

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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VARIANCE 3 - DIAGRAM

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

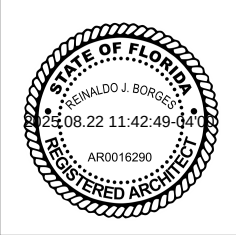
Reinaldo Borges - rborges@borgesarchitects.com
Emilia Garcia - egarcia@borgesarchitects.com

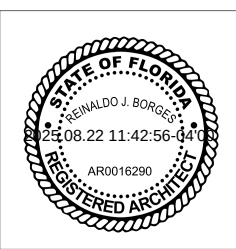
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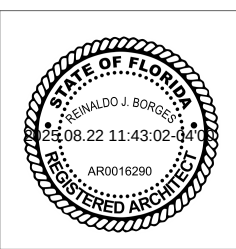
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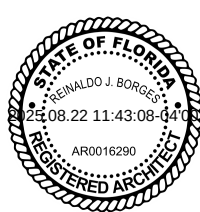
7294 NW 1st Court
Miami, FL

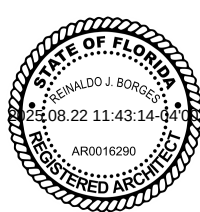
O: +1-614-439-4895
Matthew Lewis - matt@land.design

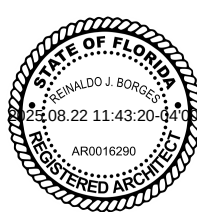


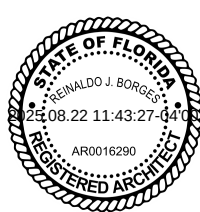


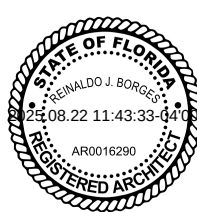


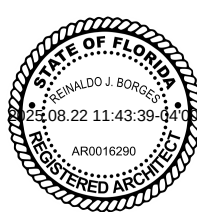


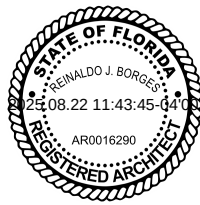










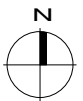


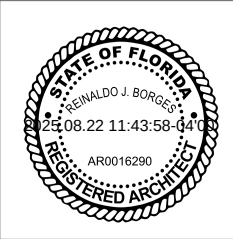


CONTEXT AERIAL
N.T.S.



CONTEXT SITE PLAN
N.T.S.





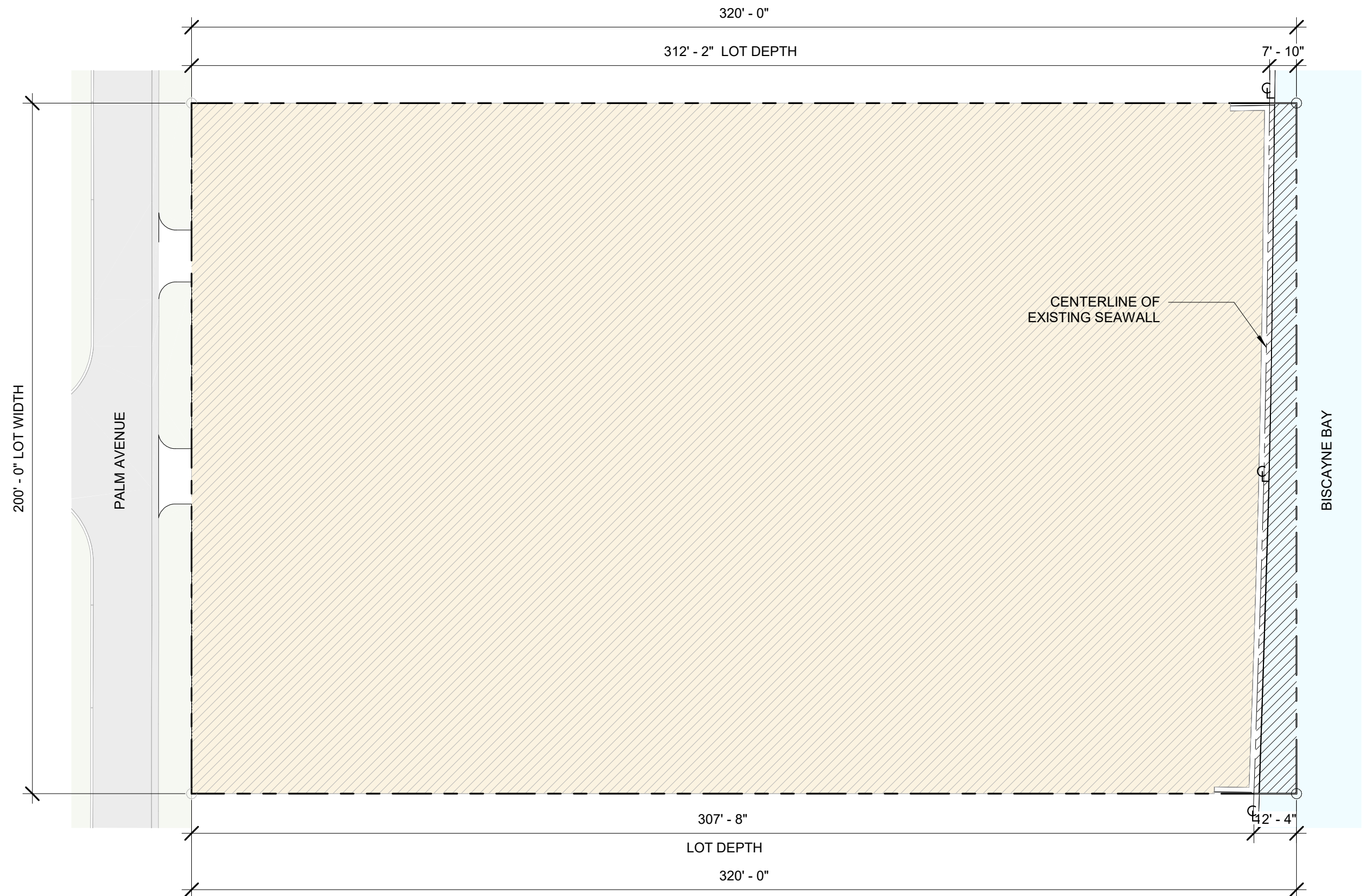
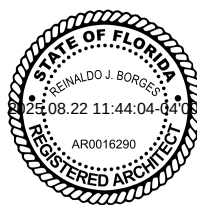
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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:

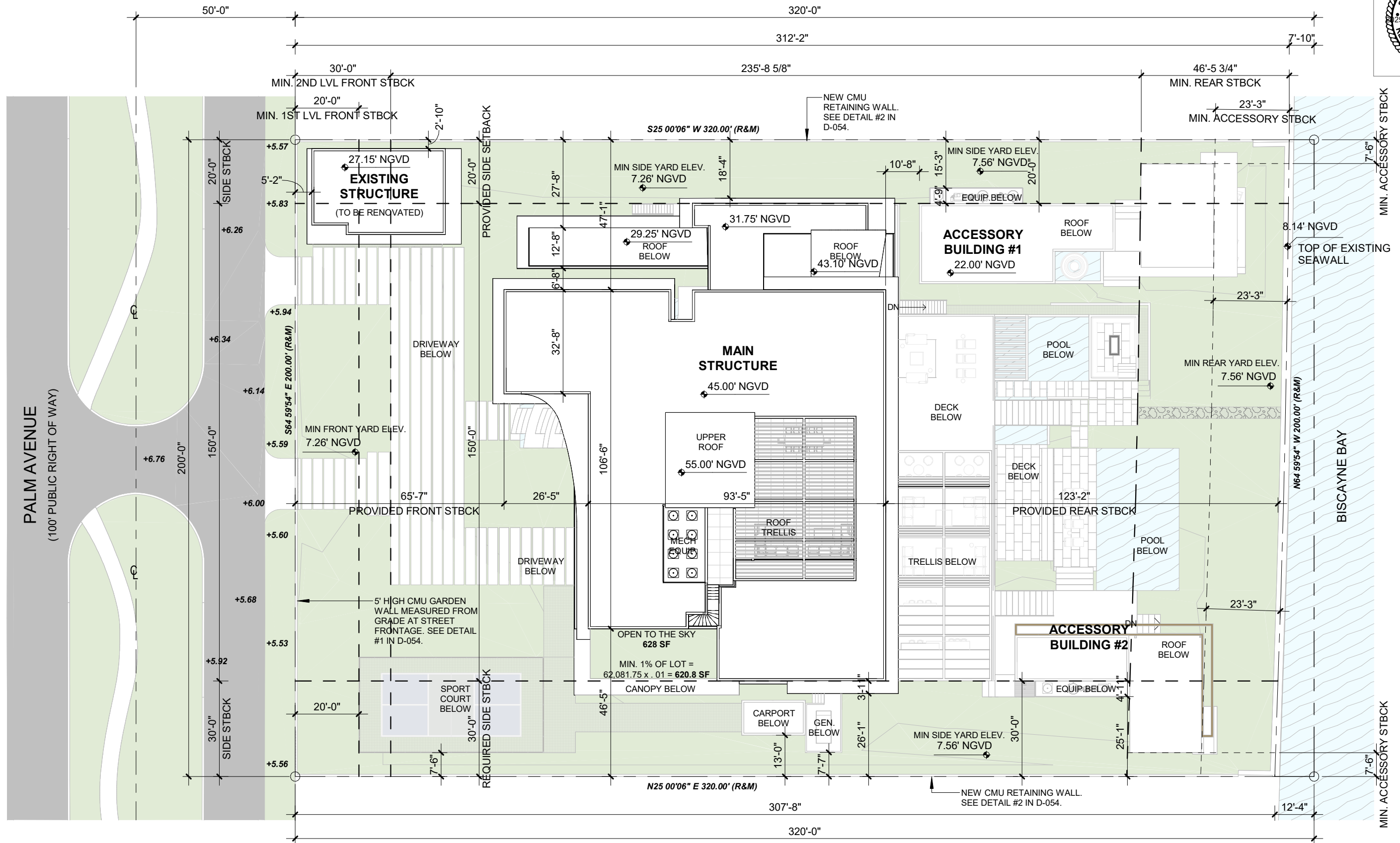
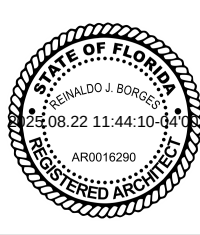
1,918.25 SF

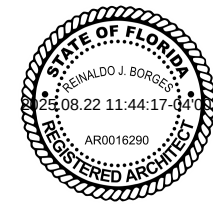
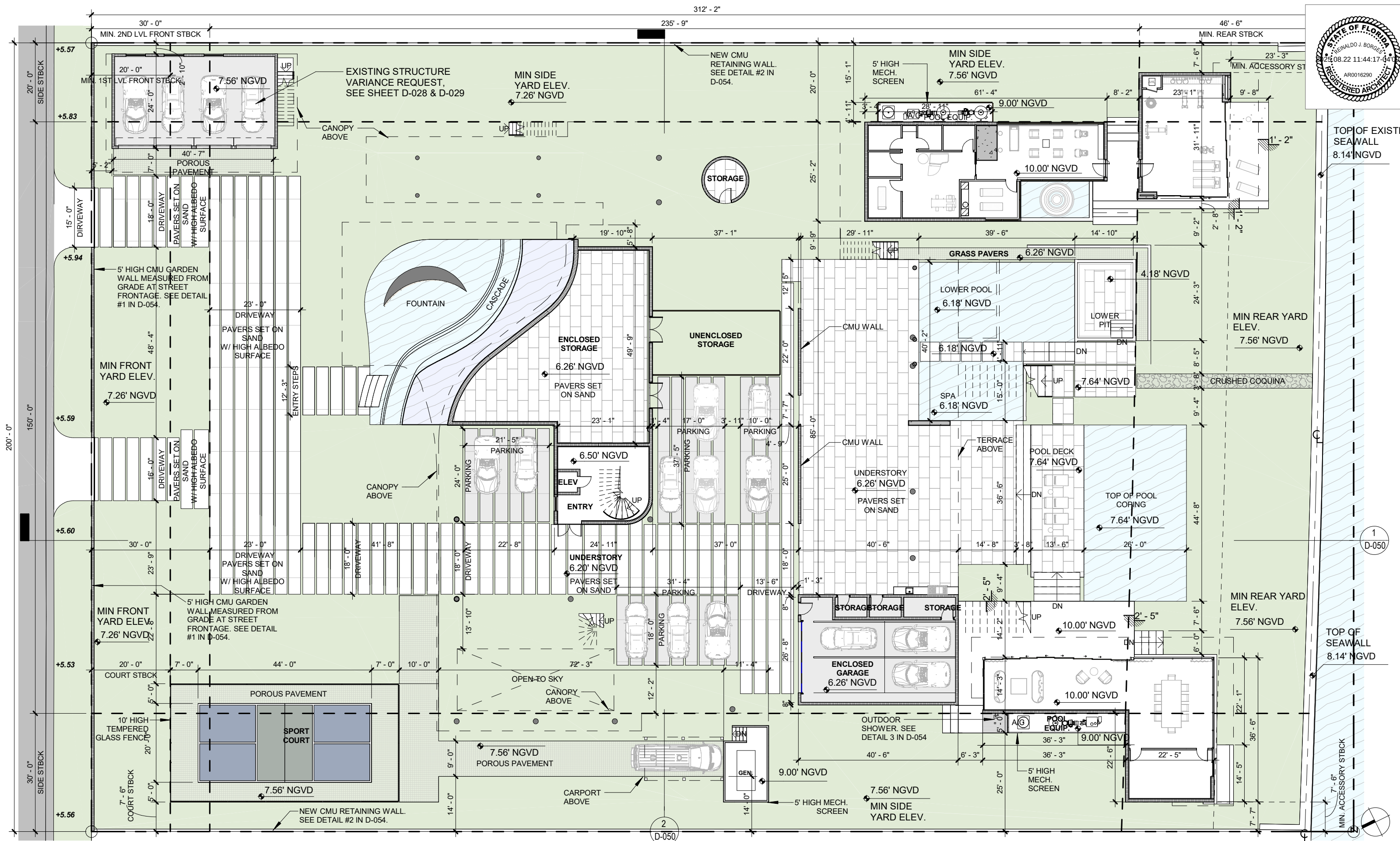
NET LOT AREA:

