

94 PALM RESIDENCE

FINAL SUBMITTAL

DRB25-1087

AUGUST 24, 2025



SCOPE OF WORK

NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH UNDERSTORY, POOL, TERRACES, PROPERTY WALLS AND FENCING, DRIVEWAY, AND LANDSCAPING

VARIANCE REQUEST 1: Provide an enclosed, air-conditioned storage area within the understory.

VARIANCE REQUEST 2: Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

VARIANCE REQUEST 3: Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

VARIANCE REQUEST 4: Exceed by 3'-0" the maximum height allowed of 10'-0" feet above the roofline in order to construct an elevator bukhead up to 13'-0" above the roofline.

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ARCHITECTURE

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- D-001 INDEX & SITE LOCATION
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- D-002.b RENDER
- D-002.c RENDER
- D-002.d RENDER
- D-002.e RENDER
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- D-002.h RENDER
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- D-041 RENDERED SOUTH ELEVATION
- D-042 RENDERED EAST ELEVATION
- D-043 RENDERED WEST ELEVATION
- D-045 NORTH ELEVATION
- D-046 SOUTH ELEVATION
- D-047 EAST ELEVATION
- D-048 WEST ELEVATION
- D-050 SECTION

PROPERTY OWNER

94 PALM RESIDENCE LLC

ARCHITECT

BORGES ARCHITECTS + ASSOCIATES

237 S Dixie Hwy, Floor 4, Suite 419
Coral Gables, Florida 33131
O: 305.374.9216

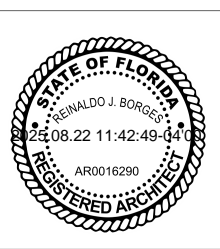
Reinaldo Borges - rborges@borgesarchitects.com
Emilia Garcia - egarcia@borgesarchitects.com

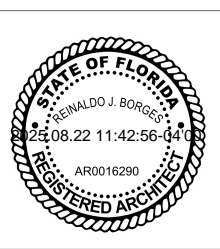
LANDSCAPE ARCHITECT

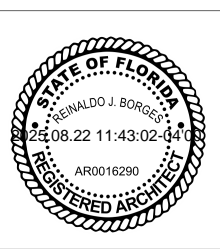
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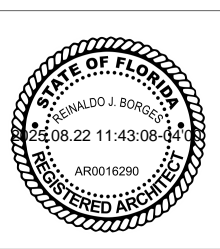
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Miami, FL
O: +1-614-439-4895

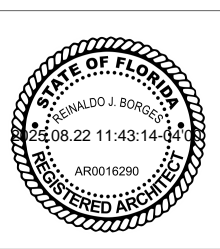
Matthew Lewis - matt@land.design

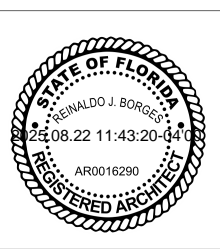


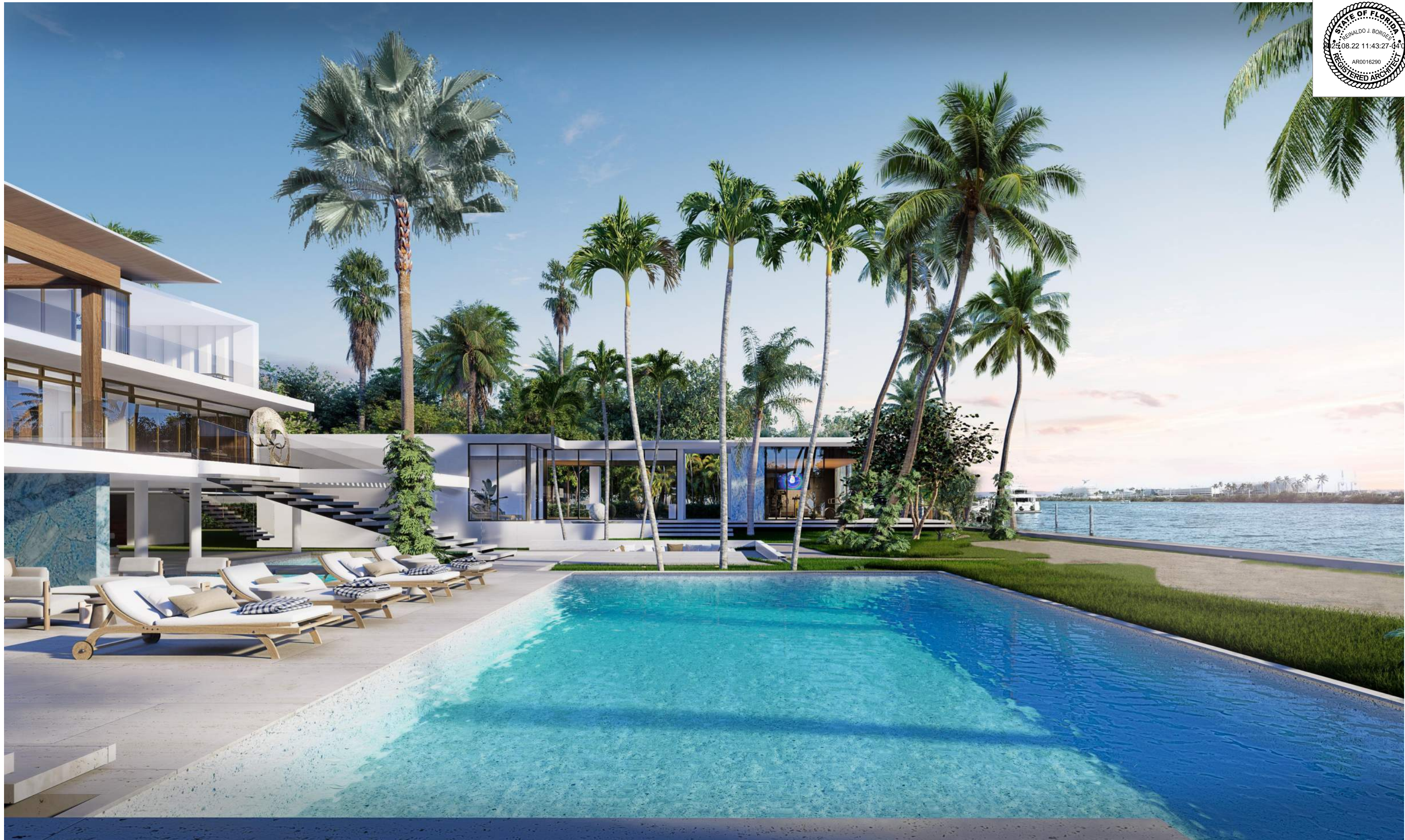
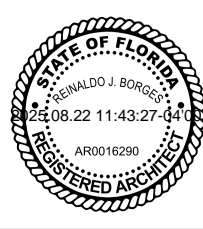


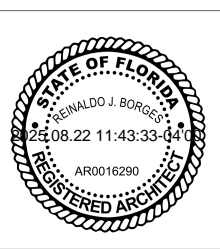


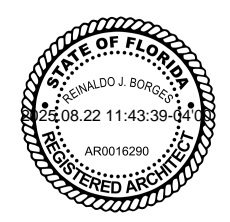


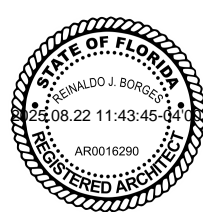


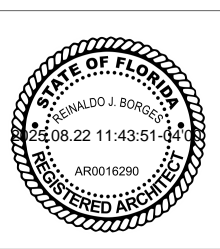








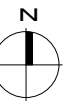


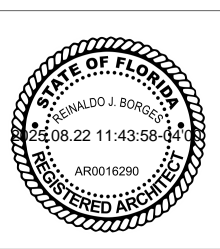


CONTEXT AERIAL
N.T.S.



CONTEXT SITE PLAN
N.T.S.





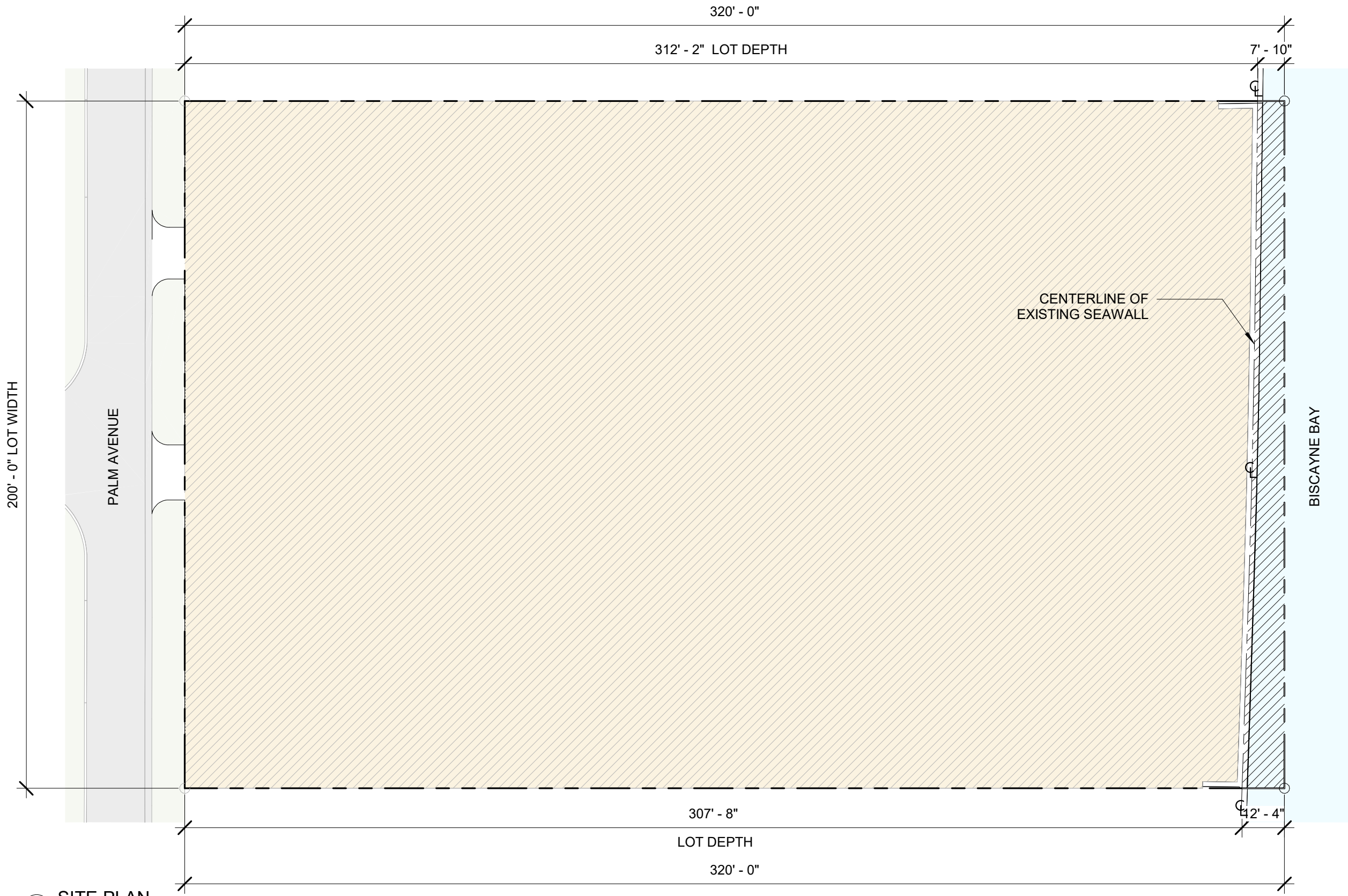
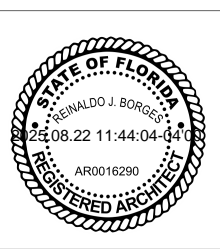
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	94 PALM AVENUE MIAMI BEACH, FL 33139			
2	Folio number(s):	02-4205-001-0330			
3	Board and file number(s) :	DRB25-1087			
4	Year built: 2003	Zoning District:	RS-1		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	9 & 10	Grade value in NGVD:	6.12'	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	(9+6.12)/2=7.56'	Free board:	5	
10	30" above grade:	8.62	Lot Area:	84,000 SF, SEAWALL CENTER: 62,081.75	
11	Lot width:	200'	Lot Depth:	320'	
12	Max Lot Coverage SF and %:	18,624.53 SF / 30%	Proposed Lot Coverage SF and %:	21,202 SF / 34.15%	
13	Existing Lot Coverage SF and %:		Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	4,228 SF / 70.47%	Rear Yard Open Space SF and %:	6,526 SF / 70.18%	
15	Max Unit Size SF and %:	31,040.88 SF / 50%	Proposed Unit Size SF and %:	29,414 SF / 47.38%	
16	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	10,637 SF	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,947 SF / 20.21%			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	YES		
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	31'		31'	N/A
20	Front Setbacks:	30'		65'-7"	N/A
	Front First level:	20'		92'-1"	N/A
	Front second level:	30'		65-7"	N/A
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35'		65'-7"	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A		N/A	N/A
22	Sum of side yard :	50'-0"		50'-0"	N/A
23	Side 1:	20'-0"		20'-0"	N/A
24	Side 2 or (facing street):	20'-0"		30'-0"	N/A
25	Rear:	46'-5 3/4"		123'-2"	N/A
26	Accessory Structure Side 1:	7'-6"		7'-6" / 20'-0"	N/A
27	Accessory Structure Side 2 or (facing street) :	7'-6"		7'-6" / 30'-0"	N/A
28	Accessory Structure Rear:	23'-3"		23'-3"	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.






LOT AREA CALCULATIONS:

LOT DEPTH x LOT WIDTH = LOT AREA
320 FT x 200 FT = **64,000 SF**

AREA OF CENTERLINE OF SEA WALL TO REAR PROPERTY LINE:

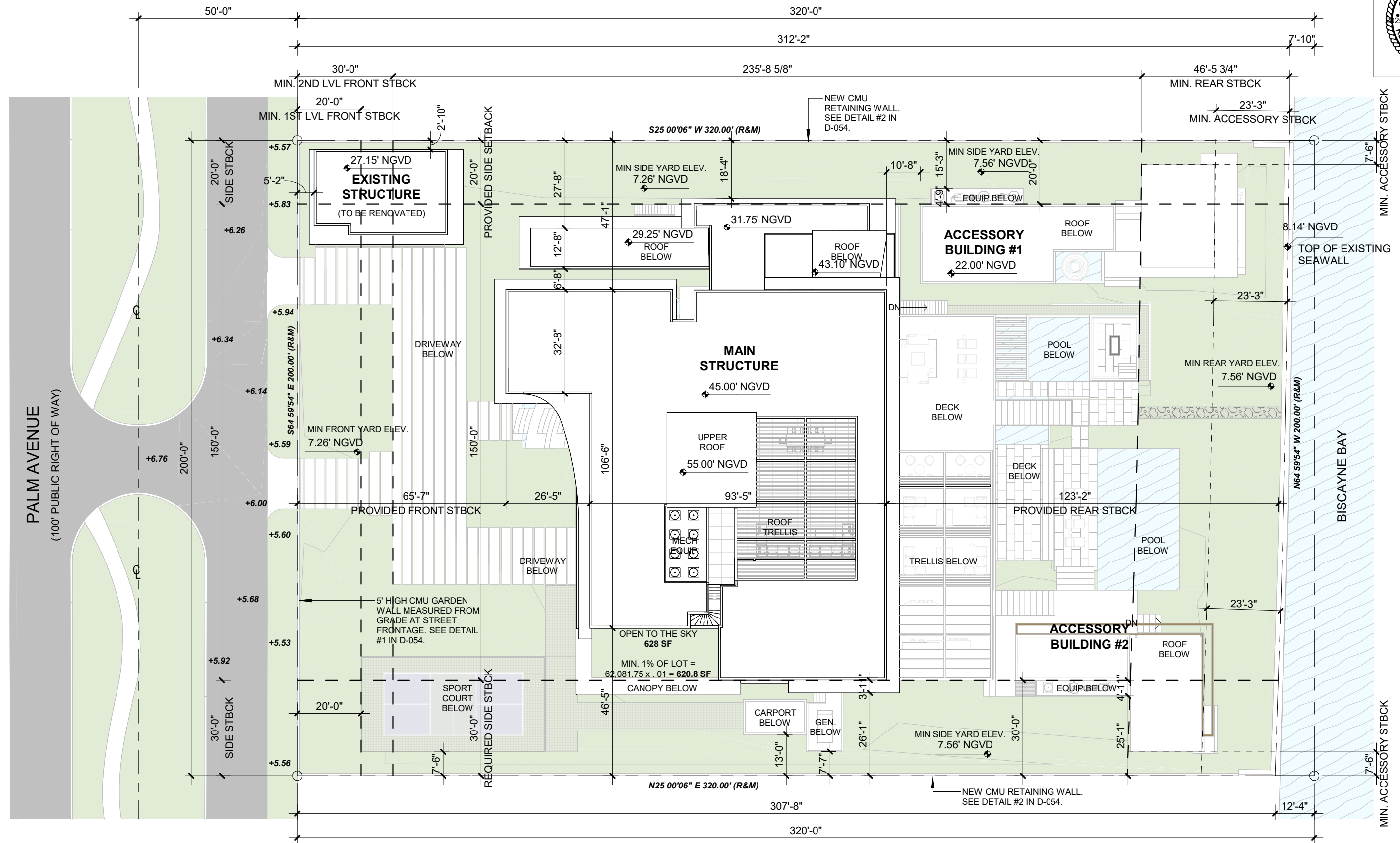
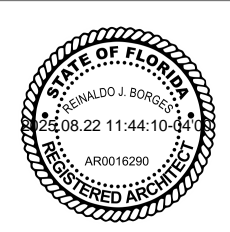
 1,918.25 SF

