

# SITE ANALYSIS

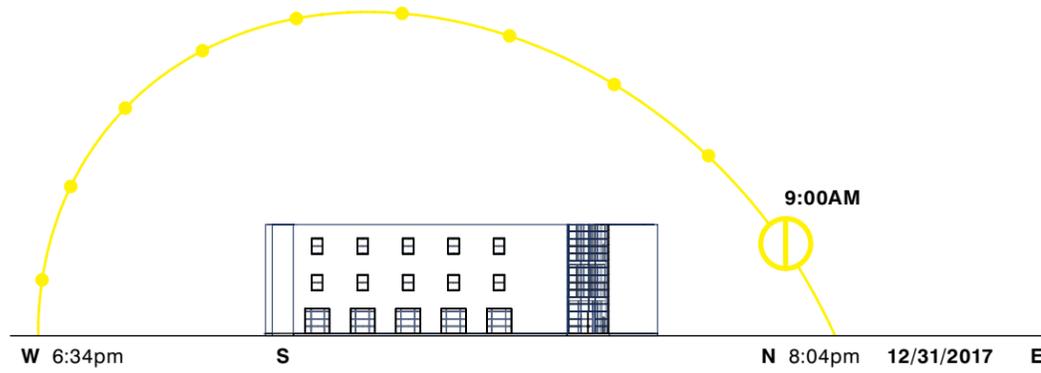
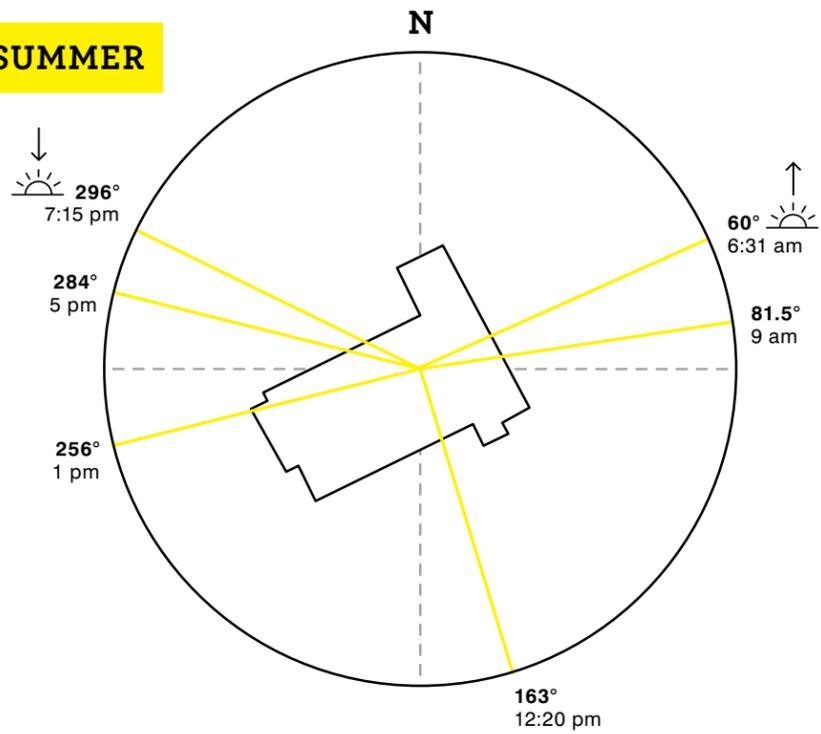


**BLUE LAGOON DRIVE**  
 25.7823886871338 N, 80.2789688110352 W

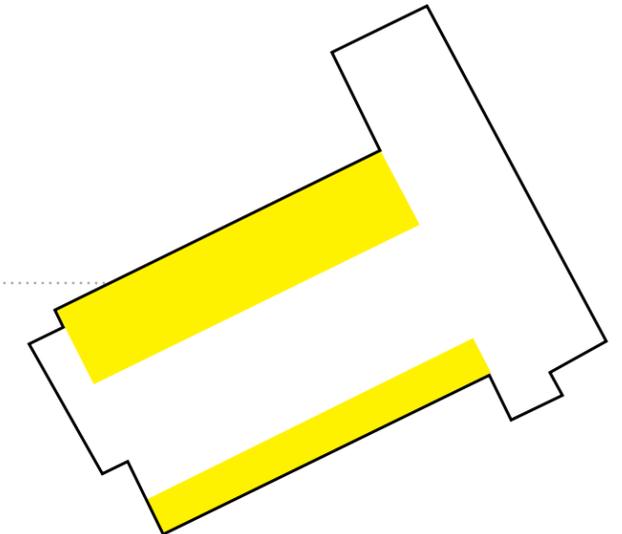
The NW provides views to the blue lagoon. The building is nestled between the Hilton and a Regus hotel. There is also a parking lot near by. Providing adequate landscaping around the building will enhance well being.