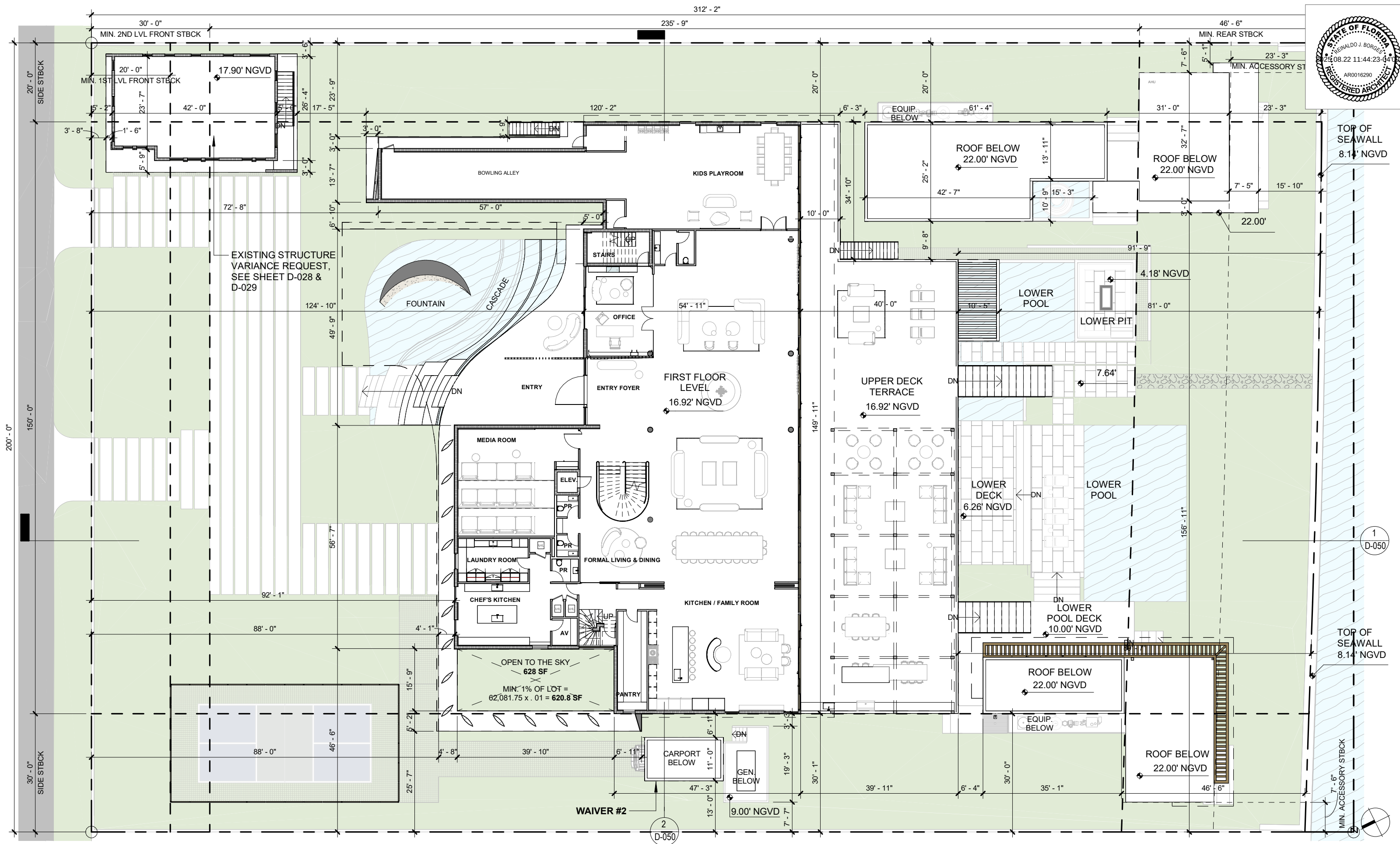
64,000 SF - 1,918.25 = **62,081.75 SF**

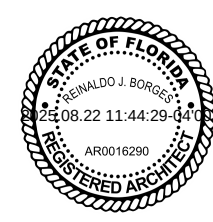
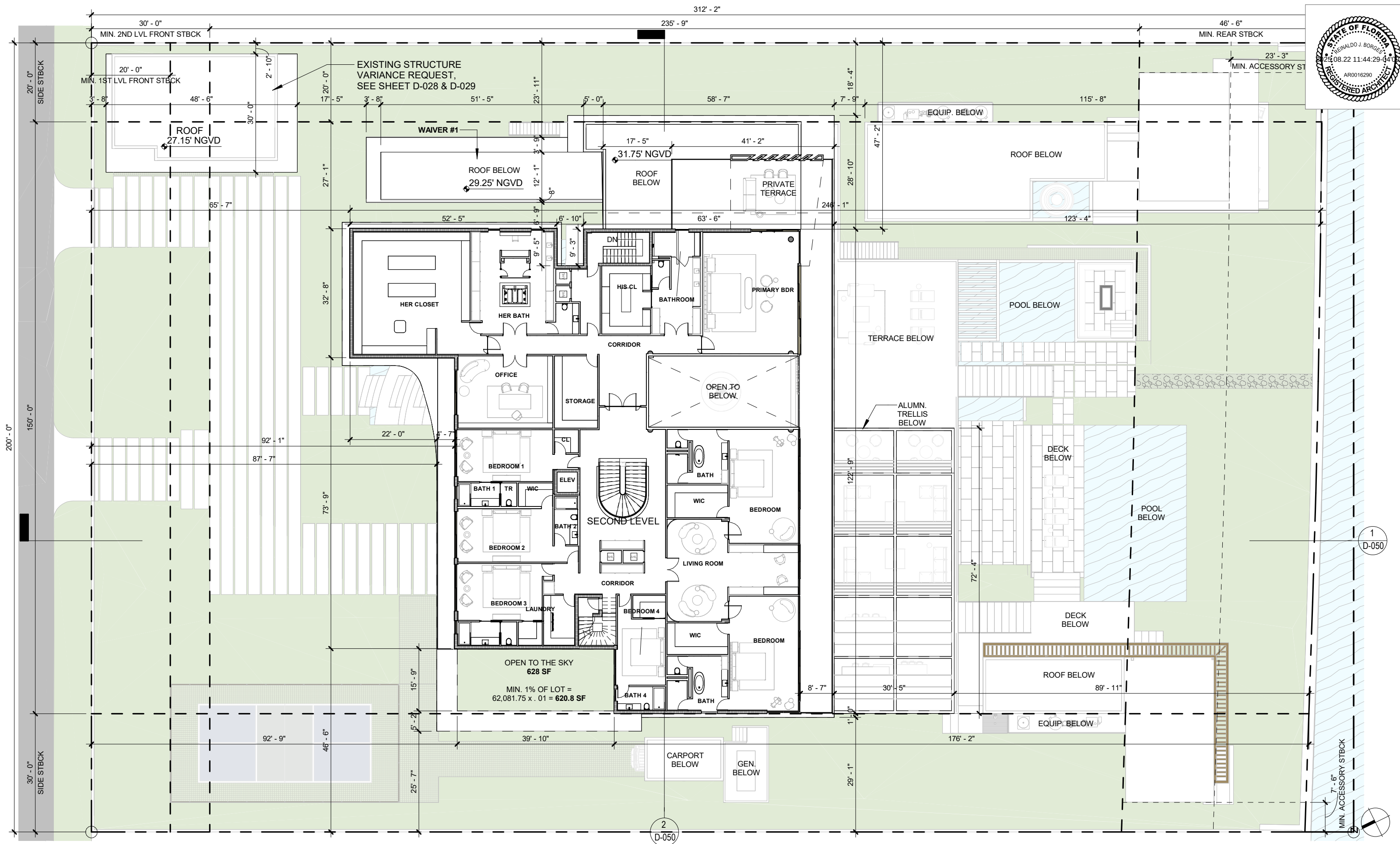
1 SITE PLAN
1" = 30'-0"

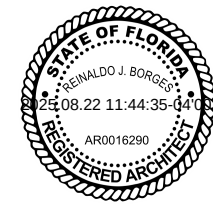
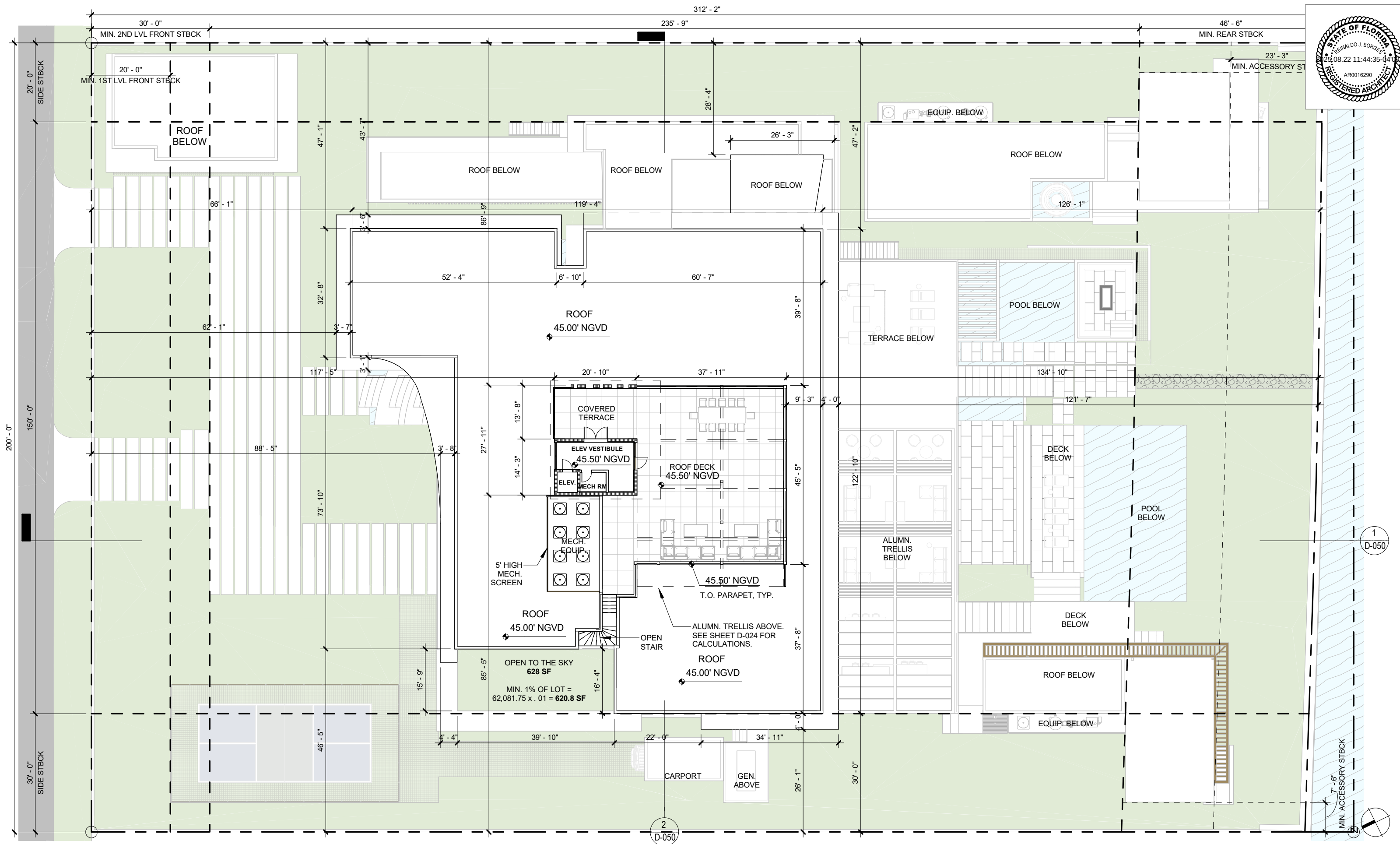


