



AviaAmore Estates

An Agape Wing's Campus

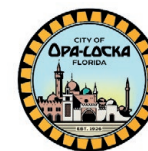
Natasha Overn



FIU School of Architecture | MASTER THESIS

Spring 2025 & Fall 2024

Professor Jaime Canaves FAIA



NATASHA OVERN

(954) 654-4554
nover005@fiu.edu



Hello, my name is Natasha, and I am truly intrigued by the Agape Wings Project. The integration of residential spaces with a focus on health and rehabilitative architecture is particularly appealing to me. While I have experience with designing various housing projects, but I have yet to design a rehabilitative center or a chapel.

My study abroad experiences have allowed me to visit numerous renowned cathedrals and chapels, but I have not had the opportunity to design one myself. I am excited about the project's rigorous program, as I believe it presents a fantastic opportunity to deepen my understanding and appreciation for such a structured and expansive initiative.

OBJECTIVE

Currently a Graduate student at Florida International University (FIU), pursuing a Master's in Architecture, looking to gain the professional knowledge to complete and successfully pass the ARE Exam.

HONORABLE SOCIETIES

- Sigma Xi Chapter of the Tau Sigma Delta National Honor Society for Architecture and the Allied Arts, FIU
-Ranked top 20% academically amongst graduating class
- American Institute of Architecture Students (AIAS) member, Valencia College
- Co-founder and Treasurer of first UNICEF Chapter, Broward College

AWARDS

- The Miami Center for Architecture and Design, 2024 ADU Competition Honorable Winner
- Yearning to Breathe 2023, International Design Competition, Shortlist Winner

SKILLS

- Revit
- Rhino3D
- Autocad
- Adobe Photoshop
- Adobe Illustrator
- Adobe InDesign

WORK EXPERIENCE

Architectural Intern

CPH inc. Architecture and Engineering Firm
Miami, FL

August 2023- Present

- Aided Senior Architect- Ilker Uzun and Brandan Decaro- on various Walmart, Municipal buildings, and Community park projects using Revit and Autocad to create construction documents.

Architectural Intern

CPH inc. Architecture and Engineering Firm
Sanford,FL

May 2022-June2022

- Assisted Brook Sherrard in a design-build project for the Florida School of the Deaf and Blind (FSBD) in St. Augustine
- Supported the firm's vice president and principal architect (Brook Sherrard) on various Chick-fil-A, and Walmart project's creating designs using Revit, adding in necessary equipment, and creating material templates on Photoshop

Tax Recorder (Remote)

AT Plus Miami

December 2023- March 2023

- Record clients taxes using QuickBooks
- Compute accurate bank statements for tax purposes

RESEARCH EXPERIENCE

Graduate Research Assistant

Department of Architecture, FIU
Professor Alice Gray Read

Jan 2023- May 2023

- Research about the history of Coconut Grove, FL (specifically Grand Avenue in the 1950s) to preserve the Bahamian identity in West Grove
- Collaborate and coordinate with faculty, fellow graduate students, and Coconut Grove locals to develop visualizations and record findings to create a digital walk-through of the infrastructure and portray cultural identity of what the Grove used to look like

EDUCATION

Master of Architecture

Florida International University (FIU)
Miami, FL
GPA 3.91/4.0

Minor in Mathematics

University of Central Florida
Orlando, FL
GPA 3.7/4.0

Pre-requisite courses for Master of Architecture

Valencia College
Orlando, FL
GPA 4.0/4.0

Associates in Arts Degree (Dual Enrollment)

College Academy at Broward College
Davie,FL
GPA 5.3/5.0

AGAPE WINGS



11000 SW 220TH ST, MIAMI

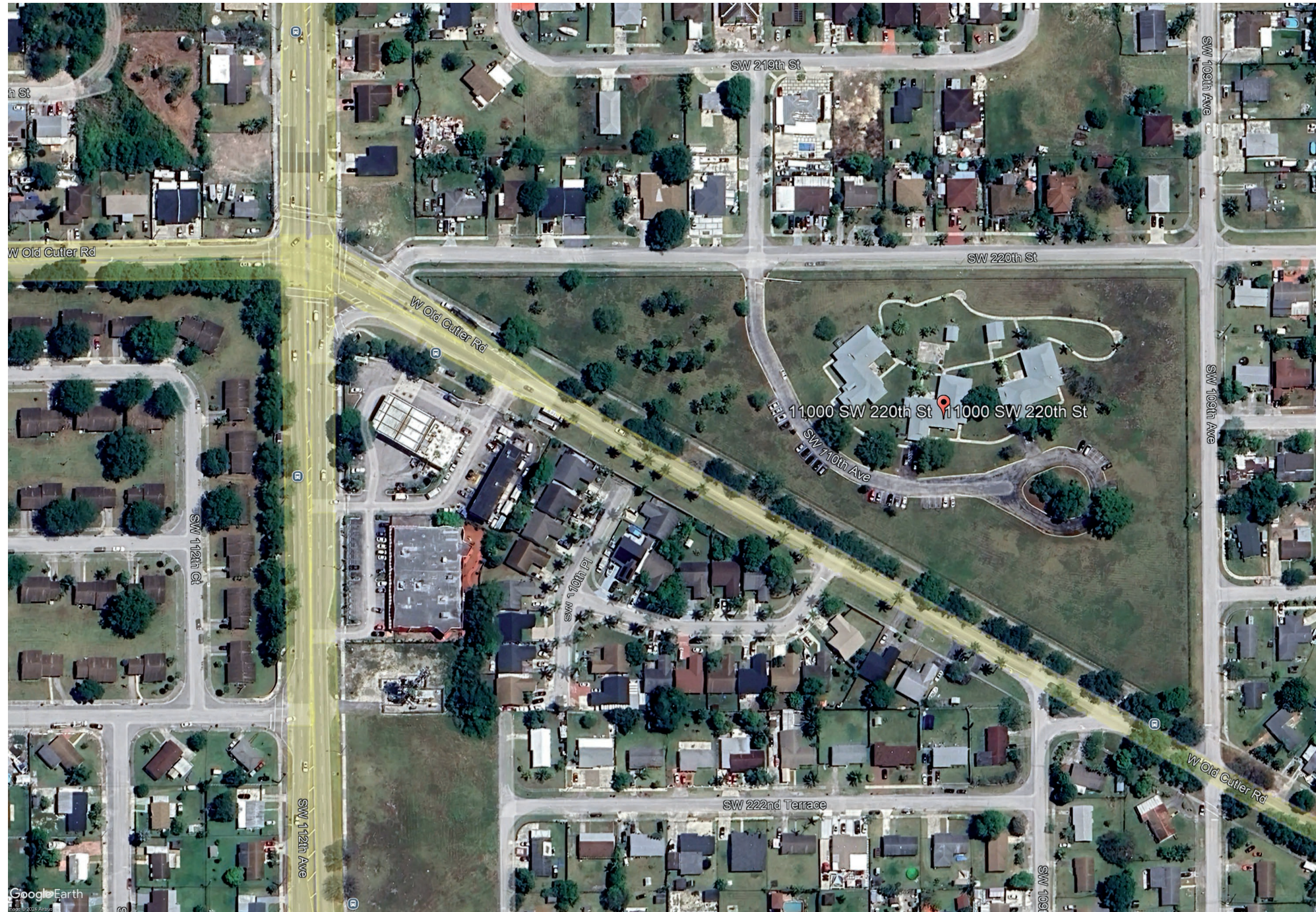
COUNTY: MIAMI DADE
ZIP CODE: 33170

LOT SIZE:
361,112 SQFT

ZONING CODE: RU-1
SINGLE FAMILY RESIDENTIAL

GENERAL PROGRAM:

- 21 COTTAGES
- WELLNESS CENTER
- LEARNING CENTER
- DAYCARE
- WORSHIP SPACE
- ADMINISTRATION SUPPORT



FINAL DESIGN

SPRING 2025

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PRELIMINARY DESIGN

FALL 2024

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SPRING 2025 FINAL DESIGN

The Agape Wings project, located at 11000 SW 220th Street, is an innovative campus dedicated to the rehabilitation of women and children. Designed to accommodate over 380 residents, the campus embodies a multifaceted approach to healing and development through five foundational components: residential facilities, early education and childcare, wellness services, educational programs, and spiritual enrichment.

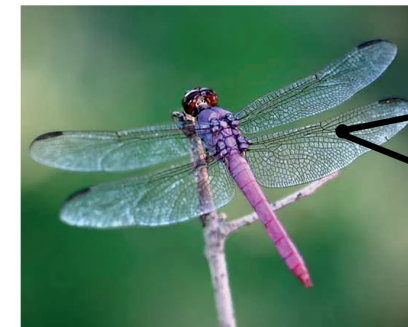
Aligned with the Agape Wings Network's mission to restore individuals and families to psychological, social, physical, and spiritual health, the campus will also include a gym and cafeteria to further enhance its supportive environment. The wellness center is strategically divided into two specialized wings—one focused on physiological care and the other on psychological care—ensuring a holistic approach to recovery.

A rehabilitation center must do more than address the aftermath of illness or trauma; it should provide a sanctuary that soothes, inspires, and motivates individuals to confront and overcome their challenges. As stated, "Rehabilitation does not repair or undo the damage caused by illness or trauma; rather, it aids in the restoration of an individual's health, efficiency, and well-being." To amplify this restorative process, the campus design incorporates a connection to nature, known to alleviate loneliness and reduce anxiety. Thoughtful use of texture, color, materials, and ambient elements creates an immersive environment that stimulates the senses and fosters tranquility.

The project's inspiration draws from the dragonfly, a symbol of transformation, resilience, and renewal, reflecting the mission and values of the Agape Wings Network. This vision is encapsulated in the name- AviaAmore Estates- symbolizing a place where women find the love, support, and freedom to take flight and embark on their healing journey.

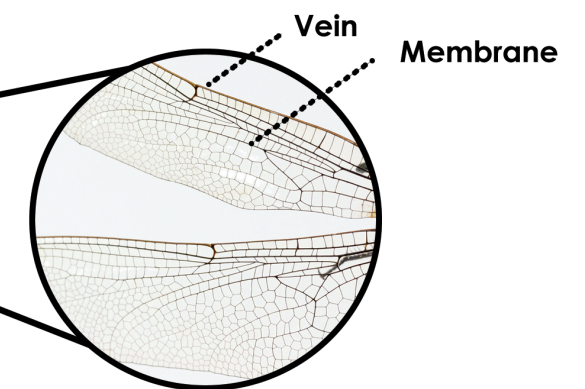


Mission is to "Restore individuals and families to psychological, social, physical, and spiritual health."

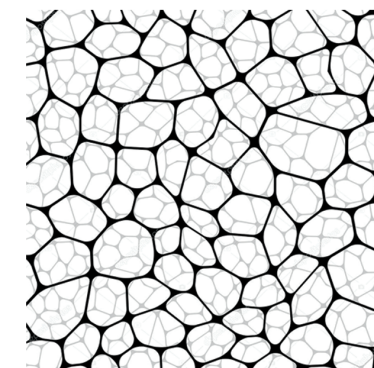


Symbolic for:

- Transformation, change, new beginnings
- Take a leap of faith
- Connection with your emotions
- Courage, Happiness, and rebirth



**Vein + Membrane
=
Circulation + Space & Program**

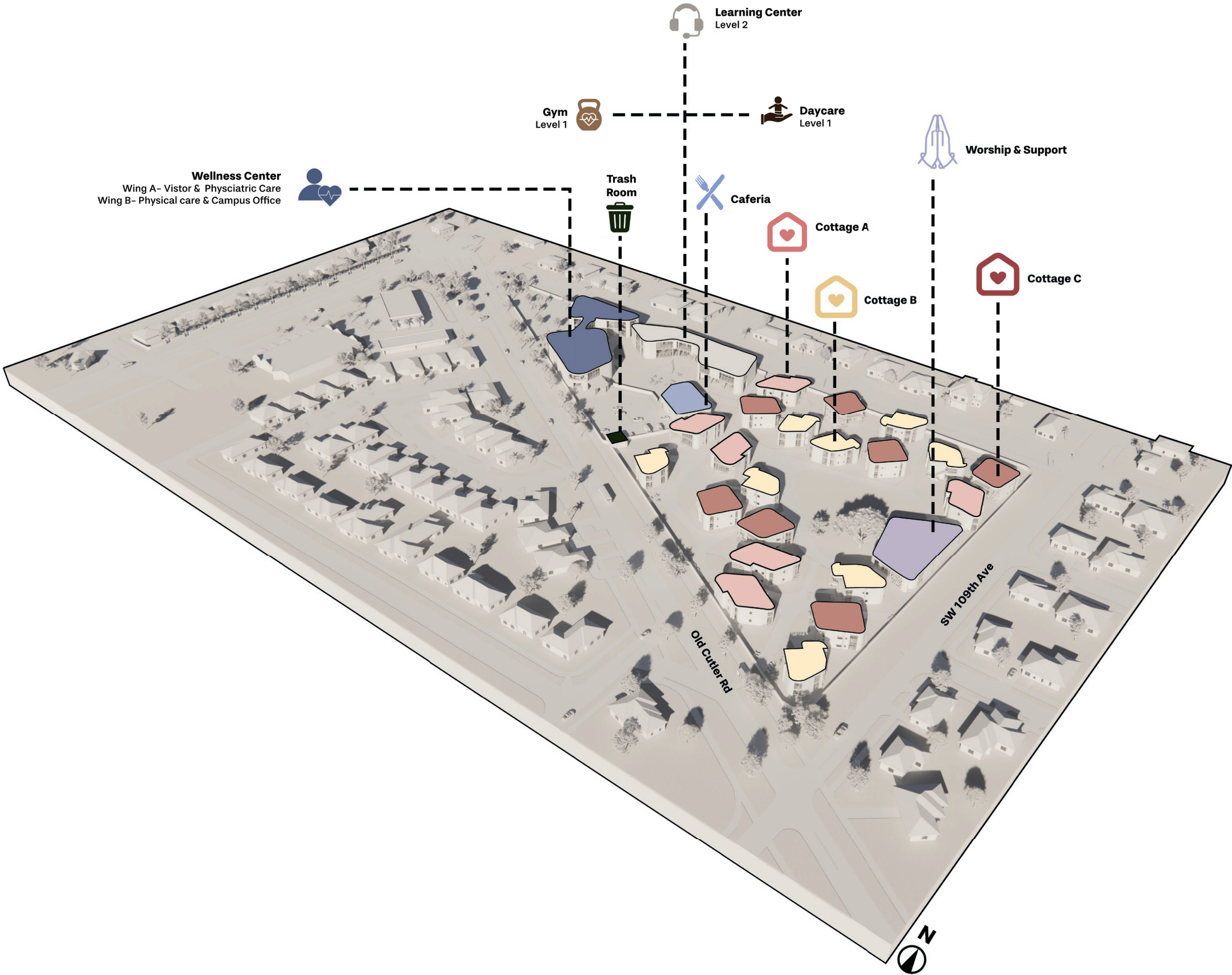


Voroni Diagrams

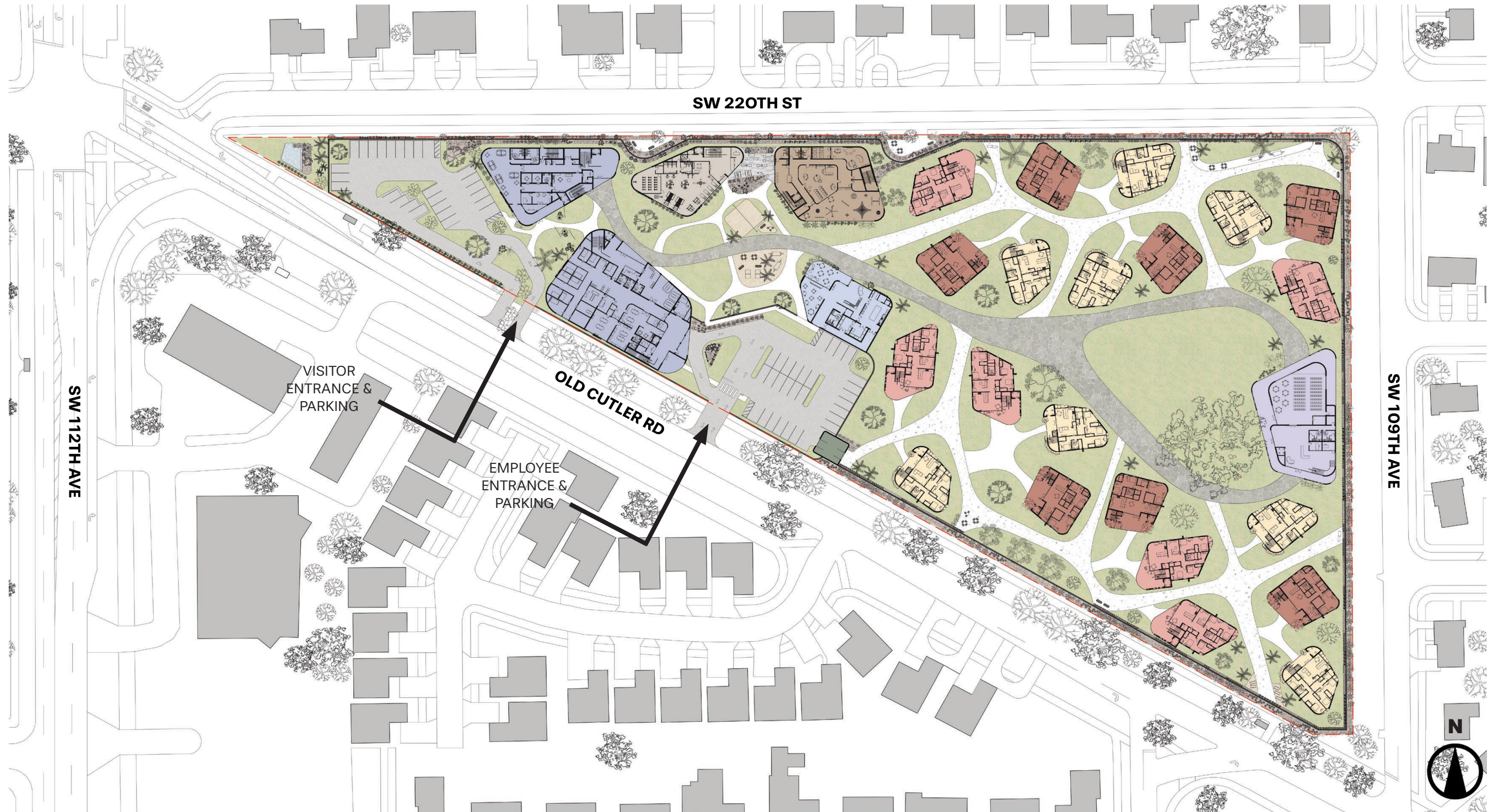
Naturally occurring pattern that comes from the growth of cells that grow at a uniform rate, radiating from a central point.







