



01 RENDERING

NTS

ISSUE DATE: 06.18.14

No.	DATE	DESCRIPTION
1	07-31-14	DRC COMMENTS RESPONSE SET

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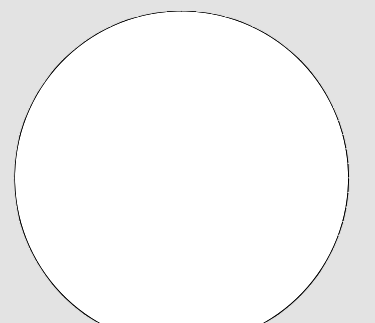
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REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team

Project Name



AQUABLU
920 INTRACOASTAL DRIVE
FORT LAUDERDALE, FLORIDA 33304

Project Number 140430

Drawing Name

INTRACOASTAL VIEW

Scale:

AS SHOWN

Drawing Number

A-004



02 INTRACOASTAL VIEW. CONTEXT

NTS



01 URBAN FACADE VIEW CONTEXT.

NTS

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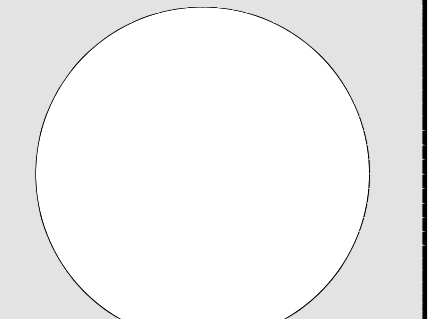
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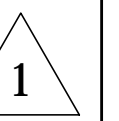
3D MODEL CONTEXT

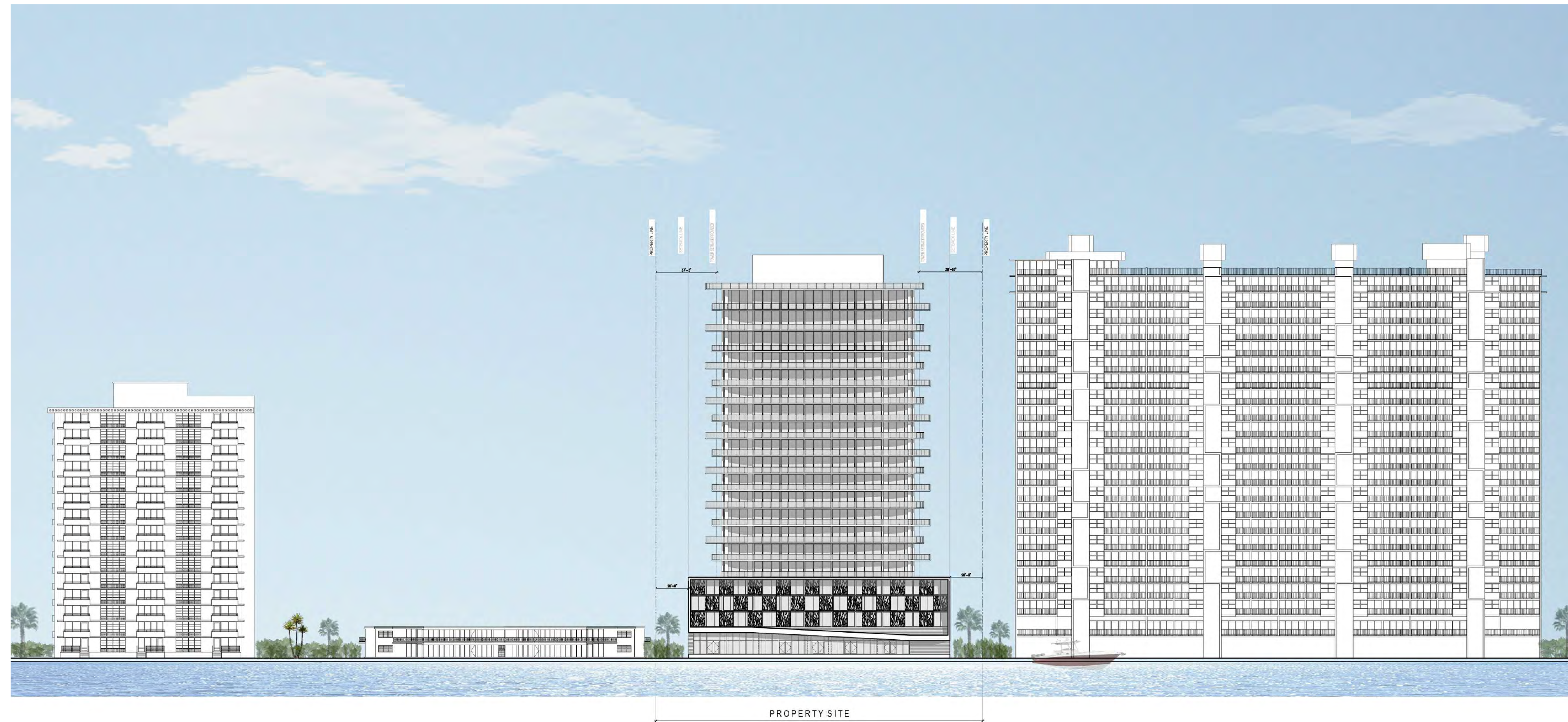
Scale:

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Drawing Number

A-013





01 CONTEXTUAL REAR ELEVATION

N.T.S



02 CONTEXTUAL RENDERING WATER FRONT

N.T.S

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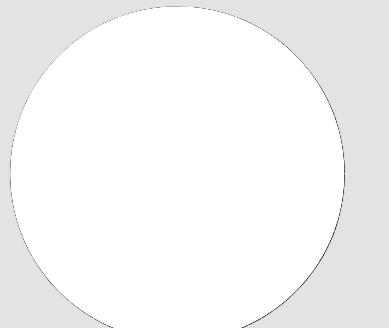
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920 INTRACOASTAL DRIVE
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Drawing Name

CONTEXTUAL REAR ELEVATION
CONTEXTUAL LATERAL ELEVATION

Scale:

AS SHOWN

Drawing Number

A-014

1



02 FRONTAL VIEW (COMPLETE BUILDING) FROM THE INTRACOASTAL STREET

NTS

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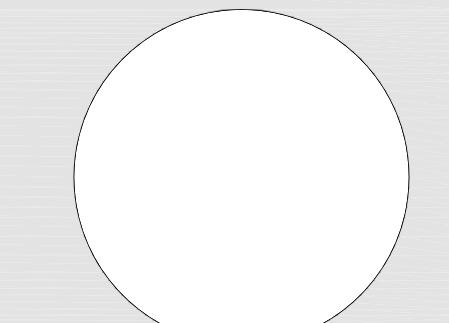
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FORT LAUDERDALE

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920 INTRACOASTAL DRIVE
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Project Number 140430

