



## LANDSCAPE ARCHITECT CONSULTANTS, INC.

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Date: 10-20-16

Re: LAC Pool Deck Design Development / Meeting #3

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

Dear Members of the Board and Management:

**Report on the 2nd Work Shop Meeting** – Time was effective effectively spent in review of the design progress and the decisions that have been made. All were key to moving the project ahead at the pace it needs to keep. There was enough discussion made on the topic of Committee decisions, where LAC is presenting options, anyone of which does work well for the program, we were polling the Committee to determine which might have a broader appeal to the Residents. There are no wrong decisions to be concerned about. It is just that the Committee has insight to community opinions that LAC has no connection with. Their participation is valued.

Again as before, General Consensus Comments are addressed first and noted in Blue print. 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.

In review of the Wish List and the 5 Pool Concepts presented, the consensus opinion of the Board and Committee was as that **Option #3** was preferred above all.

- A. **Option #3 Pool** - That layout was studied in depth this week to explore the structural solutions in conjunction with the circulation of the garage and particular attention to preserving all parking spaces. That solution is at hand.
- Normally a pool shell has a 6" thick wall but this beach entry bottom will be thickened to add strength to span gaps between column lines, which in turn provide for the clearance needed in not losing parking spaces or drive isle head clearance.
  - The placement of pin-piles and support columns is next for the Engineers to evaluate as a solution and a cost factor, hopefully to be determined in another weeks' time. That goes together with the solid perimeter walls within the zone of the old pool shell.

c. We will net a substantial improved storage capacity down stairs.

- B. **The Green Room – Aquarius Room** As it was discussed last week any improvements to that room are not part of the Pool Deck Project. We are however planning for the potential of that room having an improved level of access to the deck as some point in time in the future.

After evaluating that future consideration this week, LAC recommends that the first and possibly the only option to consider would be to modify the existing corner window sections to be retro-fitted with doors. That would include upgrading the doors to a hurricane strength impact system. This way too only the base curb line would have to be modified at the access door base. This is a truly cost effective solution.

- C. **The Grilling Option.** There was enough discussion to make it understood that the Board would ultimately decide on all policy issues relate to the use and clean-up of those grills. LAC is not to be concerned with anything other than there construction.
- D. **ADA access to the beach** can only be managed with an elevator, and for the time being LAC plans will presume that can happen. The condition of the existing landing and stair case is being evaluated by the Engineers. A new glass panel wall system that visually blends with the glass railing is proposed as the replacement solution, this includes the high panel sections around the entry point. The solution in place at “the Wave” is an example of what is intended to be built as a clean design solution.
- E. **The Existing Restaurant** previously had out door space for dining, which will be restored as part of this program. LAC was asked to explore alternative solutions for that shaded cover system, outside of the previous canvas awning system. We are working with the Engineers to determine a compatible light weight solution, since that are limited columns within this zone.
- F. **The New pavilion.** There was enough discussion about the 2 potential locations large enough to support the structure. The open space on the south side of the deck was eliminated for concerns that it would block the view to the ocean from the restaurant. Thus the remaining option was the former raised area east of the Gym Tower. With that location fixed, LAC was able to proceed with their design development of that Pavilion.
- G. **Landscape Planter** LAC seemed to be clear on the Owners request to minimize planters except where they either provide a necessary buffer or are important to the space as a feature of the deck. Most of the plantings will be limited to the north edge of the deck. Palms as requested will be a feature of the deck. The variety best suited to this wind and salt exposed condition is the Phoenix sylverstris. Any palm will show signs of salt burn, this species will too, but less so than all other options.
- H. **The Paver Deck** is the focus of this next round of design consideration for review.

## Meeting #3 Design Review Agenda

Having solidified Pool Option #3 all of the remaining component pieces are being arranged around that center piece. LAC is presenting today:

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

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

Based on the majority rule of the comments returned to LAC from the Committee Workshop meeting, LAC has advance the plan for the area north of the Lobby.

- ☐ Plans include the preferred floor pattern and recommended furniture layout.
- ☐ Plans include a center piece to be either a Fixed Fire Pit or Low Fixed Fountain.
- ☐ Landscape Planters line the north wall edge all the way across that view.
- ☐ The corner unit owners specifically requested as much glass rail as possible. That provides for their security but their view out was a higher concern than privacy.

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

**Option #B2 – Game Board & Larger Grill Area.** This was the Option preferred by the poll. If the grilling area becomes as popular as is hoped than this should meet that demand level.

