

**AGENDA**  
**JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION**  
**CITY HALL – GEORGE A. SMITH MEETING ROOM**  
**FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107**  
**JUNE 7, 2023 – 3:00 P.M.**

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FROM THE MAY 3, 2023 MEETING
- III. SUBDIVISION
  - 1. Consideration of a final plat for Palmer Woods Section 6B comprising 24 lots on 6.11 +/- acres in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Kingston Creek Partners
- IV. STREET NAME CHANGE
  - 1. Consideration of a request to change the name of "South Day Street" to "Slack Street"
- V. SITE PLANS
  - 1. Consideration of a site plan for Dunkin Donuts, proposed to be located at 2757 North Highland Avenue, in a O-C (Office Center) District, submitted by Dakota O'Bryant on behalf of Sunshine Investment Group, LLC
  - 2. Consideration of a site plan for Tidal Wave Auto Spa, proposed to be located at 788 Vann Drive, in a SC-1 (Planned Commercial) District, submitted by Dakota O'Bryant on behalf of Sunshine Investment Group, LLC
- VI. DESIGN REVIEW
  - 1. Consideration of a design review application for Popeye's, proposed to be located at 1921 North Highland Avenue, submitted by Supreme Foods
- VII. OTHER BUSINESS
  - 1. Any other business properly presented
- VIII. ADJOURN

**MINUTES**  
**JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION**  
**CITY HALL – GEORGE A. SMITH MEETING ROOM**  
**FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107**  
**MAY 3, 2023—3:00 P.M.**

**Members Present:** Jerry Day, Chair  
Wayne Arnold, Vice Chair  
Janna Hellums  
Councilwoman Marda Wallace  
Pat Ross  
Mandy White  
Chris Edwards

**Members Absent:** Mayor Scott Conger  
Charles Adams

**Staff Present:** Stan Pilant, Director of Planning

The meeting was called to order upon Chair Jerry Day determining that a quorum was present.

The minutes of the April 5, 2023 meeting were presented and a call to vote on approval of the minutes as presented was put forth. Hearing no objections, the motion to approve the minutes passed unanimously.

**Consideration of a request to rezone property located at 422 Smith Lane from F-A-R (Forestry-Agriculture-Recreation) District to I-2 (Manufacturing and Warehouse) District, comprising 75 acres, more or less, submitted by Josh LeFevre, Inc. on behalf of Rachel Smith and Annie Jamison, and an amendment to the Comprehensive Land Use Plan --** Mr. Pilant presented the rezoning request to the Planning Commission. Using a location map, he explained the location of the site and the surrounding uses in the area. The applicant is requesting to rezone the property to accommodate an industrial/warehousing facility.

The Planning Staff recommended approval of the rezoning request and amendment to the comprehensive land use plan showing the property as appropriate for industrial uses and a logical extension of the existing I-2 (Manufacturing/Warehousing) District.

A motion was made by Wayne Arnold, seconded by Chris Edwards to recommend approval of the rezoning request to the Madison County Commission, as recommended by the staff. Motion passed unanimously.

**Consideration of a final plat for Kingston Creek Section 3 comprising 29 lots on 6.26 +/- acres in a RS-2 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Kingston Creek Partners --** Mr. Pilant presented the final plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the



area and the components of the final plat. The subdivision creates 29 new building lots by adding extending Clarendon Cove, which is a public street.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$8,700.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$5,800.
- 3) The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
- 4) The developer provides to the City of Jackson a street performance security in the amount of \$18,300.
- 5) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Mandy White, seconded by Wayne Arnold to approve the final plat for Kingston Creek Section 3, as recommended by the staff. Motion passed unanimously.

**Consideration of a final plat for BMHCC Jackson Clinic comprising 3 lots and 1 common open space on 56.288 +/- acres in a B-5 (Highway Business) District, submitted by Health Tech Affiliates, Inc.** -- Mr. Pilant presented the final plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the final plat. The subdivision creates 3 building lots by adding Innovation Drive, which is a public street.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

- 1) The property owner is current on access fees for existing services provided by JEA. Access fees must be paid for future development based on meter size, when services are requested. All punchline items must be addressed prior to JEA signing the final plat.
- 2) The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$76,300.
- 4) The developer provides to the City of Jackson a sidewalk performance security in the amount of \$111,900.

5) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Councilwoman Marda Wallace, seconded by Pat Ross to approve the final plat for BMHCC Jackson Clinic, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.





## **SUBDIVISION STAFF REPORT**

### **Palmer Woods Section 6-B Final Plat**

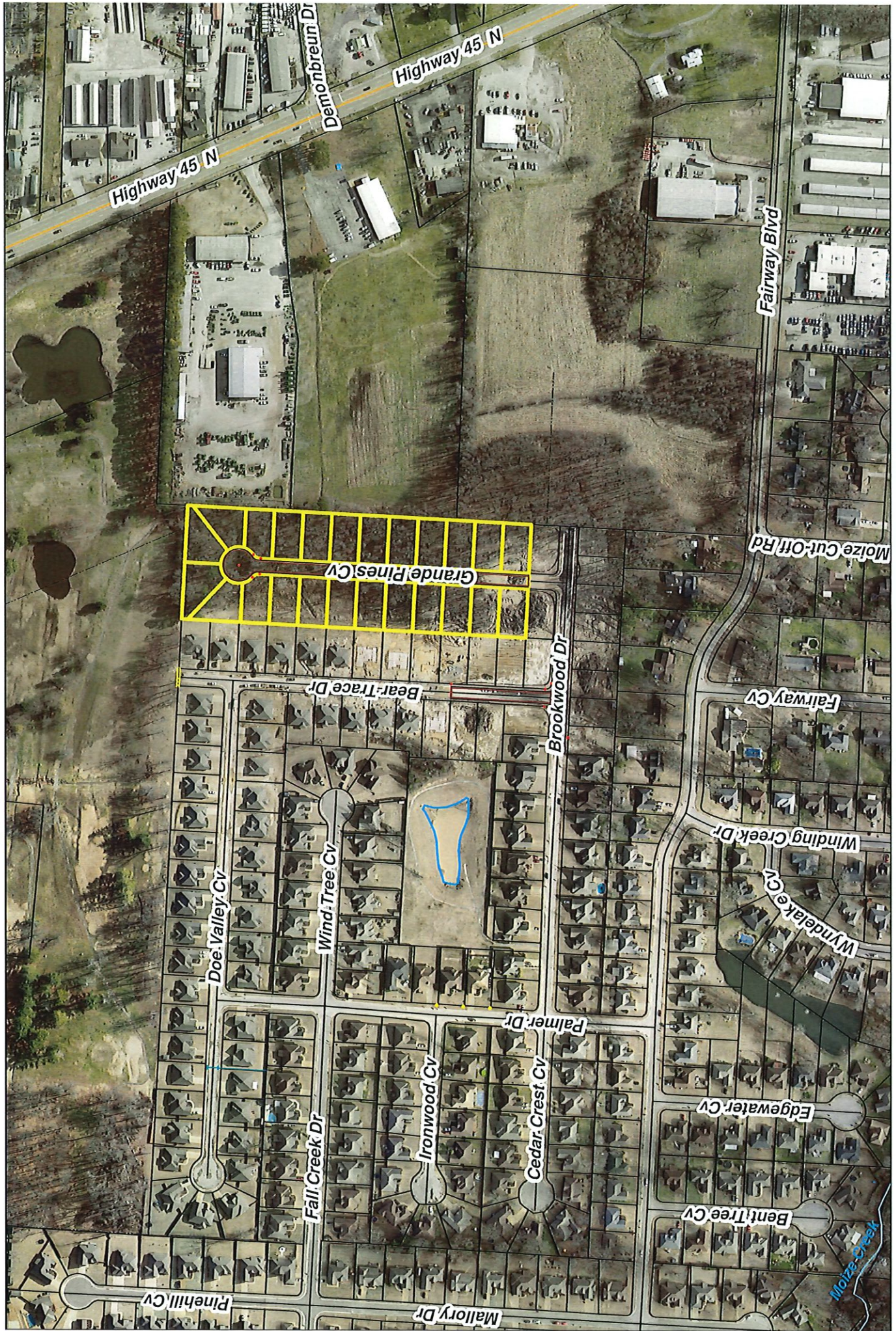
A final plat has been submitted for Planning Commission review and approval by the property owner, Sunshine Investment Group, LLC. The subdivision creates 24 new building lots by adding Grande Pines Cove, which is a public street.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