SITE PLAN



-  WELLNESS WING A & B
-  CAFETERIA
-  GYM

-  DAYCARE
-  WORSHIP
-  TRASH

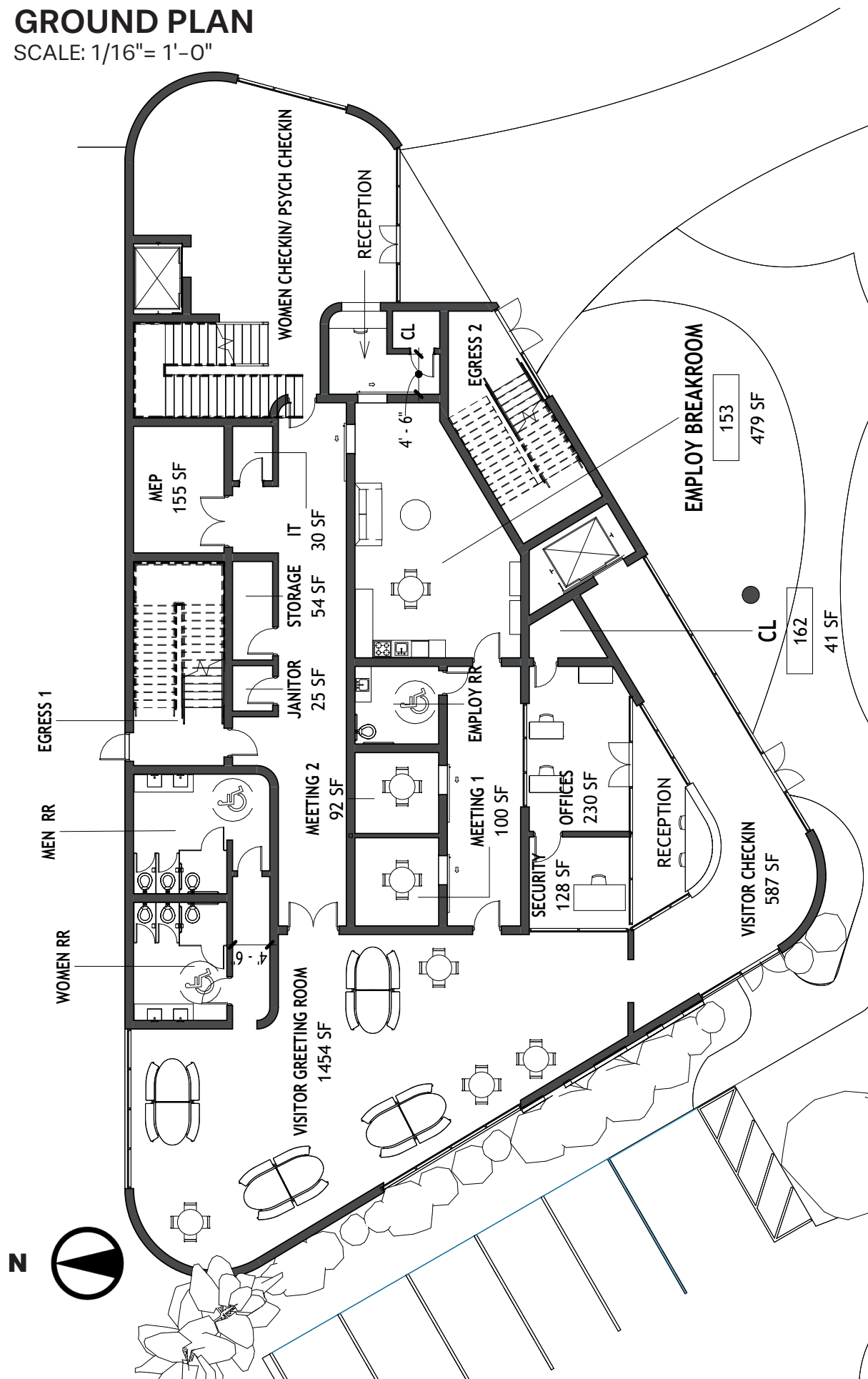
-  COTTAGE A
-  COTTAGE B
-  COTTAGE C

SITE PLAN

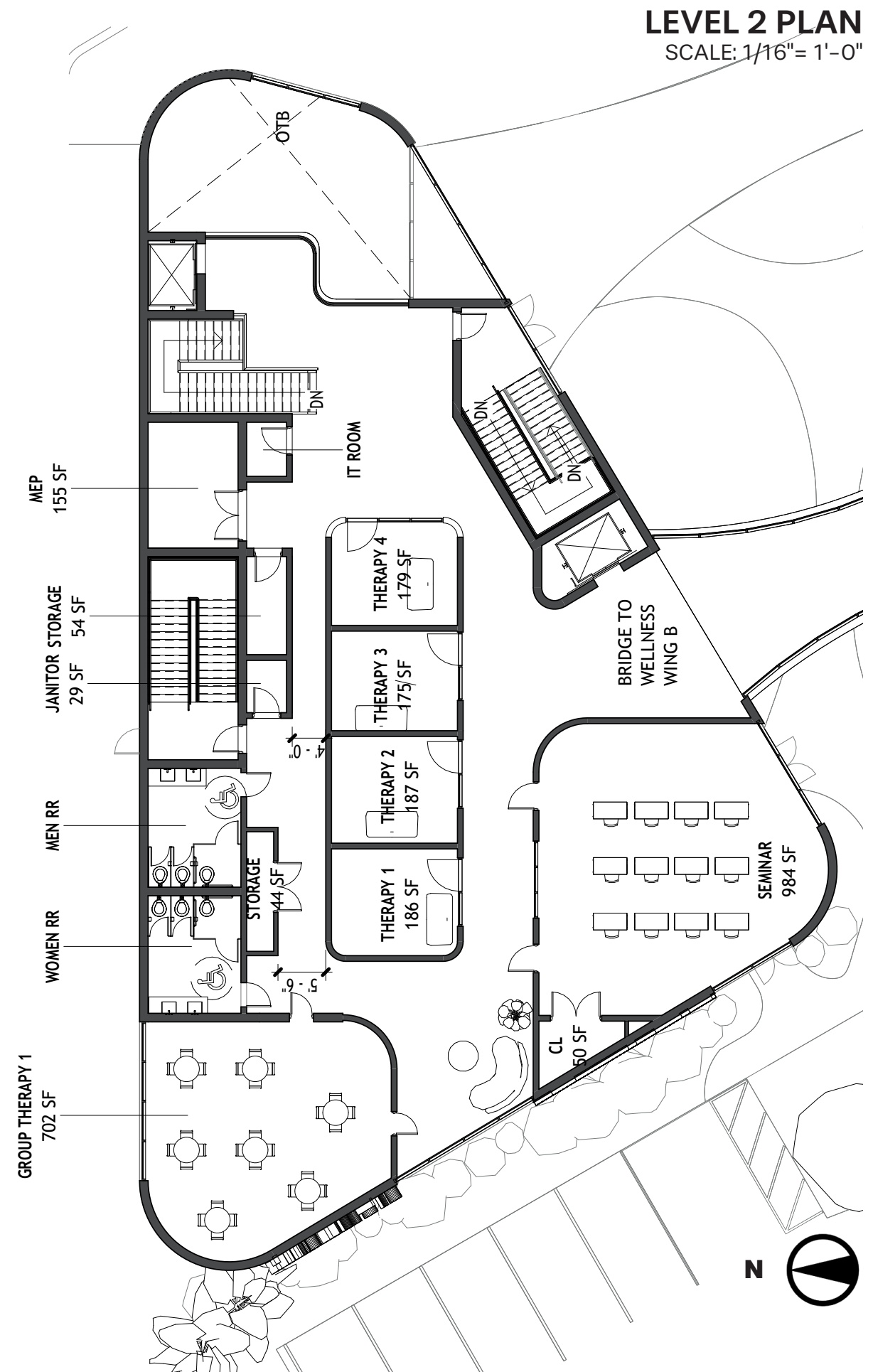


This view showcases Wellness Wing A, along with the connecting bridge to Wellness Wing B. Wing A offers direct access to visitor parking, as it is the only building with external access for visitors. The second level of Wing A houses psychiatric care services for women on the property, and is seamlessly connected to the administrative offices.

GROUND PLAN
SCALE: 1/16"= 1'-0"



LEVEL 2 PLAN
SCALE: 1/16"= 1'-0"



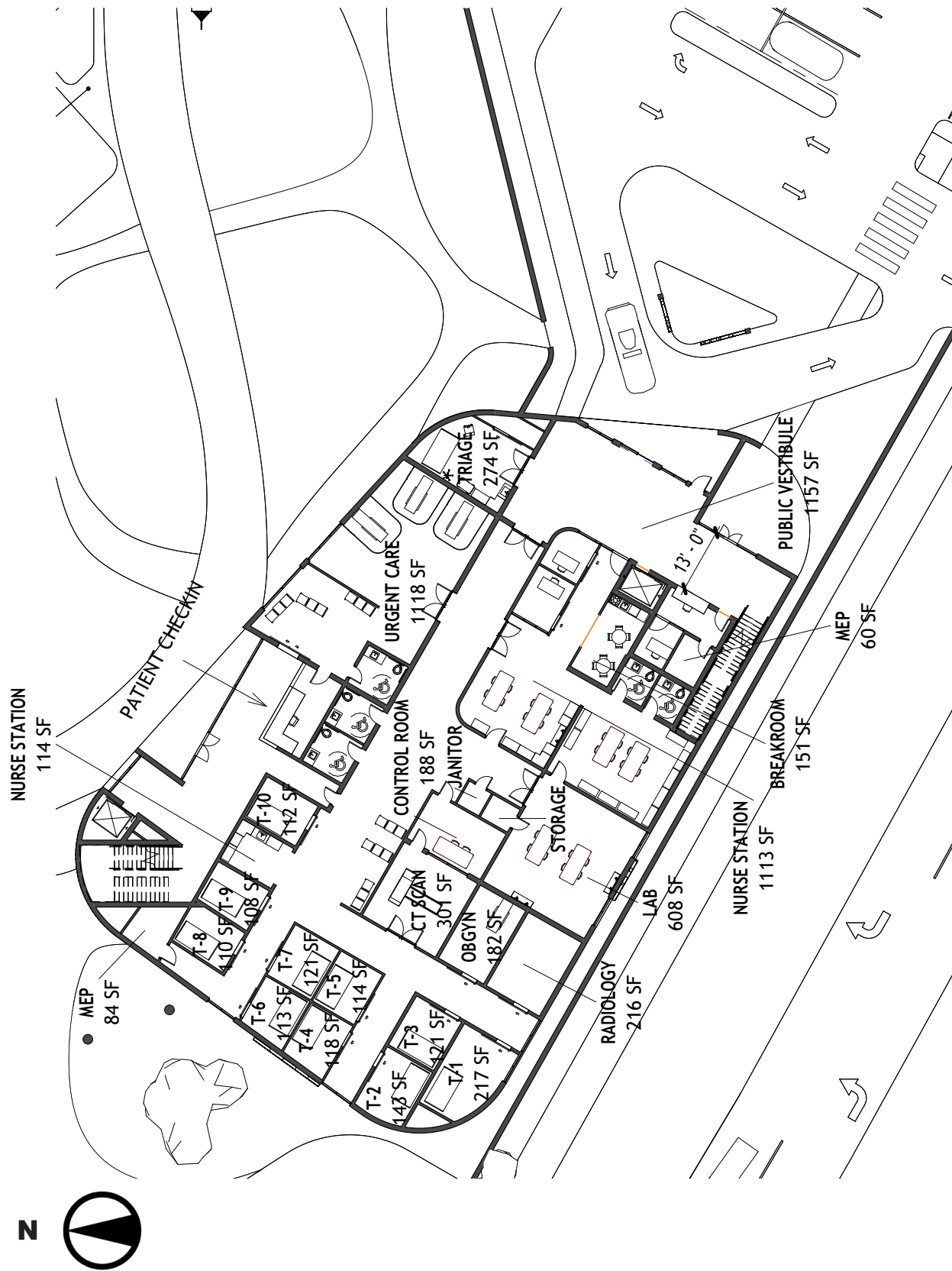


This view highlights Wellness Wing B in relation to the employee parking area. Wellness Wing B is dedicated to physical & urgent care, and doctor's visits, with administrative offices located on the second level. The building also features an emergency pick-up and drop-off area, providing direct access for any women needing to be transported to an off-campus hospital for treatment. Given the high volume of employee traffic, this building is strategically positioned with direct access to the employee parking lot for optimal flow.

