

|                 |                                                                                                                                                                                                                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED ZONING | C-2 (COMMERCIAL) - 5,121.96 SQUARE FEET PER ACRE                                                                                                                                                                                                                                                                                  |
| PROPOSED USE    | CONVENIENCE STORE WITH GAS PUMPS -<br>4,200 SQUARE FEET                                                                                                                                                                                                                                                                           |
| EXISTING ZONING | M-2 (HEAVY INDUSTRIAL)                                                                                                                                                                                                                                                                                                            |
| EXISTING USE    | UNDEVELOPED                                                                                                                                                                                                                                                                                                                       |
| LAND USE MAP    | INDUSTRIAL MARKETPLACE                                                                                                                                                                                                                                                                                                            |
| LOCATION        | WENDELL DRIVE (NORTHEAST SIDE):<br>171.33 FEET OF FRONTAGE<br><br>4175 FULTON INDUSTRIAL BLVD (SR70)<br>(NORTHWEST SIDE): 200 FEET OF FRONTAGE<br><br>PARCEL SIZE 0.82 ACRES<br><br>LL 23, DISTRICT 14F<br><br>COMMISSION DISTRICT 6<br><br>FULTON INDUSTRIAL BUSINESS DISTRICT<br>OVERLAY DISTRICT<br><br>SERVED BY PUBLIC SEWER |
| OWNER           | J & P FULTON INVESTORS, LLC                                                                                                                                                                                                                                                                                                       |
| PETITIONER      | H & HAB SERVICES, INC, KIFLEMERIAM TEELE                                                                                                                                                                                                                                                                                          |
| REPRESENTATIVE  | NATHAN V. HENDRICKS III                                                                                                                                                                                                                                                                                                           |

APPLICANT'S INTENT

To develop a 4,200 square foot convenience store with gas pumps. The applicant is also requesting a concurrent variance to reduce the 15-foot landscape strip along Fulton Industrial Boulevard to allow the proposed pavement to encroach on the landscape strip as shown on the site plan.

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Department of Public Works  
Planning and Development Division  
Staff Recommendation

**APPROVAL CONDITIONAL: 2021Z -0001 SFC**  
**APPROVAL CONDITIONAL: 2021VC-0001 SFC**

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Community Zoning Board Recommendation  
March 16, 2021

**APPROVAL CONDITIONAL: 2021Z -0001 SFC**  
**APPROVAL CONDITIONAL: 2021VC-0001 SFC**

## **SUBJECT SITE AND SURROUNDING AREA:**

**SUBJECT SITE:** The subject site is an undeveloped parcel with existing pavement and a concrete slab from a previous building now removed. The subject site has 2 existing curb cuts one on Fulton Industrial Boulevard (SR70) and one on Wendell Drive. Wendell Drive is a signalized intersection.

### **NEARBY AND ADJACENT PROPERTIES/ZONINGS: NON-RESIDENTIAL**

- \*\* North - Use: Various Industrial Warehouses**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)
- \*\* Southwest across Wendell Drive on FIB - Use: Vacant Land**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)
- \*\* Further Southwest on FIB - Use: Flag Package Store (Existing)**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)
- \*\* Further Southwest on FIB - Use: U-Haul (Under Development)**  
Petition: 2018Z -0002 SFC  
Zone: C-2 (Commercial)  
Density: 8,939.1 square feet per acre  
Height: 5-story
- \*\* Further Southwest across FIB – Use: GA Auto Pawn (Existing)**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)
- \*\* Southwest across FIB - Use: Bonner Brothers International (Existing)**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)
- \*\* South across FIB - Use: Convenience Store with gas pumps (Approved)**  
Petition: 2019Z -0001 SFC  
Zone: C-2 (Commercial)
- \*\* Southeast across FIB - Use: GK Granite (Existing)**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)
- \*\* East across FIB - Use: Budgetel Inn & Suites (Existing)**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)
- \*\* Further East across FIB - Use: Fleet Pride Truck and Trailer Parts (Existing)**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)
- \*\* Northeast on FIB - Use: Boston Fish Supreme Restaurant (Existing)**  
Petition: 2011Z -0008 SFC

Zone: C-1 (Community Business)  
Density: Restaurant in existing structure

\*\* **Further Northeast on FIB - Use: Existing Structure (Vacant)**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)

\*\* **Further Northeast on FIB- Use: Existing Structure (Vacant)**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)

\*\* **Further Northeast on FIB - Use: Undeveloped Land**  
Petition: N/A  
Zone: M-2 (Heavy Industrial)

#### **RECENT DENIALS IN AREA:**

\*\* There have been no recent denials in the surrounding area.

#### **MISCELLANEOUS USES AND ZONINGS IN THE AREA:**

\*\* The I-20 and Fulton Industrial Boulevard interchange lies to the southwest of the subject site. Fulton County Airport is located further northeast of the subject site.

#### **SITE PLAN ANALYSIS:**

Based on the applicant's site plan submitted to the Department of Planning and Community Services on January 26, 2021, Staff offers the following considerations:

#### **LAND USE AND DENSITY**

The 2035 Comprehensive Plan Land Use Map suggests the subject site and entire surrounding area as appropriate for development consistent with the Industrial Marketplace land use classification. The Industrial Market Place character area seeks to provide places within the industrial district that serve the commercial and retail needs of the people who work in the industrial area. The applicant's request to develop a 4,200 sq.ft. Convenience store with gas pumps to better serve the retail needs of the area is consistent with the intent of the Comprehensive plan and the Fulton Industrial Boulevard Redevelopment Plan. The new building will also compliment the recent pedestrian and streetscape improvements funded and installed by the Boulevard Community Improvement District. Furthermore, the applicant's proposed density is consistent with existing development in the surrounding area. Given all the above considerations, staff is of the opinion that the applicant's propose development of the site is consistent with the Comprehensive Plan and the Fulton Industrial District Redevelopment Plan and recommends the zoning be **APPROVED CONDITIONAL**.

#### **BUILDING SETBACKS**

The applicant's proposed development meets the required 40-foot building setback on Wendell Drive and Fulton Industrial Boulevard (SR70). No setback is required on the interior side and rear property lines. The proposed development is in compliance with development standards for the C-2 (Commercial District)

#### **LANDSCAPE STRIPS AND BUFFERS**

The subject site is located within the Fulton Industrial Overlay District. The applicant is therefore required to provide a 15-foot landscape strip along both Wendell Drive and Fulton Industrial Boulevard (SR70). The applicant has requested a concurrent variance to the required 15-foot landscape strip along Fulton Industrial Boulevard (SR70). Given the overall size of the site, required turning radii for vehicles and trucks serving the site combined with the irregular right-of-way dedication line on the Fulton Industrial Boulevard (SR70) frontage staff is of the opinion that the applicant has a valid hardship. Staff therefore recommends the concurrent variance be **APPROVED CONDITIONAL**.

There are no other required landscape strips or buffers required on the interior property lines.

### PARKING

The applicant is required to provide 5 parking spaces for every 1,000 square feet of building area. At 4,200 square feet the applicant would be required to provide 21 parking spaces. The applicant's site plan indicates a minimum of 26 parking spaces. The site meets the minimum parking requirements of Article 18 of the Fulton County Zoning Resolution.

### ENVIRONMENT

There are no wetlands, floodplain, streams or steep slopes on the subject site. There is also no endangered species or vegetation on the subject site nor does the site contain any archeological historic sites.

### General Public Health and EJ Comments

Since the proposed use is not an environmentally adverse use as per the Zoning Resolution of Fulton County, Article IV - General Provisions, Section 4.18 - Environmentally Adverse Uses, Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment by approving the rezoning application to allow for the construction of the proposed addition to the existing building of this convenience store with gas pumps.

### OTHER CONSIDERATIONS

Staff notes that the applicant's site has an existing billboard sign. Approval of the zoning will create a non-conforming structure. Zoning Resolution Article 4.3.1, Section D. provides for non-conforming structures. Staff will reflect this in the Recommended Conditions.

Recent approvals of similar uses in the area have had additional conditions placed on them to assist with improving the crime in the area. Staff has reflected these additional conditions in the Recommended Conditions.

The Fulton Industrial Business District Overlay District requires 8-foot wide sidewalks of which 2 feet shall be a brick colored stamped concrete brick pattern adjacent to the back of curb. The applicant at the time of building permit will be required to update the existing sidewalk along Fulton Industrial Boulevard (SR70) and install sidewalks along the Wendell Drive Frontage.

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### **FINDINGS:**

(Article 28.4.1) Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors A. through G., below, as well as any other factors it may find relevant.

A. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

**FINDING:** Given the proposed use of the subject site and its location in proximity to similar use and zoning classifications, Staff is of the opinion that the proposed convenient store with gas pumps is appropriate for the area.

B. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

**FINDING:** In Staff's opinion, the proposed development will not have an adverse effect on the use or usability of adjacent and nearby properties if developed in accordance with the Recommended Conditions.

C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

**FINDING:** The subject site may have a reasonable use as currently zoned.

D. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

**FINDING:** With the incorporation of the attached Recommended Conditions, Staff does not anticipate a significant impact on public facilities and utilities.

E. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICIES AND INTENT OF THE LAND USE PLAN.

**FINDING:** The proposed commercial development and use is consistent with the policies and intent of the Comprehensive Plan, provided the Recommended Conditions are incorporated into the development.

**LAND USE PLAN MAP:** Industrial Marketplace

Proposed use/density: Convenient store with gas pumps/5,121.96 square feet per acre

The Comprehensive Plan suggests Industrial Marketplace development for the entire surrounding area.