# SUN ANALYSIS

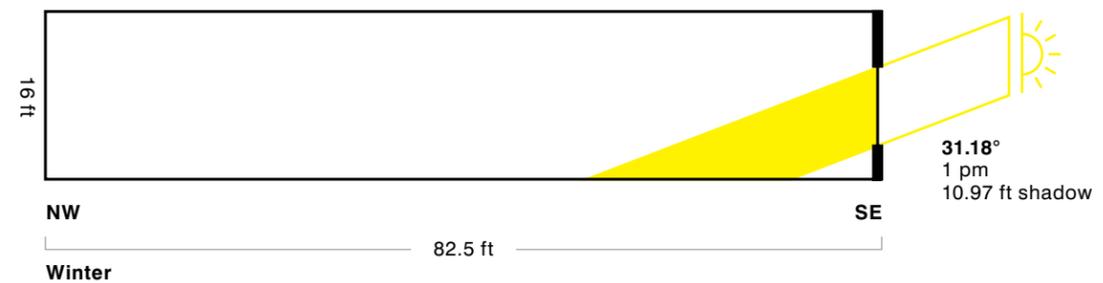
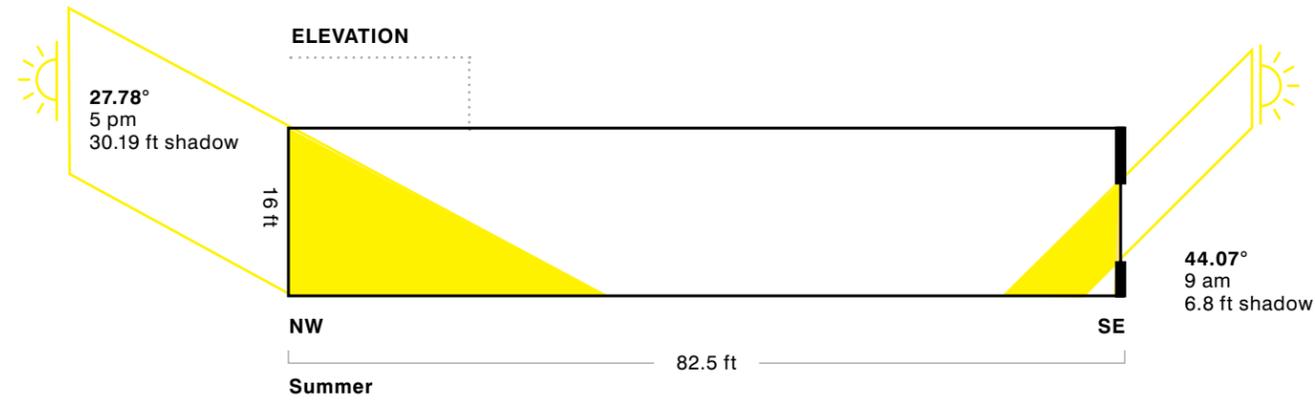
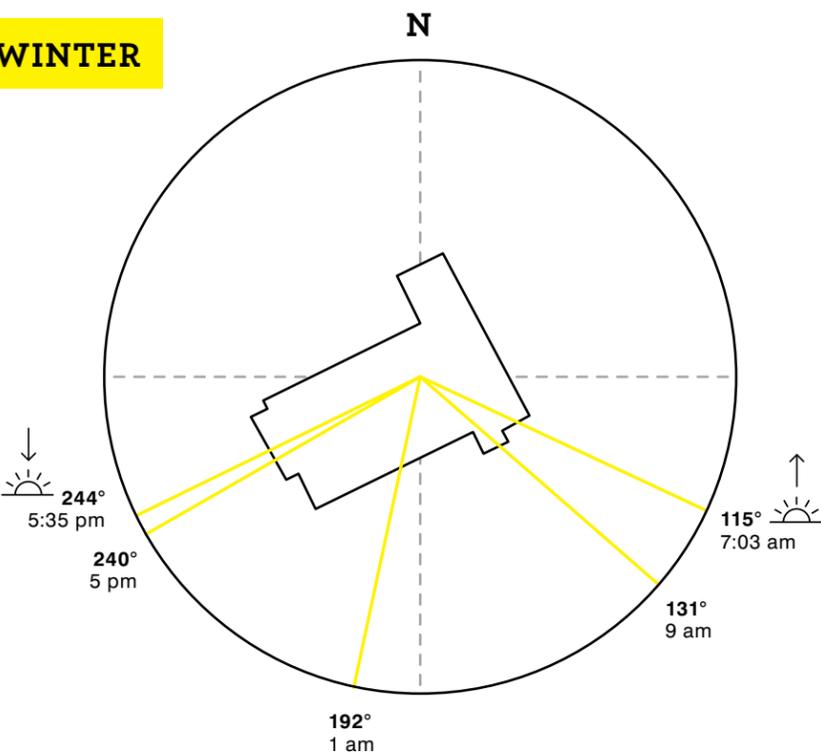
## SUMMER



