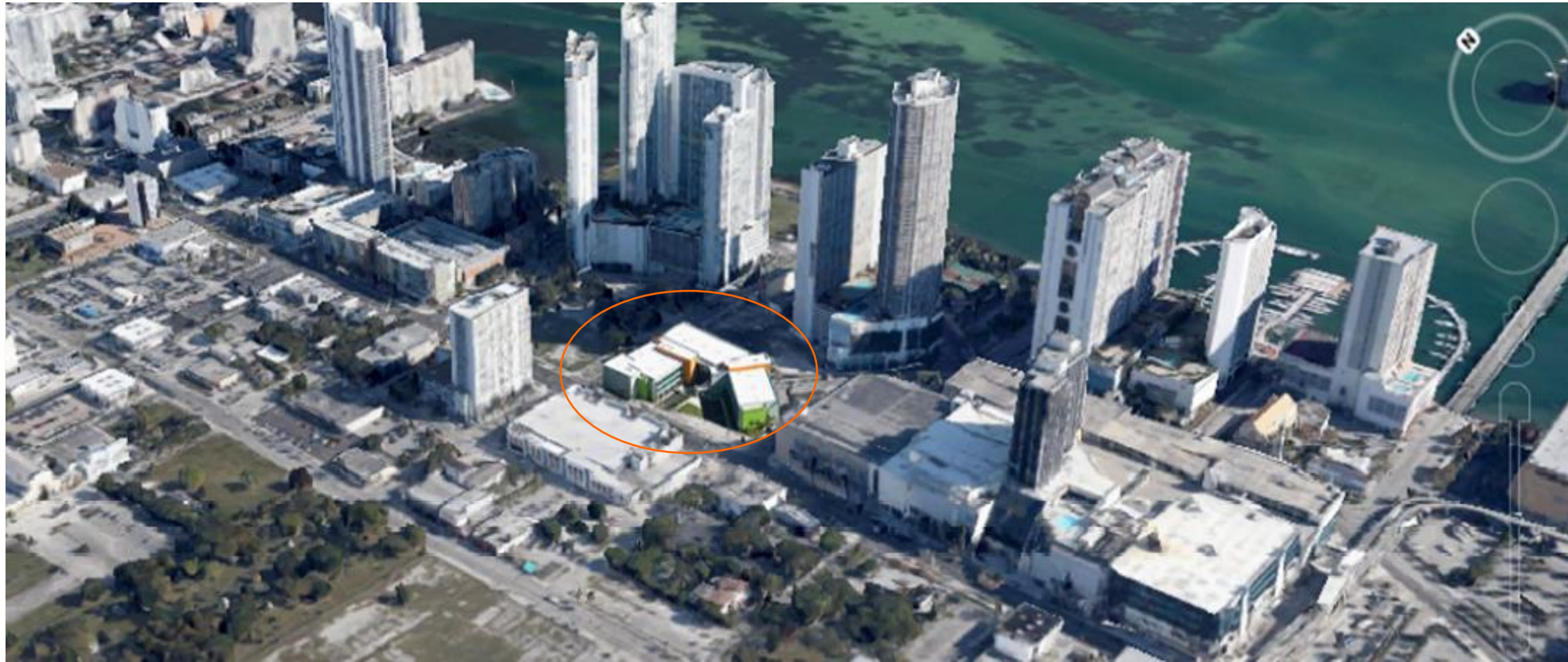




INTRODUCTION



Site Analysis

- 📍 Location
- ↗️ Access Points
- ☀️ Sun Light
- 👁️ Views

LOCATION

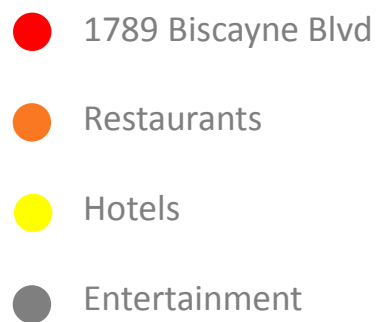


1789 Biscayne Blvd
Miami, FL 33132

Building Analysis

- Zoning
- Enclosure
- Spatial
- Structural
- Dominant Issues





HOTELS

- Adrienne Arsht Center
- American Airlines Arena
- 3.5 miles to South Beach
- 1 mile from Port of Miami
- Midtown/Design Districts
- Bayside Marketplace







ACCESS POINTS



The building is accessible by several means of transportation and is located on Biscayne Blvd which is a secondary road. Public transportation is available for those who do not have access to a car.

Street parking and garage parking are available and are near by the building.

