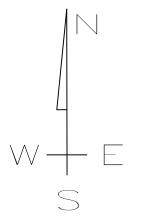
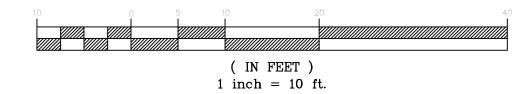


SITE PLAN

SCALE: 1"=10'



GRAPHIC SCALE



ELEV. = 20.07 CURB INLET TOP CORNER OF PRO N BEACH BLVD

CURB INLET TOP AT NORTHEAST
CORNER OF PROPERTY ALONG
N REACH BLVD

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN "X 500" FLOOD ZONE PER FEMA PANEL 28045C0362D DATED OCTOBER 16, 2009.

SITE DATA TABLE

ACREAGE: 0.071 +/- AC

ZONING: C-1

SETBACKS:

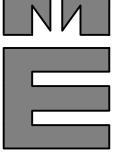
FYSB - 0 FT SYSB - 0 FT RYSB - 0 FT

COMMERCIAL SPACE - 979 SF +/-

OF HOTEL UNITS - 4

OF OFF-SITE PARKING SPACES - 4





TERRY MORAN ENGINEERING

P.O. BOX 4075 BILOXI, MS 39535

PH 228.896.4733

TERRY MORAN, P.E., P.L.S



In Association With

FOUNTAIN 8 ASSOCIATE ND COMMERCIAL DESIGN 4 Seaway Rd, Ste. 202

Date 10-11-2024
Drawn By F.O.F.
Check By T.J.M.
REV 12-11-2024
01-08-2025
04-23-2025

