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: MECHANICAL AND PLUMBING

ITEM THE FOLLOWING DOCUMENTS MUST BE PROVIDED WITH THE INITIAL APPLICATION SUBMITT		
#	NON-COMPLIANCE MAY RESULT IN A FAILED REVIEW.	Required
1	Scope of work detailing the work that will be performed included in plans	Х
2	DRB, HPB, BOA recorded order or Determination of Architectural Significance (if applicable) scanned into plans after cover sheet.	х
3	Master Building Permit Number (if applicable)	Х
4	Signed and sealed Architectural plans must be dimensioned and include:	X
а	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 1.2.1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) if applicable	Х
С	Existing floor plan	Х
d e	Proposed floor plan 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
a	Plumbing 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.	х
*	Corrections on resubmittal MUST be clouded	Х
*	Mechanical equipment shall not be visible from the ROW or any waterway. Provide physical / Vegetation Screen	х
*		Х