

SITE + BUILDING ANALYSIS

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

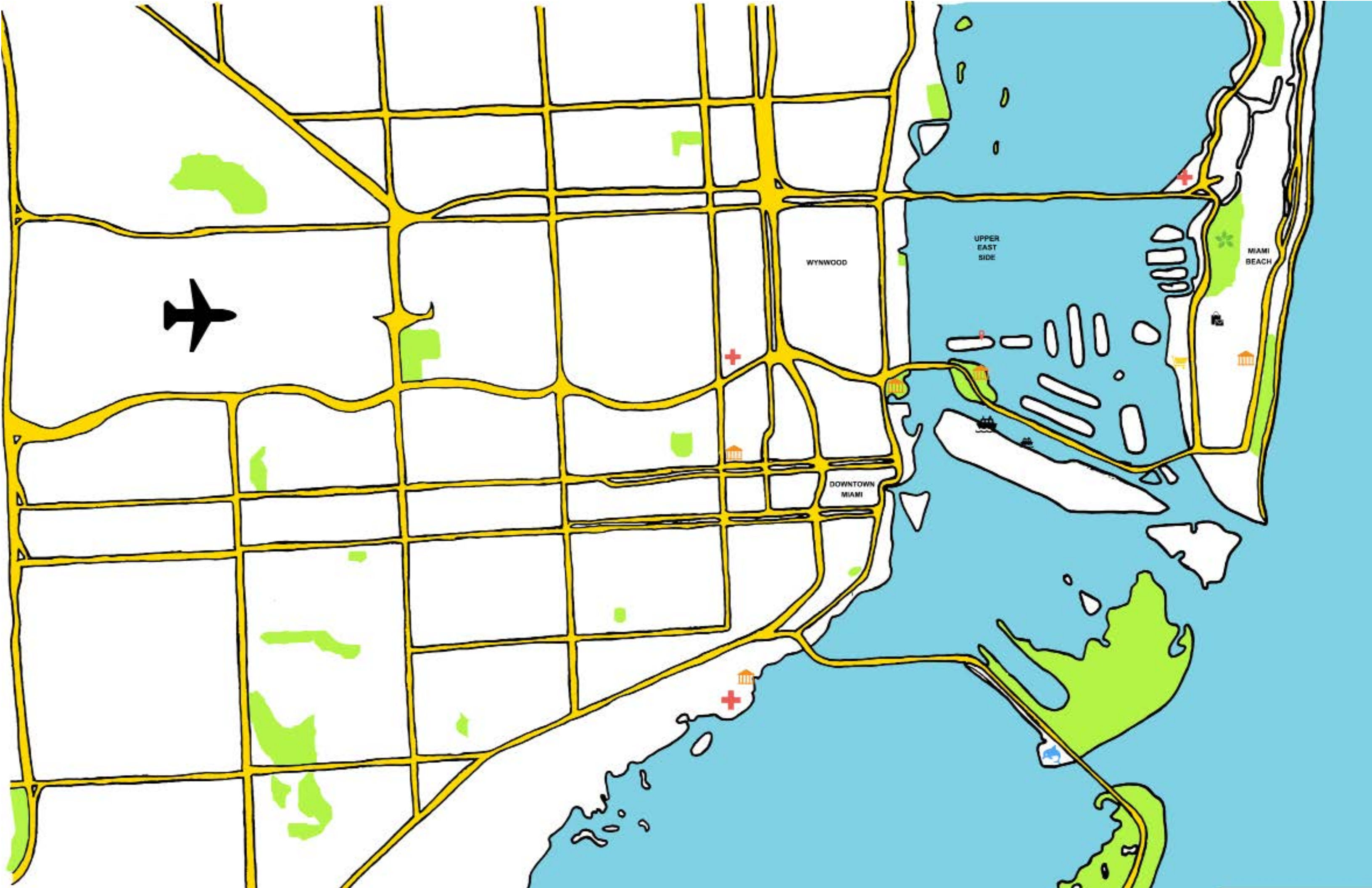
Water Front Single Family Home (large urban residence)

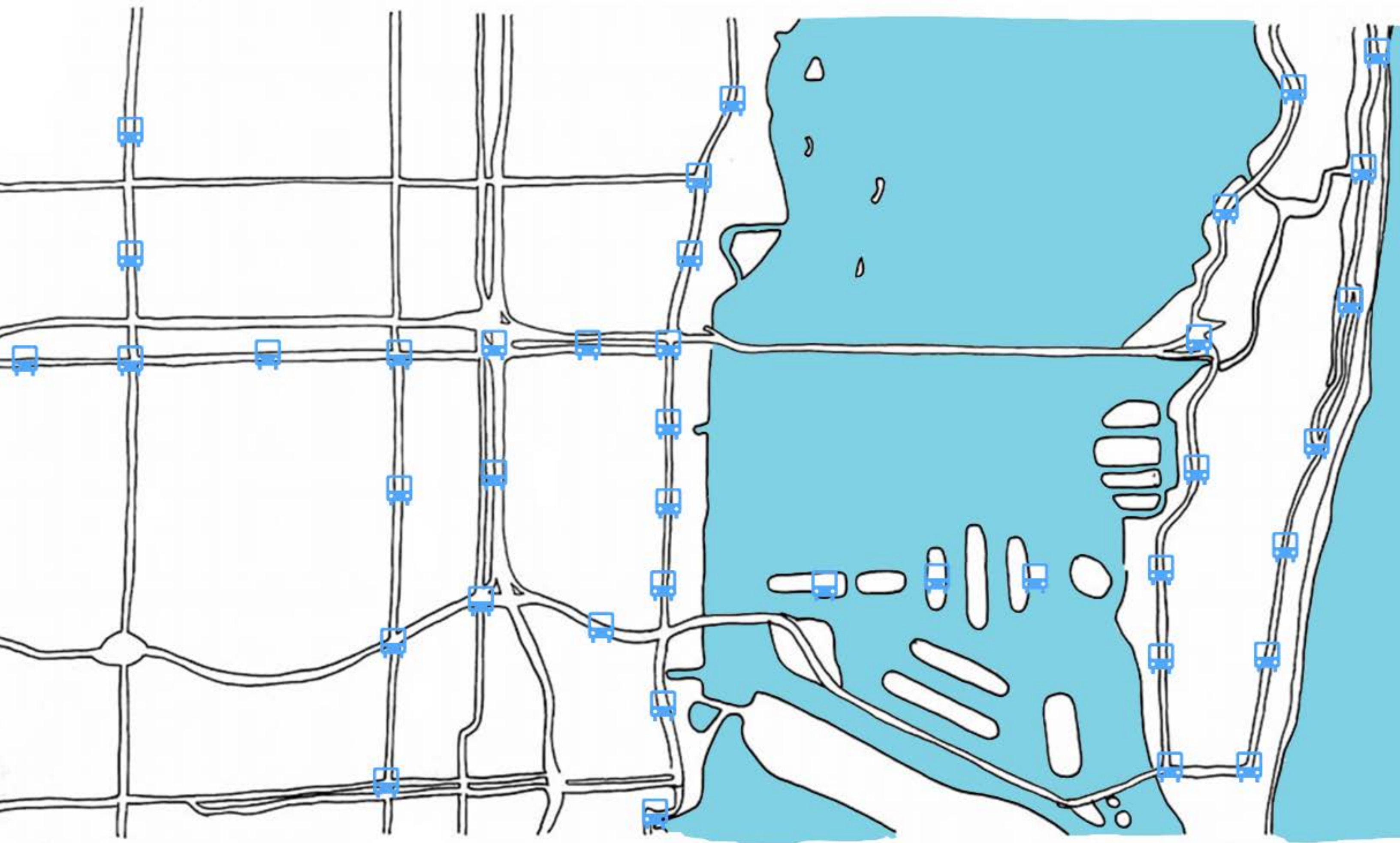
Two story house of approximately 6,000² ft

