

cecelia kominsky &
veronica pinera

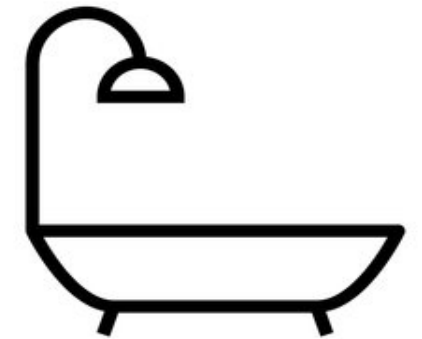


1041 N Venetian Dr, Miami Beach, FL 33139

1041 NORTH VENETIAN DRIVE



5 beds



4 baths

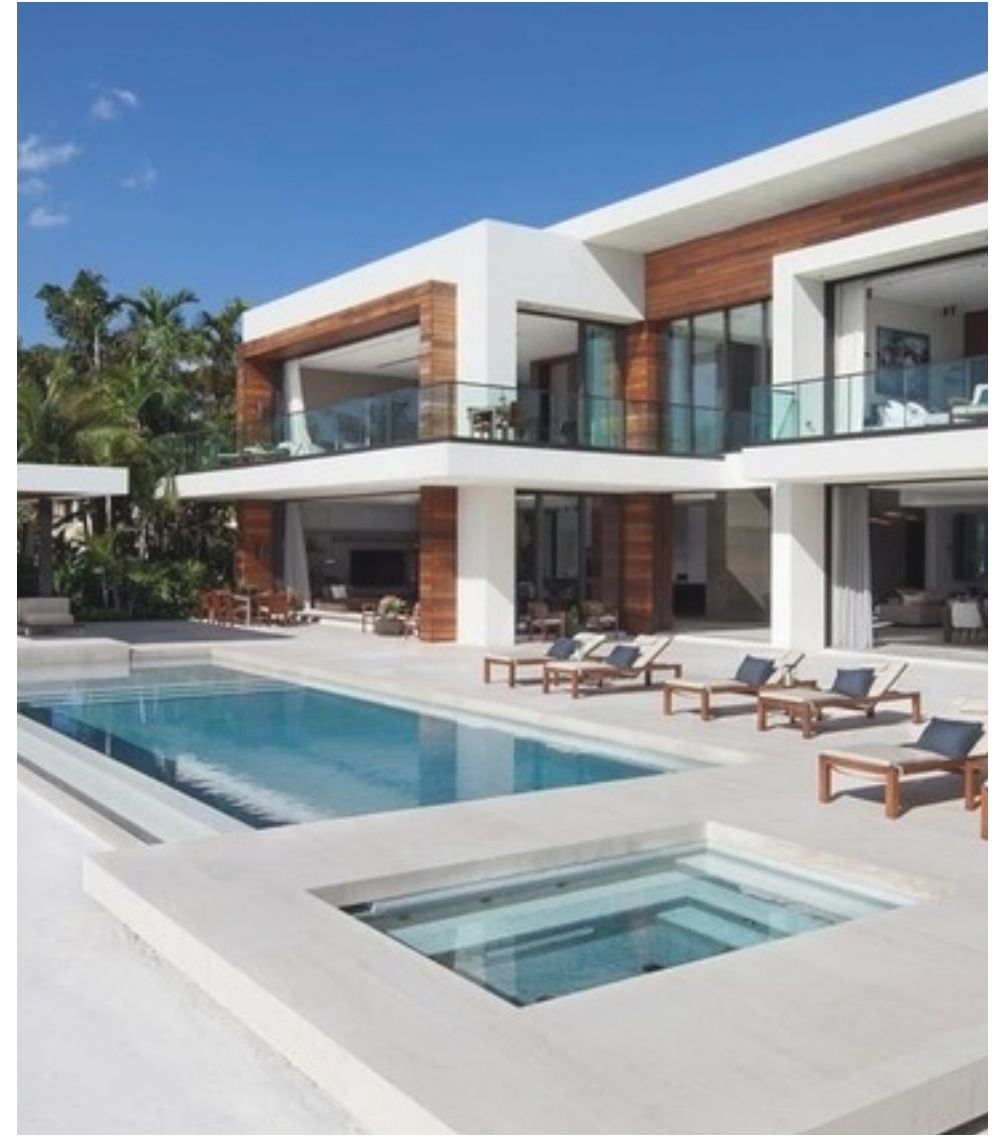


6,000 sq ft



\$ 4.75 mil

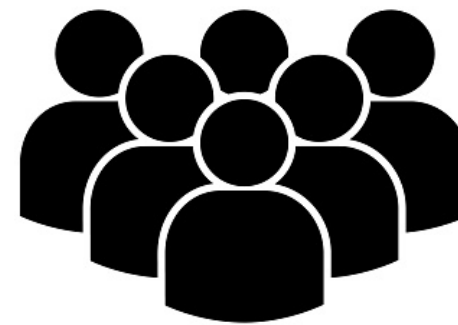
MIAMI BEACH STATISTICS



the two largest ethnic groups in miami beach are hispanics (53.7%) and caucasians (35.6%)



in 2021, the median home price in the venetian islands was \$1.8 mil. in miami beach, this number was \$429,687

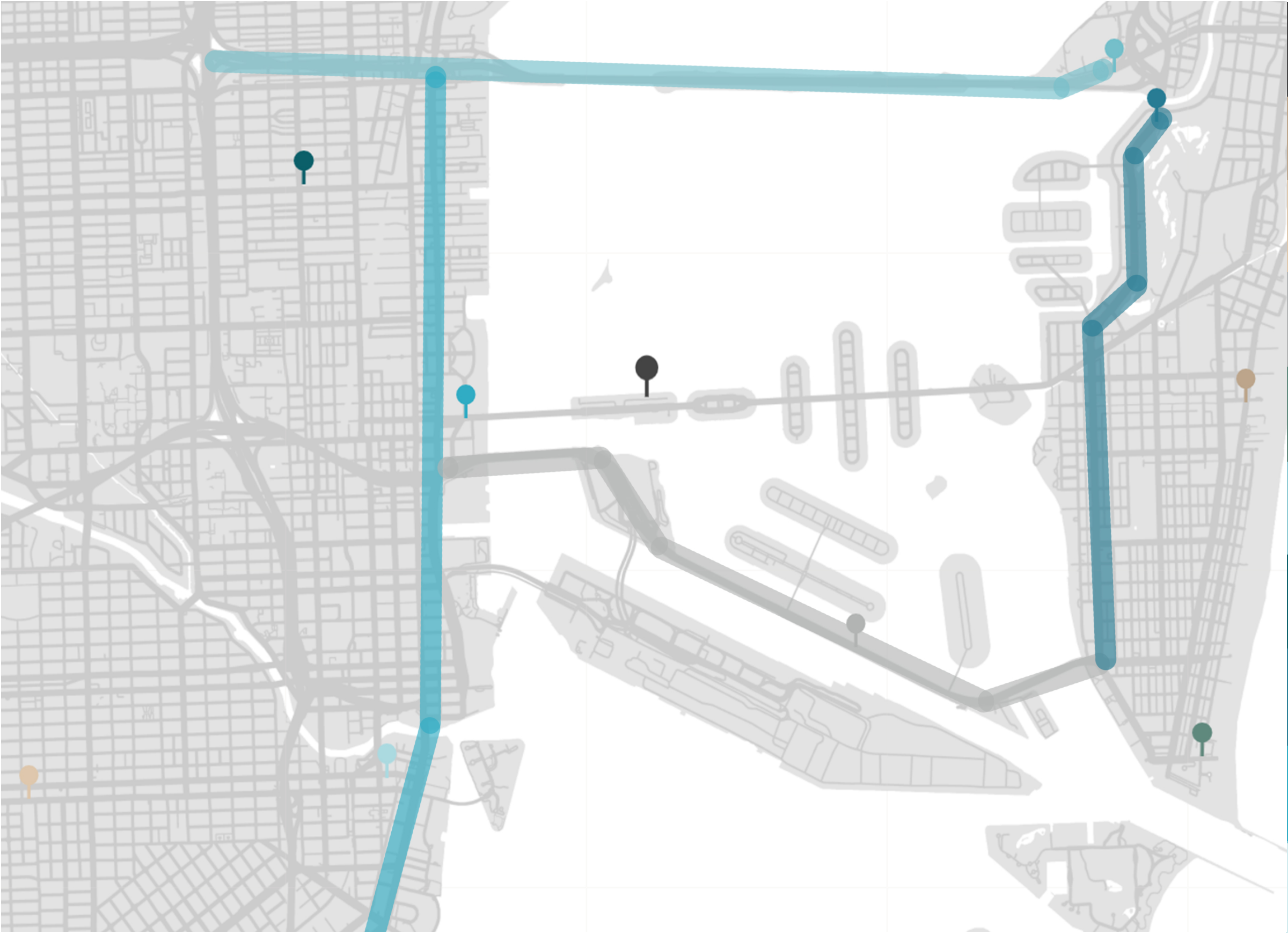
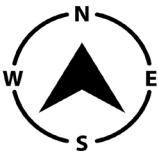


