

**LANDSCAPE ARCHITECT CONSULTANTS, INC.**

5215 West Broward Boulevard, Plantation, FL, 33317

Date: 10-20-16

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

Re: LAC Pool Deck Design Development / Meeting #2  
To: The Aquarius Condominium Association, Inc. and Hillman Engineering, Inc.

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Dear Members of the Board and Management:

The **First Work Shop Meeting** was effective in helping organized the priorities of what was outlined in the original “wish list”. We understood it was always the right time to list everything that one could dream of wanting, but it was essential to edit that down to what was applicable to the pool deck and determined to be an item that was not better suited to fit elsewhere on the property. **Those items from Mtg.#1 are highlighted below in Blue Text.**  
**The Outline Report for the today’s Meeting #2 Agenda begins in page 5, highlighted in Red.**

The Meeting opens addressing the Design Process in the broadest of terms, including an explanation of the Design Intent. That intent is based on the reality that this existing deck will so seriously be gutted as a necessity to resolve the structural problems of the building, that it opens the door to consider changes that better serve the residents of the building. That in itself represent a “substantial change”, which led to the next discussion.

Substantive Change was a big topic of discussion in this first meeting, and it will have bearing on all of the work that follows. However it issues is simple rather than complicated. Either the deck is to be rebuilt exactly as it was in its original layout and list of amenities OR the residents are in favor of a new deck of a new concept. It is not a matter of half right or one quarter right, it is an all or nothing option.

Substantial change includes:

- The considerations to modify the pool to any degree
- To move shuffleboard to an alternate location or eliminate to all together
- The add a permanent outdoor dining pavilion
- To change from a metal picket railing to a glass railing system
- Including ADA Beach Access Elevators

The point is, the line will be crossed and there will be a substantial departure from all of the original conventions of the deck is **to be abandoned..... or not.**

It is not a matter of pick and choose, it is change or no change.

**Maintaining the Original Deck is an option**, even including its total renovation work that must be done. Code related changes are no considered as a substantive departure from the original design intent. However, having spent well over a million dollars and ending up with nothing better than what you have now is a challenging thought that follows a very poor logic.  
**LAC’s job is to allow the Owners to make the best informed decision possible.** But the final decisions rest on the Community, in support of a better facility for relatively the same cost or for maintaining a lower standard, in a well-constructed fashion.

In review of the Wish List and the 5 Pool Concepts presented, the consensus opinion of the Board and Committee was as follows:

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- A. The **Shuffle Board Courts** were seldom used, but still appreciated by a few. Since these type courts are no more than a shallow flat concrete pour over top of a basic deck surface, they could be implemented anywhere else on the property.
- B. The existing **Pipe Frame Canvas Top Shelters** are the current sole source of shade for the deck. It will always be essential to have shade on the deck, and thus new shade structures will be part of the program. The Owner Review Comments that came Monday indicated you want to move in the direction of a system less vulnerable to storms. We will focus NOW on placement and size, then follow in the next round on details.
- C. **ADA access** is required for the entire deck surface, but none of that is a challenge on your flat deck. ADA access is required for a newly constructed pool, and you will have a built in solution, either as a chair lift or by means of a ramp, depending on the final pool configuration.
- D. **ADA access to the beach** can only be managed with an elevator, because there is no room to build a long enough ramp off the building wall side. This feature will be handled by the Engineers and not by LAC. The current beach access gate is secured by a metal cage structure. A new glass panel wall system that visually blends with the glass railing is proposed as the replacement solution.
- E. **The existing perimeter of the pool deck** There was adequate discussion of the railing systems at the last meeting to allow the Review Comments clear that a glass rail system was preferred, except where opaque screening is essential.
- F. We were aware that **the Existing Restaurant** was previously allowed out door space for dining, as an extension of the restaurant function. That standard will essentially be maintained, and LAC will help define that space including the replacement of the shade structure lost several years back. No special agreements with the restaurant operation are changing.
- G. **Public Outdoor Dining**, apart from the restaurant was an item of the wish list, as well as a privilege that has been allowed in the past. A best location for this basic function will be resolved as part of the pool deck design. What is new is that a pavilion that will provide permanent shade protection for that function is supposed to be included. Other features of that new amenity package is to include a bar area with bar stool seating, a limited amount of service counter as well as a built in sink and provisions that would allow the HOA to insert elements like an ice maker or other appliances. It is understood these appliances would remain out in the weather so they would need to be replaced periodically, however the electrical and plumbing fixtures would be permanent. Food for consumption by the residents will be limited to this pavilion location. No-where else on the deck is food permitted.