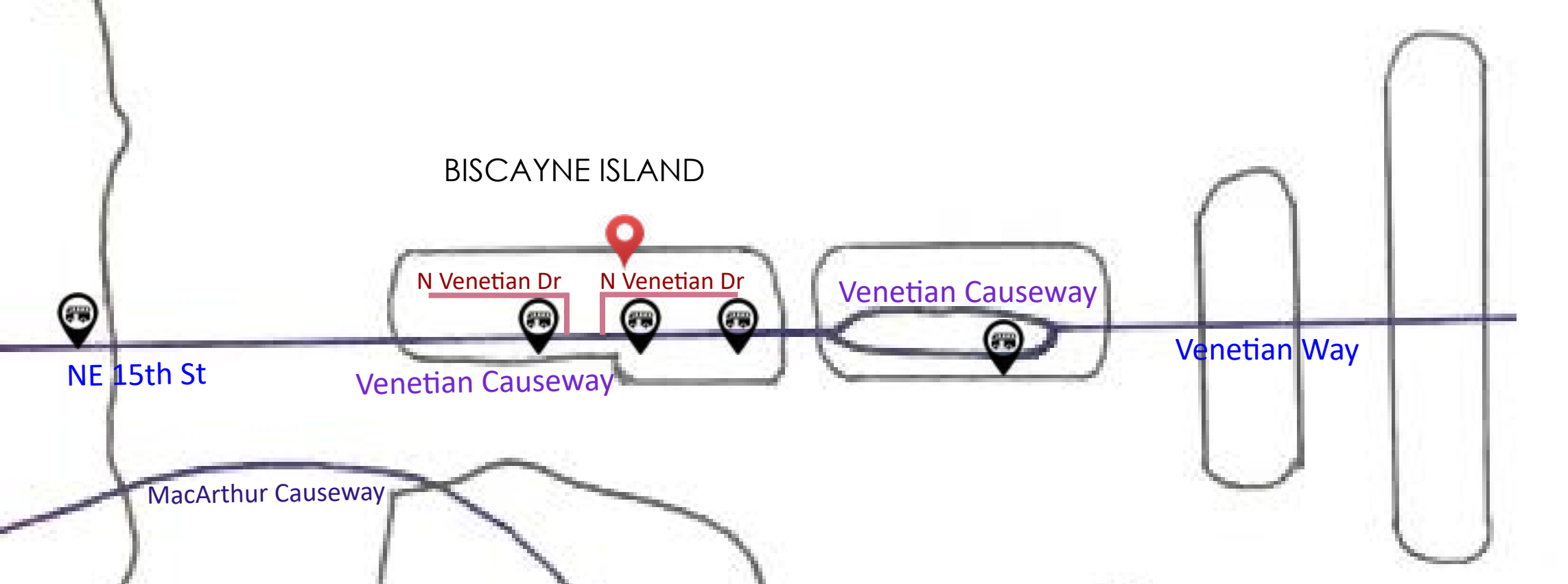
The property is worth \$4,750,000

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







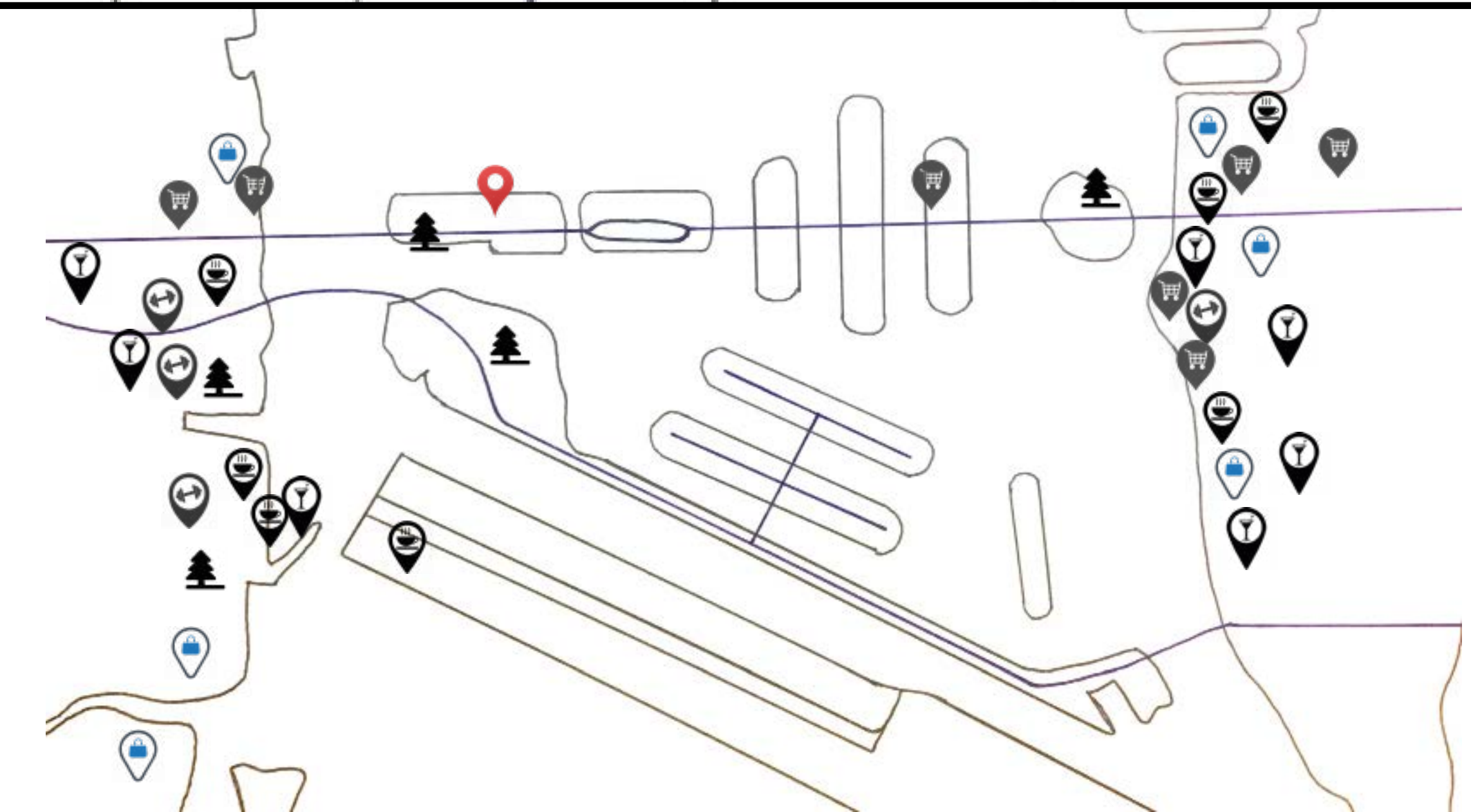


VENETIAN CAUSEWAY

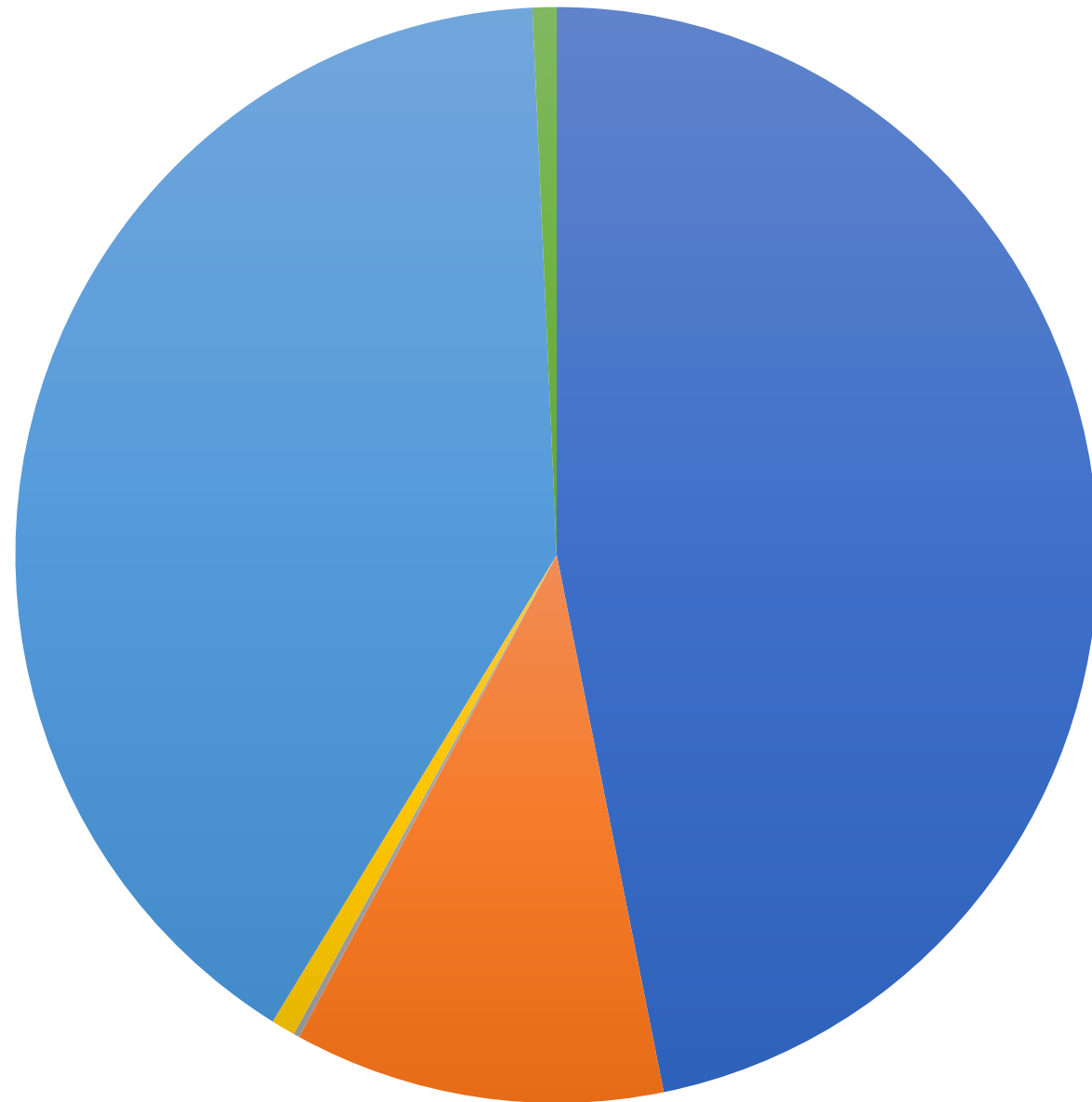
Connects to NE 15th St

