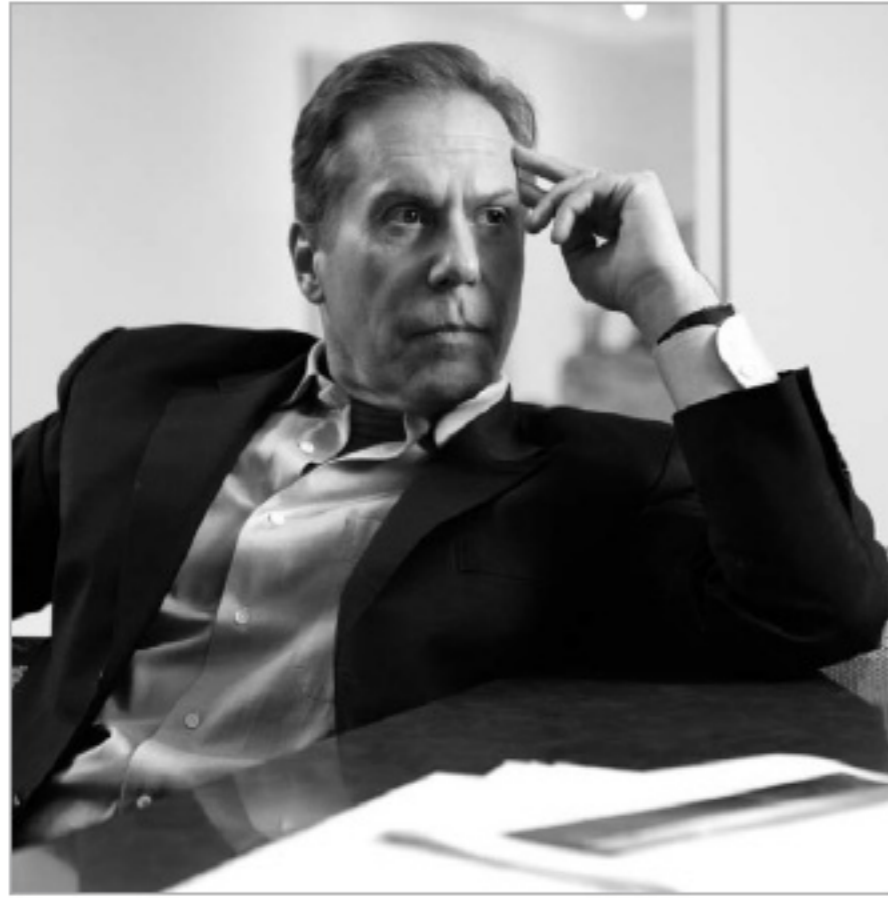
# 40 Single Floor Residences

## Regalia - Limited Edition Living

Set in more than one acre of oceanfront property, Regalia's unique sculptural masterpiece evokes the sinuous lines of the waves below. World-renowned Arquitectonica has created a distinctive tower in a broad enclave adjoining the villas of Golden Beach's upscale community.

Within the private haven, the residences' interiors surpass all existing notions of craftsmanship, quality and style. Unparalleled personal service and attention to detail create a sophisticated and uncompromising world for those who expect the best.





## Bernardo Fort Brescia, FAIA

Mr. Fort-Brescia is a founding principal of Arquitectonica. The firm is based in Miami and New York with offices in Los Angeles, Paris, Madrid, Dubai, Hong Kong, Shanghai, Manila, Lima and São Paulo. Since its founding in 1977, Arquitectonica has developed an international practice recognized for excellence and innovation. In addition to teaching and lecturing at the Harvard School of Urban Design, Mr. Fort-Brescia has lectured around the world and his work has been exhibited in numerous prominent museums throughout the United States, Europe and Asia.

His designs have won many American Institute of Architects Design Awards and Progressive Architecture Design Awards. Mr. Fort-Brescia is the recipient of the 1996 AIA Florida Honor for Design Award and the 1998 AIA Silver Medal for Design Excellence. He was made a Fellow of the American Institute of Architects in 1992 and was inducted into the Interior Design Hall of Fame in 1999. Mr. Fort-Brescia was honored by the Salvadori Center in New York with the 2000 Founder's Award.

