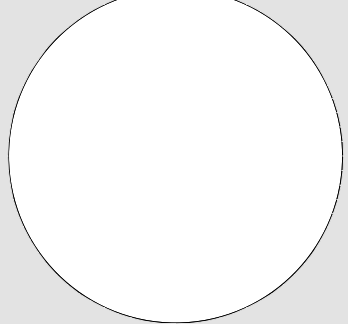





01 RENDERING

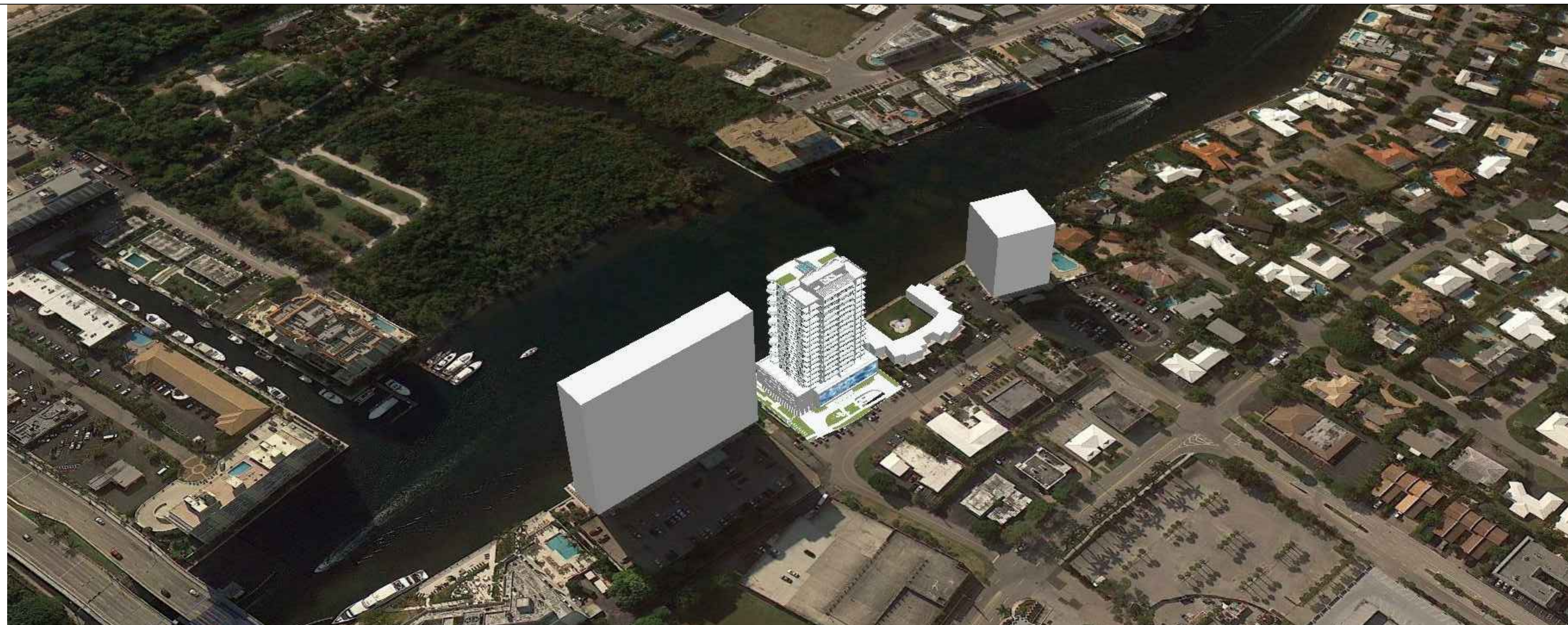
NTS

ISSUE DATE: 06.18.14		
No.	DATE	DESCRIPTION
1	07-31-14	DRC COMMENTS RESPONSE SET
<small>All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.</small>		
<small>All copyrights reserved © 2005</small>		
<h1 style="margin: 0;">borges + associates</h1>		
<small>architecture urban-planning interior-design</small>		
<small>1200 Brickell Ave., Suite 1525 • Miami, Florida 33131 305.374.9216 phone • 305.374.9217 fax</small>		
<small>REINALDO BORGES, ARCHITECT</small>		
		
