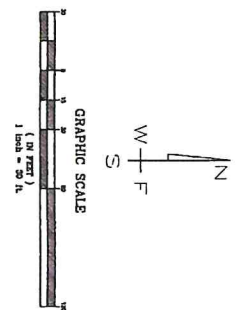
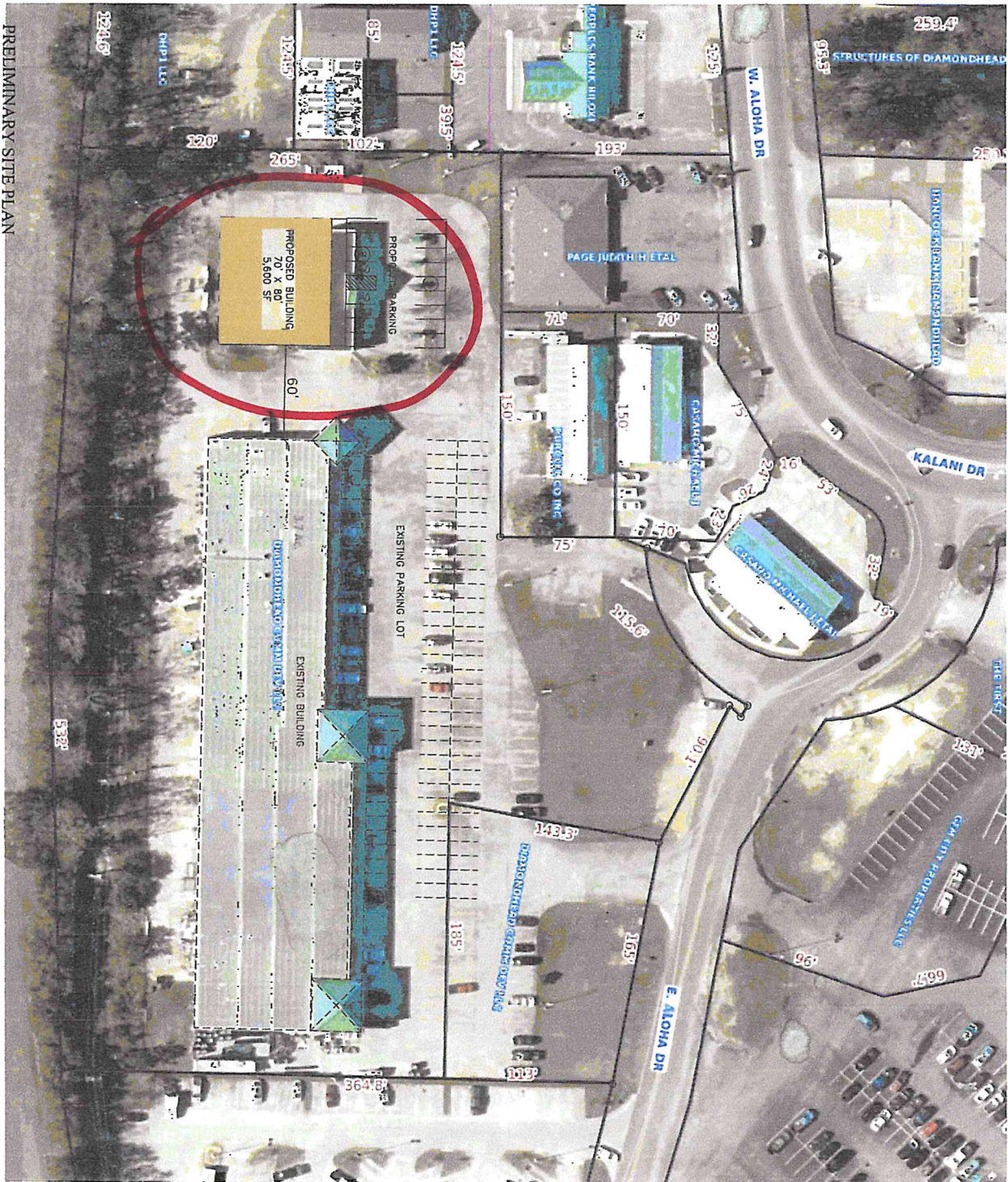


PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"



Sheet
C3
Project No
24-183

Date 5-14-25
Drawn By SGC
Check By R.B.H.
REV

Sheet
SITE & DRAINAGE PLAN
Project
**PRELIMINARY SITE PLAN
W. ALOHA DRIVE
DIAMONDHEAD, MISSISSIPPI**

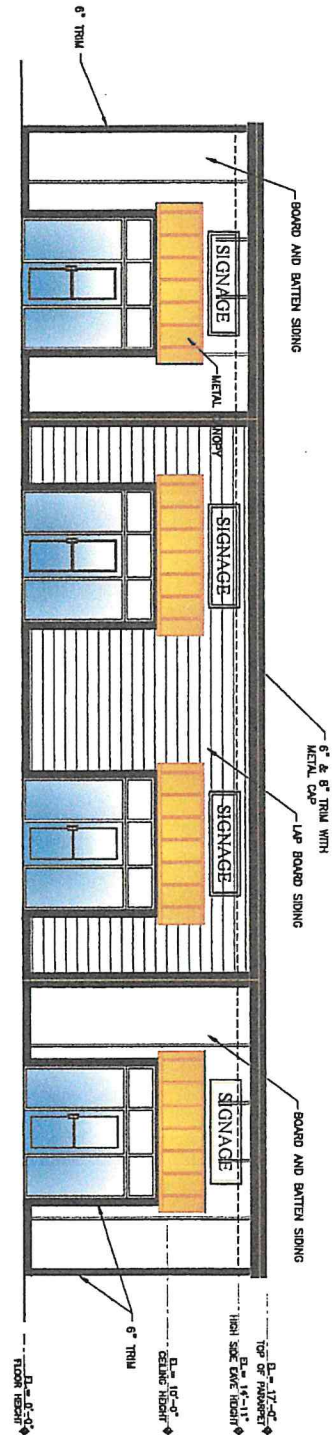


HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1209 23rd Avenue, Suite B - Gulfport, MS 39501
Ph (228) 896-6765

In Association With

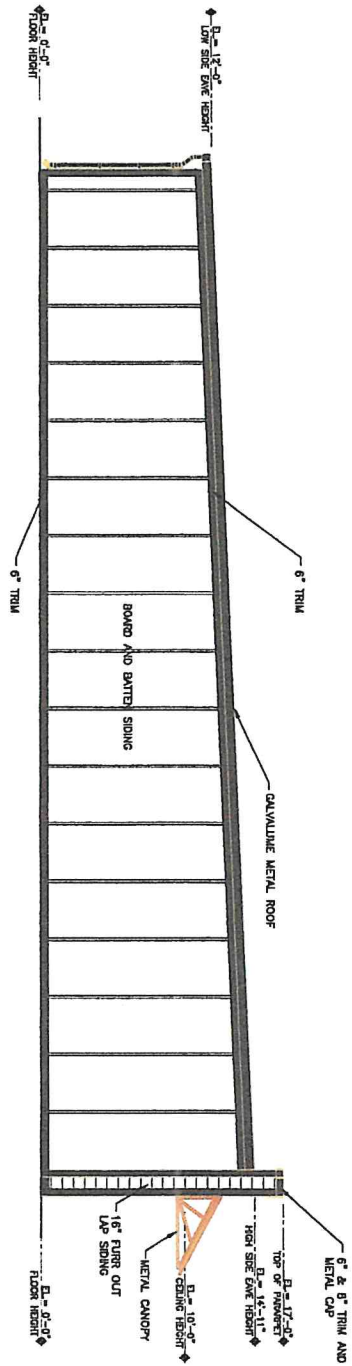
TME
TERRY MORAN
ENGINEERING & SURVEYING

TERRY MORAN, P.E., P.L.S.
1806 23rd Ave Suite B, Gulfport, MS 39501
P.O. Box 6073 Biloxi, MS 39233
Ph (228) 656-4737



