Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

STAFF REVIEW

Variance Case #: **V2016-51** **Legistar #:** **20160992**

City Council Hearing: **Wednesday, November 9, 2016 – 7:00 p.m.**

Property Owner: **Ralph A. Frey, Sr.**
11 Waterstone Drive
Cartersville, GA 30121

Applicant: **FQSR, LLC, DBA – KBP Foods**
8900 Indian Creek Parkway, Suite 100
Overland Park, KS 66210

Agent: **n/a**

Address: **12 Cobb Parkway North**

Land Lot: **1211** **District:** **16** **Parcel:** **1370**

Council Ward: **7A** **Existing Zoning: CRC (Community Retail Commercial)**

Special Exception / Special Use / Variance(s) Requested:

1. Variance to reduce front setback from 5 feet to 2 feet. *[§ 708.16(H)]*
2. Variance to reduce parking from 29 spaces to 26 spaces. *[§ 716.07(E)]*

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.

2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES

12 Cobb Parkway North

Existing structure

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

Area of proposed extension

Staff Review:
The applicant, KBP Foods (KFC Corporation), is requesting variances for the property at 12 Cobb Parkway North, a parcel totaling 0.582 acres. The intent of the request is to be allowed to extend the west side of the structure to allow for an enclosed outdoor patio seating area. The existing structure has been in place for many years, and is a place where visitors and natives have come to visit the famous "The Big Chicken" in the City of Marietta.

The subject property is zoned CRC (Community Retail Commercial), as are the surrounding properties to the north, south, east and west. The property is surrounded by streets on all three sides of the property – Roswell Road and Cobb Parkway to the south and west, and which are maintained by Georgia Department of Transportation (GDOT); and Radar Circle to the north and east, which is maintained by the City of Marietta.

The existing building does not meet zoning regulations because of variances that were granted to allow a renovation in 1993. On March 29, 1993, the Board of Zoning Appeals approved the following variances:

1. Reduction of the required setback along Cobb Parkway from 50 ft. to 5 ft.
2. Reduction of the required setback along Radar Circle from 40 ft. to 15 ft.
3. Reduction in the number of required parking spaces from 47 to 24.
4. Waiver of the landscaping requirements.

At this time, the KFC Corporation is again interested in renovating "The Big Chicken" Kentucky Fried Chicken restaurant, and this proposed project would entail adding an outdoor patio seating area onto the west side of the building.

The proposed patio addition, which is to be enclosed, would add 497 square feet to the existing 4,482 sq. ft. structure, for a total of 4,979 sq. ft. Current Marietta parking regulations would require a total of 29 parking spaces for a restaurant of this size.

According to the proposed site plan, if the variances were approved and the expansion moved forward, there would be a total of 26 parking spaces located on the parcel. In addition, there are 17 parking spaces located within the Radar Circle right of way that are not included in the total number of parking spaces provided for the restaurant. These parking spaces are located near a stairway and crosswalk that provides access to the restaurant.

The KFC Corporation is also requesting a variance to allow the enclosure to extend to a point approximately 2.08 feet away from the property line along Cobb Parkway. Three (3) existing parking spaces would be eliminated with this proposed expansion, but there would be 26 remaining parking spaces on the site after completion of the project.

It should be noted that if the variance requests are approved, the applicant will be required to:

- Comply with the Georgia Accessibility code
- Provide a permanent heat source;
- Provide the enclosed patio area with a fire sprinkler system;

KFC Corporation is requesting these variances in order to be able to offer the option of outdoor dining for its patrons.

Marietta
GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Brian Binzer, AICP, Director

APPLICATION FOR VARIANCE OR APPEAL

(Owner/Applicant/or Representative must be present at all public hearings)

For Office Use Only:

Application #: V2016-51 **Legistar #:** _____ **BZA Hearing Dt:** —

City Council Hearing Dt (if applicable) #: 11-9-16 **PZ #:** 16-537

This is a variance/appeal application for:

☐ **Board of Zoning Appeals** ☒ **City Council**

Owner's Name Ralph A. Frey, Sr.

Address 11 Waterstone Drive Cartersville, GA Zip Code: 30121

Telephone Number: (770) 422-3921 Email Address: _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant FQSR, LLC, DBA, KBP Foods (Big Chicken)

Address 8900 Indian Creek Parkway, Suite 100 Overland Park, KS Zip Code: 66210

Telephone Number (913) 626-1225 Email Address: mkulp@KBP-foods.com

Address of property for which a variance or appeal is requested:

12 Cobb Parkway North Marietta Date of Acquisition: _____

Land Lot (s) 1211 District 16 Parcel 1370 Acreage 0.557 ·582 Zoned CRC Ward 74 FLU CAC

List the variance(s) or appeal requested (please attach any additional information):

See Attached Letter
1) outdoor seating
2) Reduce parking from 24 to 23 spaces
3) Reduce Front Setback from 5 ft to 2 ft

Required Information

1. Application fee ($250)
2. Completed notarized application. **The original application must be submitted with ALL original signature(s) – Copies of the application or signature(s) will NOT be accepted.**
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. **Site plan – drawn to scale.** Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s). **Copies Required: One** (1) - (8 ½" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 25 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.
7. Documentation authorizing applicant to submit application by property owners if applicant is not owner.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

Kimley»Horn

September 20, 2016

Brian Binzer, Director
City of Marietta
Department of Development Services
205 Lawrence Street
Marietta, GA 30060

RE: ***Application for Variance, KFC's "Big Chicken"***

Dear Brian,

KBP Foods (KFC Corporation) is renovating the "Big Chicken" located at 12 Cobb Parkway North in Marietta. The renovations consisting of mostly interior work to upgrade the existing building consisting of approximately 4,482 sf. A patio is proposed with outdoor dining tables and chairs consisting of approximately 497 sf. Some reconfiguration to the exterior sidewalks and landscape areas for better walkability and additional outdoor patio seating is also proposed. The new patio will be built where three existing parking spaces are located, reducing the total parking for this site to 23 spaces, (21 standard and 2 handicap). Total changes to this property will impact less than 4,000 sf of land disturbance.

According to a document provided to us by the City of Marietta, on March 29, 1993 a parking variance was granted to reduce the required number of spaces from 29 to 24. A front setback variance to 5' was also granted.

Adjacent to the site are 17 parking spaces located along Radar Circle which are currently used by patrons of the KFC. A stairway and crosswalk is currently in place to provide access to the restaurant.

This variance request is to reduce the approved 24 parking spaces to 23 parking spaces. With the 17 adjacent parking spaces, providing additional parking for this site. (Div. 716.07 Required number of Parking Spaces – Table J)

We are also asking for a variance on the front setback to 2', from the current 5'. The roof on the addition to this building will overhang into the setback and will be 2.08' away from the current setback line. (Div. 708.16 H CRC Bulk and Area Regulations)

We are requesting that the City of Marietta approve these variances in order to update the building for customers and keep the integrity of the "Big Chicken" as a Marietta landmark.

Sincerely,

Bob Vance
Associate

TO: **Marietta Daily Journal**

FROM: **City of Marietta**

RUN AD DATE: **October 14, 2016**

CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, AND VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests at the City Council meeting held on **Wednesday, November 9, 2016, 7:00 p.m.,** City Hall, for a final decision to be made.

V2016-51 [VARIANCE] FQSR, LLC d.b.a KBP FOODS is requesting variances for property located in Land Lot 1211, District 16, Parcel 1370, 2nd Section, Cobb County, Georgia, and being known as 12 Cobb Parkway North, currently zoned CRC (Community Retail Commercial). Variance to reduce front setback from 5 feet to 2 feet; variance to reduce parking from 29 spaces to 23 spaces. Ward 7A.