PLAN



## WINTER



## SUN PENETRATION

The summer & winter sun penetrate the SE wall. The summer sun penetrates the NW curtain wall during sun down. Both the NW & SE side of the building will benefit from either shading devices or foliage from nearby trees to prevent glare and excessive heat gain. The middle of the office space, along the structural columns as well as the buildings spine have significantly less daylight than the NW & SE walls.

# STRUCTURAL COMPONENTS

ROOF + CEILING

STEEL FRAMING

BEAMS + COLUMNS

STRUCTURAL SHELL

CURTAIN WALL MULLION

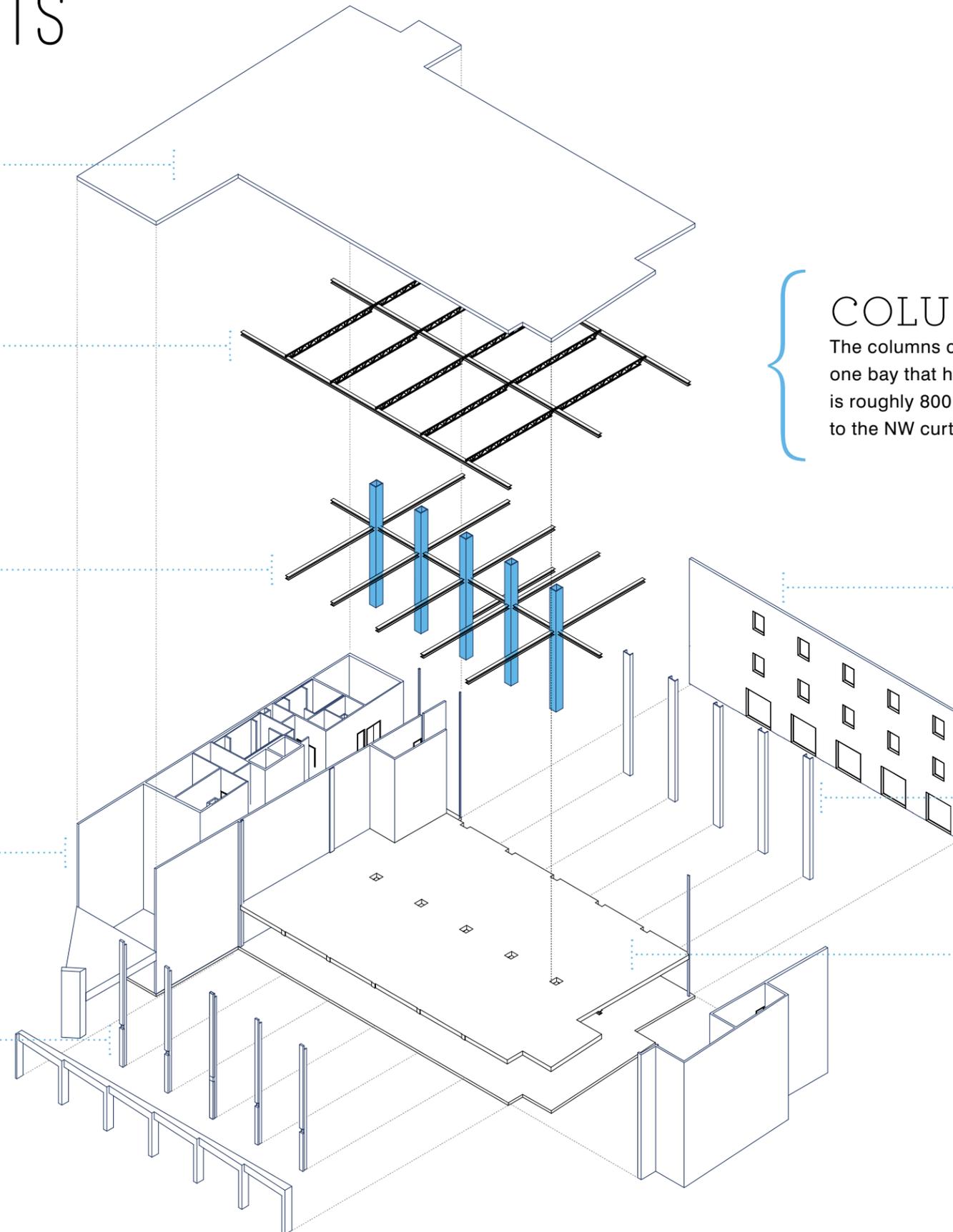
## COLUMNS

The columns create 12 rectangular bays including one bay that houses a set of egress stairs. Each bay is roughly 800 SF in area. All bays run perpendicular to the NW curtain wall and SE tilt-up wall.

TILT-UP WALL

COLUMNS

FOUNDATION



# SPATIAL ANALYSIS

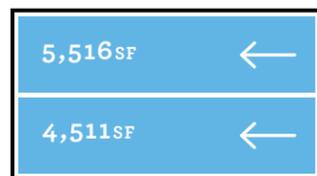
8,315 NSF + 13,720 USF  
35% CIRCULATION

## LINEAR GRID SYSTEM

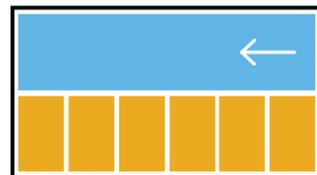
The bays are organized in a linear grid system. The space is controlled by 6 weight bearing columns that run down the center of the space. The space can be divided into two longitudinal bays, 12 individual bays and/or a combination of double bays.

## PRIVACY

Generally, the number of thresholds increases the levels of privacy. Based on the existing floor plan, the entrance of the spine is the most public area and as you pass through the space it gradually becomes more private. Being mindful of the relationship of the bays to the main circulation will further assist with the various levels of privacy.



