

# MIAMI BEACH

Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

## REQUIRED BY PLANNING FOR REVIEW OF COMMERCIAL / RESIDENTIAL PERMIT TYPES: BUILDING COMMERCIAL / RESIDENTIAL OR SHOP DRAWINGS FOR: WINDOWS & DOORS, RAILINGS, LOUVERS, SHUTTERS AND RESIDENTIAL STAIRS, AND FENCES

| ITEM # | THE FOLLOWING DOCUMENTS MUST BE PROVIDED WITH THE INITIAL APPLICATION SUBMITTAL.<br>NON-COMPLIANCE MAY RESULT IN A FAILED REVIEW.   | Required |
|--------|---|----------|
| 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        |
| 5      | <b>Doors &amp; Windows:</b>   |          |
| a      | Existing and proposed floor plan showing the location of the doors / windows being installed. See Exhibit 1   | X        |
| b      | Exterior door / window elevation. See Exhibit 1   | X        |
| c      | Door / window schedule stating the frame type, finish and color of the glass  | X        |
| d      | Photos of windows or doors to be replaced   | X        |
| 6      | <b>Railings and Exterior Residential Stairs:</b>  |          |
| a      | Existing and proposed floor plans   | X        |
| b      | Site Plan (with setbacks- existing and proposed, property lines, lot dimensions, grade elevation as per survey). Site plan shall also include all proposed structures such as fences/walls, accessory buildings, pool, decks, walkways, mechanical equipment, railings, etc. as may be required             | X        |
| c      | Exterior building elevations  | X        |
| d      | Detail section of railings. <b>Railings must terminate at ground</b>  | X        |
| 7      | <b>Shutters and Louvers:</b>  |          |
| a      | Existing and proposed floor plans   | X        |
| b      | Exterior elevations   | X        |
| c      | <b>Proposed materials (type and color)</b>  | X        |
| 8      | <b>Fences &amp; Gates:</b>  |          |
| a      | 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        |
| b      | Site Plan (with property lines, grade elevation as per survey, height of fence and gates, and lineal feet per section, i.e. <i>front, rear, sides</i> ).  | X        |
| c      | Plan key with proposed material, finishes and color   | X        |
| d      | Elevation and Section drawing of fence. Must be dimensioned   | X        |
|        | <b>NOTE:</b>  |          |
| *      | 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        |
| *      | HOA letter approving design, color and materials for Doors / Windows, Shutters and Louvers (Multi-family only)  | X        |
| *      | Corrections on resubmittals MUST be clouded   | X        |

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### WINDOWS & DOORS

#### EXHIBIT 1

|          |   |  |          |
|----------|---|--|----------|
| <b>X</b> | <p style="text-align:center;"><b>SOUTH ELEVATION</b><br/>SCALE: 1/8" = 1'</p> | <p style="text-align:center;"><b>FLOOR PLAN (@ first level)</b><br/>SCALE: 1/8" = 1'</p> | <b>X</b> |
|----------|---|--|----------|

PROPOSED WINDOWS, TO BE:  
 WHITE ALUMINUM FRAME AND CLEAR GLASS,  
 TO MATCH EXISTING BUILDING FENESTRATION

**EGRESS REQUIREMENTS:**  
 min. window/door "clear" width: 20"  
 min. window/door "clear" height: 24"  
 min. window/door "clear" opening:  
 5.0 sq.ft. for 1st floor and 5.7 sq.ft. for 2nd and 3rd floor  
 max. 44" from interior finished floor  
 to bottom of window/door "clear" opening

| WINDLOAD PRESSURE TABLE FOR WINDOWS |                  |        |        |            |                     |                     |         | TOTAL Sq.Ft. = 91.50 |
|-------------------------------------|------------------|--------|--------|------------|---------------------|---------------------|---------|----------------------|
| MARK                                | DESCRIPTION      | WIDTH  | HEIGHT | TRIB. AREA | POS.PRESSURE P.S.F. | NEG.PRESSURE P.S.F. | ZONE    | N.O.A.               |
| A                                   | SINGLE-HUNG IMP. | 33,000 | 68,000 | 7.79       | 54.83               | -59.47              | INT (4) | 20-0813.07           |
| B                                   | SINGLE-HUNG IMP. | 37,000 | 60,000 | 7.71       | 54.83               | -59.47              | INT (4) | 20-0813.07           |
| C                                   | SINGLE-HUNG IMP. | 33,000 | 60,000 | 6.88       | 54.83               | -59.47              | INT (4) | 20-0813.07           |