



**Date:** May 3, 2023.

**Project:** Oriano's Chicago Avenue Pizza

**Address:** 1 East McNab Road Pompano Beach, Florida 33060

**Project Narrative:**

This is an existing single-story Bank of America building with drive-through lanes, currently vacant. The design intent of this project is to now make it a restaurant (Oriano's Chicago Avenue Pizza) with a drive-up window on the north side.

The specific scope of work consists of:

- Complete interior renovation of existing single-story building.
- Enclose the drive through lanes to create the restaurant's kitchen.
- Minor modifications to the exterior surfaces to create more parking and more green space. Circulation geometries and major turning radiuses have not been changed.
- Update landscape to enhance the curb appeal of the property.
- Building elevations are to receive new: façade materials, paint, and stucco treatment to enhance the appearance of the building.
- All existing lighting poles will provide a well-lighted site.
- The existing site drainage system will remain.
- The main entrance store-front system is to remain in place.
- All new mechanical equipment will be visually screened by the existing and new building parapets.

Please refer to attached documents to this DRC Submission (minor site plan review) for specifics and illustrations.