**PLAN POLICIES:**

Direct future non-residential development to highway interchanges and intersections of major roads in a pattern of mixed-use, activity nodes.

Manage linear development on designated mixed-use activity corridors by controlling access and maintaining road standards for level of service.

Provide for maximum protection to the public through the orderly control of traffic entering and leaving the road system. Ingress and egress will be limited; shared access will be encouraged.

Provide for pedestrian facilities and amenities to tie into existing and future transit service.

F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE

USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

**FINDING:** Existing zonings, current commercial development trends in the area, and adopted land use policies support this request for commercial development.

G. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE WHICH CAN BE CONSIDERED ENVIRONMENTALLY ADVERSE TO THE NATURAL RESOURCES, ENVIRONMENT AND CITIZENS OF FULTON COUNTY.

**FINDING:** The proposed development/use is not considered environmentally adverse affecting natural resources, the environment, or the citizens of Fulton County.

CONCLUSION:

Provided Staff's Recommended Conditions are incorporated into the development of the site, the proposed commercial use is consistent with the policies and intent of the Comprehensive Plan and with approved zonings in the area. Therefore, Staff recommends this petition and the concurrent variance be **APPROVED CONDITIONAL** subject to the attached Recommended Conditions.

## RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be APPROVED C-2 (Commercial) CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, at a maximum density of 5,121.96 gross square feet per acre zoned or a total of 4,200 square feet, whichever is less, but excluding commercial amusements including video gaming machines.
  - b. Limit the height of the building to no more than 1 story.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Environment and Community Development on January 26, 2021. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to the following site development considerations:
  - a. At the time of building permit application update the existing sidewalk along Fulton Industrial Boulevard (SR70) and install sidewalks along the Wendell Drive Frontage consistent with the standards of the Fulton Industrial Business District Overlay District.
  - b. To prohibit any window coverings, signage, location of interior or exterior shelving, appliances etc. that would block clear sight into the establishment through any window.
  - c. To post no loitering and no trespassing signage in highly visible locations throughout the property and visible from all parts of the property.
  - d. To partner with the Fulton County Police Department to be included in the TAP (Trespassing Affidavit Program).
  - e. To partner with the Fulton County Police Department to incorporate the interior and exterior onsite security camera systems into the existing Police camera system along Fulton Industrial Boulevard so that the Police can remotely monitor all activity in real time.
  - f. To allow the existing non-conforming billboard to remain as long as it abides by Article 4.3.1, Section D of the Fulton County Zoning Resolution for non-conforming structures.
4. To the owner's agreement to abide by the following traffic requirements, dedications and improvements:
  - a. Dedicate at no cost to Fulton County along the entire property frontage, prior to the



approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

100 feet from centerline of Fulton Industrial Boulevard (SR70).

30 feet from centerline of Wendell Drive.

5. To the owner's agreement to abide by the following:
  - a. Prior to submitting the application for a (LDP) with the Department of Environment and Community Development, Development Review Division, arrange to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
  - b. Prior to submitting the application for an LDP, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for an LDP.

## APPENDIX

### COMMENTS ON PUBLIC SERVICES AND UTILITIES

**NOTE:** Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the Fulton County Plan Review process prior to the commencement of any construction activity.

#### **TRANSPORTATION:**

- Add crosswalk, pedestrian, pedestrian signals, push buttons and ADA ramps across Fulton Industrial Blvd. on the northern side of the intersection; install sidewalks along Wendell Drive.
- Add streetlights meeting the CID along property frontage
- Fulton Industrial Blvd (SR 70) is a State route, access on FIB will require GDOT approval.

#### **HEALTH DEPARTMENT:**

- Fulton County Board of Health requires that the proposed facility be served by public water and public sanitary sewer which are available to the site.
- This department recommends that the existing building is inspected and the owner/operator is required to provide the internal plumbing and sanitary facilities necessary to serve the existing and proposed addition and building capacity.
- This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article III – Smoke-free Air.
- If this proposed development includes a food service establishment, as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article V - Food Service, the owner must submit kitchen plans for review and approval by this agency before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.
- This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.

#### **WATER AND WASTEWATER (SEWER):**

- **WATER:**
  - Anticipated water demand: 100 gallons per day (gpd) / 1,000 sq. ft. (convenience store with gas pumps) x 4,200 square feet = **420** gallons per day.
  - This project is within the City of Atlanta water service jurisdiction.

• **SEWER:**

- Basin: Utoy Creek
- Treatment Plant: Utoy Creek
- Anticipated sewer demand: **378** gallons per day
- There is a wastewater manhole west of the western property line of the 0.835 acre tract (4175 Fulton Industrial Boulevard) (Sewer Manhole # **SMUC1615680**) within the right of way of Wendell Drive located in Land Lot **52**, District **14FF** along an 8 inch sanitary sewer line that can service this location.
- Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

**DRAINAGE:**

- Flood Plain: According to Fulton County Geographic Information System (GIS) Map, there is not 100-year flood plain on the subject site.

**TAX ASSESSOR:**

- Property Tax ID#: 14F0052 LL0656
- Taxes on the subject property are up-to-date.

**FIRE MARSHAL:**

- Fire Station: #11
- Impact: Increase in water demand, increase in traffic

**POLICE DEPARTMENT ZONING IMPACT STATEMENT:**

- No calls or reports on file for this address.

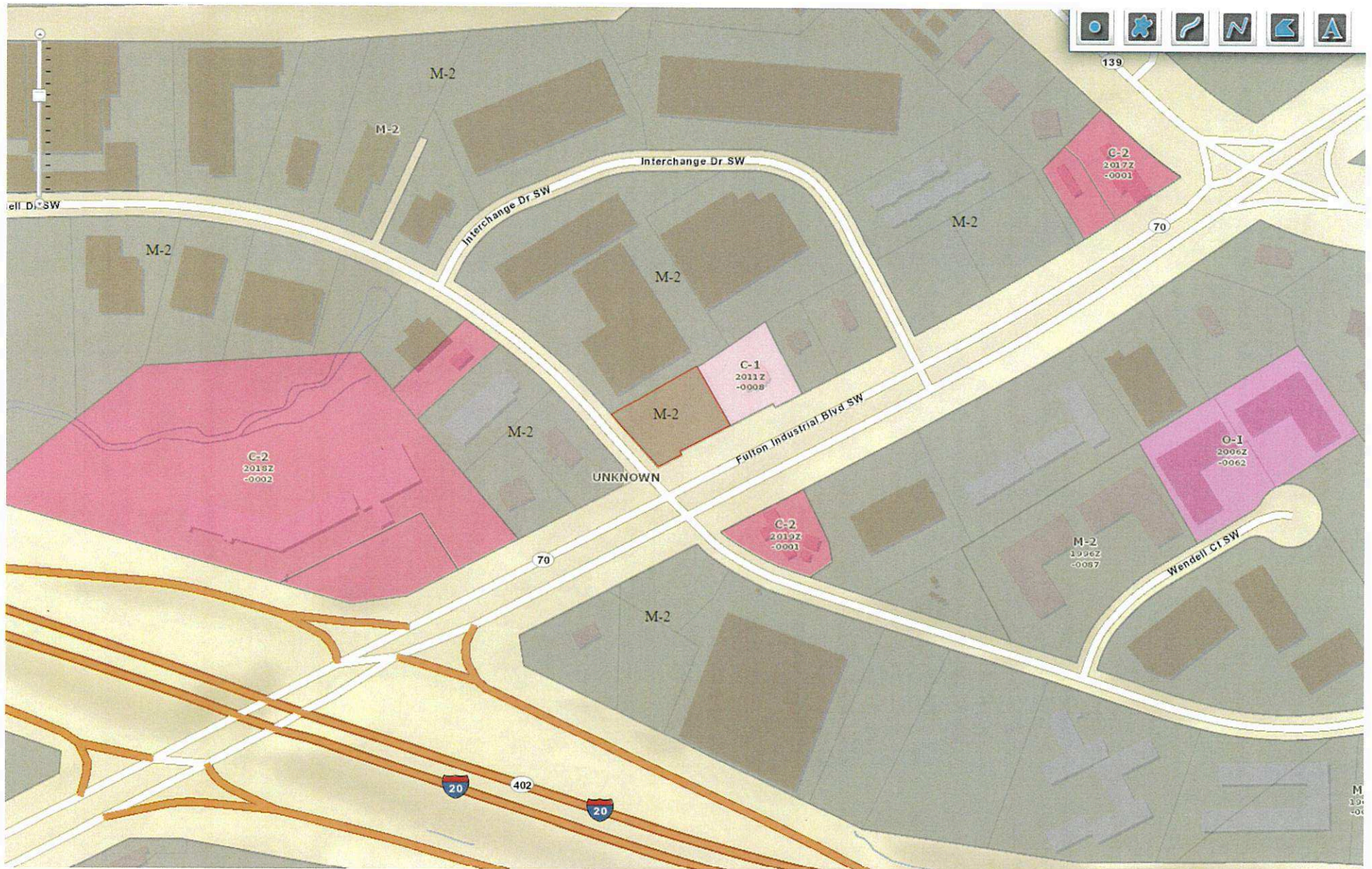
**EMERGENCY SERVICES:**

- No Comment

**CODE ENFORCEMENT**

- Code enforcement has 4 closed cases ranging back to 2012 and a current open case from 2020 for trash and debris. The owner needs to keep this property clean and abide by the Fulton County ordinances as required.





