



# PROJECT SITE ANALYSIS

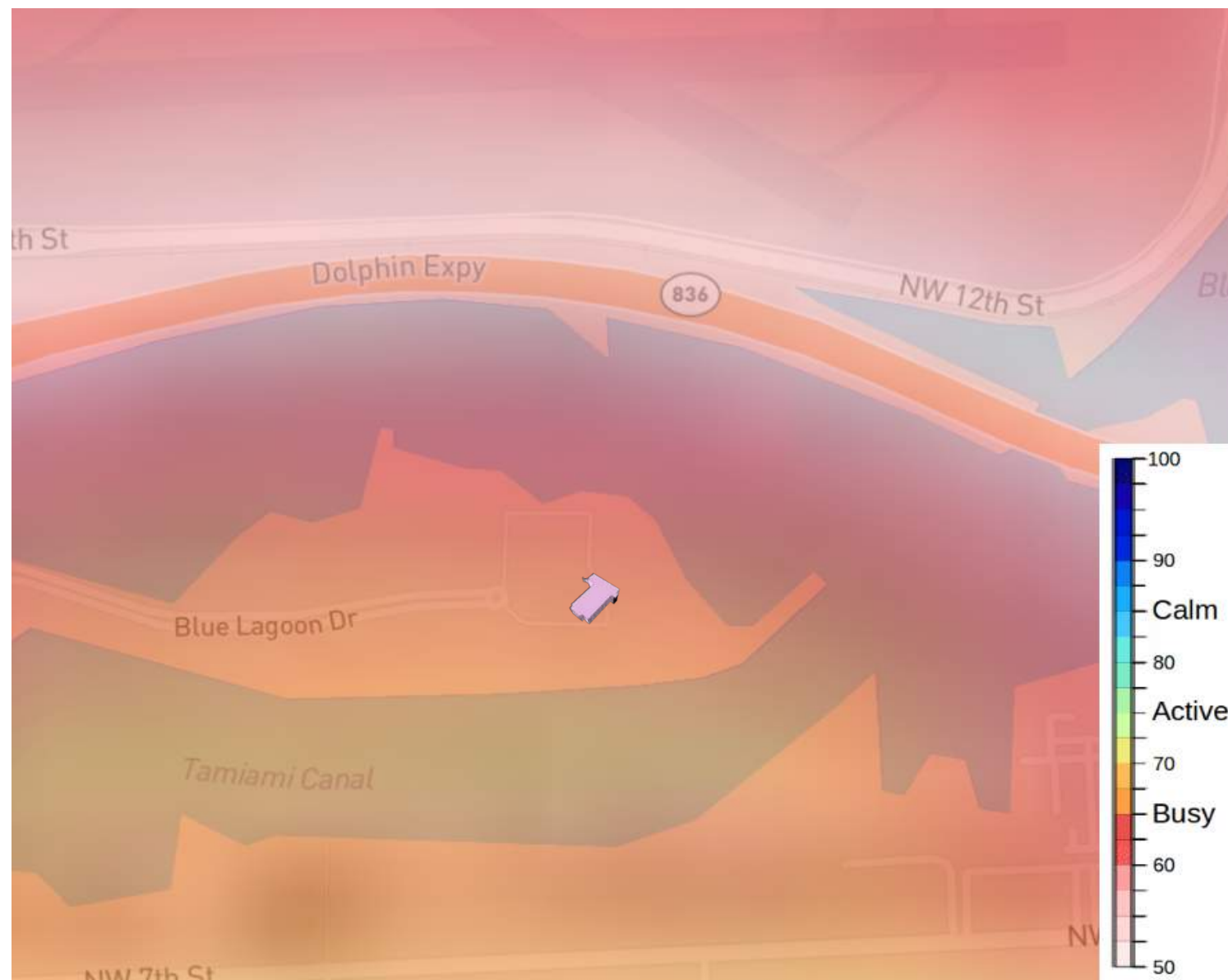


# Blue Lagoon Drive, Miami FL 33126



# SITE ANALYSIS



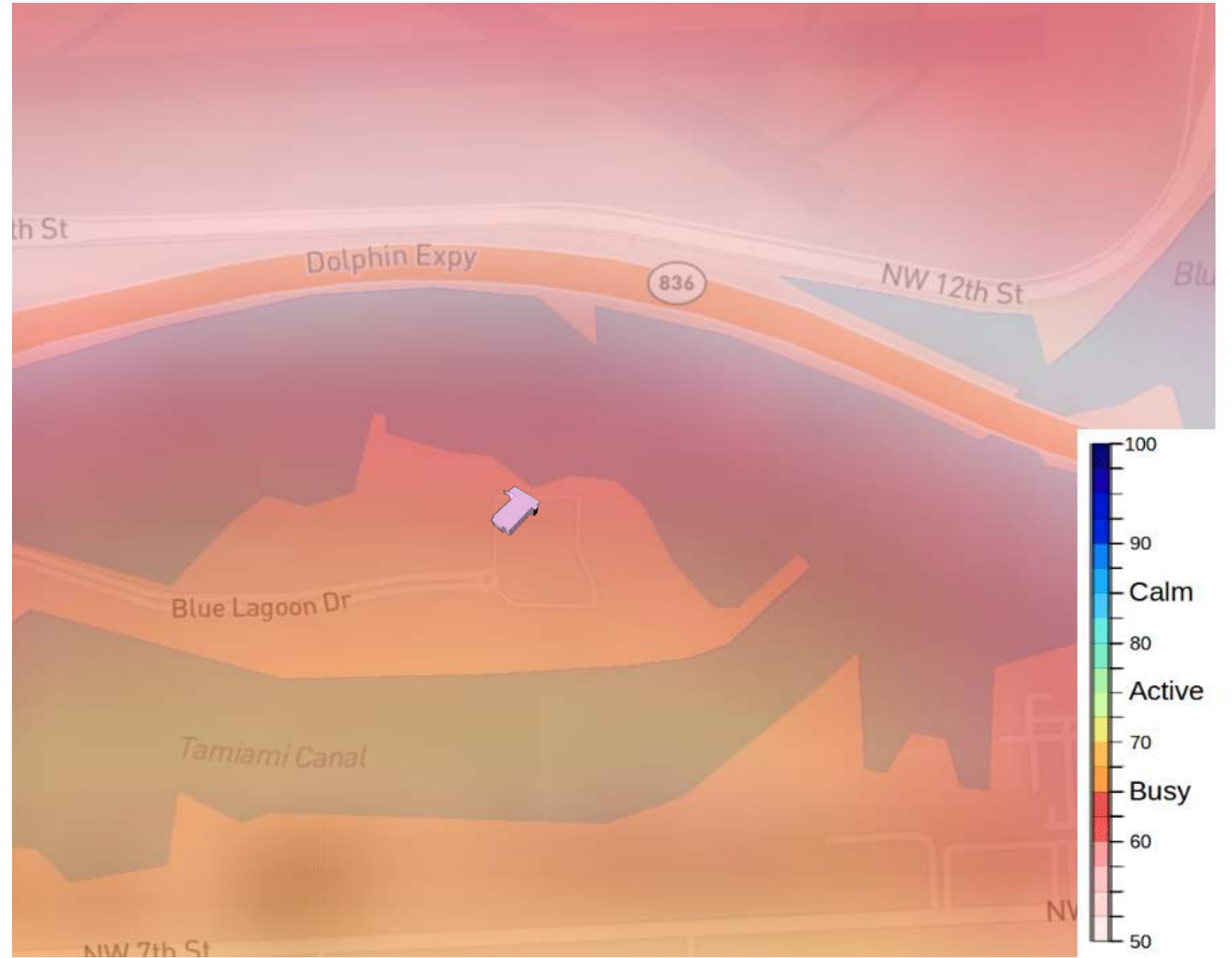
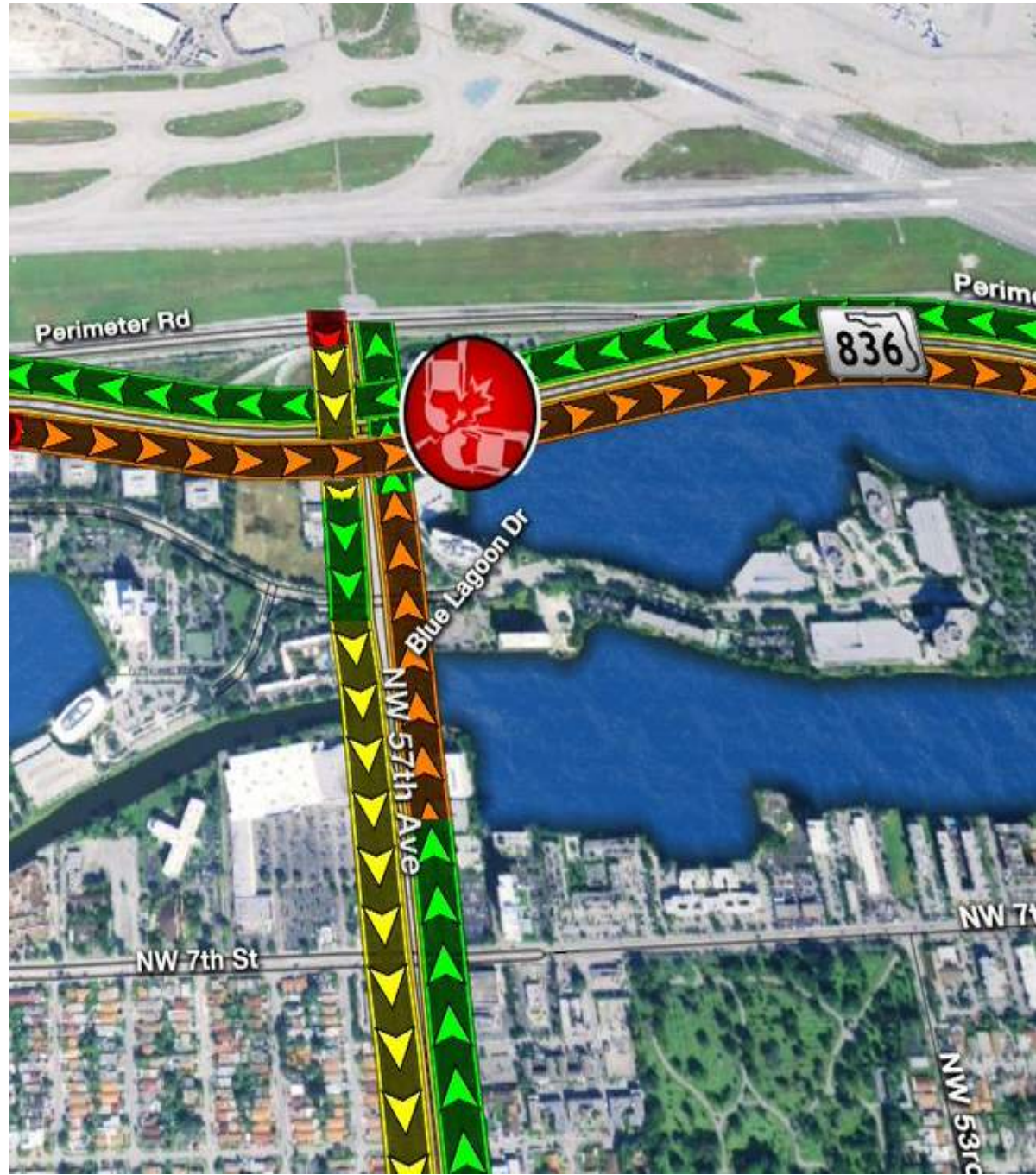


