

**ATTACHMENT E**  
**Schematic Plan**



# Soleste La Piazza

AT HOLLYWOOD  
MIXED-USE DEVELOPMENT

1845 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FL 33020  
TAC SUBMITTAL PACKAGE  
MARCH 19, 2023

## DRAWING LIST

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- C-15 WATER & SEWER DETAILS
- C-16 WATER & SEWER DETAILS
- C-17 WATER & SEWER DETAILS

Soleste  
La Piazza

DEVELOPER:  
The  
**Estate**  
Companies

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MEP ENGINEER:  
--

STRUCTURAL ENGINEER:  
--

NEW DEVELOPMENT  
FOR:  
**SOLESTE  
LA PIAZZA**  
HOLLYWOOD

1845 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FL 33020

REVISIONS:  
|

**FORMGROUP**  
architecture - planning

FORM GROUP, INC.  
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TEL: 305-443-6244 FX: 305-443-3338  
ARCHITECT OF RECORD:  
OMAR MORALES, AIA  
AA-0016851

PROJECT NO. 22-0301 TITLE COVER

DATE MARCH 1, 2022

SCALE: AS SHOWN DRAWING NO.: A-0



**B** SOUTHEAST VIEW



**A** NORTHEAST AERIAL VIEW



**D** NORTHWEST VIEW



**C** SOUTHWEST AERIAL VIEW

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REVISIONS:

NO.	DESCRIPTION

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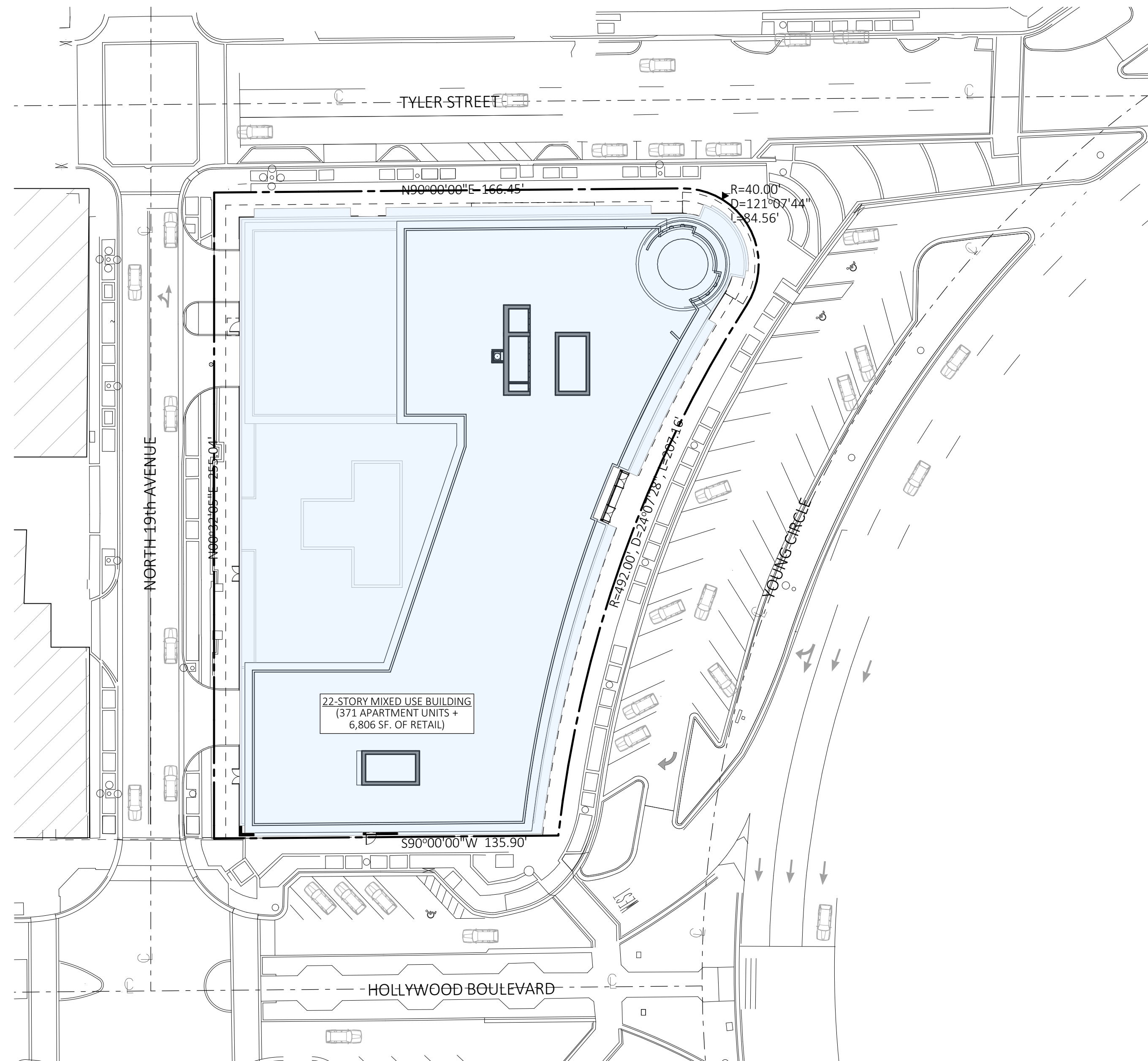
22-0301 RENDERINGS

DATE

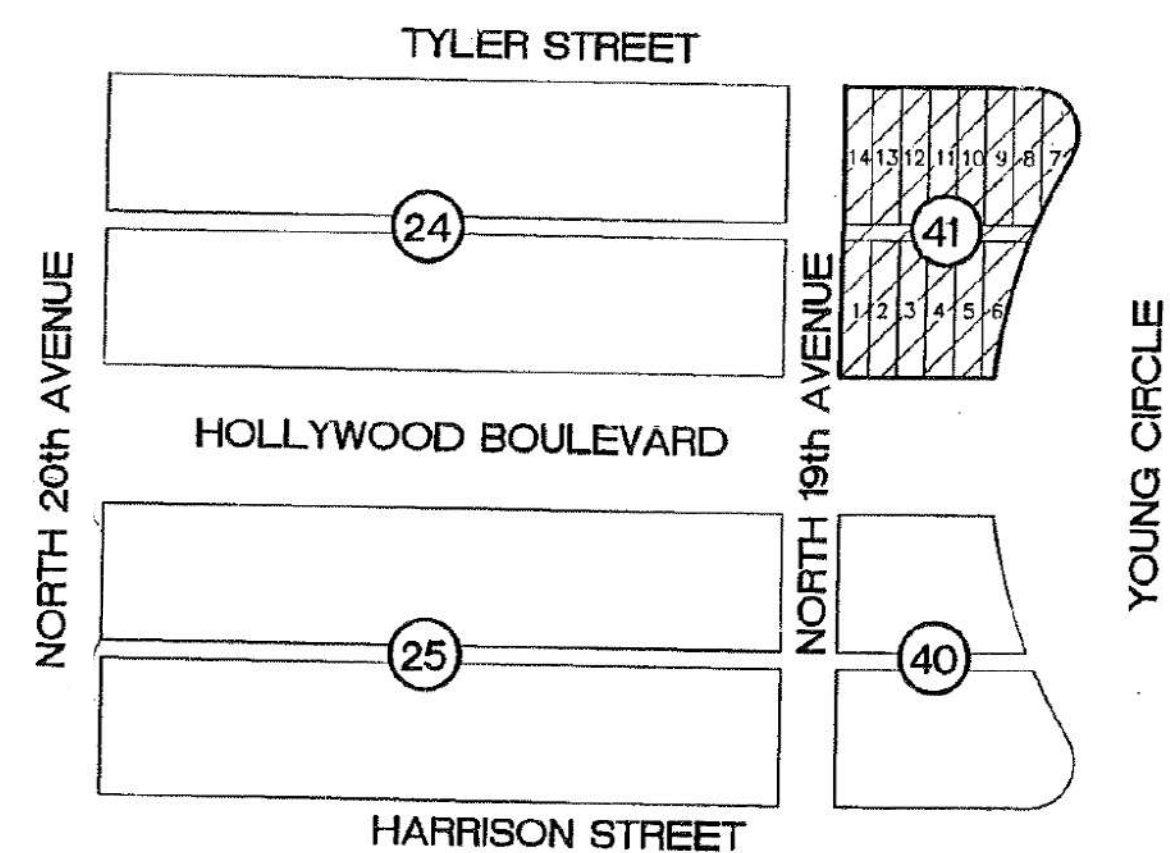
MARCH 1, 2022

SCALE: DRAWING NO.:

AS SHOWN A-01



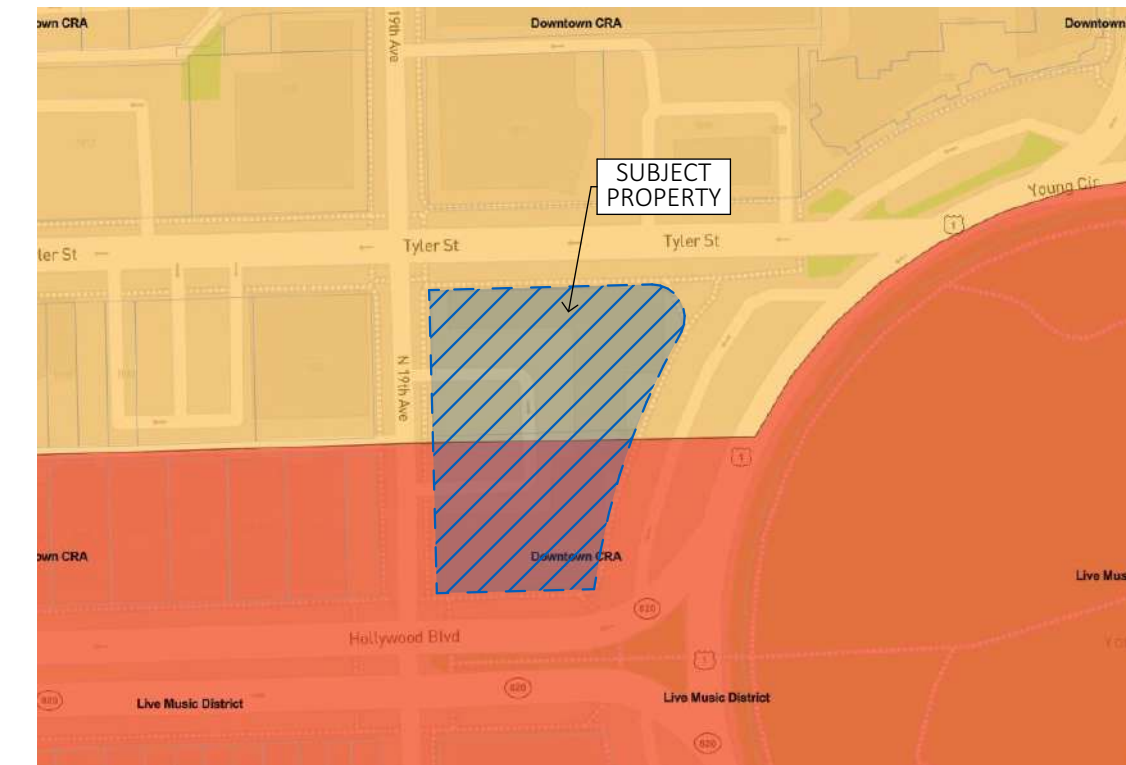
**A SITE PLAN**  
SCALE: 1/32" = 1'-0"



**1 LOCATION MAP**



**2 ZONING MAP**



**3 OVERLAY ZONING MAP**

UNIT BREAKDOWN				
UNIT TYPE	DESCRIPTION	AREA (sq.ft.)	QTY	TOTAL AREA (sq.ft.)
STUDIO	STUDIO + 1 BATH	404	7	2,826
STUDIO	STUDIO + 1 BATH	405	7	2,837
STUDIO	STUDIO + 1 BATH	423	5	2,113
STUDIO	STUDIO + 1 BATH	426	5	2,128
STUDIO	STUDIO + 1 BATH	442	13	5,741
STUDIO	STUDIO + 1 BATH	446	8	3,572
STUDIO	STUDIO + 1 BATH	612	4	2,447
STUDIO	STUDIO + 1 BATH	614	4	2,454
1 BR	1 BEDROOM + 1 BATH	518	5	2,590
1 BR	1 BEDROOM + 1 BATH	539	7	3,775
1 BR	1 BEDROOM + 1 BATH	557	13	7,199
1 BR	1 BEDROOM + 1 BATH	557	12	6,687
1 BR	1 BEDROOM + 1 BATH	558	24	13,394
1 BR	1 BEDROOM + 1 BATH	567	8	4,539
1 BR	1 BEDROOM + 1 BATH	576	13	7,444
1 BR	1 BEDROOM + 1 BATH	609	13	7,920
1 BR	1 BEDROOM + 1 BATH	657	8	5,257
1 BR	1 BEDROOM + 1 BATH	693	7	4,851
1 BR	1 BEDROOM + 1 BATH	701	13	9,114
1 BR	1 BEDROOM + 1 BATH	708	4	2,833
1 BR	1 BEDROOM + 1 BATH	715	7	5,002
1 BR	1 BEDROOM + 1 BATH	730	7	5,113
1 BR	1 BEDROOM + 1 BATH	744	7	5,208
1 BR	1 BEDROOM + 1 BATH	744	5	3,720
1 BR	1 BEDROOM + 1 BATH	769	4	3,076
1 BR	1 BEDROOM + 1 BATH	770	1	770
1 BR	1 BEDROOM + 1 BATH	850	8	6,800
1 BR	1 BEDROOM + 1 BATH	888	12	10,661
1 BR	1 BEDROOM + 1 BATH	927	7	6,488
1 BR	1 BEDROOM + 1 BATH	993	4	3,973
1 BR	1 BEDROOM + 1 BATH	994	7	6,959
2 BR	2 BEDROOMS + 2 BATHS	871	13	11,329
2 BR	2 BEDROOMS + 2 BATHS	877	13	11,387
2 BR	2 BEDROOMS + 2 BATHS	970	12	11,609
2 BR	2 BEDROOMS + 2 BATHS	998	12	11,936
2 BR	2 BEDROOMS + 2 BATHS	1,027	13	13,314
2 BR	2 BEDROOMS + 2 BATHS	1,065	13	13,813
2 BR	2 BEDROOMS + 2 BATHS	1,075	12	12,861
2 BR	2 BEDROOMS + 2 BATHS	1,185	7	8,295
2 BR	2 BEDROOMS + 2 BATHS	1,316	7	9,211
2 BR	2 BEDROOMS + 2 BATHS	1,468	7	10,273
3 BR	3 BEDROOMS + 2 BATHS	1,605	13	20,858
			<b>371</b>	<b>292,379 ft²</b>

	UNIT BREAKDOWN						SUB-TOTAL	LEVELS	TOTAL
	STUDIO	1BR	1BR/2BR	2BR	2BR/3BR	3BR			
GROUND FLOOR	0	0	0	0	0	0	0	1	0
2ND FLOOR	0	0	0	0	0	0	0	1	0
3RD-9TH	2	7	0	3	0	0	12	7	84
10TH FLOOR	3	7	0	4	0	1	15	1	15
11TH-14TH	5	13	0	7	0	1	26	4	104
15TH-22ND	2	11	0	7	0	1	21	8	168
	0	0	0	0	0	0	0	0	0
TOTAL	53	196	0	109	0	13	22	22	371
	14%	53%	0%	29%	0%	4%			

	PARKING BREAKDOWN				SUB-TOTAL	LEVELS	TOTAL
	ON-STREET	H/C	SINGLE	TANDEM			
GROUND FLOOR	42	2	15	12	71	1	71
2ND FLOOR	0	0	18	30	48	1	48
3RD-9TH FLOOR	0	1	40	10	51	7	357
TOTAL	42	9	313	112			476

	FAR BREAKDOWN		
	AREA	LEVELS	TOTAL AREA
GROUND FLOOR	17,684 sq. ft.	1	17,684 sq. ft.
SECOND FLOOR	1,865 sq. ft.	1	1,865 sq. ft.
3RD-9TH	14,490 sq. ft.	7	101,430 sq. ft.
10TH FLOOR	23,146 sq. ft.	1	23,146 sq. ft.
11TH-14TH	24,906 sq. ft.	4	99,624 sq. ft.
15TH-22ND	20,550 sq. ft.	8	164,400 sq. ft.
			496,149 sq. ft.
FAR PERMITTED		22	520,790 sq. ft.