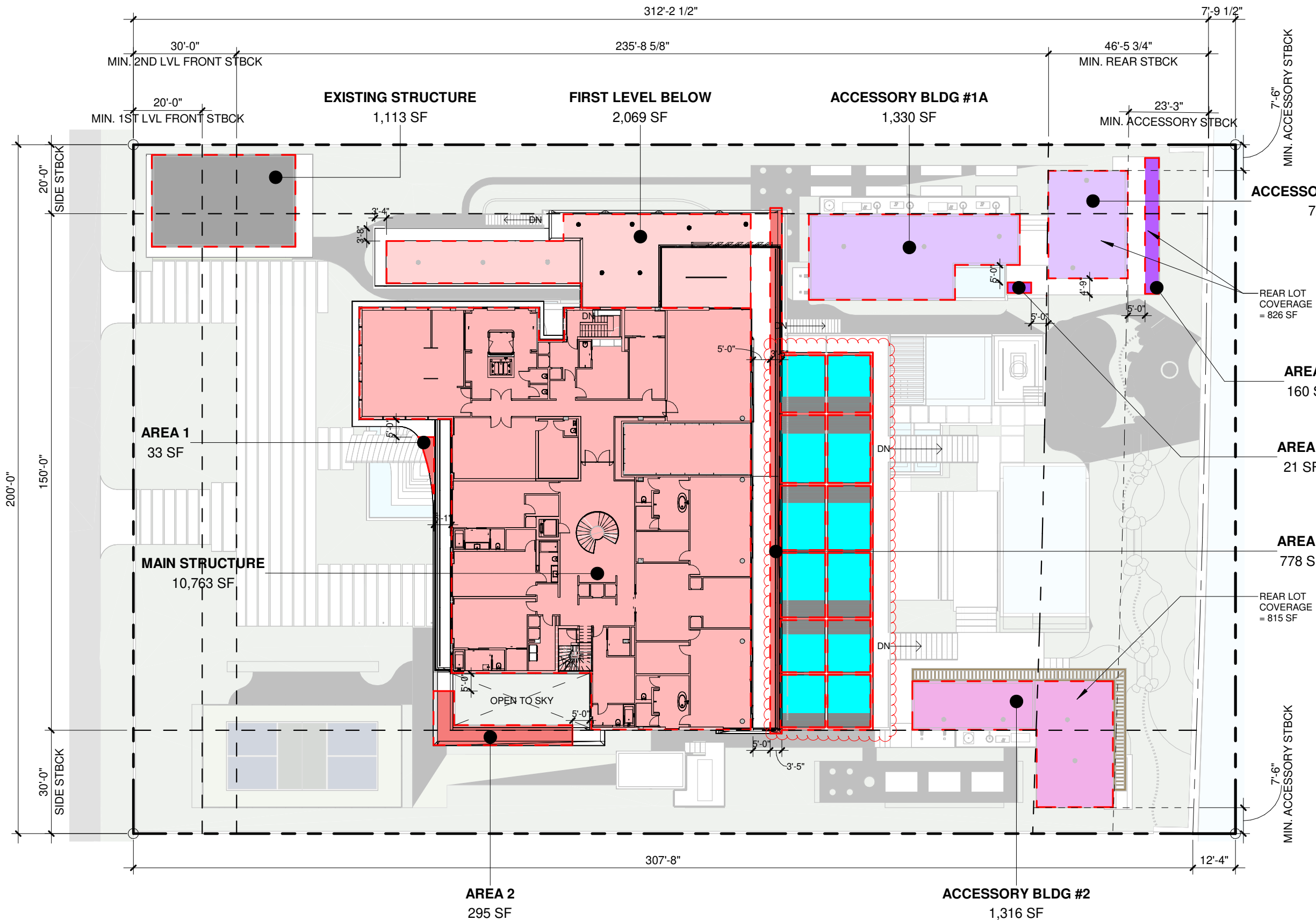






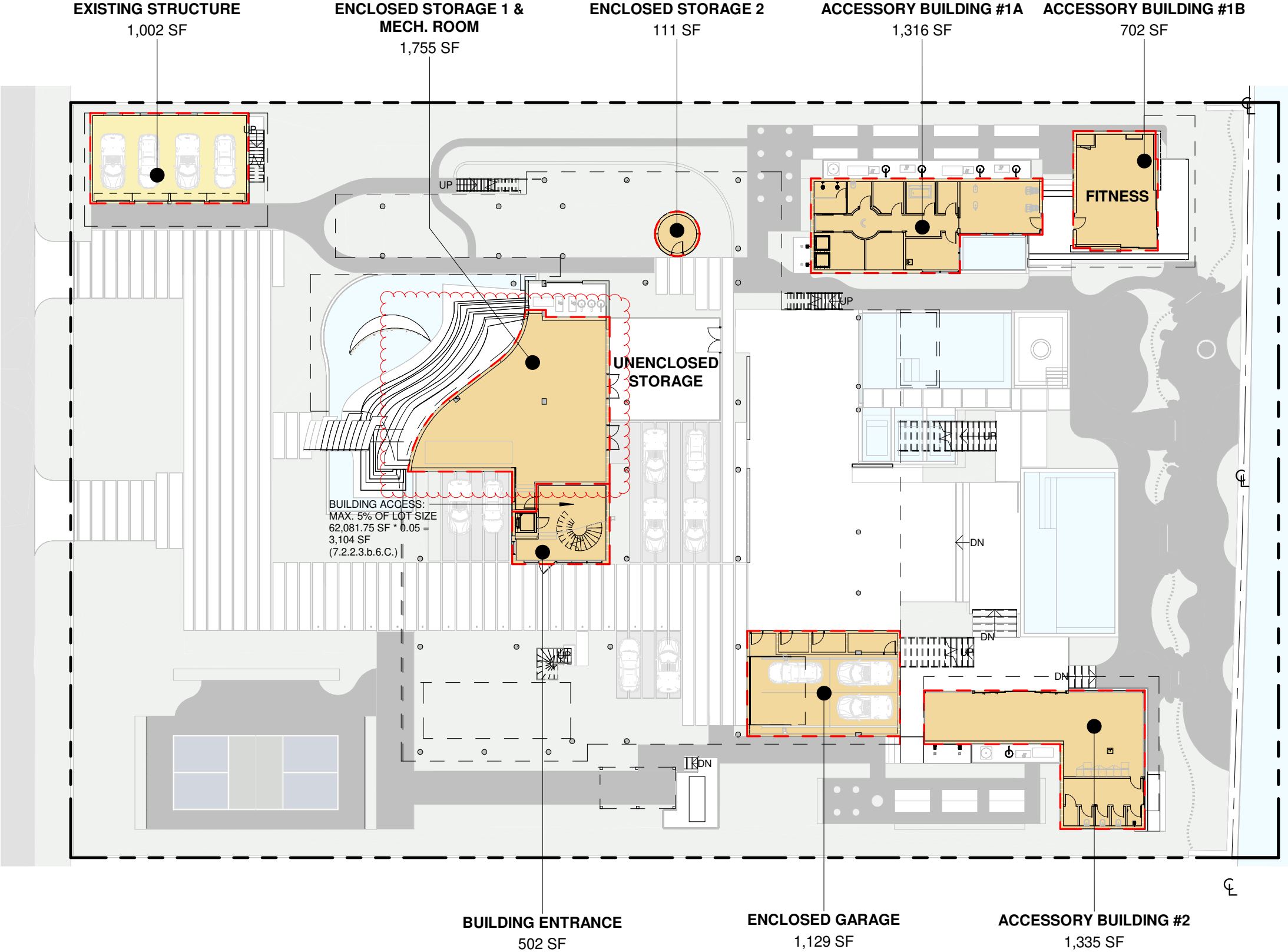
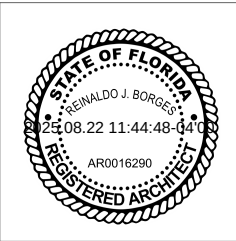






1 SECOND LEVEL - Dependent 1
1" = 30'-0"

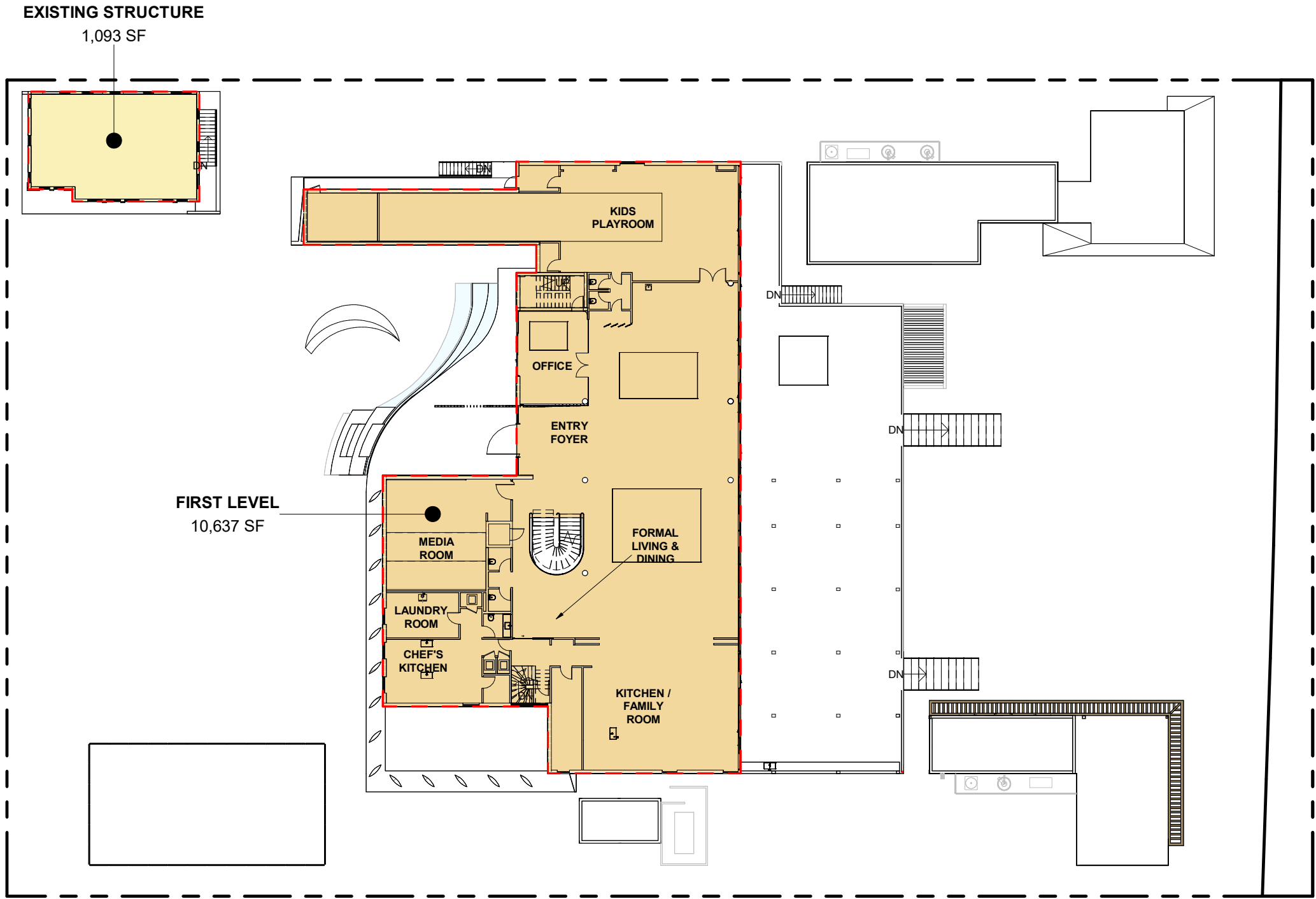
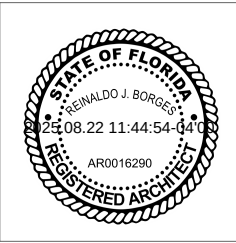




1 UNDERSTORY LEVEL
1" = 30'-0"

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%

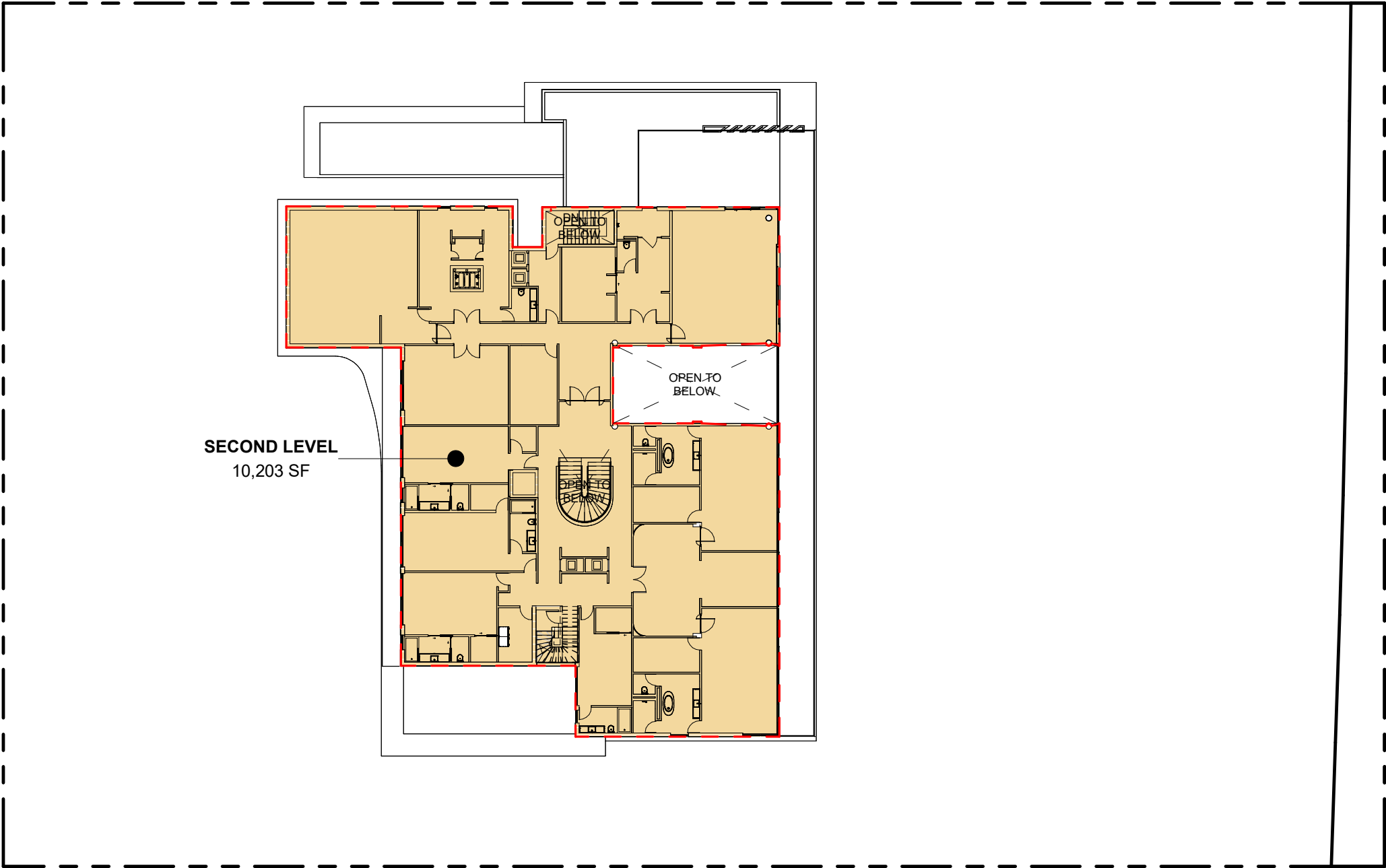
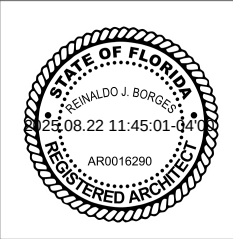




