



# SEAPOINTE VILLAGE SPA AREA CONCEPT

07.22.17



# MASTERPLAN PROCESS

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## 1. HIGHLIGHT EXISTING CONDITIONS



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2. IDENTIFY THE PROBLEMS



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3. PROVIDE POSSIBLE SOLUTIONS



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1. HIGHLIGHT EXISTING CONDITIONS
2. IDENTIFY THE PROBLEMS
3. PROVIDE POSSIBLE SOLUTIONS
4. PRIORITIZE SITE PROJECTS



An aerial photograph of a swimming pool complex. The pool area is highlighted in a semi-transparent grey overlay. It features several pools of different shapes and sizes, including a large rectangular pool at the top, a circular pool in the middle, and a large arched pool at the bottom. There are also slides and a large covered area with a grid pattern. The surrounding area includes paved walkways, trees, and buildings.

**HIGHLIGHT EXISTING CONDITIONS**  
OVERALL AREA OF IMPROVEMENT



## HIGHLIGHT EXISTING CONDITIONS

EXISTING SPA AREAS:  
CURRENTLY THREE AT ~300 SQ. FT. OF  
WATER SURFACE AREA





## HIGHLIGHT EXISTING CONDITIONS

OVERLOOK TOWER WITH DUNE AND  
OCEAN VIEWS



## HIGHLIGHT EXISTING CONDITIONS

WADING POOL WITH ROCK WALL AND  
WATER FEATURE



## HIGHLIGHT EXISTING CONDITIONS

LAGOON WITH FOUNTAINS TO PROVIDE  
AMBIENT NOISE



## HIGHLIGHT EXISTING CONDITIONS

SECONDARY WADING POOL IN CLOSE  
PROXIMITY TO THE BEACH



**PROBLEM IDENTIFICATION**  
SPA AREA CONCEPT  
07.22.17

ATLANTIC AQUATIC ENGINEERING, INC.



MELILLO+BAUER  
ASSOCIATES  
Landscape Architecture



## USE OF SPACE

1. LACK OF ELEVATED SPACE AND VIEWS OF THE OCEAN
2. NO COMMUNITY GATHERING SPACE
3. LARGE SPACES WITH RESTRICTED ACCESS AFTER DUSK