## ZONING ANALYSIS

ZONING DISTRICT	GOVERNMENT USE DISTRICT (GU)			
FUTURE LAND USE	REGIONAL ACTIVITY CENTER (RAC)			
CORE	DOWNTOWN CORE OPPORTUNITY ZONE			
CORE DISTRICT	YOUNG CIRCLE DISTRICT			
ZONING CLASSIFICATION	REQUIRED / PERMITTED	PROPOSED		
LOT AREA (NET)	-	44,124 sf. (1.01 ACRES)		
LOT AREA (GROSS)	-	±94,689 sf. (2.17 ACRES)		
LOT WIDTH	-	255'-0"		
LOT DEPTH	-	214'-7" VARIES		
FAR (BASED ON GROSS LOT AREA)	5.5 MAX (520,790 s.f.)	4.3 (408,149 s.f.)		
BUILDING HEIGHT	230'-0" MAX.	22-STORIES (228'-4")		
DENSITY	-	371 UNITS		
DWELLING UNIT SIZE	400 s.f. MIN.	405 s.f.		
CUMULATE AVERAGE SIZE	650 s.f. MIN.	±788 s.f.		
TOWER LENGTH	300'-0" MAX.	255'-6"		
TOWER FLOOR PLATE	45,000 s.f. MAX.	24,906 s.f.		
TOWER FLOOR PLATE (AVERAGE)	24,000 s.f. MAX.	±22,090 s.f.		
RETAIL	-	6,919 s.f.		
OFFICES	-	1,706 s.f.		
SETBACKS				
YOUNG CIRCLE				
BASE (GROUND FLOOR TO 75'-0")	10'-0"	10'-0"		
TOWER (ABOVE 75'-0" TO 135'-0")	10'-0"	13'-9"		
TOWER (ABOVE 135'-0")	10'-0"	13'-9"		
TYLER STREET				
BASE (GROUND FLOOR TO 75'-0")	10'-0"	10'-0"		
TOWER (ABOVE 75'-0" TO 135'-0")	10'-0"	14'-5"		
TOWER (ABOVE 135'-0")	10'-0"	14'-5"		
HOLLYWOOD BOULEVARD				
BASE (GROUND FLOOR TO 75'-0")	MATCH ADJACENT OR 0'-0"	1'-1"		
TOWER (ABOVE 75'-0" TO 135'-0")	MATCH GROUND FLOOR	4'-11"		
TOWER (ABOVE 135'-0")	MATCH GROUND FLOOR	4'-11"		
19th AVENUE				
BASE (GROUND FLOOR TO 75'-0")	NON-RESIDENTIAL: 10'-0"	10'-0"		
TOWER (ABOVE 75'-0" TO 135'-0")	RESIDENTIAL: 15'-0"	15'-0"		
TOWER (ABOVE 135'-0")	130'-0" MAX OFFSET	SEE TYPICAL TOWER PLAN		
PARKING REQUIREMENTS	AREA / UNITS	MINIMUM	MAXIMUM	PROPOSED
RETAIL, RESTAURANT OR COMMERCIAL	6,919 s.f.	EXEMPT		0 SPACES
OFFICES	1,706 s.f.	2.5 PER 1,000 s.f. (5 SPACES)	5 PER 1,000 s.f. (9 SPACES)	5 SPACES
MULTI-FAMILY RESIDENTIAL	249 UNITS (STUDIO & 1BD UNITS) (623 SPACES)	1 PER UNIT FOR 1-BD UNITS (249 SPACES)	2.5 PER UNIT FOR 1-BD UNITS (623 SPACES)	
	122 UNITS (2BD & 3BD UNITS)	1.5 PER UNIT FOR 1-BD UNITS (183 SPACES)	2.5 PER UNIT FOR 1-BD UNITS (305 SPACES)	
VISITORS (RESIDENTIAL)	371 UNITS	1 PER 10 UNITS (38 SPACES)	1 PER 5 UNITS (75 SPACES)	38 SPACES
TOTAL SINGLE SPACES	-	-	-	313 SPACES
TOTAL TANDEM SPACES (ASSIGNED TO 2BD & 3BD UNITS)	-	-	-	112 SPACES
ADA PARKING SPACES	-	9	-	9 SPACES
SUB-TOTAL		475 SPACES MIN.	1,012 SPACES MAX.	434 TOTAL SPACES
ON-STREET PARKING				+42 SPACES
TOTAL		475 SPACES MIN.	1,012 SPACES MAX.	476 TOTAL SPACES
SPACES DESIGNATED TO RETAIL	6,919 s.f.	EXEMPT		
MULTI-FAMILY RESIDENTIAL	371 UNITS	50-100 UNITS: 1 + 1 SPACE PER 100 UNITS (4 SPACES)		4 LOADING SPACES