889 residents currently reside in the venetian islands compared to the 90,108 people total in miami



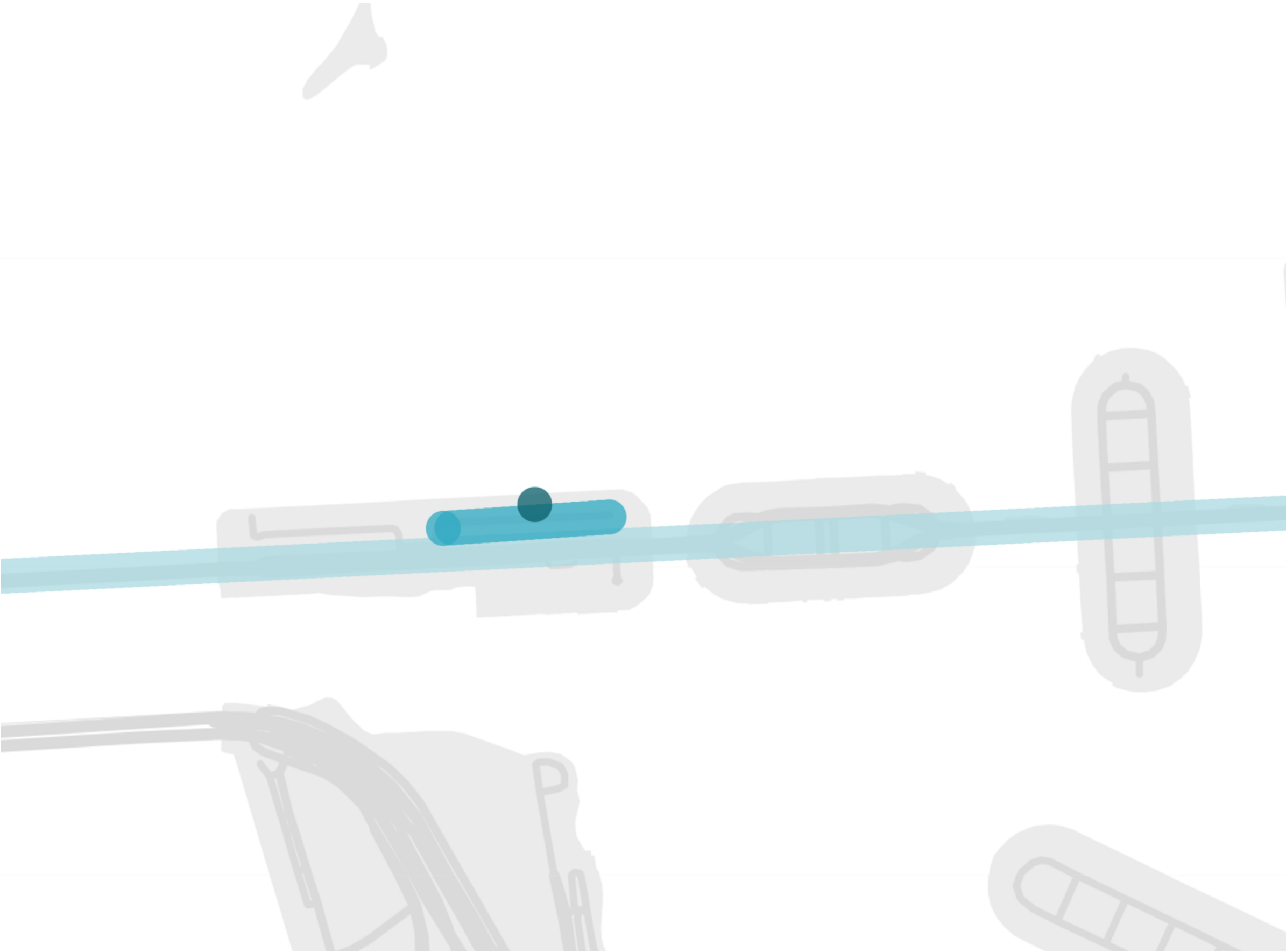
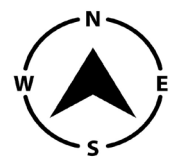
the average annual income here is \$110,256, much higher than the \$61,635 average of miami beach

LOCATION AND ACCESSIBILITY



site location
miami beach
calle ocho
macarthur causeway
ocean drive
FL state road 112
wynwood
alton road
NE 15th street
brickell

LOCATION & ACCESSIBILITY

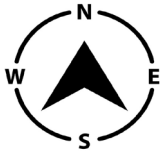


north venetian drive: road where the site is located. connected to the venetian causeway.

venetian cause way: bridge that crosses between biscayne bay and miami beach, connecting the 11 man made islands.