## SITE USE REDUNDANCE

1. TWO SIMILAR WADING  
POOLS
2. THREE IDENTICAL SPAS  
AND CORRESPONDING  
DECKS





**DETERIORATED  
LAGOON AREA**



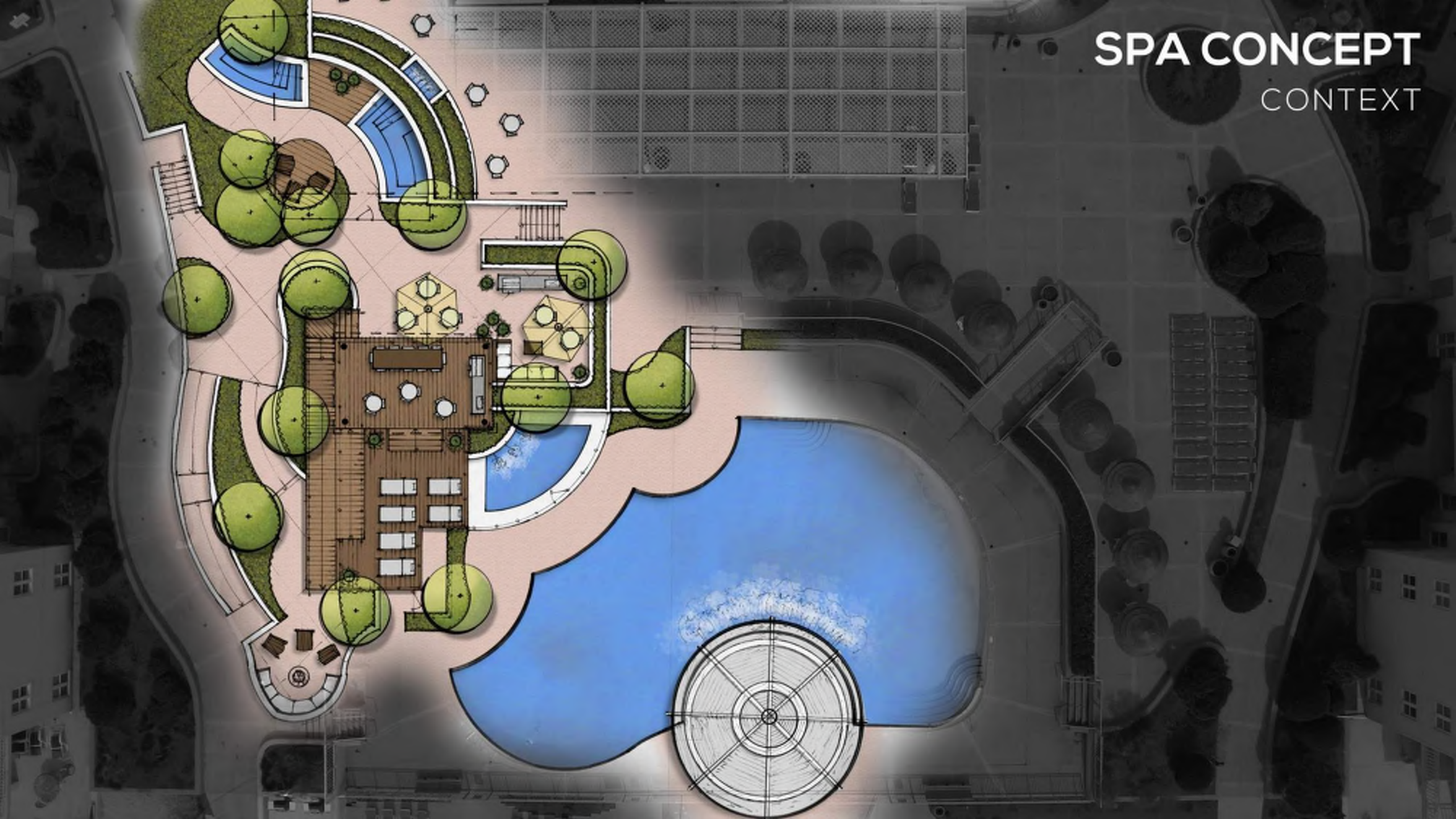


# WATERPROOF MEMBRANE REPLACEMENT



# SPA CONCEPT

CONTEXT



An architectural site plan for an elevated amenity deck. The plan shows a central building footprint with a brown wood-grain deck area. To the right is a large, irregularly shaped pool with a circular hot tub at the bottom. The deck area includes a shaded grilling section, a community dining area with tables and chairs, and a sunbathing deck. The entire deck is elevated above an existing utility room. The plan also shows surrounding landscaping with various tree symbols and a parking area with several cars. The background is a grayscale aerial photograph of the site.

# ELEVATED AMENITY DECK

TO BE BUILT ABOVE EXISTING UTILITY ROOM  
SHADED GRILLING AND COMMUNITY DINING  
SUNBATHING DECK  
POOL, OCEAN AND DUNE VIEWS

An architectural site plan for an elevated fire pit area. The plan shows a large, irregularly shaped paved area. In the center, there is a circular fire pit with a grid pattern. Surrounding the fire pit are built-in seating areas and Adirondack chairs. The plan also shows a building with a curved facade, a pool, and various landscaping elements like trees and walkways. The text 'ELEVATED FIRE PIT' is prominently displayed in the upper right corner.