## Dale Chihuly

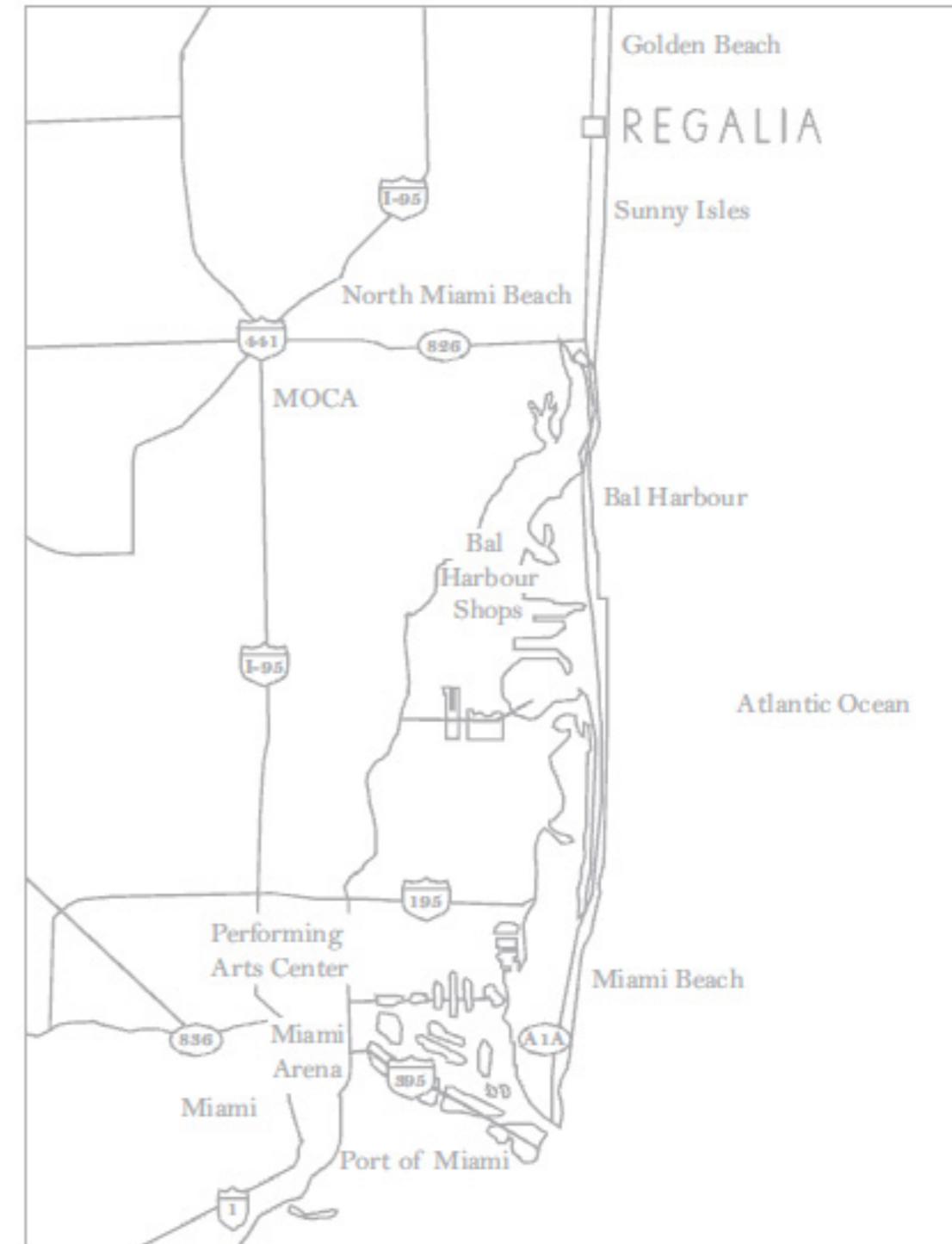
Dale Chihuly's artwork conveys a rhythm and energy that embodies the essence of the artist: his boldness and dedication to exploring new ground, his passionate love of color, his seemingly endless creative energy, and his fascinated engagement with the creative process. As a showcase for Chihuly artwork, Regalia promises to convey a similar dynamic energy and excitement.





# Amenities Level

The amenities, services and technology surpass all expectations to achieve the ultimate in luxury living.