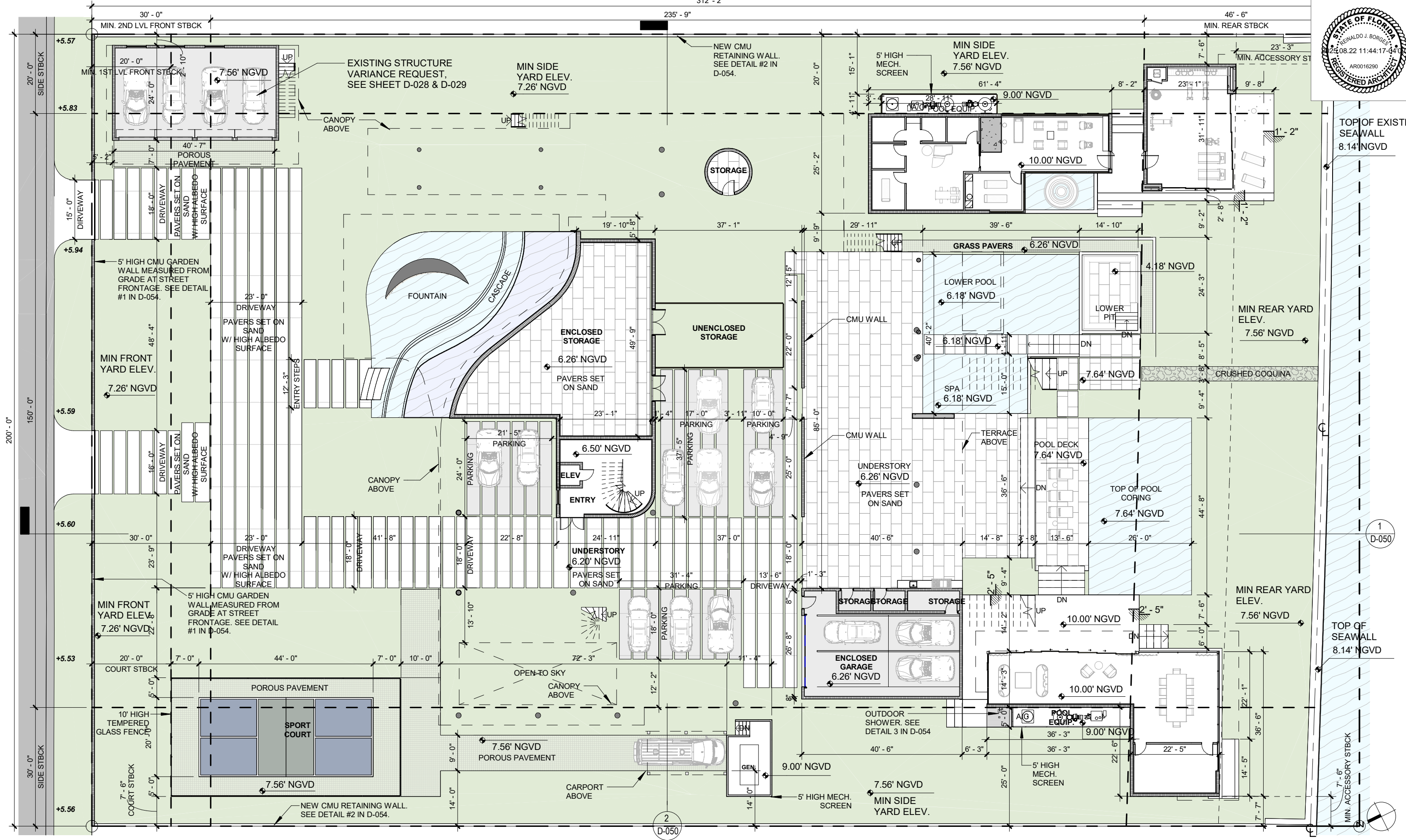
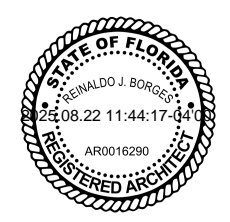
NET LOT AREA:

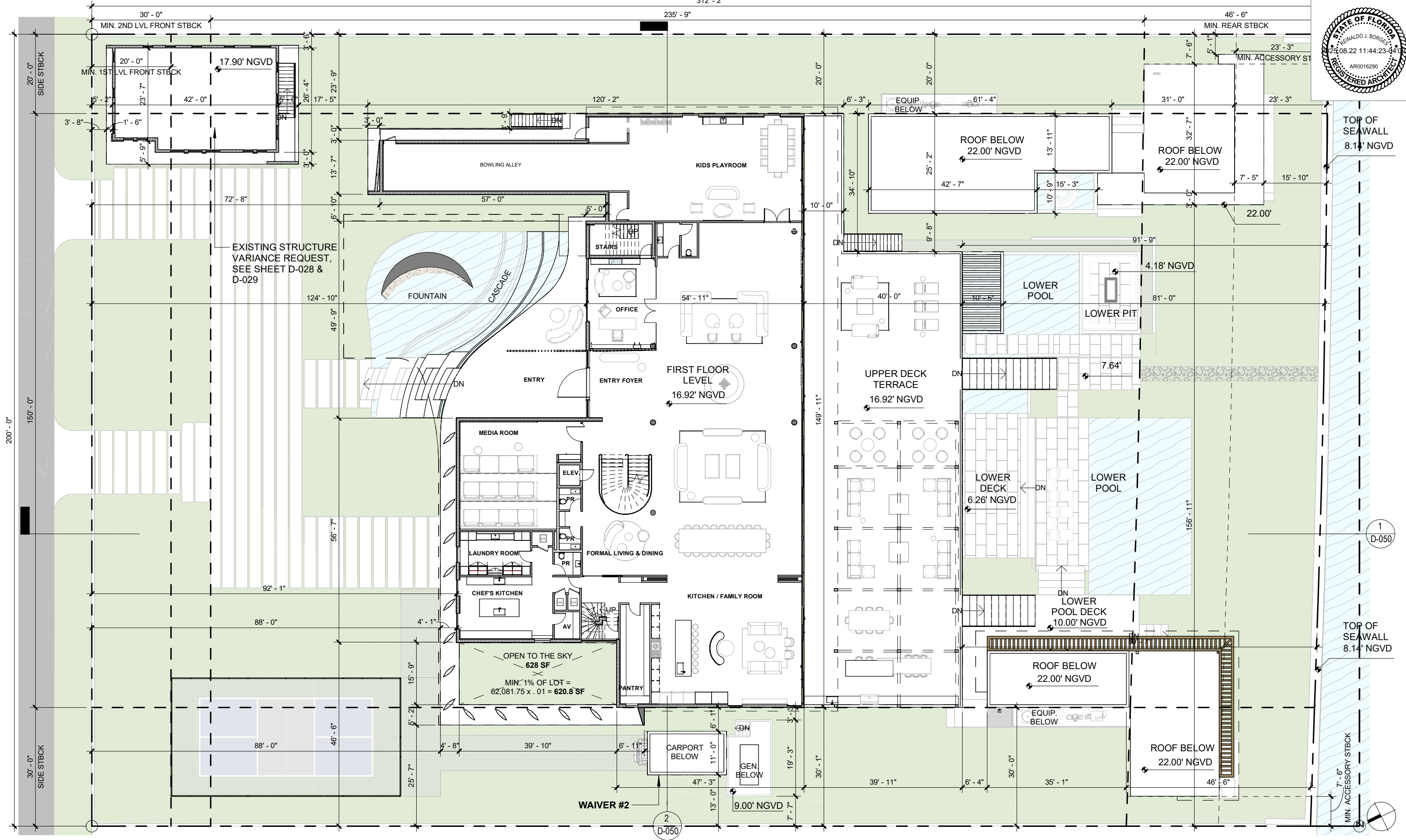
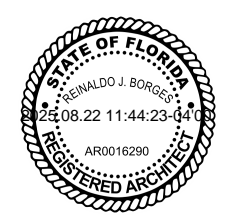
 64,000 SF - 1,918.25 = **62,081.75 SF**

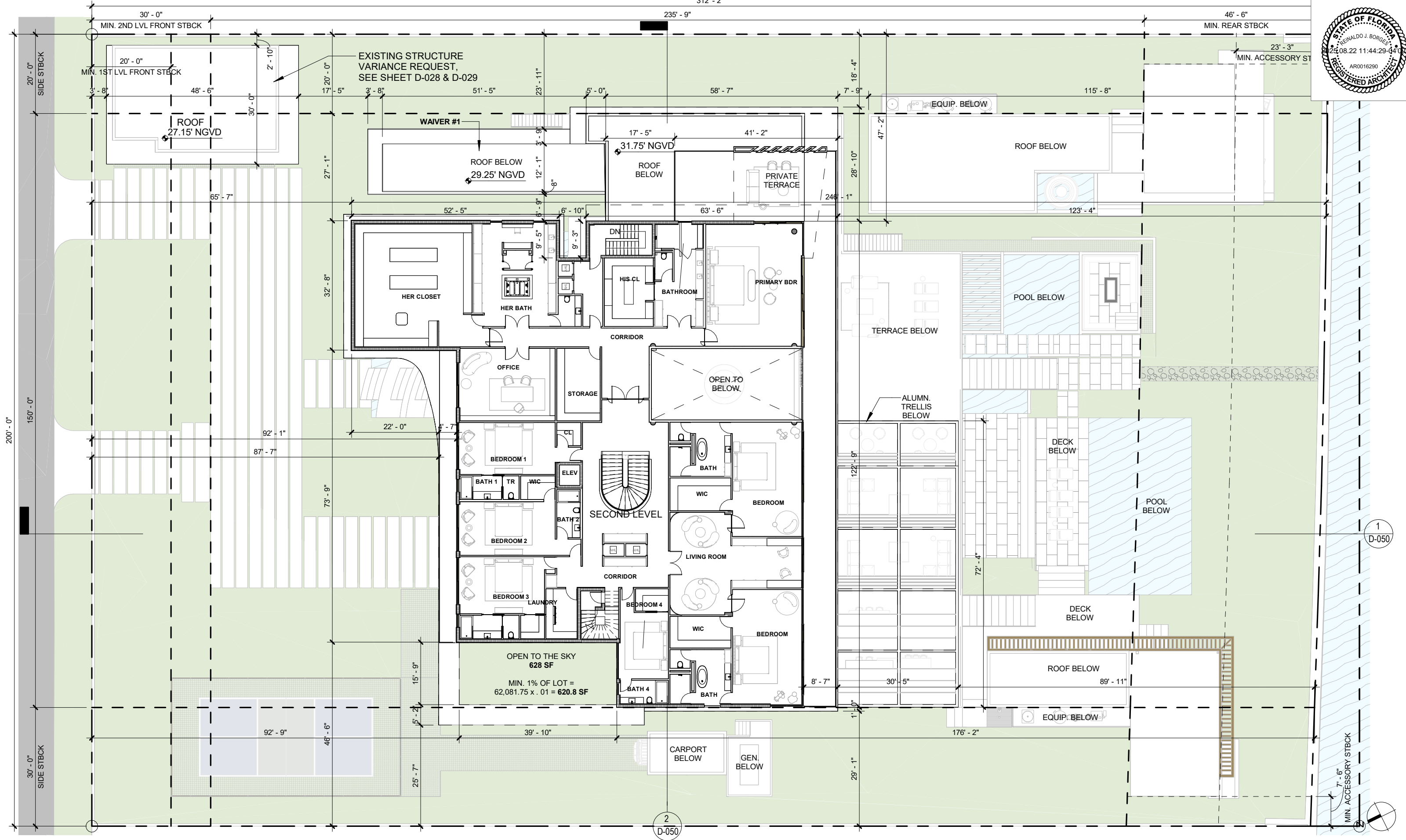
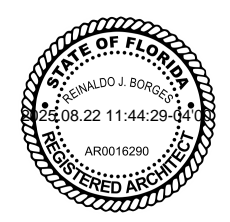
① SITE PLAN
1" = 30'-0"

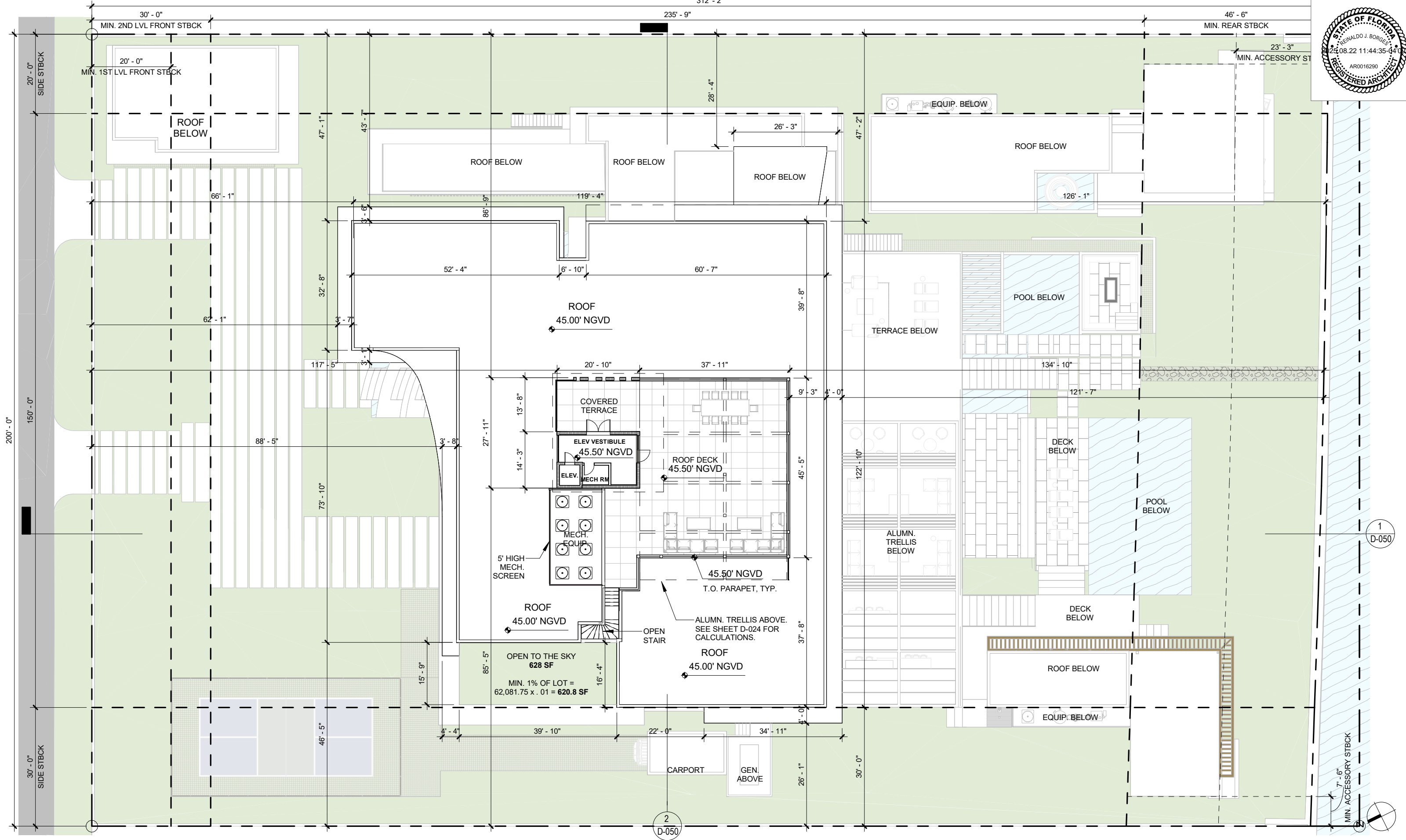
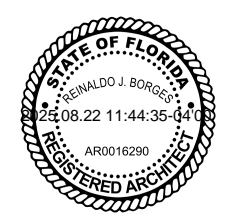






