An aerial photograph of a city waterfront. In the foreground, there is a large, lush green park with many trees and a winding path. To the right of the park is a large marina filled with numerous sailboats and yachts. In the background, a dense urban skyline with many high-rise buildings is visible under a cloudy sky. The entire image has a light, semi-transparent overlay.

**“We shape our buildings; thereafter,  
they shape us”**

Winston Churchill







# + INTRODUCTIONS

**HALFLANTS  
+ PICHETTE**  
ARCHITECTURE | DESIGN | CONSTRUCTION



**JOHN PICHETTE, AIA**  
*Founding Partner*  
*Design Principal*



**MELANIE COMO HARRIS, AIA, LEED AP, WELL AP**  
*Sarasota Studio Director /Project Architect*  
*City of Sarasota Historic Preservation Board*



# OUR OFFICE







# THE ROSEMARY DISTRICT





BLVD OF THE ARTS

LEMON AVENUE

FRUITVILLE ROAD

2014







# THE PUBLIC REALM: MAKING PLACES FOR PEOPLE

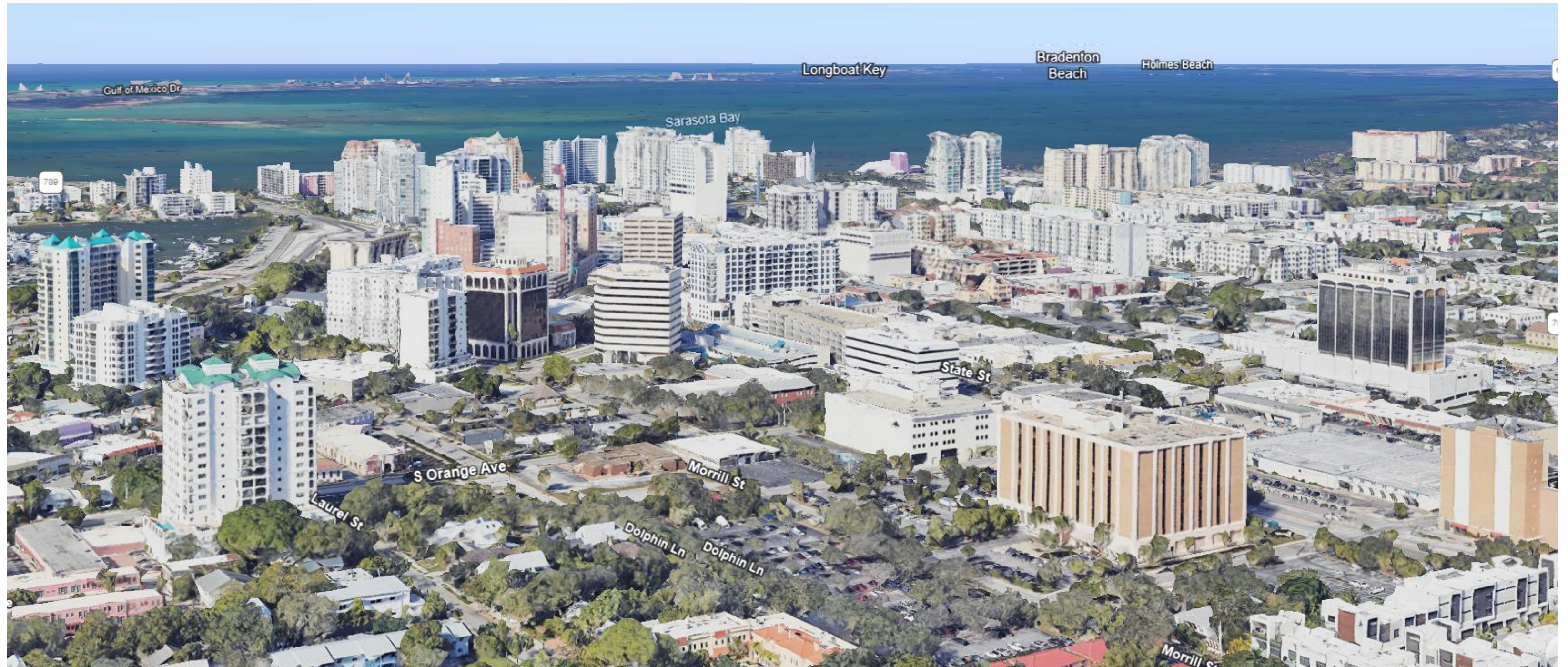
- Massing
- Building to Street Relationship
- Building Transparency
- Comfort: Structured Shade
- Trees & Plants
- Diversity
- Places for People





