analysis SITE+ BUILDING

Mariapia Sierra
Natasha Chew

analysis CITY OF MIAMI BEACH

POPULATION

91,564

0.99% GROWth
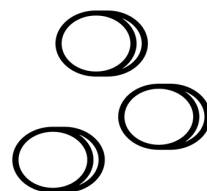
MEDIAN AGE

40.4

MEDIAN HOUSEHOLD INCOME

$44,342

4.22% GROWth

POVERTY RATE

17.7%

NUMBER OF EMPLOYEES

50,128

0.32% GROWth

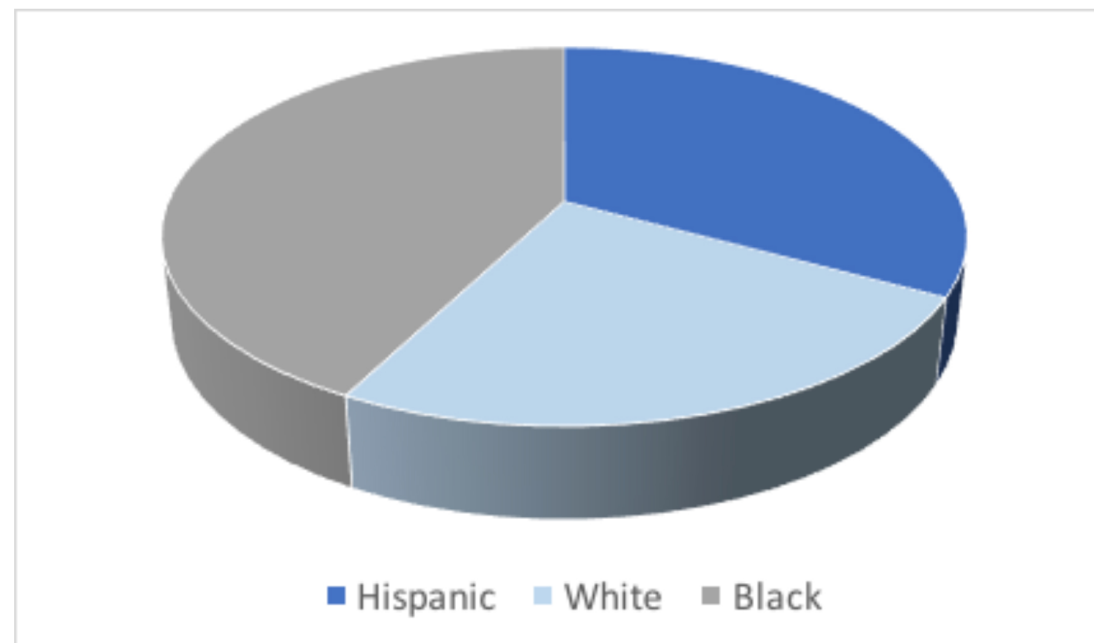**MEDIAN PROPERTY VALUE**

$383,800

12.6% GROWth

analysis CITY OF MIAMI BEACH

Hispanic: 53.2%
White: 39.8%
Black: 68.4%

71.3% speak a
non-English
language, and 71.3%
are U.S citizens.