<small>AA26000765 AR0016290</small>		
Project Team		
Project Name		
		
AQUABLU <small>920 INTRACOASTAL DRIVE FORT LAUDERDALE, FLORIDA 33304</small>		
Project Number 140430		
Drawing Name		
INTRACOASTAL VIEW		
Scale:	Drawing Number	
AS SHOWN	A-004	



02 INTRACOASTAL VIEW. CONTEXT

NTS



01 URBAN FACADE VIEW CONTEXT.

NTS

ISSUE DATE: 06.18.14

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

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

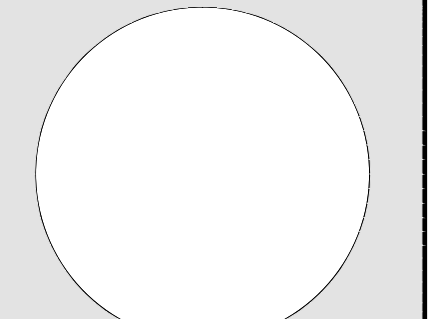
All copyrights reserved © 2005

borges + associates

architecture urban-planning interior-design

1200 Brickell Ave., Suite 1525 • Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team

Project Name

AQUABLU
FORT LAUDERDALE

AQUABLU
920 INTRACOASTAL DRIVE
FORT LAUDERDALE, FLORIDA 33304

Project Number 140430

Drawing Name

3D MODEL CONTEXT

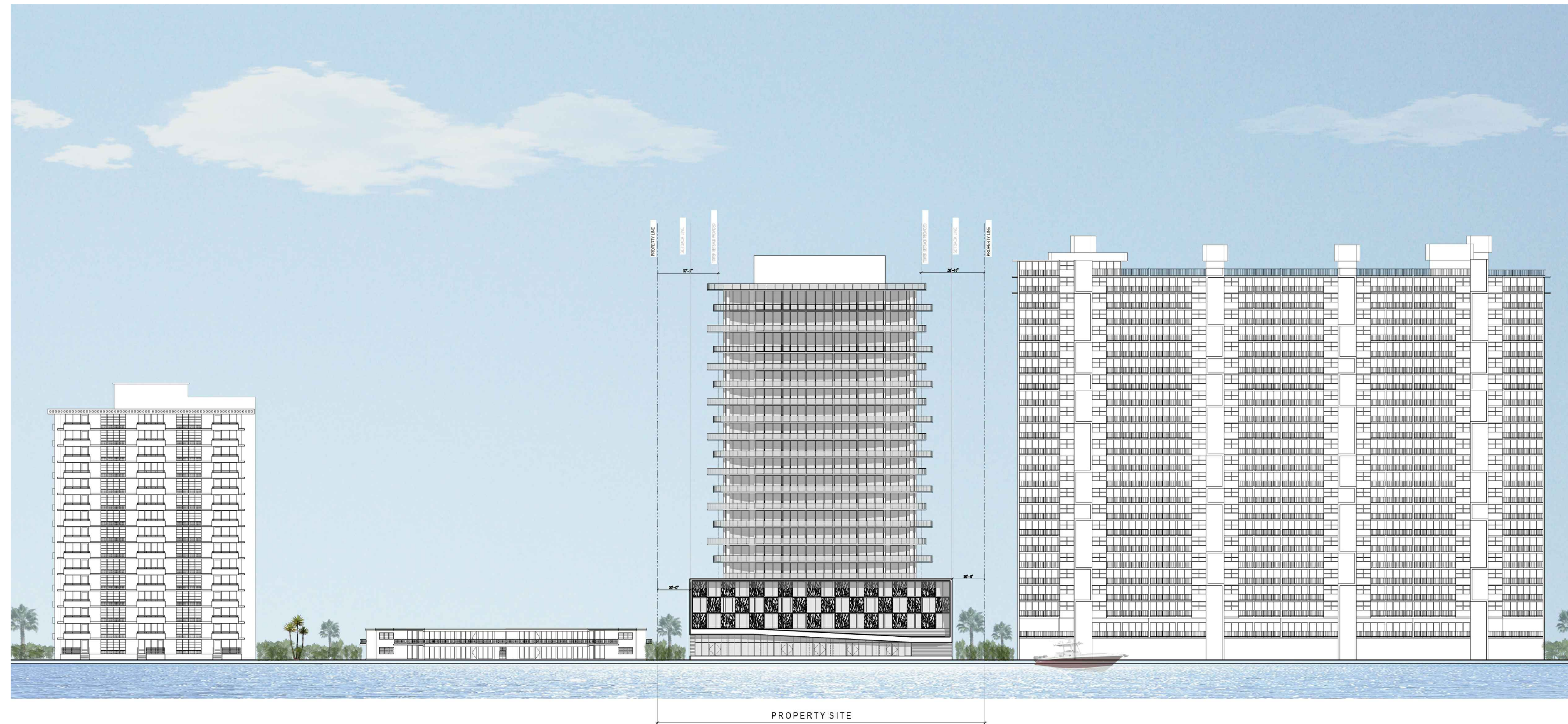
Scale:

AS SHOWN

Drawing Number

A-013

1



01 CONTEXTUAL REAR ELEVATION

N.T.S



02 CONTEXTUAL RENDERING WATER FRONT

N.T.S

ISSUE DATE: 06.18.14		
No.	DATE	DESCRIPTION
1	07-31-14	DRC COMMENTS RESPONSE SET

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2005

borges + associates
 architecture urban-planning interior-design
 1200 Brickell Ave., Suite 1525 • Miami, Florida 33131
 305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

AA26000765
AR0016290

Project Team

Project Name

AQUABLU
 FORT LAUDERDALE
 920 INTRACOASTAL DRIVE
 FORT LAUDERDALE, FLORIDA 33304

Project Number 140430

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

ISSUE DATE: 06.18.14

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

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

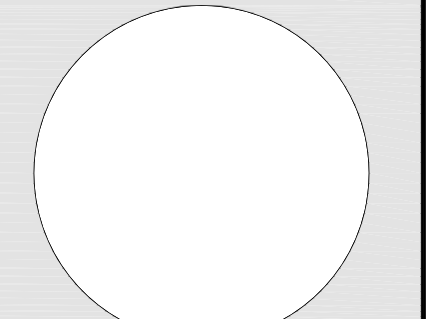
All copyrights reserved © 2005

borges + associates

architecture urban-planning interior-design

1200 Brickell Ave., Suite 1525 • Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team

Project Name

AQUABLU
FORT LAUDERDALE

AQUABLU
920 INTRACOASTAL DRIVE
FORT LAUDERDALE, FLORIDA 33304

Project Number 140430

Drawing Name

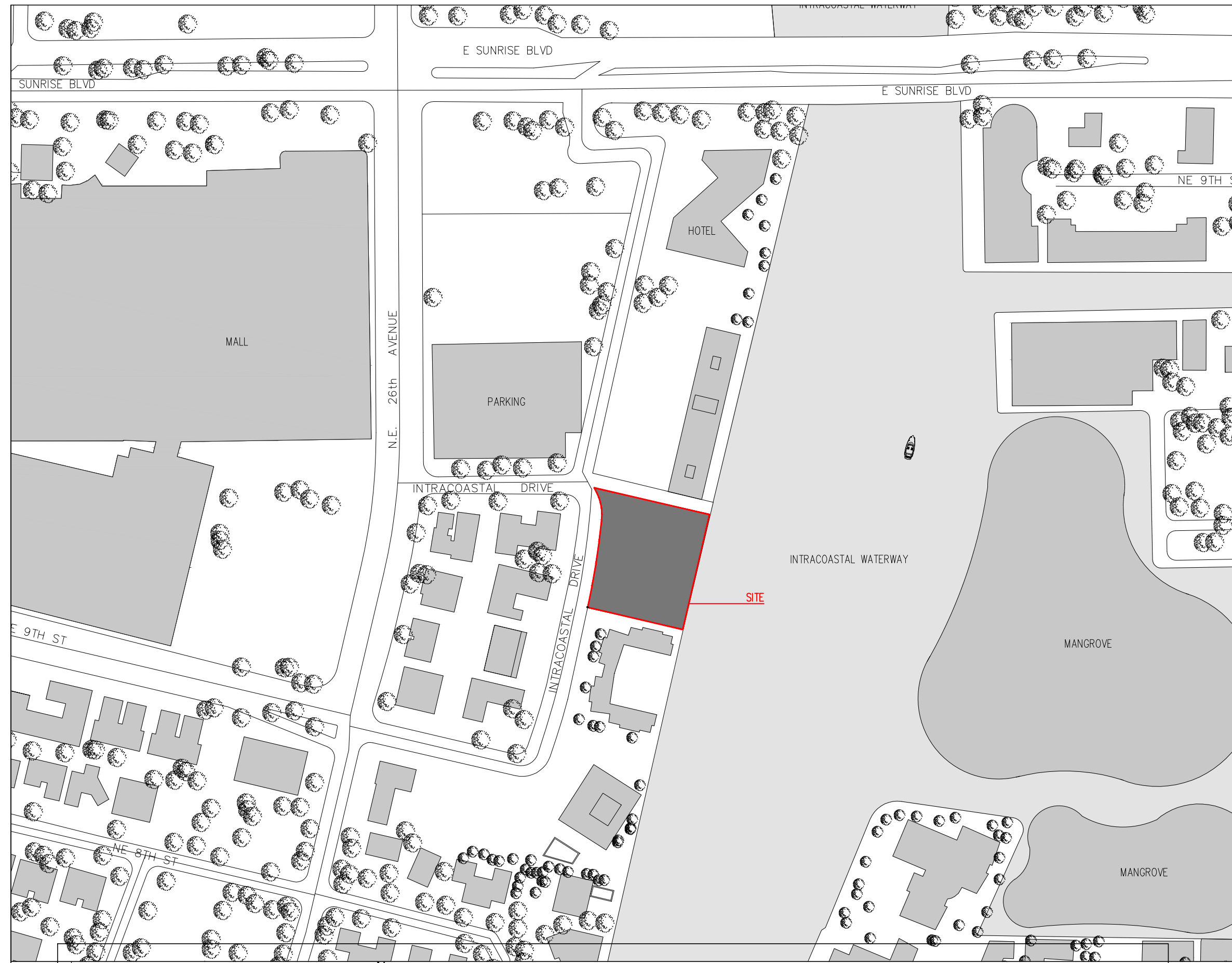
FRONTAL VIEWS
FROM THE INTRACOASTAL STREET

Scale:

AS SHOWN

Drawing Number

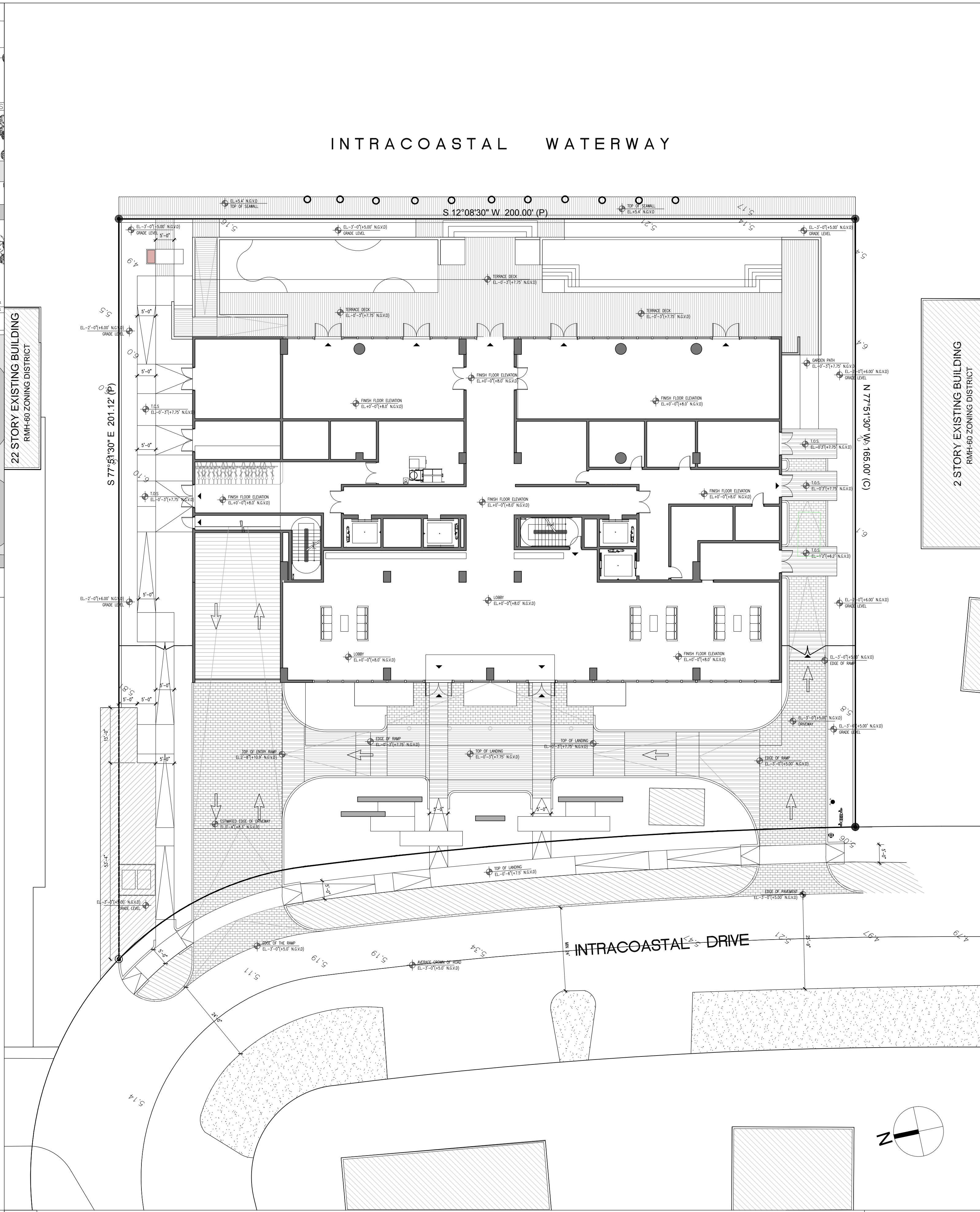
A-017 1



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 sq ft / 201.12 x 200 ft	34,635 sq ft / 0.795 acres
b. Lot dimensions	165.201 ft x 201.12 ft x 200 ft	
c. Lot Coverage	80% 34,635 = 27,708 SF	15,029 sq ft (43.39 %)
d. Maximum density	60 du / net acre = 0.795 x 60 = 41.7 units	45 UNITS
e. Open space		15,292 sq ft (44.15%)
f. Landscape area		13,157 sq ft (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	1 FL 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"

ISSUE DATE: 06.18.14		
No.	DATE	DESCRIPTION
1	07-31-14	DRC COMMENTS RESPONSE SET

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2005

borges + associates
 architecture urban-planning interior-design
 1200 Brickell Ave., Suite 1525 • Miami, Florida 33131
 305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