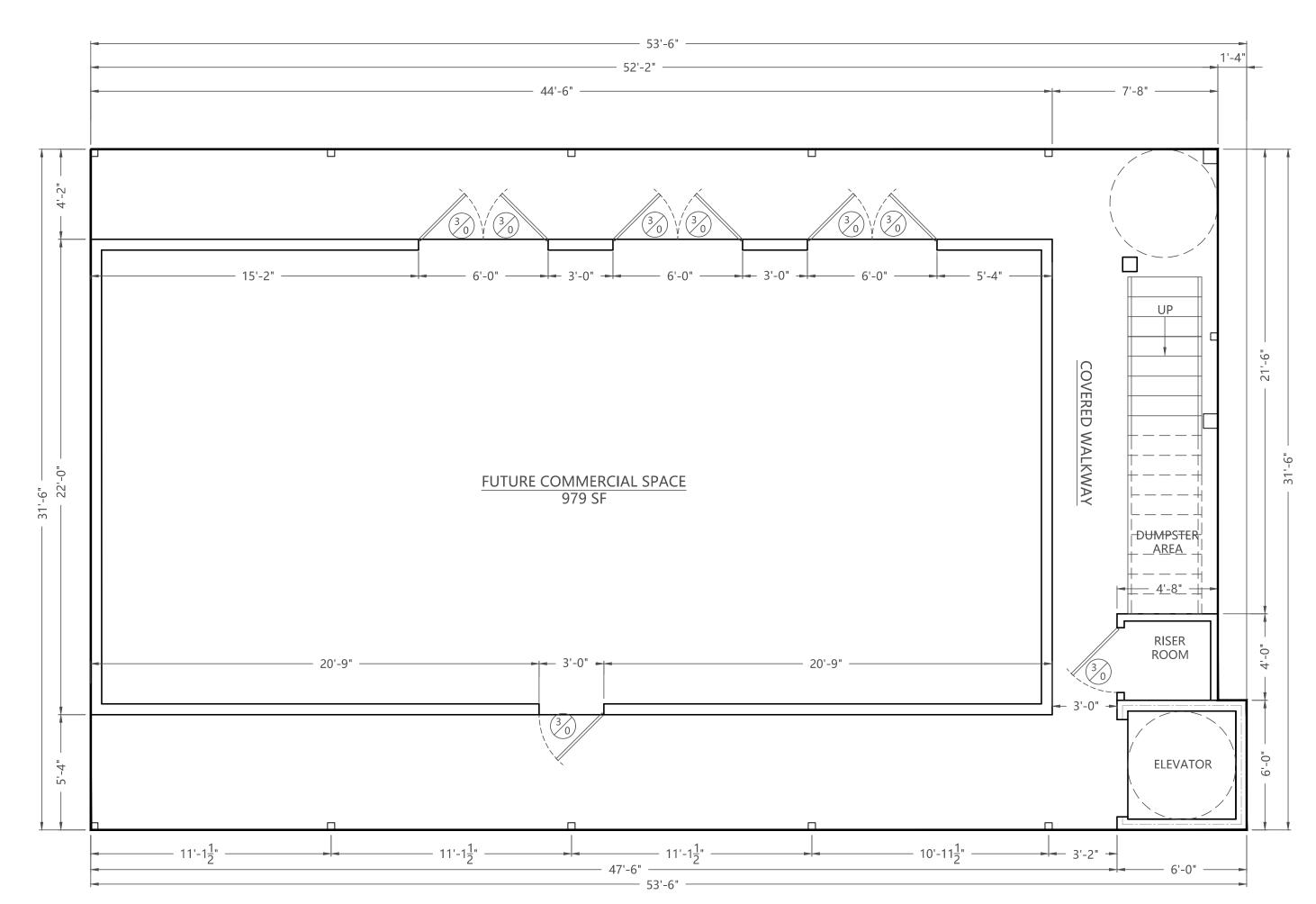
PROPOSED BOUTIQUE HOTEL N BEACH BLVD BAY ST LOUIS, MS

NOTE:
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2ND FLOOR PLAN

SCALE: 1/4"=1'-0"



GROUND FLOOR PLAN

22-3'

COVERED PORCH

COVERED PORCH

STORAGE

PRIMARY SUITE

UNIT 4

UNIT 5

UNIT 6

UNIT 6

UNIT 6

UNIT 6

UNIT 7

UNIT 7

UNIT 8

U

3RD FLOOR PLAN

SCALE: 1/4"=1'-0"

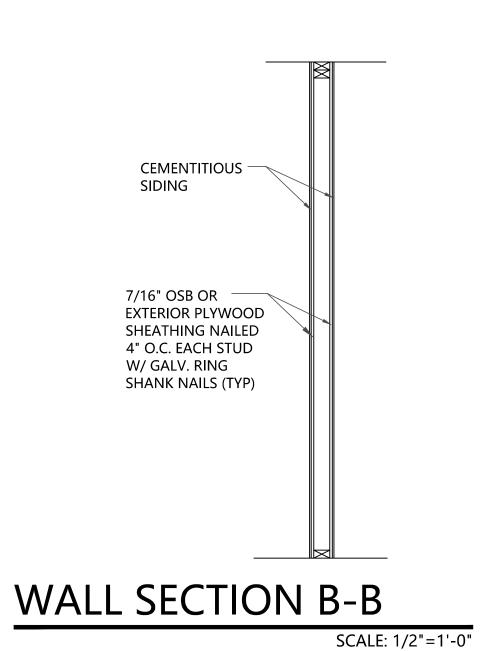
AREA CALCULATIONS:

TOTAL UNDER ROOF:

GROUND FLOOR HEATED

COMMERCIAL UNIT:	979 SI
TOTAL GROUND FLOOR HEATED:	979 S
GROUND FLOOR UNHEATED:	
BREEZEWAY:	617 SF
RISER ROOM:	19 SF
ELEVATOR:	36 SF
TOTAL UNHEATED:	672 SF
TOTAL GROUND FLOOR:	1651 SF
SECOND FLOOR HEATED:	
UNIT 1:	326 SF
UNIT 2:	326 SF
UNIT 3:	326 SF
LINEN STORAGE:	20 SF
TOTAL SECOND FLOOR HEATED:	998 SF
SECOND FLOOR UNHEATED: PORCHES:	517 SF
ELEVATOR:	36 SF
TOTAL SECOND FLOOR UNHEATED:	553 SF
TOTAL SECOND FLOOR:	1551 SF
THIRD FLOOR HEATED:	
UNIT 4:	978 SF
LINEN STORAGE:	15 SF
TOTAL THIRD FLOOR HEATED:	993 SF
THIRD FLOOR UNHEATED:	
PORCHES:	581 SF
ELEVATOR:	36 SF
TOTAL THIRD FLOOR UNHEATED:	616 SF
TOTAL THIRD FLOOR:	1611 SF