ZONING MAP



# Property Profile for 4175 FULTON IND BLVD SW

[Print Friendly Version](#)

## Property Tax Information

|                       |                                                  |
|-----------------------|--------------------------------------------------|
| Tax Year              | 2020                                             |
| Parcel ID             | 14F0052 LL0656                                   |
| Property Address      | 4175 FULTON IND BLVD SW                          |
| Owner                 | J&P FULTON INVESTORS LLC                         |
| Mailing Address       | 131 ROSWELL ST SUITE B201<br>ALPHARETTA GA 30009 |
| Total Appraisal       | \$181,700                                        |
| Improvement Appraisal | not available                                    |
| Land Appraisal        | \$181,700                                        |
| Assessment            | \$72,680                                         |
| Tax District          | 70D                                              |
| Land Area             | 0.835 ac                                         |
| Property Class        | Industrial Lots                                  |
| Land Use Class        | Vacant Commercial Land                           |
| TAD                   |                                                  |
| CID                   | Fulton Industrial CID                            |

## Zoning

|                         |                        |
|-------------------------|------------------------|
| Zoning Class            | M-2                    |
| Overlay District        | Fulton Industrial Ov   |
| 2035 Future Development | Industrial Marketplace |

## Political

|                        |                                                             |
|------------------------|-------------------------------------------------------------|
| Municipality           | unincorporated                                              |
| Commission District    | 6                                                           |
| Commission Person      | Khadijah Abdur-Rahman                                       |
| Council District       | not available                                               |
| Council Person         | not available                                               |
| Voting Precinct        | FC02                                                        |
| Poll Location          | Aviation Community Cultural<br>Center, 3900 Aviation Cir Nw |
| Congressional District | 005                                                         |
| State Senate District  | 038                                                         |
| State House District   | 061                                                         |

## School Zones

|                   |          |
|-------------------|----------|
| Elementary School | Randolph |
| Middle School     | Sandtown |
| High School       | Westlake |

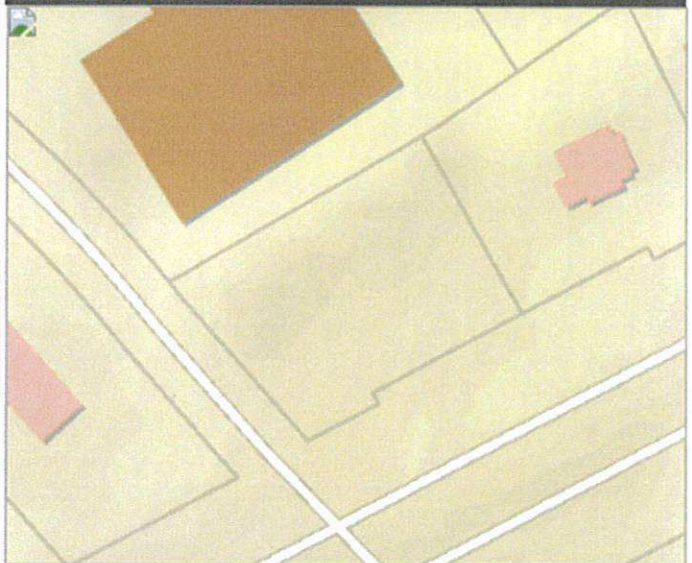
## Other Information

|                                |       |
|--------------------------------|-------|
| Zip Code                       | 30336 |
| Census Tract                   | 78.05 |
| In Less Developed Census Tract | Yes   |

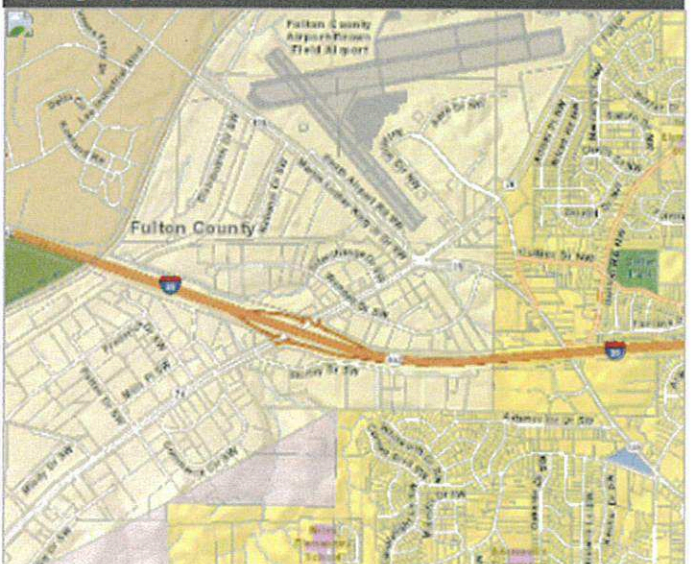
## Oblique Aerial View



## Property Map



## Vicinity Map





RECEIVED JAN 26 2021

LETTER OF INTENT

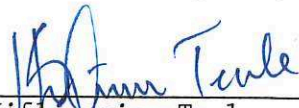
The property contains approximately 0.8198 acres and is located at the intersection of the northerly right-of-way line of Fulton Industrial Boulevard and the easterly right-of-way line of Wendell Drive (the "Property"). The Property is presently zoned to the M-2 Classification and the Applicant requests a rezoning to the C-2 Classification.

The Applicant intends to develop the Property as a convenience store with associated gas pumps and a canopy. The convenience store is slated to be approximately 4,200 square feet in area. As has been previously noted the required 15 foot landscape strip along Fulton Industrial Boulevard has not been met where the right-of-way line of Fulton Industrial Boulevard cuts back into the Property. Further, given the confining and restricted size of the Property, being less than 1 acre, the Applicant requests a Concurrent Variance for the portion of the required 15 foot landscape strip along Fulton Industrial Boulevard where paving appears as is noted on the Site Plan submitted with the Application. This condition is not of the Applicant's making and presents a real and substantial hardship. The Property is contiguous to a restaurant to the northeast that is zoned C-1 with other M-2 and C-2 zonings in the immediate area. Further, the intended use of the Property as a convenience store with associated gas pumps better complies with suggestion of the Comprehensive Land Use Plan for support retail under the Industrial Market Place designation. Accordingly, this Application for Rezoning and Concurrent Variance is entirely appropriate and the appropriateness of this Application and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" which is attached hereto and by reference thereto made a part hereof. Further, it is to be noted that pursuant to Article 4.3.3.B.1. that a canopy with full gas pumps is allowed beyond 12' of the Fulton Industrial Boulevard right-of-way. Lastly, the Billboard shown on the Site Plan is permitted to remain pursuant to Article 4.3.1.B.

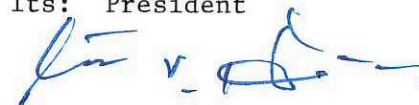
Now comes the Applicant who does hereby request that the above referenced Application for Rezoning and Concurrent Variances be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

K & BAB SERVICES, INC.

By:

  
Kiflemaria Tecle

Its: President



Nathan V. Hendricks III  
Attorney for the Applicant

6085 Lake Forrest Drive  
Suite 200  
Atlanta, Georgia 30328  
(404) 255-5161

APPROPRIATENESS OF APPLICATION  
AND  
CONSTITUTIONAL ASSERTIONS

The portions of the Zoning Resolution of Fulton County as applied to the subject Property which classify or may classify the Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Resolution of Fulton County to the Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Fulton County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Fulton County Board of Commissioners to rezone the Property as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Any rezoning of the Property without the simultaneous approval of the Concurrent Variances requested would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.



NATHAN V. HENDRICKS, III

6085 LAKE FORREST DRIVE

SUITE 200

ATLANTA, GA 30328

404-255-5161

[Nvh@cobbandhyre.com](mailto:Nvh@cobbandhyre.com)

February 1, 2021

NOTIFICATION OF REZONING OF

4175 FULTON INDUSTRIAL BLVD.

This is to advise you that a Rezoning Application has been filed for the above referenced property to go from the M2 classification to the C2 classification for the development for a convenience store with the associated gasoline pumps. If you have any questions as to this Application please feel free to contact me at my office as shown above.

Very truly yours,

Nathan V. Hendricks, III



MEMORANDUM

TO: Gil Prado, John Varner and Kefle Tecle

FROM: Pete Hendricks

RE: 4175 Fulton Industrial Blvd. Rezoning

DATE: March 2, 2021

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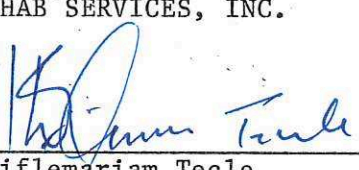
Gil. Pursuant to our telephone conversation earlier today, this is to confirm That regarding the Checklist of Items setforth in your e-mail of 2/26/21 That Kefle Tecle, as President of K & HAB SERVICES, INC., the Applicant Under the above referenced Rezoning, does agree to Items (a) through (g) as well as Items (j) through (n). As to Item (h), the Applicant agrees to work with Frank Mazelli of your CID to come up with a security plan for the purpose of controlling crime in the area, The Applicant does not agree to Item (i) not to sell or pursue alcohol, beer and wine licenses for the Property.

The addition of a Circle K operation on this Property will serve to be a value Enhancement for not this Property but also for the area generally.

Please let me know if you have any questions, Thank you, Pete Hendricks,

By my Acknowledgement below, the undersigned does agree to the within Memorandum as well as the attachment.

K & HAB SERVICES, INC.

