

FLOWERDALE COMMONS TOWNHOMES

COLONIAL ESTATES ROAD
TUPELO, MISSISSIPPI



OFFICE / STUDIO ADDRESS
McCARTY ARCHITECTS
533 WEST MAIN STREET
TUPELO, MS 38804
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CIVIL ENGINEER
ENGINEERING SOLUTIONS INC.
1324 NORTH VETERANS BLVD.
TUPELO, MS 38804
(662) 840-9063

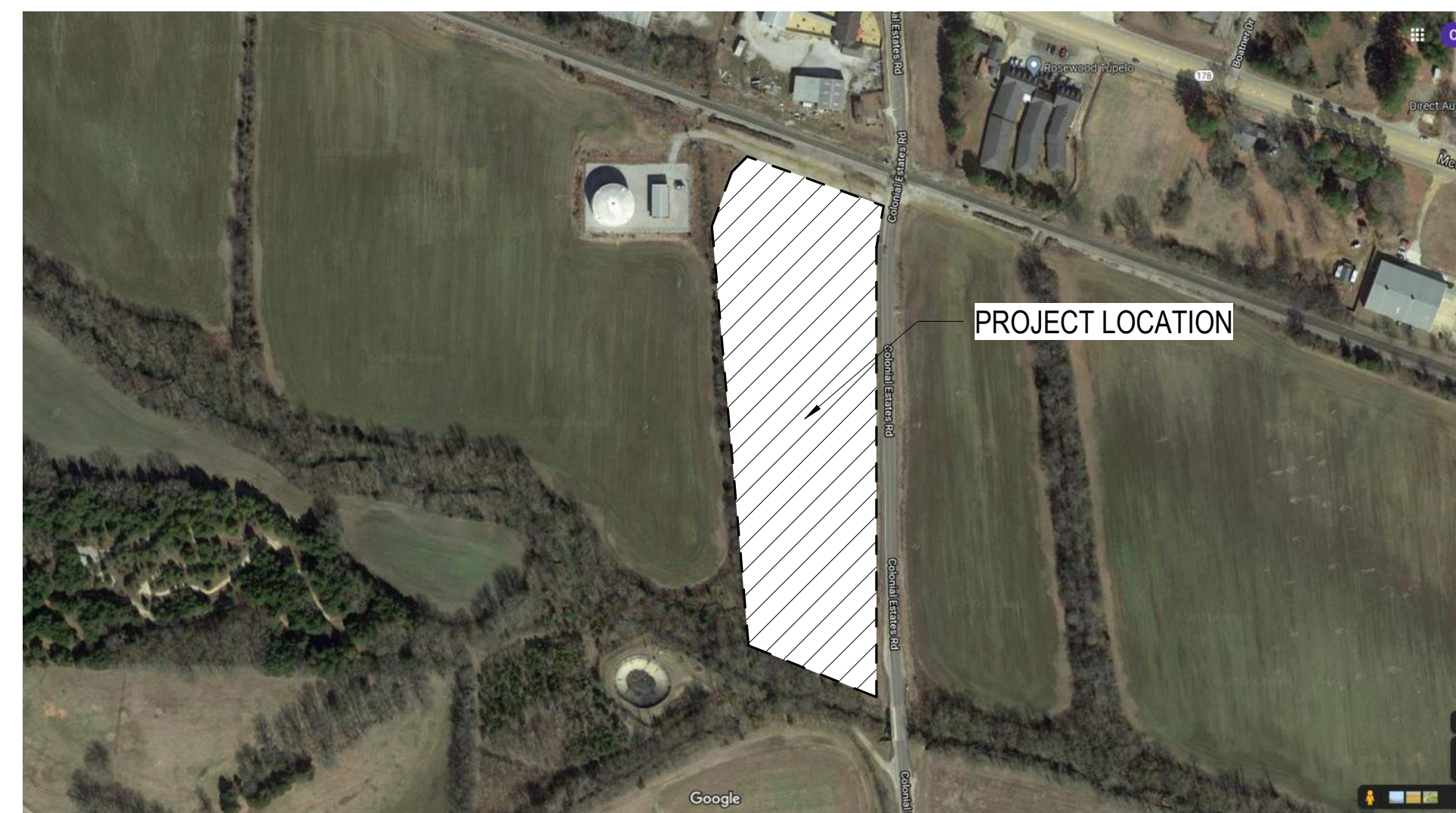
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CIVIL

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LOCATION MAP 
NORTH

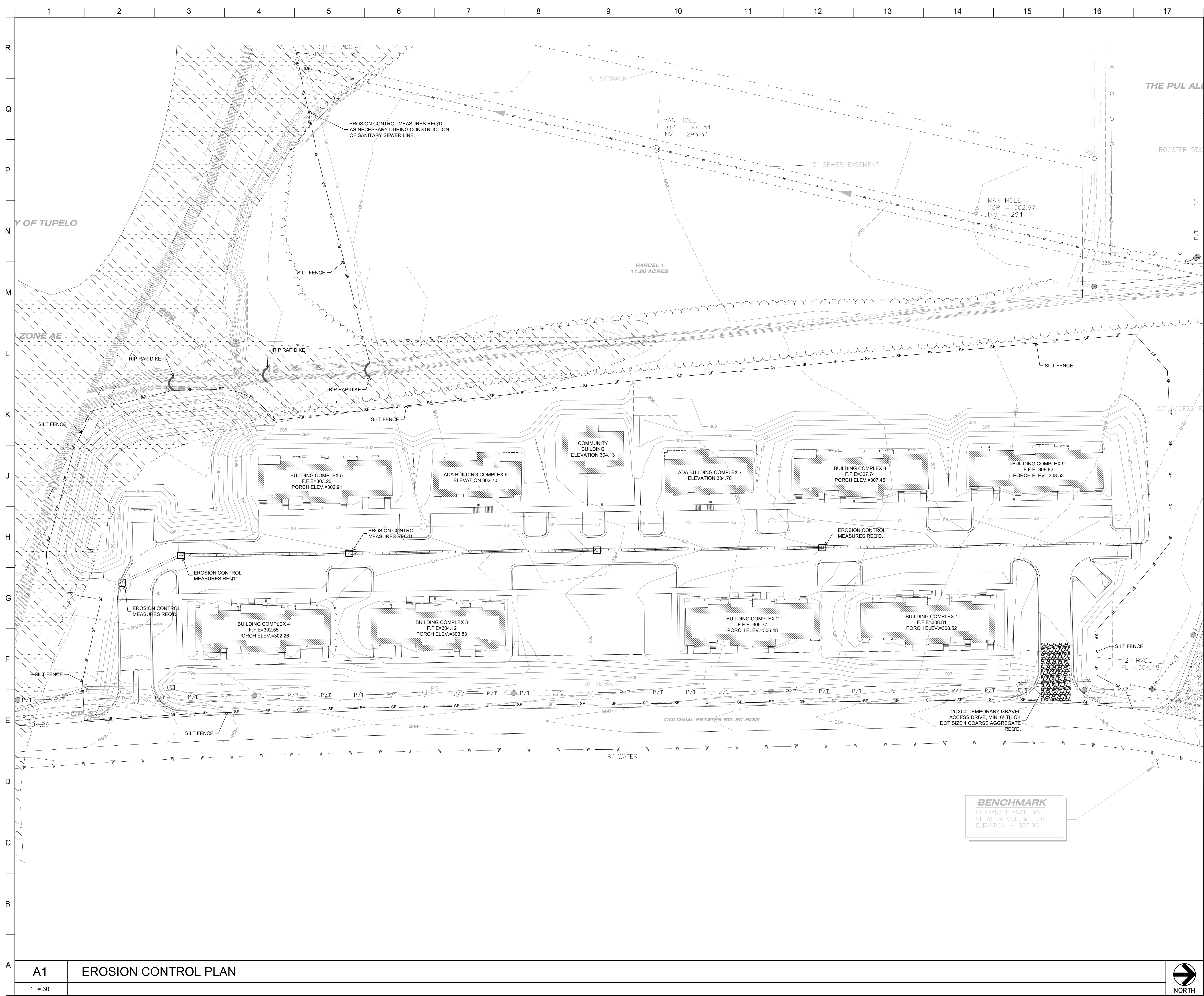
SITE PLAN SUBMISSION

DATED: 31 MAY 2022

SET NUMBER:

PROJECT NUMBER: 21051

REVISIONS:



GENERAL NOTES

1. THE LOCATION OF ALL EXISTING UTILITIES IS BASED ON TOPOGRAPHIC DATA BY OTHERS AND INFORMATION PROVIDED BY THE OWNER. THERE IS NO GUARANTEE THAT THE UTILITY LINES AND SERVICES SHOWN COMPRISE ALL THE LINES EXISTING IN THIS AREA.
2. THE LOCATION OF ALL EXISTING STORM DRAINAGE IS BASED ON TOPOGRAPHIC DATA BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION, GRADE, SIZE AND TYPE OF EXISTING STORM DRAIN ITEMS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR SAFELY MAINTAINING TRAFFIC AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
4. ANY EXISTING MANHOLES, WATER VALVES, METER BOXES, ETC. TO REMAIN WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED BY THE CONTRACTOR AS NECESSARY TO MATCH NEW CONSTRUCTION.

LEGEND

- EROSION CONTROL MEASURES
- SF — SILT FENCE

EROSION CONTROL NOTES

1. ANY DISTURBED AREAS ON WHICH WORK IS COMPLETED OR SUSPENDED FOR MORE THAN 14 DAYS SHALL IMMEDIATELY RECEIVE VEGETATIVE STABILIZATION COVER SUCH AS SEEDING AND MULCHING OR OTHER EROSION CONTROL MEASURES WHICH SHALL BE MAINTAINED UNTIL WORK CAN RESUME OR PROJECT IS COMPLETE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PROPERTY, STRUCTURES, AND IMPROVEMENTS (BOTH ON-SITE AND OFF-SITE) FROM SILTATION, AND SHALL CORRECT ANY DAMAGE RESULTING FROM FAILURE TO DO SO.
3. ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE USDA PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT, AND STORMWATER.
4. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS GOVERNING THE ELIMINATION AND CONTROL OF POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND SET FORTH IN THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE TERMS AND CONDITIONS OF THE MDEQ STORM WATER POLLUTION PREVENTION PLANS AND BE ADVISED THAT HE OR HIS COMPANY, AND AS THE CASE MAY BE, IS RESPONSIBLE FOR COMPLIANCE WITH THESE RULES AND ANY OTHER APPLICABLE STATE AND FEDERAL LAWS. IF APPLICABLE, THE CONTRACTOR SHALL SUBMIT A N.O.I. TO THE STATE REGULATORY AGENCY AND SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR AGREES TO MAINTAIN INSPECTION RECORDS, FILE REQUIRED MAINTENANCE INSPECTION REPORT SUBMITTALS, PERFORM ANY REQUIRED REPAIRS, MAINTENANCE OR ADDITIONS TO THE EROSION CONTROLS. ANY ADDITIONAL REQUIRED PHASING PLANS SHALL BE SUBMITTED TO THE STATE BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
6. EROSION CONTROL MEASURES AS SHOWN ON PLANS ARE TO BE CONSIDERED MINIMUM REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AND TO ENSURE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS FOR THE DURATION OF THE PROJECT BY WHATEVER MEANS NECESSARY.

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PROJECT TITLE
FLOWERDALE COMMONS APARTMENTS
COLONIAL ESTATES ROAD
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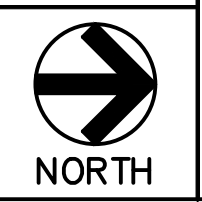
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EROSION CONTROL PLAN

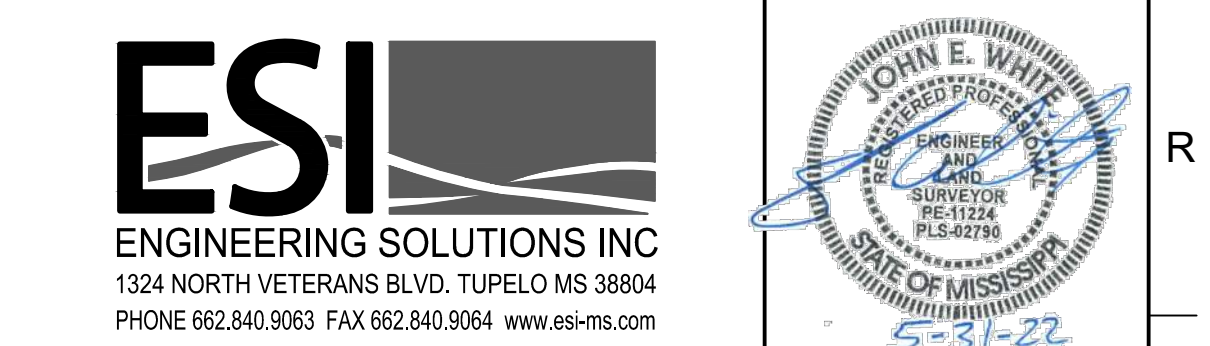
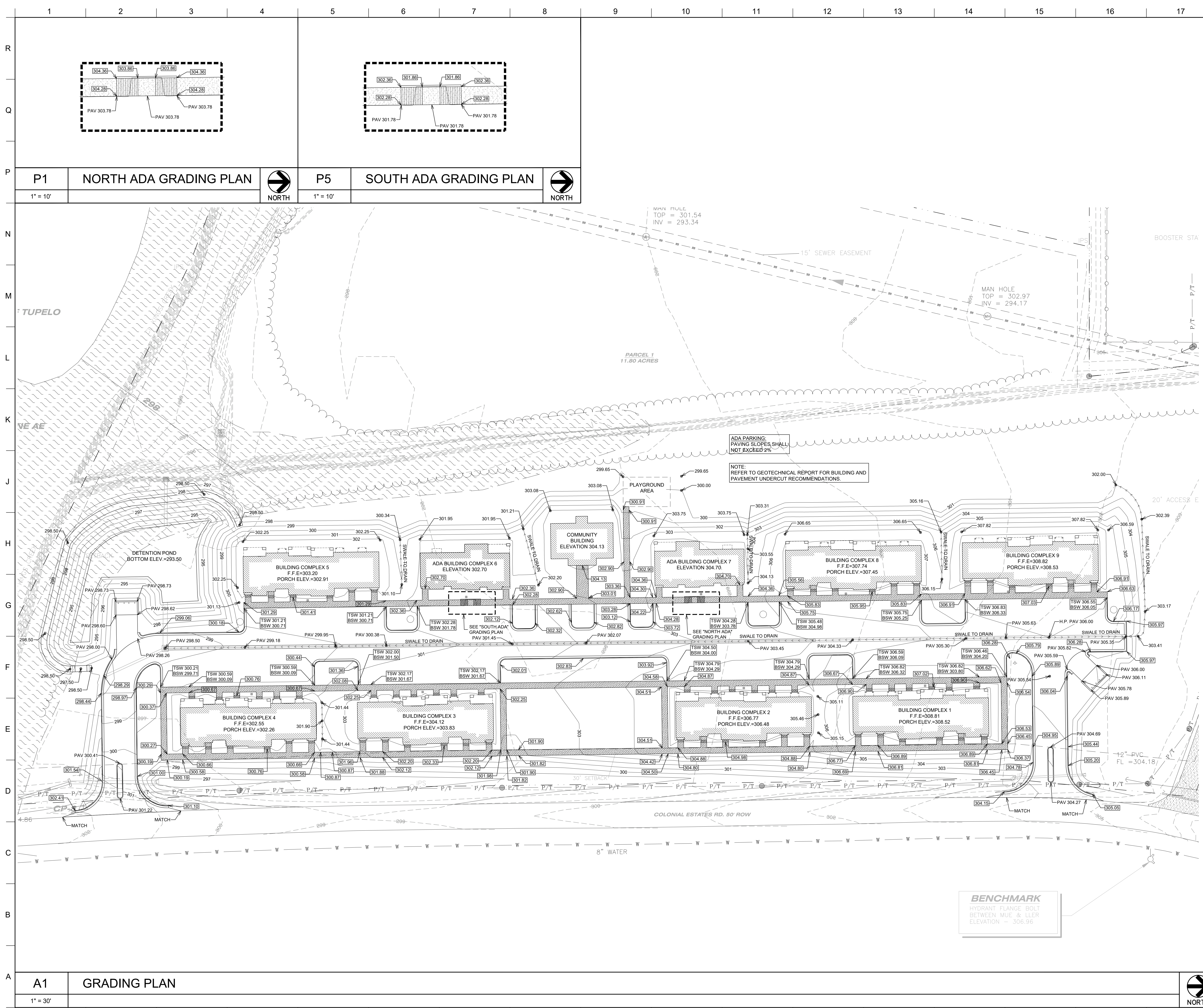
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C102
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A1 EROSION CONTROL PLAN

1" = 30'





GENERAL NOTES

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- THE LOCATION OF ALL EXISTING STORM DRAINAGE IS BASED ON TOPOGRAPHIC DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, GRADE, SIZE AND TYPE OF EXISTING STORM DRAIN ITEMS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFELY MAINTAINING TRAFFIC AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
- ANY EXISTING MANHOLES, WATER VALVES, METER BOXES, ETC. TO REMAIN WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED BY THE CONTRACTOR AS NECESSARY TO MATCH NEW CONSTRUCTION.

