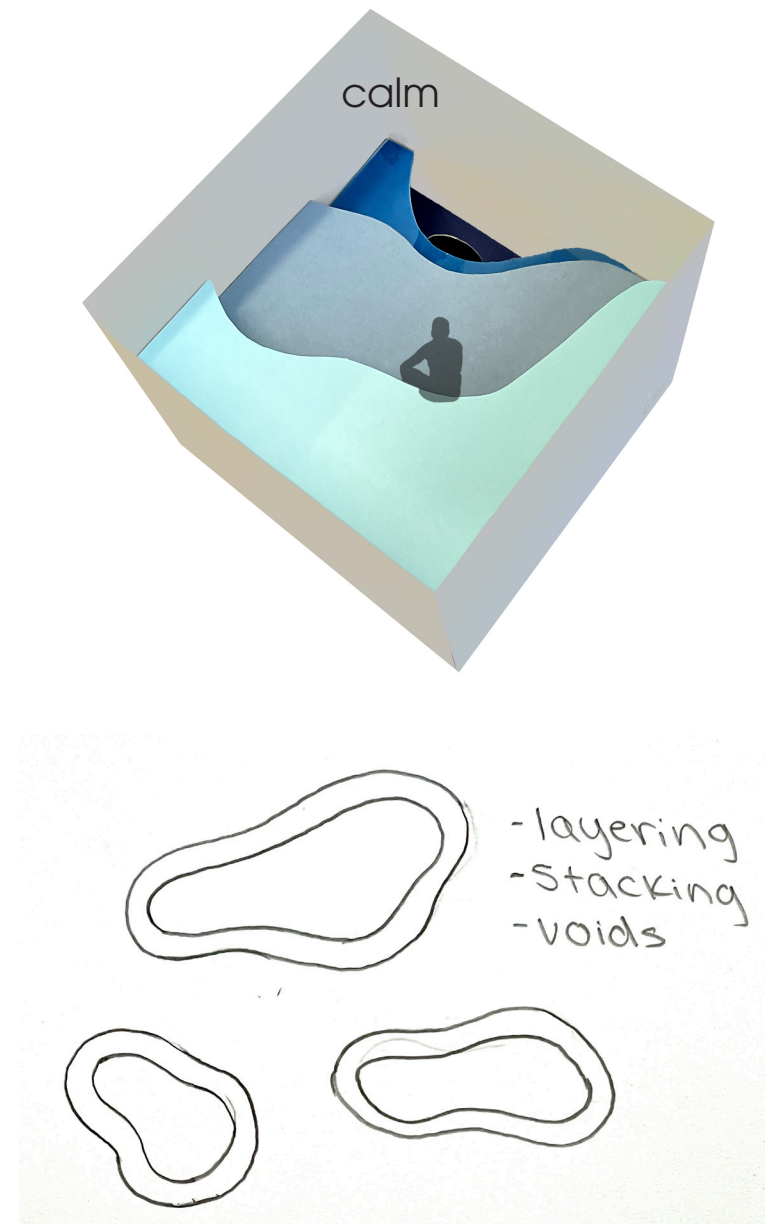


THE RIPLEY-WESTBROOKE HOUSEHOLD

Cecelia Kominsky | Florida International University | IND 2238 | Prof. Esperanza Muiño | 04/2022



A1- Human PERCEPTION Charrette



The final result for the human perception charrette ended up as a lighting fixture. We worked with the clients to come up with a organic design to match the overall concept of the house. Layering, stacking and voids were used to develop this design.



A2- Original Design Overview



fluidity



environmental context



movement



The final result for this assignment was a rock chair placed on the patio towards the back of the house. The clients can relax on these chairs with a gorgeous waterfront view in front of them. The main materials used for the design include stone for the base of the chair and metal for the seating.



Katie Anne Westbrooke



DOB: September 31, 1983 (38yrs)

NATIONALITY: American

EDUCATION: University of Central Florida- Buisness

OCCUPATION: Event Planner

SPOUSE: Tom Lee Ripley

Tom Lee Ripley



DOB: June 5th, 1981 (40yrs)

NATIONALITY: Irish, American

EDUCATION: University of Southern California- Health Science

OCCUPATION: Physical Therapist, Owner of Gym

SPOUSE: Katie Anne Westbrooke

Lacey Grace Ripley



DOB: July 10th, 2005 (16yrs)

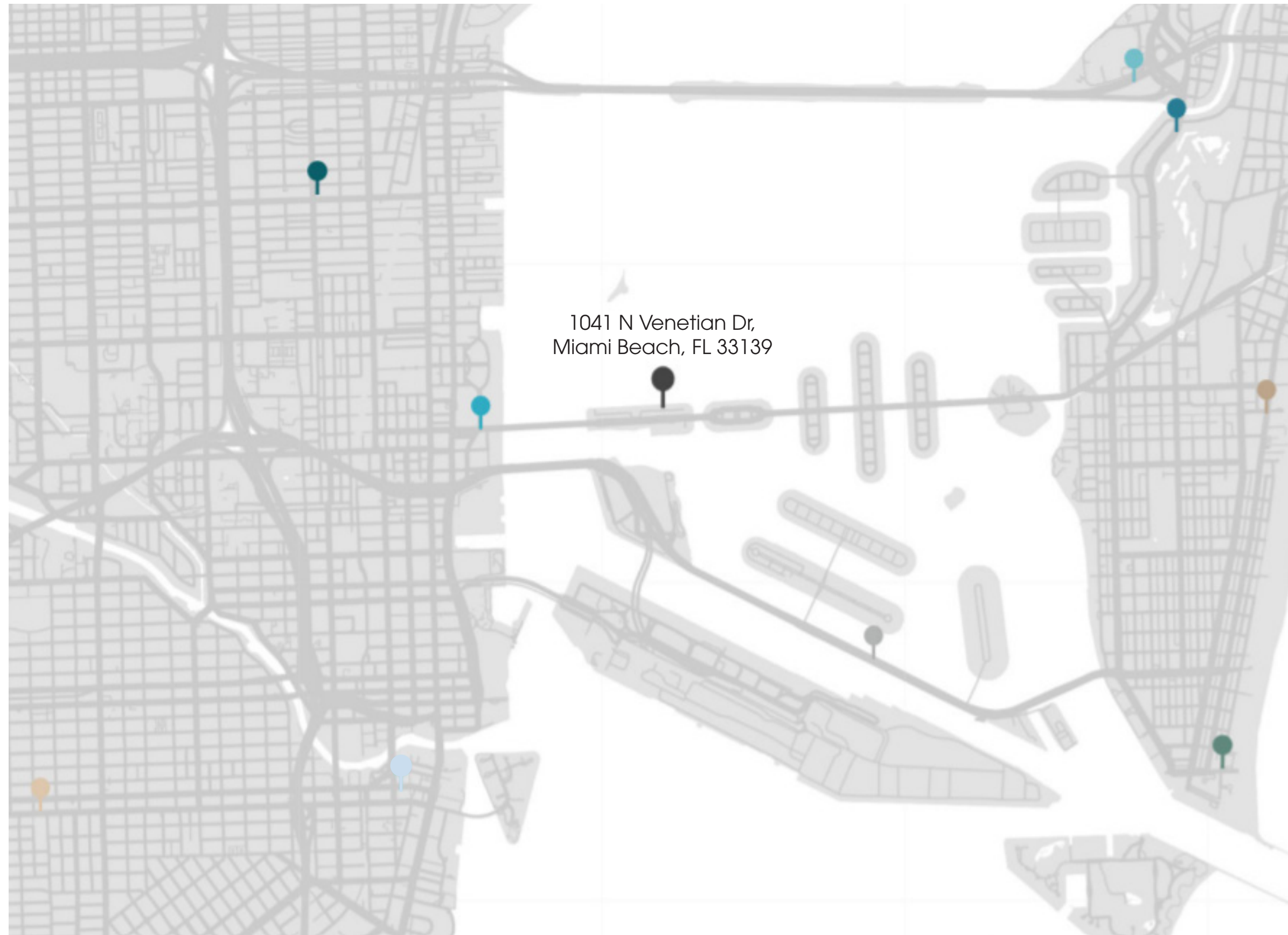
NATIONALITY: American, Irish

EDUCATION: Gulliver Prep | 10th grade

HOBBIES: Volleyball, hanging out with friends



A4- Site Analysis: location



1041 N Venetian Dr,
Miami Beach, FL 33139

site location

miami beach

calle ocho

macarthur
causeway

ocean drive

FL state road 112

wynwood

alton road

NE 15th street

brickell

A4- Site Analysis: accessibility



north venetian drive:

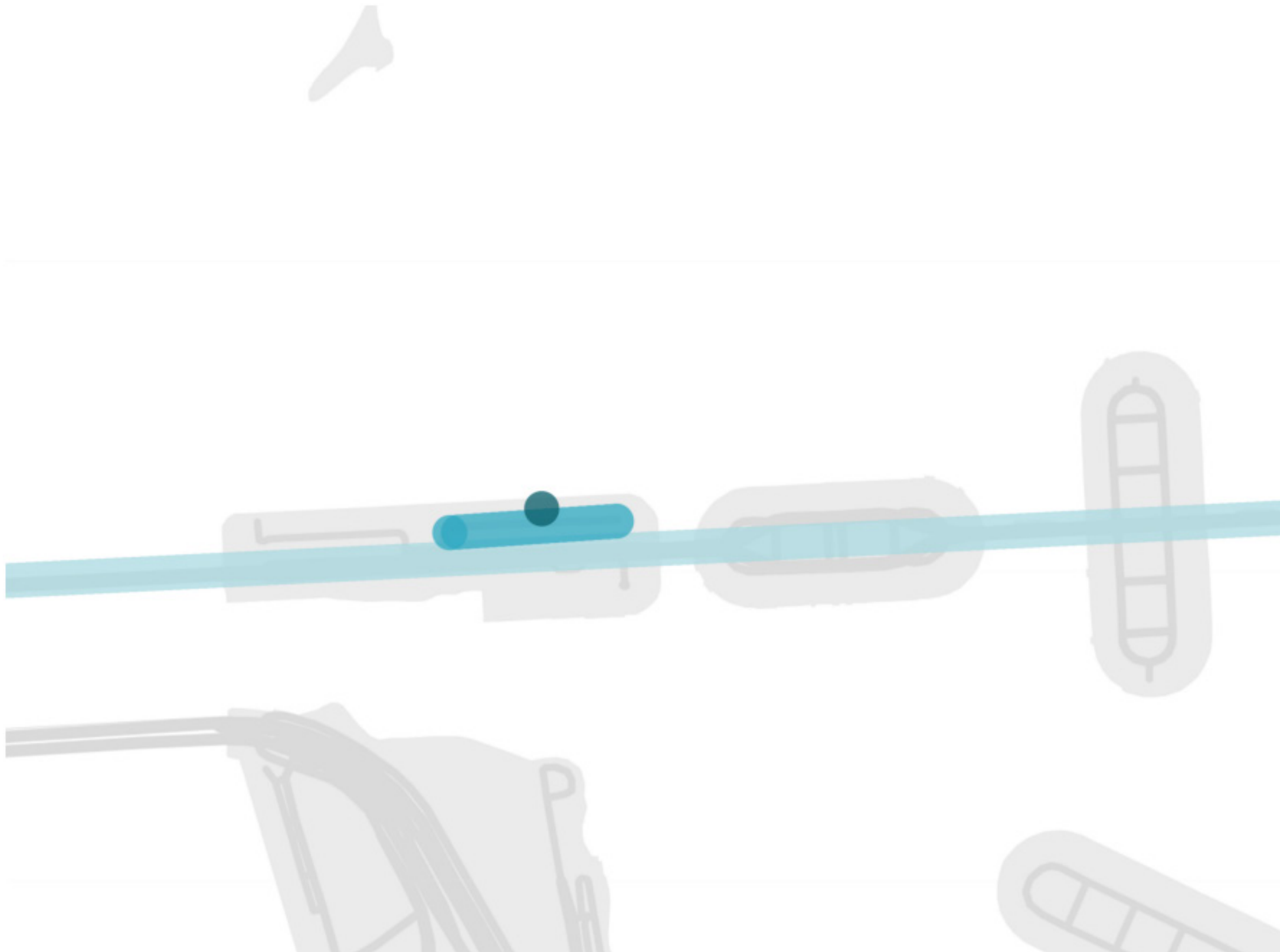
road where the site is located
connected to the venetian
causeway

venetian causeway:

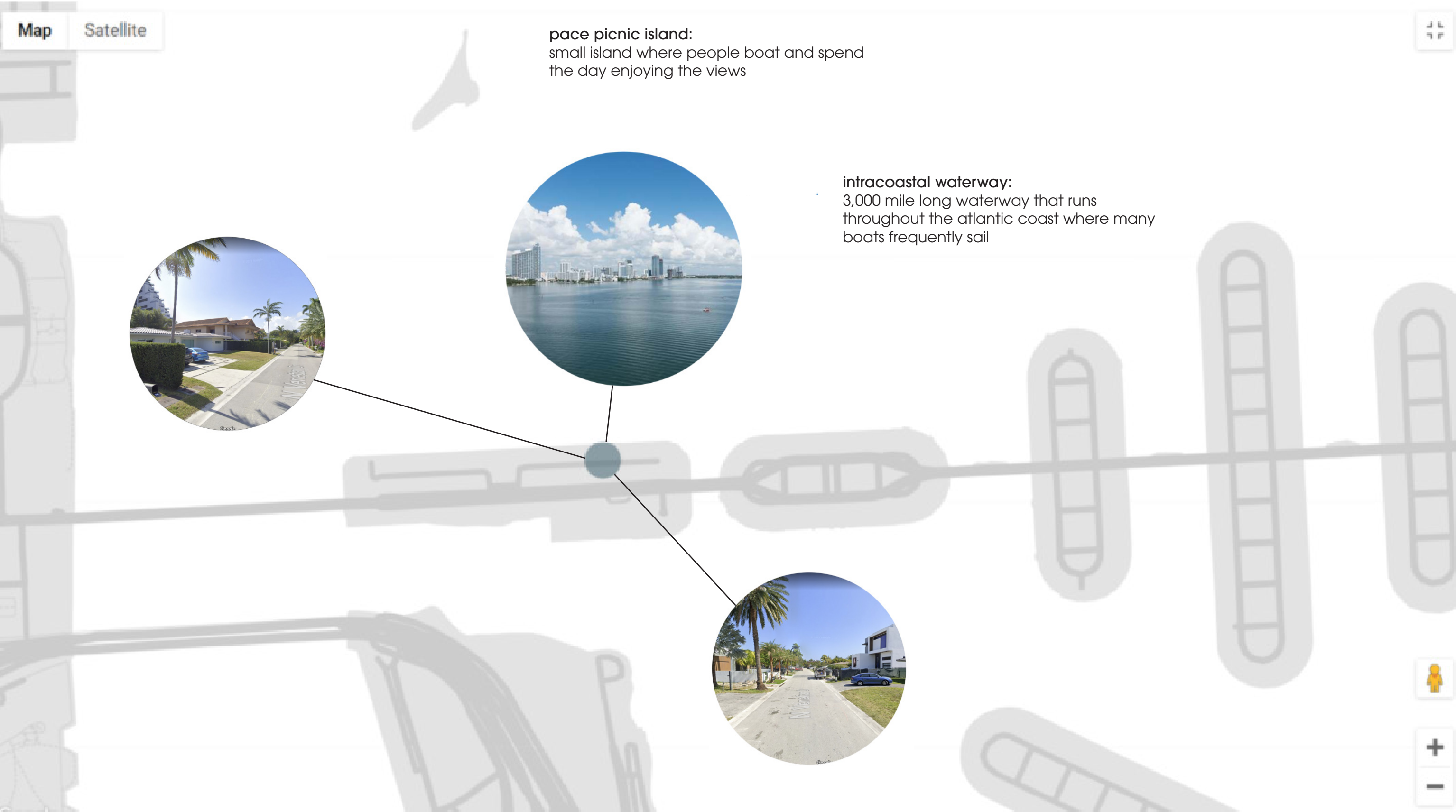
bridge that connects biscayne
bay and miami beach
connects the eleven man
made islands

marina:

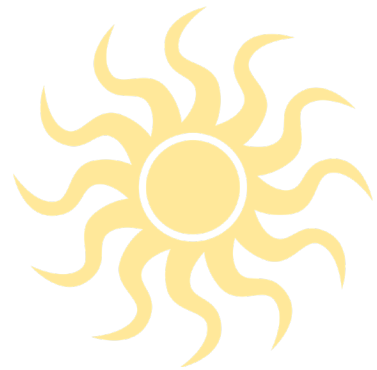
harbor with ports for yachts
and small boats



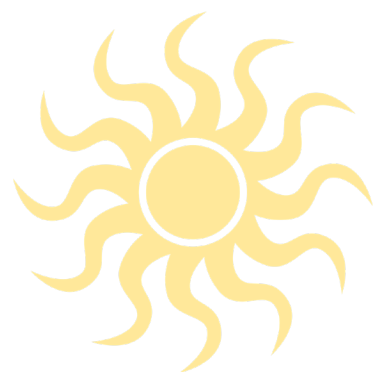
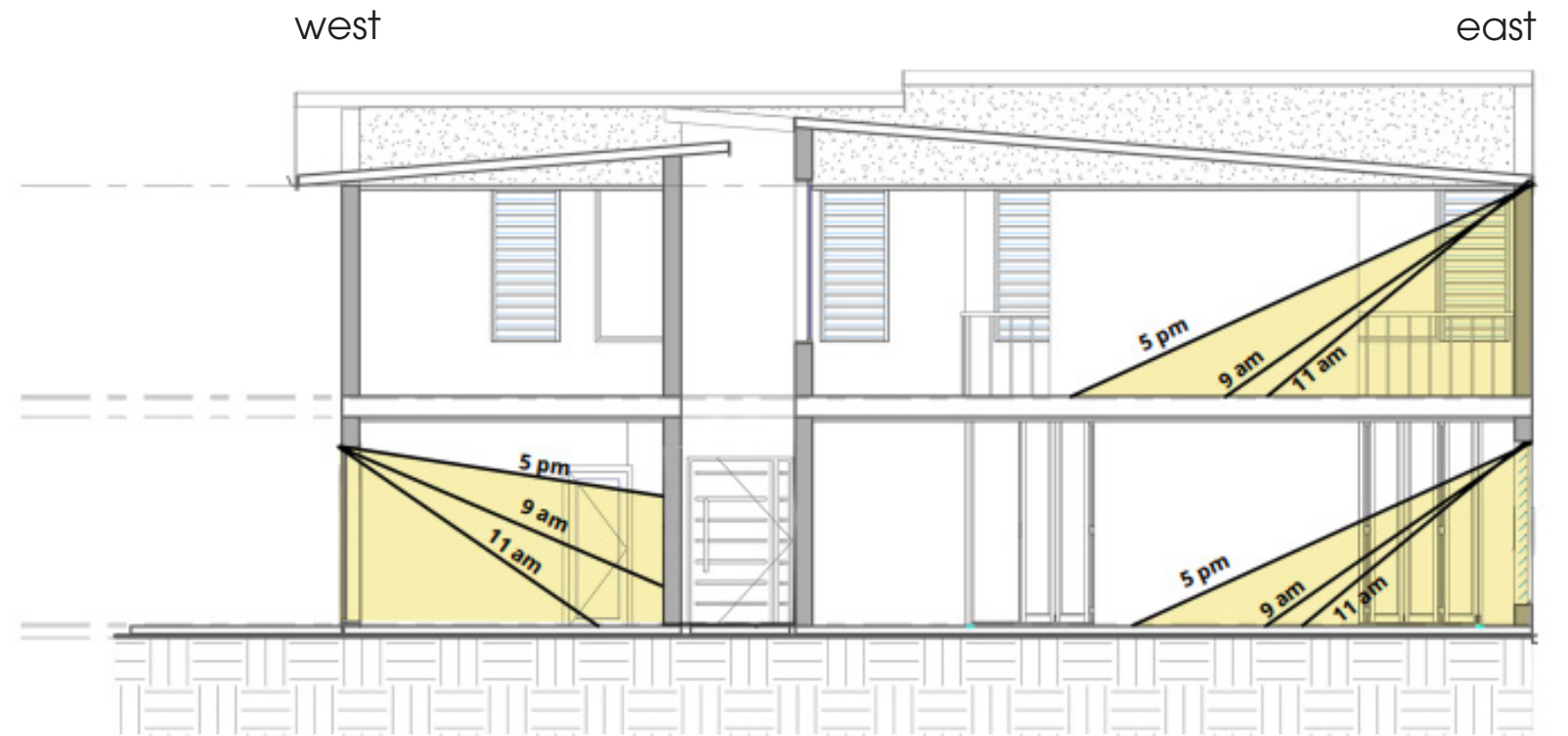
A4- Site Analysis: views