WELLNESS WING B

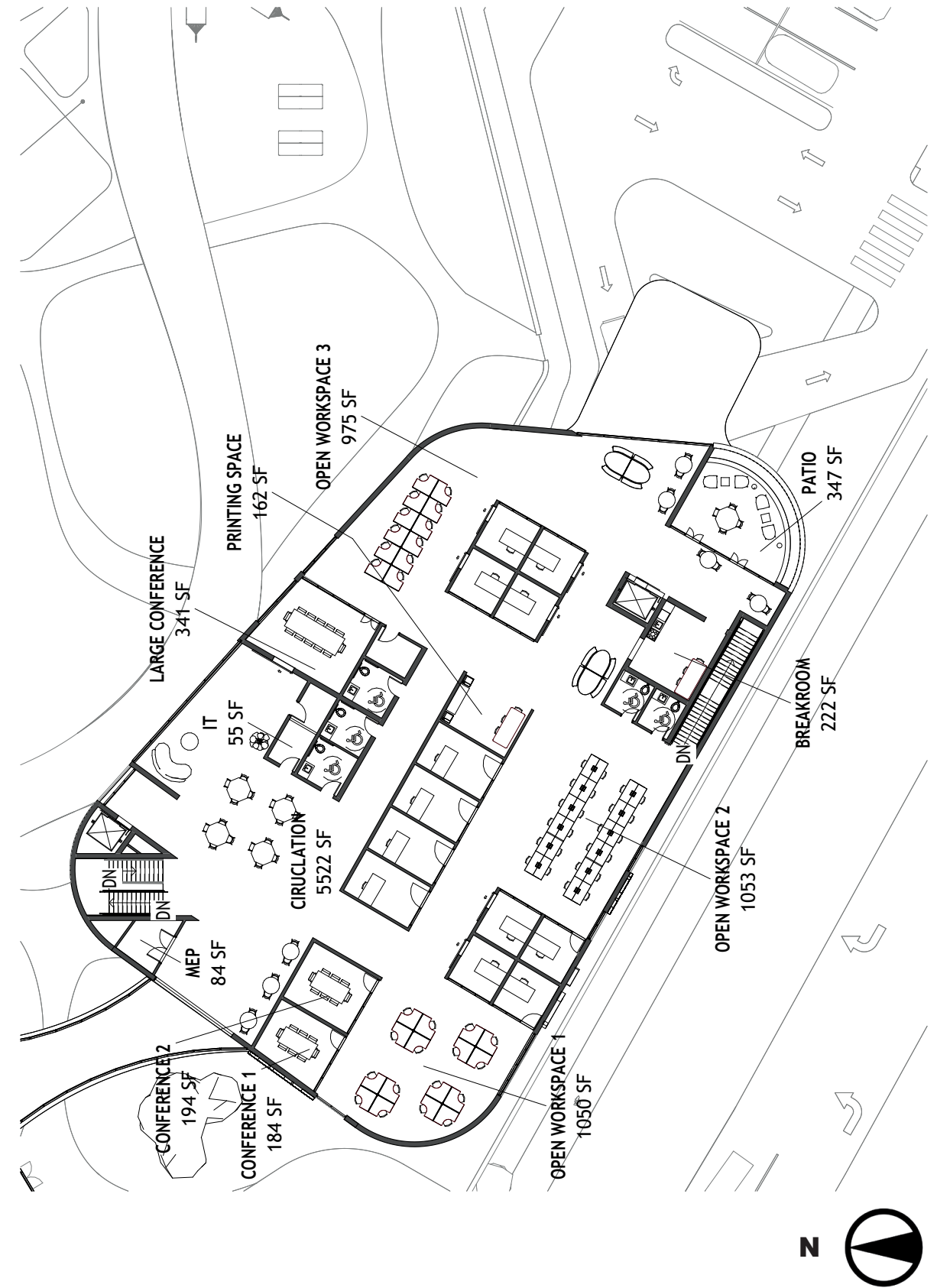
GROUND PLAN

SCALE: 1"= 30'-0"



LEVEL 2 PLAN

SCALE: 1"= 30'-0"



WELLNESS WING B

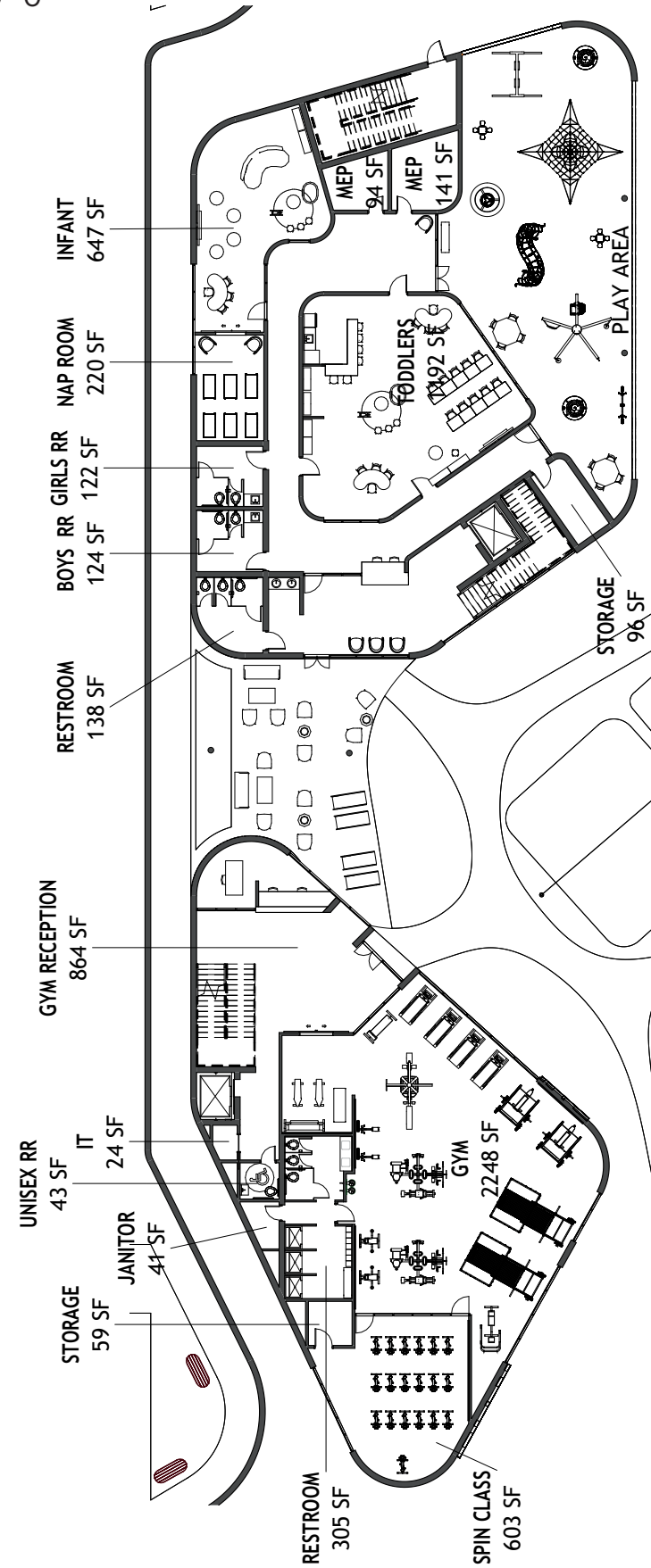


This view highlights the main boulevard to the Learning Center, which houses a gym and daycare on the ground level. It is also conveniently located near the cafeteria. This area of the campus is expected to experience the highest level of activity throughout the day. Women visit the Learning Center to engage in remote work and to learn skills for reintegration into society. While at the center, they can leave their young children in daycare, take breaks to workout at the gym, play volleyball, enjoy the cafeteria, and, most importantly, socialize with

LEARNING CENTER

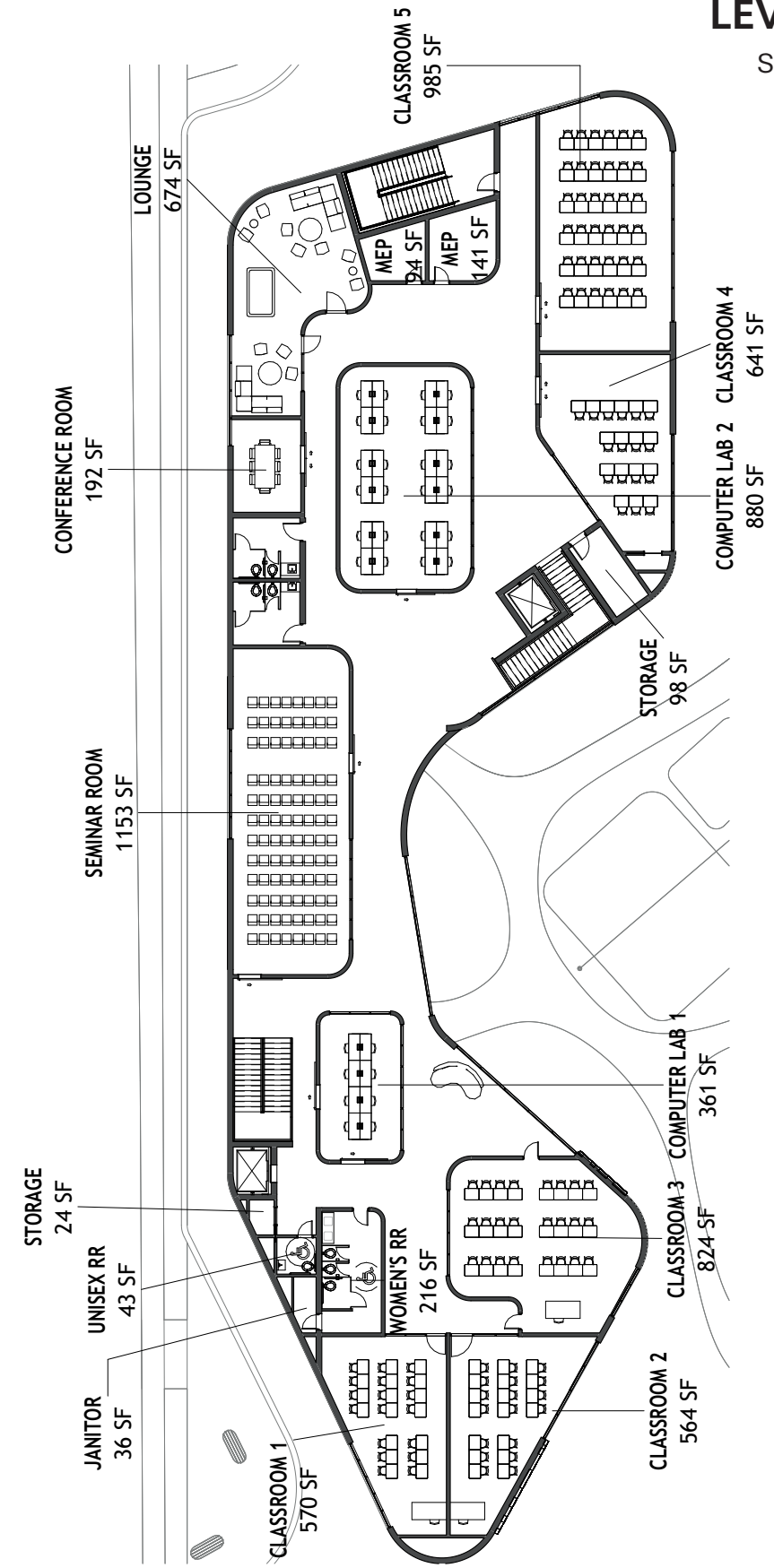
GROUND PLAN

SCALE: 1"= 30'-0"



LEVEL 2 PLAN

SCALE: 1"= 30'-0"



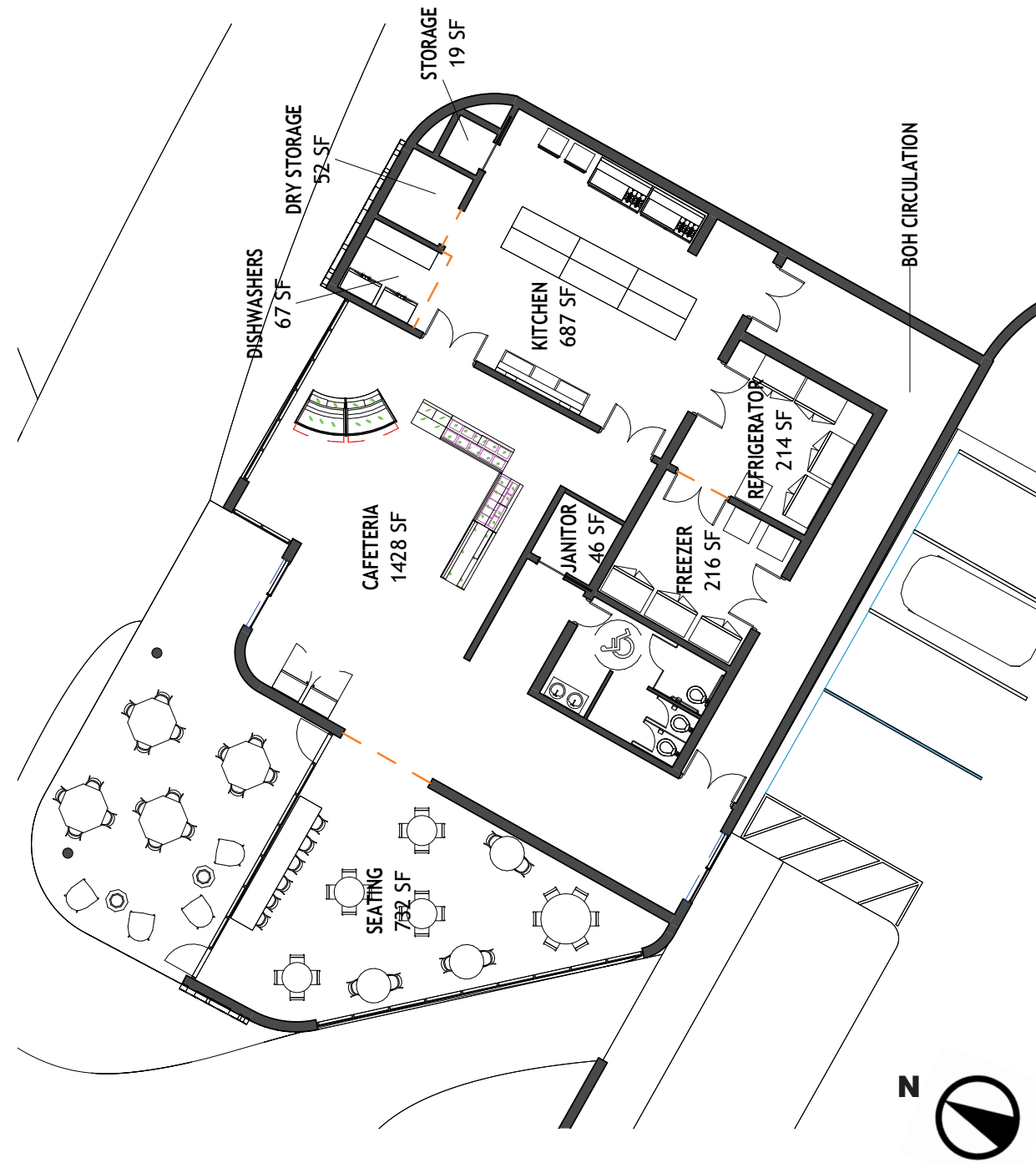
LEARNING CENTER

CAFETERIA



GROUND PLAN

SCALE: 1/16" = 1'-0"



The cafeteria is conveniently located along the main boulevard, with direct access to the employee parking area, allowing for easy food and supply drop-offs. It features both indoor and outdoor seating options. The cafeteria will offer simple meals, such as sandwiches and pre-made foods, as all 21 cottages are equipped with fully functional kitchens, enabling women to prepare their own meals as desired.

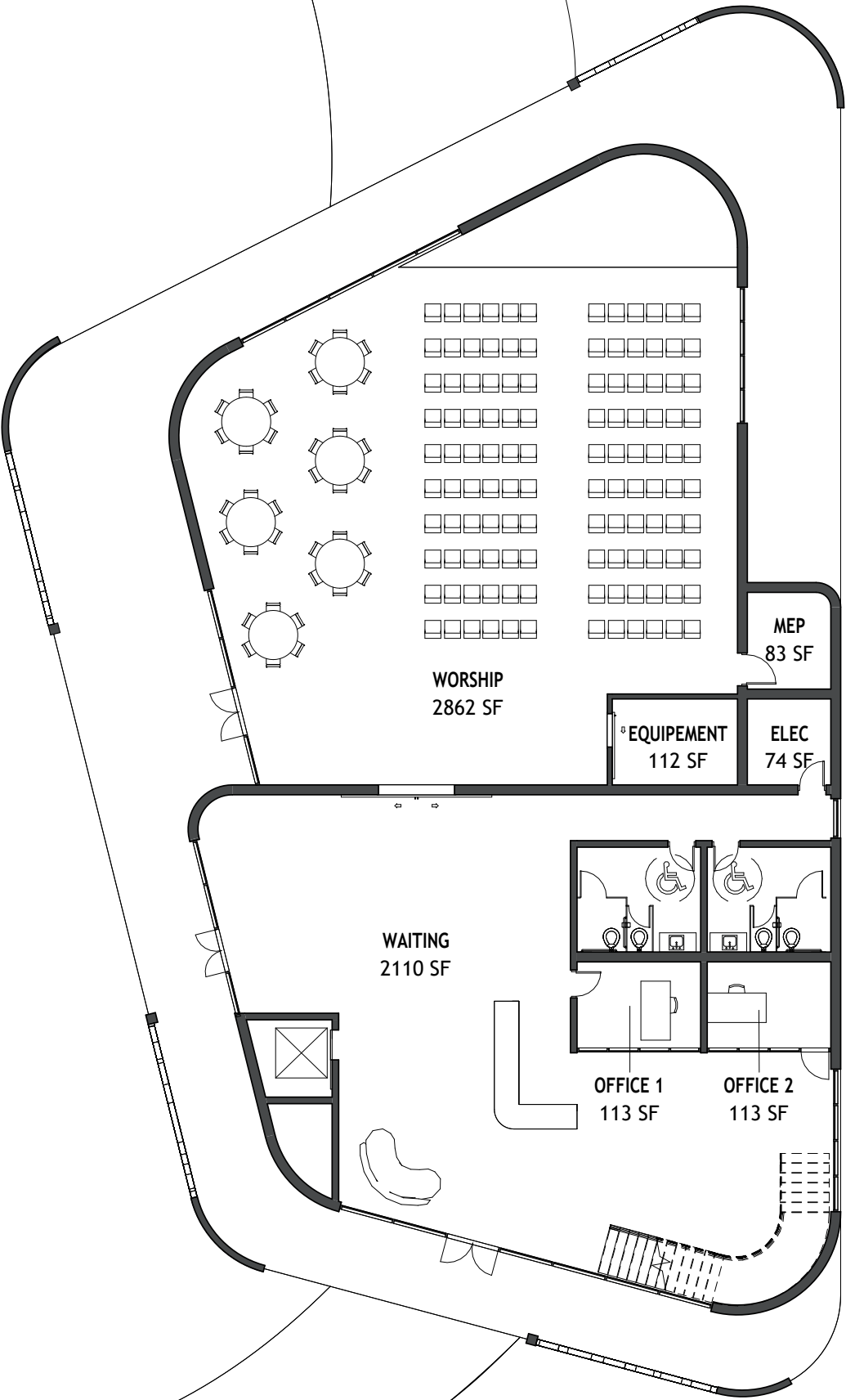
CAFETERIA



The worship space is situated at the east end of the property, away from the busier areas of the campus, offering a tranquil setting. It overlooks an existing tree on the property, providing a serene view of the surrounding grassy field where women and young children can play and socialize. This peaceful location fosters a sense of calm and connection with nature.

