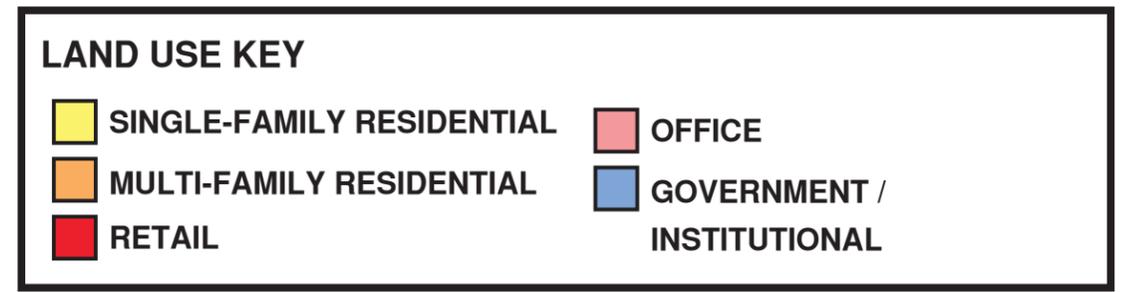
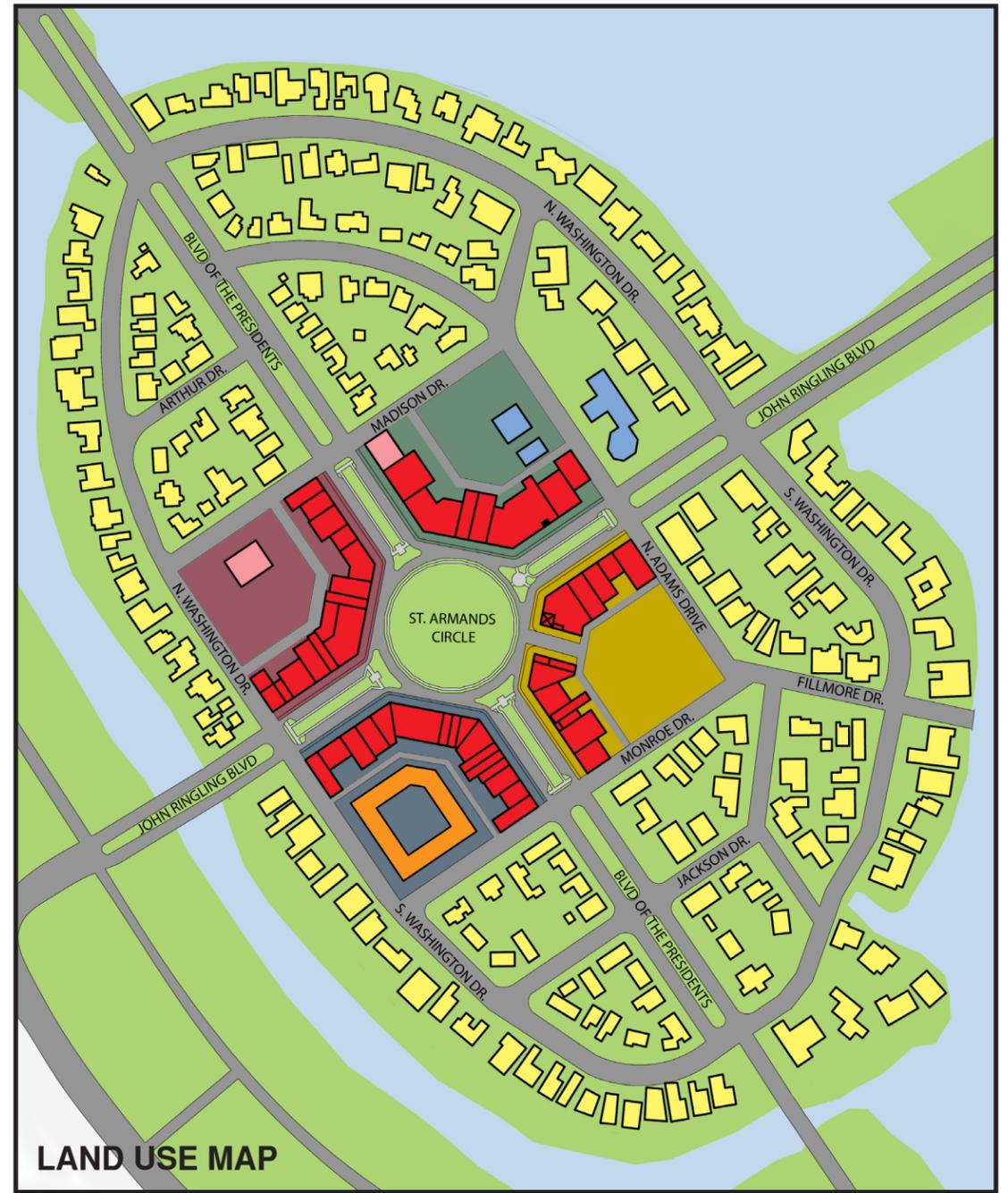


SARASOTA ZONING CODE					
TABLE TITLES	CG	CT	G	RSF2	RMF5
MAX. BUILDING HEIGHT	40	35'	35'	35'	90'
SET BACK: FRONT	10'	5'	-	20'	30'
REAR	15'	0'	-	15'	15'
SIDE	-	0'	-	8'	25'
MAX. IMPERVIOUS COVERAGE	-	-	-	25%	25%
FLOOR AREA RATIO (FAR)	-	-	-	0.5	0.5
DENSITY	-	13	-	4.3/ ACRE	35/ACRE



ZONING DEFINITIONS

G zoning
 The special purpose Governmental (G) district is intended to apply to those lands where national, state, and local government activities are conducted and where government agencies hold title to such lands or where the private owner of such lands requests such zoning to accommodate governmental use.

CT zoning
 The Commercial Tourist (CT) zoning is applied only in St Armands is intended to serve the nonresidential needs of tourists. Ground floors must offer products or services that are of interest to tourists, while second and third story spaces may provide residential, professional office and dance or exercise club services.

CG zoning
 The General Commercial (CG) district aims to facilitate the proper development and use of medium scale commercial facilities. Businesses in this district serve a community-wide market area and offer a wide range of goods and services.

RMF-5 zoning
 The Residential Multi-Family 5 district is a medium density multi-family zone.



