



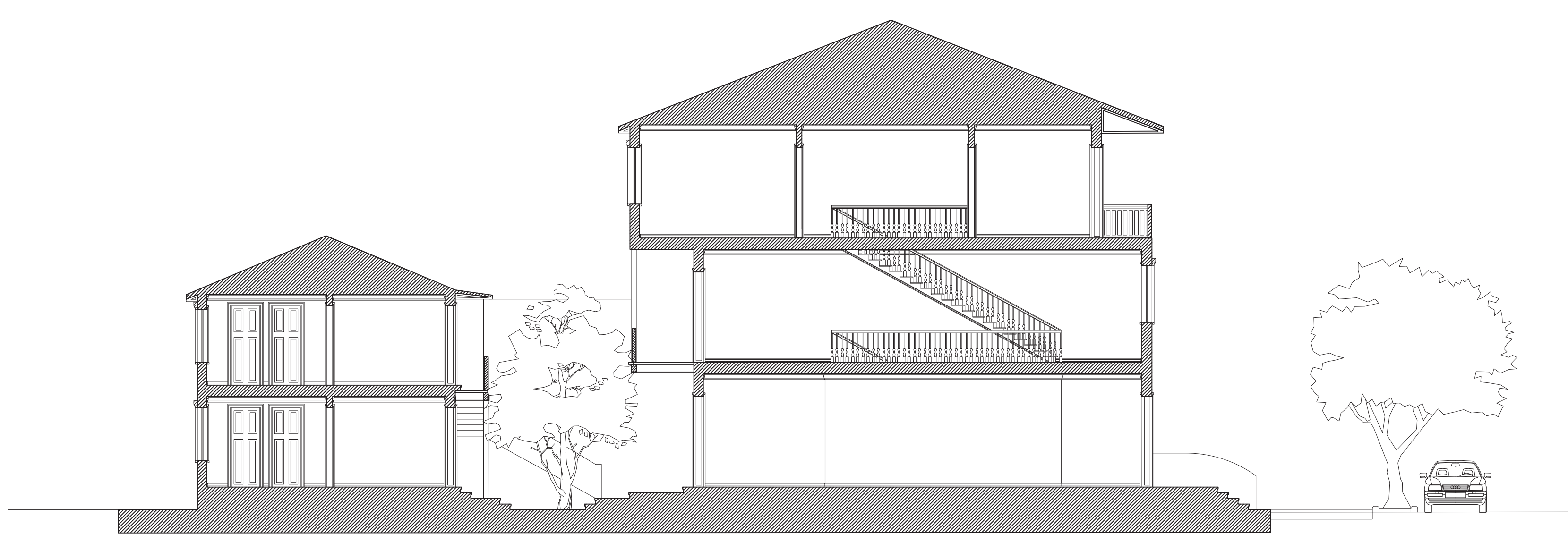
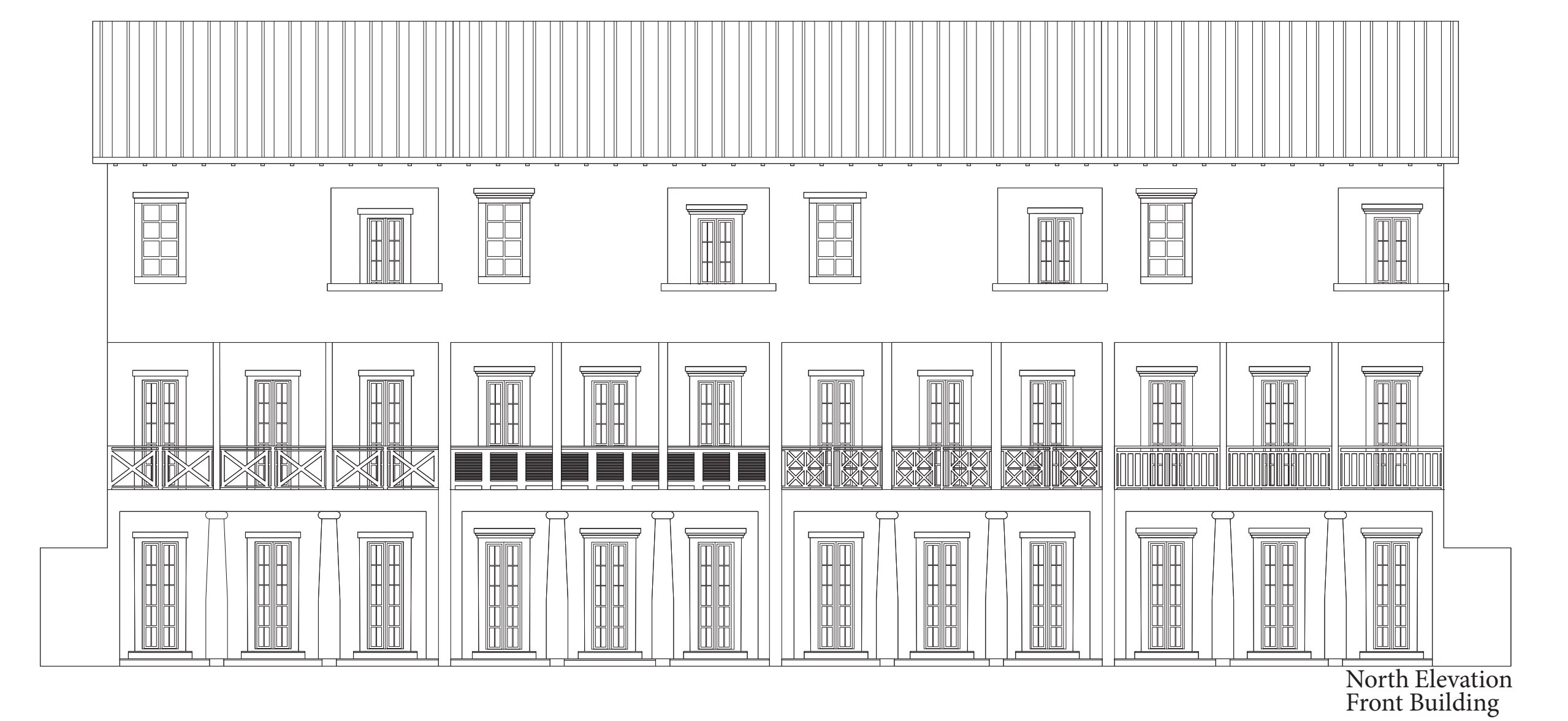
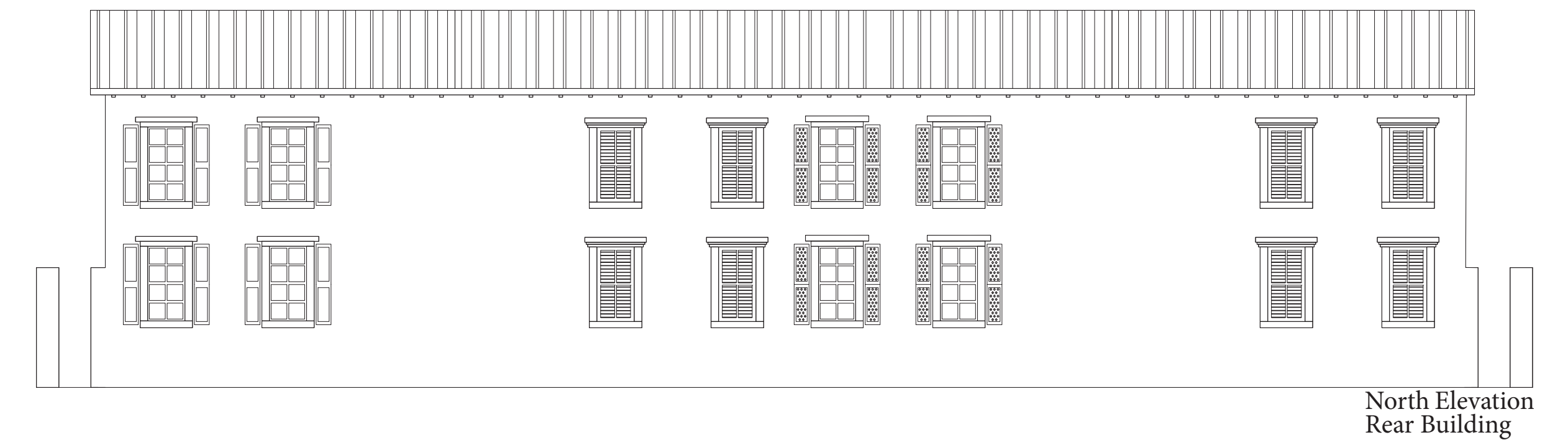
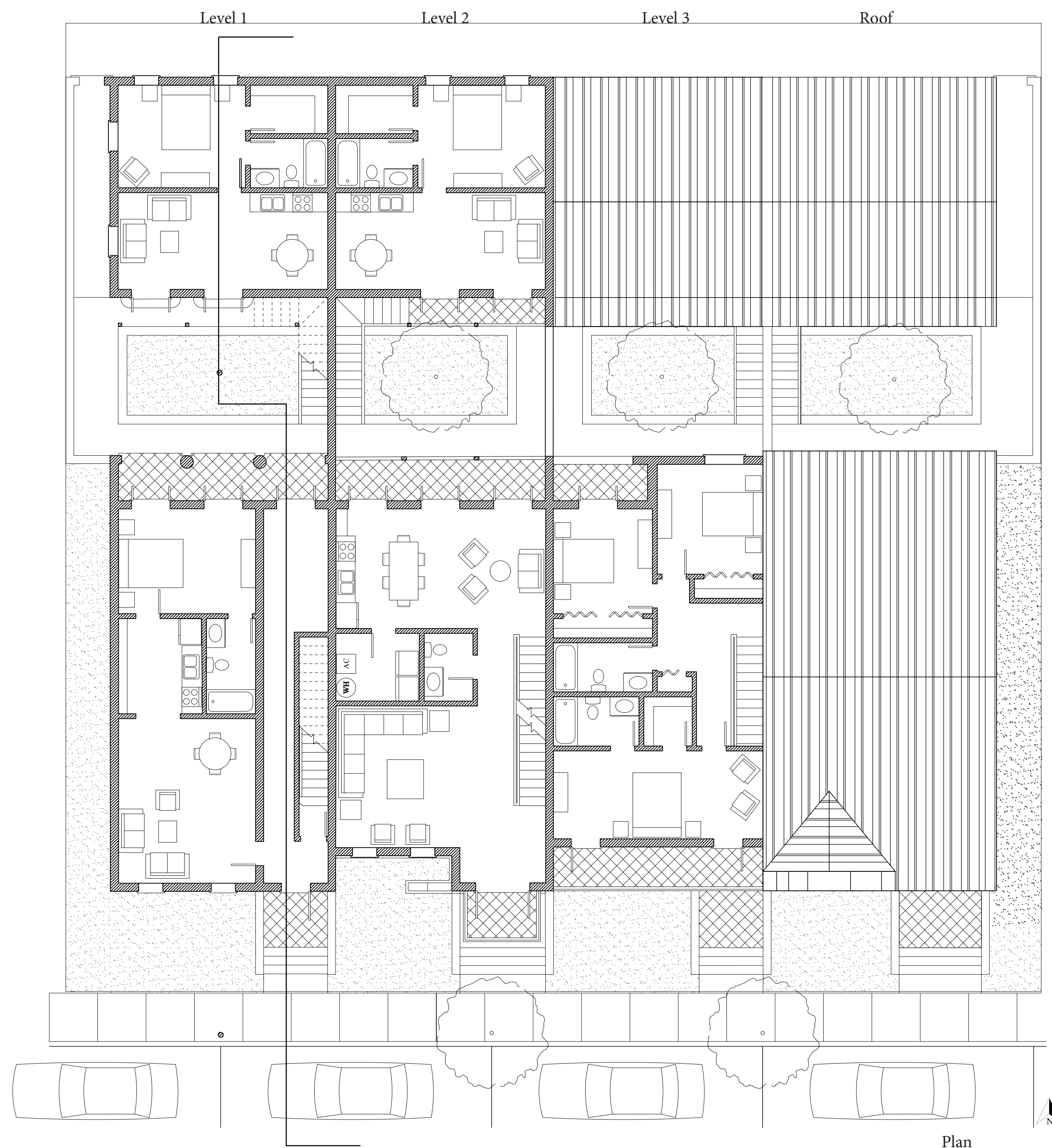


The Villas at Wynwood Norte

The Villas at Wynwood Norte encapsolate the foundation of the new Wynwood Norte zoning district. Currently, in Wynwood Norte, 25% of the units are considered affordable housing units. Within this development, half of the units are affordable housing units. This will help to prevent the possibility of displacing current residents once new development begins and housing costs increase.

The development is split into four villas, Lily House, Violet House, Iris House, and Sage House. Each of the four villas feature a large one bedroom apartment, two affordable one bedroom apartments, and a three bedroom townhome. Each villa has an entrance hall that all four units can be entered from which leads to a shared courtyard for each individual villas. Each villa is designed to become a community within the community. The connection between affordable housing and middle class housing in this development is a step away from the divided we see in society throughout Miami today.

This inspiration for this project came from New Urbanism projects, such as Rosemary Beach and Alys Beach, as well as the existing structures which surround the site. Throughout Wynwood Norte, porches are a common feature of homes as they can serve many purposes, such as a meeting place for neighbors. Due to the importance of porches, there is a porch in front of each villa. In addition, many of the existing structures feature gables, also seen in both Rosemary Beach and Alys Beach, which inspired their inclusion in this project.



