

TRANSPARENCY / FENESTRATION

a. COMMERCIAL AND MULTIFAMILY AT LEAST 40 PERCENT OF THE GROUND-LEVEL FLOOR OF PRIMARY FACADES OF COMMERCIAL BUILDINGS AND STREET FACING FACADES OF MULTIFAMILY BUILDINGS SHALL BE OCCUPIED BY WINDOWS OR DOORWAYS WITH NON-IMPURED GLASS (SEC. 4.872.B.3, ART. 4, DIV. 20)			
NORTH TOTAL WALL AREA:	4,110 SF	COMMERCIAL (ONLY) FACADE:	1,454 SF
GLASS AREA (SF):	1,114 SF	COMMERCIAL (ONLY) GLASS AREA:	530 SF
TRANSPARENCY %:	27 %	TRANSPARENCY %:	37 %

THIS SECTION OF THE PRIMARY FACADE THAT MOST CLOSELY IDENTIFIES AS COMMERCIAL, THE PUBLIC AREA OF THE HOTEL IS NEAR-40% TRANSPARENT (ACTUAL 37%). THE GUESTROOM AREAS OF THE PRIMARY FACADE, WHICH IS ARGUABLY NEITHER COMMERCIAL NOR MULTIFAMILY (IT IS TECHNICALLY TRANSPARENT LODGING), FALLS BELOW THE 40% LEVEL. IT CAN BE ARGUED THAT BEDROOMS (GUESTROOMS) MAY NOT BE APPROPRIATELY SERVED BY SUCH LARGE TRANSPARENT AREAS NOR IS IT CONSISTENT WITH PHOTOGRAPHIC DESIGN AND COULD BE EXCLUDED FROM THAT FIRST FLOOR AREA REQUIRING 40% TRANSPARENCY.

EAST, SOUTH AND WEST ELEVATIONS ARE ALSO DEFINED IN DIVISION 20 AS PRIMARY FACADES AND ARE THUS SUBJECT TO THE 40% RULE OF WHICH WE FALL SHORT. WE HAVE APPLIED PENETRATION OF THESE FACADES WHERE USE OF THE INTERIOR SPACES ALLOW GUEST ROOMS, CONFERENCE ROOM, EXERCISE ROOM AND BATHING ETC. HAVE BEEN PROVIDED WITH GENEROUS GLASS AREAS AS APPROPRIATE FOR THOSE SPACES. AS IS EVIDENCED BY THE PLAN, THE REMAINDER OF THE ROOMS ARE STORAGE ROOMS, STAIRWELLS, UTILITY OR EQUIPMENT ROOMS, ETC. WHICH ARE NOT NECESSARILY APPROPRIATE FOR SUCH PENETRATION. IT MUST ALSO BE ARGUED THAT ALTHOUGH TECHNICALLY THESE FACADES ARE FRONTING OR VISIBLE FROM A STREET, THE VIEW OF THE FIRST FLOOR IS IN LARGE PART SCREENED FROM VIEW BY PARKING AREAS AND LANDSCAPING. IT IS ALSO DESIRABLE FOR THE PRIMARY ENTRANCE/EXIT BE DISTINGUISHABLE AS SUCH.

MARTIN COUNTY DESIGN REQ

- ① AWNINGS, LOCATED OVER WINDOWS OR DOORS, IN INCREMENTS OFTEN FEET OR LESS IN LENGTH
- ② PEDESTRIAN ARCADES, OVER A CUSTOMER OR PRIMARY RESIDENTIAL ENTRANCE
- ③ OVERHANGING EAVES, EXTENDING OUT FROM THE WALL AT LEAST THREE FEET, WITH A MINIMUM OF EIGHT-8" FASCIA
- ④ DECORATIVE LIGHT FIXTURE
- ⑤ ARCHITECTURAL DETAIL - WOOD LOOK / STONE MASONRY

THE BUILDING HAS A FLAT ROOF WITH ALL PARAPETS EXCEEDING 12" AND MULTIPLE CHANGES IN HEIGHT WITH AT LEAST 2 EXCEEDING 24". THE PARAPET HAS A THREE DIMENSIONAL, THREE TIERED CONTRASTING CORNICE AT THE PRIMARY FACADE WITH THE EXCEPTION OF THE ACCIDENT EXTENDED PARAPET OVER THE ENTRY AREA. THE CORNICE DETAIL WILL BE A PART OF THE CONSTRUCTION DOCUMENTS. THE DESIGN INTENT IS INDICATED ON THE ELEVATIONS.