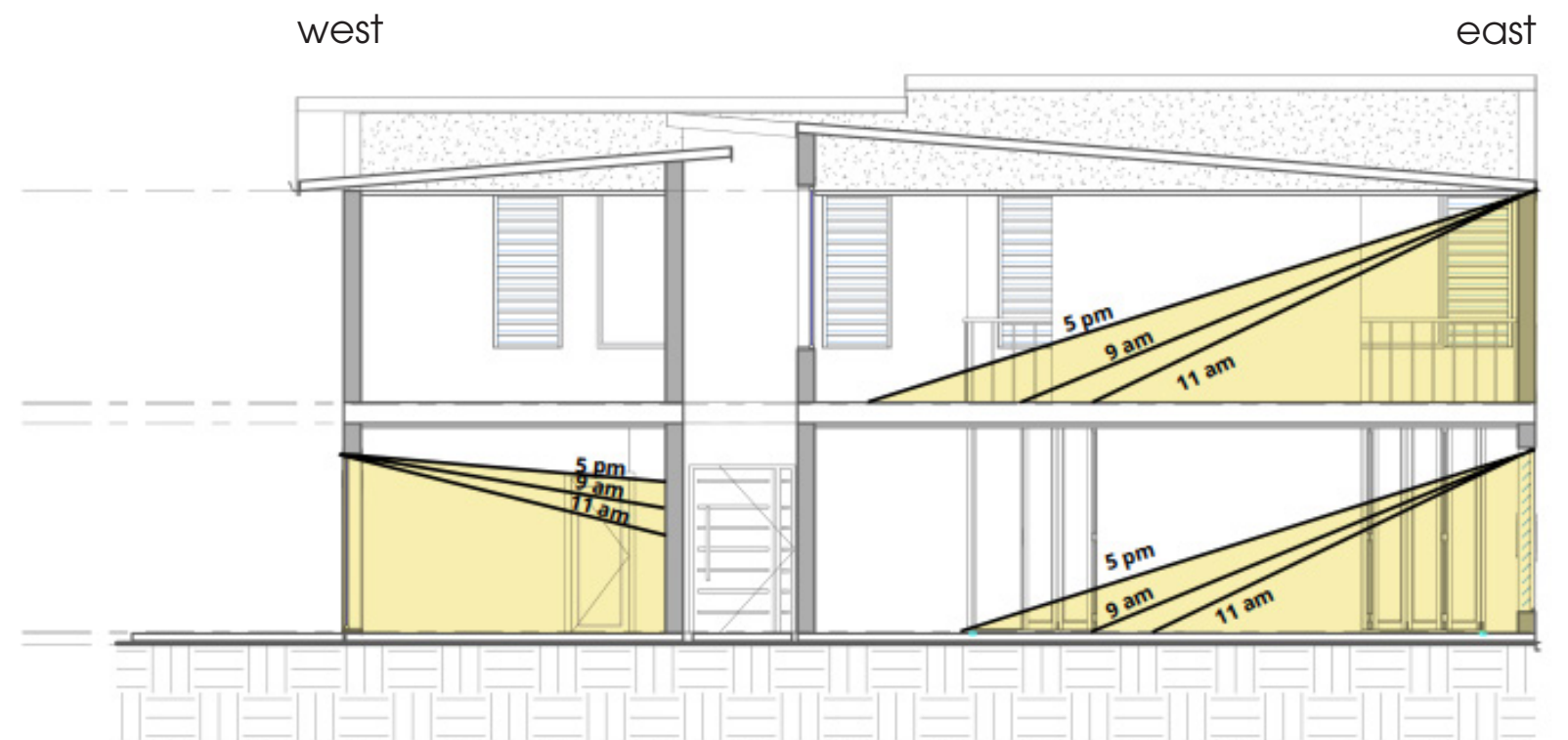
A4- Building Analysis: sun analysis



summer (june 21st)
5pm, 9am, 11am



winter (december 21st)
5pm, 9am, 11am

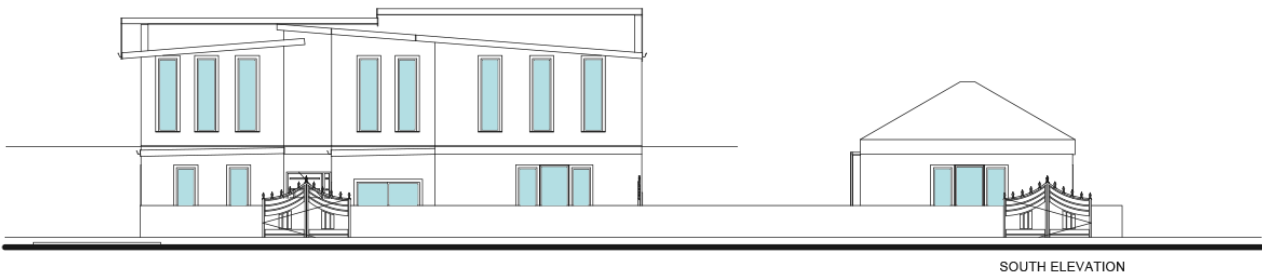
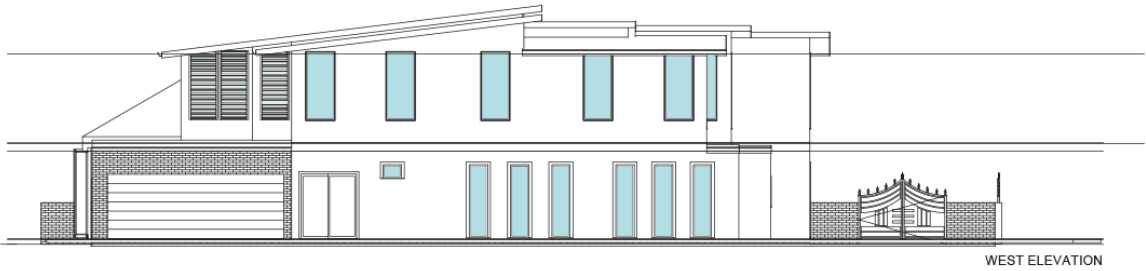
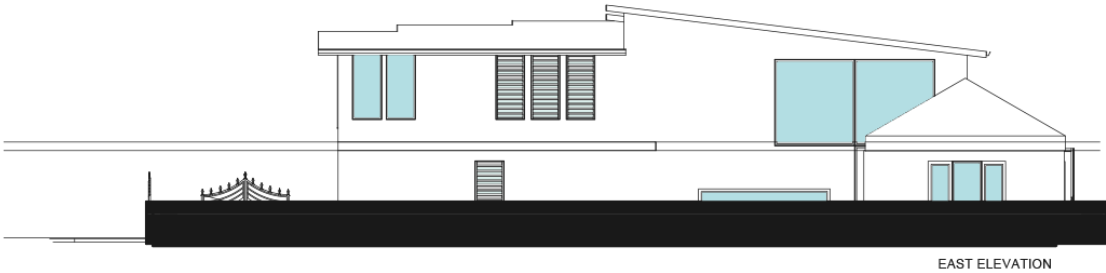


A4- Building Analysis: structure

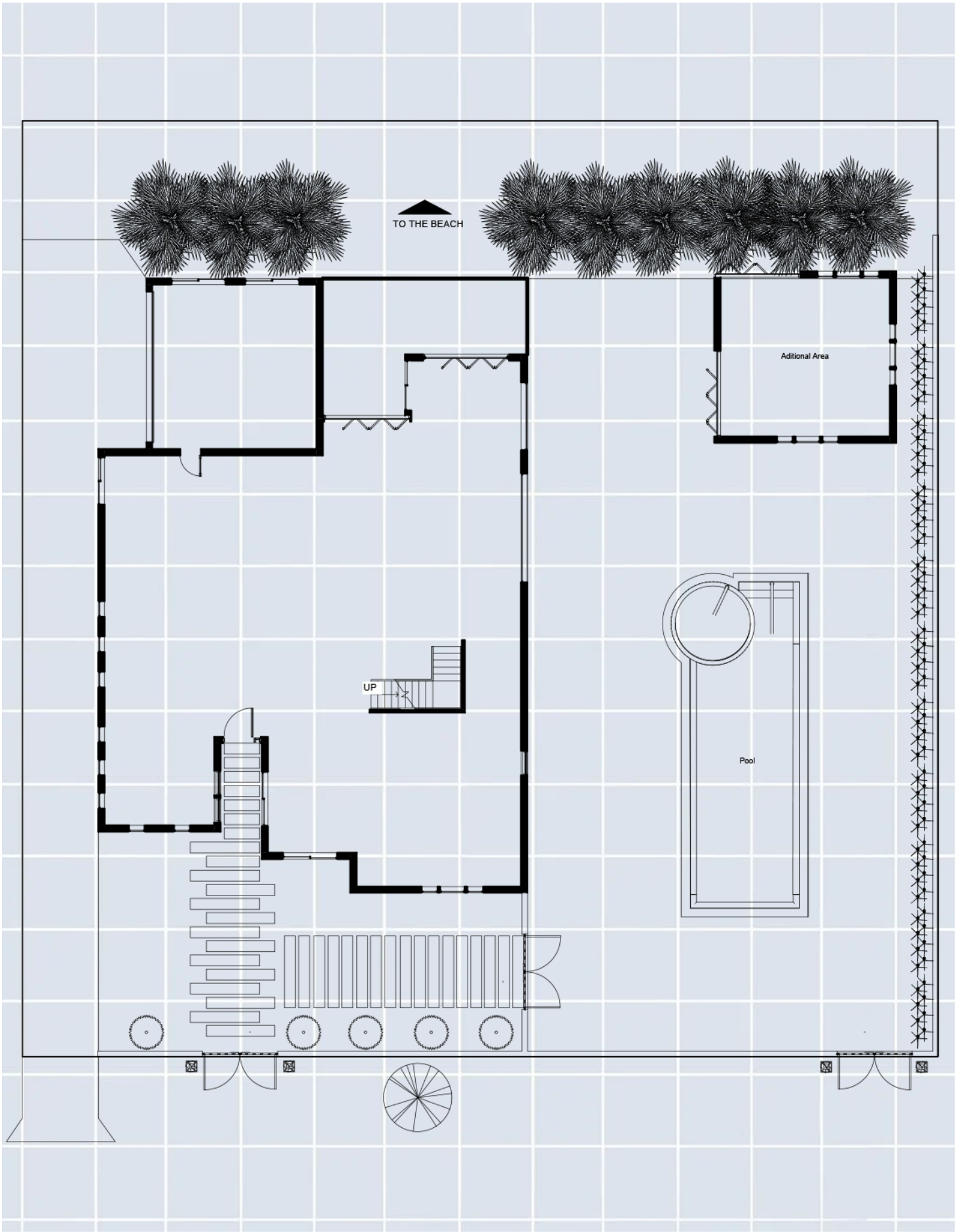


the layout of the house somewhat falls on a grid, however there are areas where it does not completely line up

- the house consists of two stories
- one stair case has 16 steps
- there are no columns present
- there are lots of windows present allowing for natural light



- top of wall L2 19'-6"
- top of floor L2 10'-5"
- top of floor 0'-7"