marina: harbor with ports for yachts and small boats

VIEWS FROM THE BUILDING

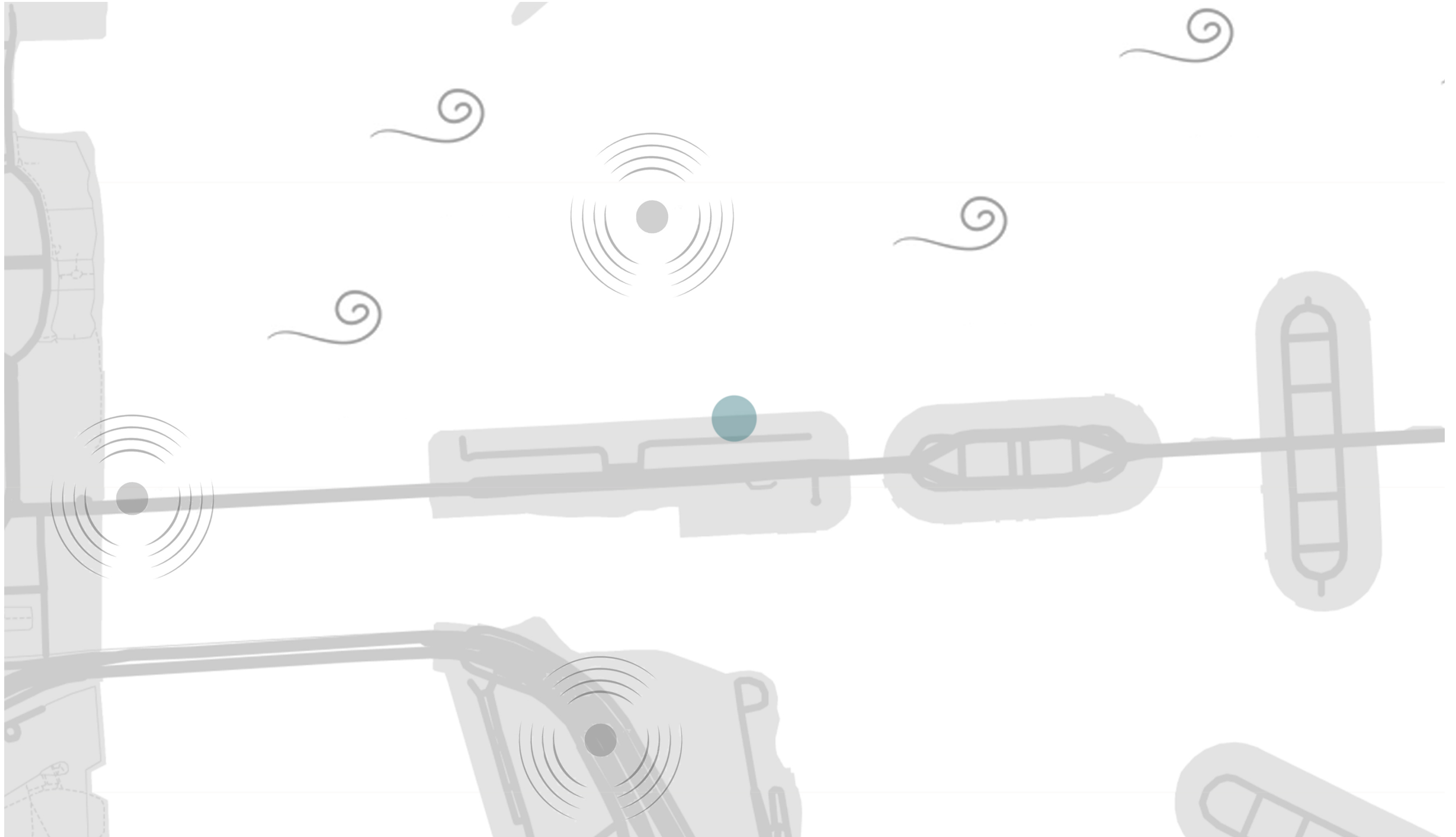
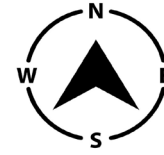


pace picnic island: small island where people boat and spend the day enjoying the views.

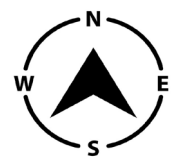
intracoastal waterway: 3,000 mile long waterway that runs throughout the atlantic coast where many boats frequently sail.



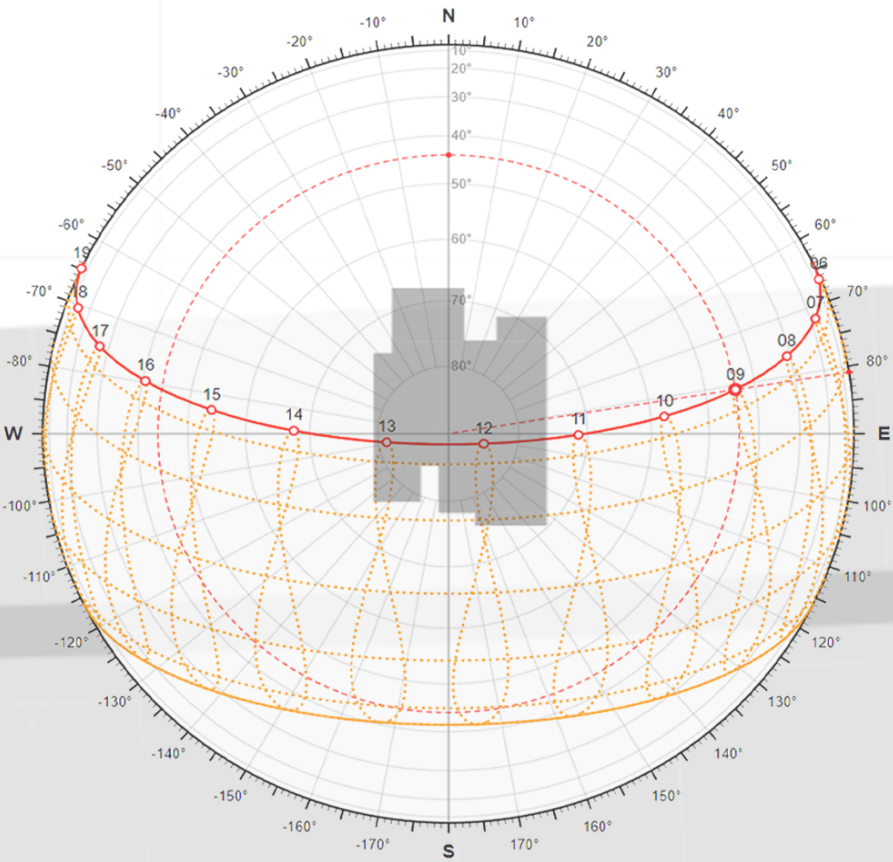
NOISE & WIND ANALYSIS



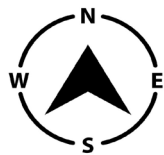
SUN PATH ANALYSIS



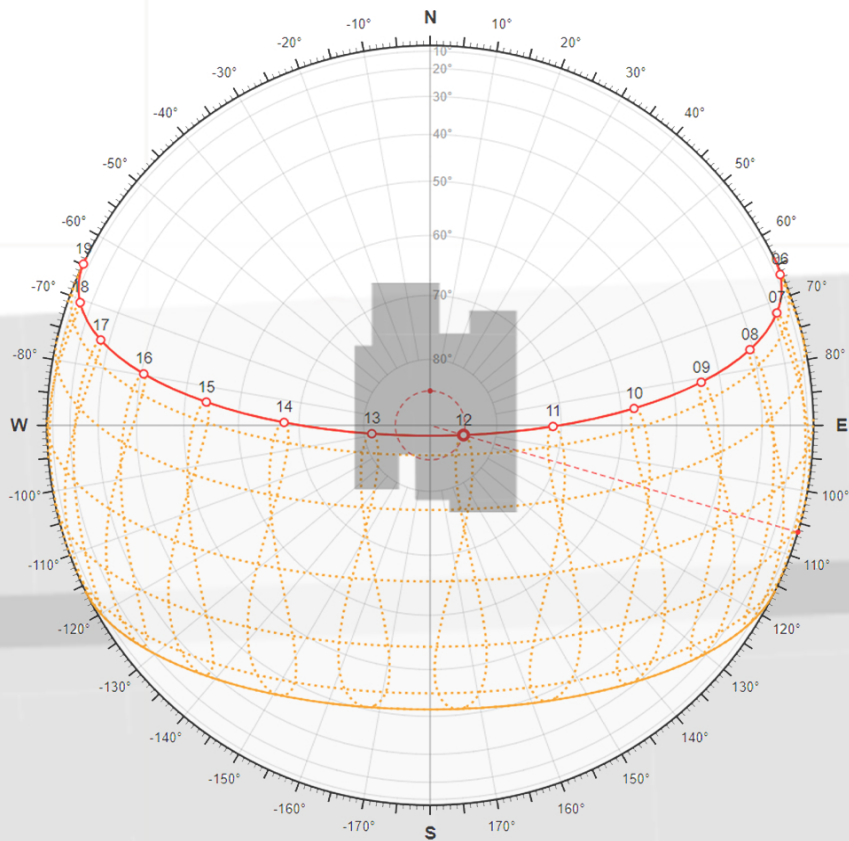
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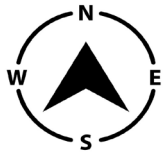
SUN PATH ANALYSIS