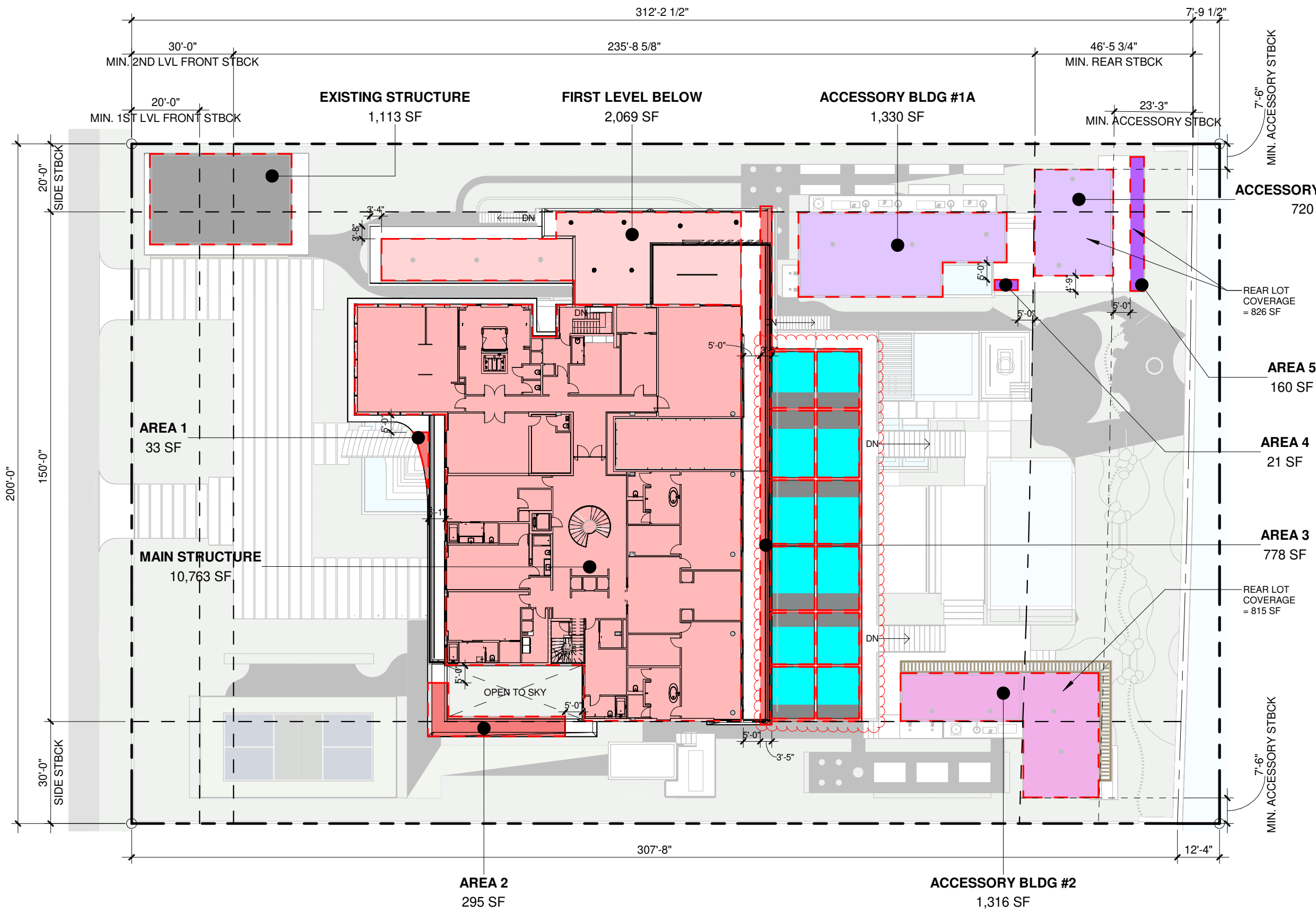
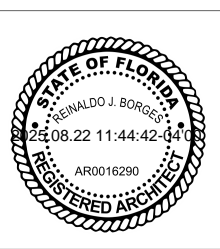






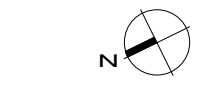
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D-050

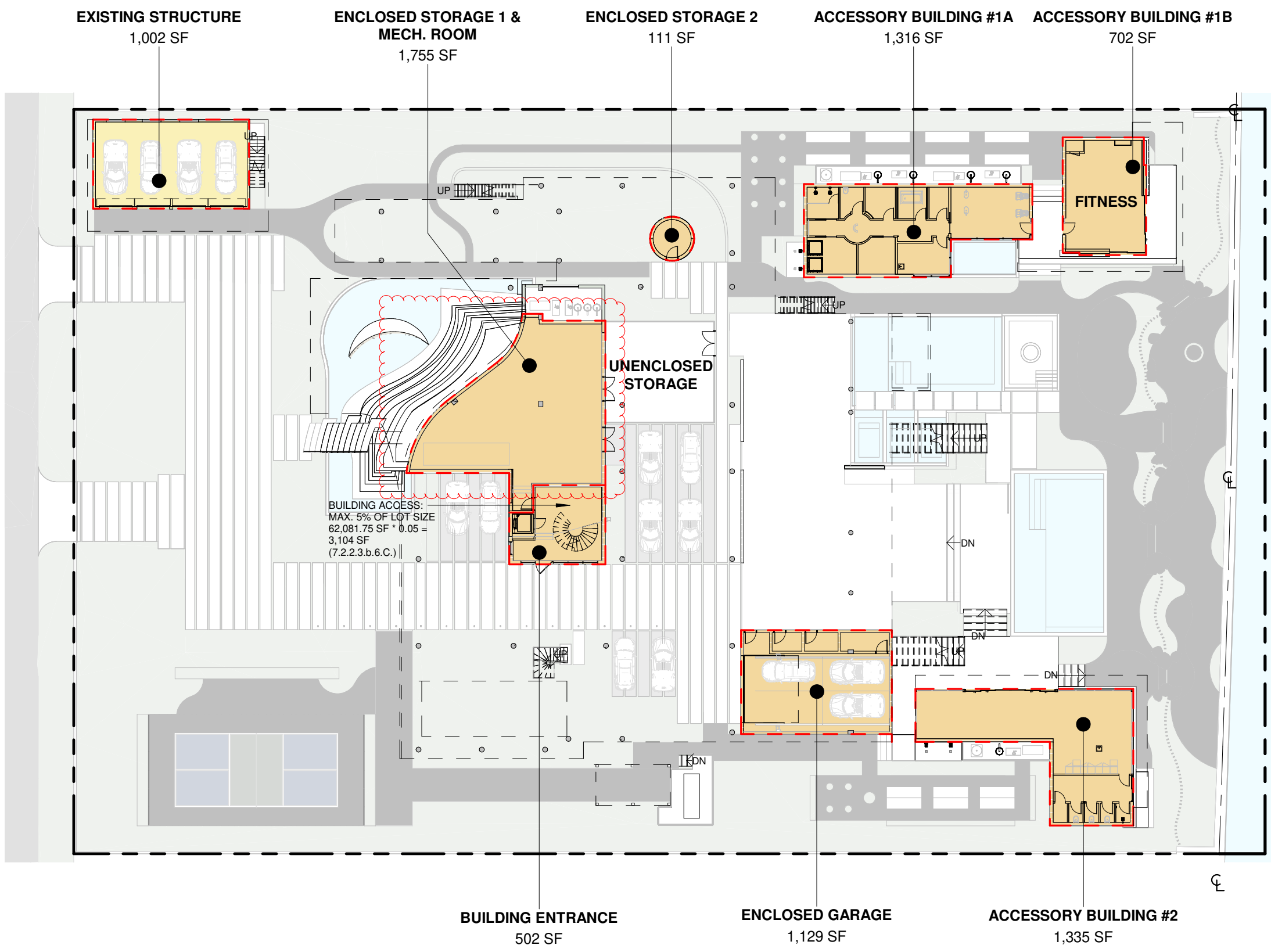
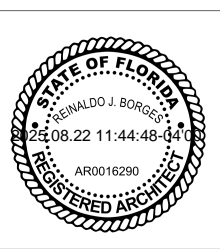
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D-050



MAXIMUM LOT COVERAGE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
30% OF LOT AREA	
62,081.75 x .30 = 18,624.53	
PROVIDED	
	COLOR LEGEND
MAIN STRUCTURE	10,763
COVERED AREA 1	33
COVERED AREA 2	295
COVERED AREA 3	778
FIRST LEVEL BELOW	2,069
ACCESSORY BLDG #1A	1,330
ACCESSORY BLDG #1B	720
COVERED AREA 4	21
COVERED AREA 5	160
ACCESSORY BLDG #2	1,316
EXISTING STRUCTURE	1,113
TOTAL	18,598
	29.96%
TRELLIS	2,604
	4.19% OF LOT
TOTAL WITH TRELLIS	21,202
	34.15%

1 SECOND LEVEL - Dependent 1
1" = 30'-0"

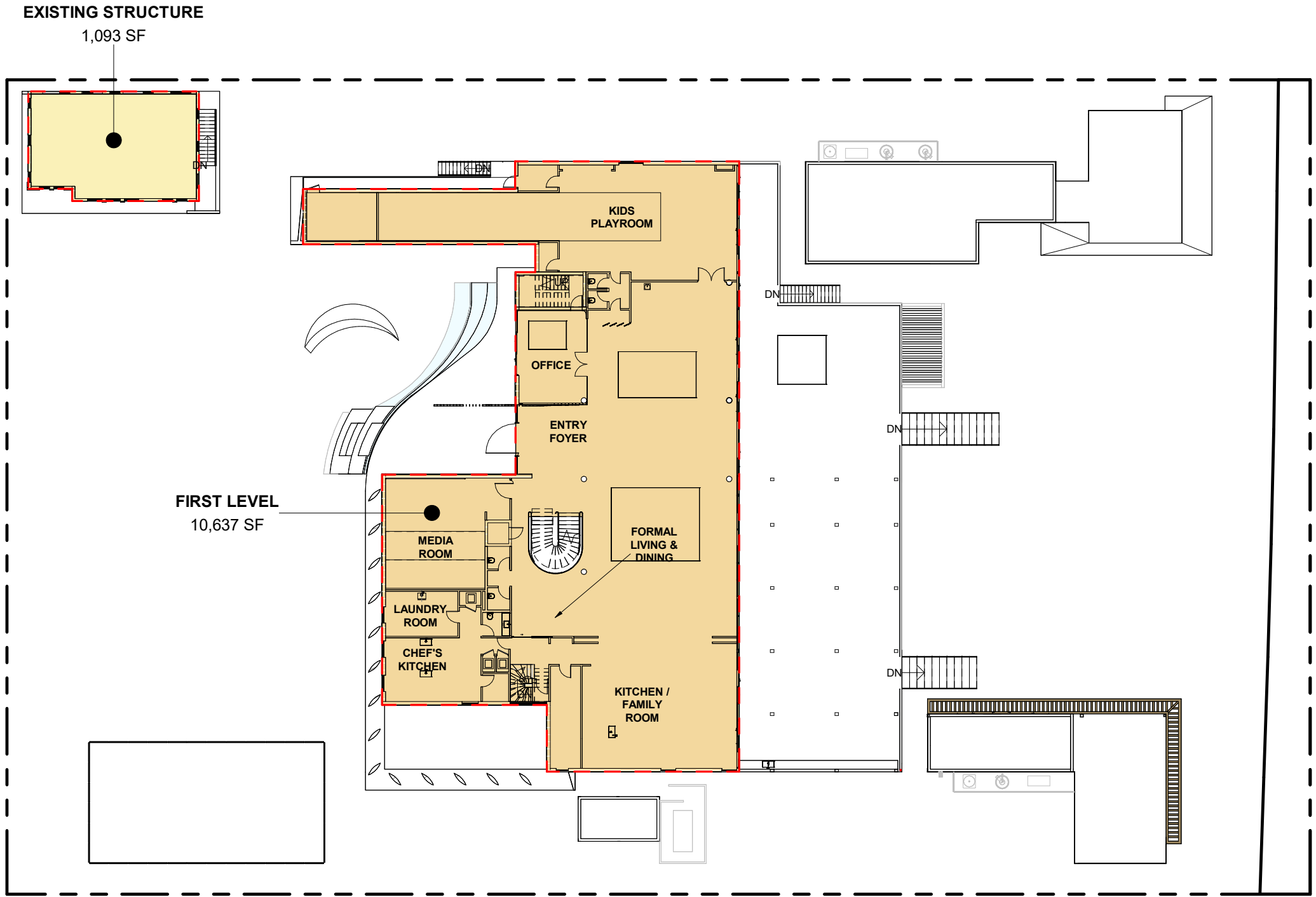
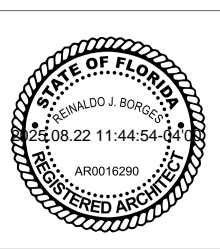




MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 = 31,040.88	
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	30,014
	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
	47.38%

1 UNDERSTORY LEVEL
1" = 30'-0"

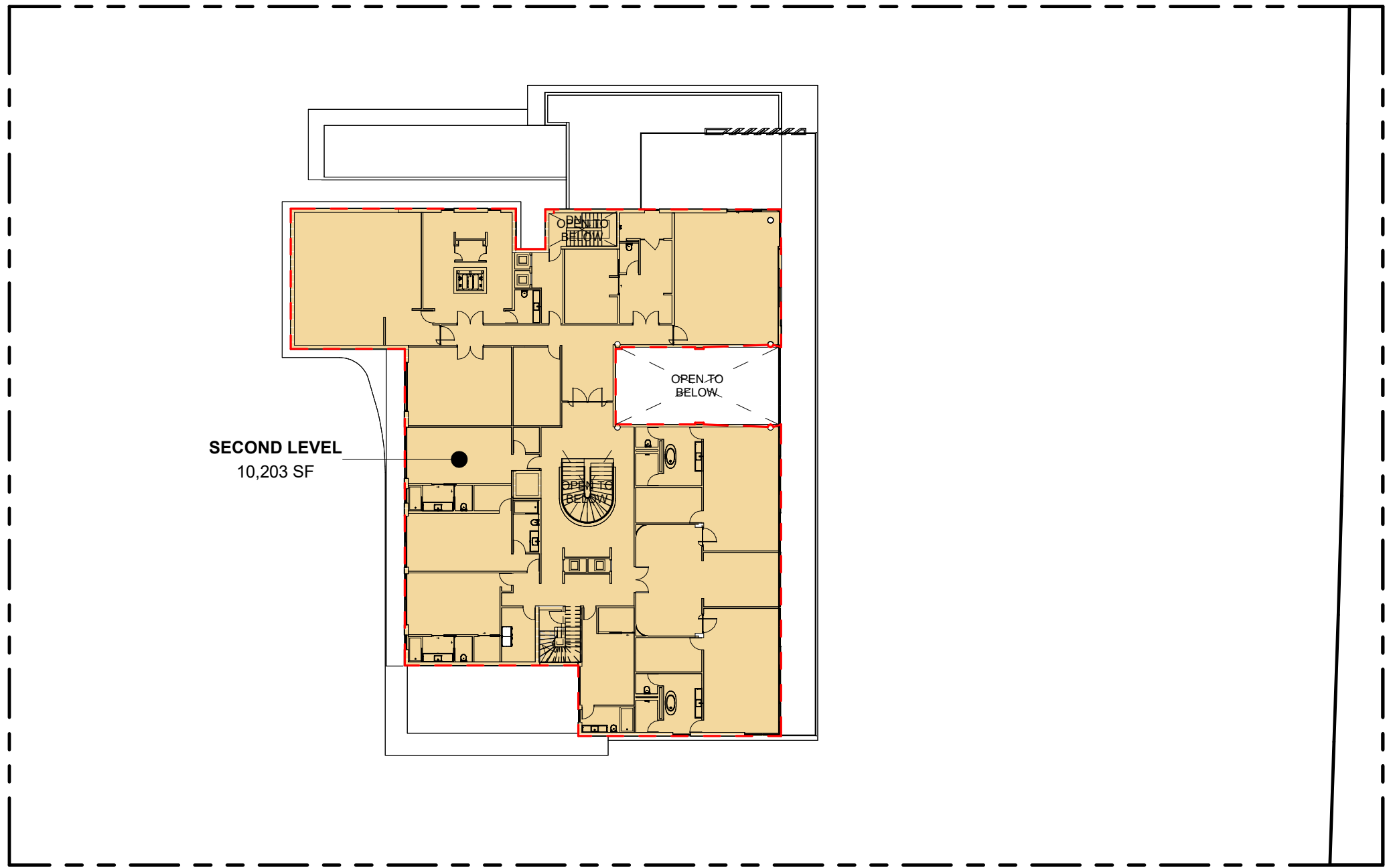
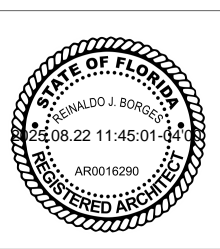




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① FIRST MAIN FLOOR
1" = 30'-0"