■ Hispanic ■ White ■ Black
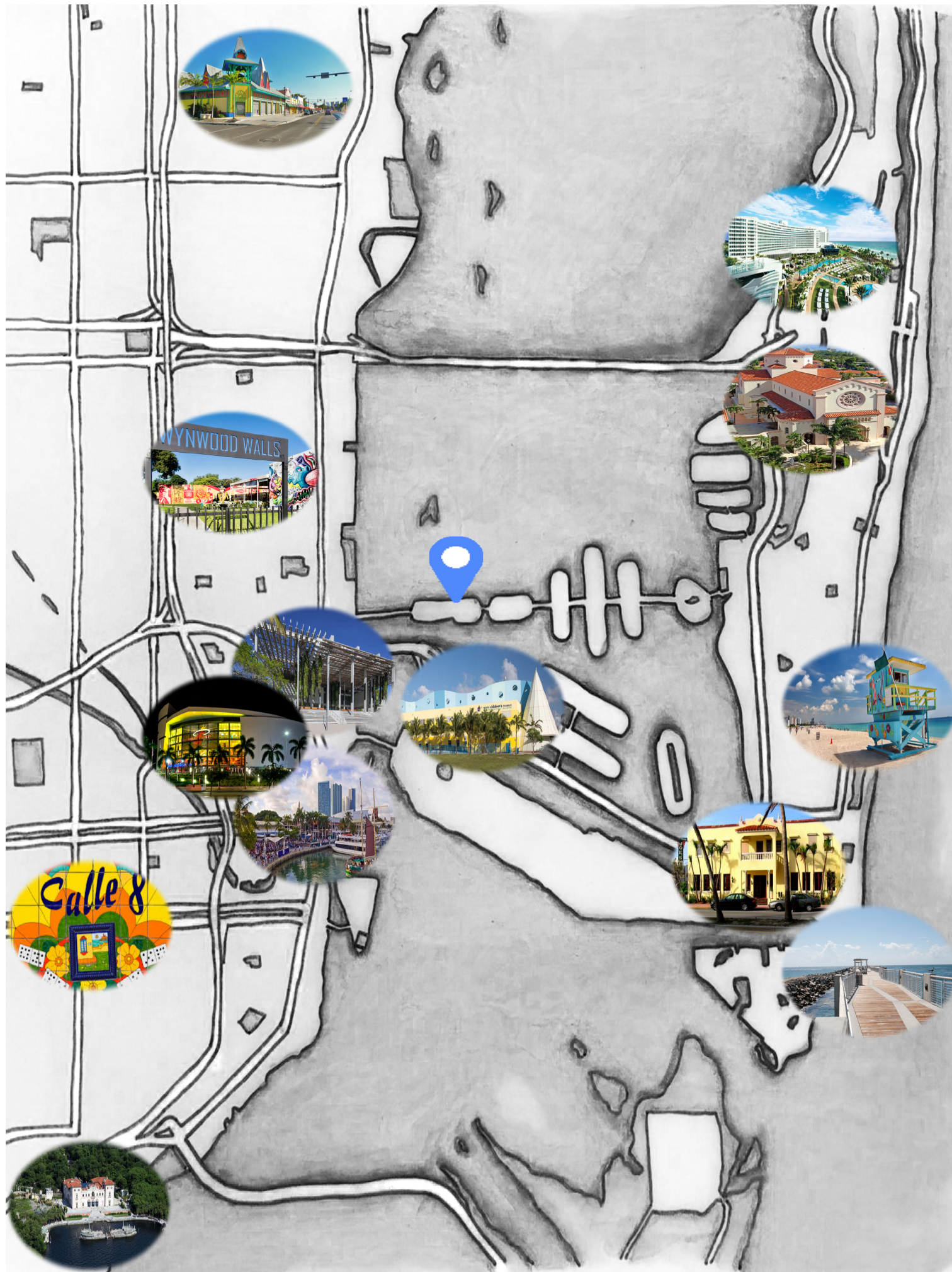
INFORMATION

1041 N Venetian Dr., Miami
Beach, FL 33139

$4,750,000

Est. Mortgage: $18,745/mo

5 beds/4 baths/6,000 sq. ft.

LANDMARKS

Miami Beach is a south Florida island city, connected by bridges to mainland Miami. Wide beaches stretch from North Shore Open Space Park, past palm-lined Lummus Park to South Pointe Park. The southern end, South Beach, is known for its international cachet with models and celebrities, and its early-20th-century architecture in the Art Deco Historic district with pastel-colored buildings, especially on Ocean Drive.
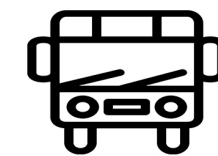