Project Team

Project Name

AQUABLU
 FORT LAUDERDALE
 920 INTRACOASTAL DRIVE
 FORT LAUDERDALE, FLORIDA 33304

Project Number 140430

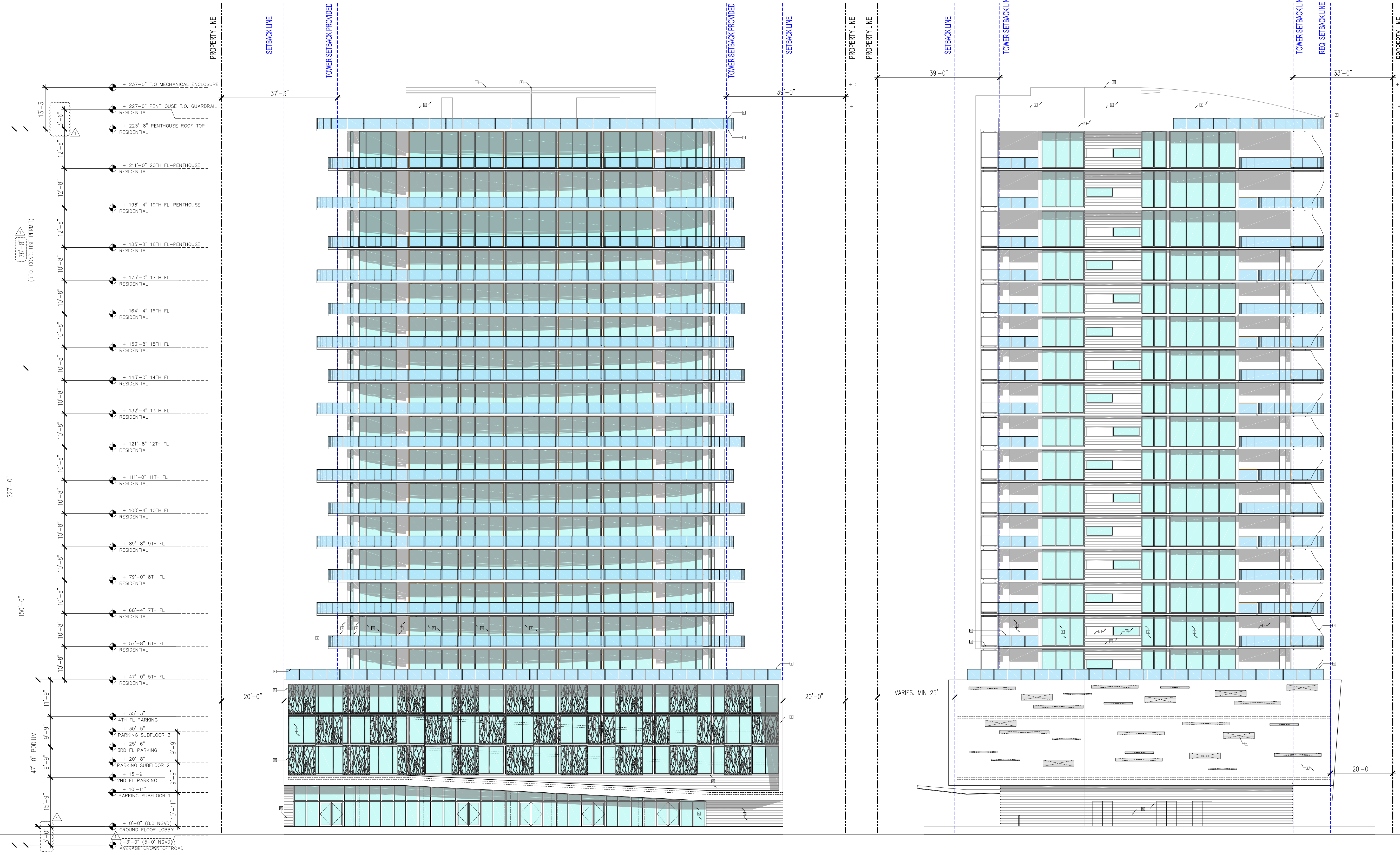
Drawing Name

SITE PLAN & ZONING INFO.