4813 SF



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ERRY MORAI ENGINEERING

P.O. BOX 4075 BILOXI, MS 39535 PH 228.896.4733

TERRY MORAN P.E., P.L.S



In Association With

FOUNTAIN & ASSOCIATES
AND COMMERCIAL DESIGN
Gulfport, MS 39503

Date <u>04-17-2025</u>

Drawn By <u>C.A.B.</u>

Check By <u>T.J.M.</u>

REV

ROPOSED BOUTIQUE HOTE N BEACH BLVD

 $\frac{\text{EL.=21'-8"}}{\text{3RD FLOOR FINISH FLOOR}}$

EL.=20'-4"
2ND FLOOR CEILING HT

EL.=18'-4"
8' WINDOW/DOOR HT

EL.=10'-4"

2ND FLOOR FINISH FLOOR

EL.=9'-0"

BOARD & **BATTON** SIDING

CEMENTITIOUS SIDING

SCALE: 1/4"=1'-0"

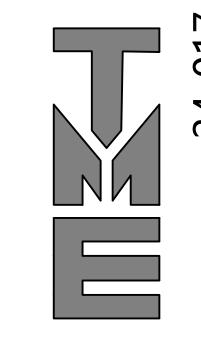
DOOR TYPES
SELECTED BY

OWNER (TYP)