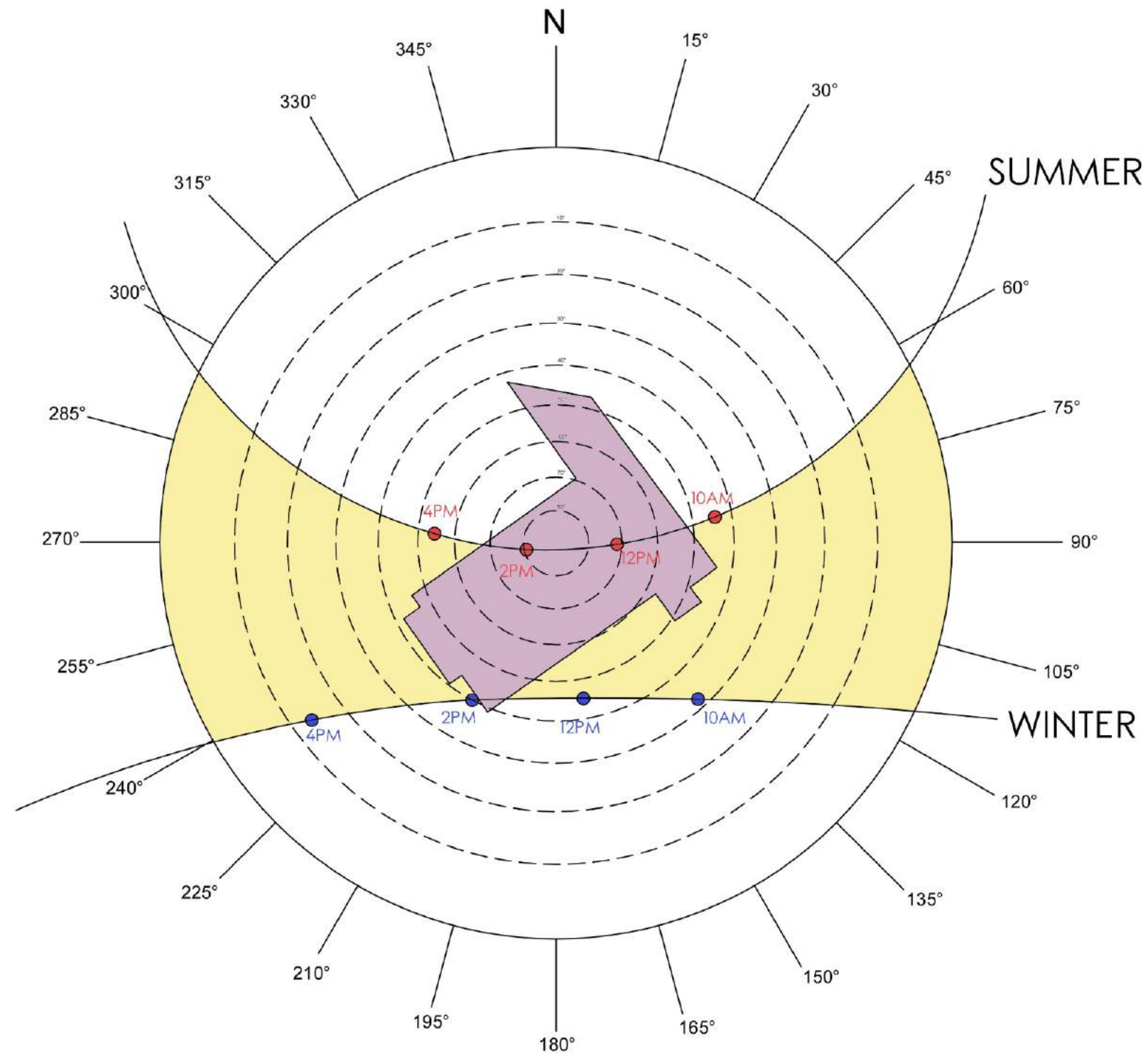
- Easy access to the Airport
- Restaurants nearby
- Mostly Office buildings and some Hotels in the area

# SITE ANALYSIS









# SUMMER

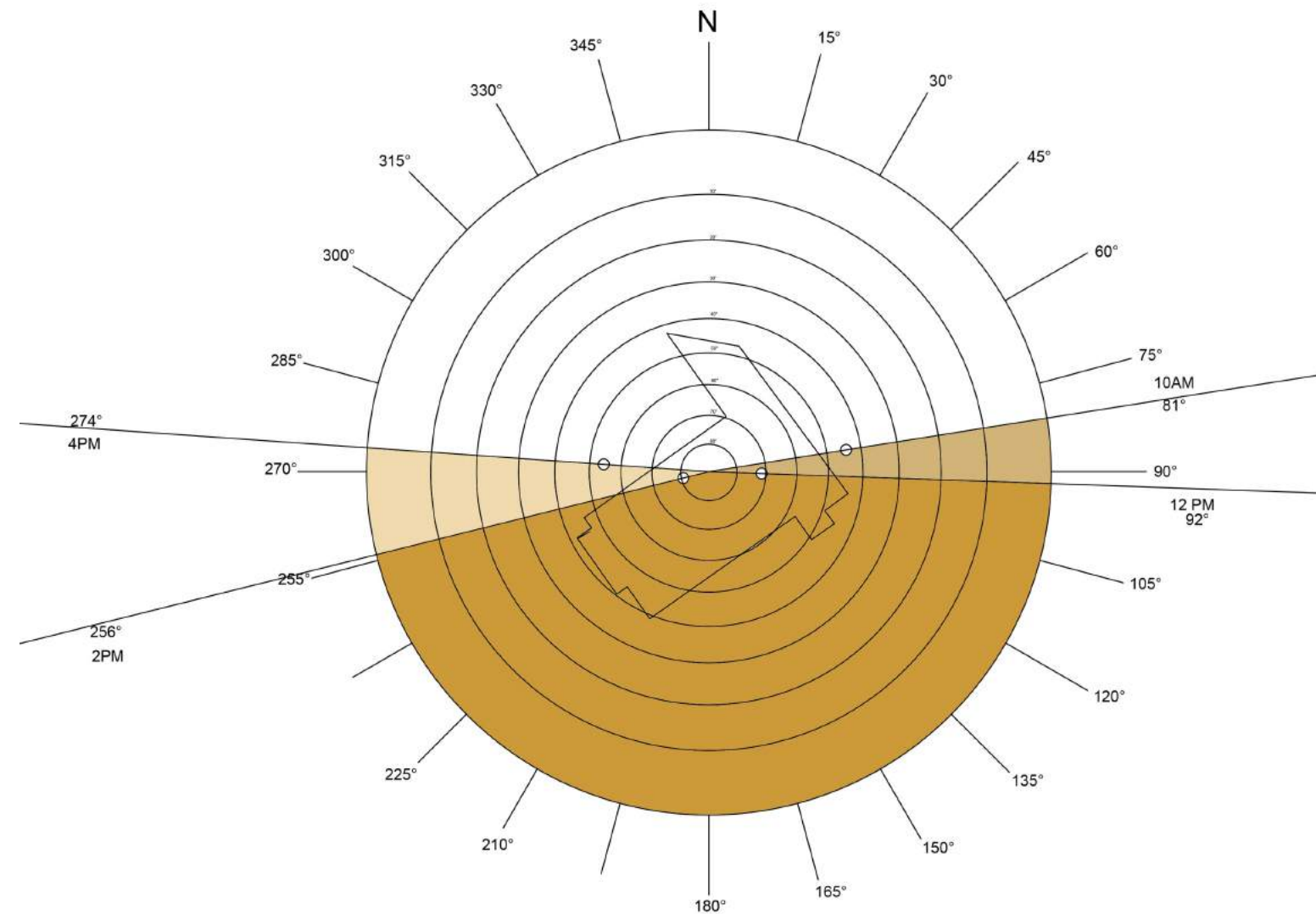
	AZ	EL
10AM	81°	44°
12PM	92°	72°
2PM	256°	81°
4PM	274°	54°