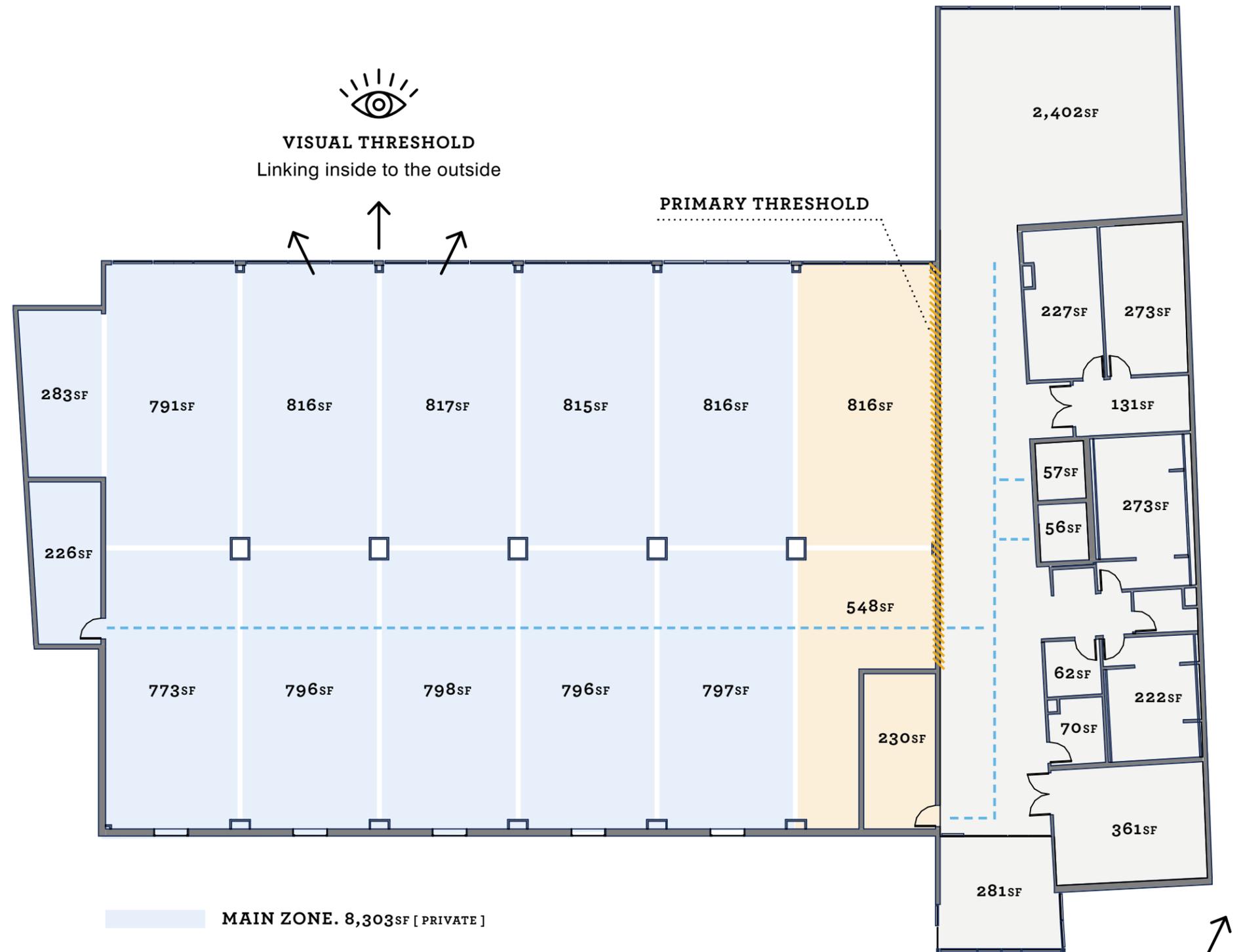
LONGITUDINAL BAYS



LONGITUDINAL & INDIVIDUAL BAYS



DOUBLE BAYS  
~1,600sf



- MAIN ZONE. 8,303sf [ PRIVATE ]
- MAIN CIRC. 1,364sf [ SEMI-PUBLIC / SEMI-PRIVATE ]
- SPINE ZONE. 1,364sf [ PUBLIC ]
- MAIN CIRCULATION



