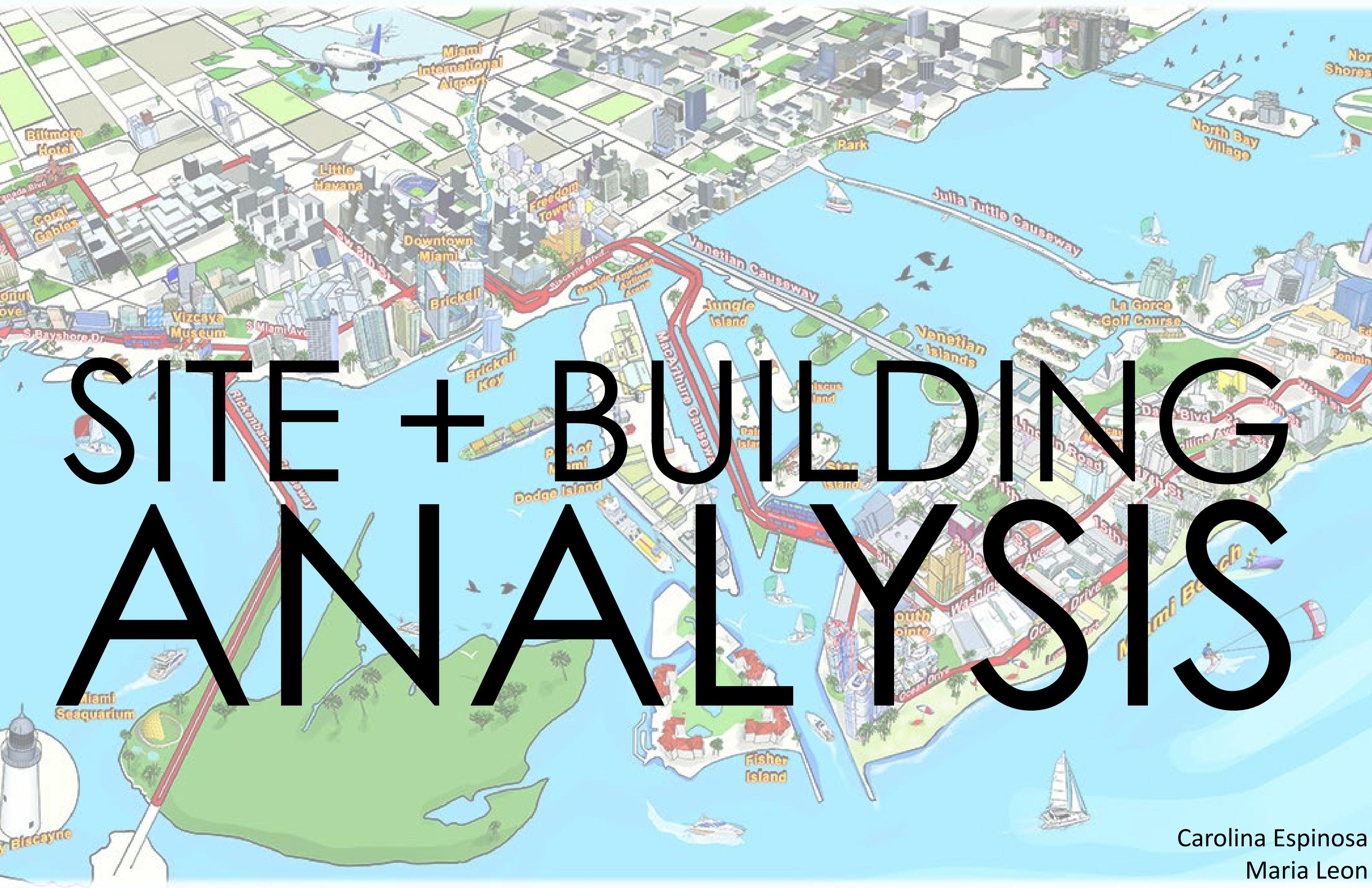


SITE + BUILDING ANALYSIS



Carolina Espinosa
Maria Leon

SITE

INFORMATION

The Area:

The Venetian Islands-Biscayne Island

The average household value is \$383,800

About 36.7% of people own the house they live in

Bus stops in the island

Average high temperature is 84.2F

Average low temperature is 69.9



The Project:

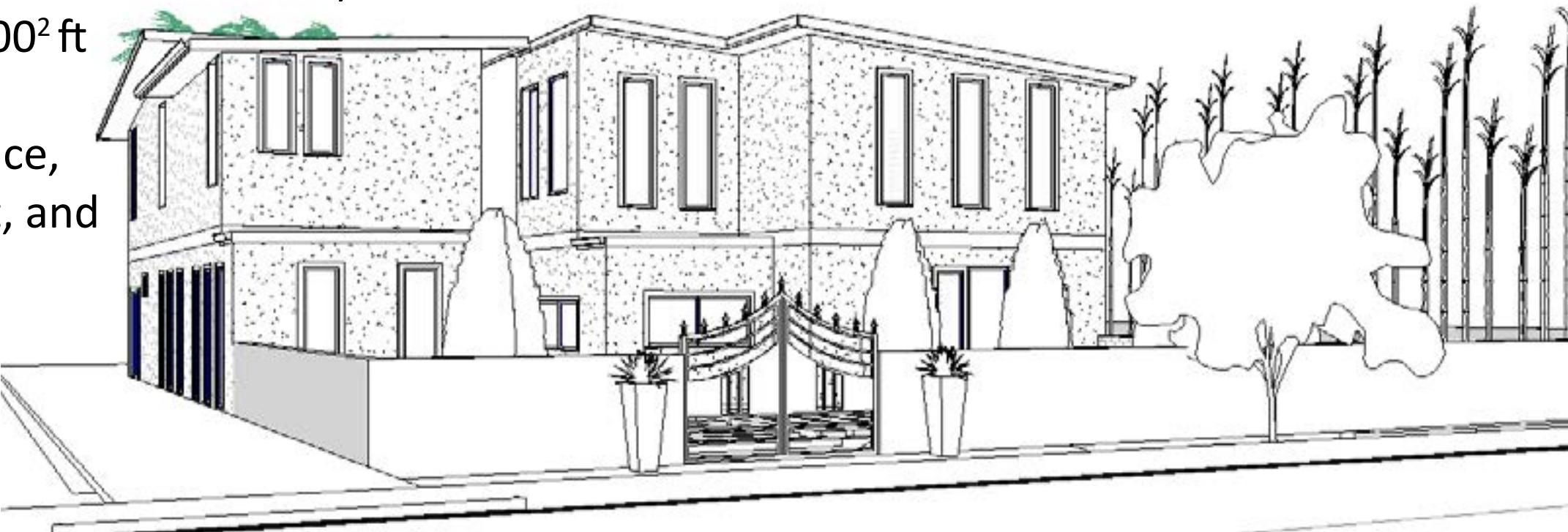
Located in 1041 N Venetian Dr Miami Beach Florida 33139

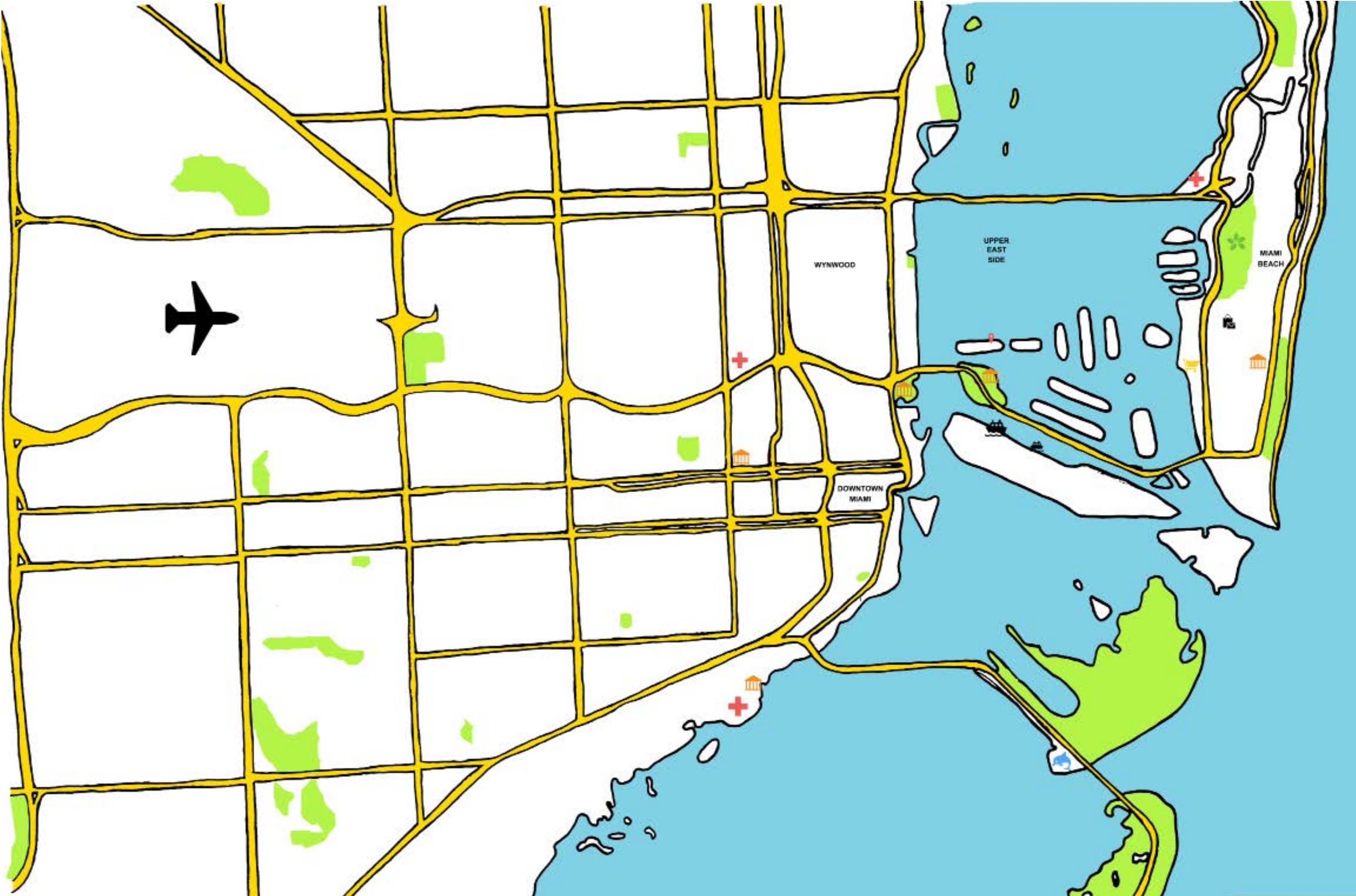
Water Front Single Family Home (large urban residence)