BOARD &— BATTEN

FRONT ELEVATION

SIDING



TERRY MORAN **ENGINEERING**

P.O. BOX 4075 BILOXI, MS 39535

PH 228.896.4733

TERRY MORAN, P.E., P.L.S

In Association With

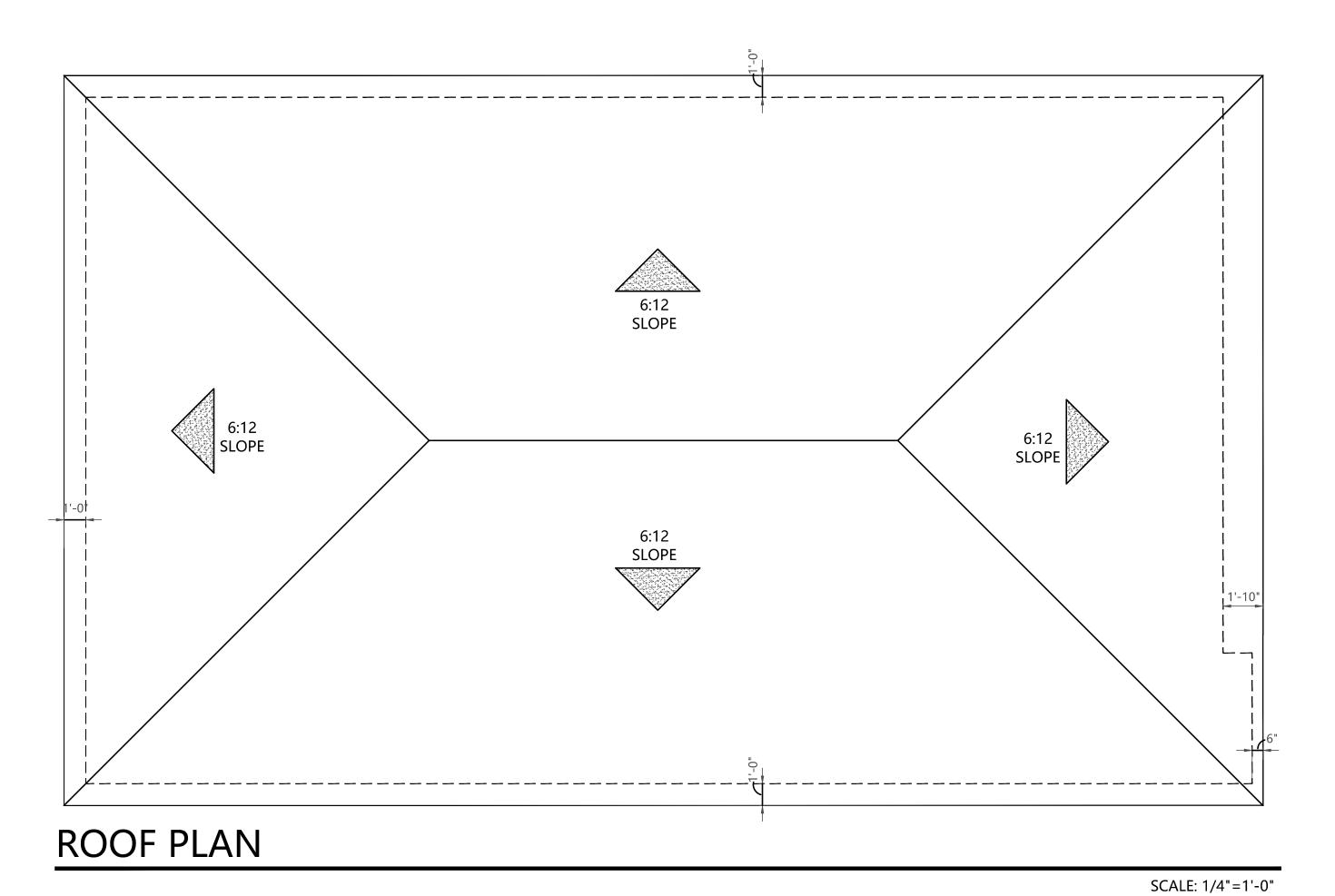


Date <u>04-17-2025</u> Drawn By C.A.B.
Check By T.J.M.
REV_____

PROPOSED BOUTIQUE HOTEL N BEACH BLVD BAY ST LOUIS, MS

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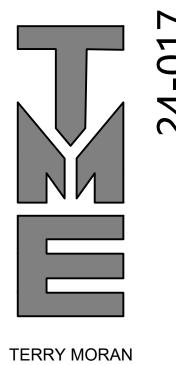
- METAL ROOF EL.=31'-8" EL.=29'-8"
8' WINDOW/DOOR HT – RAILING (STYLE CHOSEN BY OWNER EL.=21'-8"

3RD FLOOR FINISH FLOOR $\frac{EL.=20'-4"}{2ND FLOOR CEILING HT}$ EL.=18'-4"
8' WINDOW/DOOR HT BOARD & —— BATTEN SIDING EL.=10'-4"
2ND FLOOR FINISH FLOOR EL.=9'-0"

SIDE ELEVATION

STEEL —/ COLUMN

SCALE: 1/4"=1'-0"



ENGINEERING

P.O. BOX 4075

BILOXI, MS 39535

PH 228.896.4733

TERRY MORAN, P.E., P.L.S

In Association With



Date 04-17-2025
Drawn By C.A.B.
Check By T.J.M.
REV

JTIQUE HOTEL 4 BLVD

PROPOSED N BE BAY S

NOTE: NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE

SCALE: 1/4"=1'-0"

EL.=31'-8"

BOARD & **BATTEN SIDING**

— RAILING (STYLE CHOSEN BY OWNER

EL.=21'-8"

EL.=20'-4"
2ND FLOOR CEILING HT

EL.=10'-4"
2ND FLOOR FINISH FLOOR

EL.=9'-0"

STEEL COLUMN

— METAL ROOF

STEEL COLUMN

— CEMENTITIOUS SIDING

SIDE ELEVATION

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