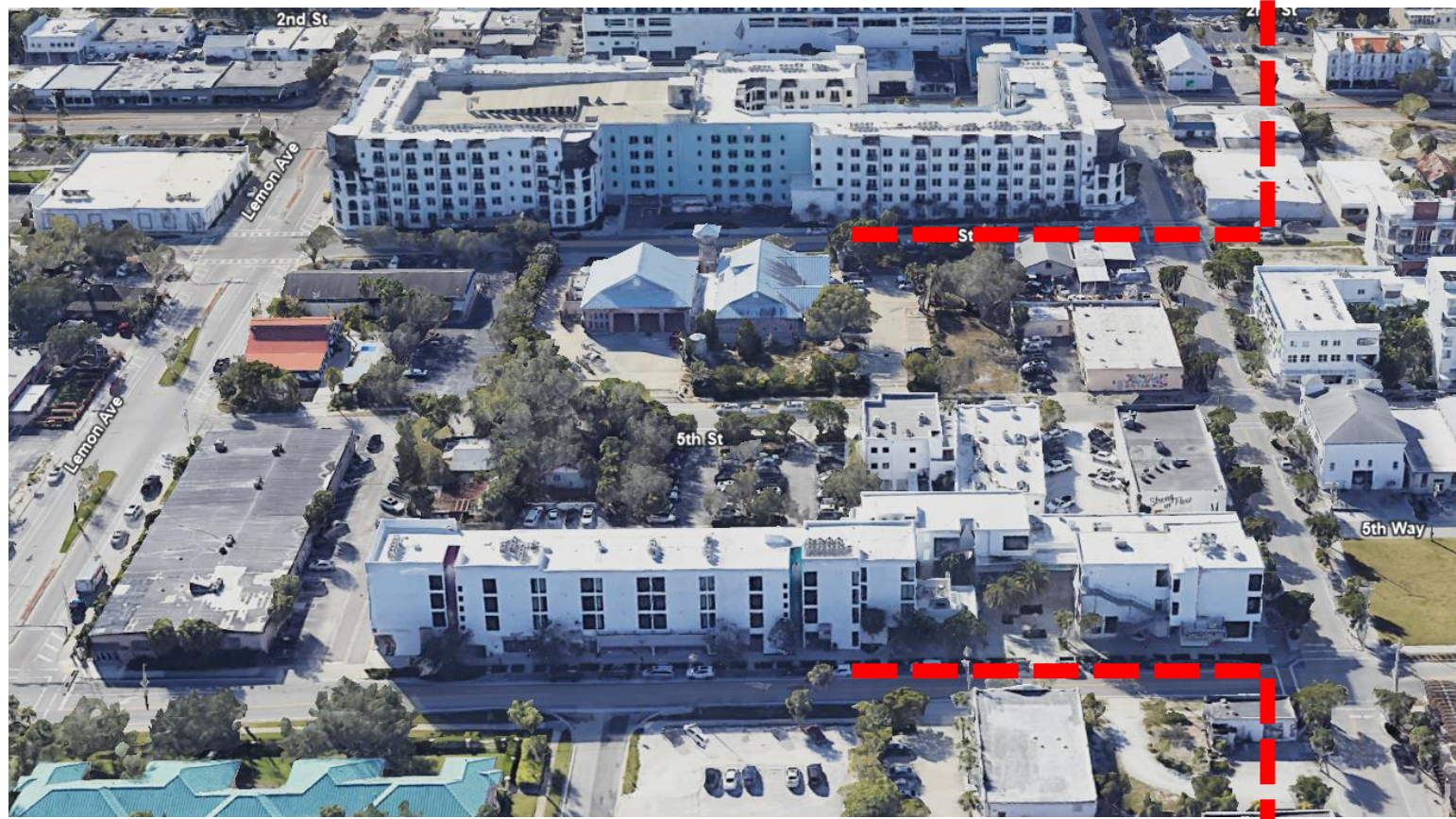
# MASSING

- Volume
- Proportions
- Human Scaled Elements





# + MASSING





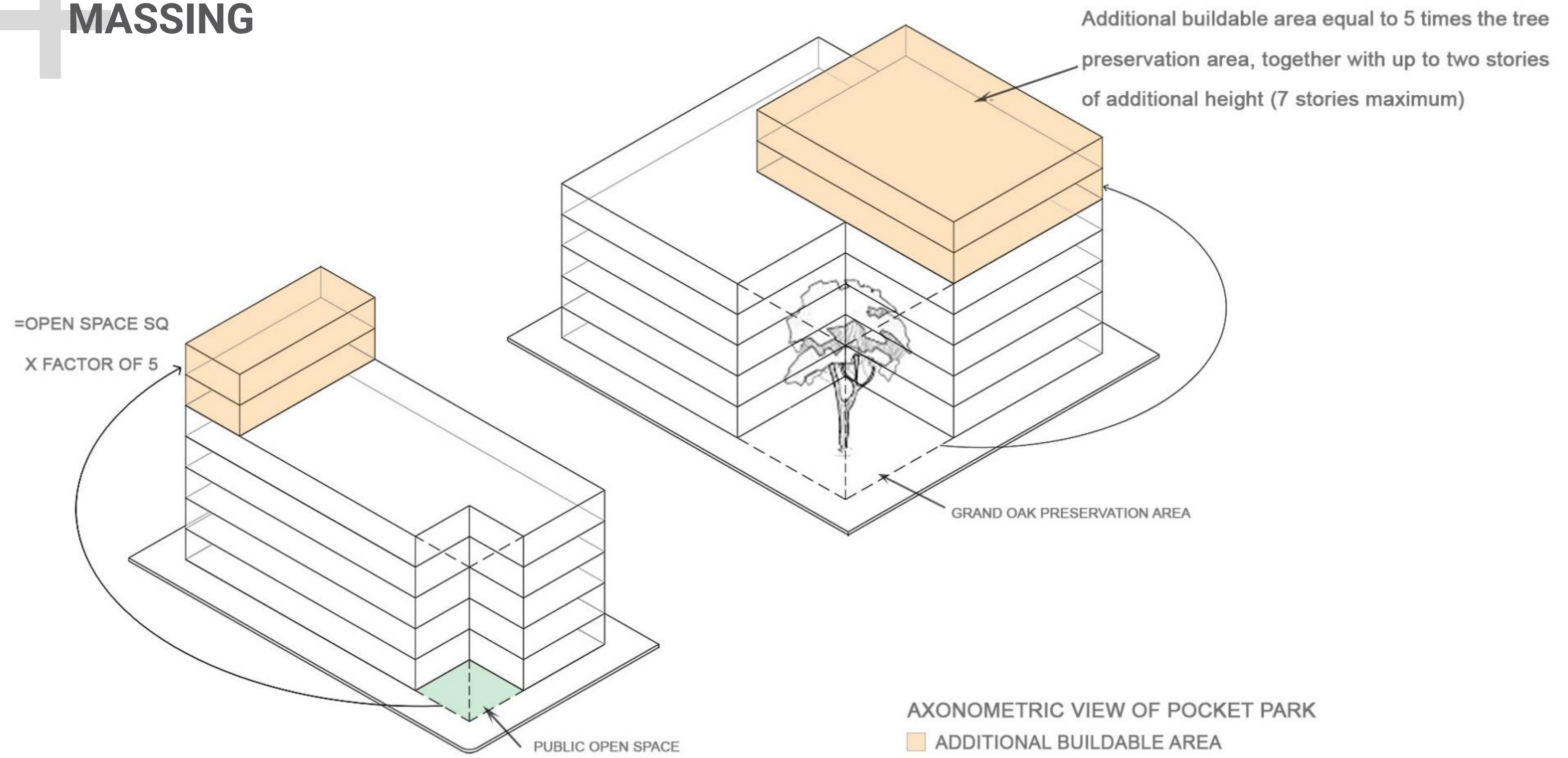
# + MASSING

- Volume
- Proportions
- Human Scaled Elements





# + MASSING





# RELATIONSHIP OF BUILDING TO STREET

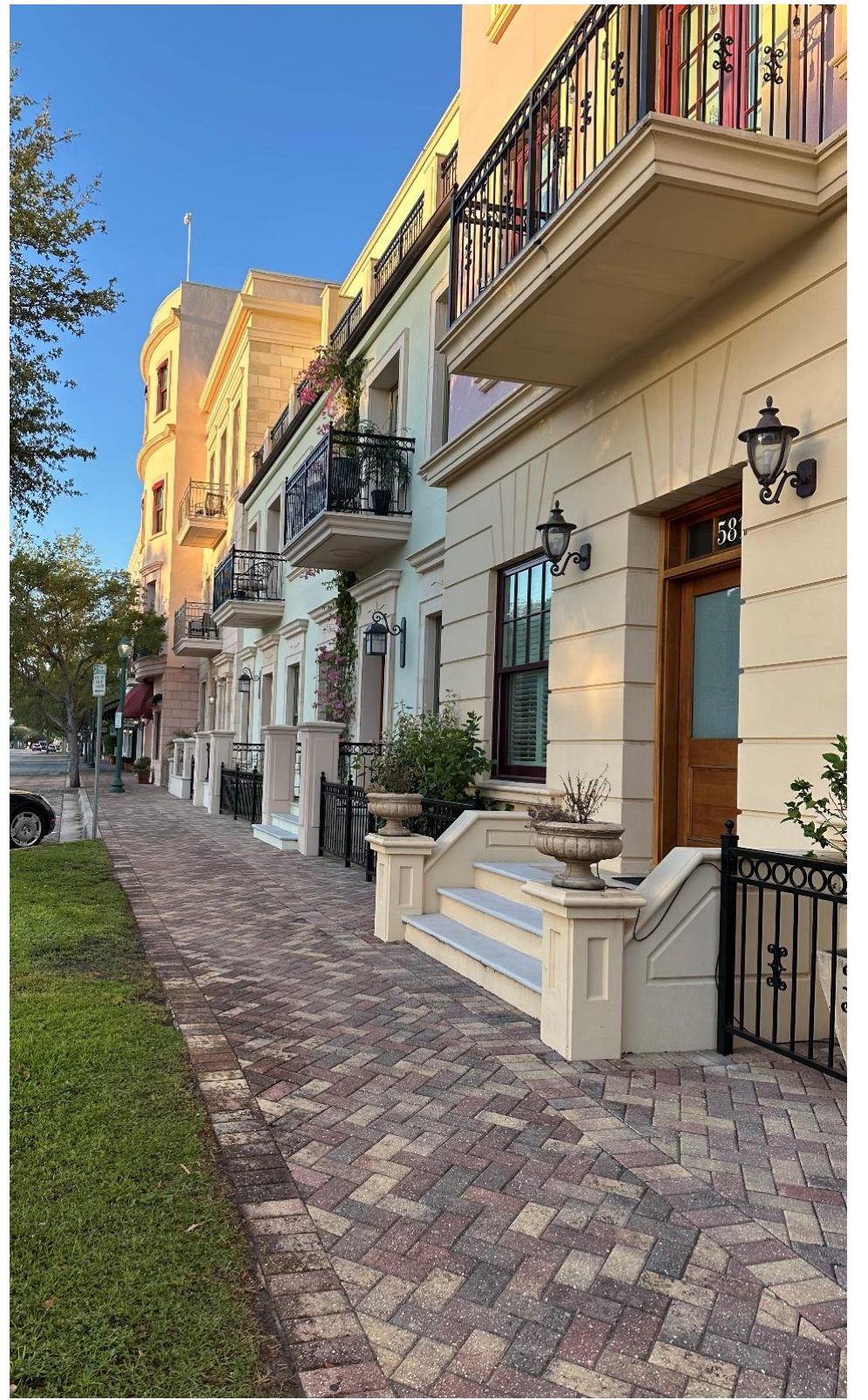
- Active Facades
- Front Doors
- Porches
- Stoops





# RELATIONSHIP OF BUILDING TO STREET

- Active Facades
- Front Doors
- Porches
- Stoops





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# RELATIONSHIP OF BUILDING TO STREET