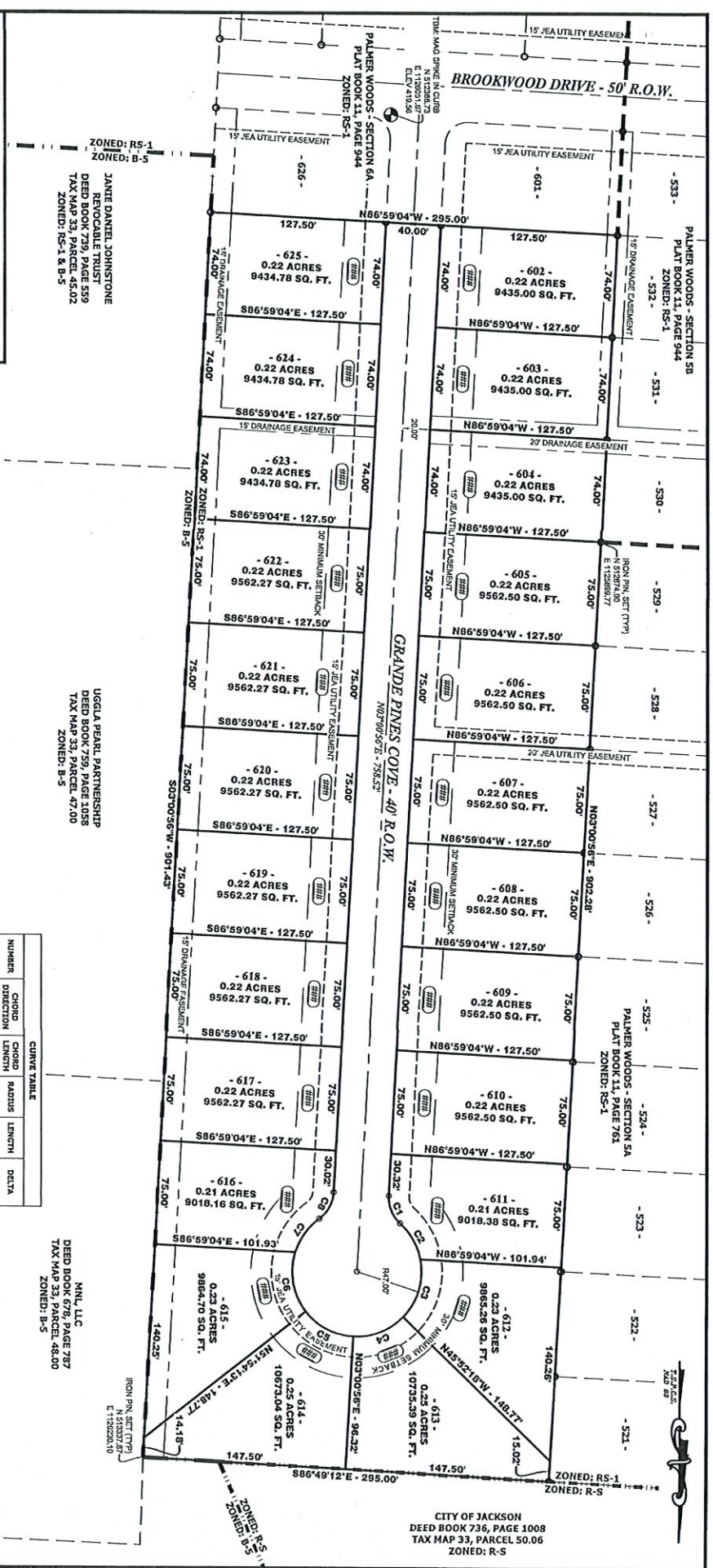
1. The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$7,200.
2. The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$4,800.
3. The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
4. The developer provides to the City of Jackson a street performance security in the amount of \$16,400.
5. All inspections and testing will need to be completed prior to recording the final plat.



**SITE LOCATION MAP**  
**FINAL PLAT - PALMER WOODS SECTION 6-B**  
**GRANDE PINES COVE**







**BENCHMARK NOTE:**  
The benchmark for the property shown herein is a survey control and located near the intersection of the property shown herein and the property shown in Deed Book 736, Page 1008, Tax Map 33, Parcel 50.06, Zoned: RS-1.

**CERTIFICATE OF ACCURACY OF SURVEY**  
I hereby certify that the survey shown herein is a true and correct survey of the property shown herein, and that the same has been prepared in accordance with the requirements of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Tennessee.

**CERTIFICATE OF OWNERSHIP AND RECORDING**  
I hereby certify that the property shown herein is the property of the owner named herein, and that the same has been recorded in the public records of the State of Tennessee.

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
I hereby certify that the water systems shown herein are in accordance with the minimum requirements of the Jackson County Health Department and have been approved by the Health Department.

**CERTIFICATE OF APPROVAL OF SEWAGE SYSTEMS**  
I hereby certify that the sewage systems shown herein are in accordance with the minimum requirements of the Jackson County Health Department and have been approved by the Health Department.

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING**  
I hereby certify that the plat shown herein is a true and correct plat of the property shown herein, and that the same has been prepared in accordance with the requirements of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Tennessee.

**CURVE TABLE**

NUMBER	DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S86°59'04"E	51.40'	30.00'	22.37'	89°10'04"
C2	S86°59'04"E	30.02'	47.00'	30.45'	103°07'14"
C3	S10°29'24"W	43.03'	47.00'	46.37'	105°18'08"
C4	S86°59'04"E	43.03'	47.00'	46.37'	105°18'08"
C5	N86°59'04"E	38.00'	47.00'	40.37'	105°18'08"
C6	N10°29'24"W	43.03'	47.00'	46.37'	105°18'08"
C7	N86°59'04"E	30.02'	47.00'	30.45'	103°07'14"
C8	N86°59'04"E	51.40'	30.00'	22.37'	89°10'04"

**VICINITY MAP**  
NOT TO SCALE

**LEGEND**  
IRON PIN SET (TYP)  
E 1130281.73  
E 1130281.73

**ACKNOWLEDGMENT OF OWNER'S SIGNATURE**  
I, the undersigned, being duly sworn, depose and say that I am the owner of the property shown herein, and that the same has been prepared in accordance with the requirements of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Tennessee.