LEGEND

- TSW 000.00 → TOP SIDEWALK
- BSW 000.00 → BOTTOM SIDEWALK
- 000.00 → TOP BACK CURB/ SIDEWALK
- PAV 000.00 → PAVEMENT GRADE
- FLUSH

GRADING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY MAINTAINING TRAFFIC DURING THE CONSTRUCTION OF THE PROJECT.
- EXCAVATION AND EMBANKMENT CONSTRUCTION MAY BEGIN AFTER THE REQUIRED DEMOLITION AND REMOVAL HAS BEEN COMPLETED AND APPROVED BY THE ARCHITECT. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS. SEE SPECIFICATIONS FOR EMBANKMENT AND BACKFILL MATERIAL.
- FINISH CONTOURS SHOWN REFLECT FINISH PAVEMENT GRADES (WHERE APPLICABLE). ROUGH GRADING SHALL BE DETERMINED BY SUBTRACTING THE STRUCTURE THICKNESS.
- ANY EXISTING MANHOLES, WATER VALVES, GAS VALVES, METER BOXES, ETC. WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED BY THE CONTRACTOR AS NECESSARY TO MATCH THE NEW CONSTRUCTION.
- ALL GRASSED AREAS SHALL BE GRADED TO DRAIN TO THE APPROPRIATE INLET OR SLOPE TO ENSURE POSITIVE DRAINAGE ACROSS THE PROPERTY.
- SUBGRADE SHALL BE PREPARED AS OUTLINED IN THE GEOTECHNICAL REPORT PROVIDED BY THE ARCHITECT.
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WERE DETERMINED FROM ABOVE GROUND EVIDENCE AND INFORMATION PROVIDED BY THE SERVING UTILITY COMPANIES. THERE IS NO GUARANTEE THAT THE UTILITY LINES AND SERVICES SHOWN COMPRISE ALL THE LINES EXISTING IN THIS AREA. THE LOCATION OF ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE LOCATION OF EXISTING STORM DRAINAGE WAS DETERMINED FROM TOPOGRAPHIC SURVEY AND ABOVE GROUND EVIDENCE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CROSS SLOPES FOR ALL SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2.00%.
- EXISTING TOPSOIL SHALL BE STOCKPILED ON THE SITE FOR USE IN PLANTING GRADED AREAS.

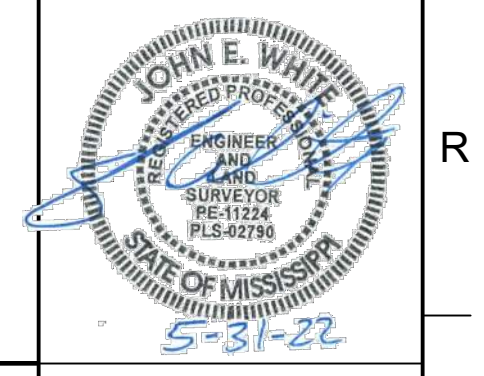
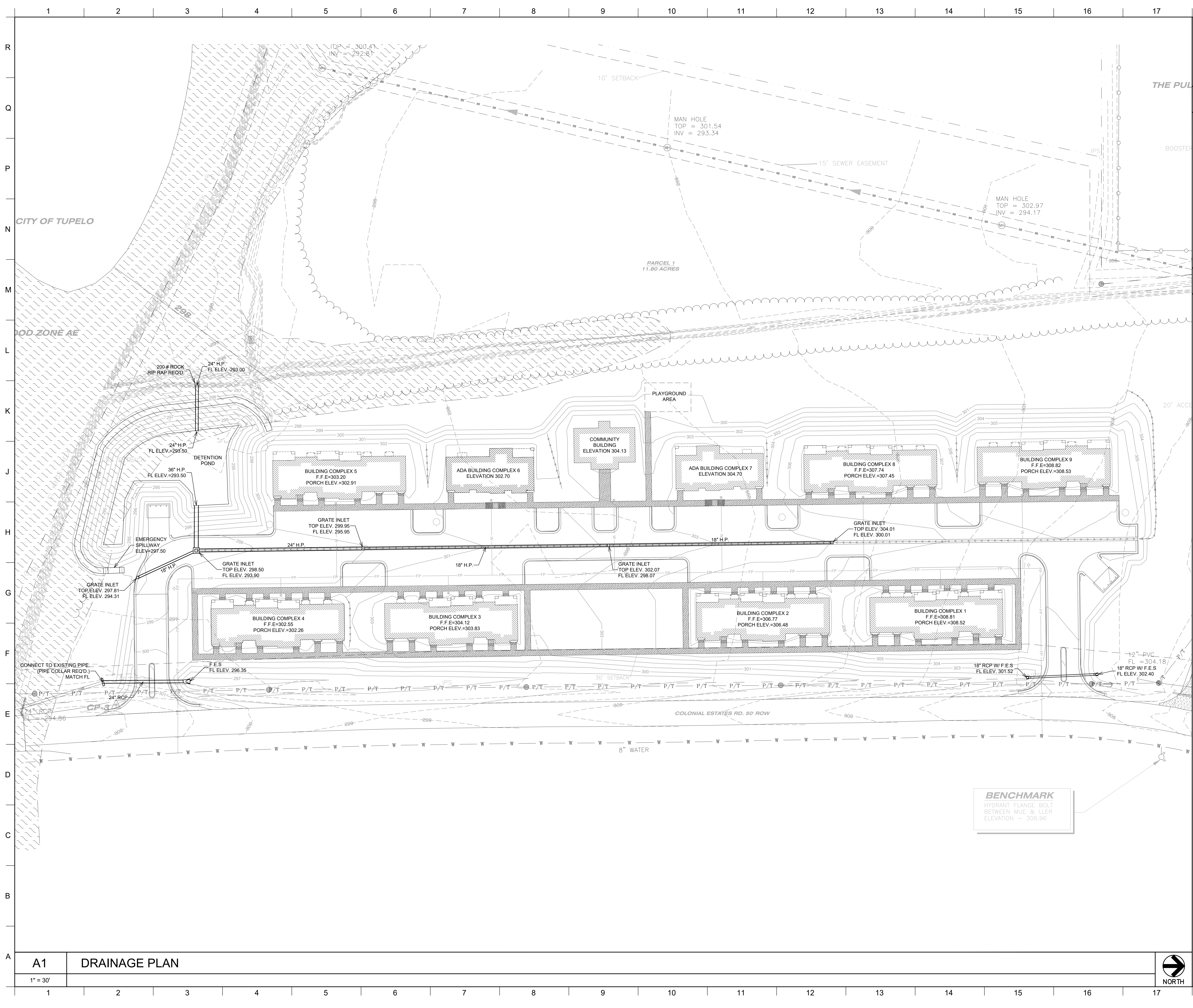
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TUPELO, MS

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SHEET TITLE
GRADING PLAN

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C103
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DRAINAGE NOTES

1. POSITIVE DRAINAGE AWAY FROM BUILDING IS REQUIRED IN ALL AREAS. CONTRACTOR TO ENSURE FINAL GRADING AND PAVING MEET THIS REQUIREMENT.
2. THE FLOW LINE ELEVATIONS SHOWN WERE SET BASED ON TOPOGRAPHIC INFORMATION AND PROPOSED FINISH GRADES.
3. ALL STORM DRAIN PIPING TO BE BEDDED AND BACKFILLED PER ASTM-2321.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCHING OPERATIONS ARE CONDUCTED IN ACCORDANCE WITH ALL OSHA REGULATIONS.

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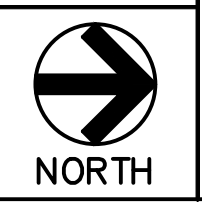
McCARTY
ARCHITECTS
KURT SHETTLES, ARCHITECT

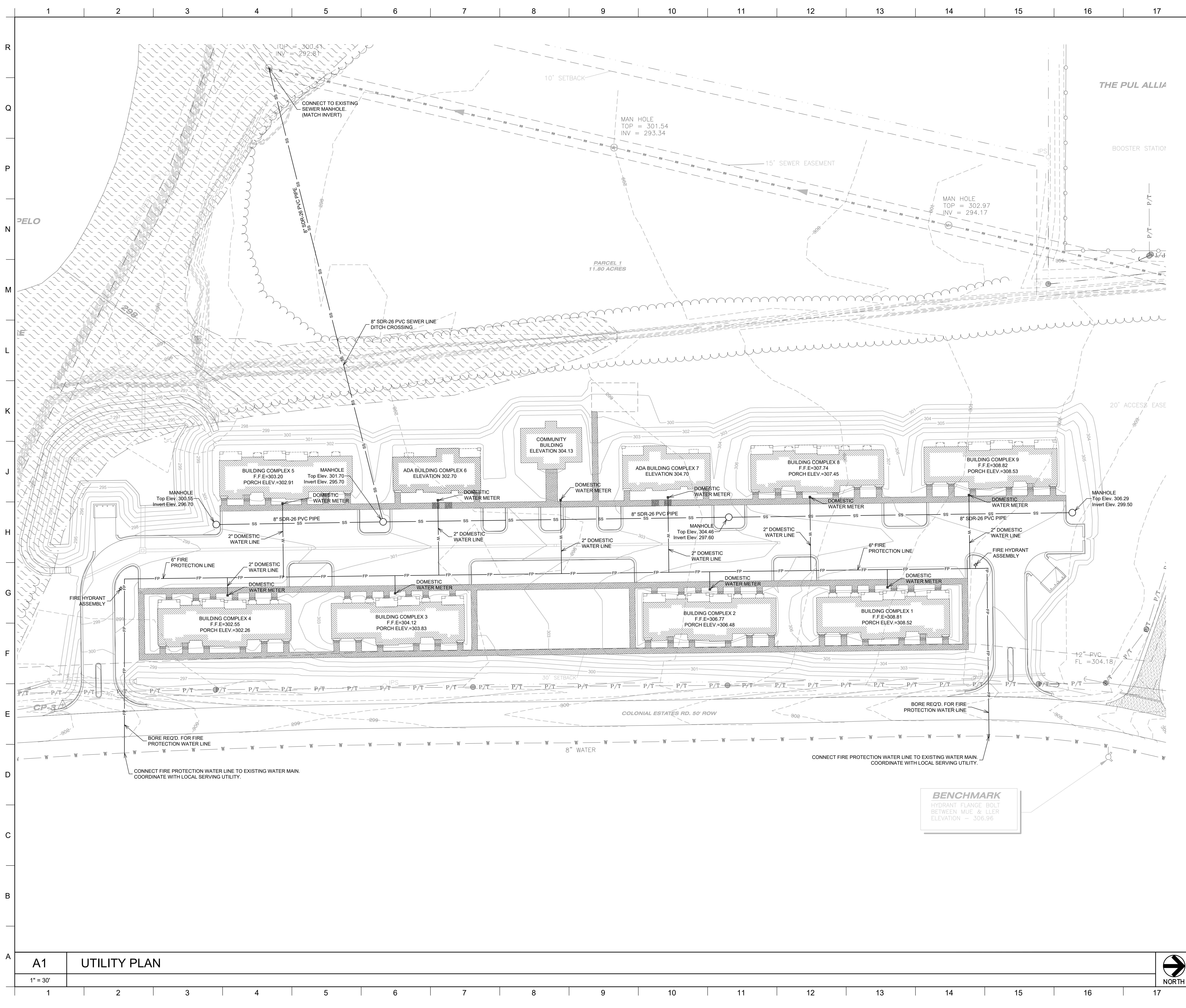
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SHEET TITLE
**DRAINAGE
PLAN**

SHEET NUMBER
C104
of





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REGISTERED PROFESSIONAL ENGINEER
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MCCARTY
ARCHITECTS
 KURT SHETTLER, ARCHITECT

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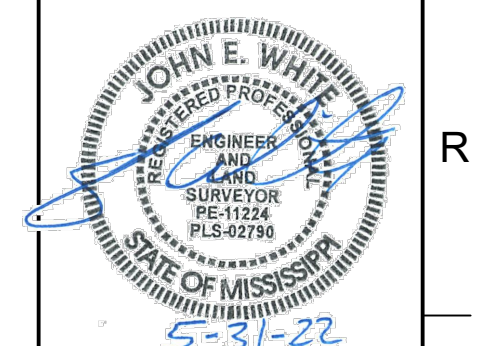
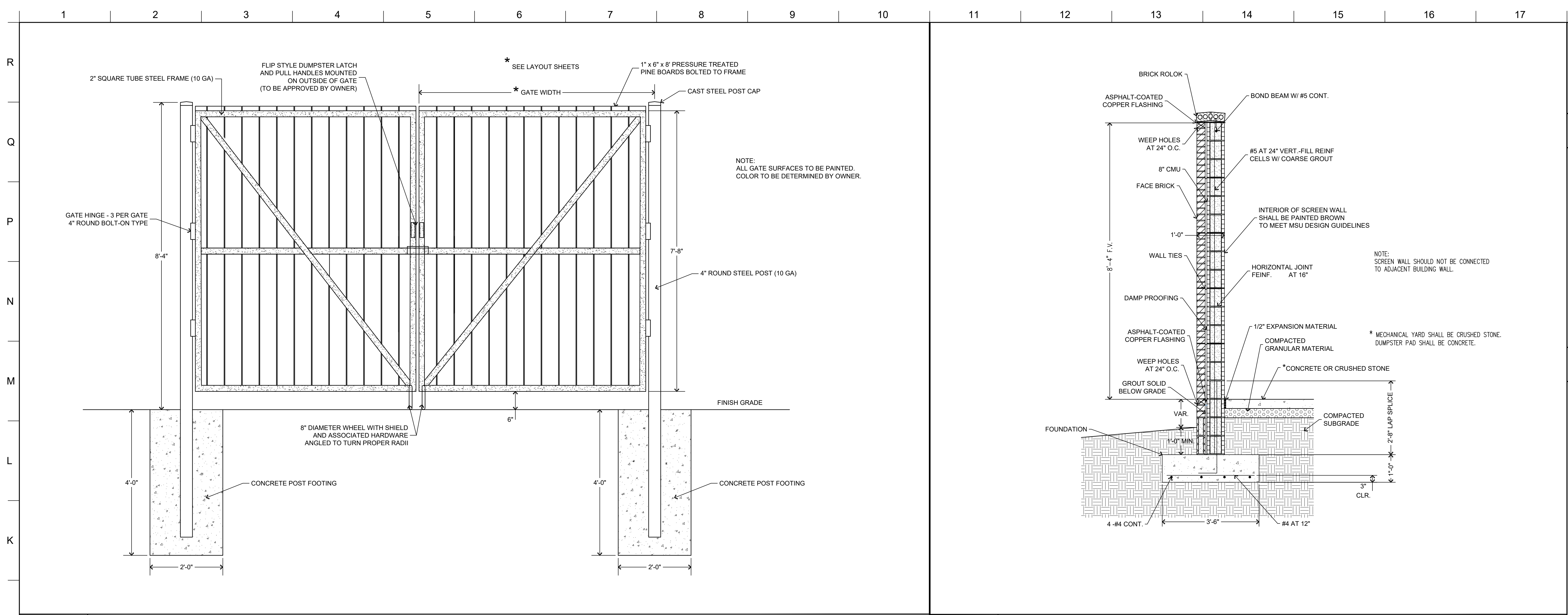
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NO.	DESCRIPTION

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C105
 of

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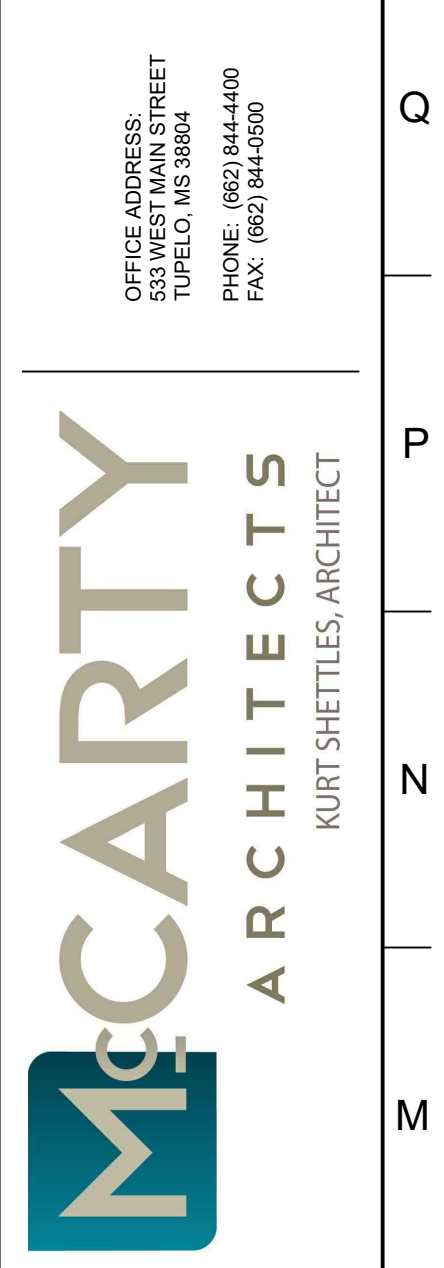


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LAYOUT NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE.
2. OUTLINE OF BUILDING SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
3. ALL SIDEWALK JOINTS ARE TO BE TOOLED AND NOT SAW CUT.
4. ALL TRAVEL LANES ARE TO BE HEAVY DUTY ASPHALT PAVEMENT. ALL PARKING AREAS TO BE LIGHT DUTY ASPHALT PAVEMENT.