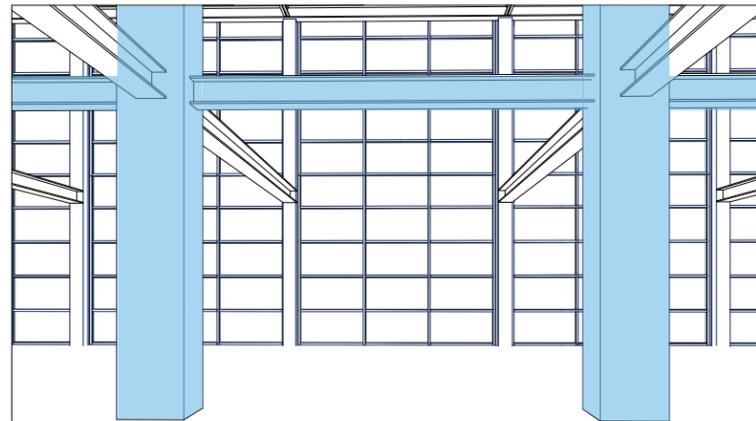
# SPATIAL ANALYSIS

## LEVELS OF ENCLOSURE

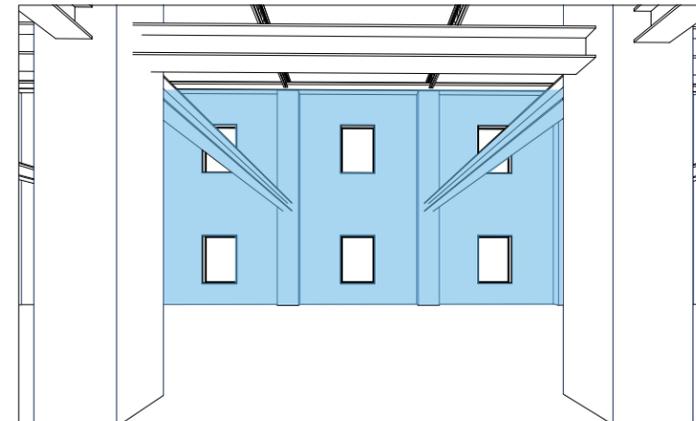
The SE tilt-up wall has smaller window openings increasing the sense of enclosure in comparison to the curtain wall that offers less privacy. The bays along the SE wall are along the main circulation path, so the privacy disruption from the egress exit needs to be considered as well.

## THRESHOLDS

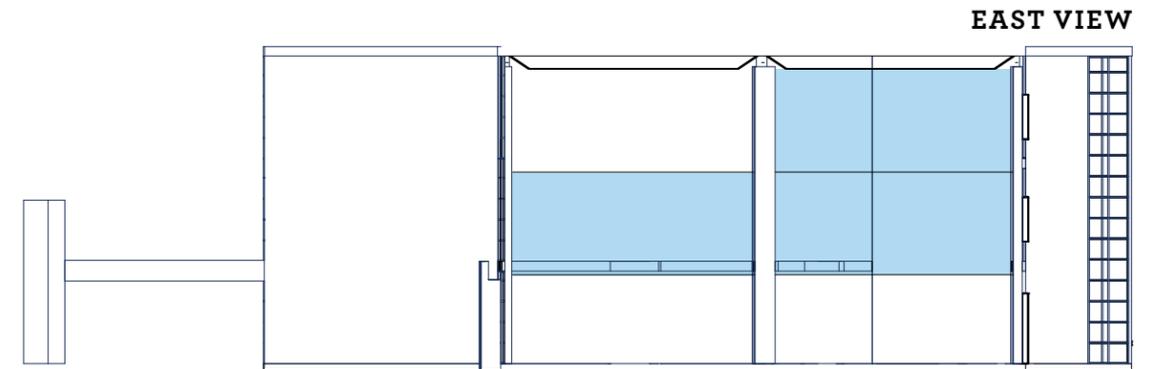
Longitudinal, latitudinal and individual bay thresholds variations are available for