# WINTER

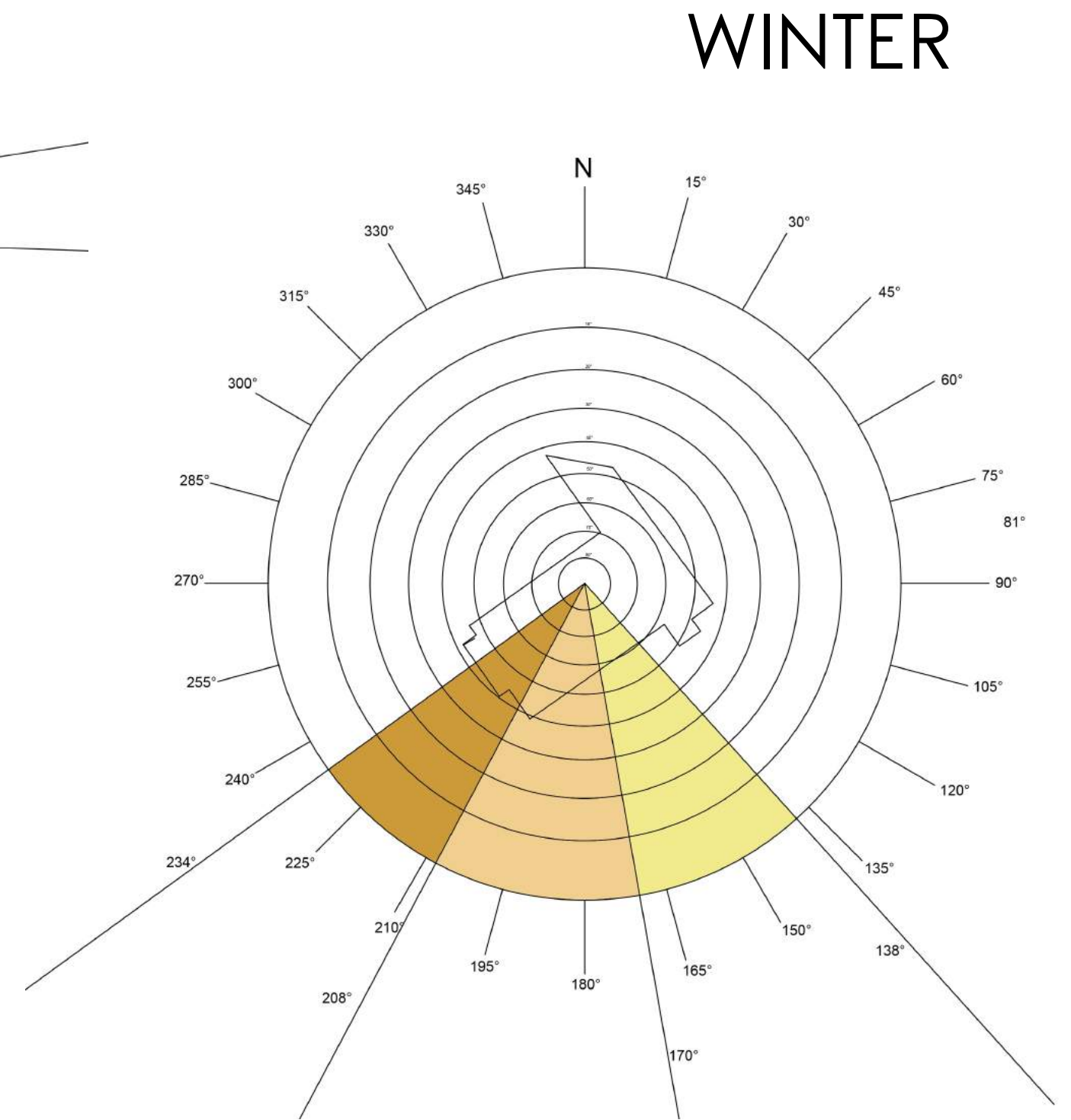
	AZ	EL
10AM	138°	32°
12PM	170°	44°
2PM	208°	40°
4PM	234°	23°

# SUNPATH DIAGRAM SITE ANALYSIS



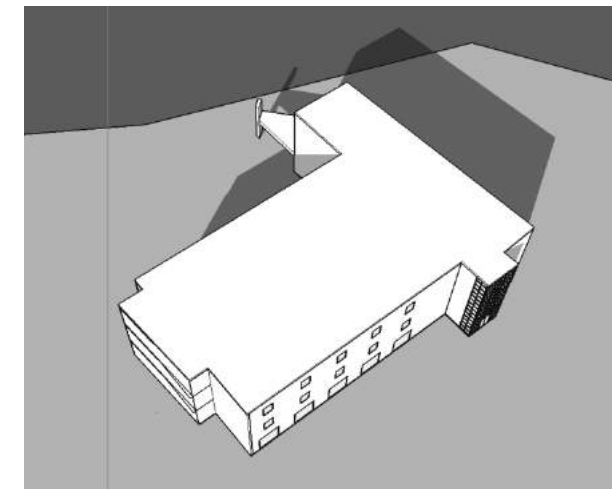
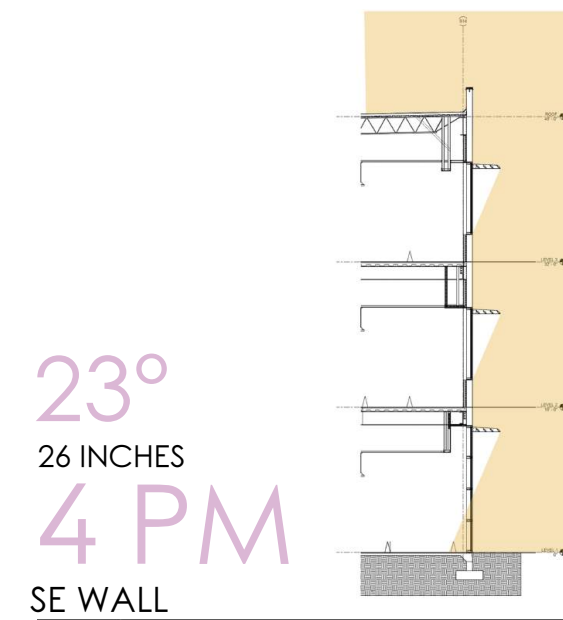
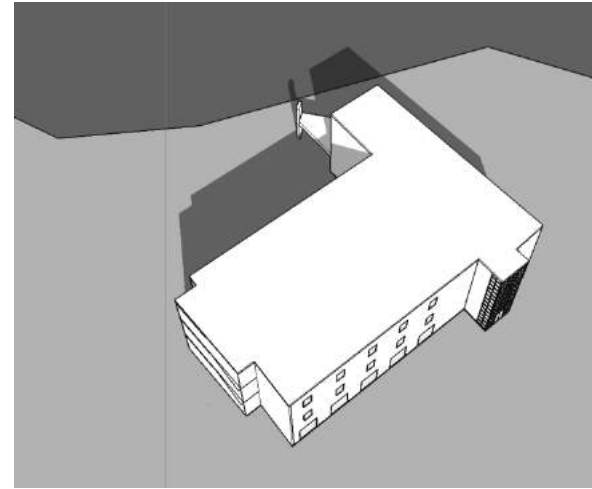
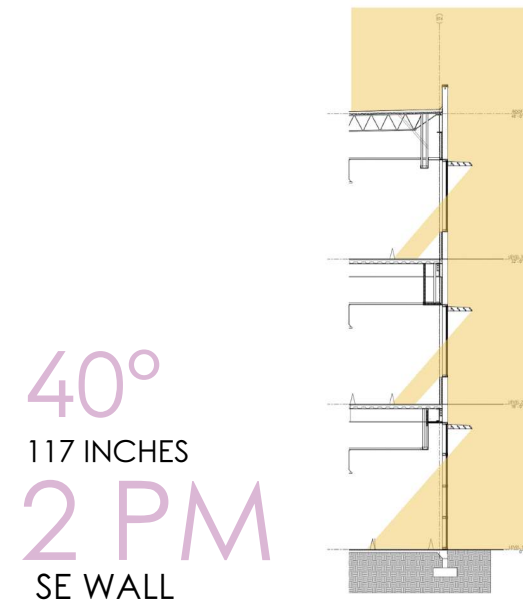
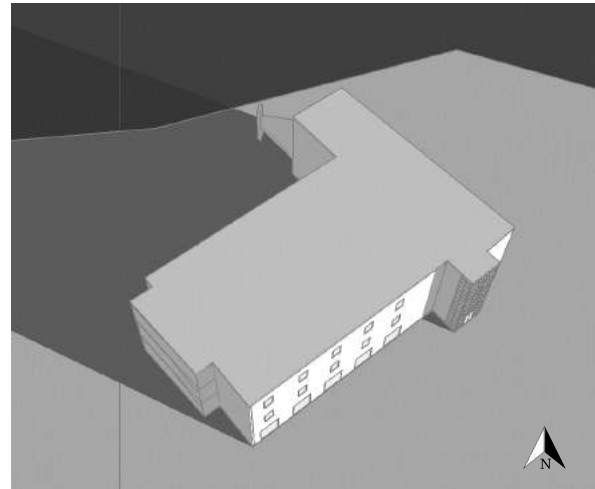
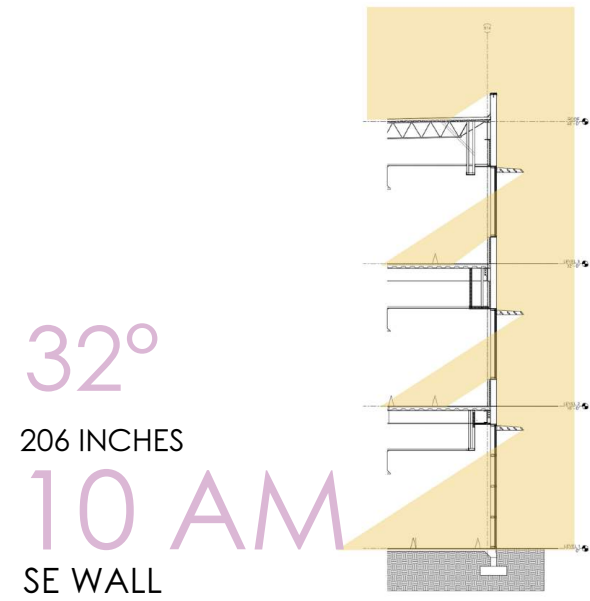