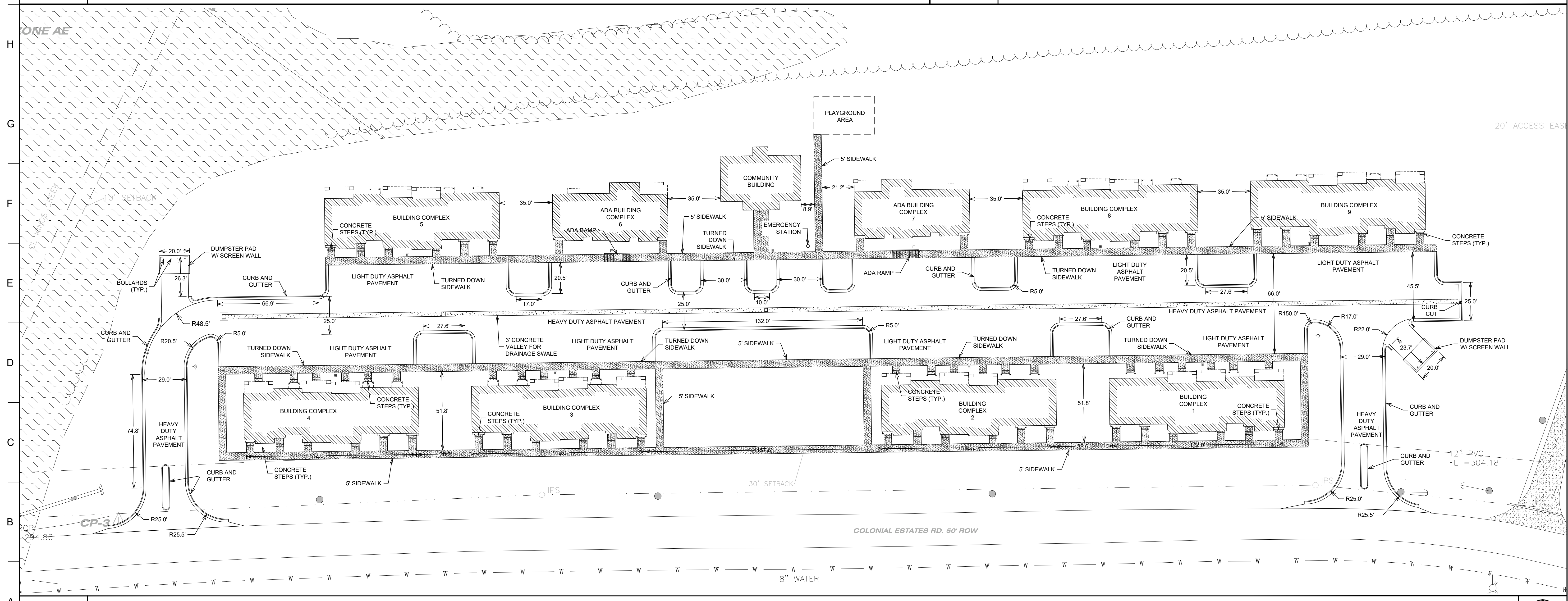


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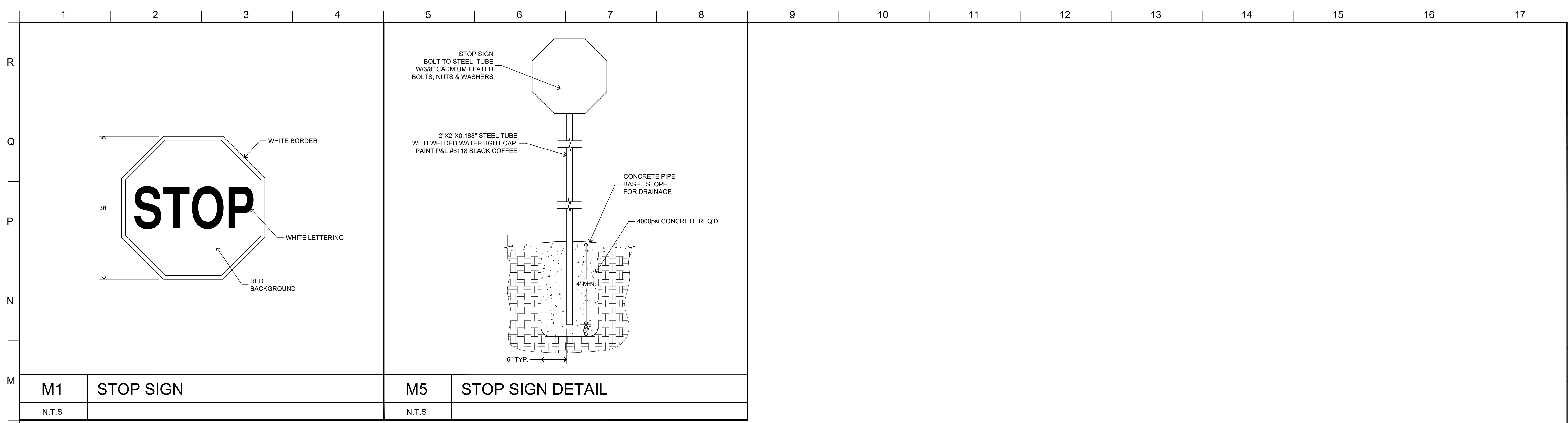
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SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C106
 of

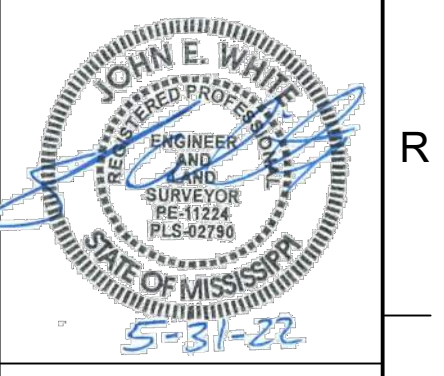


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M1	STOP SIGN	M5	STOP SIGN DETAIL
N.T.S.		N.T.S.	

ESI
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STRIPING NOTES

1. OUTLINE OF BUILDING SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
2. ALL PARKING LOT STRIPING SHALL BE 4" WHITE REFLECTORIZED PAINT, EXCEPT FOR ADA STRIPING, WHICH SHALL BE BLUE REFLECTORIZED PAINT.
3. 106 TOTAL PARKING SPACES INCLUDING 4 ADA SPACES

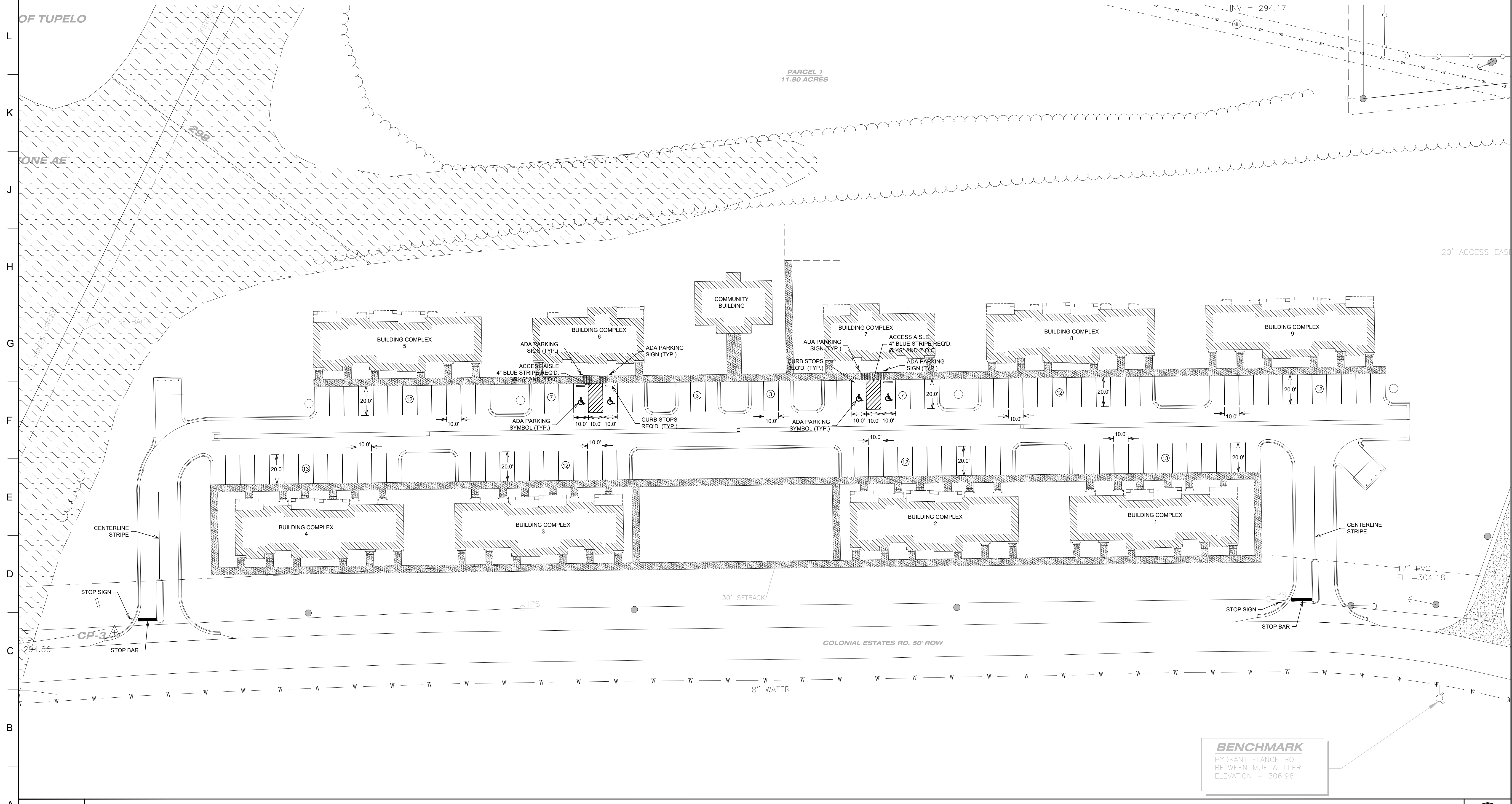
McCARTY
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 KURT SHETTLES, ARCHITECT

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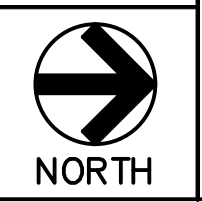
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SHEET TITLE
STRIPING PLAN

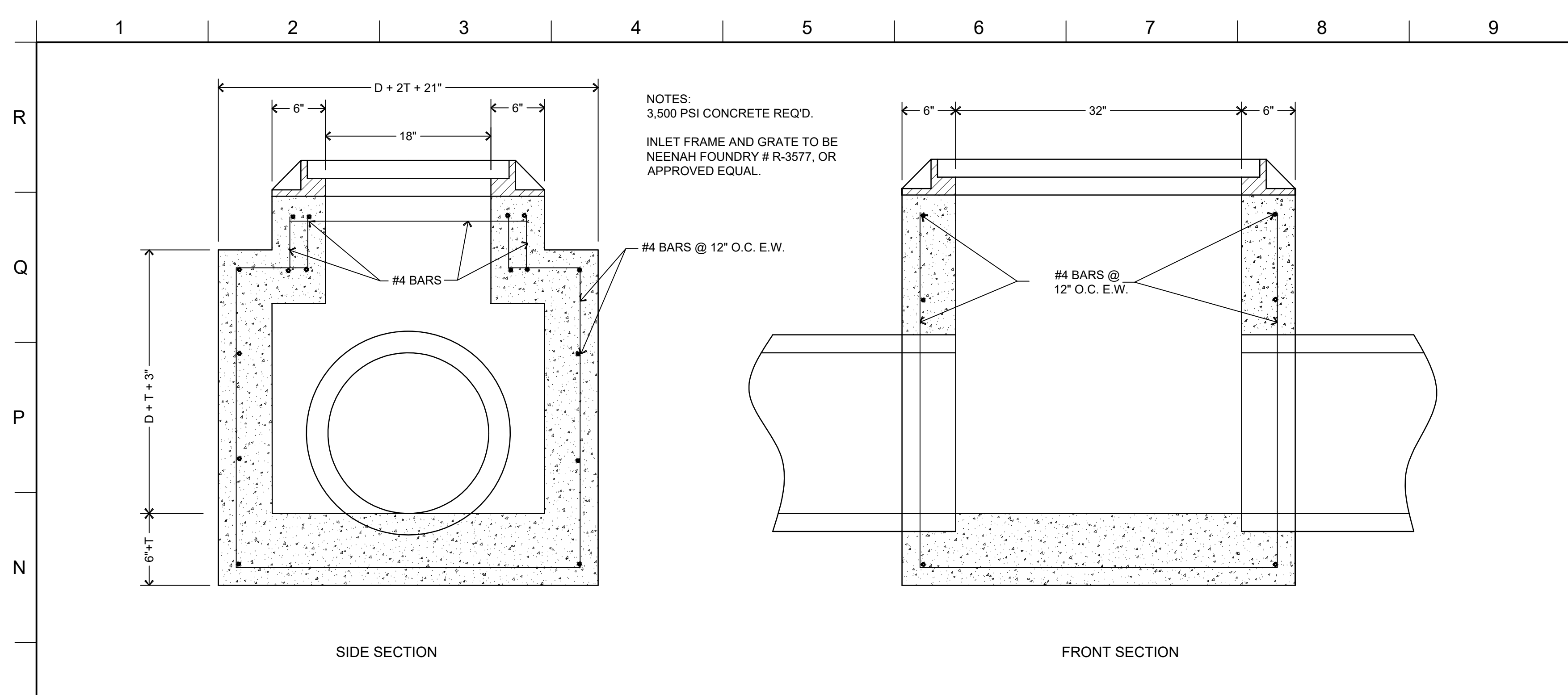
SHEET NUMBER
C107
 of



BENCHMARK
 HYDRANT FLANGE BOLT
 BETWEEN MUE & LLER
 ELEVATION - 306.96

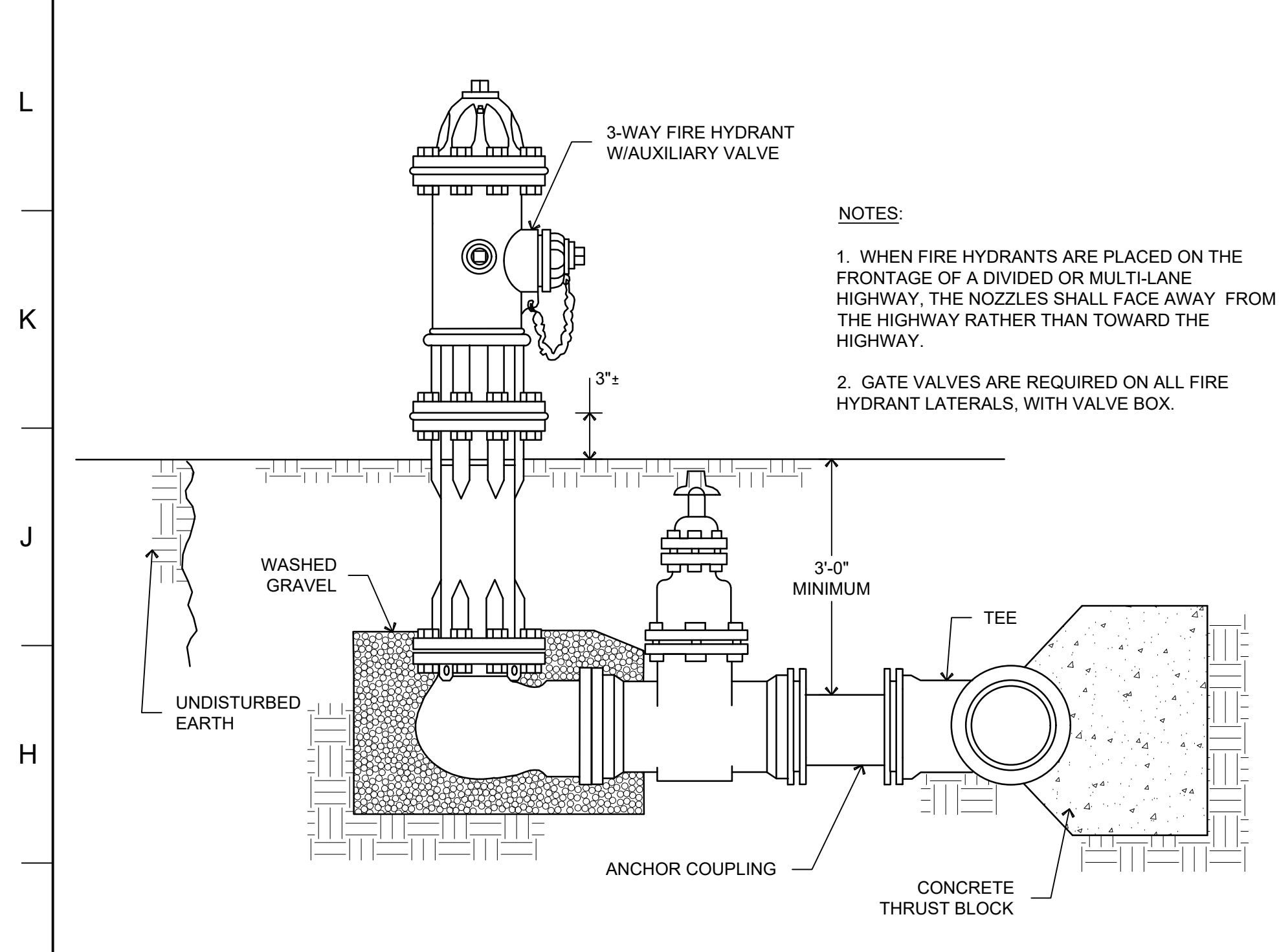


A1	STRIPING PLAN
1" = 30'	