Scale: AS SHOWN

Drawing Number: **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"

ISSUE DATE: 06.18.14

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

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

All copyrights reserved © 2005

borges + associates
 architecture urban-planning interior-design

1200 Brickell Ave., Suite 1525 • Miami, Florida 33131
 305.374.9216 phone • 305.374.9217 fax

REINALDO BORGES, ARCHITECT

AA26000765
 AR0016290

Project Team

Project Name

AQUABLUE
 FORT LAUDERDALE

AQUABLU
 920 INTRACOASTAL DRIVE
 FORT LAUDERDALE, FLORIDA 33304

Project Number 140430

Drawing Name

EXTERIOR ELEVATIONS

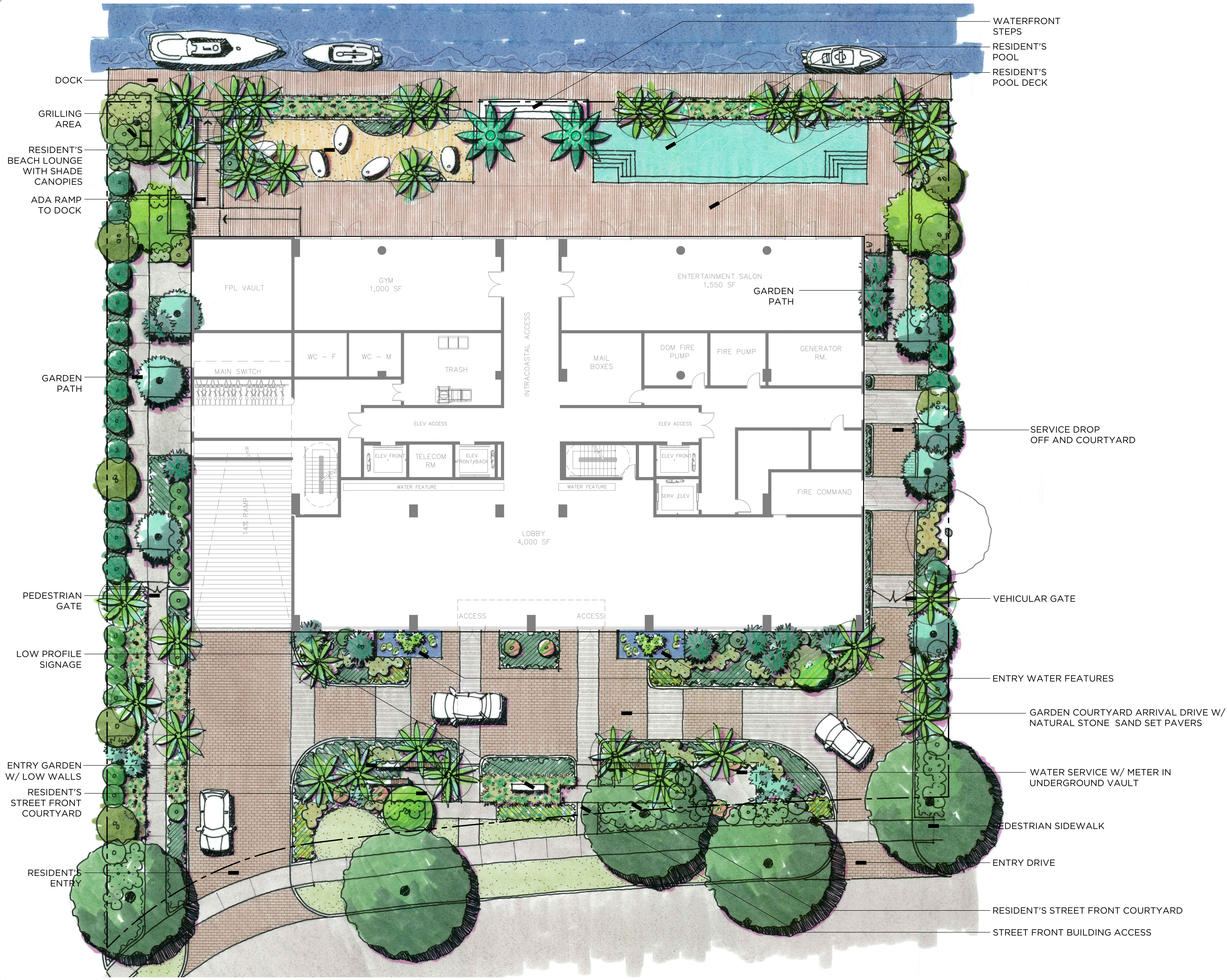
Scale:

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

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"
NORTH