1/8" = 1'0" 0 6 12 18 24 30 FT



Unit Type Diagram

Unit Types

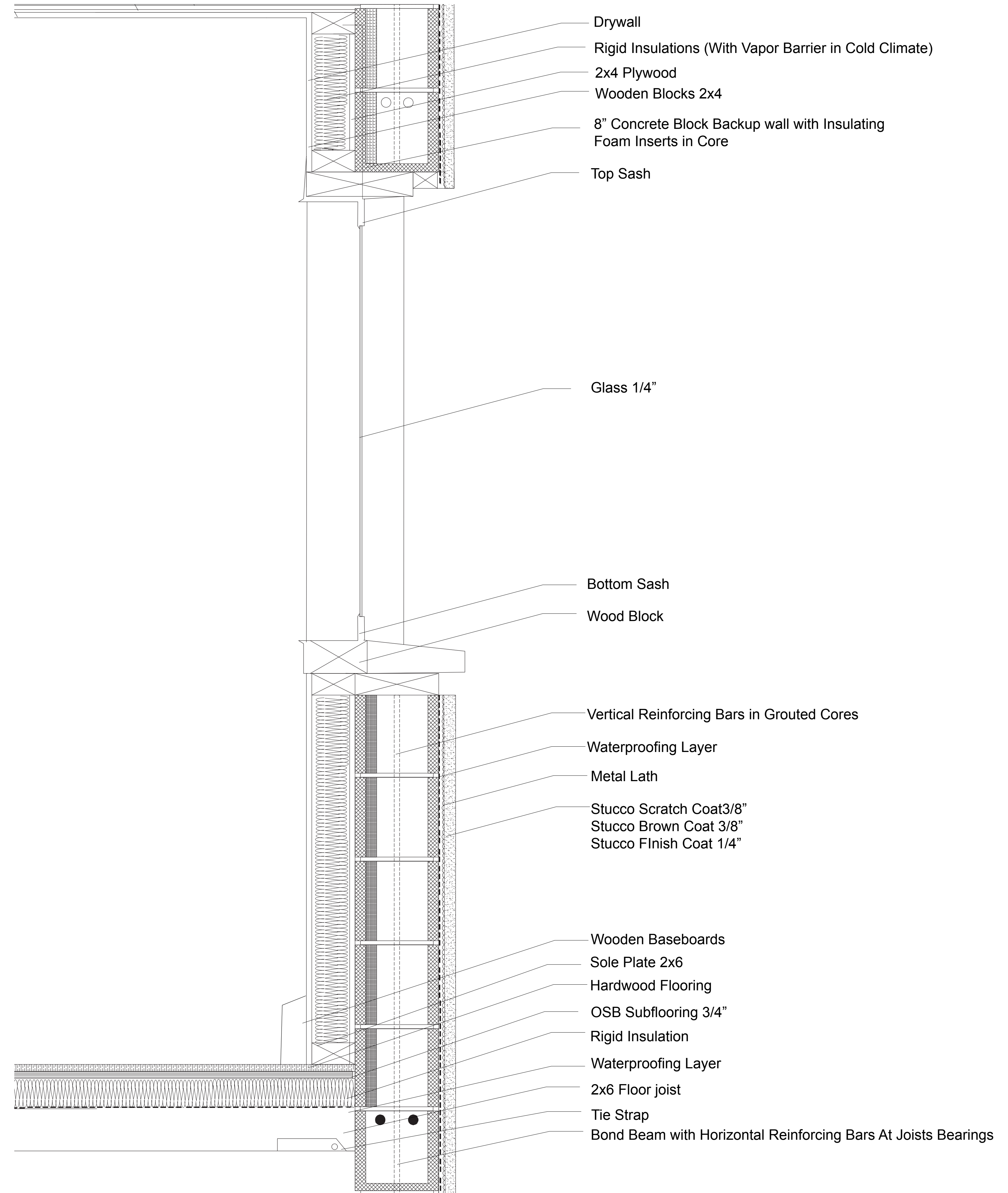
Cypress 8 Units Total
 1 Bedroom
 1 Bathroom
 530 SQFT

Palm 4 Units Total
 1 Bedroom
 1 Bathroom
 640 SQFT

Oak 4 Units Total
 3 Bedroom
 2 Bathroom
 1800 SQFT



Perspective Building With Surroundings



Wall Detail

GARDEN COURT VILLAGE AT WYNWOOD NORTE

The Garden Court Village is an affordable housing project located in the heart of Wynwood Norte. Taking up two 50'x100' plots of land, the village provides housing for 16 individual tenants. The goal of the project is to combine missing middle housing types such as townhouses and live-work units to create multi-family, medium-scale housing that will be seamlessly incorporated into the existing community.

It is important to consider the history of the Wynwood Norte as well as the challenges the neighborhood is currently facing. Due to its close proximity to “trendy” neighborhoods such as the Miami Design District and Midtown, Wynwood Norte faces considerable pressures in terms of redevelopment, possible gentrification, and the displacement of residents. In order to alleviate these pressures and promote appropriate, community-led development of the area, the concerns of residents should be recognized and addressed. Incorporating missing middle housing types would be ideal in Wynwood Norte since buildings of this nature provide affordable solutions to redevelopment without overwhelming the neighborhood’s vernacular architecture.

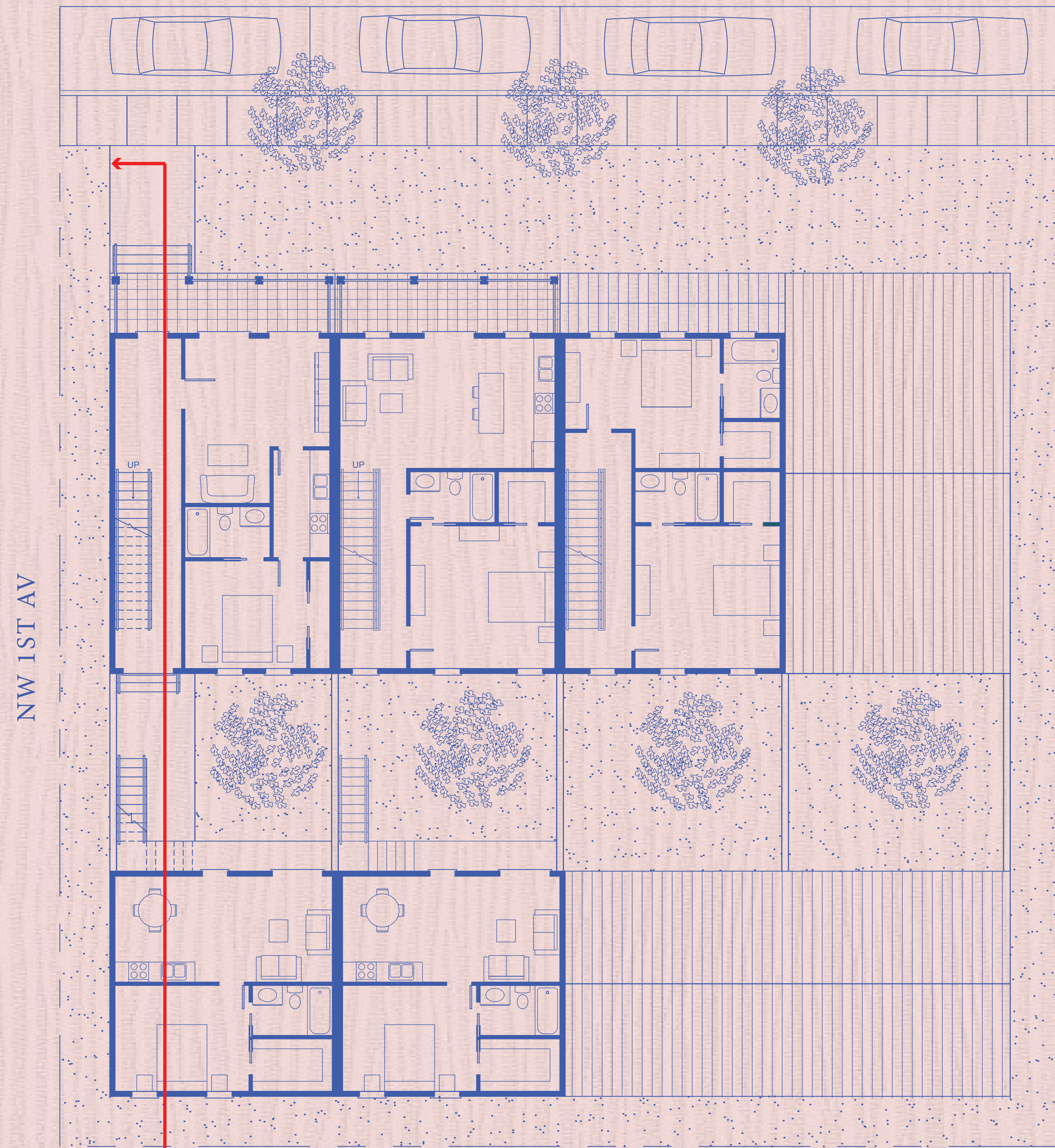
Live-work units in the Garden Court Village are located on the first level of the townhouses. These “shop-keeper” style homes will house small mom-and-pop businesses that promote local opportunities for economic growth. Since these shops are small scale, they are in accordance with the resident’s wishes of keeping Wynwood Norte primarily residential.

In addition to the live-work townhouses, the Garden Court village also features adjacent studio apartments that are intended for the extended family. The townhouses and the apartments are separated by a shared, courtyard style garden. The inclusion of an outbuilding apartment increases the housing density and provides 8 additional units. This is important to note because higher density housing decreases overcrowding.

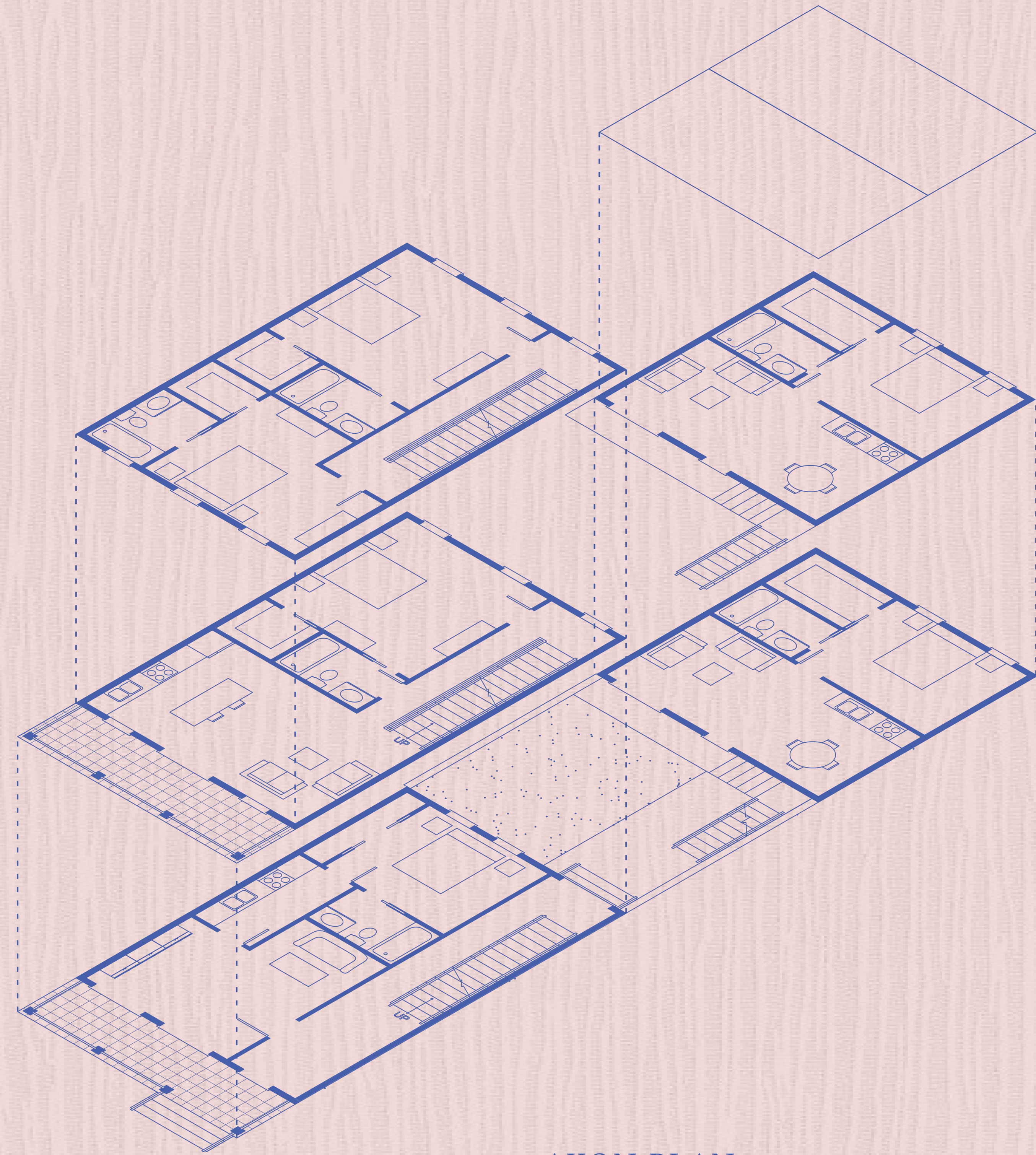
The Garden Court Village also seeks to preserve the traditional bungalow style of the existing buildings and imitates it on a larger scale. This is done by integrating key characteristics such as spacious porches and Craftsman style details into the design so that the project won’t be perceived as an intrusion but as a complement to the existing neighborhood.



NW 34TH ST



SITE PLAN



AXON PLAN



ELEVATION

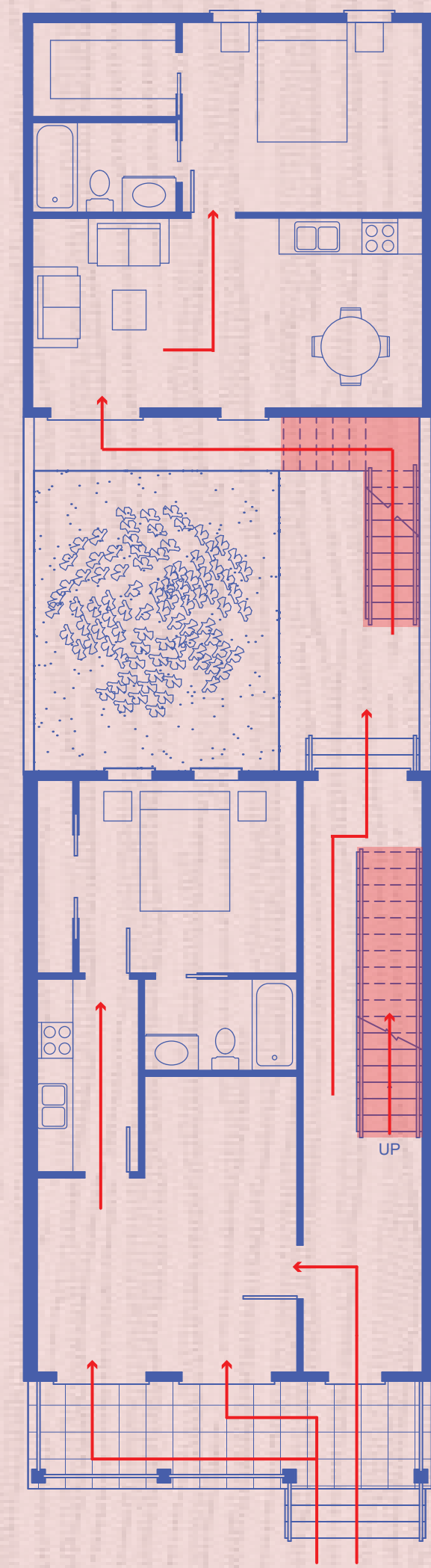
SCALE: 1/8"=1'0"