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# + TRANSPARENCY

- Entries
- Beyond the glass
- Activity
- Human Connection





# TRANSPARENCY

- Entries
- Beyond the glass
- Activity
- Human Connection





# COMFORT: STRUCTURED SHADE

- Structured Shade
- Places to Pause





# COMFORT: STRUCTURED SHADE

- Structured Shade
- Places to Pause

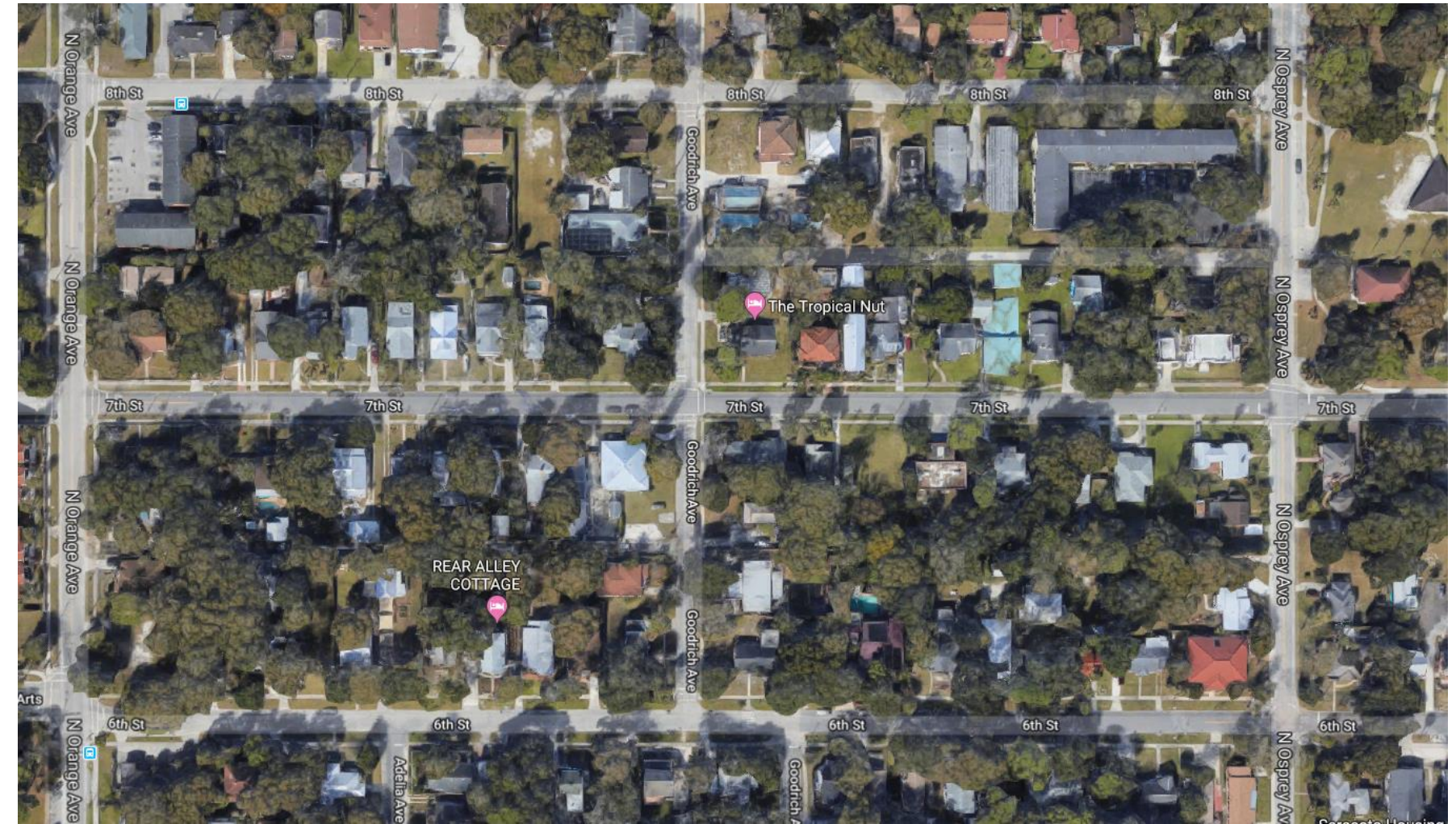




# + TREES



TREES IN THE **PUBLIC** DOMAIN



TREES IN THE **PRIVATE** DOMAIN



# + TREES





# + PLACES FOR PEOPLE





# PLACES FOR PEOPLE





# THE PUBLIC REALM: H+P DESIGNS

- Massing
- Building to Street Relationship
- Building Transparency
- Comfort: Structured Shade
- Trees & Plants
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- Places for People