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**  
I hereby certify that the streets and storm drainage systems shown herein are in accordance with the minimum requirements of the Jackson County Health Department and have been approved by the Health Department.

**CERTIFICATE OF APPROVAL OF SEWAGE SYSTEMS**  
I hereby certify that the sewage systems shown herein are in accordance with the minimum requirements of the Jackson County Health Department and have been approved by the Health Department.

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING**  
I hereby certify that the plat shown herein is a true and correct plat of the property shown herein, and that the same has been prepared in accordance with the requirements of the Surveying and Mapping Act of 1967, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Tennessee.

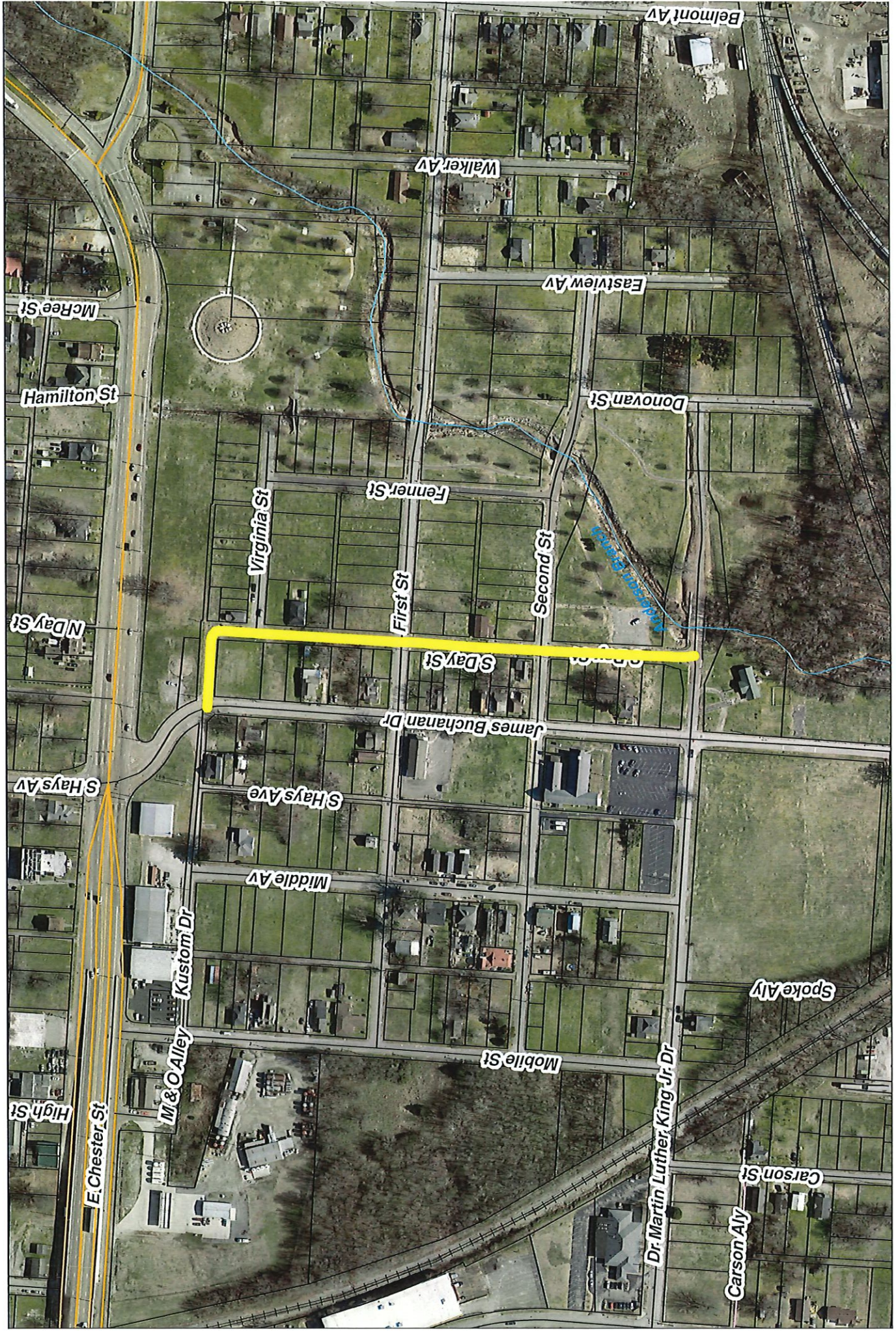
**CERTIFICATE OF OWNERSHIP AND RECORDING**  
I hereby certify that the property shown herein is the property of the owner named herein, and that the same has been recorded in the public records of the State of Tennessee.

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
I hereby certify that the water systems shown herein are in accordance with the minimum requirements of the Jackson County Health Department and have been approved by the Health Department.

**CERTIFICATE OF APPROVAL OF SEWAGE SYSTEMS**  
I hereby certify that the sewage systems shown herein are in accordance with the minimum requirements of the Jackson County Health Department and have been approved by the Health Department.



PROPOSED STREET NAME CHANGE - SITE LOCATION MAP  
FROM: SOUTH DAY STREET TO: SLACK STREET





Stan Pilant  
111 E. Main St.  
Suite 201  
Jackson, Tennessee 38301



Telephone: 731-425-8286  
Fax: 731-927-8781  
Email: spilant@jacksontn.gov

PETITION

We, the undersigned owners of property on S. Day Street, are in favor of changing the name of Day Street to Slack Street.

DAY ST 314

*Jim Batchelor*

DAY ST 310

DAY ST 102

DAY ST 512

DAY ST 603

*S*

DAY ST 528

*S*

DAY ST 514

DAY ST S 606

*Debbie Dean / Sharon Dean*

DAY ST 308

DAY ST 519

*Waverly Friel*

DAY ST 515

DAY ST 601

*James Mayo*

*James Mayo*

*DAY ST. 612*

*CAROLYN*

*Doris Jean Waddle*  
*CAROLYN PETTIS*

DAY ST 611

*Walter Slack*

DAY ST 612

DAY ST 517

Scott Conger, Mayor



**Reason Why Walter Slack  
Is A Deserving Candidate For Renaming  
Day Street To Slack Street**

To whom It May Concern,

I invite you to join me in my quest to change the name of "Day Street" to "Slack Street" in honor of my father Walter Earl Slack, Sr.

---

Walter, came to reside on Day Street from Mississippi, during the mid thirties. Which now makes him the oldest living property owner remaining from the Day Street community.

Why I feel that my father is the most well deserving person of having Day Street's name changed to "Slack Street" is because he has given tirelessly of himself for the betterment of his community and city.

His past record speaks for itself of being an active member in the community. Walter Slack and his late wife both were bestowed a proclamation and appreciation for all of their hard work and dedication to their family and our community from the late Mr. Alex Leech, Mayor of the County of Madison, Tennessee and Mr. Charles Farmer, Mayor of the City of Jackson, Tennessee. Both declared Walter and Tommie to be recognized and the former mayors dedicated a "Slack Day" and presented them with the Key to the City of Jackson, Tennessee.