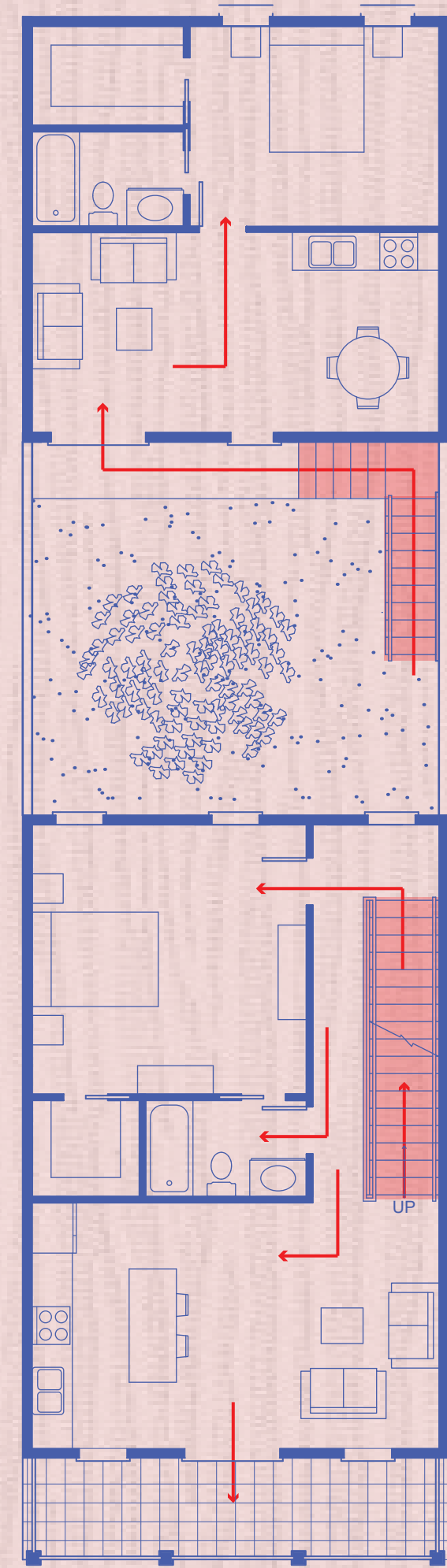
SCALE: 3/16"=1'0"



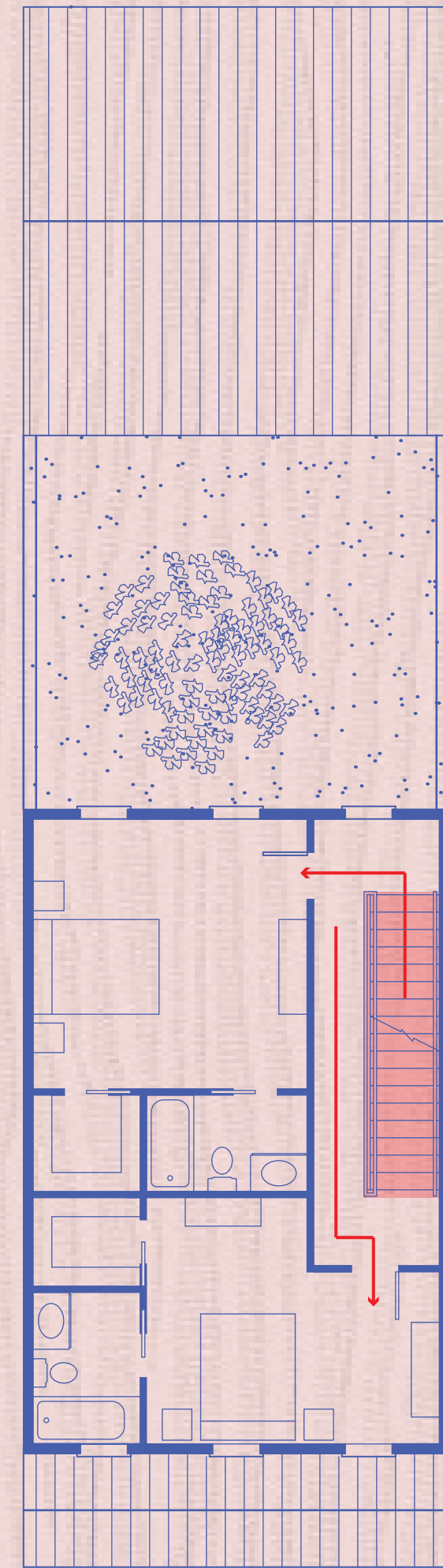
CIRCULATION DIAGRAMS



FIRST LEVEL

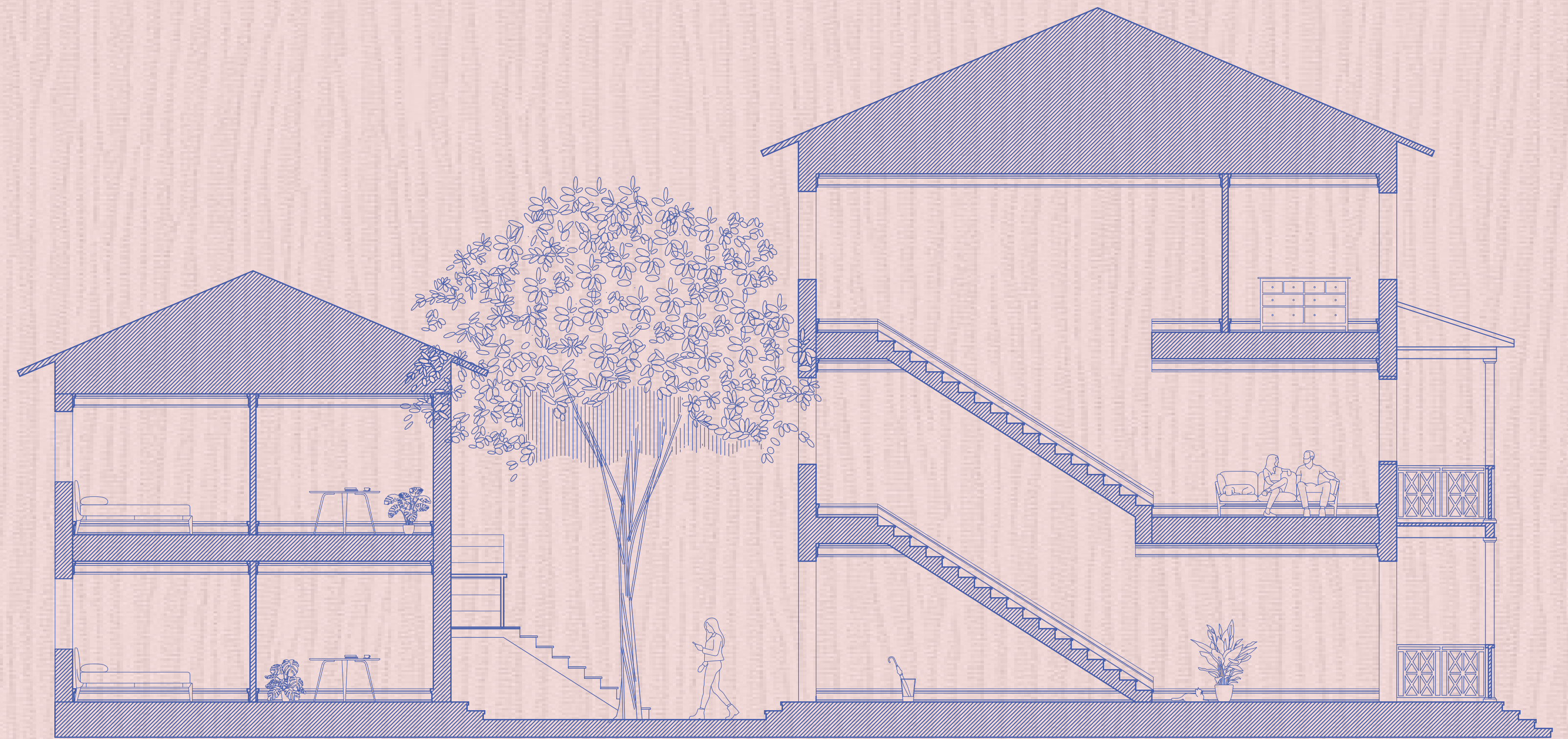


SECOND LEVEL

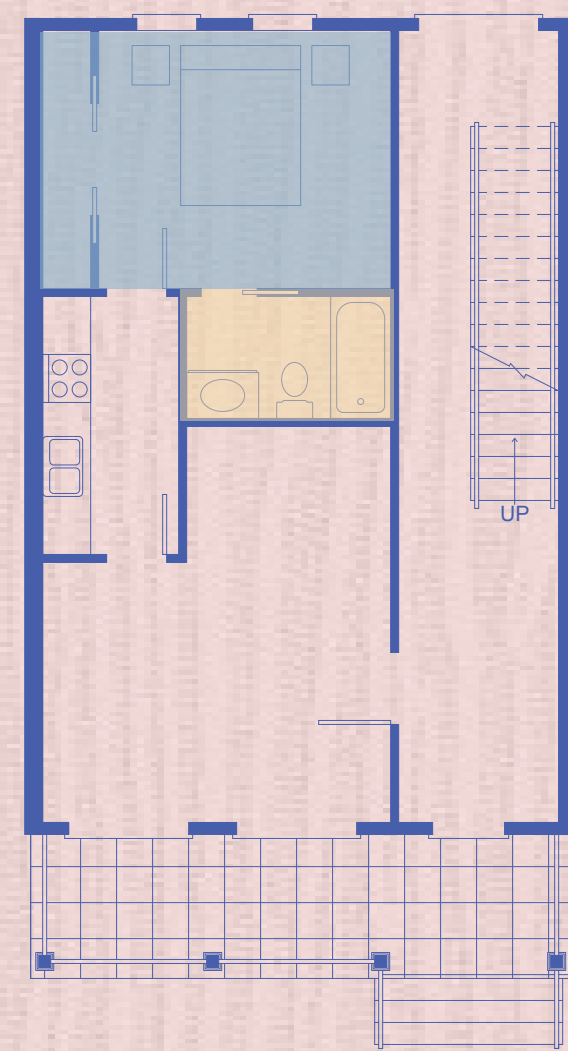


THIRD LEVEL

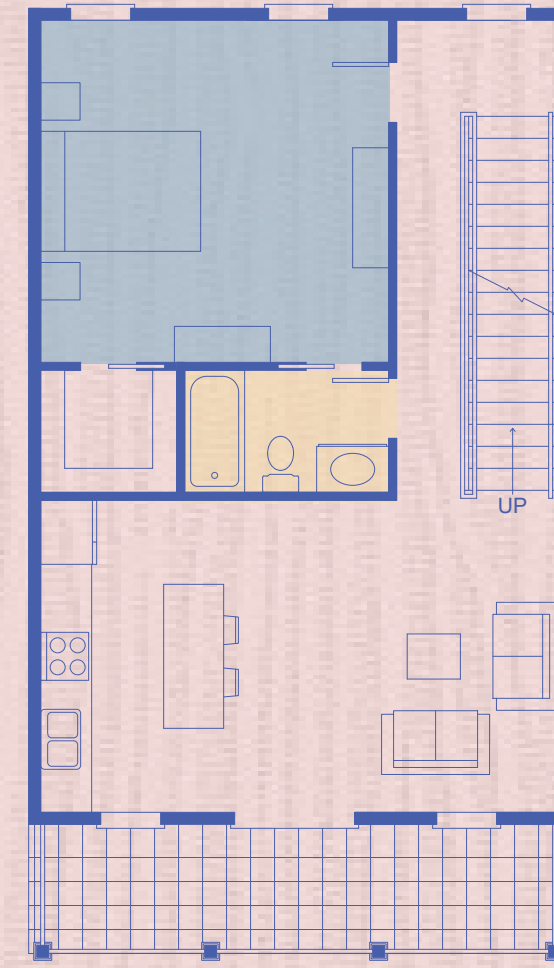
CROSS-SECTION



UNIT BREAK DOWN



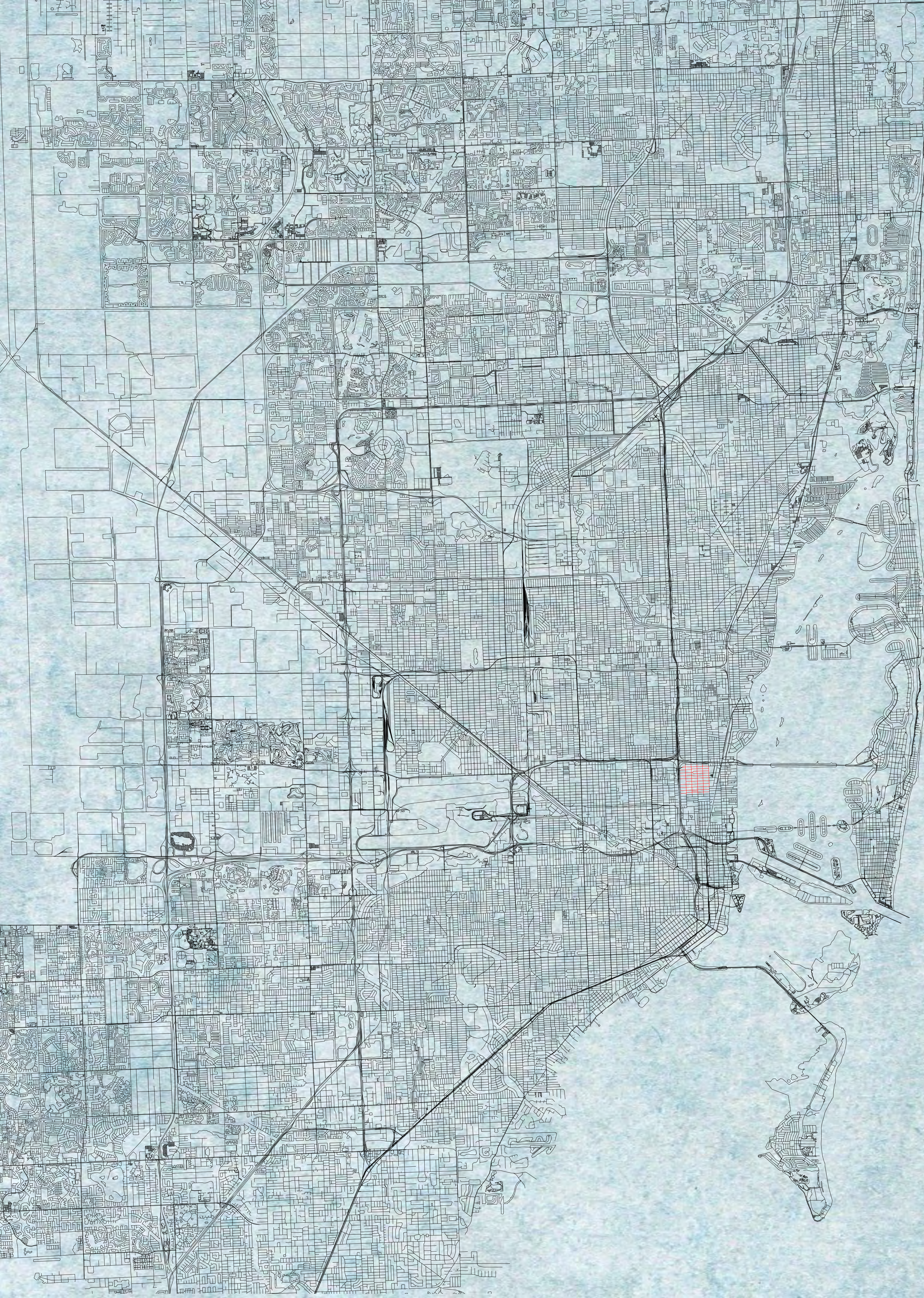
LIVE-WORK
ONE BEDROOM
ONE BATHROOM



SINGLE FAMILY
TOWNHOUSE
THREE BEDROOMS
THREE BATHROOMS



EXTENDED
FAMILY STUDIOS
ONE BEDROOMS
ONE BATHROOM



Casa della Luce

NW 34th Street Wynwood

The courtyard apartment building project is an affordable housing project in Wynwood Norte, Miami.