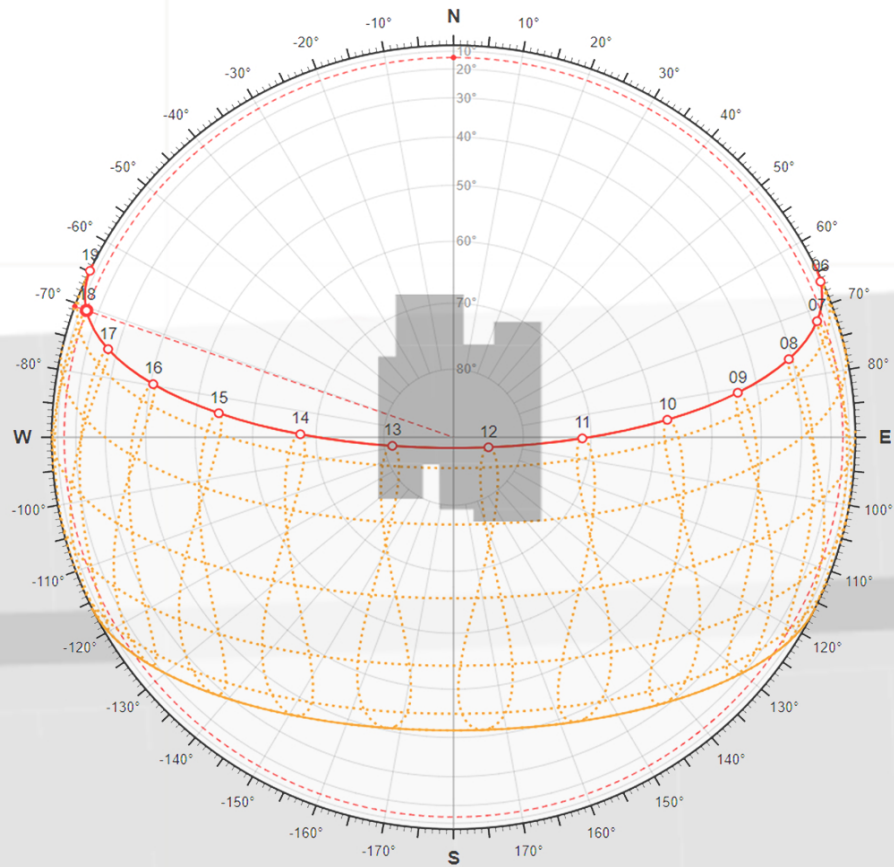
12:00 PM azimuth: 106.34 altitude: 84.79 angle: 85.86