1 FIRST MAIN FLOOR
1" = 30'-0"

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%

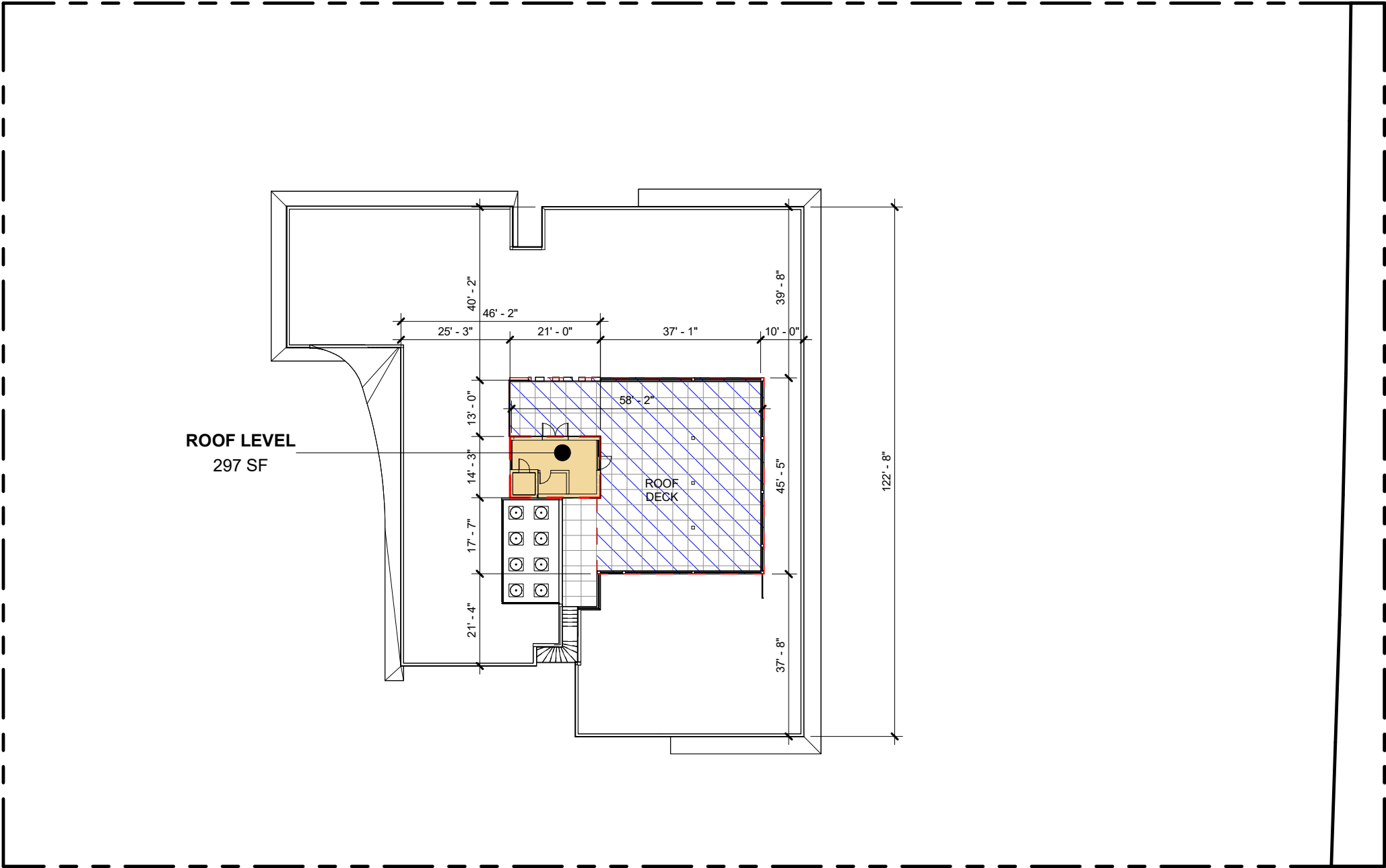
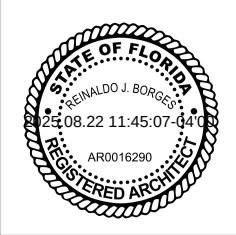




1 SECOND LEVEL
1" = 30'-0"

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%

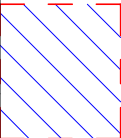
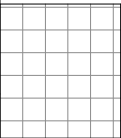


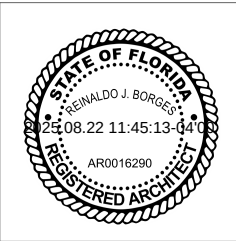


MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	31,040.88
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
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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%

ROOF STANDARDS	
ALLOWABLE	PROVIDED
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%

COLOR
LEGEND

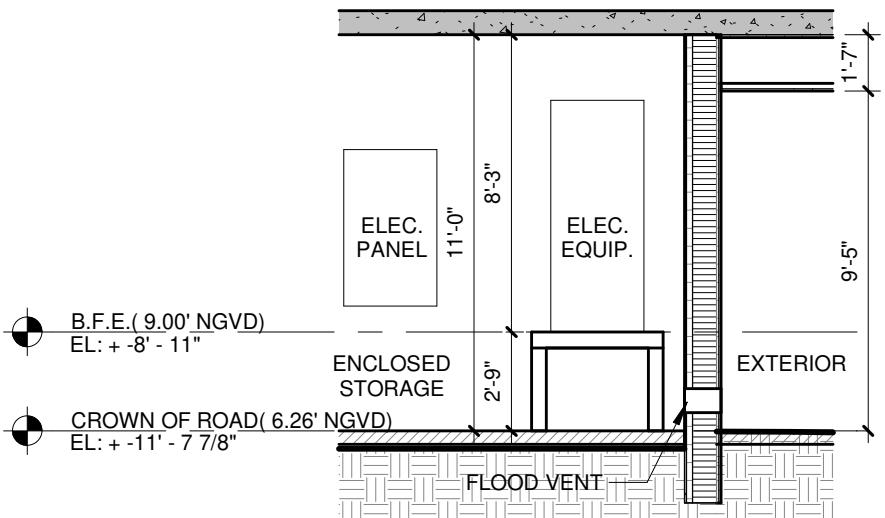
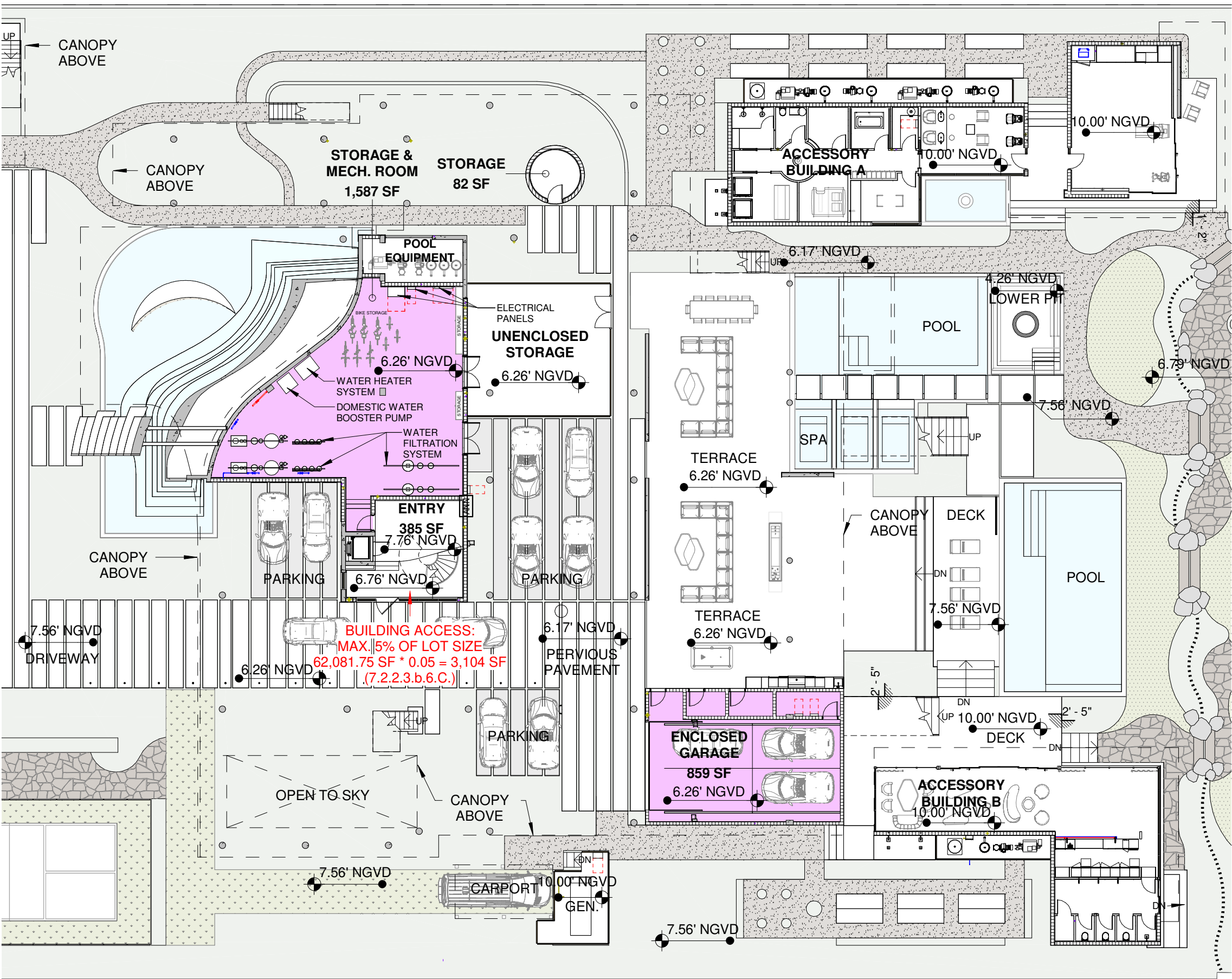




VARIANCE REQUEST 1:
Provide an enclosed, air-conditioned storage area within the understory.

LEGEND

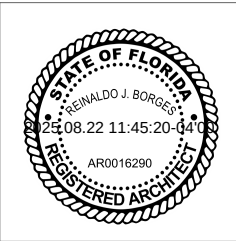
PROPOSED AREA WITH CONC. SLAB



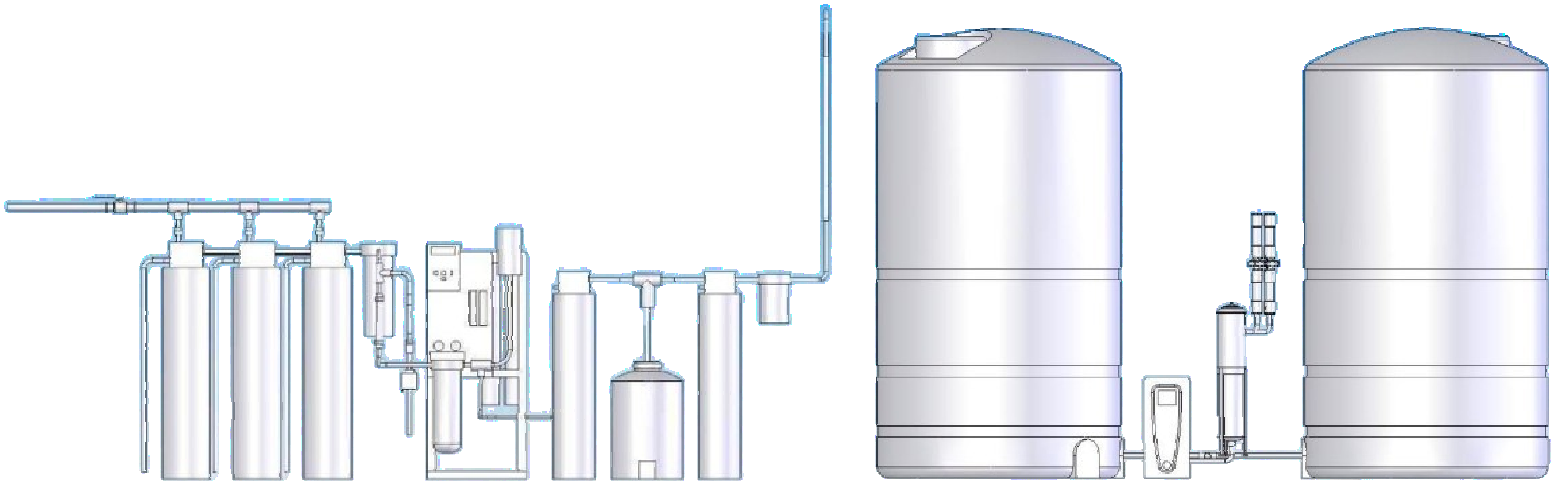
PER FBC-R322.1.6: ELECTRICAL SYSTEMS, EQUIPMNETS, AND COMPONENTS TO BE LOCATED AT OR ABOVE BFE.