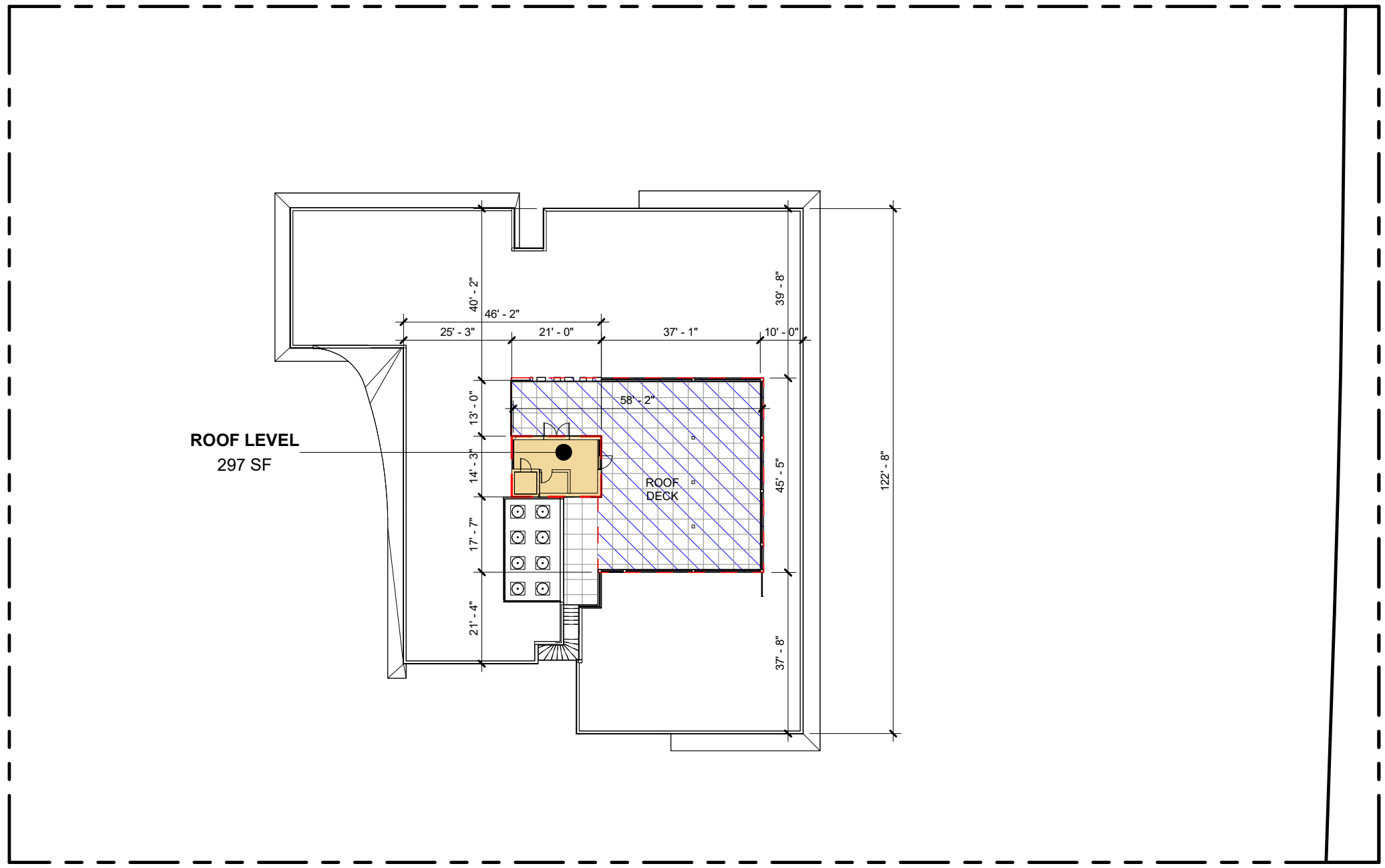
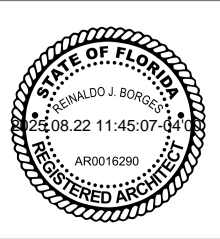




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① SECOND LEVEL
1" = 30'-0"



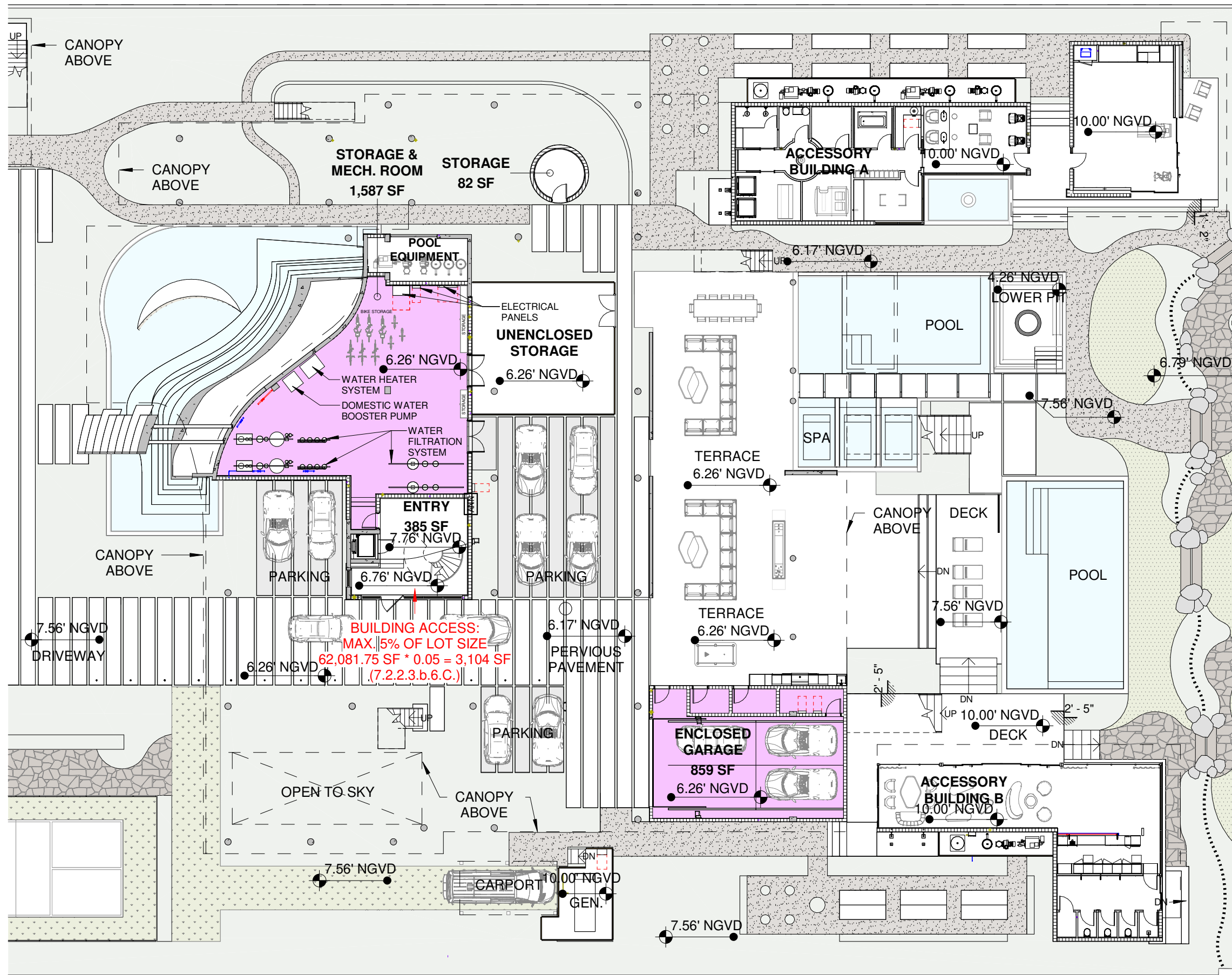
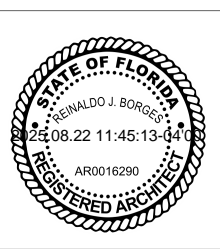


1 ROOF LEVEL
1" = 30'-0"

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TOTAL	30,014
TOTAL	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
TOTAL	47.38%

ROOF STANDARDS		
ALLOWABLE	PROVIDED	COLOR LEGEND
ROOF DECK AREA		
25% OF ENCLOSED FLOOR BELOW	2,113 SF PROVIDED	
AREA OF LEVEL BELOW=10,214		
10,214 SF x .25 = 2,553.5 SF ALLOWED	20.69%	
ROOF COVERED STRUCTURE		
20% OF ENCLOSED FLOOR BELOW	2,023 SF PROVIDED	
AREA OF LVL BELOW = 10,214		
10,214 SF x .20 = 2,042.8 SF ALLOWED	19.81%	



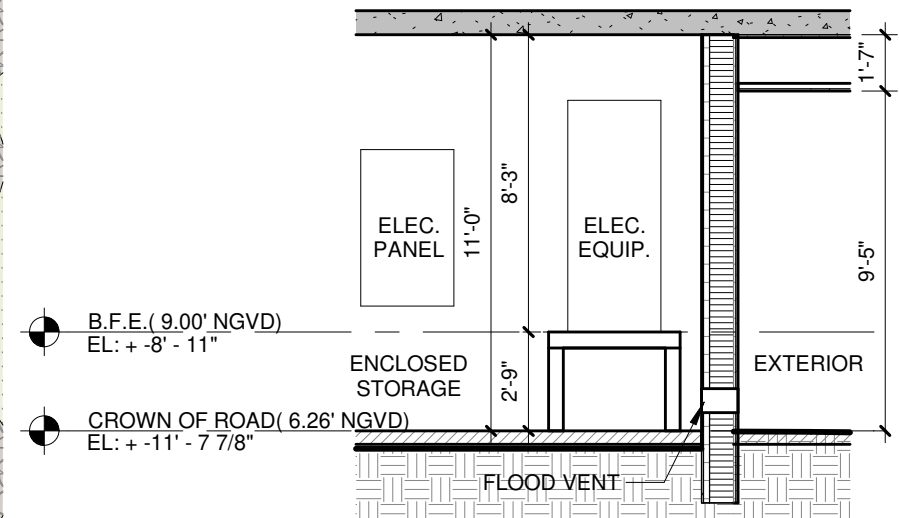


VARIANCE REQUEST 1:

Provide an enclosed, air-conditioned storage area within the understory.

LEGEND

PROPOSED AREA WITH CONC. SLAB

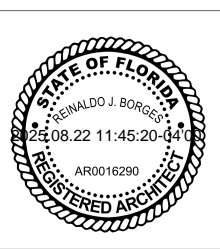


PER FBC-R322.1.6: ELECTRICAL SYSTEMS, EQUIPMNETS, AND COMPONENTS TO BE LOCATED AT OR ABOVE BFE.

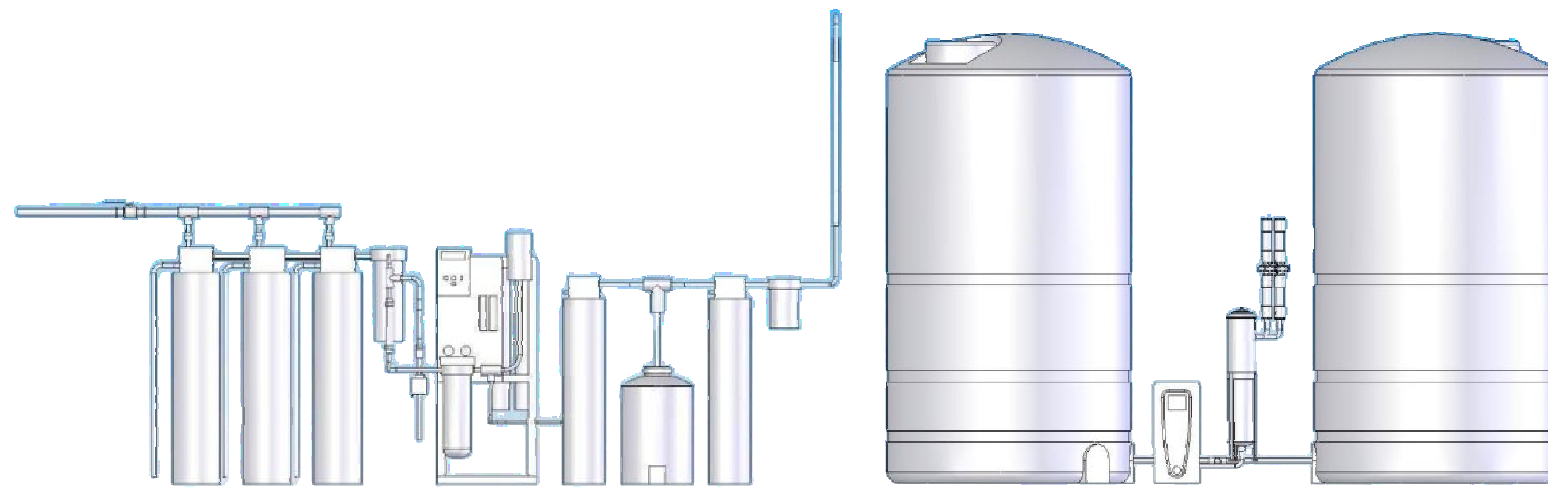
2 EQUIPMENT LOCATION DIAGRAM

1 UNDERSTORY FLOOR PLAN DIAGRAM - VARIANCE 1





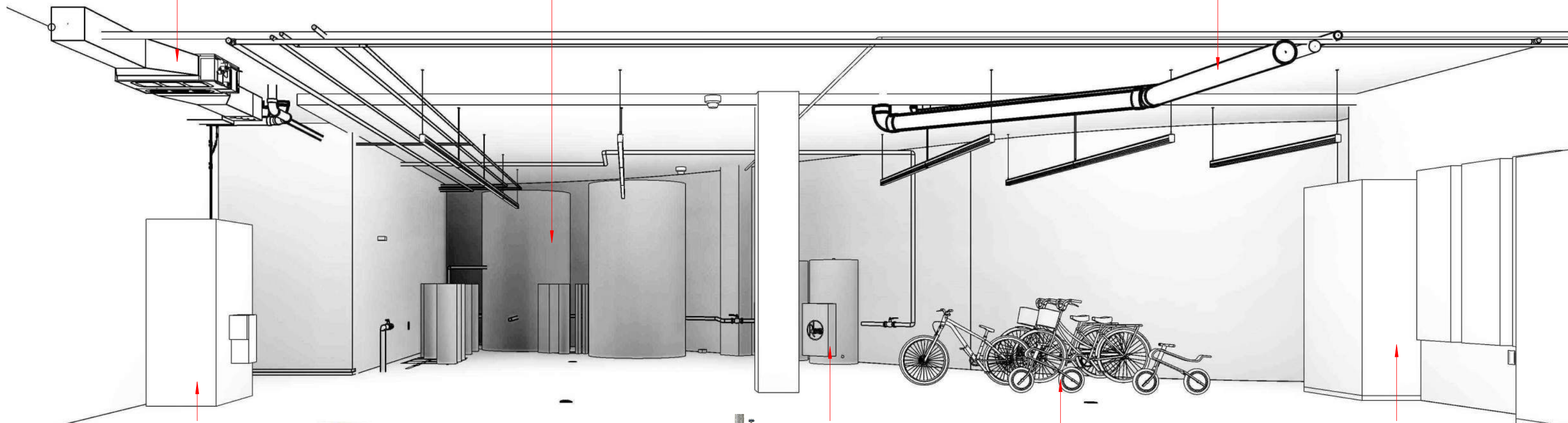
VARIANCE REQUEST 1:
Provide an enclosed, air-conditioned storage area within the understory.