ROOM AREAS ON THE FRONT ELEVATION WALL EXCEEDS AN AREA FEET OF THE PRIMARY COLOR BUT THESE AREAS ARE BROKEN UP BY THE WINDOWS AND THEIR SURROUNDING COLORS AS WELL AS THE DARK COLOR, TEXTURE CHANGE. WE REQUEST QUALIFICATION BY THE COUNTY IN MEETING SEC. 4.872.B.3.B.V WHILE TRYING TO REMAIN CONSISTENT WITH HAMPTON PROTOTYPE.

WINDOW REVEALS AND ACCENT COLORS ARE INTENDED TO SATISFY SEC. 4.872.B.6 AND STILL CONFORM TO THE HAMPTON PROTO DESIGN. SEE ITEM 3 ON NEW SHEET A-3.3

MATERIAL SCHEDULE

①	EPS - COLOR P1	EPS - COLOR P1
②	CSP-725 BARRELY THERE	CSP-725 BARRELY THERE
③	EPS - COLOR P2	EPS - COLOR P2
④	CSP-500 SHOCK & SHOCKS	CSP-500 SHOCK & SHOCKS
⑤	EPS - COLOR P3	EPS - COLOR P3
⑥	COLOR P3 (COLOR P3 OF WINDOW FRAME)	COLOR P3 (COLOR P3 OF WINDOW FRAME)
⑦	EPS - COLOR P5	EPS - COLOR P5
⑧	200-32 COMBINATION CORNICE	200-32 COMBINATION CORNICE
⑨	EPS - COLOR P6	EPS - COLOR P6
⑩	200-40 SHOCK & SHOCKS	200-40 SHOCK & SHOCKS
⑪	GRAY BRICK OR STONE MASONRY	GRAY BRICK OR STONE MASONRY
⑫	COMPATIBLE WITH THE EPS COLOR PALETTE	COMPATIBLE WITH THE EPS COLOR PALETTE
⑬	ARCHITECTURAL, IMITATED WOOD LOOK PANEL, ACCENT CLADDING	ARCHITECTURAL, IMITATED WOOD LOOK PANEL, ACCENT CLADDING

BUILDING SIGNAGE NOTES

1. SIGNAGE IS SUBJECT TO REVIEW AND APPROVAL UNDER A SEPARATE PERMIT
2. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
3. MINIMUM 3/4" PLYWOOD BACKBOARD REQUIRED AT SIGN LOCATION. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FACED OR SPACE AVAILABLE FOR SIGN.
4. PROVIDE EXTERIOR SIGNAGE MOUNTING ELECTRICAL COMPONENTS AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN CONNECTIONS. PROVIDE ADEQUATE DECATORY CIRCUITRY BROUGHT TO SIGN LOCATION FROM MAIN PANEL.
5. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR.
6. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN CONNECTIONS. PROVIDE ADEQUATE DECATORY CIRCUITRY BROUGHT TO SIGN LOCATION FROM MAIN PANEL.
7. PERMANENT ACCESS CORNICE AND PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
8. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATE WITH AND/OR INSTALLED PRIOR TO CLADDING OF THE WALL. FIRE TRACER LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

ELEVATIONS NOTES

1. ALL EPS THICKNESS IS 2" UNLESS NOTED OTHERWISE
2. ALL COLORS SPECIFIED FOR EPS ARE BASED ON BENJAMIN MOORE PAINT SELECTIONS. SIGNATURE COLORS AND P1 ARE REQUIRED.
3. FOR THE REASONED PRODUCTIVITY AND COLOR ARE ACCEPTABLE WHEN COORDINATED WITH THE COLOR SCHEME.
4. ALL ACCENT CLADDING MUST BE LIGHTER TONED. THE WOOD FINISH MUST COORDINATE WITH THE OVERALL COLOR SCHEME.
5. UNITS, EXHAUST FANS, SOLAR PIPES, ETC. ARE TO BE COORDINATED FROM THE INTERIOR OF THE BUILDING.
6. PIPING COVERS WITH CONCRETE AND/OR METAL FISHING CONTAINER FISH TO REDUCE CORNER VENTURE FROM.

DATE: 08-28-2025
DRAWN BY: ADAMS, P.A.
CHECKED BY: ADAMS, P.A.
APPROVED BY: ADAMS, P.A.