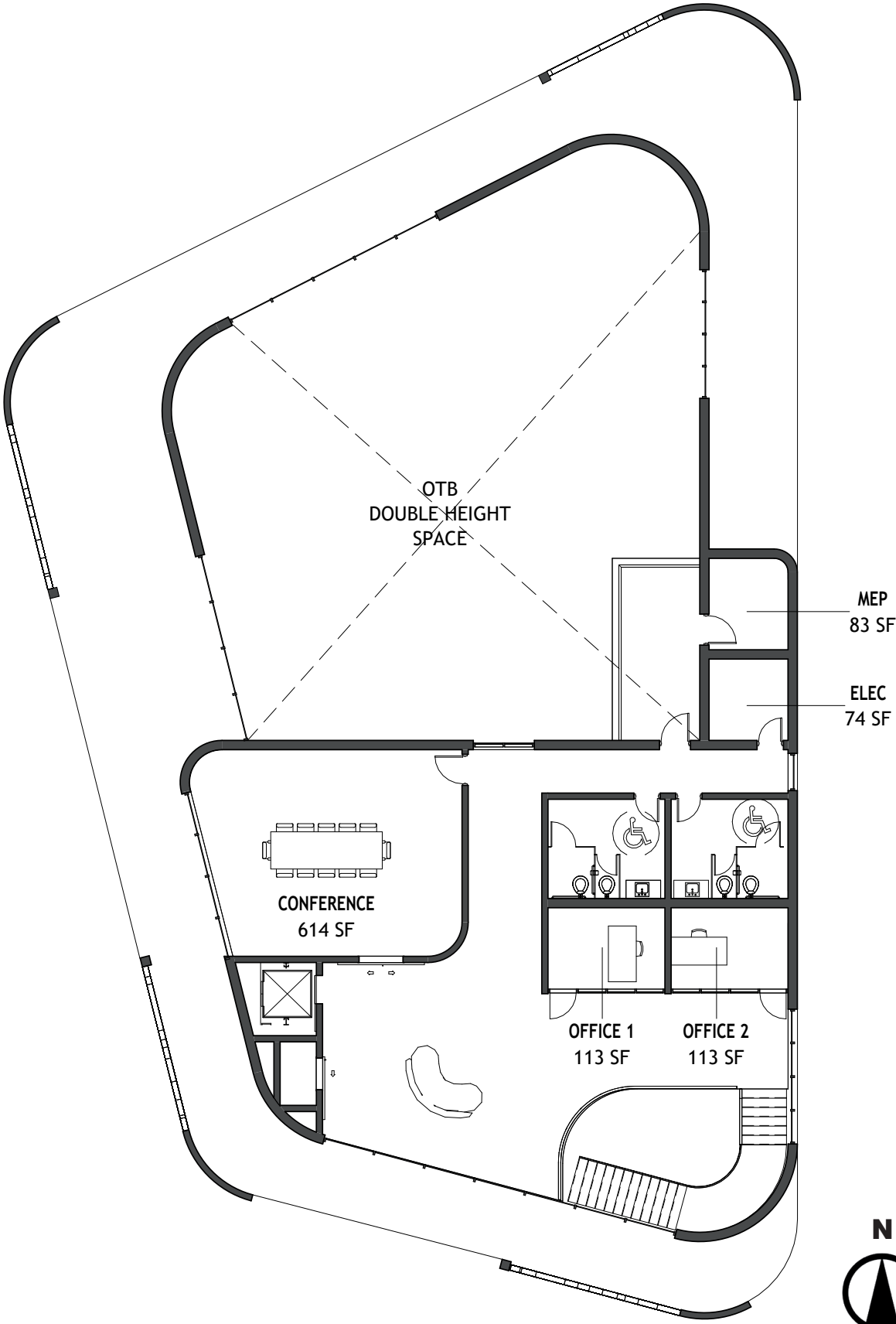
GROUND PLAN

SCALE: 1/16"= 1'-0"



LEVEL 2 PLAN

SCALE: 1/16"= 1'-0"



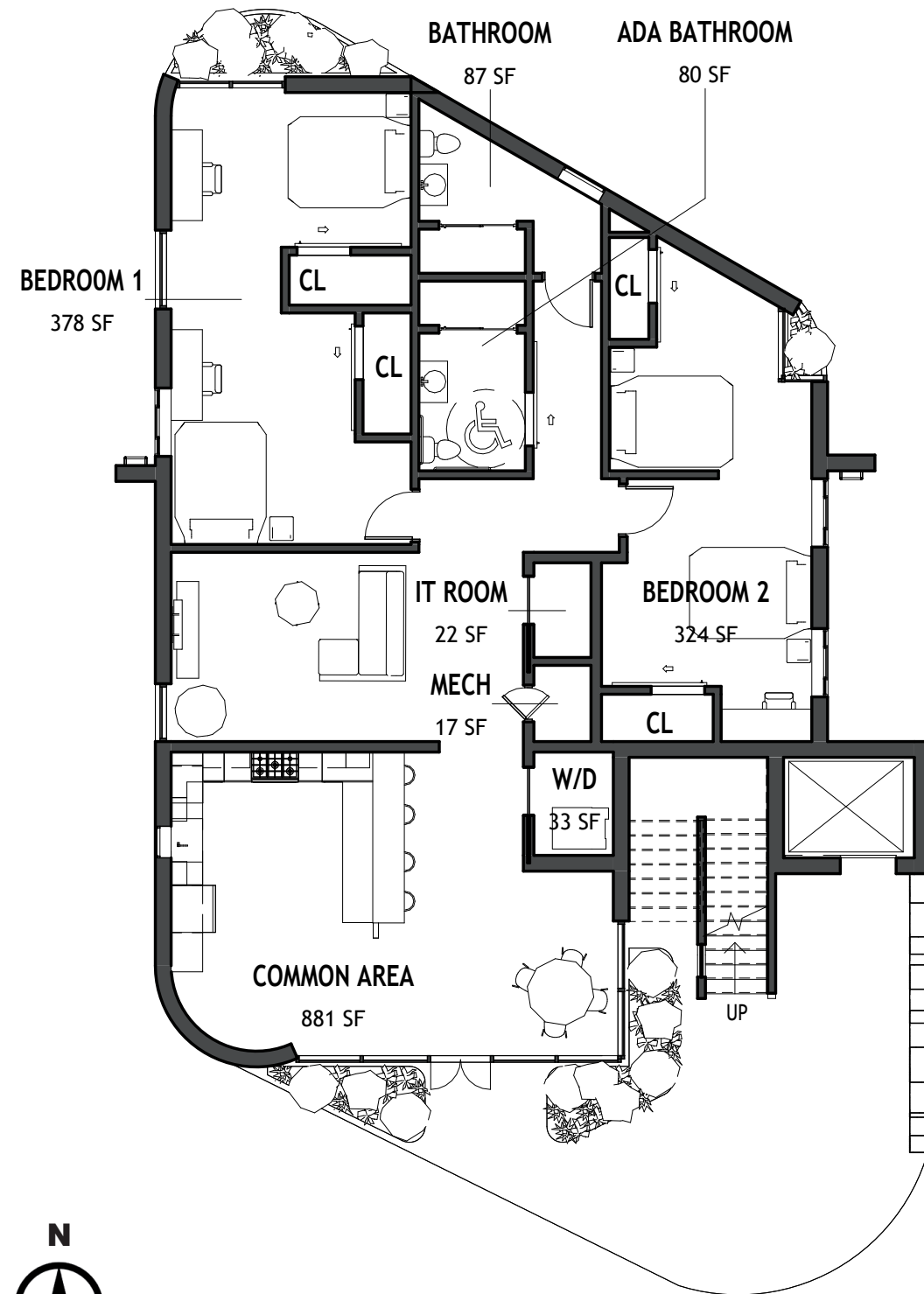
THE COTTAGES



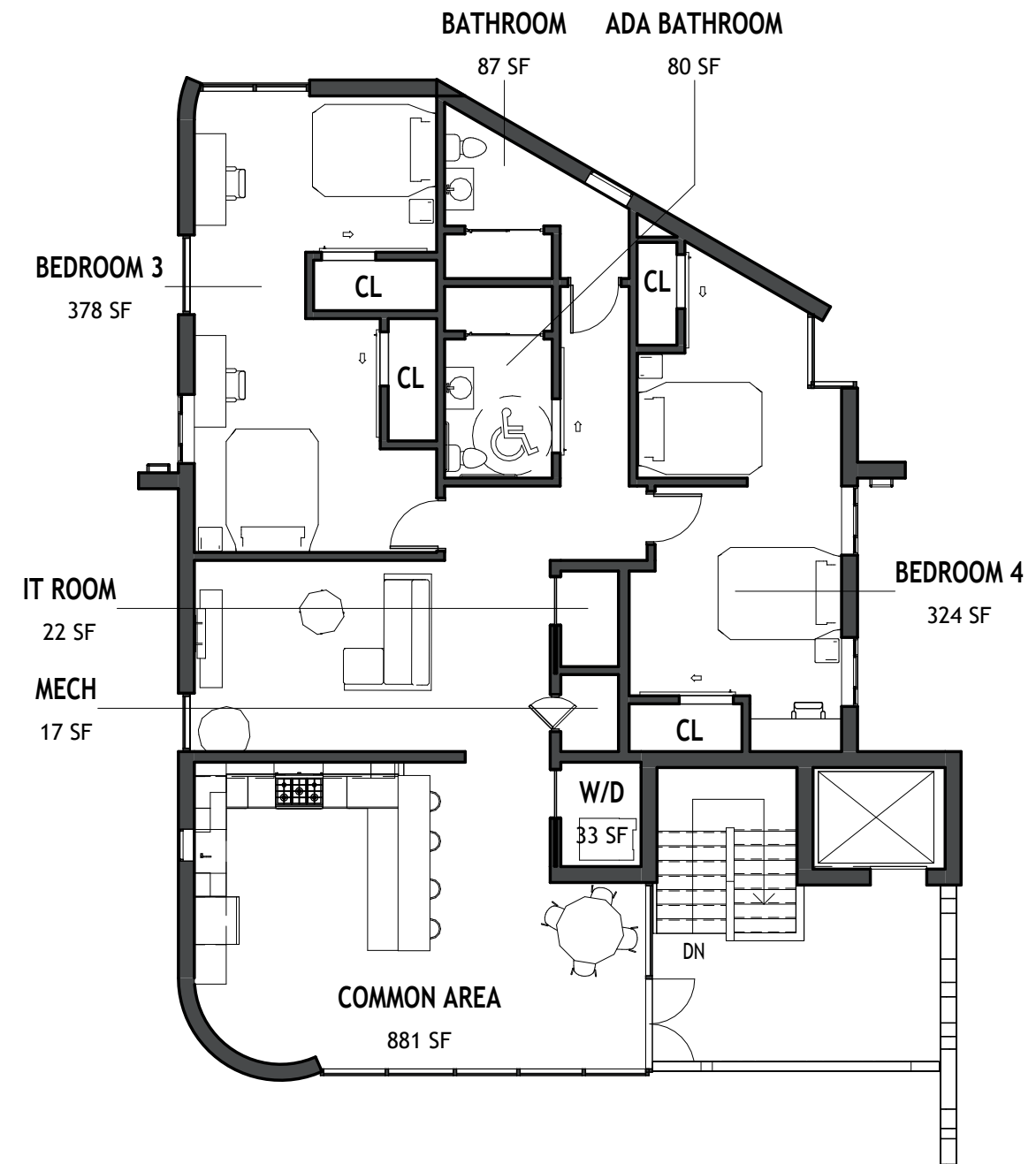
Pictured is a secondary path leading to one of the three cottage variations. On the left is Cottage A, in the center is Cottage B, and on the right is Cottage C. Each cottage houses 8 women, with 4 on the ground level and 4 on the second level. Each floor features a common area, including a kitchen and living space, two restrooms (one ADA-compliant and one standard), an elevator, and exterior circulation providing access to both levels.

THE COTTAGES

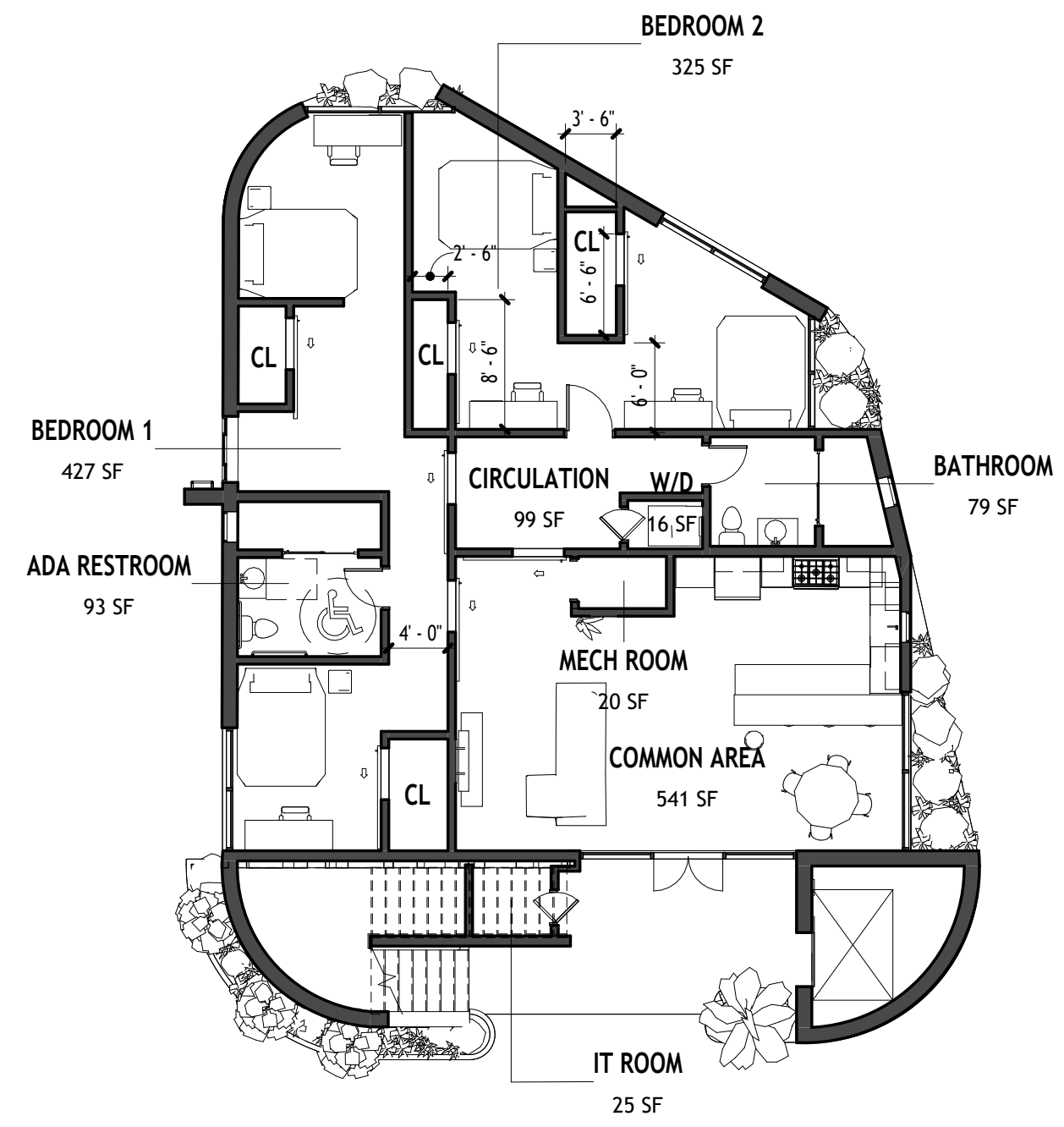
GROUND PLAN
SCALE: 3/32" = 1'-0"