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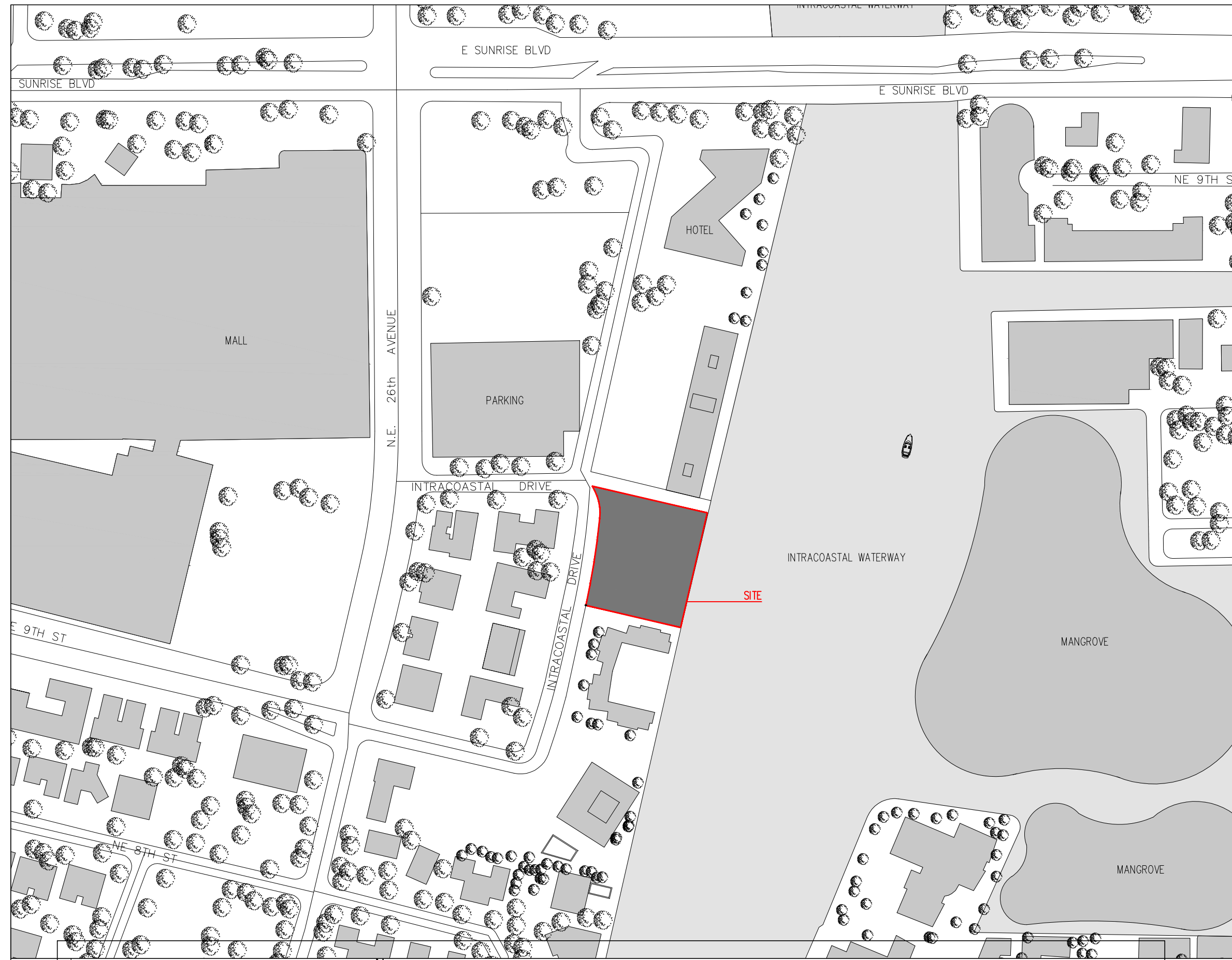
FRONTAL VIEWS
FROM THE INTRACOASTAL STREET

Scale:

AS SHOWN

Drawing Number

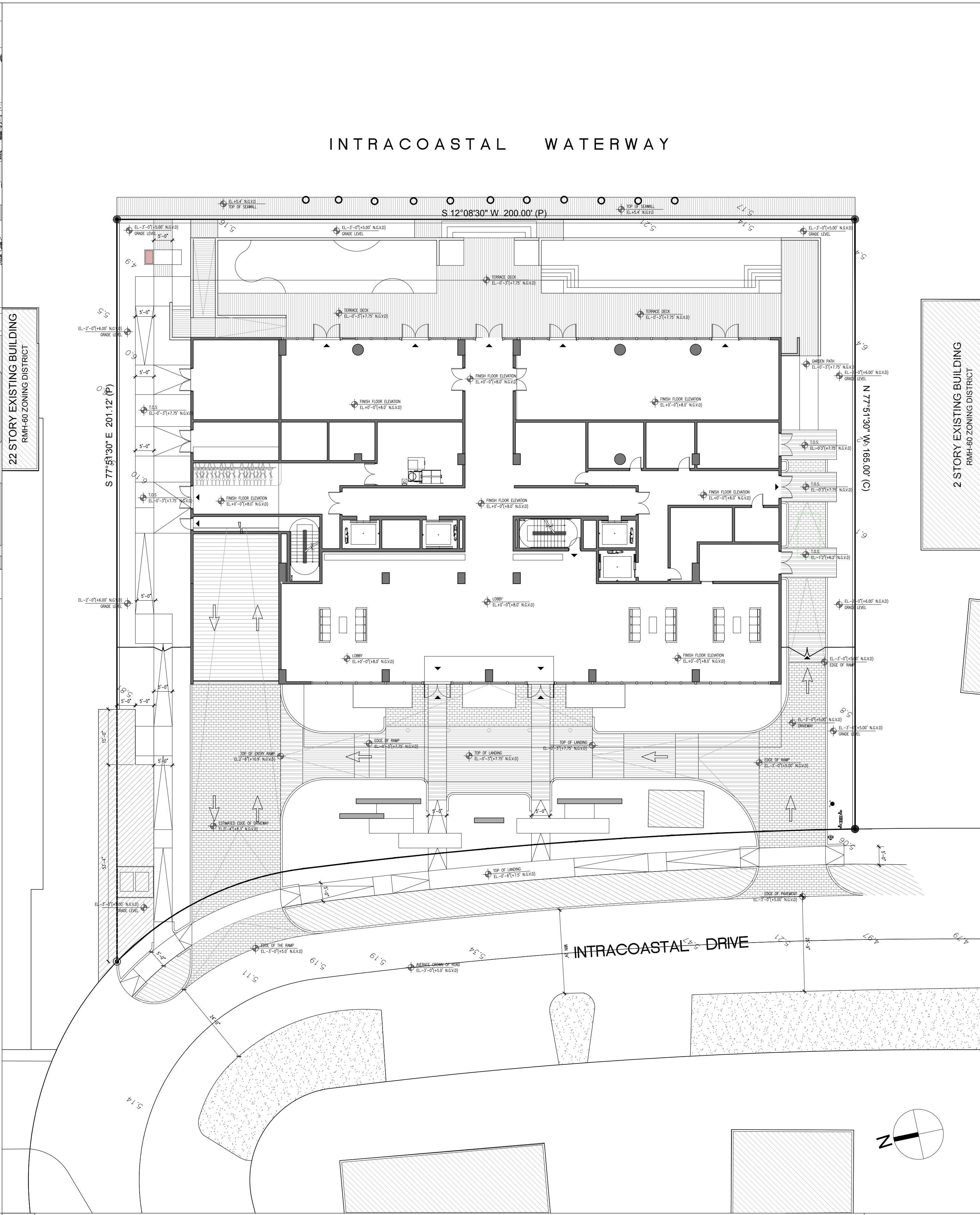
A-017 1



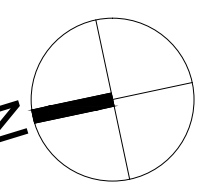
01 PROPERTY LOCATION

PROJECT CRITERIA/ZONING DATA		
920 INTRACOASTAL Dr. FT. LAUDERDALE, FL 33304 8/1/2014		
ZONING DISTRICT	RMH-60 (ADJACENT BUILDING: RMH-60)	
LOT OCCUPATION	REQUIRED / ALLOWED	FORMULA / PROVIDED
a. Lot Area	165,201 sf / 201.1212 AC	34,635 sf / 0.795 acres
b. Lot dimensions	165.201 f / 201.1212 f X 200 f	
c. Lot Coverage	80% 34,635= 27,708 SF	15,029 sf (43.39 %)
d. Maximum density	60 du / net acre= 0.795 x60=47.7 units	45 UNITS
e. Open space		15,292 sqf (44.15%)
f. Landscape area		13,157 sqf (37.99%)
GROSS AREA	FORMULA SF	
Ground FL	1 FL X 15,029 SF	15,029
Parking Podium 2nd fl	1 FL X 18,822 SF	18,822
Parking Podium 3rd fl	1 FL X 18,822 SF	18,822
Parking Podium 4th fl	1 FL X 16,162.8 SF	16,166
Residential tower at Podium	1 FL X 9,993.5	9,993.5
TOWER	12 FL X 9,993.5 SF	119,922.00
TOWER PENTHOUSE	3 FL X 9,993.5 SF	29,981
Roof top	1FL x 1,207 SF	1,207
TOTAL FLR	229,942 / 34,635= 6.6 FLR	229,942
Parking requirement	Multifamily 3 bedroom 2.1 per dwelling unit= 2.1 x 45=94.5 spaces	33sp 2nd fl+ 34 sp 3rd fl+28 sp 4th fl=95 spaces 2.11 per dwelling unit
ADA parking spaces	4 per 100 parking spaces	4
Lading docks	NA	NA
Residential floor efficiency		85%
Average apartment size		3,054.2 SF/UNIT
BUILDING SETBACK	REQUIRED	PROVIDED
a. Principal Front	1/2 HEIGHT OF BLDG (113.5 ft)	Landscape benches: 6.6 ft Ground floor/podium: varies. Min 25 ft Residential Tower: 39 ft
b. Secondary Front	na	NA
c. Side	1/2 HEIGHT OF BLDG (113.5 ft)	Ground floor/podium: 20 ft Residential Tower: 37'3" S/ 39 N ft
d. Rear	1/2 HEIGHT OF BLDG (113.5 ft)	Ground floor/podium: 20 ft Residential Tower: 33 ft
BUILDING HEIGHT		
b. Max Height	150 ft	227 ft / 20 stories
NOTE	* Requires conditional use permit for heights greater than one hundred fifty (150) feet, up to three hundred (300) feet.	