WATER TREATMENT SYSTEM

MECHANICAL SYSTEMS FOR MAIN STRUCTURE

PLUMBING PIPES



FILTRATION SYSTEM FOR CISTERN

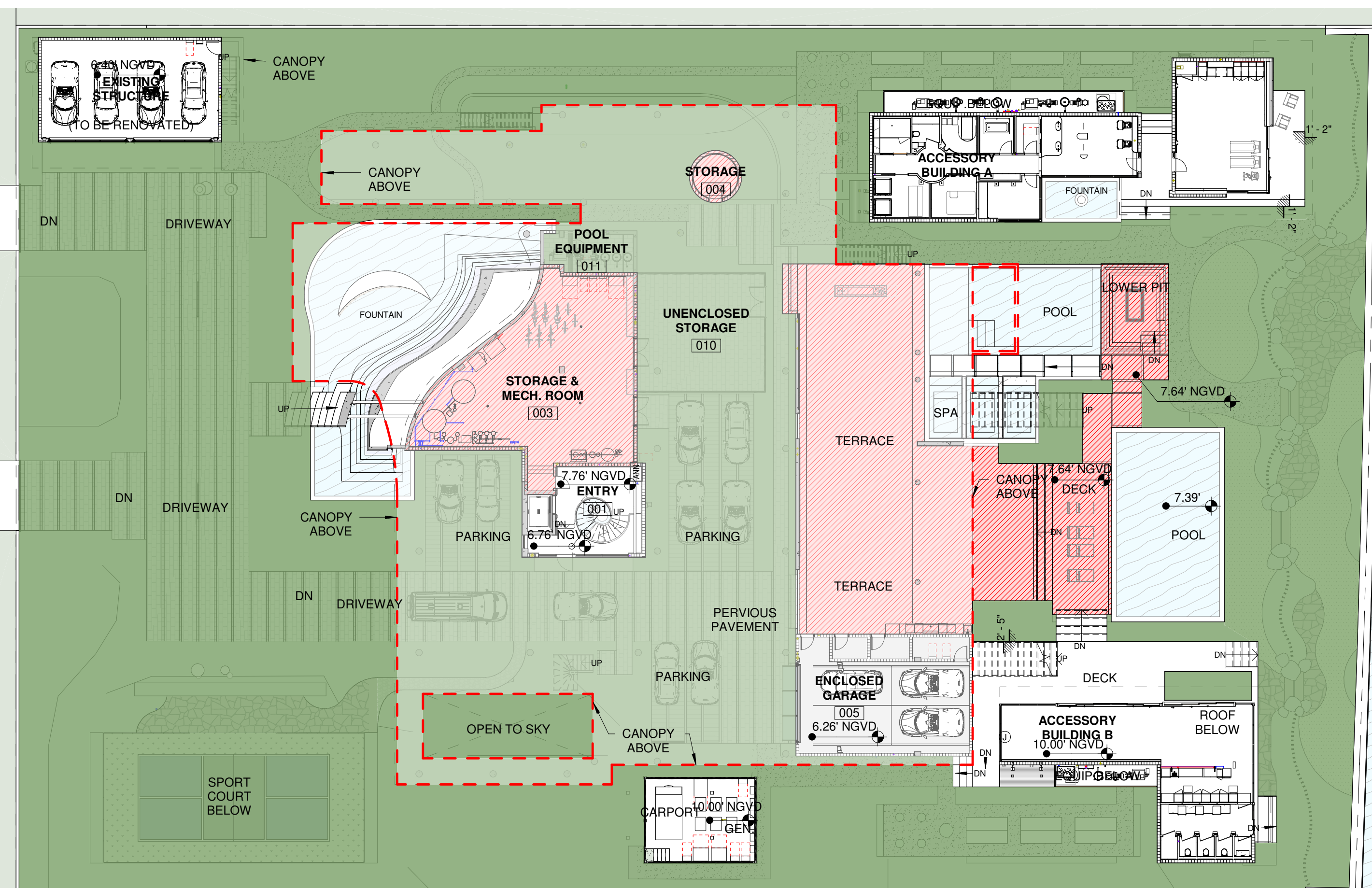
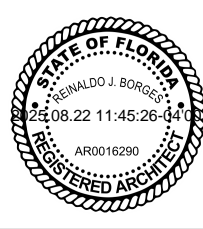
WATER HEATERS

STORAGE

ELECTRICAL PANELS

GENERAL NOTE:
ALL ELECTRICAL COMPONENTS TO BE INSTALLED AT B.F.E. +1' ELEVATION (10' NGVD). CONTRACTOR TO COORDINATE.





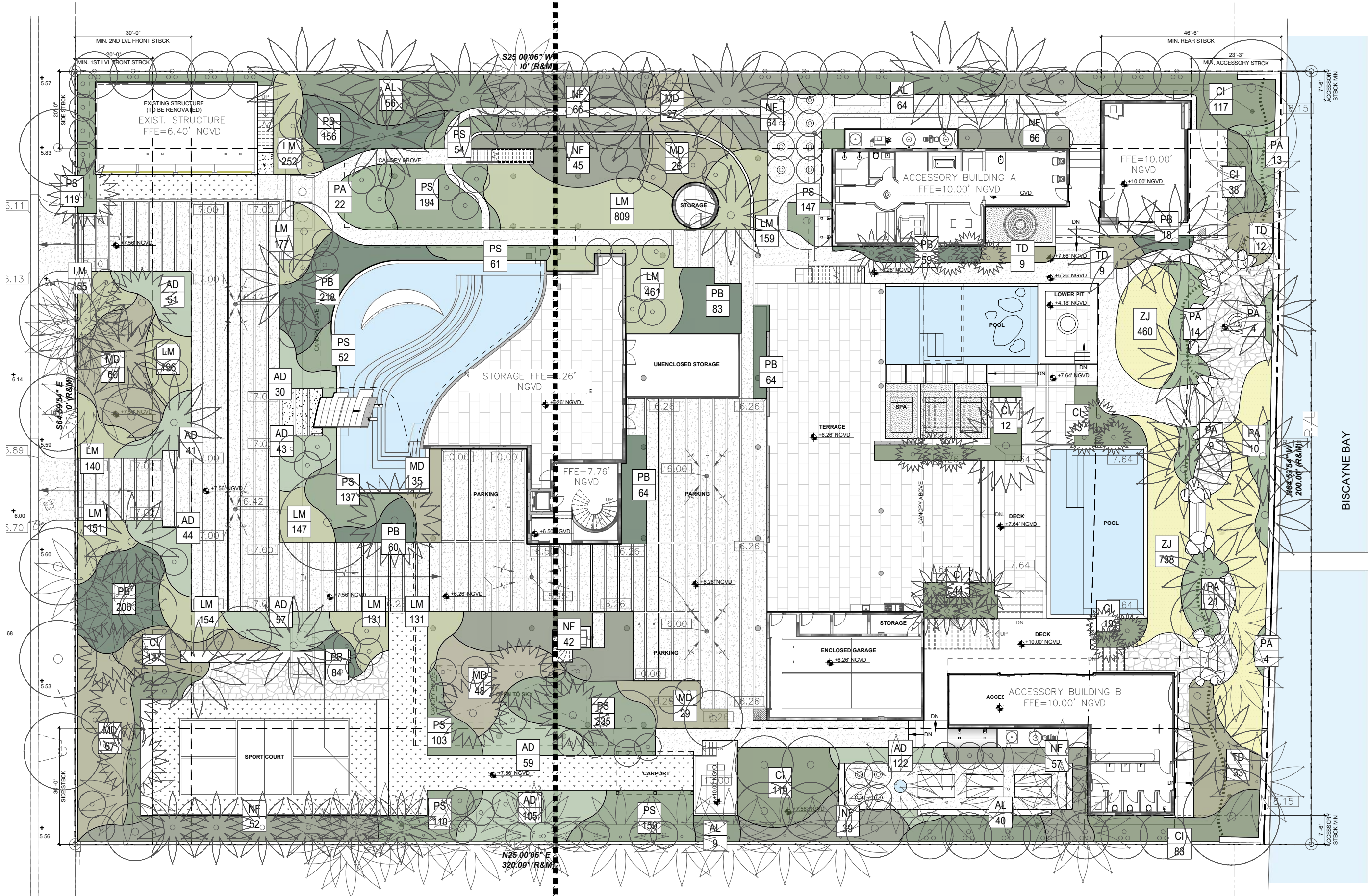
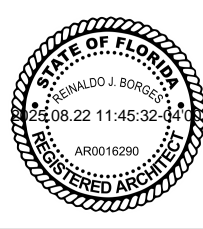
VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

LEGEND

- PERVIOUS AREA**
41,521 SF = 67% OF LOT
 - TOTAL PROPOSED CONC. SLAB**
6,119 SF = 10% OF LOT
 - CONC. PERMITTED**
14,441.75 SF = 23% OF LOT
- LOT AREA: 62,081.75 SF**

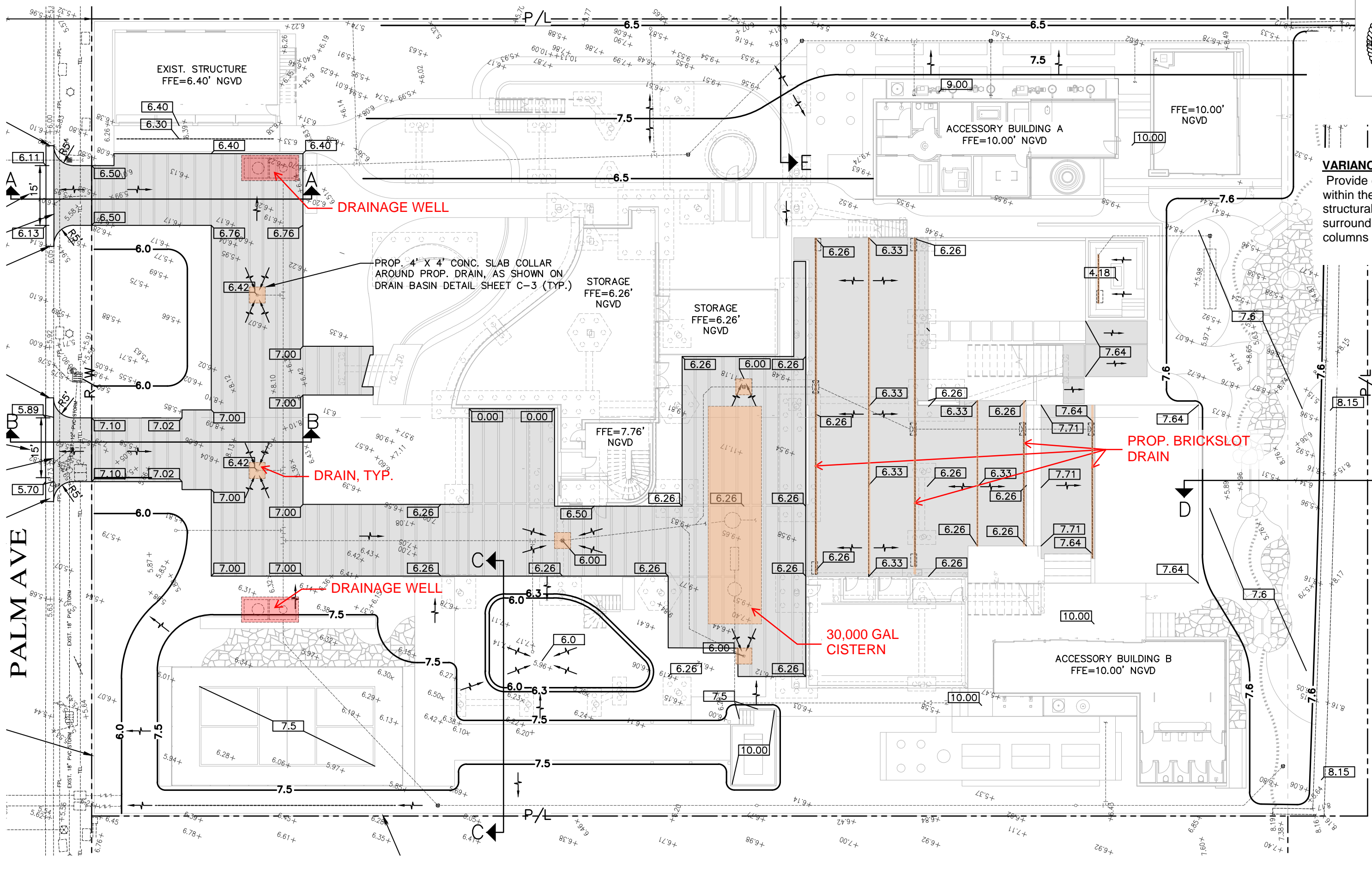
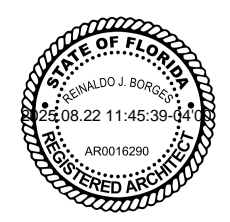
- BUILDING ABOVE**
19,409 SF = 31% OF LOT
- PROPOSED CONC. SLAB UNDER BUILDING ABOVE**
4,449 SF = 7% OF LOT
- PROPOSED CONC. SLAB NOT UNDER BUILDING**
1,670 SF = 3% OF LOT





VARIANCE REQUEST 2:
Provide concrete area within the understorey for structural purposes surrounding support columns and pool areas

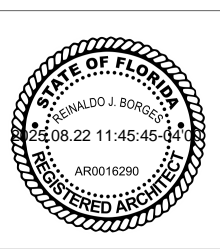




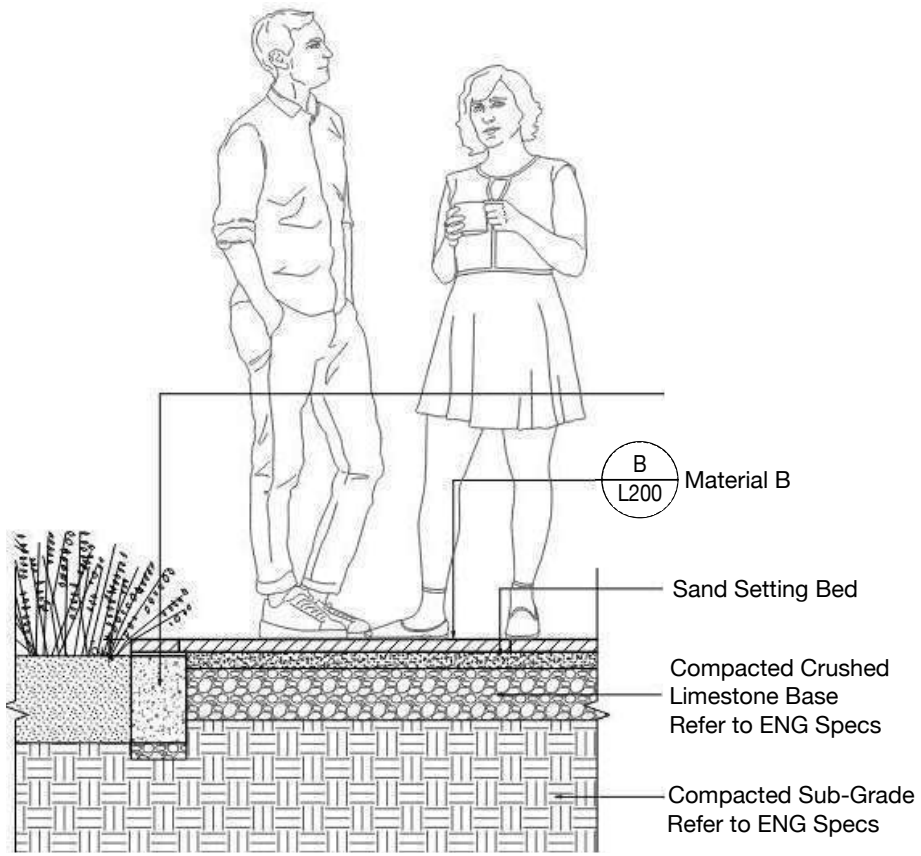
VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

BISCAYNE BAY
(P.B. 6, PG. 54)