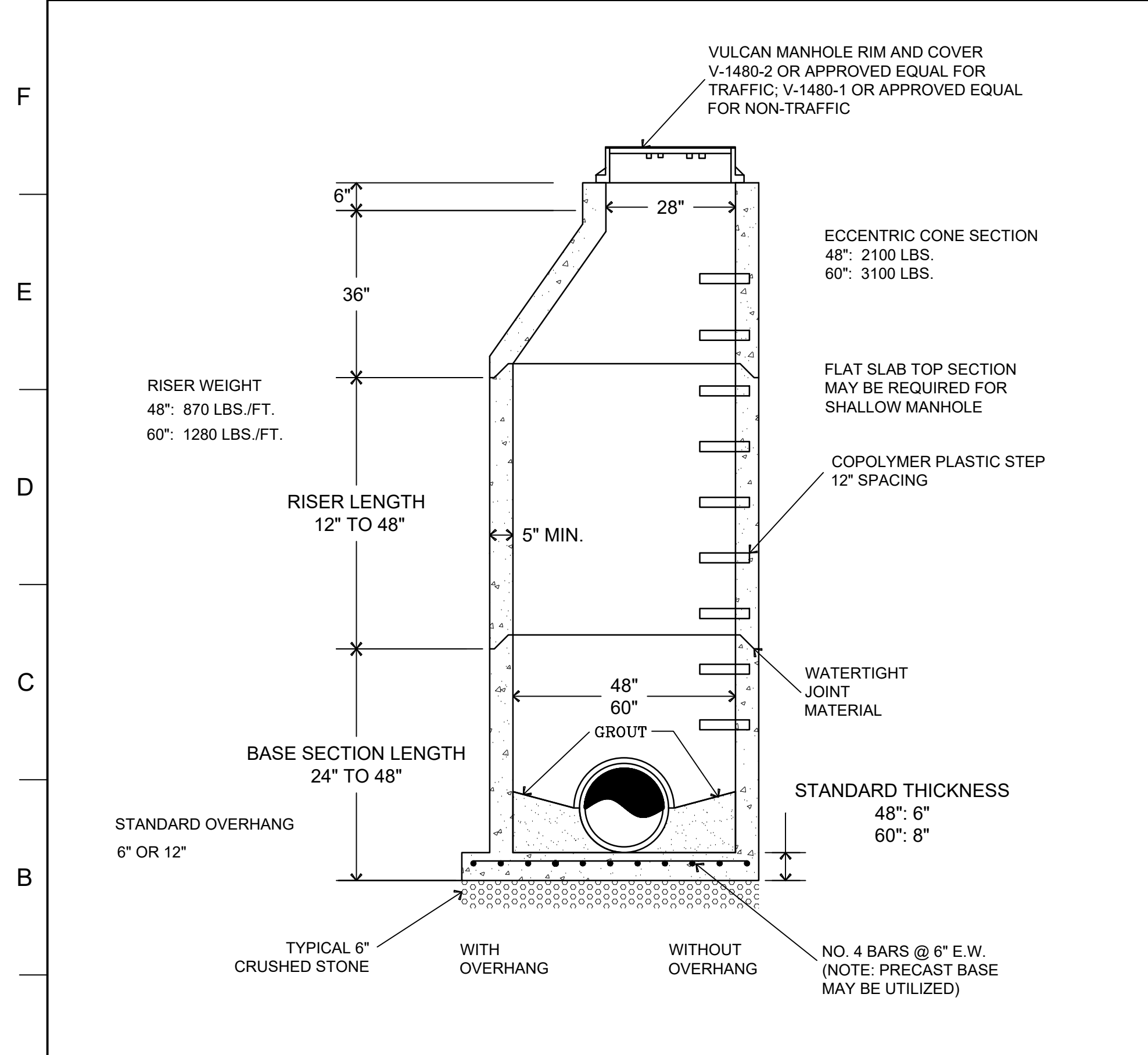
M1 GRATE INLET DETAIL

NOT TO SCALE



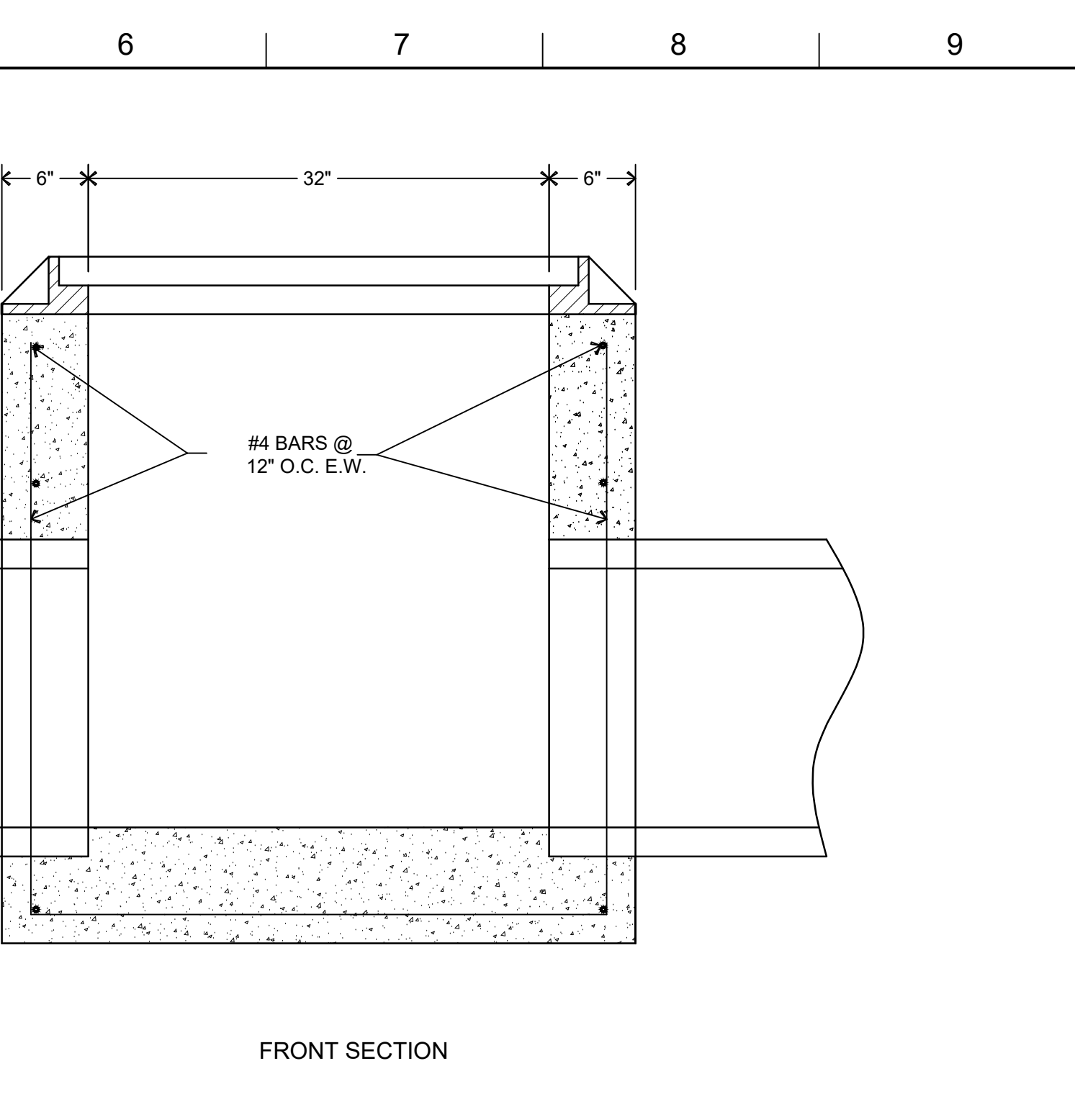
G1 FIRE HYDRANT DETAIL

N.T.S.



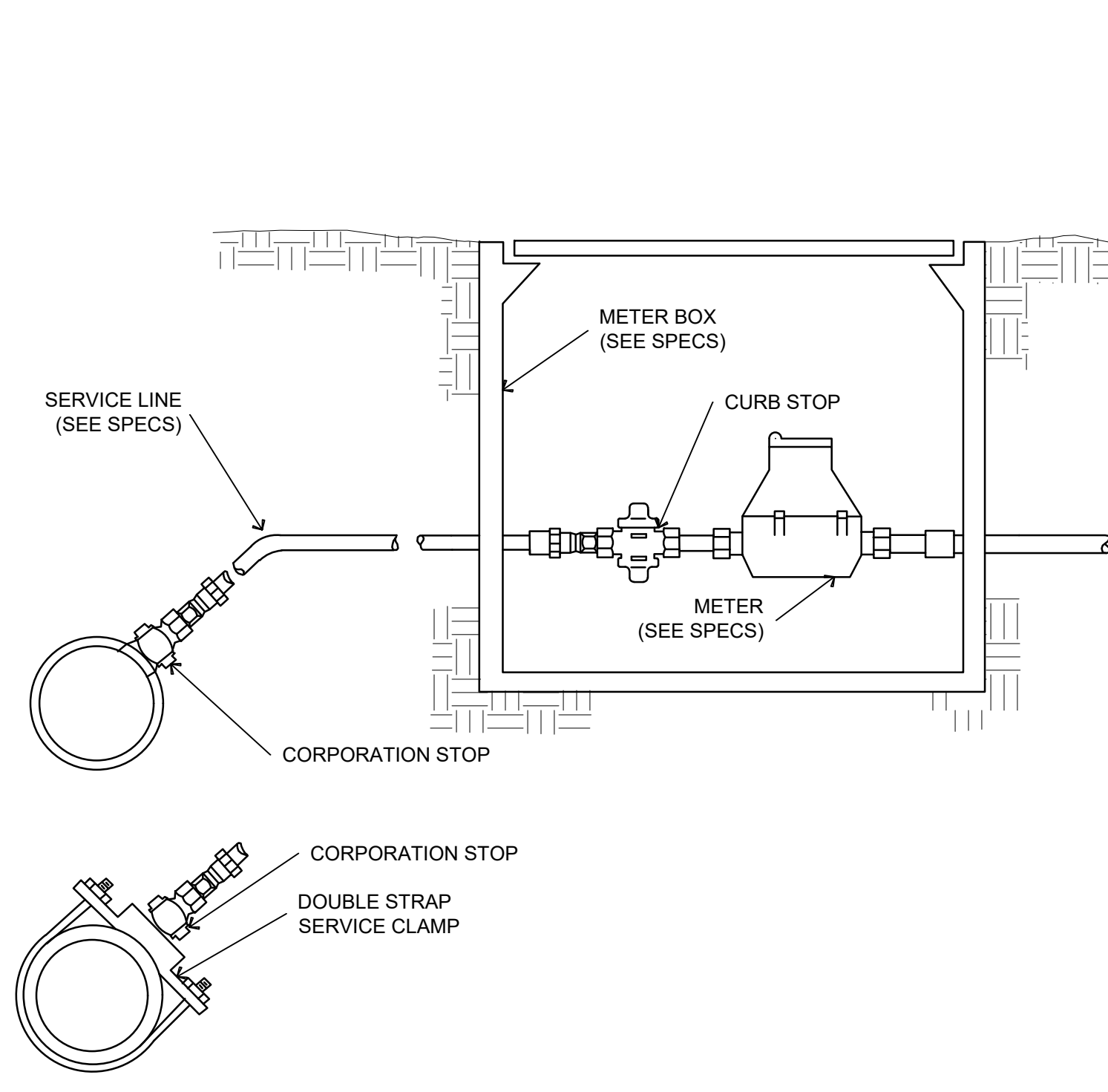
A1 MANHOLE DETAIL

N.T.S.



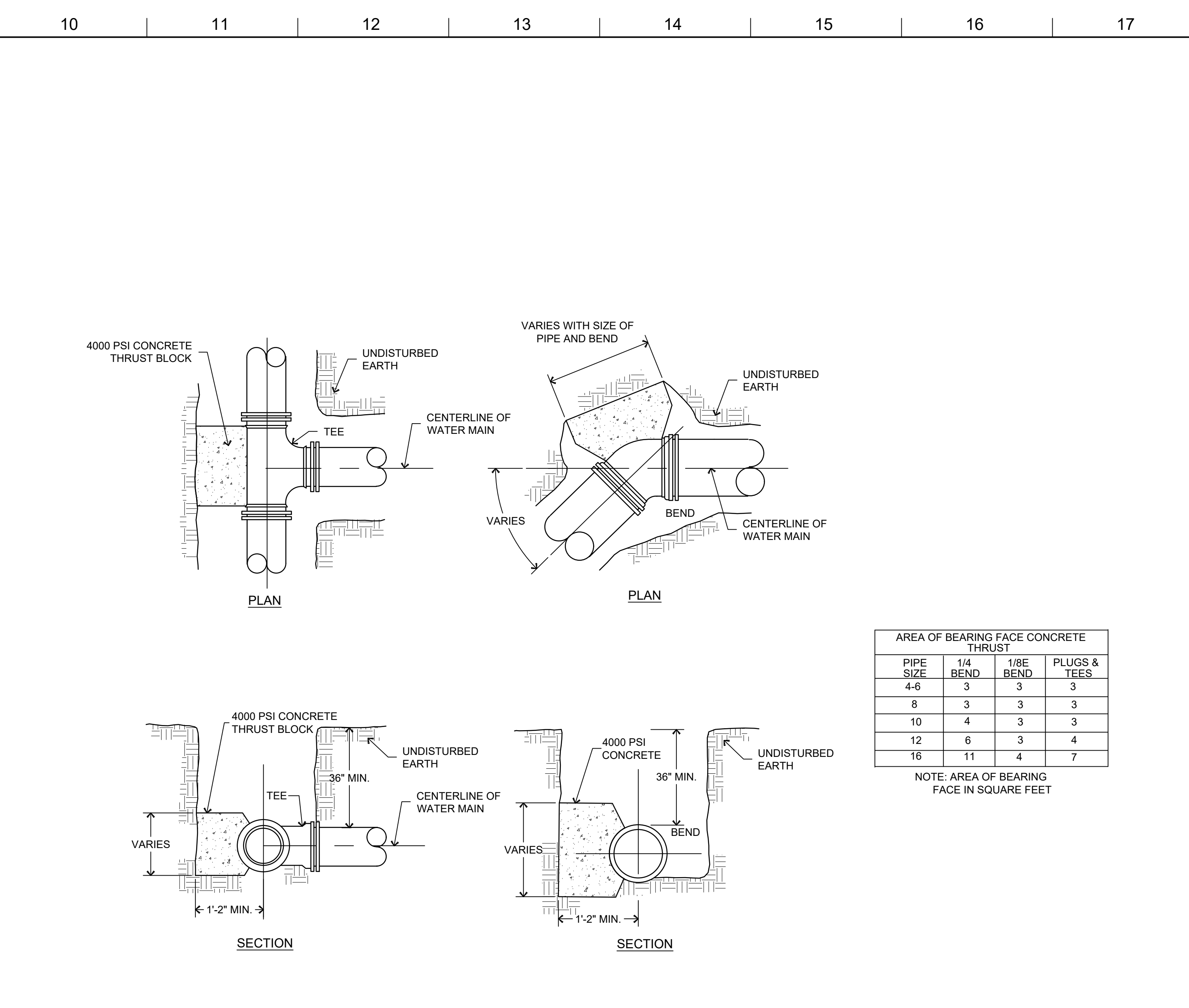
F6 SEWERLINE TRENCHING

N.T.S.



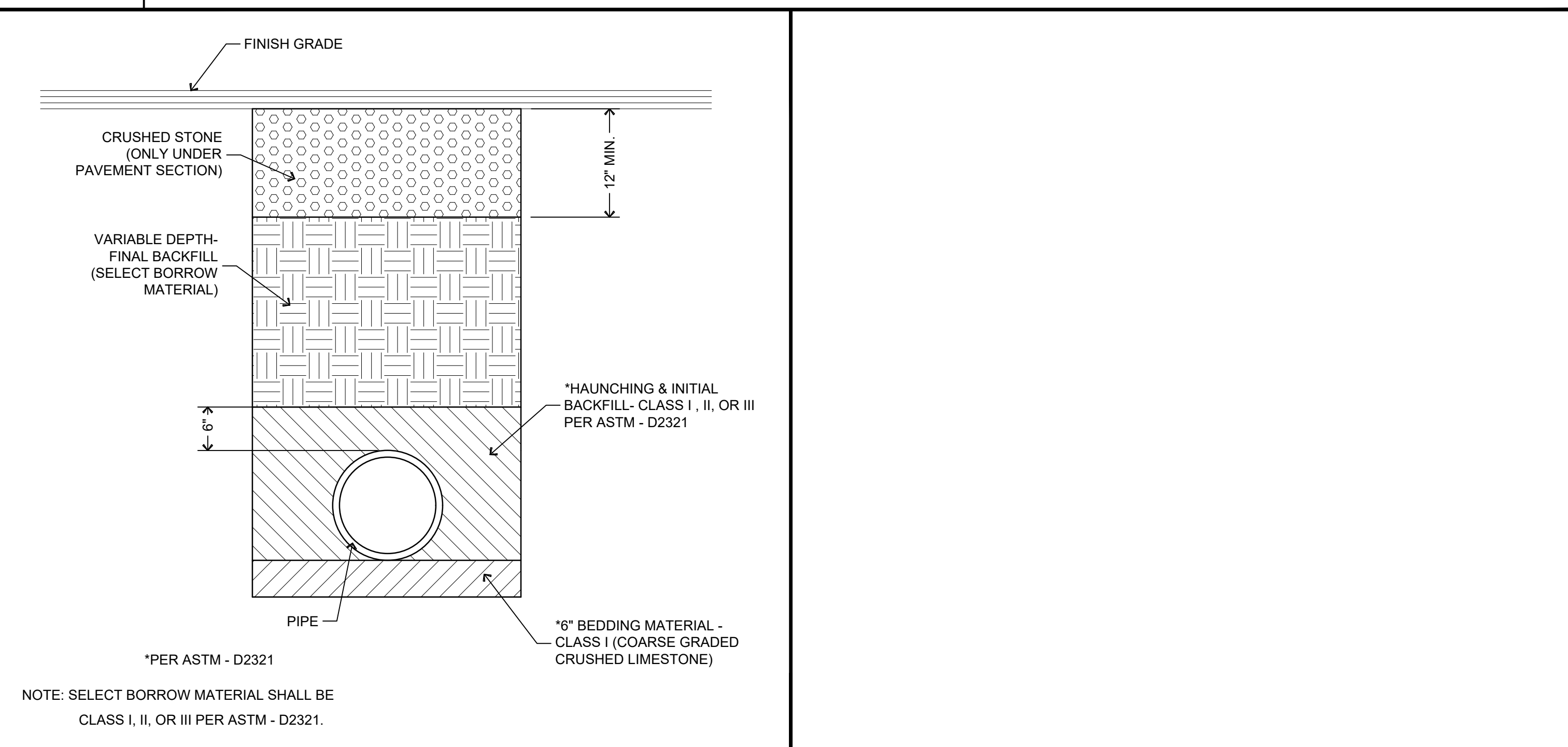
A6 TYP. WATER SERVICE ASSEMBLY

N.T.S.