01 ZONING TABULATION



01 SITE LOCATION PLAN_SPOT ELEVATIONS



1/16" = 1'-0"

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REINALDO BORGES, ARCHITECT

Project Team

Project Name

AQUABLU
 FORT LAUDERDALE

920 INTRACOASTAL DRIVE
 FORT LAUDERDALE, FLORIDA 33304

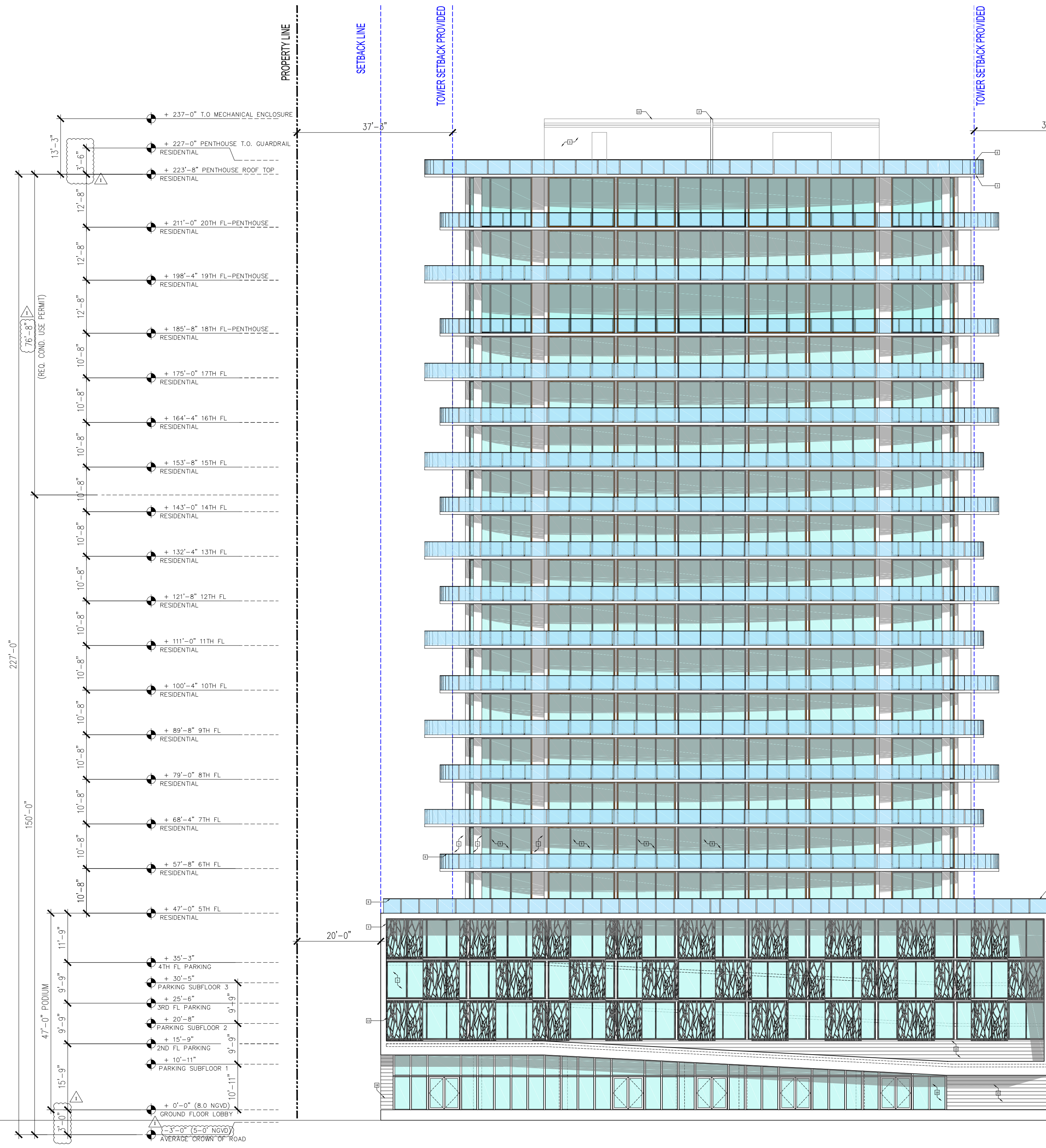
Project Number 140430

Drawing Name

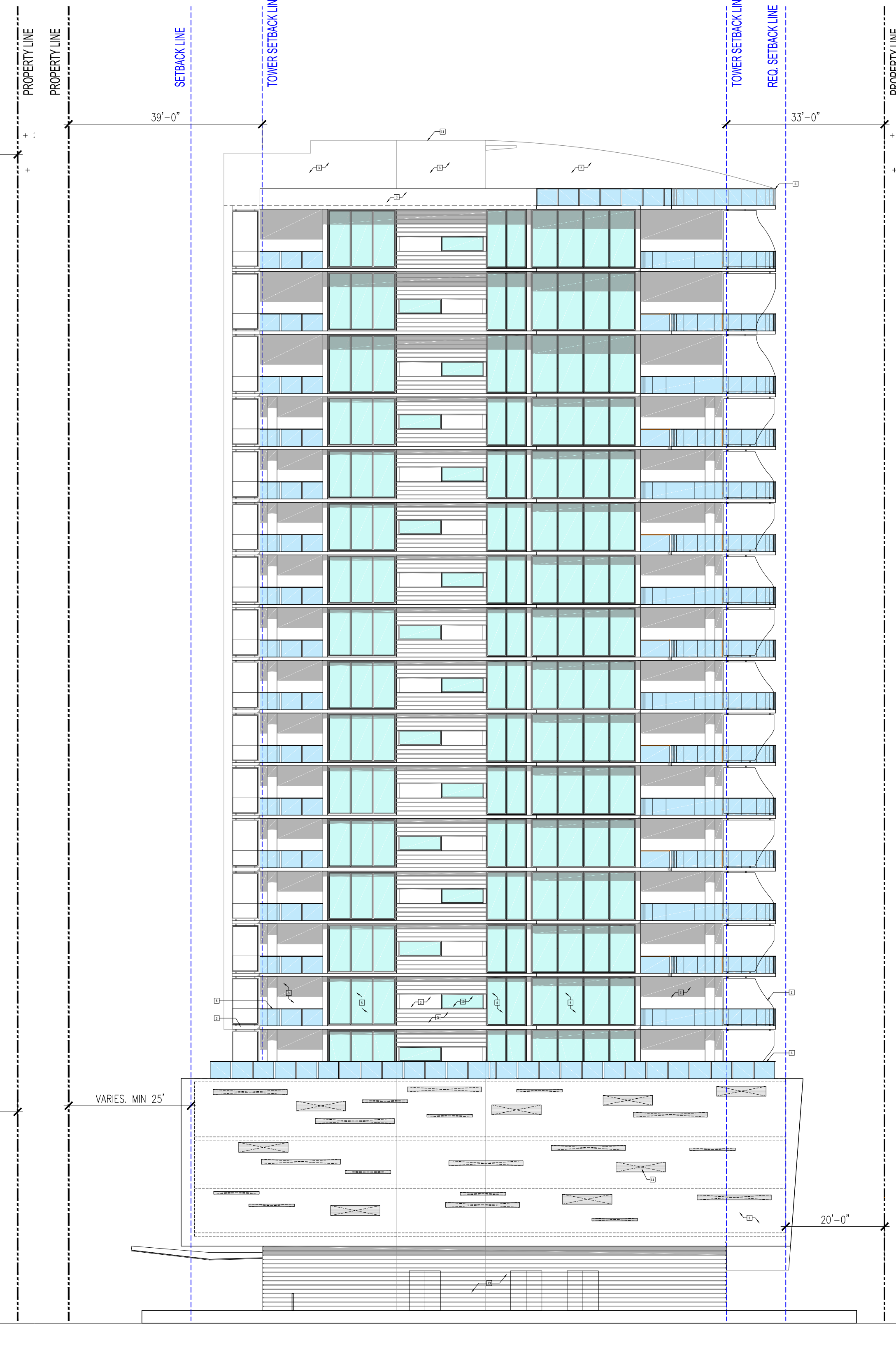
SITE PLAN & ZONING INFO.