By: 

Kiflemariam Tecle

Its: President

Begin forwarded message:

**From:** Gil Prado <[gil@boulevardcid.org](mailto:gil@boulevardcid.org)>

**Date:** February 26, 2021 at 12:27:05 PM EST

**To:** John McCormack <[john@map-realestate.com](mailto:john@map-realestate.com)>, Frank Mazzilli <[Frank@boulevardcid.org](mailto:Frank@boulevardcid.org)>, Pete Hendricks <[nvh@cobbandhyre.com](mailto:nvh@cobbandhyre.com)>

**Subject:** Re: Proposed Circle K Owners location

John,

We've had a lot of discussions about this proposal. As you know from our previous comments related to other gas stations / convenience store in the district, our concerns with these types of businesses in this (I-20 Interchange) location is always public safety. With that being said, I think a gas station / convenience store can be successful in this area if managed properly. We believe the following items will help this owner to run a successful business in the district. Please let us know if you are in agreement.

- a. Applicant will not install or operate amusement machines or video gaming machine at the property;
- b. Applicant will keep transparent windows without an obstruction s so that law enforcement can monitor the activity within the gas station;
- c. Applicant will post and keep "no loitering" and "no trespassing" on the property;
- d. Applicant will



authorize  
the Fulton  
County  
Police  
Department  
to act as  
his agent  
for loiterers  
and  
trespassers  
via the  
Trespass  
Affidavit  
Program;

e. Applicant  
will install  
and  
maintain  
LED light  
posts on  
the  
property;

f. Applicant  
will permit  
Fulton  
County  
police to  
federate  
the gas  
station's  
camera  
systems  
inside and  
outside of  
the  
convenience  
stores so  
that the  
police can  
remotely  
monitor  
the activity  
in real time;

g. Applicant  
will make a  
condition of  
employment  
that all

employees  
will be  
subject to a  
criminal  
background  
check by  
the Fulton  
County  
Police  
Departmen  
t.

- h. Applicant  
will provide  
a minimum  
of 40 hours  
per week of  
private  
uniform  
security in  
night hours.
- i. Applicant  
will not sell  
or pursue  
alcohol,  
beer and  
wine  
licenses.
- j. Applicant  
will  
construct  
new  
convenient  
store  
utilizing  
high quality  
and  
upgraded  
materials  
and  
architectur  
e features  
which may  
include  
stucco,  
stacked  
stone, glass,  
etc.to  
achieve a

high-end  
look and  
feel.

- k. Applicant  
will  
maintain a  
national  
flag/brand  
at all times  
for the  
convenienc  
e store and  
gas station  
which our  
understandi  
ng will be  
Circle K and  
Shell gas

- l. Applicant  
agree to  
install  
sidewalks  
along  
Wendell  
Drive  
Frontage  
consistent  
with the  
standards  
of the  
Fulton  
Industrial  
District  
Overlay  
District

- m. Applicant  
agree to  
install  
pedestrian  
streetlights  
fixtures on  
Wendell  
Drive in the  
same style  
as Fulton  
Industrial  
Blvd.

n. Applicant agree to install and maintain landscaping along property lines abutting public right of way. Maintenance shall include daily litter pick in and immediately around the property including the MARTA stop in front of the property on Fulton Industrial Blvd.

We look forward to hearing from you.

Best regards,

**GIL PRADO**  
*Executive Director*  
t: 404.368.4929





# Circle K Franchise Horizon Image Requirements

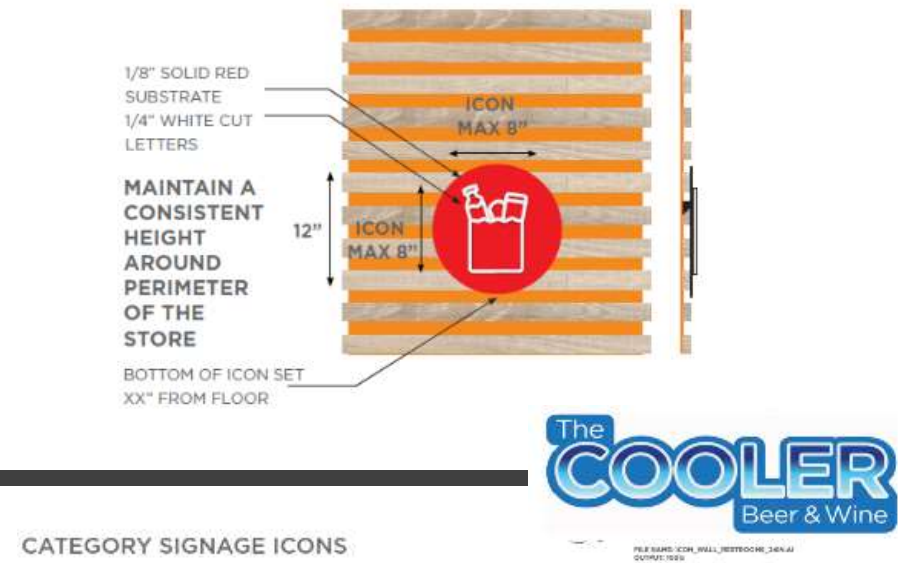
February 18, 2021



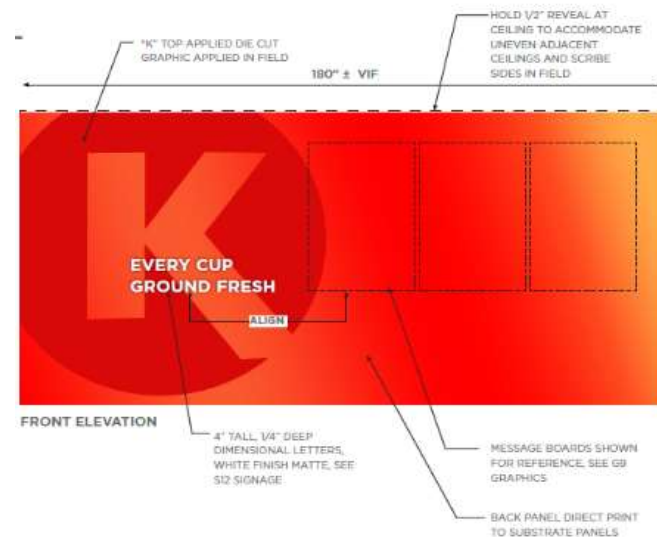
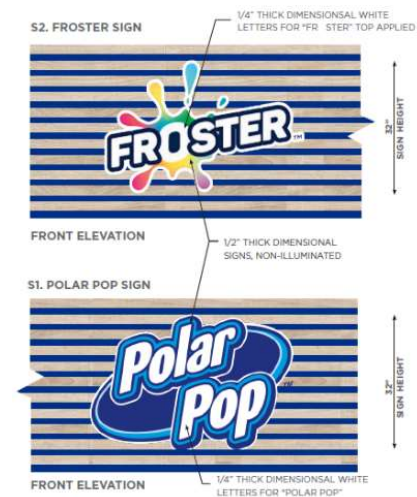
## Visual Summary of key Horizon Elements



Visual Summary of key Horizon Sign Elements



CATEGORY SIGNAGE ICONS



## Visual Summary of key Neighborhood Signage halos



KEY PLAN



REFERENCE VIEWS

### S6. HOT FOOD SIGNAGE

6" **GOOD TO GO**

1" DEEP DIMENSIONAL LETTERS,  
FACES FINISH WHITE (MATTE),  
RETURN FINISHES PMS 144 (MATTE)  
GOTHAM BLACK FONT  
TYPICAL FOR ALL