ACCESIBILITY

Biscayne Blvd -> NE 2nd Ave -> NE 15th St

MacArthur Causeway -> Alton Rd -> NE 15th St

Florida State Road 112 -> Alton Rd -> NE 15th St

Bus 101

Sea Isle Marina   Purdy Avenue

Bayside Marketplace   Miami Beach Marina

ACCESIBILITY

Dolphin Expy -> NE 2nd Ave -> NE 15th St

MacArthur Causeway -> Alton Rd -> NE 15th St

Florida State Road 112 -> Alton Rd -> NE 15th St

Bus 101

Sea Isle Marina   Purdy Avenue

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Biscayne Blvd -> NE 2nd Ave -> NE 15th St

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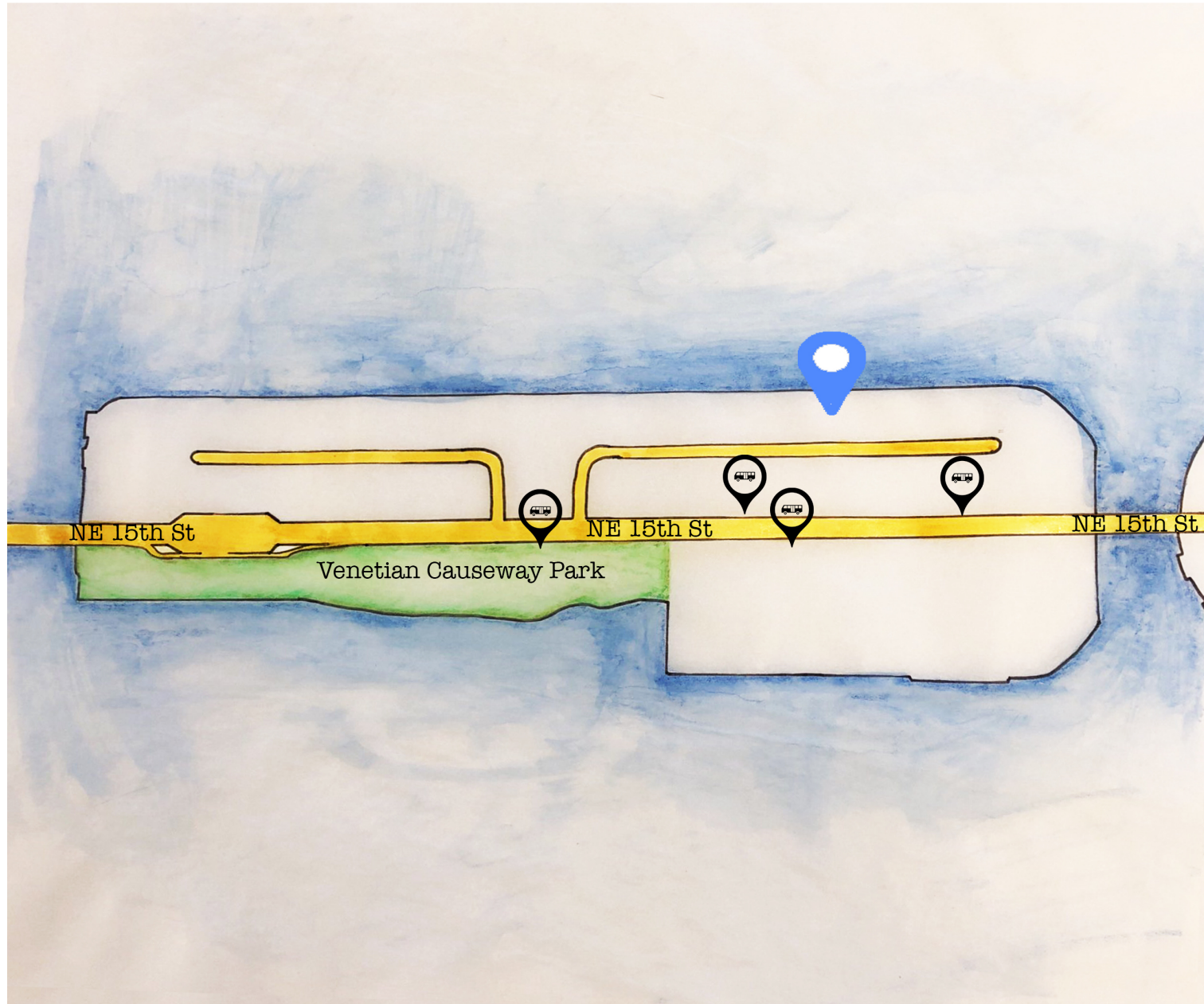Florida State Road 112 -> Alton Rd -> NE 15th St