PALM AVE



VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

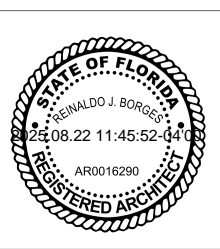


PAVER INSTALLATION DETAIL

SECTION



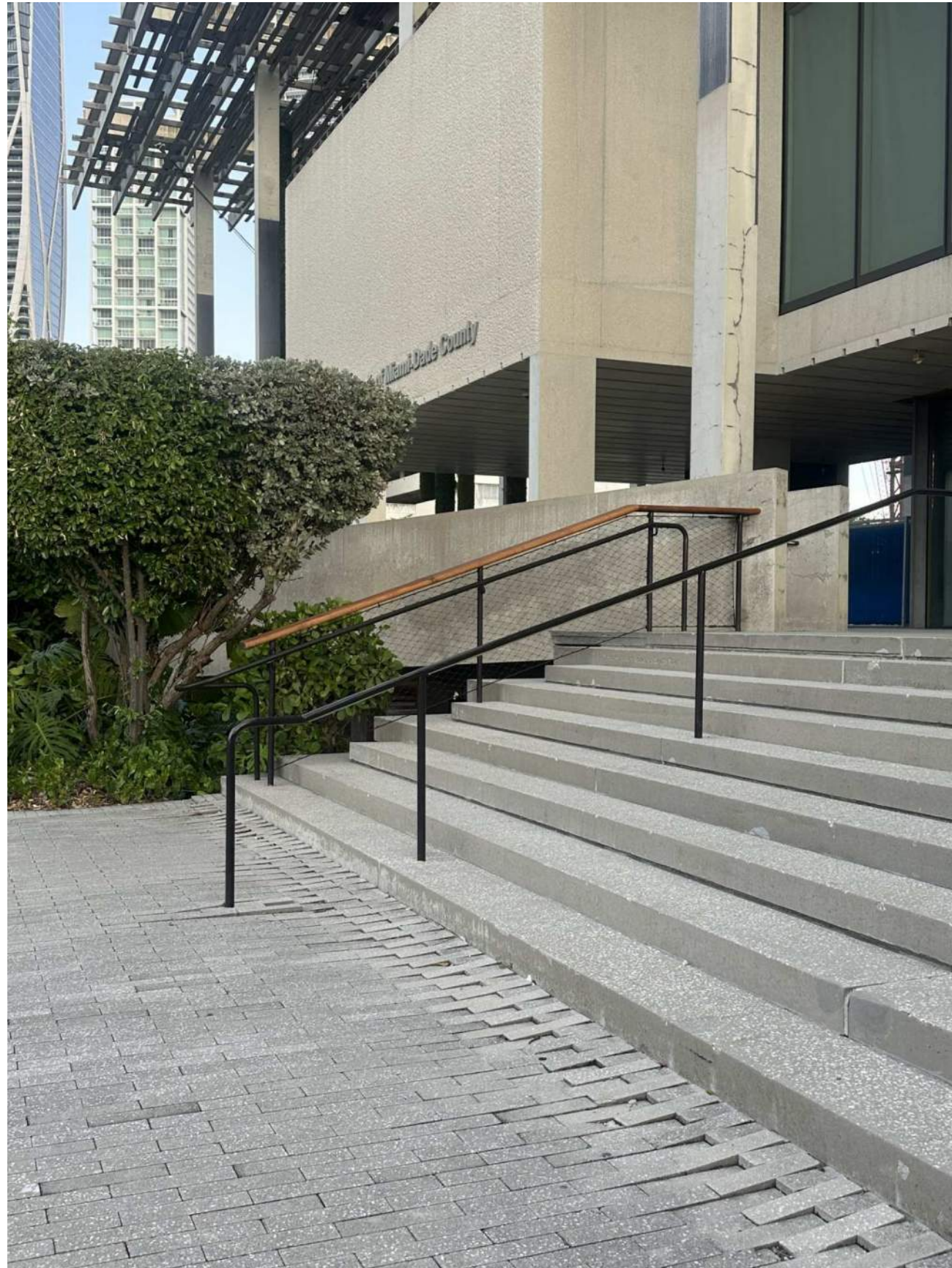
PAVER SETTLEMENT PHOTO

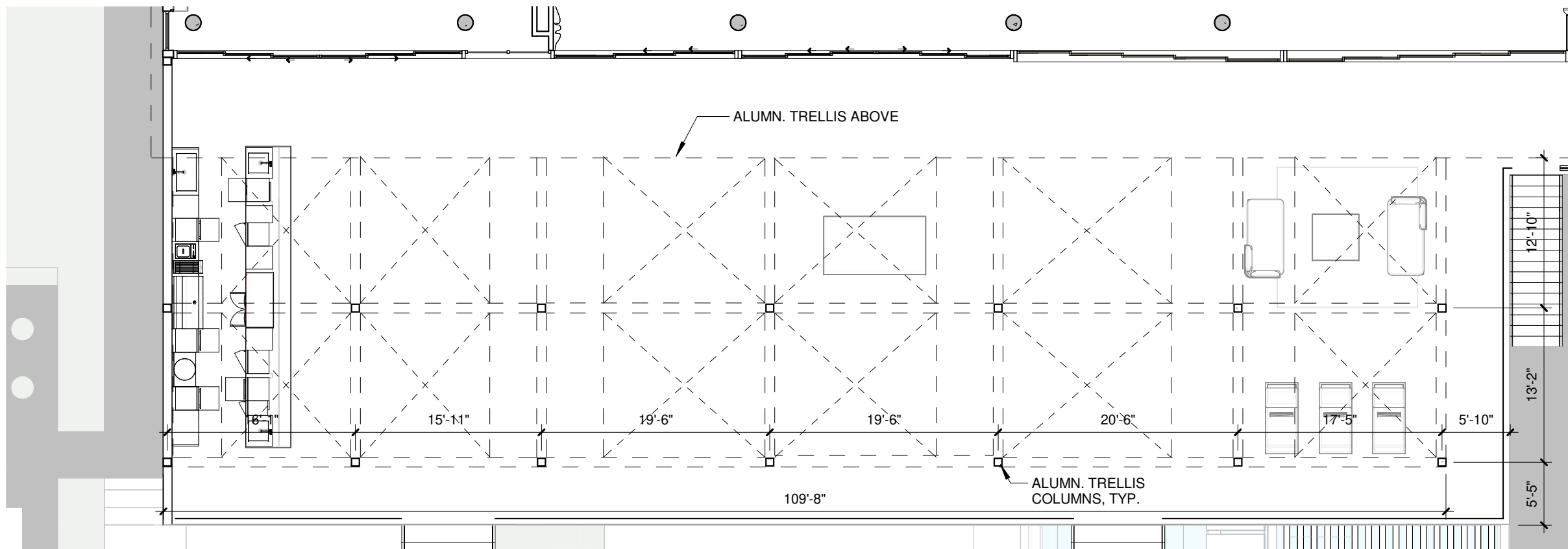
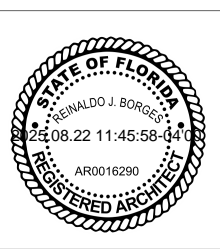


VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas



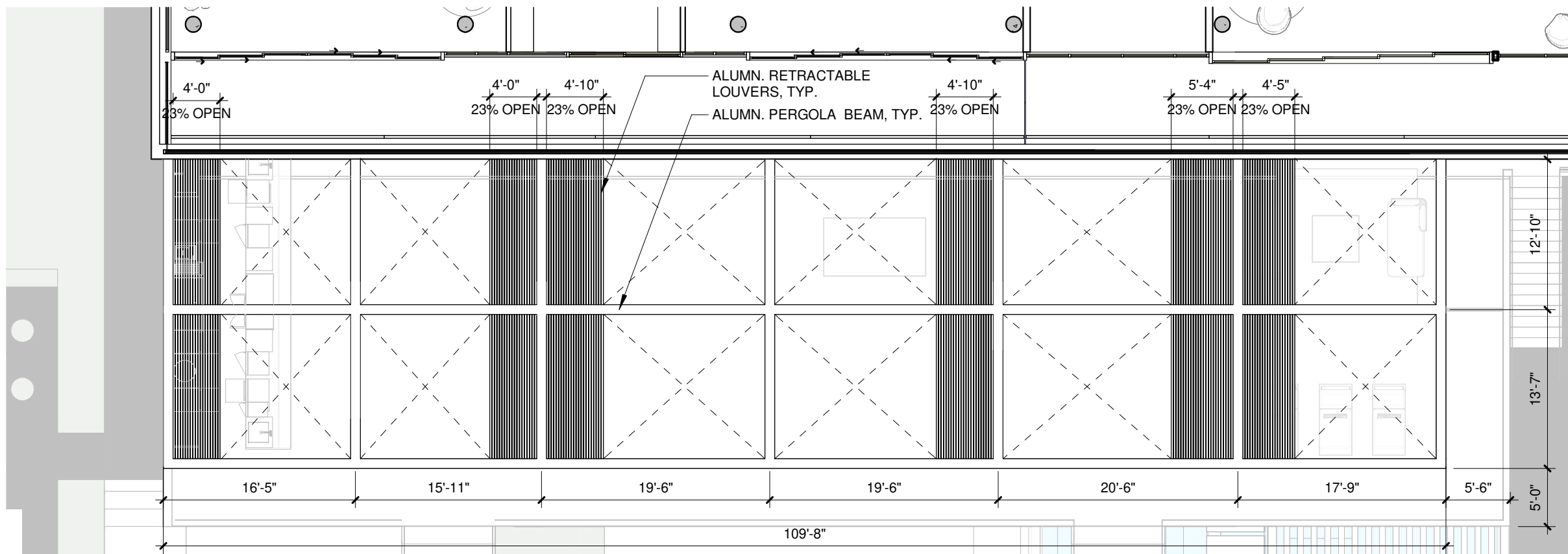
PAVER SETTLEMENT AT PEREZ ART MUSEUM MIAMI





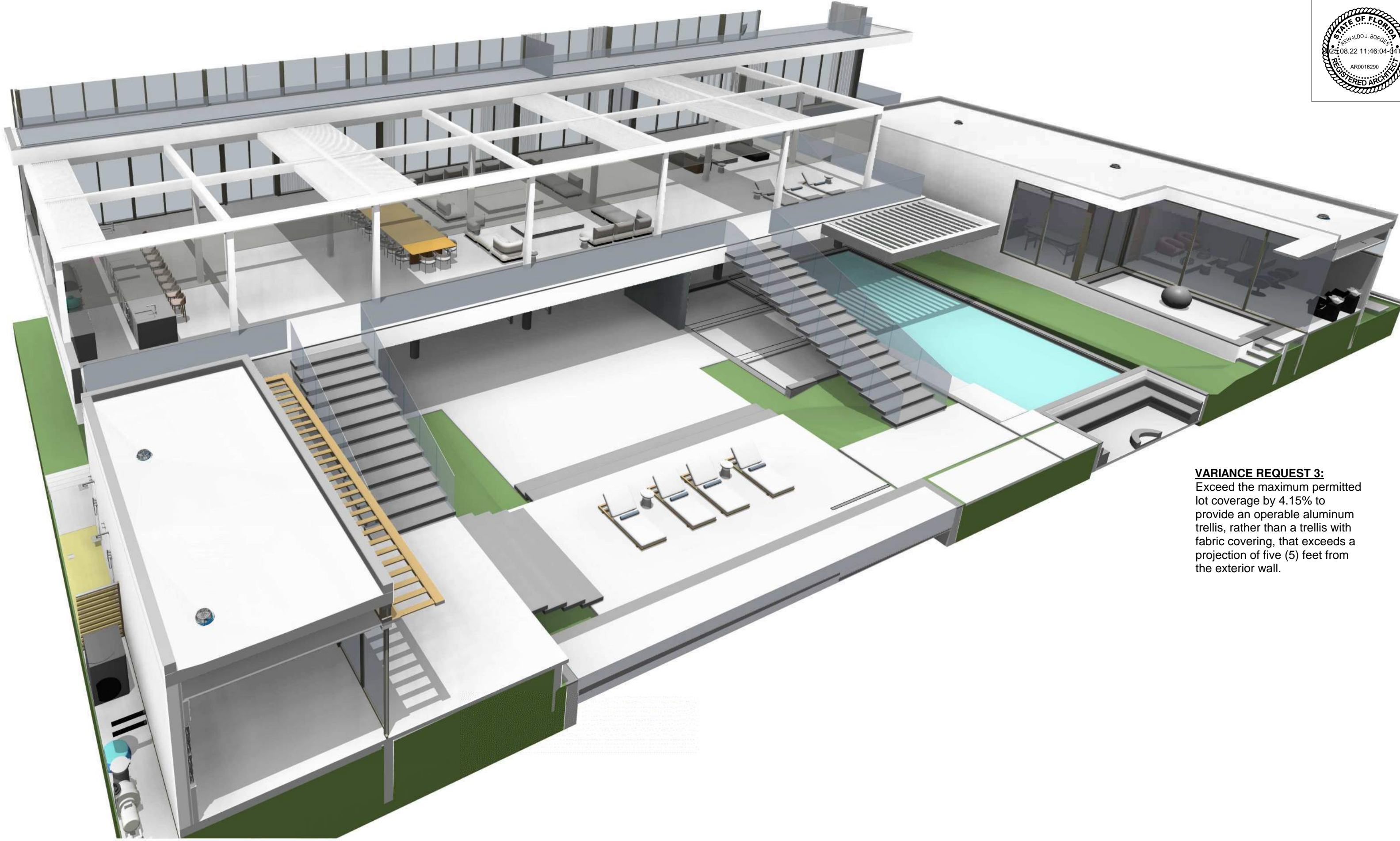
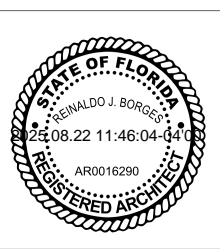
1 PERGOLA PLAN - FIRST LEVEL

VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

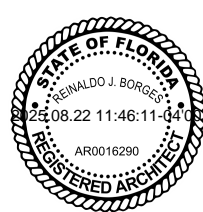


2 PERGOLA PLAN - SECOND LEVEL



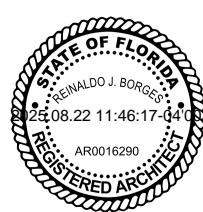


VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.



VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminium trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

PERGOLA WITH ALUMN. LOUVERS



VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminium trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

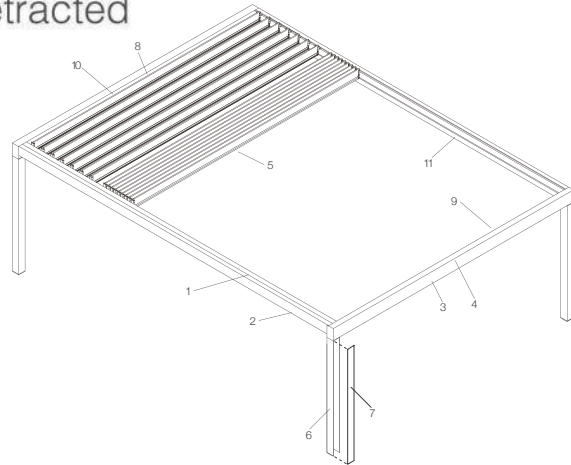
PERGOLA WITH FABRIC ENCLOSURE

ALUMINIUM PERGOLA DETAILS

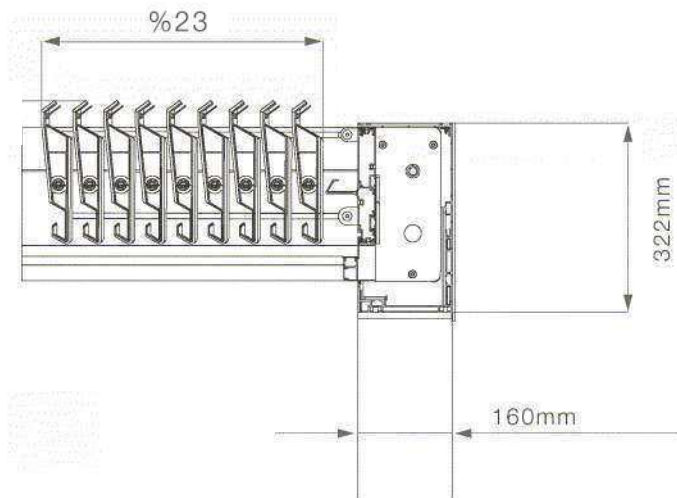
Fully Closed



Retracted



Side Elevation



Retracted & Tilted

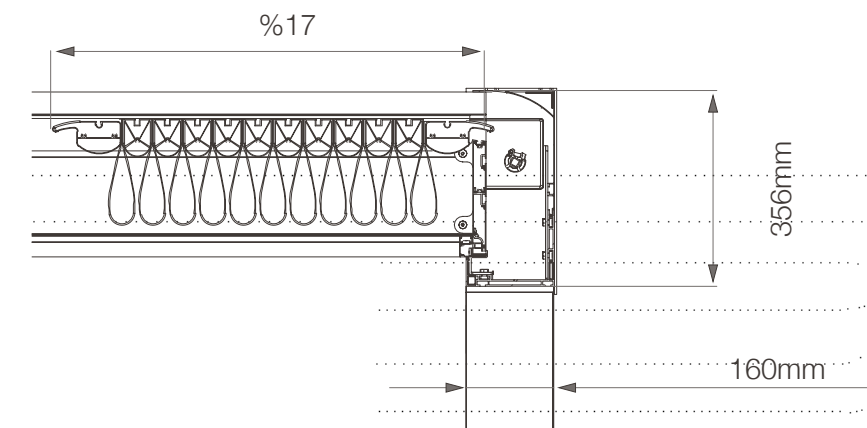
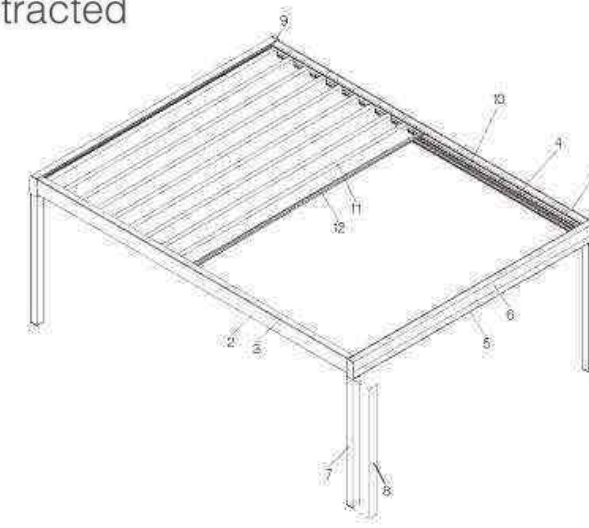