### S7. SERVICE CORE SIGNAGE 1

6" **NICE TO SEE YOU**

EACH LETTER SECURED TO  
NEIGHBORHOOD RING, EITHER P-2  
LIGHT FIXTURE OR G7 GRAPHIC  
RING, TYPICAL FOR ALL

### S8. SERVICE CORE SIGNAGE 2

6" **PLEASE PAY HERE**

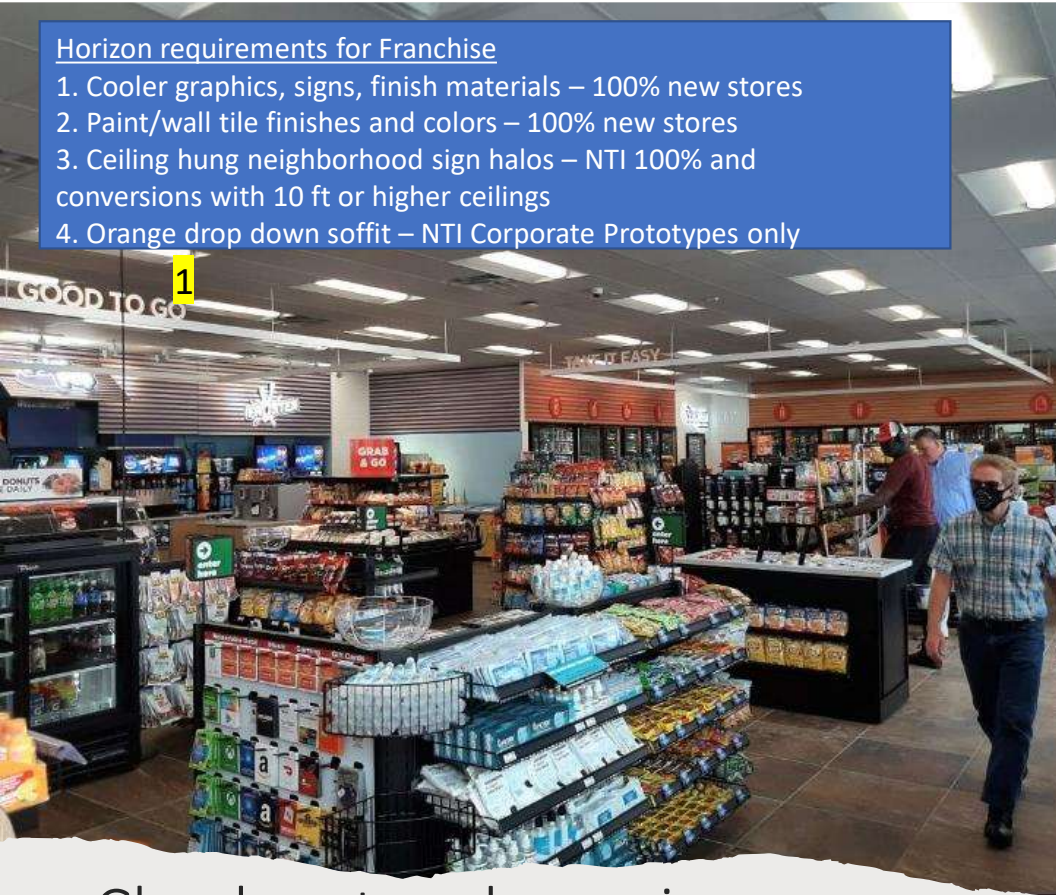
### S9. SEATING SIGNAGE

6" **TAKE IT EASY**



#### Horizon requirements for Franchise

1. Cooler graphics, signs, finish materials – 100% new stores
2. Paint/wall tile finishes and colors – 100% new stores
3. Ceiling hung neighborhood sign halos – NTI 100% and conversions with 10 ft or higher ceilings
4. Orange drop down soffit – NTI Corporate Prototypes only



## Check out and queuing

1. Ceiling hung neighborhood sign halos and channel letters – ranges from \$ 300 to \$ 400/materials
2. Orange false hanging soffit 16'x26'x8" - \$ 6,124/materials





## CK Coffee and Polar Pop

Polar POP LED sign and standard shroud structure

White subway tile used on open walls visible to customer

Coffee and Polar Pop Costs are similar to current Franchise Urban design

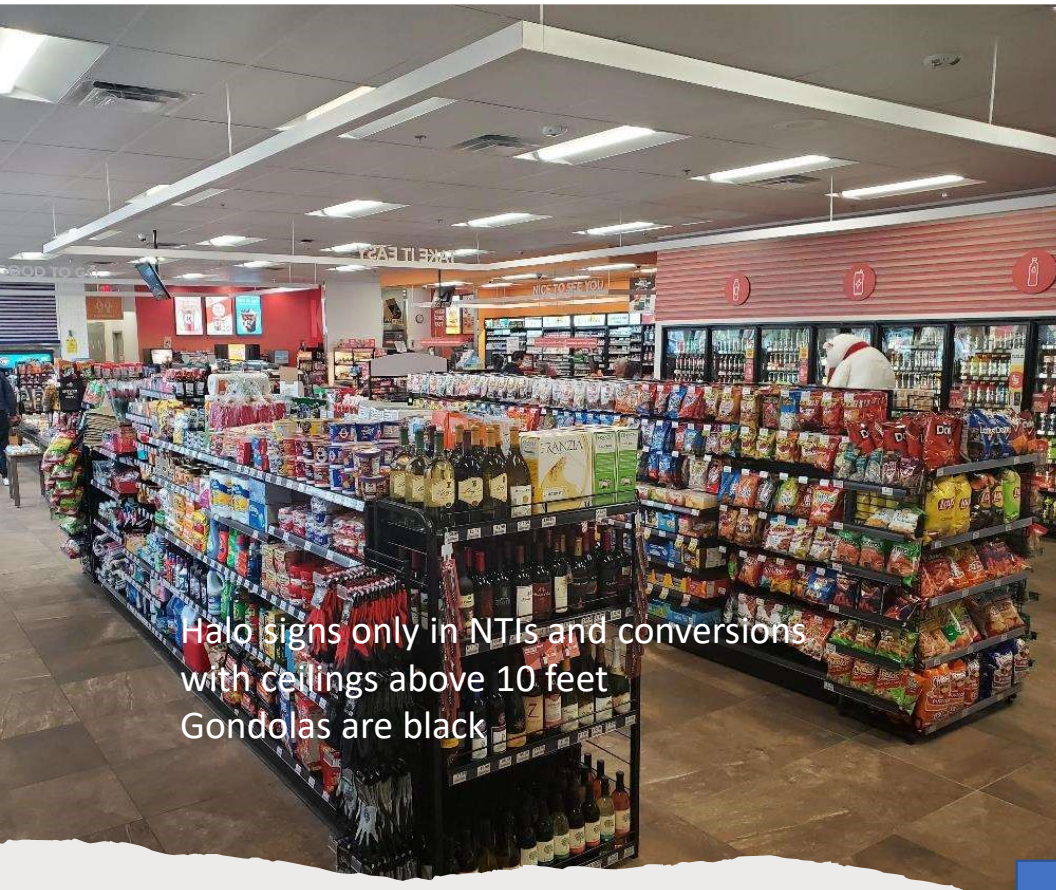
White wall tile – approximate need of \$ 600/store (\$ 1.92/SF)

Orange wall tile – approximate need of \$ 1,200/store (\$ 3.87/SF)

### Horizon requirements for Franchise

1. PP, FR, Coffee graphics, signage – 100% new stores
2. Finishes and colors (paint and wall tile) – 100% new stores
3. New cabinet design colors/specs – 100% new stores and door image retrofit for metal cabinets in nice shape
4. New Floor Tile – 100% NTIs, conversions only when existing flooring is in bad shape or not an earth tone color

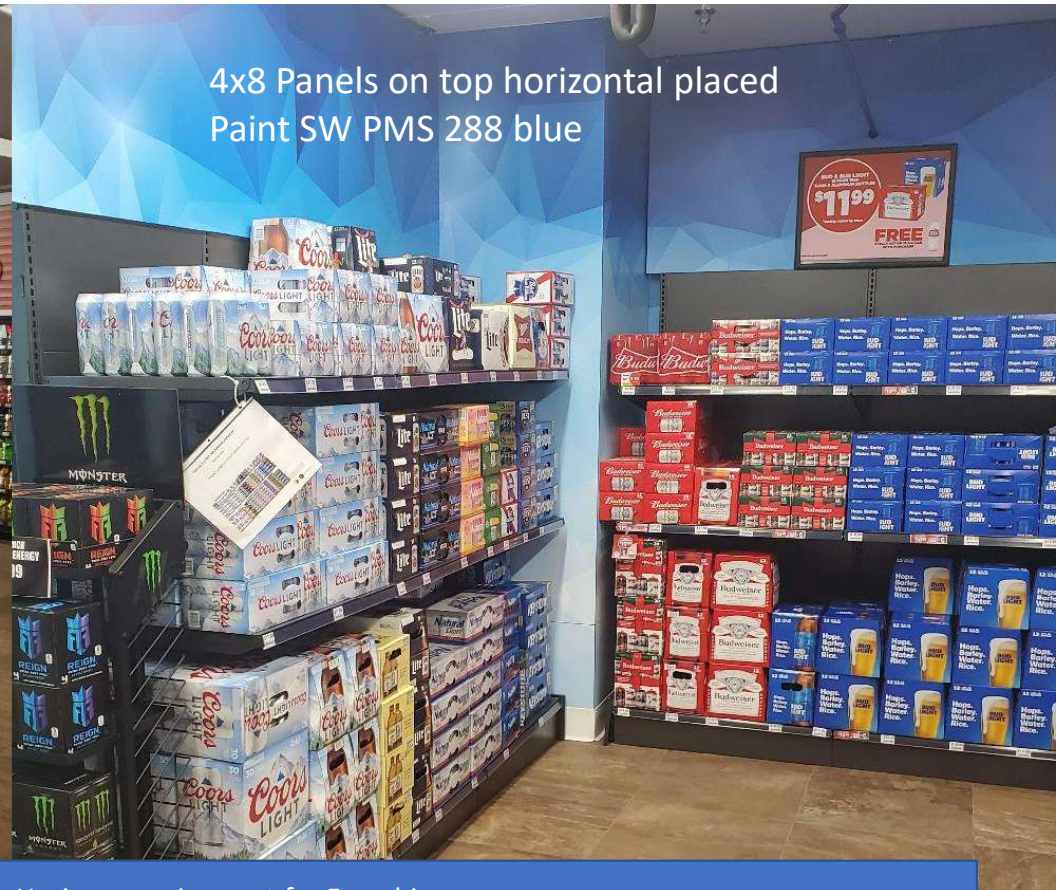




Halo signs only in NTIs and conversions  
with ceilings above 10 feet  
Gondolas are black

## Gondola, beer cave interior

Beer cave 2x4 interior graphic panels and POP - \$  
900/lot



4x8 Panels on top horizontal placed  
Paint SW PMS 288 blue

### Horizon requirement for Franchise

1. Black gondolas 54"x36" sections – 100% new stores (note Canada will be using 24 inch endcaps with profit panels).
2. Beer cave interior – new floor tile 100%, NTIs – blue upper wall panels and POP frames– upper 1/3; paint PMS 288 Blue lower 2/3. Conversions – blue upper wall panels and POP frames only.