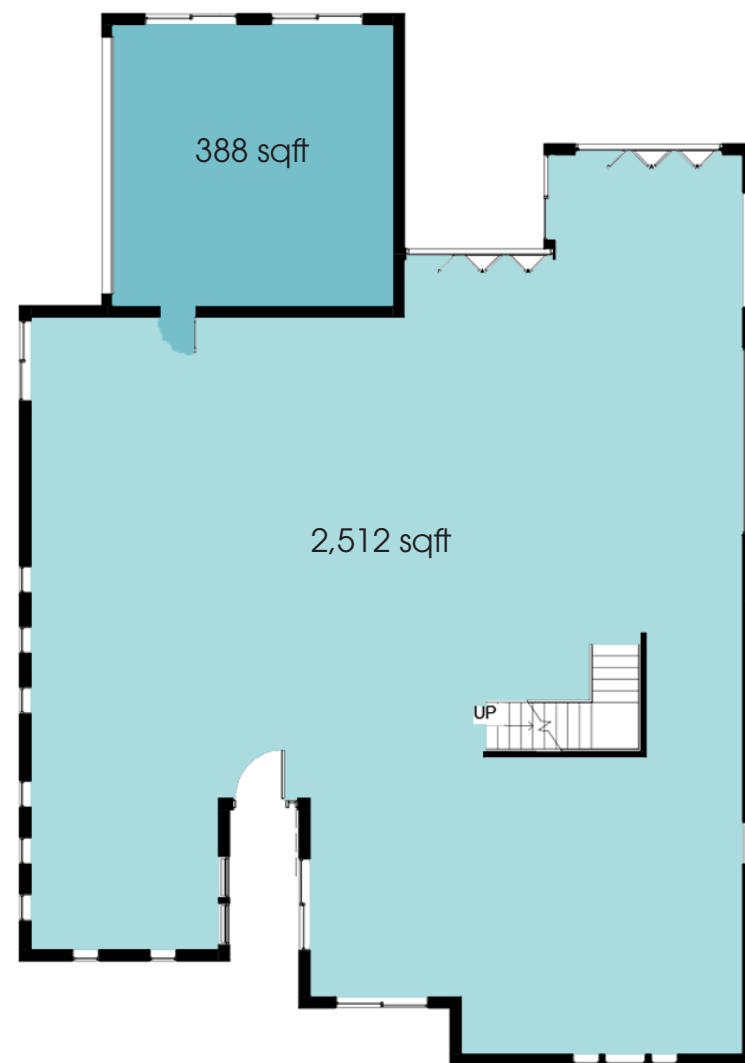


A4- Building Analysis: measurements

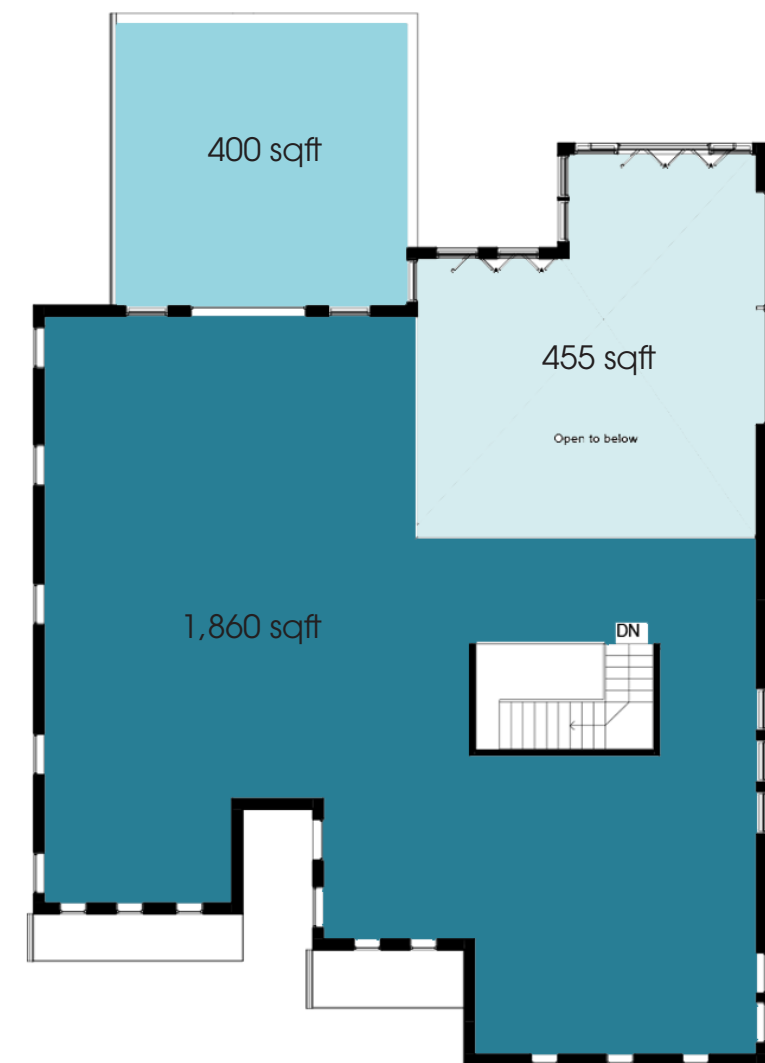


TOTAL: 6,000 SQ FT

semi-private spaces all have similar square footage



first floor

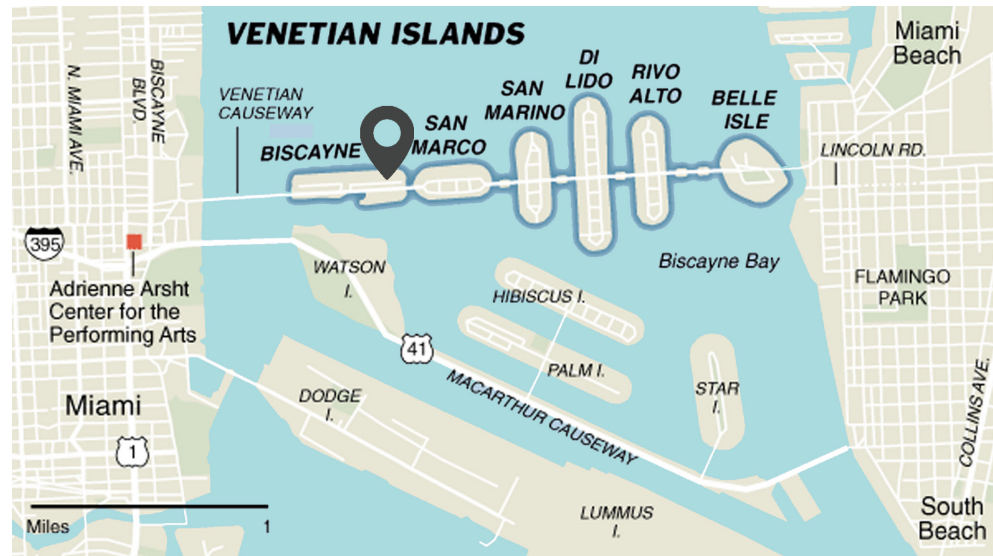


second floor

A4- Building Analysis: dominant issues

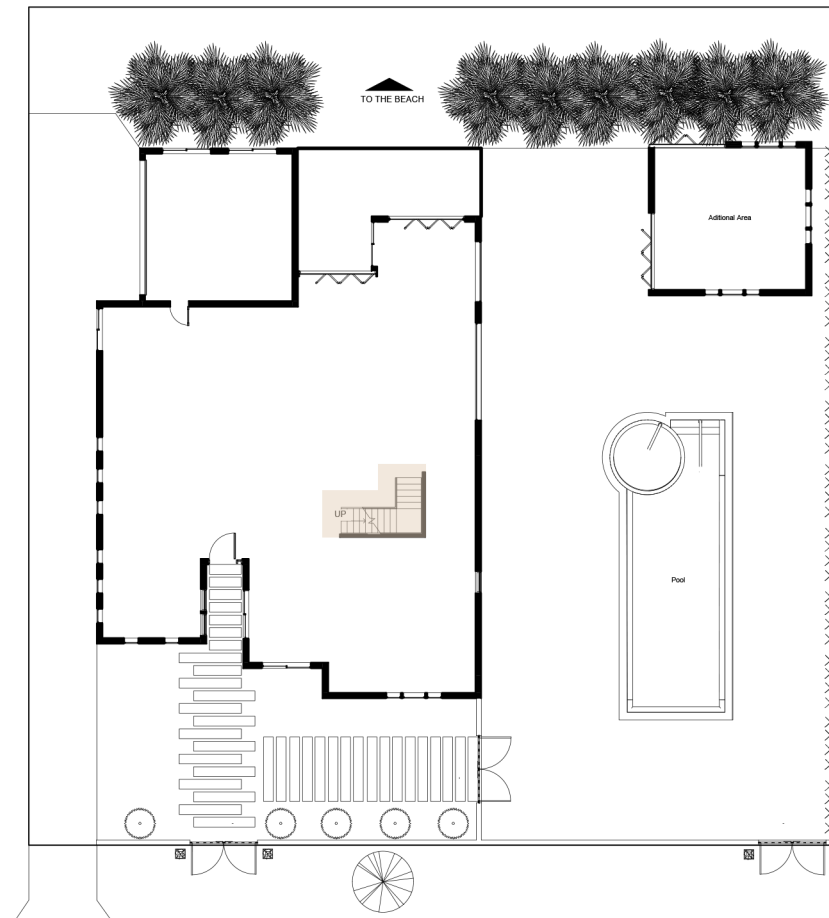
LOCATION

The site for the house is located right next to Biscayne Bay. This is important to pay attention to while designing the site because water levels can have a large impact on the structure of the house. One also has to consider the distance from the water that anything is built due to flooding or high tides in the area. Moisture levels in the air also play a big role.



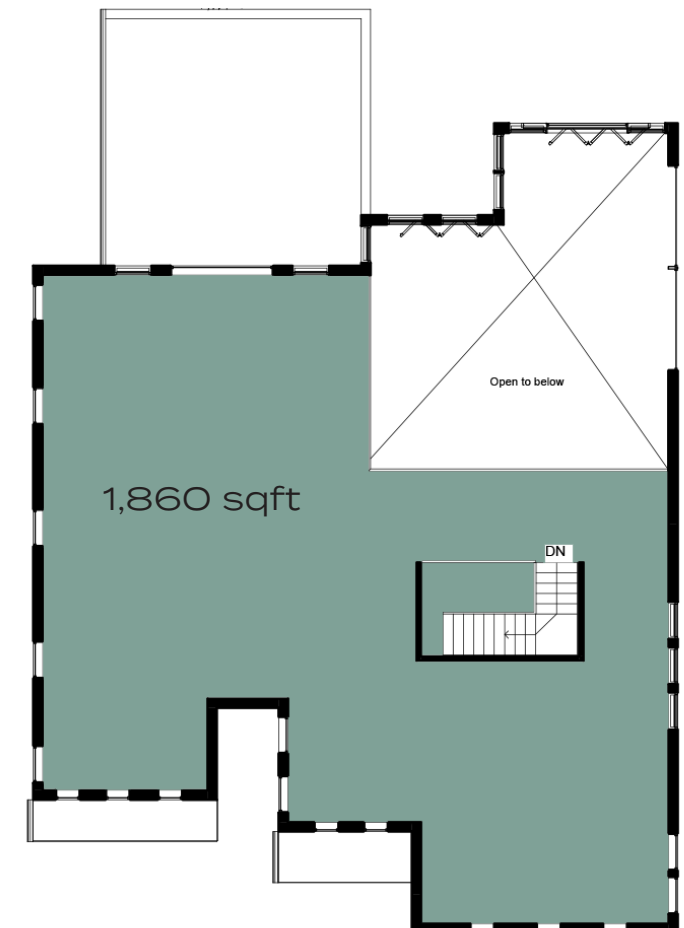
STRUCTURE

There is only one staircase present that leads up from the first floor to the second floor. This is important to note because this limits the overall circulation.



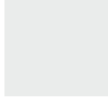
SPATIAL

The floor plan for the house shows a considerably smaller square footage on the second floor in comparison to the first floor. The total sq footage for the first floor of the house comes out to be around 3,285 sq ft while the second floor only encompasses 1,860 sq ft. This is an important factor to consider when designing the rooms and understanding how the spaces will work out.

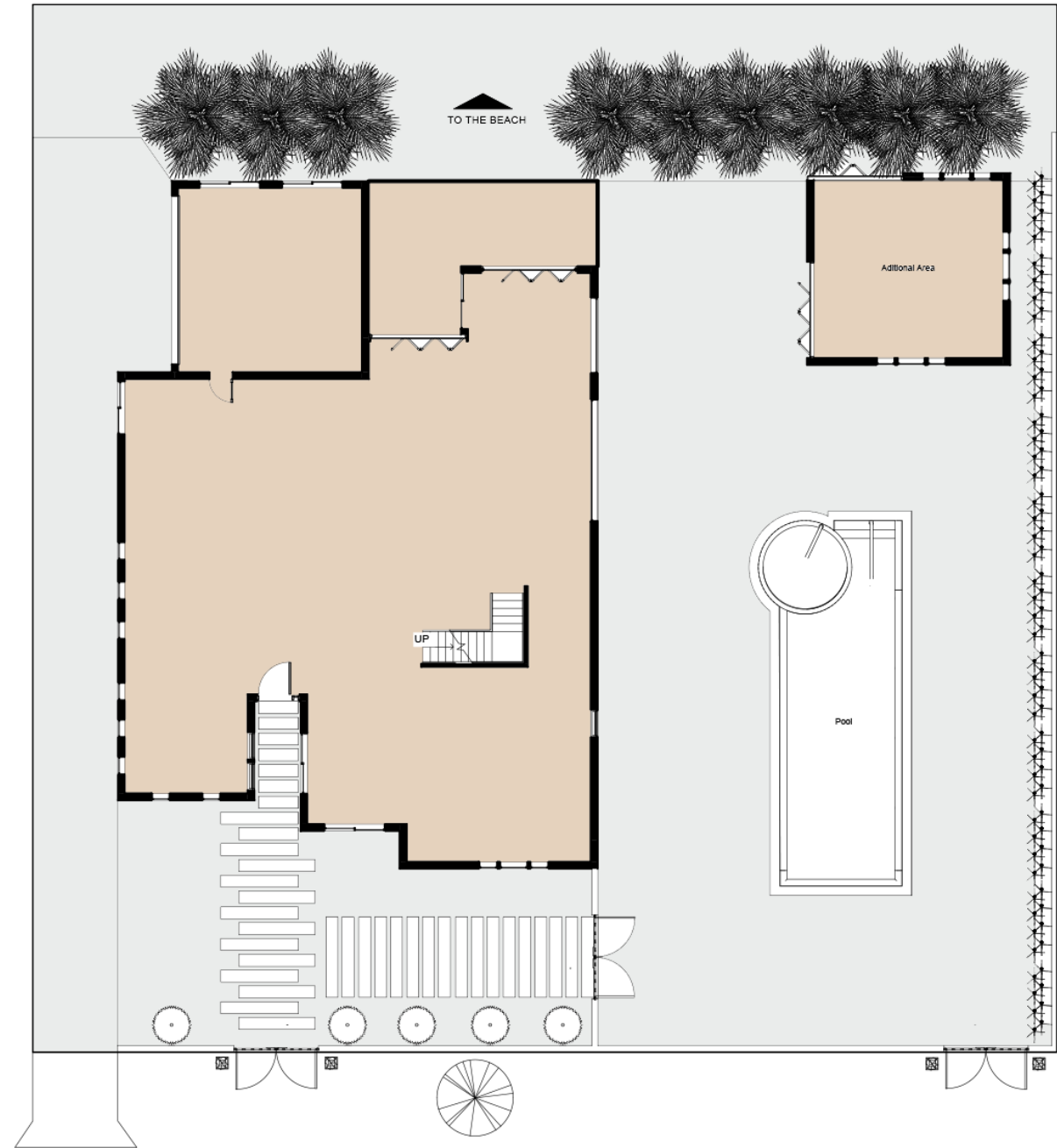
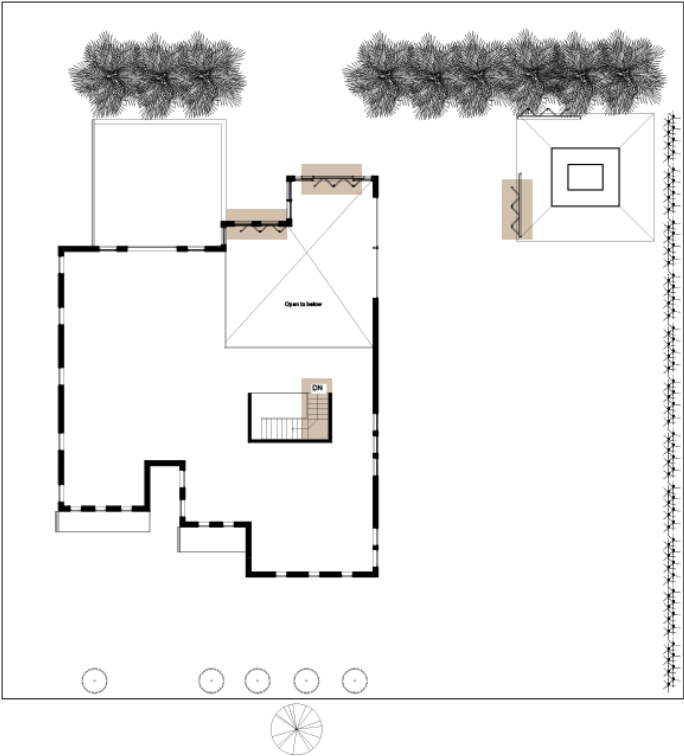
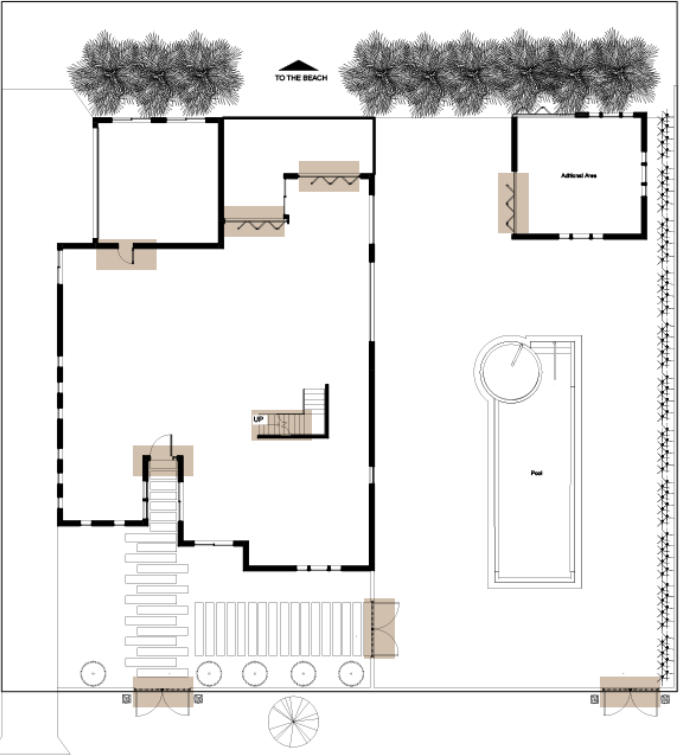