The project is situated on two existing lots which compose a 50'x100' area.

The project is defined by a continuous volume around a courtyard and has yards on all sides surrounding it.

The goal of the project is adapting into the neighborhood without losing the cultural essence embedded in the project.

The mansion adapts to the different conditions of the plot to combine a private and a social setting for the residents.

Its simple gesture emplaces classical Mediterranean architecture into the modern atmosphere of Wynwood.

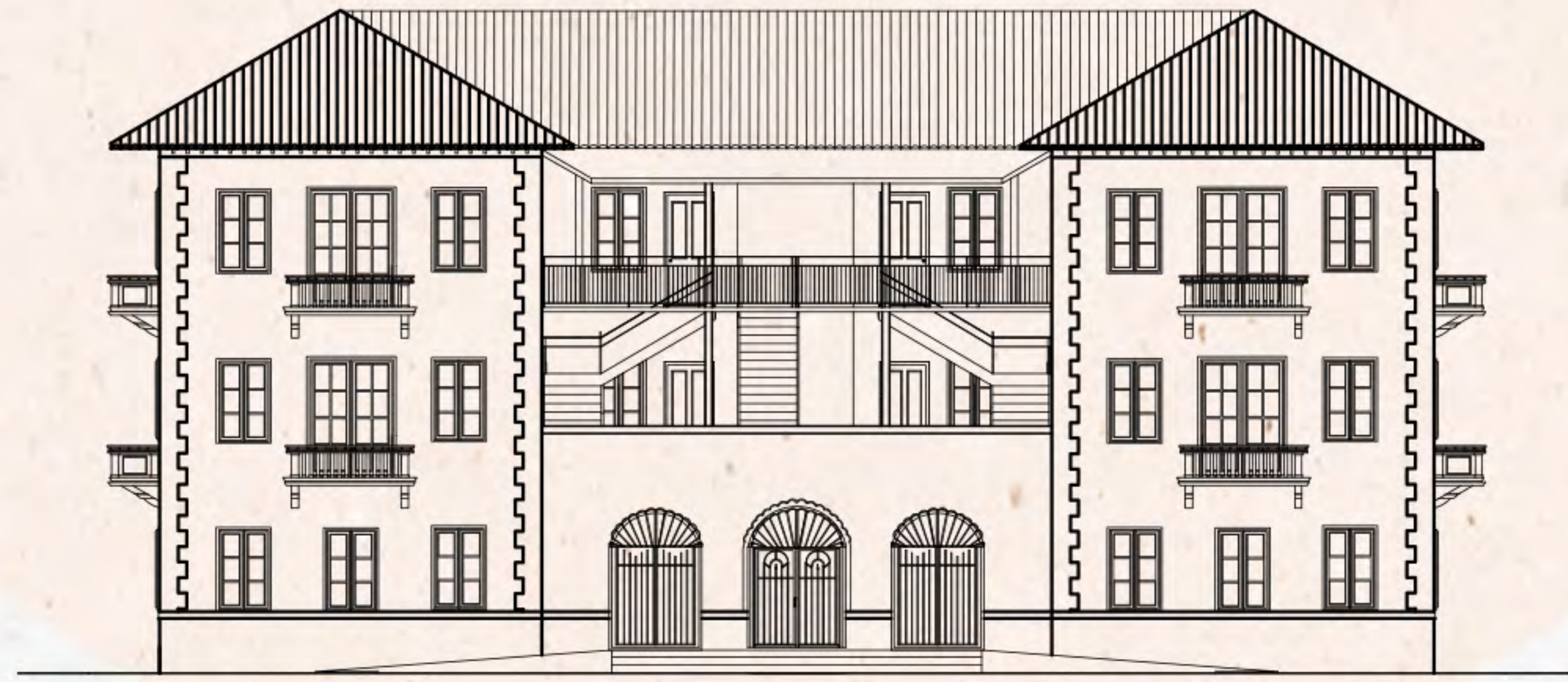
The courtyard provides a more private and domestic outdoor environment, while the yards around the building blends within the public context.

Within 16 units and 24 bedrooms, total of 94 windows allow the natural light in.

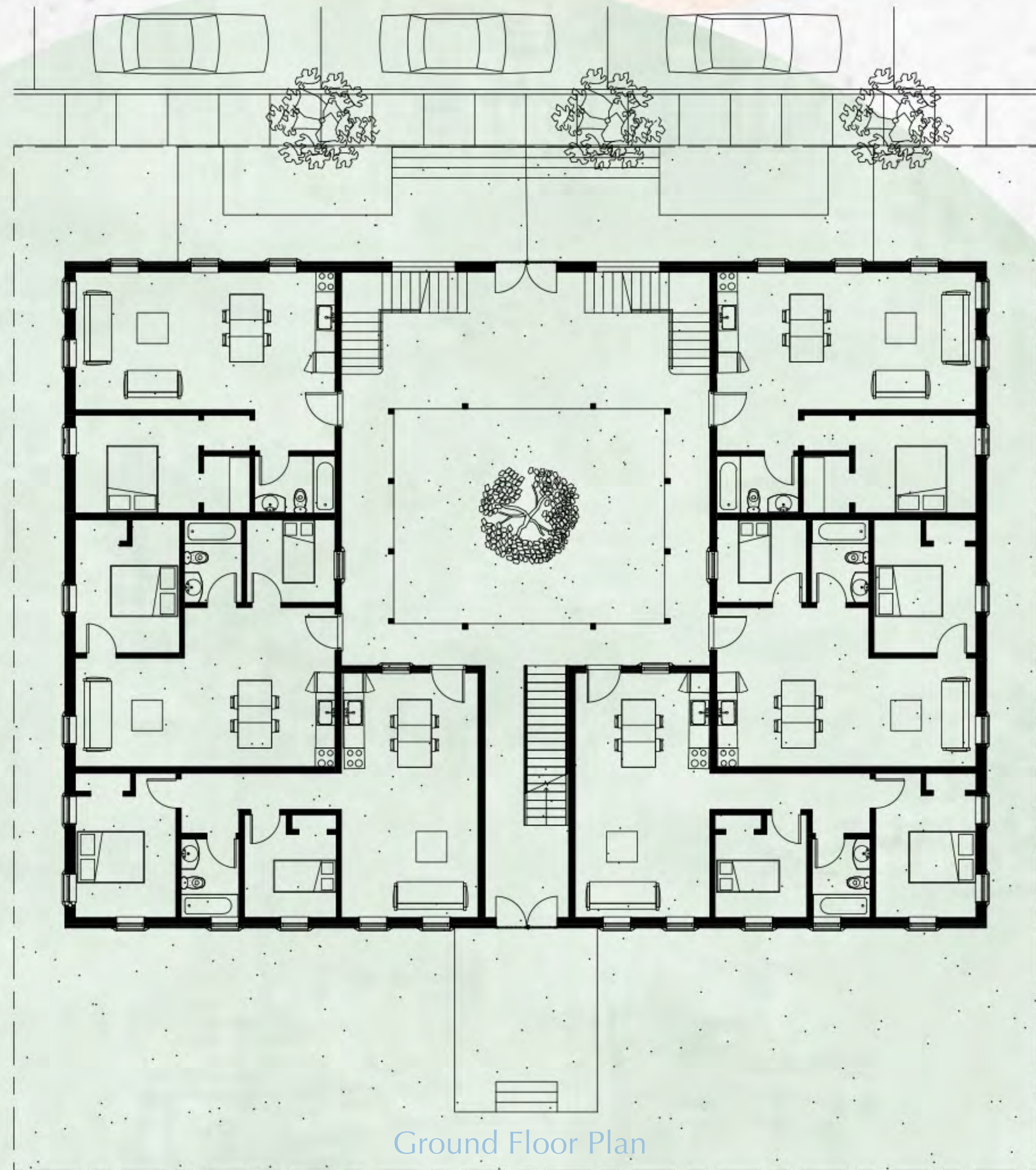
The arrangement of windows is inspired by one of the most successful examples of European architecture in Miami: Vizcaya
The facade composition is classic, but timeless.

The balconies all around the building are inspired by Turkish mashrabiya and aim to bring that Anatolian culture into the Mediterranean style building.