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

Connects miami & the islands

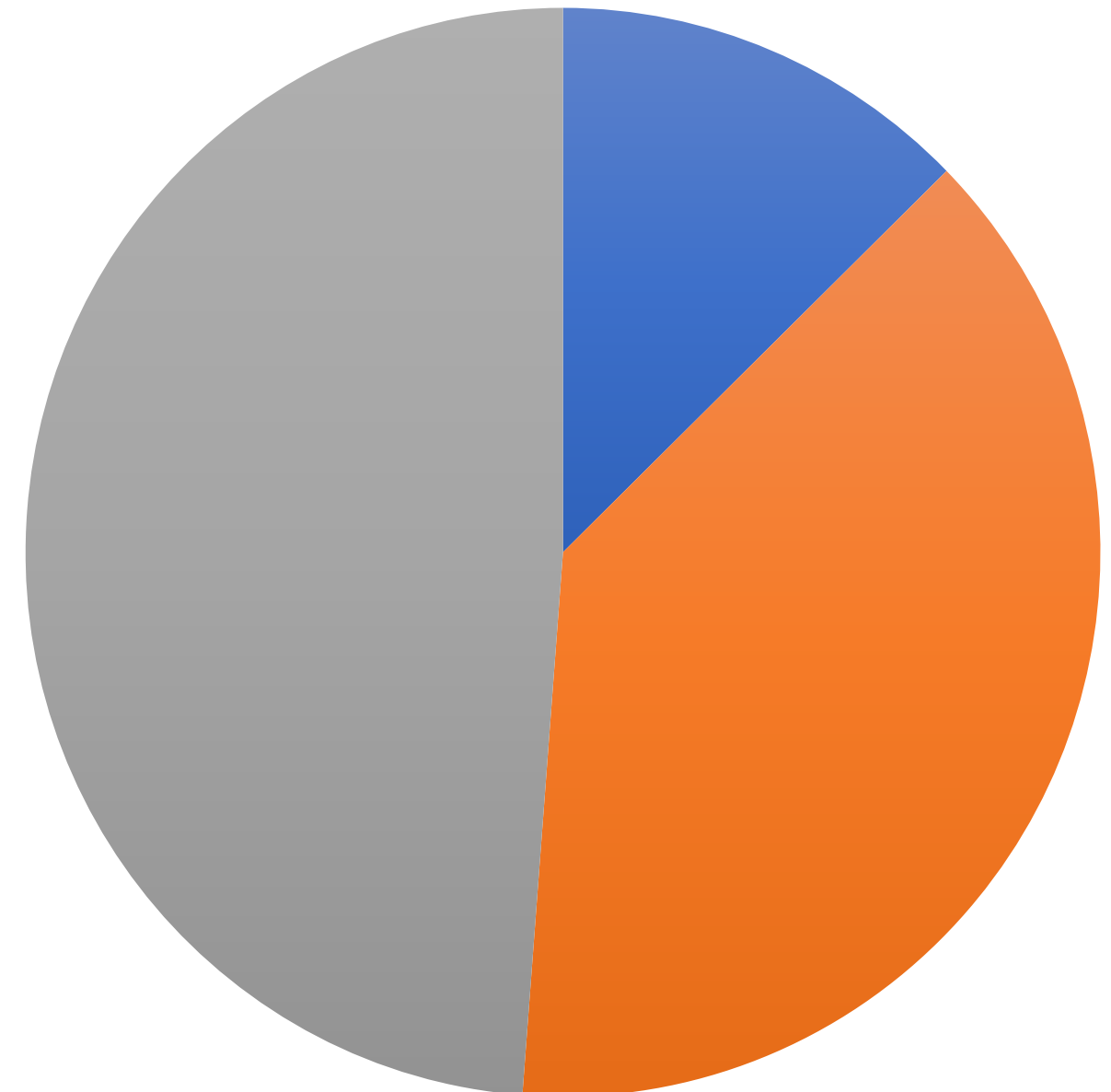


ETHNICITY



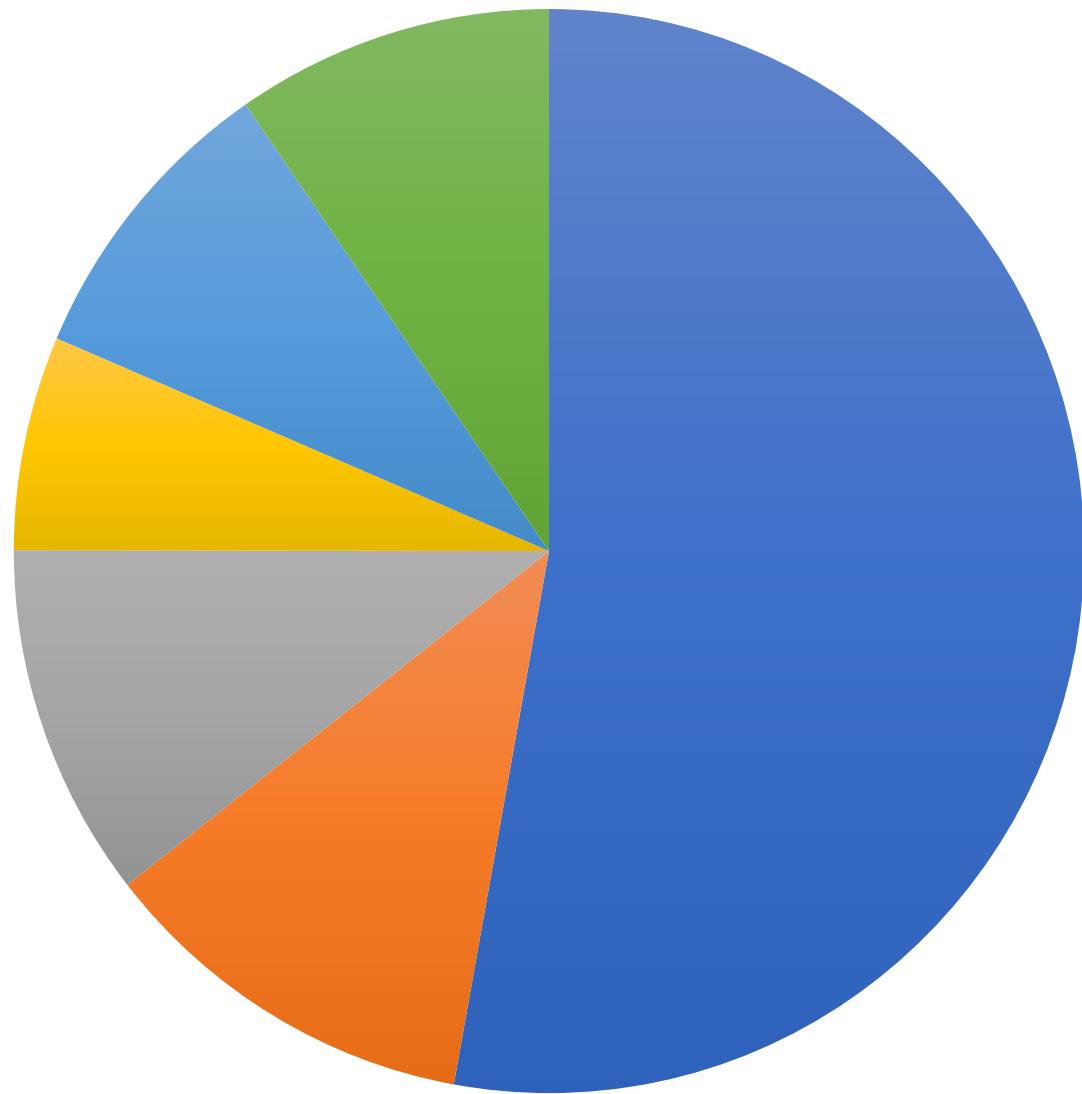
■ White ■ African American ■ Native American ■ Asian ■ Hispanic ■ Two Races