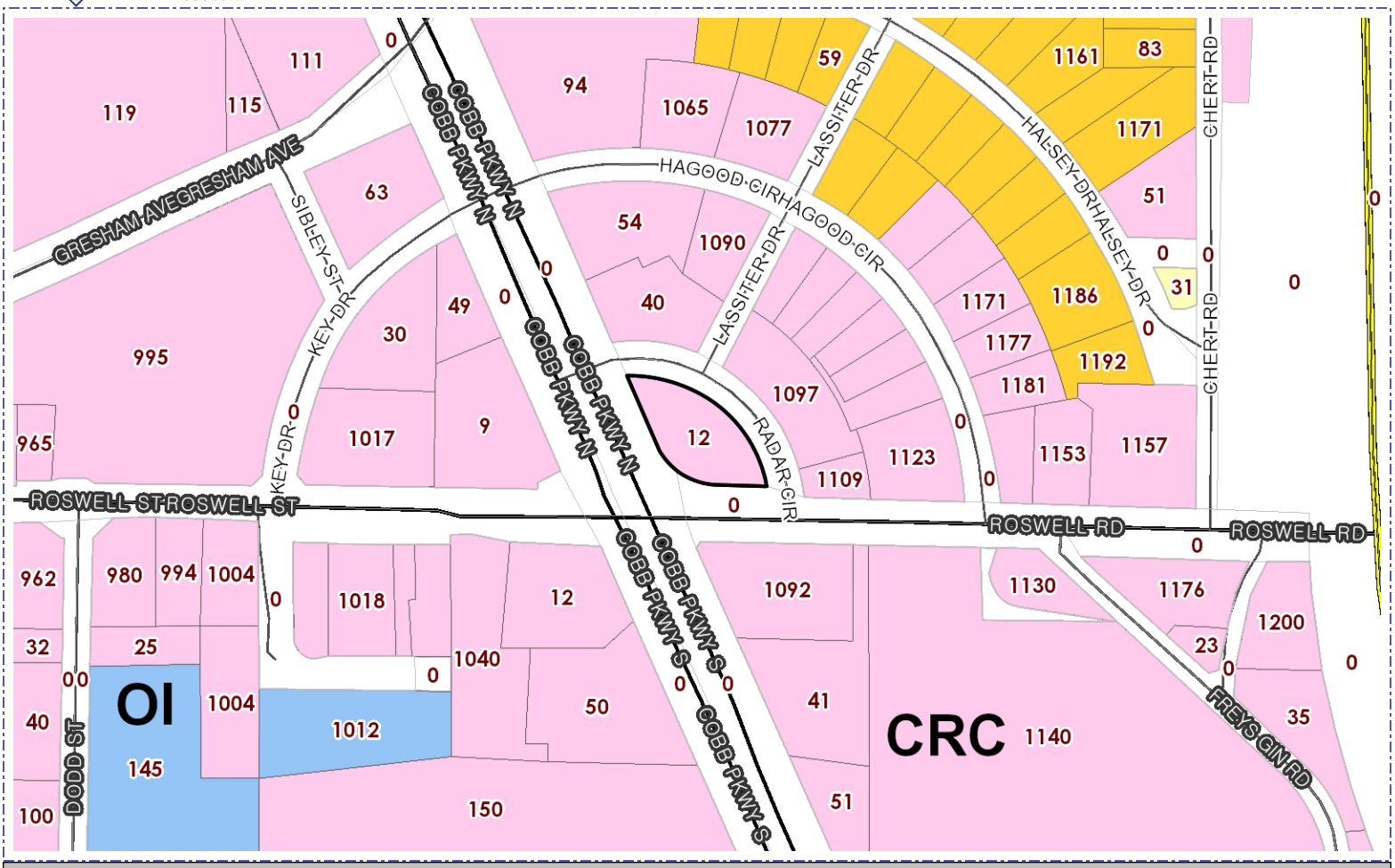
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Variance



Address	Parcel Number	Acreage	Ward	Zoning	FLU
12 COBB PKWY N	16121101370	0.582	7A	CRC	CAC

Property Owner: Ralph A. Frey, Sr.

Applicant: FQSR, LLC, DBA, KBP Foods (Big Chicken)

City Council Hearing Date: 11/09/2016

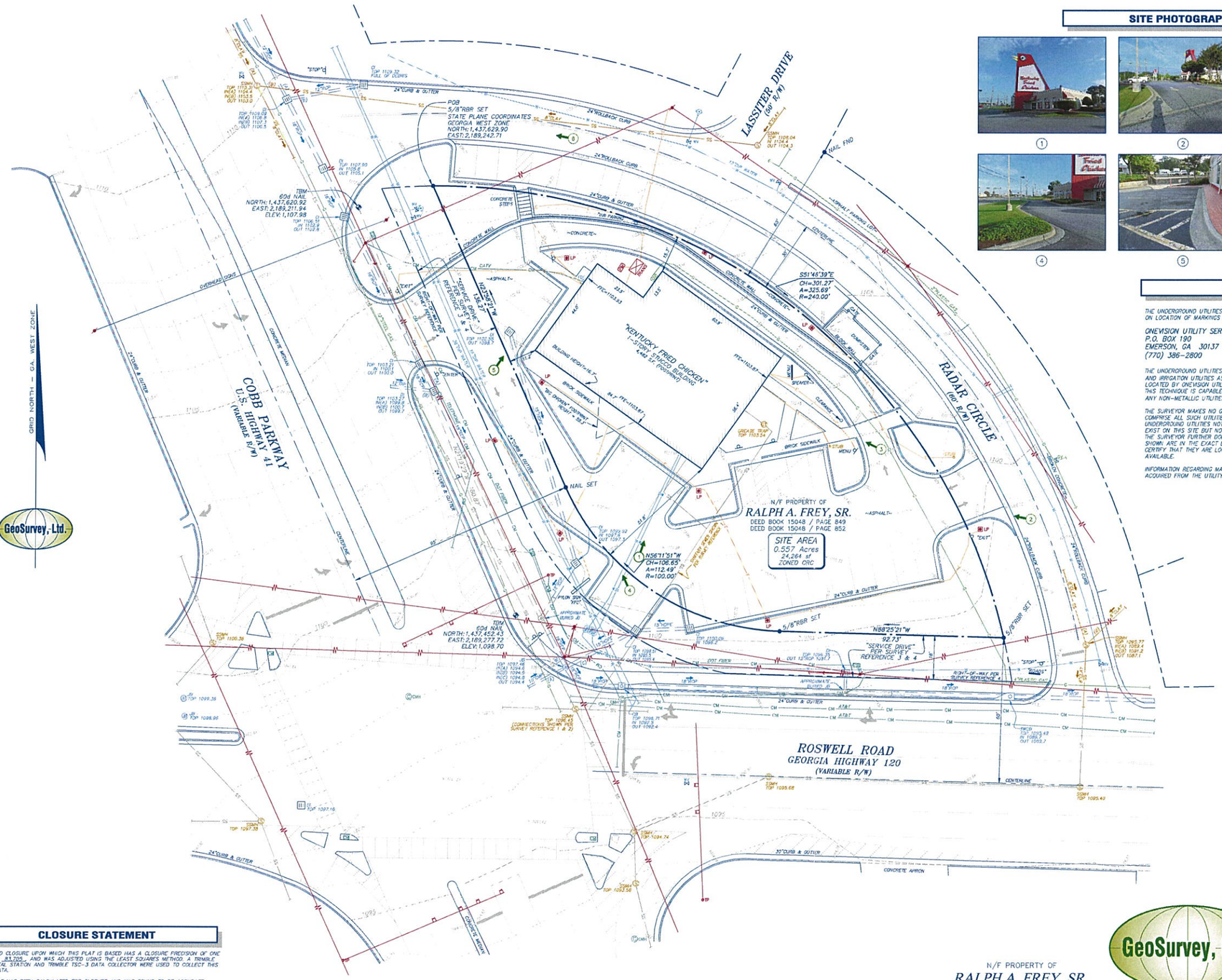
Acquisition Date:

Case Number: V2016-51

City of Marietta Planning & Zoning

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Moble Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise



SITE PHOTOGRAPHS

1

2

3

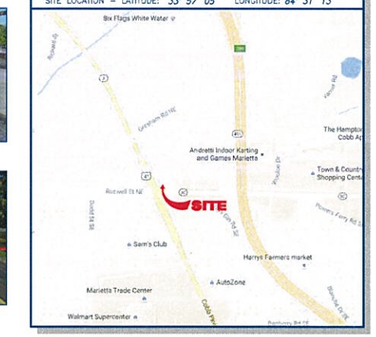
4

5

6

VICINITY MAP

SITE LOCATION – LATITUDE: 33° 57' 05" LONGITUDE: 84° 31' 13"



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

ONEVISION UTILITY SERVICES
P.O. BOX 190
EMERSON, GA 30137
(770) 386-2800

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANK'S) WERE LOCATED BY ONEVISION UTILITY SERVICES, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OF OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0109H, AND THE DATE OF SAID MAP IS NOVEMBER 2, 2012. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(NAD)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "CRC" (COMMUNITY RETAIL COMMERCIAL DISTRICT). THE MINIMUM YARD SETBACKS ARE: FRONT(ARTERIAL) – 40 FEET; FRONT (COLLECTOR OR LOCAL) – 35 FEET; SIDE(MAJOR) – 25 FEET; SIDE(MINOR) – 15 FEET; AND REAR – 35 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1> BOUNDARY & TOPOGRAPHIC SURVEY FOR KENTUCKY FRIED CHICKEN OF CALIFORNIA, INC., PREPARED BY ASHFORD ENGINEERS, INC., DATED FEBRUARY 27, 1993 (JOB NO. K9002.00).

2> SANITARY SEWER GIS MAP, PREPARED BY THE CITY OF MARIETTA WATER, DATED SEPTEMBER 1, 2016.

3> SUBDIVISION OF MR. & MRS. H.C. LASSITER ESTATE, RECORDED IN PLAT BOOK 6, PAGE 99.

4> GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR FEDERAL AID PROJECT NO. U.S. 13B0(1), LAST REVISED SEPTEMBER 24, 1963.

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS	
AC	AIR CONDITIONER		OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE		POWER POLE
BSL	BUILDING SETBACK LINE		GUY WIRE
CI	CURB INLET		POWER LINE
CMP	CORRUGATED METAL PIPE	LP	LIGHT POLE
CMF	CONCRETE MONUMENT FND		ELECTRIC TRANSFORMER
CO	SANITARY CLEANOUT		
CPED	COMMUNICATION PEDESTAL		
CTP	CRIMPED TOP PIPE		WATER VAULT
DI	DROP INLET		
DIP	DUCTILE IRON PIPE		GAS VALVE
DWCB	DOUBLE WING CATCH BASIN	GM	GAS METER
FNC	FENCE		WATER VALVE
FND	FOUND	WM	WATER METER
GM	GAS METER		FIRE HYDRANT
INV	INVERT	E	UNDERGROUND ELECTRIC LINE
JB	JUNCTION BOX	G	UNDERGROUND GAS LINE
MH	MANHOLE	CM	UNDERGROUND COMMUNICATION LINE
OHP	OVERHEAD POWER	W	UNDERGROUND WATER LINE
OTP	OPEN TOP PIPE	1	PHOTO POSITION INDICATOR
PM	POWER METER		
PKS	PK NAIL SET		
POB	POINT OF BEGINNING	XX	REGULAR PARKING SPACE COUNT
POC	POINT OF COMMENCEMENT		
RCP	REINFORCED CONCRETE PIPE		
RBR	IRON REINFORCING BAR		HANDICAP PARKING SPACE
RBS	5/8"RBR SET CAPPED LSF 621		
SS	SANITARY SEWER		TREE POSITION INDICATOR
SWCB	SINGLE WING CATCH BASIN	"O"	SIGN
TRANS	ELECTRIC TRANSFORMER		

PROFESSIONAL NO. 3324 LAND SURVEYOR JOHN T. NEWMAN

This survey has been prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 83,705, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 534,416 FEET. JTN INIT.

IF YOU DIG

Know what's **below.**
Call before you dig.
Dial 811
Or Call 800-282-7411

GRAPHIC SCALE

0 10 20 50 100
1" = 20'

N/F PROPERTY OF
RALPH A. FREY, SR.
DEED BOOK 15048 / PAGE 849
DEED BOOK 15048 / PAGE 853

SITE AREA
0.557 Acres
24,264 sf
ZONED CRC

GeoSurvey, Ltd.
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

BOUNDARY & TOPOGRAPHIC SURVEY OF

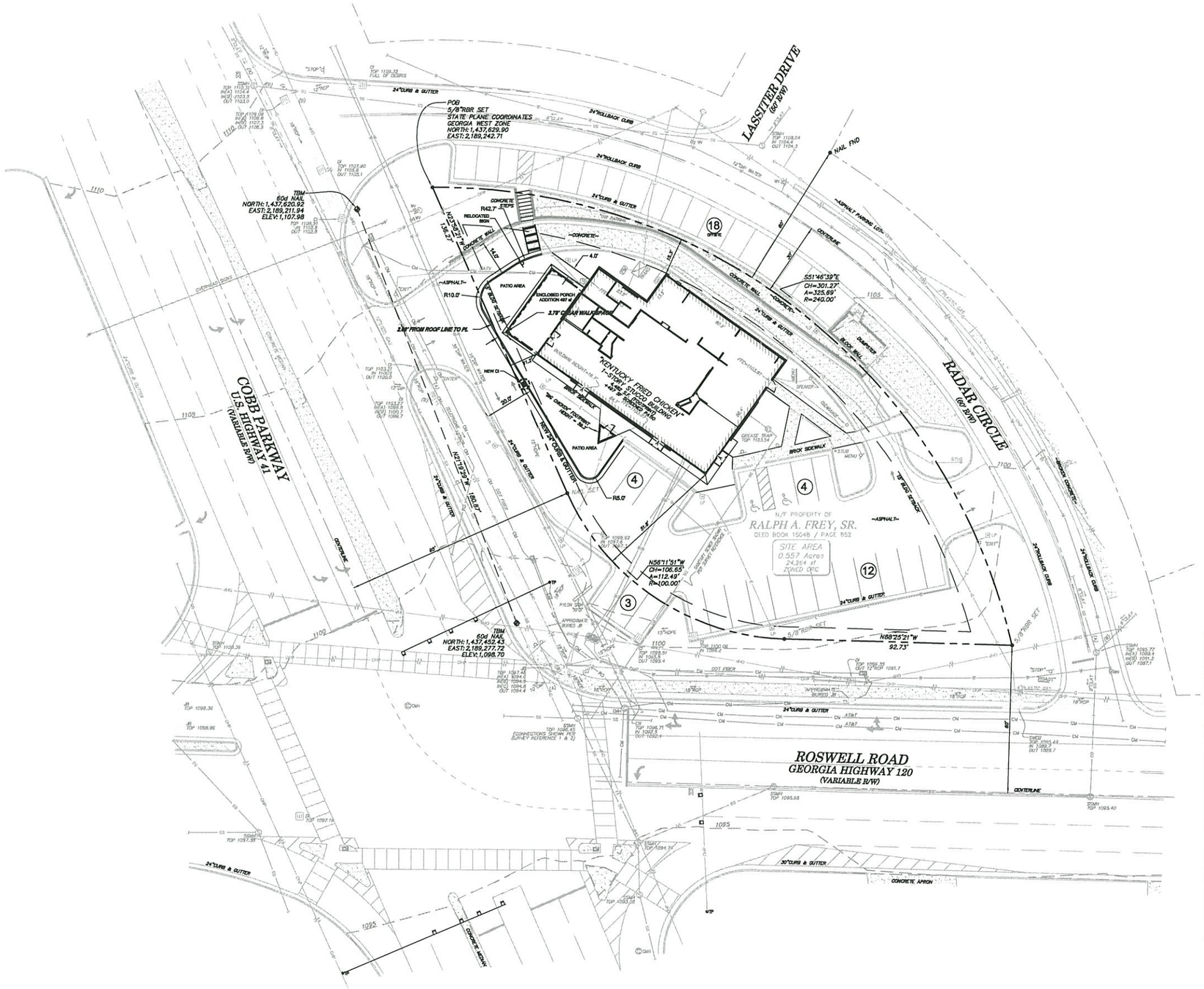
"The Big Chicken"