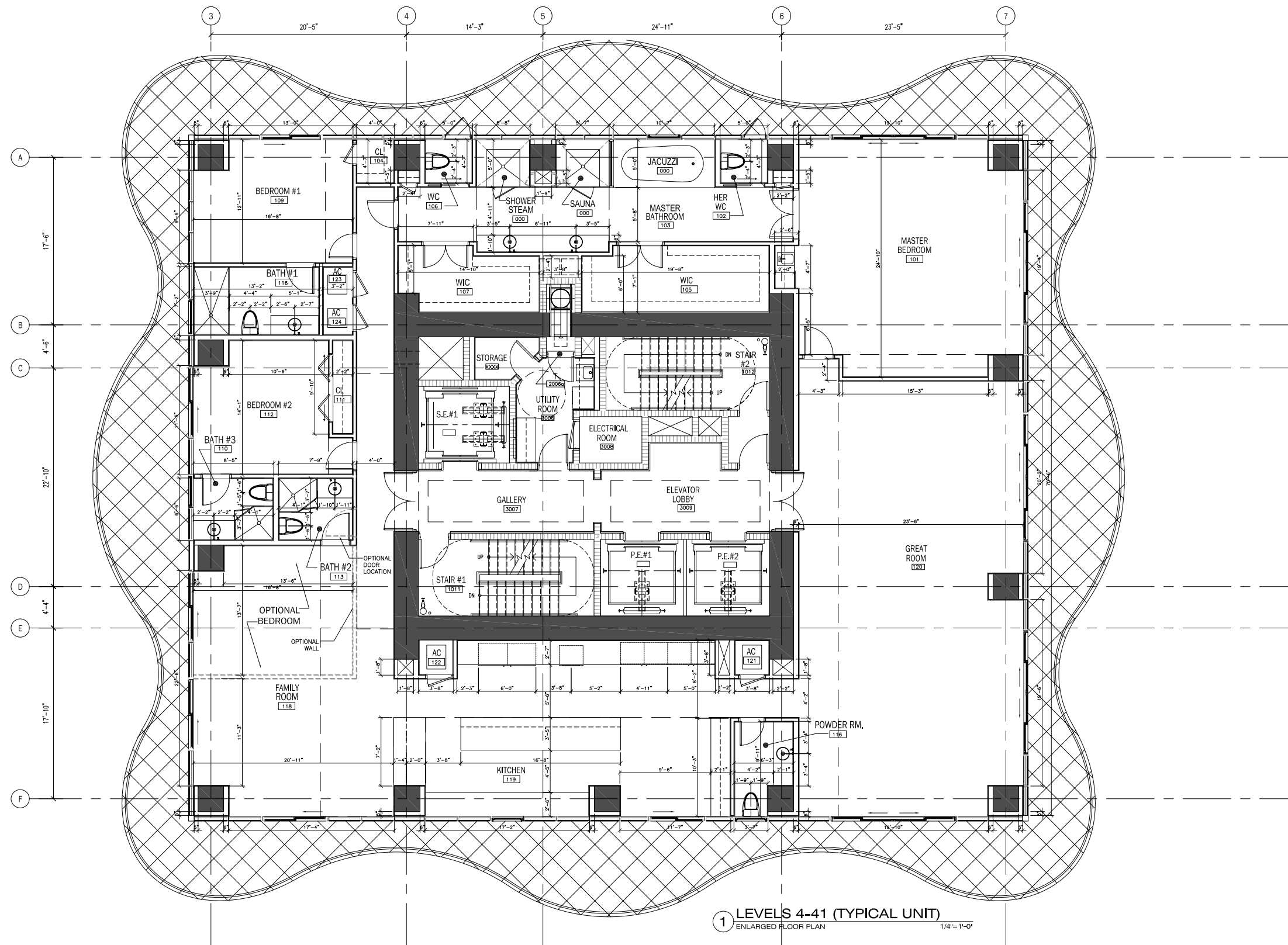
Site: 19505 Collins Avenue, Sunny Isles Beach, FL 33160

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[www.regaliamiami.com](http://www.regaliamiami.com)

PRICES, DEVELOPMENT PLANS, FLOOR PLANS, ARTISTS RENDERINGS, PHOTOS, LAND USES, DIMENSIONS, SPECIFICATIONS, IMPROVEMENTS, MATERIALS, AMENITIES AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUIRED BY LAW. DIMENSIONS ARE APPROXIMATE AND ARE NOT TO ANY PARTICULAR SCALE. ALL DIMENSIONS ARE MEASURED TO THE ESTIMATED EXTERIOR BOUNDARIES OF THE EXTERIOR AND CORRIDOR WALLS AND TO THE CENTERLINE OF INTERIOR DEMISING WALLS AND WILL BE GREATER THAN THE ESTIMATED DIMENSIONS THAT WOULD BE DERIVED BASED ON THE DEFINITION OF THE "UNIT" BOUNDARIES SET FORTH IN THE DECLARATION OF CONDOMINIUM, WHICH GENERALLY INCLUDES ONLY THE AIRSPACE WITHIN THE UNIT. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS COMMERCIAL MESSAGE DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY A UNIT IN THE CONDOMINIUM. NO SOLICITATION, OFFER OR SALE OF A UNIT IN THE CONDOMINIUM WILL BE MADE IN ANY JURISDICTION IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL PRIOR TO REGISTRATION UNDER THE SECURITIES, CONDOMINIUM OR LAND SALES LAWS OF SUCH JURISDICTION.