AGE

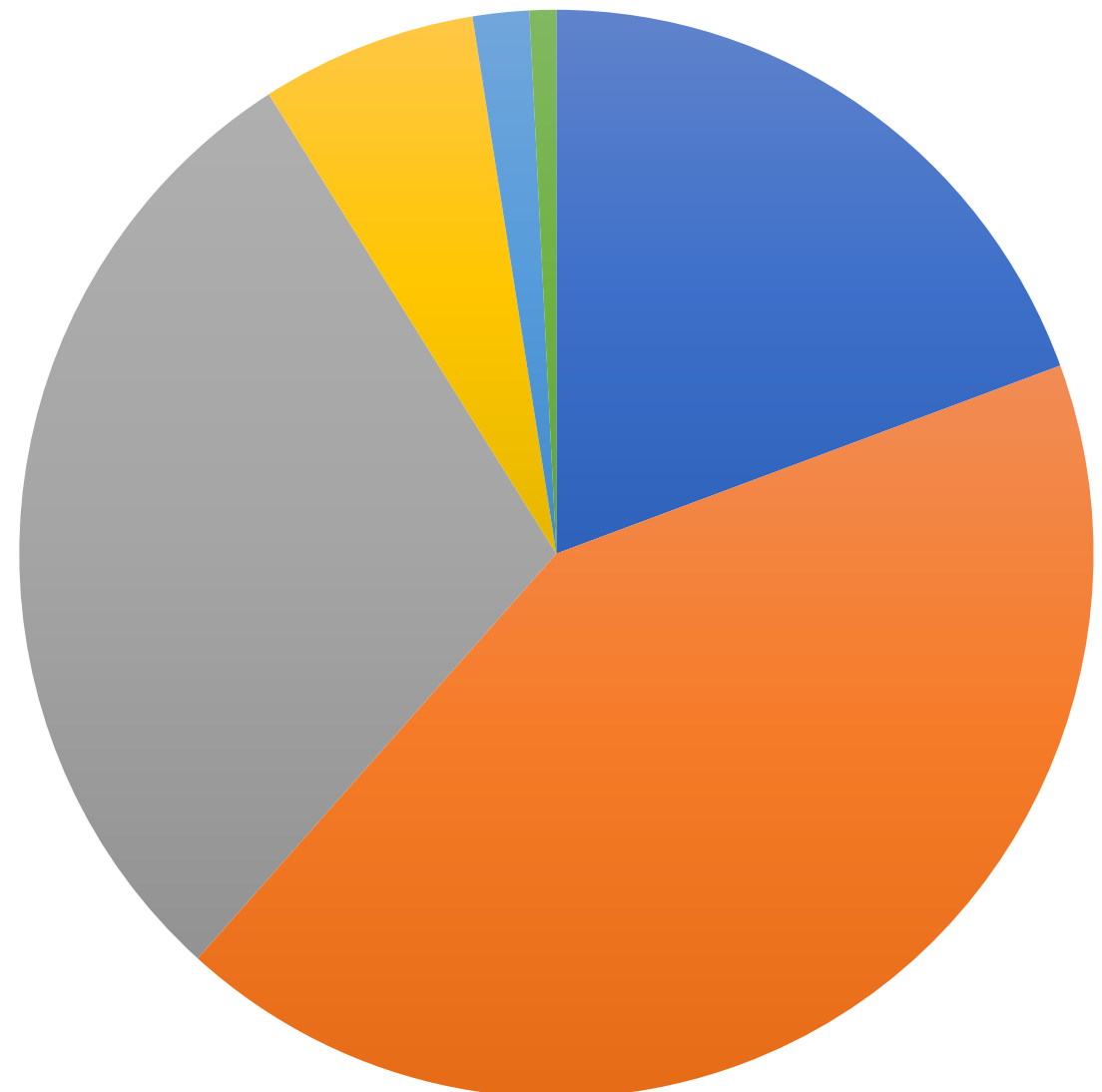


■ Under 5 ■ Under 18 ■ Over 65

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

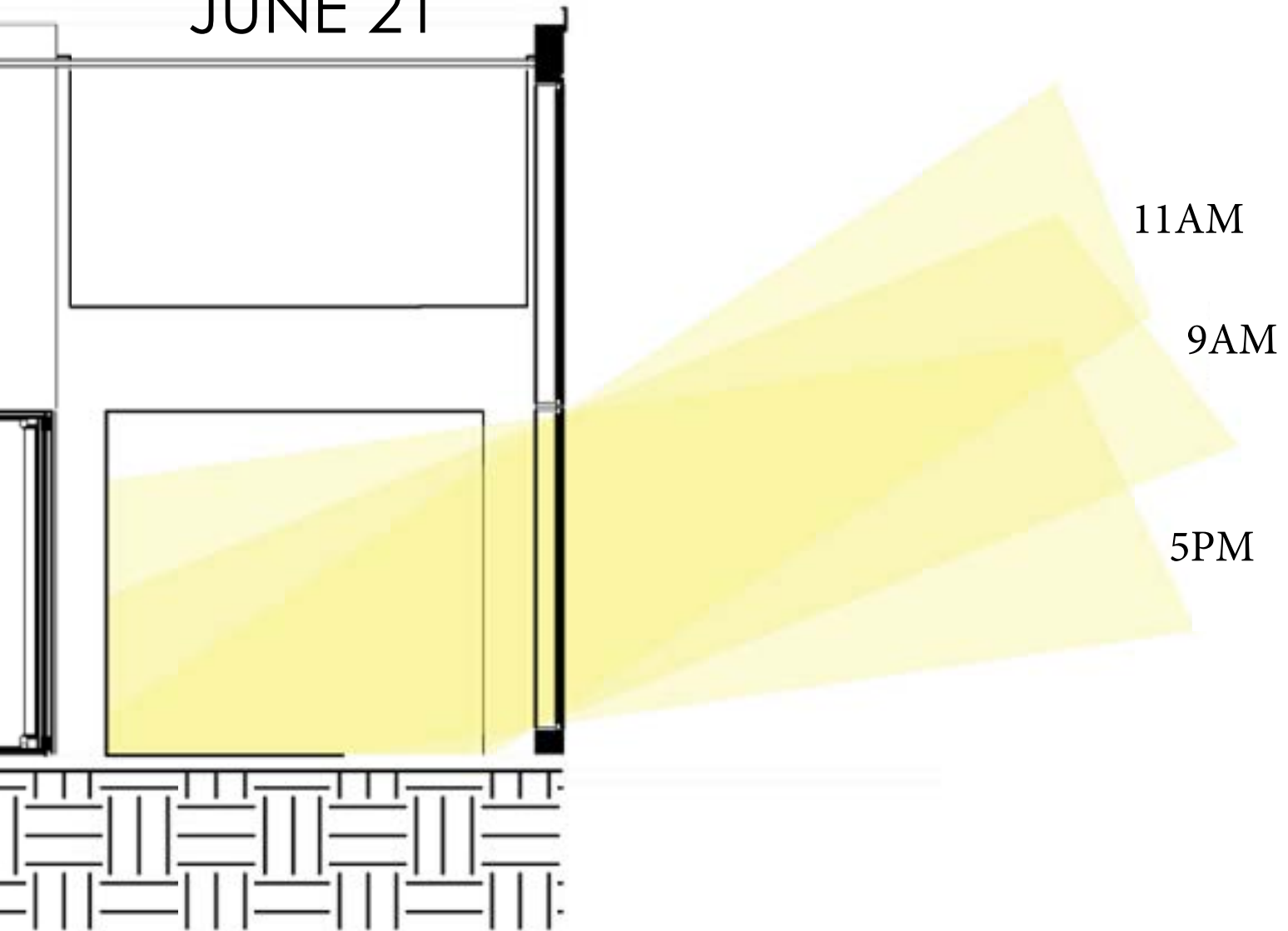
High School Graduate	88.0%
Bachelor's Degree	45.1%

Transportation

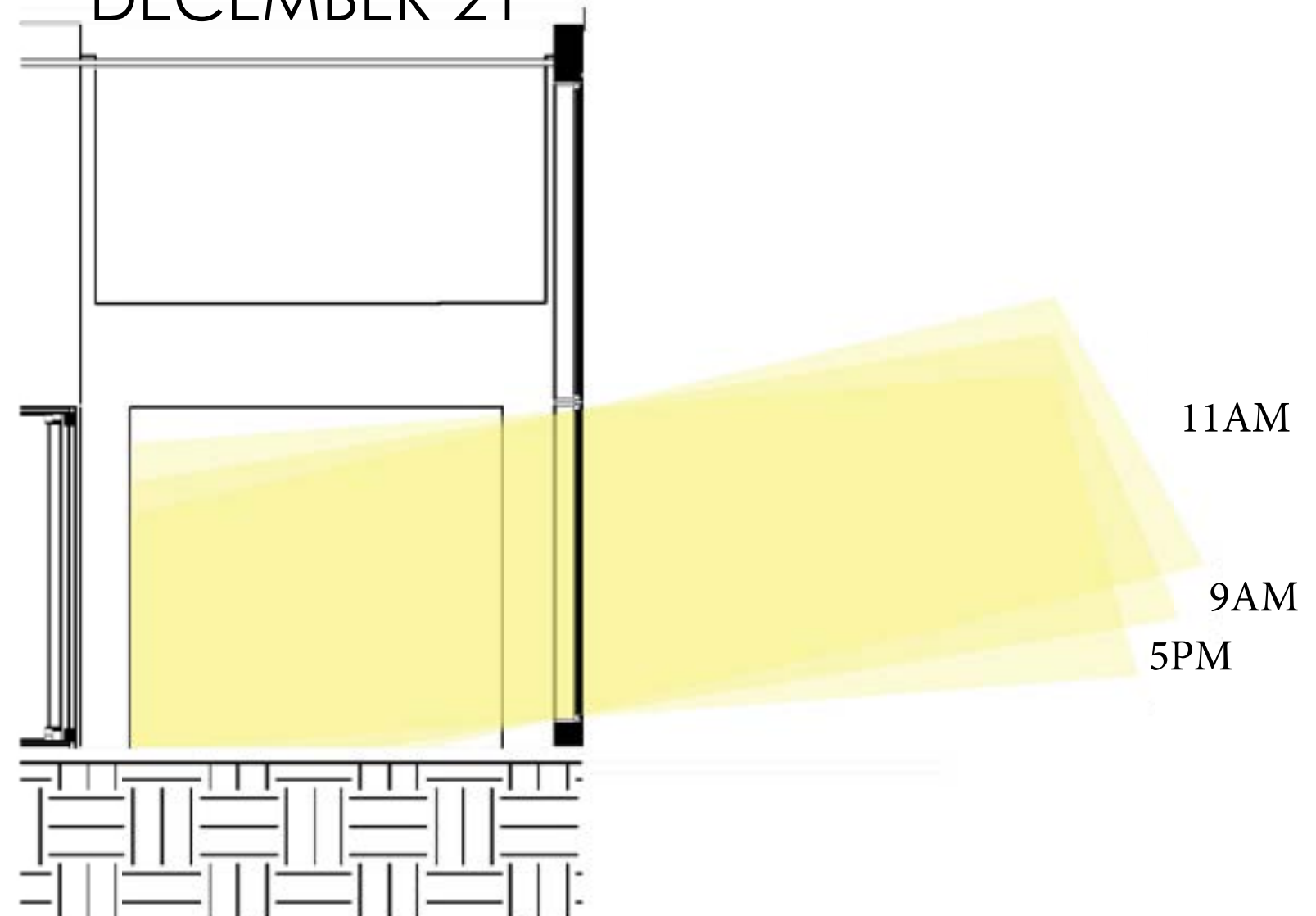
Time traveled to go to work (minutes)	26.2
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EAST