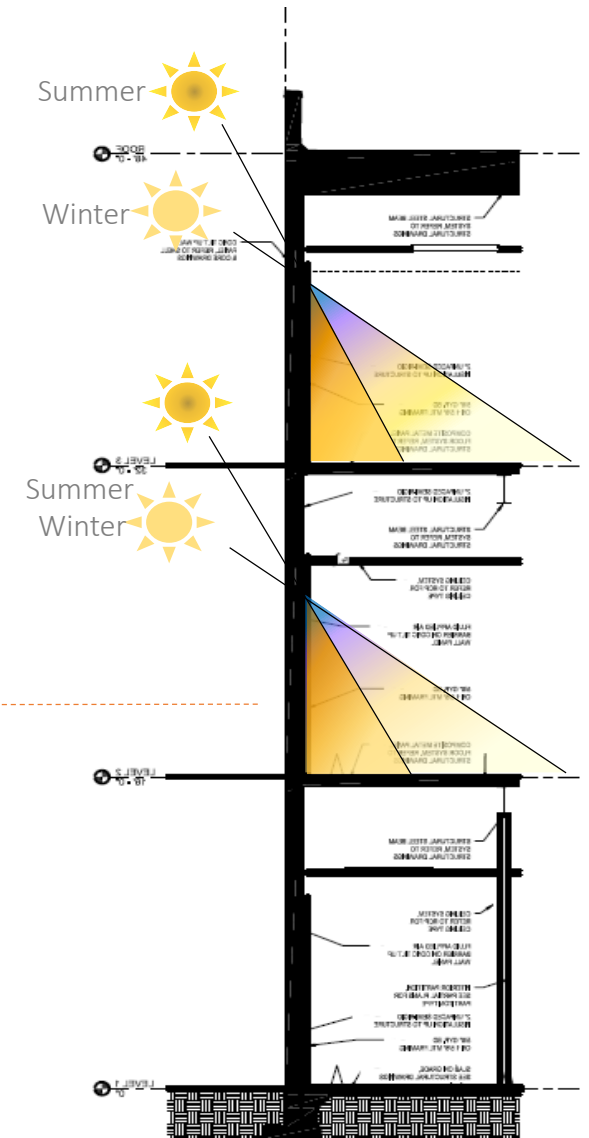
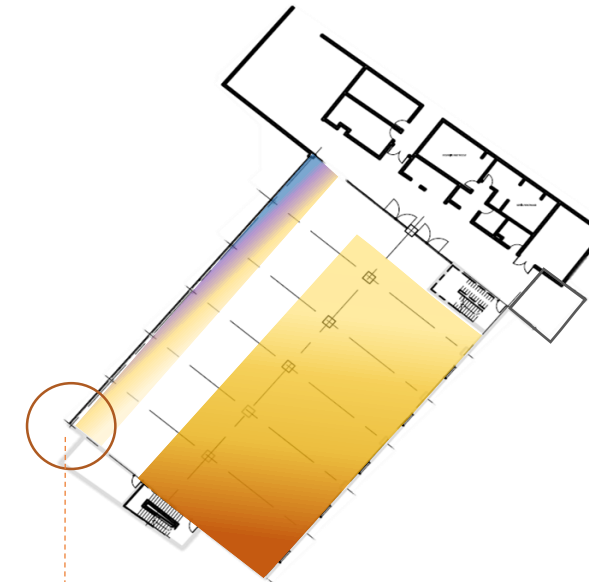
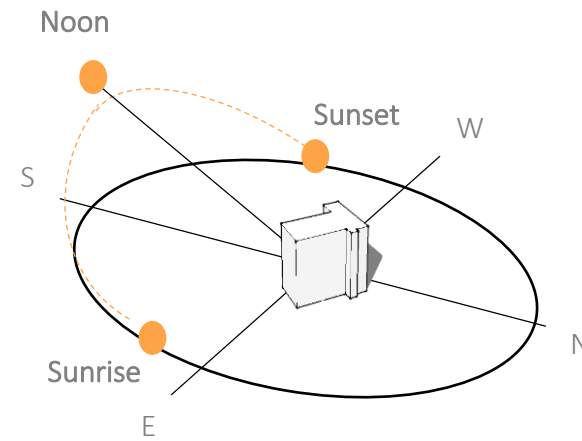
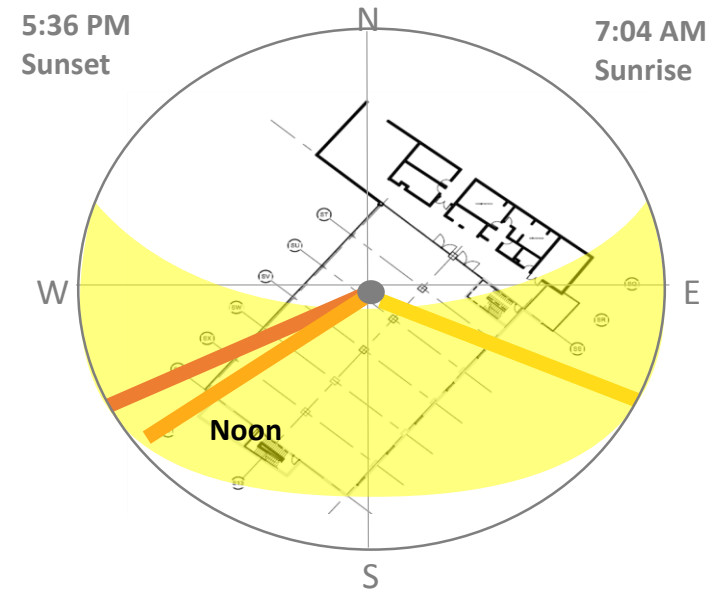
-  Public Transportation
-  Primary Roads - Highway
-  Secondary Roads – State Roads
-  Parking

Access to the building is in a desirable site thus allowing access from major highways such as I-95, 395 and secondary roads.