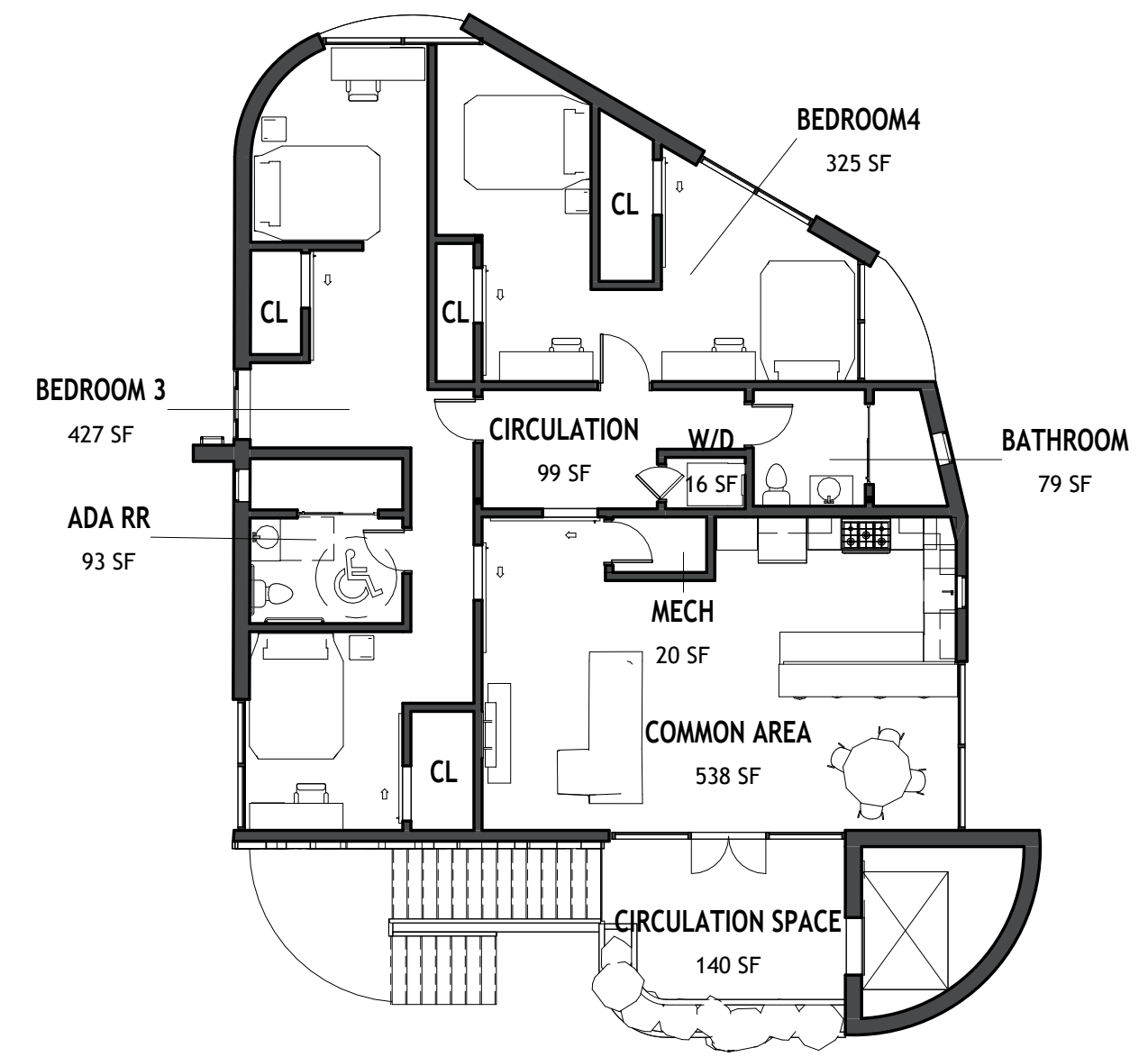
LEVEL 2 PLAN
SCALE: 3/32" = 1'-0"



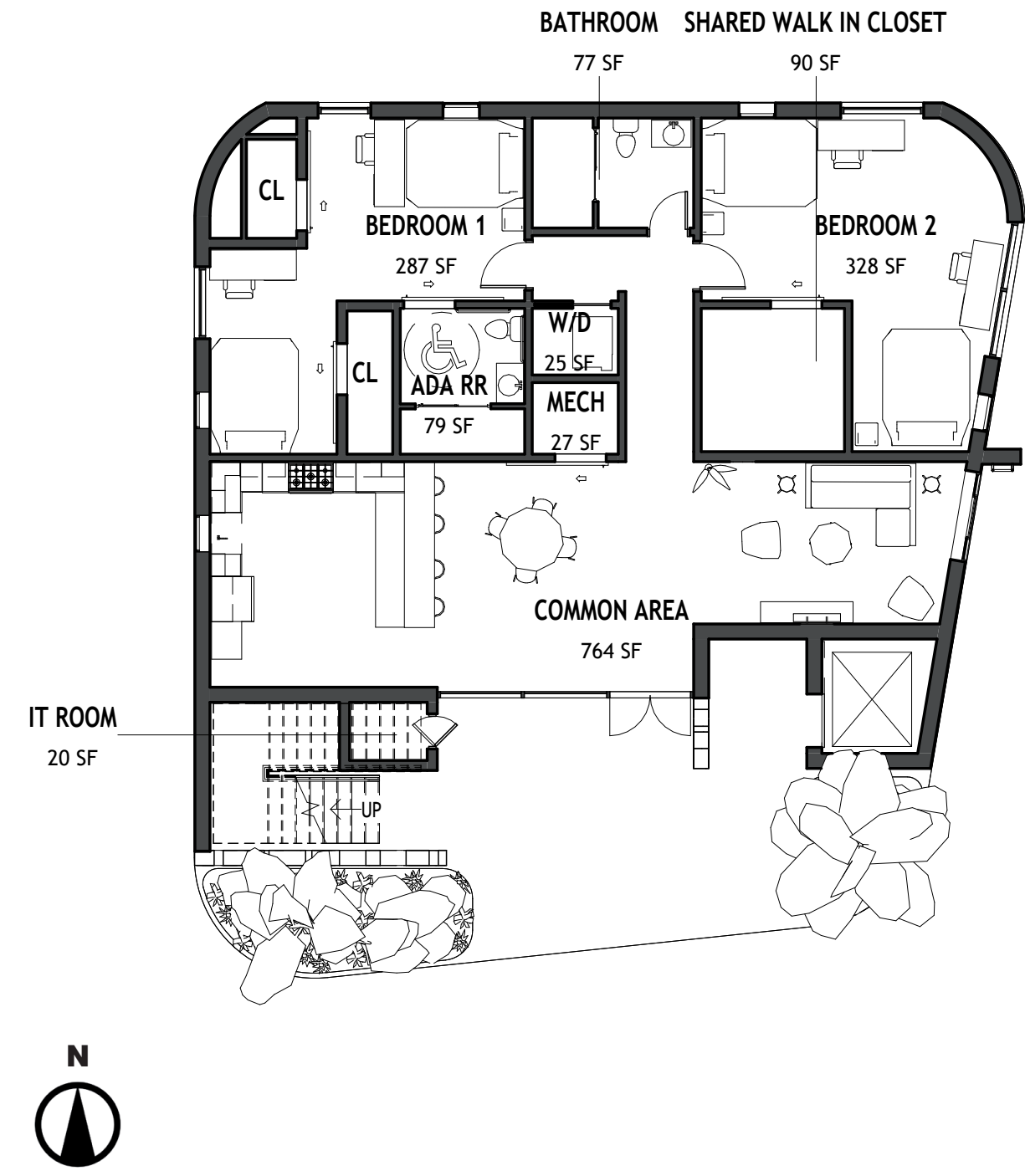
GROUND PLAN
SCALE: 3/32"= 1'-0"



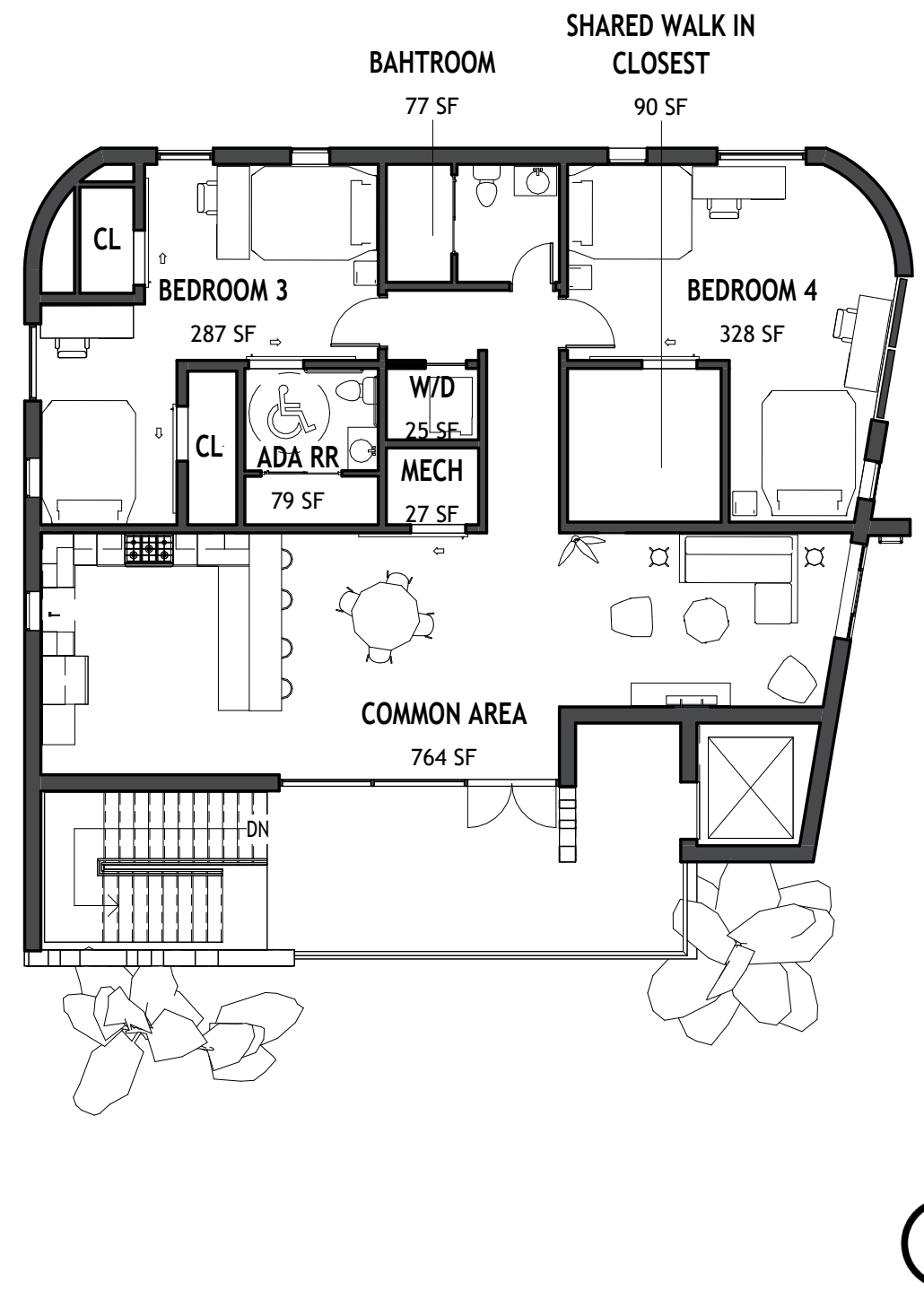
LEVEL 2 PLAN
SCALE: 3/32"= 1'-0"



GROUND PLAN
SCALE: 3/32"= 1'-0"



LEVEL 2 PLAN
SCALE: 3/32"= 1'-0"



