

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 : WINDOWS & DOORS, RAILINGS, LOUVERS, SHUTTERS, RESIDENTIAL STAIRS, AND FENCES

ITEM #	THE FOLLOWING DOCUMENTS MUST BE PROVIDED WITH THE INITIAL APPLICATION SUBMITTAL. NON-COMPLIANCE MAY RESULT IN A FAILED REVIEW. MODIFICATIONS, REDESIGN OR CHANGES REQUIRE A REVISION TO THE MASTER PERMIT AND WILL NOT BE REVIEWED FOR APPROVAL VIA A SHOP-DRAWING.	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	Doors & Windows: Please note Planning will not review or approve changes to Windows and Doors via Shop Drawings. Changes will only be reviewed and approved via Revision to the Master Permit.	
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	Railings and Exterior Residential Stairs:	
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. Railings must terminate at ground	X
7	Shutters and Louvers:	
a	Existing and proposed floor plans	X
b	Exterior elevations	X
c	Proposed materials (type and color)	X
8	Fences & Gates:	
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
	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
*	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

X		X
	<p>SOUTH ELEVATION</p> <p>SCALE: 1/8" = 1'</p>	
	<p>FLOOR PLAN (@ first level)</p> <p>SCALE: 1/8" = 1'</p>	

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