SUMMER

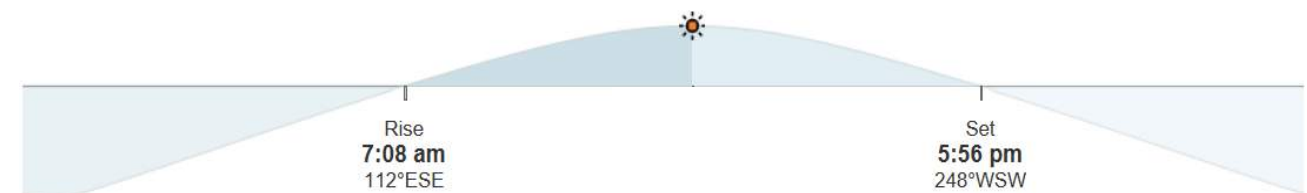


WINTER

# SUNPATH DIAGRAM SITE ANALYSIS



# WINTER SITE ANALYSIS

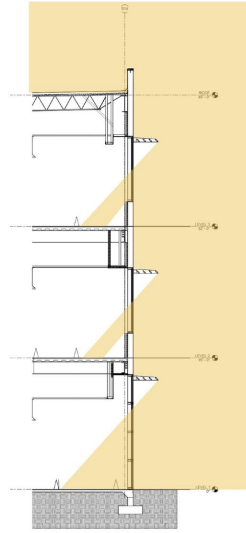


44°

51 INCHES

10 AM

SE WALL

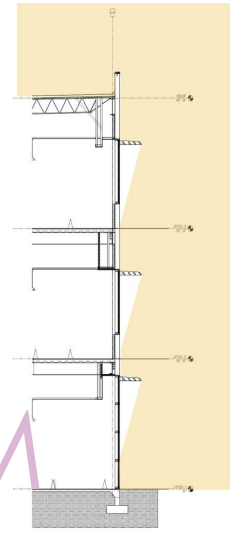


72°

0 INCHES

12 AM

SE WALL

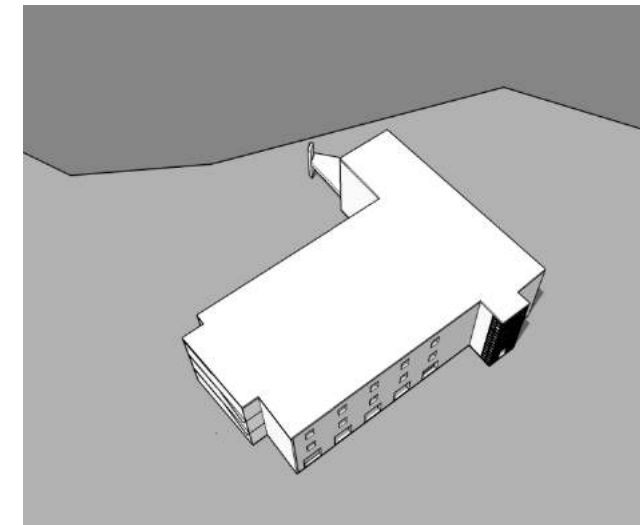
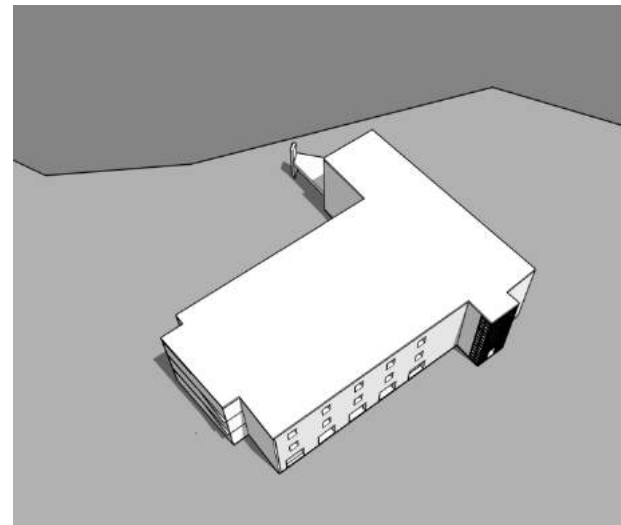
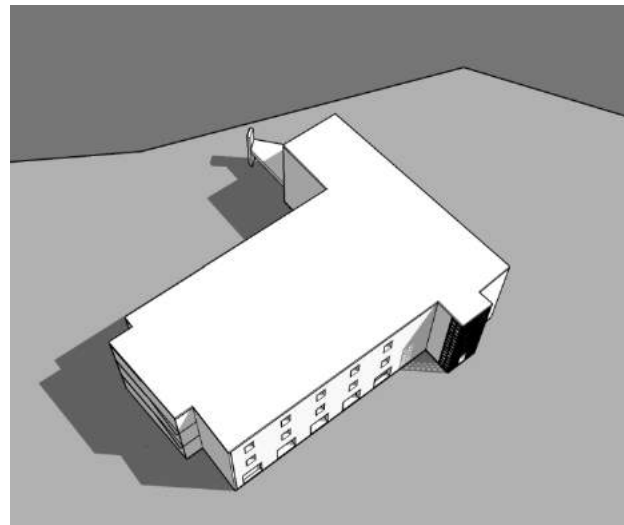
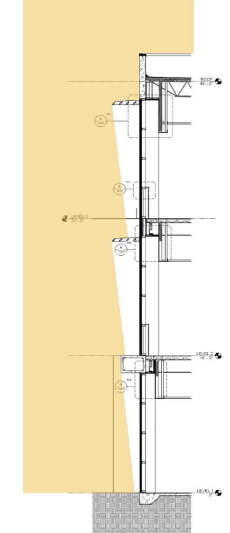


81°

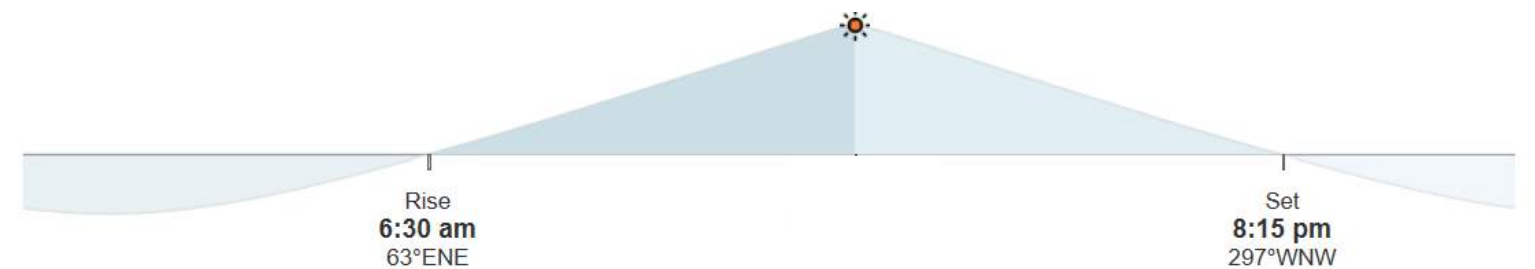
0 INCHES

2 PM

CURTAIN WALL

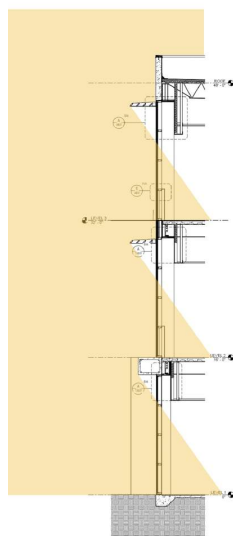


# SUMMER (DST) SITE ANALYSIS

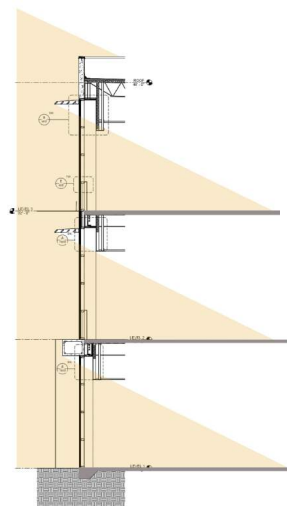




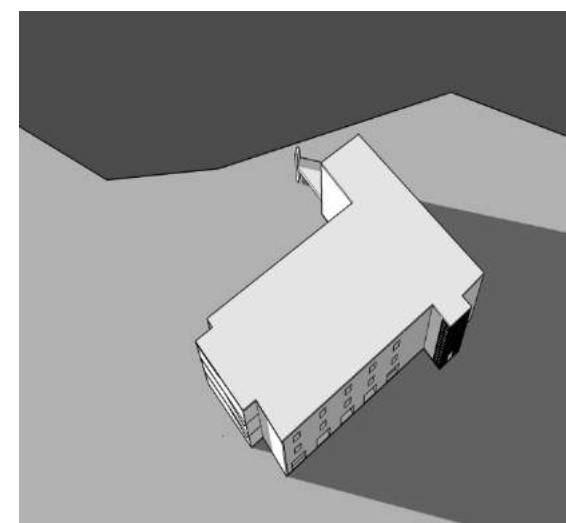
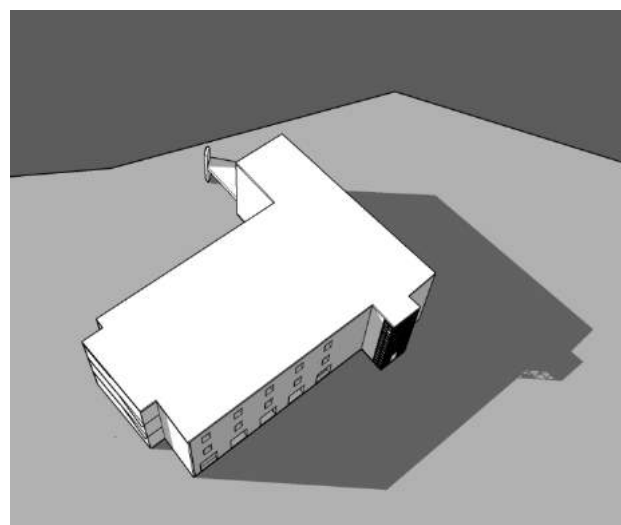
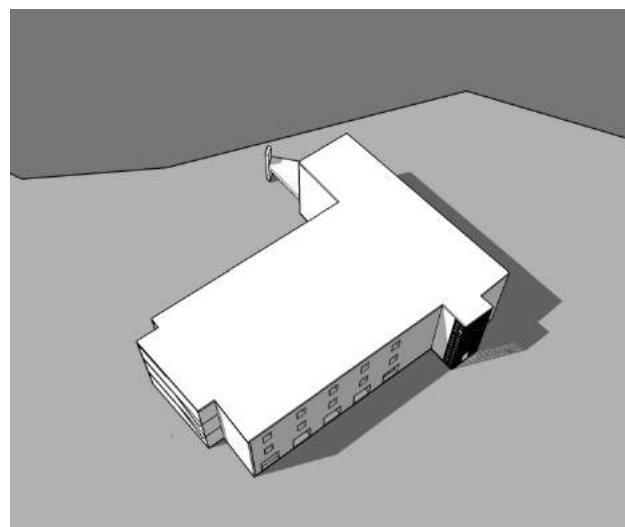
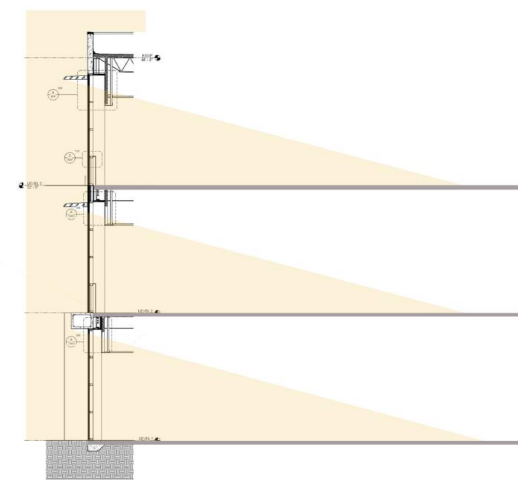
54°  
48 INCHES  
4 PM  
CURTAIN WALL