Venezia



Fire Station



St Armands Key Lutheran Church



Statue Walk



Tokyo



Chase Bank



Mc Carver & Moser



Alvin's Island



Artisans



Columbia Restaurant



Stadium Gallery



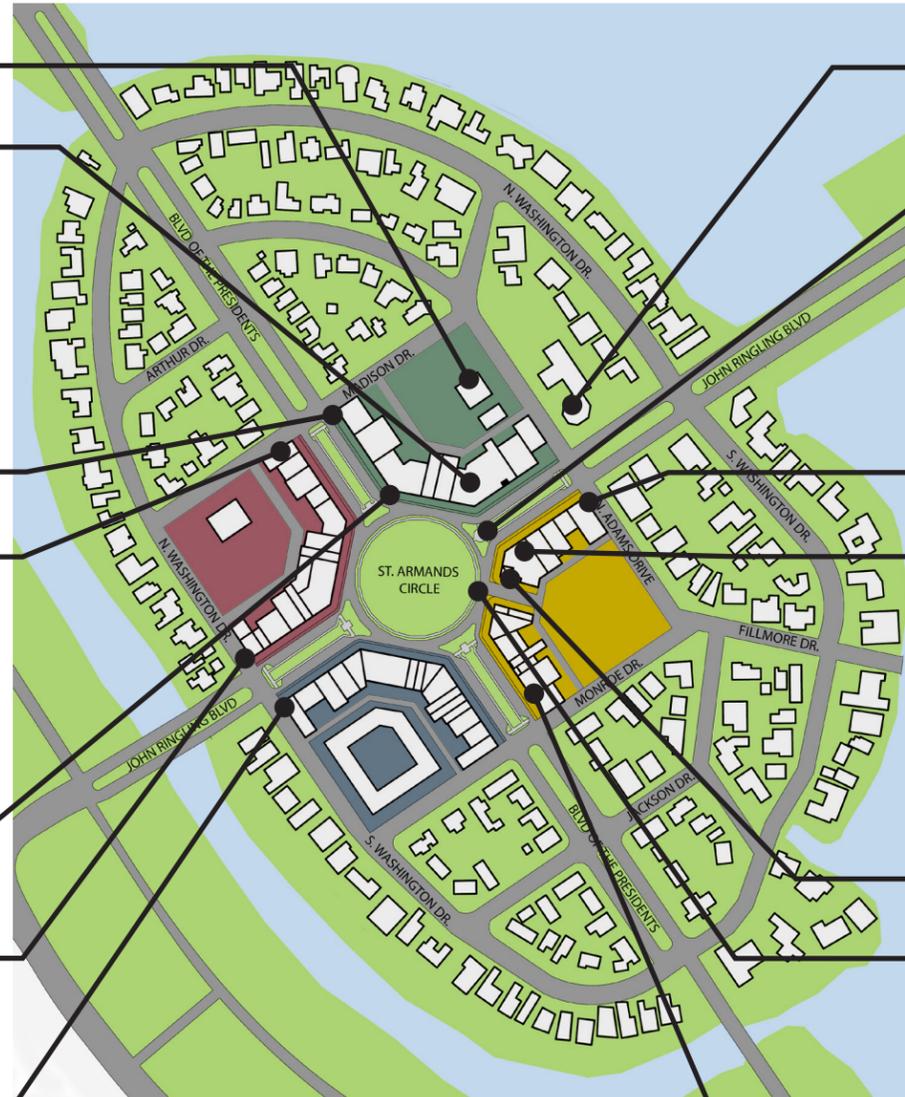
Circus Ring of Fame



Tropical Cafe



The Met



Signage
Landmark church
Staircase



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VEHICLE ACCESS TO PARKING STRUCTURE