2 EQUIPMENT LOCATION DIAGRAM

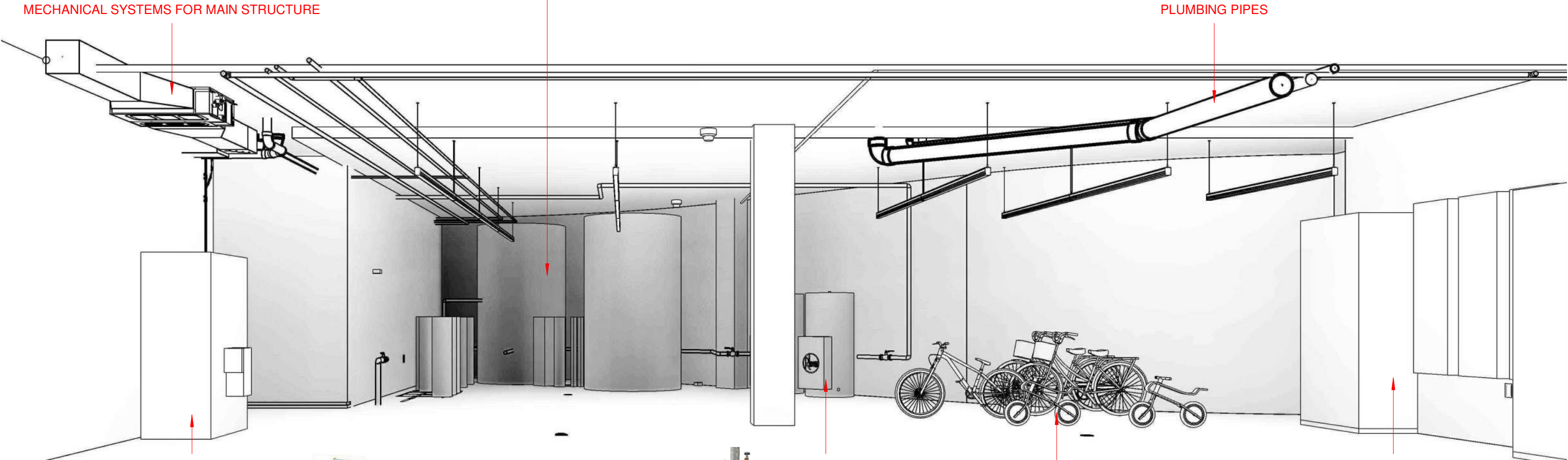
1 UNDERSTORY FLOOR PLAN DIAGRAM - VARIANCE 1



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

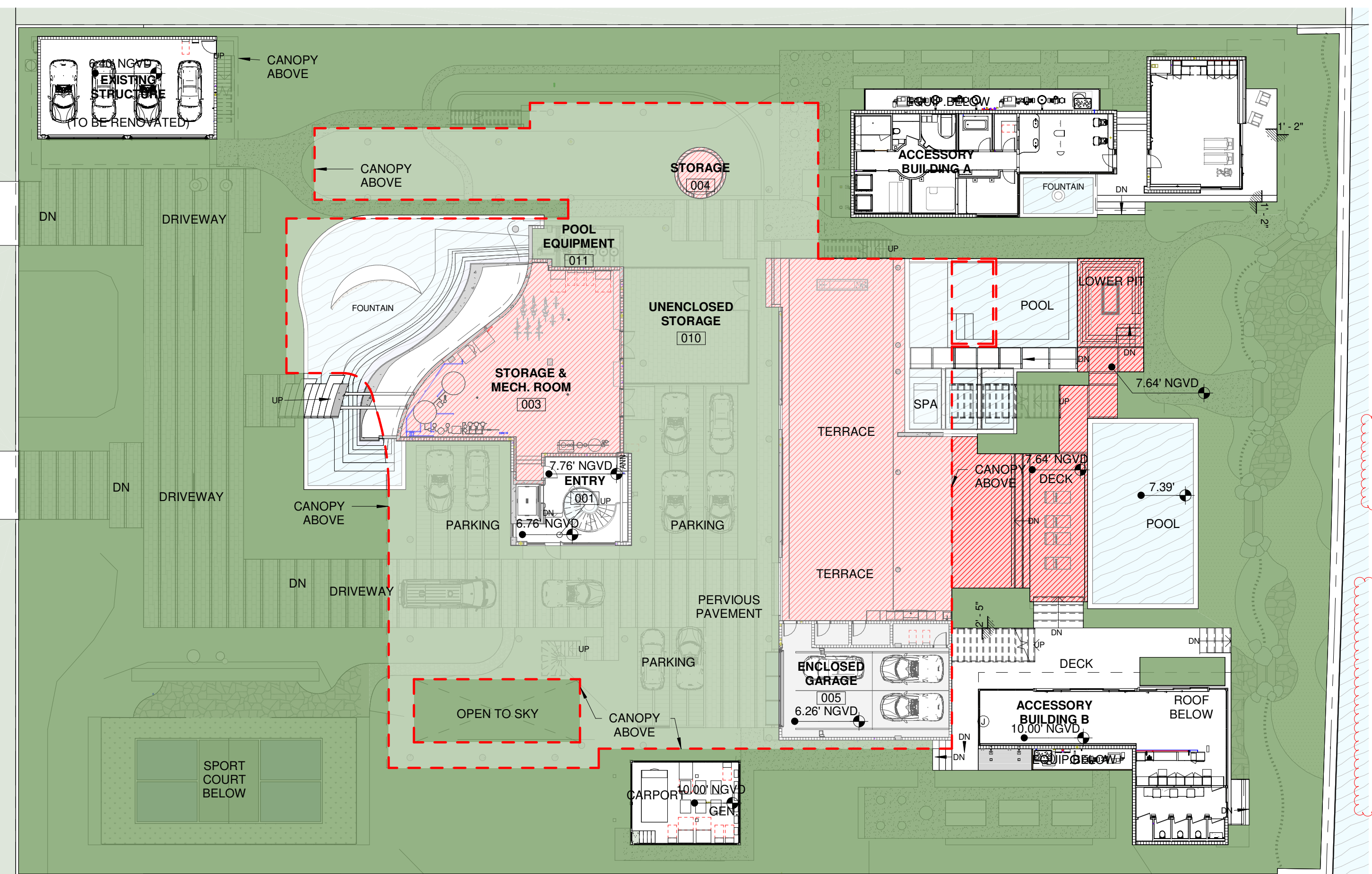
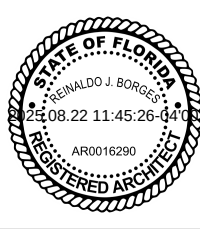
WATER HEATERS

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

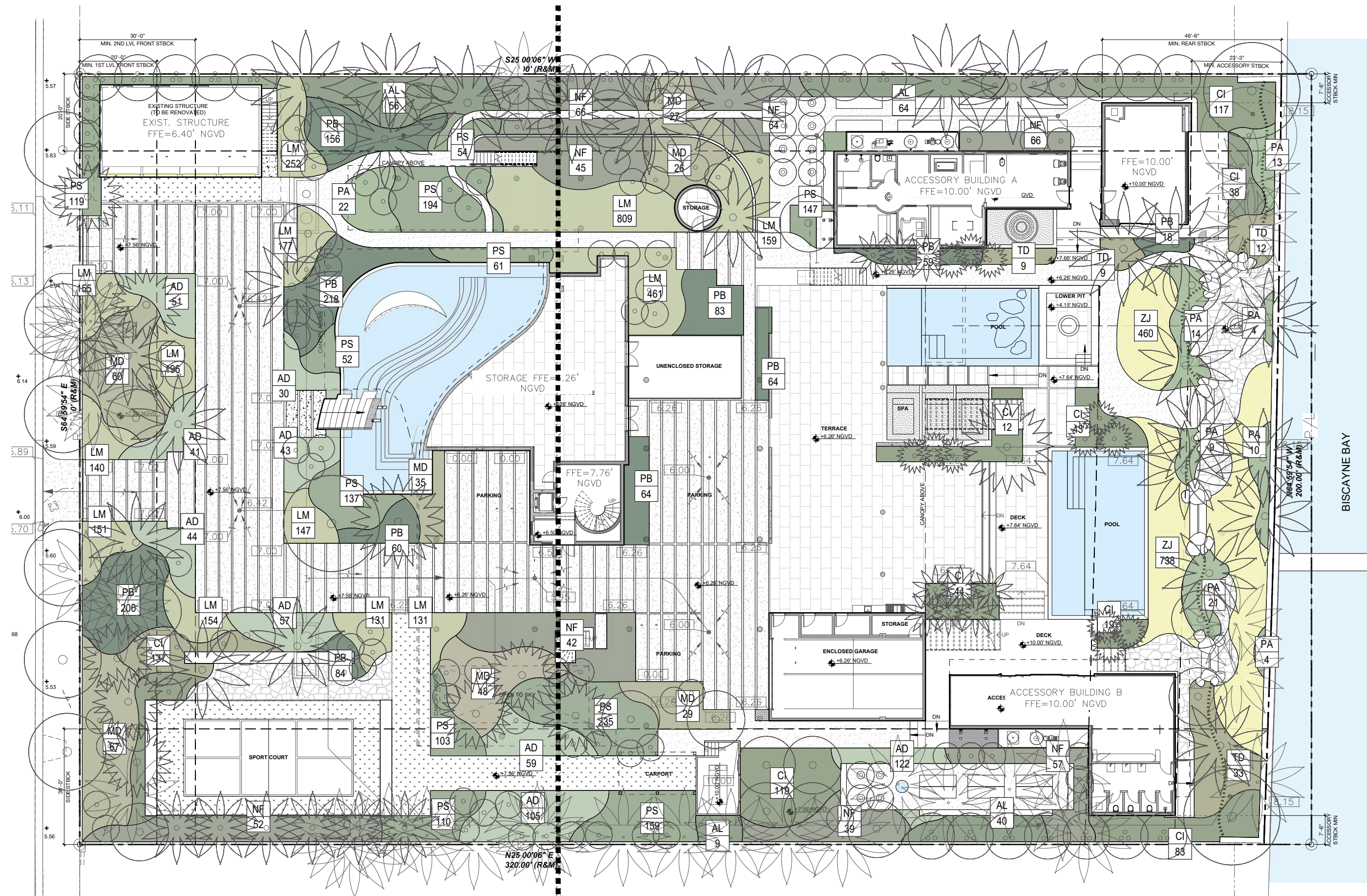
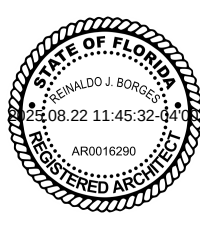
LOT AREA: 62,081.75 SF

BUILDING ABOVE
19,409 SF =
31% OF LOT

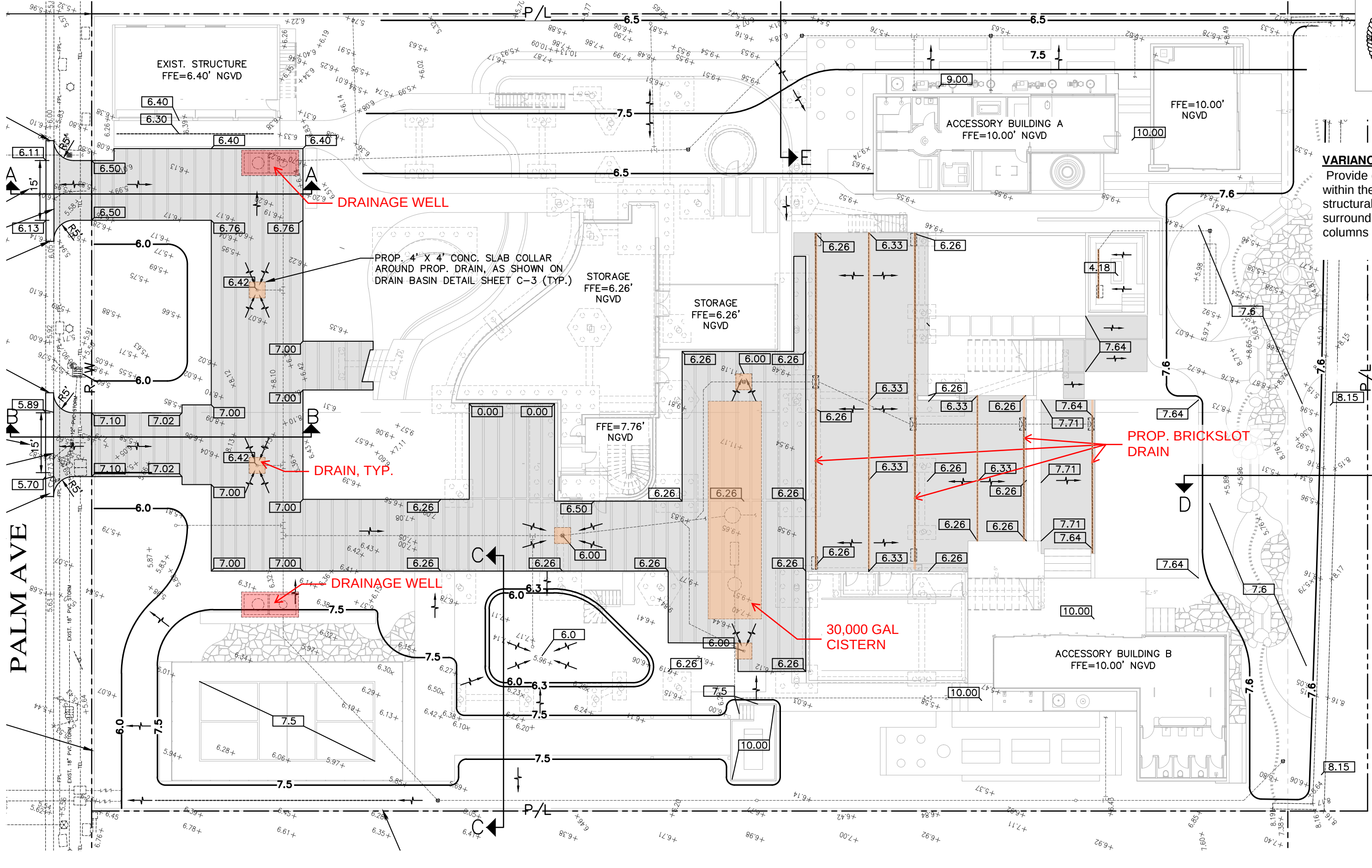
PROPOSED CONC. SLAB UNDER BUILDING ABOVE
4,449 SF =
7% OF LOT

PROPOSED CONC. SLAB NOT UNDER BUILDING
1,670 SF =
3% OF LOT

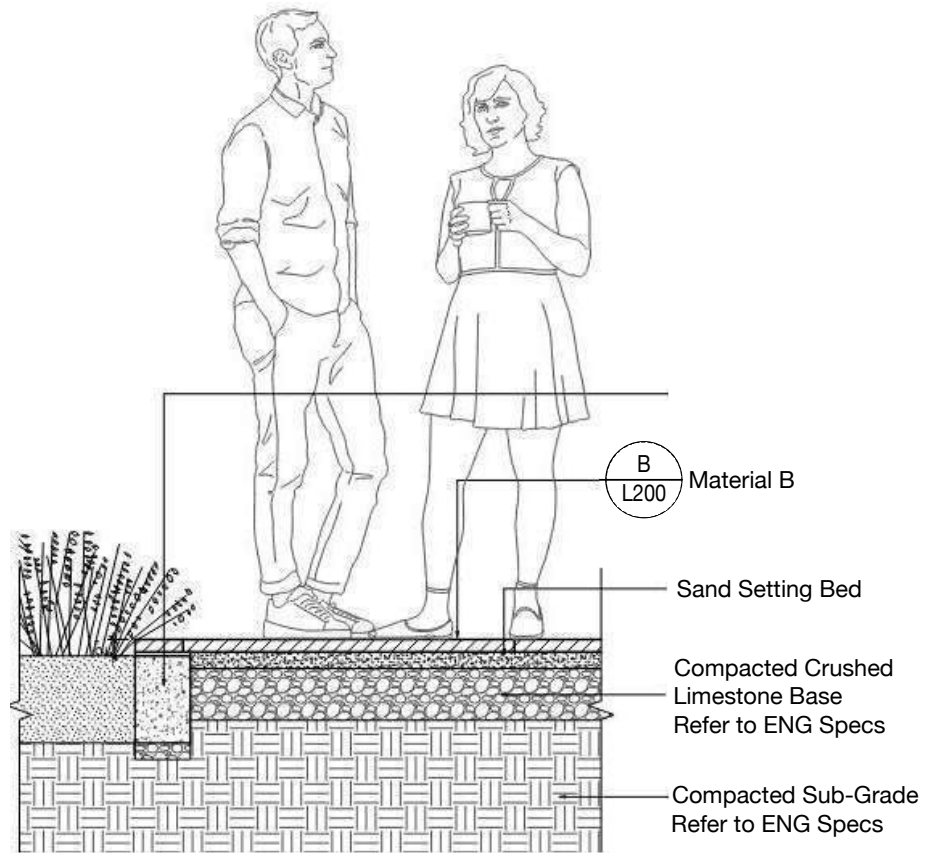
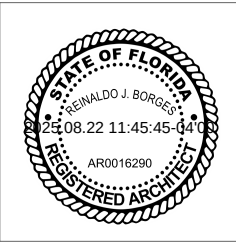