JUNE 21

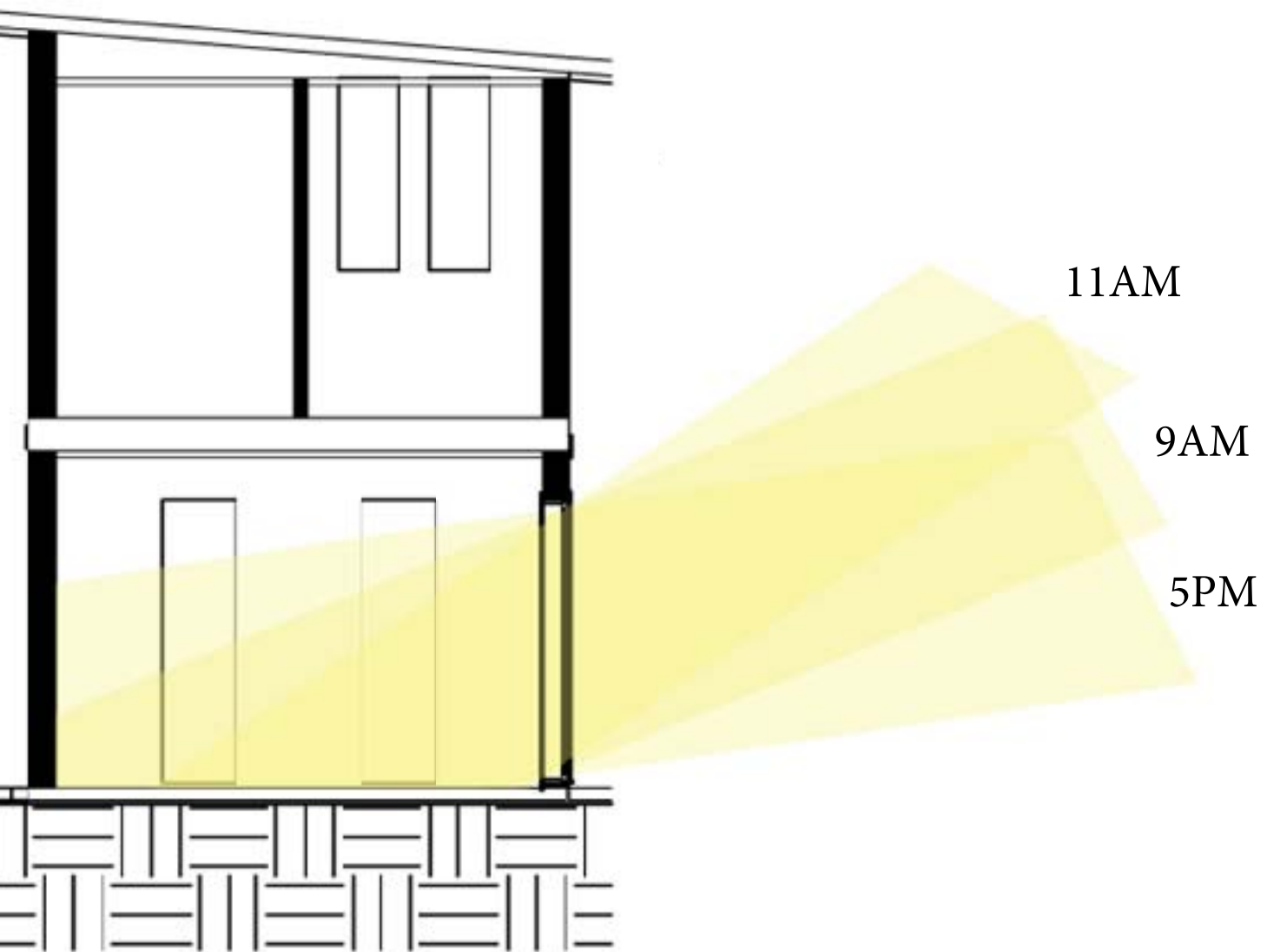


DECEMBER 21

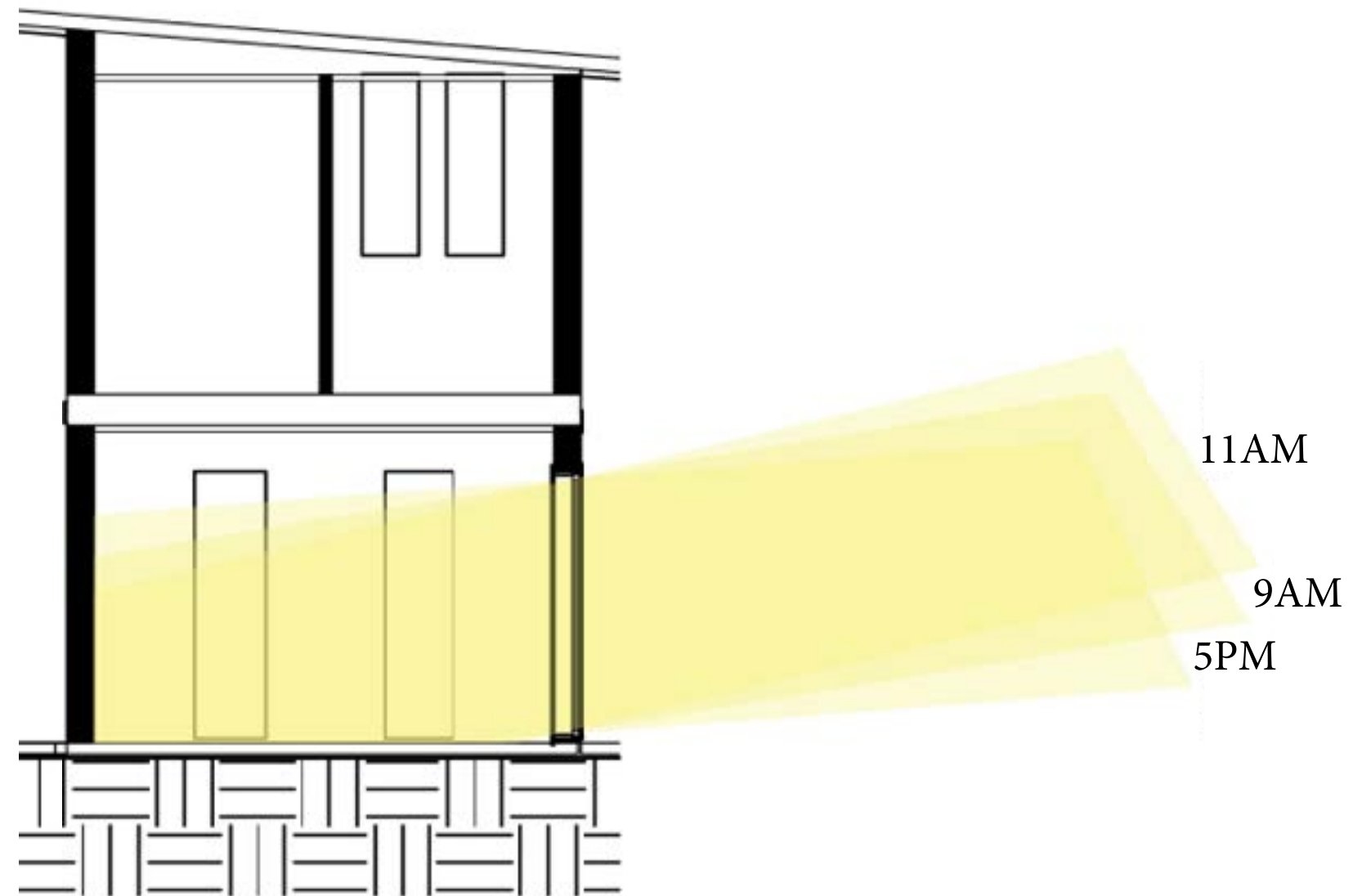


WEST

JUNE 21



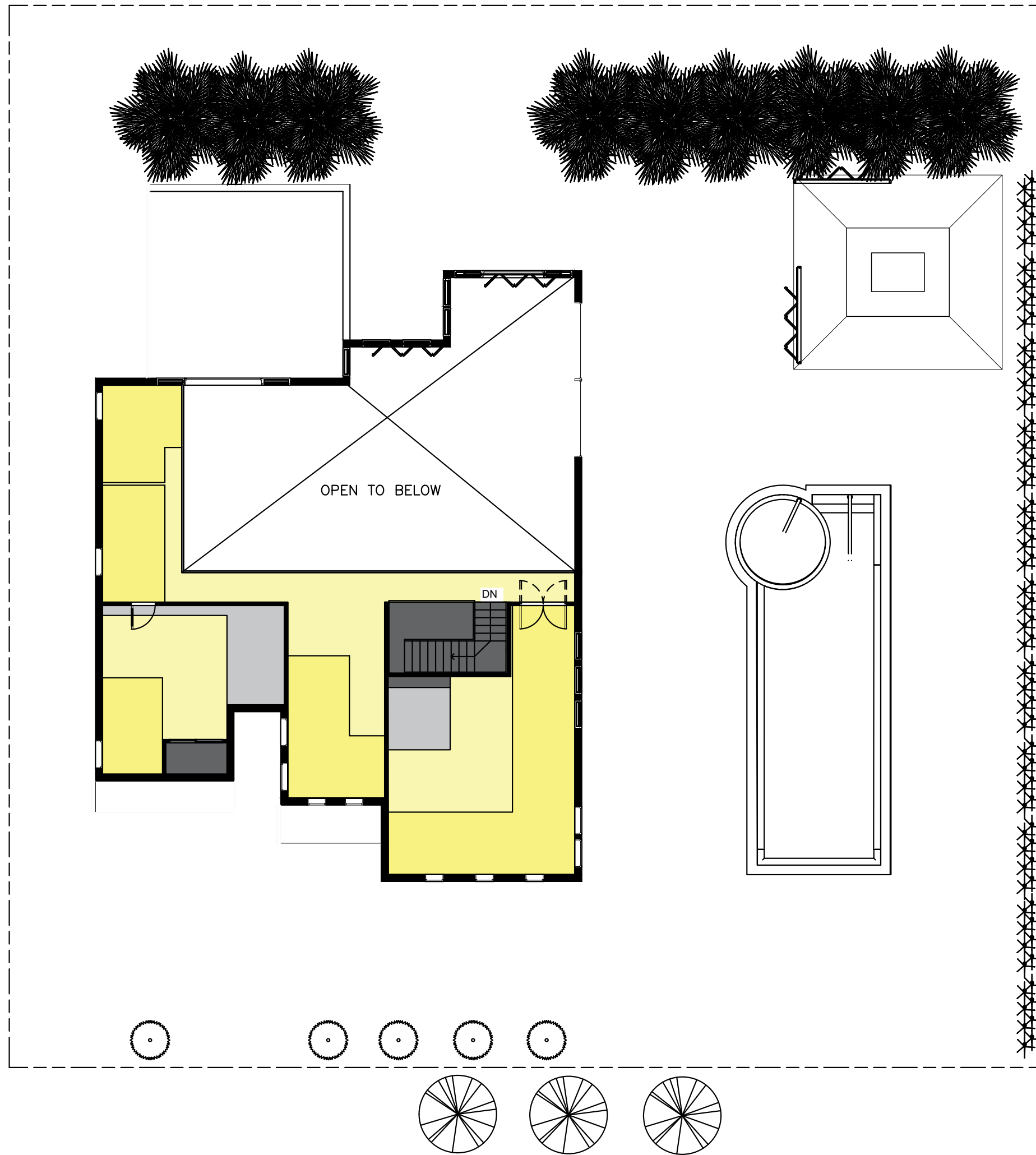
DECEMBER 21



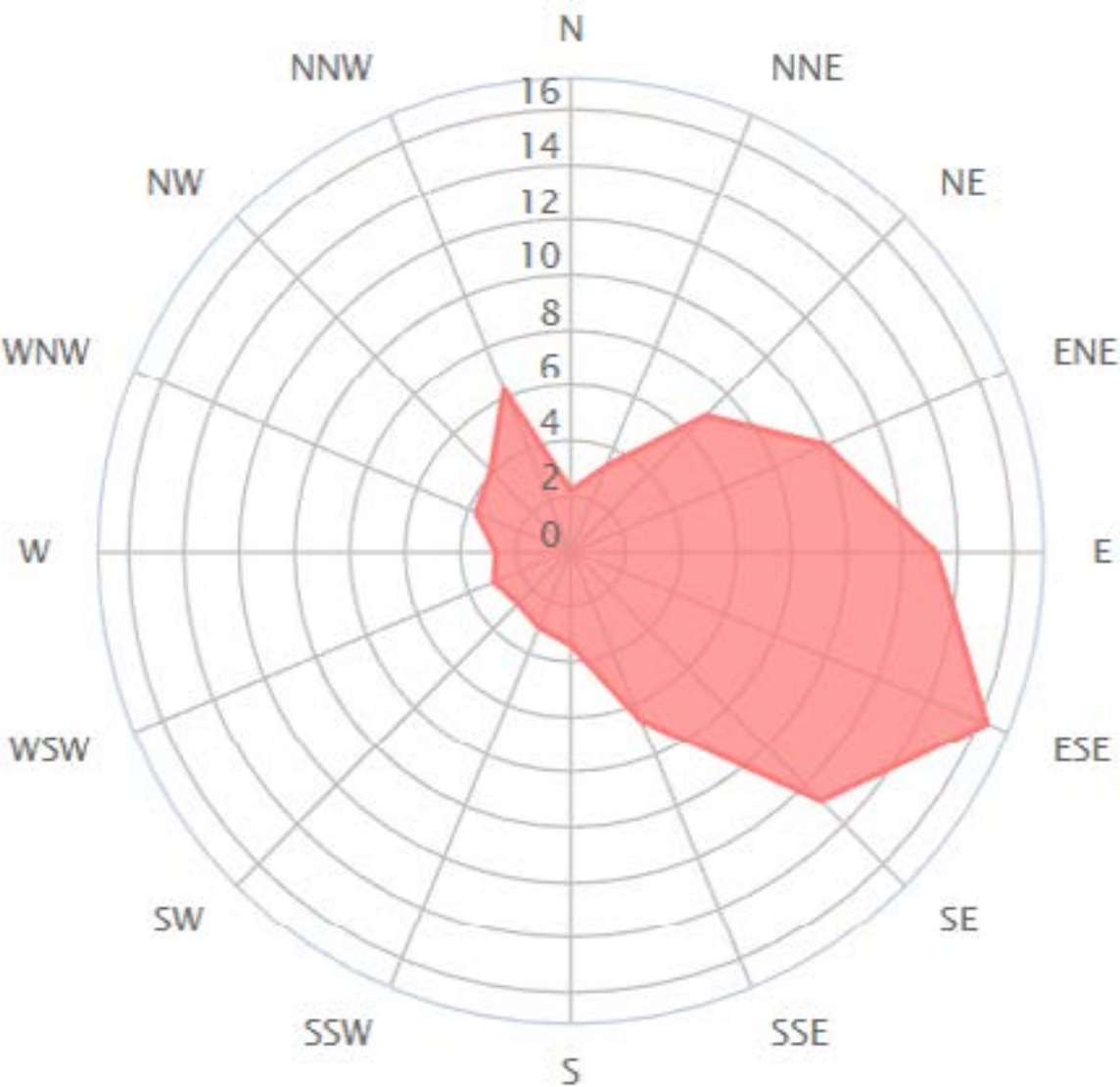
1ST FLOOR



2ND FLOOR

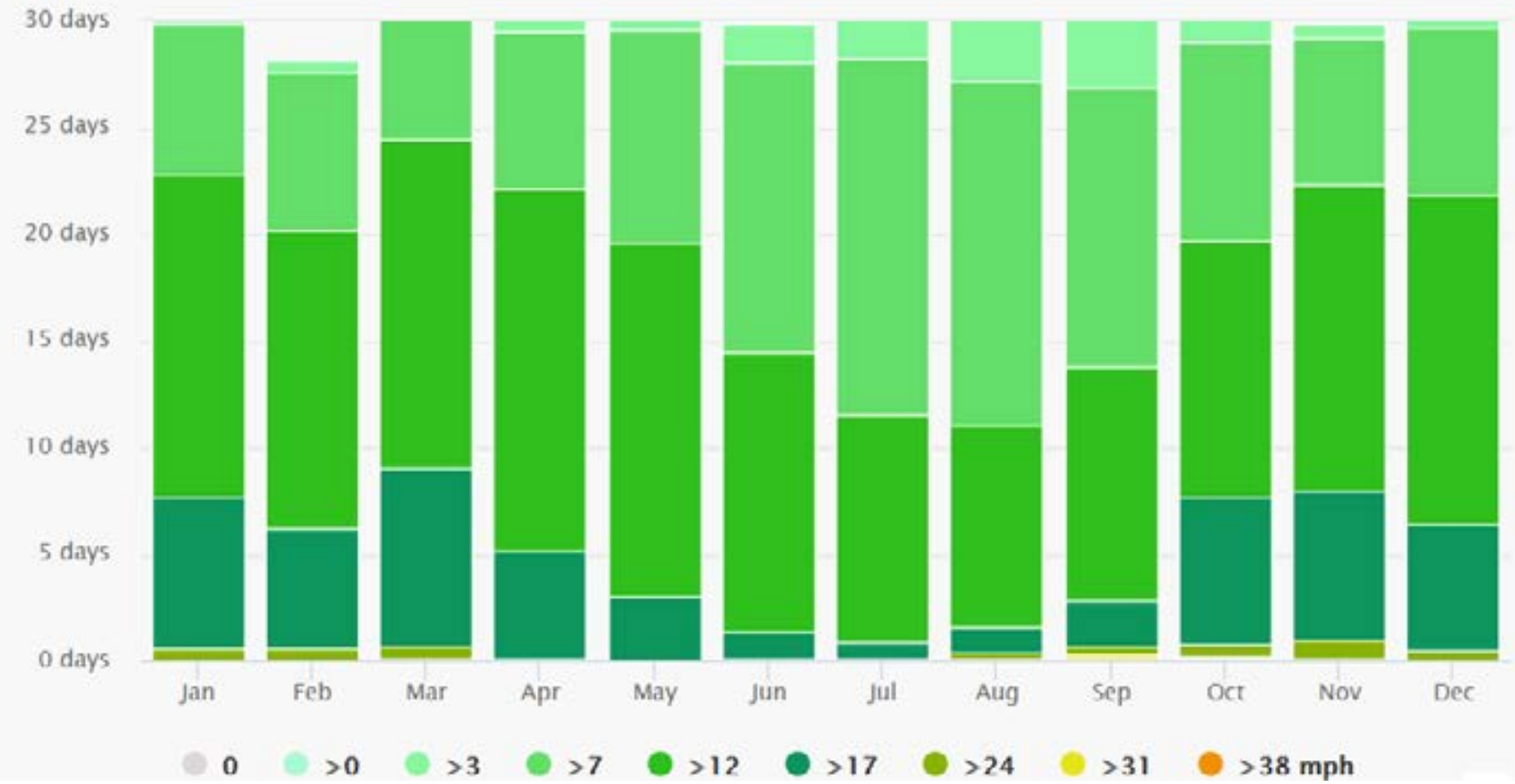


Wind direction distribution in (%%)
Year



WINDS

Wind speed

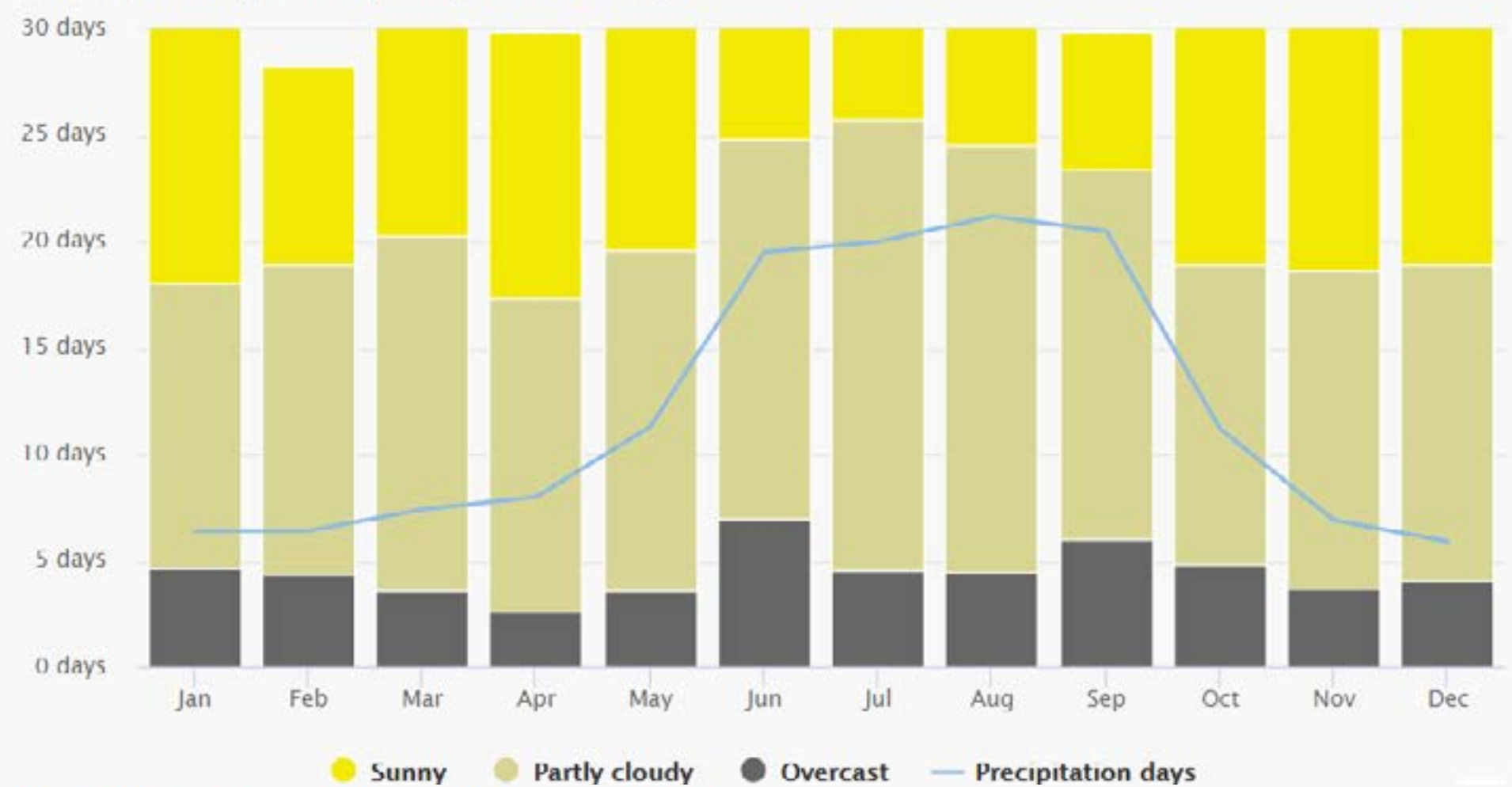