Scale:	Drawing Number
AS SHOWN	A-100

- | | | | |
|---------------------------------|---------------------------------------------|---------------------------------------------------|---------------------------------|
| 1 CUSTOM AUTOMATED GARAGE GATE | 5 ALUMINUM & GLASS IMPACT RESISTANT WINDOW. | 9 ALUMINUM & GLASS IMPACT RESISTANT GLASS DOORS. | 13 WOOD CLADDING OR SIMILAR TBD |
| 2 STUCCO PRIVACY WALLS | 6 LAMINATED GLASS RAILING 42" A.F.F. | 10 ALUMINUM & GLASS IMPACT RESISTANT STORE FRONT. | 14 MECH. SCREEN LOUVER SYSTEM |
| 3 SMOOTH STUCCO FINISH | 7 CONCRETE SLAB / SMOOTH STUCCO FINISH | 11 MECHANICAL EQUIPMENT | 15 DECORATIVE SCREEN SYSTEM |
| 4 STONE VENEER TO BE DETERMINED | 8 CONCRETE EYEBROW / BLACK PAINT FINISH | 12 MOSAIC | |



02 EAST ELEVATION_RIVER FACADE



01 NORTH ELEVATION

1/8" = 1'-0"

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1	07-31-14	DRC COMMENTS RESPONSE SET

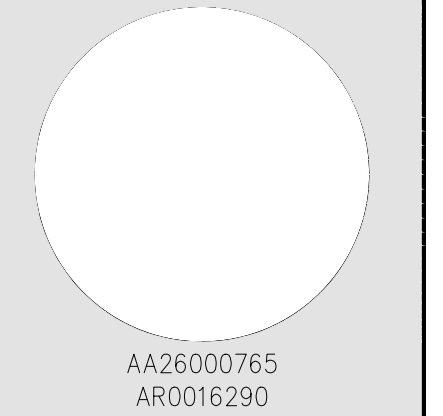
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 920 INTRACOASTAL DRIVE
 FORT LAUDERDALE, FLORIDA 33304

Project Number 140430

Drawing Name

EXTERIOR ELEVATIONS

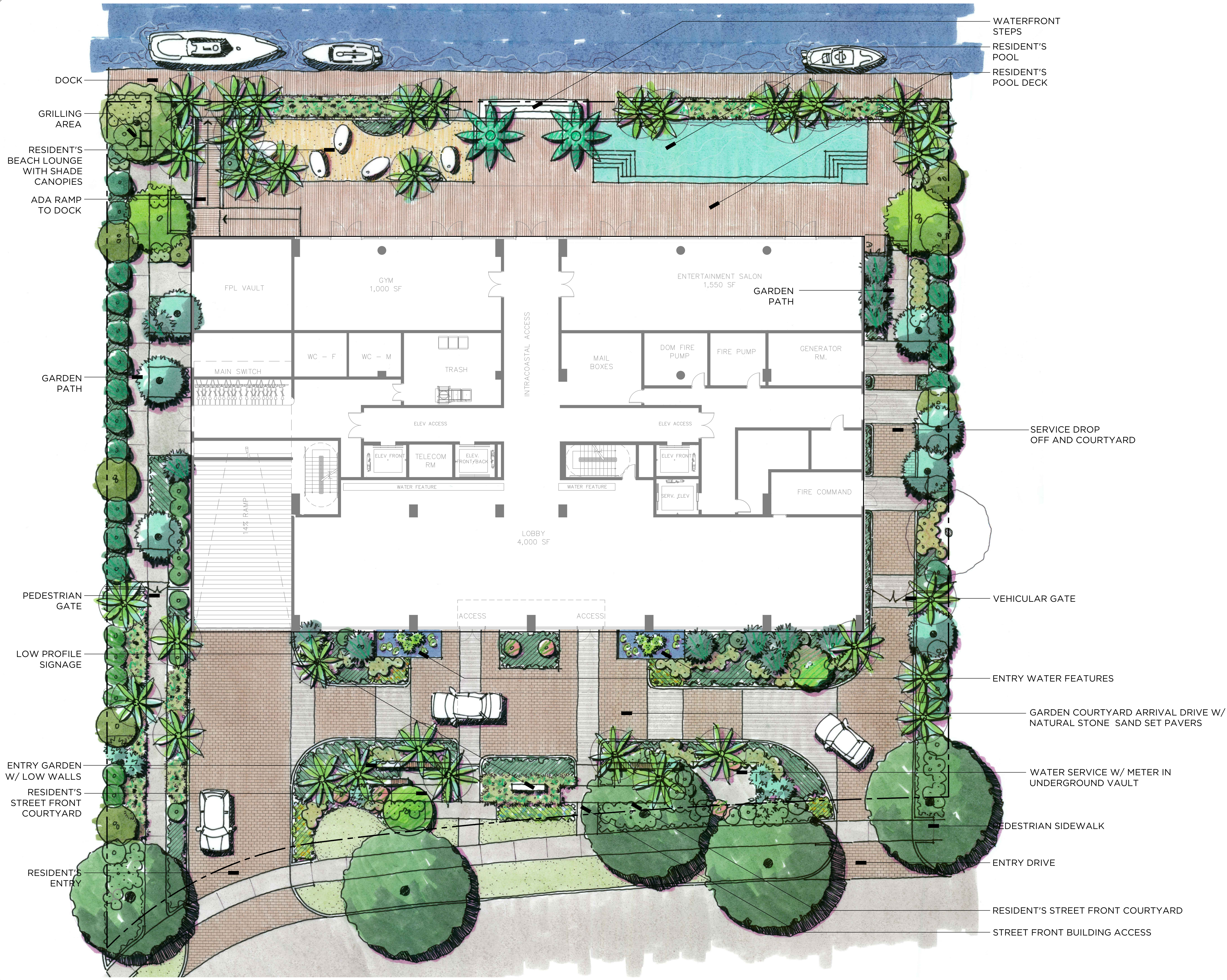
Scale:

Drawing Number

AS SHOWN

A-501

PROJECT PATH: Y:\PROJECTS\14.009 - AQUA BLUE CONDO\DRAWINGS\CADENCEDOC\14-009_SITE ILLUSTRATIVE.DWG



WATERFRONT STEPS
RESIDENT'S POOL
RESIDENT'S POOL DECK

DOCK
GRILLING AREA
RESIDENT'S BEACH LOUNGE WITH SHADE CANOPIES
ADA RAMP TO DOCK

GARDEN PATH

PEDESTRIAN GATE

LOW PROFILE SIGNAGE

ENTRY GARDEN W/ LOW WALLS
RESIDENT'S STREET FRONT COURTYARD

RESIDENT'S ENTRY

INTRACOASTAL ACCESS

ACCESS ACCESS

SERVICE DROP OFF AND COURTYARD

VEHICULAR GATE

ENTRY WATER FEATURES

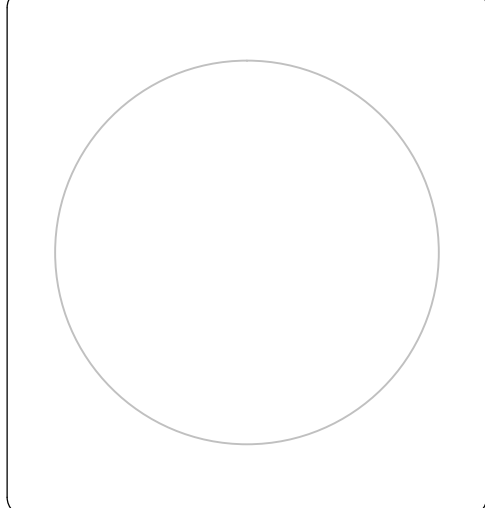
GARDEN COURTYARD ARRIVAL DRIVE W/ NATURAL STONE SAND SET PAVERS

WATER SERVICE W/ METER IN UNDERGROUND VAULT

PEDESTRIAN SIDEWALK

ENTRY DRIVE

RESIDENT'S STREET FRONT COURTYARD
STREET FRONT BUILDING ACCESS



CITY OF FORT LAUDERDALE DRC SUBMITTAL SET

AQUABLU
920 Intracoastal Drive
Fort Lauderdale, FL 33304

NO.	REVISIONS & MILESTONES	DESCRIPTION	DATE
1	DRC COMMENTS RESPONSE SET		07-31-14

PROJECT INFORMATION	
PROJECT NO:	14.009
DRAWN BY:	Cadence
CHKD BY:	
DATE:	JUNE 11, 2014
SCALE:	1" = 10'-0"

ILLUSTRATIVE SITE PLAN

LO-1.01