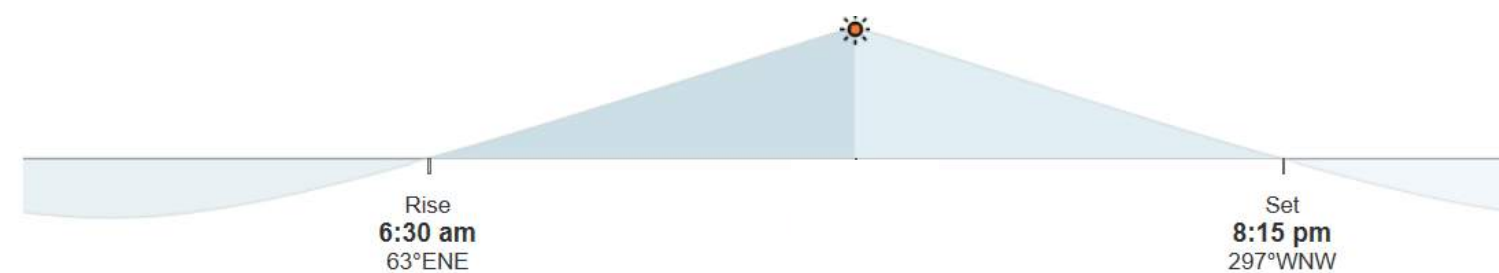
27°  
307 INCHES  
6 PM  
CURTAIN WALL



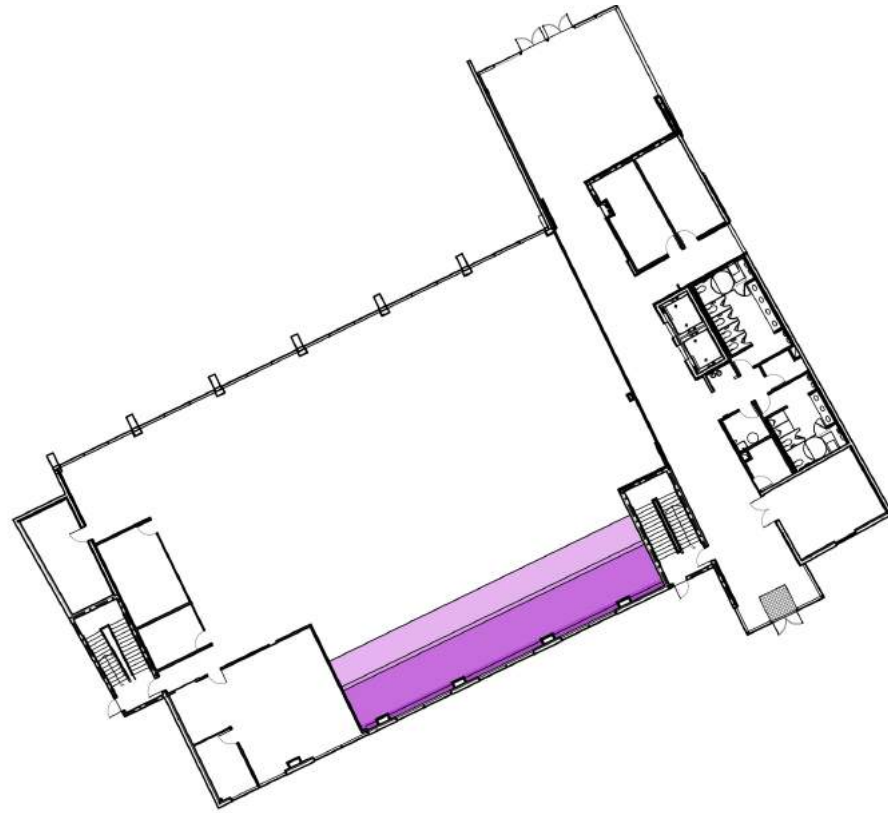
15°  
552 INCHES  
7 PM  
CURTAIN WAL



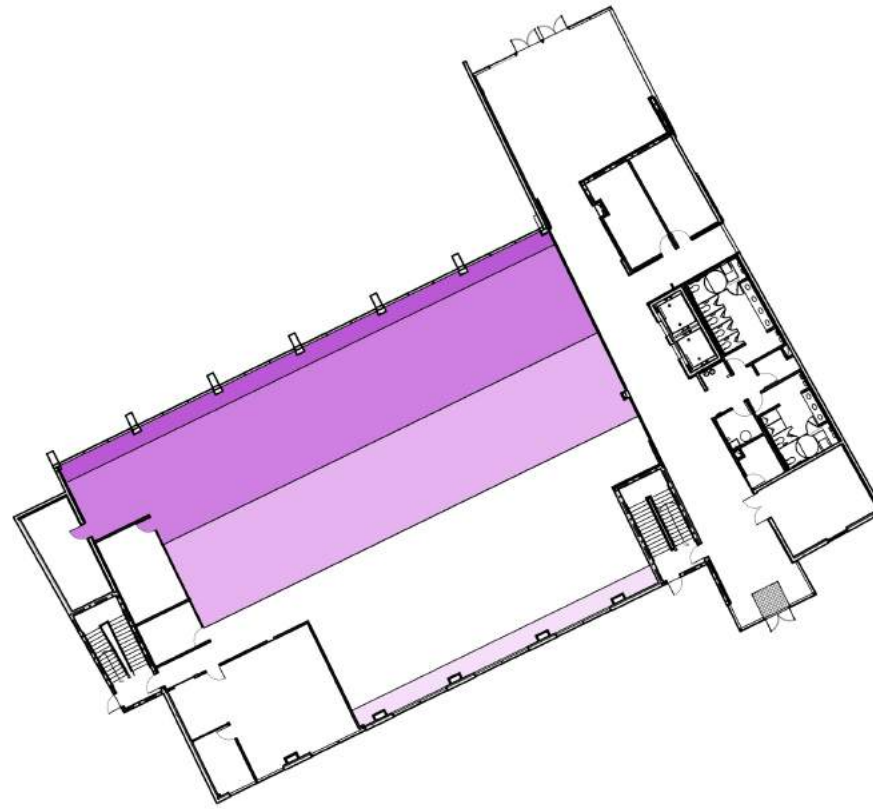
# SUMMER (DST) SITE ANALYSIS



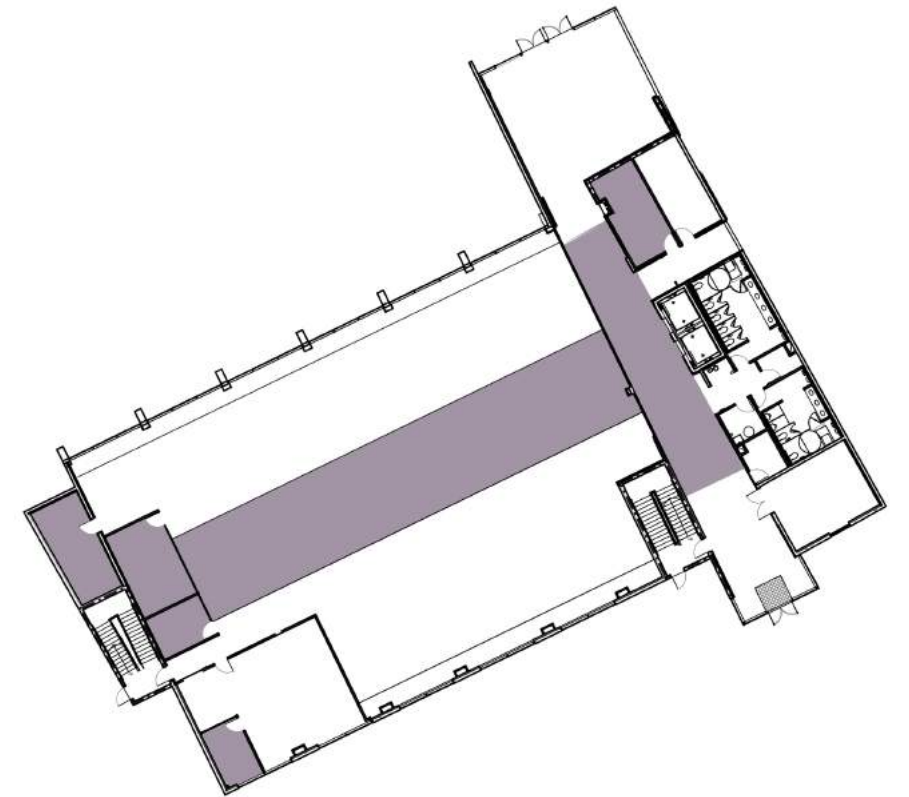
SUN PATH WINTER



SUN PATH SUMMER