# + RISDON ON FIFTH

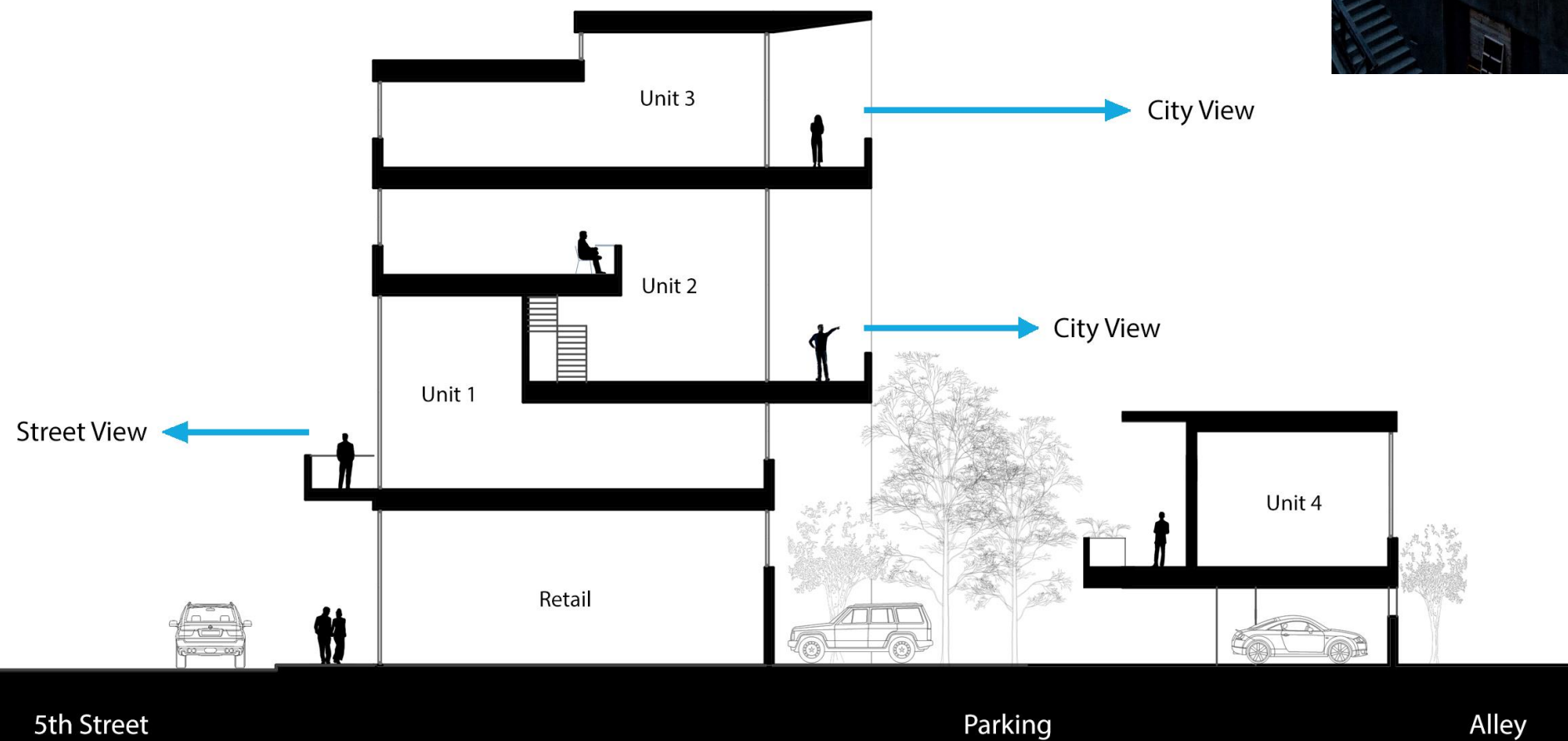
- Massing
- Building to Street Relationship
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- Diversity





# RISDON ON FIFTH

- Massing
- Building to Street Relationship
- Building Transparency
- Comfort: Structured Shade
- Diversity