Walter was appointed by the Governor of Tennessee to serve on the state board of Tennessee Rehabilitative Initiative Correction. Where he was instrumental in creating, along with the other board members the Tennessee license plate which displayed the Rising Sun. Walter Slack retired from the Coca-Cola plant as Superintendent in 1990 after 44 years of service. Where he worked his way from starting as a bottle washer to running a bottling line to eventually becoming a superintendent that was requested to relocate to Atlanta when the company closed its Jackson location. However, he loved his community so much he decided to stay and retired from Coca-Cola Bottling Plant as a well accoladed superintendent within the company. Also, he was selected by Mr Jack Holloway and Mr. Cashion, to attend workshops in Chicago, Atlanta, internationally via Germany, and a host of other cities as a representative of good will and to do extensive training for the Jackson TN Coca-Cola Bottling Plant.

He served on the board of Directors for the Athletic Department of Lane College. He was a treasured servant of the Trustee Board of Mother Liberty Christian Methodist Episcopal Church. He was a member and mentor for the Qantas club for helping boys and girls in the community. He has been a long standing member of the Mason and Shriners Masonic Zara Temple Lodge. He worked hard as an active member of the Lane Avenue Neighborhood Watch for years. He has served as one of Mr. Bobby Carter's campaign managers. Out of all the above and not mentioned accolades the highest most accomplishment of his life was being married for 68 years to his dearly departed wife and being the father of three children.

Walter Slack has been a selfless servant to many. Not only has he contributed to the betterment of the city by his own works he has helped develop and influenced several community leaders that have and still are serving Jackson, TN and surrounding areas. To commemorate his legacy within the community that he loves and has given so much to, I would like to propose a very well earned honor by changing the name from "Day Street" to "Slack Street"!



## **SITE PLAN STAFF REPORT DUNKIN DONUTS**

A preliminary site plan has been submitted for Dunkin Donuts, which will be located at 2757 North Highland Avenue, as depicted. The property is zoned O-C (Office-Center) District, which allows restaurants, subject to site plan approval by the Planning Commission. At the preliminary stage, the review is limited to only the fundamental aspects of the site, such as setbacks, lot coverage, number of parking spaces, driveway access points, buffering, and green space. A more detailed review will be conducted during the site plan review process for permitting. Therefore, there could be additional requirements or modifications needed once the final site plan is submitted.

The site plan shows that there will be a 2,000 +/- sq. ft. building located on a 2.22 acre lot. As shown, the building will comply with yard, lot coverage, and height requirements.

It appears that a Vegetative Impact Study will not be required on this site. It also appears that the remaining greenspace on the proposed site plan will meet or exceed the requirement of 20%.

The site plan shows that there will be 28 parking spaces. It appears that all parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements, with the exception of the right and left turn exit lanes. These must be a minimum of 12' wide.

The Engineering department will need a Stormwater Detention Analysis report for a 2, 5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour duration storm.

It is the Staff's opinion that there are no other issues that need to be addressed by the Planning Commission for a preliminary review.

The staff recommends that the Planning Commission approve the site plan for Dunkin Donuts.

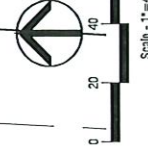
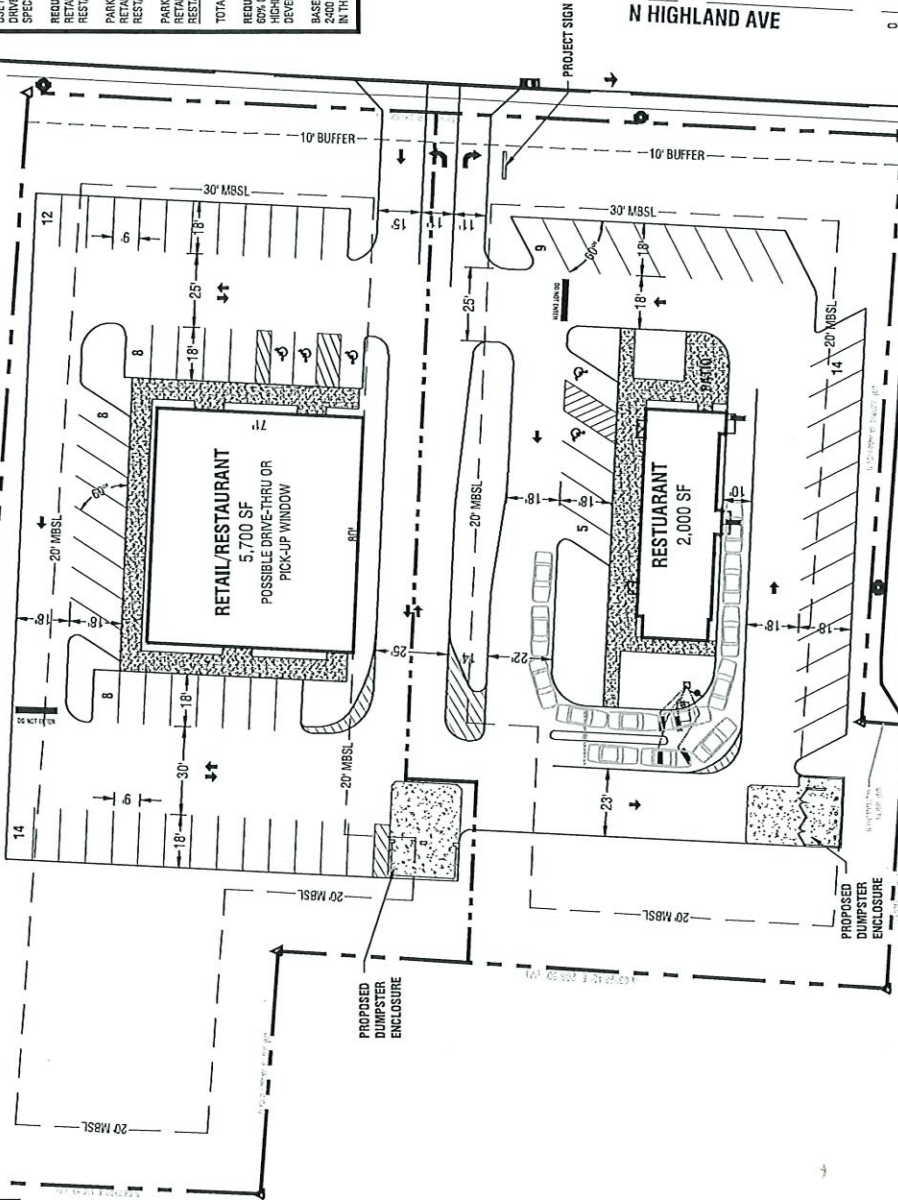






NOTE:  
THE PARCEL CONFIGURATION AND PROPOSED LAYOUT SHOWN HEREON IS  
BASED ON INFORMATION DERIVED FROM AERIAL IMAGERY, MUNICIPAL C.L.S. DATA OR  
OTHER UNCONFIRMED SOURCES. THIS PLAN SHOULD BE CONSIDERED AS  
APPROXIMATE AND SUBJECT TO CHANGE BASED ON RECEIPT OF MORE ACCURATE  
INFORMATION.