12 COBB PARKWAY

FOR

Kentucky Fried Chicken

GS JOB NO:	20165310	DRAWING SCALE:	1" = 20'	SURVEY DATE:	08-31-2016
FIELD WORK:	CL	CITY: MARIETTA	STATE: GA	REVISIONS	
PROJ MGR:	JTN	COUNTY: COBB		No. / Date / Description	
REVIEWED:	JRC	LAND LOT: 1211			
DWG FILE: 20165310-01.dwg		DISTRICT: 16TH	SECTION: 2ND		



Development Reference:

OWNER DEVELOPER:	FQSR, LLC DBA, KBP FOODS 8900 INDIAN CREEK PARKWAY SHAWNEE MISSION, KS 66210 CONTACT: MIKE KULP PHONE: (913) 626-1225
ARCHITECT:	FRCH DESIGN WORLDWIDE 311 ELM STREET, SUITE 600 CINCINNATI, OHIO 45202 CONTACT: JENNIFER NELSON PHONE: (513) 362-1385
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 10 ROSWELL STREET SUITE 210 ALPHARETTA, GEORGIA 30009 CONTACT: BOB VANCE PHONE: (404) 299-7051

PRELIMINARY SITE PLAN NOTES:

- THIS SITE PLAN IS PRELIMINARY IN NATURE AND THEREFORE DOES NOT GUARANTEE THAT REQUIREMENTS FOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND OTHER SIMILAR CRITERIA ARE PROPERLY ADDRESSED AT THIS TIME. LOCAL AND STATE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
- THIS SITE PLAN IS BASED ON MUNICIPALITY GIS DATA AND A BOUNDARY AND TOPOGRAPHIC SURVEY BY GEOSURVEY, LTD., DATED 08-31-2016.
- ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE ARCHITECT, LANDLORD, OR JURISDICTIONAL AGENCIES. FURTHER REVIEW OF THE SITE AS PART OF THE DUE DILIGENCE EVALUATION WILL BE NECESSARY AND MAY IMPACT THE LAYOUT. ACQUISITION OF AN ALTA LAND SURVEY AND ARE RECOMMENDED PRIOR TO MOVING FORWARD.

SITE SPECIFIC NOTES

- 9' X 20' PARKING SPACES REQUIRED
- SITE WALLS ARE EXISTING
- VARIANCE REQUIRED: PER DIV 716.04-7 OF THE CODE OF ORDINANCES, REQUIRED NUMBER OF PARKING SPACES FOR RESTAURANT USE (TABLE J)
- A VARIANCE WILL BE REQUIRED TO REVISE THE EXISTING 5' BLDG SETBACK TO A 2' SETBACK IN ORDER TO FIT THE SCREENED PORCH ADDITION, DIV 708.16 H – BULK AND AREA LIMITATIONS FOR CRC ZONED PROPERTY.

SITE PLAN LEGEND

- PROPERTY LINE
- ACCESSIBLE PARKING SPACE
- PARKING STALL COUNT

PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	±0.557 AC	±24,264 SF	
PROPOSED DISTURBED AREA	±0.080 AC	±3,475 SF	
ZONING	CURRENT: CRC (COMMERCIAL RETAIL COMMUNITY)		
REQUIRED PARKING	BY CODE: 1 SP/175 SF = 29 SPACES BY VARIANCE 3/29/1993: 24 SPACES		
FRONT SETBACK	CURRENT: 5' (ALONG COBB PARKWAY) PROPOSED: 2'		
SIDE SETBACK	N/A		
REAR SETBACK	CURRENT: 15' (ALONG RADAR CIRCLE) PER VARIANCE 3/29.1993		
PROVIDED PARKING	21 STANDARD SPACES 2 ACCESSIBLE SPACES		TOTAL 23

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

FRCH DESIGN WORLDWIDE
311 Elm Street Suite 600
Cincinnati, OH 45202
513 241 3000
www.frch.com

KFC RENOVATION

PROTOTYPE DATE: 09/15/2016

KFC

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE: 404-458-3700
WWW.KIMLEY-HORN.COM

ISSUE INFORMATION

ISSUE DATE:

REVISIONS

FRCH

PROJECT INFORMATION

VARIANCE SITE PLAN

PROJECT #: 018954001

SHEET INFORMATION

DRAWN BY: CWR

REVIEWED BY:

SCALE: As Noted

AUTHORIZED FOR:

C02-00

The drawing, printed or otherwise, is the copyrighted property of FRCH Design Worldwide and FRCH/Architecture, Inc., P.C. The drawing may not be used, reproduced or copied without the permission of FRCH Design Worldwide or FRCH/Architecture, Inc., P.C.

USER: CHERYL.PATTILLOW(SX) PLOTTED: 9/15/2016 - 3:30 PM K:\KLP_PN\018954001_Big Chicken\CAD\ReviewSheets\02-00 SITE.dwg LAYOUT: 02-00 rev

EXTERIOR FINISH SCHEDULE

X # - FINISH (TYPE | NUMBER)

KEY	ITEM	DESCRIPTION	COLOR	REMARKS
EIFS-1	EIFS	FULL EIFS WITH DRAINAGE SYSTEM DRYVIT OUTSULATION PLUS MD	101 SUPER WHITE, S15K49868	CUSTOM GRAPHICS APPLIED TOPICALLY. REFERENCE GRAPHIC DOCUMENTS FOR SCALE OF APPLICATION.
EIFS-2	EIFS	FULL EIFS WITH DRAINAGE SYSTEM DRYVIT OUTSULATION PLUS MD	95-77-3-18-1; BLACK	CUSTOM GRAPHICS APPLIED TOPICALLY. REFERENCE GRAPHIC DOCUMENTS FOR SCALE OF APPLICATION.
M-1	METAL	CHEMETAL - CONTROL SAMPLE - 900 SERIES ANODIZED CLASSICS	909 SATIN SILVER ALUMINUM	SPECIFICATION IS FOR CONTRACTORS TO MATCH THE FINISH
M-3	METAL	RIGIDIZED METAL- CONTROL SAMPLE	BRUSHED STAINLESS STEEL, 304 SS	
P-9	PAINT	SHERWIN WILLIAMS, DURATION HOME- EXTERIOR ACRYLIC LATEX PAINT	SW 7004 SNOWBOUND	
SF-7	SPECIAL FINISH	MATTHEWS PAINT, MAP-LV, ROLL	MP19952 BLACK HOLE MET, NUANCE SATIN V2.0 FINISH	