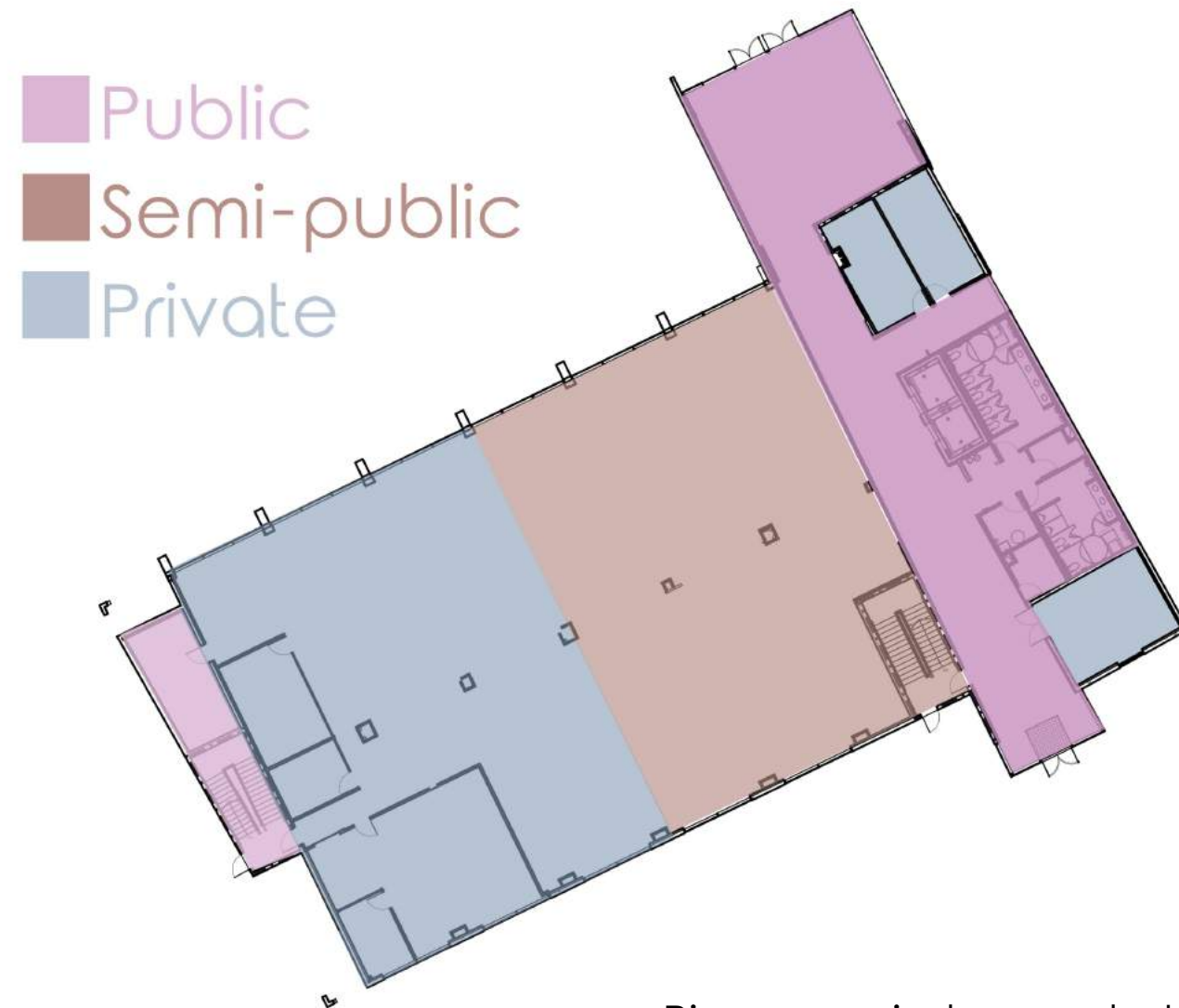
NO NATURAL LIGHT



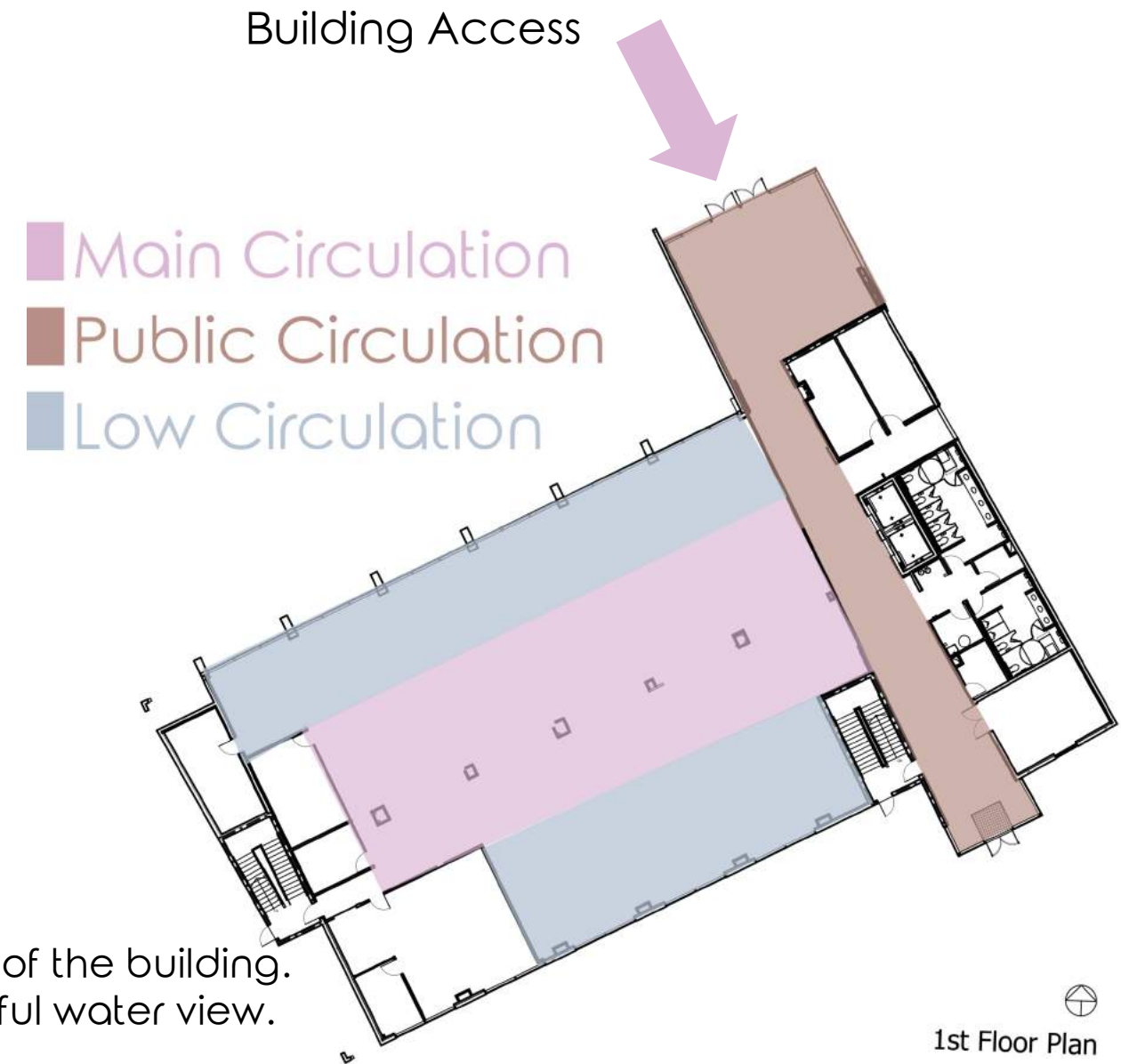
Spaces with less natural light will require more artificial lighting.

# INTERIOR SUN PATH SITE ANALYSIS



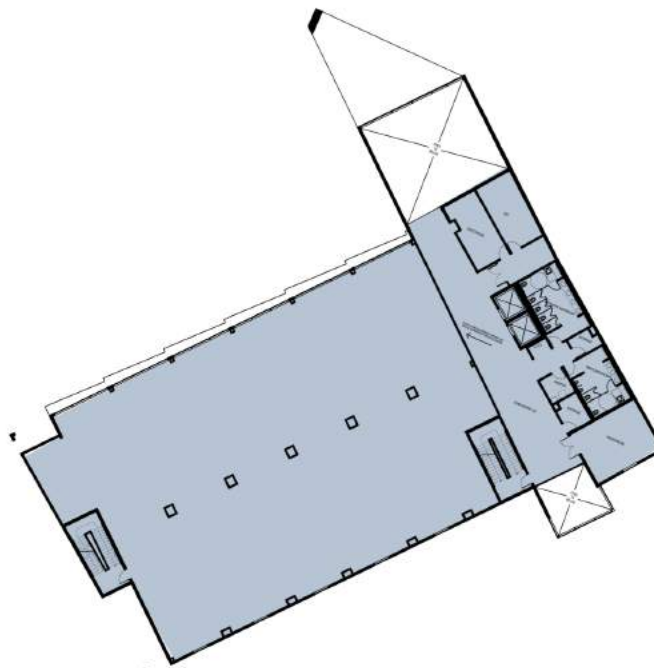
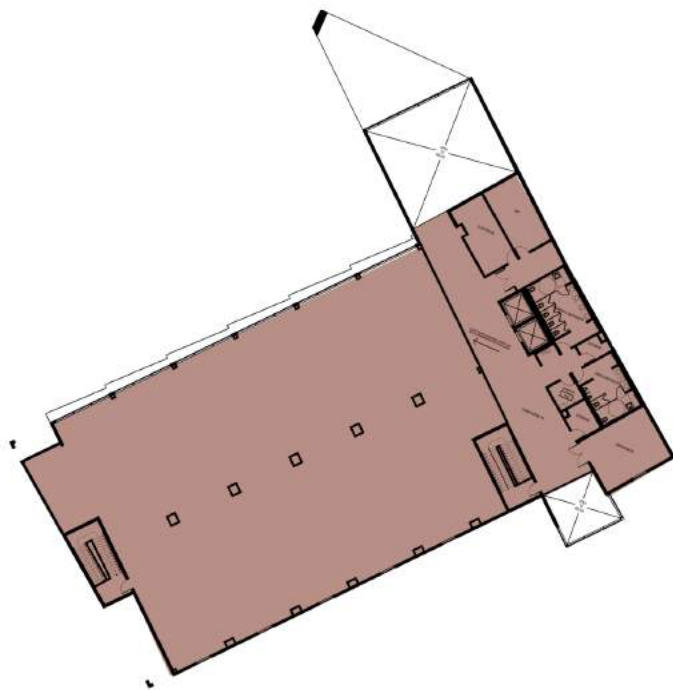
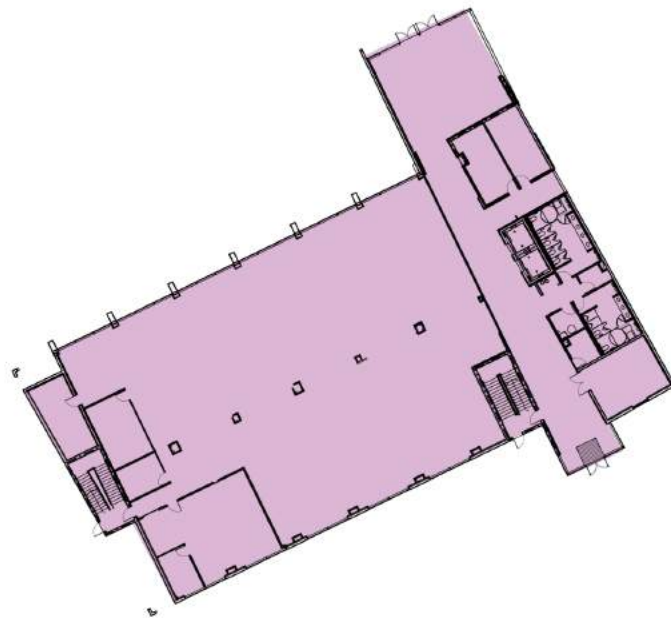