- ☐ LAC added side walls for structural strength and wind control, which is a problem in any grilling area. This zone remains a wind tunnel, thus we tried to respond accordingly.
- ☐ The back wall is also being raised to allow for a back splash and wind control at counter level. The slight drop at the top is to allow smoke to escape.
- ☐ The grill area does include a full sink that will require water and a grease trap connection.
- ☐ There is an Option to consider an Overhead Trellis as an aluminum frame construction. Fire Code will not allow the use of any combustible materials used overtop of a grill area. That Trellis will also allow for adequate down lighting which is essential to evening cook outs.

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**Putting Green Area.** Where there was much dialogue favorable to the idea of a putting green surface, LAC is aware that other areas of the deck that may be improved with synthetic turf as an option to the paved surface would suffice for those who want to “putt around”.

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## Topic “C” “Outdoor Pavilion”.

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.




- FO  
BT The Engineers are convinced that the layout shown in plans makes best use of the existing structural system of the building, and represents the least risk in development and cost.
- FO  
BT Where the 2 outboard columns line up with the garage columns below, one more center column will be needed to stabilize the center of the long span. Adding that one column above and below in the garage has no issues or conflicts with parking spaces that exist.
- FO  
BT The concept of the counter top was widened to a full 3 feet to allow for seating on all sides, as a better social gathering point. Likely this counter top could be supported by a single line center wall with a foot rail. It could also be an open pipe frame support. This is an area where the Committee Opinion would be of value.
- FO  
BT Utilizing the recessed section of the back high wall to consolidate a “Service Bar Area” is easily managed to include a work top, sink, ice machine and other items that may be of value to the community. The Committee should outline what service equipment might be needed for this area, but be cautious not to include items in direct competition with the Restaurant’s success.
- FO  
BT Utilizing columns and a perimeter tie beam as a structural frame, the concept of a raise height interior ceiling is easily accomplished. This allows for recessed down lighting as a Turtle-Friendly solution.
- FO  
BT **The Roof System** – There are 2 options being considered, both based on meeting the hurricane wind loads as well as being viewed as materials that would blend will with the architecture of the building.
  - **Standing Metal Seam Roof** panels in a galvanized gray metal finish is a widely accepted south Florida roof system standard, adequately geared for the salt environment. Acknowledging that ALL products in a salt exposed condition have a limited life span.
  - **White Flat Concrete Tile Roof** is the other option expected to have enough texture but blend very well with the white on white theme of the building style.
  - We are asking for a Committee Opinion on this roof surface option.

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





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.

- FO  
BT **Option #1** – There are 2 manufacturers that provide aluminum roofing systems with operable louvers. These interlock as a water tight solution, shedding to the outside drip line as the prior canvas cover did. It also opens up fully for sun light and improved ventilation.

-  **Option #2** – The is still the traditional flat roof option as a fixed roof that would support recessed lighting, an advantage the vented roof does not offer.
  -  **Option #3** – The Kawall System Panels are manufactured in Tampa as a light weight structural roofing system with a translucent value. While being weather tight they add a contemporary style that lends itself to the architecture of your building.
  -  Depending on the Committee review Comments we plan to take one solution of the other to the next level of design development
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### **Topic “E” “Pool-side Shade Structure”.** See Overall Plan Sheet (MP-1)

The goal is to provide an equivalent amount of shade cover to what exists today, just with a system other than the pipe frame canvas solution.

-  **Option #1** – The same aluminum roofing systems with operable louvers, suggested for the Restaurant Dining Area could apply here as well. This interlock as a water tight solution, shedding to the back side off the deck to the garage level below. It also opens up fully for sun light and improved ventilation.
  -  **Option #2** – A Florida Company known as Shade Systems Inc. is the largest supplier of shade structures in the State, all geared for our south Florida wind and weather requirements. They have a patented quick release canvas cover system that is as easily put back up as it is taken down. This is to insure that the cover is not lost to storm damage and that cover is efficiently restored without added expense or inconvenience. Since we now have a storage area below this is a viable solution, and the less expensive of the two options.
  -  **Option #3** – The Kawall System Panels are manufactured in Tampa as a light weight structural roofing system with a translucent value. As a weather tight fixed roof system that is there throughout the storm, they add a contemporary style that lends itself to the architecture of your building. Should a panel be lost to damage at any level, they are assembled modules with replaceable unit pieces.
-  Depending on the Committee review Comments we plan to take one solution of the other to the next level of design development.
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### **Topic “F” “The Overall Deck Paving Plan”.** See Overall Plan Sheet (MP-1)

Since the structural decision was made that the slab will vary between 6” thick down to 4” thick at the low points for drainage, the drainage solution is the primary factor that establishes many patterns. All of your floor joists run north to south, thus any linear trench drains would also lay north to south between those joist ribs. LAC has tentatively worked out a drainage pattern that works well for the deck and its many features.