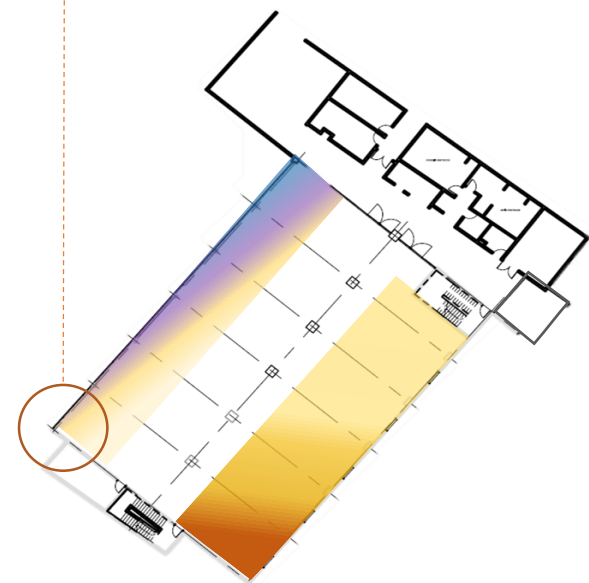
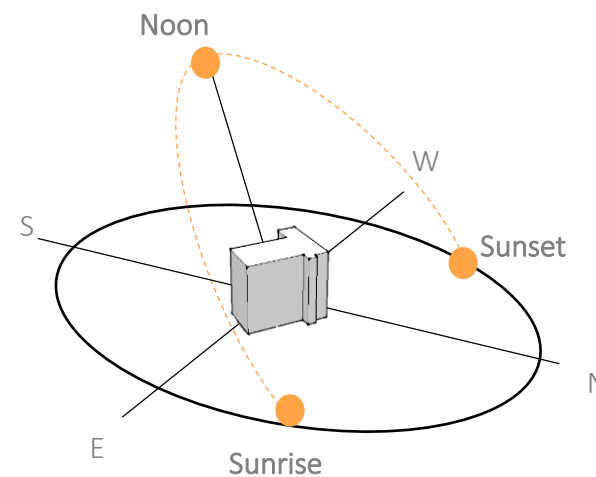
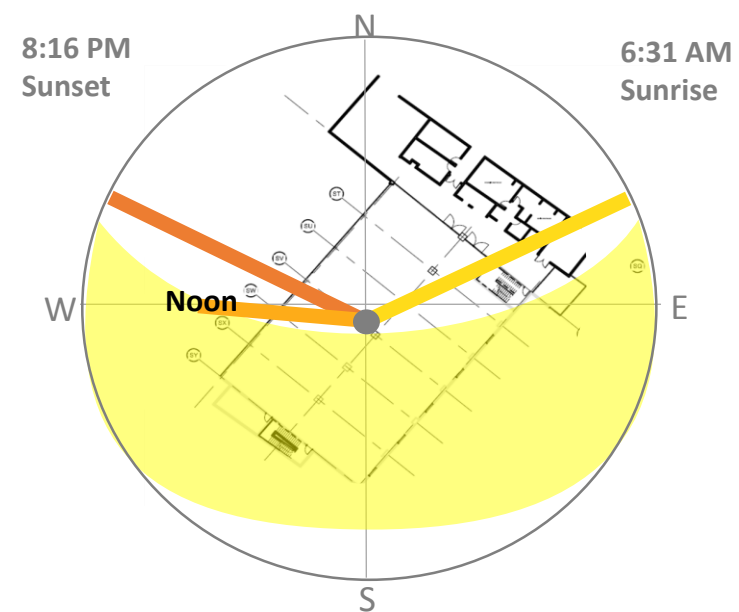
SUN LIGHT ANALYSIS

WINTER



WALL SECTION

SUMMER

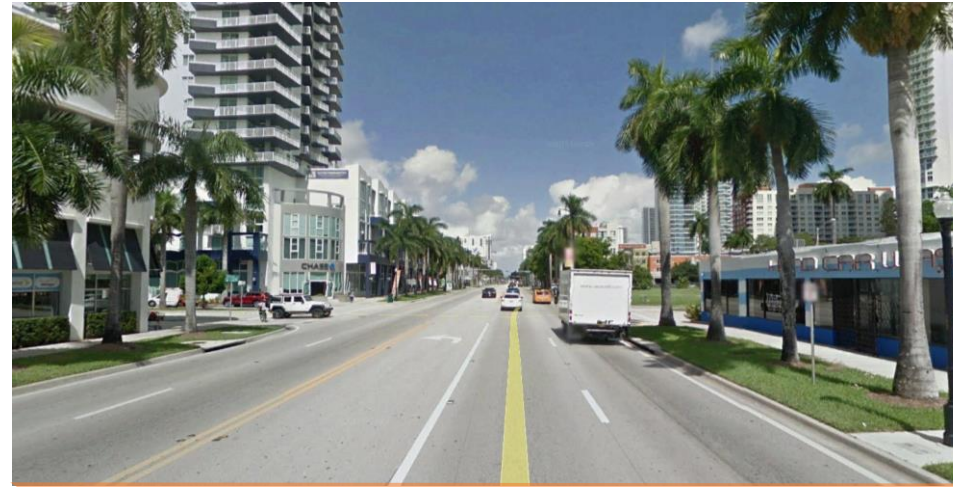


External views are located on the East and West side of the structure. Thus allowing natural light to filter into the space