**SCOPE OF WORK:**  
PURSUANT TO FBC 2020, 7th ED. & NFPA 101, THE PROPOSED PROJECT IS DEFINED AS FOLLOWS.

**NEW CONSTRUCTION**

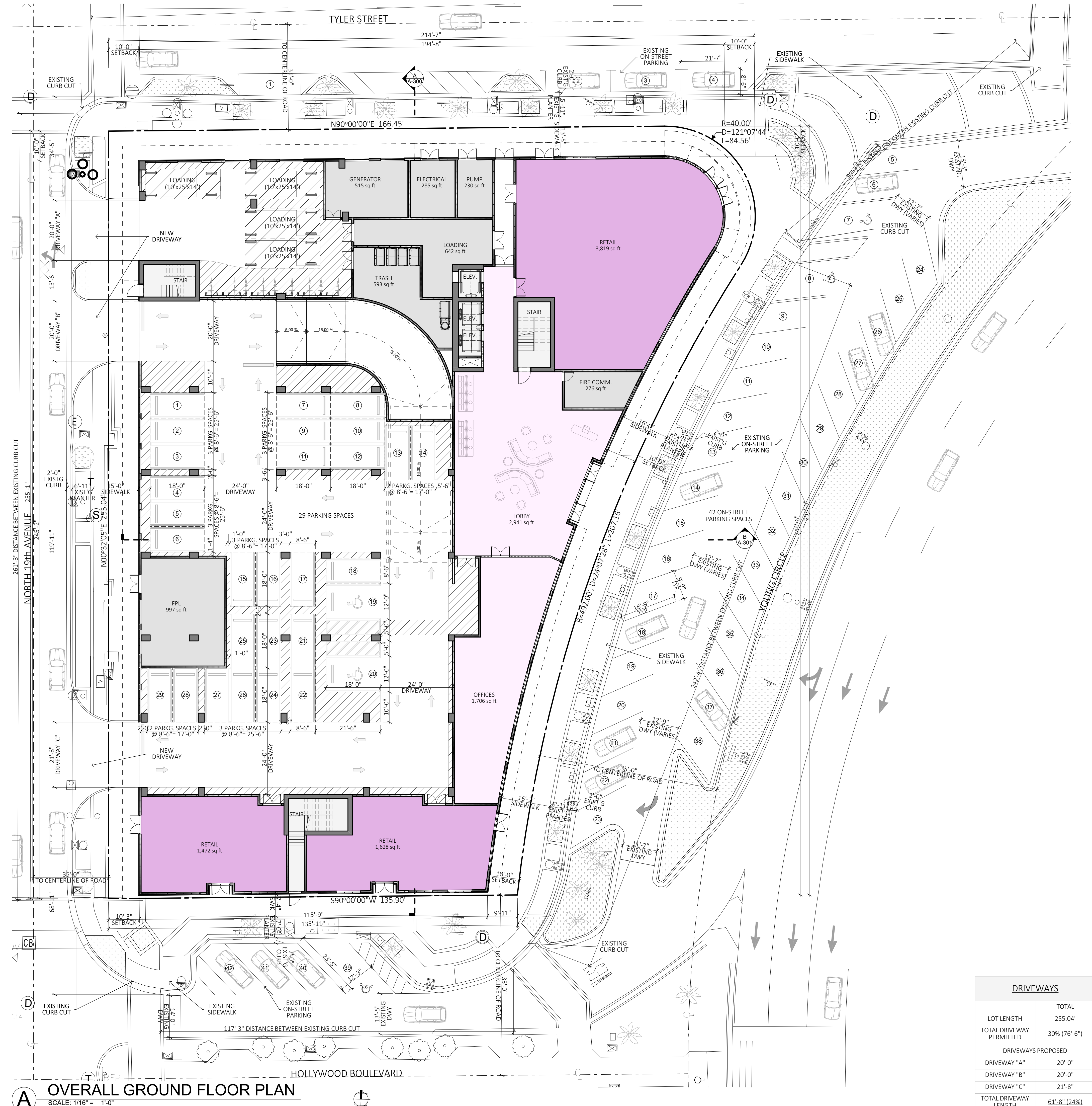
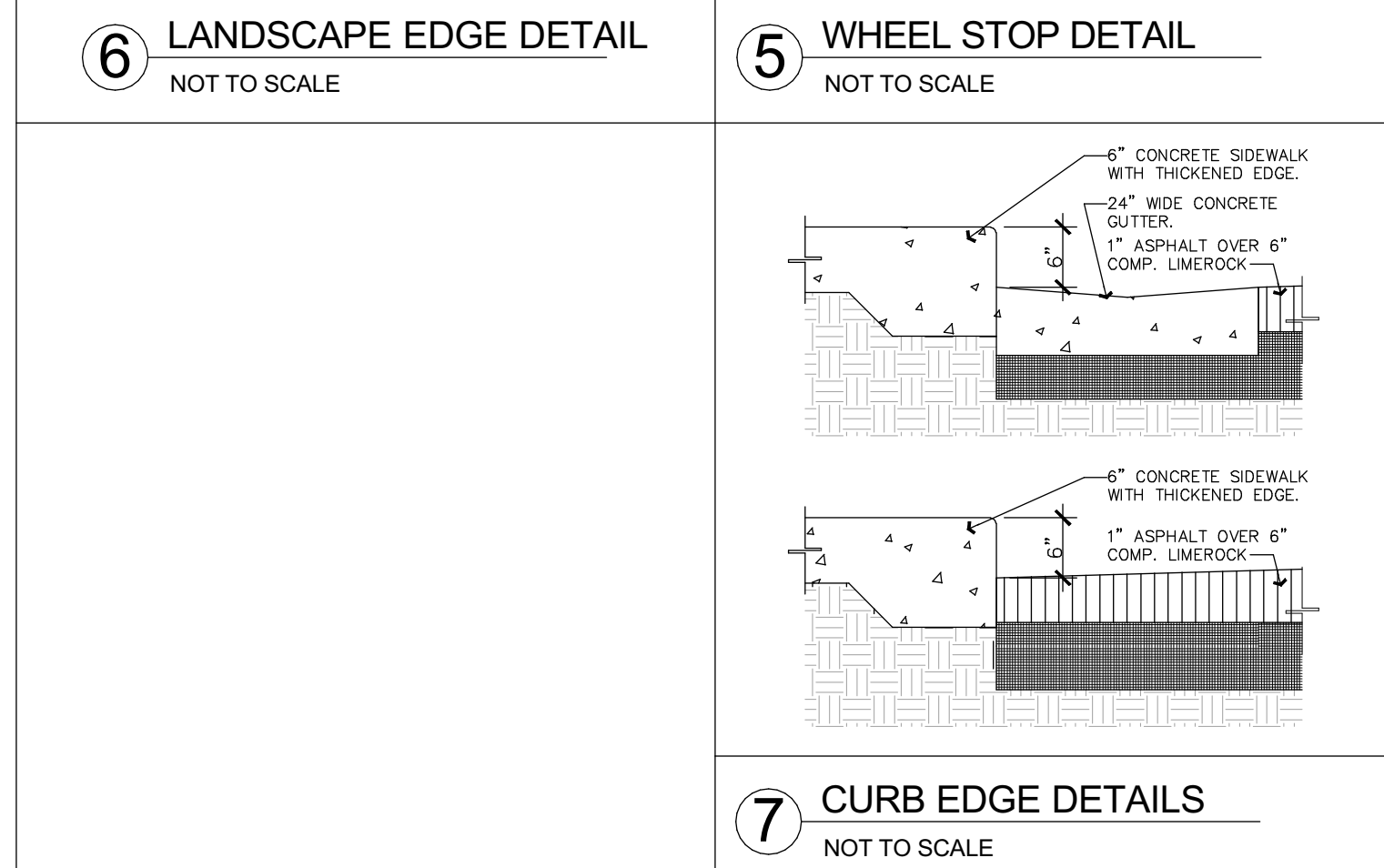
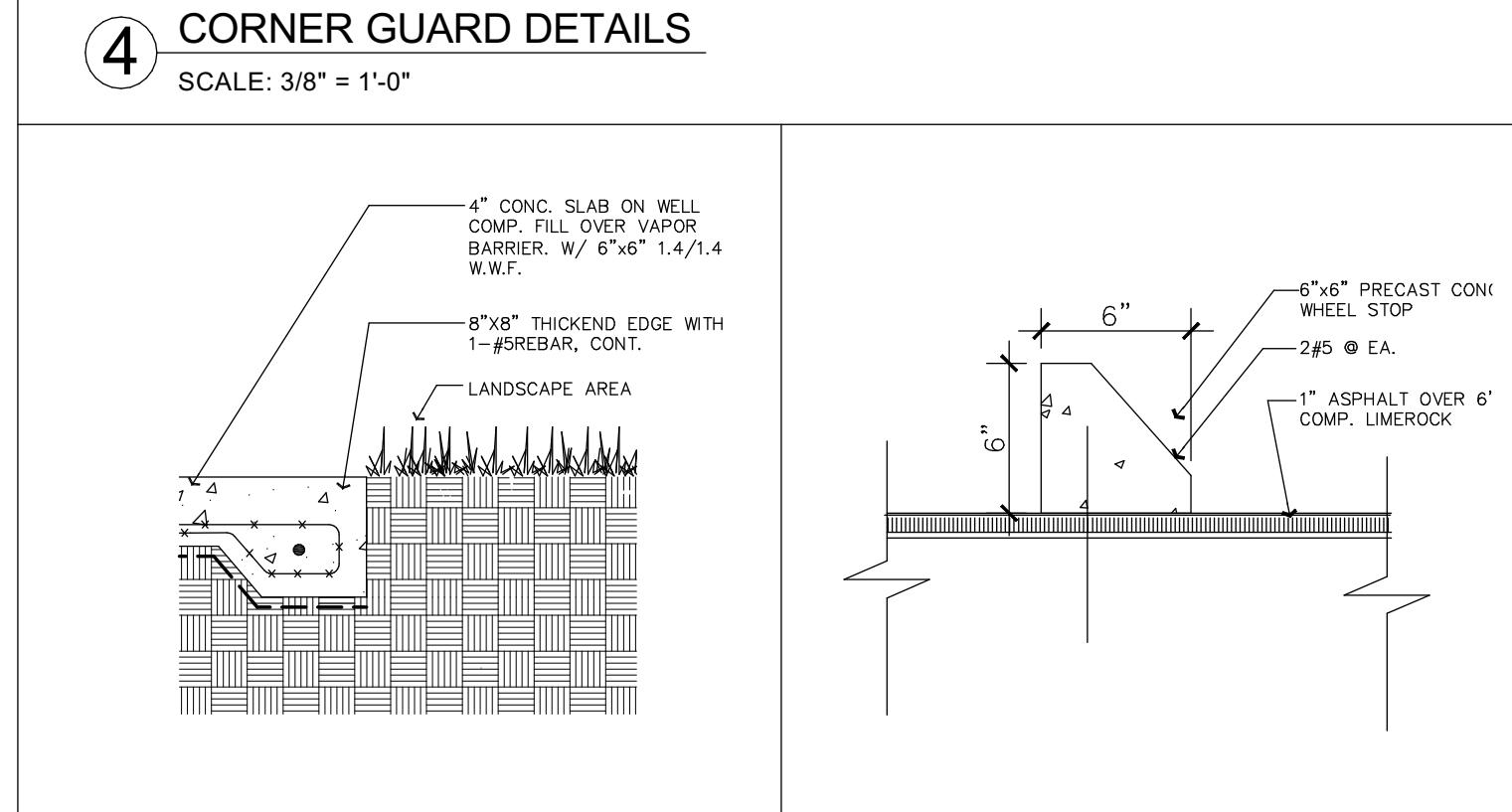