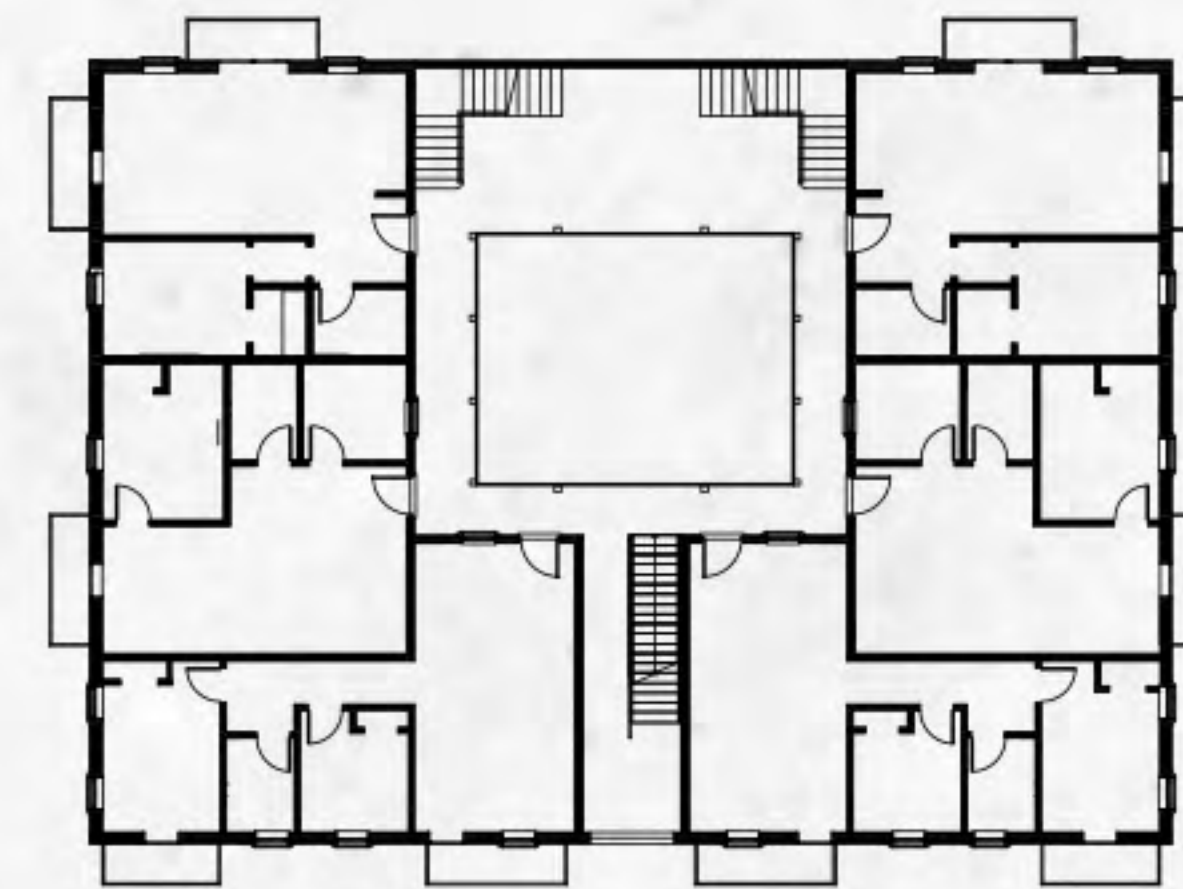
Architecture Design 4 Spring 2021



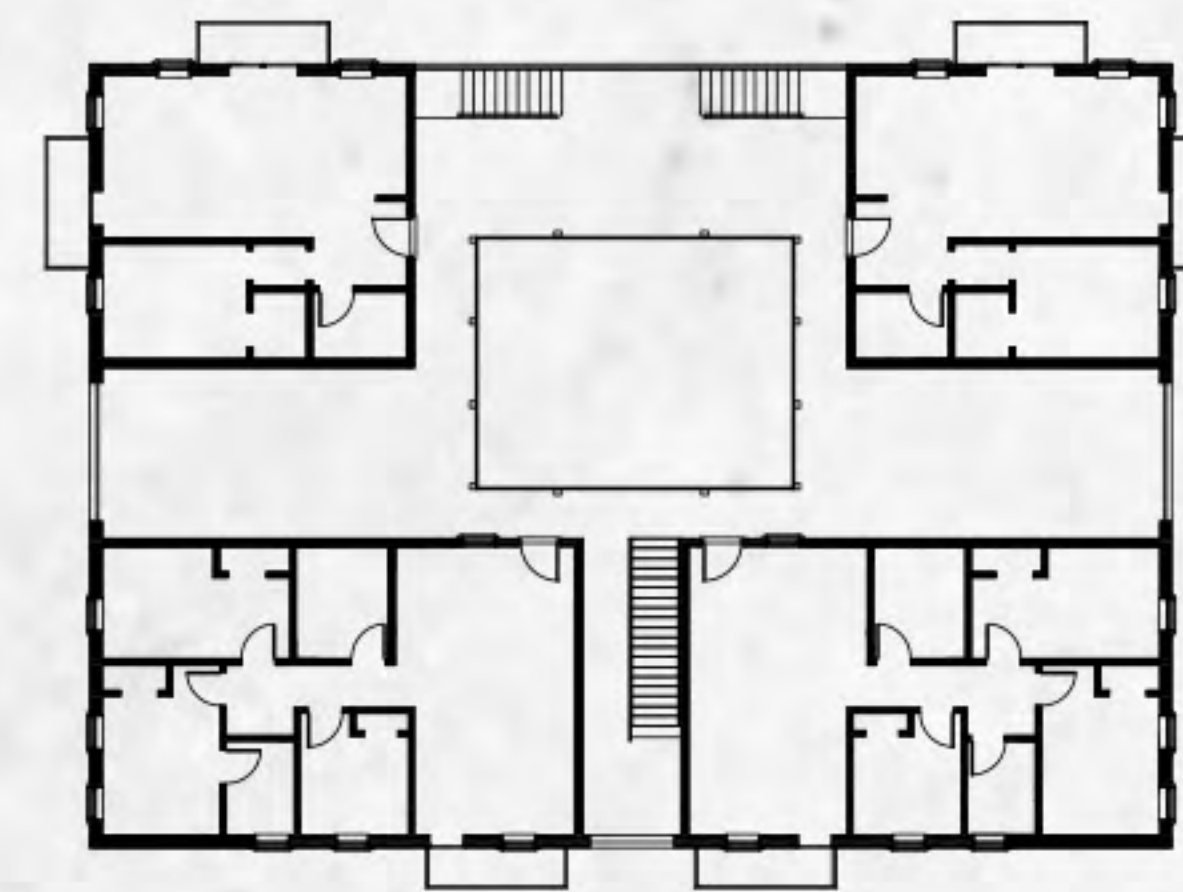
South Elevation



Ground Floor Plan

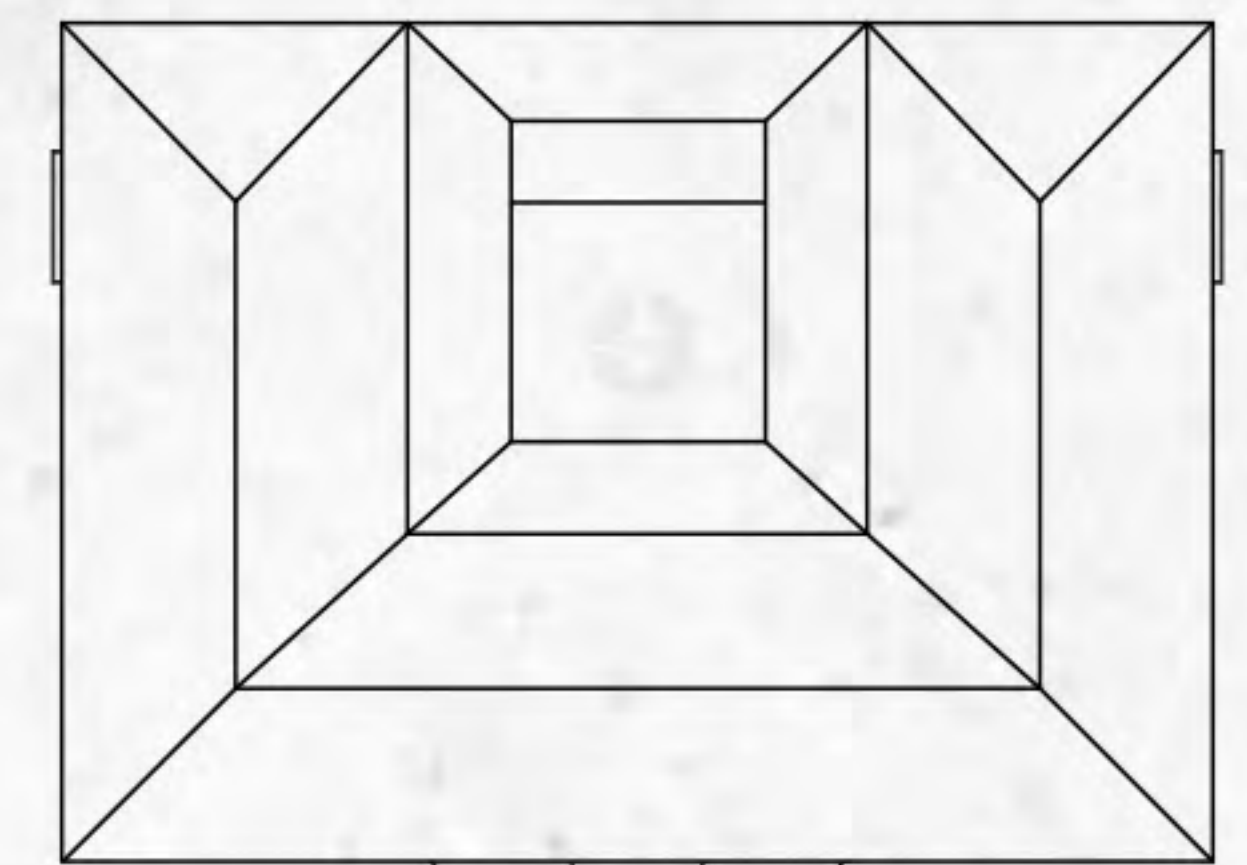


Second Floor Plan

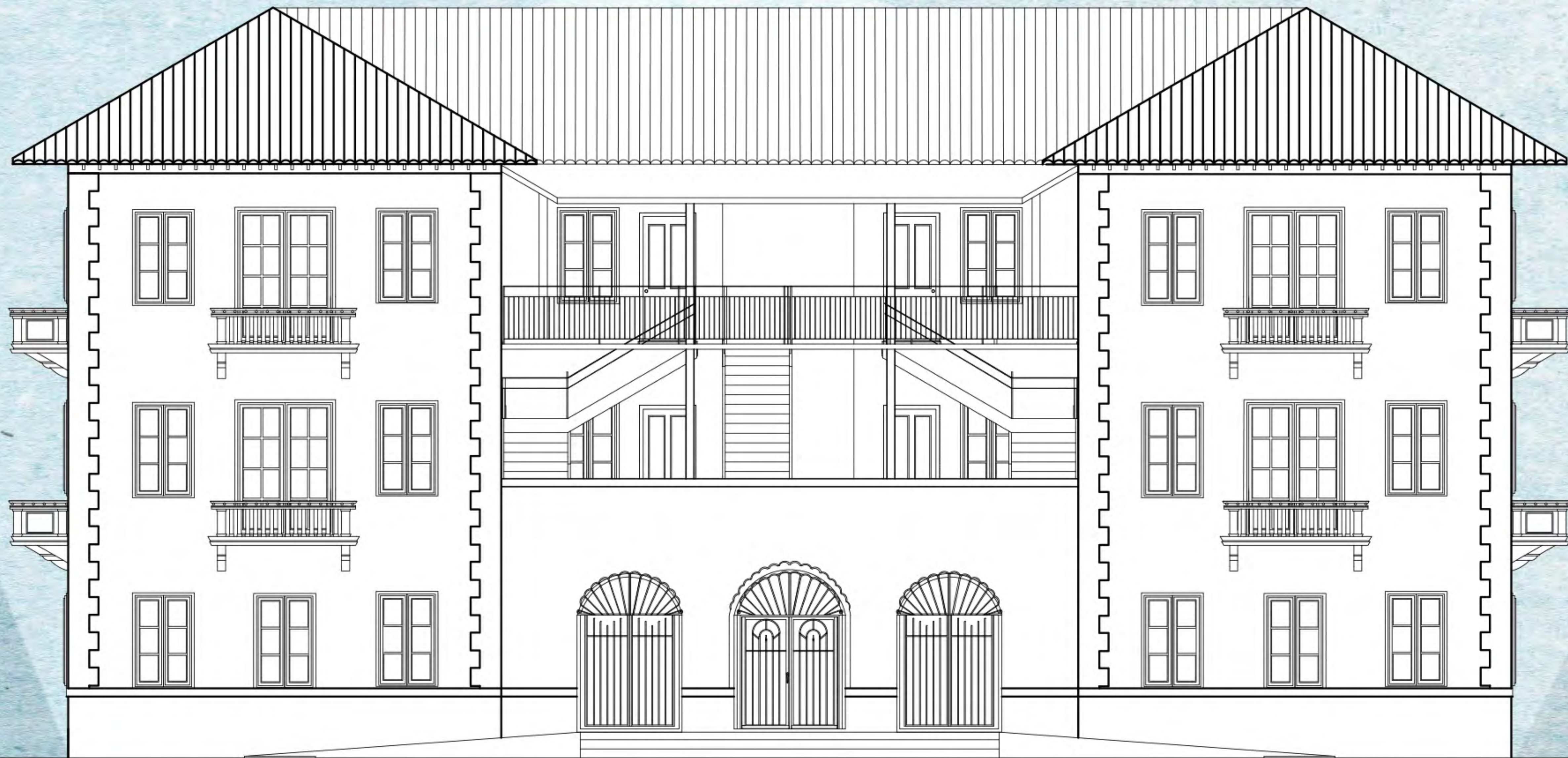


Third Floor Plan

1/16" = 1'0" 0 12 24 36 48 60 FT

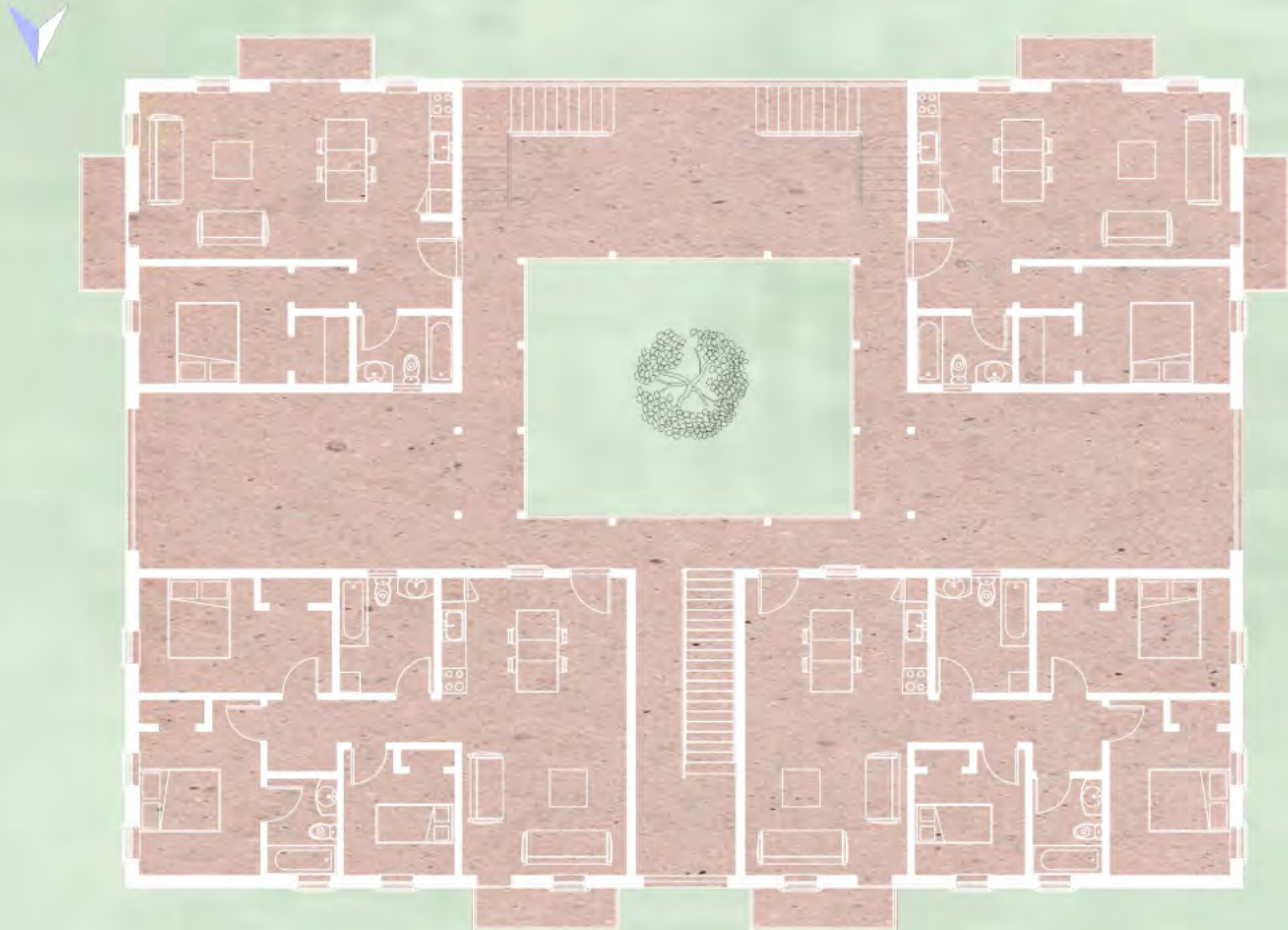


Roof Plan



South Elevation