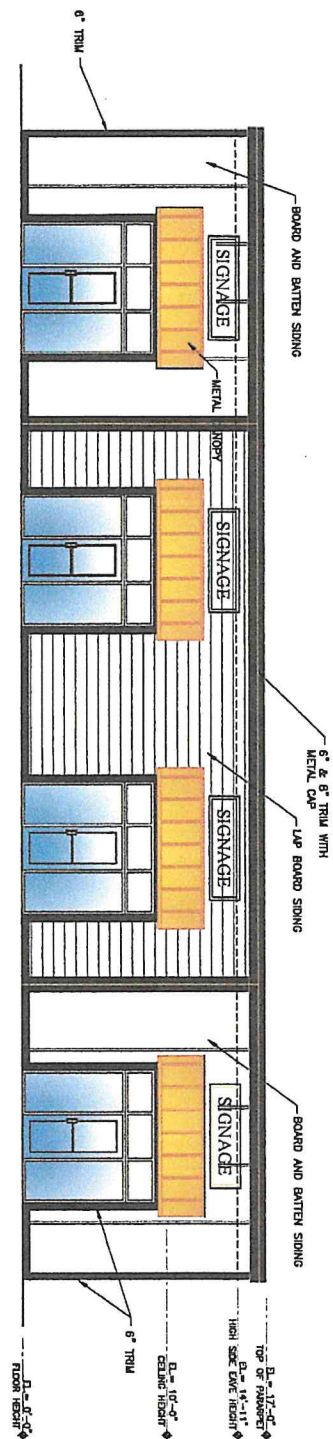
FRONT ELEVATION

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



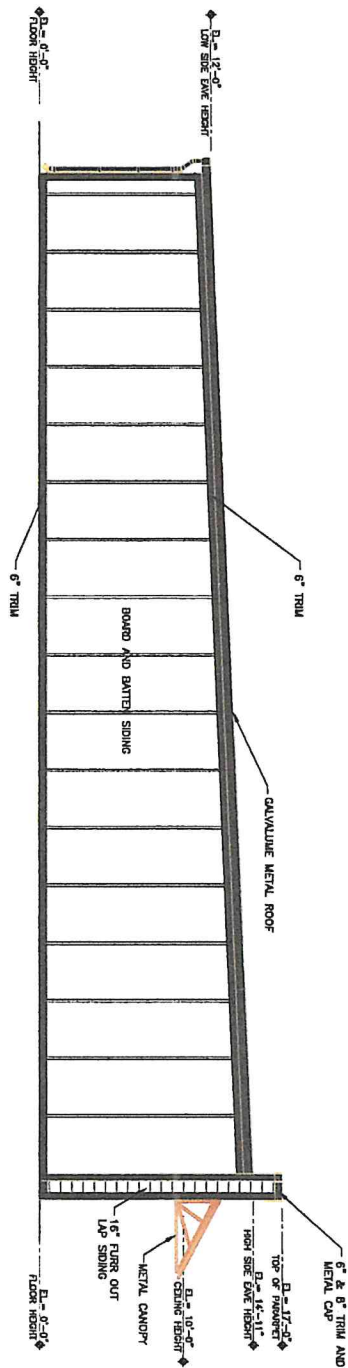