FABRIC PERGOLA DETAILS

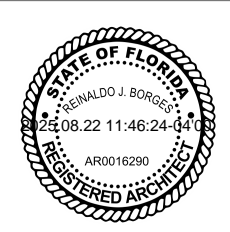
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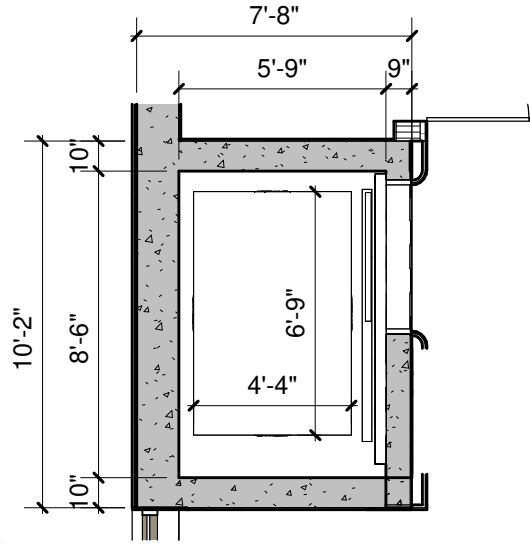
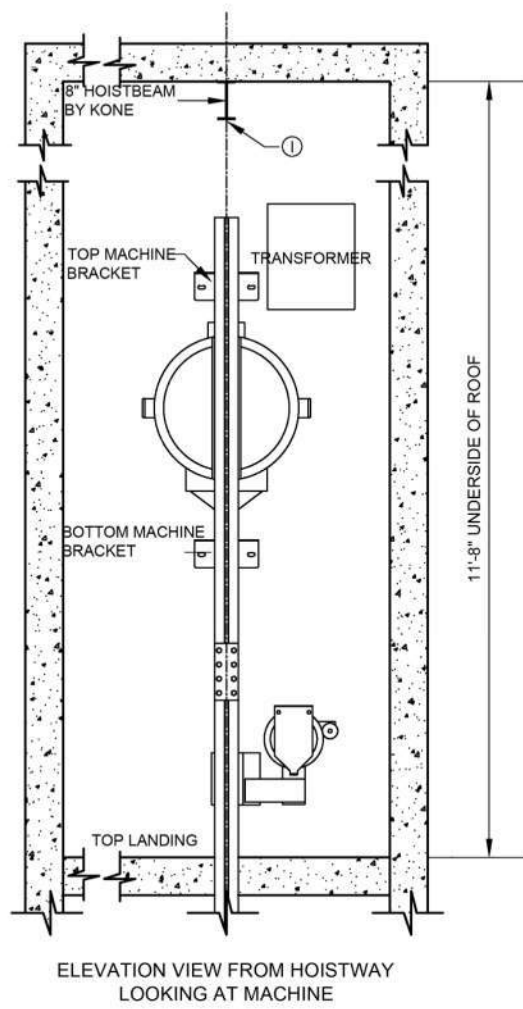
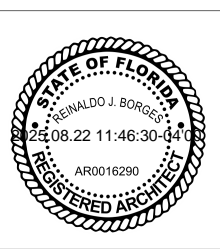


Retracted



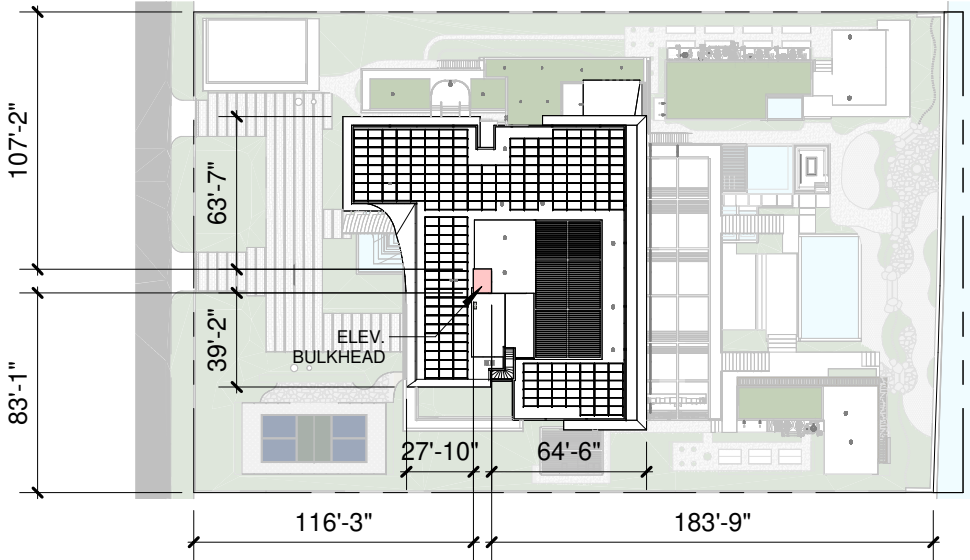
VARIANCE REQUEST 3:
 Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.



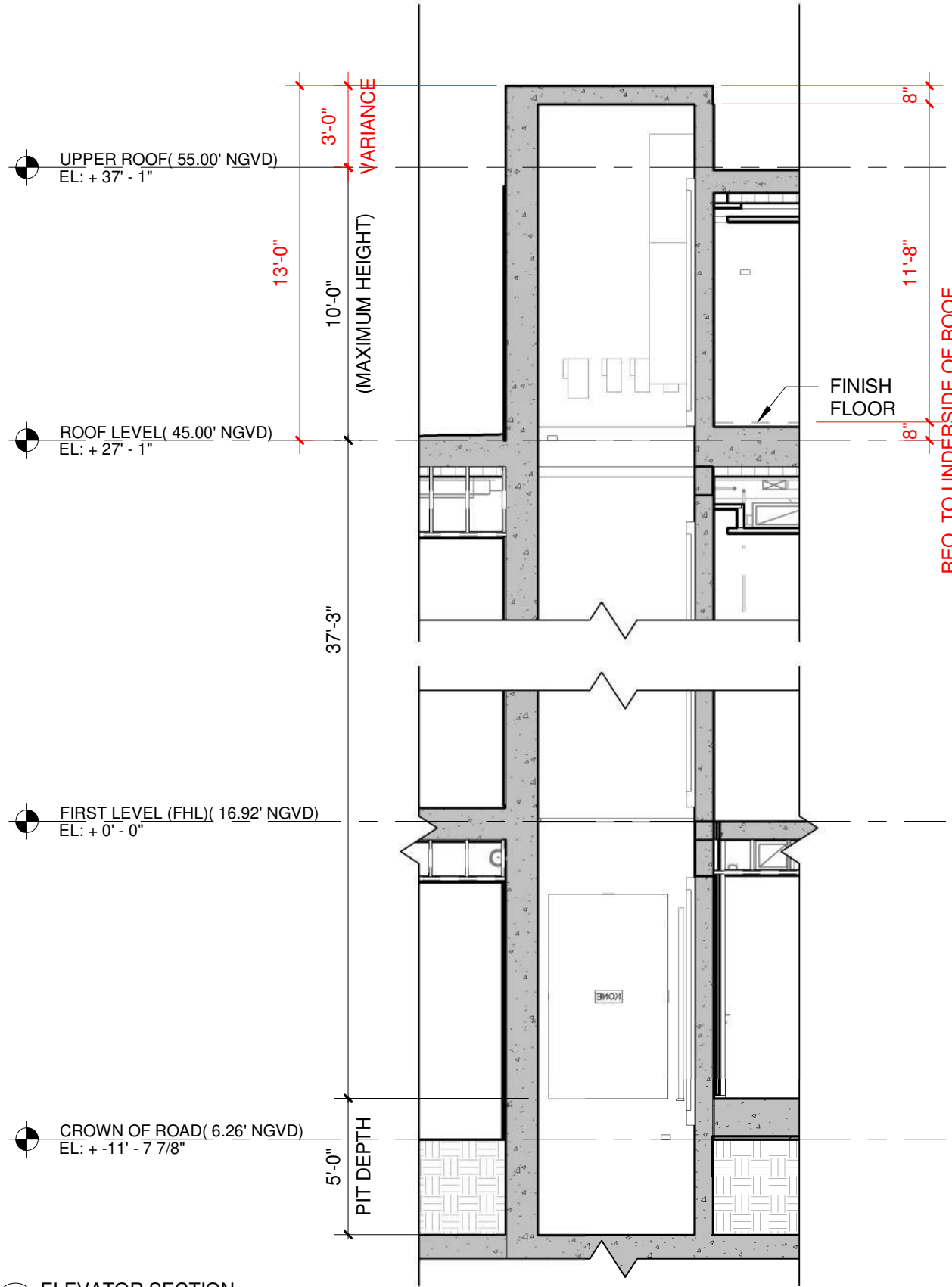


3 ELEVATOR - BLUKHEAD DETAIL

2 ELEVATOR TYP. PLAN
3/16" = 1'-0"



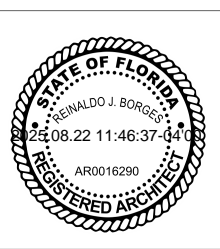
4 ELEVATOR SETBACK DIAGRAM
1" = 80'-0"



1 ELEVATOR SECTION
3/16" = 1'-0"

VARIANCE REQUEST:
EXCEED BY 3'-0" THE
MAXIMUM HEIGHT ALLOWED
OF 10'-0" FEET ABOVE THE
ROOFLINE IN ORDER TO
CONSTRUCT AN ELEVATOR
BULKHEAD UP TO 13'-0"
ABOVE THE ROOFLINE.

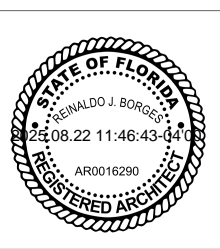




1 FRONT RENDERING WITHOUT ELEV. BULKHEAD



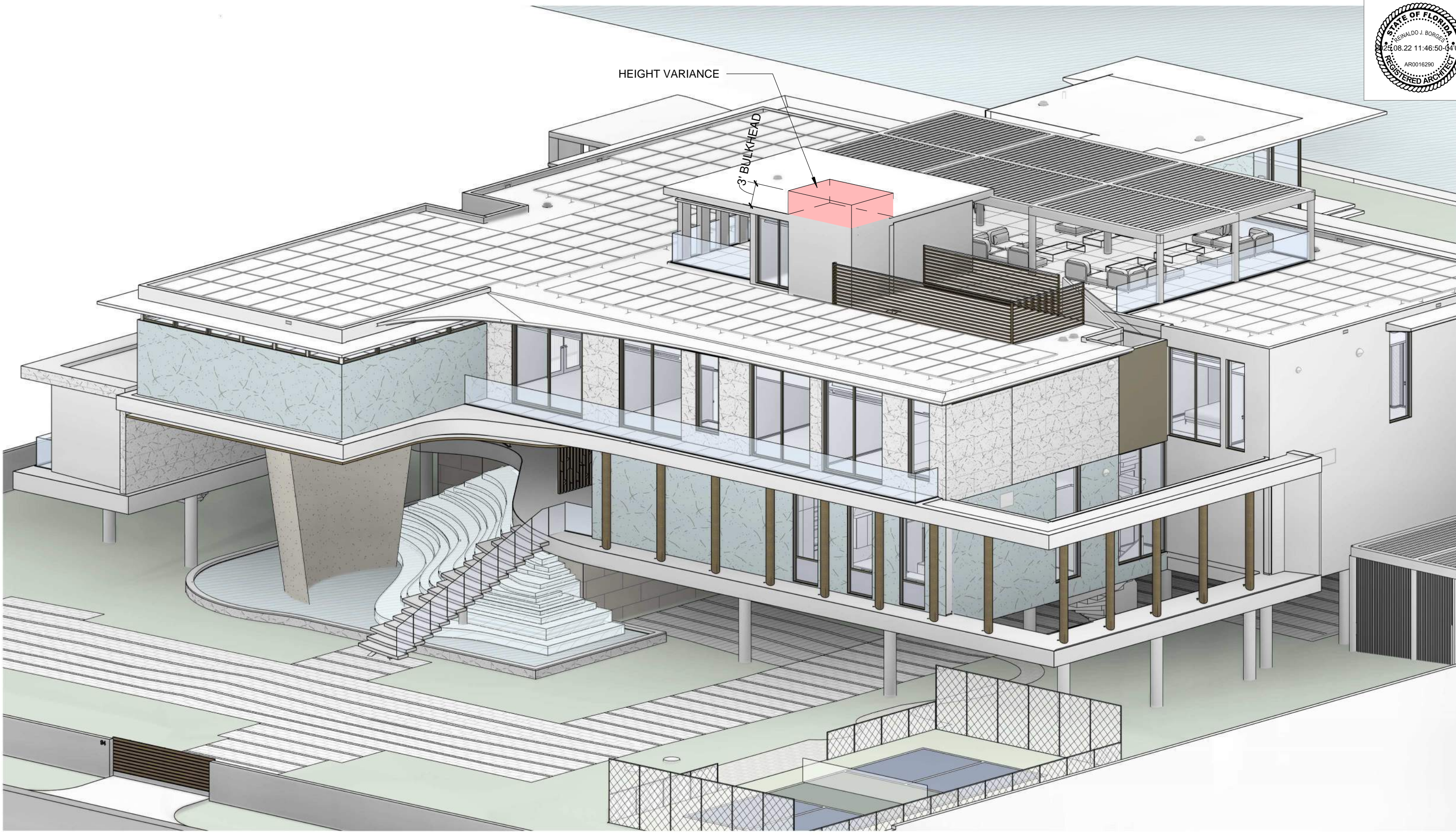
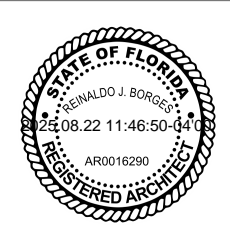
2 FRONT RENDERING WITH ELEV. BULKHEAD



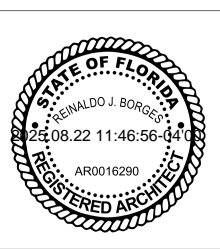
1 FRONT RENDERING WITHOUT ELEV. BULKHEAD



2 FRONT RENDERING WITH ELEV. BULKHEAD



1 3D AXONOMETRIC



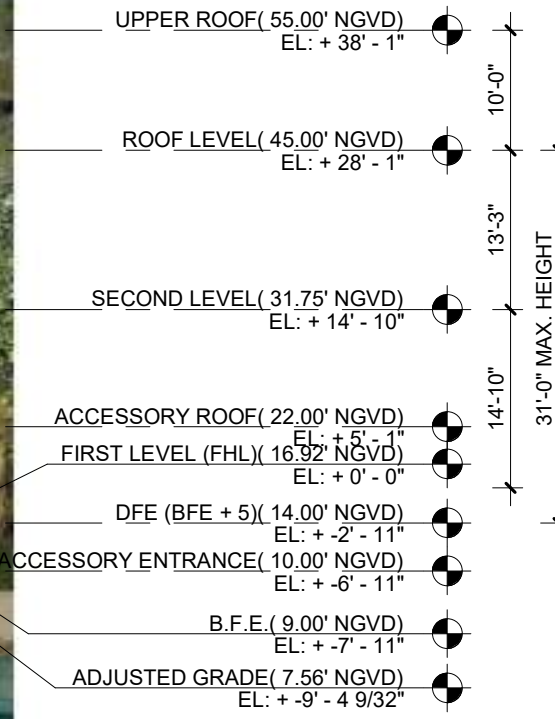
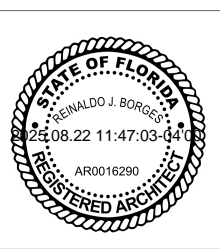
ST-03 ST-01 ST-02 ST-03 VP-01 PD-01 ST-03 ST-02 MT-01



PS-01 PAINTED SMOOTH STUCCO FINISH
VP-01 VENETIAN PLASTER FINISH
MT-01 METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH
ST-01 EXTERIOR TILE CLADDING LARGE FORMAT
ST-02 EXTERIOR STONE CLADDING LARGE FORMAT
ST-03 EXTERIOR TILE CLADDING SMALL FORMAT.
WD-01 CLADDEN IN SOLID HARDWOOD



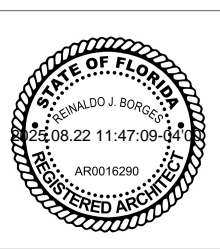
PD-01 PIVOT ALUMINIUM DOOR CLADDEN IN HARDWOOD
MS-01 ALUMINIUM MECHANICAL SCREEN
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME
GLR IMPACT GLASS HANDRAIL - CLEAR



PS-01 WT GL-01 GLR GL-01 PS-01 ST-03 ST-02



PS-01 PAINTED SMOOTH STUCCO FINISH
ST-01 EXTERIOR TILE CLADDING LARGE FORMAT
ST-02 EXTERIOR STONE CLADDING LARGE FORMAT
ST-03 EXTERIOR TILE CLADDING SMALL FORMAT.
WD-01 CLADDEN IN SOLID HARDWOOD
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME
GLR IMPACT GLASS HANDRAIL - CLEAR
WT ALUMINIUM TRELLIS CLADDEN IN WOOD



UPPER ROOF (55.00' NGVD)	EL: + 38' - 1"
ROOF LEVEL (45.00' NGVD)	EL: + 28' - 1"
SECOND LEVEL (31.75' NGVD)	EL: + 14' - 10"
ACCESSORY ROOF (22.00' NGVD)	
FIRST LEVEL (FHL) (16.32' NGVD)	EL: + 0' - 0"
DFE (BFE + 5) (14.00' NGVD)	EL: + -2' - 11"
ACCESSORY ENTRANCE (10.00' NGVD)	EL: + -6' - 11"
B.F.E. (9.00' NGVD)	EL: + -7' - 11"
ADJUSTED GRADE (7.56' NGVD)	EL: + -9' - 4 9/32"

PS-01 GL-01 PS-01 MS-01 PS-01 ST-03 PS-01 ST-03



PS-01
PAINTED SMOOTH
STUCCO FINISH



VP-01
VENETIAN PLASTER FINISH



ST-01
EXTERIOR TILE CLADDING LARGE
FORMAT



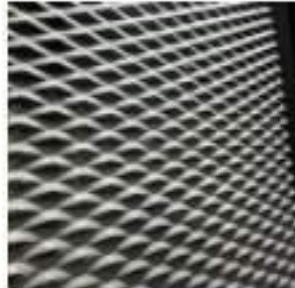
ST-02
EXTERIOR STONE CLADDING
LARGE FORMAT



ST-03
EXTERIOR TILE CLADDING SMALL
FORMAT.