AUTOMOBILE VISIBILITY



PEDESTRIAN CIRCULATION FROM PARKING STRUCTURE



PEDESTRIAN VISIBILITY



ST. ARMANDS CIRCLE PARKING STUDY

CIRCULATION & WAYFINDING NORTH EAST QUADRANT

Signage



VIEW 1



VIEW 2

Landmark portal



VIEW 3

Staircase



VIEW 4



VEHICLE ACCESS TO PARKING STRUCTURE



AUTOMOBILE VISIBILITY



PEDESTRIAN CIRCULATION FROM PARKING STRUCTURE



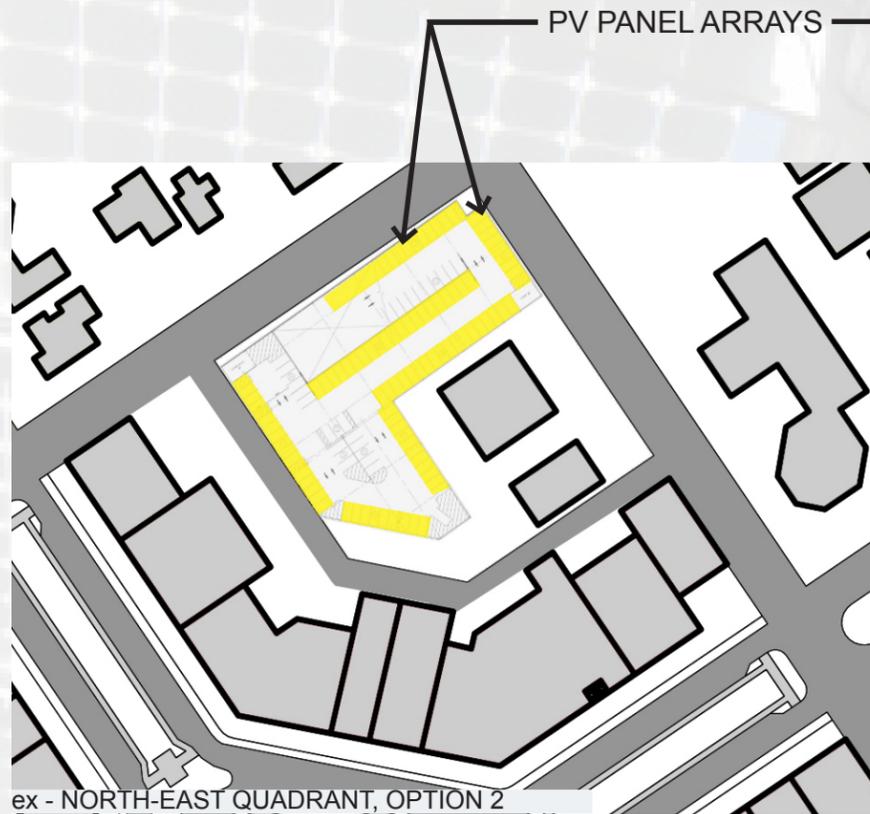
PEDESTRIAN VISIBILITY



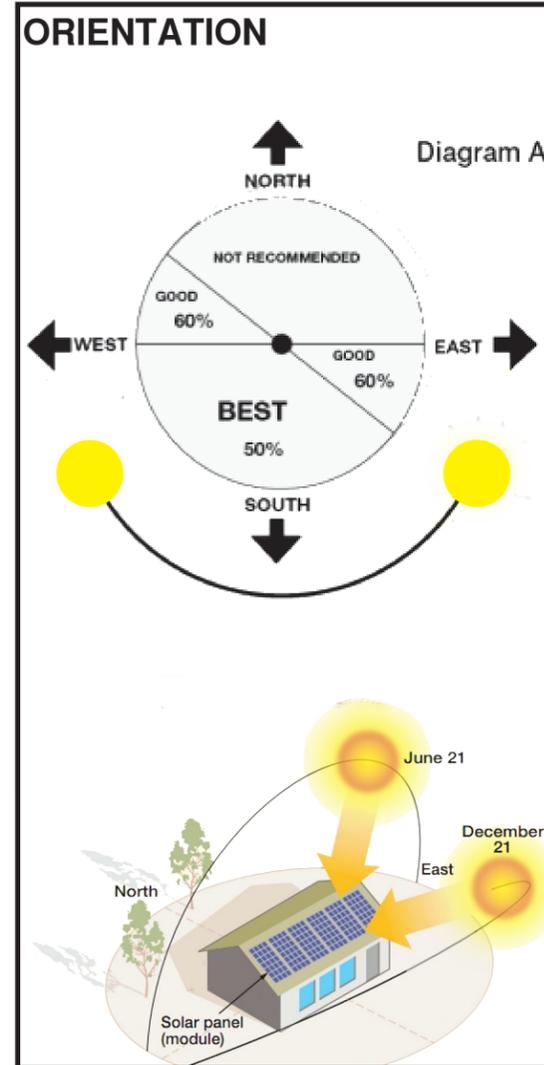
ST. ARMANDS CIRCLE PARKING STUDY

CIRCULATION & WAYFINDING SOUTH EAST QUADRANT





ex - NORTH-EAST QUADRANT, OPTION 2



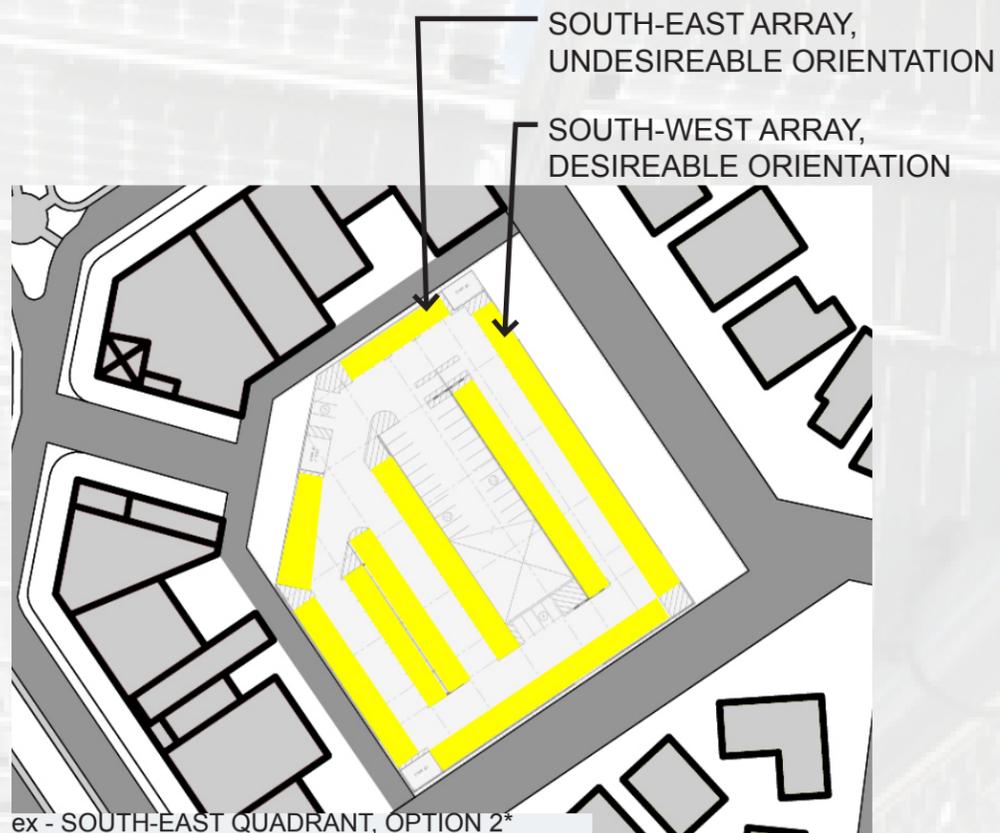
MOUNTING ANGLE

Annual PV System Energy Production for Various Array Tilts

(kWh per kW: Annual kWh produced by 1 kW rated PV array)

Location	Latitude	Tilt Range for Max. kWh		Latitude - 15°		Latitude - 10°		Latitude - 5°		Latitude	
		Tilt	kWh per kW	kWh per kW	% Diff. from Max.	kWh per kW	% Diff. from Max.	kWh per kW	% Diff. from Max.	kWh per kW	% Diff. from Max.
Tampa, FL ¹	28.0°	26.0° - 28.9°	1,364	1,328	-2.64%	1,349	-1.10%	1,360	-0.29%	1,364	0.00%

Note: Default PVWatts variables for south-facing array; your situation may vary.
 1. Annual production is maximized by making tilt equal to latitude in only two of the cities listed here.
 2. Only one city listed suffered more than 1% decrease from maximum by using tilt equal to latitude.