Section Diagram



# VANGUARD LOFTS

- Massing
- Building to Street Relationship
- Building Transparency
- Diversity







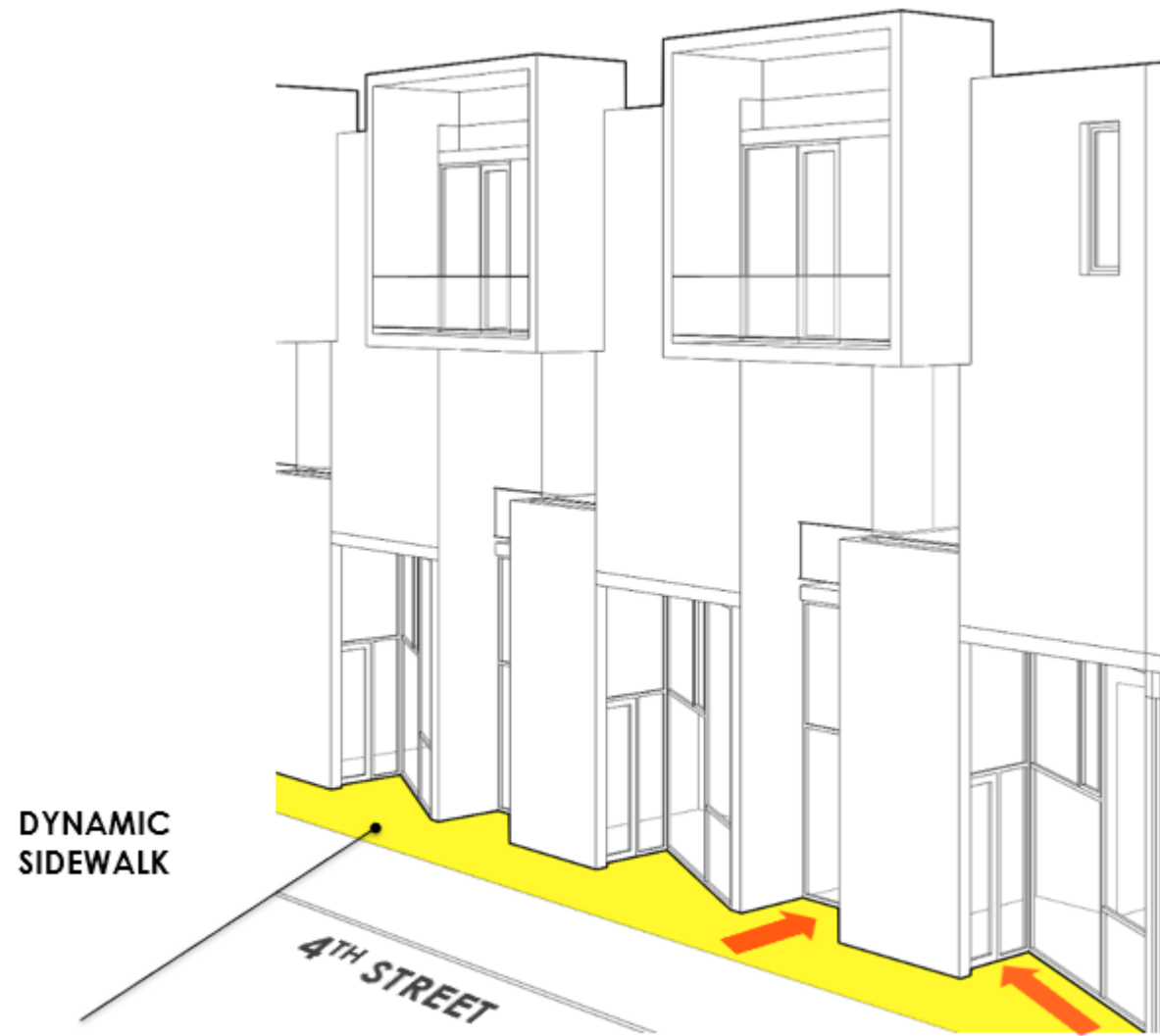
# + ZAHRADA

- Massing
- Building to Street Relationship
- Building Transparency



# ZAHRADA

- Massing
- Building to Street Relationship
- Building Transparency



THE RESIDENTIAL AND COMMERCIAL ENTRANCES CONTRAST WITH ONE ANOTHER. ONE IS VERTICAL AND PRIVATE; THE OTHER IS ANGLED AND TRANSPARENT ADDING TO THE RHYTHM OF THE STREET.



# ZAHRADA II

- Massing
- Building to Street Relationship
- Building Transparency
- Diversity







# + THE GALLERY

- Massing
- Building to Street Relationship
- Building Transparency
- Trees & Plants



# THE GALLERY

- Building to Street Relationship
- Building Transparency
- Trees & Plants





# VILLA BALLADA & BOHEME

- Massing
- Building to Street Relationship
- Building Transparency
- Comfort: Structured Shade
- Diversity





# WHITAKER LOFTS

- Massing
- Building to Street Relationship
- Building Transparency
- Diversity
- Places for People
- Trees & Plants





# WHITAKER LOFTS

- Massing
- Building to Street Relationship
- Building Transparency
- Diversity
- Places for People
- Trees & Plants



