

# SOUTH EAST ARCHITECT SERVICES, INC.

4310 W. Broward Blvd. Suite No. 3 Plantation, FL 33317  
(O) 954-797-2821 (Fax) 954-797-2847 (E-Mail) [ldk@searchitects.com](mailto:ldk@searchitects.com)

10-08-2021

**Applicant:** Tsatas Acquisitions Llc.

**Project Name:** Riverside Promenade- Building "C"- Restaurant #2

**Case Number:** BP17-00005468

**Request:** AAC

**Location:** 3200 Atlantic Blvd., Pompano Beach, Florida

---

## MODIFICATIONS TO THE PLANS AFTER AAC APPROVAL

### Building C

#### **Narrative:**

The overall design concept has not been changed. The changes are solely related to revised interior design elements and mechanical equipment on the roof (A/C Equipment and Hood).

We add sq ft in First Floor (at southwest corner). We enclosed the bottom of the Exterior East Stair.

We protected from the noise of Atlantic and the wind the west second floor terrace.  
We lower the tower.

#### **East Elevation (Front Elevation)**

- We increased building height by 8'-2" to accommodate interior design changes and equipment requirements.
- Roof parapet was increased to hide mechanical equipment (included in the 8'-2").
- We remove the front balcony because of changes to the interior.
- Lower tower.

#### **West Elevation (Intracoastal)**

The change in height is reflected on the west elevation.

- We protected the rear terrace from the noise of the bridge and Atlantic Blvd.
- Lower tower.

**AAC**

PZ15-12000011

12/07/21

**North Elevation (Side Elevation)**

- We increased the windows on the second floor facing E. Atlantic Blvd.
- We protect the rear terrace from the noise of the bridge and Atlantic Blvd.
- We have the same Sq Ft of opening like on the approval (23%-Variance), we removed the roll up door.
- Lower tower.

**South Elevation (Side Elevation)**

The change in height is reflect on the south elevation.

- We increased the height in order to hide all A/C equipment.
- We increase the sq.ft. of the patron area on the southwest corner.
- Lower tower.

Best regards,

**Julio Montaner**

South East Architect Services.  
4310 W Broward Blvd.  
Plantation Fl.33317  
954-797-2821

**AAC**

PZ15-12000011

12/07/21