SUN PATH ANALYSIS



6:00 PM azimuth: -70.49 altitude: 14.37 angle: 20.47



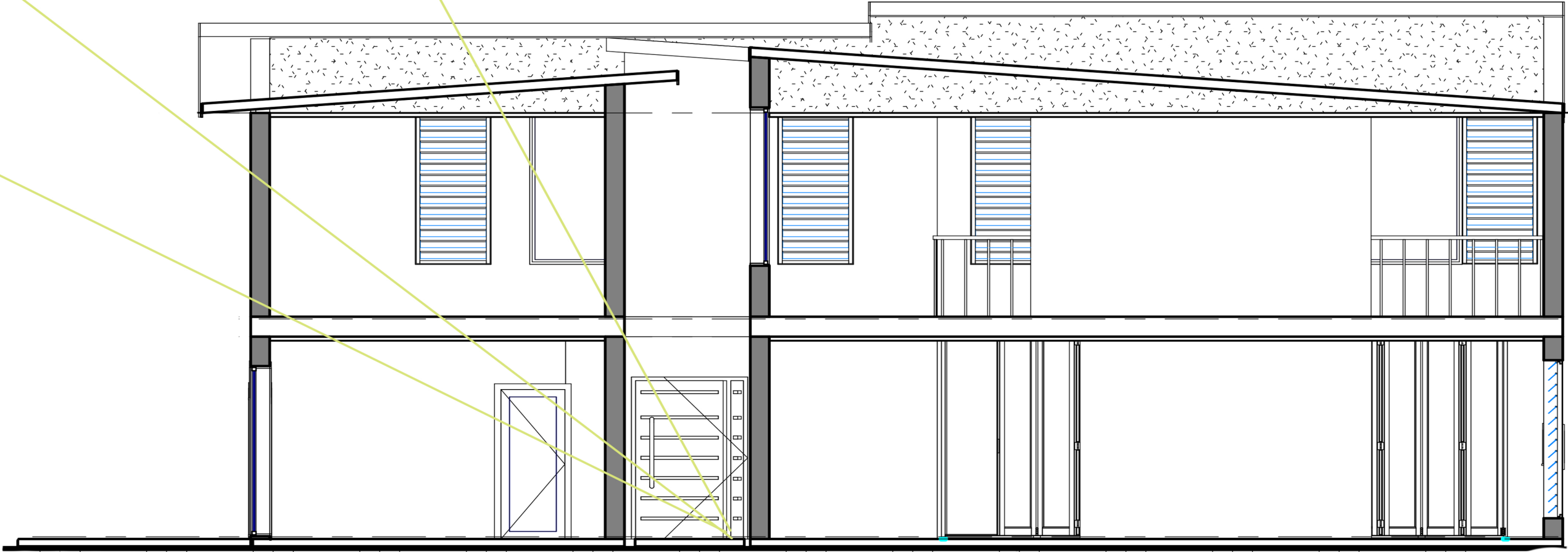
DAYLIGHT ANALYSIS

june 21 2014

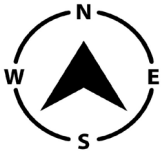
9:00 AM

12:00 PM

6:00 PM

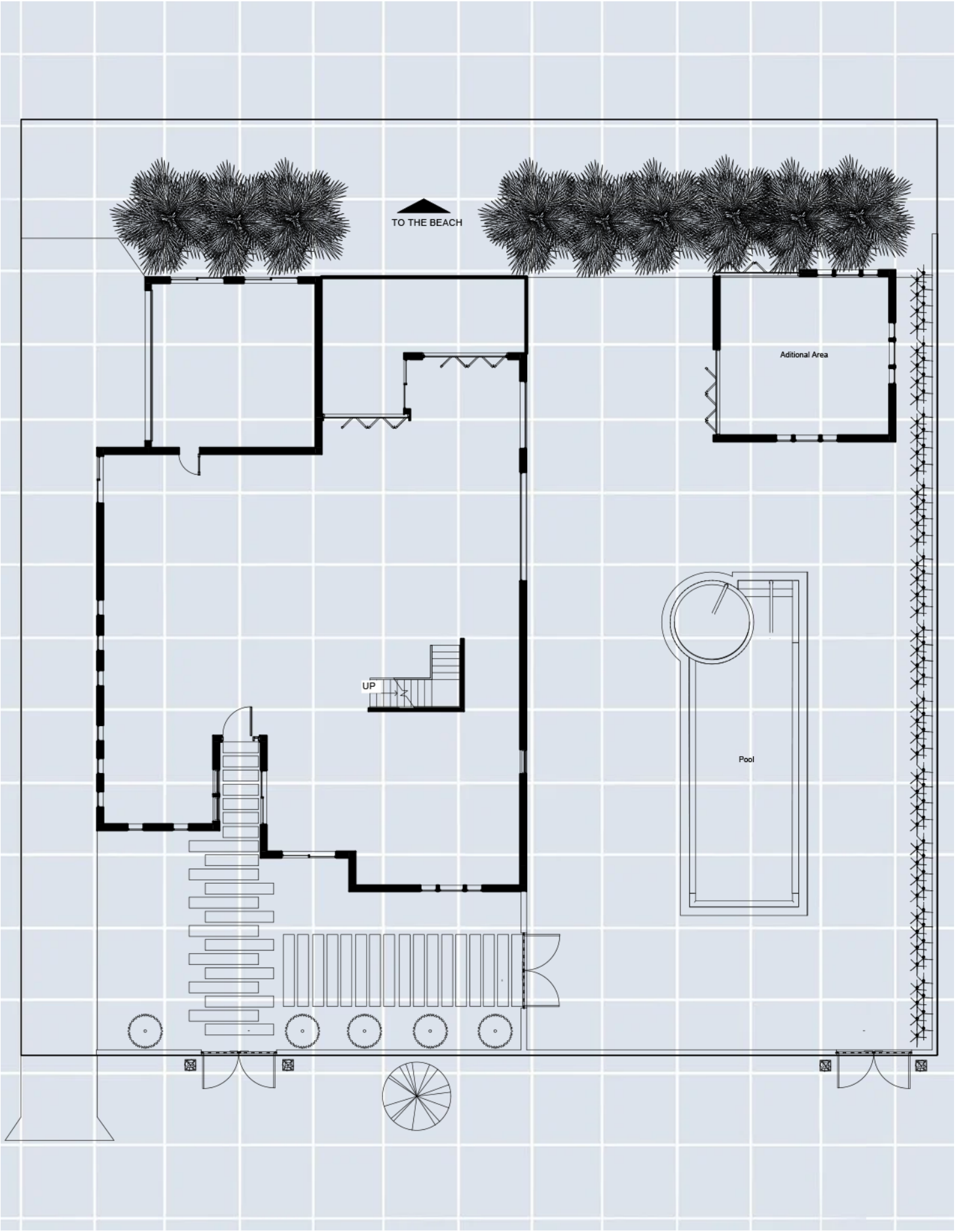


STRUCTURAL SYSTEMS

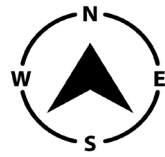


the layout of the house somewhat falls on a grid, however there are areas where it does not completely line up