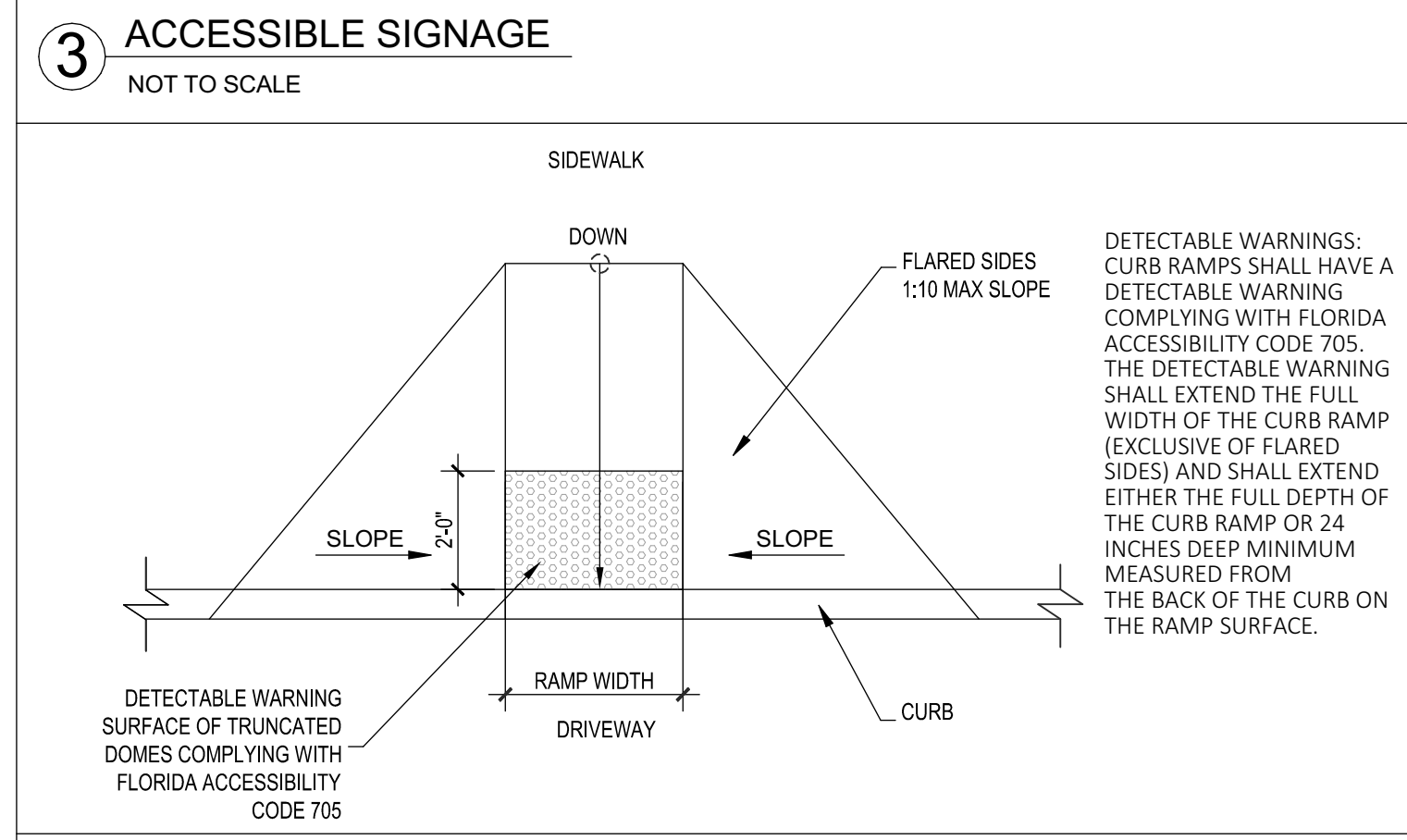
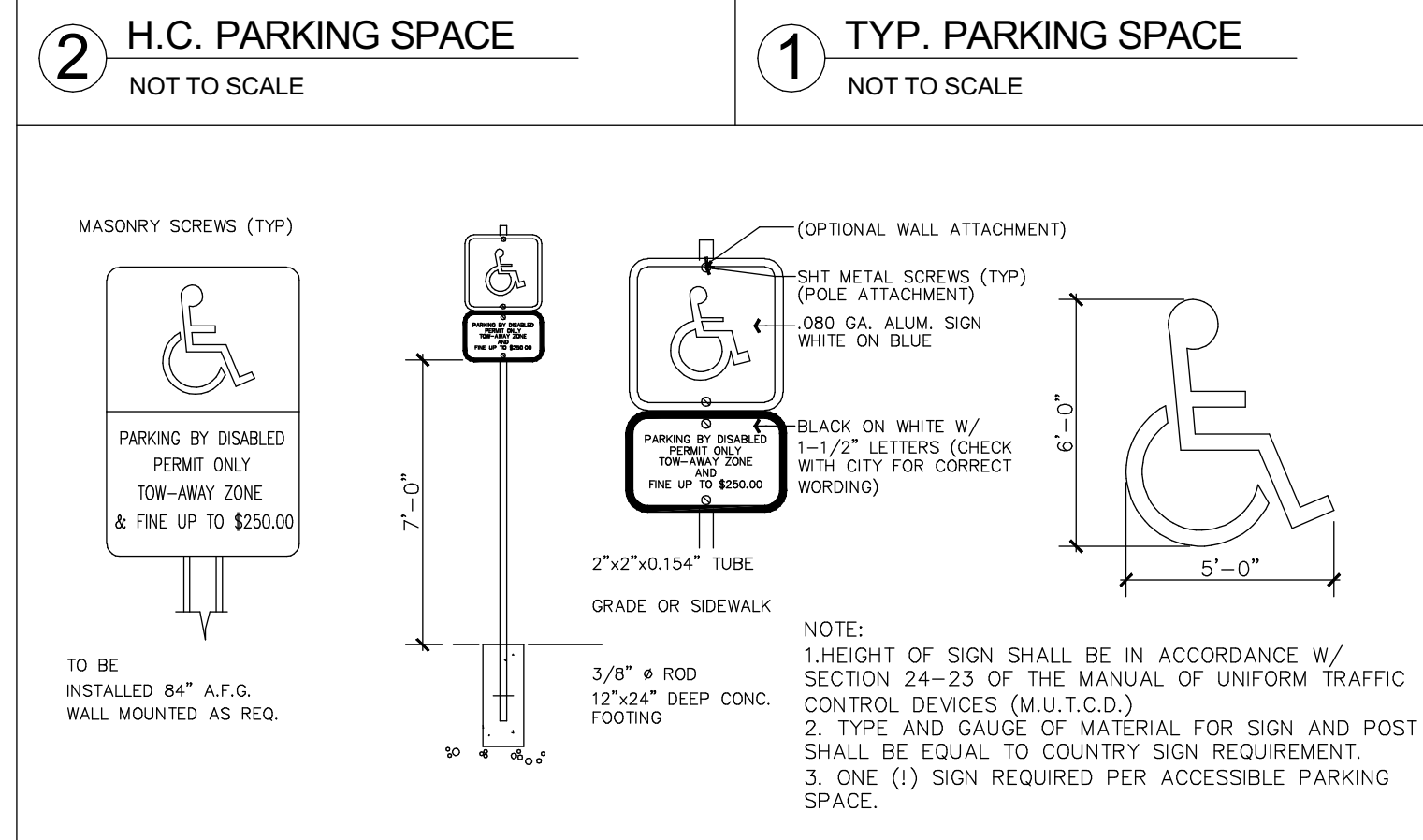
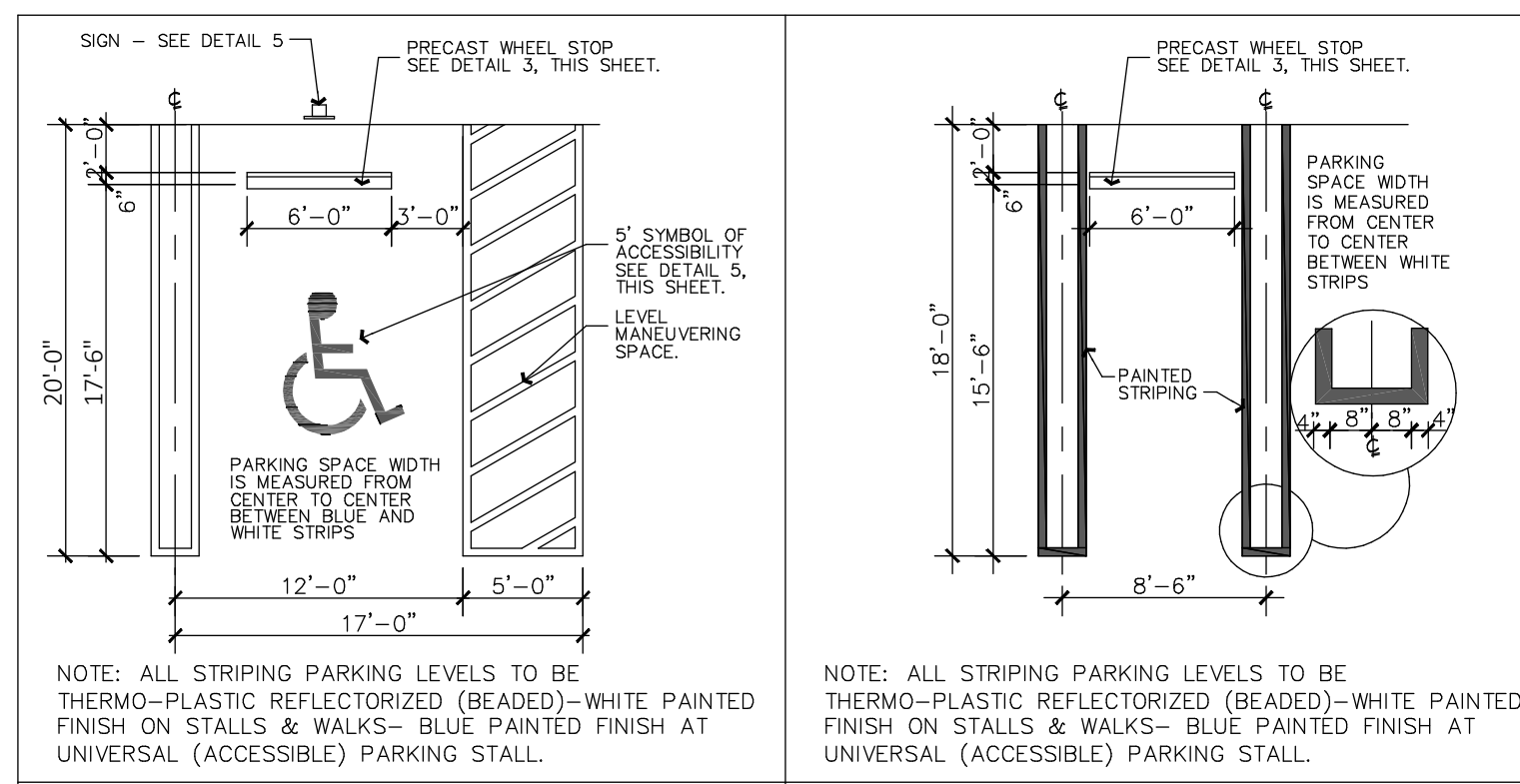
WORK PROPOSED: NEW 22-STORY MIXED-USE BUILDING  
CONSTRUCTION TYPE: TYPE IA MIXED OCCUPANCY (MERCANTILE & RESIDENTIAL - GROUP R-2)