WD-01
CLADDEN IN SOLID HARDWOOD



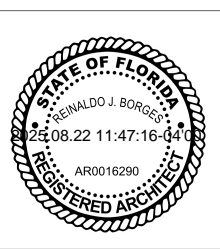
MS-01
ALUMINIUM MECHANICAL
SCREEN



GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME



GLR
IMPACT GLASS HANDRAIL - CLEAR



- UPPER ROOF(55.00' NGVD)
EL: + 38' - 1"
- ROOF LEVEL(45.00' NGVD)
EL: + 28' - 1"
- SECOND LEVEL(31.75' NGVD)
EL: + 14' - 10"
- FIRST LEVEL (FHL)(16.92' NGVD)
EL: + 0' - 0"
- DFE (BFE + 5)(14.00' NGVD)
EL: + -2' - 11"
- ACCESSORY ENTRANCE(10.00' NGVD)
EL: + -6' - 11"
- B.F.E.(9.00' NGVD)
EL: + -7' - 11"
- ADJUSTED GRADE(7.56' NGVD)
EL: + -9' - 4 9/32"

MT-01 ST-02 ST-03 GL-01 PS-01 GL-01 PS-01 PS-01 MS-01 PS-01



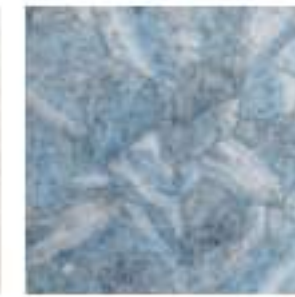
PS-01
PAINTED SMOOTH
STUCCO FINISH



MT-01
METAL COLUMN COVER, BRUSHED
BRONZE ALUMINIUM FINISH



ST-01
EXTERIOR TILE CLADDING LARGE
FORMAT



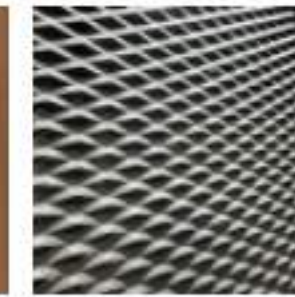
ST-02
EXTERIOR STONE CLADDING
LARGE FORMAT



ST-03
EXTERIOR TILE CLADDING SMALL
FORMAT.



WD-01
CLADDEN IN SOLID HARDWOOD



MS-01
ALUMINIUM MECHANICAL
SCREEN



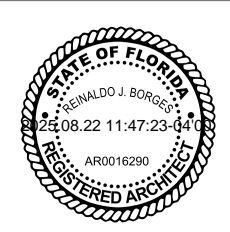
MS-02
METAL SCREEN



GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME



GLR
IMPACT GLASS HANDRAIL - CLEAR



1 NORTH ELEVATION
1/16" = 1'-0"



PS-01 PAINTED SMOOTH STUCCO FINISH

VP-01 VENETIAN PLASTER FINISH

MT-01 METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH

ST-01 EXTERIOR TILE CLADDING LARGE FORMAT

ST-02 EXTERIOR STONE CLADDING LARGE FORMAT

ST-03 EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01 CLADDED IN SOLID HARDWOOD

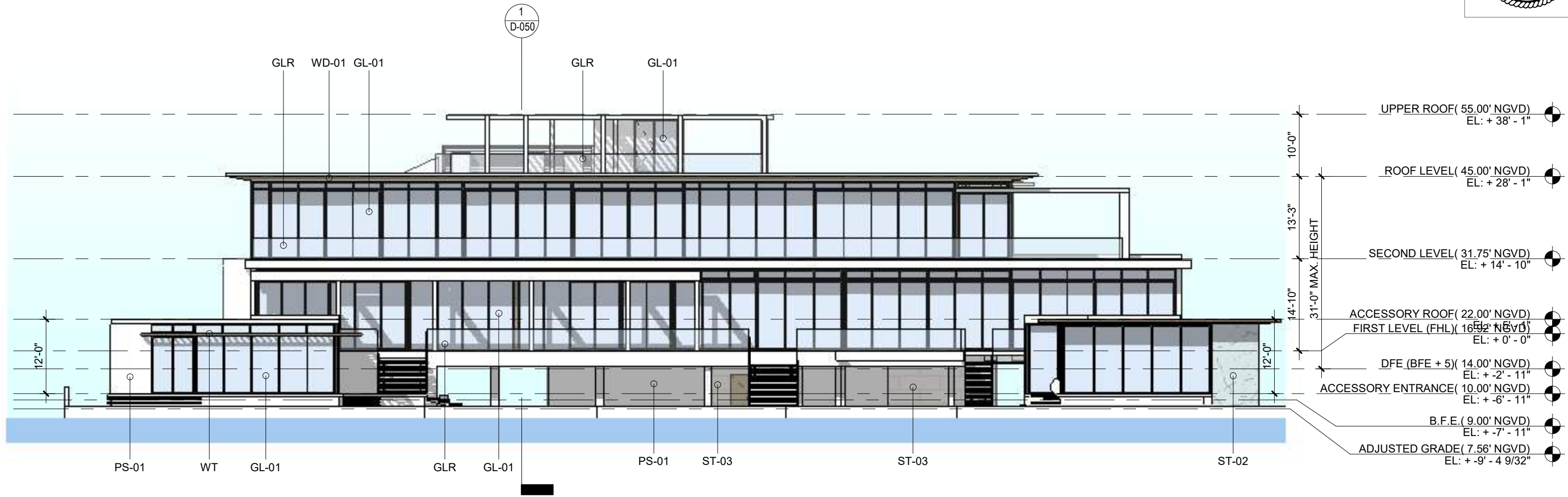
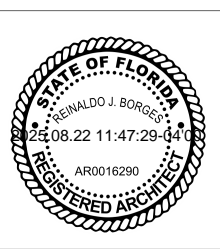


PD-01 PIVOT ALUMINIUM DOOR CLADDED IN HARDWOOD

MS-01 ALUMINIUM MECHANICAL SCREEN

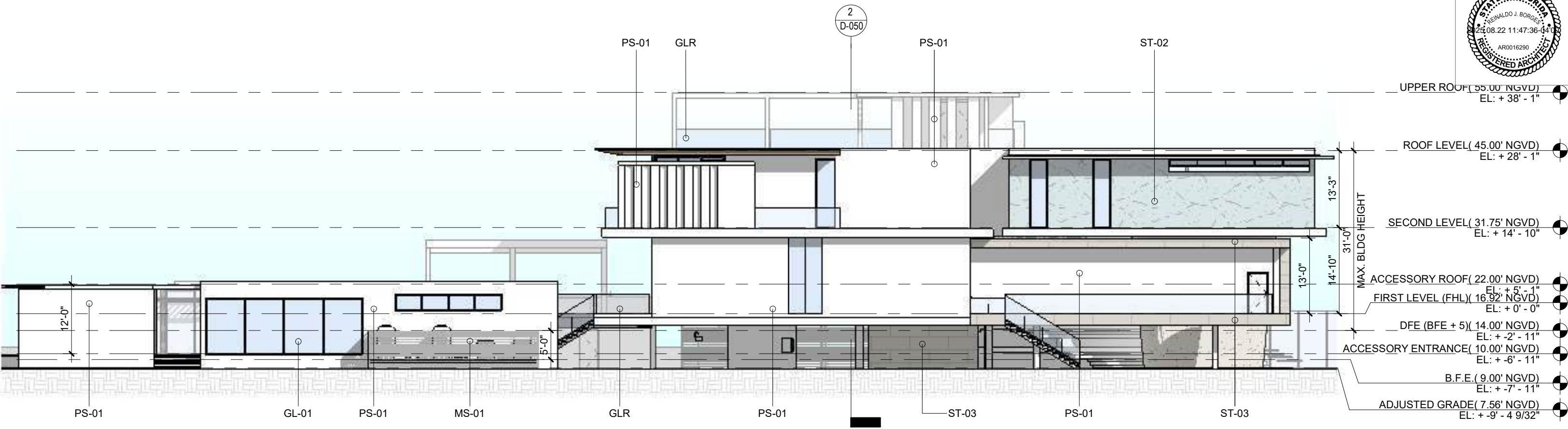
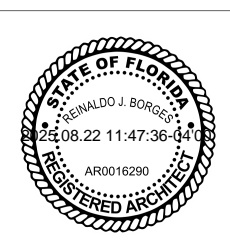
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR IMPACT GLASS HANDRAIL - CLEAR



1 SOUTH ELEVATION
1/16" = 1'-0"





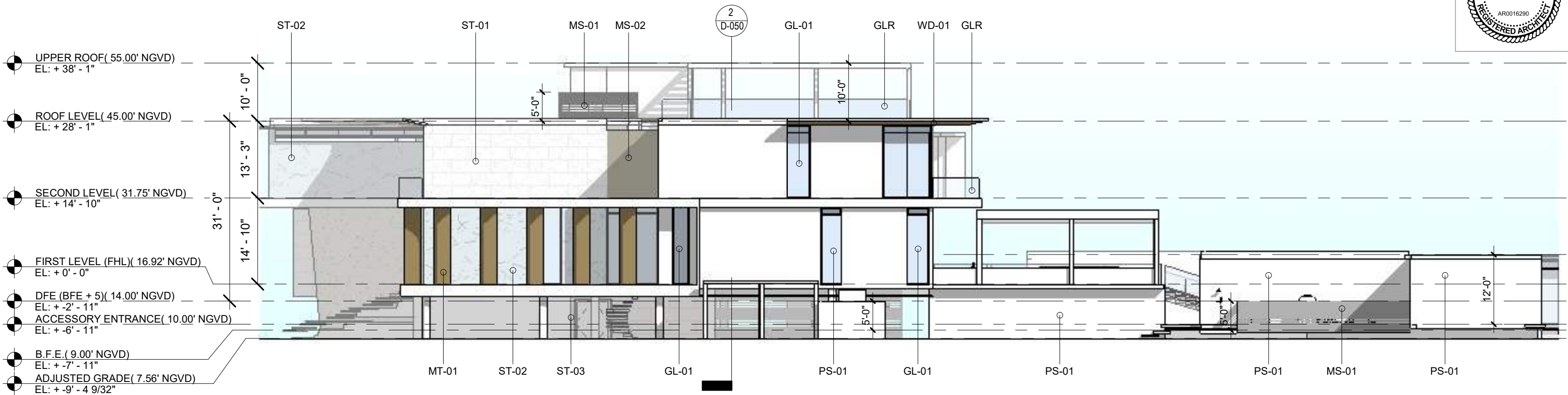
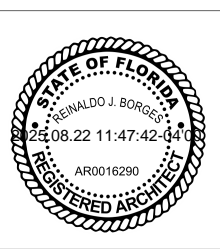
1 EAST ELEVATION
1/16" = 1'-0"



PS-01 PAINTED SMOOTH STUCCO FINISH
VP-01 VENETIAN PLASTER FINISH
ST-01 EXTERIOR TILE CLADDING LARGE FORMAT
ST-02 EXTERIOR STONE CLADDING LARGE FORMAT
ST-03 EXTERIOR TILE CLADDING SMALL FORMAT.
WD-01 CLADDED IN SOLID HARDWOOD



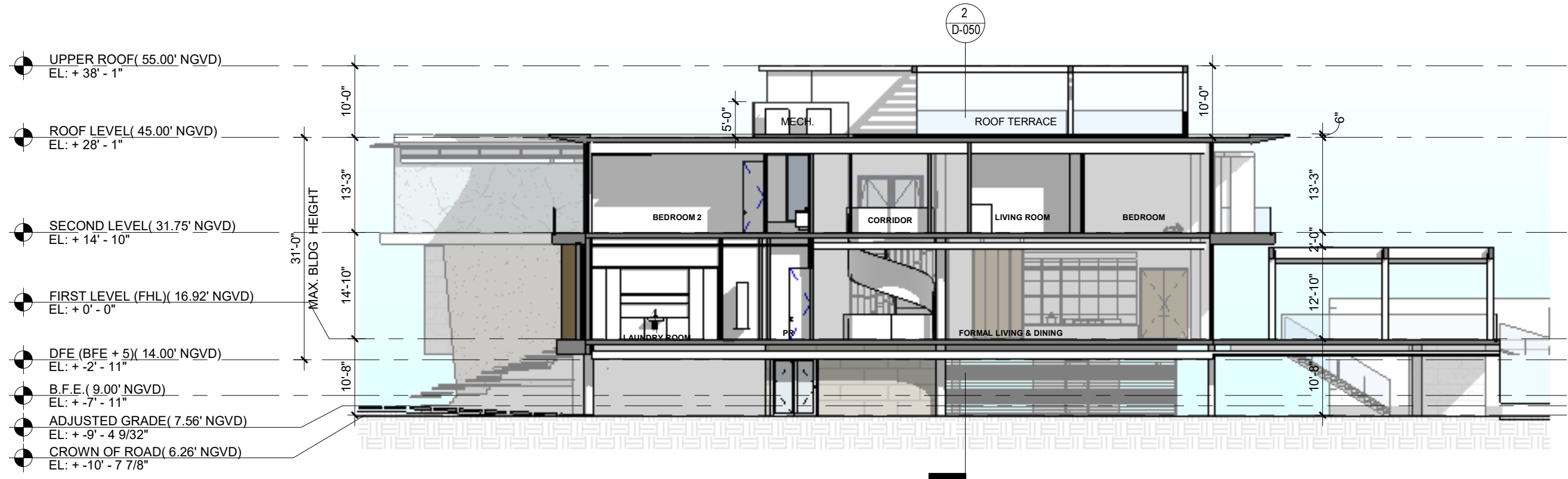
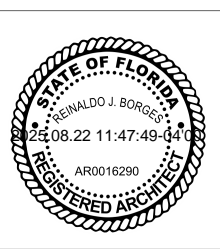
MS-01 ALUMINIUM MECHANICAL SCREEN
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME
GLR IMPACT GLASS HANDRAIL - CLEAR



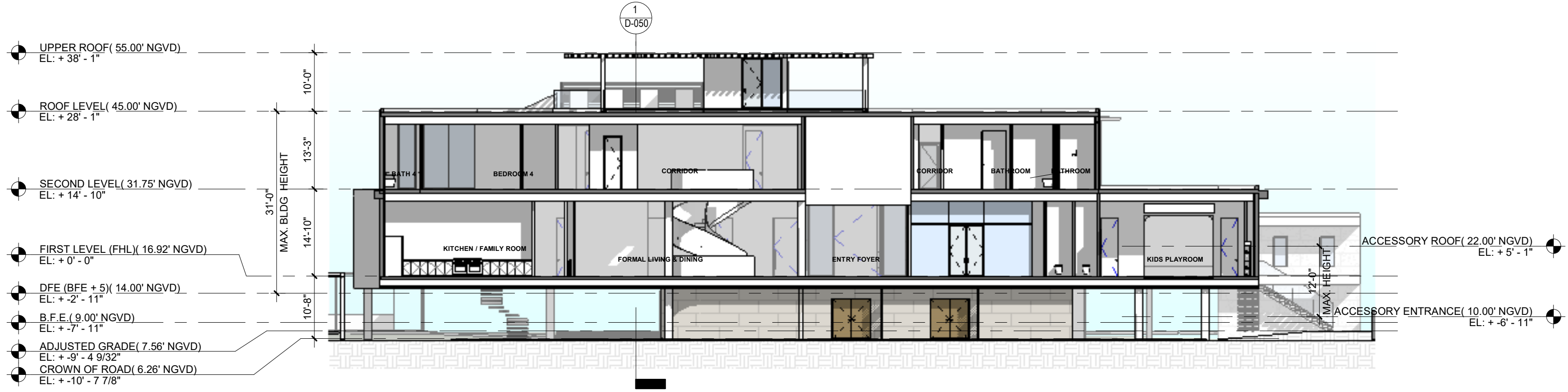
1 WEST ELEVATION
1/16" = 1'-0"

PS-01 PAINTED SMOOTH STUCCO FINISH	MT-01 METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH	ST-01 EXTERIOR TILE CLADDING LARGE FORMAT	ST-02 EXTERIOR STONE CLADDING LARGE FORMAT	ST-03 EXTERIOR TILE CLADDING SMALL FORMAT.	WD-01 CLADDEN IN SOLID HARDWOOD	MS-01 ALUMINIUM MECHANICAL SCREEN	MS-02 METAL SCREEN	GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR



1 Section 2
1/16" = 1'-0"



2 Section 1
1/16" = 1'-0"