

SOUTH EAST ARCHITECT SERVICES, INC.

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4-13-2021

Applicant: Tsatas Acquisitions Llc.

Project Name: Riverside Promenade- Building "B" - Restaurant #1

Case Number: BP17-00005466

Request: AAC

Location: 101 S, Riverside Dr., Pompano Beach, Florida

MODIFICATIONS TO THE PLANS AFTER AAC APPROVAL

Building B

Narrative:

The overall design concept has not been changed. The changes are solely related to revised interior design elements and mechanical equipment.

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").
- Minor modification to the design of the canopy trellis.
- We removed the windows on the second floor, and relocated the management offices.

West Elevation (Intracoastal)

The change in height is reflect on the west elevation.

- We created a continuous sunshade for the entire width of the building.
- We removed the windows on the second floor, based changes to the interior design.
- We have additional glazing along the west elevation.
- We created continuous canopy on the back of the building, along the intracoastal, in lieu of two independent canopy.

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North Elevation (Side Elevation- to Building C)

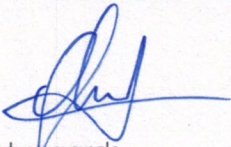
The change in height is reflect on the north elevation.

- The glazing height was reduced along the dining area by 10".
- We added a door for an additional access.
- The west tower window, because height changes, was removed.

South Elevation (Side Elevation)

The change in height is reflect on the south elevation.

- We relocated the interior stair to the exterior (second means of egress) to increase the size of the kitchen. We relocated exterior door.
- Canopy along the intracoastal was increased to 30'-8" wide.
- We changed the window at the second floor with a continuous change in color to create horizontal design element, which match the original design.
- We added an exit door at the 1st floor.



Best regards,

Julio Montaner

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