- Big open windows on both sides of the building.
- The curtain window has a beautiful water view.

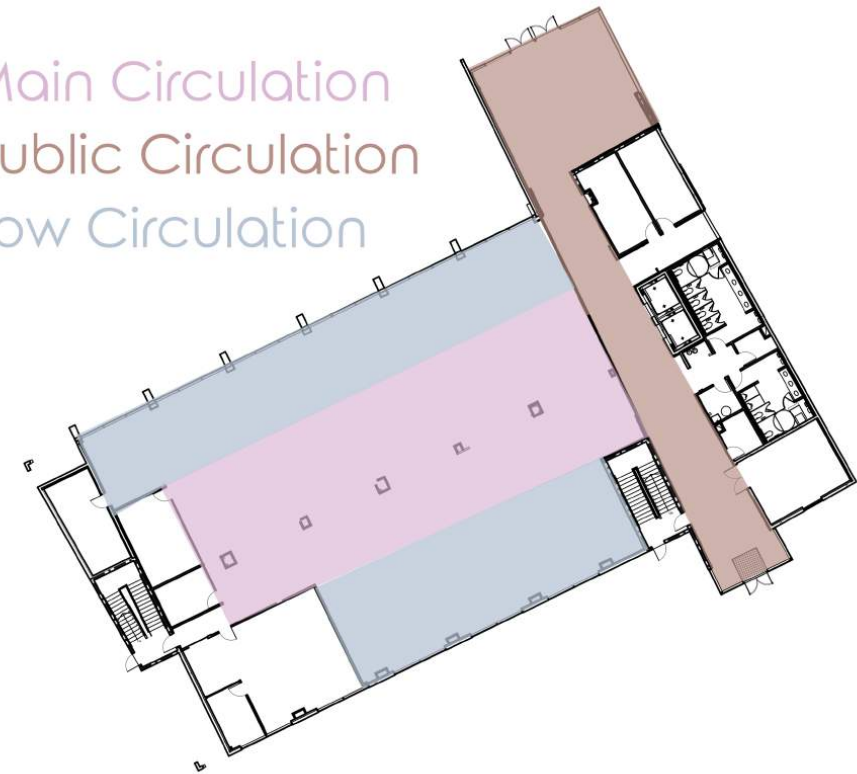


# ZONING + SPATIAL SITE ANALYSIS

15.264  
13.824  
13.824



Main Circulation  
Public Circulation  
Low Circulation



# SQ. FOOTAGE + CIRCULATION SITE ANALYSIS





- Building has plenty of natural lighting that sometimes it might be a problem.
- The use of shades improve a little bit the setting reducing the direct light from entering the space.

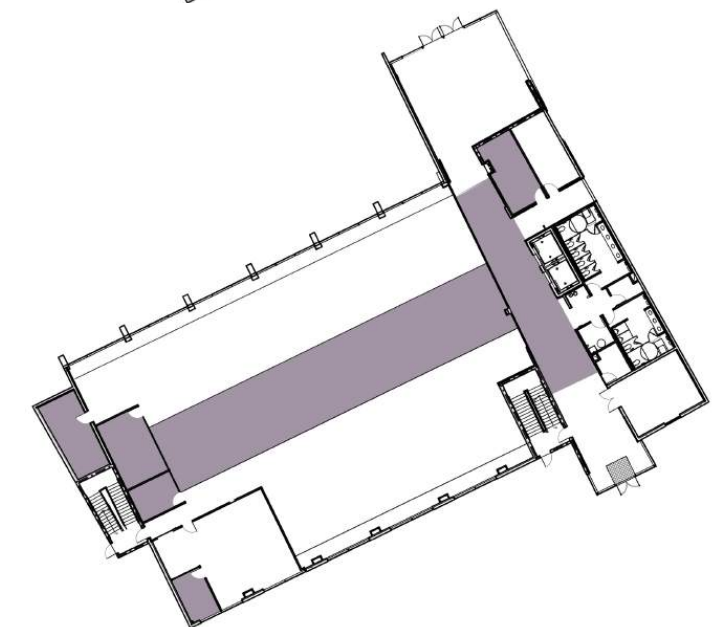
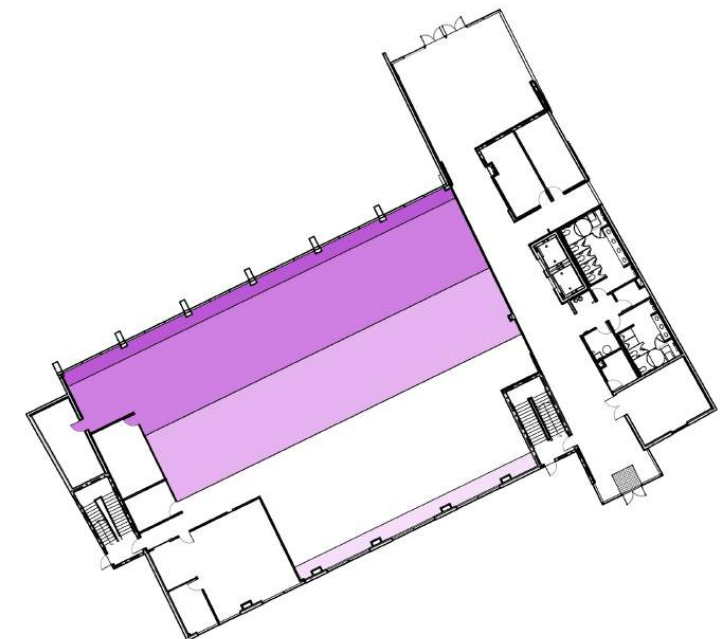


# ARCHITECTURE SITE ANALYSIS

- High spaces gives the sensation of well being.
- The color pallet chosen is neutral, clean and fun.
- Lots of circulation and public space.
- Use of natural elements in the interiors.