WIND STATISTICS

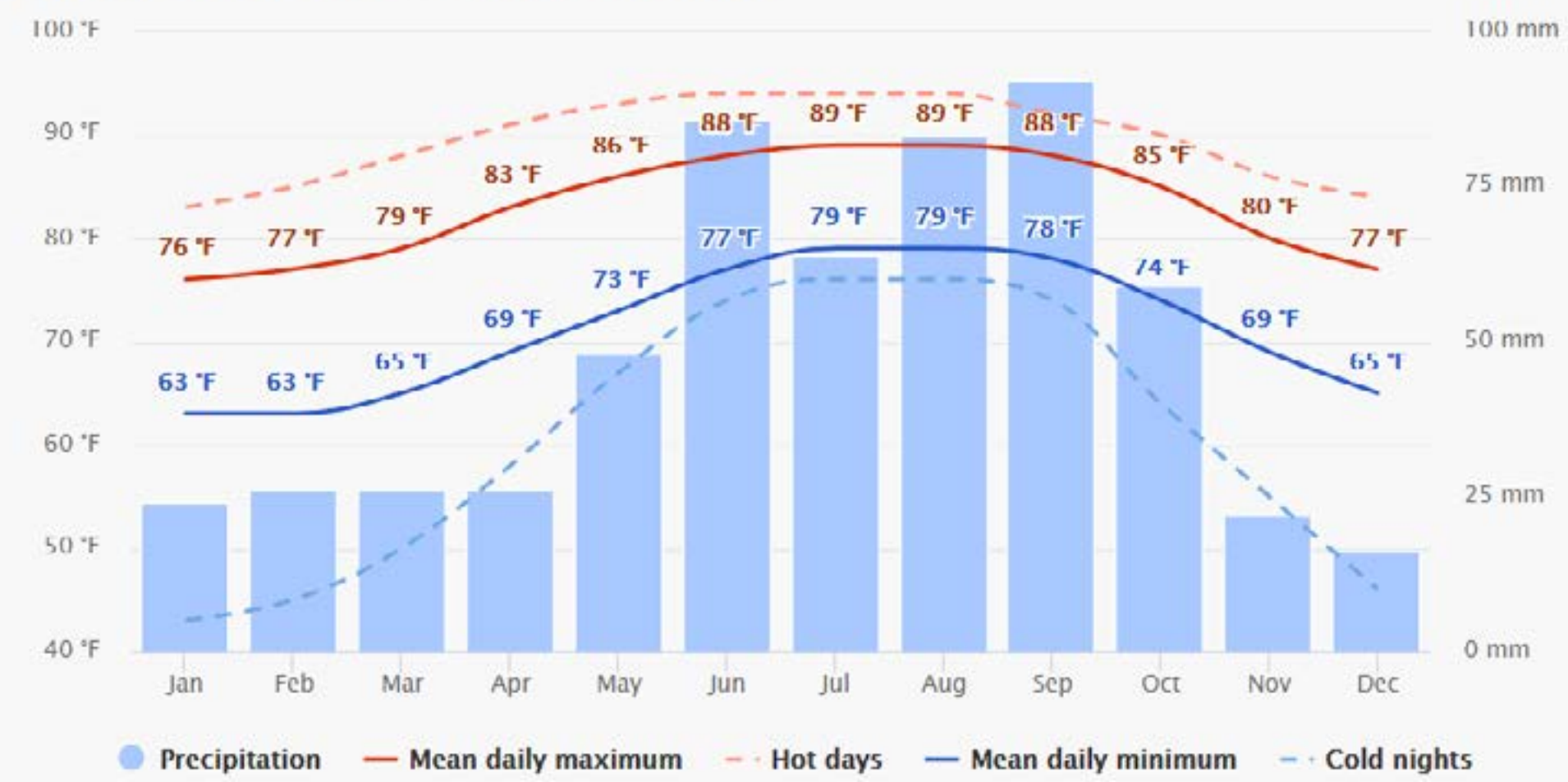
Month of year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
	01	02	03	04	05	06	07	08	09	10	11	12	1-12
Dominant wind direction	↘	↘	↘	↘	↘	↘	↘	↘	↘	↖	↖	↘	↘
Wind probability >= 4 Beaufort (%)	27	26	39	40	35	26	21	21	19	28	26	27	27
Average Wind speed (kts)	9	9	10	10	9	9	8	8	8	9	8	9	8
Average air temp. (°C)	22	22	24	26	28	29	30	30	29	28	25	24	26