LEFT ELEVATION

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



FRONT ELEVATION

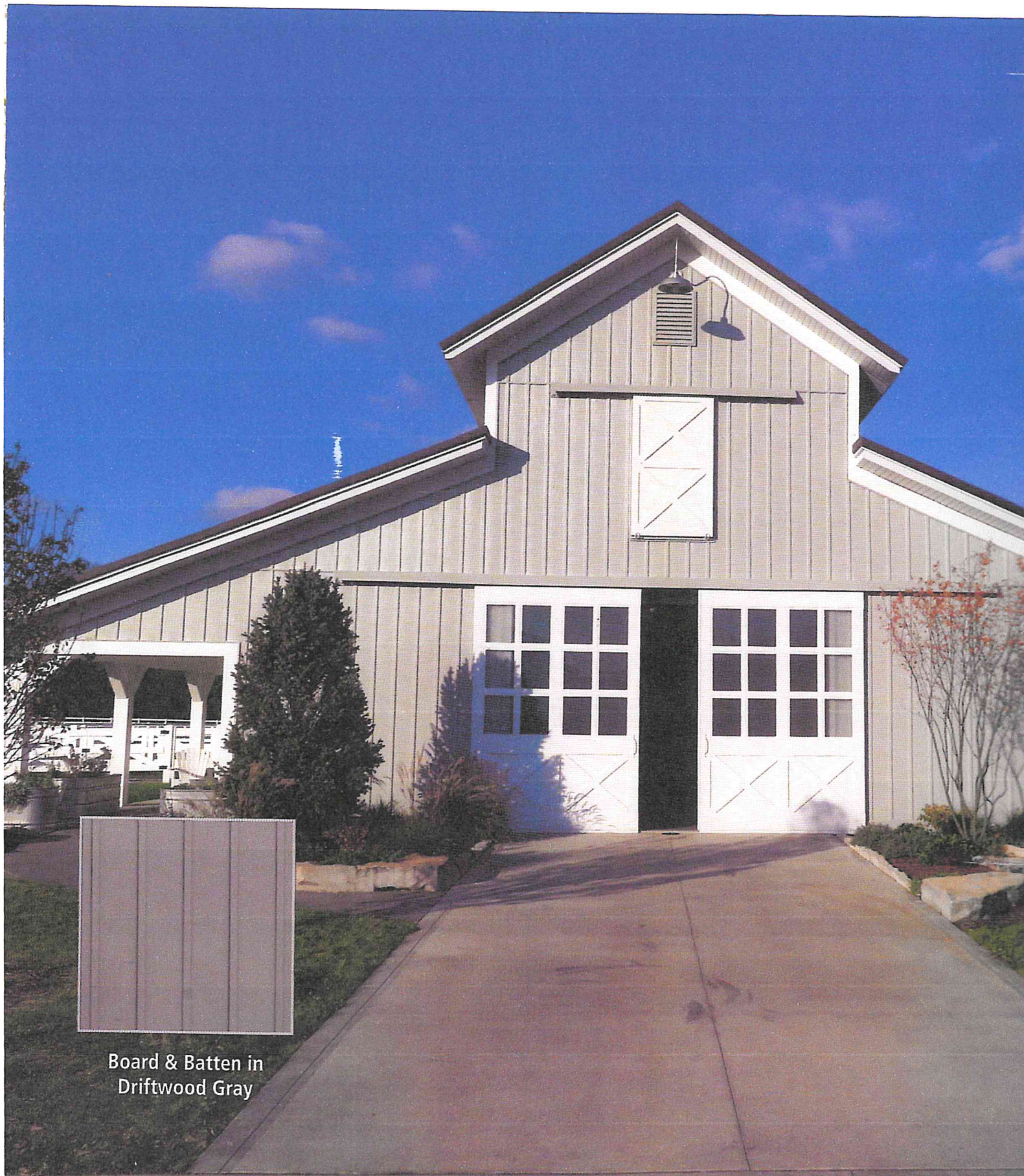
SCALE: 1/4"=1'-0"