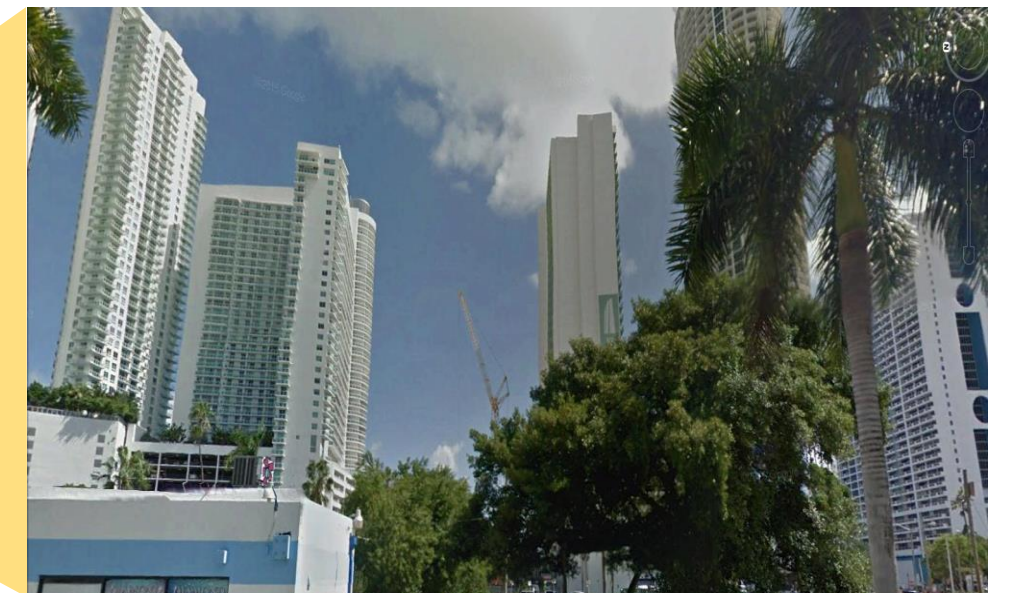
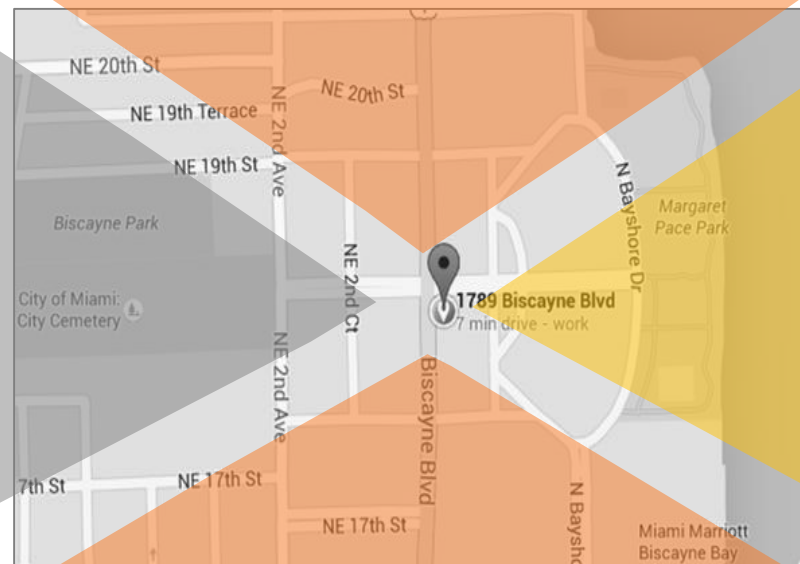
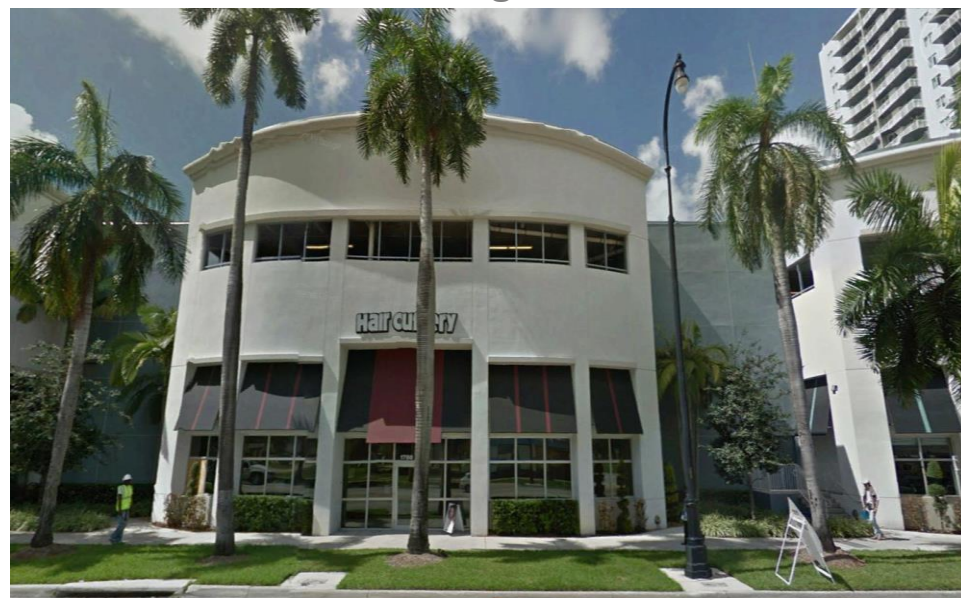
Sun penetration are strongest by the window from South East and South West, its recommended to place meeting rooms and not desk space in these sections as the sun light and glare would be uncomfortable for any employees who are at their desk for long periods of time