# Fresh Food Fast

## Horizon requirements for Franchise

1. FFF will become a requirement for 1600 SF or larger NTIs and conversions with exception for sites that have in store qualified QSRs.
2. Follow corporate standards on FFF Kitchen equipment and design
3. FFF equipment – follow corporate standards for fixtures and image design, POP . Minimum FFF standard is a single Flexiserve HFD, 50 Grill, cold condiments, Pizza 3 tier case, 3 pan counter top bakery case and Federal Bullet Deli Case





## Cooler and beer cave

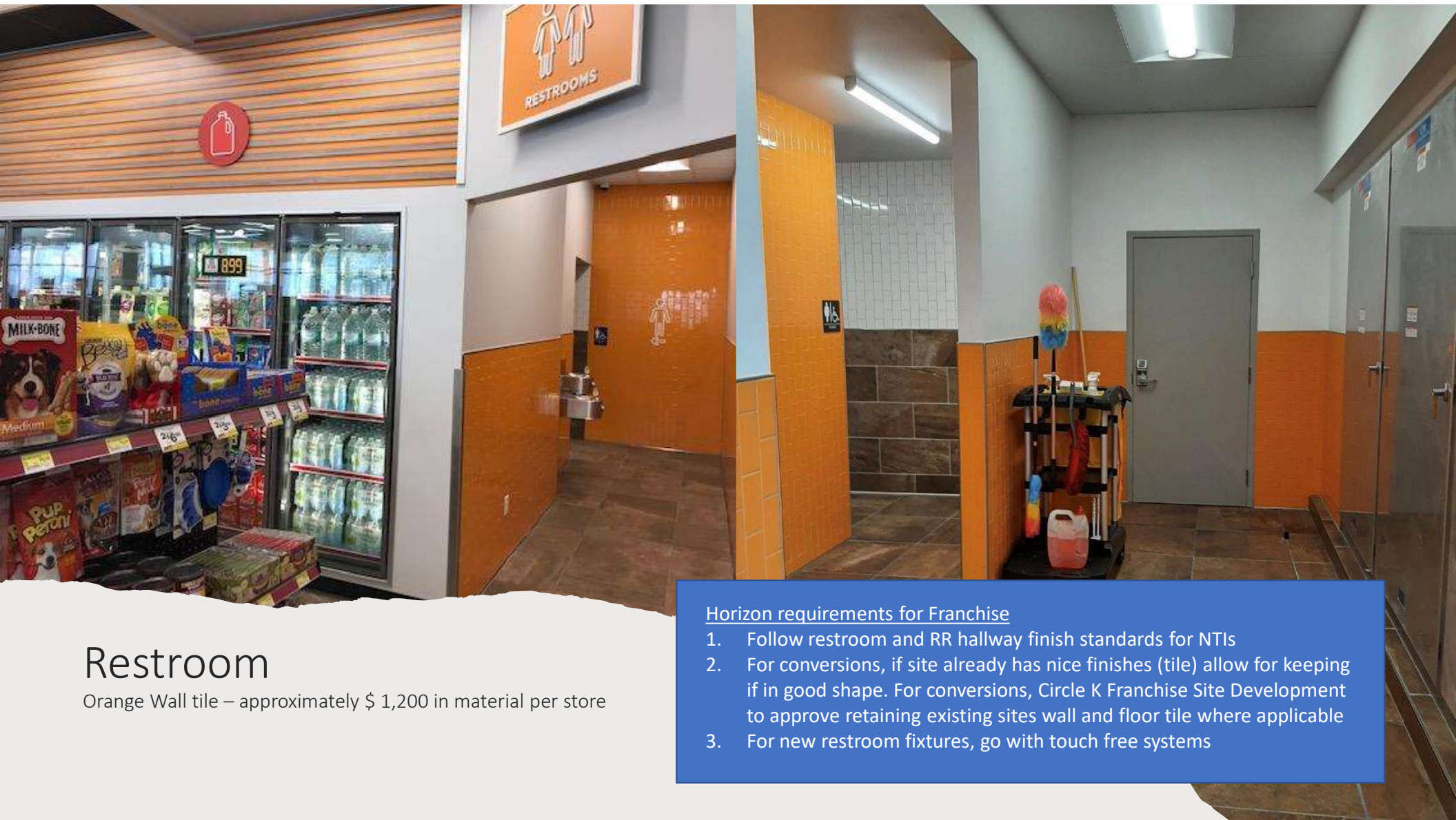
Ceiling tiles are black only on NTI Prototypes. Ceiling tiles are white for NTIs or conversions  
Coins are roughly \$ 20/EA. This will save us \$ 1,200 per store. One coin per 2 doors.  
The horizontal panels are equivalent in cost to our previous blue design



### Horizon requirement for Franchise

1. Beer caves to have 2 door entrance. Follow image standards regarding white tile and signage.
2. Install one cooler coin per 2 doors





## Restroom

Orange Wall tile – approximately \$ 1,200 in material per store

### Horizon requirements for Franchise

1. Follow restroom and RR hallway finish standards for NTIs
2. For conversions, if site already has nice finishes (tile) allow for keeping if in good shape. For conversions, Circle K Franchise Site Development to approve retaining existing sites wall and floor tile where applicable
3. For new restroom fixtures, go with touch free systems



## 1.0 PROGRAM ADAPTATIONS FF&E - RESTROOM

GR-01

GROUT

T-04

ACCENT WALL TILE

TB-05

BULLNOSE

TB-04

COVE

T-01

WALL TILE

PT-05

DOOR AND FRAME PAINT

T-02

FLOOR & WALL TILE

### KEY ELEMENTS

1. T-01 WHITE SUBWAY TILE ABOVE 54" AFF, DUPLICATED ON STALL INTERIOR
2. T-02 BROWN WALL TILE BELOW 54" AFF DUPLICATED ON STALL INTERIOR
3. T-02 BROWN FLOOR TILE THROUGHOUT
4. T-04 ACCENT WALL AT SINK, ORANGE SUBWAY TILE
5. TB-04 COVE TILE BASE
6. TB-05 BULLNOSE BULLNOSE TILE AT TOP
7. PT-05 PAINTED DOOR AND FRAME
8. BRUSHED ALUMINUM FINISH FOR ACCESSORIES
9. WHITE GYP. CEILING

REFER TO FINISH PLAN FOR COMPREHENSIVE LOCATION OF FINISHES TO BOTH RESTROOMS



# Required image – NTIs and Conversions

## 1.0 PROGRAM ADAPTATIONS TIER C FINISH CHART



IN ALL REMODELS:

|                                                                                                                                                                                                            |                                                                                                                                                                                                               |                                                                                                                                                                                                                   |                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>WHITE PAINT</b><br>SCUFFMASTER<br>SCRUBTOUGH PAINT<br>ST10402<br>EGGSHELL FINISH<br><b>PT-01</b>                   | <br><b>ORANGE PAINT</b><br>SHERWIN WILLIAMS PAINT<br>CUSTOM COLOR TO MATCH<br>PANTONE 144<br>EGGSHELL FINISH<br><b>PT-03</b> | <br><b>SUBWAY TILE SUBSTITUTE</b><br>MARLITE<br>SYMMETRIX W/ SAN-COAT<br>C100 G63 WHITE <b>\$2.40 SF</b><br><b>WP-01</b>       | <br><b>ORANGE FRP PANEL</b><br>PAWLING CO. FRP PANEL<br>WC-60 WALL COVERING<br>PEBBLE FINISH<br>MONARCH 255<br><b>WP-03</b> |
| <br><b>RED PAINT</b><br>SHERWIN WILLIAMS PAINT<br>CUSTOM COLOR TO MATCH<br>PANTONE 485<br>EGGSHELL FINISH<br><b>PT-02</b> | <br><b>BLUE PAINT</b><br>SHERWIN WILLIAMS PAINT<br>CUSTOM COLOR TO MATCH<br>PANTONE 278<br>EGGSHELL FINISH<br><b>PT-04</b>   | <br><b>WHITE FRP PANEL</b><br>PAWLING CO. FRP PANEL<br>WC-60 WALL COVERING<br>PEBBLE FINISH<br>LINEN WHITE 301<br><b>WP-02</b> | <br><b>CORNER GUARDS</b><br>2" X 2" STAINLESS STEEL<br>CORNER GUARDS<br><b>CG-01</b>                                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <b>MILLWORK/FIXTURE RENO</b><br><div data-bbox="348 852 682 974"> <br/> <b>LAMINATE</b><br/>                     WILSONART<br/>                     STANDARD LAMINATE<br/>                     NATURAL RIFT<br/>                     7954-38<br/> <b>LAM-01</b> </div> <div data-bbox="348 974 682 1096"> <br/> <b>FIXTURES METAL FINISHES</b><br/>                     ROYSTON<br/>                     SILVER CLOUD<br/> <b>MTL-01</b> </div> <div data-bbox="348 1096 682 1218"> <br/> <b>GONDOLA METAL FINISHES</b><br/>                     ROYSTON<br/>                     WHITE<br/> <b>MTL-02</b> </div> <div data-bbox="348 1218 682 1343"> <br/> <b>SOLID SURFACE</b><br/>                     WILSONART<br/>                     ARCTIC MELANGE<br/>                     9070ML<br/> <b>SS-01</b> </div> | <b>FLOORING RENO</b><br><div data-bbox="703 852 1039 974"> <br/> <b>FLOOR TILE</b><br/>                     DALTILE<br/>                     SLATE ATTACHE<br/>                     MULTI BROWN SA-08 12X24<br/> <b>\$1.70 SF USE GR-02</b><br/> <b>T-02</b> </div> <div data-bbox="703 974 1039 1096"> <br/> <b>GROUT</b><br/>                     LATICRETE SPECTRALOCK<br/>                     PRO EPOXY<br/>                     CHARCOAL BLACK<br/> <b>GR-02</b> </div> <div data-bbox="703 1096 1039 1343"> <br/> <b>RUBBER WALL BASE</b><br/>                     ARMSTRONG<br/>                     4" COVE, BLACK<br/> <b>RB-01</b> </div> | <b>RESTROOM RENO</b><br><div data-bbox="1060 852 1396 974"> <br/> <b>GRAY PAINT</b><br/>                     SHERWIN WILLIAMS PAINT<br/>                     SW7663 MONORAIL SILVER<br/>                     SEMI-GLOSS FINISH<br/> <b>PT-05</b> </div> <div data-bbox="1060 974 1396 1096"> <br/> <b>WHITE SUBWAY TILE</b><br/>                     DALTILE<br/>                     COLOR WHEEL COLLECTION<br/>                     LINEAR GLAZED CERAMIC<br/>                     ARCTIC WHITE 0190 4XB<br/> <b>\$1.61 SF USE GR-01</b><br/> <b>T-01</b> </div> <div data-bbox="1060 1096 1396 1343"> <br/> <b>WHITE TILE COVE BASE</b><br/>                     DALTILE<br/>                     COLOR WHEEL COLLECTION<br/>                     LINEAR GLAZED CERAMIC<br/>                     ARCTIC WHITE 0190 <b>\$1.61 SF</b><br/> <b>USE GR-01</b><br/> <b>TB-01</b> </div> <div data-bbox="1417 852 1761 974"> <br/> <b>ORANGE SUBWAY TILE</b><br/>                     DALTILE<br/>                     CUSTOM COLOR PMS 144<br/>                     4XB GLOSS<br/> <b>\$1.61 SF</b><br/> <b>USE GR-01</b><br/> <b>T-04</b> </div> <div data-bbox="1417 974 1761 1096"> <br/> <b>ORANGE COVE TILE</b><br/>                     DALTILE<br/>                     CUSTOM COLOR PMS 144<br/>                     4XB COVE<br/> <b>USE GR-01</b><br/> <b>TB-04</b> </div> <div data-bbox="1417 1096 1761 1343"> <br/> <b>ORANGE BULLNOSE TILE</b><br/>                     DALTILE<br/>                     CUSTOM COLOR PMS 144<br/>                     2XB BULLNOSE GLOSS<br/> <b>USE GR-01</b><br/> <b>TB-05</b> </div> |
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# Required image – NTIs and Conversions