**LEGAL DESCRIPTION:**  
LOTS 1 THROUGH 14, BLOCK 41, HOLLYWOOD, ACCORDING TO THE MAP OR PLAN THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE VACATED 13 FOOT ALLEY DESCRIBED IN OFFICIAL RECORDS BOOK 22466, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAIN 44,124 SQUARE FEET (1.013 ACRES) MORE OR LESS.

**GOVERNING CODES:**  
THIS PROJECT HAS BEEN DESIGNED AS IS HEREBY SUBMITTED FOR REVIEW BY THE CITY OF HOLLYWOOD BUILDING DEPARTMENT USING THE FOLLOWING CODE CRITERIA.

- FLORIDA BUILDING CODE - 2020 7th EDITION
- NFPA 101 - LIFE SAFETY CODE - 2018 EDITION.
- FEDERAL FAIR HOUSING ACT - 1998 EDITION
- FBC- ACCESSIBILITY - 2020 7th EDITION
- FLORIDA FIRE PREVENTION CODE - 2017 5th EDITION



DRIVEWAYS	
LOT LENGTH	TOTAL 255.04'
TOTAL DRIVEWAY PERMITTED	30% (76'-6")
DRIVEWAYS PROPOSED	
DRIVEWAY "A"	20'-0"
DRIVEWAY "B"	20'-0"
DRIVEWAY "C"	21'-8"
TOTAL DRIVEWAY LENGTH	61'-8" (24%)

**Soleste La Piazza**

DEVELOPER:  
**The Estate Companies**

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MEP ENGINEER:  
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STRUCTURAL ENGINEER:  
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NEW DEVELOPMENT FOR:  
**SOLESTE LA PIAZZA**  
HOLLYWOOD

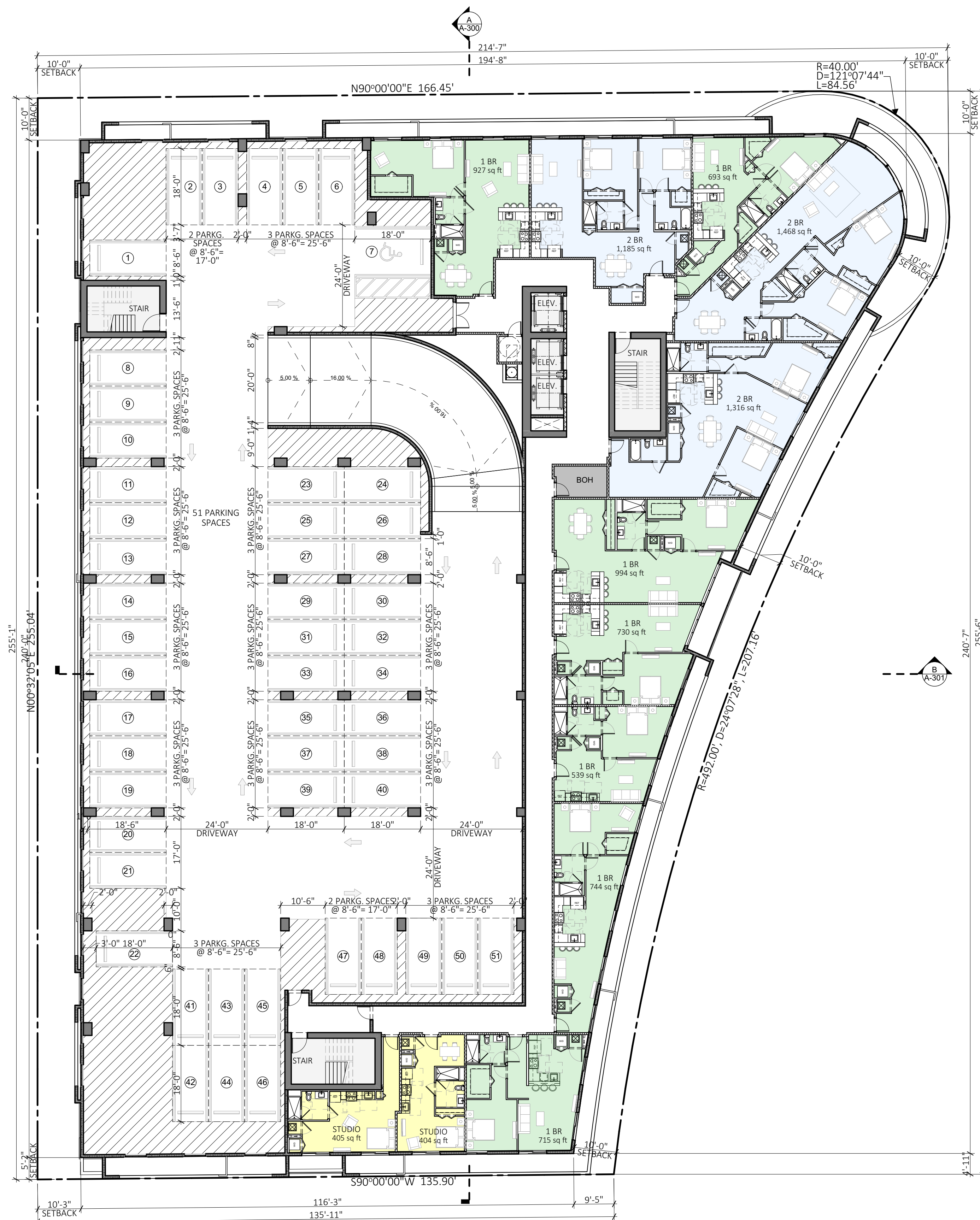
1845 HOLLYWOOD BOULEVARD  
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REVISIONS:  
-

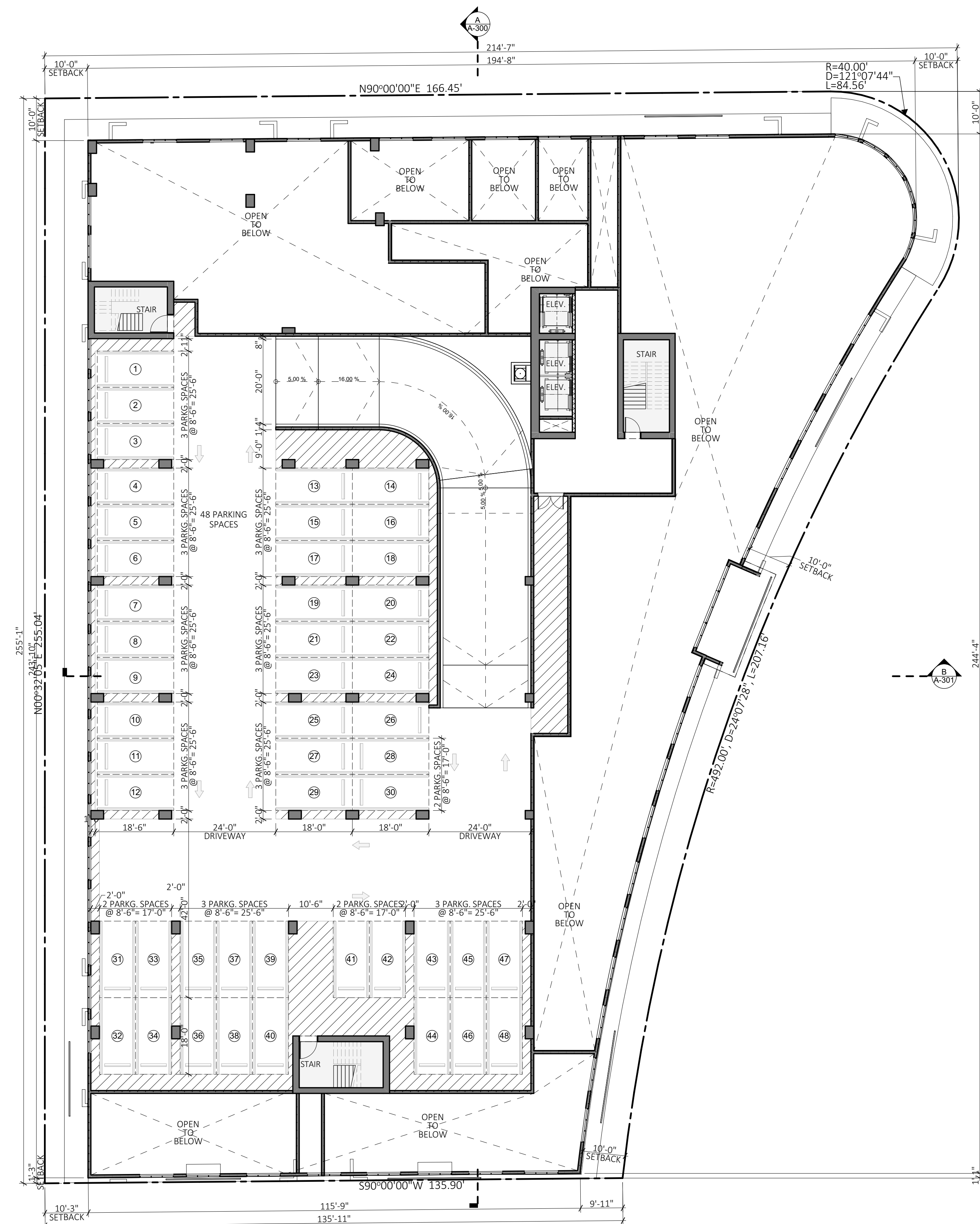
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OMAR MORALES, AIA  
A6-0016851