VARIANCE REQUEST 2:
Provide concrete area
within the understory for
structural purposes
surrounding support
columns and pool areas



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



PAVER INSTALLATION DETAIL

SECTION

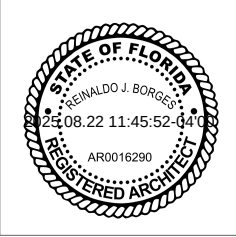
VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas



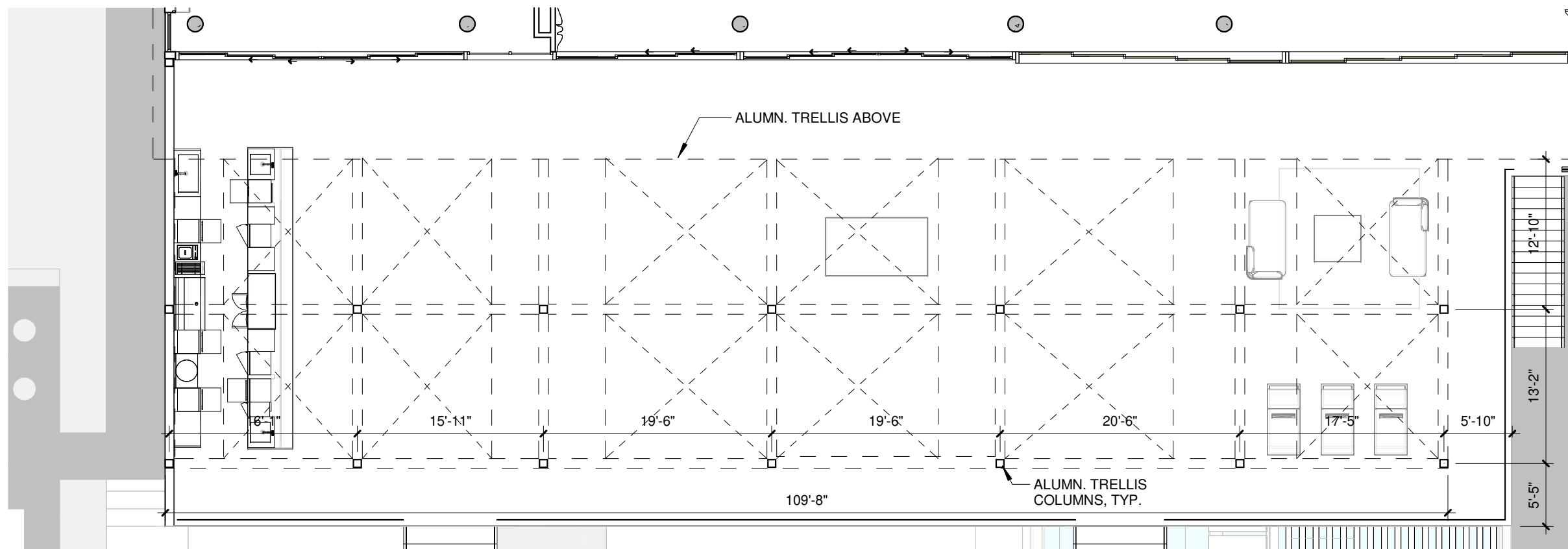
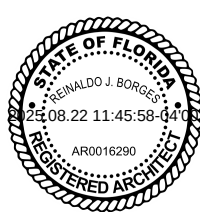
PAVER SETTLEMENT PHOTO



PAVER SETTLEMENT AT PEREZ ART MUSEUM MIAMI

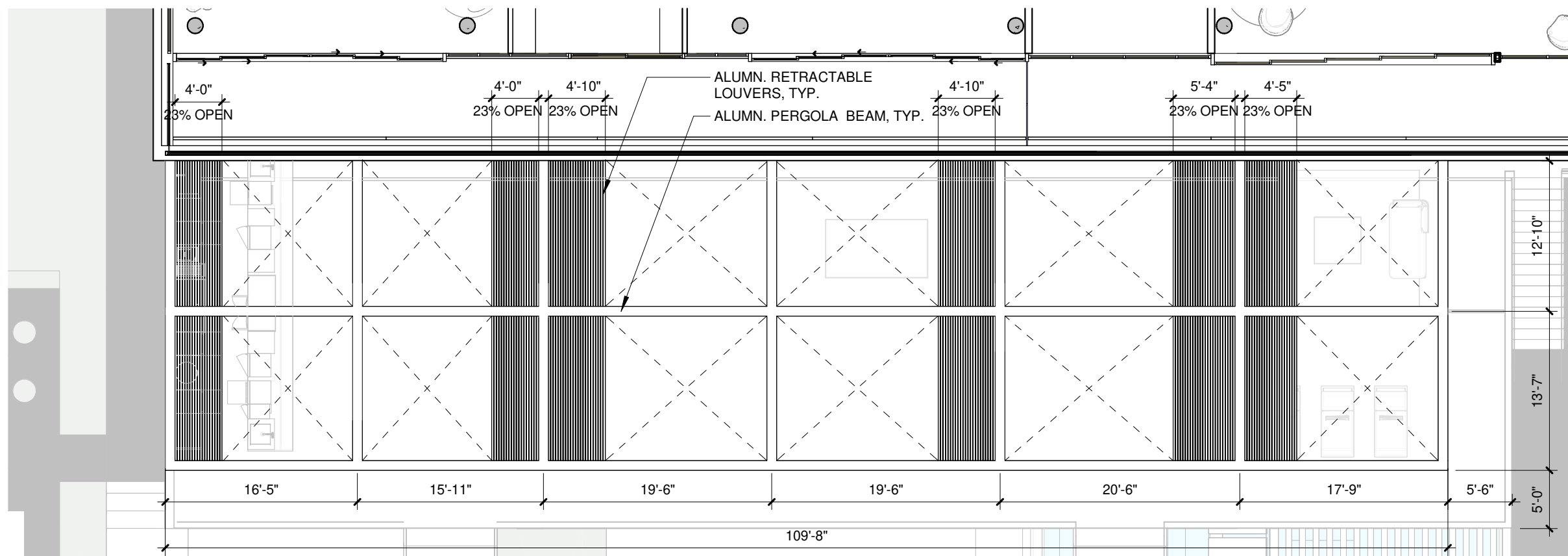


VARIANCE REQUEST 2:
Provide concrete area
within the understory for
structural purposes
surrounding support
columns and pool areas



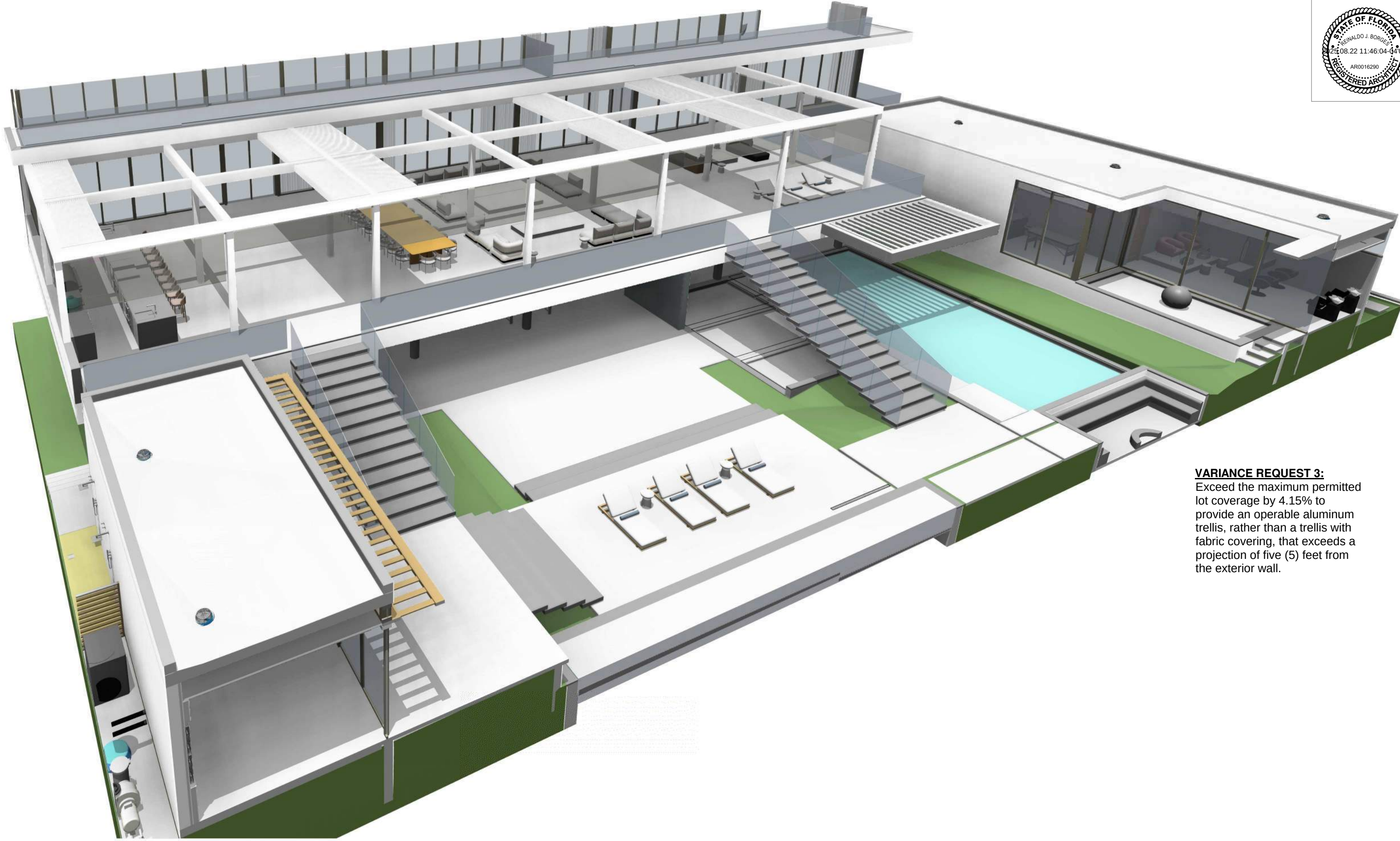
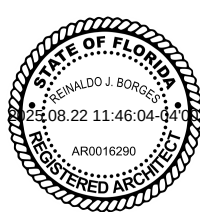
1 PERGOLA PLAN - FIRST LEVEL

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.

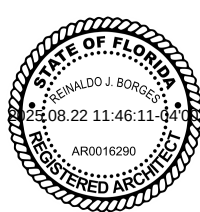


2 PERGOLA PLAN - SECOND LEVEL



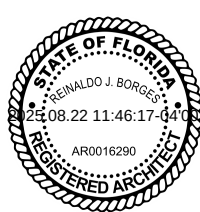


VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.



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.