## 1.0 PROGRAM ADAPTATIONS TIER C FINISH SCHEDULE

| TAG | CATEGORY | MANUFACTURER | STYLE/MODEL | COLOR | COMMENTS |
|-----|----------|--------------|-------------|-------|----------|
|-----|----------|--------------|-------------|-------|----------|

### BASE REMODEL FINISH SPECS AT ALL LOCATIONS

|       |                                     |                  |                                               |                               |                                  |
|-------|-------------------------------------|------------------|-----------------------------------------------|-------------------------------|----------------------------------|
| CG 01 | CORNER GUARD                        | SCHLUTER         | SCHLUTER-ECK-K 3/4" X 3/4"; 90° ANGLE         | BRUSHED STAINLESS             |                                  |
| PT 01 | PAINT                               | SCUFFMASTER      | SCRUBTOUGH PAINT                              | ST10402                       | EGGSHELL                         |
| PT 02 | PAINT                               | SHERWIN WILLIAMS |                                               | CUSTOM TO MATCH "PANTONE 485" | EGGSHELL (CIRCLE K BRAND RED)    |
| PT 03 | PAINT                               | SHERWIN WILLIAMS |                                               | CUSTOM TO MATCH "PANTONE 144" | EGGSHELL (CIRCLE K BRAND ORANGE) |
| PT 04 | PAINT                               | SHERWIN WILLIAMS |                                               | CUSTOM TO MATCH "PANTONE 278" | EGGSHELL (CIRCLE K BRAND BLUE)   |
| WP 01 | WALL PANEL - SUBWAY TILE SUBSTITUTE | MARLITE          | SYMMETRIX W/ SAN-COAT C100 G63 WHITE          | WHITE; SUBWAY LOOK            |                                  |
| WP 02 | FRP WALL PANEL                      | MARLITE          | FRP PANEL - WC-60 WALL COVERING PEBBLE FINISH | LINEN WHITE 301               | WHITE WALL PANEL                 |
| WP 03 | FRP WALL PANEL                      | PAWLING CO.      | FRP PANEL - WC-60 WALL COVERING PEBBLE FINISH | MONARCH 255                   | ORANGE WALL PANEL                |
| CG 01 | CORNER GUARD                        | SCHLUTER         | SCHLUTER-ECK-K 3/4" X 3/4"; 90° ANGLE         | BRUSHED STAINLESS             |                                  |

### MILLWORK REMODEL FINISH SPECS \*IF MILLWORK IS IN POOR CONDITION ONLY

|        |               |           |          |                       |  |
|--------|---------------|-----------|----------|-----------------------|--|
| LAM 01 | LAMINATE      | WILSONART | STANDARD | NATURAL RIFT 7954-38  |  |
| MTL 01 | METAL         | ROYSTON   |          | SILVER CLOUD          |  |
| MTL 02 | METAL         | ROYSTON   |          | WHITE                 |  |
| SS 01  | SOLID SURFACE | WILSONART |          | ARCTIC MELANGE 9070ML |  |

### FLOORING REMODEL FINISH SPECS \*IF FLOOR IS IN POOR CONDITION ONLY

|       |                  |           |                                |                  |                      |
|-------|------------------|-----------|--------------------------------|------------------|----------------------|
| G 02  | GROUT            | LATICRETE | SPECTRA LOCK PRO EPOXY         | 45 RAVEN         |                      |
| RB 01 | RUBBER WALL BASE | ARMSTRONG | 4" RUBBER WALL BASE; COVE BASE | BLACK            |                      |
| T 02  | FLOOR TILE       | DALTILE   | SLATE ATTACHE 12x24            | MULTI BROWN SA08 | GROUT: REFER TO G-02 |

### RESTROOM REMODEL FINISH SPECS \*IF RESTROOM IS IN POOR CONDITION ONLY

|       |             |                  |                                                         |                                                   |                                      |
|-------|-------------|------------------|---------------------------------------------------------|---------------------------------------------------|--------------------------------------|
| PT 05 | PAINT       | SHERWIN WILLIAMS |                                                         | SW7017 DORIAN GRAY                                | SEMI-GLOSS. RESTROOM DOOR AND FRAMES |
| T 01  | SUBWAY TILE | DALTILE          | COLOR WHEEL COLLECTION: LINEAR GLAZED CERAMIC           | ARCTIC WHITE 0190 (4" X 8" GLOSS)                 | GROUT: REFER TO G-01                 |
| TB 01 | TILE BASE   | DALTILE          | COLOR WHEEL COLLECTION: LINEAR GLAZED CERAMIC COVE BASE | ARCTIC WHITE 0190 (4" TALL GLOSS)                 | GROUT: REFER TO G-01                 |
| T 04  | SUBWAY TILE | DALTILE          | COLOR WHEEL COLLECTION: LINEAR GLAZED CERAMIC           | CUSTOM COLOR TO MATCH PANTONE 144 (4" X 8" GLOSS) | GROUT: REFER TO G-01                 |
| TB 04 | TILE BASE   | DALTILE          | 4" TALL COVE BASE                                       | CUSTOM COLOR TO MATCH PANTONE 144 (GLOSS)         | GROUT: REFER TO G-01                 |
| TB 05 | TILE BASE   | DALTILE          | 2 X 8 SINGLE BULL NOSE - GLOSS                          | CUSTOM COLOR TO MATCH PANTONE 144 (GLOSS)         | GROUT: REFER TO G-01                 |