SITE VIEWS ANALYSIS

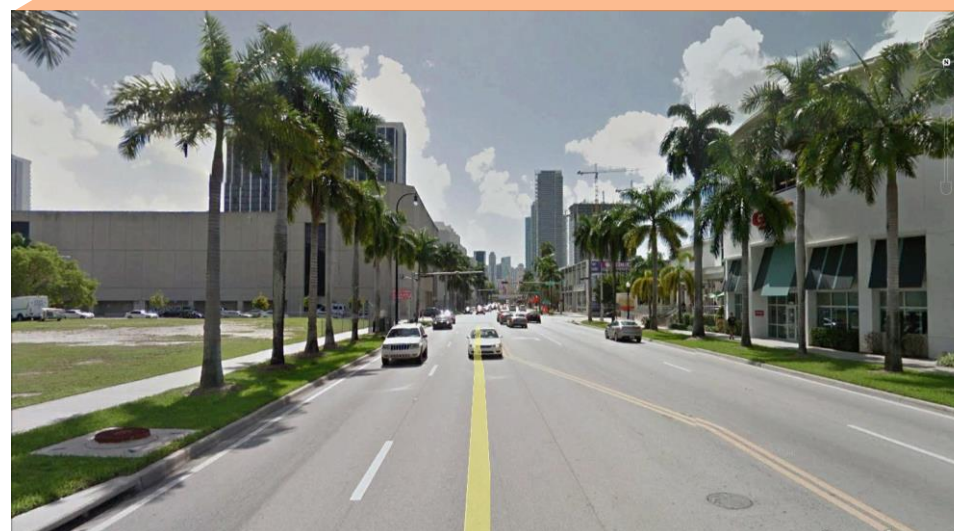
The building structure is 3 floors and its in line with other buildings on Biscayne Blvd. Views to the East are desired since it's water views however high-rise buildings such as condos block any clear views from the site. Views from the North, West and South are not blocked by high rise structures which allows for natural light to filter into the office space providing a balance of artificial and natural light.




Natural light filtering into North West and South East views means employees will be able to catch glimpse of the sunrise and sunset which can be argued that it will provide a calming and tranquil moment. It can also be argued that calmer employees make better decisions because they are more likely to think before they act.



Large windows views provide a restorative environment for employees. The visual exposure aid in recovery from stress, low levels of anger, aggression, fear, lowered blood pressure and reduced muscle tension.



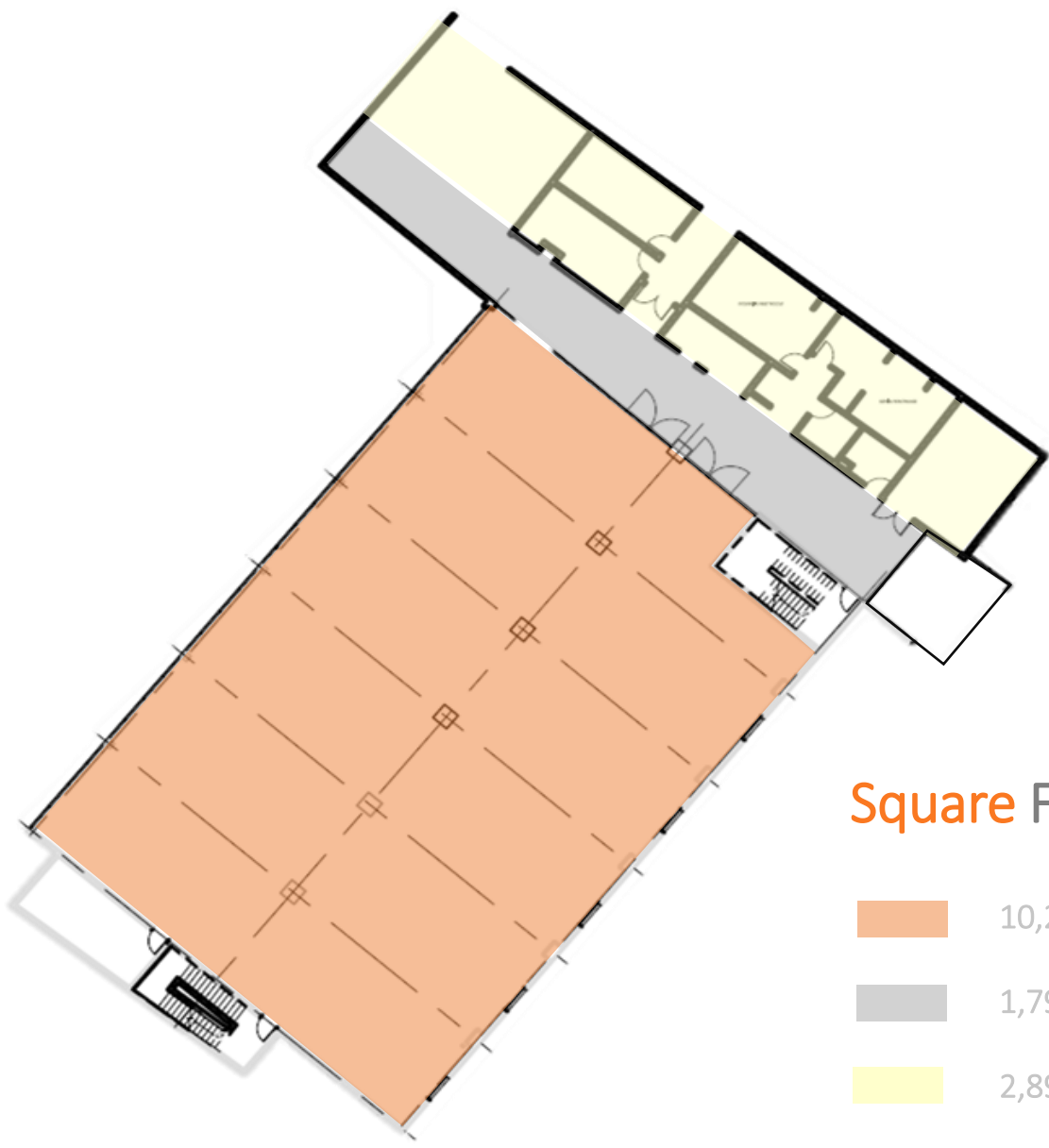
-  Desirable Views
-  Mediocre Views
-  Undesirable Views