ex - SOUTH-EAST QUADRANT, OPTION 2*

*BEST OPTION IN TERMS OF PHOTO-VOLTAICS ENERGY PRODUCTION

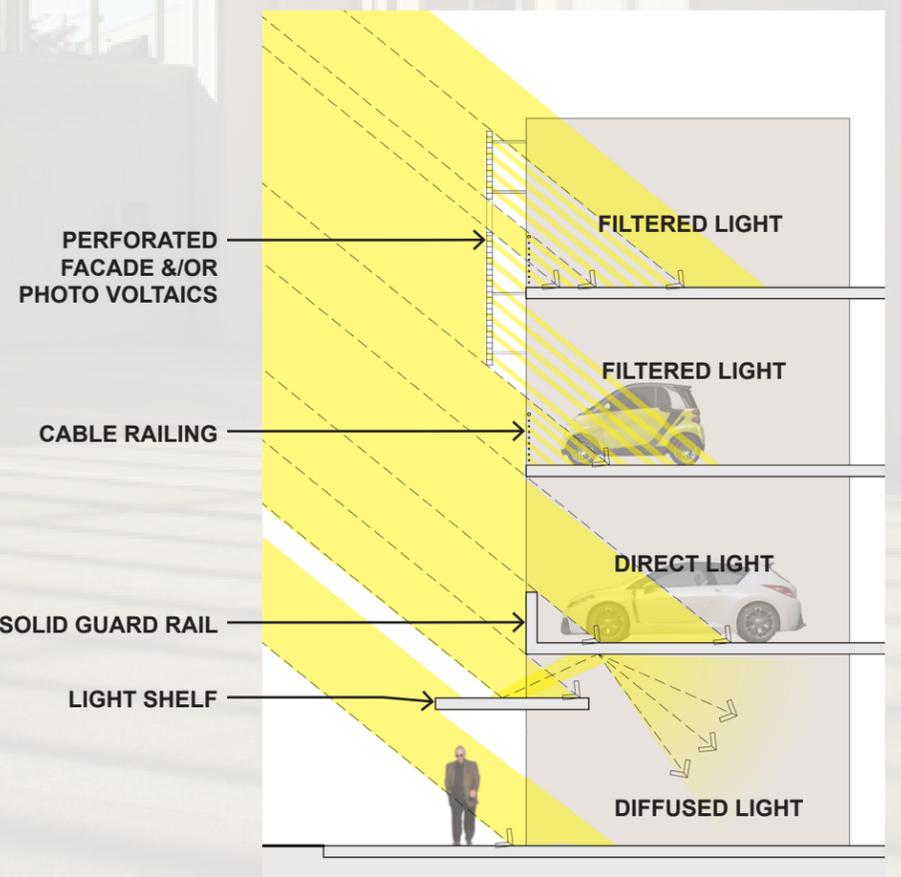
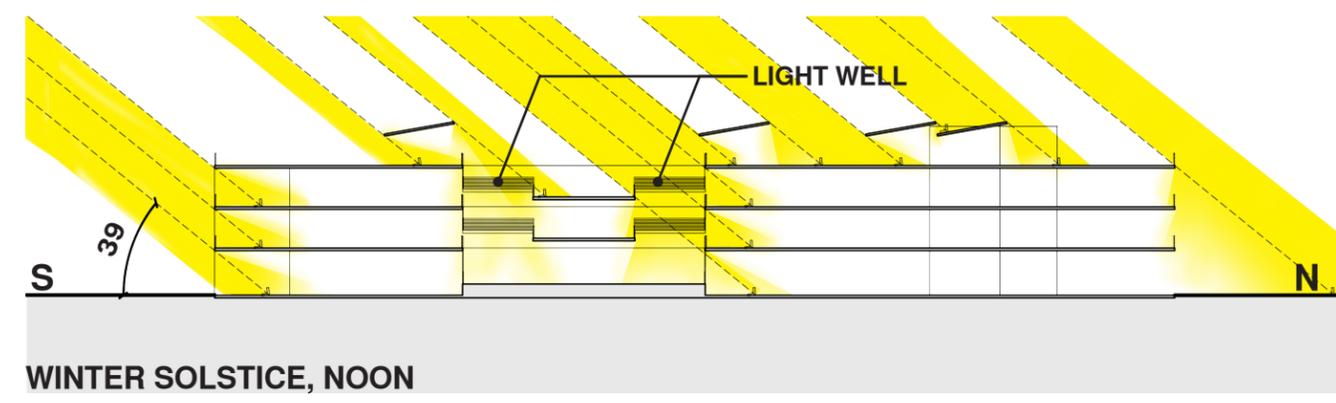
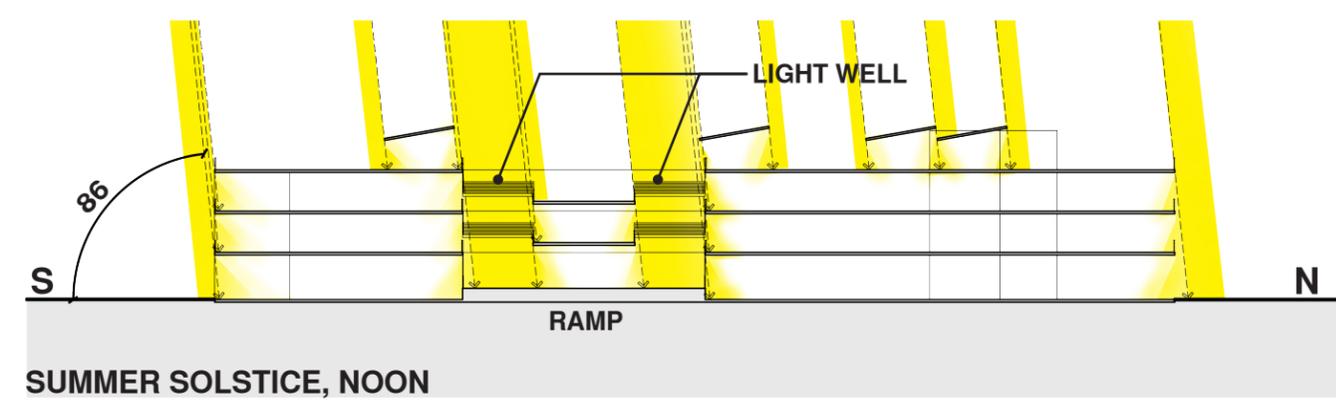
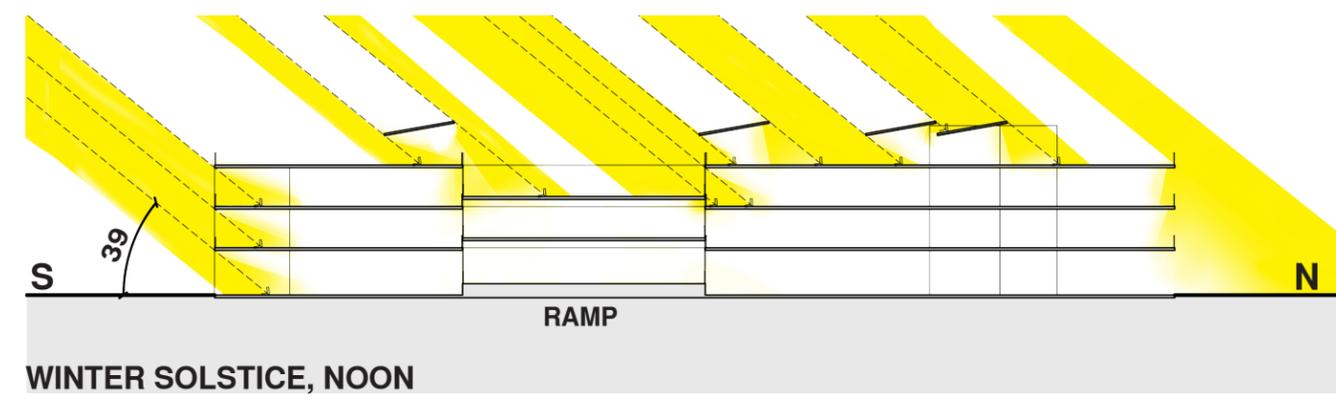
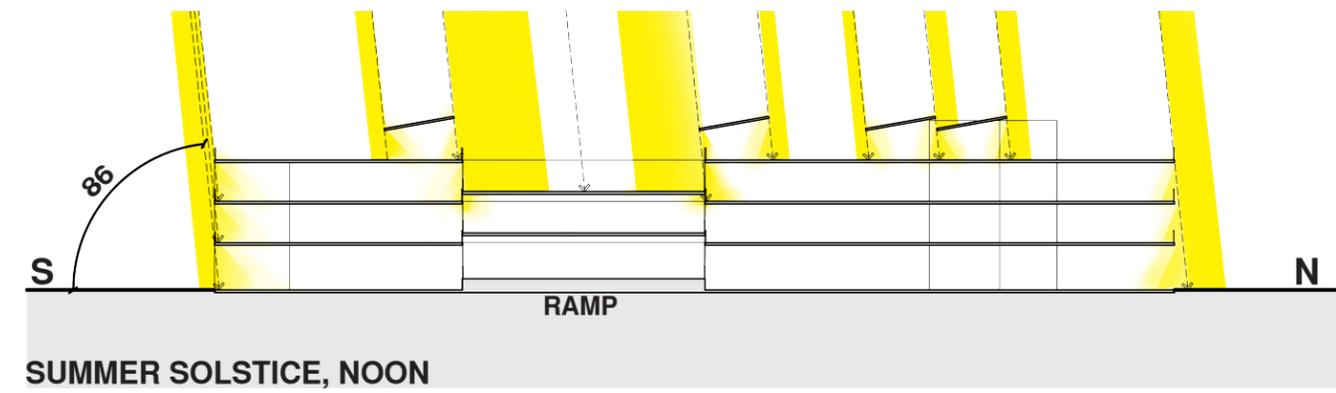
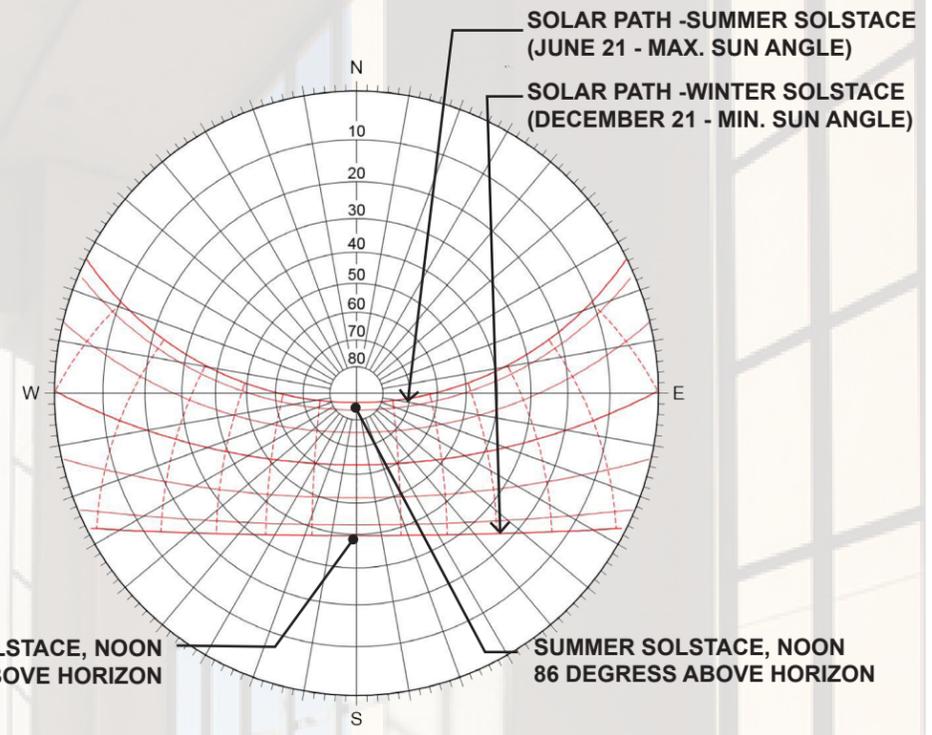
PHOTO VOLTAICS AS ARCHITECTURAL EXPRESSION