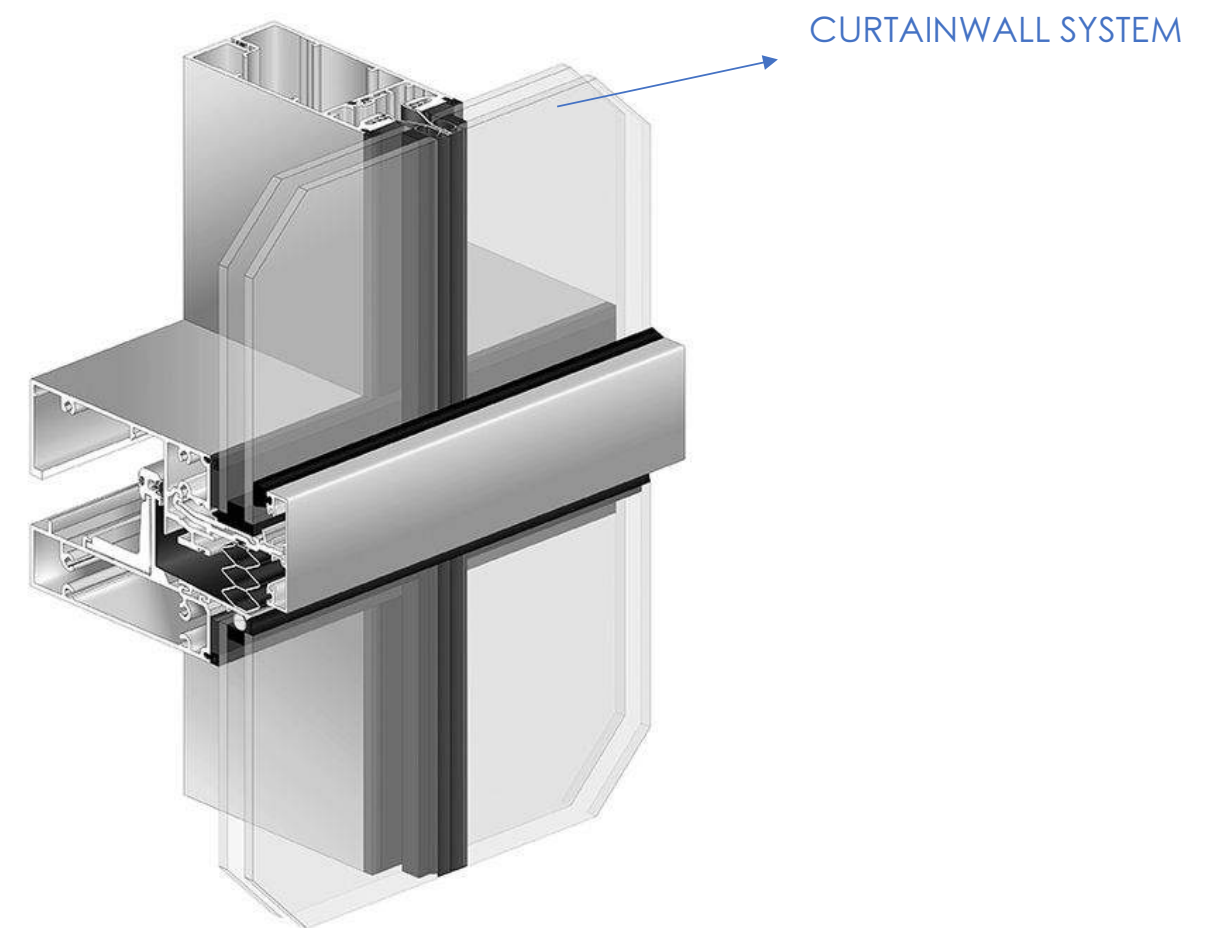
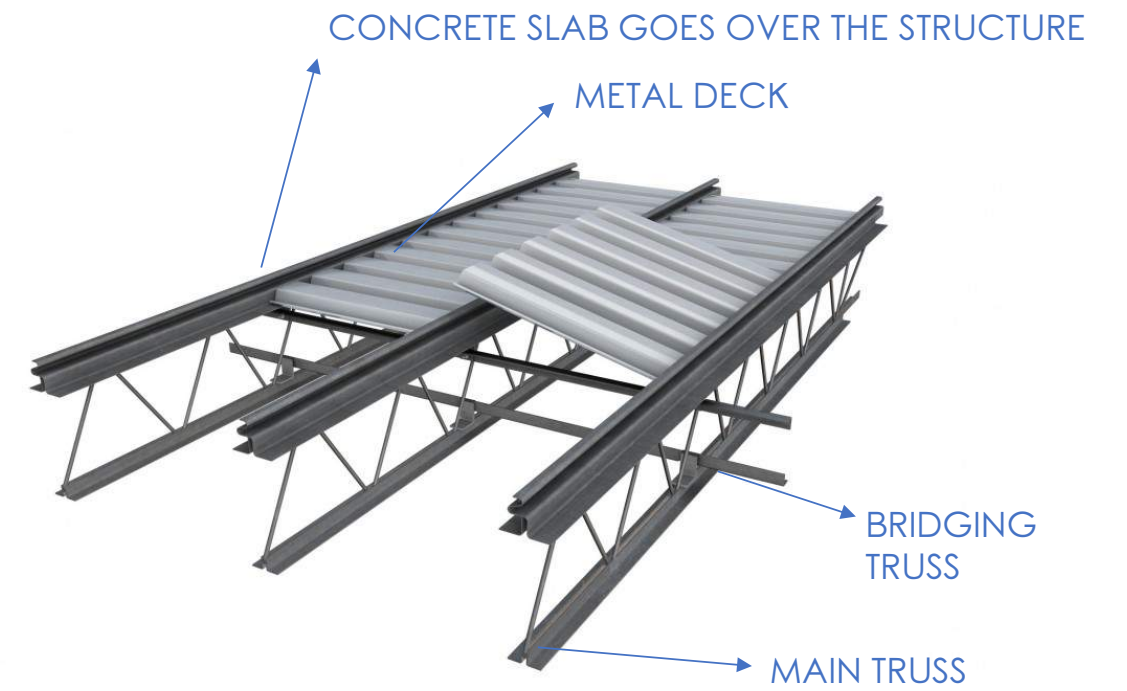
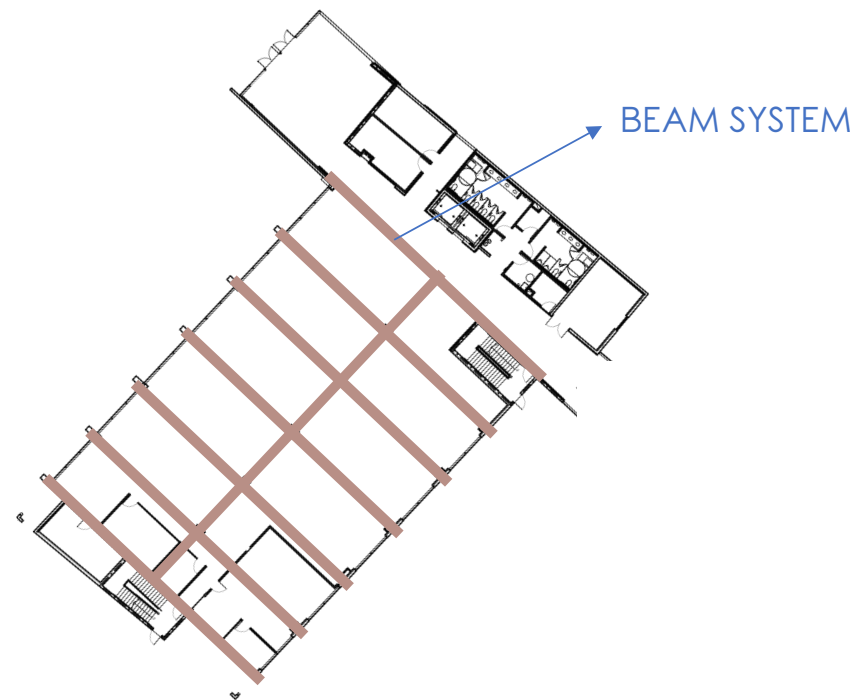
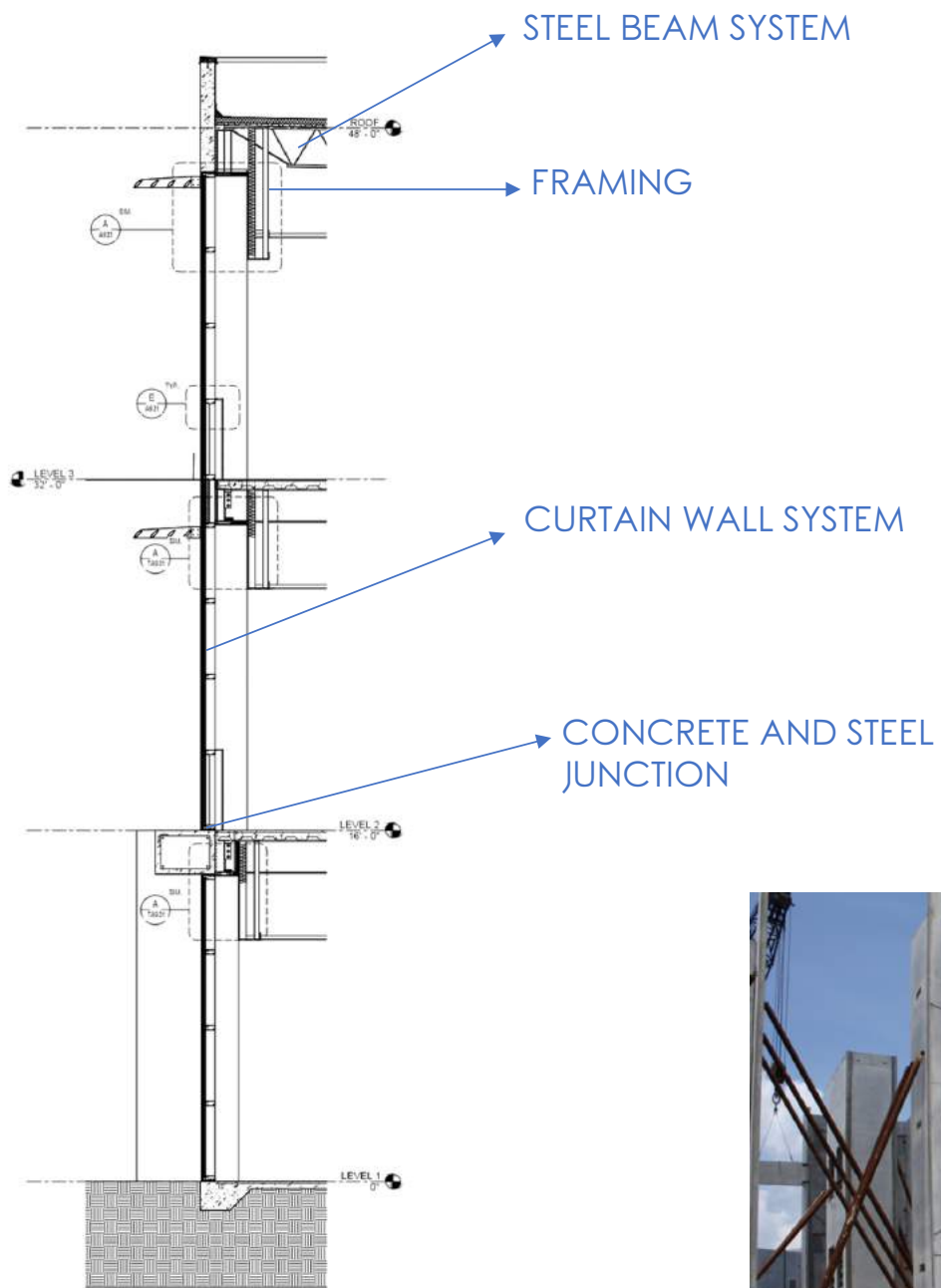
- Too much light might affect the interior **temperature** of the office and depending on the season of the year, **glare**.
- Too much **noise in the surroundings**, being close to an airport can be very **distracting**.
- **Traffic** in the Island and Dolphin Expressway are very intense during rush hours.
- No sun light at all in the circulation zone of the building.
- Designing the stairs in a strategic place can help minimizing the direct sun light hitting an specific setting.
- Huge public circulation paths.
- High traffic in rush hours. Since it is an island and there is only one entrance, it gets very crowded.



# SITE ANALYSIS

## DOMINANT ISSUES





# STRUCTURE SITE ANALYSIS

Adopt **cost-effective** options to manage energy consumption and emissions. Use the day light with **efficiency**.

The use of new **technologies** should be encouraged.

Increasing the **mobility** of employers may help them with **productivity**.

Mobility and adaptability? The user does not need to have a single desk. A dynamic work environment encourages high concentration areas when need and also group work, discussions, etc..

DESIGN GUIDELINES  
**SITE ANALYSIS**



# REFERENCES

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