ZONING ANALYSIS



Spatial Qualities

- Main Area
- Entry Points
- Corridor
- Circulation



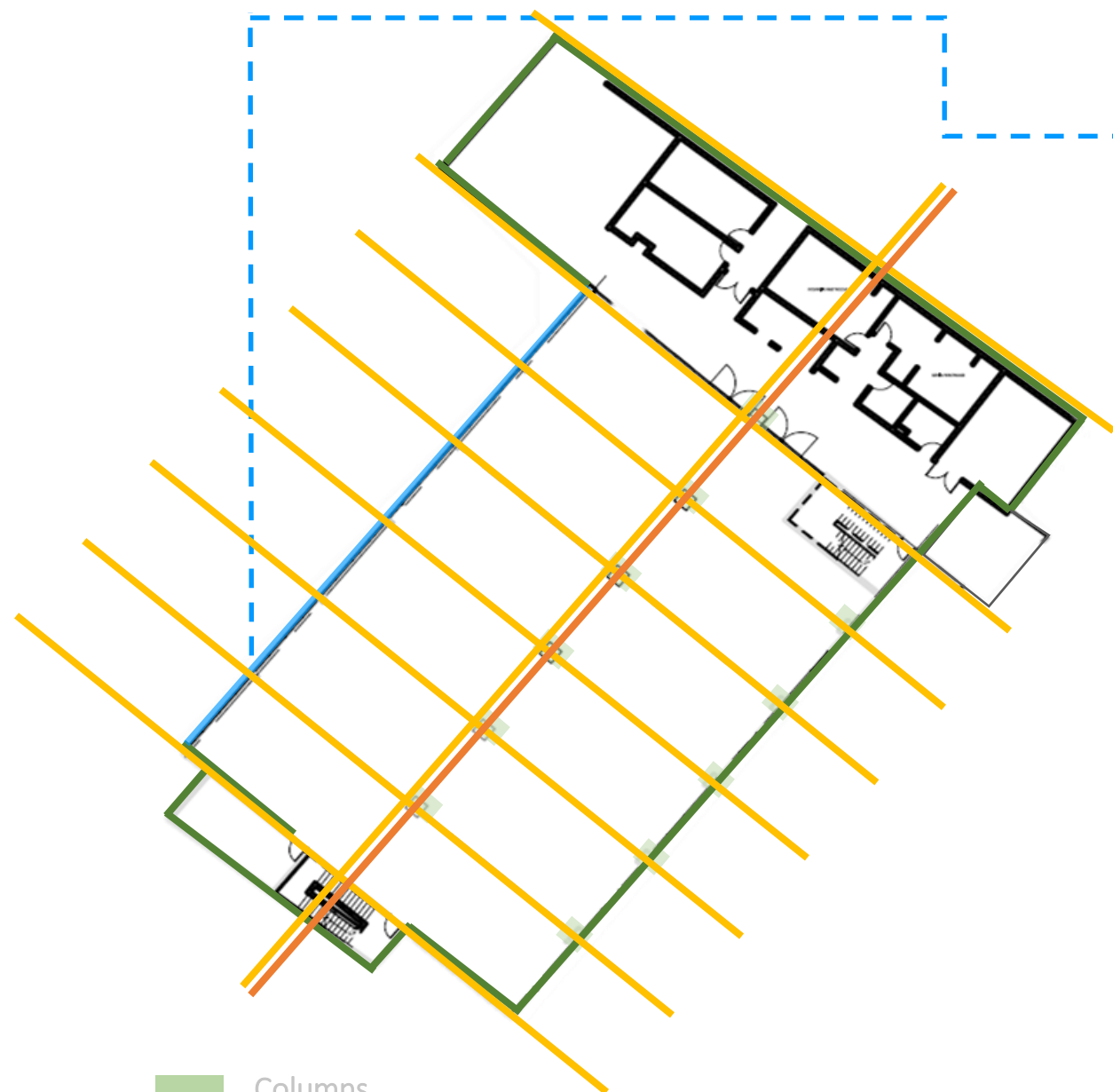
Square Footage

- 10,276 SQ FT
- 1,792 SQ FT
- 2,891 SQ FT
- Total 11,531 SQ FT



The layout of the building structure allows symmetry of the zone areas. External views on the East and West side of the structure will play a significant role in determining public and private area along with designated adjacencies.