REVIEW SHEET - NOT FOR CONSTRUCTION

HARTER - ADAMS P.A.
ARCHITECTS AND PLANNERS
377 MATLAND AVE, SUITE 200, ALTAMONTE SPRING, FL 32714
PHONE: 407.647.1707 FAX: 407.647.1802

30% REVISED DD PLANS

08-28-2025

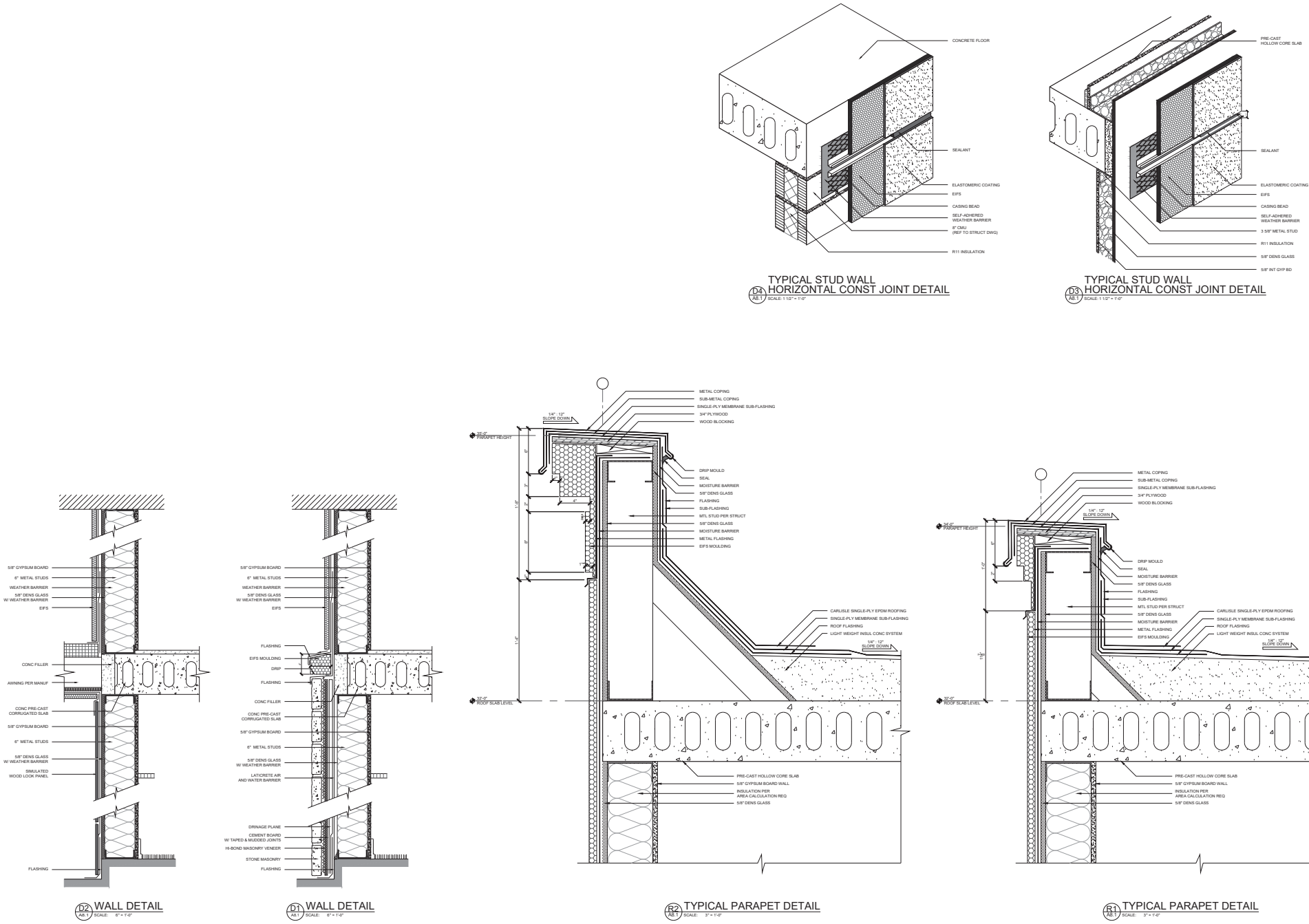


HAMPTON INN & SUITES

PALM PIKE CROSSING LOT 5 (REVISED)
MARTIN COUNTY, FLORIDA

REVISION

JOB NO.
24024
DATE
JANUARY 28, 2025
SHEET
A3.2
OF



REVIEW SHEET - NOT FOR CONSTRUCTION

GENERAL NOTE:
 ROOFING SHALL BE INSTALLED BY A CERTIFIED ROOFING CONTRACTOR AND CARRY A 25 YEAR WARRANTY.
 SYSTEM MUST BE A LIGHT COLOR, ENERGY STAR OR EQUIVALENT COMPLIANT LIGHT COLOR (SOLAR REFLECTIVE INDEX 81 TO 90 OR BETTER)