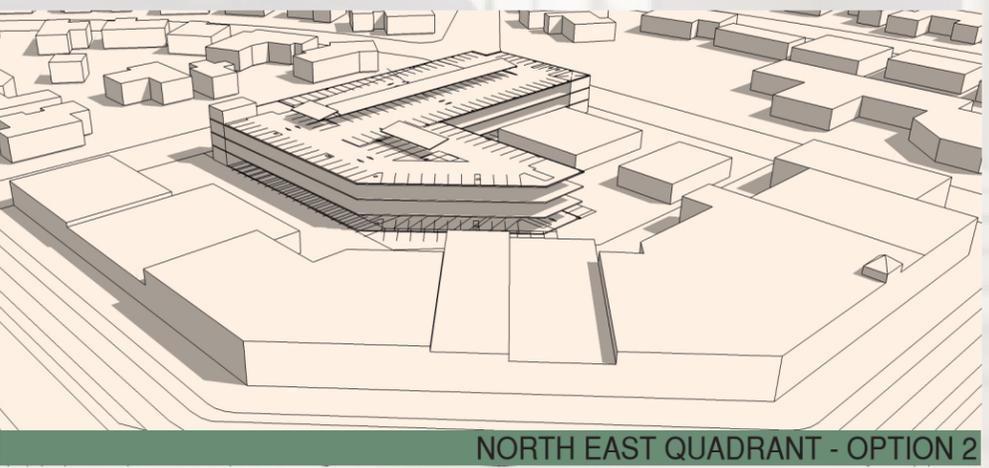
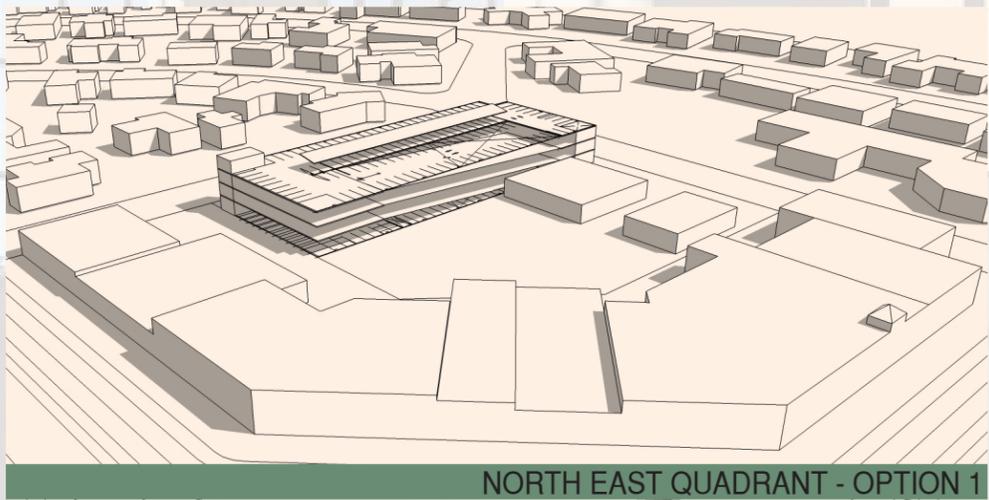


PV FACADE

PV SKYLIGHT

SUN PATH - SARASOTA, 27°N

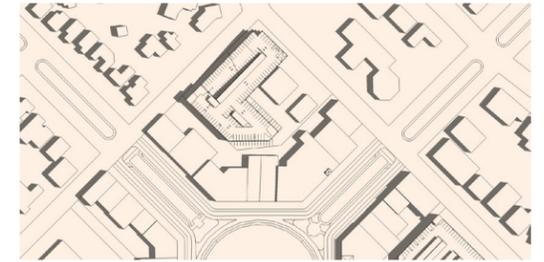
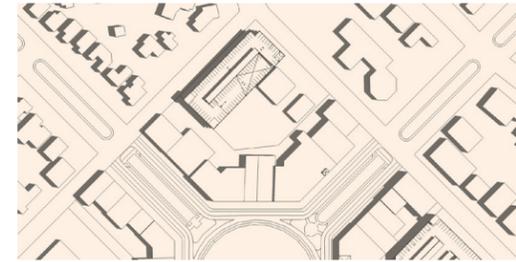




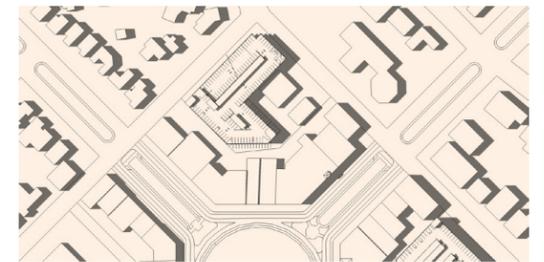
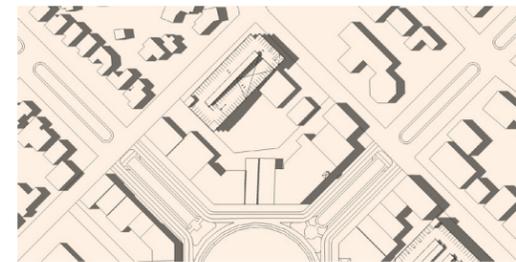
OPTION 1

OPTION 2

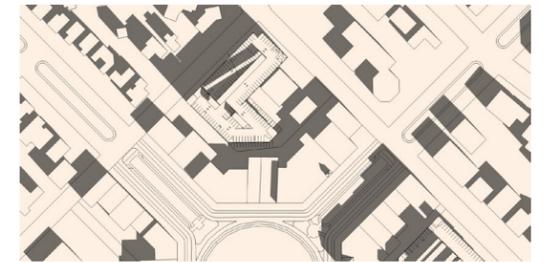
JUNE 9am



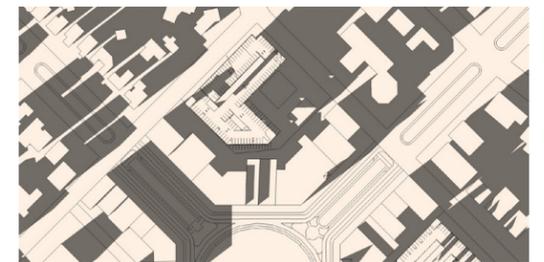
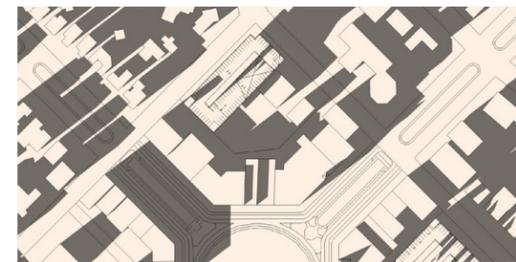
JUNE 4pm