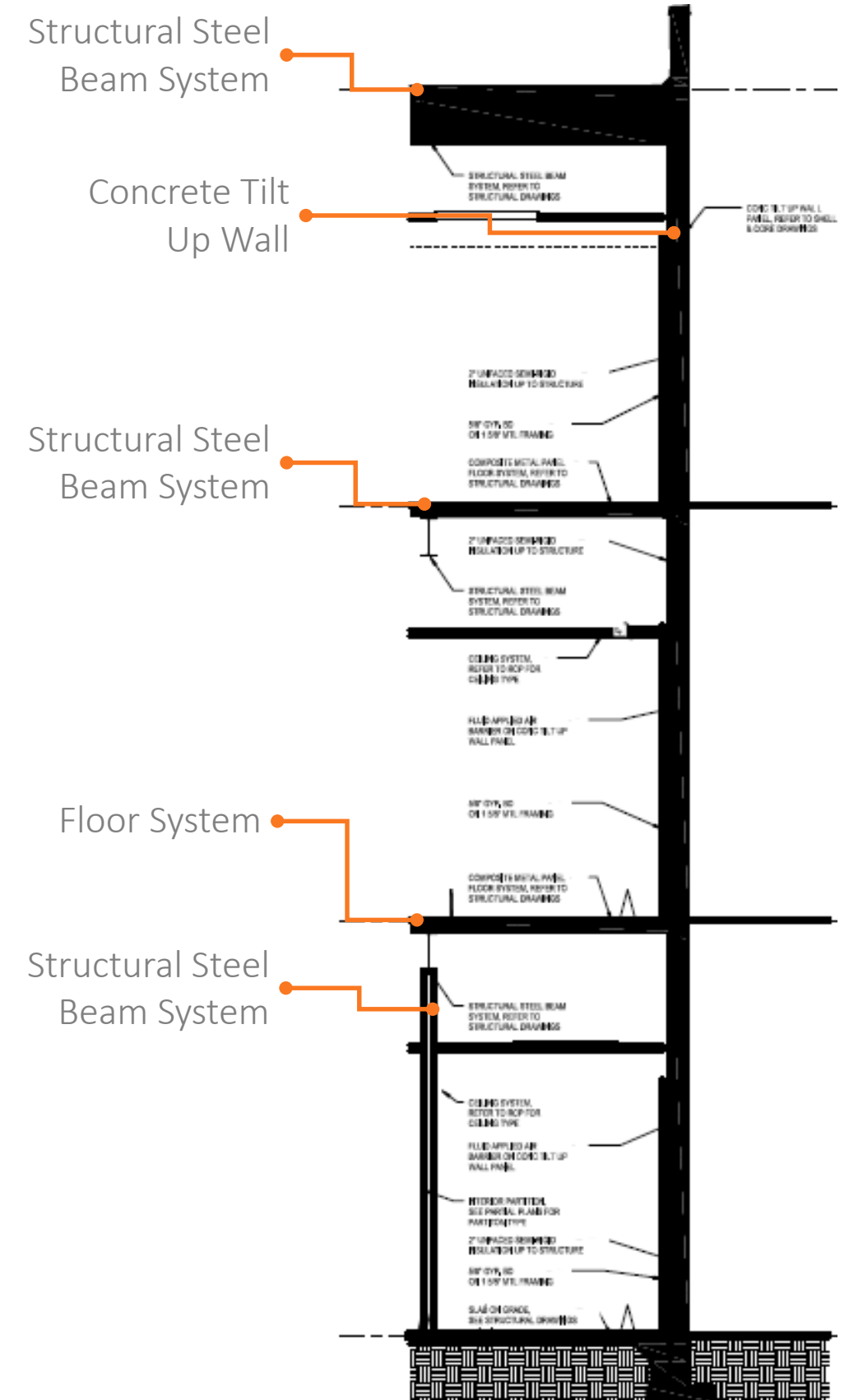
STRUCTURAL ANALYSIS



- Columns
- Axis
- Structural Wall
- Windows
- Structural Steel Beam



The building follows a basic central axis of equally-spaced columns which leads to the vertical circulation (elevators and building connection). A secondary axis is located on either side of the main central axis.



ENCLOSURE



The current structure is flexible to convert to a double height ceiling or a single floor depending on the design concept and goals. Entrance allows for an open space utilizing three floors and converting the space into one. The remaining space is subdivided into separate floors and design upon client needs.