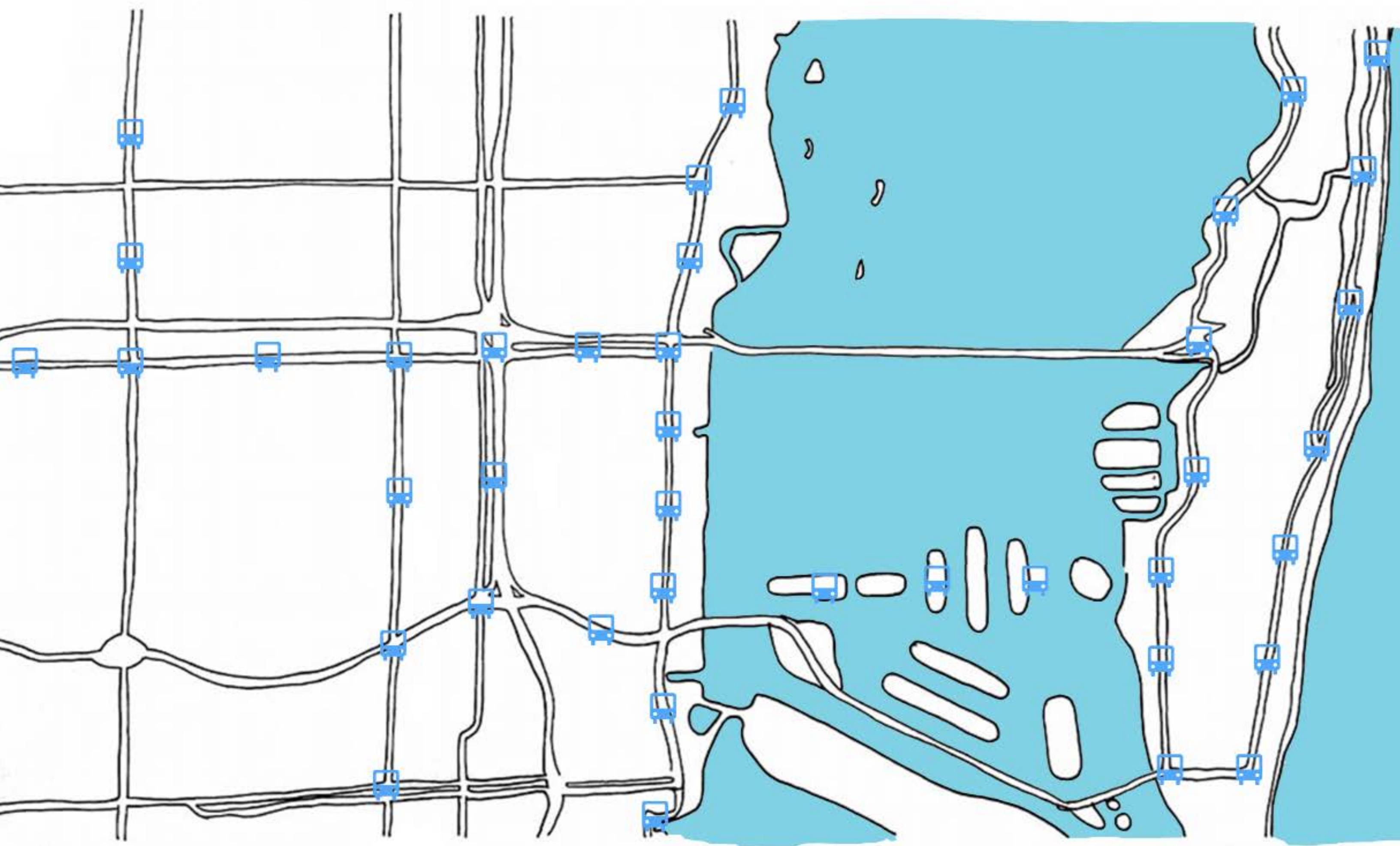
Two story house of approximately 6,000² ft

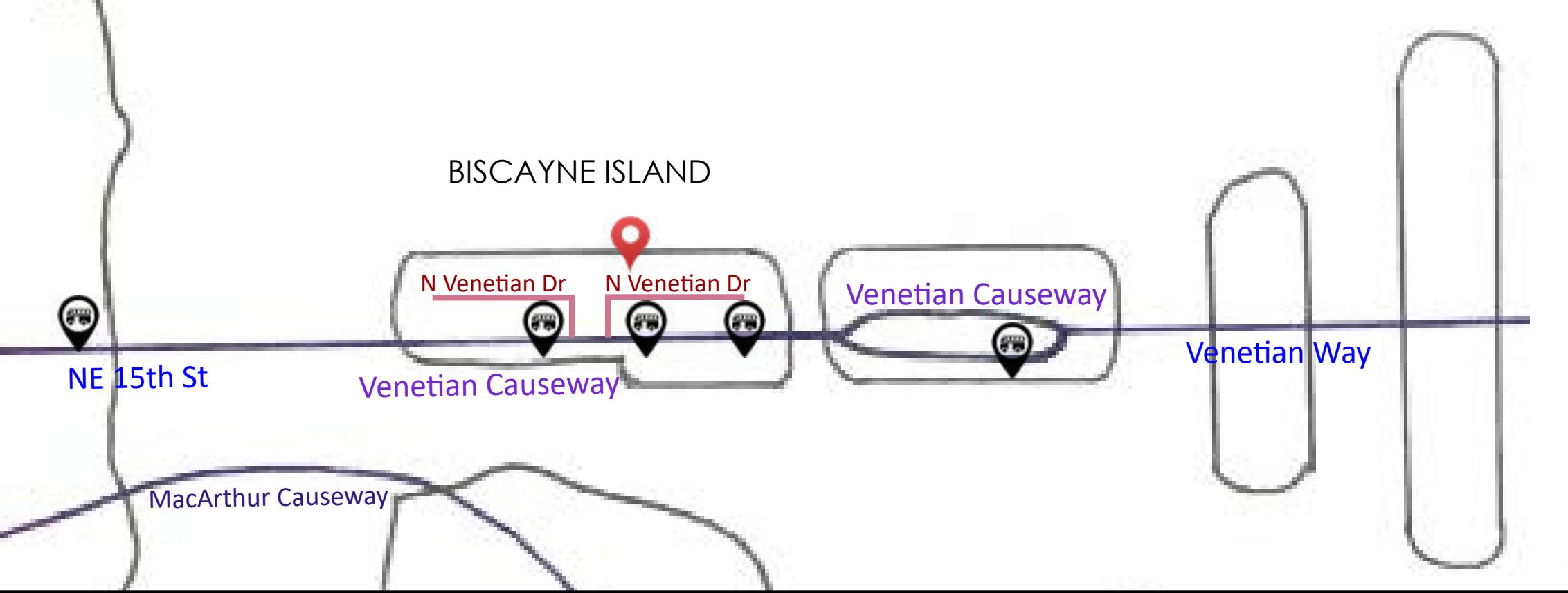
The property is worth \$4,750,000

The property contains an additional space, a garage, a pool, a pier and waterfront, and landscape