**GENERAL INFORMATION:**  
300 MAY 109  
ADDRESS: 2757 N HIGHLAND AVE  
PARCEL ID: 00000000-000-0021  
ZONING: MHA  
USE PERMITTED: YES (OFFICE CENTER DISTRICT)  
DRIVE-THRU: YES (RESTAURANT W/ DRIVE-THRU)  
SPECIAL EXCEPTION USE WILL BE NECESSARY  
**REQUIRED PARKING PER ORDINANCE:**  
RESTAURANT: 14 SPACES PER 1,000 SF  
REST/DRIVE-THRU: 14 SPACES PER 1,000 SF  
**PARKING REQUIRED:** 28 SPACES (5700 / 200)  
**RETAIL:** 28 SPACES (1875 / 1000) \* 14  
**PARKING PROVIDED:** 28 SPACES (INCL. ADA SPACES)  
**RESTAURANT:** 28 SPACES (INCL. ADA SPACES)  
**TOTAL:** 78 SPACES (INCL. ADA SPACES)  
**REQUIRED LANDSCAPING PER ORDINANCE:**  
LANDSCAPING SHALL BE PROVIDED NORTH  
SIDE OF THE BUILDING TO REQUIRE A WELL  
DEVELOPED LANDSCAPE PLAN.  
BASED ON PARKING PROVIDED, AN APPROXIMATELY  
2400 SF RESTAURANT IS THE MAXIMUM SIZE AVAILABLE  
IN THE RETAIL BUILDING.



**PROPOSED MULTI-TENANT  
DEVELOPMENT**  
2757 N HIGHLAND AVE  
JACKSON, TENNESSEE

Prepared For:  
**CAMPOBASSO LAW**  
3 PARK STREET  
LEOMINSTER, MA 01453  
(978) 534-7702

**DMG**  
4209 GALLATIN PIKE  
NASHVILLE, TN 37216  
TELE: (615) 227-5863  
www.dmg-nashville.com  
D E K E L O & A L E N E  
MANAGEMENT GROUP, LLC

SCALE: 1"=40'  
DATE: 05/03/23  
DRAWN BY: DRO  
DMG Project No: 23116

**PRELIMINARY SITE PLAN**  
**SP-01**

A2.0



RETAIL BUILDING  
JACKSON, TENNESSEE  
RENOVATION EXTERIOR  
ELEVATIONS  
P.C. # XXXXXX

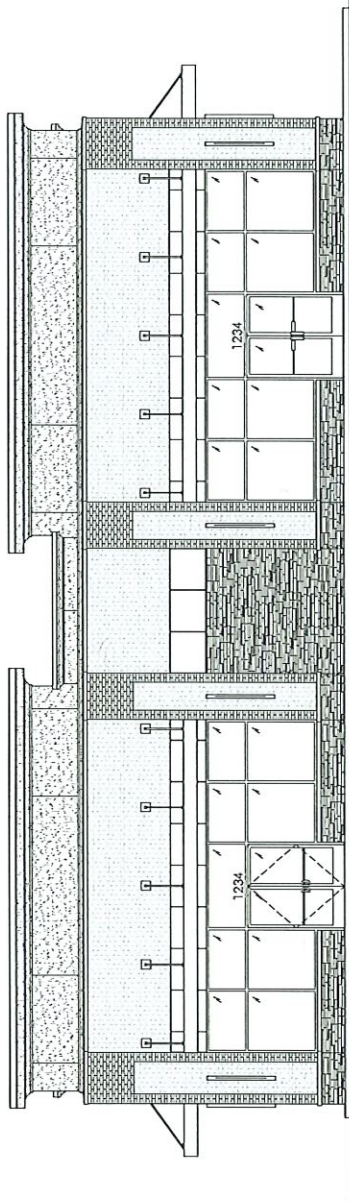
REVISIONS	
NO.	DESCRIPTION
1	ISSUED



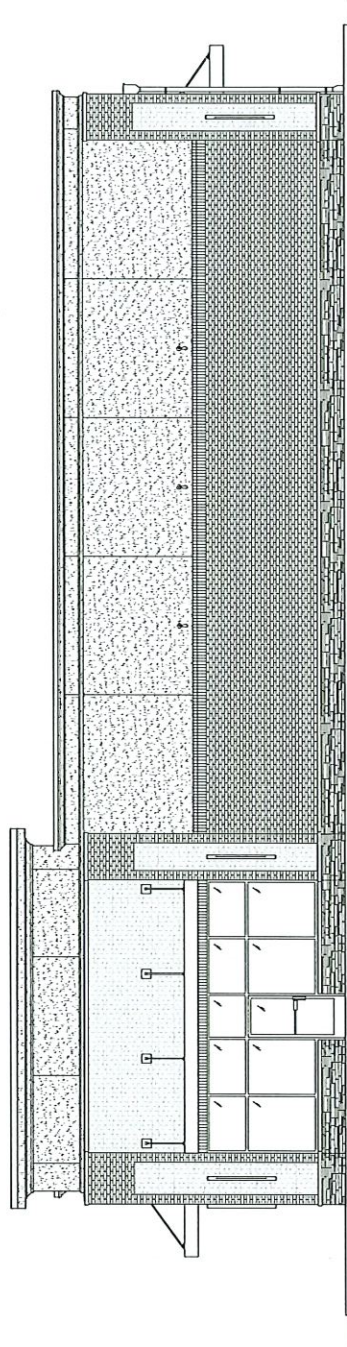
E+H ARCHITECTS, P.C.  
720 OLD FICKES RD.  
SUITE 100-2  
BIRMINGHAM, TN 38227  
205.937.4310  
www.e+h-arch.com



2 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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





A2.1



RETAIL BUILDING  
JACKSON, TENNESSEE  
RENOVATION EXTERIOR  
ELEVATIONS  
P.C. # XXXXXX

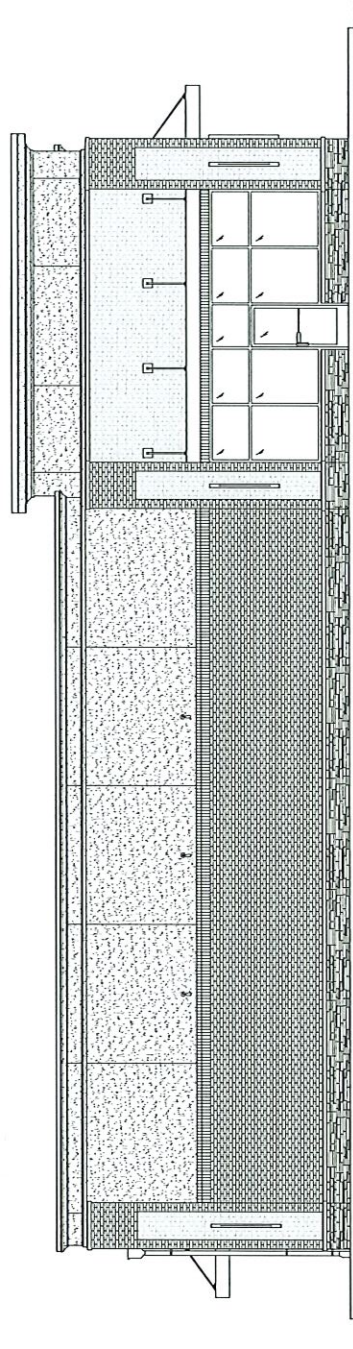
REVISIONS	
NO.	DESCRIPTION



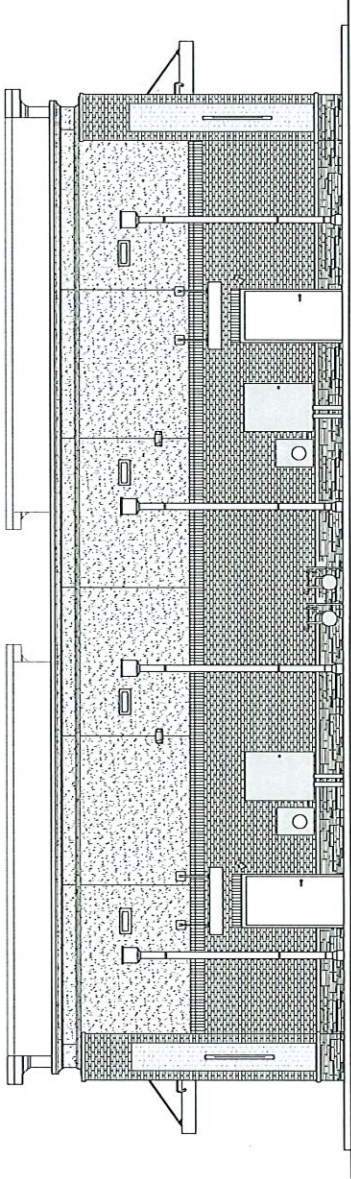
E+H ARCHITECTS, P.C.  
229 OLD HICKORY BLVD.  
SUITE 150-2  
BIRMINGHAM, TN 38227  
205.927.8111  
WWW.E+HARCHITECT.COM