PROJECT NO.: 22-0301 TITLE: OVERALL GROUND FLOOR PLAN  
DATE: MARCH 1, 2022  
SCALE: AS SHOWN DRAWING NO.: A-101



**C** TYPICAL GARAGE FLOOR PLAN (LEVELS 3-9)  
SCALE: 1/16" = 1'-0"



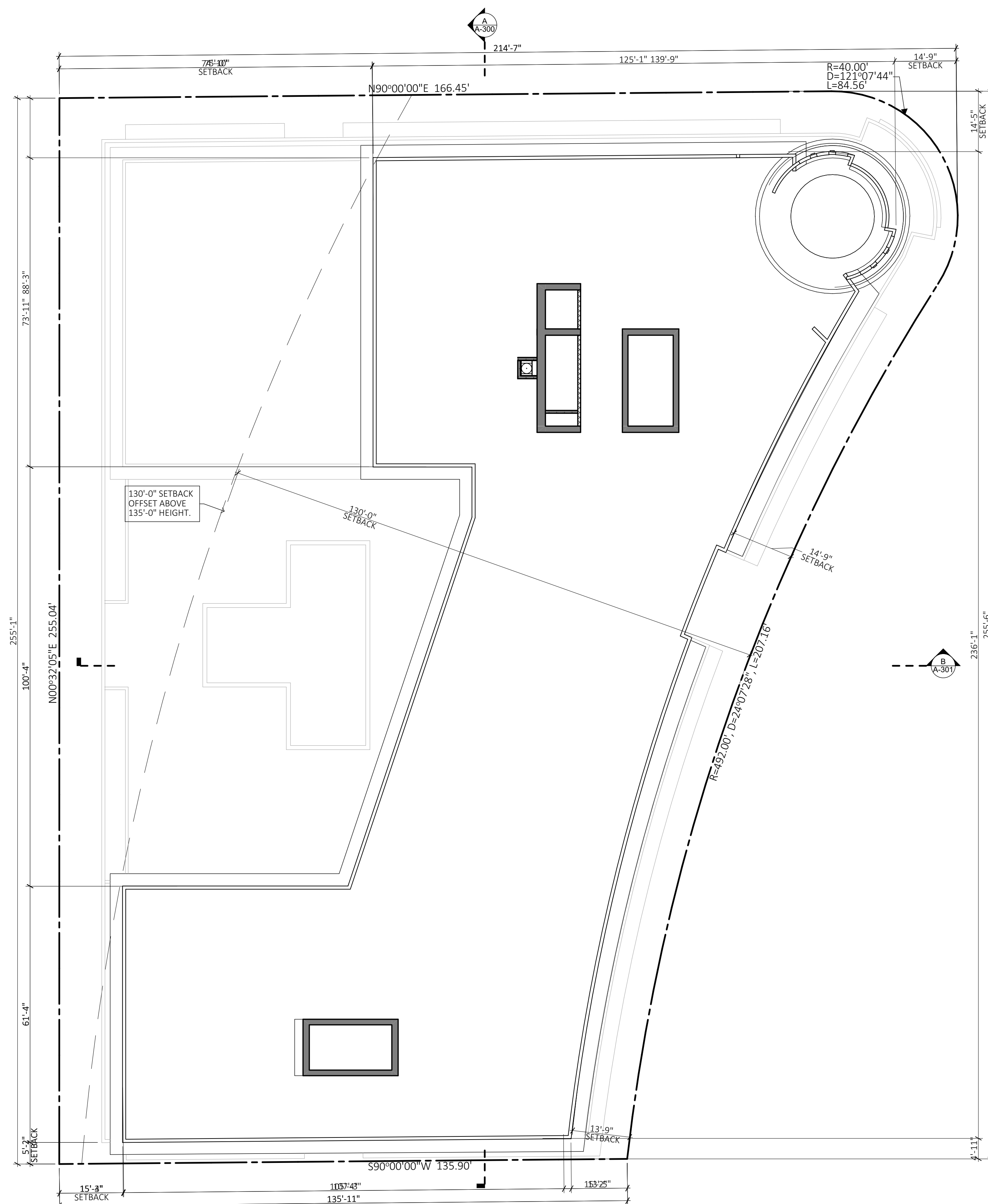
**B** SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



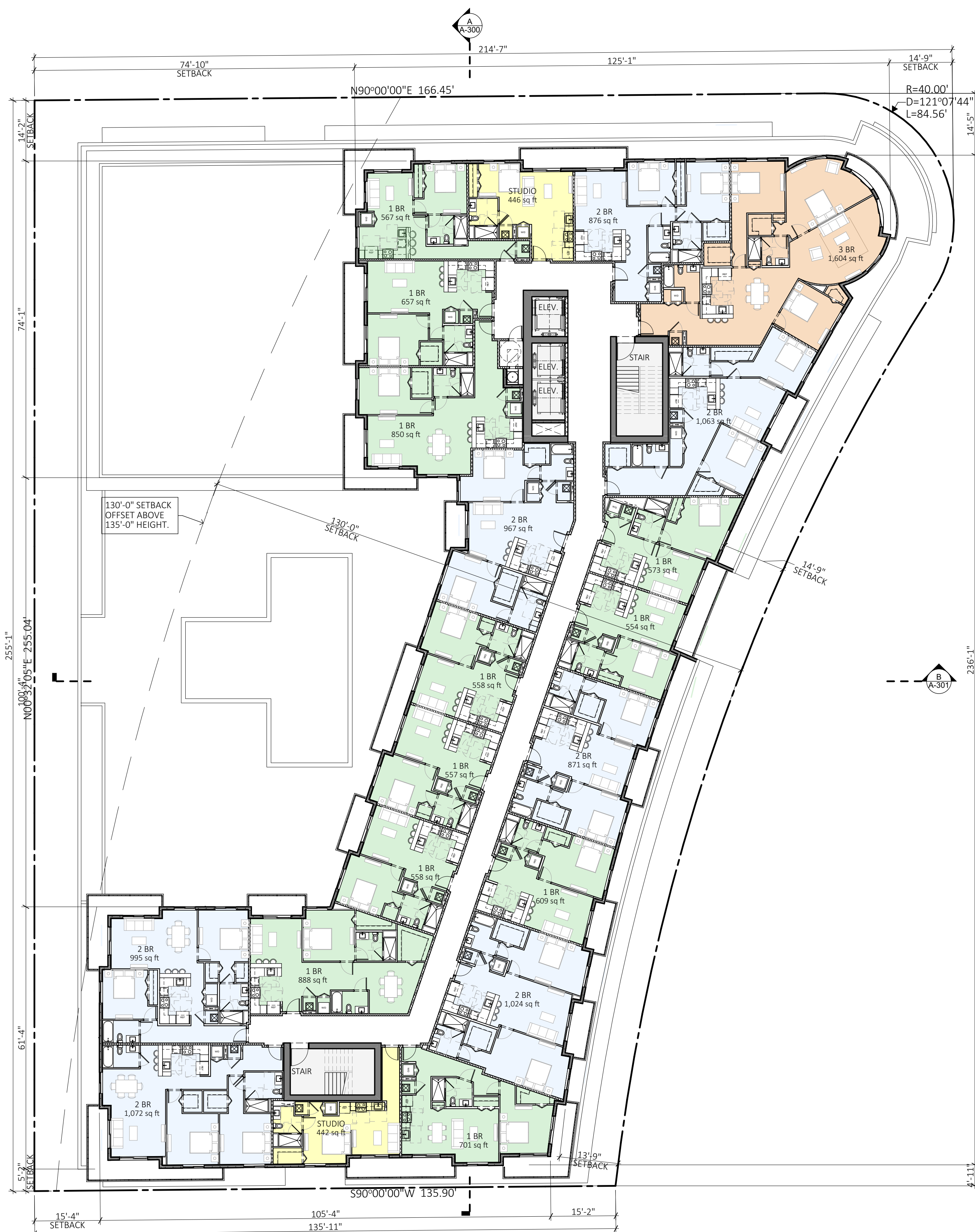
**E** TYPICAL APARTMENT FLOOR PLAN (LEVELS 11-14)  
SCALE: 1/16" = 1'-0"