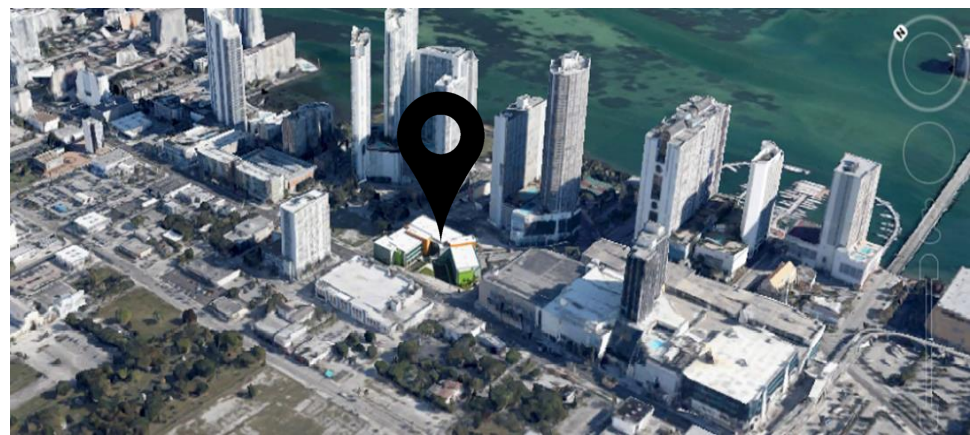


BUILDING AND SITE ANALYSIS: DOMINATE ISSUES

LOCATION

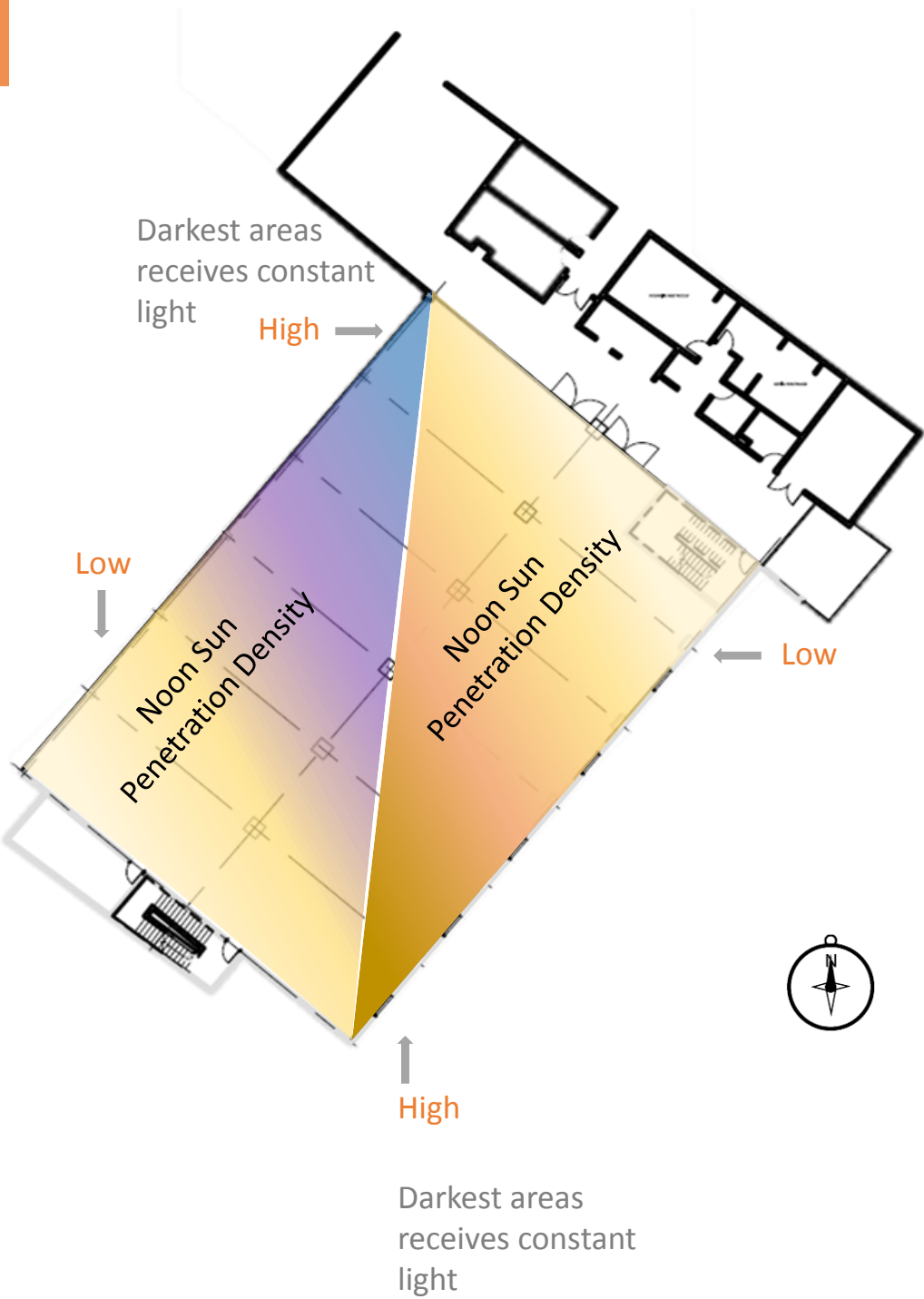
The location of the space allows for exposure to a culturally diverse and dynamic environment. It's also centrally located in the desired downtown area where she can experience various activates such as restaurants, South Beach and shopping venues.

Due to it's central location, population density brings a number of factors to think about. One the positive, the higher population will attract business of various kinds thus creating an economical contribution to the city of Miami. Negatively, traffic congestion and parking would be a challenge during various peak times of the day.



SUN LIGHTING

Due to the location and development of the building, lighting penetration will peak at certain angles during different times of the day. The design will need to accommodate its architecture and sun penetration while keeping in mind the designated area functions by the South East and South West long windows.



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