A4- Building Analysis: quality

 enclosed space
a space surrounded by the structure with few openings

 open space
a space with a large opening or few walls or other barriers

 thresholds



A4- Building Analysis: zoning



public spaces

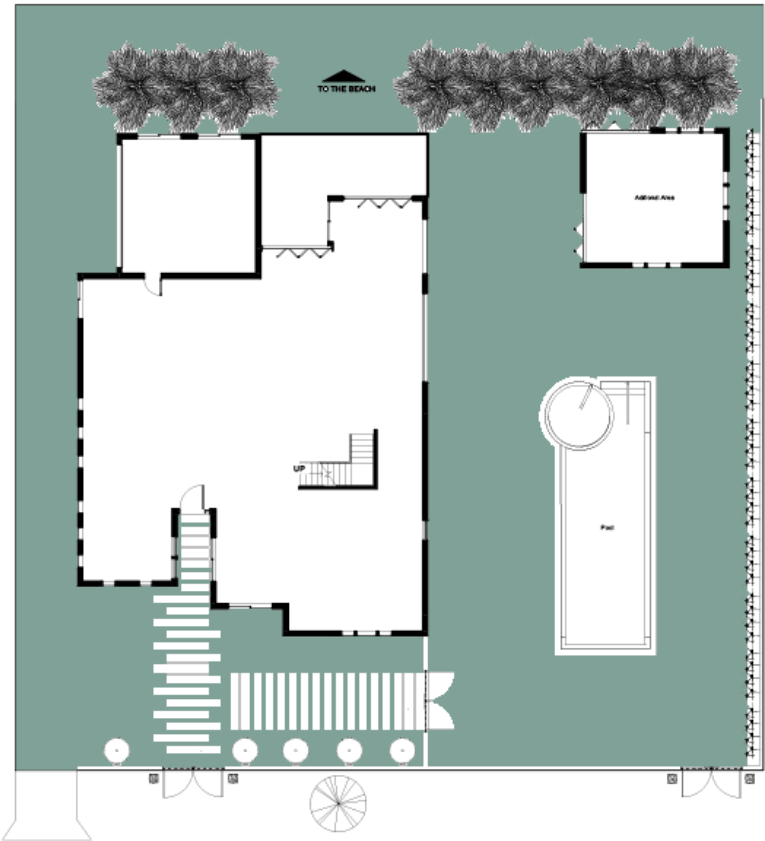
space to which people normally have unrestricted access and right of way



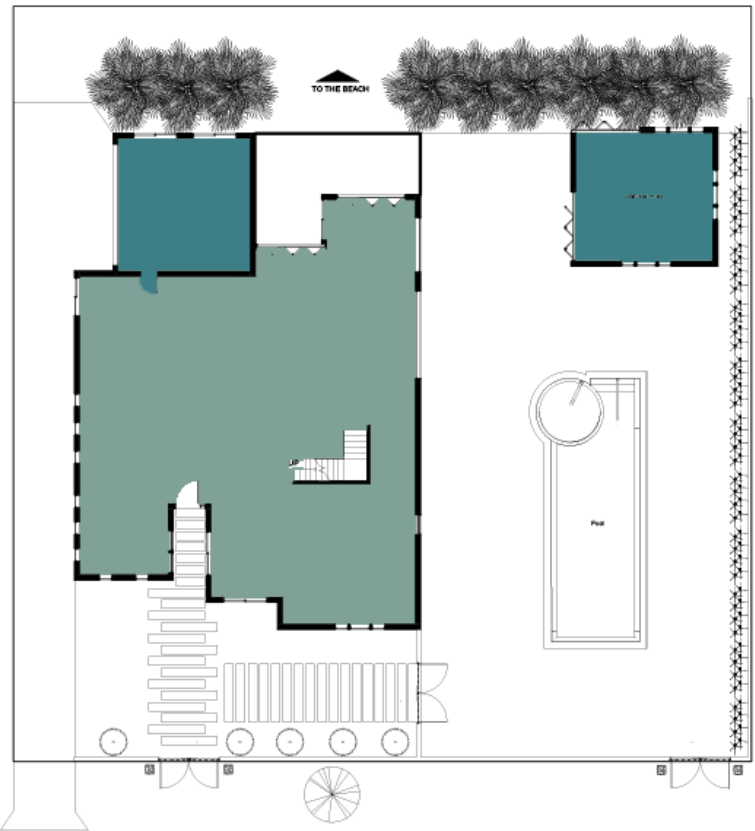
semi-private spaces

a piece of the urban environment that tends to be private and which a member of the general public will only enter if they have reason to

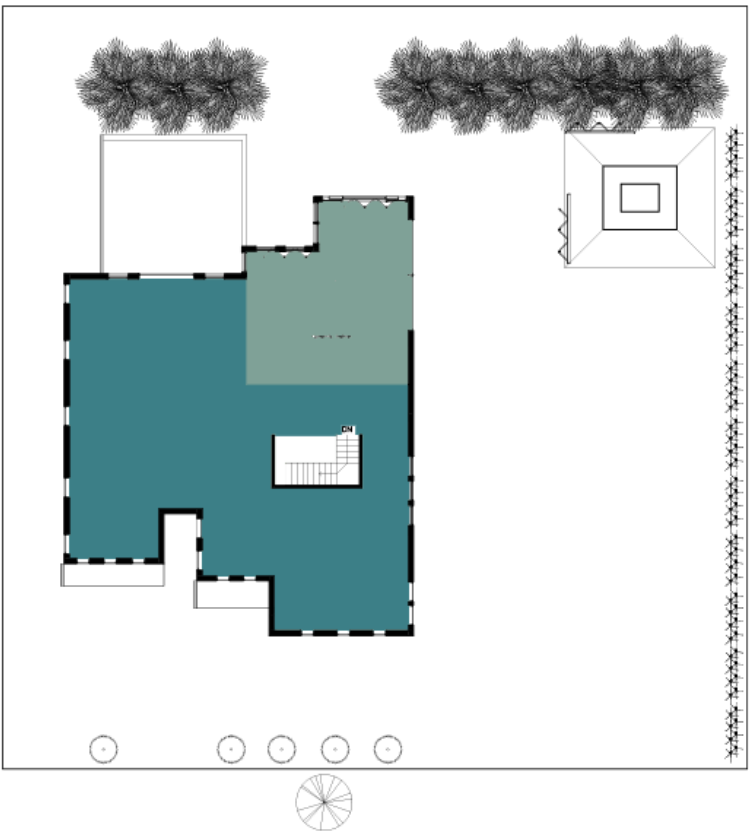
outdoors



first floor



second floor



the majority of spaces outdoors and on the first floor appear to be public
the second floor consists mainly of semi-private space with the exception of the overlook by the interior balcony

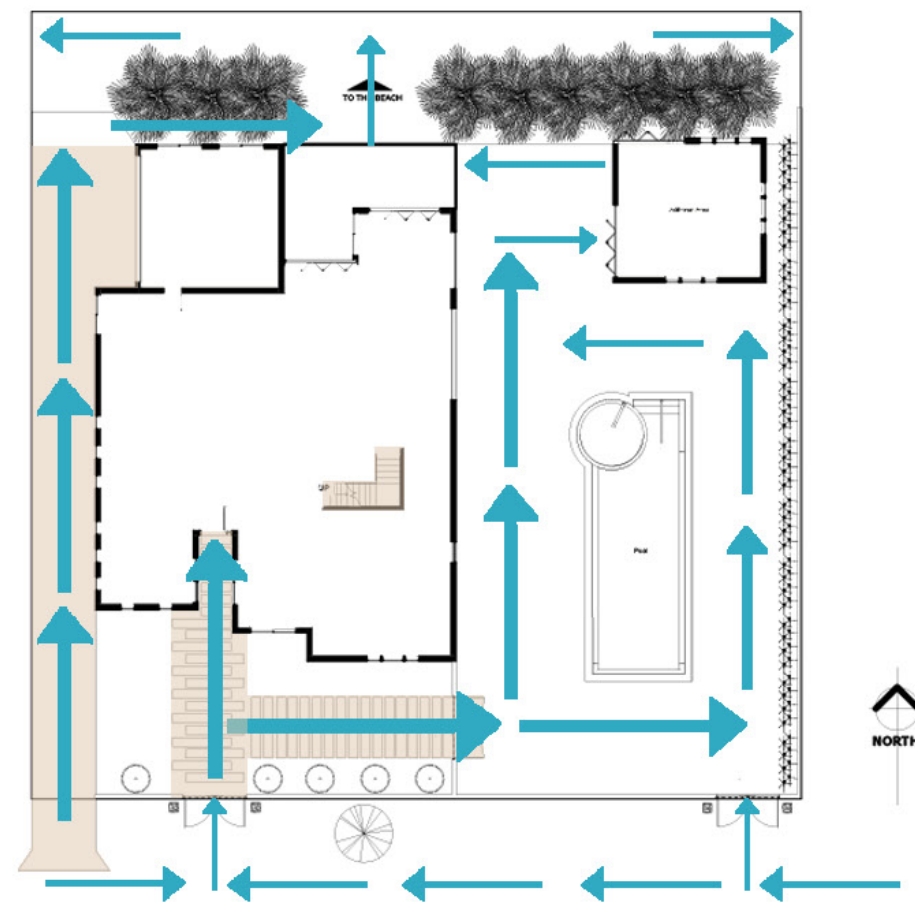
A4- Building Analysis: circulation

■ stairs and walkways

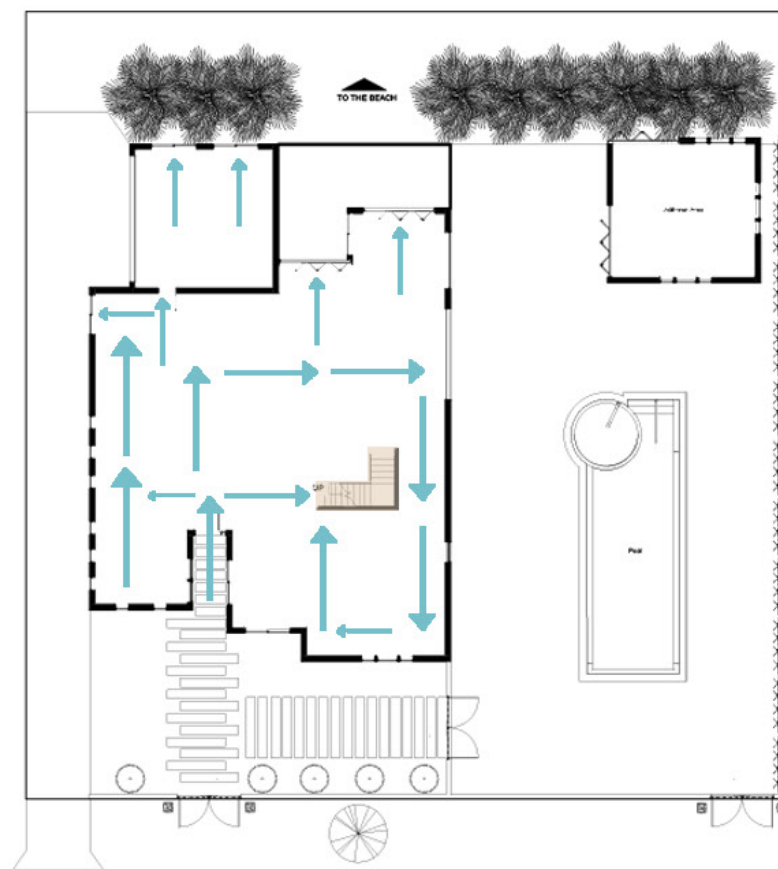
→ exterior circulation

→ interior circulation

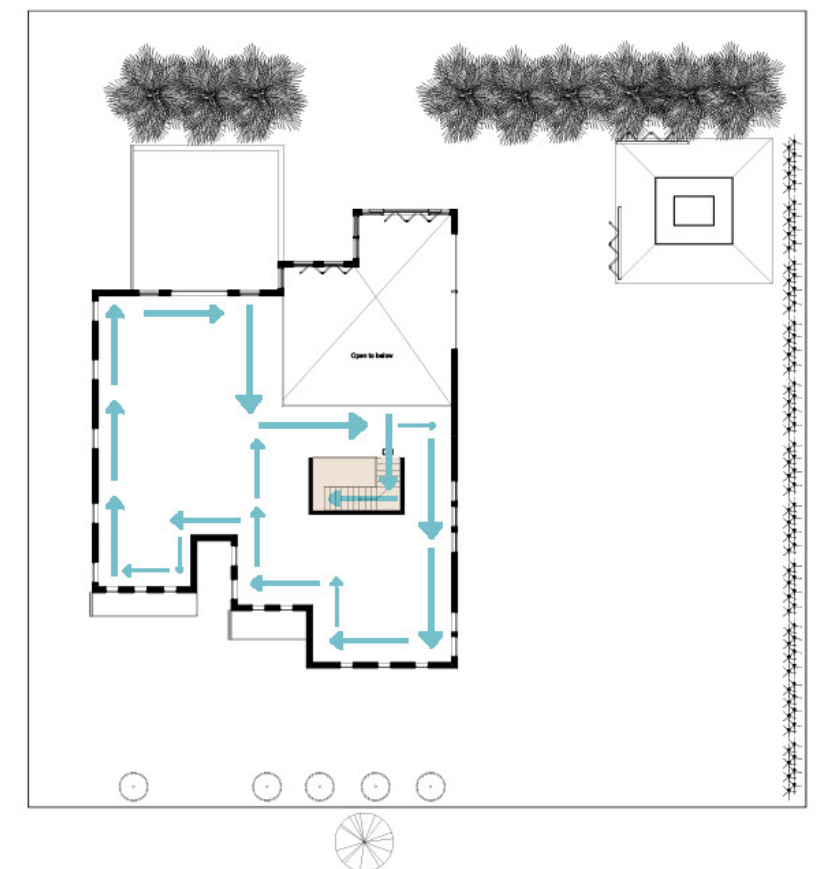
outdoors



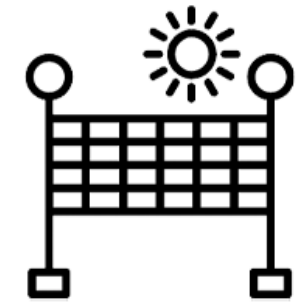
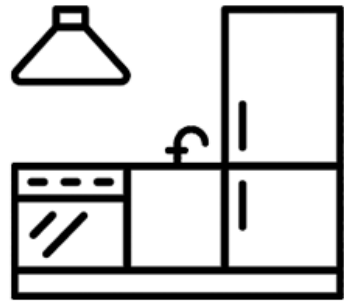
first floor