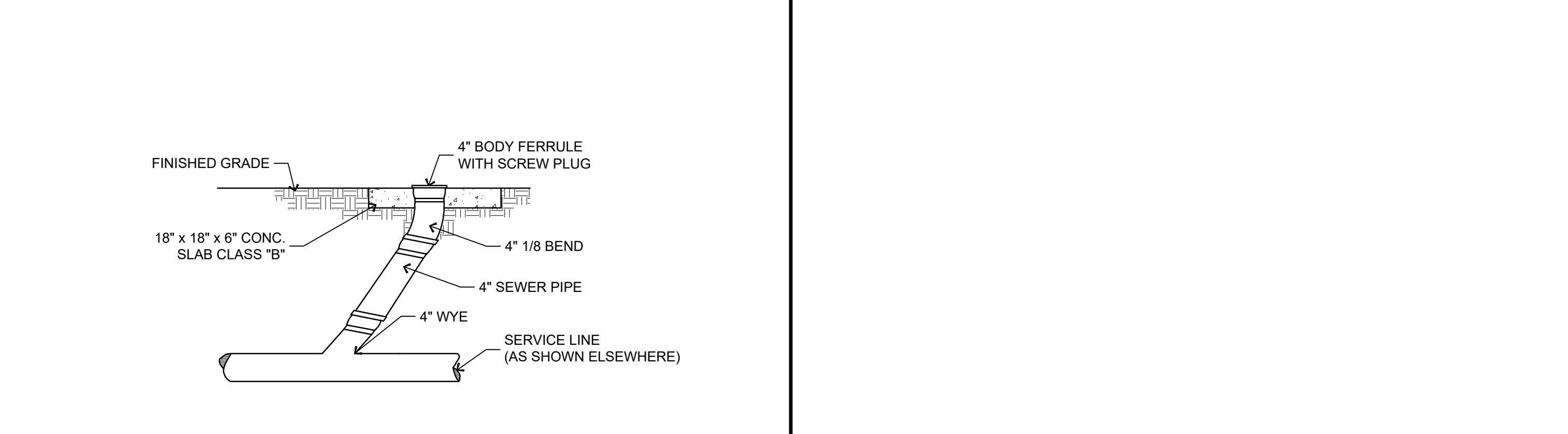
J10 THRUST BLOCK DETAILS FOR TEES & BENDS

N.T.S.



D10 PIPE BEDDING DETAIL

N.T.S.

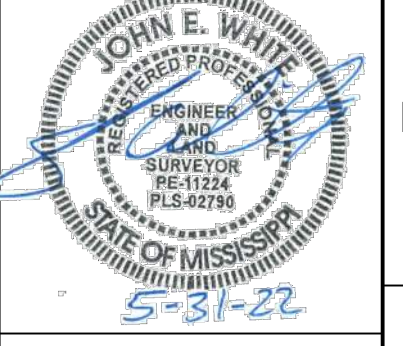


A10 SEWER SERVICE CLEANOUT

N.T.S.



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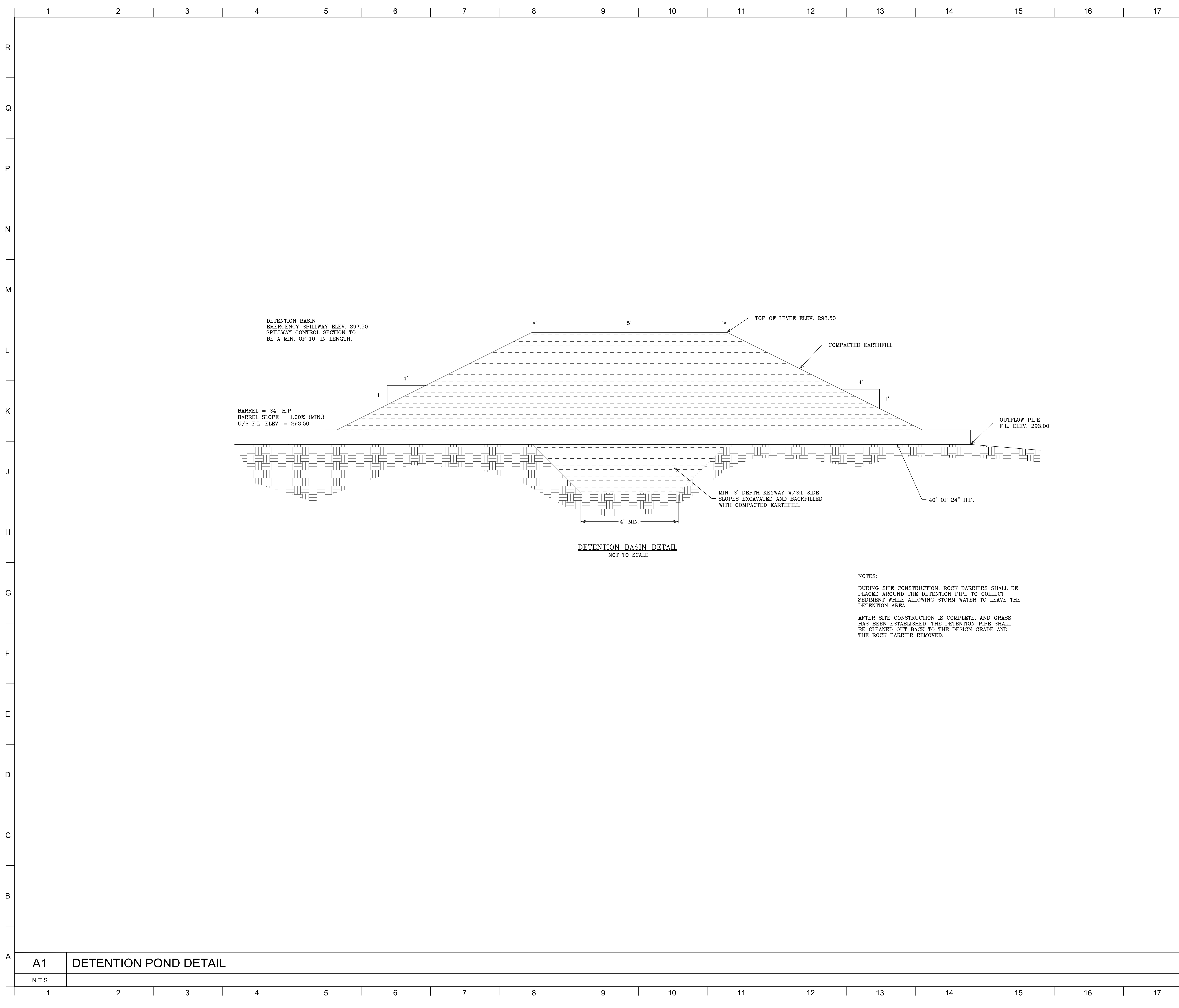


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SHEET TITLE
DRAINAGE AND UTILITY DETAILS

SHEET NUMBER
C201
of



DETENTION BASIN
EMERGENCY SPILLWAY ELEV. 297.50
SPILLWAY CONTROL SECTION TO
BE A MIN. OF 10' IN LENGTH.

BARREL = 24" H.P.
BARREL SLOPE = 1.00% (MIN.)
U/S F.L. ELEV. = 293.50

TOP OF LEVEE ELEV. 298.50

COMPACTED EARTHFILL

OUTFLOW PIPE
F.L. ELEV. 293.00

MIN. 2' DEPTH KEYWAY W/2:1 SIDE
SLOPES EXCAVATED AND BACKFILLED
WITH COMPACTED EARTHFILL.

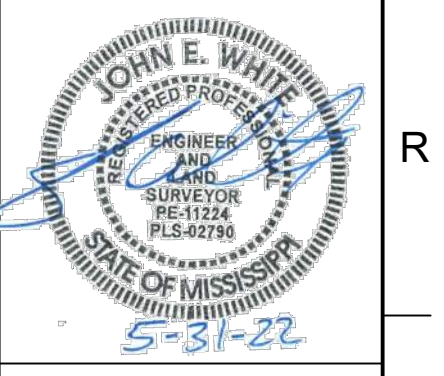
40' OF 24" H.P.

DETENTION BASIN DETAIL
NOT TO SCALE

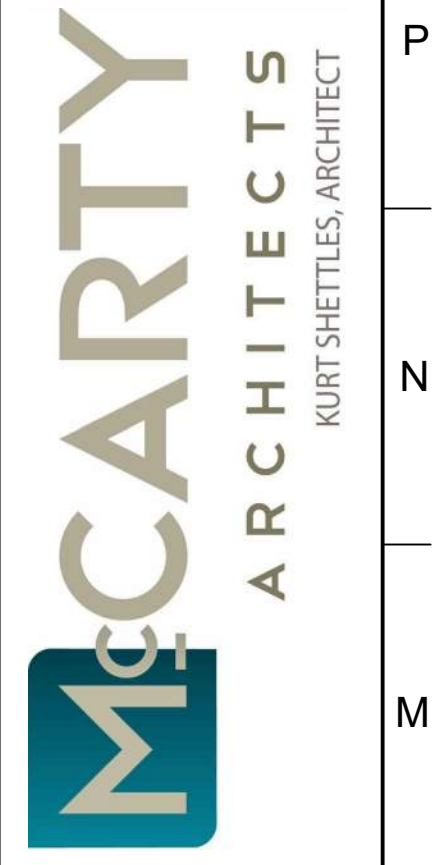
NOTES:
DURING SITE CONSTRUCTION, ROCK BARRIERS SHALL BE
PLACED AROUND THE DETENTION PIPE TO COLLECT
SEDIMENT WHILE ALLOWING STORM WATER TO LEAVE THE
DETENTION AREA.
AFTER SITE CONSTRUCTION IS COMPLETE, AND GRASS
HAS BEEN ESTABLISHED, THE DETENTION PIPE SHALL
BE CLEANED OUT BACK TO THE DESIGN GRADE AND
THE ROCK BARRIER REMOVED.



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SHEET TITLE
**DETENTION
POND
DETAILS**

SHEET NUMBER
C202
— of —

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A1 DETENTION POND DETAIL

N.T.S.

NOTE:
SEE CIVIL SHEETS
FOR ADDITIONAL
SITE INFORMATION.

NOT FOR
CONSTRUCTION

OFFICE ADDRESS:
535 WEST MAIN STREET
TUPELO, MS 38801-3443
PHONE: (662) 844-6400
FAX: (662) 844-6500



PROJECT TITLE
**FLOWERDALE COMMONS
TOWNHOMES**
COLONIAL ESTATES ROAD
TUPELO, MS

PROJECT NO.:
• 21051
DRAWN BY:
•
CHECKED BY:
• JB
DATE ISSUED:
• 31 MAY 2022

REVISIONS & ADDENDUMS

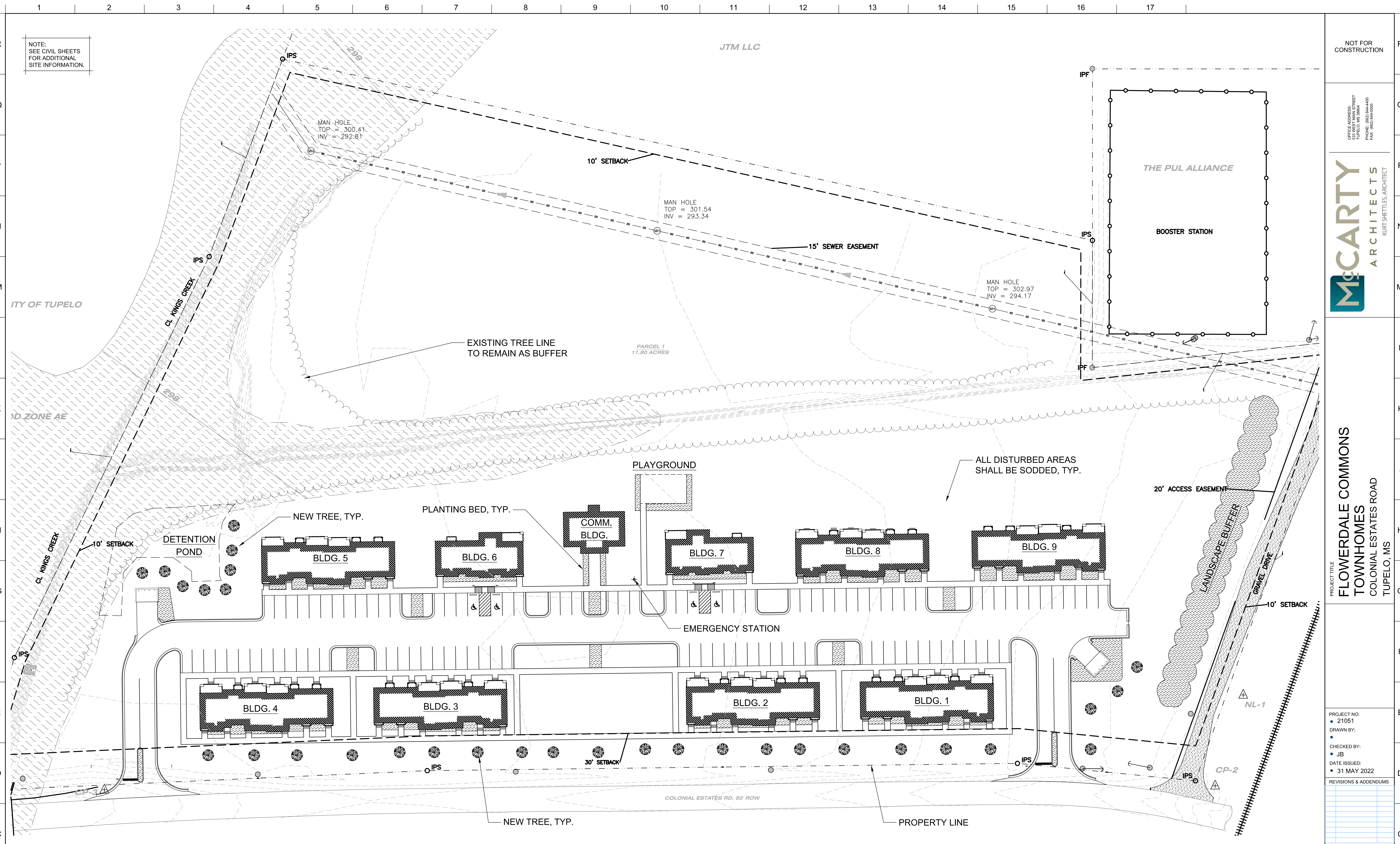
SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

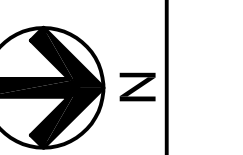
L101

of



E1 LANDSCAPE PLAN

1" = 30'
SEE CIVIL SHEETS FOR ADDITIONAL SITE INFO



BOTH DUMPSTER LOCATIONS SHALL BE
ENCLOSED WITH BRICK WALLS AND
WOOD GATES.

ALL GROUND MOUNTED
MECHANICAL/ELECTRICAL EQUIPMENT
SHALL BE SCREENED.

SCOPE

SCOPE OF WORK INCLUDES 48-UNIT TOWNHOME
DEVELOPMENT. SEVEN 2-STORY BUILDINGS
SLAB-ON-GRADE WOOD FRAMED STRUCTURES. TWO
1-STORY BUILDINGS SLAB-ON-GRADE WOOD FRAMED
STRUCTURES. ONE 1-STORY COMMUNITY BUILDING.