LEFT ELEVATION

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

Architect Specifications



Board & Batten in
Driftwood Gray

Table 5.1. Building, Site, and Design Standards

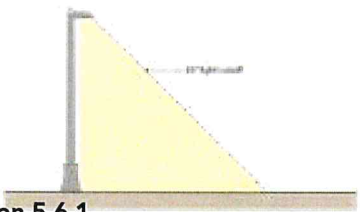
Standard	Zone												
■ = Required ♦ = Not required	R-10	R-6	RHD-5	RM-5	MH	C-1	C-2	TND	Tech	I	EP	PFR	ADCC
h) Lighting fixtures shall be compatible in style with the architecture of their associated buildings and shall otherwise comply with any officially adopted streetscape plan.	■	■	■	■	■	■	■	■	■	■	■	■	■
5.6.2 Luminaries													
a) Pole mounted luminaries shall be full cut-off with shields, reflectors, or refractor panels to direct and cut-off emitted light at 45 degrees or less. (See Illustration 5.6.1).													
	■	■	■	■	■	■	■	■	■	■	■	■	■
Illustration 5.6.1													
b) Building mounted luminaries shall be full cut-off using shields, reflectors, or refractor panels to direct and cut-off the emitted light at a 45 degrees or less except for low intensity decorative lighting not exceeding 45 watts per bulb (incandescent equivalent).	♦	♦	♦	♦	■	■	■	■	■	■	■	■	■
5.6.3 Mounting.													
a) Poles in commercial and multiple-family developments, whether mounted upon a building or upon a light standard, shall not exceed 25 feet in height.	♦	♦	♦	♦	■	■	■	♦	■	♦	♦	♦	■
b) Lighting fixtures within industrial developments shall not exceed the height of the roof line of the associated building.	♦	♦	♦	♦	♦	♦	♦	♦	♦	■	■	♦	♦
5.7 BUILDING FORM AND MATERIALS.													
5.7.1 Form and Composition.													
a) When adjoining a residential zone, structures shall be compatible with the character of single-family residential structures. Compatibility shall be determined by comparing the consistency of existing and proposed design elements, colors, materials, height, bulk and landscaping. (See illustration 5.7.1)													


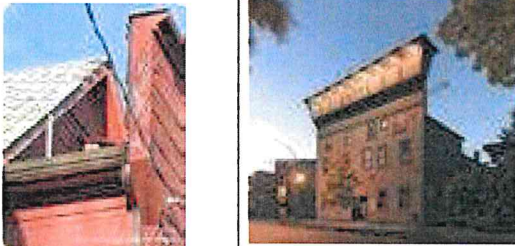
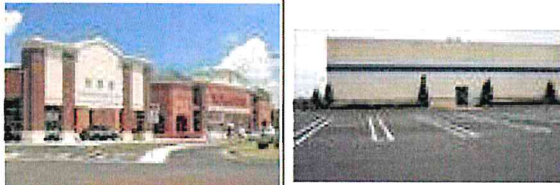
Table 5.1. Building, Site, and Design Standards														
Standard		Zone												
■ = Required ♦ = Not required		R-10	R-6	RHD-5	RM-5	MH	C-1	C-2	TND	Tech	I	EP	PFR	ADCC
		♦	♦	♦	♦	♦	■	■	♦	■	♦	♦	■	■
Illustration 5.7.1														
b) Building facades shall be oriented parallel to the streets they face. Main entrances shall be visible as a means of creating continuous streetscapes.		♦	♦	♦	♦	♦	■	■	■	■	♦	♦	■	■
c) Multiple buildings on a site should be clustered to create plaza or pedestrian mall areas. Where this cannot be achieved, buildings shall be connected by means of pedestrian walkways defined by separate paving textures and accented by landscape areas.		♦	♦	♦	♦	♦	■	■	♦	■	♦	♦	■	■
d) False or stage-set facades are prohibited. Similar materials and colors used on the street façade shall be used to the sides and rear of the building where visible from a street right-of-way or adjacent residence. (See illustration 5.7.2)														
		♦	♦	♦	♦	♦	■	■	■	■	♦	♦	■	■
Illustration 5.7.2														
e) The maximum, unbroken facade plane shall be 60 feet and should be interrupted by projections, recesses, portals, courtyards, plazas, or other architectural design. Facade plane breaks shall have a minimum depth of six inches.														
		♦	♦	♦	♦	♦	■	■	■	■	♦	♦	■	■
Illustration 5.7.3														


