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 GENERATOR, AC ALTERATION, OR NEW

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 elevation 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 for scope	**X**
b	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**
c	Details and dimensions of equipment, including screening if applicable	**X**
d	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	**X**
e	Detailed section showing the height of the unit measured from B.F.E. and grade when located within a required yard or setback area	**X**
f	Line of Sight Study of equipment mounted on the roof. Equipment should be in an area that screens it from view at street level. The study should start at the centerline of the sidewalk (located across the street, each street for corner properties). Draw a line measured from 6' above the sidewalk connecting to a point in the parapet.	**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 resubmittals MUST be clouded**	**X**
*	Historic posting required if located in a Historic District	X
*	Planning review is not required for EXACT CHANGE-OUT of AC units. The equipment MUST be replaced like-for-like	
	in same location, otherwise a permit for NEW AC is required.	