1/4" = 10' 0 3 6 9 12 15 FT



Allocation of Spaces

16.35% Hallways and
37.22% Gardens
46.43% Housing Units

Third Floor Plan
1/8"=1'0" 0 6 12 18 24 30FT



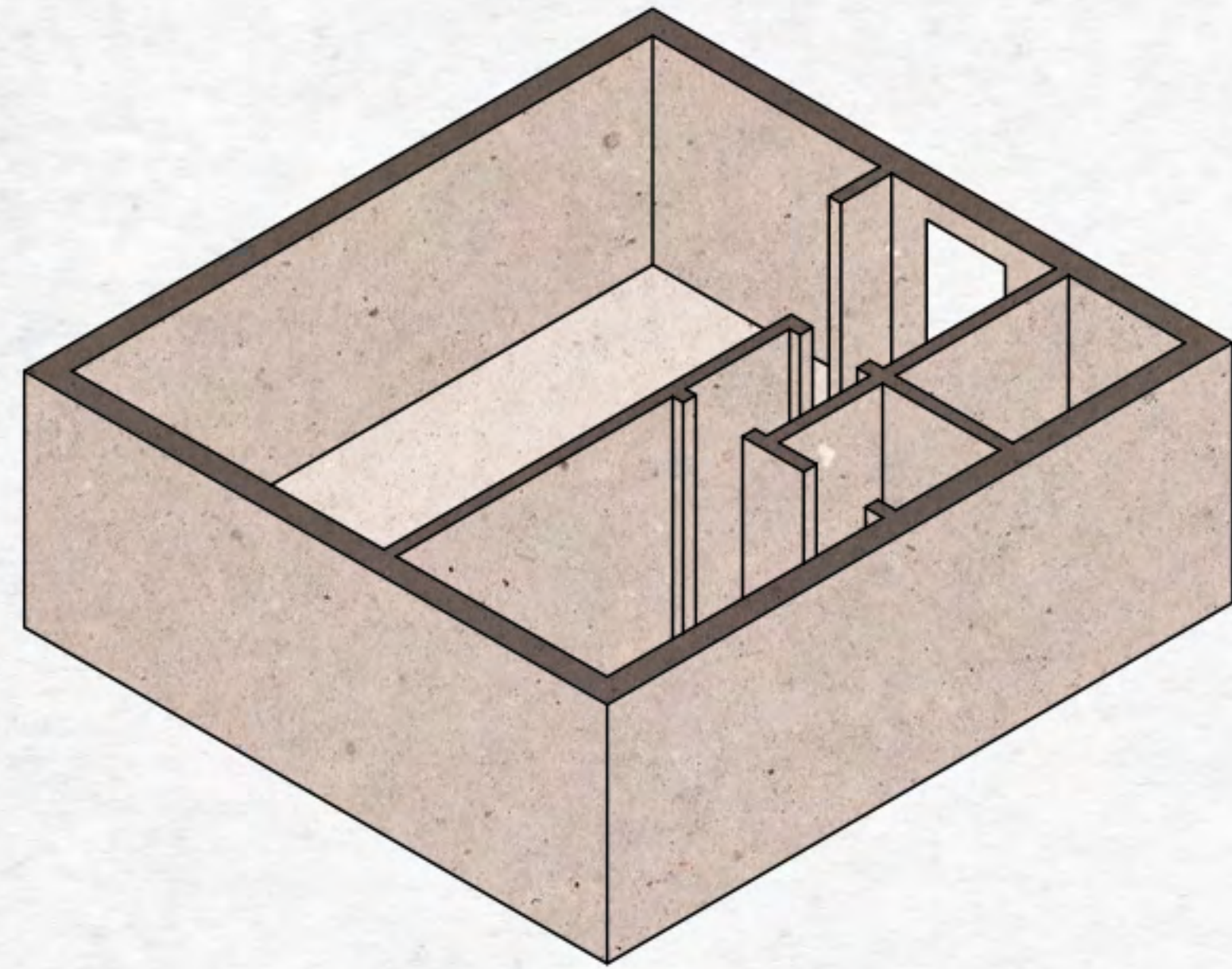
Vizcaya Museum & Gardens



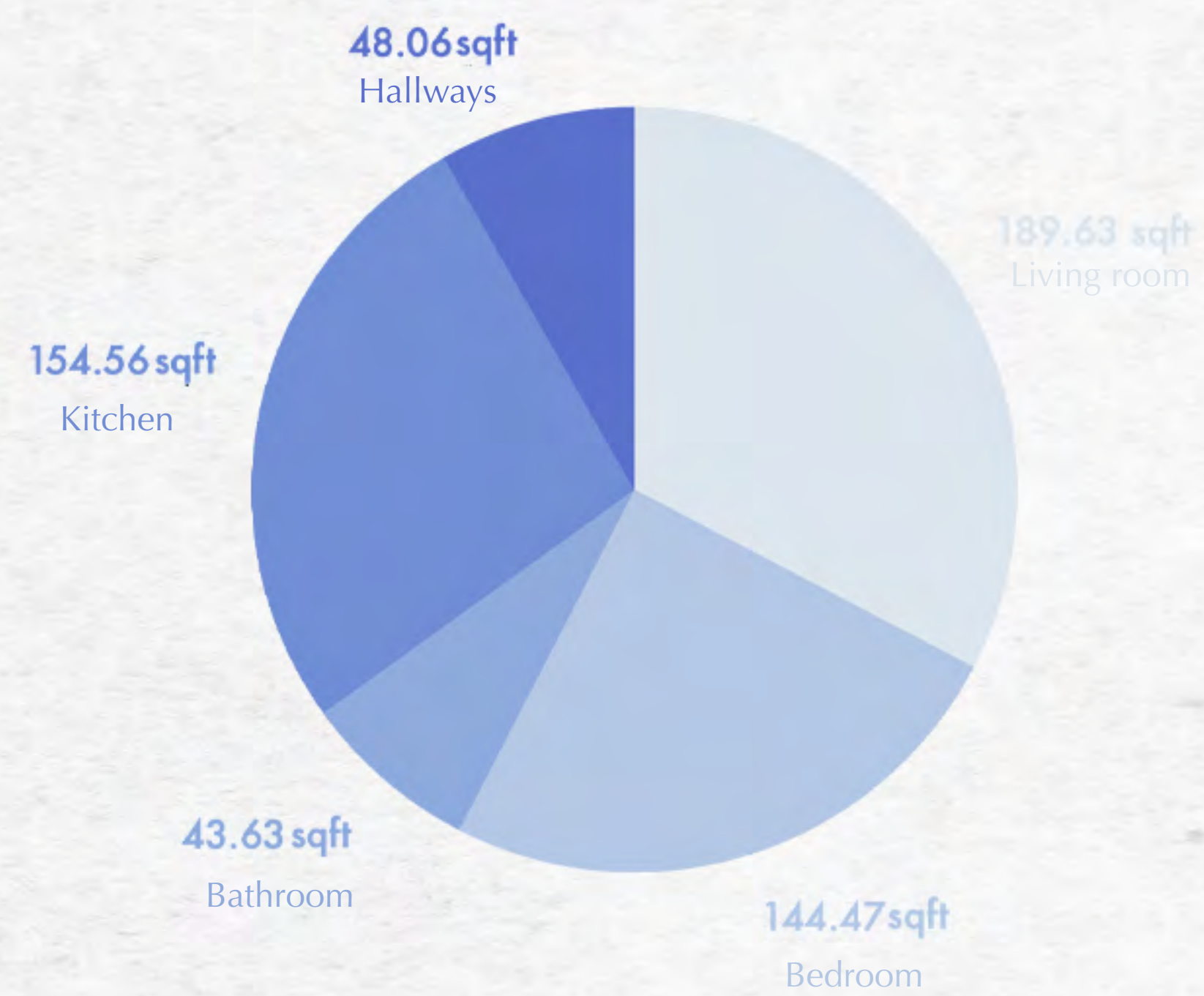
The Biltmore Hotel Miami

UNIT TYPES

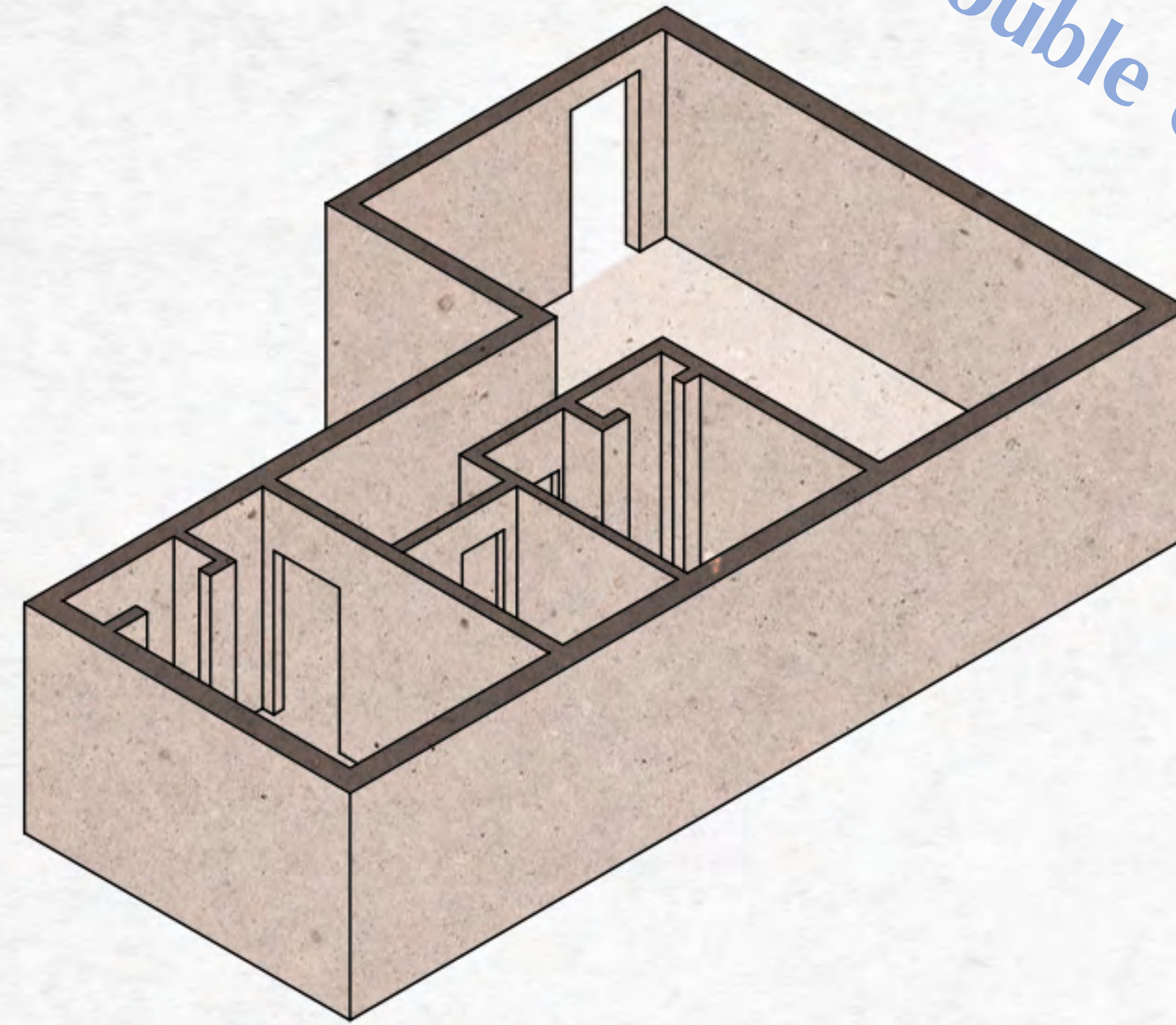
Single Unit



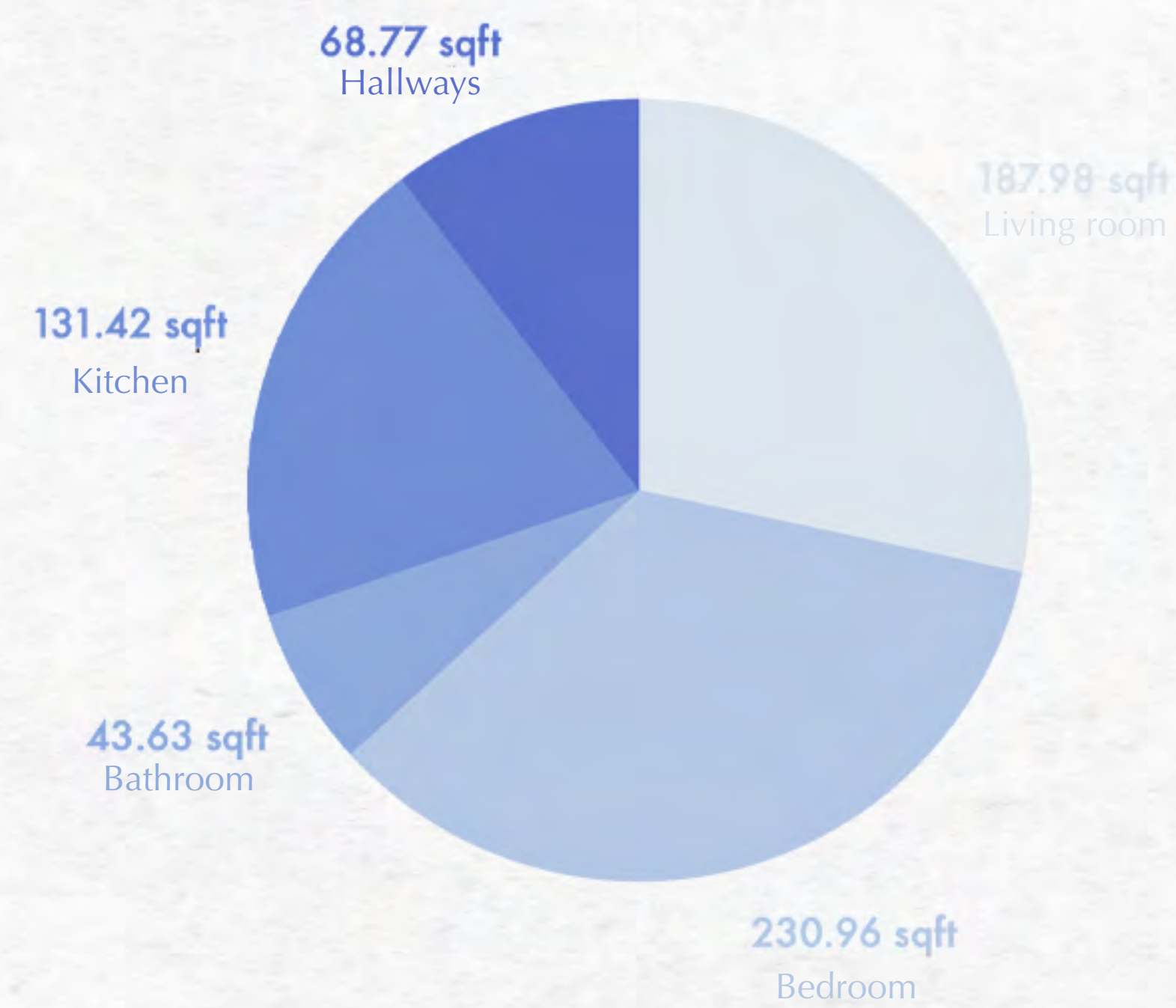