Bus 101

Sea Isle Marina   Purdy Avenue
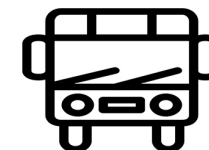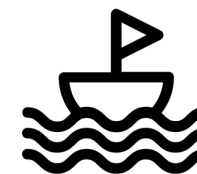
Bayside Marketplace   Miami Beach Marina

NOISE

Some sources of noise we would consider for the design of the house would be the for marinas by the house, the noise that comes from the waterfront (jetskis, boats, water, etc), and the noise coming from 15th st. since it is the only street by the house and sometimes it coud get congested.

Florida State Road 112

The Intracoastal Waterway

Picnic Island

VIEWS

Florida State Road 112:

9.9-mile-long (15.9 km) east–west state highway connecting Miami International Airport in Miami to Miami Beach in the U.S. state of Florida.

The Intracoastal Waterway:

a 3,000-mile (4,800 km) inland waterway along the Atlantic and Gulf of Mexico coasts of the United States, running from Boston, Massachusetts, southward along the Atlantic Seaboard and around the southern tip of Florida, then following the Gulf Coast to Brownsville, Texas.
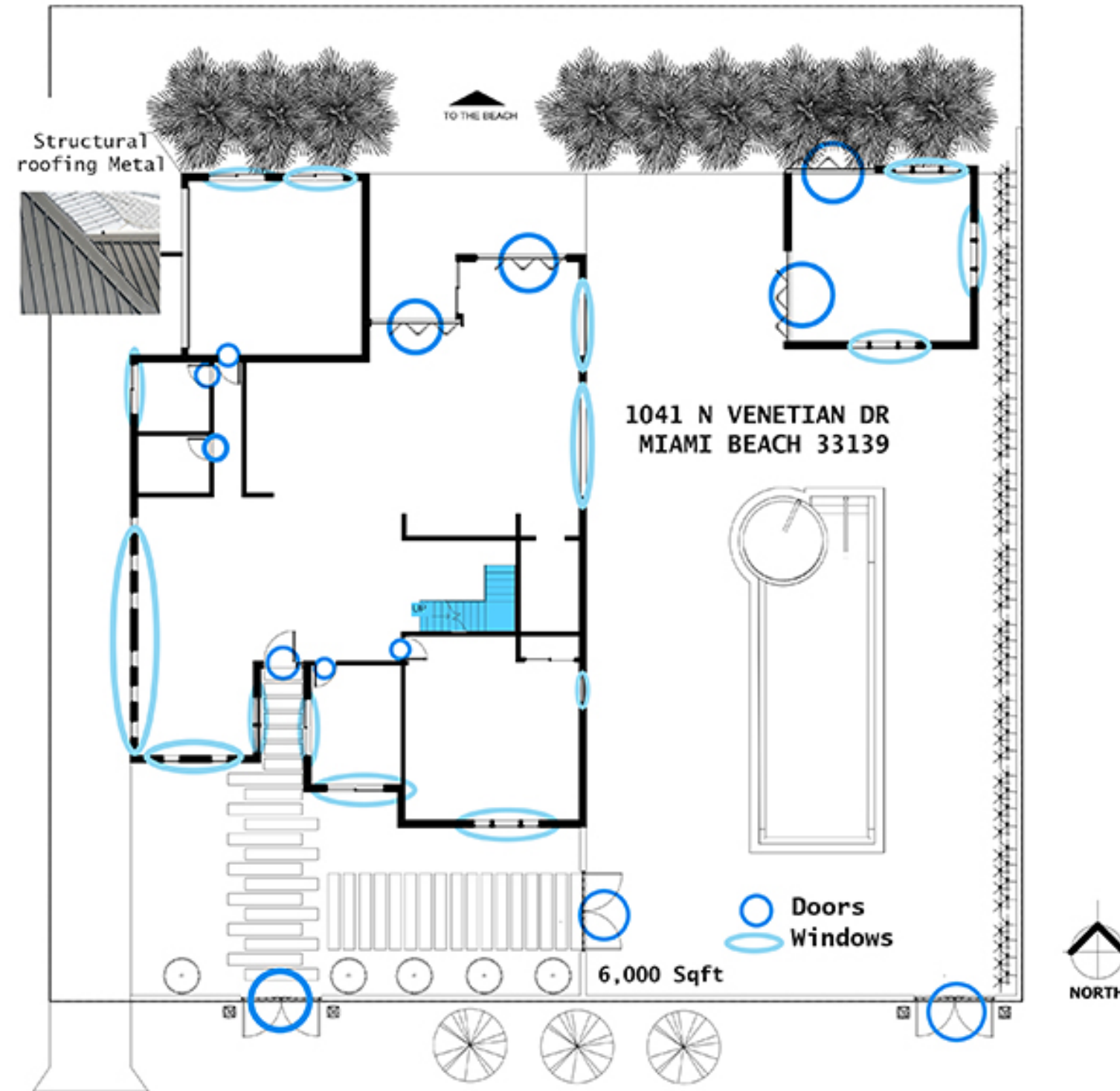
Picnic Island:

small group of islands within the city of Miami, Florida, United States. They are located just north of Biscayne Island in Biscayne Bay, just east offshore from the Edgewater and Upper Eastside districts of the city. The islands are uninhabited, but several of the group have beaches where boaters and picnicers frequent.
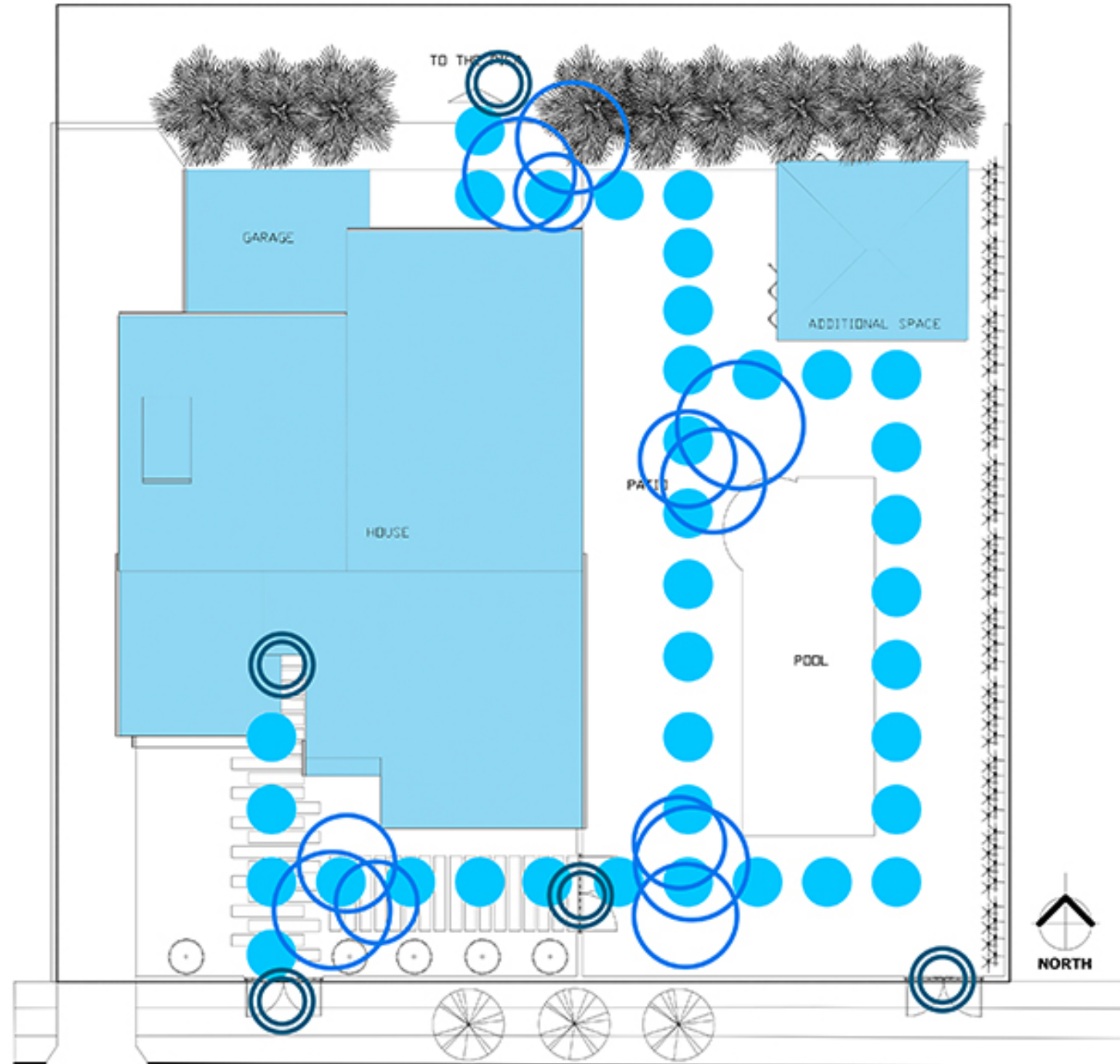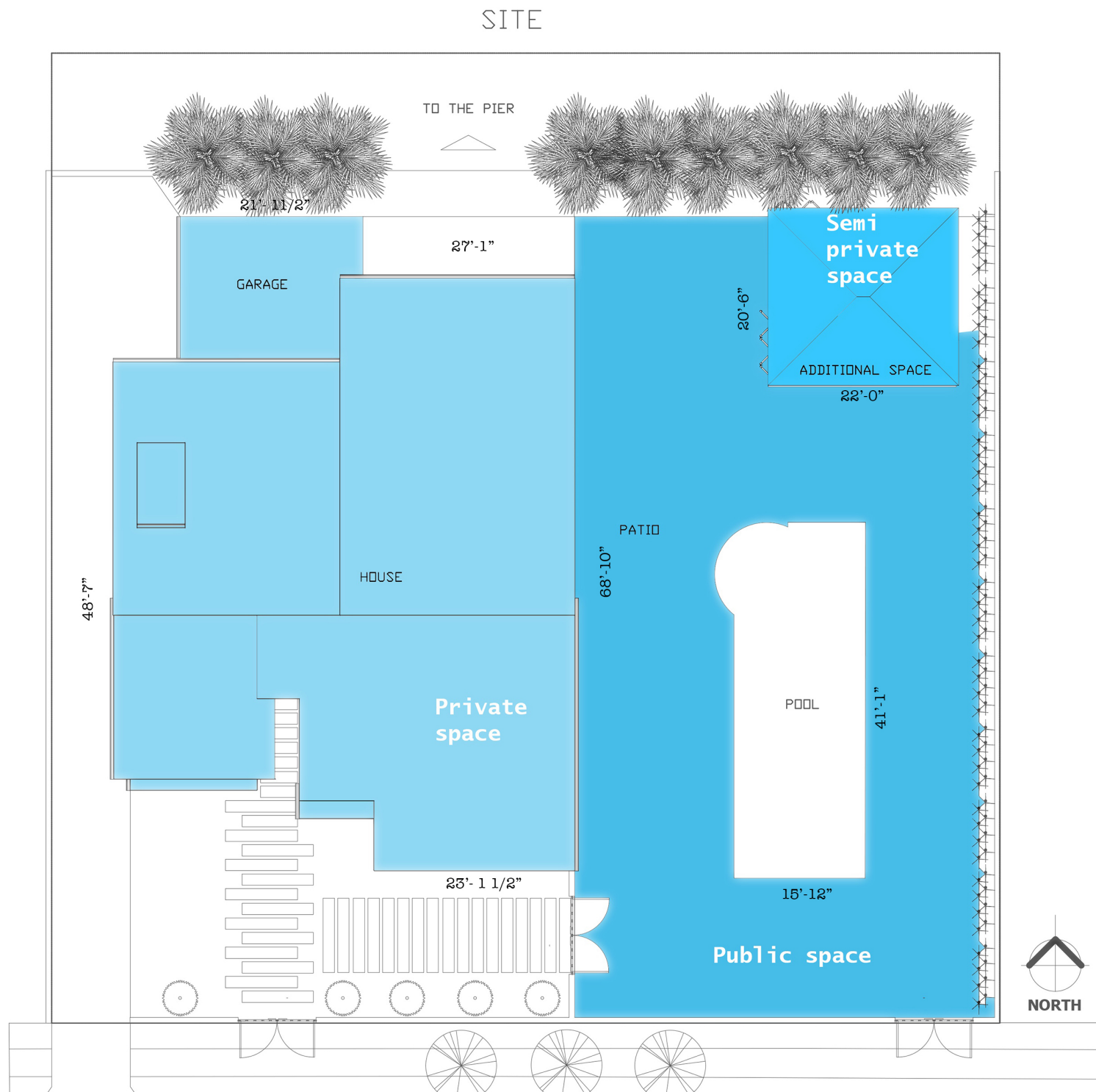
analysis VIEWS FROM INSIDE THE HOUSE