TEMPERATURE AND WEATHER CONDITIONS

Cloudy, sunny, and precipitation days



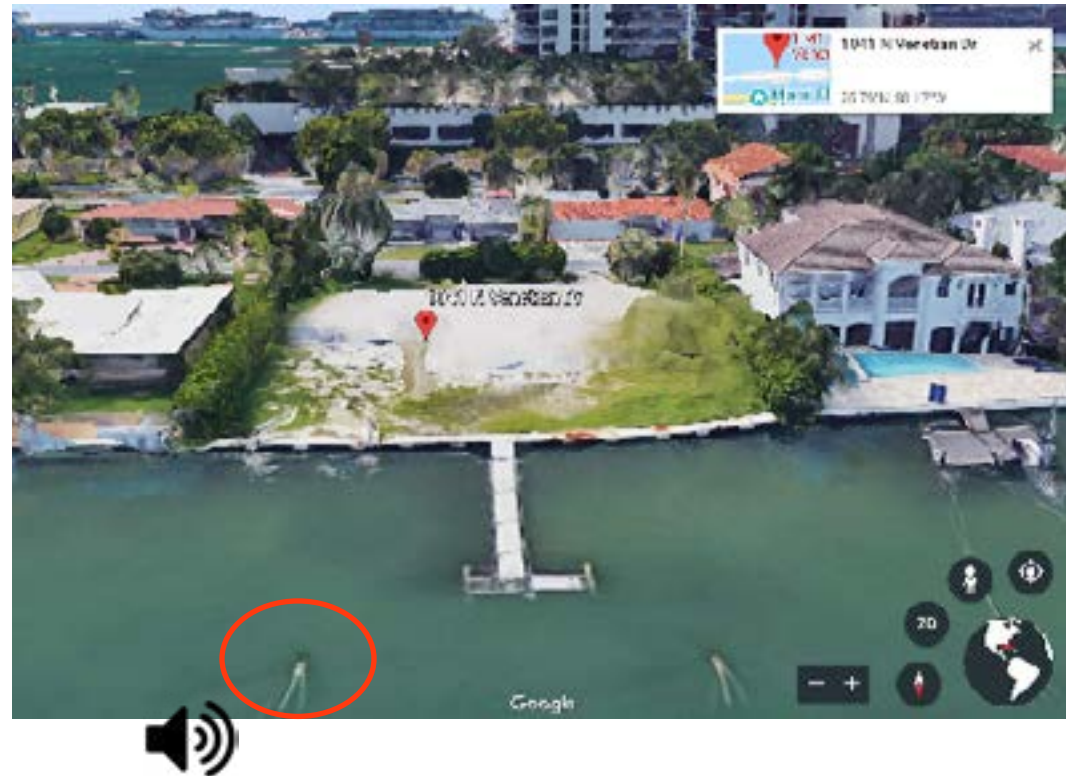
Average temperatures and precipitation



VIEWS

landscape considerations & external factors

View to South



View to North



View to West



View to East





ZOOMED IN VIEWS





MORE VIEWS AND PARKING

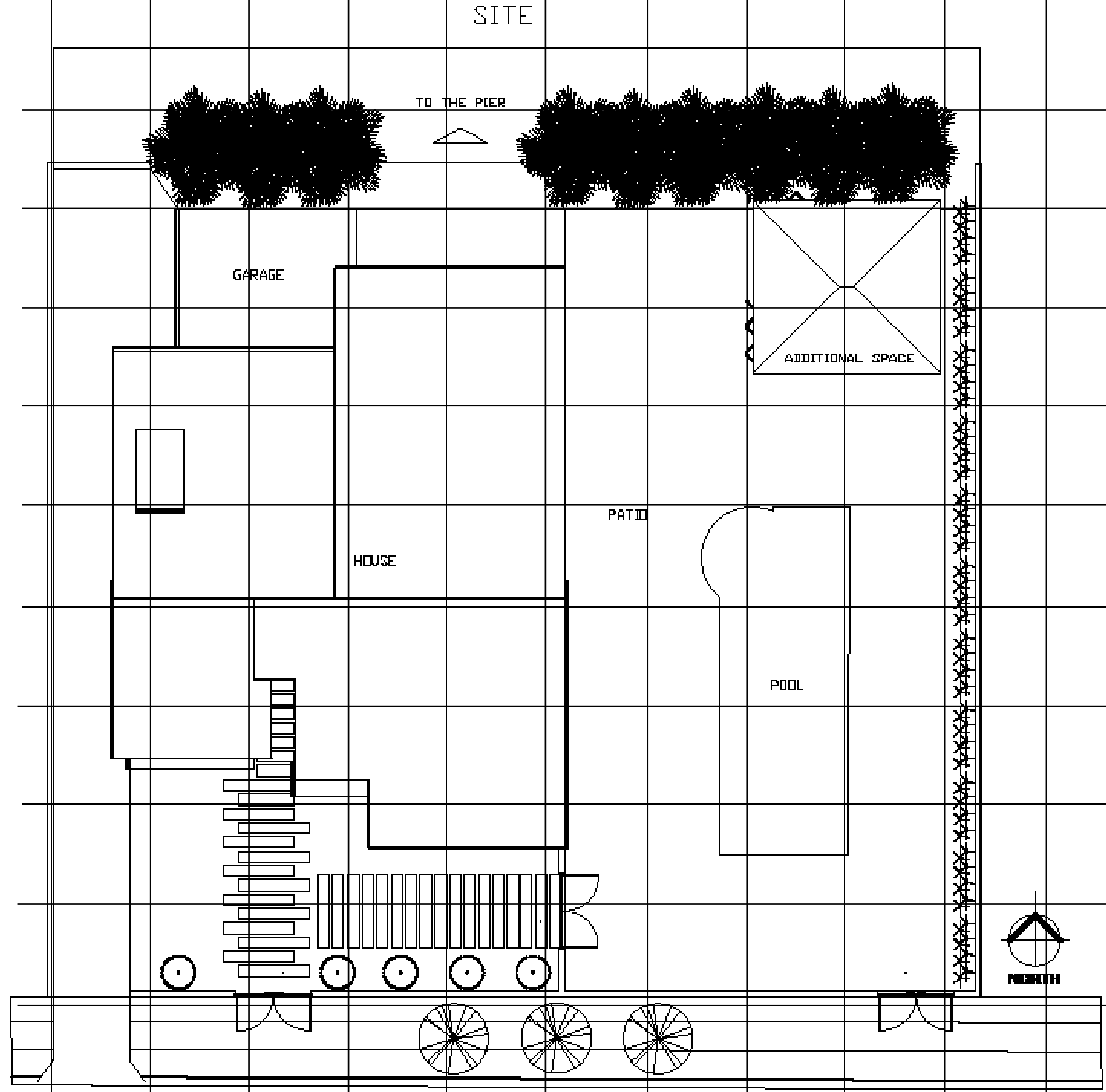


BUILDING ANALYSIS

GRID SYSTEM

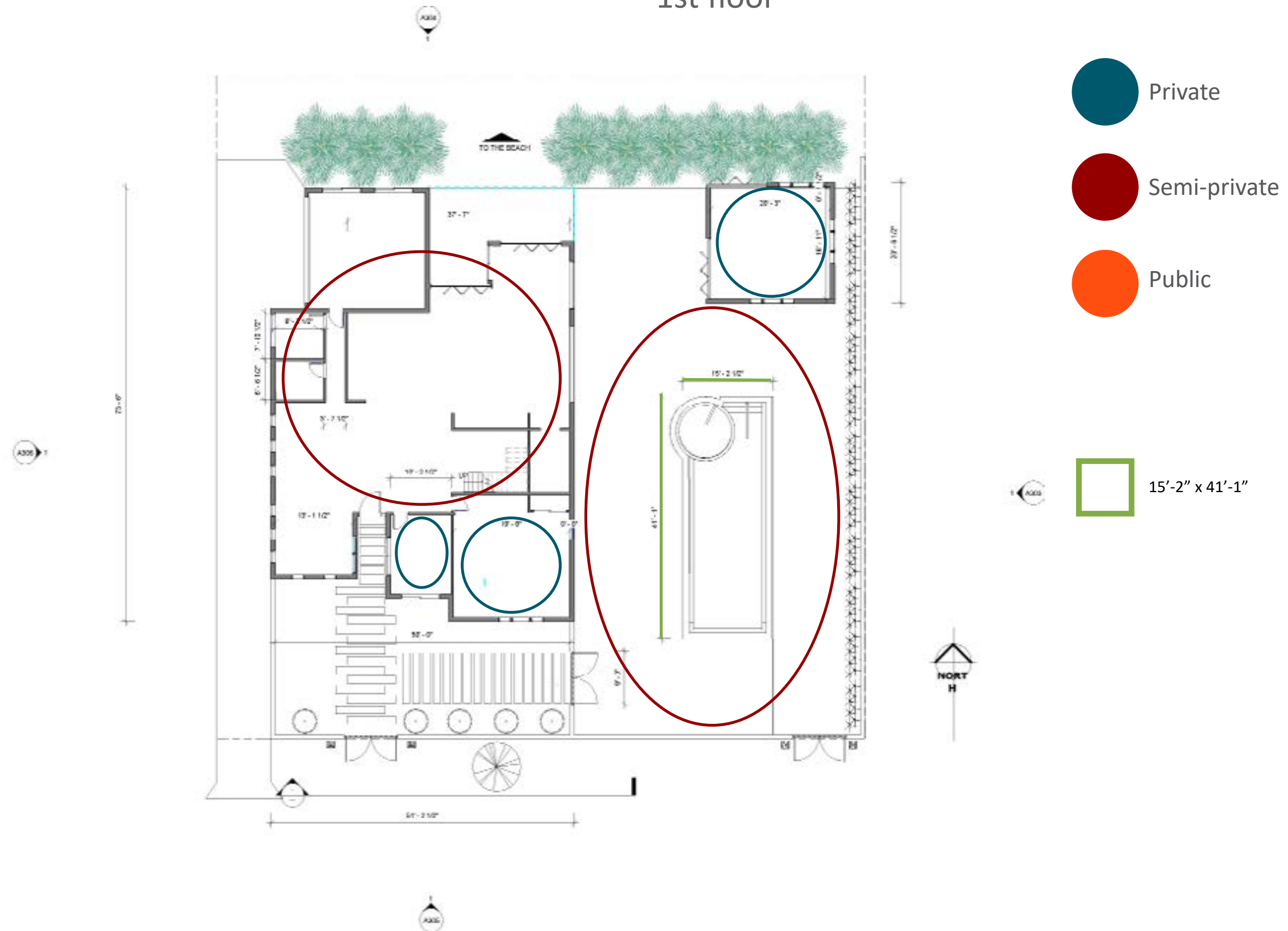
The layout of the house does not fall on a grid however it is composed of squares and rectangles

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