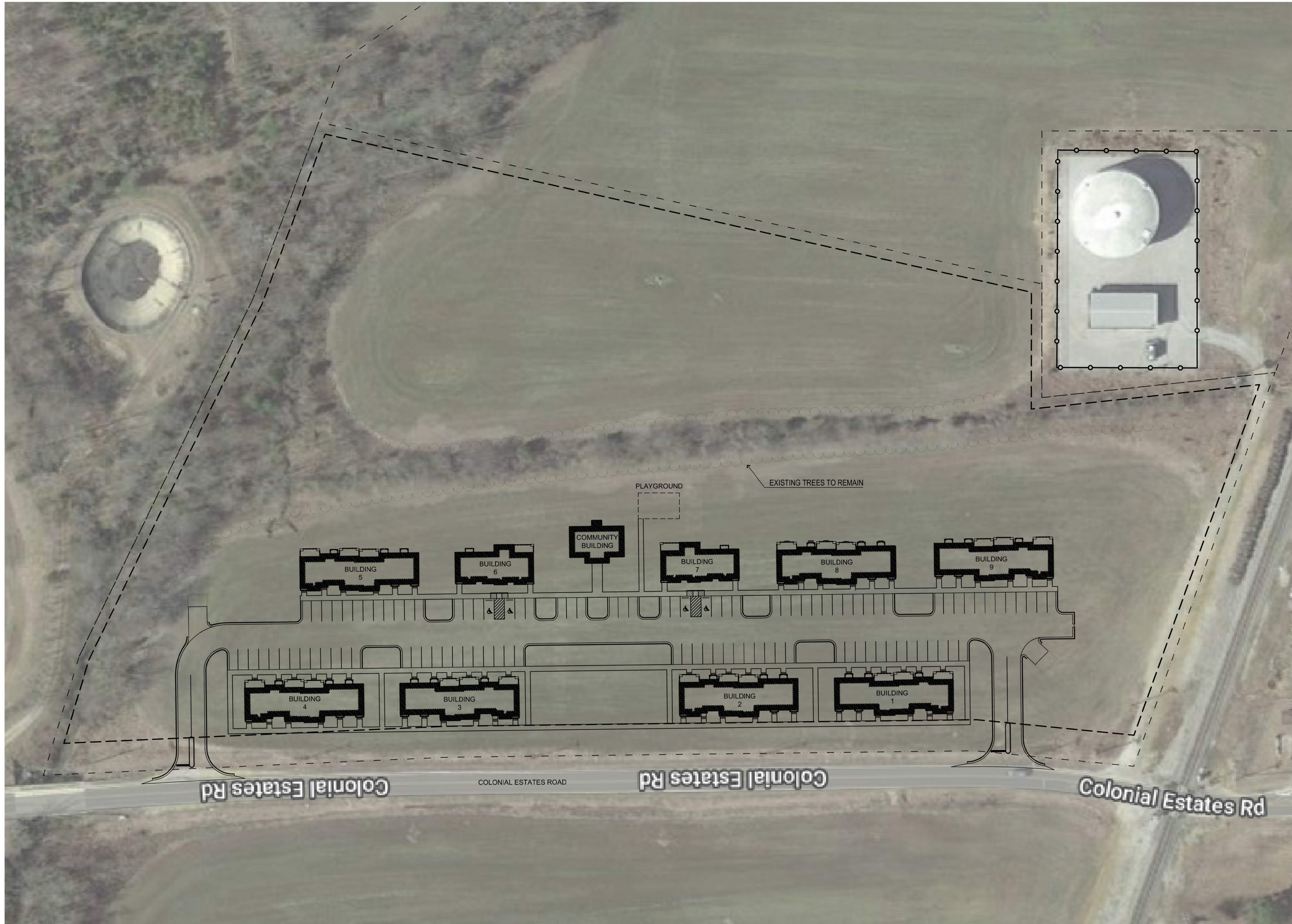
SITE DATA

- OWNER: FLOWERDALE COMMONS 2021, LP
- ARCHITECT: McCARTY ARCHITECTS
- CIVIL: ESI
- ACREAGE: 11.8 ACRES
- PARKING: 107 SPACES

TYPE	UNIT C 2 BR/ 2 BATH	UNIT D 3 BR/ 2 BATH	TOTAL UNITS/ BLDG	HEATED SF
BLDG. 1	3	3	6	7,458
BLDG. 2	3	3	6	7,458
BLDG. 3	3	3	6	7,458
BLDG. 4	3	3	6	7,458
BLDG. 5	3	3	6	7,458
BLDG. 6	1	1	2	2,350
BLDG. 7	1	1	2	2,350
BLDG. 8	3	3	6	7,458
BLDG. 9	3	3	6	7,458
SUBTOT:	28	28	46	56,914
CB	1		1	1,580
TOTALS	-	-	47	58,494

Plot Date: SITE PLAN SUBMISSION - 5/31/2022

1/17/2022 1:39:09 PM



NOTE:
SEE CIVIL SHEETS
FOR ADDITIONAL
SITE INFORMATION.

BUILDING SCHEDULE				
TYPE	UNIT C 2 BR / 2 BATH	UNIT D 3 BR / 2 BATH	TOTAL UNITS / BLDG	HEATED SF
BLDG. 1	3	3	6	7,458
BLDG. 2	3	3	6	7,458
BLDG. 3	3	3	6	7,458
BLDG. 4	3	3	6	7,458
BLDG. 5	3	3	6	7,458
BLDG. 6	1	1	2	2,356
BLDG. 7	1	1	2	2,356
BLDG. 8	3	3	6	7,458
BLDG. 9	3	3	6	7,458
SUBTOT.	23	23	46	56,918
CB			1	1,590
TOTALS	-	-	47	58,508

NOT FOR
CONSTRUCTION

OFFICE ADDRESS:
533 WEST MAIN STREET
TUPELO, MS 38804
PHONE: (601) 844-4800
FAX: (601) 844-4801



PROJECT TITLE
**FLOWERDALE COMMONS
TOWNHOMES**
COLONIAL ESTATES ROAD
TUPELO, MS

PROJECT NO:
• 21051
DRAWN BY:
• jbf
CHECKED BY:
• JB
DATE ISSUED:
• 31 MAY 2022

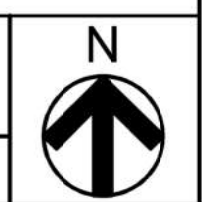
REVISIONS & ADDENDUMS

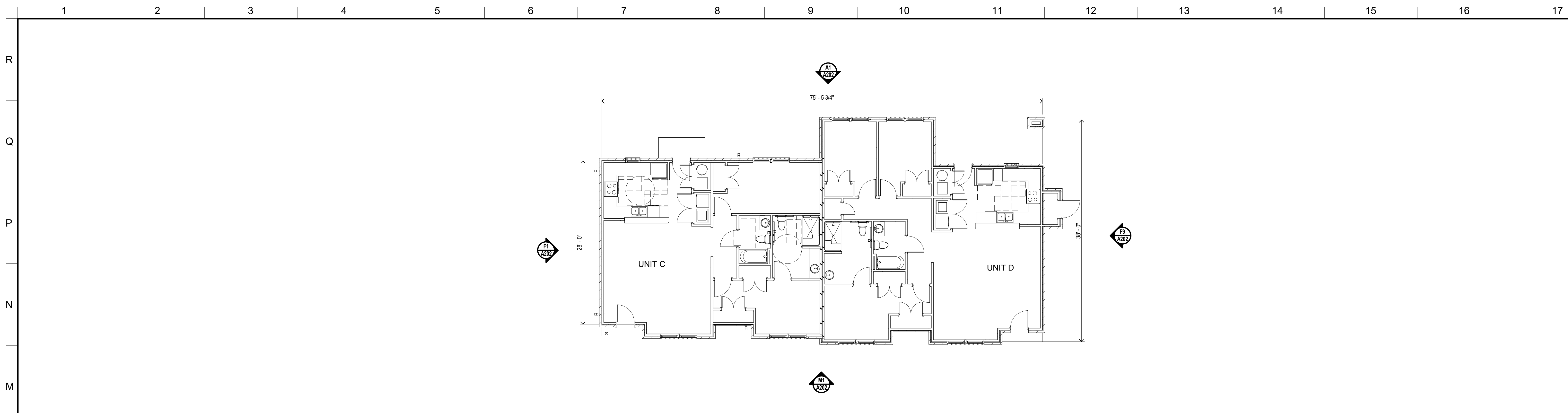
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SHEET TITLE
ARCHITECTURAL
SITE PLAN

SHEET NUMBER

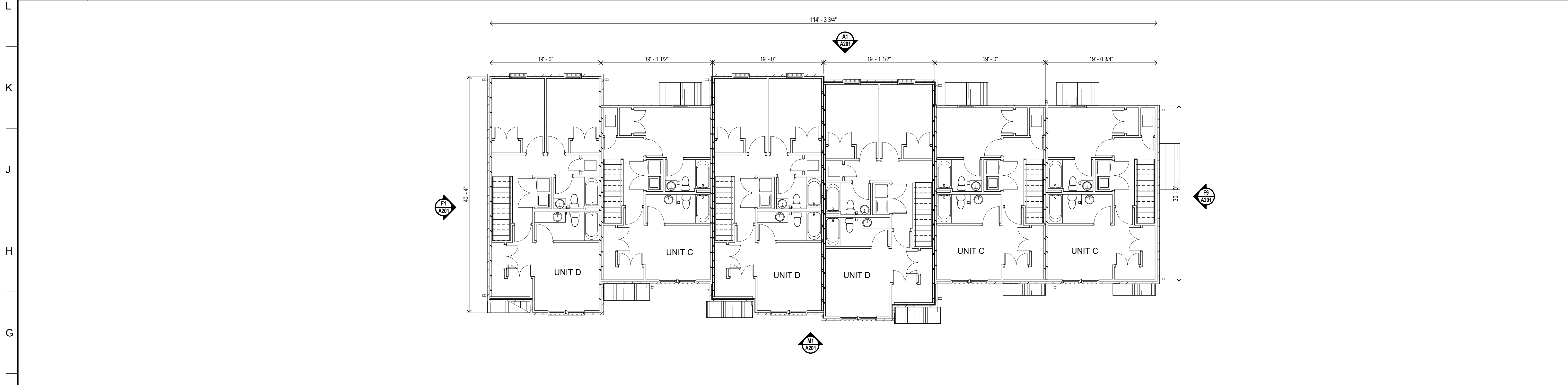
AS100
of





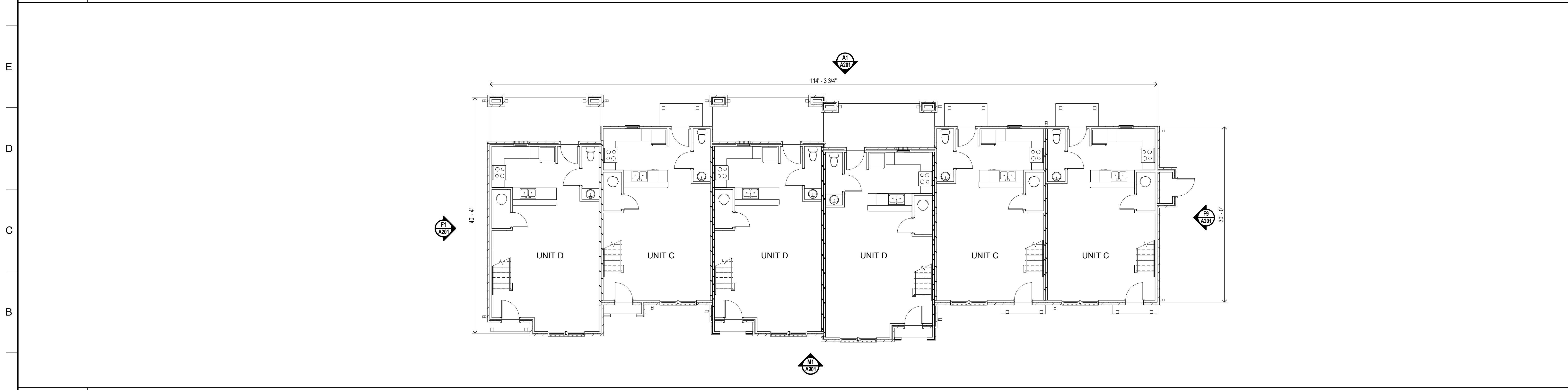
L1 BUILDING 6 & 7 - FLOOR PLAN (ADA)

1/8" = 1'-0" 2,356 SQFT



F1 BUILDINGS 2,4,5 & 8 AND BUILDINGS 1,3 & 9 (OPP.) - SECOND FLOOR PLAN

1/8" = 1'-0" 3,957 SQFT



A1 BUILDINGS 2,4,5 & 8 AND BUILDINGS 1,3 & 9 (OPP.) - FIRST FLOOR PLAN

1/8" = 1'-0" 3,501 SQFT

BLDG SCHEDULE

TYPE	UNIT C 2 BR / 2 BATH	UNIT D 3 BR / 2 BATH	TOTAL UNITS / BLDG	HEATED SF
BLDG. 1	3	3	6	7,458
BLDG. 2	3	3	6	7,458
BLDG. 3	3	3	6	7,458
BLDG. 4	3	3	6	7,458
BLDG. 5	3	3	6	7,458
BLDG. 6	1	1	2	2,356
BLDG. 7	1	1	2	2,356
BLDG. 8	3	3	6	7,458
BLDG. 9	3	3	6	7,458
SUBTOT.	23	23	46	56,918
CB	-	-	1	1,590
TOTALS	-	-	47	58,508

UNIT SCHEDULE

UNIT TYPE	# UNITS	SF	HEATED SF
UNIT C 2 BR/2 BATH	21	1,140	23,940
UNIT C-ADA 2 BR/2 BATH	2	1,102	2,204
UNIT D 3 BR/2 BATH	21	1,346	28,266
UNIT D-ADA 3 BR/2 BATH	2	1,254	2,508
SUBTOTALS	46	-	56,918
COMMUNITY BUILDING	1	1,590	1,590
TOTALS	47	-	58,508

NOT FOR CONSTRUCTION

OFFICE ADDRESS:
525 WEST MAIN STREET
TUPALO, MS 38864-4400
PHONE: (662) 844-5000
FAX: (662) 844-5000



PROJECT TITLE
**FLOWERDALE COMMONS
TOWNHOMES**
COLONIAL ESTATES ROAD
TUPELO, MS

PROJECT NO:
• 21051
DRAWN BY:
• jbf
CHECKED BY:
• JB
DATE ISSUED:
• 31 MAY 2022

REVISIONS & ADDENDUMS

NO.	DESCRIPTION

SHEET TITLE
**OVERALL
BUILDING
FLOOR PLANS**

SHEET NUMBER
A101
— of —

6/1/2022 9:14:28 AM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

R
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P
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M
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K
J
H
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D
C
B
A



ELEVATION NOTES

MARK	DESCRIPTION
①	ASPHALT SHINGLES
②	BRICK VENEER
③	FIBER CEMENT SIDING
④	MANUFACTURED STONE VENEER
⑤	WOOD COLUMN
⑥	PRE-HUNG INSULATED DOOR
⑦	BRICK ROLOK SILL
⑧	BRICK SOLDIER COURSE
⑨	SHINGLE SHAKE

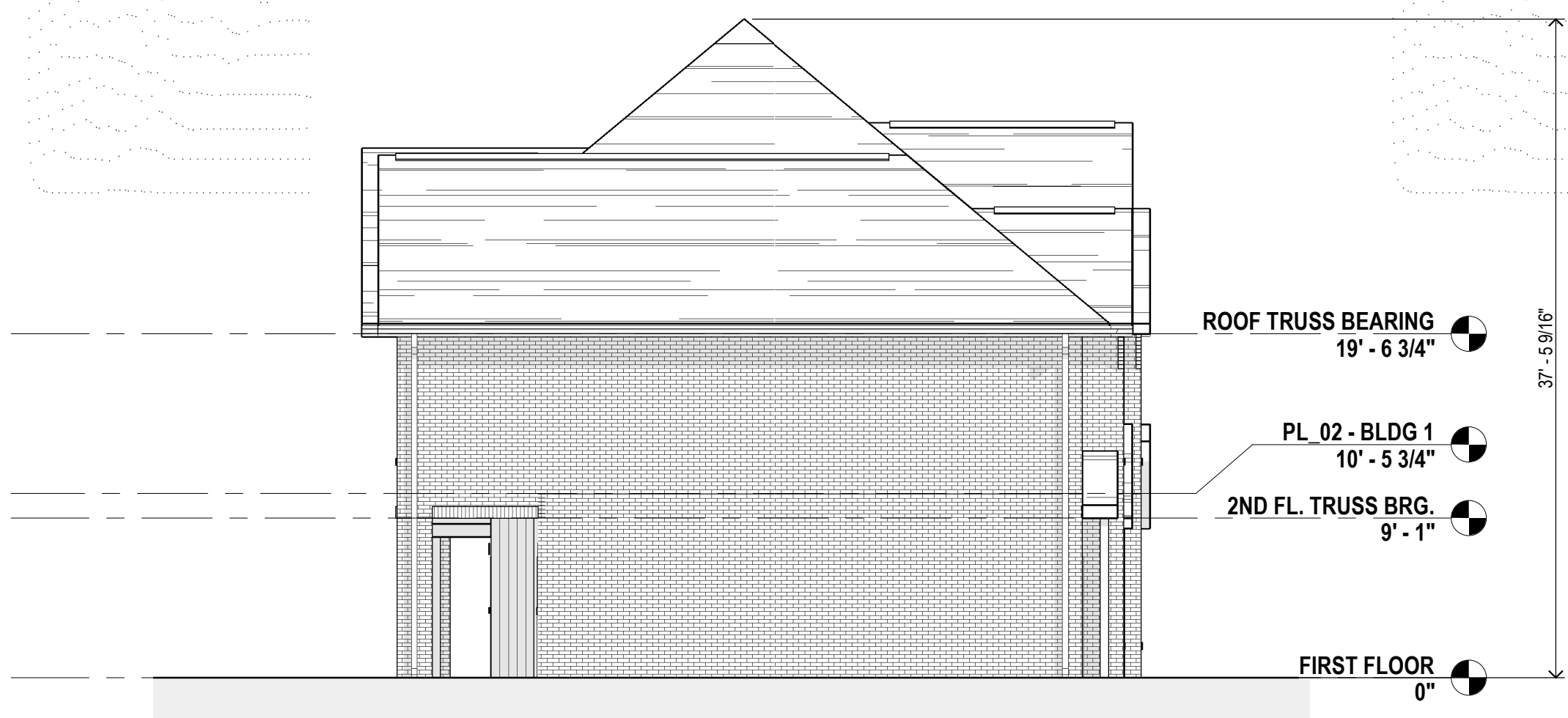
NOT FOR CONSTRUCTION

OFFICE ADDRESS:
535 WEST MAIN STREET
TUCUMPHOC, MS 38788-0000
PHONE: (662) 844-5000
FAX: (662) 844-5000



M1 BLDG 5 - EAST (BLDGS 1 & 2 OPP.)