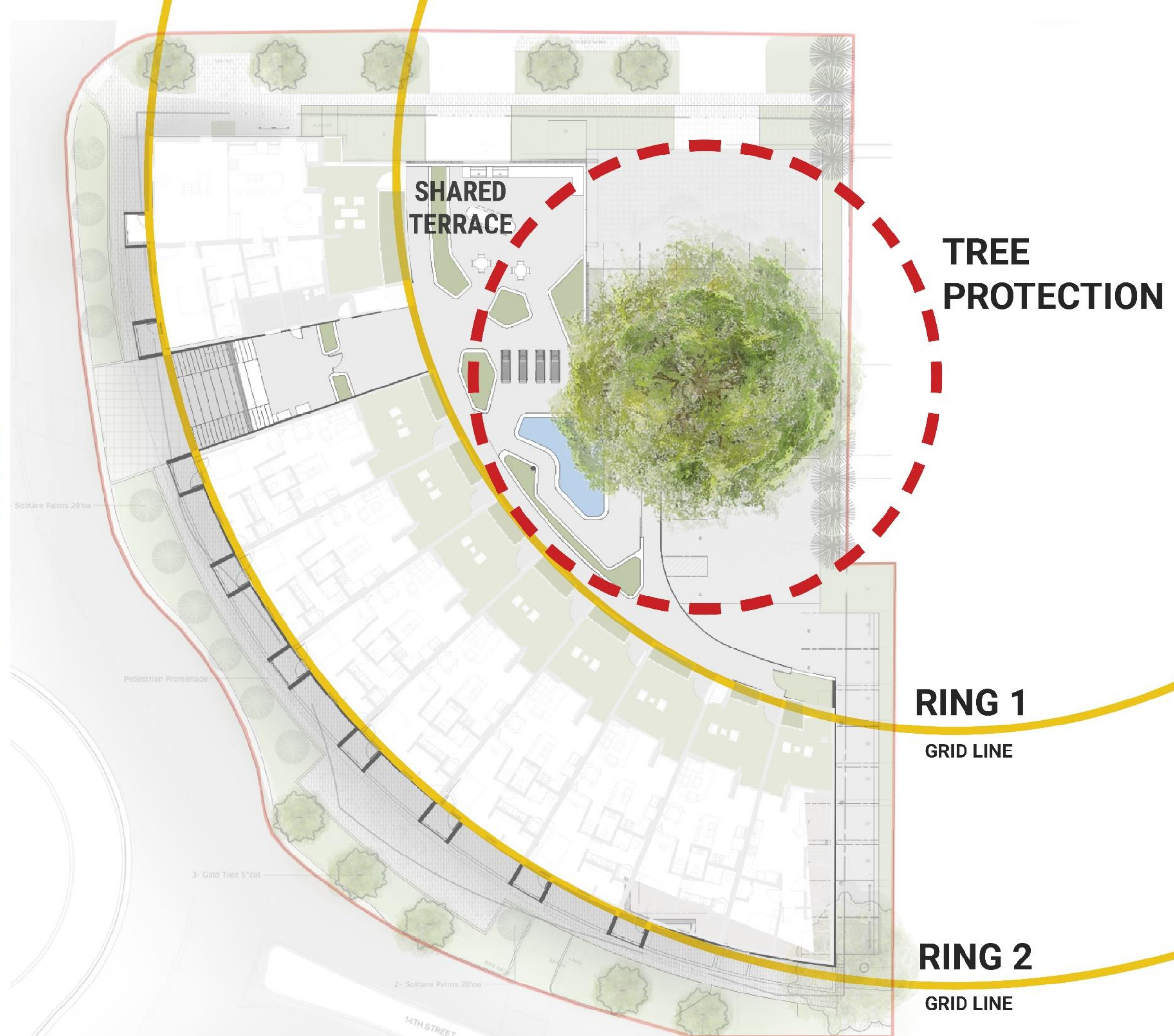


# WHITAKER LOFTS



## TREE PROTECTION

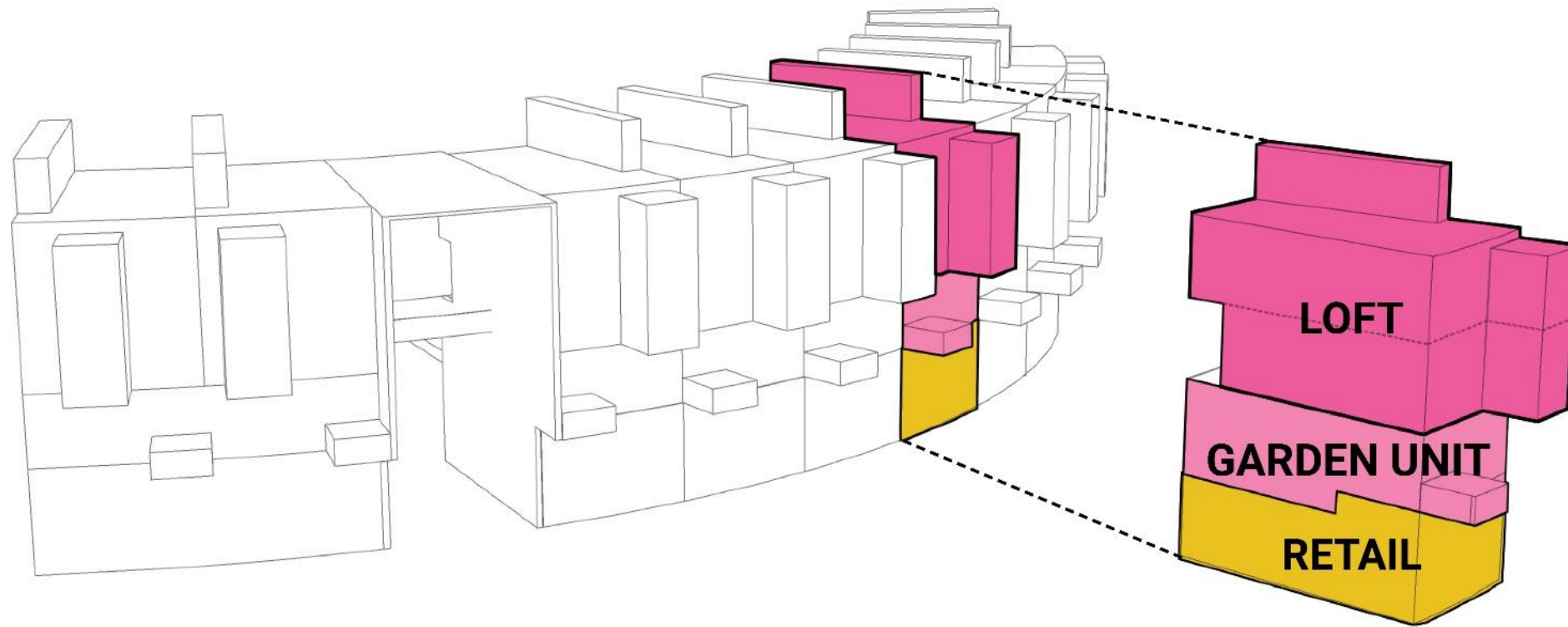
The building wrap around the existing grand oak tree that is centered in the shared terrace. The main gridlines are established by the tree protection circle.





