

Taylor Shumate

From: Perez, Herminia <HerminiaPerez@miamibeachfl.gov>
Sent: Wednesday, February 13, 2019 10:36 AM
To: Taylor Shumate
Cc: Salgueiro, Ana; Jarahpour, Mohsen; Kobi Karp; Todd Glaser; Mathieu Picard
Subject: RE: 1420 W 23rd Street

YES,

The proposed parking elevation is acceptable to be at +3.00' NGVD.

During permitting, proposed construction plans will need to show that the interior slab of the garage will be at or above the exterior grade across the entire length of one side of the Structure.

Regards,

MIAMIBEACH

Herminia Perez, CGC, LEED® AP, CFM

Senior Building Inspector

BUILDING DEPARTMENT

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From: Taylor Shumate <tshumate@kobikarp.com>
Sent: Wednesday, February 13, 2019 10:08 AM
To: Perez, Herminia <HerminiaPerez@miamibeachfl.gov>; Guerrero, Carlos <CarlosGuerrero@miamibeachfl.gov>
Cc: Salgueiro, Ana <AnaSalgueiro@miamibeachfl.gov>; Jarahpour, Mohsen <MohsenJarahpour@miamibeachfl.gov>; Kobi Karp <kobikarp@kobikarp.com>; Todd Glaser <tmgeng64@aol.com>; Mathieu Picard <mpicard@kobikarp.com>
Subject: Re: 1420 W 23rd Street

Herminia,

Thank you for meeting with me this morning. As mentioned, at this time Planning just wants to confirm that the +3' NGVD elevation of our proposed parking level is acceptable.

As per our meeting, can you kindly confirm that the +3' NGVD elevation of the proposed parking is acceptable?

We understand that during permitting, our team will need to lower one of the side yards adjacent to one of the driveways for the width of the proposed parking level to match the +3 NGVD of the parking level.

Thank you,

Taylor Shumate R.A., LEED AP
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On Feb 12, 2019, at 4:46 PM, Taylor Shumate <tshumate@kobikarp.com> wrote:

Good Afternoon Herminia & Carlos,

It is my understanding that Ana and Mohsen are currently out of office. I am hoping you can assist us with the below.

We are working on a revised DRB submittal for a single family residences, located at 1420 W 23rd Street. One of the comments we received from planning was to run the proposed elevation of our ground floor parking level by the building department to verify it is ok. Our ground floor parking level is located at 3' NGVD, and is located under the first habitable story of the residences since we are taking advantage of the maximum free board elevation and locating the first habitable floor at 13' NGVD.

The driveway and parking area located under the residence is open air, to avoid any enclosed elements besides the small vestibule for stair and elevator access to the main residence. In addition, the driveway sloped up from the street to the property's adjusted grade (6.64' NGVD) before sloping down to the lower level of +3' NGVD as per the city of Miami Beach code pasted below.

Sec. 54-48. - Specific standards.

(1) Residential construction.

(a)The following shall apply for single family residential garage structures:

When constructed under the main home. the associated driveway shall be sloped upward from the public right-of-way to a minimum elevation of adjusted grade. as defined in Section 114.1, and then may slope downward to a lower garage elevation.

Could you please review and provide us with a confirmation asap that locating the parking at +3' NGVD

would be acceptable so we can present this to the planning department?

I am available to meet early tomorrow morning if we need to review and discuss the plans in person. Let me know.

Thank you,

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<1420 W 23rd Street (reduced).pdf>

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<image002.png>

<image003.png>

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<image005.png>

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