second floor



A5- Program Analysis



activities

big kitchen and pantry
home gym/yoga space
walk-in closet
office space
pool/bbq area
volleyball net
bar

design considerations

closed entry
open event space
bar area

necessities

mud room
laundry room
garage
dining room
living room
closet
1/2 bath
master bedroom
second bedroom
walk-in closet
guest bedroom
three full baths
linen closet

A5- Program Analysis: design guidelines

to create an open floor plan by using minimal walls and gapped partitions

have a large kitchen, bar, and gym/yoga space to tailor towards the clients individual interests and hobbies

to create a fun and welcoming outdoors area for the clients, their athletic daughter and guests (this includes the patio area, bbq area, and pool with a removeable volleyball net)

to make the home easily accessible for when clients host guests, and have a fluid floor plan with lots of room for activites and socializing

A5- Program Analysis

individual spaces

entry

enclosed to create separation between the indoor and outdoor spaces
space to greet people as they walk through the door

mudroom/laundry room: 222.5 sqft

space next to garage
enough room for washer, dryer, and shoe/coat storage

garage: 388 sqft

space connected to the back of the house
garage door opens on the western facade
room for two cars and some extra storage

living room: 314.8 sqft

large space for socializing and relaxing
close to 1/2 bath of first floor
smooth circulation to dining room and kitchen

dining room: 203.9 sqft

close to entry with smooth circulation to living room and kitchen
formal dining area used when company comes over
close to 1/2 bath

kitchen: 358.8 sqft

large space with island and smooth circulation throughout
high ceilings and larger windows allowing for plenty of natural light
close to breakfast nook and dining room

breakfast nook: 176.6 sqft

cozy space to eat breakfast with the family at a small table
access to patio and pool/bbq area through back door
plenty of natural light and high ceilings

pantry: 52.2 sqft

small walk-in pantry with enough room to store extra food and snacks
close to kitchen to allow easy access

closet: 18.3 sqft

located in the living room on the first floor of the house
space to store extra blankets and linens
hidden area

office: 90 sqft

enough space to put a desk and storage for event planning materials
windows to provide natural light throughout the day
private work/study space

bathroom: 70 sqft

full bath with enough room for a large shower, toilet, and sink
direct access to the guest bedroom

1/2 bath: 34.2 sqft

located on the first floor
near the dining room and kitchen so guests can have easy accessibility to it
private area in a public space

A5- Program Analysis

individual spaces

guest bedroom: 128.1 sqft

small bedroom with enough space for a queen bed and dresser
private area
direct access to guest bathroom

master bedroom: 593.4 sqft

second floor of the house
private area
enough space for a california king, sidetables, and vanity area

master bath: 238 sqft

huge bathroom with enough room for a large shower, toliet, jacuzzi tub, two
sinks, two vanity cabinets, and a small sauna
windows to allow natural light

walk-in closet: 180 sqft

attached to the master bedroom and master bath
large room with enough space for hanging clothes racks, jewelry storage,
and mirrors

second bedroom: 270.8 sqft

smaller bedroom with plenty of natural light
enough space for a queen bed, nightstand, desk, and vanity area
under bed storage

bathroom: 104.2 sqft

smaller full bath with enough room for a large shower, toliet, vanity, and sink
private area

walk-in closet: 103.5 sqft

slightly smaller then the master walk-in
enough space for drawers, hanging clothing racks, and mirrors
attached to bedroom on the second floor

home gym/yoga: 400 sqft

easy access from the master bedroom
fully equipped home gym with space to do yoga
gorgeous views of the venetian causeway

linen closet: 26.6 sqft

small closet for extra towels and bedding
located on the second floor

bbq area: 385 sqft

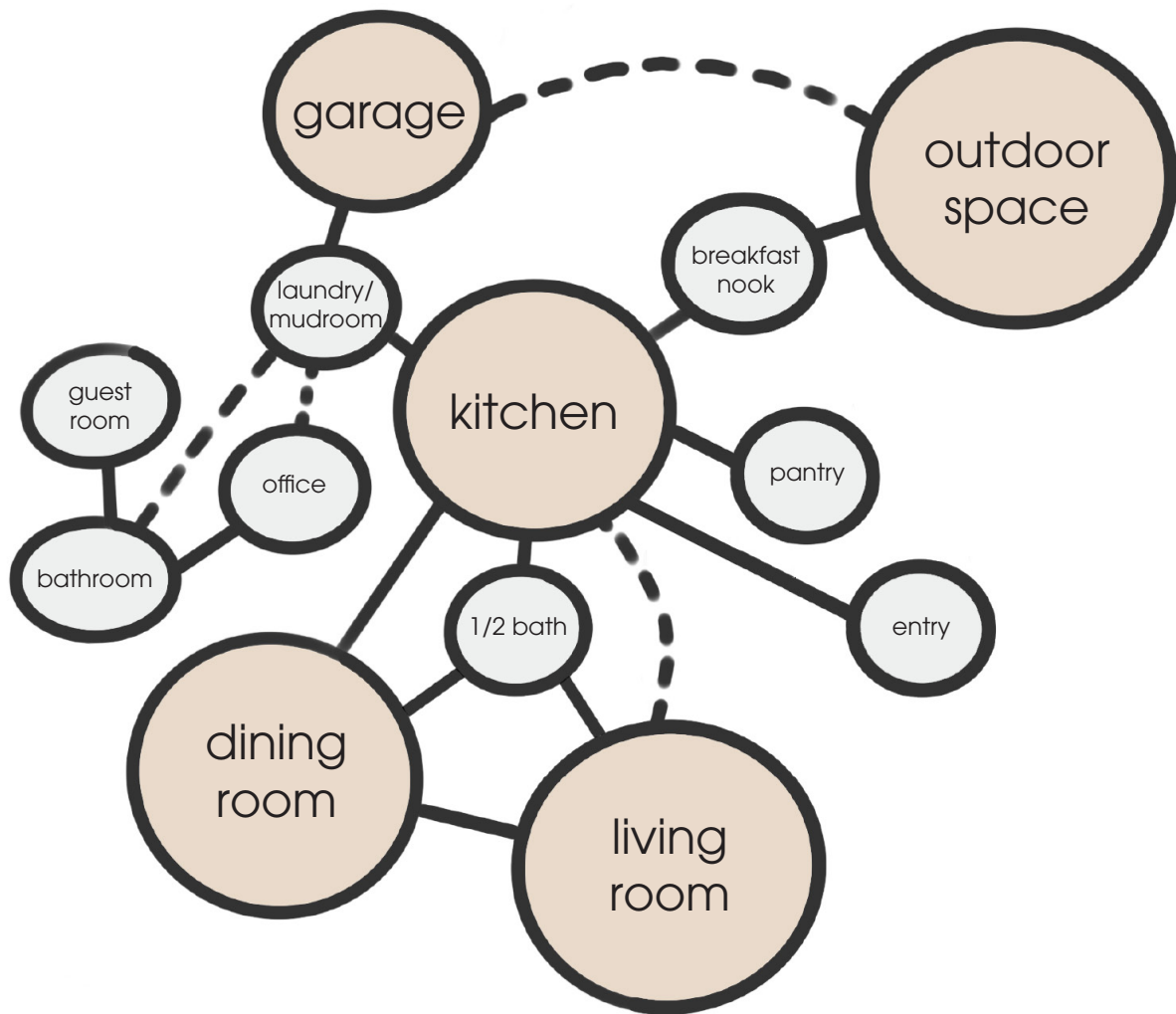
large area to hang out by the pool
easy access to the pool and back patio
located at the back of the property near the waterfront

patio: 294.4 sqft

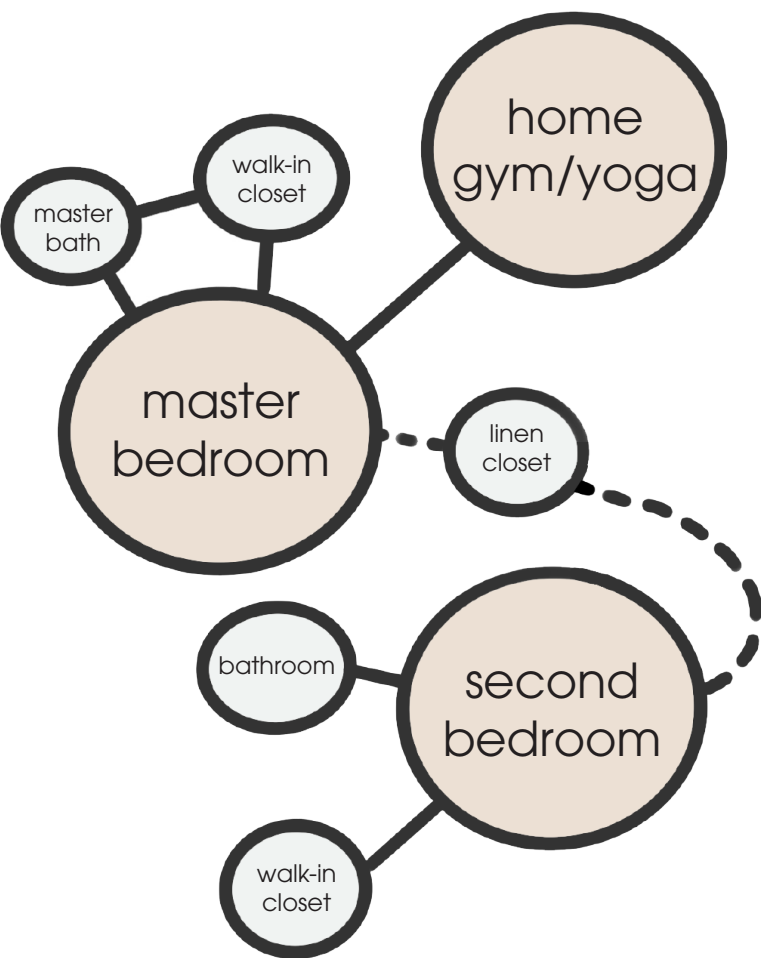
located on the northern facade of the house
close to bbq/pool area
smooth transition from indoor to outdoor areas