GENERAL NOTES

1. SEE SHEET G-002 FOR LIST OF MANUFACTURERS AND CONTACT INFORMATION FOR FINISHES.
2. FINISHES NOT NOTED HERE MAY BE FOUND ON SHEET A211 OR A131

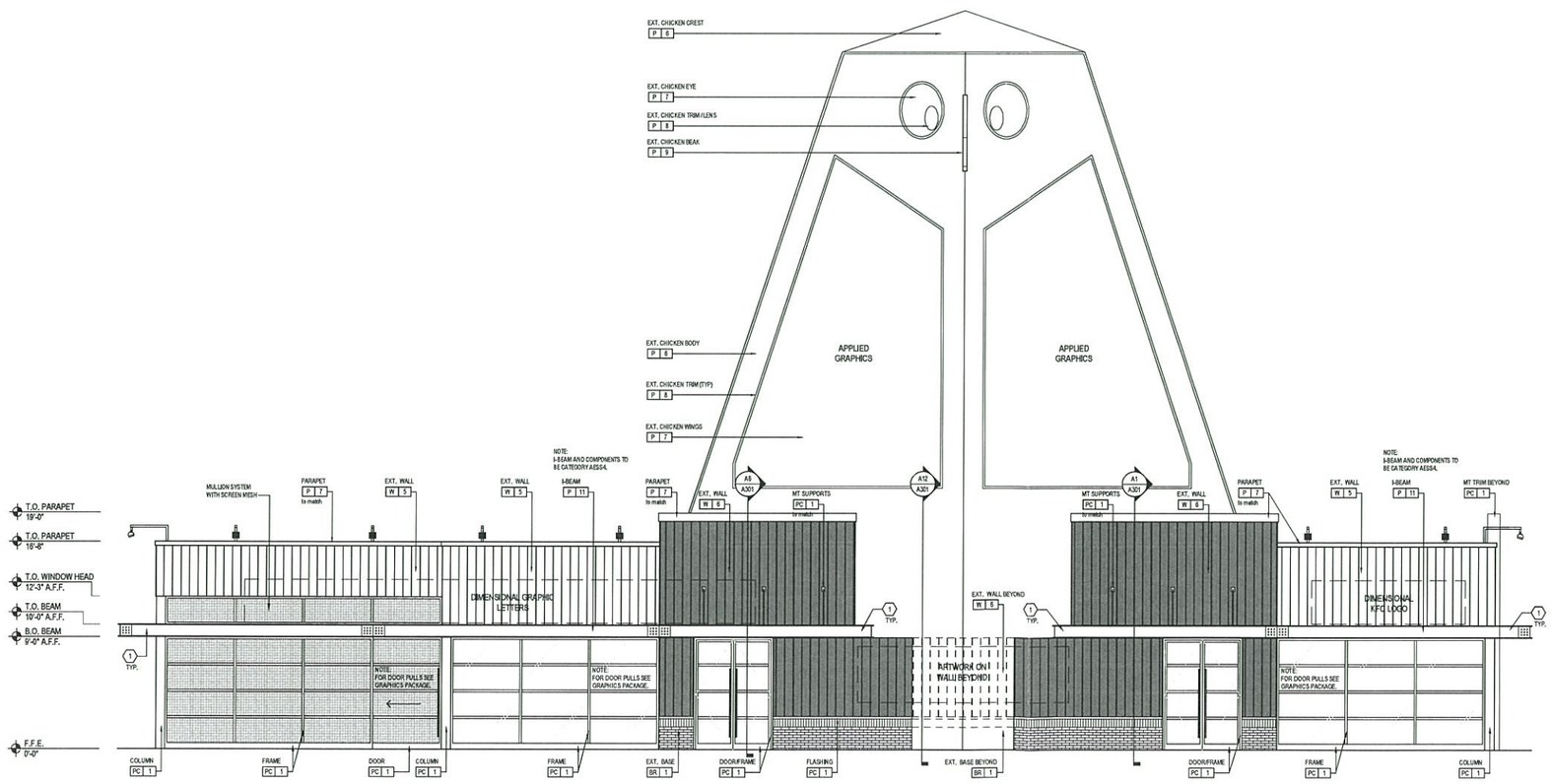
WALL / GLAZING AREA RATIO

	WALL AREA (SQ.FT.)	GLAZING AREA (SQ. FT.)
FRONT ELEVATION	691	271
REAR ELEVATION	807	0
RIGHT ELEVATION	1423	264
LEFT ELEVATION	1434	96
TOTAL	4355	631
PER IEC CODE - C402.3.1 30% MAXIMUM GLAZING	631 SQ.FT. / 4355 SQ.FT. = .14 14% < 30%	

KEY NOTES (TYP. FOR SHEETS A-201 AND A-202)

1. ALUMINUM STOREFRONT SYSTEM (KAWNEER OR APPROVED EQUAL) WITH 1" CLEAR INSULATED TEMPERED GLASS U.N.O. FINISH OF SYSTEM, INCLUDING 4.5" METAL BASE, TO MATCH M-1
2. ALUMINUM STOREFRONT SPLIT COLUMN SURROUND WITH M-1 FINISH TO MATCH STOREFRONT SYSTEM
3. 2" EXTERIOR INSULATING FINISHING SYSTEM. FINISH AS INDICATED AND PER SPECIFICATIONS.
4. 3/4" "V" REVEAL IN EIFS
5. SIGNAGE TO BE MOUNTED ON SIGN BAND. SIGNAGE BY SIGN MANUFACTURER. G.C. TO COORDINATE INSTALLATION AND PROVIDE STRUCTURE PER DETAILS
6. ARCHITECTURAL WALL PANEL SYSTEM TO BE FURNISHED AND INSTALLED BY SIGN VENDOR PER MANUFACTURERS INSTALLATION INSTRUCTIONS WITH ½" REVEALS AS INDICATED. REFER TO GRAPHICS PACKAGE FOR MORE INFORMATION. G.C. TO COORDINATE POWER REQUIREMENTS AND ENSURE PROPER FOOTING IS PROVIDED.
7. ILLUMINATED SIGNAGE ON FACE OF BUILDING TO BE PROVIDED BY SIGNAGE VENDOR UNDER SEPARATE PERMIT. G.C. TO COORDINATE INSTALLTIONS AND PROVIDE POWER AS REQUIRED. SEE ELECTRICAL SHEETS FOR MORE INFORMATION.
8. EXTERIOR LIGHTING FIXTURE BY OWNER. SEE REFLECTED CEILING PLAN AND ELECTRICAL SHEETS FOR MORE INFORMATION.
9. DRIVE THRU WINDOW (READY ACCESS MODEL 275, MANUAL OPEN/SELF CLOSING, 47 ½" W X 43 1/2" H WITH 19" W X 36"H OPENING). G.C. TO COORDINATE INSTALLATION.
10. ARTWORK BY OWNER; GRAPHIC PAINTED ON EIFS. REFER TO GRAPHICS PACKAGE.
11. 24" x 48" ILLUMINATED GRAPHICS BY OWNER.
12. REVEALS IN EIFS TO ALIGN WITH SEAMS IN ARCHITECTURAL WALL PANEL SYSTEM BY SIGNAGE VENDOR.
13. DOOR BELL BUTTON. SEE ELECTRICAL SHEETS FOR MORE INFORMATION
14. SIGNAGE TO BE MOUNTED DIRECTLY TO FACE OF THE BUILDING; SIGNAGE FURNISHED AND INSTALLED BY SIGN VENDOR; G.C. TO COORDINATE POWER REQUIREMENTS.
    WALL CONSTRUCTION BY G.C.; RAINSCREEN PANELS FURNISHED AND INSTALLED BY SIGNAGE VENDOR. G.C. TO ENSURE PROPER FOOTING IS PROVIDED AND COORDINATE POWER REQUIREMENTS.
15. OVERFLOW DRAIN FROM MAIN ROOF, ZURN Z199-DC OR EQUAL. COORDINATE EXACT HEIGHT WITH STRUCTURE. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
16. WALL CONSTRUCTION BY G.C. RAIN SCREEN PANELS FURNISHED AND INSTALLED BY SIGNAGE VENDOR. G.C. TO ENSURE PROPER FOOTING IS PROVIDED AND COORDINATE POWER REQUIREMENTS.
17. LINE OF ROOF
18. OUTLINE OF ROOF TOP UNITS BEHIND
19. 2" BLACK IRON PIPE FOR OIL EVACUATION PORT @ 48" A.F.F.- PIPE THREADS TO EXTEND 2" OUT FROM WALL PENETRATION BY G.C. - REFER TO FOOD SERVICE DRAWINGS FOR MORE INFORMATION