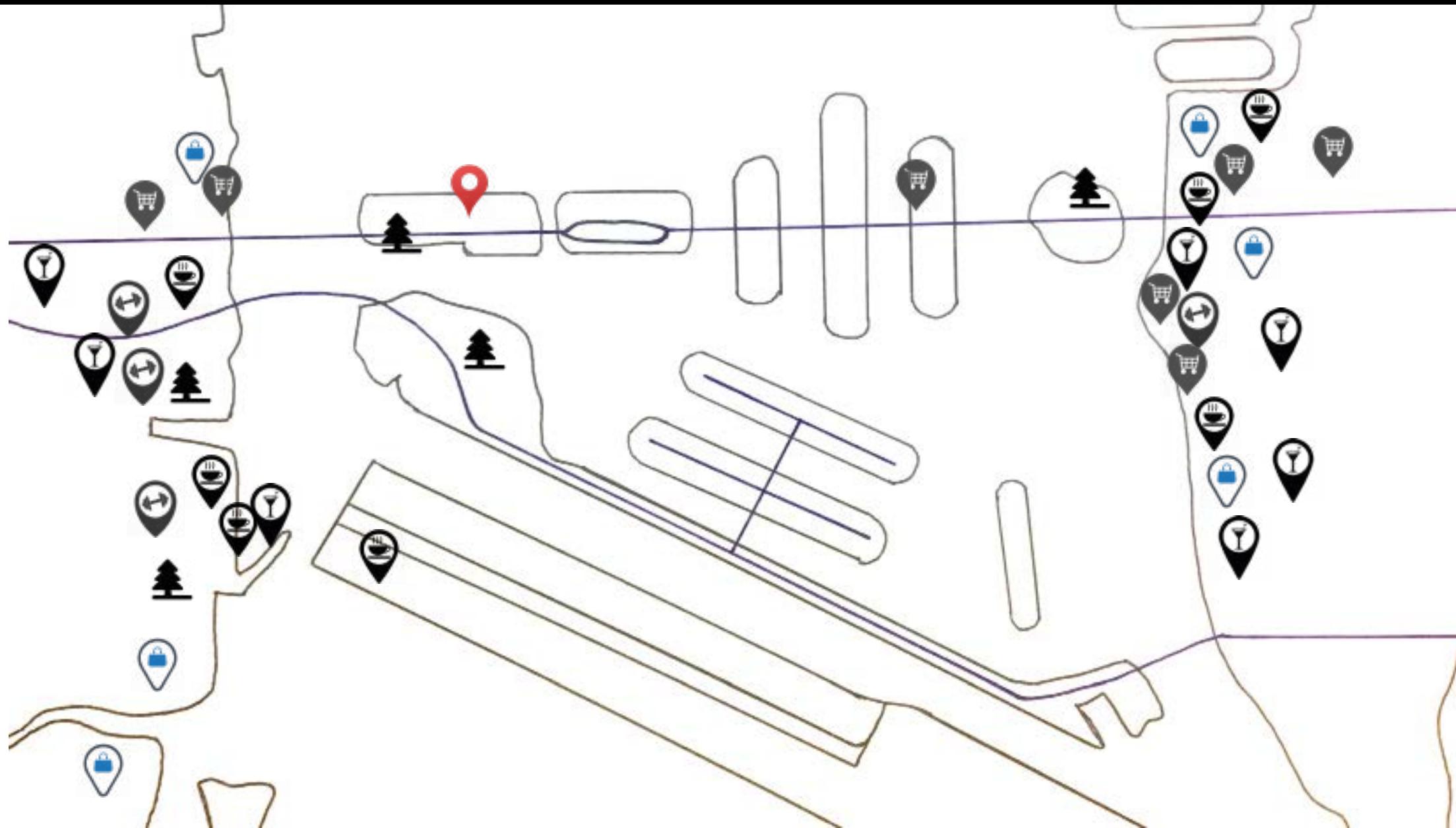


VENETIAN CAUSEWAY

Connects to NE 15th St

Consists of 12 bridges that span the 11 man-made Venetian Islands

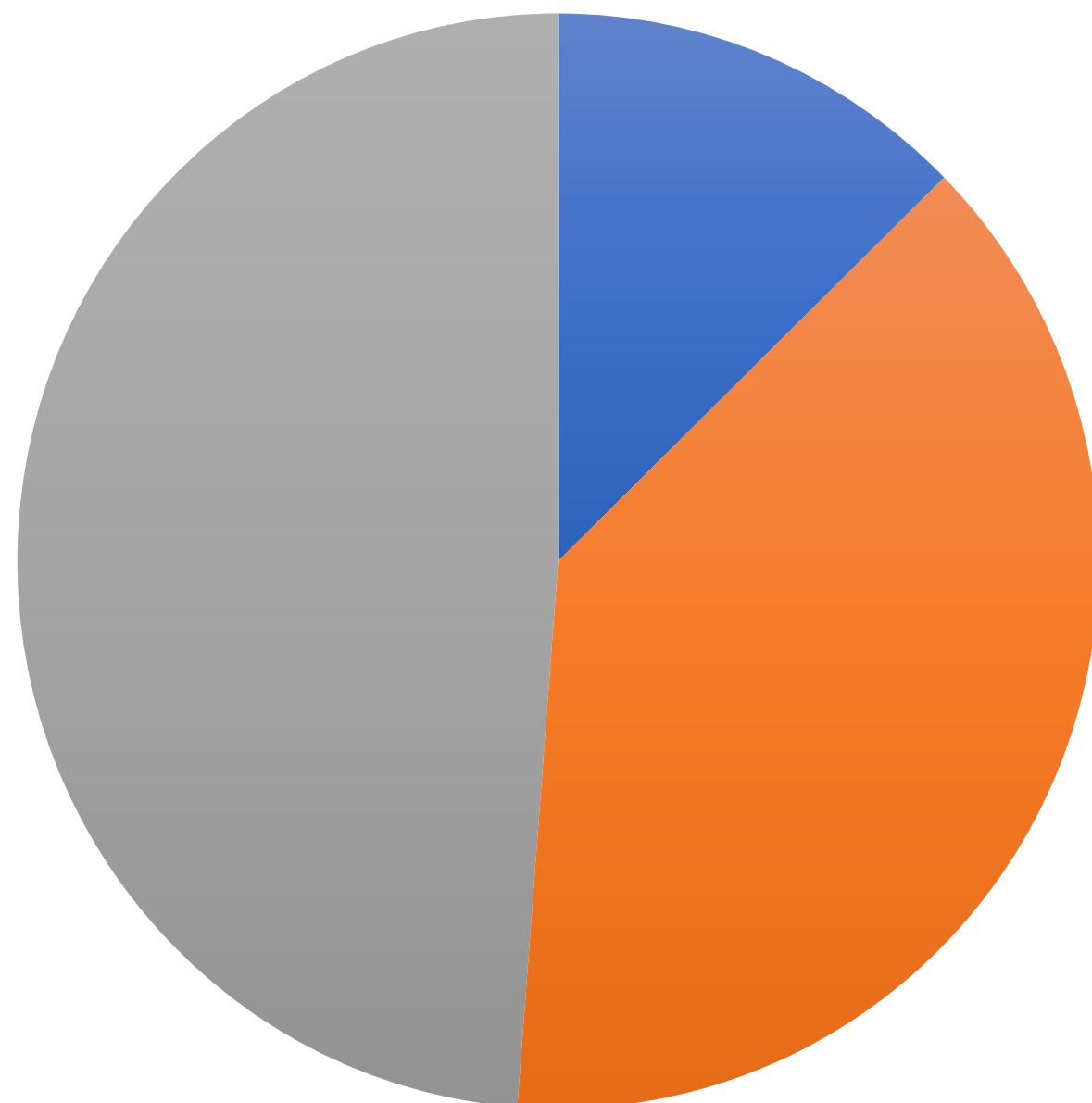
Connects miami & the islands



ETHNICITY



AGE



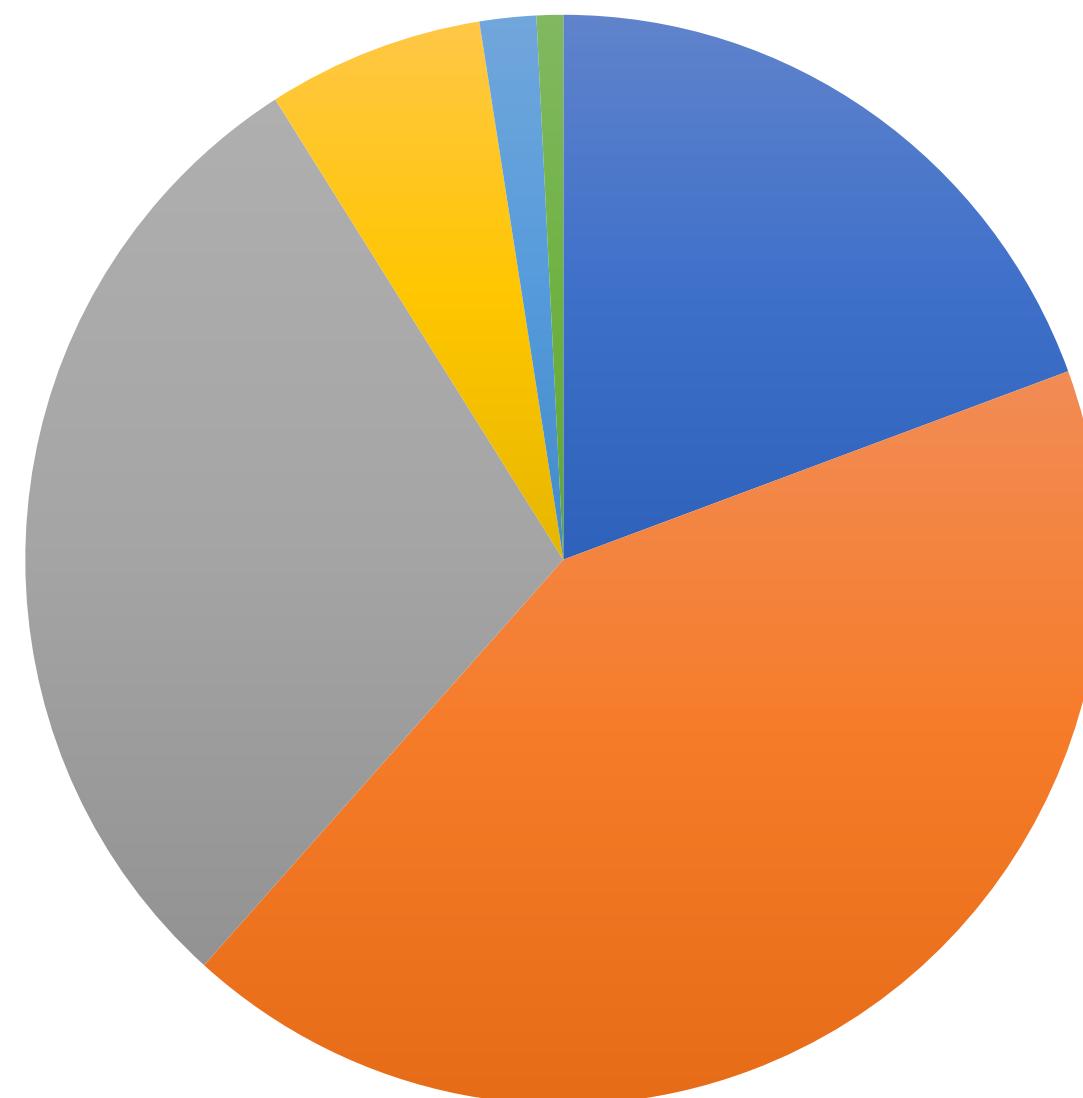
■ White ■ African American ■ Native American ■ Asian ■ Hispanic ■ Two Races

■ Under 5 ■ Under 18 ■ Over 65

Transportation



Cars/Household



■ Car ■ Walk ■ Public Transportation ■ Carpool ■ Work from home ■ Other

■ 0 ■ 1 ■ 2 ■ 3 ■ 4 ■ 5+

INCOME AND POVERTY

Median Household Income	\$47,216
Per Capita Income	\$49,018
Persons in Poverty	16.7%

EDUCATION

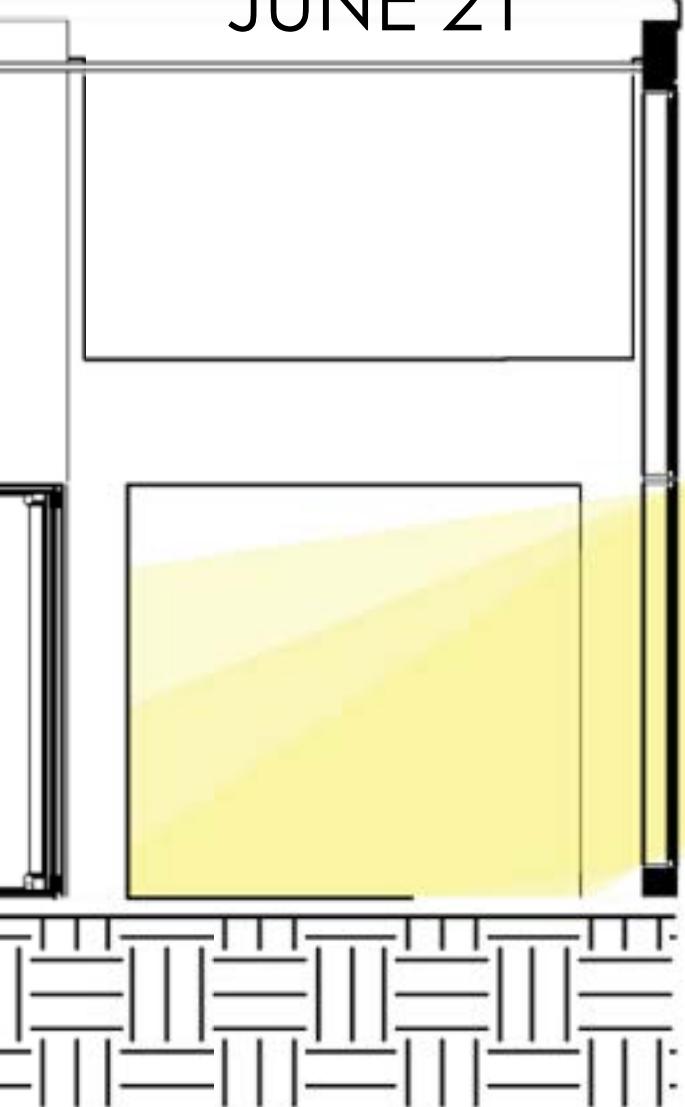
High School Graduate	88.0%
Bachelor's Degree	45.1%