Adjacency Diagram

first floor

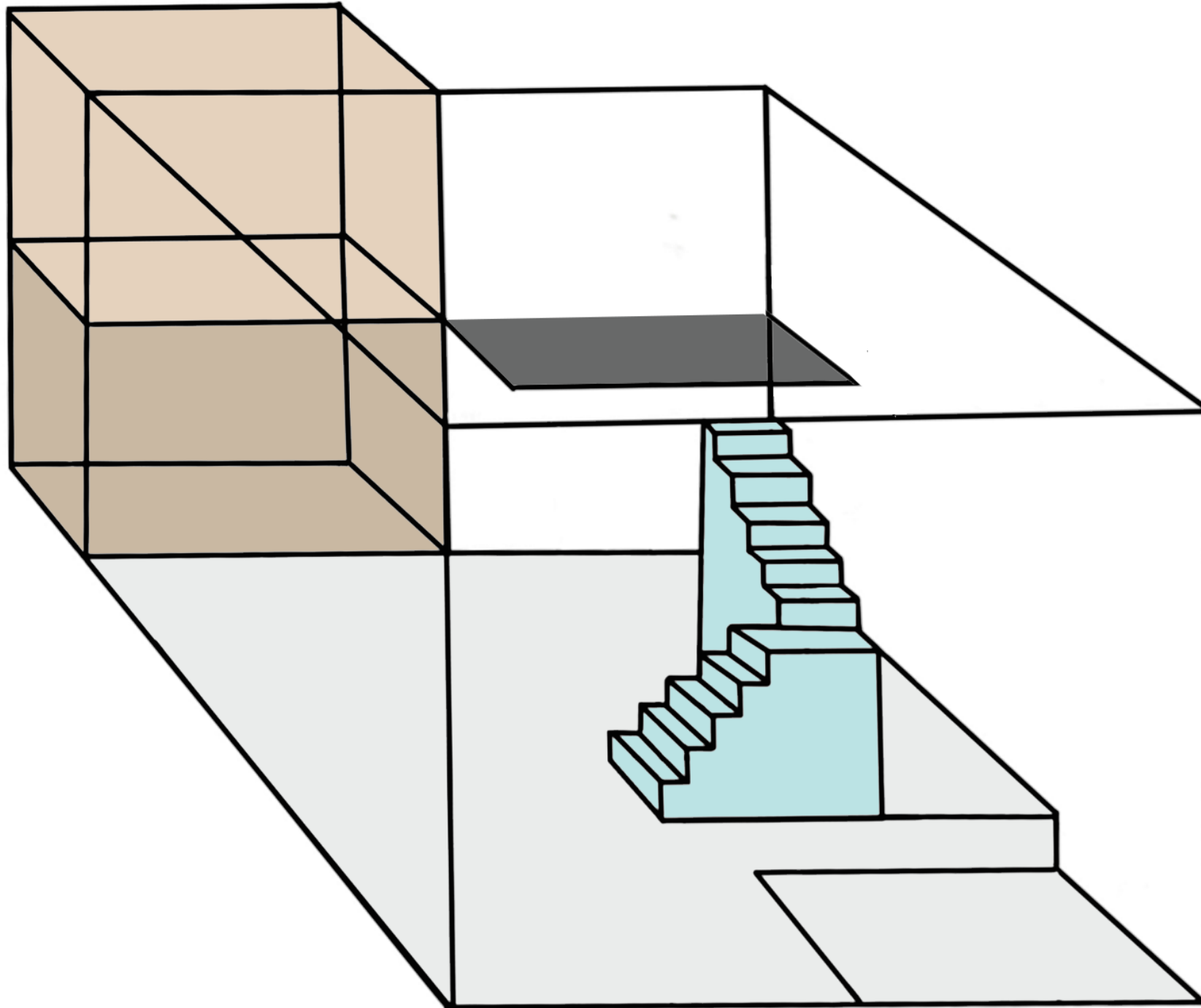


second floor



- larger spaces
- smaller spaces
- primary paths
- secondary paths

Stacking Diagram

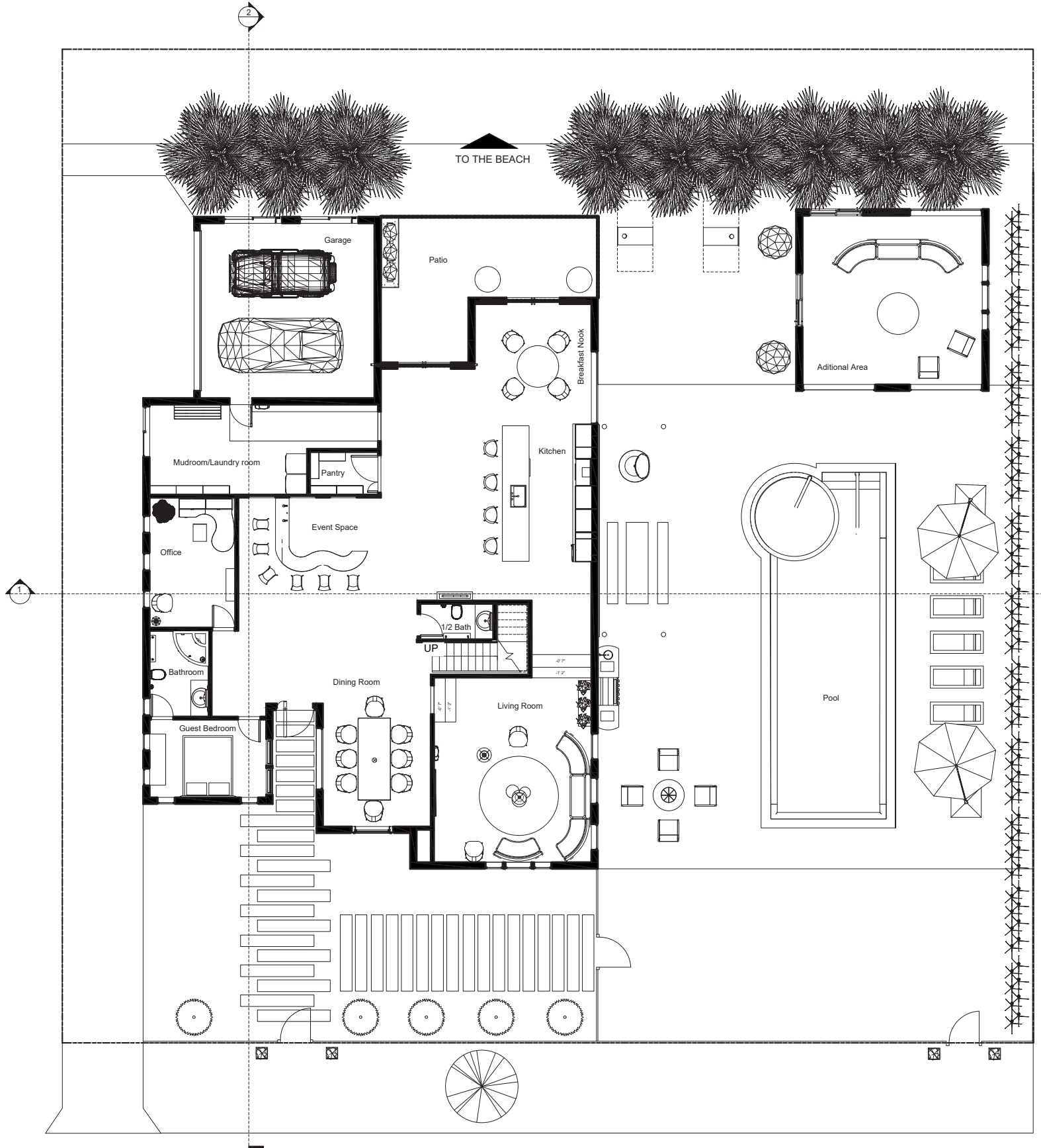


This diagram shows the relationship between the first and second floor of the house. The darker shade of tan represents the garage and the lighter shade represents the home gym/yoga space located directly above. The light blue shows the steps that connect the two levels and lastly the dark grey shade represents the mezzanine located about the kitchen/breakfast nook.

FF&E Plan



first floor

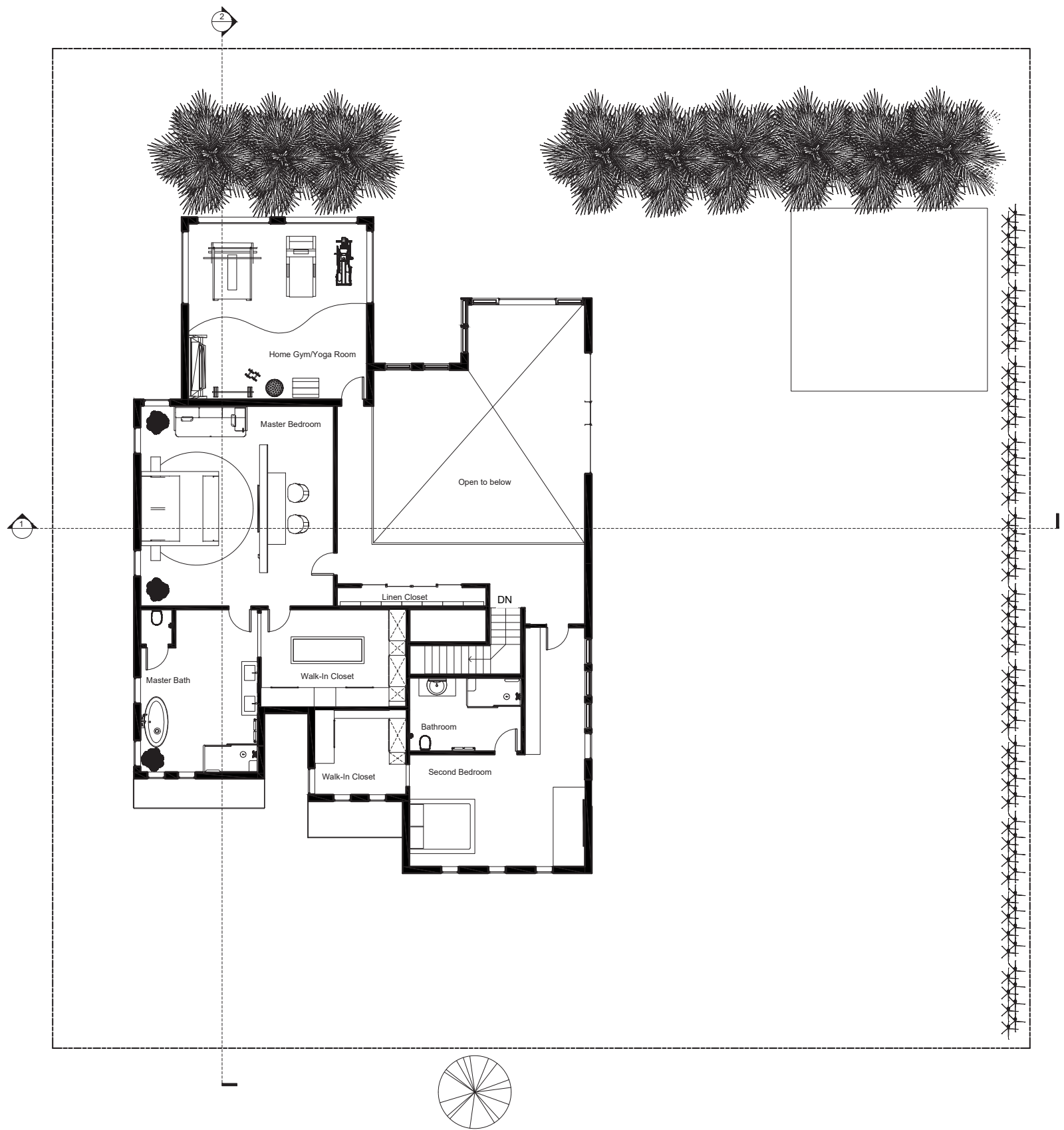
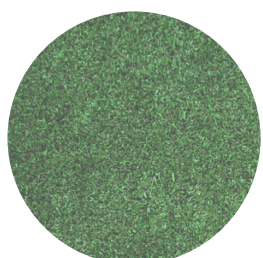


1/8" = 1'-0"

FF&E Plan



second floor



1/8" = 1'-0"