# ELEVATED FIRE PIT

BUILT-IN SEATING AND ADIRONDACK CHAIRS  
TIMER-CONTROLLED AND CHILD PROOF  
OCEAN, POOL, AND DUNE VIEWS

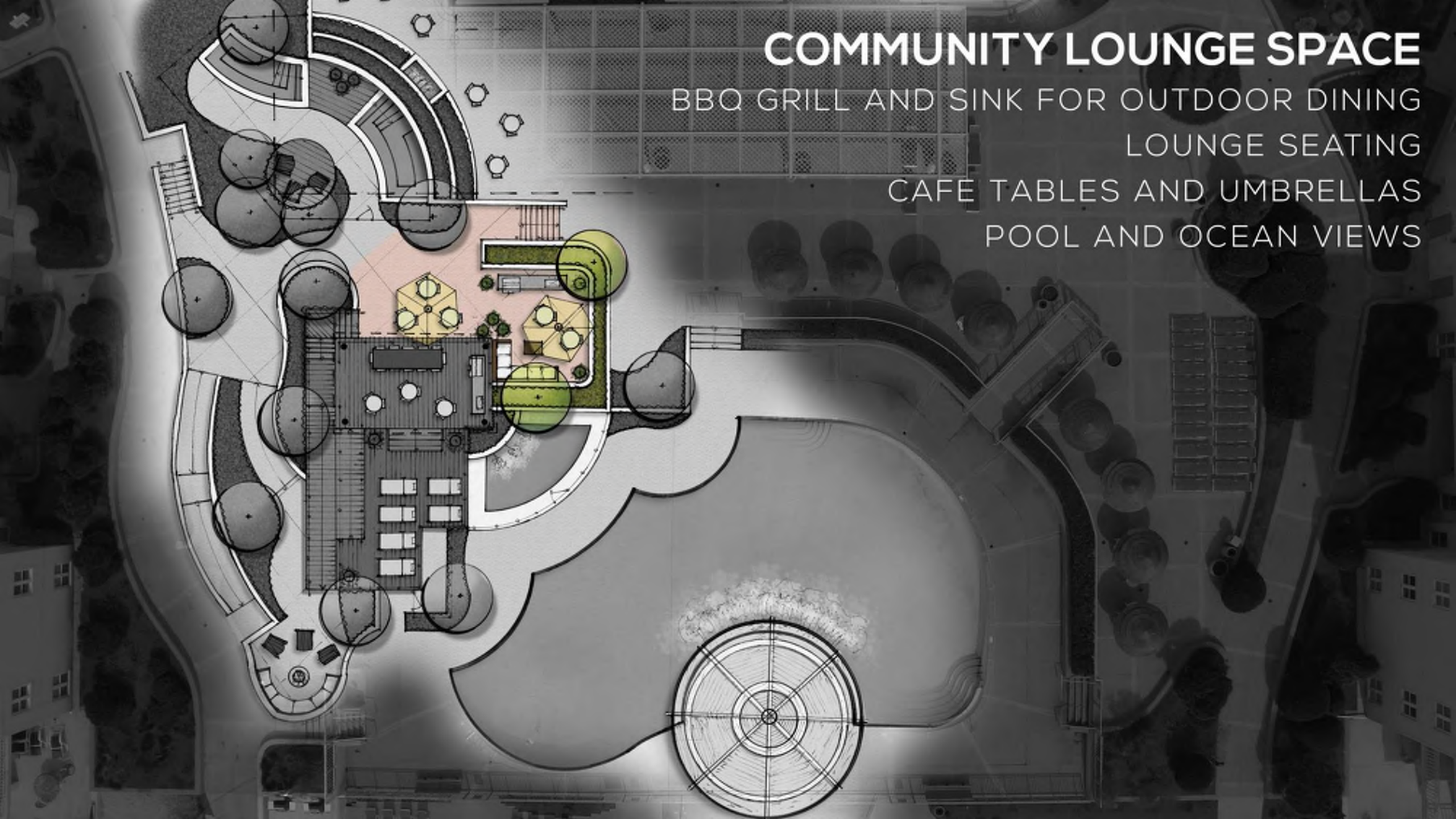