Transportation

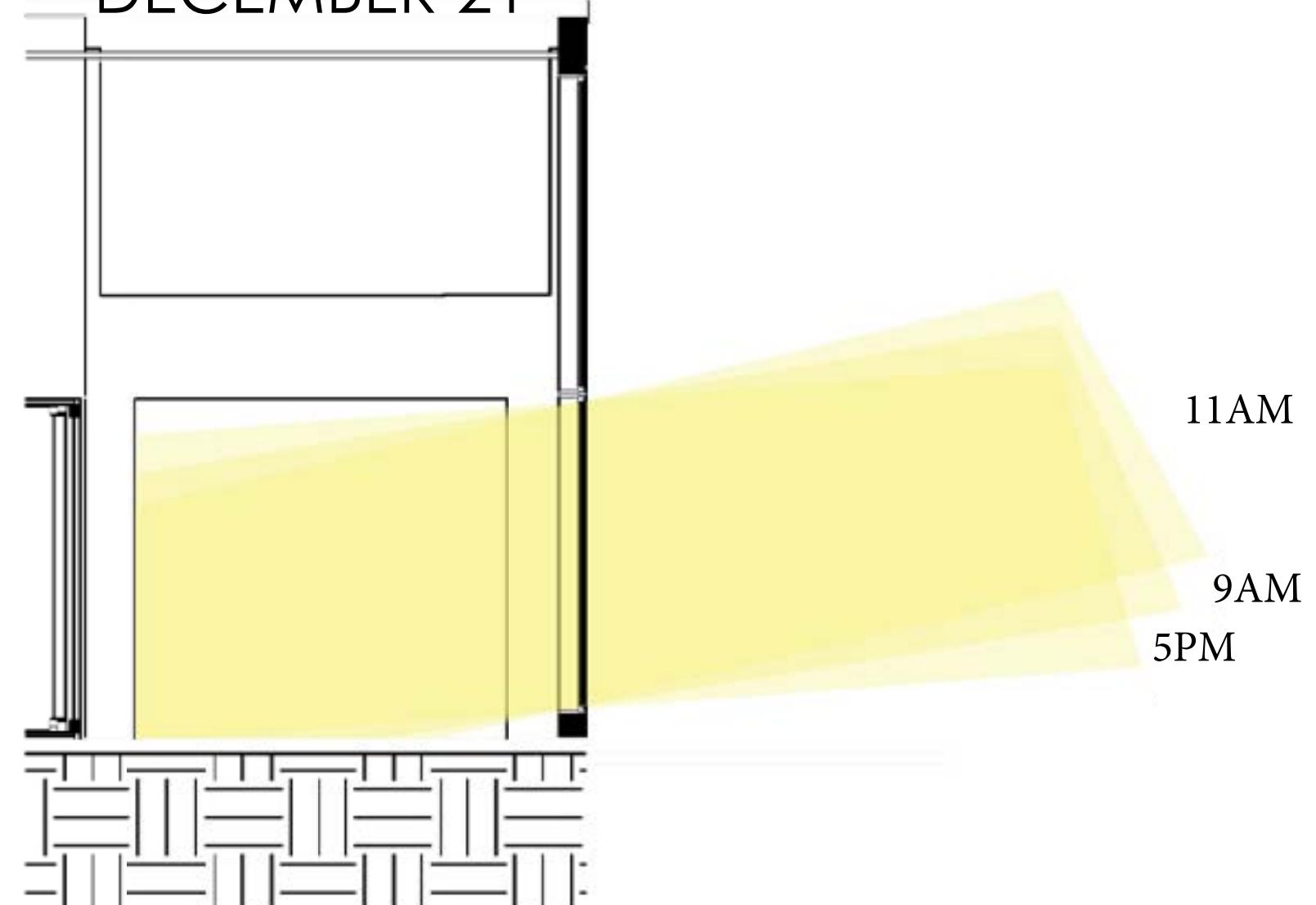
Time traveled to go to work (minutes)	26.2
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EAST

JUNE 21

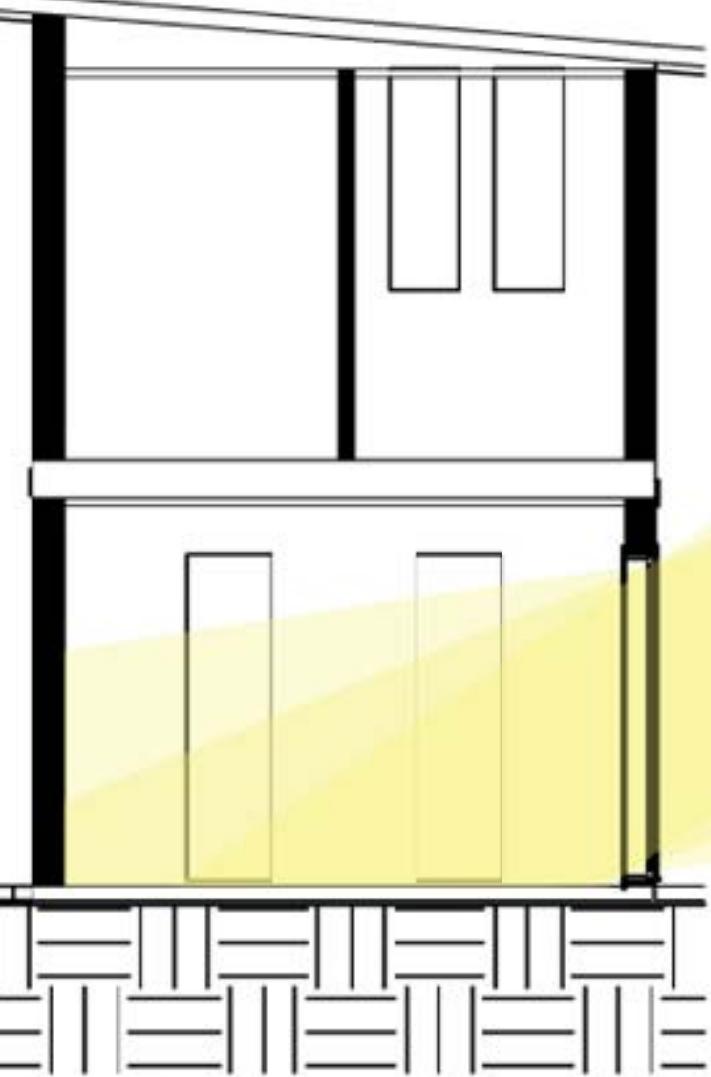


DECEMBER 21

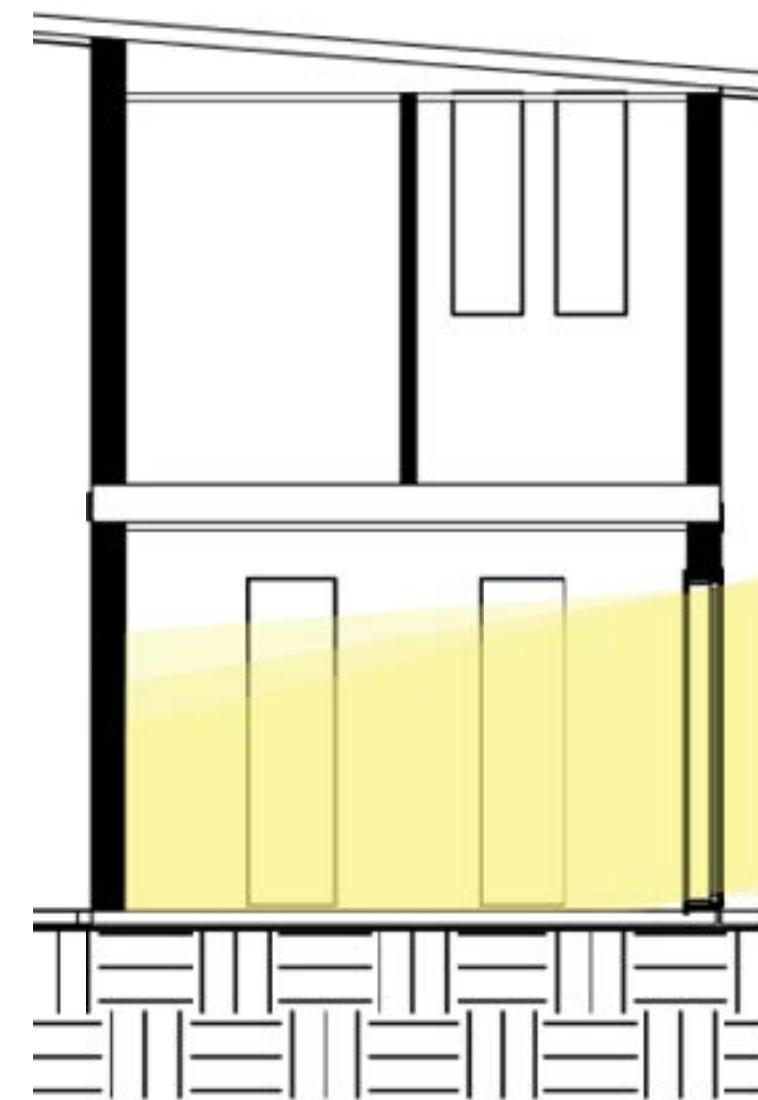


WEST

JUNE 21



DECEMBER 21



11AM

9AM

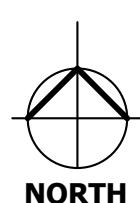
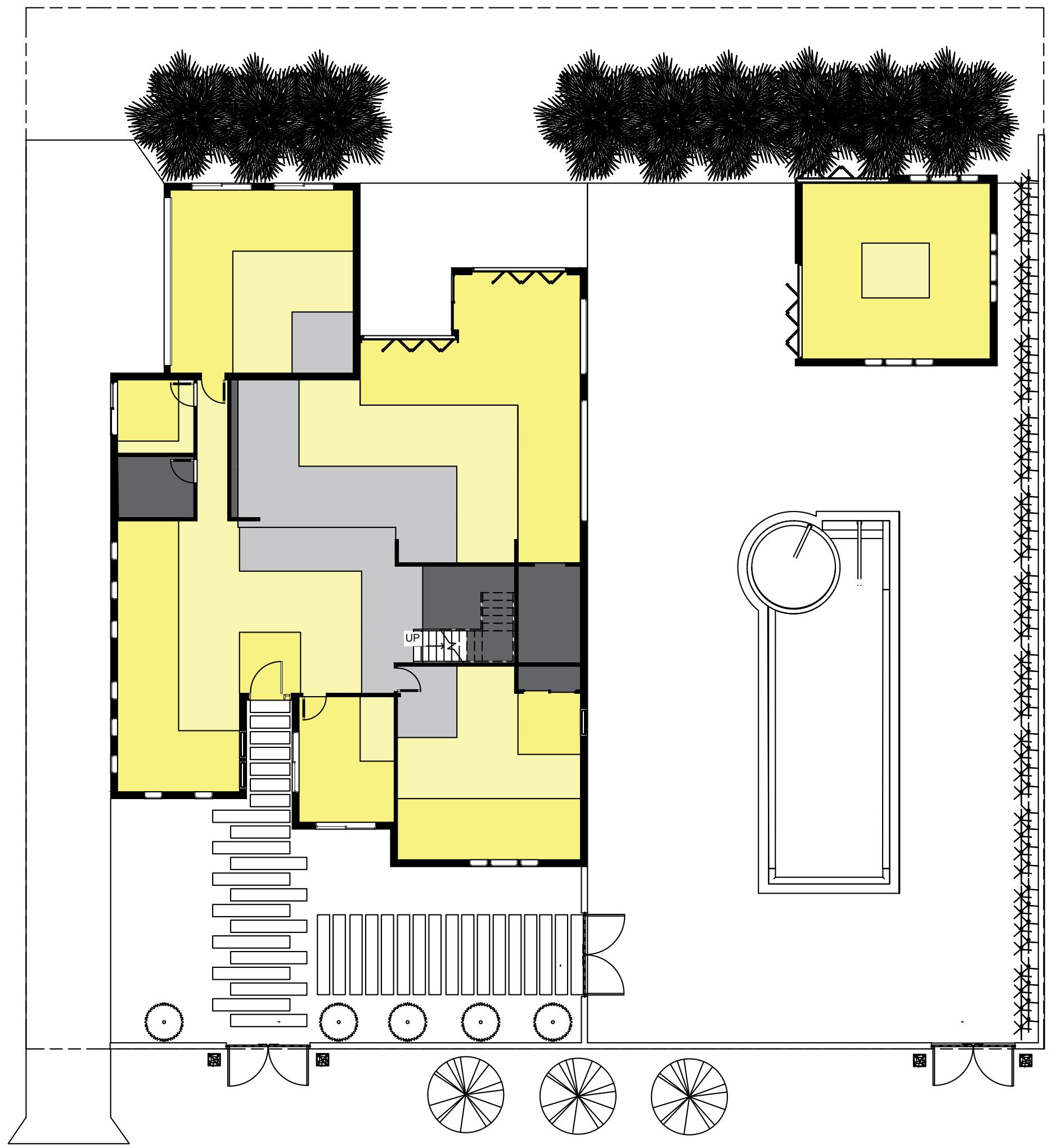
5PM