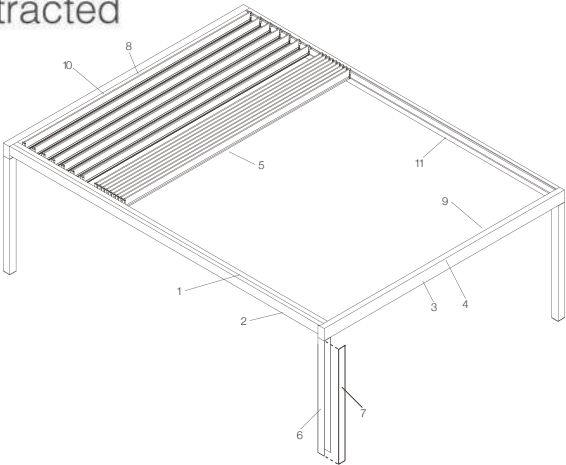
PERGOLA WITH FABRIC ENCLOSURE

ALUMINIUM PERGOLA DETAILS

Fully Closed



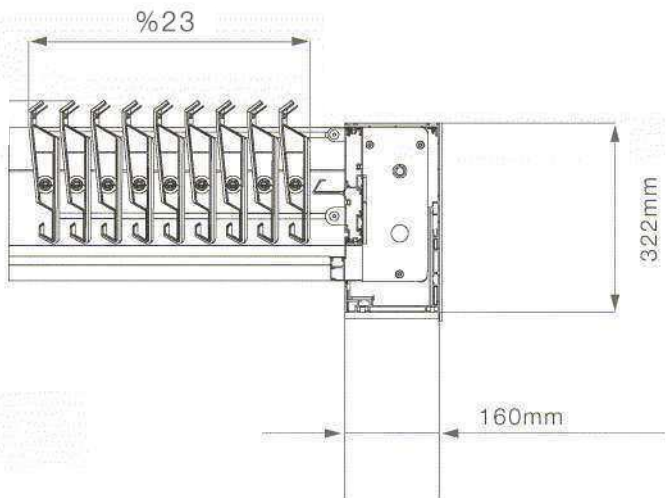
Retracted



Retracted & Tilted



Side Elevation

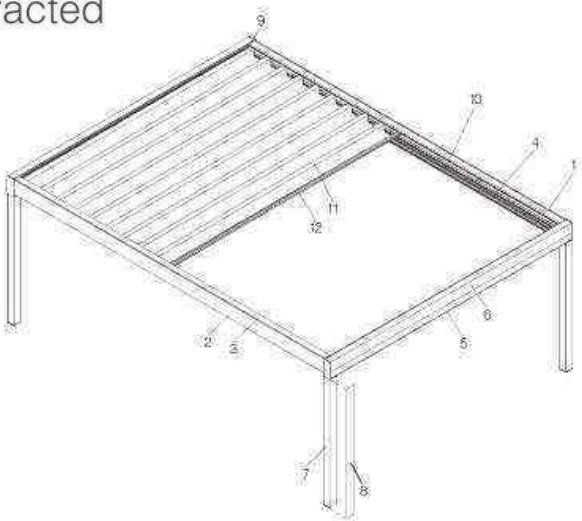


FABRIC PERGOLA DETAILS

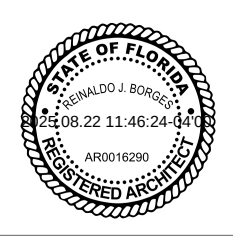
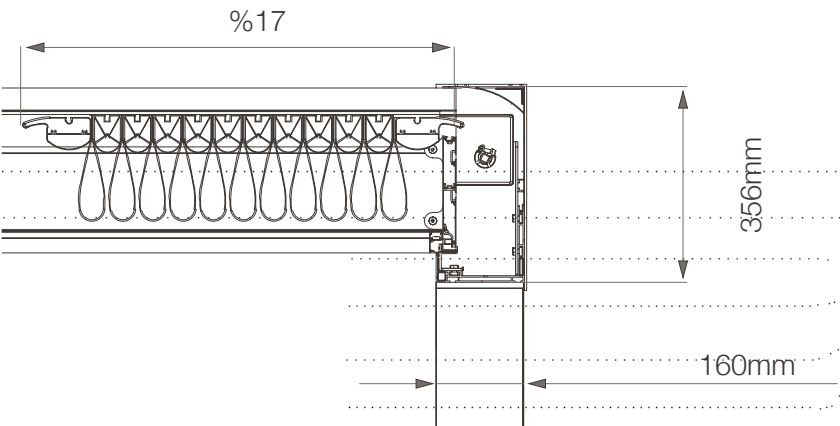
Fully Closed

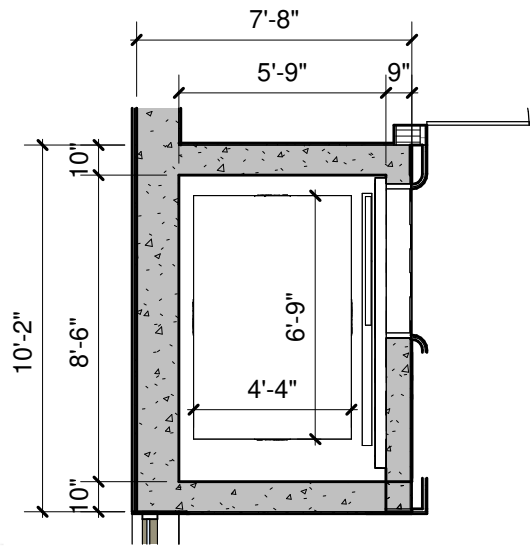
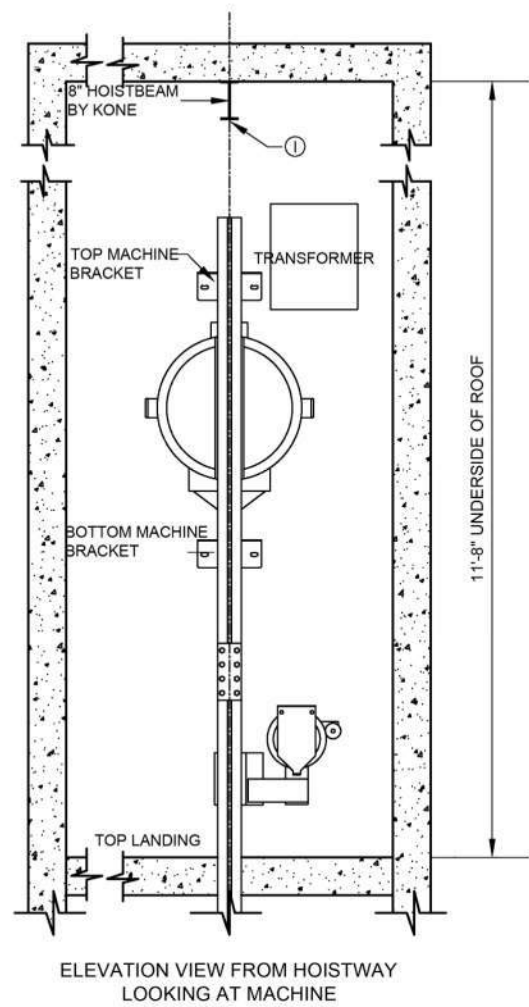
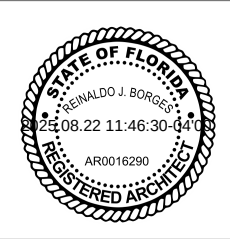


Retracted



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.





UPPER ROOF (55.00' NGVD)
EL: + 37' - 1"

ROOF LEVEL (45.00' NGVD)
EL: + 27' - 1"

FIRST LEVEL (FHL) (16.92' NGVD)
EL: + 0' - 0"

CROWN OF ROAD (6.26' NGVD)
EL: + -11' - 7 7/8"

3'-0" VARIANCE
13'-0"
10'-0" (MAXIMUM HEIGHT)

37'-3"

5'-0" PIT DEPTH

FINISH FLOOR

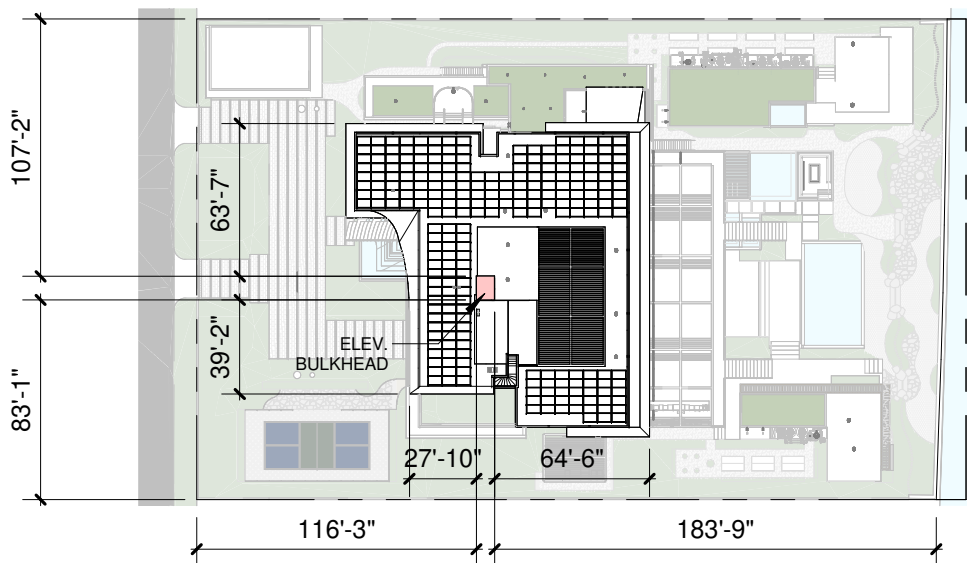
11'-8" REQ. TO UNDERSIDE OF ROOF

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.

3 ELEVATOR - BLUKHEAD DETAIL

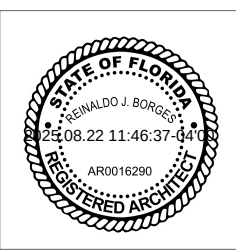
2 ELEVATOR TYP. PLAN
3/16" = 1'-0"

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



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





1 FRONT RENDERING WITHOUT ELEV. BULKHEAD



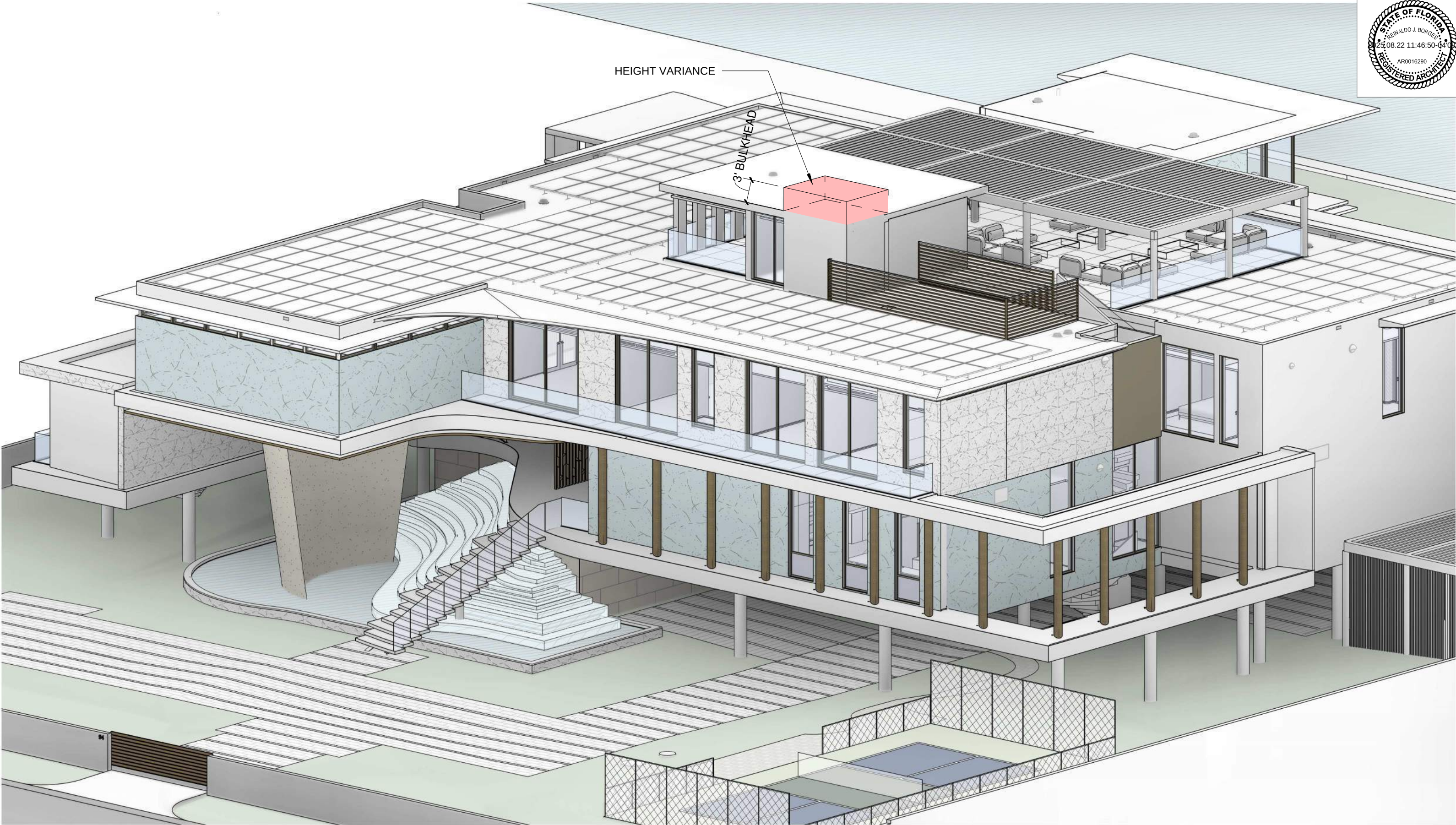
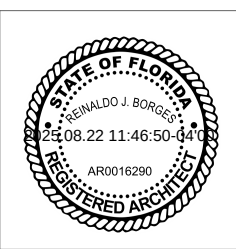
2 FRONT RENDERING WITH ELEV. BULKHEAD



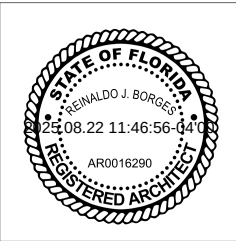
1 FRONT RENDERING WITHOUT ELEV. BULKHEAD



2 FRONT RENDERING WITH ELEV. BULKHEAD



1 3D AXONOMETRIC



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



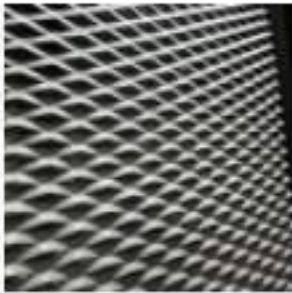
ST-03
EXTERIOR TILE CLADDING SMALL
FORMAT.