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



CIRCULATION DIAGRAM

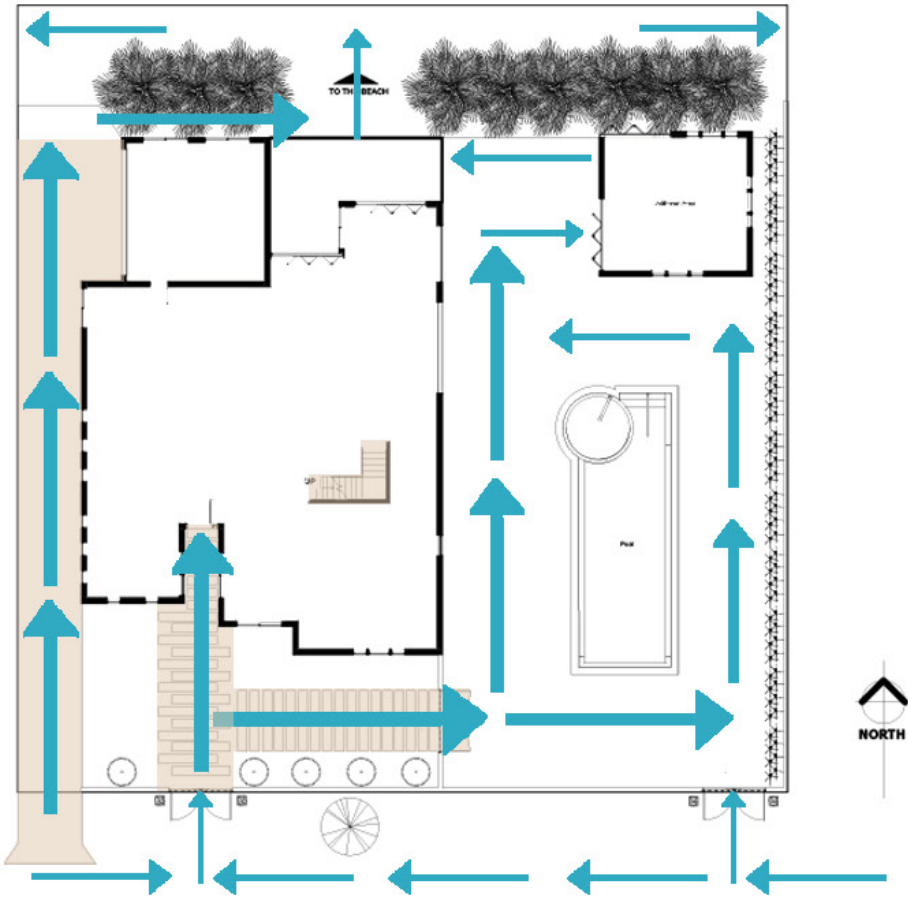


■ stairs and walkways

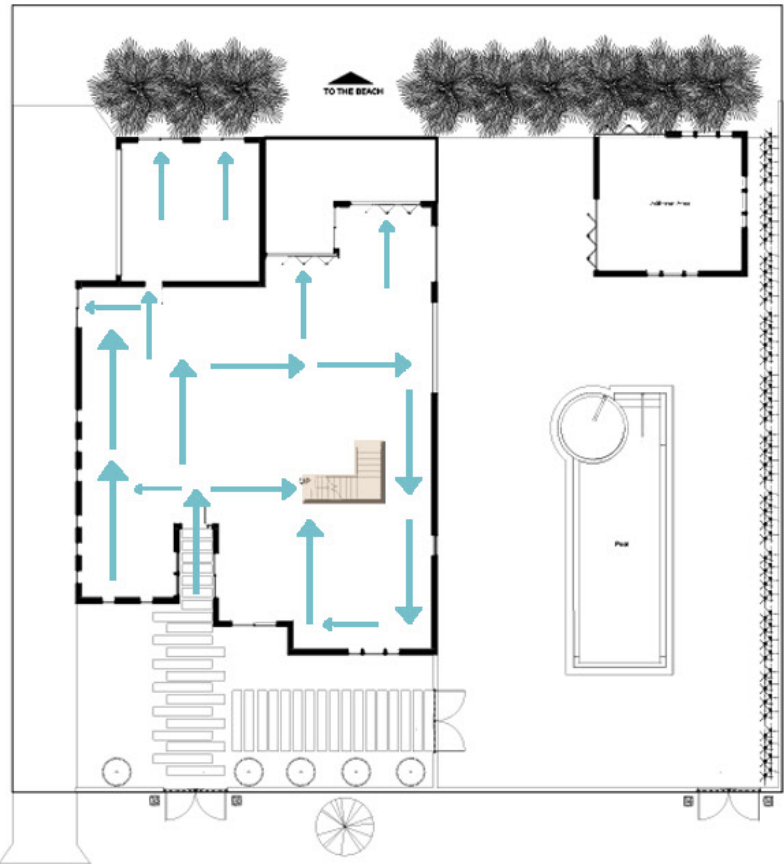
→ exterior circulation

→ interior circulation

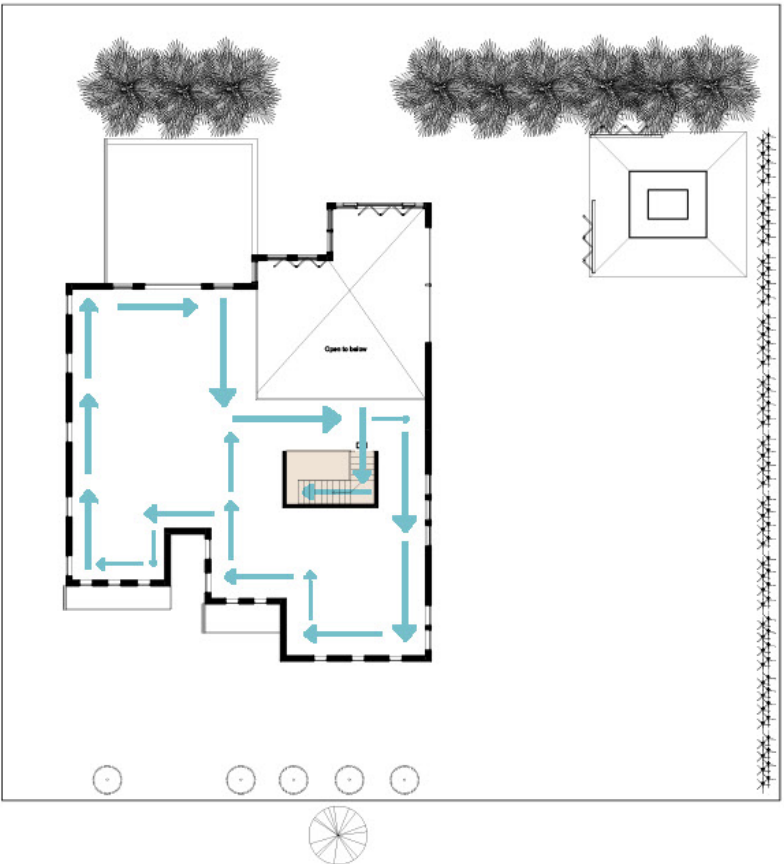
outdoors



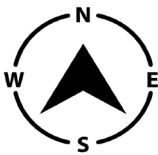
first floor



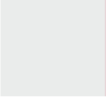
second floor

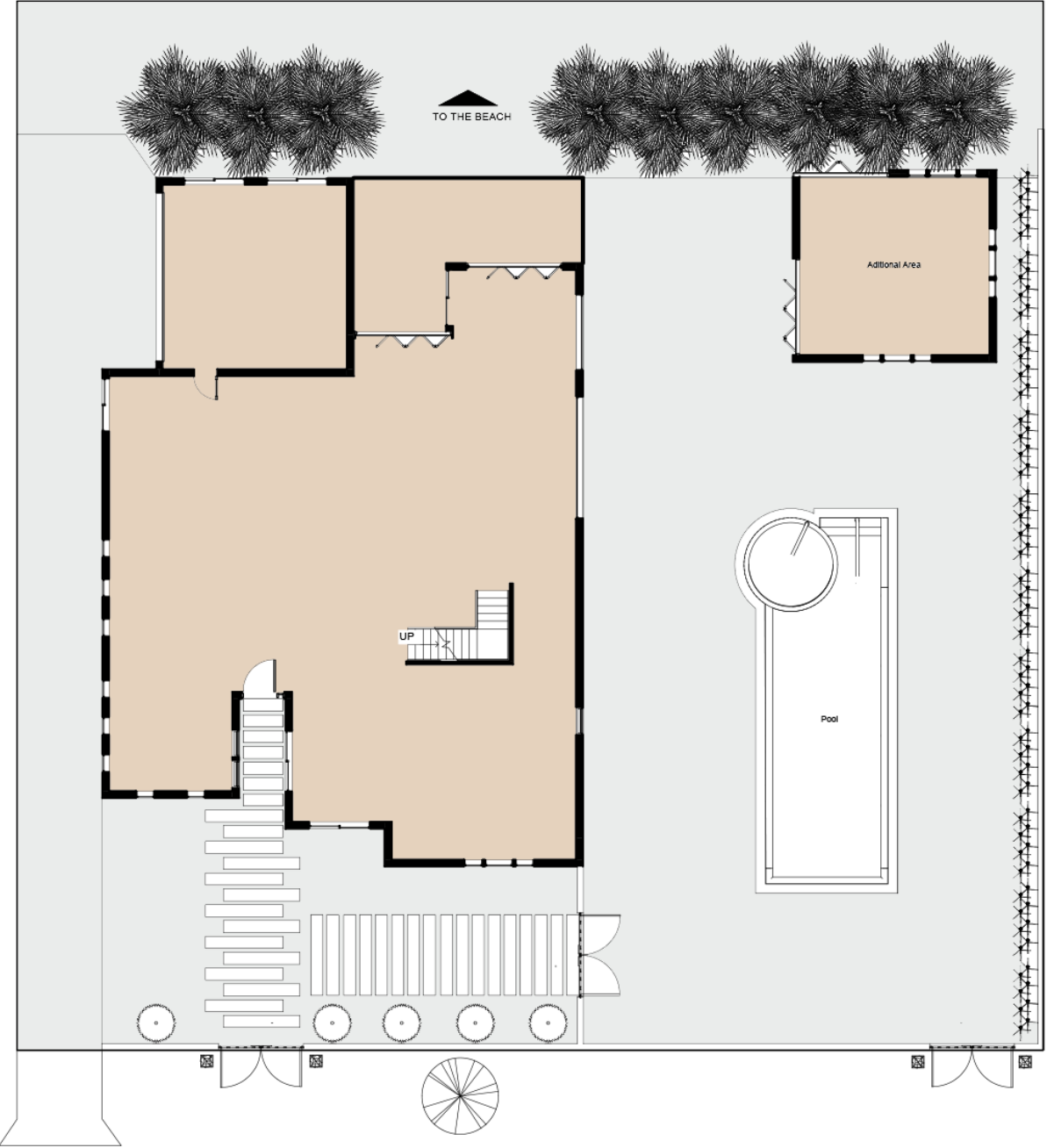


SPATIAL QUALITIES

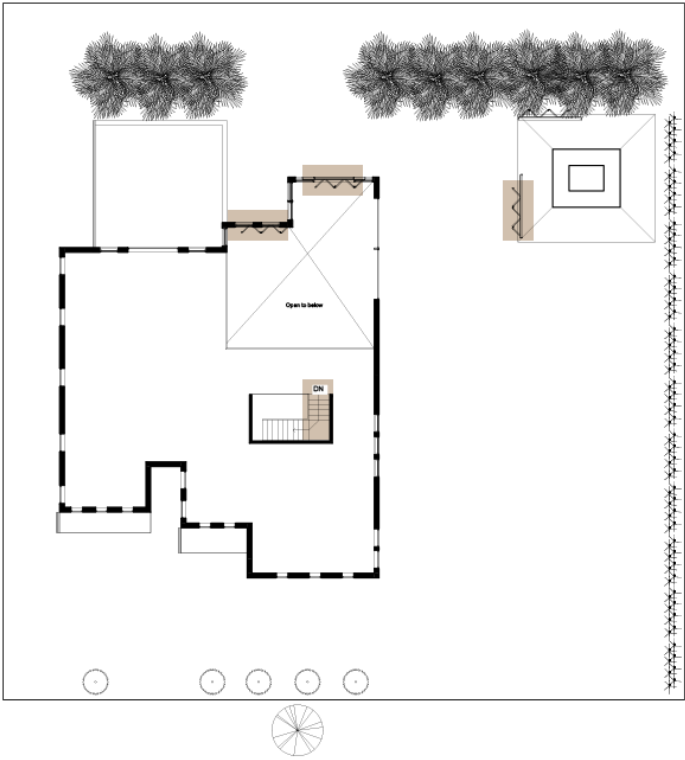
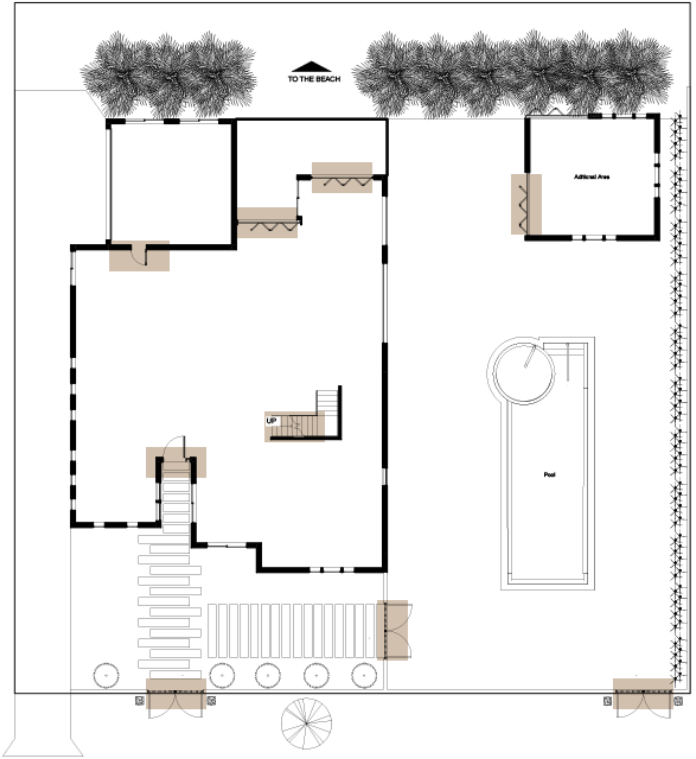