3 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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





E+H ARCHITECTS, P.C.  
330 CLOVERLEAF BLVD.  
BIRMINGHAM, AL 35202  
TEL: 205.333.1111  
WWW.E+HARCHITECTS.COM

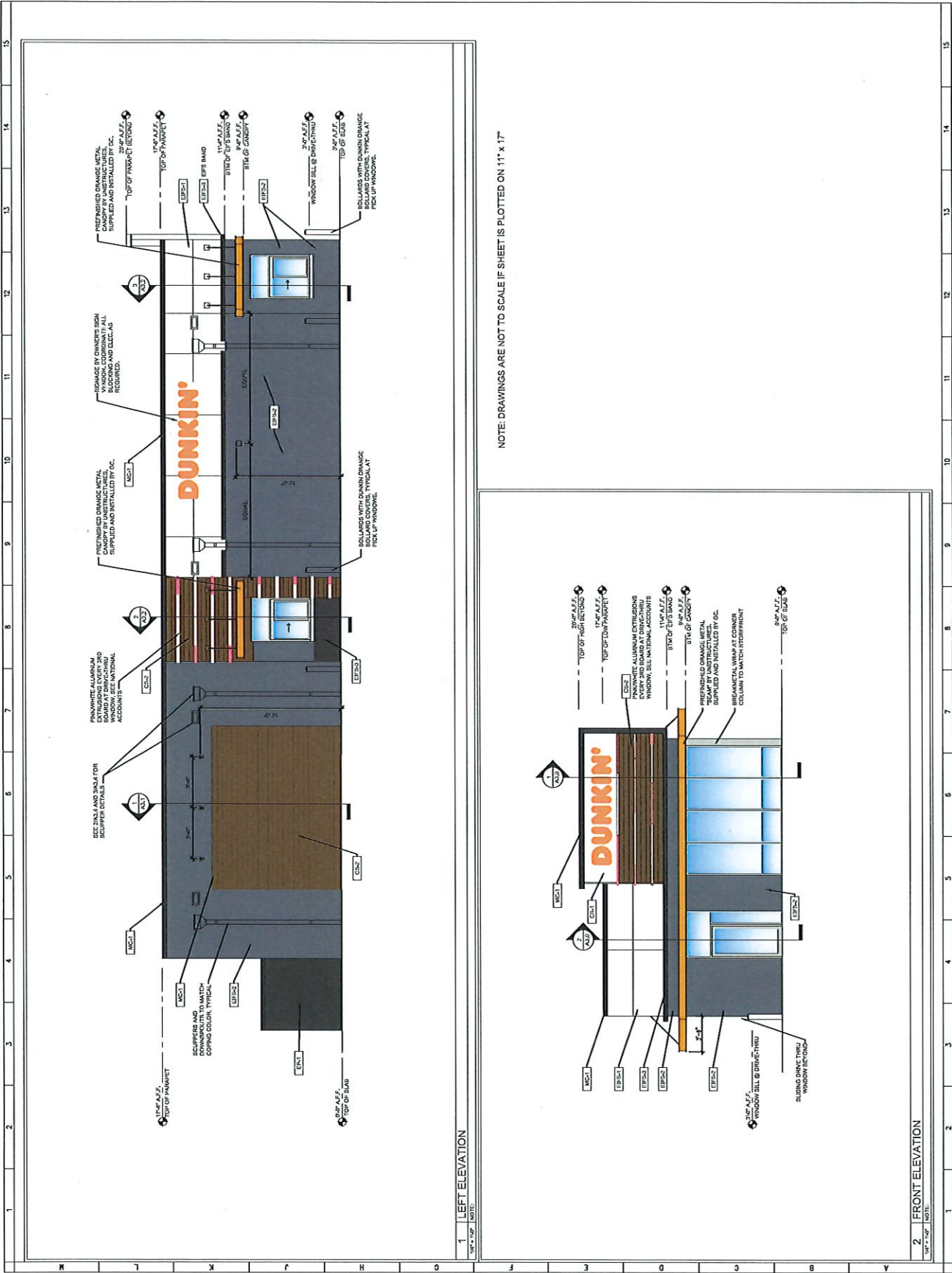


NO.	REVISIONS

2757 N HIGHLAND AVE  
JACKSON, TENNESSEE  
RENOVATION EXTERIOR  
ELEVATIONS  
P.C. # XXXXXX



A2.0





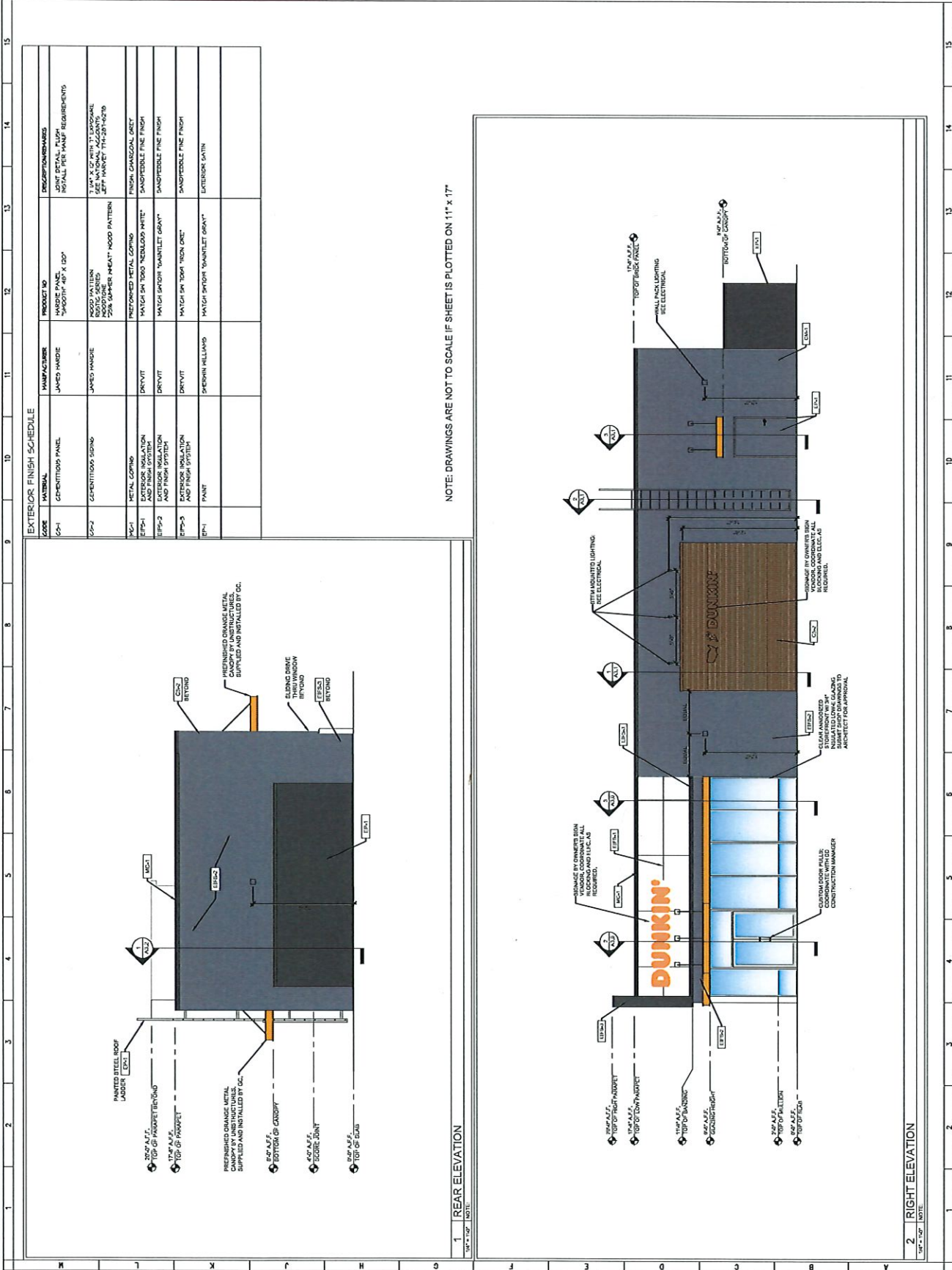


NO.	REVISIONS
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR FINAL

2757 N HIGHLAD AVE  
JACKSON, TENNESSEE  
RENOVATION EXTERIOR  
ELEVATIONS  
P.C. #XXXXXX



A2.1



CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION/NOTES
10-1	CEMENTITIOUS PANEL	JAMES HARDIE	"SMOOTH" 48" X 120"	JOINT DETAIL: FLUSH INSTALL PER MANUF. REQUIREMENTS
10-2	CEMENTITIOUS SIDING	JAMES HARDIE	WOOD PATTERN WOOD GRAIN WOOD GRAIN MEAT WOOD PATTERN	1 1/4" X 8" OF 1/2" UNIFORM SEE MATERIAL ACCOUNTS JOINT DETAIL: FLUSH
10-3	METAL SIDING	PREFORMED METAL SIDING	PREFORMED METAL SIDING	FINISH: CHARCOAL GREY
10-4	EXTERIOR INSULATION	DRYVIT	"MATCH SH 1000" "NOISLESS WHITE"	SANDSTROKE FINE FINISH
10-5	EXTERIOR INSULATION	DRYVIT	"MATCH SH 1000" "VANILLA GREY"	SANDSTROKE FINE FINISH
10-6	EXTERIOR INSULATION	DRYVIT	"MATCH SH 1000" "TEAL GREY"	SANDSTROKE FINE FINISH
10-7	PAINT	SHERWIN WILLIAMS	"MATCH SH 1000" "VANILLA GREY"	EXTERIOR SATIN