TYPICAL KITCHEN



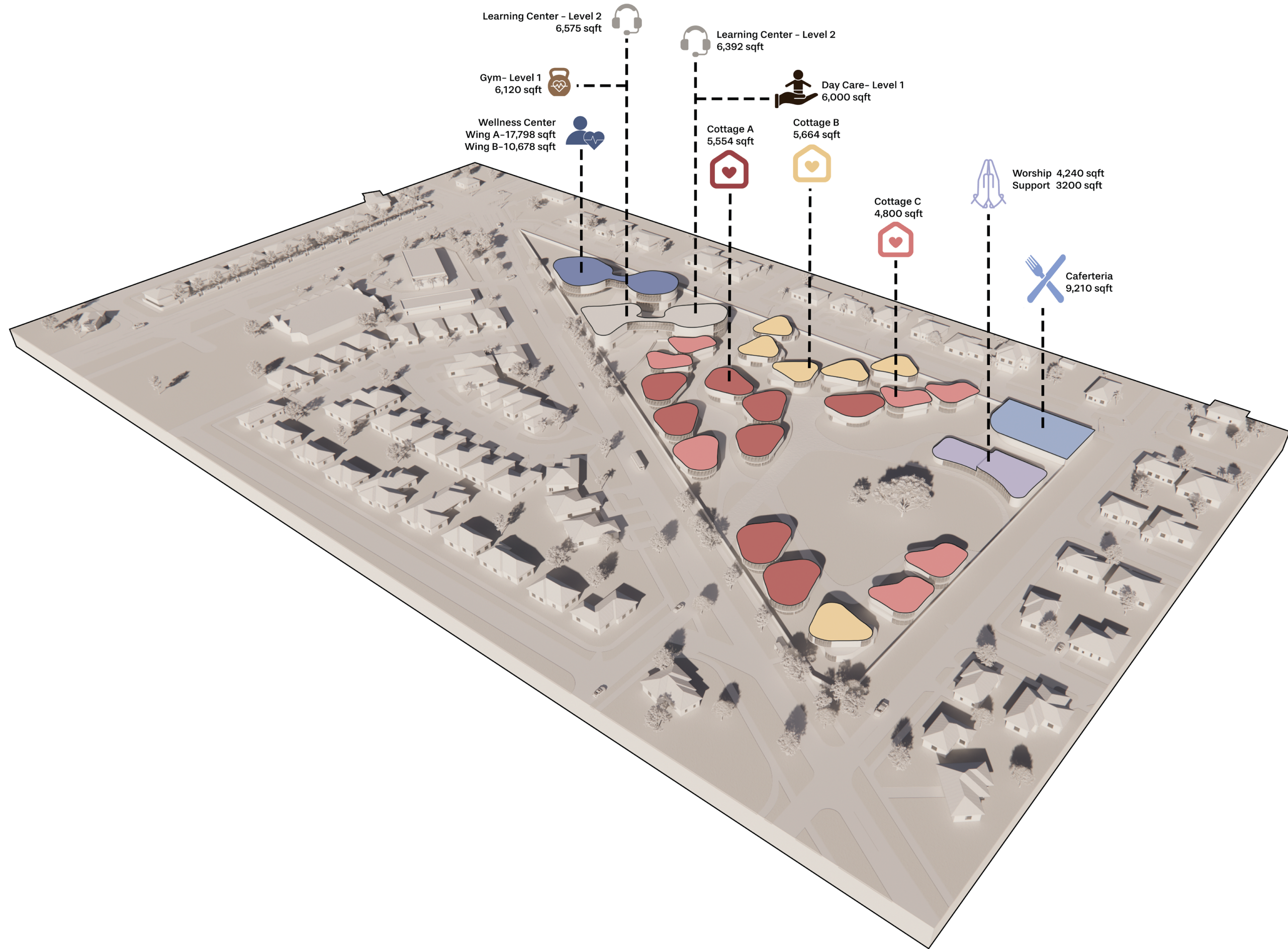
TYPICAL BEDROOM

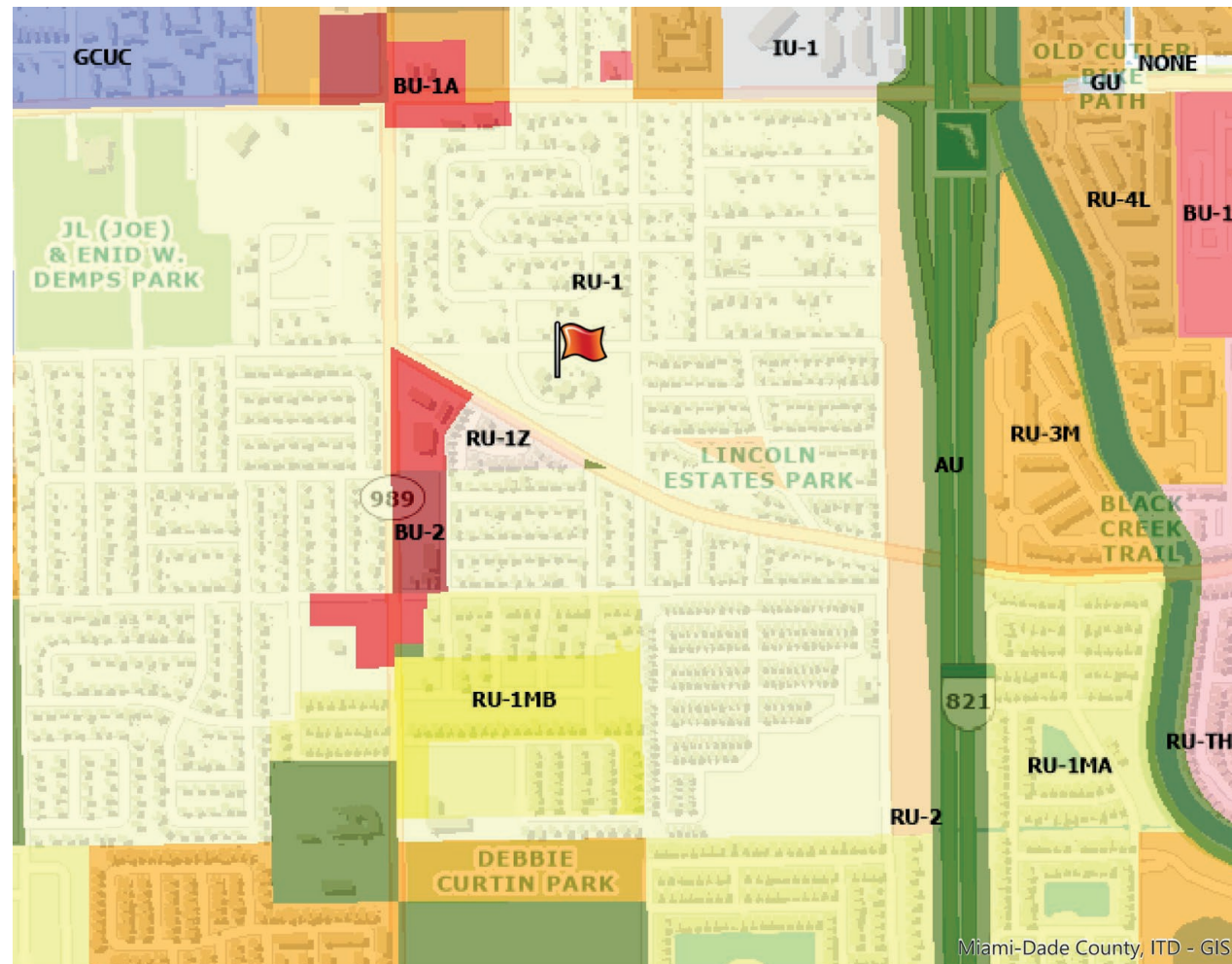
FALL 2024 PRELIMINARY DESIGN & SITE ANALYSIS

PRELIMINARY SKETCHES



SITE PLAN

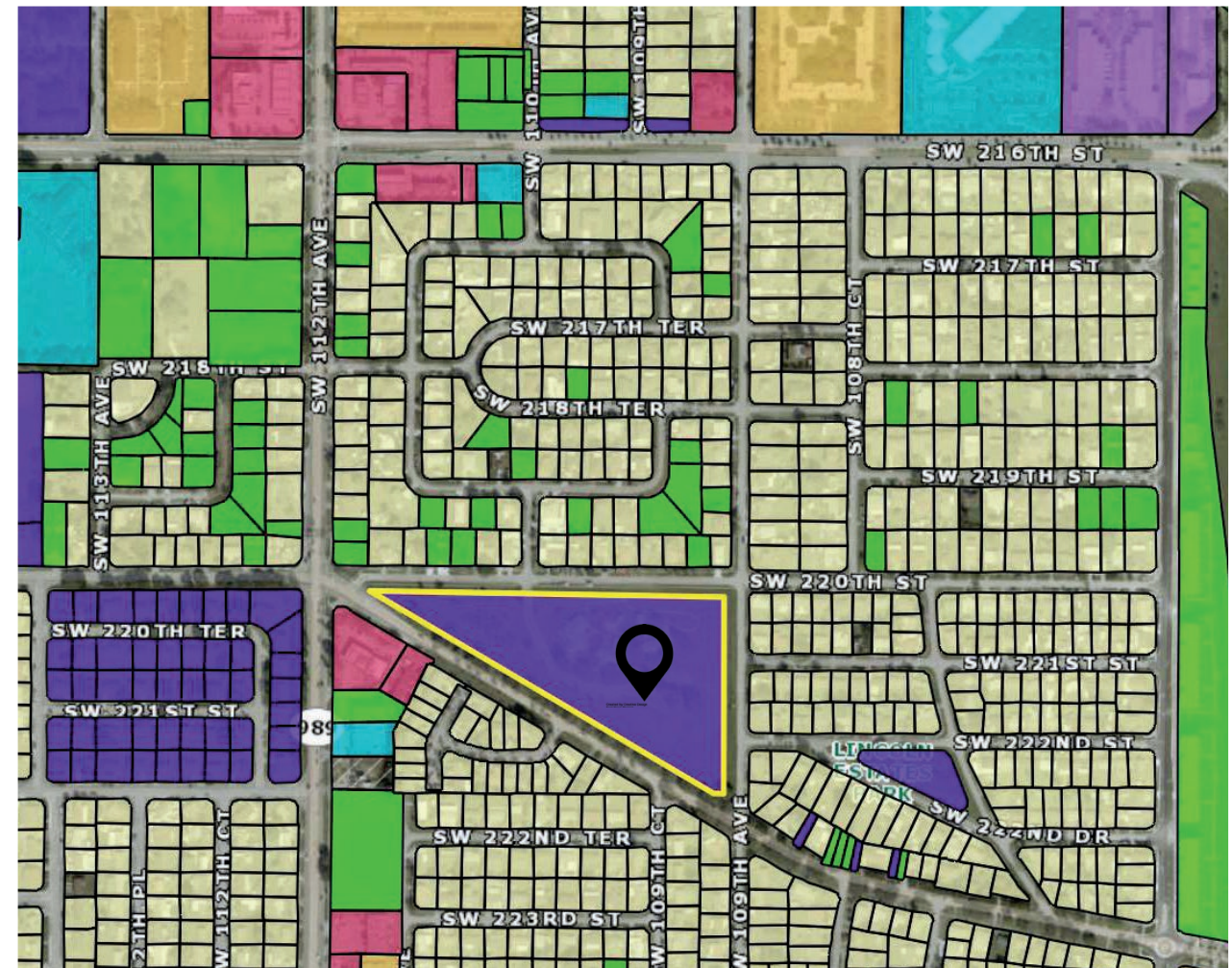




RU-1 is a Single-Family Residential Zoning District.

Zoning Restrictions:

- Maximum height: building shall be 35 feet, two stories
- Fences, Walls, & Hedges: Max Height- 6ft. Except 2.5' within sight visibility triangles at intersections and driveways.
- Projections and architectural elements: that do not add habitable interior space to a building can extend 5ft above the limited height.
- Active and passive recreational facilities: may be provided on the roof of a building, provided that the enclosed portion of such facilities shall not exceed sixty (60) percent of the total area of such roof.

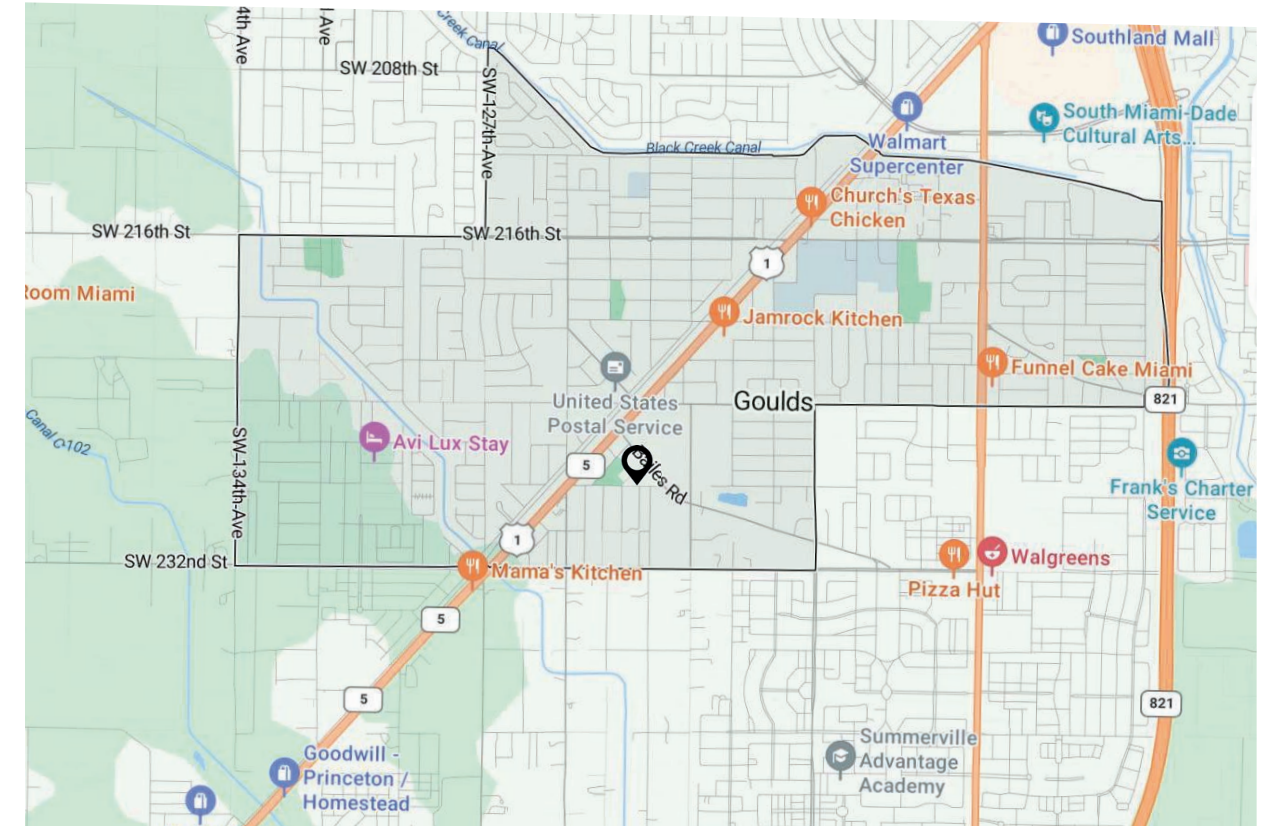
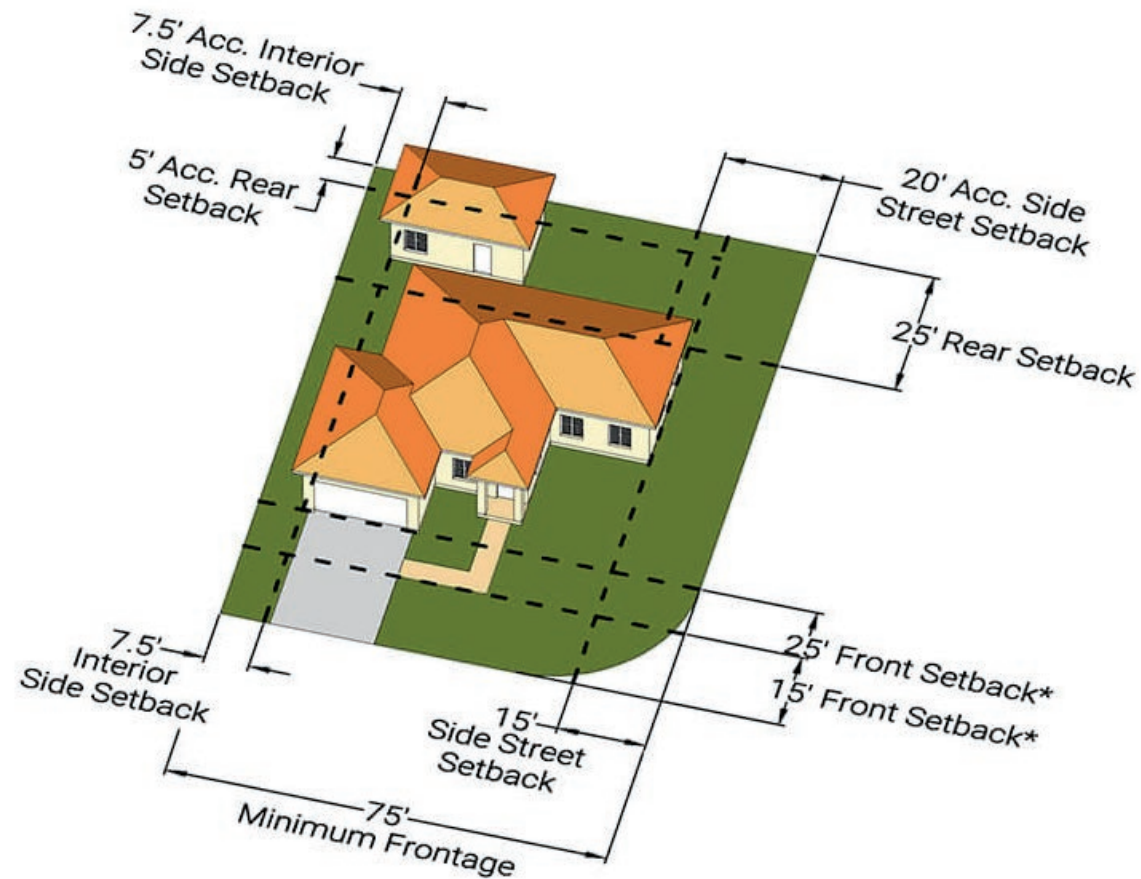
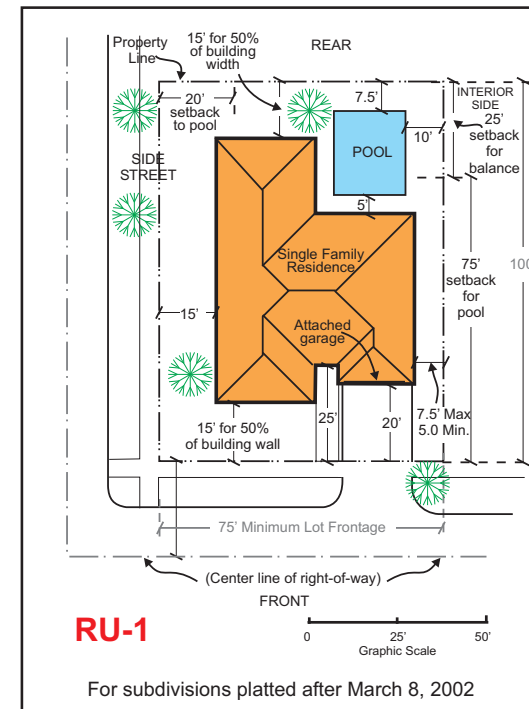
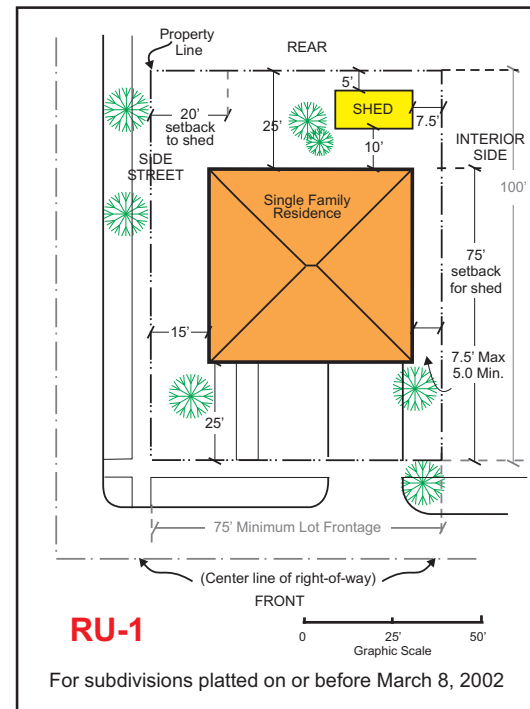


Visible legend: Primary Land Use							PRINT
AGRICULTURE	COMMERCIAL	CONDOMINIUM	GOVERNMENTAL	INDUSTRIAL	INSTITUTIONAL	MULTI FAMILY	OTHER PROPERTIES
SINGLE FAMILY	VACANT LAND						

The site is located in a Governmental Land use zone.

Minimum Lot Area: 7,500 square feet
Maximum Lot Coverage: 40%

The Site is located in a suburb of Miami called Goulds. It is home to a population of 12,250 people according to the 2024 census.