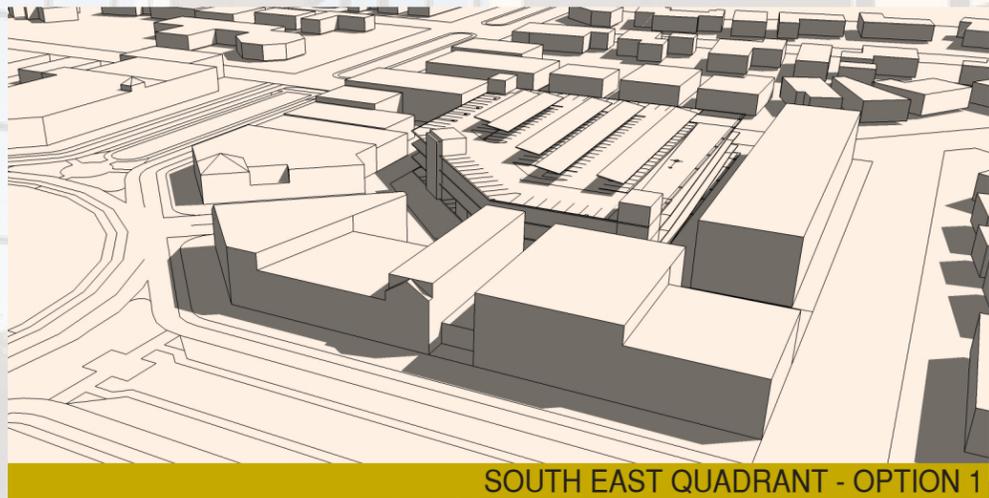
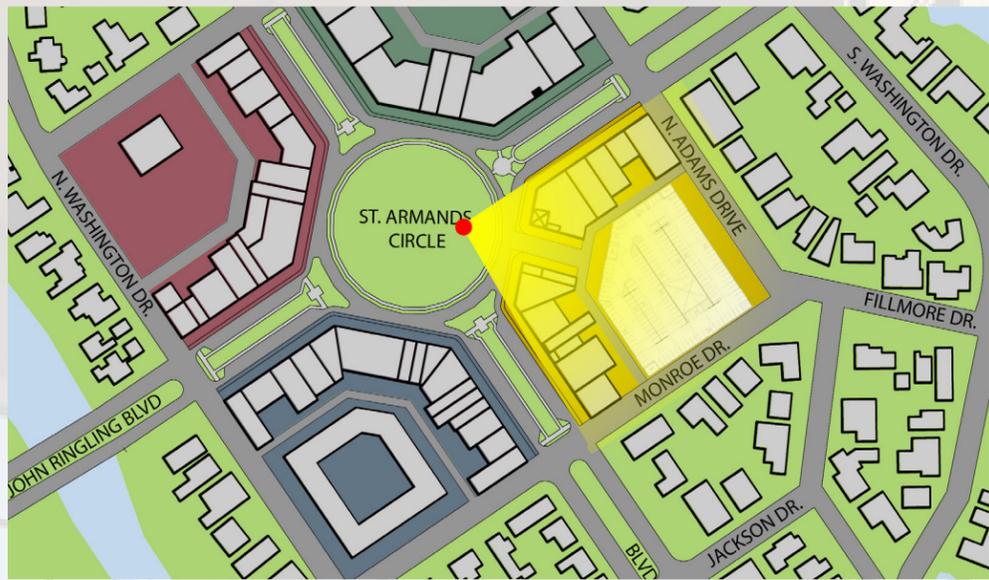


DECEMBER 9am



DECEMBER 4pm

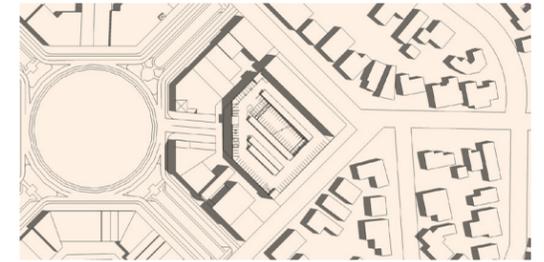
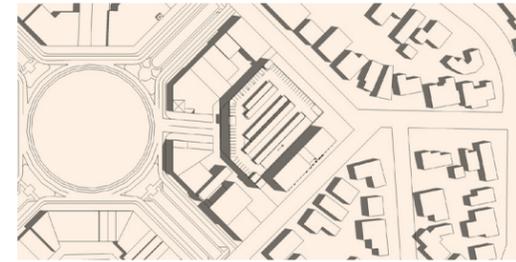




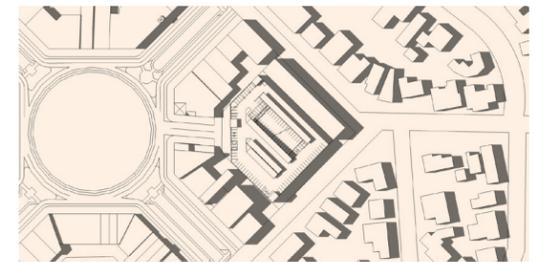
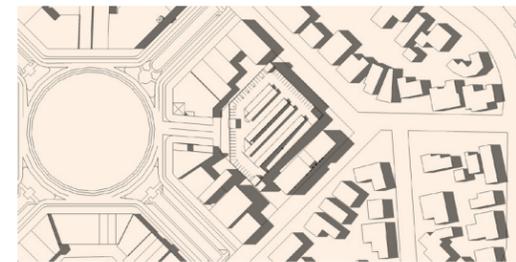
OPTION 1