- H. **BBQ Grilling Equipment** is already available through the Restaurant Service, who is responsible for storing and cleaning that equipment. That convenience could be maintained. However the Owner Review Comments made it clear they still hoped to see some alternatives that included a dedicated grilling area. With any fixed grill set up you will need a wash down sink solution as well.
- I. **The Green Room** was never originally mentioned as a part of the pool deck project, but the issue came up in the discussions of the 1<sup>st</sup> meeting, therefore it should be address in this written report. There are 2 sets of corner windows and only two continuous wall sections that could potentially be opened up one day, as another separate improvement project. LAC will take into account that potential, and resolve a deck design that would work with the possibility, should it ever happen. But making an opening now is not part of this budget.
- J. **The Open Space off the Lobby** to the north is intended to remain a passive use area so that it never upsets the ambiance of the Lobby itself. In fact LAC plans to develop this space as if it were an outdoor extension of the lobby. The Board was open to that concept.
- K. There is an **Intermediate Area** located between the Outdoor Lobby and the Main Pool Deck. This is where the shuffleboard courts currently exist. This transition zone is nicely protected and because of its semi-private location it could be a flexible space that could serve any number of functions. This will be explored as we move ahead, but nothing yet has been predetermined, except that the concrete courts if wanted would be constructed elsewhere on the property.
- L. **The Old Outdoor Dining Area** currently defined as a raised platform surrounded by planter boxes and a metal fence line. This is likely the best location for the new Pavilion. It would have the benefit of a tall structural back wall to support a roof element, and there is also the future consideration to allow the green Room to one day open-up onto the pool deck. This space has a high potential to support either a full shade cover or a trellis like element at far less cost than any other location, because of that structural wall. This potential will be developed in plans so its true value can be considered.
- M. **A Wading Pool for Kids** was discussed in depth and the Owners Review are removing it from the wish list.
- N. **A Heated Spa** was discussed in depth and the Owners Review are removing it from the wish list.
- O. **The Pool Options** were adequately discussed enough for the Review Comments to have revealed their ranked preferences. Some of the existing equipment was in good enough condition to be salvaged and that effort will be made. Any replacement pool must come up to the current Health Code Standards and this includes ADA access and

regulation hand rails. Additional hand rails were requested by the older residents and that will be included with any new pool design.

- There was general consensus agreement that the surge tank should be moved off the deck.
- The pool equipment still needs to be maintained in the far NE corner of the garage below for efficient ventilation, besides the power and plumbing supply lines are already conveniently close by.
- There is an affordable option to provide secure steps down to the garage level off the north edge of the upper pool deck, to improve the level of maintenance, provide ready access for items stored in a storm and for emergency egress use in case of a building fire. This will be added in any design scenario considered as a time and cost saving measure.
- The current pool is a lap pool so maintaining a lap lane is critical to any pool shape being considered.
- A beach entry pool option is being considered, as well as the conventional stair entry pool, so that both can be priced and help determine a final “best recommendation”.
- A change in the pool location and orientation is possible, considering the layout of the original building framing system. The Engineers will be a key part of that evaluation of the structural costs. Where the cost of the basic pool may be relatively fixed, any upgrade required as an added cost, would have to be weighed against the benefit it provides.

P. **Landscape Planter** has always been part of the basic deck feature, but there are no rules that fix their location, size, number or character. It is just expected that the best arrangement of new planters would support a better deck layout, and not be allowed to obstruct views, unless they are used as a screen or buffer. It is common to associate planters with leaks but a properly-constructed and properly waterproofed planter is not a threat, but in fact an asset.