 enclosed space
a space surrounded by the structure with few openings

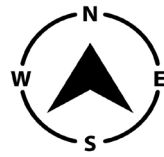
 open space
a space with a large opening or few walls or other barriers



 thresholds



ZONING DIAGRAM



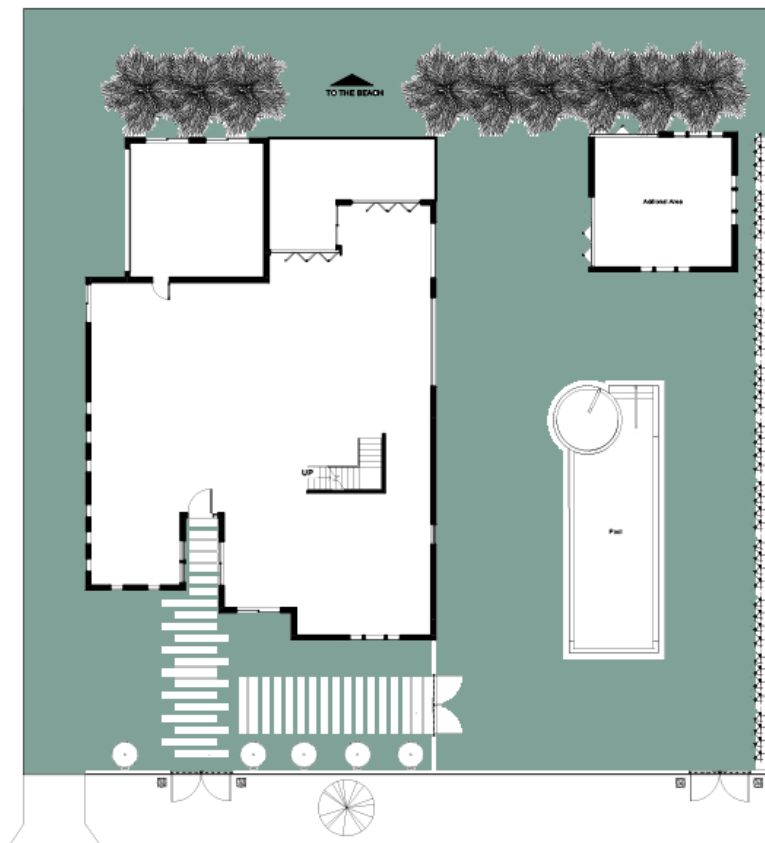
public spaces

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

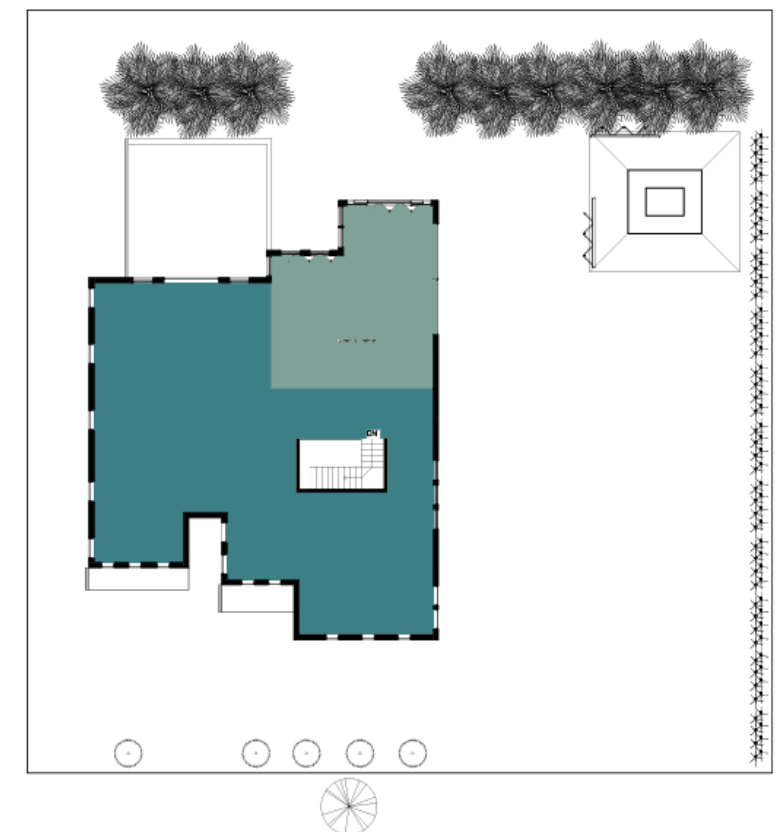
outdoors



first floor

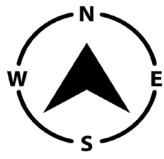


second floor



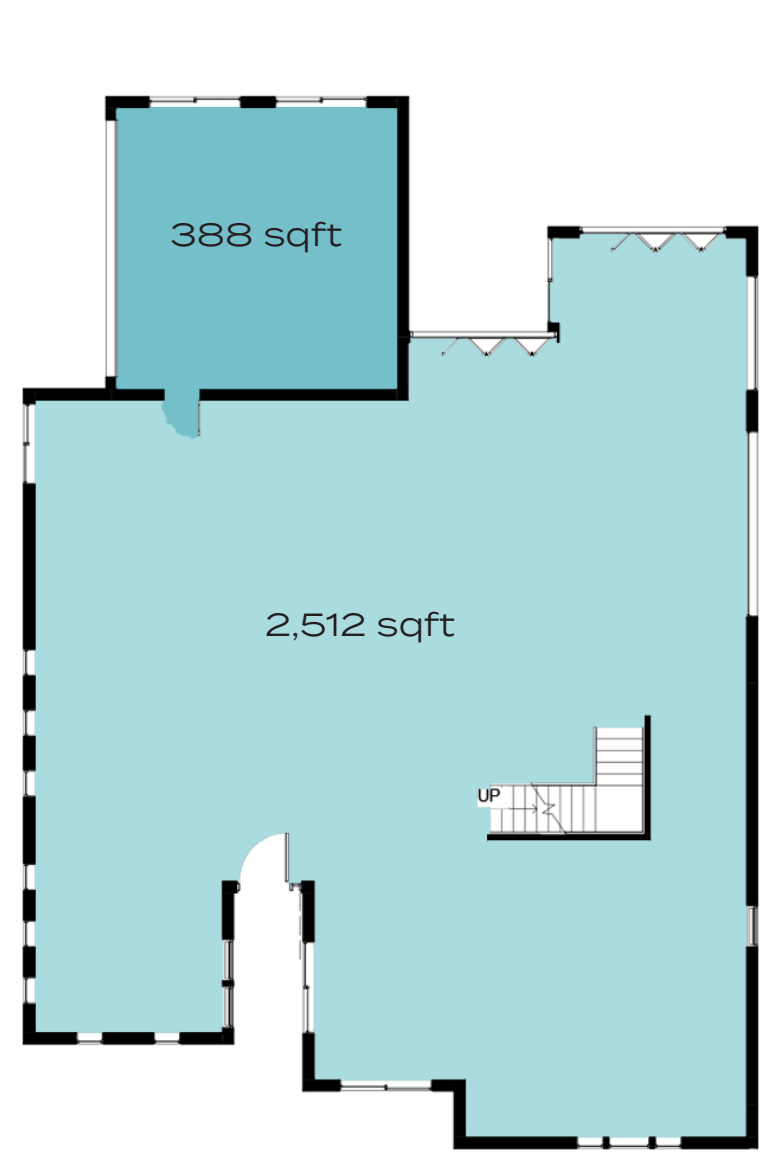
the majority of spaces outdoors and on the first floor and appear to be public
the second floor consists mainly of semi-private space with the exception of the overlook by the interior balcony

