

# 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 Answer to comments 5-15-2021 Building C

There were several inconsistencies between the black and white elevations and the color elevations, including:

1. The railings appear to be wire in the black and white elevations, but glass in the color elevations.  
Answer: Elevations were coordinated. All railings are Glass railing. Please, see revised elevations attached. See A-6, A-7 & A-8
2. The windows on the left side of the south elevation (in the area labeled "C") are missing on the black and white elevation.  
Answer: Revised elevations attached. A-7.
3. The windows on the left side of the north elevation are different widths.  
Answer: Please see revised elevations attached. See A-6.
4. The windows in the center of the north elevation are different heights.  
Answer: Please see Revised elevations attached. See A-6.
5. The width of the back of the stairs (shown on the north elevation) is wider in the color elevations.  
Answer: We have an structural wall to support the stair. See A-6 & A-8.1

In addition, more information and revisions are required in order to meet code, including:

1. The floor plan must show a layout of the building.  
Answer: See revised floor plan attached. See A-1 & A-2.
2. The north elevation must provide a minimum of 23 percent transparency on the first floor (per variance 15-11000026). There is currently only 6.5 percent proposed.  
Answer: See A-6. Sketch of 23% opening.  
 $85 \text{ sq.ft.} + 23 \text{ sq.ft.} + 35 \text{ sq.ft.} = 143 \text{ sq. ft.}$ , is 23.14% of 618 sq.ft.

# AAC

PZ15-12000011

12/07/21



3. The stairs are no longer see-through, which may affect the CPTED approval from BSO.

Answer: We enclose the stair at the first floor. The railing is glass railing. Please see A-1 & A-7.

Best regards,

**Julio Montaner**

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

**AAC**

PZ15-12000011

12/07/21