- Planters will only be included where they best serve the community.
- LAC plans to explain in later design development meetings how planter walls can be improved to carry a much higher esthetic value with modest improvements.
- Modular planters have been tried recently and failed, thus they will not be included in the main deck design, although the owners can always add decorative features to their own liking. The LAC design scope is limited to addressing all permanently constructed features.
- The landscape palette will be restricted to materials that have a history of being durable in wind driven locations. It must be understood that the relentless environment of a low level ocean front setting is harsh, and all plant forms will struggle under the best levels of care, and may periodically require replacement as part of routine maintenance. This is a given and not a failure, since we are dealing with living things left vulnerable to the elements.

Q. **The Paver Deck** was the next topic of discussion. On the 3<sup>rd</sup> floor elevated decks sections “Artistic Paver Products” was the standard, as a sand set material. This to

LAC is a preferred product line and the first consideration is to use that material on this lower pool deck. However we must coordinate with the structural system of the replacement deck and the thickness of this standard product may be a limitation. No decisions are final and LAC will continue to coordinate with Hillman Engineering.

Even if the product brand might change all efforts would be made to find a complimentary color and pattern blend to that Artistic Paver Product, just formulated in a thinner depth profile to be mortar set. We are keeping in mind that the paver solution will also wrap the corner of the north side deck which requires a close association to the character of the Lobby.

- R. Turtle Friendly Lighting is a code requirement of all developments and improvements applied in the City of Hollywood. All areas of this pool deck will have a system that complies with those standards

## Meeting #2 Design Review Agenda

Having solidified the 2 preferences for Pool Layouts, from the 5 Concept Options, LAC is proceeding into the rest of the design development of the long list of areas that need clear definition. LAC is presenting today:

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**See Option Plans #1, 2, 3 and 4**

### Topic “A” Outdoor Area off the Lobby.

**Option #A1** – The basis of this design is to use traditional paver materials that closely compliment the lobby floor patterns, and a passive use seating area that could be furnished in a variety of ways depending on the level of use suited to the residents of the building. The space is there, and all built in features would be included in the base design of the deck.

**Option #A2** – The basis of this design is allowing the Lobby to remain as the refined floor surface and treating the outdoor spaces as more of a garden view experience. However, the viability of this area as a useable outdoor social space remains the same. The primary difference being the main deck surface includes more synthetic turf and a small portion of paved surface. Altogether the view to the space is more soothing and green yet at a manageable maintenance level that is also wind tolerant.

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### Topic “B” Intermediate Zone north of the Green Room”.

**Option #B1 – Game Board & Small Grill Area.** The basis of this design is to consider a unique paving pattern that functionally forms a life size Chess Board including the chess pieces. This pattern is implemented using paver stones as the flat surface flooring in



contrasting colors, but note the area remains a flex space should more area be needed for tables and chairs to support a social event. The total setting does include planters that help define this space and add to the atmosphere of the deck. The flat walking surface also facilitates access to the pool deck for the residents of the North Tower.

The Game Board is shift to the west leaving a small space for a Grill area to be developed.

**Option #B2 – Game Board & Larger Grill Area.** The basis basic Chess Board element is included.

The Game Board is shift to the east leaving a larger space for a Grill Area to be developed.

**Option #B3 – Putting Green with No Grill Area.** The basis of this design is to have a synthetic turf putting green as an alternative recreational activity that may appeal to a greater number of adults within the building than shuffleboard provided. It is again a completely walkable surface for transitory use, low in maintenance and hopefully attractive even for non-players. No reason it could not be used as an outdoor space with tables and chairs. (Flex-space)

The balance of the space toward the pool deck is used for over flow seating and lounging area. It presumes that there is still a feasible option to have grills located on the 2<sup>nd</sup> Floor west of the Gym, that would be accessible to both Towers, and not conflicting with the restaurant interests.

**Option #B4 – Putting Green & New Grilling Area.** This space is large enough to handle the Putting green to the west and the outdoor grilling area to the east. In any of the Grill Area Concepts we would expect to have to raise the back wall and develop some small wing walls to provide reasonable wind protection. That structure might also support a trellis feature is deemed desirable. This would include adequate granite counter top area, several grills and a clean-up sink as minimum requirements.