exploration dependent on program and privacy needs. Diagonal & organic circulation may assist with strict organizational system



*Sense of vast openness, creates a connection to the outdoors. The vertical columns define the perpendicular edges of a volume of space. The horizontal beams further define space.*

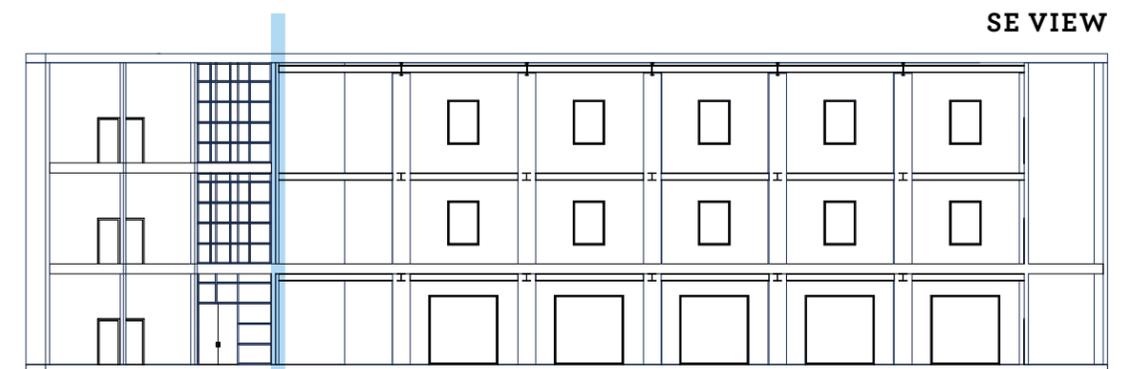


*The smaller window openings do not disrupt the vertical plane, further articulating the space. The entire floor is enclosed by a U-shaped plane that is oriented primarily toward the curtain wall.*