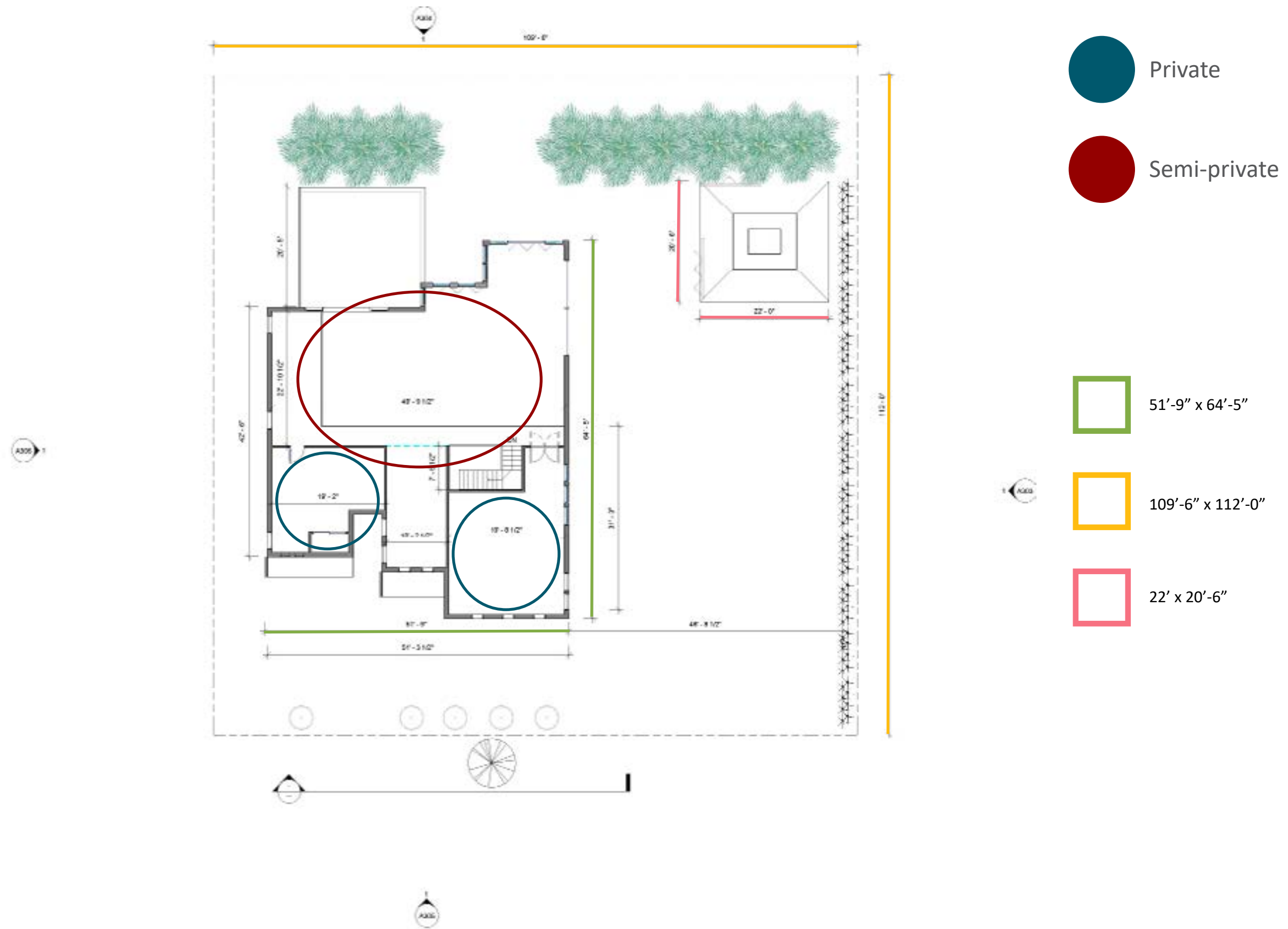


ZONING

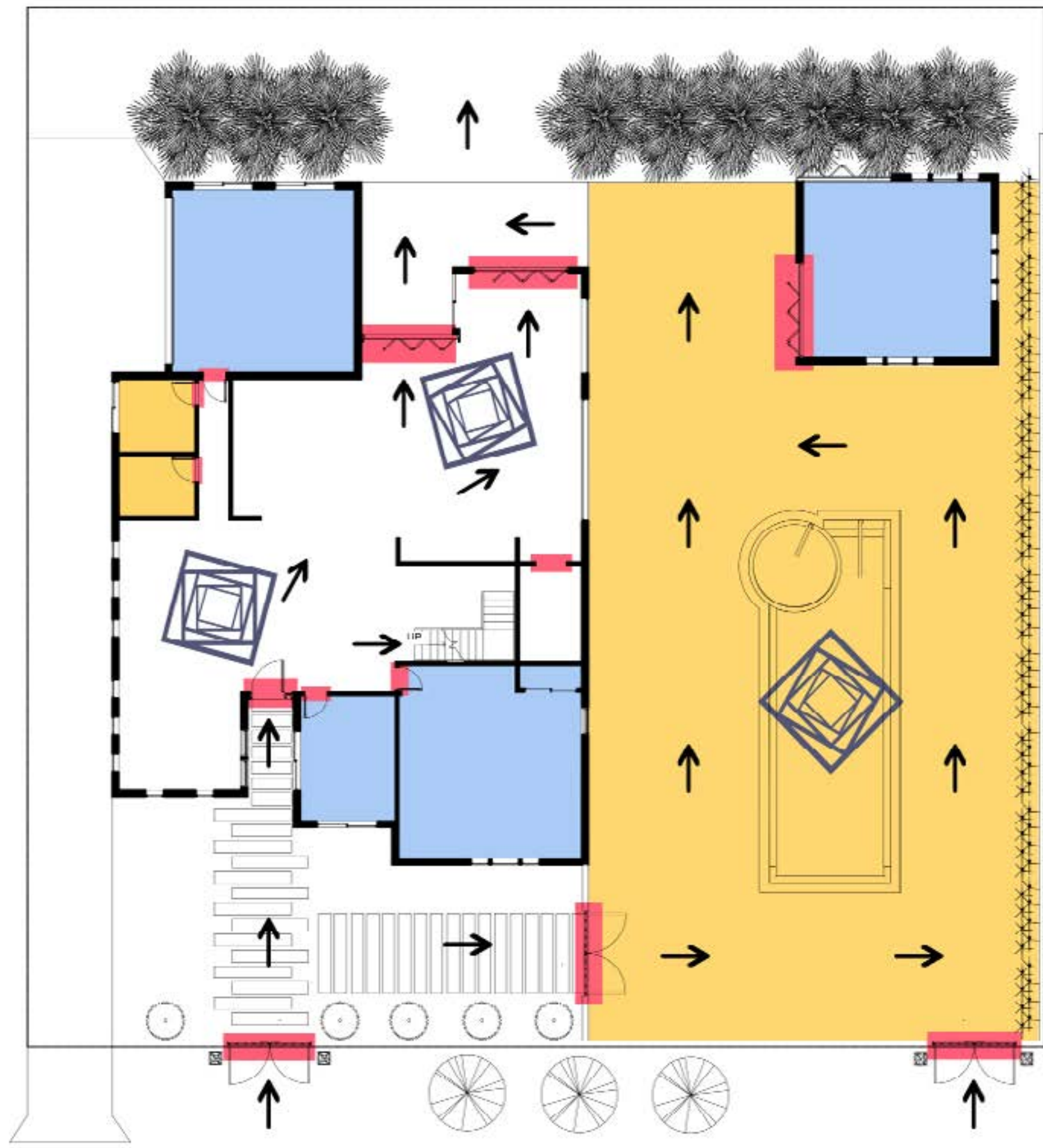
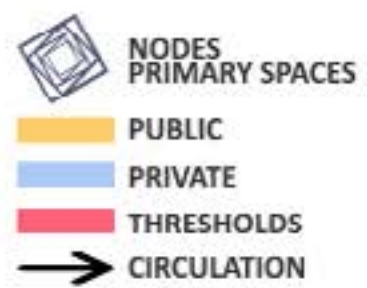
1st floor



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



REFERENCES



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<https://www.google.com/maps/place/1041+N+Venetian+Dr,+Miami+Beach,+FL+33139/@25.7910278,-80.1760315,17z/data=!3m1!4b1!4m5!3m4!1s0x88d9b40fd5c5f063:0xf61cfad906772049!8m2!3d25.7910278!4d-80.1738428>

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<https://drive.google.com/drive/u/1/folders/1dMW7C92LZNWac-G-TZzbWVMoj5LZskR1>