Total area: 580.35 sqft



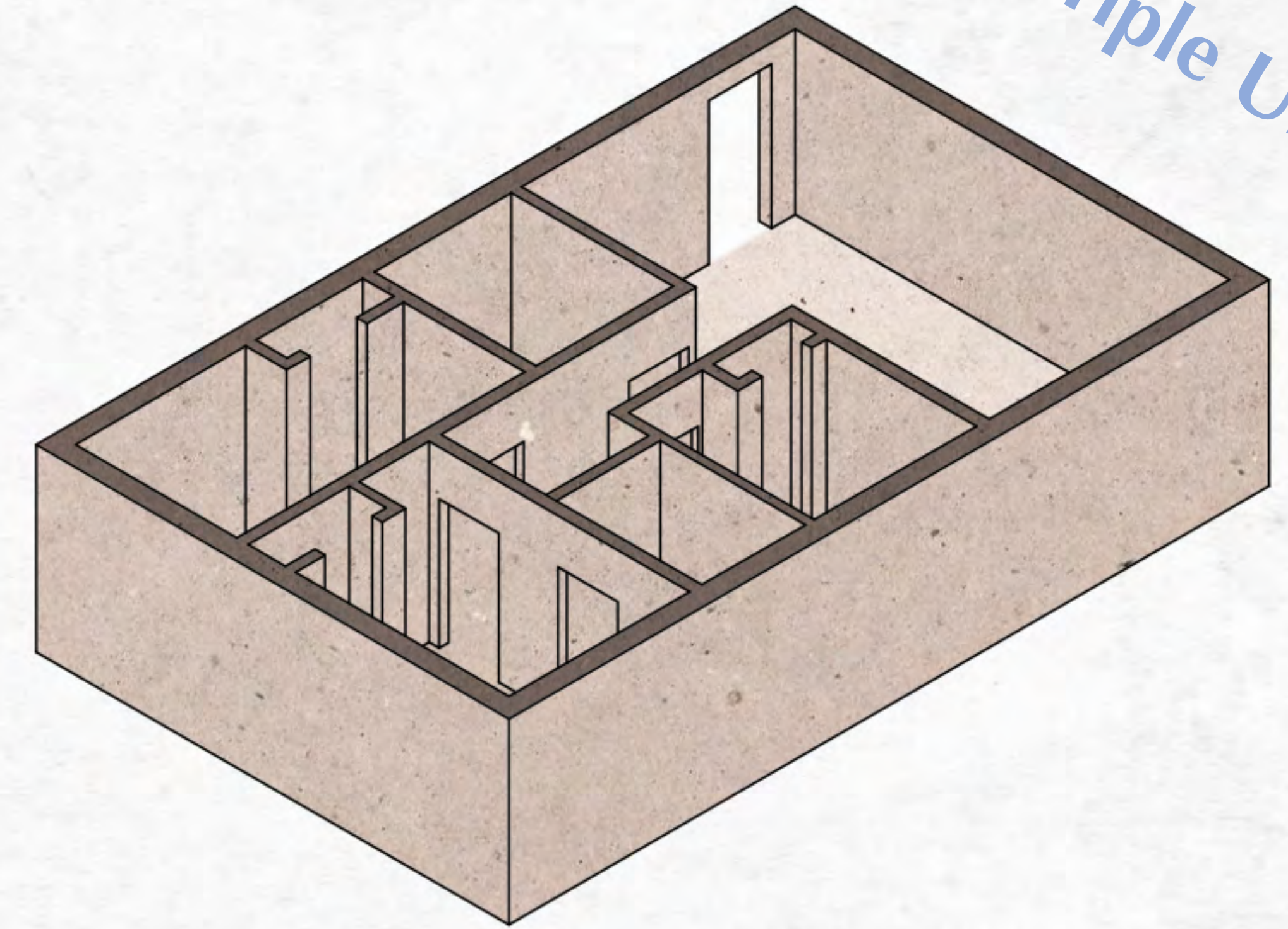
Double Unit



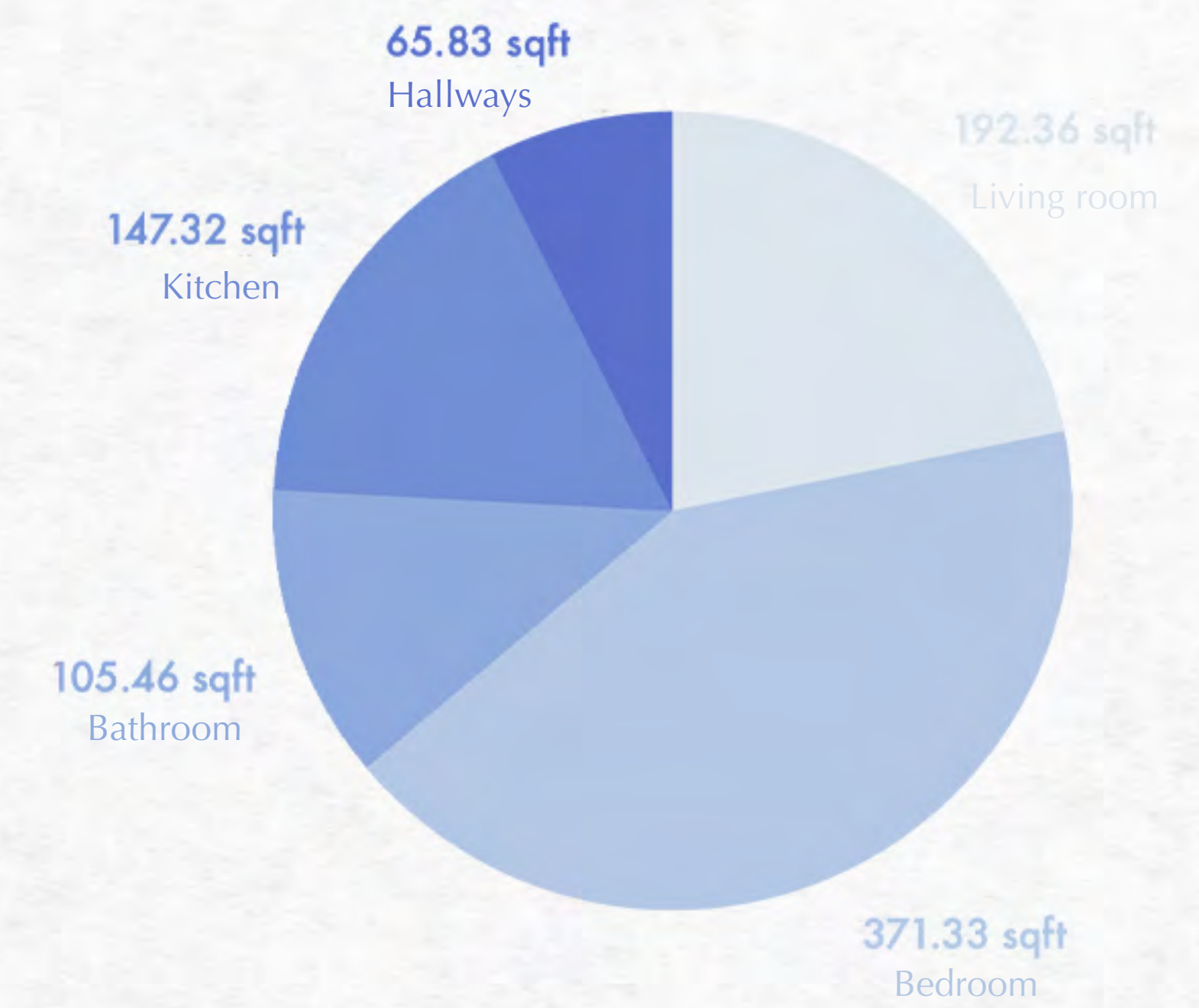
Total area: 662.76 sqft



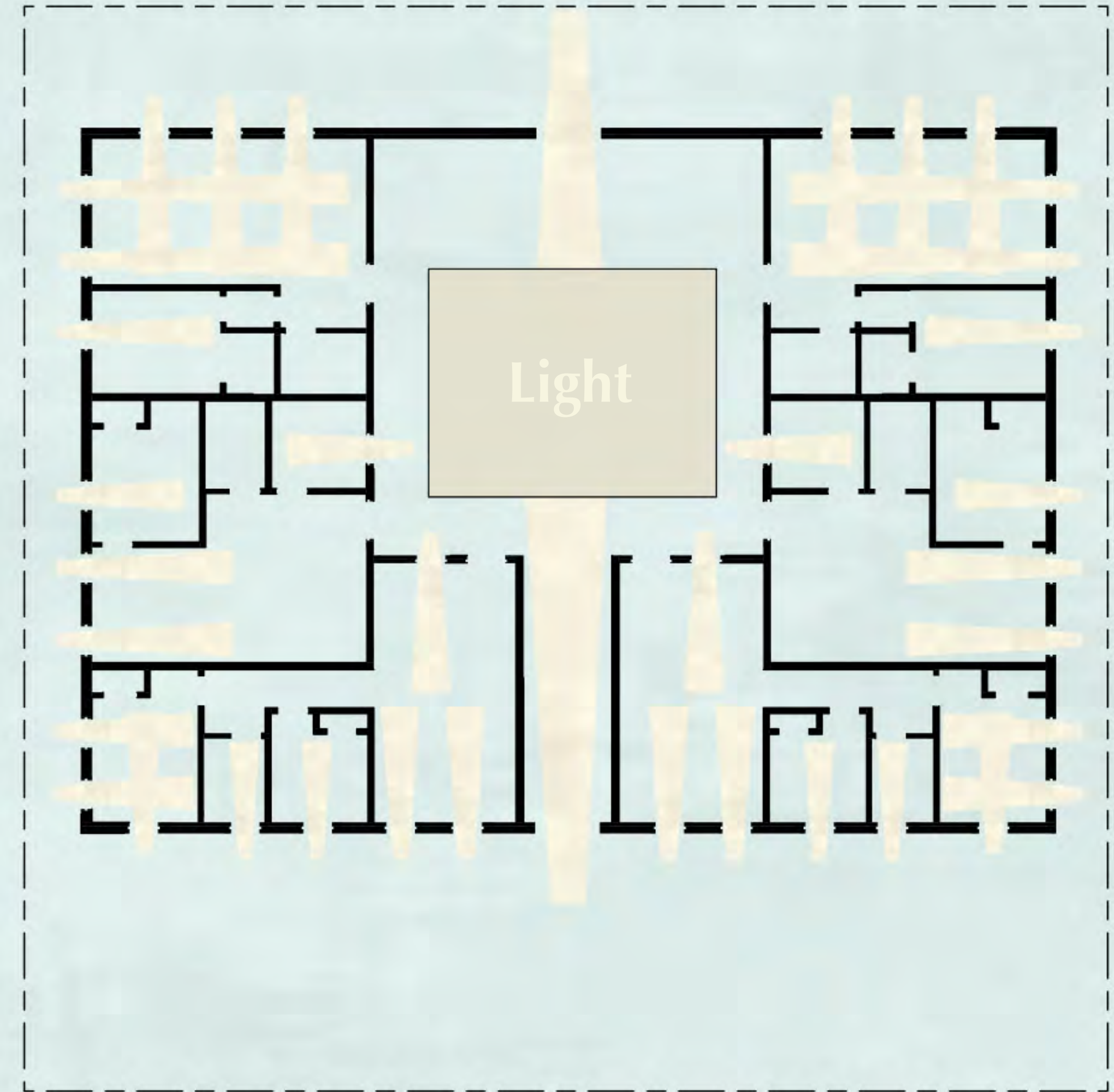
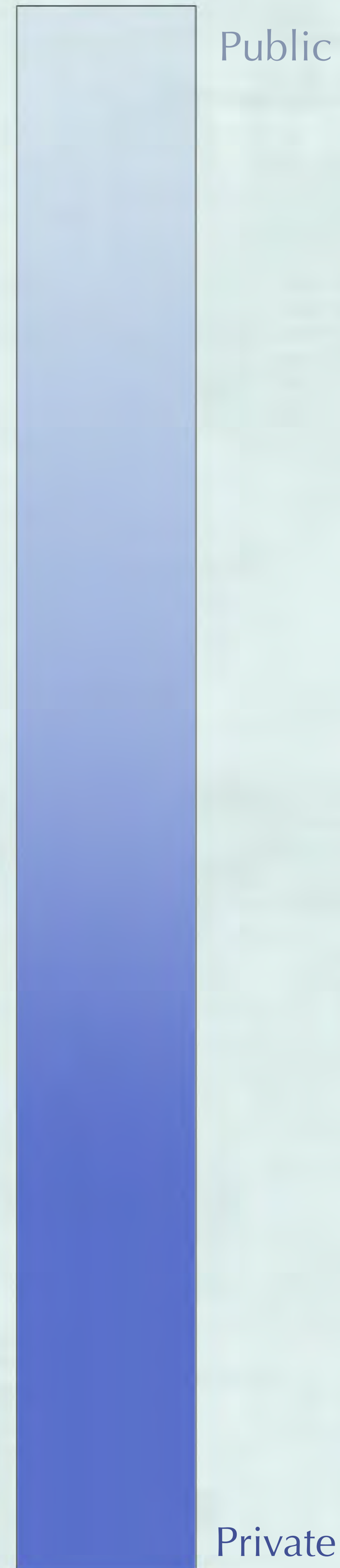
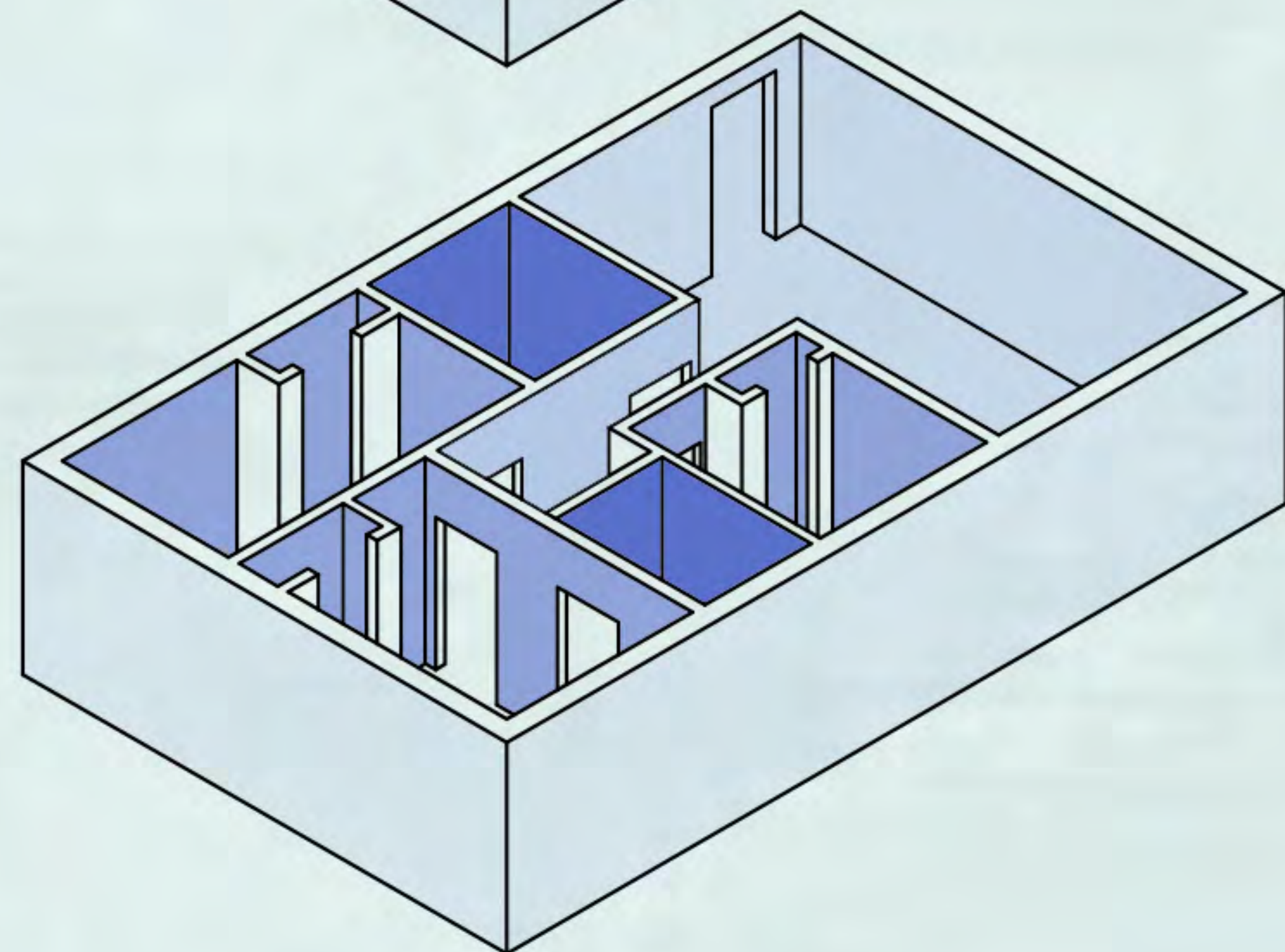
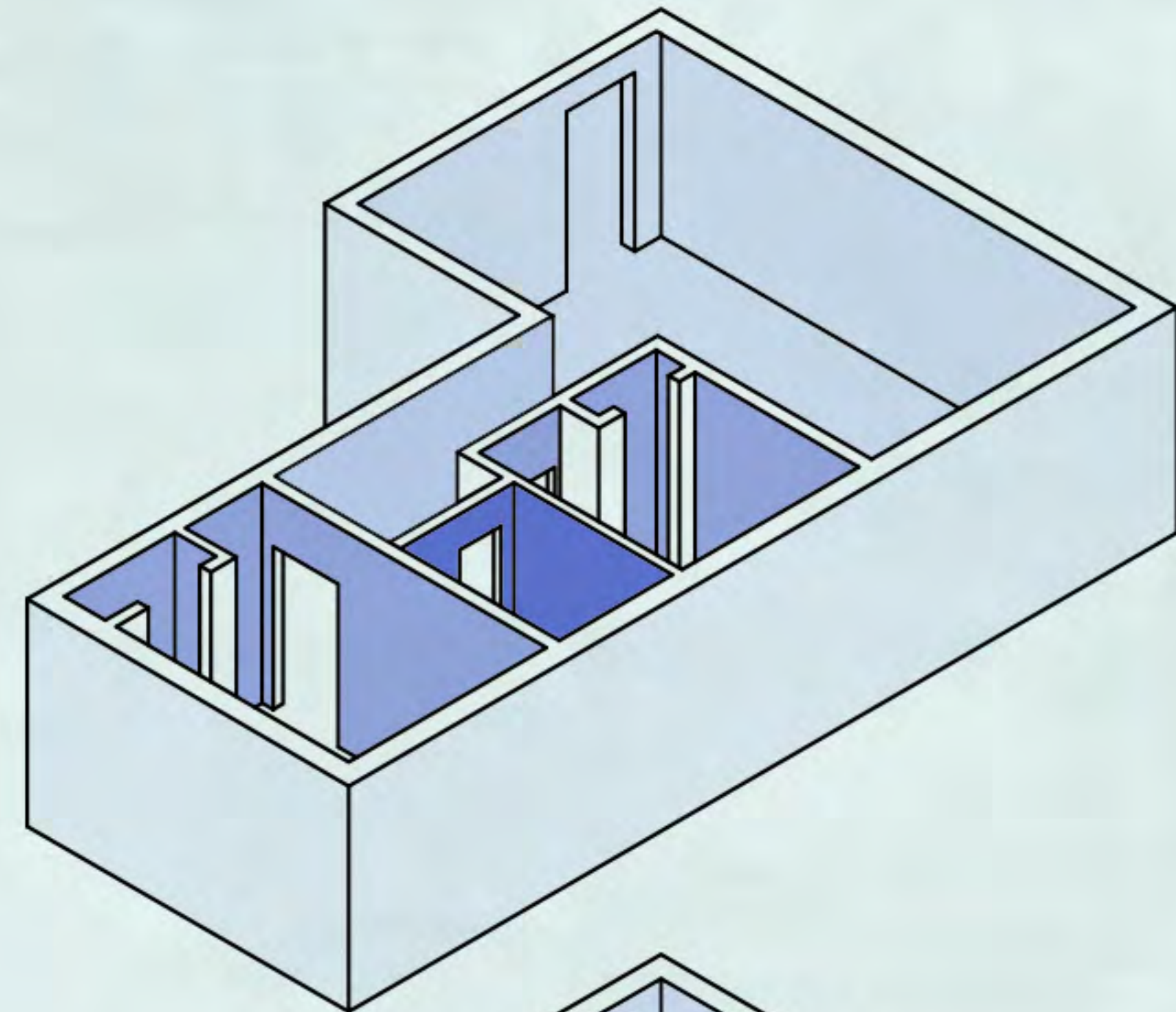
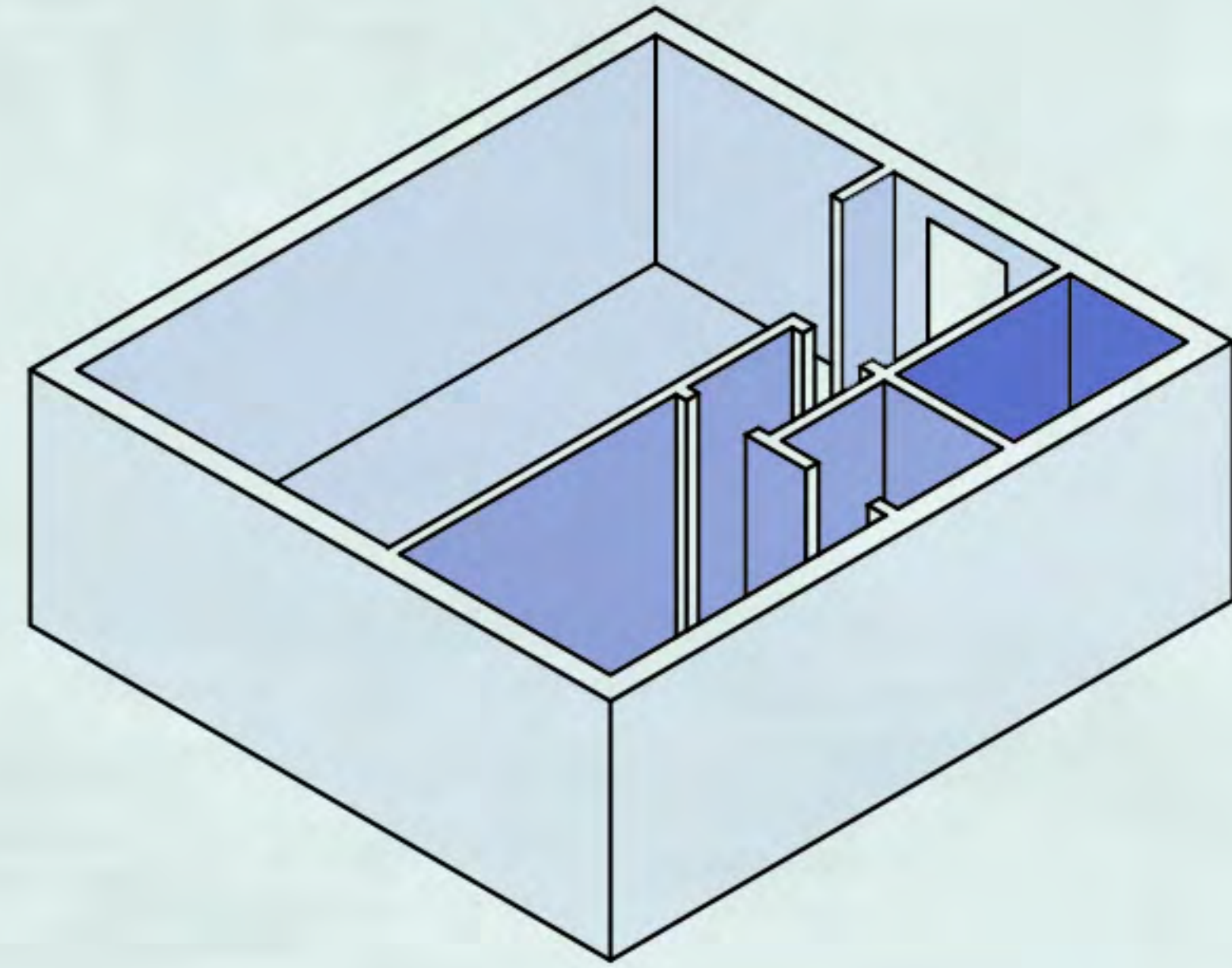
Triple Unit