# Required image – Circle K NTI Prototype Format

## 1.0 PROGRAM ADAPTATIONS FINISH CHART



|                                                                                                      |                                                                                                                                                                               |                                                                                                      |                                                                                     |                                                                                                       |                                                                                                          |                                                                                                       |                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>AC-01</b>    | <b>RED ACRYLIC</b><br>CLEAR ACRYLIC PANEL<br>WITH RED FILM<br>1/4" THICK CLEAR ACRYLIC<br>RED TO MATCH PMS 485                                                                | <br><b>GR-01</b>    | <b>GROUT</b><br>LATICRETE SPECTRALOCK<br>PRO EPOXY<br>#78 STERLING SILVER           | <br><b>PT-02</b>   | <b>RED PAINT</b><br>SHERWIN WILLIAMS PAINT<br>CUSTOM COLOR TO MATCH<br>PANTONE 485<br>EGGSHELL FINISH    | <br><b>T-01</b>    | <b>WHITE SUBWAY TILE</b><br>DAL TILE<br>COLOR WHEEL COLLECTION<br>LINEAR GLAZED CERAMIC<br>ARCTIC WHITE 0190 4X8<br><b>\$1.61 SF</b><br>USE GR-01 |
| <br><b>ACT-01A</b>  | <b>1A: 2X2 WHITE CEILING TILE</b><br>ARMSTRONG<br>FINE FISSURED; 1728<br>WHITE LAY IN                                                                                         | <br><b>GR-02</b>    | <b>GROUT</b><br>LATICRETE SPECTRALOCK<br>PRO EPOXY<br>CHARCOAL BLACK                | <br><b>PT-03</b>   | <b>ORANGE PAINT</b><br>SHERWIN WILLIAMS PAINT<br>CUSTOM COLOR TO MATCH<br>PANTONE 144<br>EGGSHELL FINISH | <br><b>TB-01</b>   | <b>WHITE TILE COVE BASE</b><br>DAL TILE<br>COLOR WHEEL COLLECTION<br>LINEAR GLAZED CERAMIC<br>ARCTIC WHITE 0190 <b>\$1.61 SF</b><br>USE GR-01     |
| <br><b>ACT-01B</b>  | <b>1B: 2X2 WHITE CEILING TILE</b><br>ARMSTRONG CLEAN ROOM<br>VL-988 WHITE<br>FOR FOOD PREP AREA                                                                               | <br><b>LAM-01</b>   | <b>LAMINATE</b><br>WILSONART<br>STANDARD LAMINATE<br>NATURAL RIFT<br>7954-38        | <br><b>PT-04</b>   | <b>BLUE PAINT</b><br>SHERWIN WILLIAMS PAINT<br>CUSTOM COLOR TO MATCH<br>PANTONE 278<br>EGGSHELL FINISH   | <br><b>T-04</b>    | <b>ORANGE SUBWAY TILE</b><br>DAL TILE<br>CUSTOM COLOR PMS 144<br>4X8 GLOSS<br><b>\$1.61 SF</b><br>USE GR-01                                       |
| <br><b>ACT-02</b>  | <b>2X2 BLACK CEILING TILE</b><br>ARMSTRONG<br>CALLA 2824<br>BLACK FINISH<br>SQUARE LAY-IN 15/16                                                                               | <br><b>MTL-01</b>  | <b>FIXTURES METAL FINISHES</b><br>ROYSTON<br>SILVER CLOUD                           | <br><b>PT-05</b>  | <b>GRAY PAINT</b><br>SHERWIN WILLIAMS PAINT<br>SW7017 DORIAN GRAY<br>SEMI-GLOSS FINISH                   | <br><b>TB-04</b>  | <b>ORANGE COVE TILE</b><br>DAL TILE<br>CUSTOM COLOR PMS 144<br>4X8 COVE<br><b>USE GR-01</b>                                                       |
| <br><b>ACT-03</b> | <b>2X2 ORANGE CEILING TILE</b><br>ARMSTRONG<br>ULTIMA HEALTH ZONE<br>CREATE! CUSTOM COLOR<br>MATCH TO PMS 144<br><b>\$10.50/SF</b><br>SQUARE LAY-IN, GRID TO<br>MATCH PMS 144 | <br><b>MTL-02</b> | <b>GONDOLA METAL FINISHES</b><br>ROYSTON<br>WHITE                                   | <br><b>RB-01</b> | <b>RUBBER WALL BASE</b><br>ARMSTRONG<br>4" COVE, BLACK                                                   | <br><b>TB-05</b> | <b>ORANGE BULLNOSE TILE</b><br>DAL TILE<br>CUSTOM COLOR PMS 144<br>2X8 BULLNOSE GLOSS<br><b>USE GR-01</b>                                         |
| <br><b>CG-01</b>  | <b>CORNER GUARDS</b><br>2" X 2" STAINLESS STEEL<br>CORNER GUARDS                                                                                                              | <br><b>PT-01</b>  | <b>WHITE PAINT</b><br>SCUFFMASTER<br>SCRUBTOUGH PAINT<br>ST10402<br>EGGSHELL FINISH | <br><b>SS-01</b> | <b>SOLID SURFACE</b><br>WILSONART<br>ARCTIC MELANGE<br>9070ML                                            | <br><b>T-02</b>  | <b>FLOOR TILE</b><br>DAL TILE<br>SLATE ATTACHE<br>MULTI BROWN SA-08 12X24<br><b>\$1.70 SF</b><br>USE GR-02                                        |

# Required image – Circle K NTI Prototype Format



## 1.0 PROGRAM ADAPTATIONS FINISH SCHEDULE

| TAG     | CATEGORY              | MANUFACTURER     | STYLE/MODEL                                                                    | COLOR                                                                 | COMMENTS                             |
|---------|-----------------------|------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------|
| AC 01   | ACRYLIC PANEL         |                  | 1/4" THICK CLEAR ACRYLIC PANEL WITH RED FILM                                   | RED FILM TO MATCH PANTONE 485                                         |                                      |
| ACT 01A | ACOUSTIC CEILING TILE | ARMSTRONG        | FINE FISSURED: 1728 SQUARE LAY IN   SUSPENSION SYSTEM 16/16" PRELUDE XL        | WHITE LAY IN   WHITE SUSPENSION SYSTEM                                |                                      |
| ACT 01B | ACOUSTIC CEILING TILE | ARMSTRONG        | CLEAN ROOM VL: 868 SQUARE LAY IN   SUSPENSION SYSTEM 15/16" PRELUDE XL         | WHITE LAY IN   WHITE SUSPENSION SYSTEM                                | FOR USE OVER FOOD PREP AREA          |
| ACT 02  | ACOUSTIC CEILING TILE | ARMSTRONG        | CALLA 2824 SQUARE LAY IN   SUSPENSION SYSTEM -15/16" PRELUDE XL                | BLACK LAY IN   BLACK SUSPENSION SYSTEM                                |                                      |
| ACT 03  | ACOUSTIC CEILING TILE | ARMSTRONG        | ULTIMA HEALTH ZONE CREATE! Z39010C1   SQUARE LAY-IN WITH GRID TO MATCH PMS 144 | ORANGE TILE AND SUSPENSION SYSTEM - CUSTOM COLOR TO MATCH PANTONE 144 |                                      |
| CG 01   | CORNER GUARD          | SCHLUTER         | SCHLUTER-ECK-K 2" X 2"; 90° ANGLE                                              | BRUSHED STAINLESS                                                     |                                      |
| G 01    | GROUT                 | LATICRETE        | SPECTRA LOCK PRO EPOXY                                                         | STERLING SILVER                                                       |                                      |
| G 02    | GROUT                 | LATICRETE        | SPECTRA LOCK PRO EPOXY                                                         | CHARCOAL BLACK                                                        |                                      |
| LAM 01  | LAMINATE              | WILSONART        | STANDARD                                                                       | NATURAL RIFT 7954-38                                                  |                                      |
| MTL 01  | METAL                 | ROYSTON          |                                                                                | SILVER CLOUD                                                          |                                      |
| MTL 02  | METAL                 | ROYSTON          |                                                                                | WHITE                                                                 |                                      |
| PT 01   | PAINT                 | SCUFFMASTER      | SCRUBTOUGH PAINT                                                               | ST10402                                                               | EGGSHELL                             |
| PT 02   | PAINT                 | SHERWIN WILLIAMS |                                                                                | CUSTOM TO MATCH "PANTONE 485"                                         | EGGSHELL (CIRCLE K BRAND RED)        |
| PT 03   | PAINT                 | SHERWIN WILLIAMS |                                                                                | CUSTOM TO MATCH "PANTONE 144"                                         | EGGSHELL (CIRCLE K BRAND ORANGE)     |
| PT 04   | PAINT                 | SHERWIN WILLIAMS |                                                                                | CUSTOM TO MATCH "PANTONE 278"                                         | EGGSHELL (CIRCLE K BRAND BLUE)       |
| PT 05   | PAINT                 | SHERWIN WILLIAMS |                                                                                | SW7017 DORIAN GRAY                                                    | SEMI-GLOSS. RESTROOM DOOR AND FRAMES |
| RB 01   | RUBBER WALL BASE      | ARMSTRONG        | 4" RUBBER WALL BASE; COVE BASE                                                 | BLACK                                                                 |                                      |
| SS 01   | SOLID SURFACE         | WILSONART        |                                                                                | ARCTIC MELANGE 9070ML                                                 |                                      |
| T 01    | SUBWAY TILE           | DALTILE          | COLOR WHEEL COLLECTION: LINEAR GLAZED CERAMIC                                  | ARCTIC WHITE 0190 (4" X 8" GLOSS)                                     | GROUT: REFER TO G-01                 |
| T 02    | FLOOR TILE            | DALTILE          | SLATE ATTACHE 12x24                                                            | MULTI BROWN SA08                                                      | GROUT: REFER TO G-02                 |
| T 04    | SUBWAY TILE           | DALTILE          | COLOR WHEEL COLLECTION: LINEAR GLAZED CERAMIC                                  | CUSTOM COLOR TO MATCH PANTONE 144 (4" X 8" GLOSS)                     | GROUT: REFER TO G-01                 |
| TB 01   | TILE BASE             | DALTILE          | COLOR WHEEL COLLECTION: LINEAR GLAZED CERAMIC COVE BASE                        | ARCTIC WHITE 0190 (4" TALL GLOSS)                                     | GROUT: REFER TO G-01                 |
| TB 04   | TILE BASE             | DALTILE          | 4" TALL COVE BASE                                                              | CUSTOM COLOR TO MATCH PANTONE 144 (GLOSS)                             | GROUT: REFER TO G-01                 |
| TB 05   | TILE BASE             | DALTILE          | 2 X 8 SINGLE BULL NOSE - GLOSS                                                 | CUSTOM COLOR TO MATCH PANTONE 144 (GLOSS)                             | GROUT: REFER TO G-01                 |