## **SITE PLAN STAFF REPORT TIDAL WAVE AUTO SPA**

A preliminary site plan has been submitted for Tidal Wave Auto Spa, which will be located at 788 Vann drive, as depicted. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows car washes, subject to site plan approval by the Planning Commission. At the preliminary stage, the review is limited to only the fundamental aspects of the site, such as setbacks, lot coverage, number of parking spaces, driveway access points, buffering, and green space. A more detailed review will be conducted during the site plan review process for permitting. Therefore, there could be additional requirements or modifications needed once the final site plan is submitted.

The site plan shows that there will be a 4,057 +/- sq. ft. building located on a 1.0 acre lot. As shown, the building will comply with yard, lot coverage, and height requirements.

It appears that a Vegetative Impact Study will not be required on this site. It also appears that the remaining greenspace on the proposed site plan will meet or exceed the requirement of 20%.

The site plan shows that there will be 22 vacuum stalls/parking spaces. It appears that all parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

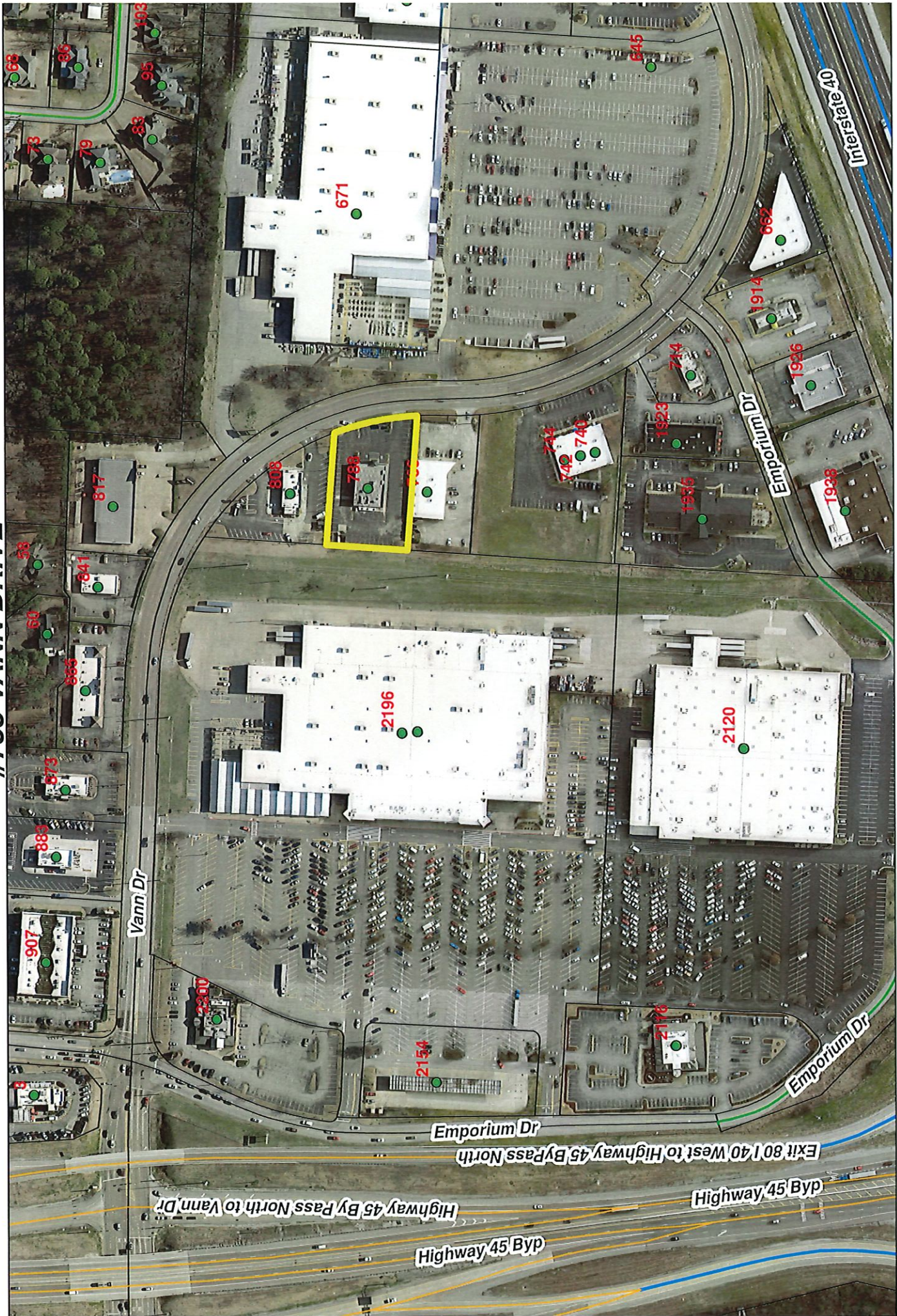
The Engineering department will need a Stormwater Detention Analysis report for a 2,5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour duration storm.