1/8" = 1'-0" A101



F1 BLDG 5 - SOUTH (BLDGS. 1 & 2 OPP.)

1/8" = 1'-0" A101

F9 BLDG 5 - NORTH (BLDGS. 1 & 2 OPP.)

1/8" = 1'-0" A101



A1 BLDG 5 - WEST (BLDGS. 1 & 2 OPP.)

1/8" = 1'-0" A101

PROJECT TITLE
**FLOWERDALE COMMONS
TOWNHOMES**
COLONIAL ESTATES ROAD
TUPELO, MS

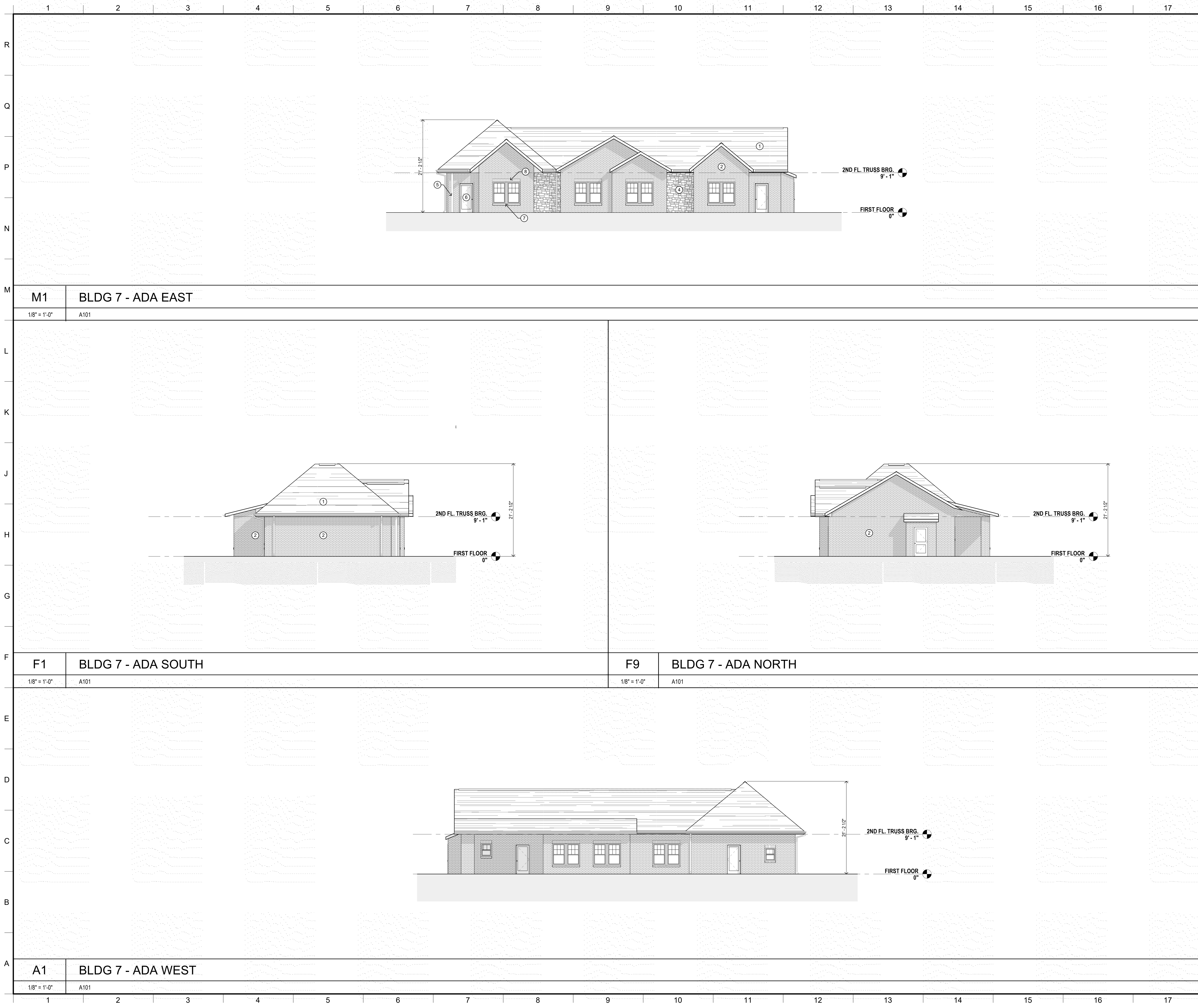
PROJECT NO:
• 21051
DRAWN BY:
• jbf
CHECKED BY:
• JB
DATE ISSUED:
• 31 MAY 2022

REVISIONS & ADDENDUMS

NO.	DESCRIPTION

SHEET TITLE
**EXTERIOR
ELEVATIONS
BLDGS 1-5, 8 & 9**

SHEET NUMBER
A201
of



ELEVATION NOTES

MARK	DESCRIPTION
①	ASPHALT SHINGLES
②	BRICK VENEER
③	FIBER CEMENT SIDING
④	MANUFACTURED STONE VENEER
⑤	WOOD COLUMN
⑥	PRE-HUNG INSULATED DOOR
⑦	BRICK ROLOK SILL
⑧	BRICK SOLDIER COURSE
⑨	SHINGLE SHAKE

NOT FOR CONSTRUCTION

OFFICE ADDRESS:
525 WEST MAIN STREET
TUPALO, MS 38884
PHONE: (662) 844-5000
FAX: (662) 844-5000



PROJECT TITLE
**FLOWERDALE COMMONS
TOWNHOMES**
COLONIAL ESTATES ROAD
TUPALO, MS

PROJECT NO:
• 21051
DRAWN BY:
• jbf
CHECKED BY:
• JB
DATE ISSUED:
• 31 MAY 2022

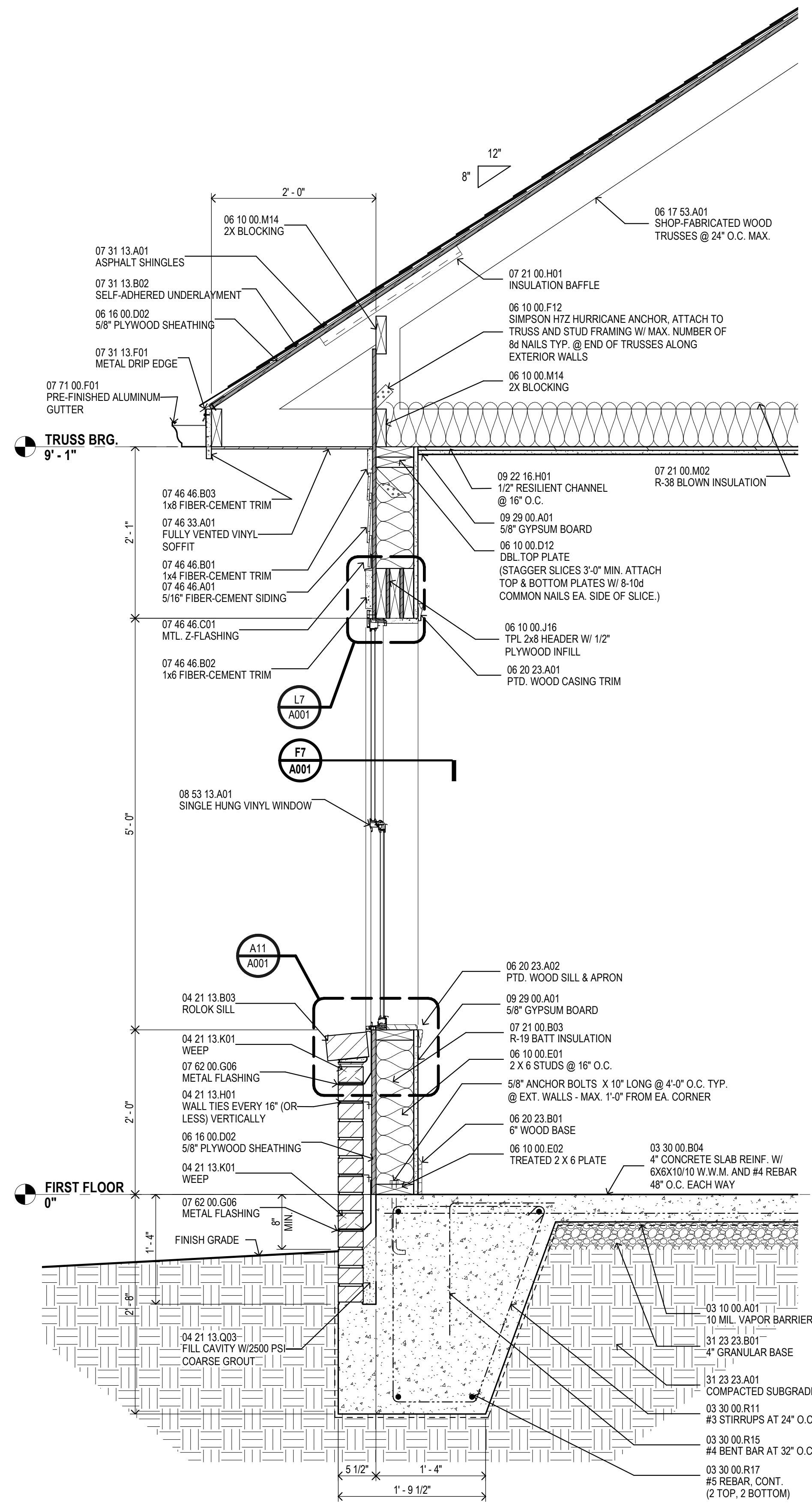
REVISIONS & ADDENDUMS

NO.	DESCRIPTION

SHEET TITLE
**EXTERIOR
ELEVATIONS
BLDG 6 & 7**

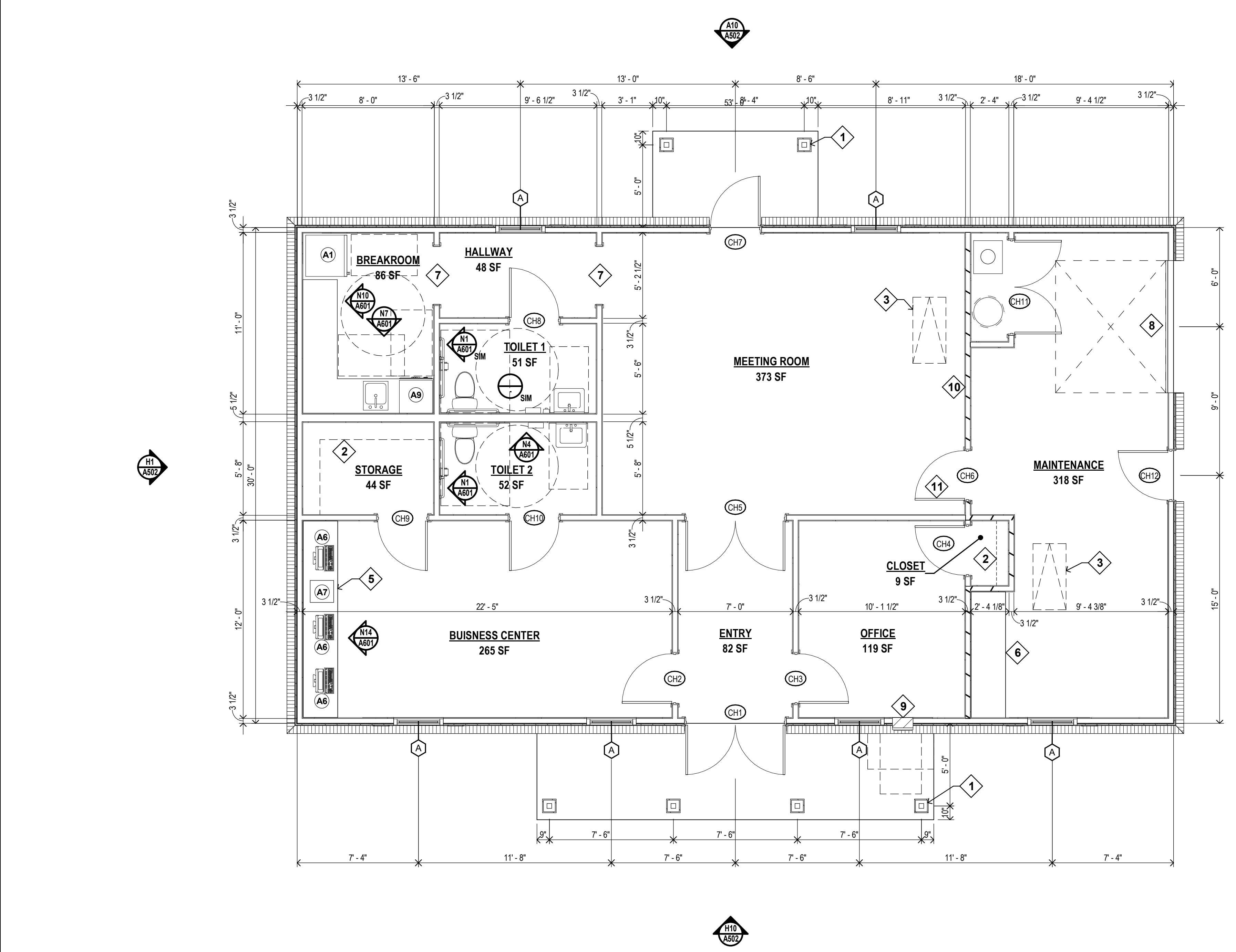
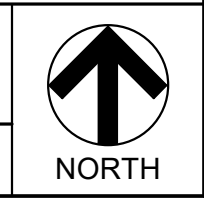
SHEET NUMBER
A202
— of —

***NOTE:**
 1. TRUSSES ARE UNSTABLE UNTIL PLYWOOD DECKING IS IN PLACE. CONTRACTOR TO PROVIDE TEMPORARY TRUSS BRACING IN ACCORDANCE WITH THE LATEST RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES H1B PUBLISHED BY THE TRUSS PLATE INSTITUTE AND BY THE WOOD TRUSS COUNCIL OF AMERICA.



K6 ROOF PLAN

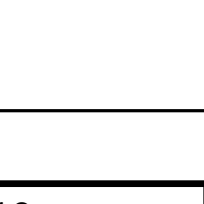
1/8" = 1'-0"



A6 FLOOR PLAN - COMMUNITY BLDG.

1/4" = 1'-0"

1,590 SF

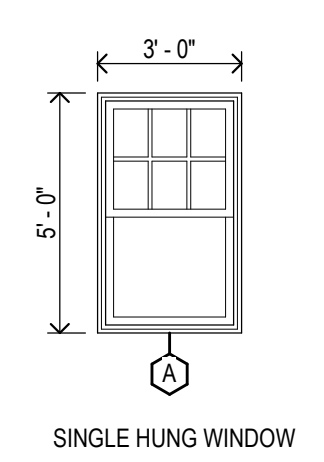


MARK	DOOR				CLOSER	LABEL	REMARKS
	WIDTH	HGT	THK	TYPE			
CH1	6'-0"	6'-8"	1 3/8"	1	STL		
CH2	3'-0"	6'-8"	1 3/8"	3	WD		
CH3	3'-0"	6'-8"	1 3/8"	3	WD		
CH4	3'-0"	6'-8"	1 3/8"	3	WD		
CH5	6'-0"	6'-8"	1 3/8"	4	WD		
CH6	3'-0"	6'-8"	1 3/8"	5	WD	45 MIN	
CH7	3'-0"	6'-8"	1 3/8"	1	STL	Y	
CH8	3'-0"	6'-8"	1 3/8"	3	WD		
CH9	3'-0"	6'-8"	1 3/8"	3	WD		
CH10	3'-0"	6'-8"	1 3/8"	3	WD		
CH11	5'-2"	6'-8"	1 3/8"	3	WD		
CH12	3'-0"	6'-8"	1 3/8"	2	STL	Y	

ROOF BRACING KEYNOTES

- 1 CONTINUOUS 2X4 BRACING AT BOTTOM CHORD OF TRUSSES SPACED AT 8 TO 10 FEET ON CENTER.
- 2 2X4 VERTICAL "X" BRACING AT 16'-0" OC MAX AND AT EACH END AS SHOWN. BRACING TO EXTEND FROM TOP CHORD TO BOTTOM CHORD OF TRUSSES. NAIL TO EACH TRUSS MEMBER.
- 3 2X4 BRACING INSTALLED AT ABOUT 45 DEGREES ALONG BOTTOM CHORDS. NAIL TO EACH TRUSS MEMBER.