NOTE:
1. FOR GRAPHICS INFORMATION, REFER TO GRAPHICS PACKAGE.
2. FOR LIGHTING FIXTURES REFER TO RCP DWG A-121 AND ROOF PLAN A-151 DWG.



A1 / A201 FRONT EXTERIOR ELEVATION
SCALE: SCALE: 3/16" = 1'-0"

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KFC RENOVATION

PROTOTYPE DATE: 09/15/2016

KFC

ISSUE INFORMATION
ISSUE DATE:
REVISIONS

FRCH /Architecture, Inc., P.C.

PROJECT INFORMATION
KFC
Big Chicken
12 Cobb Pkwy N
Marietta, GA 30062
PROJECT #:
33212.000

SHEET INFORMATION
EXTERIOR ELEVATIONS

DRAWN BY: N. Gorla
REVIEWED BY: J. Nelson
SCALE: As Noted
AUTHORIZED FOR:

A-201

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EXTERIOR FINISH SCHEDULE

X # - FINISH (TYPE | NUMBER)

KEY	ITEM	DESCRIPTION	COLOR	REMARKS
EIFS-1	EIFS	FULL EIFS WITH DRAINAGE SYSTEM DRYVIT OUTSULATION PLUS MD	101 SUPER WHITE, S15K49868	CUSTOM GRAPHICS APPLIED TOPICALLY, REFERENCE GRAPHIC DOCUMENTS FOR SCALE OF APPLICATION.
EIFS-2	EIFS	FULL EIFS WITH DRAINAGE SYSTEM DRYVIT OUTSULATION PLUS MD	95-77-3-18-1; BLACK	CUSTOM GRAPHICS APPLIED TOPICALLY, REFERENCE GRAPHIC DOCUMENTS FOR SCALE OF APPLICATION.
M-1	METAL	CHEMETAL - CONTROL SAMPLE - 500 SERIES ANODIZED CLASSICS	909 SATIN SILVER ALUMINUM	SPECIFICATION IS FOR CONTRACTORS TO MATCH THE FINISH
M-3	METAL	RIGIDIZED METAL- CONTROL SAMPLE	BRUSHED STAINLESS STEEL, 304 SS	
P-9	PAINT	SHERWIN WILLIAMS, DURATION HOME- EXTERIOR ACRYLIC LATEX PAINT	SW 7004 SNOWBOUND	
SF-7	SPECIAL FINISH	MATTHEWS PAINT, MAP-LV, ROLL	MP19952 BLACK HOLE MET, NUANCE SATIN V2.0 FINISH	

GENERAL NOTES

1. SEE SHEET G-002 FOR LIST OF MANUFACTURERS AND CONTACT INFORMATION FOR FINISHES.
2. FINISHES NOT NOTED HERE MAY BE FOUND ON SHEET A211 OR A131

WALL / GLAZING AREA RATIO

	WALL AREA (SQ.FT.)	GLAZING AREA (SQ. FT.)
FRONT ELEVATION	691	271
REAR ELEVATION	807	0
RIGHT ELEVATION	1423	264
LEFT ELEVATION	1434	96
TOTAL	4355	631
PER IEC CODE - C402.3.1 30% MAXIMUM GLAZING	631 SQ.FT. / 4355 SQ.FT. = .14 14% < 30%	

KEY NOTES (TYP. FOR SHEETS A-201 AND A-202)

1. ALUMINUM STOREFRONT SYSTEM (KAWNEER OR APPROVED EQUAL) WITH 1" CLEAR INSULATED TEMPERED GLASS U.N.O. FINISH OF SYSTEM, INCLUDING 4.5" METAL BASE, TO MATCH M-1
2. ALUMINUM STOREFRONT SPLIT COLUMN SURROUND WITH M-1 FINISH TO MATCH STOREFRONT SYSTEM
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4. 3/4" "V" REVEAL IN EIFS
5. SIGNAGE TO BE MOUNTED ON SIGN BAND. SIGNAGE BY SIGN MANUFACTURER. G.C. TO COORDINATE INSTALLATION AND PROVIDE STRUCTURE PER DETAILS
6. ARCHITECTURAL WALL PANEL SYSTEM TO BE FURNISHED AND INSTALLED BY SIGN VENDOR PER MANUFACTURERS INSTALLATION INSTRUCTIONS WITH ½" REVEALS AS INDICATED. REFER TO GRAPHICS PACKAGE FOR MORE INFORMATION. G.C. TO COORDINATE POWER REQUIREMENTS AND ENSURE PROPER FOOTING IS PROVIDED.
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8. EXTERIOR LIGHTING FIXTURE BY OWNER. SEE REFLECTED CEILING PLAN AND ELECTRICAL SHEETS FOR MORE INFORMATION.
9. DRIVE THRU WINDOW (READY ACCESS MODEL 275, MANUAL OPEN/SELF CLOSING, 47 ½" W X 43 1/2" H WITH 19" W X 36"H OPENING). G.C. TO COORDINATE INSTALLATION.
10. ARTWORK BY OWNER; GRAPHIC PAINTED ON EIFS, REFER TO GRAPHICS PACKAGE.
11. 24" x 48" ILLUMINATED GRAPHICS BY OWNER.
12. REVEALS IN EIFS TO ALIGN WITH SEAMS IN ARCHITECTURAL WALL PANEL SYSTEM BY SIGNAGE VENDOR.
13. DOOR BELL BUTTON. SEE ELECTRICAL SHEETS FOR MORE INFORMATION
14. SIGNAGE TO BE MOUNTED DIRECTLY TO FACE OF THE BUILDING; SIGNAGE FURNISHED AND INSTALLED BY SIGN VENDOR; G.C. TO COORDINATE POWER REQUIREMENTS.
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15. OVERFLOW DRAIN FROM MAIN ROOF. ZURN Z199-DC OR EQUAL. COORDINATE EXACT HEIGHT WITH STRUCTURE. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
16. WALL CONSTRUCTION BY G.C. RAIN SCREEN PANELS FURNISHED AND INSTALLED BY SIGNAGE VENDOR. G.C. TO ENSURE PROPER FOOTING IS PROVIDED AND COORDINATE POWER REQUIREMENTS.
17. LINE OF ROOF
18. OUTLINE OF ROOF TOP UNITS BEHIND
19. 2" BLACK IRON PIPE FOR OIL EVACUATION PORT @ 48" A.F.F.- PIPE THREADS TO EXTEND 2" OUT FROM WALL PENETRATION BY G.C. - REFER TO FOOD SERVICE DRAWINGS FOR MORE INFORMATION