Because we were trying to emulate some of the materials and patterns already used on the upper pool deck, for the sake of continuity, these 2 Options are fairly similar. The division of



the smaller spaces lend to the logic of bands that define spaces. The distinguishing Option is seen in the open area of the south deck.

-  **Option #1** – The area recommended to be developed in synthetic turf as a softer option to the large area of hard paver decking, has a flared character but in a very regular patterns that aligns with the geometry of the rest of the deck.
  -  **Option #2** – The same flared turf area has an elegant wave character intended to be more contemporary in style. That wave patterns carries through into the hard deck up to and ending at the edge of the pool walk around. It becomes more of a space of its own adding value to the ocean front living area of the deck.
  -  Depending on the Committee review Comments we plan to take one solution of the other to the next level of design development
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## POLLING FORM

To simplify matters we have condensed the Pooling Form into this same one document.

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

-  **Option #1** – Outdoor Fire Pit
-  **Option #2** – Low Fountain Feature



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

☐ **Option #1** – Overhead Trellis

☐ **Option #2** – No Trellis



**Topic “C”** “Outdoor Pavilion”.

☐ What else besides a serving top, sink and icemaker is essential to be included in the Service Bar up against the back wall?

☐ **Bar Base Option #1** – Concrete wall support with a foot rest and limited tile work.

☐ **Bar Base Option #2** – Pipe frame base that is entirely open, but still include a foot rail.

☐ **Roof Option #3** – Standing Metal Seam Roof System in a gray galvanized finish.

☐ **Roof Option #4** – White Concrete Tile Roof system as a white on white blend to the main building.

**Option#4 - White  
Concrete Tile Roof**



**Option #1 - Solid Base  
support wall with tile  
veneer finish.**




**Option #3 - Standing  
Metal Seam Roof in a  
gray galvanized finish.**



**Option #2 - Open Rail  
Bar Support with foot  
rail.**






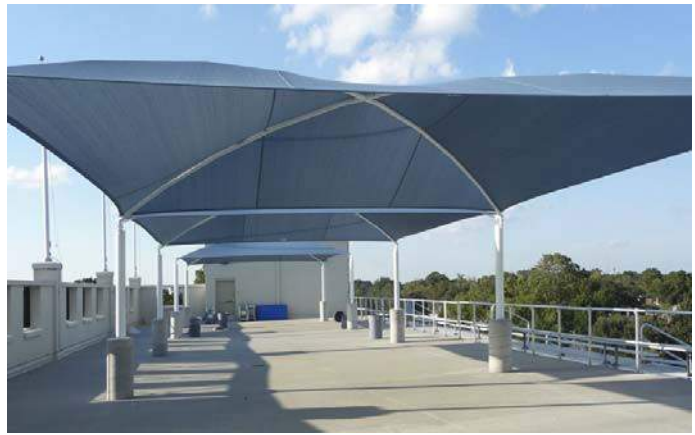
**Topic “D” “Outdoor Restaurant Dining Cover”.** See Images Attached.

-  **Option #1** – Aluminum Roof with the operable vented veins.
-  **Option #2** – Conventional Flat Roof System with fans and recessed down lighting.
-  **Option #3** – Kawall System Panels for a translucent solarium like feel.