Table 5.1. Building, Site, and Design Standards														
Standard		Zone												
■ = Required ◆ = Not required		R-10	R-6	RHD-5	RM-5	MH	C-1	C-2	TND	Tech	I	EP	PFR	ADCC
f) No flat-faced cement block or metal surfaces shall be visible upon the exterior of any building as a primary surface material or mansard. Alternatives of equal or better quality may be considered. (See illustration 5.7.4)														
		◆	◆	◆	◆	◆	■	■	■	■	◆	◆	■	■
Illustration 5.7.4														
g) Parapet facades may be used when of unified construction with the primary surface of the wall and of the same material and color. The parapet shall be designed such that the reverse side of all elements shall not be visible to public view. False mansards are prohibited.		◆	◆	◆	◆	◆	■	■	■	■	◆	◆	■	■
h) Parapets should extend above the highest level of any roof mounted equipment. In no case shall such equipment be visible from adjacent grades at a distance of 75 feet.		◆	◆	◆	◆	◆	■	■	■	■	◆	◆	■	■
i) Building materials shall suit the architectural style of a building and be consistent or complementary throughout. Exterior surface materials shall be selected from among brick, cementitious stucco, stone, vertical board and batten, wood or cementations siding and approved architectural concrete masonry unit. EFIS may only be used in banding, decorator strips, cornice lines and wall capping.		◆	◆	◆	◆	◆	■	■	■	■	◆	◆	■	■
j) The exterior building finish of two-family and multi-family dwelling units shall include a variation in building materials which are to be distributed throughout the building façades and coordinated into the architectural design of the structure to create an architecturally balanced appearance.		◆	◆	■	■	◆	◆	◆	◆	◆	◆	◆	◆	◆

Table 5.1. Building, Site, and Design Standards														
Standard		Zone												
■ = Required ♦ = Not required		R-10	R-6	RHD-5	RM-5	MH	C-1	C-2	TND	Tech	I	EP	PFR	ADCC
k) To ensure architectural compatibility with homes in the immediate vicinity of the building site, building design for new construction and additions shall be in keeping with the design patterns and architectural features that exist in the immediate vicinity. Compatibility shall be determined by roof pitch, roof materials, exterior finishes and materials, garage orientation, landscaping, color scheme, mailbox design and construction, driveway and walkway materials, porches, dormers, building orientation and other relevant features.		■	■	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
l) Parking on site should be visually subordinate to the residential character of the street.		■	■	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
m) Garages, carports, outbuildings, etc., shall be recessed from the front facade by a minimum of 6 feet.		■	■	■	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
5.7.2 Roof Design and Materials														
a) All one-story buildings less than 10,000 gross square feet must have a pitched roof (between 3:12 and 12:12) as much as possible. If a pitched roof is not possible, a combination of flat roof and pitched roof is required.		♦	♦	♦	♦	♦	■	■	■	■	♦	♦	■	■
b) Arcades, drive-under canopies, porches, and other features shall be created with a pitched roof. Drive-under canopies for gasoline pumps may have flat roofs with vertical or factory formed facing of finished sheet metal.		♦	♦	♦	♦	♦	■	■	■	■	♦	♦	■	■
c) Mansard roofs shall have a maximum pitch of 12:12 with a minimum of 12 foot vertical surface length.		♦	♦	♦	♦	♦	■	■	■	■	♦	♦	■	■
d) Exposed metal flashing shall be copper or factory-finished sheet metal.		♦	♦	♦	♦	♦	■	■	■	■	♦	♦	■	■
e) If factory-finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze.		♦	♦	♦	♦	♦	■	■	■	■	♦	♦	■	■