TO THE BEACH

Structural
roofing Metal

1041 N VENETIAN DR
MIAMI BEACH 33139

○ Doors
⬭ Windows

6,000 Sqft

NORTH

analysis **CIRCULATION**

SITE

GARAGE

ADDITIONAL SPACE

HOUSE

PATIO

POOL

TO THE ...

NORTH

SITE

TO THE PIER

21'-11/2"

27'-1"

GARAGE

48'-7"

HOUSE

Private
space

23'-1 1/2"

PATIO

68'-10"

Semi
private
space

20'-6"

ADDITIONAL SPACE

22'-0"

POOL

41'-1"
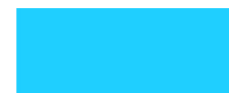
15'-12"
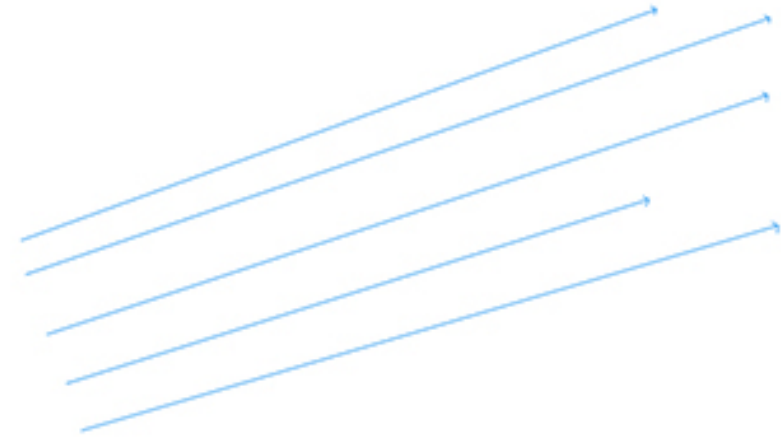
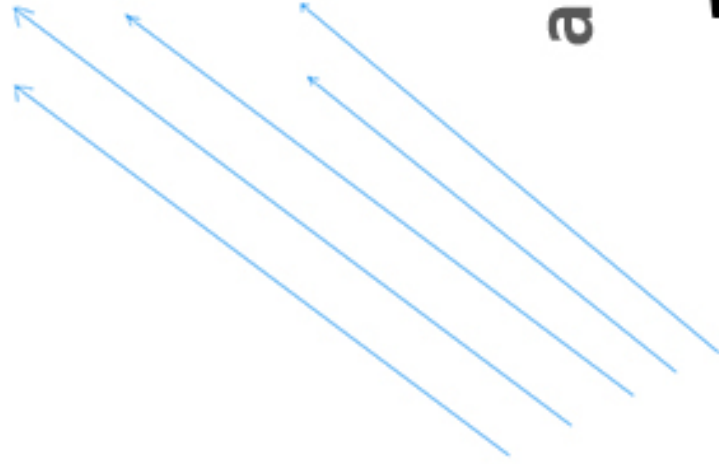Public space

NORTH

PRIVATE vs. PUBLIC

Public Space

Private Space

Semi Private Space

analysis WIND

Wind direction distribution in (%%)
Year
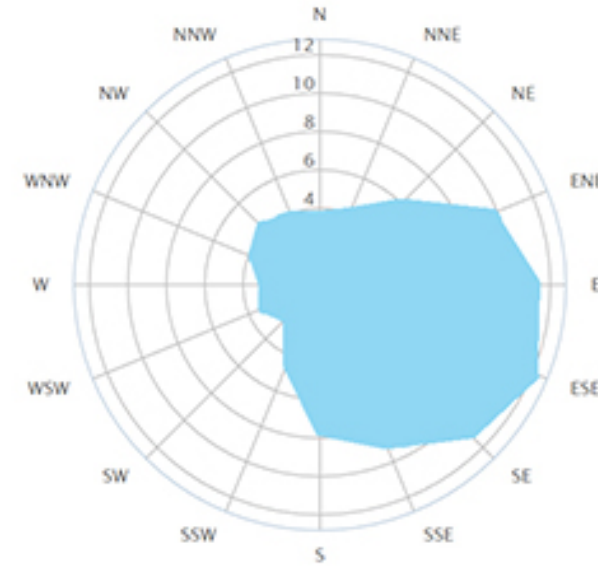
© windfinder.com

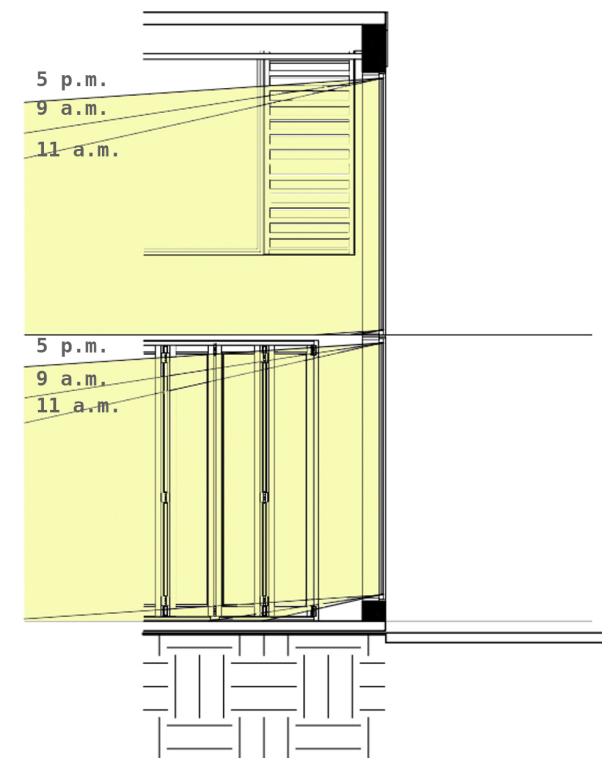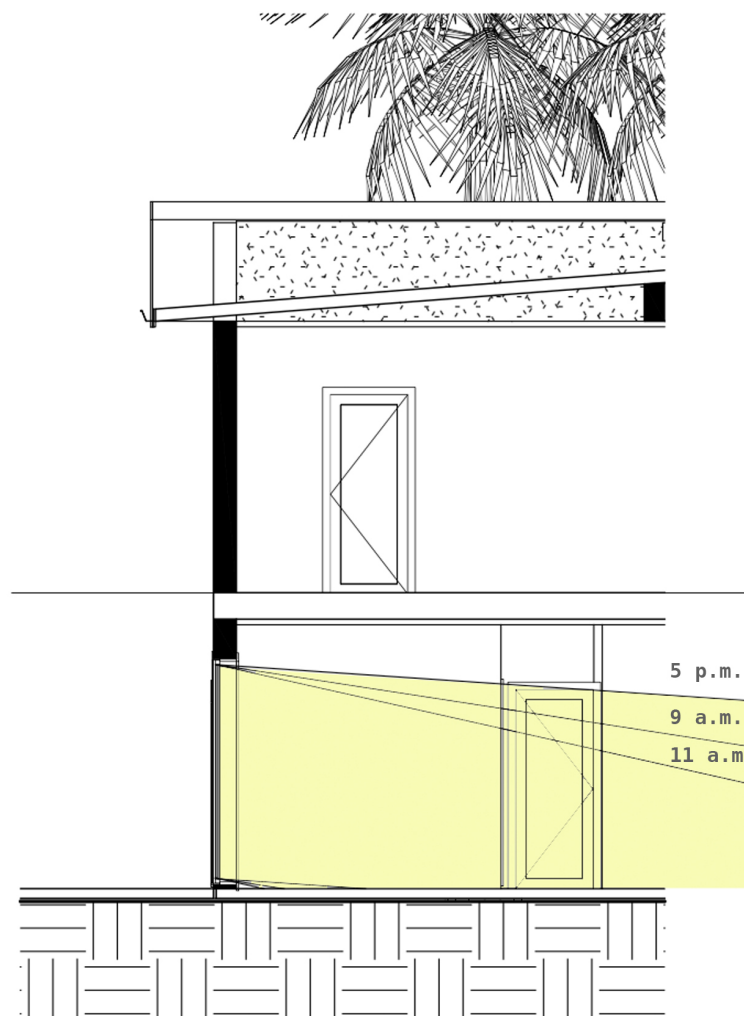| Month of year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
	01	02	03	04	05	06	07	08	09	10	11	12	1-12
Dominant wind direction	↙	↖	↙	↙	↙	↙	↗	↗	↙	↙	↙	↖	↙
Wind probability >= 4 Beaufort (%)	1	1	1	1	1	1	0	1	0	1	0	0	1
Average Wind speed (kts)	3	3	4	4	4	3	3	3	2	3	3	3	3
Average air temp. (°C)	22	23	25	26	28	29	30	30	29	28	25	24	26

