



ARCHITECTURE INTERIOR DESIGN PLANNING

Date: 07-11-2022

Re: DRB22-0480  
DRB Final Submittal  
1840 Alton Road  
Miami Beach, FL

Please find below KKAID's responses to staff comments:

1. Please provide contextual elevation line drawing and axonometric diagrams.  
**Response:** Please refer to (sheet A4.08) and axonometric diagrams (sheets A0.05 through A0.08).
2. Enhance architectural interest and articulation of the North, South and West elevations in order to break up the massiveness of the elevations, especially considering the increase in height. The architectural treatment should provide a more human scale to the building while making it more cohesive to surroundings. The side elevations are currently extremely overbearing and will have a negative impact on the surrounding area.  
**Response:** The North, South and West facades have been revised per comment #2.
3. Enhance architectural treatment of driveway material and vertical elements defining the vehicular entrance from property line to vehicular gate.  
**Response:** We added a frame clad in Ipe wood around the vehicular access to further enhance and define the vehicular entrance per comment #3.
4. Staff will strongly recommend against the use of black cladding and black textured metal siding.  
**Response:** All mullions have been revised from black cladding to a light grey cladding.
5. Please clarify shortage of one parking space from the 45 required spaces in line item #44, sheet A0.01.  
**Response:** The required parking is 45 spaces. However, because we are providing 10 short term bicycle spaces, we can reduce the required parking spaces by 3% from 45 to 44. Hence why we are providing the 44 parking spaces. Please refer to sheet A0.01 Zoning Data.