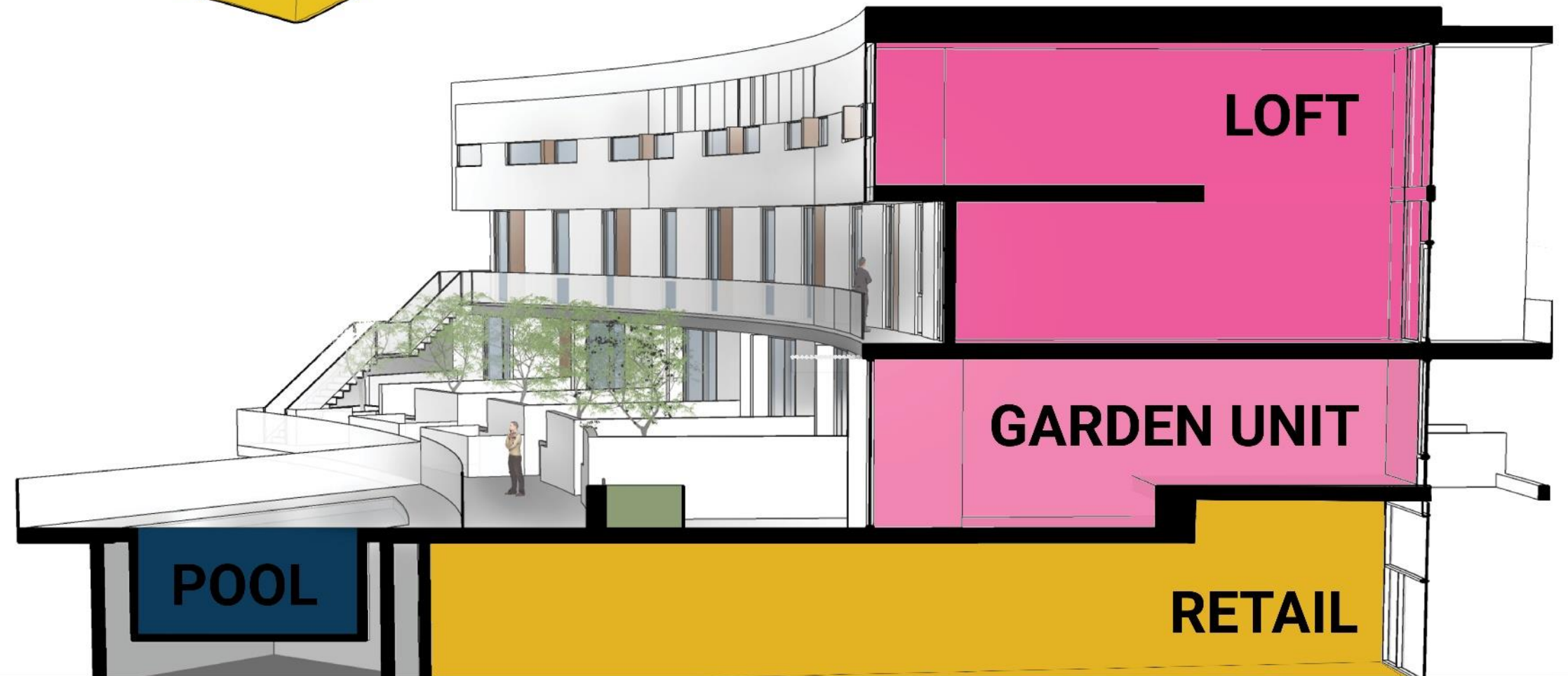
# + WHITAKER LOFTS

- Massing
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- Diversity
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- Trees & Plants



## UNIT VIEWS

The units provide captivating views of both the park and the shared exterior spaces, while also allowing ample natural light to permeate through the entire unit.





# SARASOTA BATH & RAQUET



The proposed design steps down from 3-stories over parking, to 17 tennis courts towards the single-family neighborhoods to the South. The properties to the North are zoned multi-family. Six rows of elevated courtyards line up with the tennis courts, with public access in between bringing both guests and residents to the courts.



# SARASOTA BATH & RAQUET



1



2



3



4



MASTER PLAN (2<sup>ND</sup> FLOOR)



# SARASOTA BATH & RAQUET

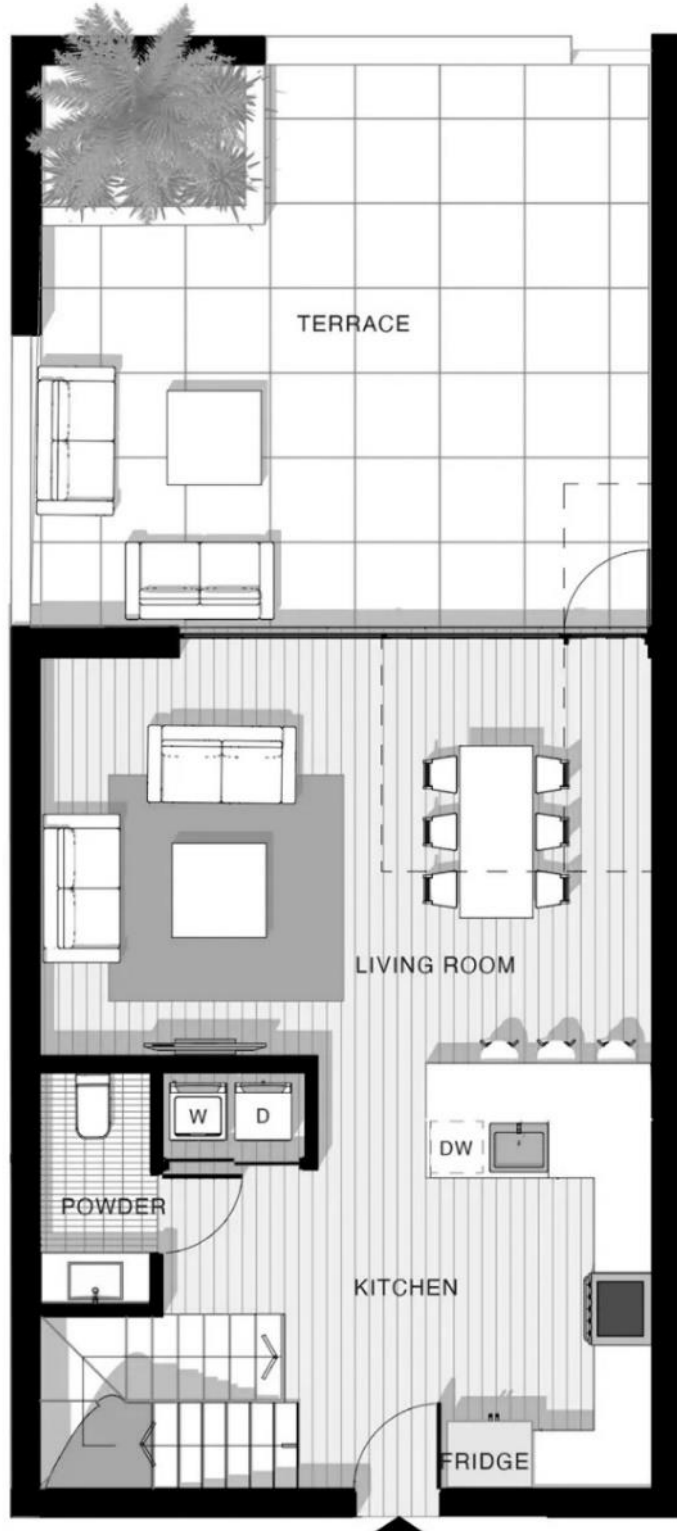




# SARASOTA BATH & RAQUET

The townhouses extend to private courtyards directly accessible from the two-story dining room. A bridge from the master bedroom above extends into this 2-story volume, and out to the private courtyard.

LOWER LEVEL



UPPER LEVEL





# SARASOTA BATH & RAQUET



All grand trees are preserved. The gap in the courtyard building allows 2 grand oaks to remain, while the public park and running trail slice through the courtyard building creating a one-kilometer loop around the site.



# QUESTIONS

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