analysis SUN PATH

Sun Path during Summer (June 21st.) at three different times: 9 am, 11 am, and 5 pm.
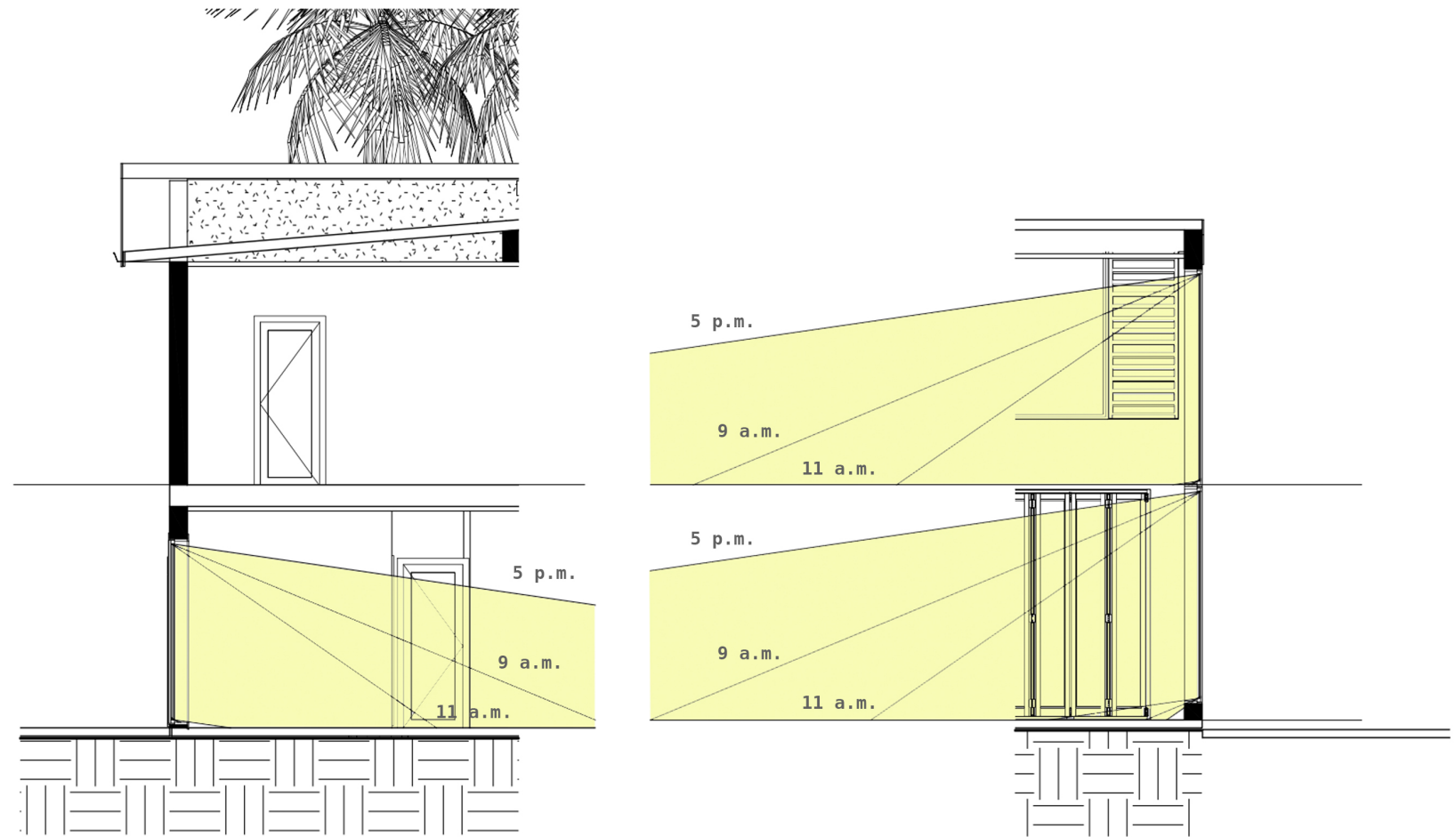
analysis SUN PATH