**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 29 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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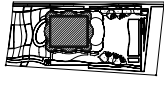
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KEY PLAN

SEAL / SIGNATURE / DATE

State of Florida Registration # AR2000373  
**CONSTRUCTION DOCUMENTS**

Date	Issued For
09.15.06	100% C.D.
10.23.06	50% C.D.
11.17.06	Permit Set
01.26.07	File Comments
03.01.07	City Comments

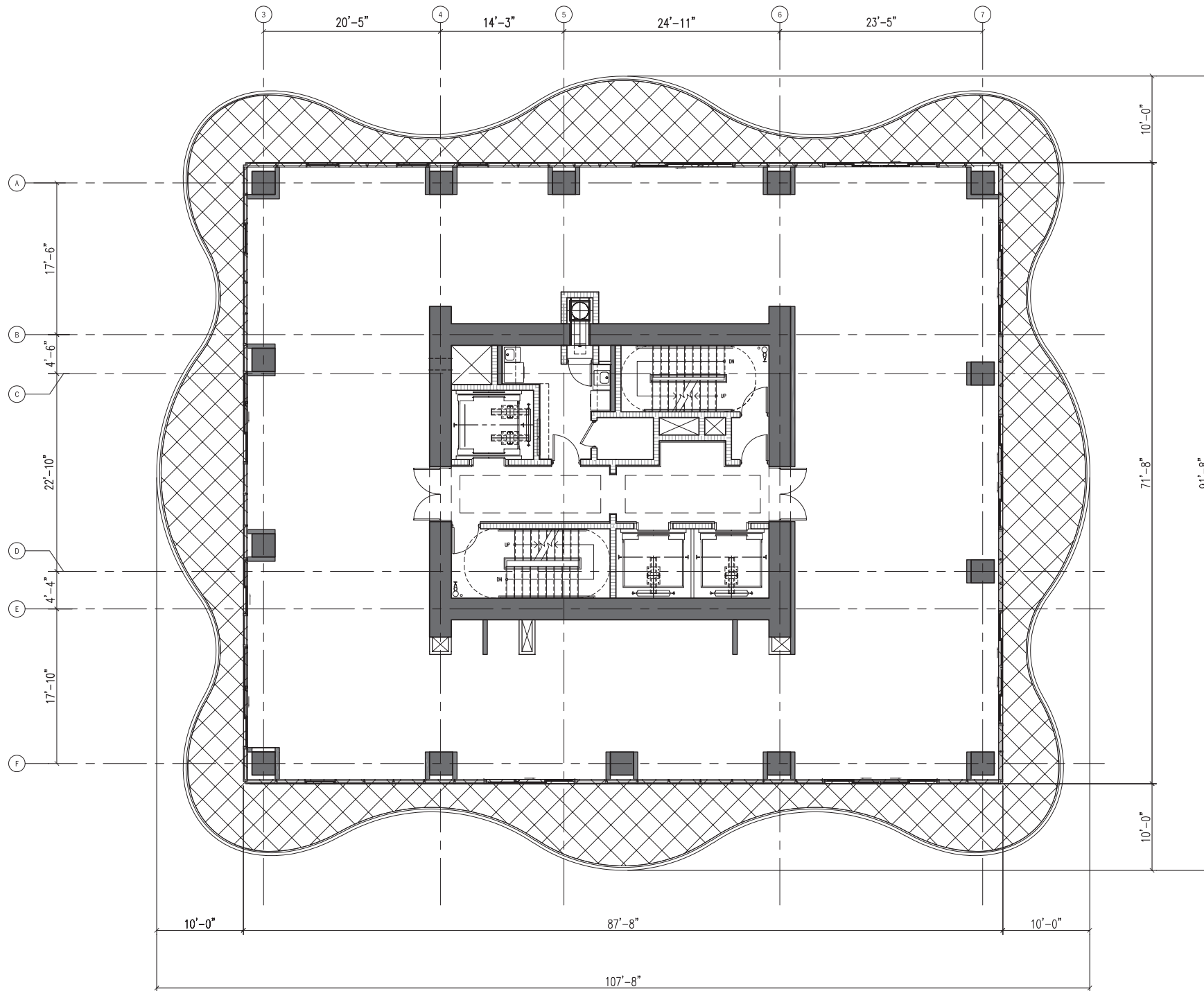
ARO Project No.: 2440  
Drawn by: PF  
Approved by: DW

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

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

SHEET NO.

**A-1.202**



## 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*