OPTION 2

JUNE 9am



JUNE 4pm

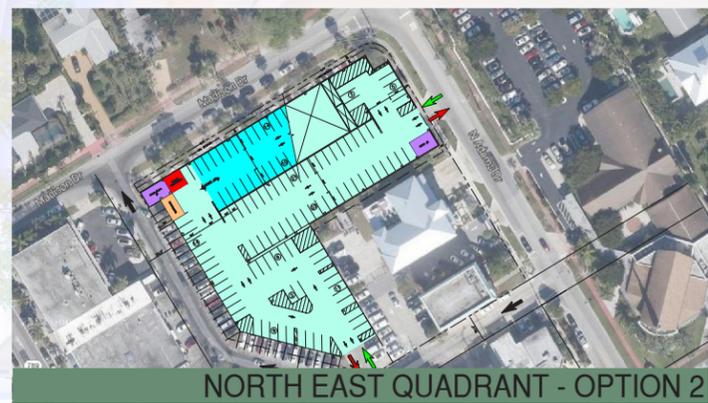


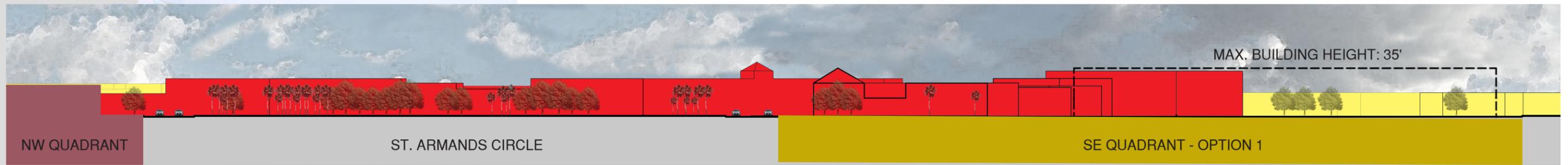
DECEMBER 9am

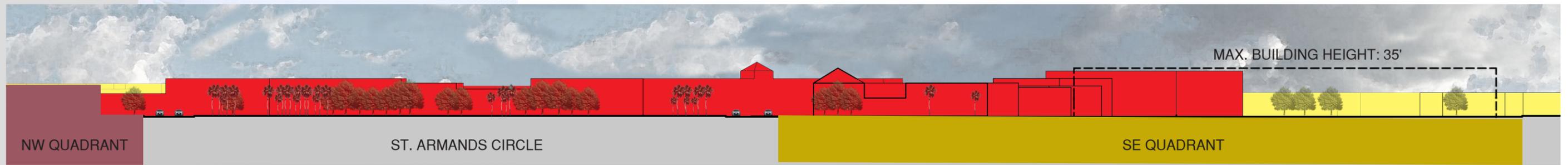


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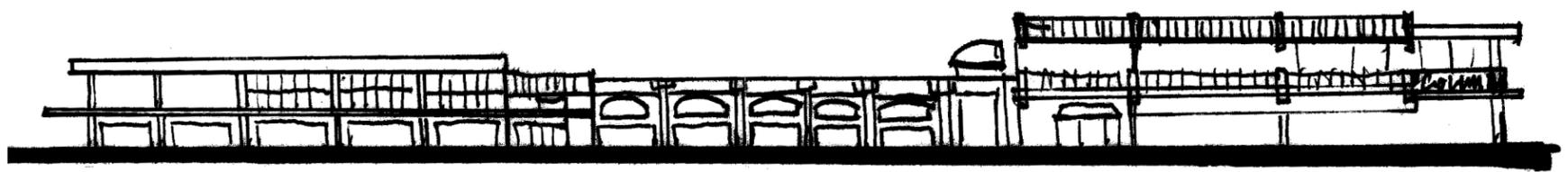