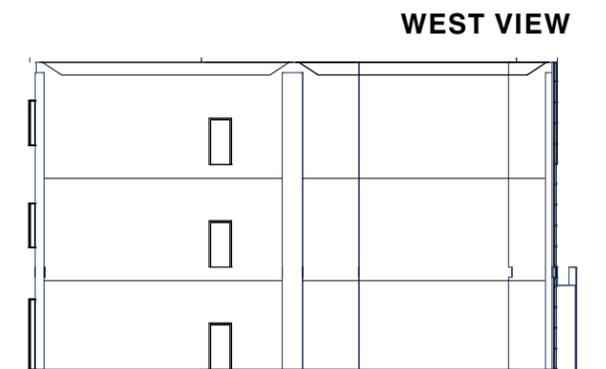


*Left angular nook,  
No view, more enclosure*

*PRIMARY THRESHOLD*



*PRIMARY THRESHOLD*



# ISSUES & GUIDELINES

## COLUMNS

Vertical structural elements are located directly in the center of the space creating a division between zones.

### DESIGN GUIDELINE

**When space planning, focus on creating an authentic connection between the two zones.**

## U-SHAPED PLANE

The entire floor is enclosed by a U-shaped plane that is oriented primarily toward the curtain wall.

### DESIGN GUIDELINE

**Accept the orientation of the space. Consider treating the space in front of the column wall as a semi public space.**

## GLARE & HEAT GAIN

During the summer months the glare and heat gain are of concern with such large curtain windows.

### DESIGN GUIDELINE

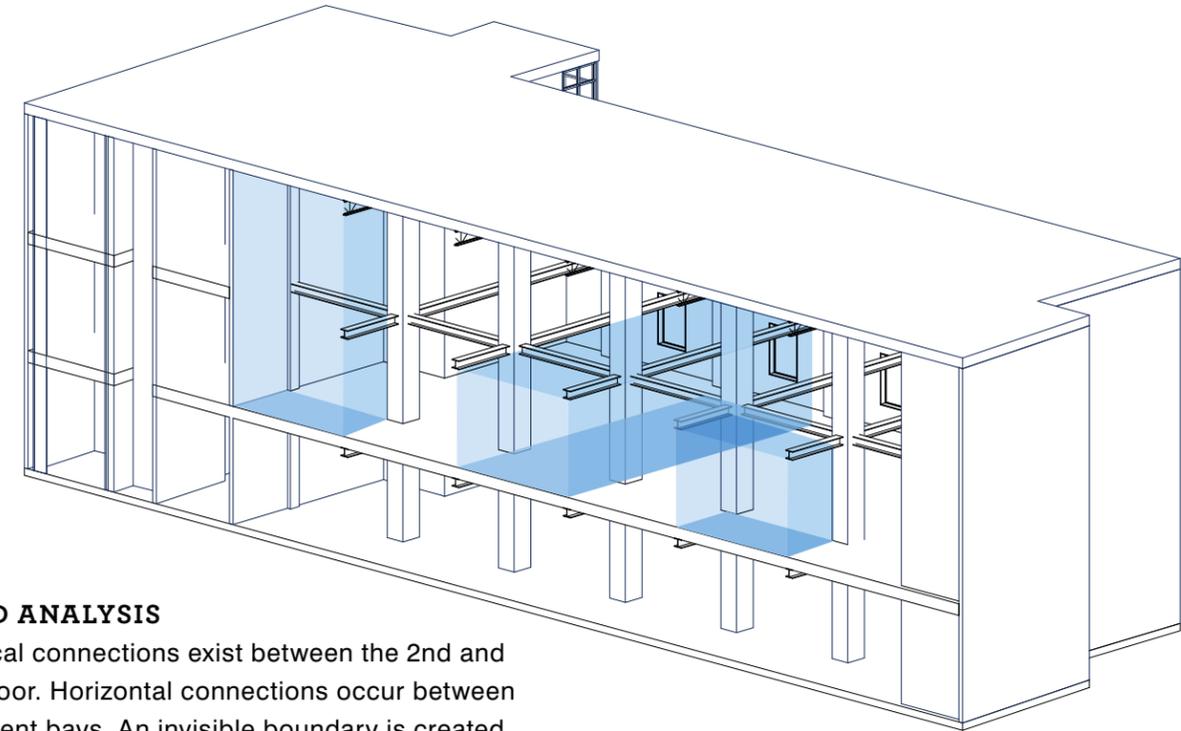
**Implement automatic shading devices and/or foliage from nearby trees to prevent glare and excessive heat gain.**

## VERTICAL CONNECTION

Second and third floor connection limited to public elevator.