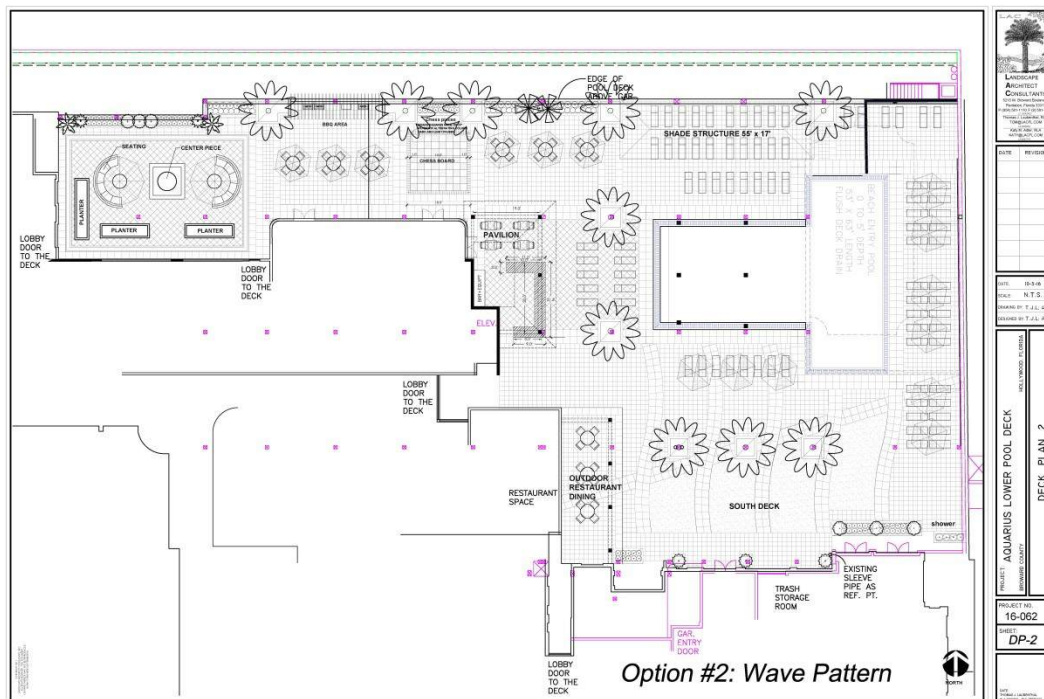
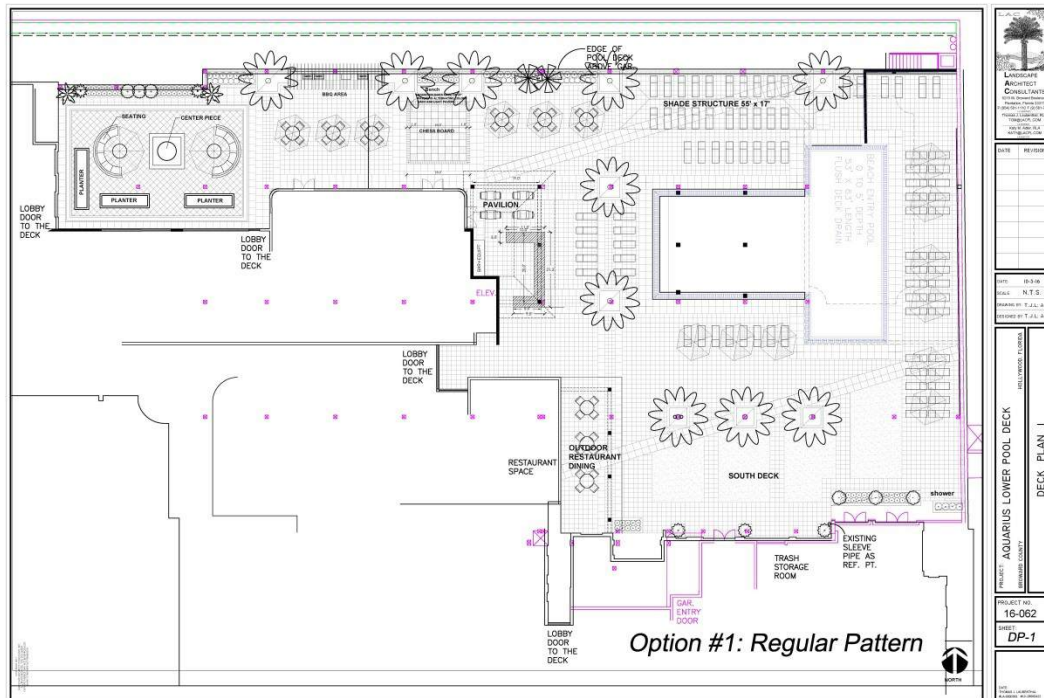
**Topic “E” “Pool-side Shade Structure”. See Images Attached.**

-  **Option #1** – Aluminum Roof with the operable vented veins. This system can span a wide area as a series of modular sections. Some vents could be closed while others are left open.
-  **Option #2** – Shade Systems canvas cover with the quick release system for ease of restoring the shade cover with the building staff you have.
-  **Option #3** – Kawall System Panels for a translucent solarium roof system capable of wide spans.



**Topic "F" "The Overall Deck Paving Plan". See Overall Deck Paver Pattern Plan**

- Option #1** – The north deck with a more regularly squared up layout.
- Option #2** – The north deck with the wave pattern option on the turf and paver tile.



Respectfully submitted for your Review and Comments from LAC and Hillman Engineering.