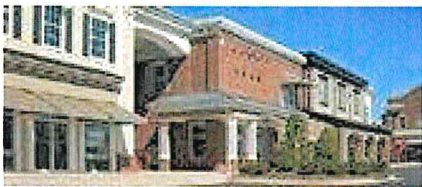

Table 5.1. Building, Site, and Design Standards														
Standard		Zone												
■ = Required ◆ = Not required		R-10	R-6	RHD-5	RM-5	MH	C-1	C-2	TND	Tech	I	EP	PFR	ADCC
f) All buildings with flat roofs should include parapet articulation on the front façades of such building. The parapet articulation should coincide with any roof articulation may be a part of the roof design.		◆	◆	◆	◆	◆	■	■	■	■	◆	◆	■	■
g) Exposed pitched roofs, as a primary roof form, shall have a slope not less than 5/12. Porches shall be sloped not less than 3/12. (See Illustration 5.7.5)														
		◆	◆	◆	◆	◆	■	■	■	■	◆	◆	■	
Illustration 5.7.5														
h) Roof design shall be appropriate to the architectural style of a building. Where exposed to public view, roof material shall be selected from enameled standing seam metal, concrete or clay tiles, copper metal, or wood textured (architectural grade) or composition asphalt shingles. The use of plastic, fiberglass, other metal, or glass visible to public view is prohibited.		◆	◆	◆	◆	◆	■	■	■	■	◆	◆	■	■
5.7.3 Design Detail														
a) Wall surfaces shall be composed of at least 75% a single material and color. With the exception of decorator accents, colors shall consist of subtle, neutral, or earth tones or of a coastal color palette.		◆	◆	◆	◆	◆	■	■	■	■	◆	◆	■	■
b) Walls that can be seen from an arterial or collector street shall be treated as a building façade.		◆	◆	◆	◆	◆	■	■	■	■	◆	◆	■	■
c) No less than 40% of the horizontal distance of any building front entrance shall be designed with arcades, windows, entrances, awnings, or similar features. (See Illustration 5.7.6)														
		◆	◆	◆	◆	◆	■	■	■	■	◆	◆	■	■
Illustration 5.7.6														

Table 5.1. Building, Site, and Design Standards														
Standard		Zone												
■ = Required ♦ = Not required		R-10	R-6	RHD-5	RM-5	MH	C-1	C-2	TND	Tech	I	EP	PFR	ADCC
d) Retail facades shall be glazed with clear glass no less than 40% of the first story. Other uses may provide the authentic appearance of such transparency.		♦	♦	♦	♦	♦	■	■	■	■	♦	♦	■	■
5.8 ACCESSORY USES AND EQUIPMENT.														
5.8.1 Fences.														
a) Fences and walls within a development shall be of compatible design and materials.		■	■	■	■	■	■	■	■	■	■	■	■	■
b) Fences and walls shall be constructed such that the “finished” part of the fence or wall is located toward and facing the exterior of the property. (See Illustration 5.8.1)														
 Illustration 5.8.1		■	■	■	■	■	■	■	■	■	■	■	■	■
c) Barbed wire, woven wire or electrical fencing are prohibited except in agricultural applications.		■	■	■	■	■	■	■	■	■	■	■	■	■
d) Fences or walls topped with or containing metal spikes, broken glass, razor wire or similar material are prohibited.		■	■	■	■	■	■	■	■	■	■	■	■	■
e) Uncoated chain link and other wire material fences shall not be permitted in a front setback except in the case of athletic or play surfaces.		■	■	■	■	■	■	■	■	■	■	■	■	■
f) Chain link fencing shall be green or black vinyl coated.		♦	♦	♦	♦	■	■	■	■	■	♦	♦	■	■
g) The maximum height of walls shall be four feet above grade when located in a front yard. Otherwise the maximum height of a fence is six feet.		■	■	■	■	■	■	■	■	■	■	■	■	■
5.8.2 Mechanical Equipment														
a) Ground mounted mechanical, HVAC, and like systems shall be screened from public street view (within 300 feet) by an opaque wall or fence of similar material to that of the principal building or landscaping.		♦	♦	■	♦	♦	■	■	■	■	■	■	■	■