NOTE:
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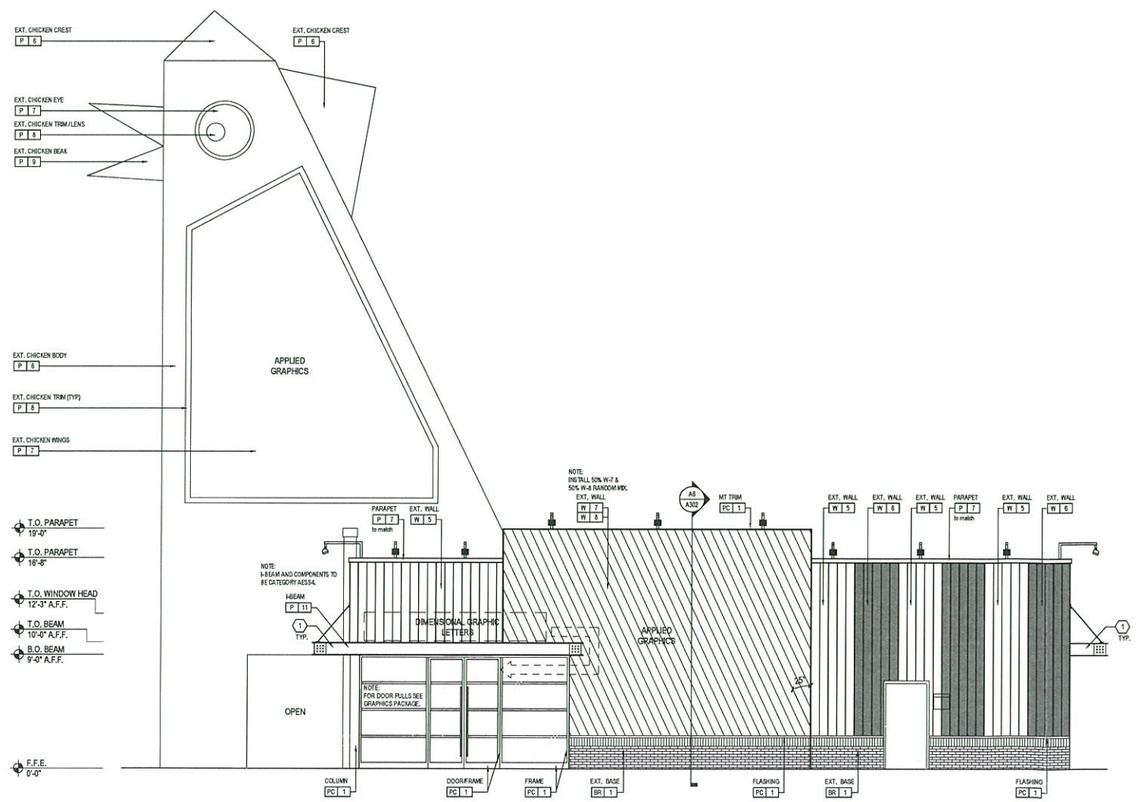
2. FOR LIGHTING FIXTURES REFER TO RCP DWG A-121 AND ROOF PLAN A-151 DWG.



A1 / A202 SIDE EXTERIOR ELEVATION

SCALE: SCALE: 3/16" = 1'-0"

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KFC RENOVATION

PROTOTYPE DATE: 09/15/2016

ISSUE INFORMATION

ISSUE DATE:

REVISIONS

FRCH /Architecture, Inc., P.C.

PROJECT INFORMATION

KFC
Big Chicken
12 Cobb Pkwy N
Marietta, GA 30062

PROJECT #:
33212.000

SHEET INFORMATION

EXTERIOR ELEVATIONS

DRAWN BY:
N. Gofis

REVIEWED BY:
J. Nelson

SCALE:
As Noted

AUTHORIZED FOR:

A-202

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EXTERIOR FINISH SCHEDULE

X # - FINISH (TYPE | NUMBER)

KEY	ITEM	DESCRIPTION	COLOR	REMARKS
EIFS-1	EIFS	FULL EIFS WITH DRAINAGE SYSTEM DRYVIT OUTSULATION PLUS MD	101 SUPER WHITE, S15K49868	CUSTOM GRAPHICS APPLIED TOPICALLY. REFERENCE GRAPHIC DOCUMENTS FOR SCALE OF APPLICATION.
EIFS-2	EIFS	FULL EIFS WITH DRAINAGE SYSTEM DRYVIT OUTSULATION PLUS MD	95-77-3-18-1; BLACK	CUSTOM GRAPHICS APPLIED TOPICALLY. REFERENCE GRAPHIC DOCUMENTS FOR SCALE OF APPLICATION.
M-1	METAL	CHEMETAL - CONTROL SAMPLE - 900 SERIES ANODIZED CLASSICS	909 SATIN SILVER ALUMINUM	SPECIFICATION IS FOR CONTRACTORS TO MATCH THE FINISH
M-3	METAL	RIGIDIZED METAL- CONTROL SAMPLE	BRUSHED STAINLESS STEEL, 304 SS	
P-9	PAINT	SHERWIN WILLIAMS, DURATION HOME- EXTERIOR ACRYLIC LATEX PAINT	SW 7004 SNOWBOUND	
SF-7	SPECIAL FINISH	MATTHEWS PAINT, MAP-LV, ROLL	MP19952 BLACK HOLE MET, NUANCE SATIN V2.0 FINISH	

GENERAL NOTES

1. SEE SHEET G-002 FOR LIST OF MANUFACTURERS AND CONTACT INFORMATION FOR FINISHES.
2. FINISHES NOT NOTED HERE MAY BE FOUND ON SHEET A211 OR A131

WALL / GLAZING AREA RATIO

	WALL AREA (SQ.FT.)	GLAZING AREA (SQ. FT.)
FRONT ELEVATION	691	271
REAR ELEVATION	807	0
RIGHT ELEVATION	1423	264
LEFT ELEVATION	1434	96
TOTAL	4355	631
PER IEC CODE - C402.3.1 30% MAXIMUM GLAZING	631 SQ.FT. / 4355 SQ.FT. = .14 14% < 30%	

KEY NOTES (TYP. FOR SHEETS A-201 AND A-202)