11AM

9AM

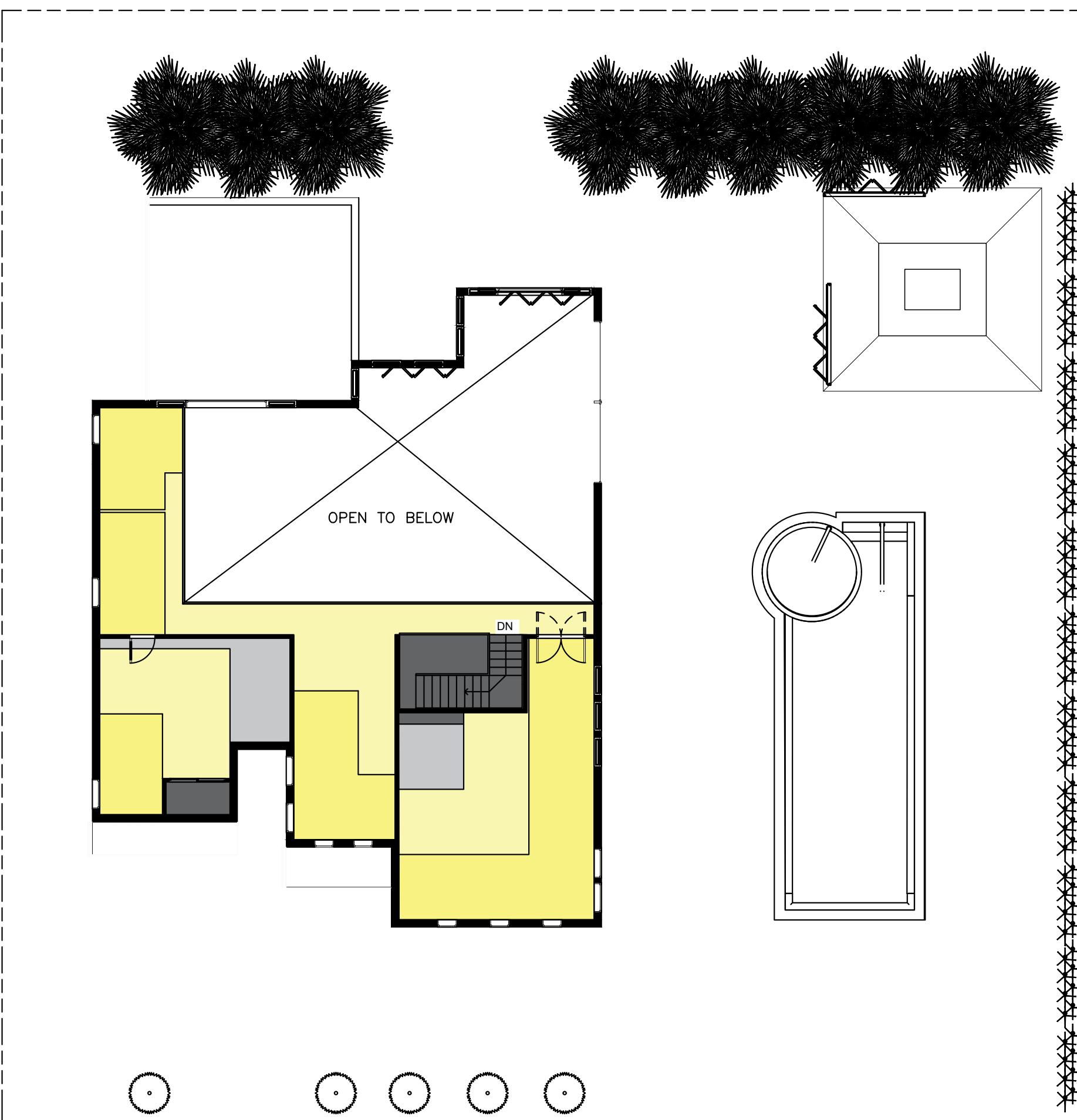
5PM

1ST FLOOR



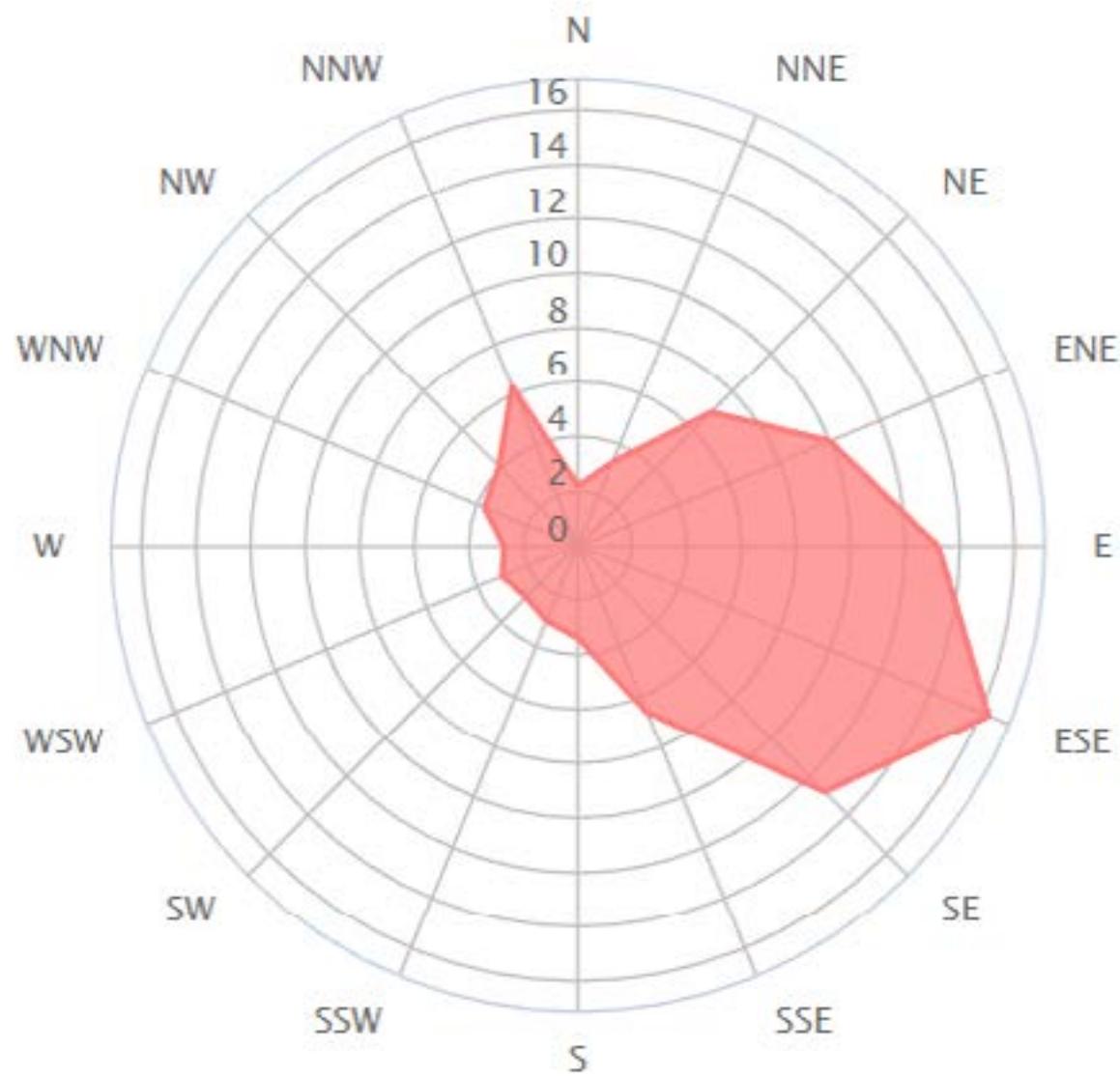
NORTH

2ND FLOOR

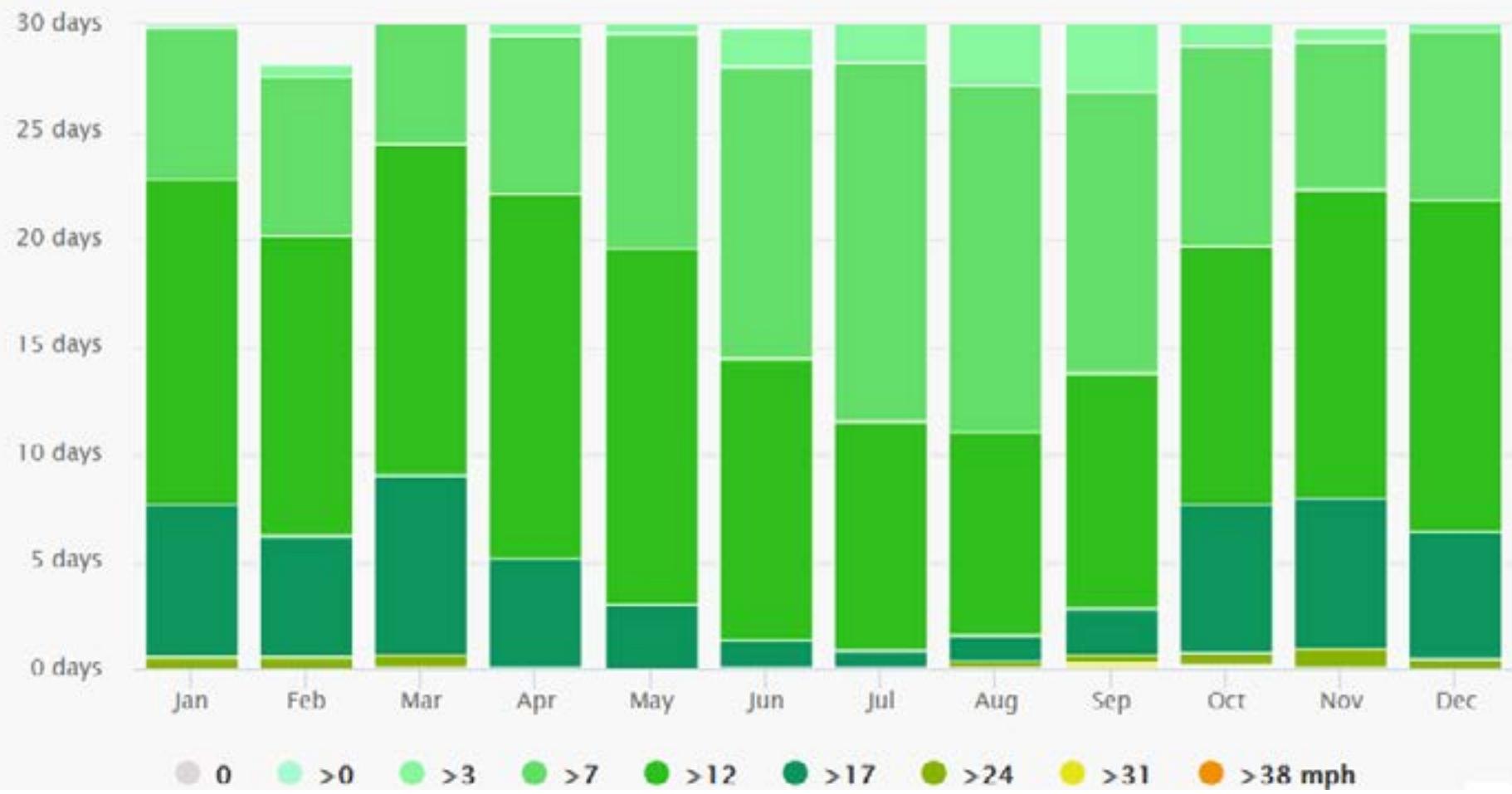


Wind direction distribution in (%)