3.65 Average Family Size

3.12 Average Household Size

51.0% Rate of Home Ownership

SOLAR ANALYSIS

50

AviaAmore Estates

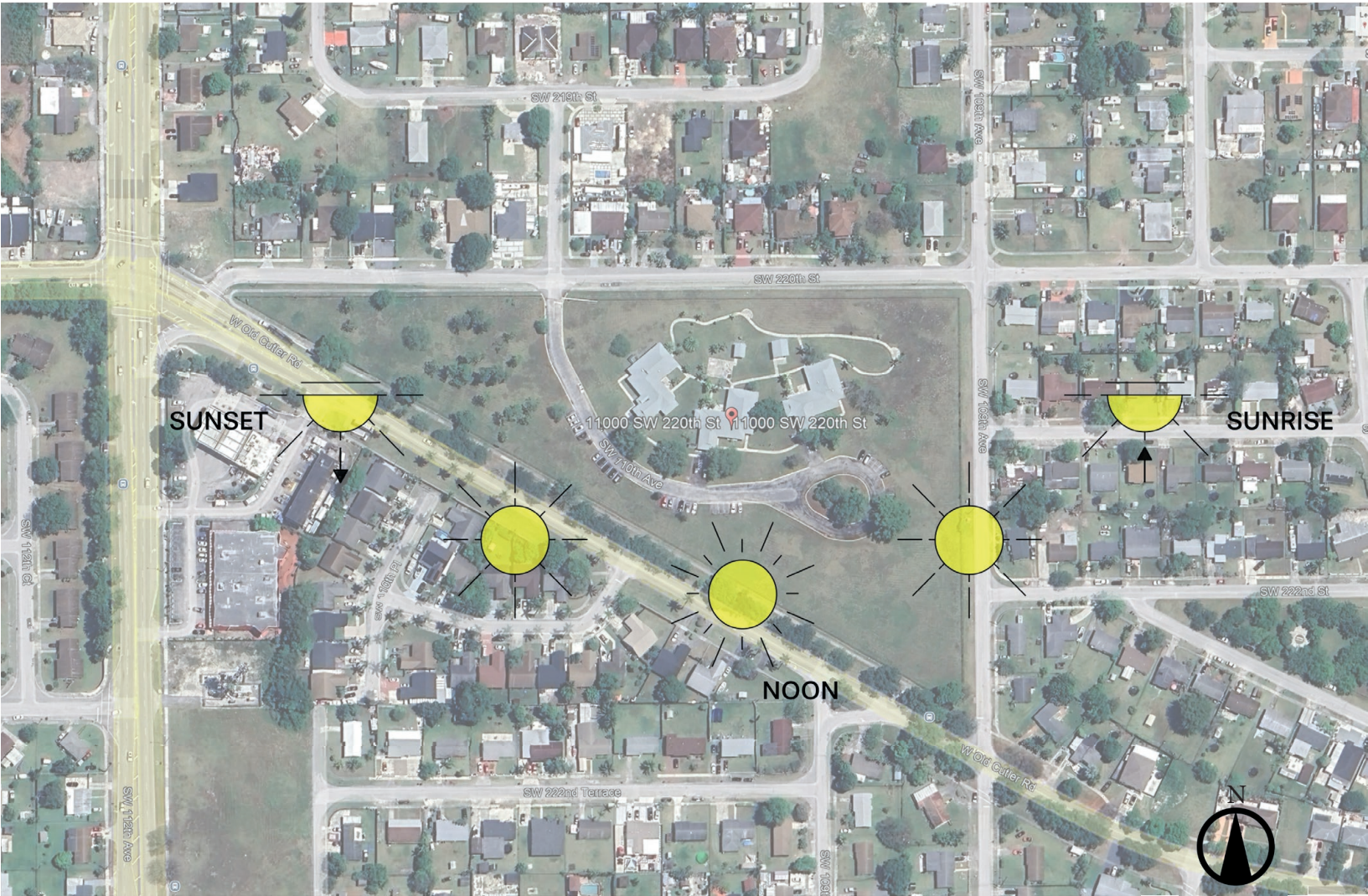
JUNE 21



SEPTEMBER SUN



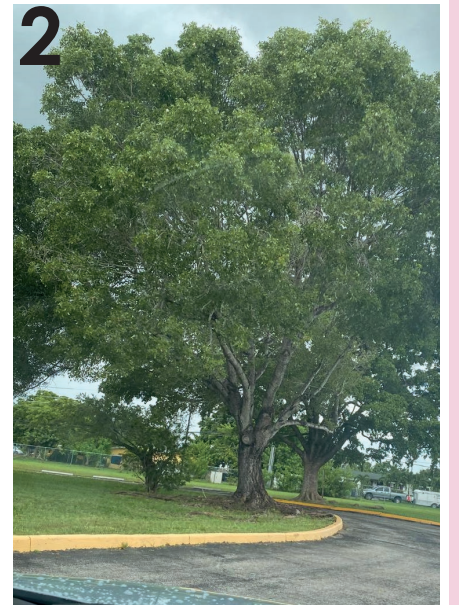
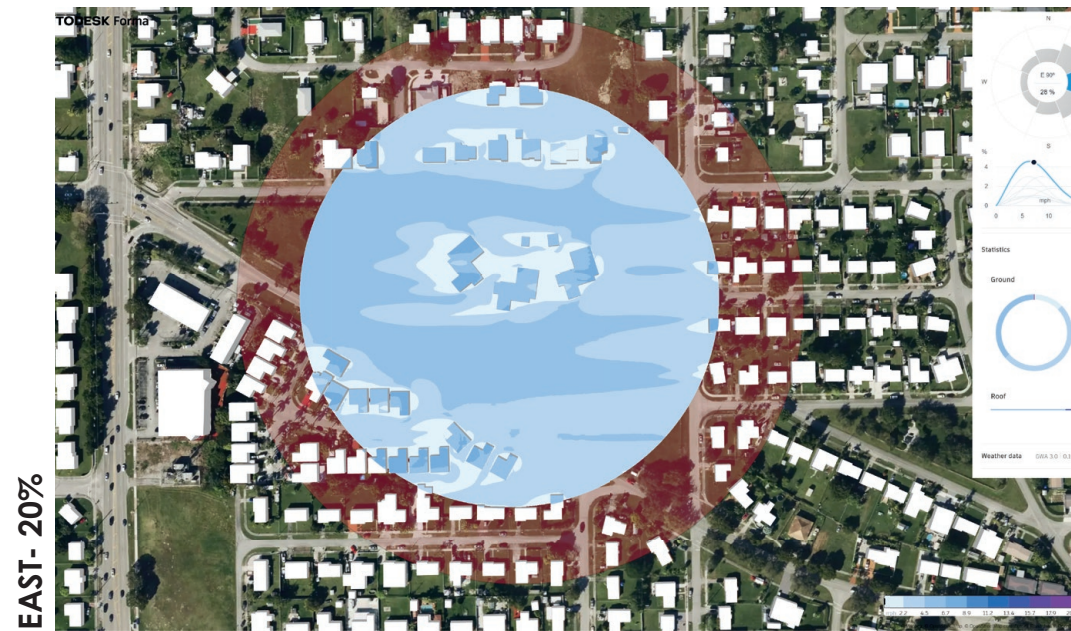
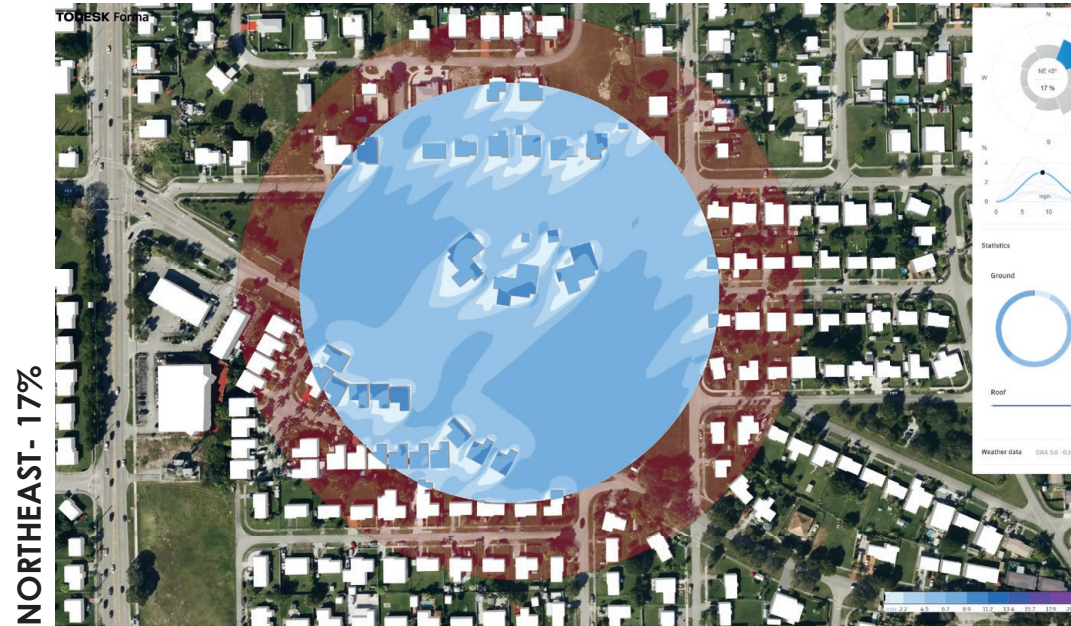
DECEMBER SUN



AviaAmore Estates

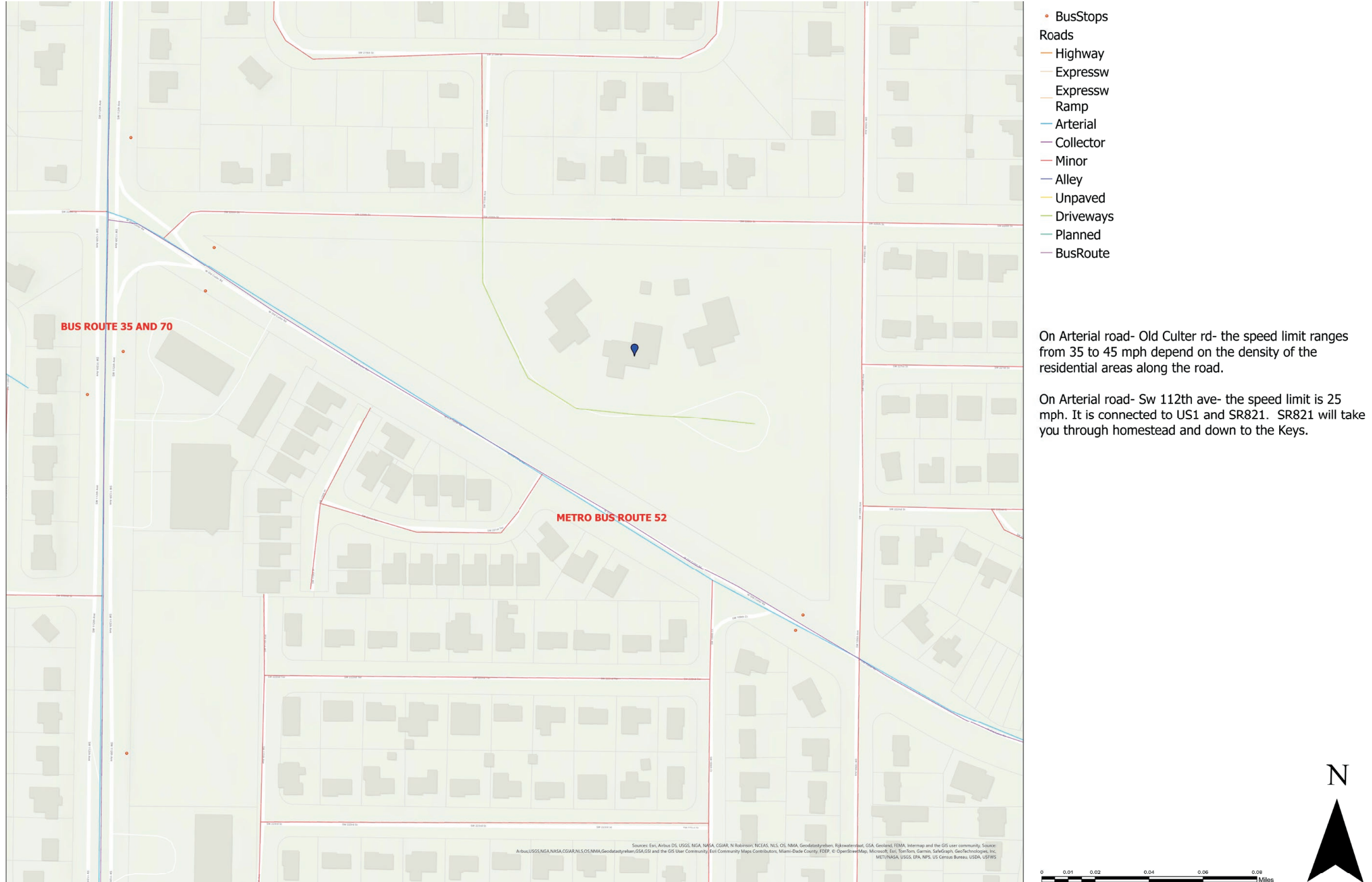
51

WIND ANALYSIS

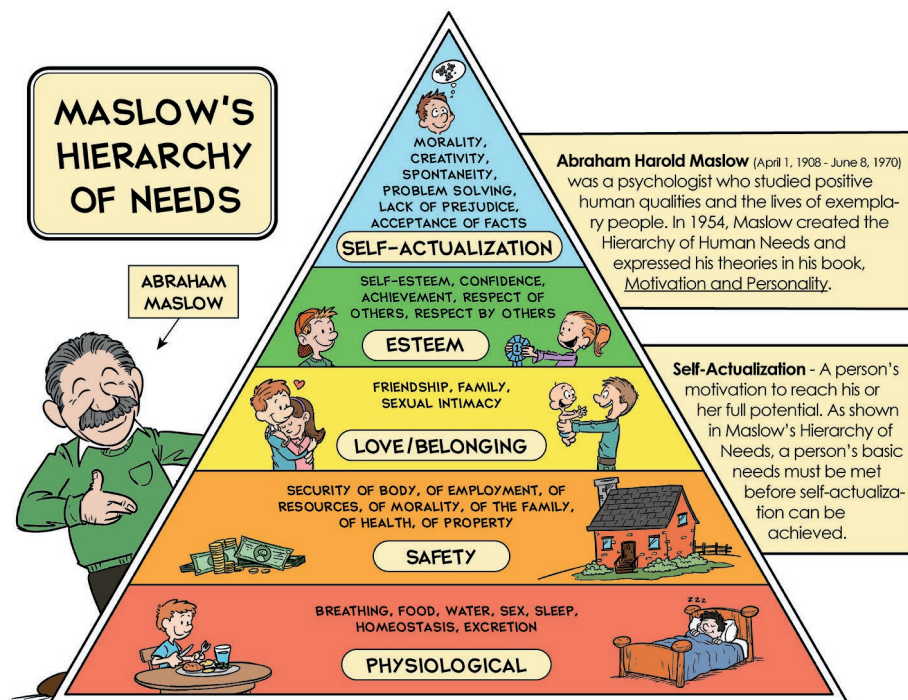


EXISTING TREES

TRANSIT



- Rehabilitation centers are often designed monumentally; not by size but memory and lifestyle
- Architecture can be the thing that heals, distracts, comforts, protects and even motivates someone to want to heal and push past the tough movements they will face.
- Architecture that heals in a way strives to achieve the physical embodiment of Maslow's pyramid (McLeod. S, 2007).
- The architecture needs to facilitate optimal physical activity, human engagement, and psychological reactions.
- "Rehabilitation does not repair or undo the damage caused by illness or trauma; rather, it aids in the restoration of an individual's health, efficiency, and well-being."
- Some things that rehabilitative architecture should be:
 - Stimulating, friendly, safe, and easily accessible
 - Mix of private and public spaces
 - Encourage and promote achievement and inspiration
 - Connection to nature
 - Environmental engagement helps with loneliness and anxiety
- Appeal to the senses:
 - Texture
 - Color
 - Material
 - Even water (sounds)