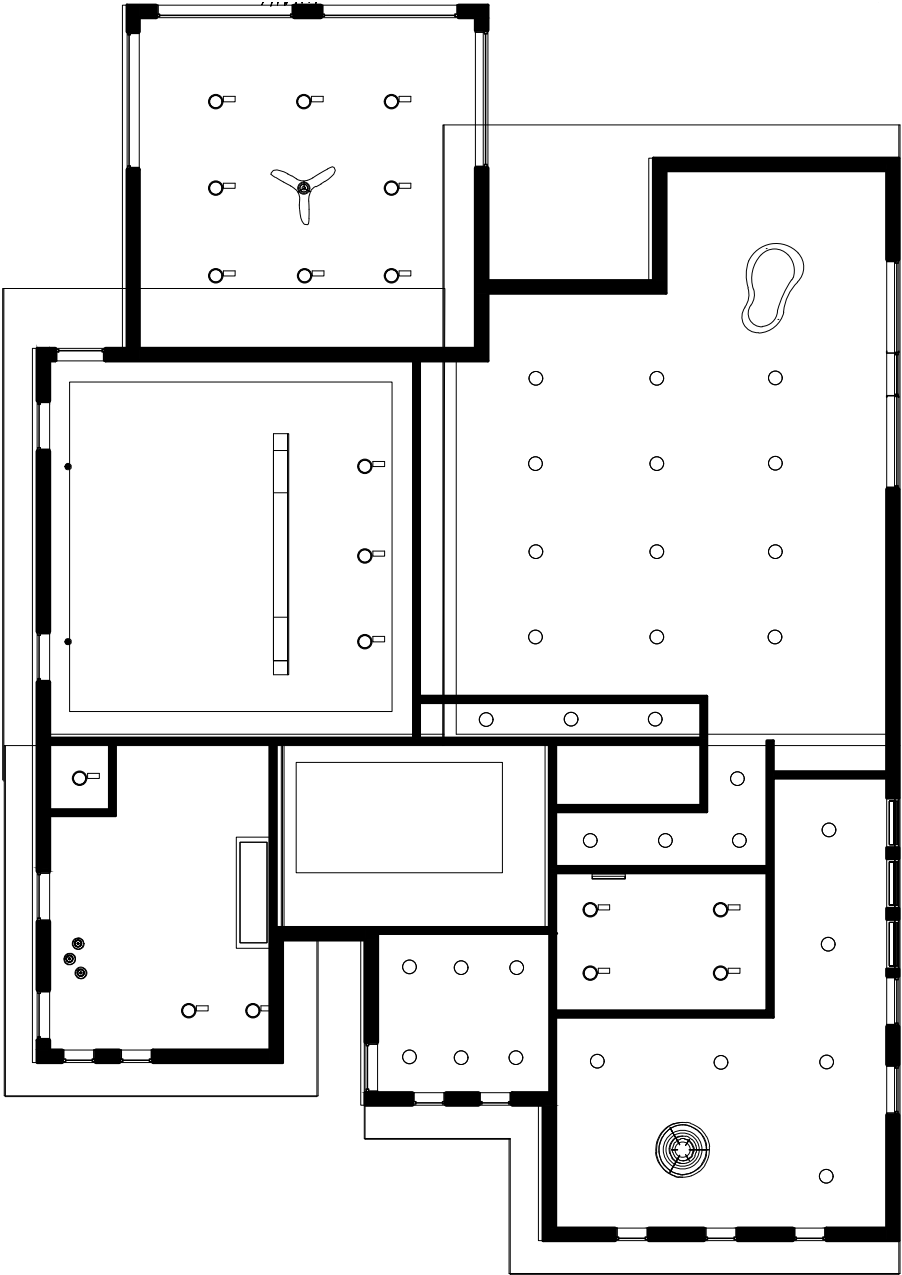
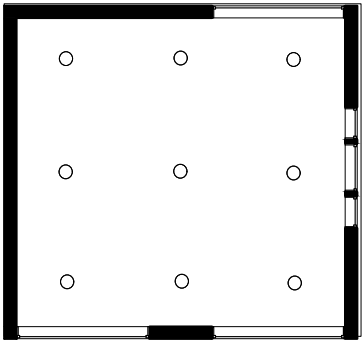
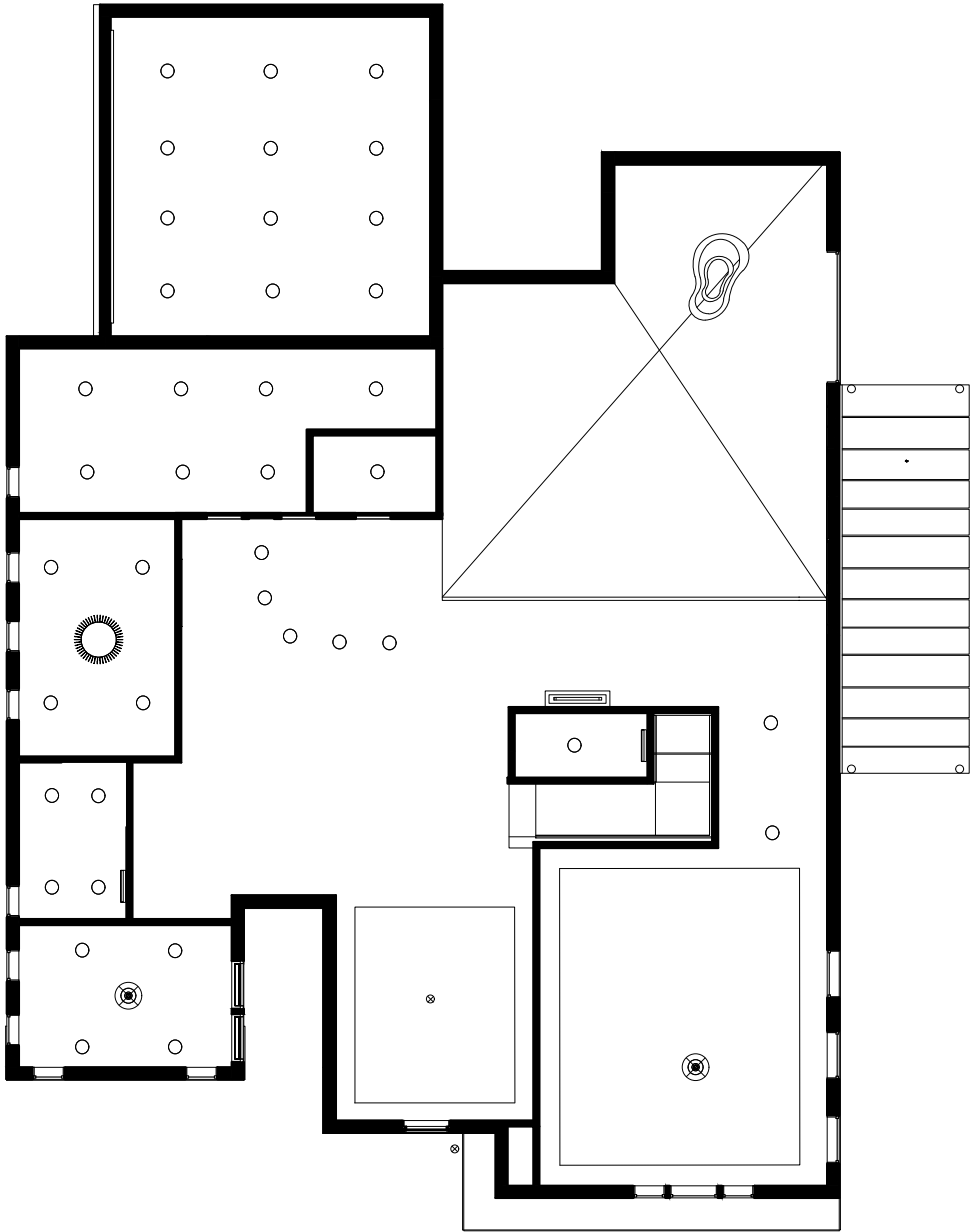
first floor

RCP Plan



1/8" = 1'-0"

second floor



Rendered Elevations

first floor

guest bathroom



dining room



kitchen



Rendered Elevations

second floor

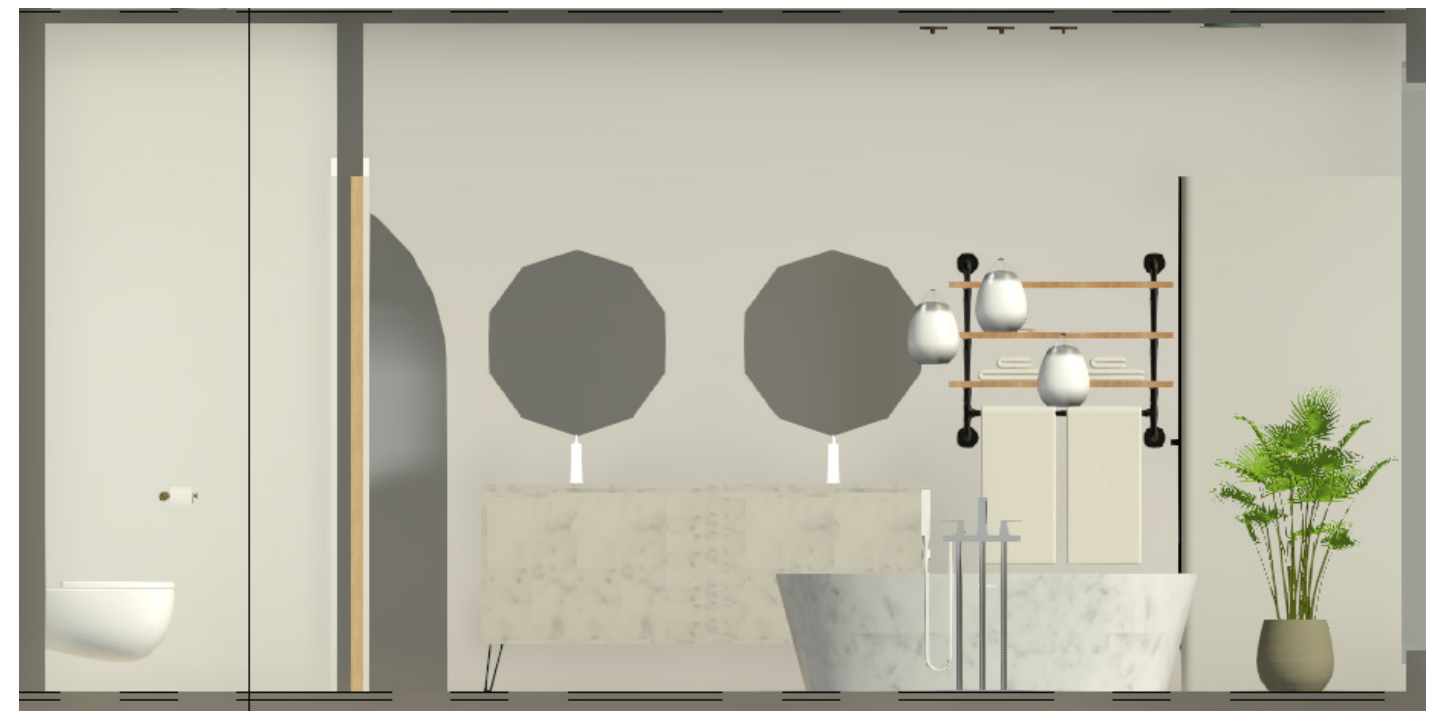
master bedroom



master closet



master bathroom



Rendering house front

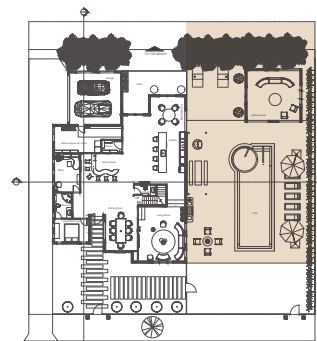


Rendering transversal (1)



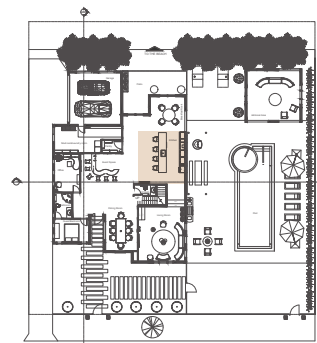
Rendering longitudinal (2)





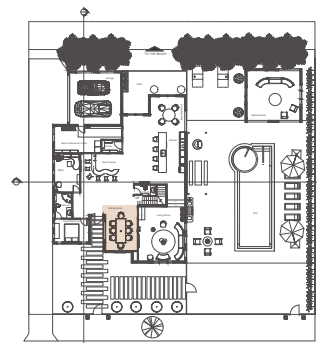
Outdoor Space





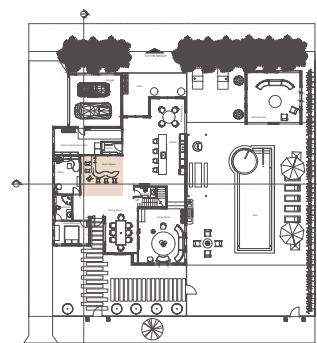
Kitchen





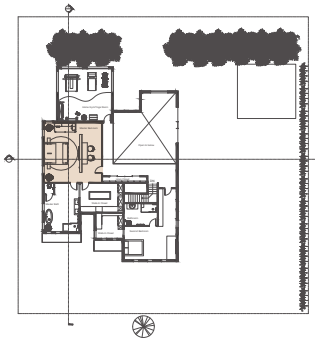
Dining Room





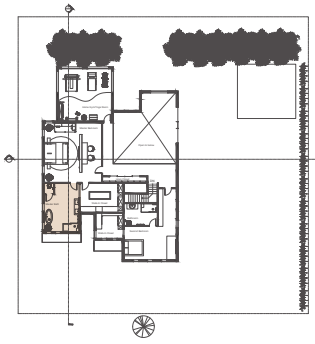
Bar





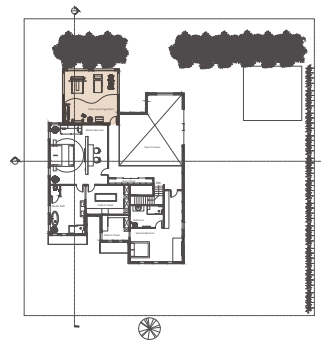
Master Bedroom





Master Bathroom





Home Gym



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Thank you!