

MIAMI BEACH

Planning Department
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REQUIRED BY PLANNING FOR REVIEW OF: COMMERCIAL & RESIDENTIAL: MECHANICAL AND PLUMBING

ITEM #	THE FOLLOWING DOCUMENTS MUST BE PROVIDED WITH THE INITIAL APPLICATION SUBMITTAL. NON-COMPLIANCE MAY RESULT IN A FAILED REVIEW.	Required
1	Scope of work detailing the work that will be performed included in plans	X
2	DRB, HPB, BOA recorded order or Determination of Architectural Significance (if applicable) scanned into plans after cover sheet.	X
3	Master Building Permit Number (if applicable)	X
4	Signed and sealed Architectural plans must be dimensioned and include:	X
a	Site Plan (with setbacks- existing and proposed, property lines, lot dimensions, Grade as per survey). Site plan shall also include all proposed structures such as fences/walls, accessory buildings, pool, decks, walkways, mechanical equipment, etc. as may be required	X
b	Survey: Electronic version of original signed & sealed, dated no more than one year from date of submittal. Survey must provide: BFE, and grade elevation in NGVD or NAVD values, per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) if applicable	X
c	Existing floor plan	X
d	Proposed floor plan	X
e	Proposed roof plan including location and height of equipment and screening if located above the main roof line, showing setback to the edge of roof	X
f	Details and dimensions of equipment	X
	Plumbing	
a	Site Plan (with setbacks- existing and proposed, property lines, lot dimensions, Grade as per survey). Site plan shall also include all proposed structures such as fences/walls, accessory buildings, pool, decks, walkways, mechanical equipment, etc. as may be required	X
b	Proposed floor plan	X
	NOTE:	
*	Written narrative with responses are required for resubmittals. Narrative must identify the comment # and Corrected document number, i.e. Comment #1 - Corrected A-5.	X
*	Corrections on resubmittal MUST be clouded	X
*	Mechanical equipment shall not be visible from the ROW or any waterway. Provide physical / Vegetation Screen	X