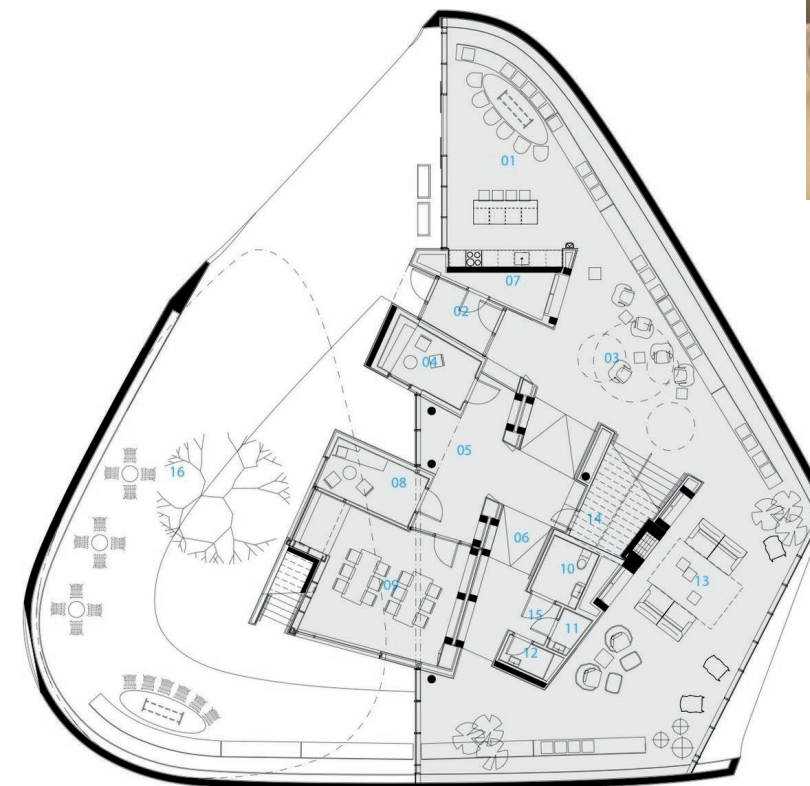
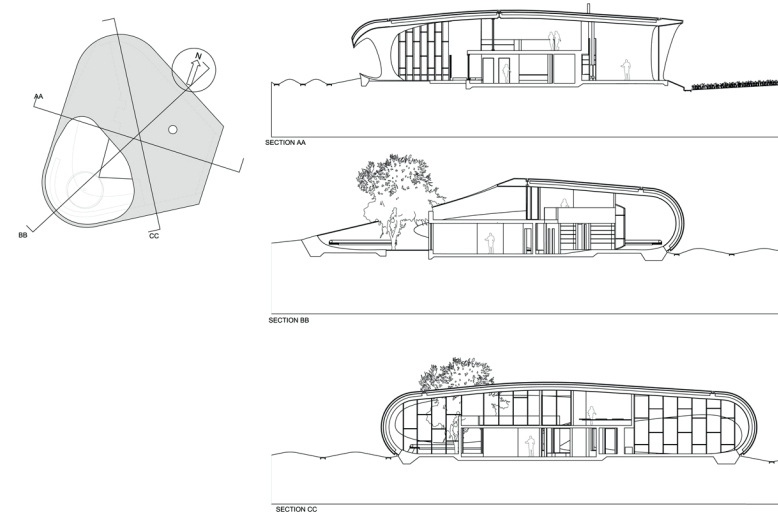
Maggie's Cancer Center

Location: United Kingdom

Year: 2013

Architect: Snohetta

- Inspiration for the wellness center
- Similarities to Bermuda Style
- Liked the integration of other material, instead of just the one limestone finish of Bermuda architecture



- 01 - DINING AREA
- 02 - LOBBY
- 03 - WELCOME AREA
- 04 - COUNSELING
- 05 - WINDOW SEATS
- 06 - LIBRARY
- 07 - SERVICES CUPBOARD
- 08 - COUNSELING
- 09 - WORKING SPACE GROUP ROOM
- 10 - ACCESSIBLE UNISEX WC
- 11 - WC
- 12 - WC
- 13 - GROUP ROOM
- 14 - SERVICES CUPBOARD
- 15 - TOILETS LOBBY
- 16 - OUTDOOR PATIO

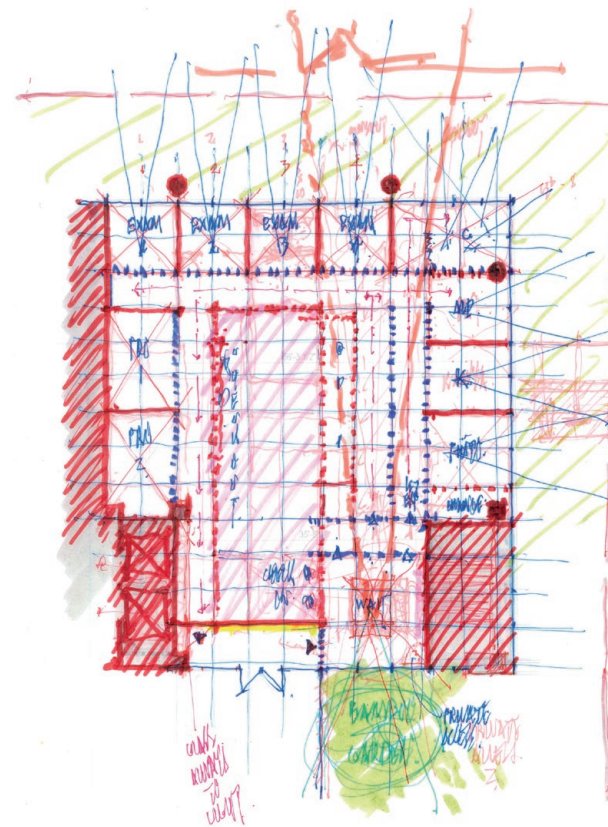
Southwest Aesthetics Medical Office

Location: Phoenix Arizona

Year: 2022

Architect: Wendell Brunette Architects

- Inspiration for the wellness center
- Like that all Circulation moves facing natural daylight



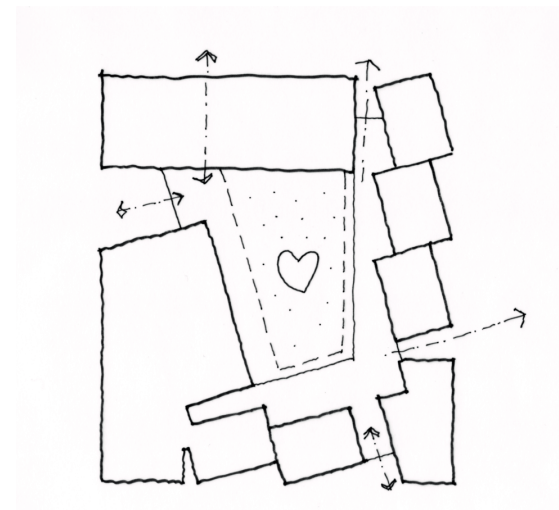
Domestic Violence Shelters

Location: Israel

Year: N/A

Architect: Jacob- Yaniv Architects+
Amos Goldreich Architecture

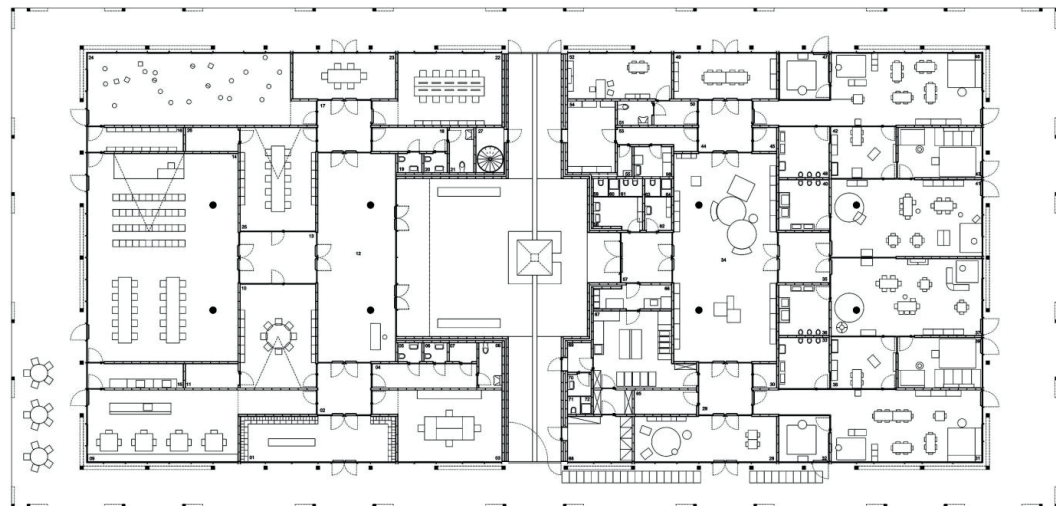
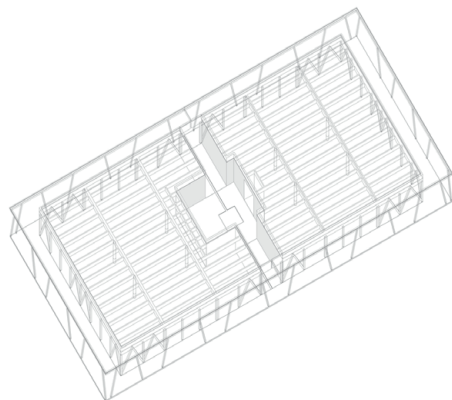
- Inspiration for the Cottages
- Like that at the center there is a green space, circulation moves around that space



Inclusive Education Center

Location: Parma, Italy
Year: 2023
Architect: Enrico Molteni
Architecture

- Inspiration for the Daycare center



totale sfp 1550 mq
sfp AGS 750 mq
sfp POLIO 800 mq

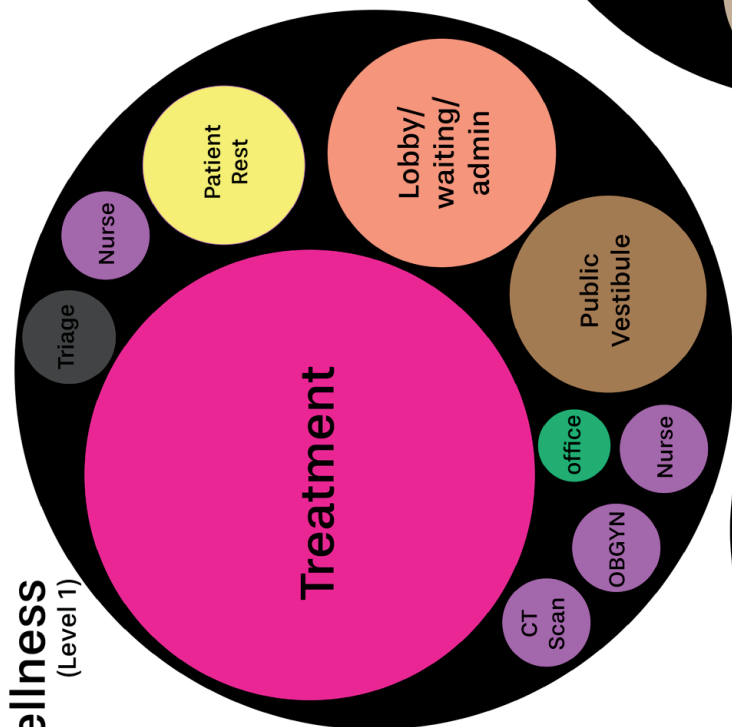
Fondazione AGS
1- ingresso / guardacoba
2- disimpegno
3- uffici
4- disimpegno
5- bagno donne
6- bagno donne
7- locale tecnico elettrico
8- bagno disabili donne
9- spazio materno
10- DAD e laboratorio multimediale
11- locale elettrico
12- hall / reception
13- disimpegno
14- laboratorio
15- deposito
16- deposito
17- disimpegno
18- disimpegno
19- bagno uomini
20- bagno uomini
21- bagno disabili uomini
22- sala PC
23- sala direttore / riunioni
24- palestra
25- DAD e laboratorio multimediale
26- locale tecnico elettrico
27- scala di servizio per manutenzione

Polo per l'infanzia
28- ingresso
29- disimpegno
30- locale tecnico elettrico
31- aula materna
32- area riposo
33- bagno materna
34- hall / spogliatoio
35- bagno nido
36- aula nido
37- aula nido
38- attività libera
39- area riposo
40- bagno nido
41- aula nido
42- attività libera
43- area riposo

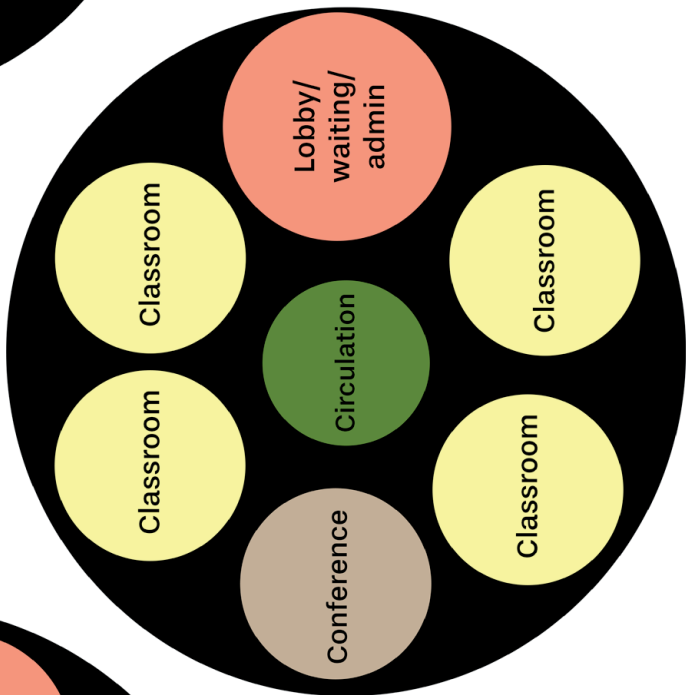
44- disimpegno
45- locale tecnico elettrico
46- aula materna
47- area riposo
48- bagno materna
49- attività libera / pranzo
50- disimpegno
51- bagno adulti esterni
52- ufficio
53- disimpegno
54- deposito
55- locale pulite
56- lavanderia
57- disimpegno
58- spogliatoio insegnanti F

59- bagno spogliatoio insegnanti F
60- doccia spogliatoio insegnanti F
61- bagno spogliatoio insegnanti F
62- spogliatoio insegnanti M
63- bagno spogliatoio insegnanti M
64- doccia spogliatoio insegnanti M
65- locale tecnico elettrico
66- zona lavaggio
67- cucina
68- dispensa
69- disimpegno
70- spogliatoio addetti cucina
71- bagno addetti cucina
72- doccia addetti cucina

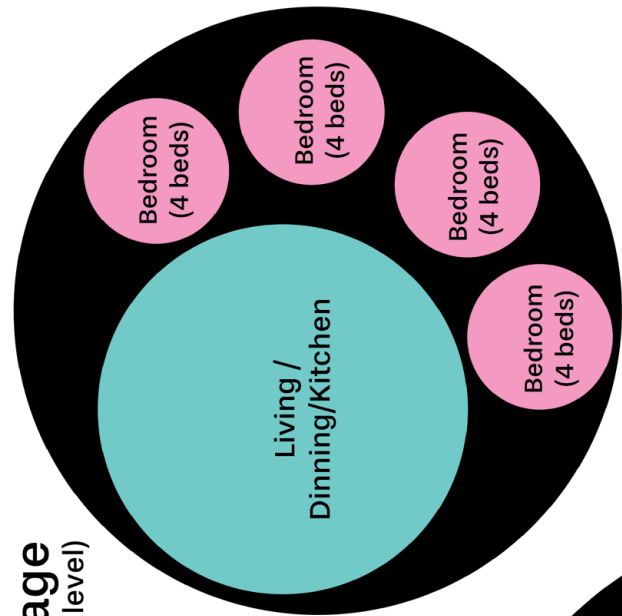
Wellness
(Level 1)



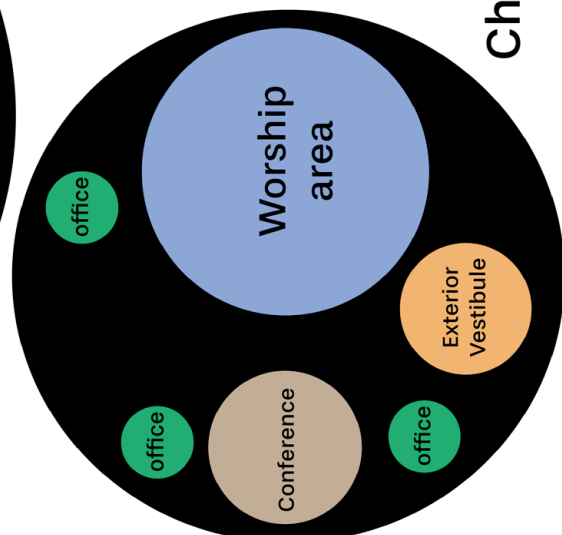
Learning
Center
(level 1)



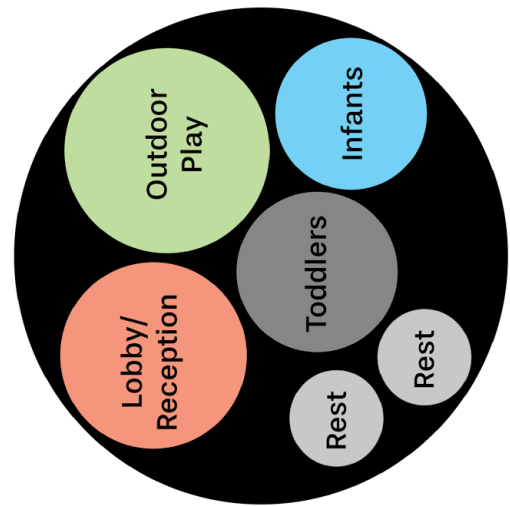
Cottage
(generic of 1 level)



Chapel



Daycare



BUBBLE DIAGRAMS

**THANK YOU,
BERMELLO AJAMIL & PARTNERS INC.
&
PROFESSOR JAIME CANAVES
FOR ALL YOUR SUPPORT AND HELP DURING THIS SEMESTER**