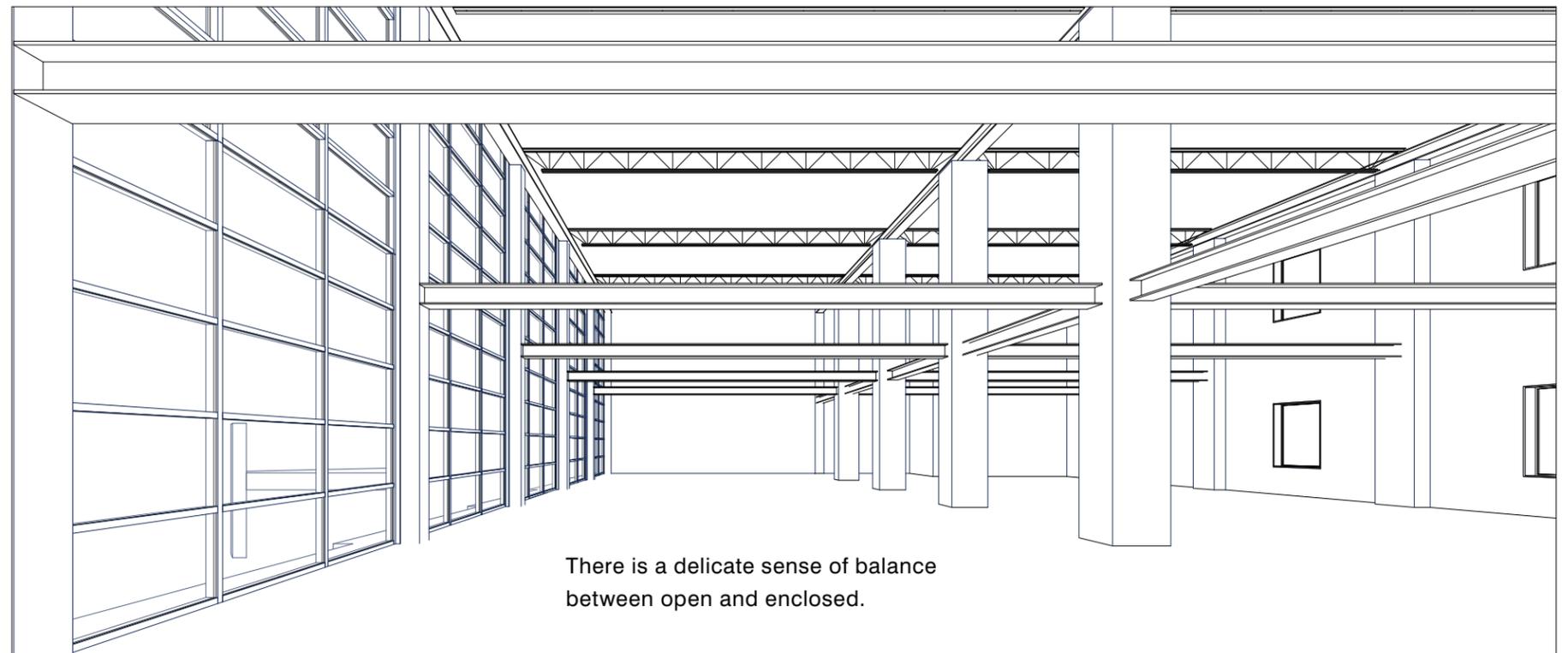
### DESIGN GUIDELINE

**Create a stairwell that connects employees with out disrupting the space.**



### VOID ANALYSIS

Vertical connections exist between the 2nd and 3rd floor. Horizontal connections occur between adjacent bays. An invisible boundary is created by the windows and columns — a perpendicular connection occurs between bays. Diagonal connections should be further analyzed.



There is a delicate sense of balance between open and enclosed.