# COMMUNITY LOUNGE SPACE

BBQ GRILL AND SINK FOR OUTDOOR DINING

LOUNGE SEATING

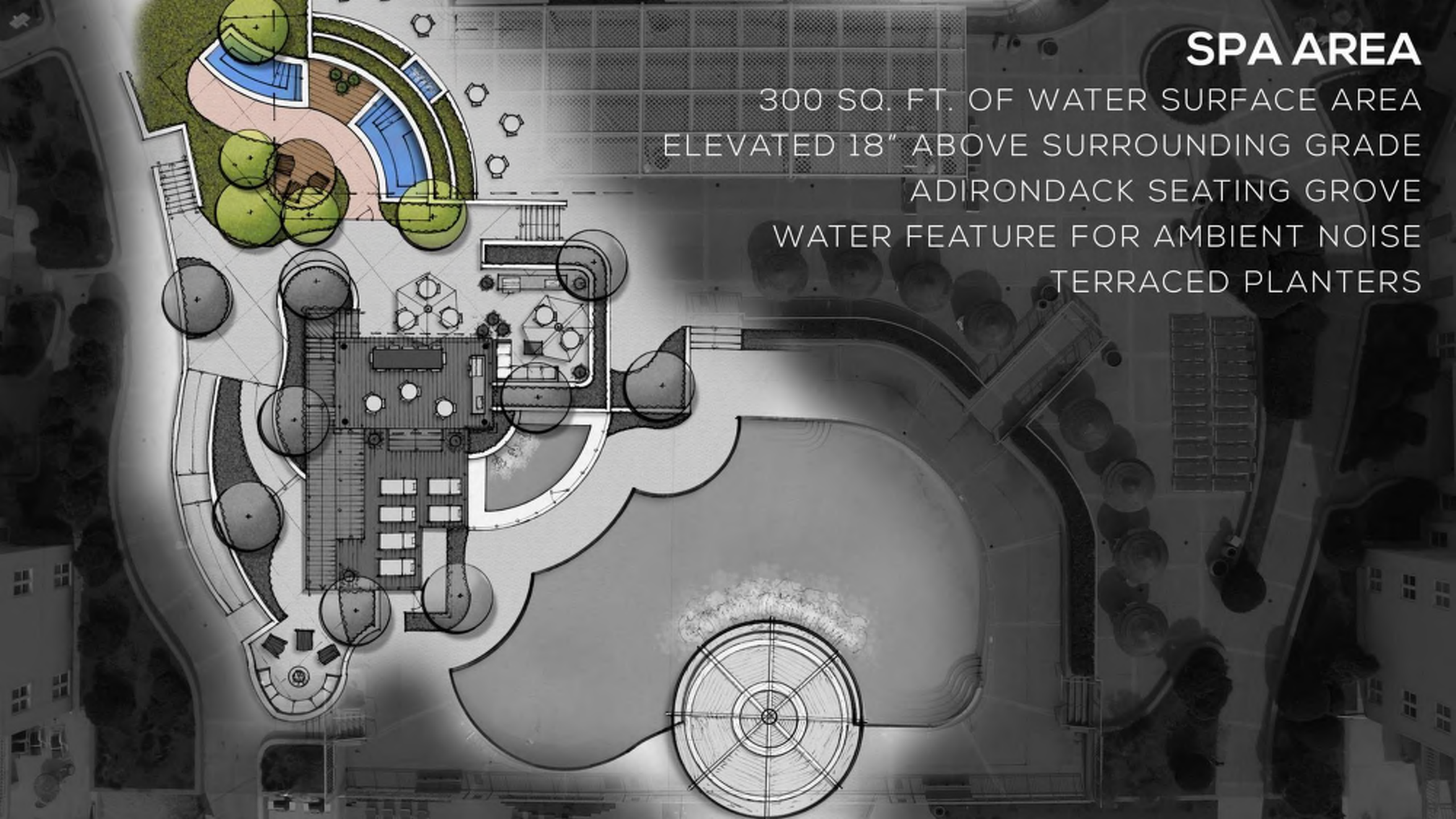
CAFE TABLES AND UMBRELLAS

POOL AND OCEAN VIEWS



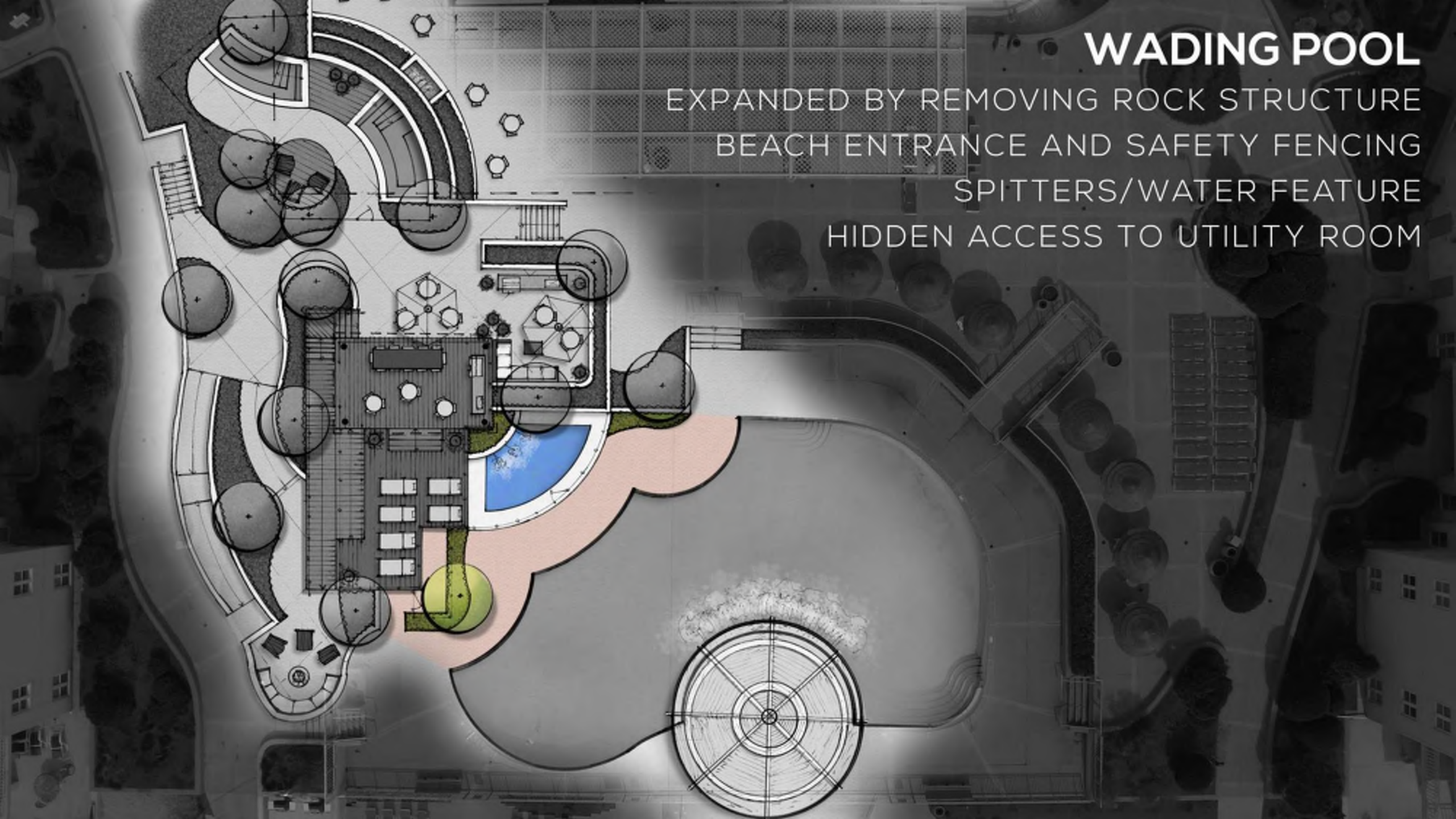
## SPA AREA

300 SQ. FT. OF WATER SURFACE AREA  
ELEVATED 18" ABOVE SURROUNDING GRADE  
ADIRONDACK SEATING GROVE  
WATER FEATURE FOR AMBIENT NOISE  
TERRACED PLANTERS