SQUARE FT DIAGRAM



TOTAL: 6,000 SQ FT

semi-private spaces all have similar square footage



first floor

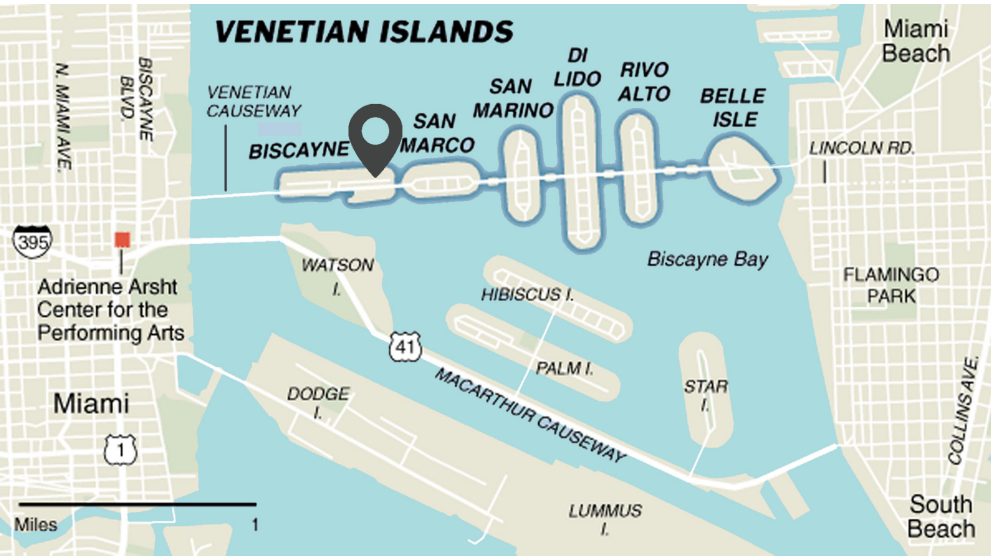


second floor

DOMINANT ISSUES

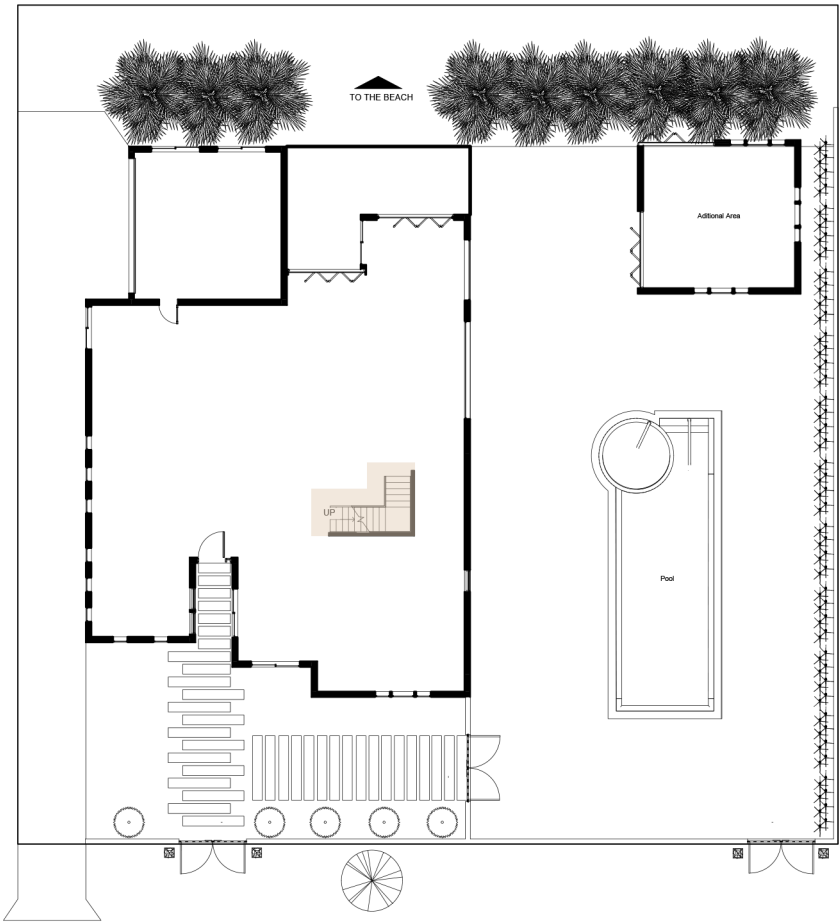
LOCATION

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.



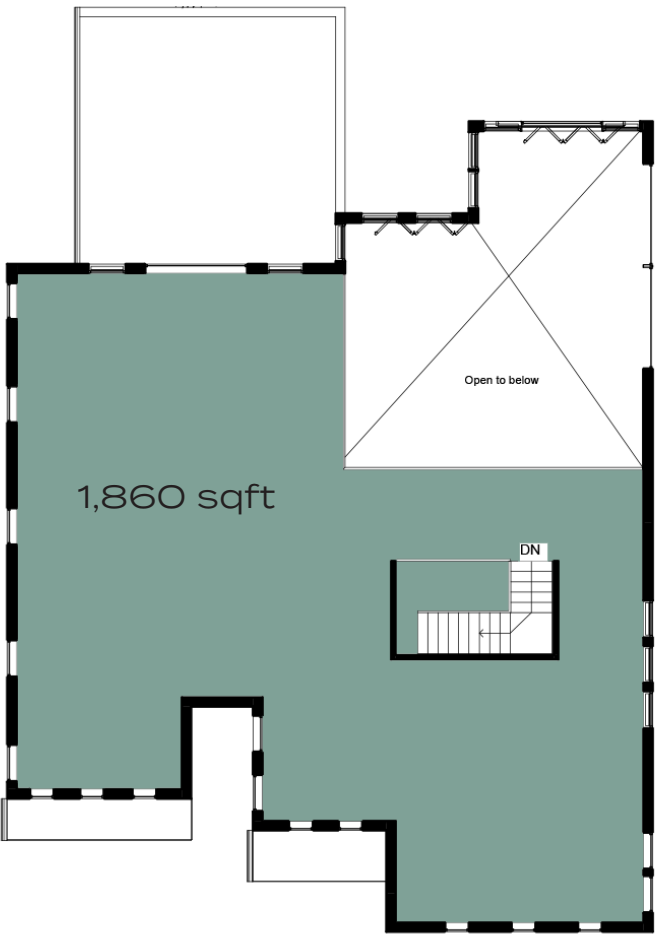
STRUCTURE

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.



CITATIONS

<https://www.sciencedirect.com/topics/social-sciences/public-space>
<https://www.northernarchitecture.us/residential-areas/types-of-urban-space.html>
https://archive.nytimes.com/www.nytimes.com/imagepages/2008/03/20/travel/escapes/20080321_VENE_MAP.html?action=-click&module=RelatedCoverage&pgtype=Article®ion=Footer
<https://wallpaperaccess.com/pastel-aesthetic-grid>
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