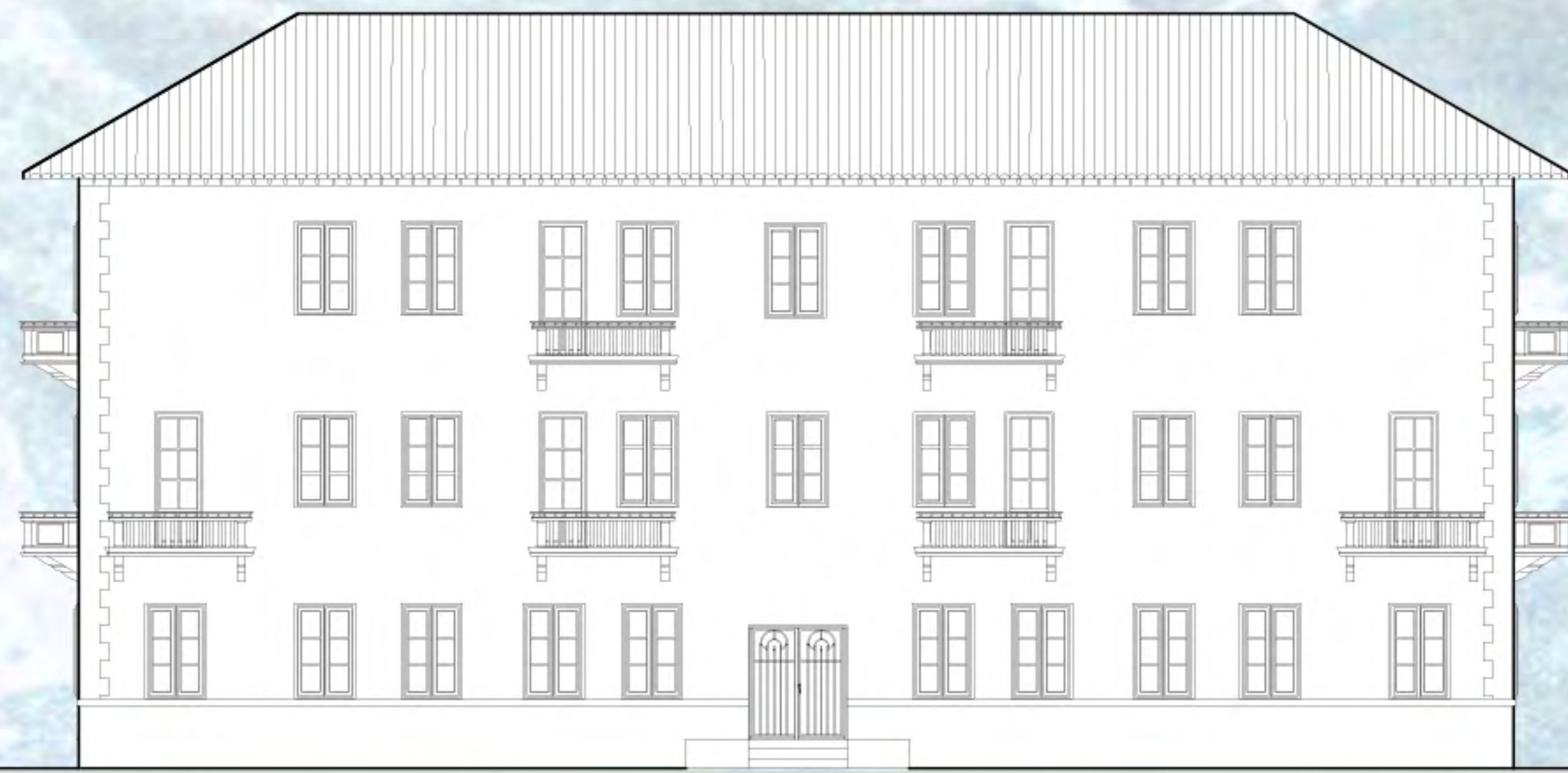


Total area: 882.30 sqft

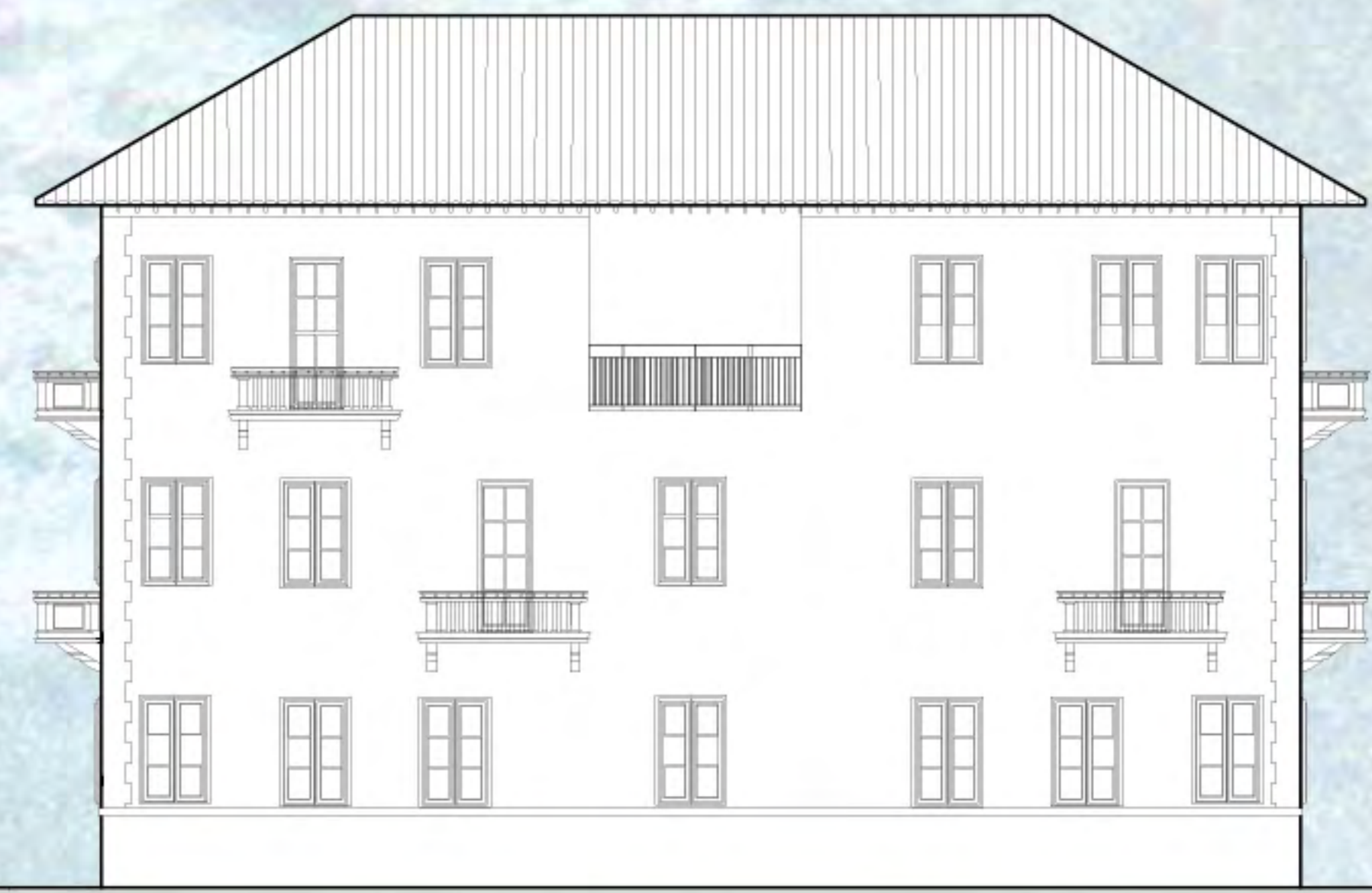


PRIVACY *within each unit*





North Elevation



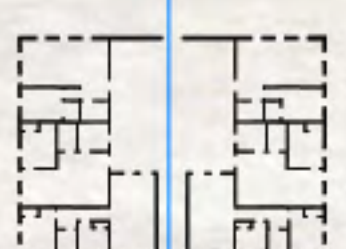
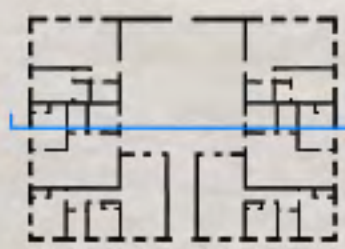
West Elevation



Section A



Section B



1/8" = 1'0" 0 6 12 18 24 30 FT