**D** 10TH FLOOR PLAN (REC DECK)  
SCALE: 1/16" = 1'-0"

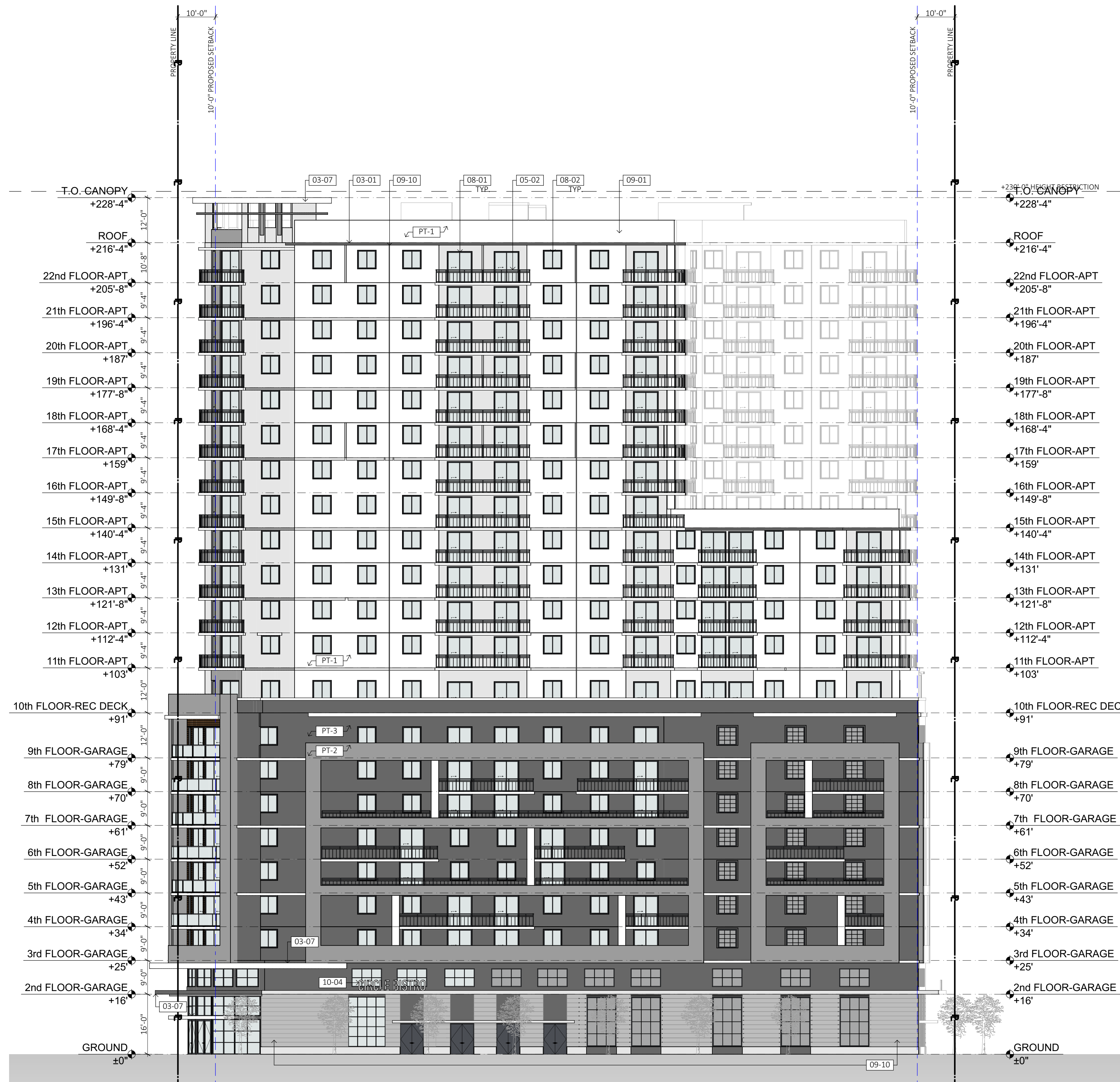


**F** ROOF PLAN  
SCALE: 1/16" = 1'-0"



**F** TYPICAL APARTMENT FLOOR PLAN (LEVELS 15-22)  
SCALE: 1/16" = 1'-0"





**A** NORTH ELEVATION

PAINT SCHEDULE	
DESIGN ID	DESCRIPTION
PT-1	"BENJAMIN MOORE" CHANTILLY LACE 2121-70
PT-2	"BENJAMIN MOORE" PEWTER 2121-30
PT-3	"BENJAMIN MOORE" CITY SHADOW CSP-60
PT-4	PRODEMA WOOD SIDING.

NOTES	
1.	GROUND FLOOR WINDOW SILLS SHALL BE PLACED AT MAXIMUM HEIGHT OF TWENTY-FOUR (24) INCHES ABOVE GRADE TYP.
3.	PROPOSED BALCONY RAILING BASIS OF DESIGN IS AN ALUMINUM PICKET RAILING WITH HORIZONTAL TOP SECTION COMPLIANT WITH THE HIGH-VELOCITY HURRICANE ZONE OF THE FLORIDA BUILDING CODE. ALUMINUM FRAMING ELEMENTS SHALL HAVE A SILVER POWDER COAT FINISH.
4.	NO MIRROR-TYPE GLASS IS PROPOSED & COMPLY WITH SECTION 24-58(S)(1).ii.

MATERIAL LEGEND	
* NOT ALL NOTES APPLICABLE TO THIS SHEET.	
DIVISION 03 CONCRETE	
03-01	CONCRETE SLAB. SEE STRUCT DWGS.
03-05	CONCRETE COLUMN. SEE STRUCT. DWGS.
03-06	CONCRETE BEAM/HEADER. SEE STRUCT DWGS.
03-07	CONCRETE EYEBROW/CANOPY. SEE STRUCT. DWGS.
DIVISION 05 METALS	
05-02	METAL RAILING. 42" MIN. HEIGHT.
05-03	METAL/GLASS RAILING. 48" MIN. HEIGHT.
05-05	METAL TRELIS FRAMING. SEE STRUCT. DWGS.
05-10	METAL PRIVACY SCREEN.
05-11	EXHAUST VENT. SEE SHEET A-500 FOR DETAIL.
DIVISION 08 DOORS & WINDOWS.	
08-01	DOOR AS SCHEDULED.
08-02	WINDOW AS SCHEDULED.
08-03	STOREFRONT DOOR AS SCHEDULED.
08-04	STOREFRONT AS SCHEDULED.
08-05	METAL GRILLES AS SCHEDULED.
DIVISION 09 FINISHES.	
09-01	SMOOTH STUCCO FINISH (PAINTED).
09-09	2" DIA. WEEP HOLE WALL DRAINS W/ 2% SLOPE.
09-10	3/4" STUCCO REVEAL PATTERN.
09-11	THICKENED STUCCO PANELS.
DIVISION 10 SPECIALTIES.	
10-02	METAL LOUVER BY SPECIALTY ENG.
10-03	PUBLIC ART PIECE BY OTHER.
10-04	SIGNAGE BY OTHER.



**B EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

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PT-1	"BENJAMIN MOORE" CHANTILLY LACE 2121-70
PT-2	"BENJAMIN MOORE" PEWTER 2121-30
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PT-4	PRODEMA WOOD SIDING.

- NOTES**
- GROUND FLOOR WINDOW SILLS SHALL BE PLACED AT MAXIMUM HEIGHT OF TWENTY-FOUR (24) INCHES ABOVE GRADE TYP.
  - PROPOSED BALCONY RAILING BASIS OF DESIGN IS AN ALUMINUM PICKET RAILING WITH HORIZONTAL TOP SECTION COMPLIANT WITH THE HIGH-VELOCITY HURRICANE ZONE OF THE FLORIDA BUILDING CODE. ALUMINUM FRAMING ELEMENTS SHALL HAVE A SILVER POWDER COAT FINISH.
  - NO MIRROR-TYPE GLASS IS PROPOSED & COMPLY WITH SECTION 24-58(5)(1).ii.

MATERIAL LEGEND	
* NOT ALL NOTES APPLICABLE TO THIS SHEET.	
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03-05	CONCRETE COLUMN. SEE STRUCT. DWGS.
03-06	CONCRETE BEAM/HEADER. SEE STRUCT DWGS.
03-07	CONCRETE EYEBROW/CANOPY. SEE STRUCT. DWGS.
DIVISION 05 METALS	
05-02	METAL RAILING. 42" MIN. HEIGHT.
05-03	METAL/GLASS RAILING. 48" MIN. HEIGHT.
05-05	METAL TRELIS FRAMING. SEE STRUCT. DWGS.
05-10	METAL PRIVACY SCREEN.
05-11	EXHAUST VENT. SEE SHEET A-500 FOR DETAIL.
DIVISION 08 DOORS & WINDOWS.	
08-01	DOOR AS SCHEDULED.
08-02	WINDOW AS SCHEDULED.
08-03	STOREFRONT DOOR AS SCHEDULED.
08-04	STOREFRONT AS SCHEDULED.
08-05	METAL GRILLES AS SCHEDULED.
DIVISION 09 FINISHES.	
09-01	SMOOTH STUCCO FINISH (PAINTED).
09-09	2" DIA. WEEP HOLE WALL DRAINS W/ 2% SLOPE.
09-10	3/4" STUCCO REVEAL PATTERN.
09-11	THICKENED STUCCO PANELS.
DIVISION 10 SPECIALTIES.	
10-02	METAL LOUVER BY SPECIALTY ENG.
10-03	PUBLIC ART PIECE BY OTHER.
10-04	SIGNAGE BY OTHER.