Sun Path during Winter (December 21st)
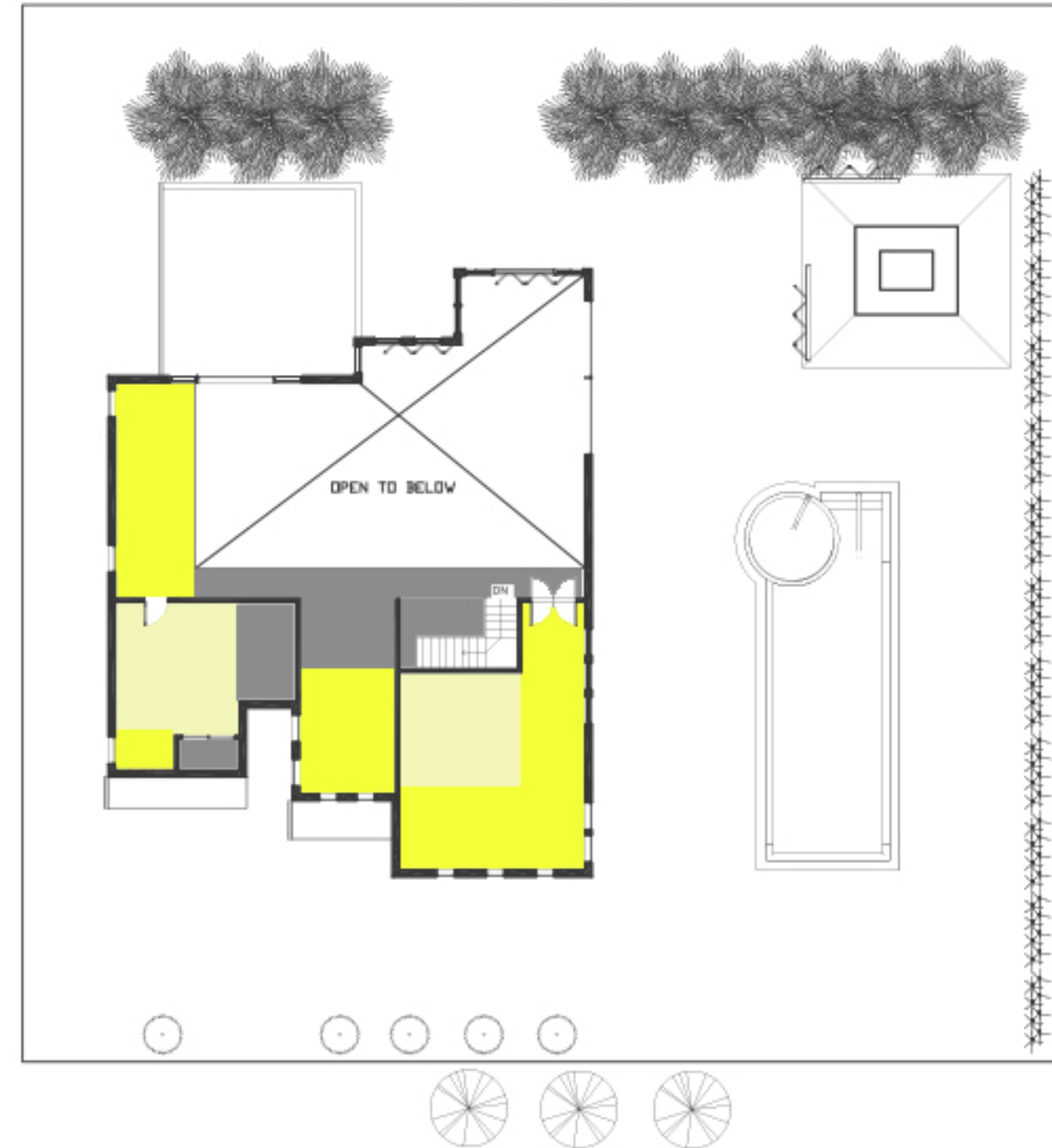at three different times: 9 am, 11 am,
and 4 pm.

5 p.m.
9 a.m.
11 a.m.

5 p.m.
9 a.m.
11 a.m.

5 p.m.
9 a.m.
11 a.m.

1ST FLOOR

2ND FLOOR

TO THE BEACH

OPEN TO BELOW

UP

DN

NORTH

NORTH

lots of light   some light   little light

DESIGN GUIDELINESS

Keep in mind how much light goes into the house when designing it. Having natural light is good, but too much light can also be too overwhelming for the person, and with the Miami weather, it could get too hot during Summer. However, taking ll the natural light away would increase electricity consumption, and the light could be good for the cold days we get during Winter.

When designing windows and openings, keep in mind that safety comes first. The City of Miami Beach is one of the most vulnerable to hurricanes and floodings.

Since the house is located in an island, keep in mind there is not too many ways to get into it, so if there is any accident by NE 15th St, the only way in would be through water taxis.

SOURCES

www.googleimages.com
www.thenounproject.com
www.esrl.noaa.gov
www.miamibeachfl.gov
www.googlemaps.com
www.windfinder.com
www.datausa.io
www.googleearth.com
www.watertaxi.com
www.miamidade.gov
www.wikipidia.org