Year



Wind speed

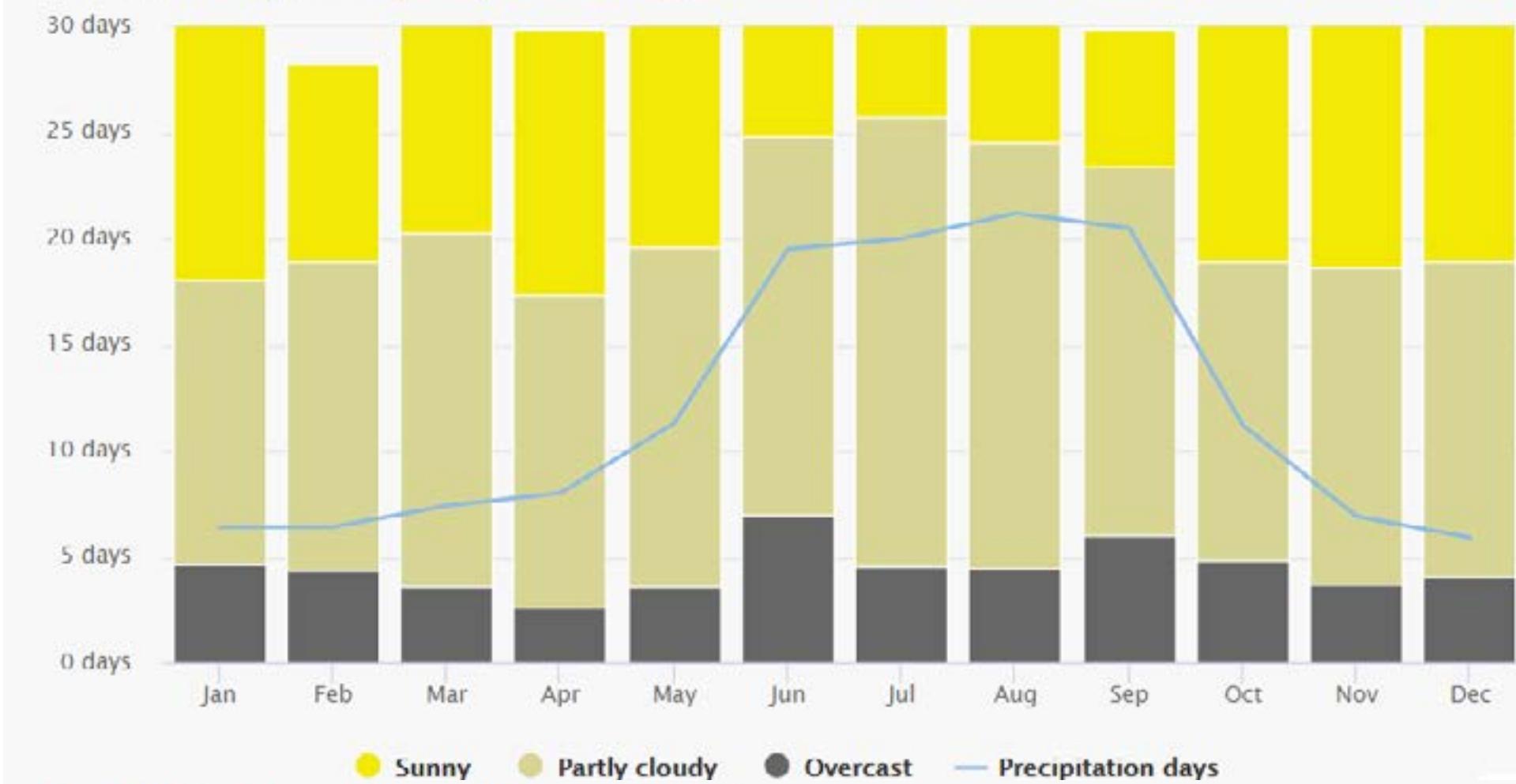


WIND STATISTICS

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 (%)	27	26	39	40	35	26	21	21	19	28	26	27	27
Average Wind speed (kts)	9	9	10	10	9	9	8	8	8	9	8	9	8
Average air temp. (°C)	22	22	24	26	28	29	30	30	29	28	25	24	26

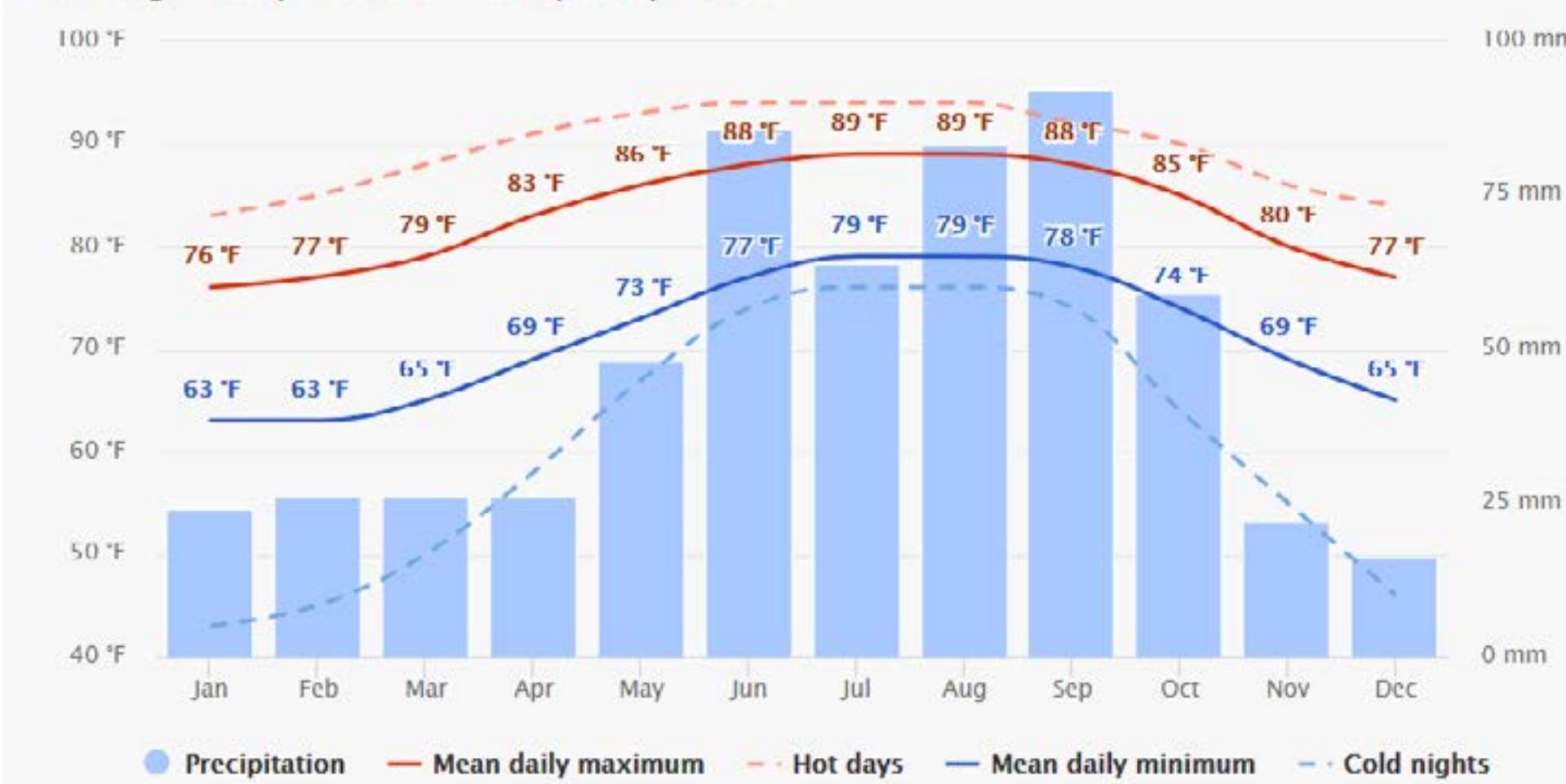
WINDS

Cloudy, sunny, and precipitation days



● Sunny ● Partly cloudy ● Overcast ● Precipitation days

Average temperatures and precipitation



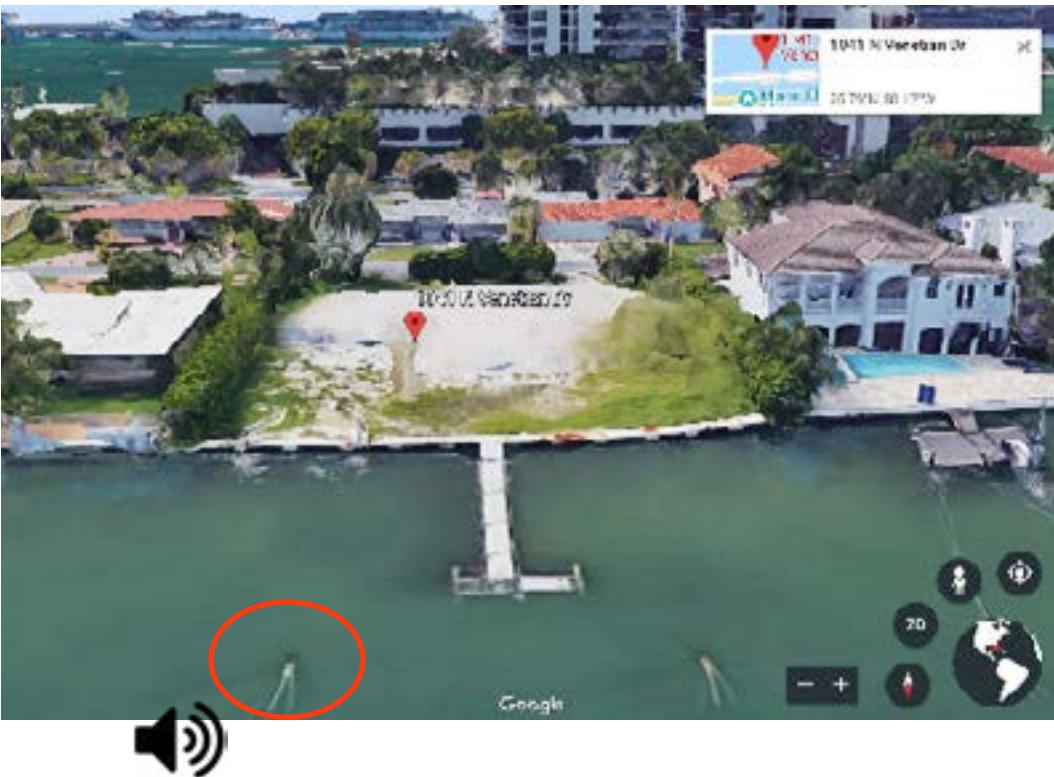
● Precipitation ● Mean daily maximum ● Hot days ● Mean daily minimum ● Cold nights