It is the Staff's opinion that there are no other issues that need to be addressed by the Planning Commission for a preliminary review.

The staff recommends that the Planning Commission approve the site plan for Tidal Wave Auto Spa.

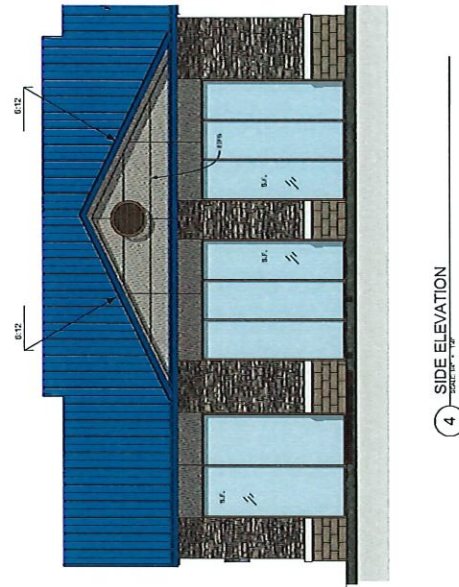


**SITE LOCATION MAP**  
**SITE PLAN - TIDAL WAVE AUTO SPA**  
**#788 VANN DRIVE**













## **DESIGN REVIEW STAFF REPORT 1921 NORTH HIGHLAND AVENUE**

The Planning Staff would recommend approval of the design review request since it is of good design and is compatible with the existing businesses in the area.



This is an aerial photograph of an industrial or commercial district. The map shows several large, flat-roofed buildings, mostly white or light-colored, with extensive parking lots filled with vehicles. A yellow rectangle highlights a specific property located between Old Hickory Blvd and N Highland Av. Numerous red numbers are overlaid on the map, likely representing parcel identifiers or addresses. Street names are labeled in white text: Old Hickory Blvd, N Highland Av, and North Parkway. A blue line indicates a creek or waterway, labeled 'Sandy Creek'. The overall scene is a typical industrial landscape with large-scale commercial development.

Sandy Creek









EXTERIOR ELEVATION NOTES

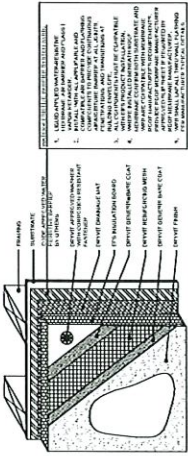
- [illegible]

## GENERAL NOTES

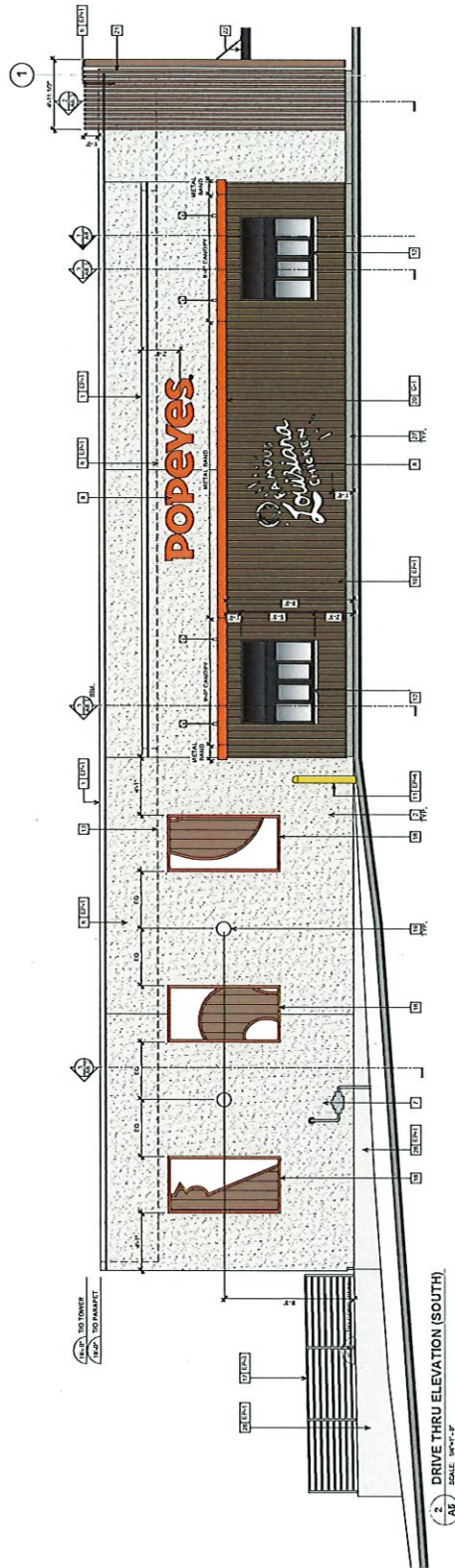
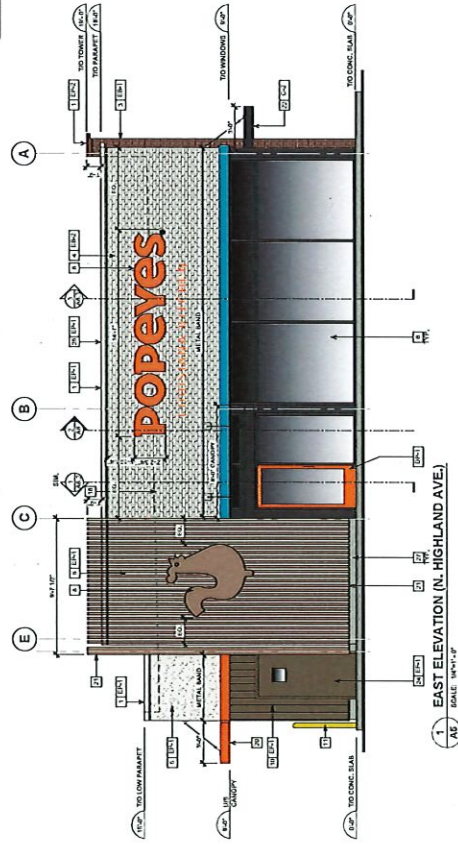
1. BEAUNT / CAULING AROUND DOOR / WINDOW FRAMES, COLOR TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

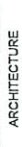
## SYMBOL LEGEND

- NOTE REFERENCE  
REFER TO ELEVATION NOTES



## Insulation LCD option 1 as manuf by Dryvit





**NEW! 131 OF 134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-**



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