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## **Topic “C” “Outdoor Dining Pavillion”.**

The basis of this design is to provide a structurally sound, fixed roof, open-air covered space as a permanent fixture. That feature will include a central bar with counter height perimeter seating, an interior serving and prep level that includes a built in sink, and space provisions for appliances the Owners can add themselves such as ice-maker, small fridge, limited storage, etc. These fixed appliance location would have power, water and drainage stub outs only.

**Option #C1** – This design is based on taking advantage of the existing exterior structural east facing wall of the Green Room and Gym above. This wall would provide the primary support for a roof system and only require 2-3 outboard columns that would align with the garage columns directly below. We anticipate that a perimeter tie beam on the 3 open sides would provide a strong but light perimeter connections system for a truss frame roof system.

Substantially this would appear to be a pitch roof design with a small central flat roof section. Load transfer and connections for uplift should not be an involved problem. The materials for

that roof require input from the Engineers. The interior ceiling could either be exposed framing with ceiling fans and down-lighting, or a solid ceiling with fans and recessed lighting.

The distinguishing characteristic of this layout would be a reasonably larger continuous central bar, relying on the surrounding open space for any additional tables and chairs, for over-flow function. This arrangement works best to accommodate Green Room access through the existing corner window openings.

Any consideration to open the larger section of wall in the east face of the Green Room has 2 major limitations.

- Opening the east side green room wall is a very expensive option, using the corner glass opening is affordable to modify as access.
- Opening the east side green room wall changes the structure of the wall which is key to supporting the Pavilion Roof.
- Opening the east side green room wall is only going to give you a view to the back of the bar.

### **Option #C2 – No Image Provided at this time**

This would involve an alternate location, such as east of the restaurant maximizing the remaining open space of the deck south of the pool. This area is in shade much of the 3 cooler seasons, but in full sun during the summer. The fixed roof is still justified for year round use.

Without the advantage of an existing structural wall for support larger and stronger columns connections would be required to anchor a pavilion in a more exposed location. It is also a concern that this location would limit any view to the water from the restaurant. Views of the new pavilion would have to be the feature needed to offset that vista.

Seating and bar size options would be the much same as either Option 1.

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### **Topic “D” “Outdoor Restaurant Dining Cover”. See Overall Plan Sheet (MP-1)**

The basis of this design is to return a covered outdoor dining area for the restaurant, but only within the limits of their original operating license. The HOA asked for a more structurally sound roof system, which can be accomplished if they begin attaching to main building face higher up than the old canvas awning. Support from below can be resolved by the engineers by adding a single N-S beam line in the garage below.

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### **Topic “E” “Pool-side Shade Structure”. See Overall Plan Sheet (MP-1)**

The basis of this design is to maintain a shade option for the pool area as close to the original size as was possible. However, the HOA is looking for a more structural solution than the

woven-on canvas system. Initially we are working to resolve size and location with structural options to follow in the next round. .

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**Topic “F”** “The South Deck Open Space”. See Overall Plan Sheet (MP-1)

It is critical to the success of the Restaurant to maintain a reasonably open view to the ocean. In doing so we might suggest limiting any planters to the flanks leaving the center open. One means of creating a softer sense to this vast open space is to consider using the synthetic turf option as an alternative to more pavers.

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**Topic “G”** “Planters”. See Overall Plan Sheet (MP-1)

LAC has worked to minimize the total number of planters, particularly those that obstruct view and interfere with good circulation on the deck. The North perimeter of the deck is the opportune location to create the green image that Owners hope to keep.

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**Topic “H”** “Pool Option #3”. See Overall Plan Sheet (MP-1)

We are working to confirm the structural viability of this option including its impact on head clearance issues in the garage. These are the key factors that impact parking count and circulation limitations.

We are including progress prints explaining how the pool shell penetrates the deck and slopes down into the garage below, especially where the beach entry is planned.

Respectfully,

Thomas J. Laubenthal, RLA