WD-01
CLADDEN IN SOLID HARDWOOD



PD-01
PIVOT ALUMINIUM DOOR
CLADDEN IN HARDWOOD



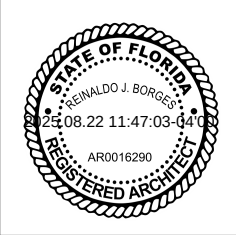
MS-01
ALUMINIUM MECHANICAL
SCREEN



GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME



GLR
IMPACT GLASS HANDRAIL - CLEAR



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)
EL: + 5' - 1"

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"

31'-0" MAX. HEIGHT

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



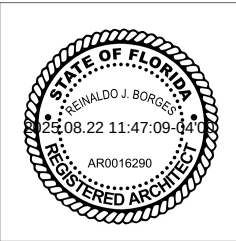
GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME



GLR
IMPACT GLASS HANDRAIL - CLEAR



WT
ALUMINIUM TRELLIS
CLADDEN IN WOOD



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



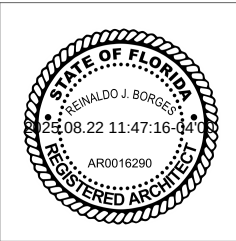
GL-01

IMPACT GLAZING - CLEAR W/
BRONZE FRAME



GLR

IMPACT GLASS HANDRAIL - CLEAR



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



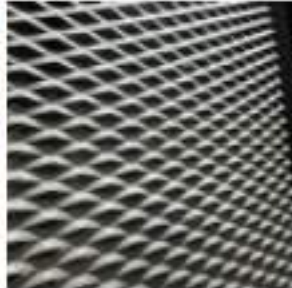
ST-03

EXTERIOR TILE CLADDING SMALL
FORMAT.



WD-01

CLADDEN IN SOLID HARDWOOD



MS-01

ALUMINIUM MECHANICAL
SCREEN



MS-02

METAL SCREEN



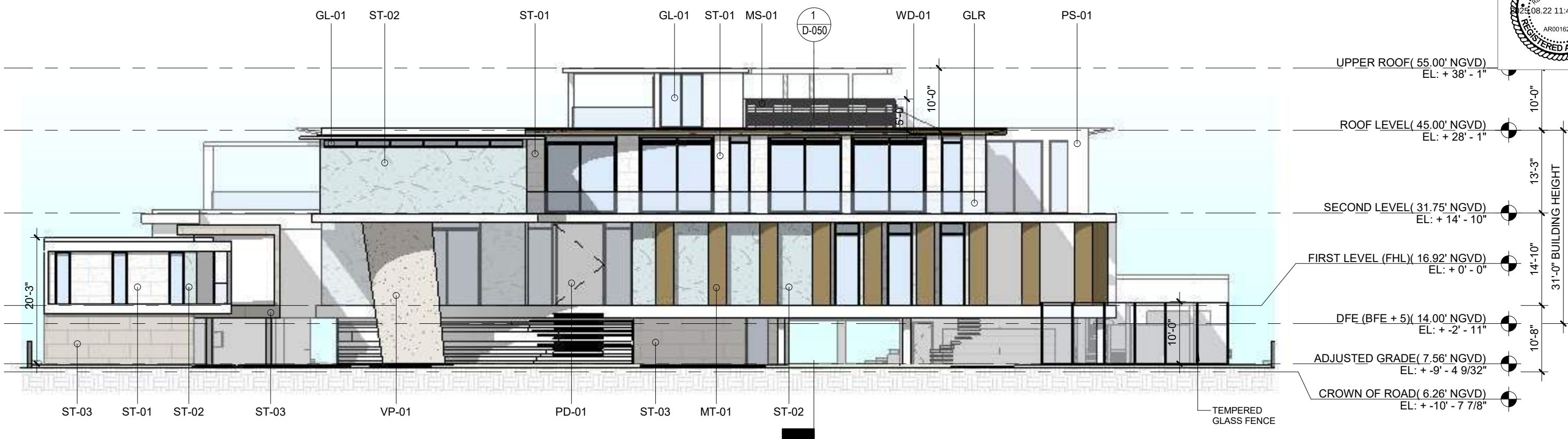
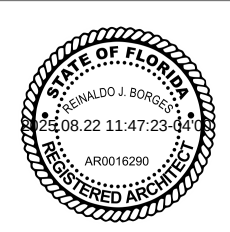
GL-01

IMPACT GLAZING - CLEAR W/
BRONZE FRAME



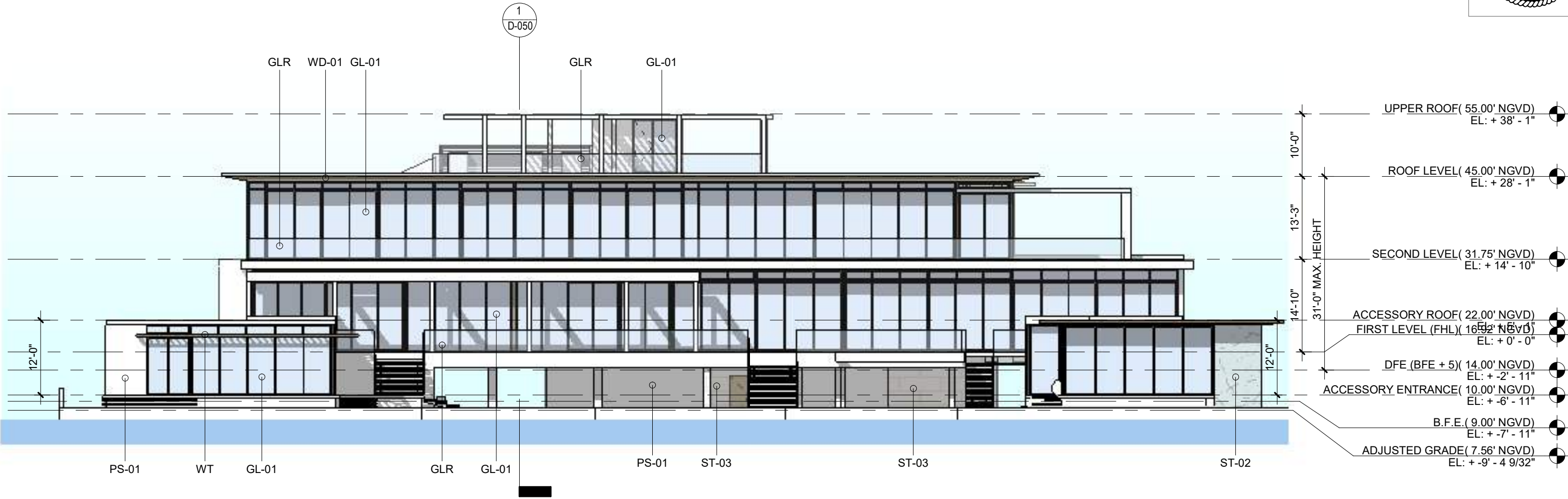
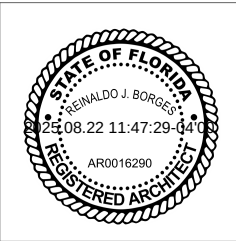
GLR

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 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			



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



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



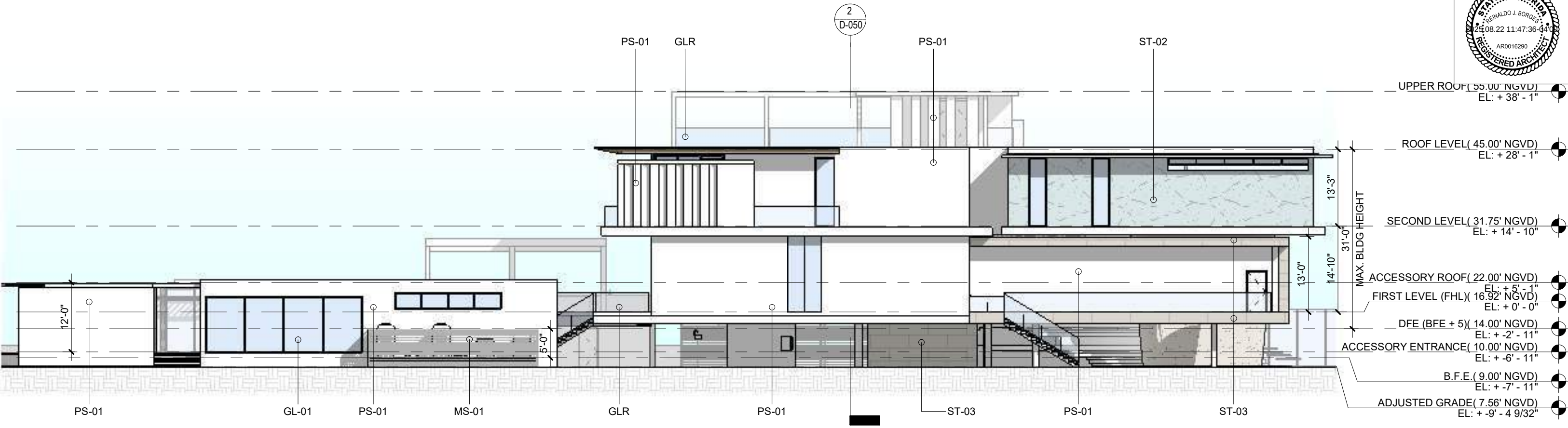
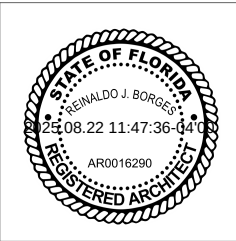
GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME



GLR
IMPACT GLASS HANDRAIL - CLEAR



WT
ALUMINIUM TRELLIS
CLADDEN IN WOOD



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
CLADDEN IN SOLID HARDWOOD



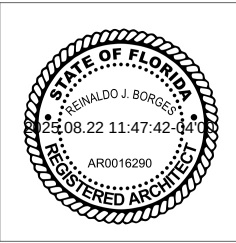
MS-01
ALUMINIUM MECHANICAL
SCREEN



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



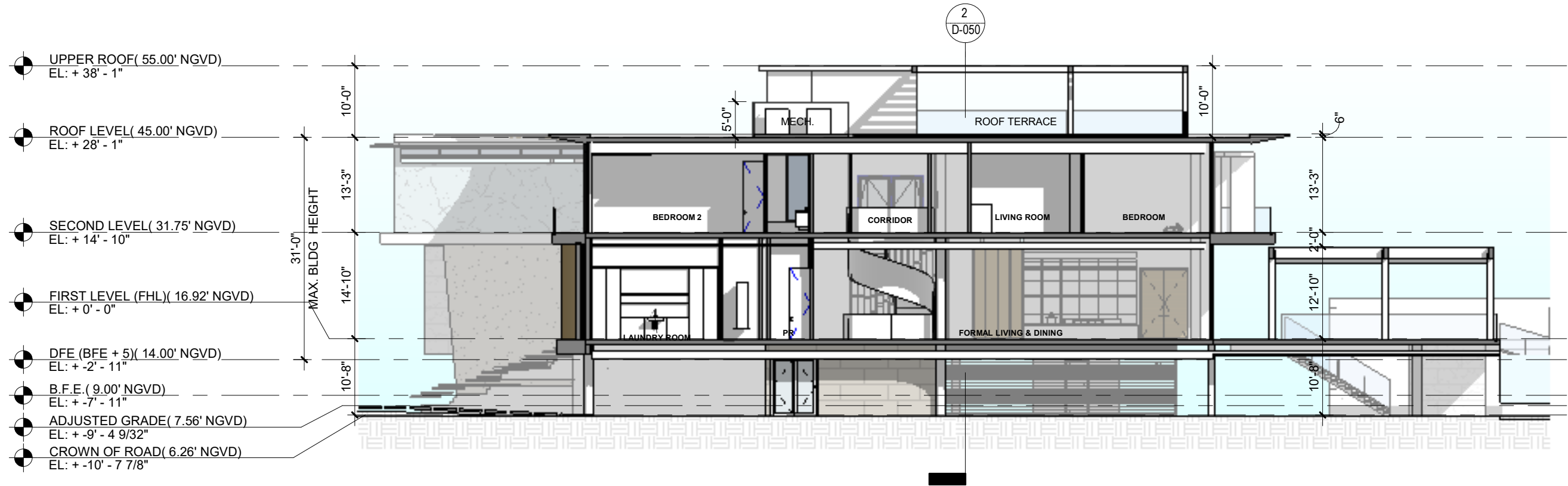
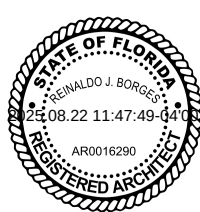
MS-02
METAL SCREEN



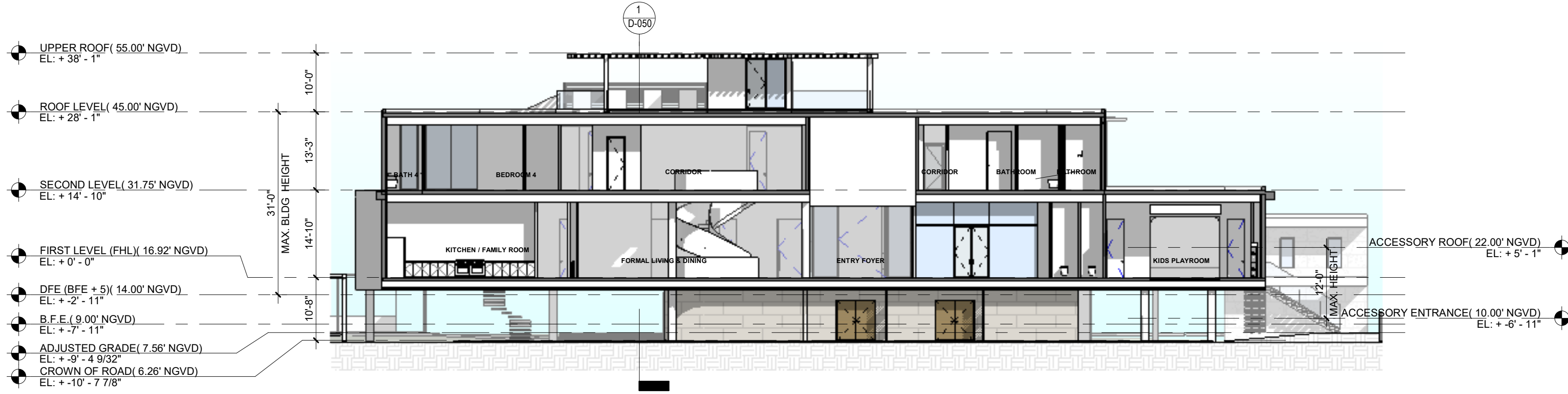
GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME



GLR
IMPACT GLASS HANDRAIL - CLEAR



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



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