



LANDSCAPE ARCHITECT CONSULTANTS, INC.

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Date: 10-20-16

Re: LAC Pool Deck Design Development / SUNDAY Meeting #2

To: The Aquarius Condominium Association, Inc. and Hillman Engineering, Inc.

Dear Members of the Board and Management:

From this **2nd SUNDAY Work Shop Meeting** we were expecting that you might begin to establish some preferences in how some of the smaller zones of the deck might be developed.

Meeting #2 Form provided for Polling of Owner Comments

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:

Topic "A" Outdoor Area off the Lobby.

Option #A1 – This scheme that more closely compliment the interior lobby floor patterns, and a passive use seating. The same light tile flooring with accent bands could be implemented but in an outdoor paver stone material. Small grass insert area define spaces where furniture might be added.

Option #A2 – The scheme is based on an informal arrangement of its own and intended to have a flooring that blends more with the main pool deck. It more so relies on furniture to define spaces.

Owners Response starts here: X

Topic "B" Intermediate Zone north of the Green Room

Option #B1 – Game Board & Small Grill Area. This scheme includes the Chess Board and the question is if the smaller Grill Area meets the needs of the community.

Option #B2 – Game Board & Larger Grill Area. The basis basic Chess Board element is included. Does the community need require a larger space for a Grill Area to be developed.

Option #B3 – Putting Green with No Grill Area. The scheme is intended to recognize that the Grill Area could be an up-stairs function. That upper level is under-utilized and this may be an appropriate use. It even opens the door to a larger putting green.

Option #B4 – Putting Green & New Grilling Area. This concept includes the Putting Activity and still respects the need for a grilling Area on the lower pool deck.

Owners Response starts here: X

Topic “C” “Outdoor Dining Pavilion”.

In our professional opinion there is only one best place for a Pavilion and Bar Feature.

Option #C1 – This design is based on taking advantage of the existing exterior structural wall.

Option #C2 – No Image Provided at this time

This would involve an alternate location, such as east of the restaurant in the open space.

Owners Response starts here: X

Topic “D” “Outdoor Restaurant Dining Cover”.

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. This includes a more structurally sound roof system that will get more developed in the next round. Is this size and location OK?

Owners Response starts here: X

Topic “E” “Pool-side Shade Structure”.

The basis of this design is to maintain a shade option for the pool area as close to the original size as was possible. This includes a more structurally sound roof system that will get more developed in the next round. Is this size and location OK?

Owners Response starts here: X

Topic “F” “The South Deck Open Space”.

Are we on track in maintaining an open character to this space? We do think the few planters shown do help make the deck area appear less sterile. We were suggesting that synthetic turf might add some character to the space, but it could be left as a paver plaza.

Owners Response starts here: X

Topic “G” “Planters”.

LAC has worked to minimize the total number of planters. Are you satisfied with our approach?

Owners Response starts here: X

Topic “H” “Pool Option #3”.

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.

We won't be able to decide much more until we get a structural evaluation from the Engineers.

NO Owners Comment Required: We will address more after we get more detailed info.

Respectfully,

Thomas J. Laubenthal, RLA