# WADING POOL

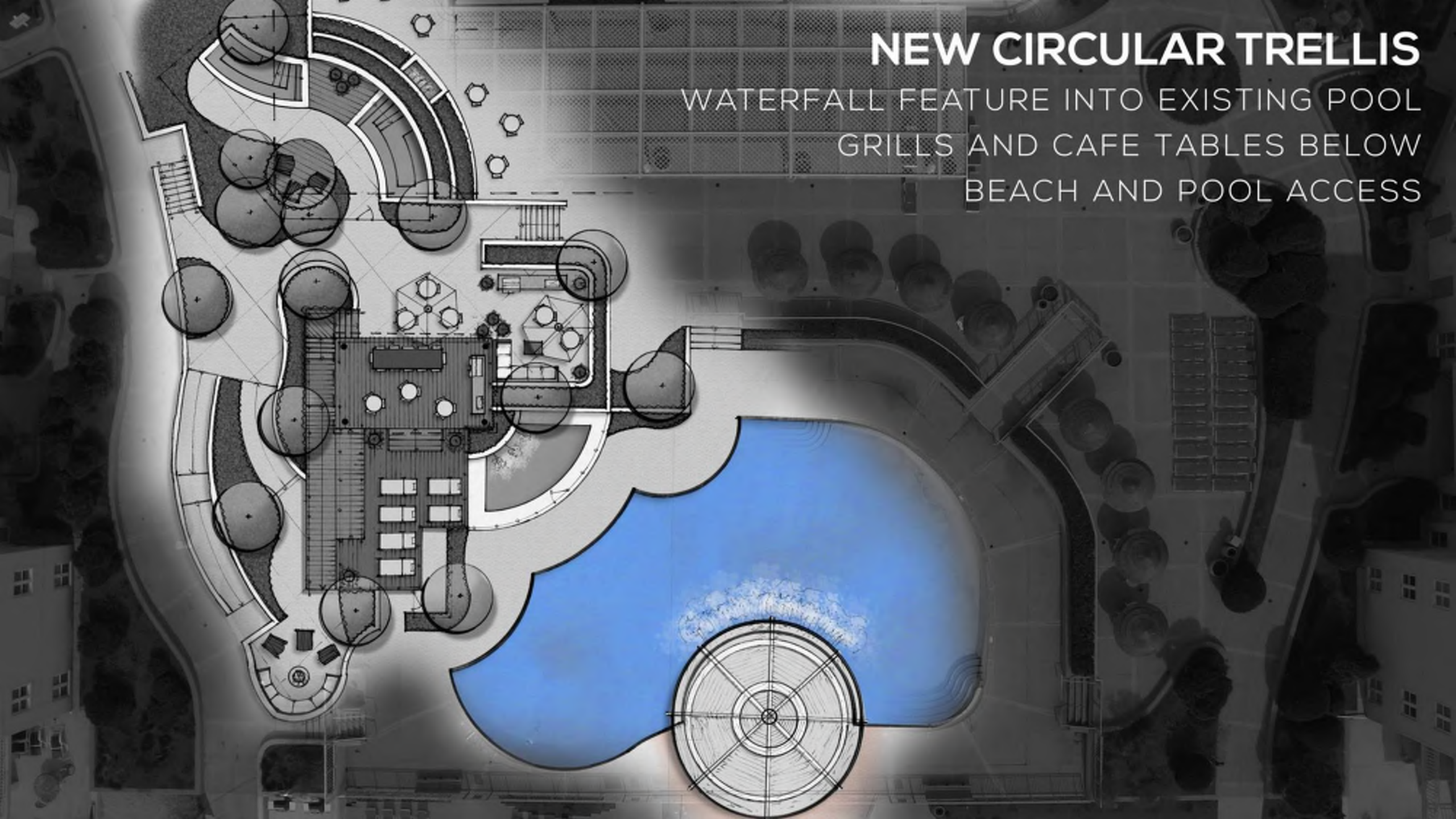
EXPANDED BY REMOVING ROCK STRUCTURE  
BEACH ENTRANCE AND SAFETY FENCING  
SPITTERS/WATER FEATURE  
HIDDEN ACCESS TO UTILITY ROOM





# NEW CIRCULAR TRELLIS

WATERFALL FEATURE INTO EXISTING POOL  
GRILLS AND CAFE TABLES BELOW  
BEACH AND POOL ACCESS





ATLANTIC AQUATIC ENGINEERING<sup>SM</sup>

SOSH



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**SPA CONCEPT**