ANNUAL
CLIMATE
STATISTICS
REPORT
2023

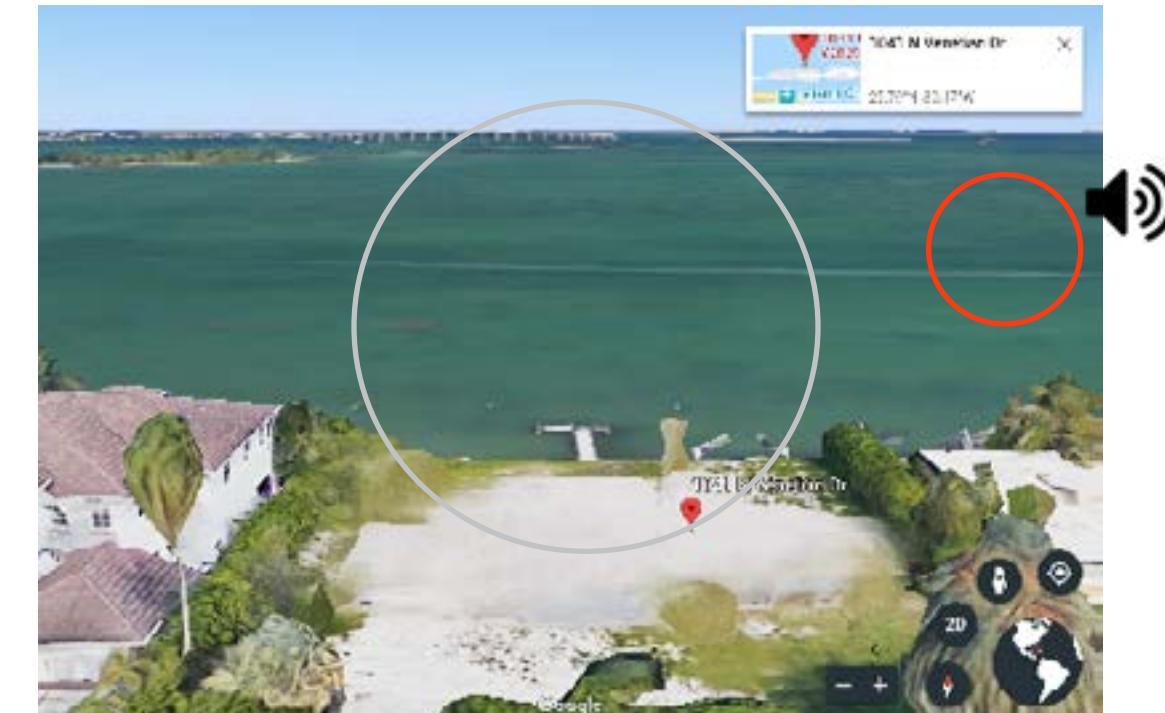
VIEWS

landscape considerations & external factors

View to South



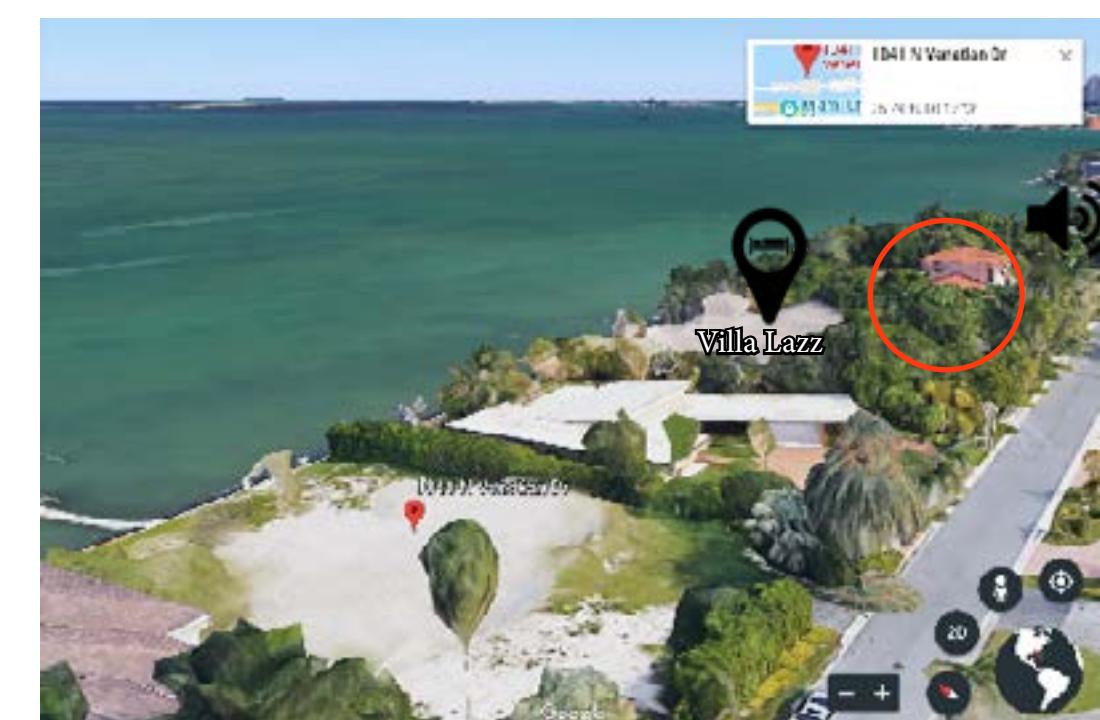
View to North



View to West



View to East



ZOOMED IN VIEWS





**MORE VIEWS
AND PARKING**

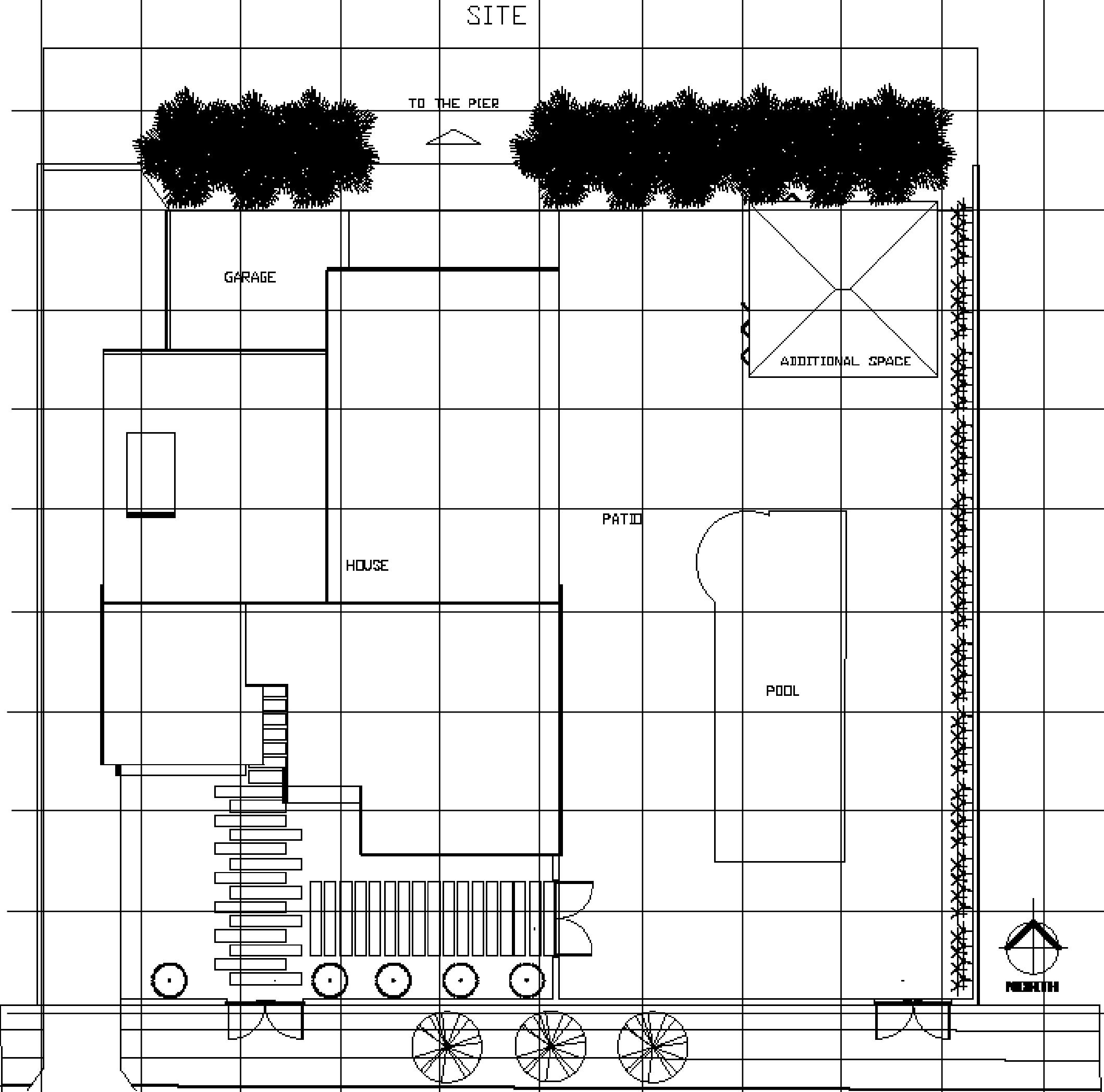


**BUILDING
ANALYSIS**

GRID SYSTEM

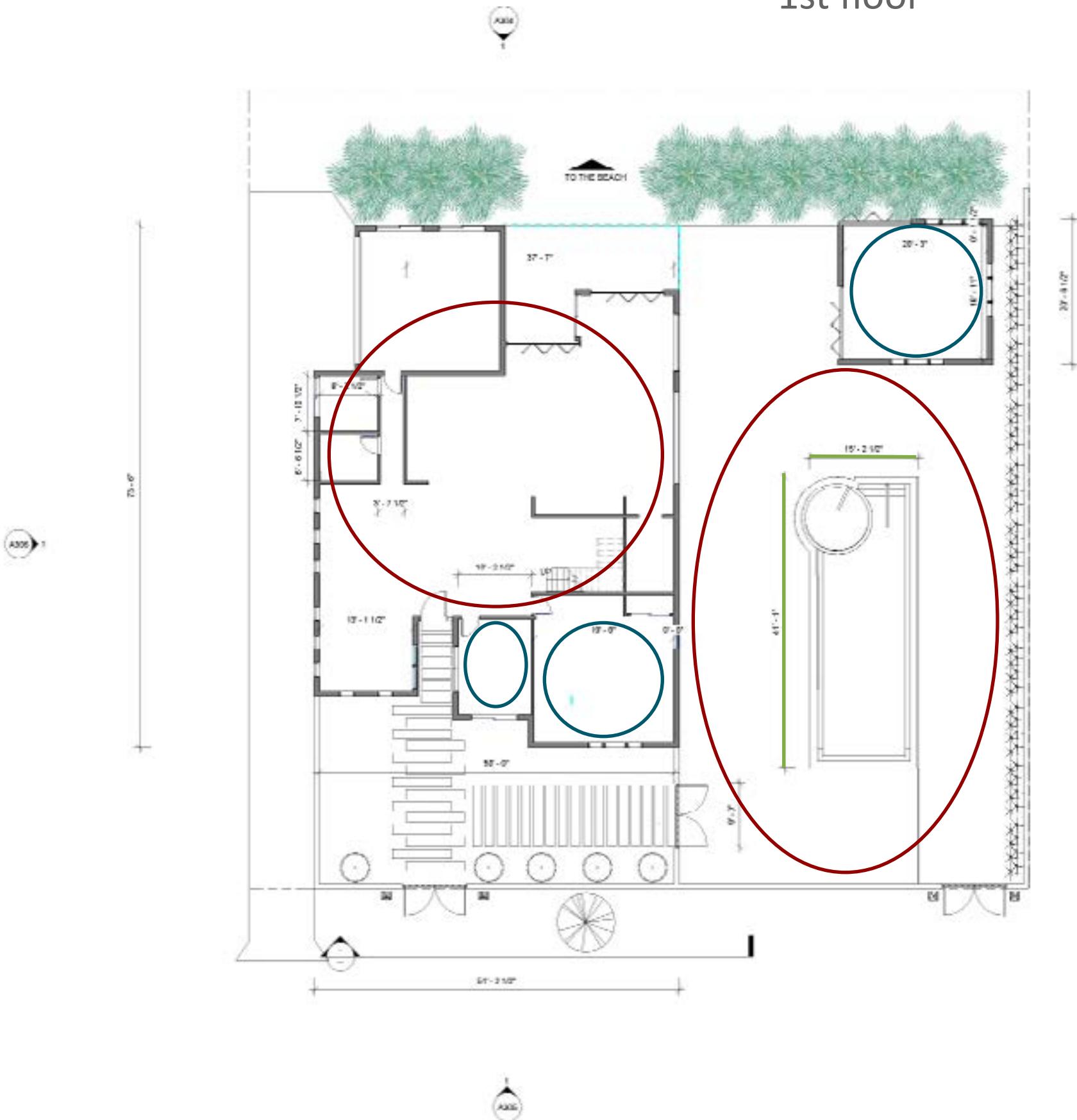
The layout of the house does not fall on a grid however it is composed of squares and rectangles

The additional space falls on a 2x2 grid wheras the rest of the house is slightly shifted to the left of the grid



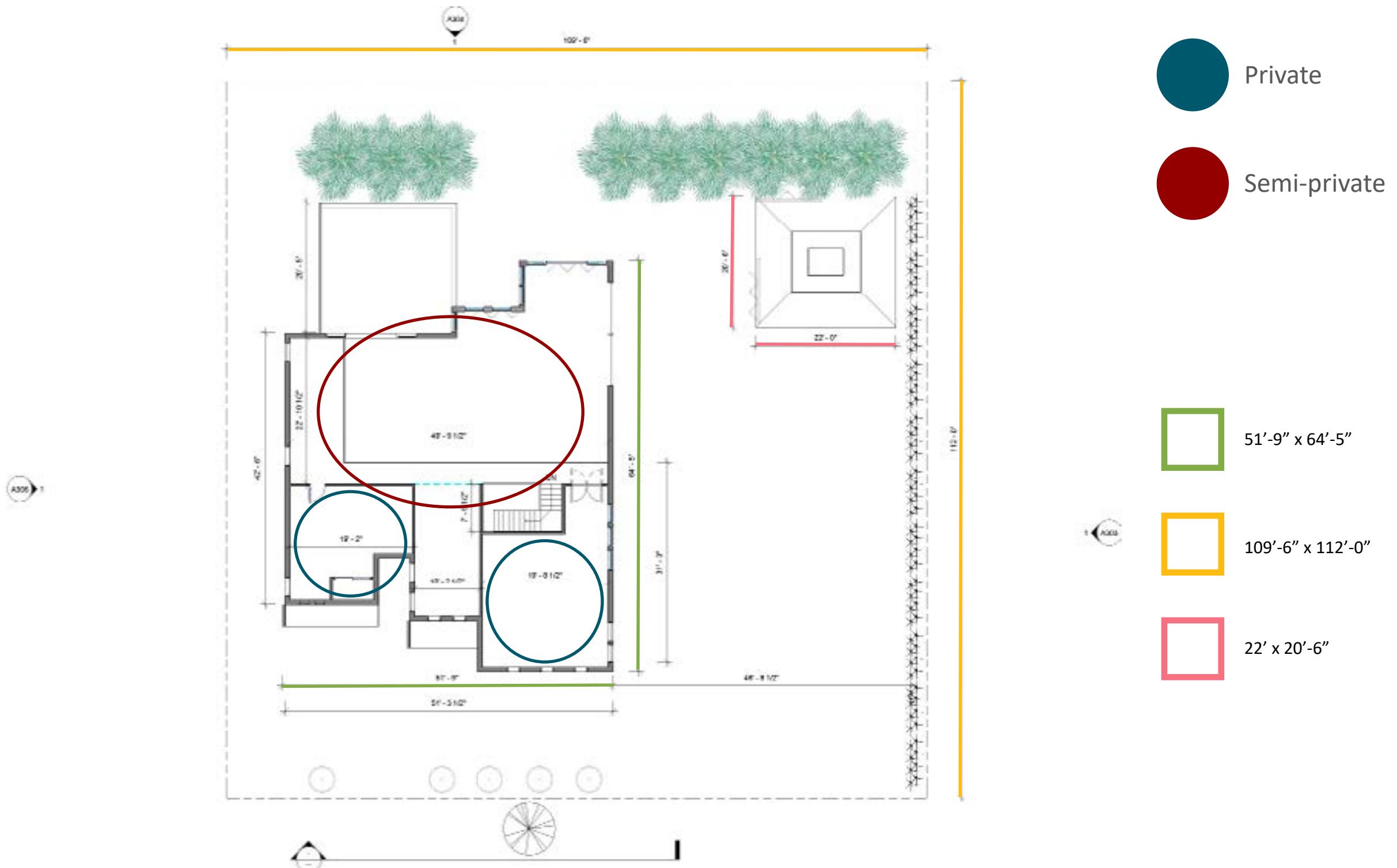
ZONING

1st floor

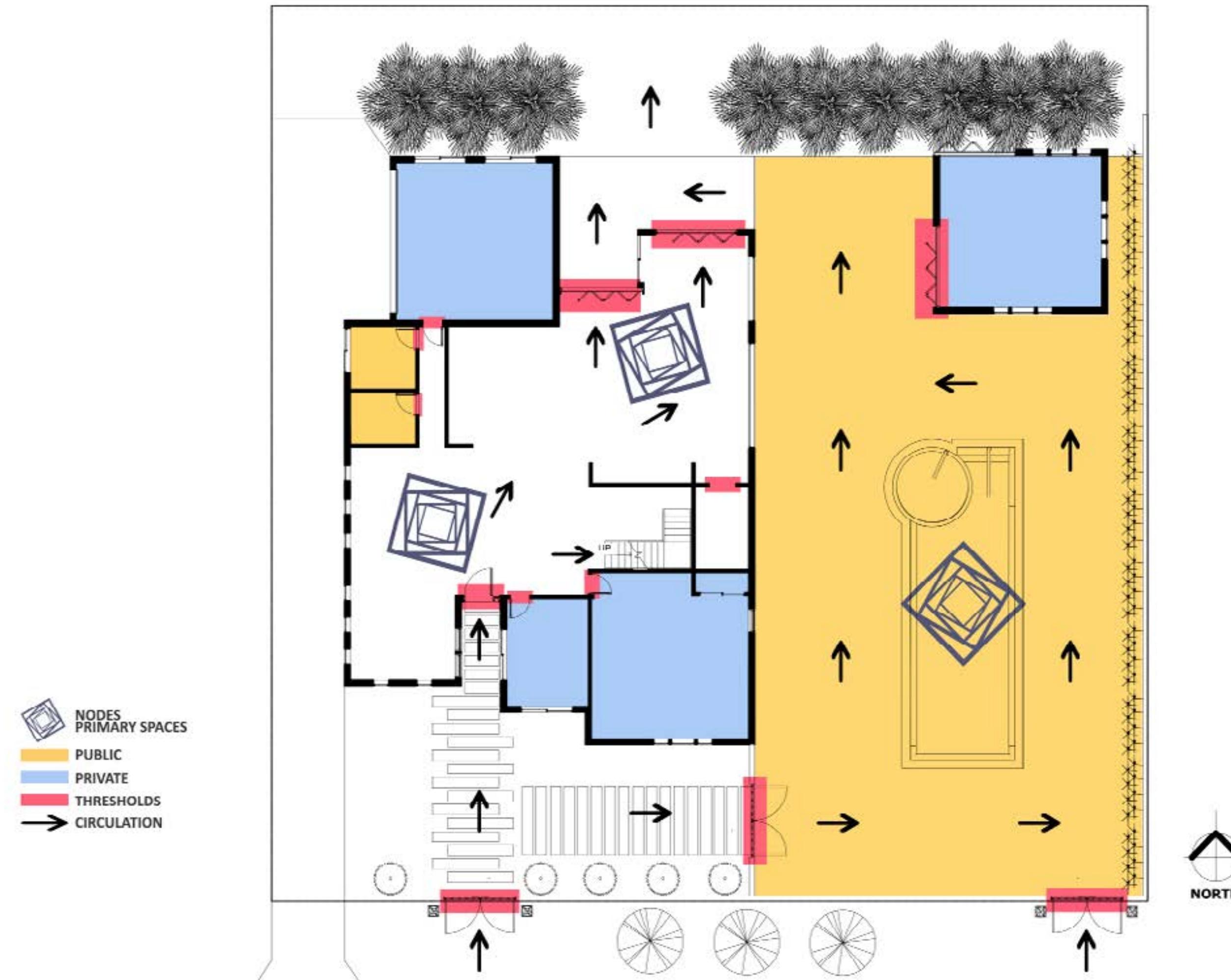


ZONING

2nd floor



HOUSE ANALYSIS



CONCLUSIONS

- Not enough space on the second floor
- Not enough natural light coming into the rooms on the second floor
- Unconventional placement of stairs
- Lots of entrances/thresholds in and to the property
- Possible noise from future construction next door
- Possible noise from hotel nearby
- Possible noise from boat traffic
- Street parking
- Only one road (N Venetian road) to get in and out of this residential area
- Lots of sunlight
- Lots of nearby places to do activities
- Bus stops nearby
- Located in an evacuation zone during hurricane season
- Located in a flood zone



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