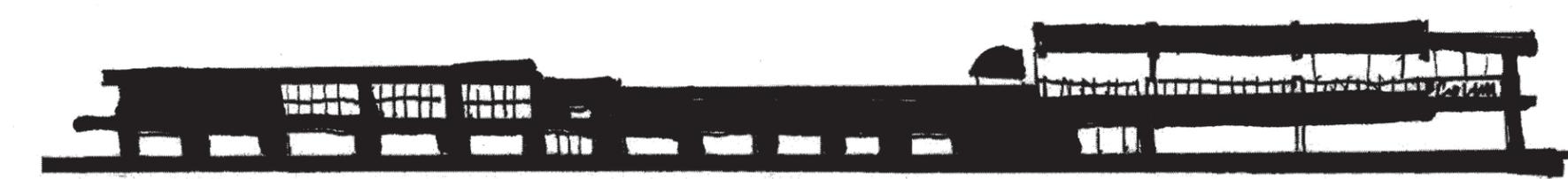
BLVD OF THE PRESIDENTS STREETSCAPE



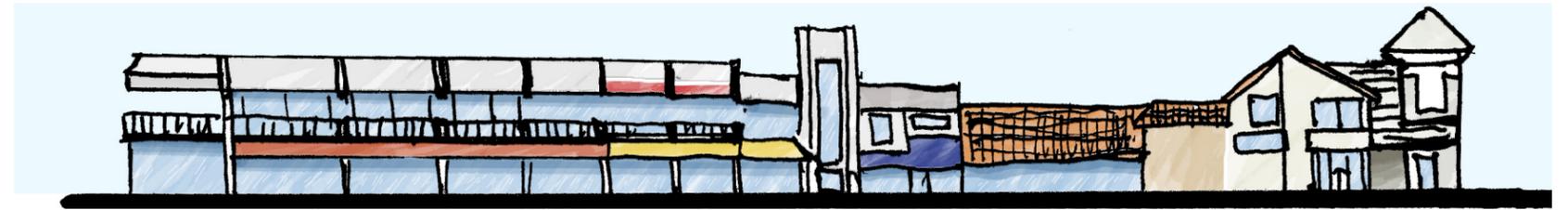
STREETSCAPE MASSING



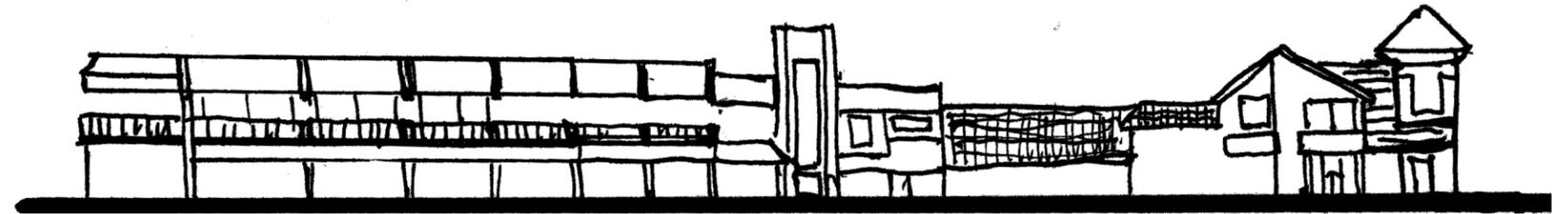
STREETSCAPE RHYTHMS



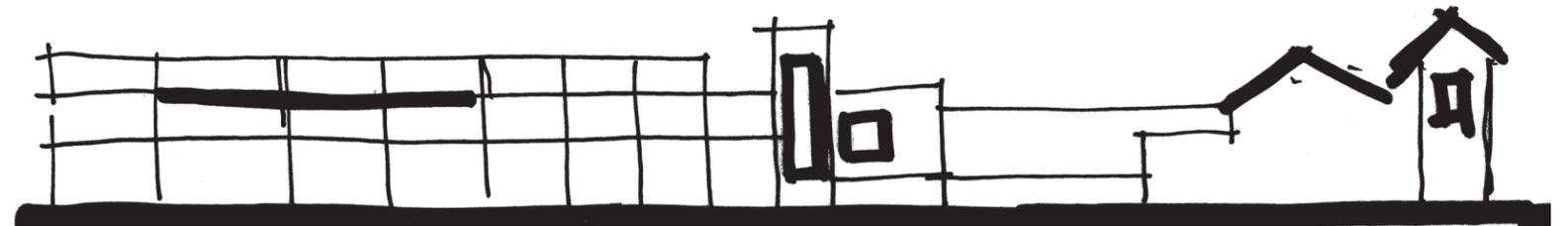
STREETSCAPE SOLID/VOID RELATIONSHIPS



ST. ARMANDS CIRCLE STREETSCAPE



STREETSCAPE MASSING



STREETSCAPE RHYTHMS



STREETSCAPE SOLID/VOID RELATIONSHIPS



RINGLING BLVD STREETSCAPE



STREETSCAPE MASSING



STREETSCAPE RHYTHMS

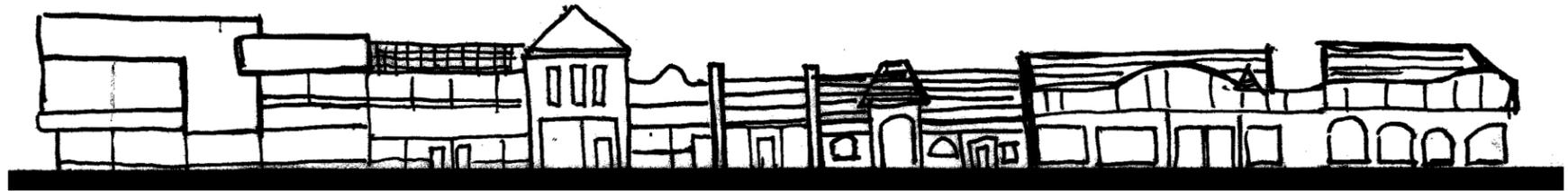


STREETSCAPE SOLID/VOID RELATIONSHIPS

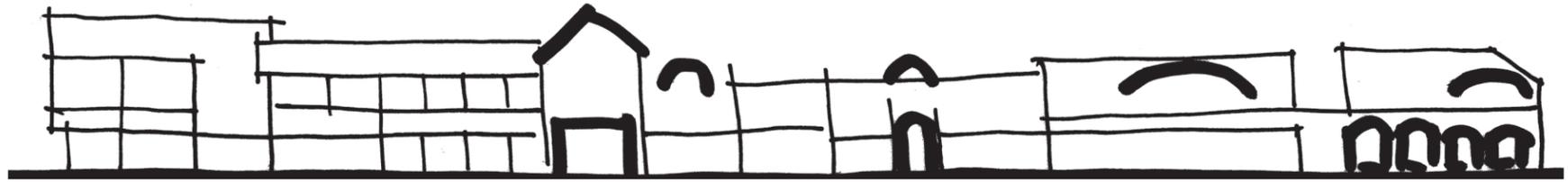




RINGLING BLVD STREETSCAPE



STREETSCAPE MASSING



STREETSCAPE RHYTHMS



STREETSCAPE SOLID/VOID RELATIONSHIPS



ST ARMANDS CIRCLE STREETSCAPE



STREETSCAPE MASSING



STREETSCAPE RHYTHMS



STREETSCAPE SOLID/VOID RELATIONSHIPS



BLVD OF THE PRESIDENTS STREETSCAPE



STREETSCAPE MASSING

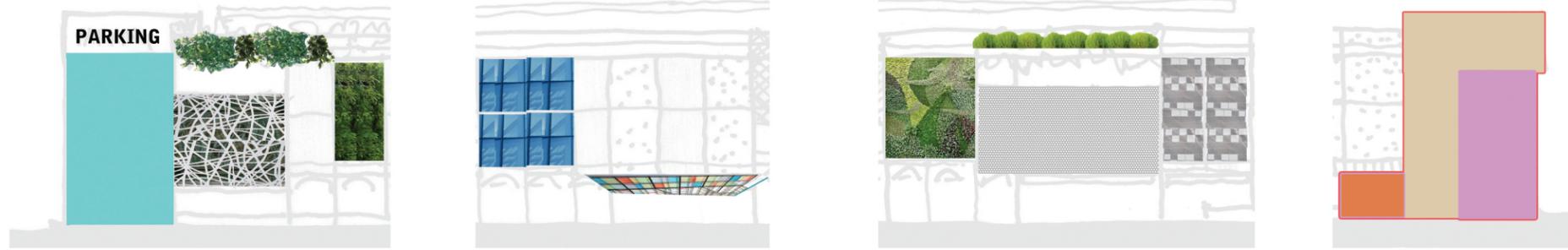


STREETSCAPE RHYTHMS



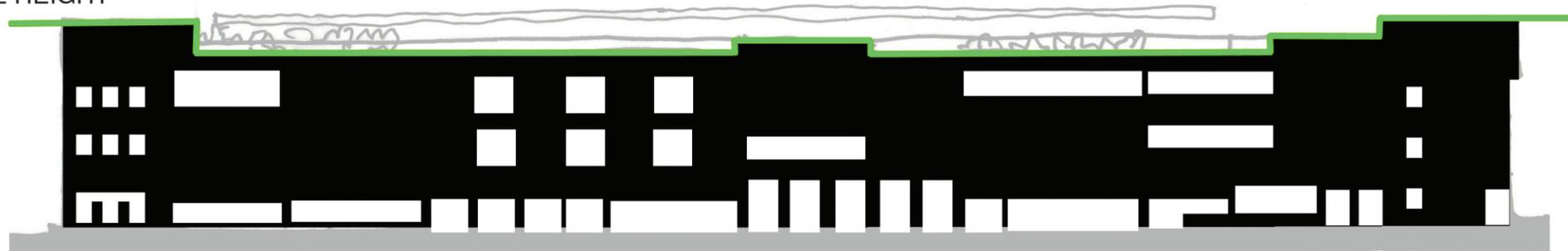
STREETSCAPE SOLID/VOID RELATIONSHIPS

SIGNAGE

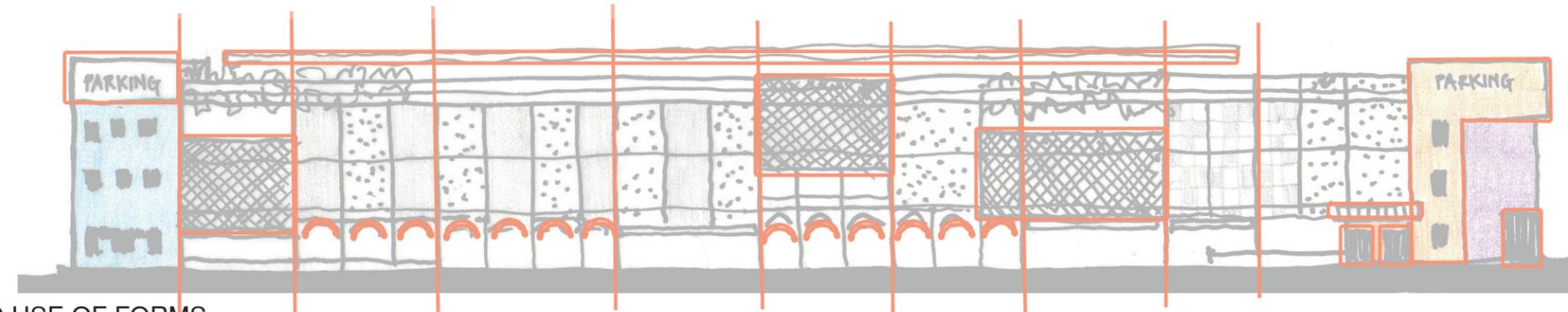


USE OF MATERIALS AND COLORS

VARYING THE HEIGHT



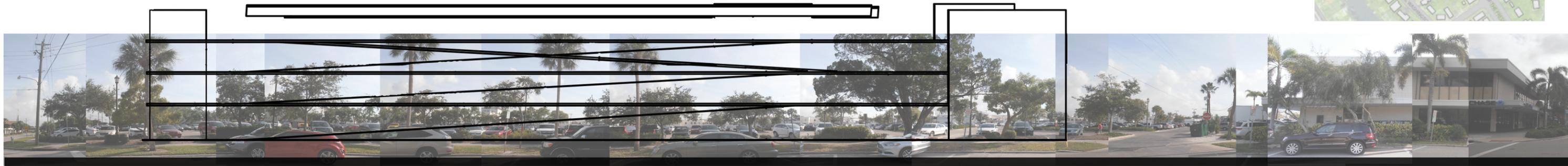
PERMEABILITY OF THE FACADE



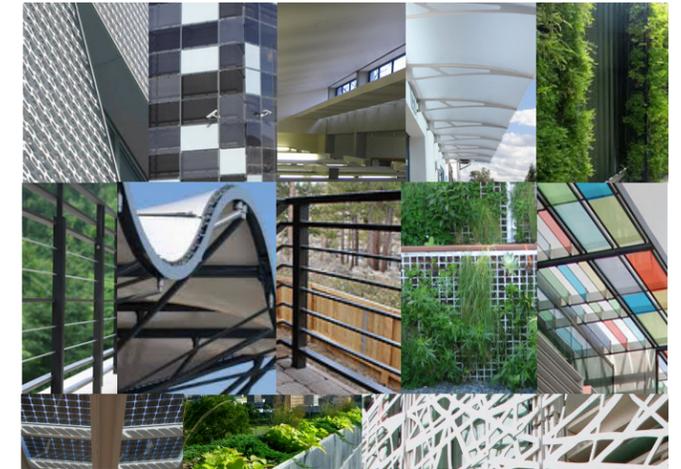
RHYTHM AND USE OF FORMS



VARYING THE DEPTH OF THE FACADE



COLOR PALATTE



MATERIAL PALATTE