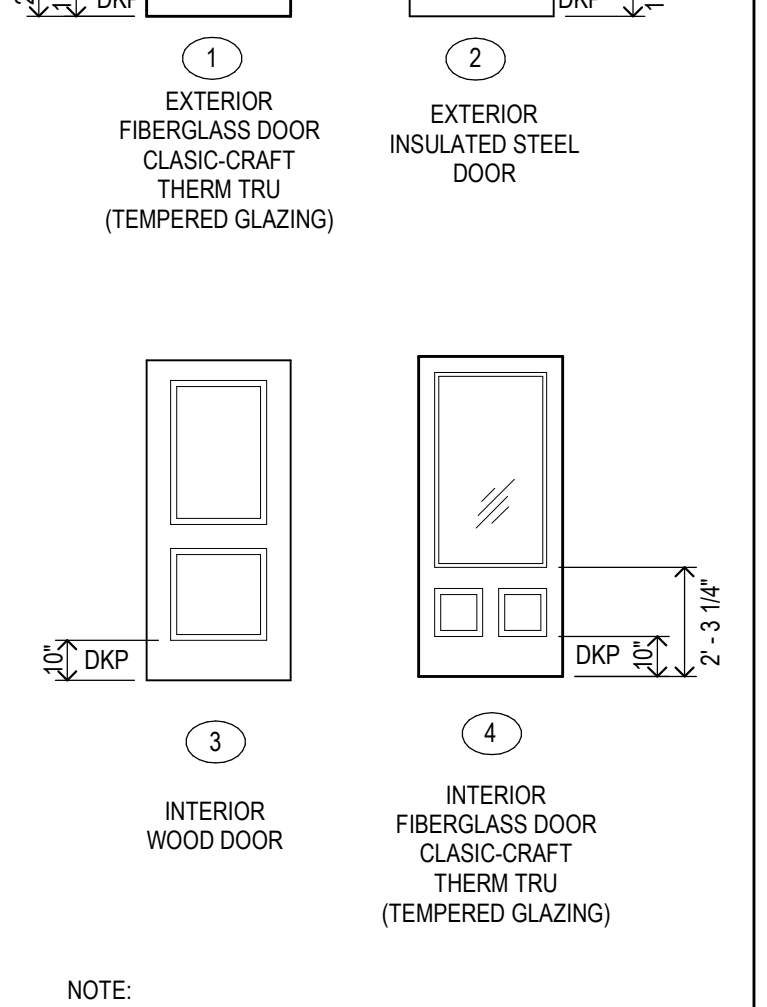
WINDOW TYPES



ROOF COMPOSITION

- ASPHALT SHINGLES
- #15 FELT
- 5/8" PLYWOOD SHEATHING
- PRE-FABRICATED WOOD TRUSSES

DOOR TYPES	
1	EXTERIOR FIBERGLASS DOOR CLASSIC-CRAFT THERM TRU (TEMPERED GLAZING)
2	EXTERIOR INSULATED STEEL DOOR
3	INTERIOR WOOD DOOR
4	INTERIOR FIBERGLASS DOOR CLASSIC-CRAFT THERM TRU (TEMPERED GLAZING)



NOTE:
 1. EXT. DOORS 3'-0" X 6'-8"
 2. INT. DOORS 2'-10" X 6'-8", U.N.O.

LEDGEND

- DS 07 62 00 B01 DOWNSPOUT/W/ CONC. SPLASH BLOCK
- DKP DOOR KICKPLATE ARE AT THE BOTTOM OF THE DOOR THAT IS MINIMUM 10" APP. ABOVE THE FLOOR SURFACE WHEN INSTALLED.

MATERIAL KEYING	
03 10 00 A01	10 MIL. VAPOR BARRIER
03 30 00 B04	4" CONCRETE SLAB REINF. W/ 6X6X10'10 W.W.M. AND #4 REBAR 48" O.C. EACH WAY
03 30 00 R11	#3 STIRRUPS AT 24" O.C.
03 30 00 R15	#4 BENT BAR AT 32" O.C.
03 30 00 R17	#5 REBAR, CONT.
04 21 13 B03	ROLOK SILL
04 21 13 H01	WALL TIES EVERY 16" (OR LESS) VERTICALLY
04 21 13 K01	WEEP
04 21 13 Q03	FILL CAVITY W/2500 PSI COARSE GROUT
06 10 00 D12	DBL TOP PLATE
06 10 00 E01	2 X 6 STUDS @ 16" O.C.
06 10 00 E02	TREATED 2 X 6 PLATE
06 10 00 F12	SIMPSON HZ HURRICANE ANCHOR, ATTACH TO TRUSS AND STUD FRAMING W/ MAX. NUMBER OF 8# NAILS TYP. @ END OF TRUSSES ALONG EXTERIOR WALLS
06 10 00 J16	TPL 2x8 HEADER W/ 1/2" PLYWOOD INFILL
06 10 00 M14	2X BLOCKING
06 16 00 D02	5/8" PLYWOOD SHEATHING
06 17 53 A01	SHOP-FABRICATED WOOD TRUSSES @ 24" O.C. MAX.
06 20 23 A01	PTD. WOOD CASING TRIM
06 20 23 A02	PTD. WOOD SILL & APRON
06 20 23 B01	6" WOOD BASE
07 21 00 B03	R-19 BATT INSULATION
07 21 00 H01	INSULATION BAFFLE
07 21 00 M02	R-38 BLOWN INSULATION
07 31 13 A01	ASPHALT SHINGLES
07 31 13 B02	SELF-ADHERED UNDERLAYMENT
07 31 13 E01	RIDGE VENT
07 31 13 F01	METAL DRIP EDGE
07 46 33 A01	FULLY VENTED VINYL SOFFIT
07 46 46 A01	5/8" FIBER-CEMENT SIDING
07 46 46 B01	1/4" FIBER-CEMENT TRIM
07 46 46 B02	1/4" FIBER-CEMENT TRIM
07 46 46 B03	1/4" FIBER-CEMENT TRIM
07 46 46 C01	MTL. Z-FLASHING
07 62 00 G06	METAL FLASHING
07 71 00 F01	PRE-FINISHED ALUMINUM GUTTER
08 53 13 A01	SINGLE HUNG VINYL WINDOW
09 22 16 H01	1/2" RESILIENT CHANNEL @ 16" O.C.
09 29 00 A01	5/8" GYPSUM BOARD
09 29 00 A02	PTD. WOOD CASING TRIM
09 29 00 B03	5/8" GYPSUM BOARD
09 29 00 A01	5/8" GYPSUM BOARD
06 10 00 D12	DBL. TOP PLATE (STAGGER SLICES 3'-0" MIN. ATTACH TOP & BOTTOM PLATES W/ 8-10# COMMON NAILS EA. SIDE OF SLICE.)
06 10 00 J16	TPL 2x8 HEADER W/ 1/2" PLYWOOD INFILL
06 20 23 A01	PTD. WOOD CASING TRIM
08 53 13 A01	SINGLE HUNG VINYL WINDOW
06 20 23 A02	PTD. WOOD SILL & APRON
09 29 00 A01	5/8" GYPSUM BOARD
07 21 00 B03	R-19 BATT INSULATION
06 10 00 E01	2 X 6 STUDS @ 16" O.C.
06 10 00 E02	TREATED 2 X 6 PLATE
06 20 23 B01	6" WOOD BASE
06 10 00 E02	TREATED 2 X 6 PLATE
03 30 00 B04	4" CONCRETE SLAB REINF. W/ 6X6X10'10 W.W.M. AND #4 REBAR 48" O.C. EACH WAY
03 10 00 A01	10 MIL. VAPOR BARRIER
31 23 23 B01	4" GRANULAR BASE
31 23 23 A01	COMPACTED SUBGRADE
03 30 00 R11	#3 STIRRUPS AT 24" O.C.
03 30 00 R15	#4 BENT BAR AT 32" O.C.
03 30 00 R17	#5 REBAR, CONT. (2 TOP, 2 BOTTOM)

CODE INFO	
CODE REFS.	ED. ABBREV.
INTERNATIONAL CODE	2015 IBC
ICC/ANSI A117.1 ACCESSIBILITY CODE	2009 ANSI
NATIONAL ELECTRICAL CODE	2014 NEC
NATIONAL FIRE CODE	2015 NFPA
ADA ACCESSIBILITY GUIDELINES	2010 ADAAG
FAIR HOUSING ACT-DESIGN MANUAL	
OCCUPANCY CLASS.	
GROUP BUSINESS GROUP B	IBC 304
CONSTRUCTION TYPE	
TYPE VB	IBC 602.5
(NON-SPRINKLERED)	
ALLOWABLE AREAS & HEIGHTS	
MAX HEIGHT = 40 FT.	IBC TABLE 504.3
MAX STORES = 2	IBC TABLE 504.4
MAX AREA = 9,000 SQ. FT.	IBC TABLE 506.2
TABULATED (ACTUAL) AREA	
HEIGHT: 21 FT.	
STORIES: 1	
AREA: 1,590 SF	
FIRE RESISTANCE REQUIRED	
FIRE RESISTANCE ELEMENT RATING	IBC TABLE 601
STRUCTURAL FRAME	0 HOUR
EXTERIOR BEARING WALLS	0 HOUR
EXTERIOR NON-BEARING WALL	0 HOUR
INTERIOR BEARING WALLS	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR
OCCUPANCY LOAD	
BUSINESS 150 GROSS	IBC TABLE 1004.5

KEYNOTES

- 1 10" SQUARE COLUMN
- 2 (4) PTD. WOOD SHELF ON ADJUSTABLE STANDARDS
- 3 ATTIC ACCESS PANEL (22"x30")
- 4 NOT USED
- 5 PLASTIC LAMINATE COUNTER, 30" HIGH
- 6 WORK COUNTER (36" HIGH) WITH OPEN SHELVING
- 7 3'-6" X 6'-8" CASING OPENING
- 8 GARAGE DOOR WITH OPENER
- 9 MAIL DROP
- 10 1-HR FIRE RATED WALL (U.L. 305) 2X4 WOOD STUDS AT 16" O.C. 5/8" TYPE "X" GYP BD BOTH SIDES. FIRESTOPPING SEALANT AT PENETRATIONS. TAKE TO ROOF DECK.
- 11 45 MIN RATED DOOR & FRAME, WITH CLOSER.

FURNISHED EQUIPMENT

MARK	DESCRIPTION
A1	REFRIGERATOR
A2	REFRIGERATOR
A3	DISHWASHER - ADA
A4	WASHER
A5	ELECTRIC DRYER
A6	PC WORKSTATION
A7	PRINTER
A8	REFRIGERATOR
A9	DISHWASHER - ADA

NOT FOR CONSTRUCTION

McCARTY ARCHITECTS
 KURT SHETTLER, ARCHITECT

FLOWERDALE COMMONS TOWNHOMES
 COLONIAL ESTATES ROAD
 TUPELO, MS

PROJECT NO: 21051
 DRAWN BY: jbf
 CHECKED BY: JB
 DATE ISSUED: 31 MAY 2022

REVISIONS & ADDENDUMS

SHEET TITLE
COMMUNITY BUILDING PLAN & SECTION

SHEET NUMBER
A501
 of

Plot Date: SITE PLAN SUBMISSION - 05/31/2022

6/1/2022 9:14:36 AM

MATERIAL NOTES	
1.	FIBER CEMENT: PAINTED SIDING - SHERWIN WILLIAMS 2822 PAINTED TRIM - SHERWIN WILLIAMS 2829 PAINTED RAILING - SHERWIN WILLIAMS 7514
2.	ASPHALT SHINGLE: OWENS CORNING SAND DUNE
3.	VINYL WINDOWS: VIMINTECH (COLOR: WHITE)
*VERIFY ALL COLORS WITH OWNER.	

ELEVATION NOTES	
MARK	DESCRIPTION
①	ASPHALT SHINGLES
②	BRICK VENEER
③	FIBER CEMENT SIDING
④	MANUFACTURED STONE VENEER
⑤	WOOD COLUMN
⑥	PRE-HUNG INSULATED DOOR
⑦	BRICK ROLOK SILL
⑧	BRICK SOLDIER COURSE
⑨	SHINGLE SHAKE

NOT FOR CONSTRUCTION

OFFICE ADDRESS:
535 WEST MAIN STREET
TUPULO, MS 38880
PHONE: (662) 844-4400
FAX: (662) 844-5500

McCARTY
ARCHITECTS
KURT SHETTLER, ARCHITECT

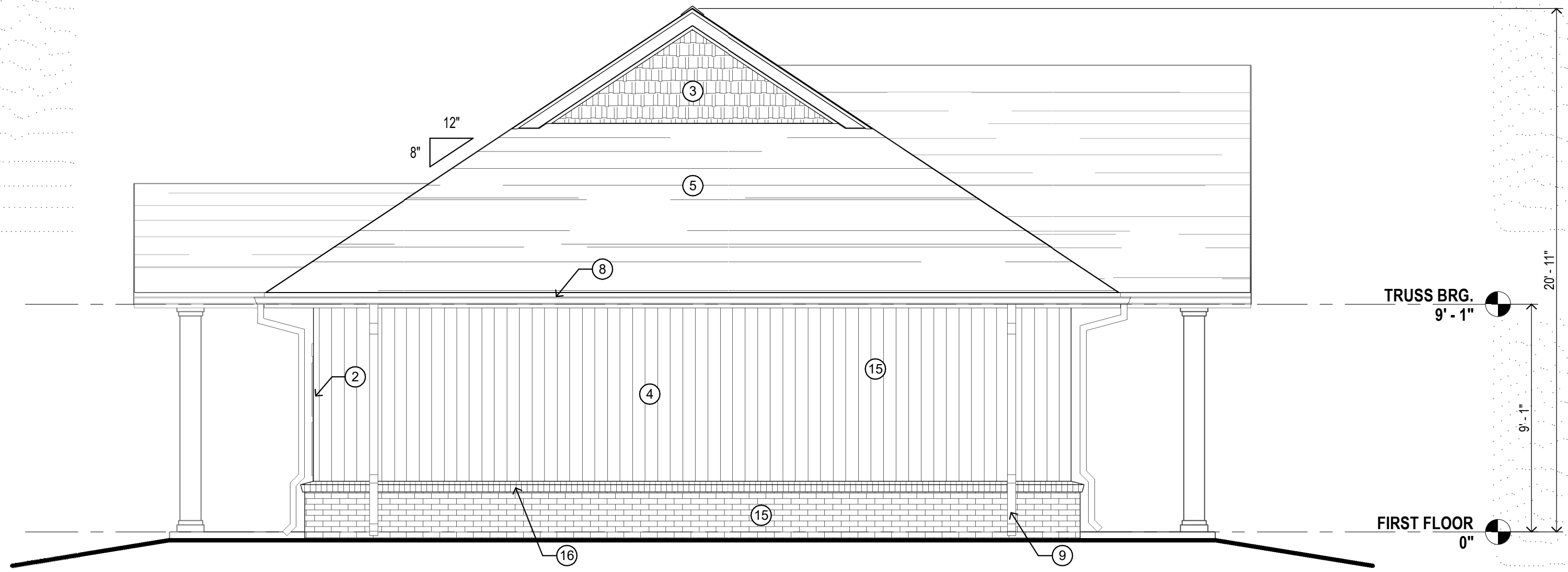
PROJECT TITLE
**FLOWERDALE COMMONS
TOWNHOMES**
COLONIAL ESTATES ROAD
TUPULO, MS

PROJECT NO:
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REVISIONS & ADDENDUMS

SHEET TITLE
**COMMUNITY
BUILDING
EXTERIOR
ELEVATIONS**

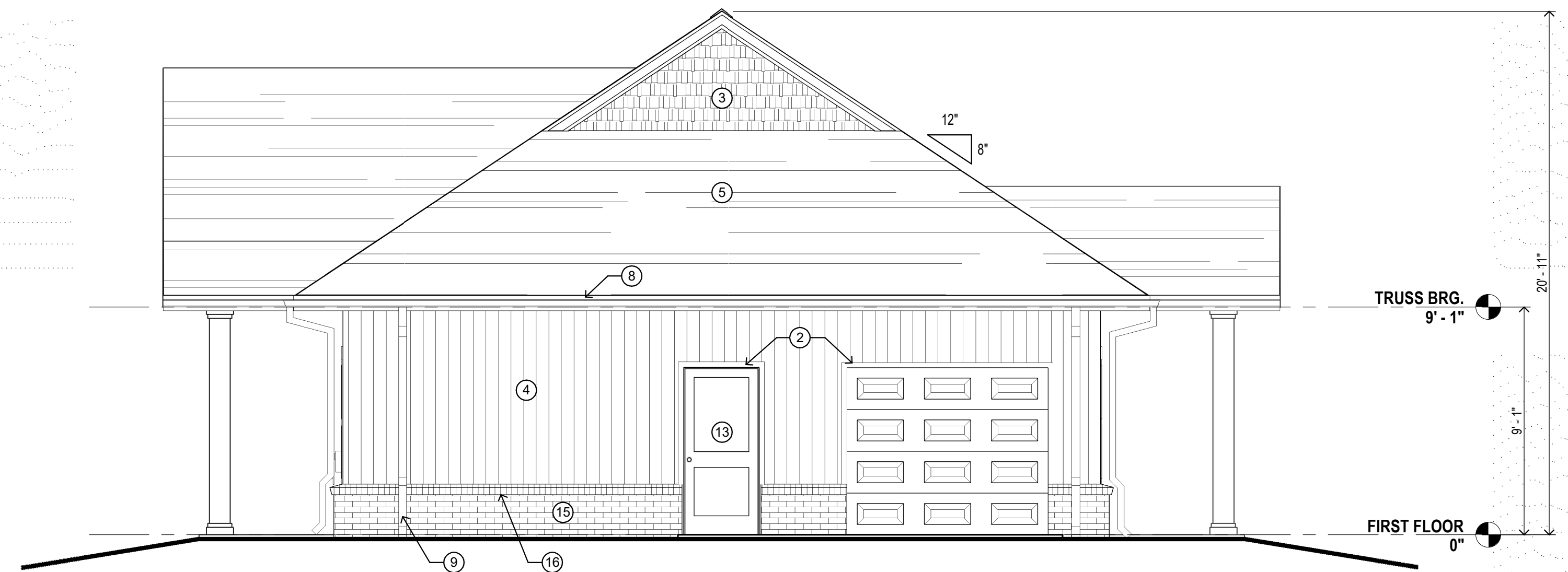
SHEET NUMBER
A502
of



H1 LEFT ELEVATION
1/4" = 1'-0" A501



H10 FRONT ELEVATION
1/4" = 1'-0" A501



A1 RIGHT ELEVATION
1/4" = 1'-0" A501



A10 REAR ELEVATION
1/4" = 1'-0" A501