1. ALUMINUM STOREFRONT SYSTEM (KAWNEER OR APPROVED EQUAL) WITH 1" CLEAR INSULATED TEMPERED GLASS U.N.O. FINISH OF SYSTEM, INCLUDING 4.5" METAL BASE, TO MATCH M-1
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4. 3/4" "V" REVEAL IN EIFS
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8. EXTERIOR LIGHTING FIXTURE BY OWNER. SEE REFLECTED CEILING PLAN AND ELECTRICAL SHEETS FOR MORE INFORMATION.
9. DRIVE THRU WINDOW (READY ACCESS MODEL 275, MANUAL OPEN/SELF CLOSING, 47 ½" W X 43 1/2" H WITH 19" W X 35"H OPENING). G.C. TO COORDINATE INSTALLATION.
10. ARTWORK BY OWNER; GRAPHIC PAINTED ON EIFS. REFER TO GRAPHICS PACKAGE.
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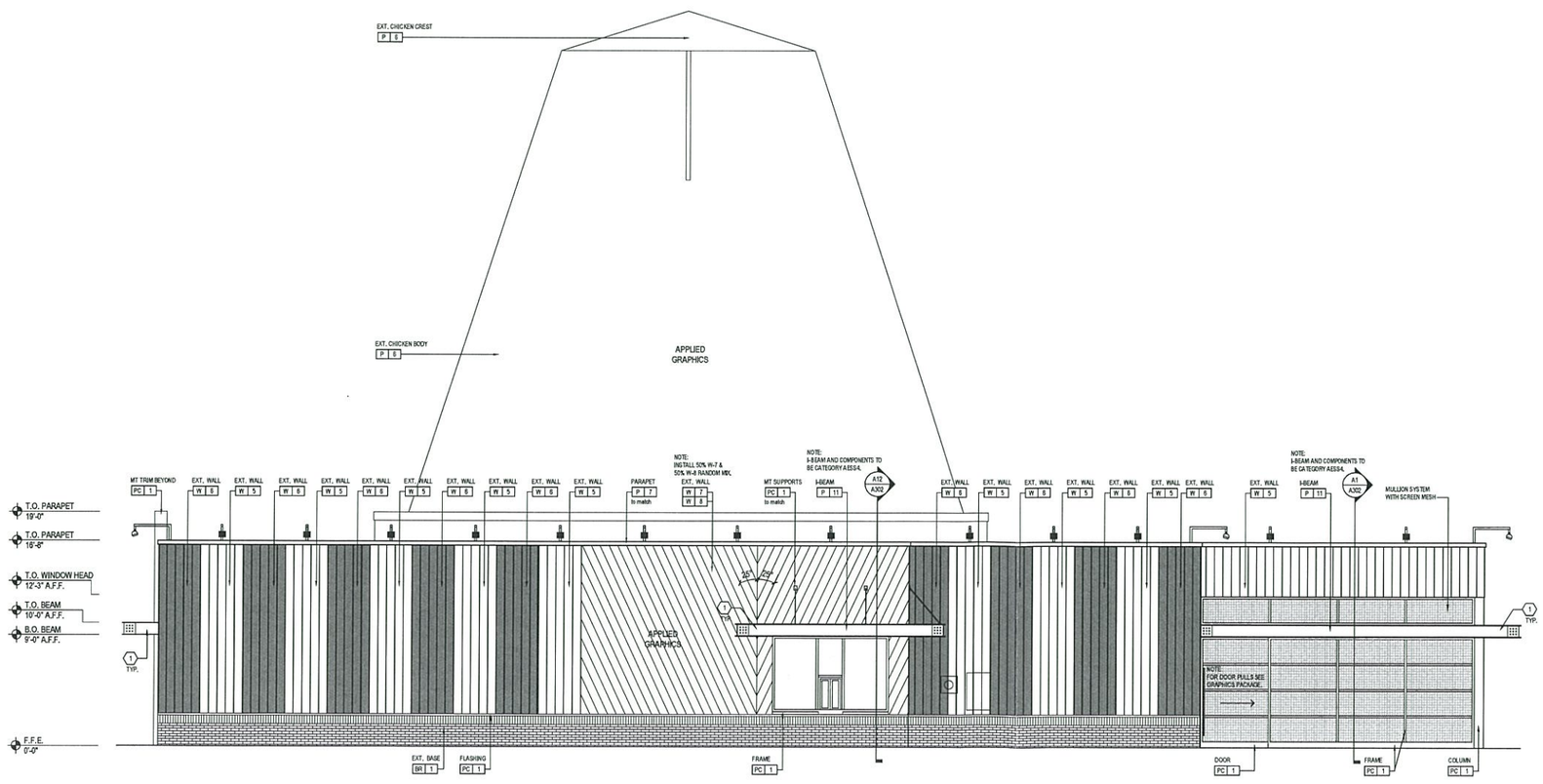
17. LINE OF ROOF
18. OUTLINE OF ROOF TOP UNITS BEHIND
19. 2" BLACK IRON PIPE FOR OIL EVACUATION PORT @ 48" A.F.F.- PIPE THREADS TO EXTEND 2" OUT FROM WALL PENETRATION BY G.C. - REFER TO FOOD SERVICE DRAWINGS FOR MORE INFORMATION

NOTE:
1. FOR GRAPHICS INFORMATION, REFER TO GRAPHICS PACKAGE.
2. FOR LIGHTING FIXTURES REFER TO RCP DWG A-121 AND ROOF PLAN A-151 DWG.



A1 / A203 BACK EXTERIOR ELEVATION
SCALE: SCALE: 3/16" = 1'-0"

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KFC RENOVATION

PROTOTYPE DATE: 09/15/2016

ISSUE INFORMATION
ISSUE DATE:
REVISIONS

FRCH /Architecture, Inc., P.C.

PROJECT INFORMATION
KFC
Big Chicken
12 Cobb Pkwy N
Marietta, GA 30062
PROJECT #: 33212.000

SHEET INFORMATION
EXTERIOR ELEVATIONS
DRAWN BY: N. Gorla
REVIEWED BY: J. Nelson
SCALE: As Noted
AUTHORIZED FOR:

A-203

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EXTERIOR FINISH SCHEDULE

X # - FINISH (TYPE | NUMBER)

KEY	ITEM	DESCRIPTION	COLOR	REMARKS
EIFS-1	EIFS	FULL EIFS WITH DRAINAGE SYSTEM DRYVIT OUTSULATION PLUS MD	101 SUPER WHITE, S15K49868	CUSTOM GRAPHICS APPLIED TOPICALLY, REFERENCE GRAPHIC DOCUMENTS FOR SCALE OF APPLICATION.
EIFS-2	EIFS	FULL EIFS WITH DRAINAGE SYSTEM DRYVIT OUTSULATION PLUS MD	95-77-3-18-1; BLACK	CUSTOM GRAPHICS APPLIED TOPICALLY, REFERENCE GRAPHIC DOCUMENTS FOR SCALE OF APPLICATION.
M-1	METAL	CHEMETAL - CONTROL SAMPLE - 900 SERIES ANODIZED CLASSICS	909 SATIN SILVER ALUMINUM	SPECIFICATION IS FOR CONTRACTORS TO MATCH THE FINISH
M-3	METAL	RIGIDIZED METAL- CONTROL SAMPLE	BRUSHED STAINLESS STEEL, 304 SS	
P-9	PAINT	SHERWIN WILLIAMS, DURATION HOME- EXTERIOR ACRYLIC LATEX PAINT	SW 7004 SNOWBOUND	
SF-7	SPECIAL FINISH	MATTHEWS PAINT, MAP-LV, ROLL	MP19952 BLACK HOLE MET, NUANCE SATIN V2.0 FINISH	

GENERAL NOTES

1. SEE SHEET G-002 FOR LIST OF MANUFACTURERS AND CONTACT INFORMATION FOR FINISHES.
2. FINISHES NOT NOTED HERE MAY BE FOUND ON SHEET A211 OR A131

WALL / GLAZING AREA RATIO

	WALL AREA (SQ.FT.)	GLAZING AREA (SQ. FT.)
FRONT ELEVATION	691	271
REAR ELEVATION	807	0
RIGHT ELEVATION	1423	264
LEFT ELEVATION	1434	96
TOTAL	4355	631
PER IEC CODE - C402.3.1 30% MAXIMUM GLAZING	631 SQ.FT. / 4355 SQ.FT. = .14 14% < 30%	

KEY NOTES (TYP. FOR SHEETS A-201 AND A-202)

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8. EXTERIOR LIGHTING FIXTURE BY OWNER. SEE REFLECTED CEILING PLAN AND ELECTRICAL SHEETS FOR MORE INFORMATION.
9. DRIVE THRU WINDOW (READY ACCESS MODEL 275, MANUAL OPEN/SELF CLOSING, 47½" W X 43 1/2" H WITH 19" W X 38"H OPENING). G.C. TO COORDINATE INSTALLATION.
10. ARTWORK BY OWNER; GRAPHIC PAINTED ON EIFS, REFER TO GRAPHICS PACKAGE.
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NOTE:
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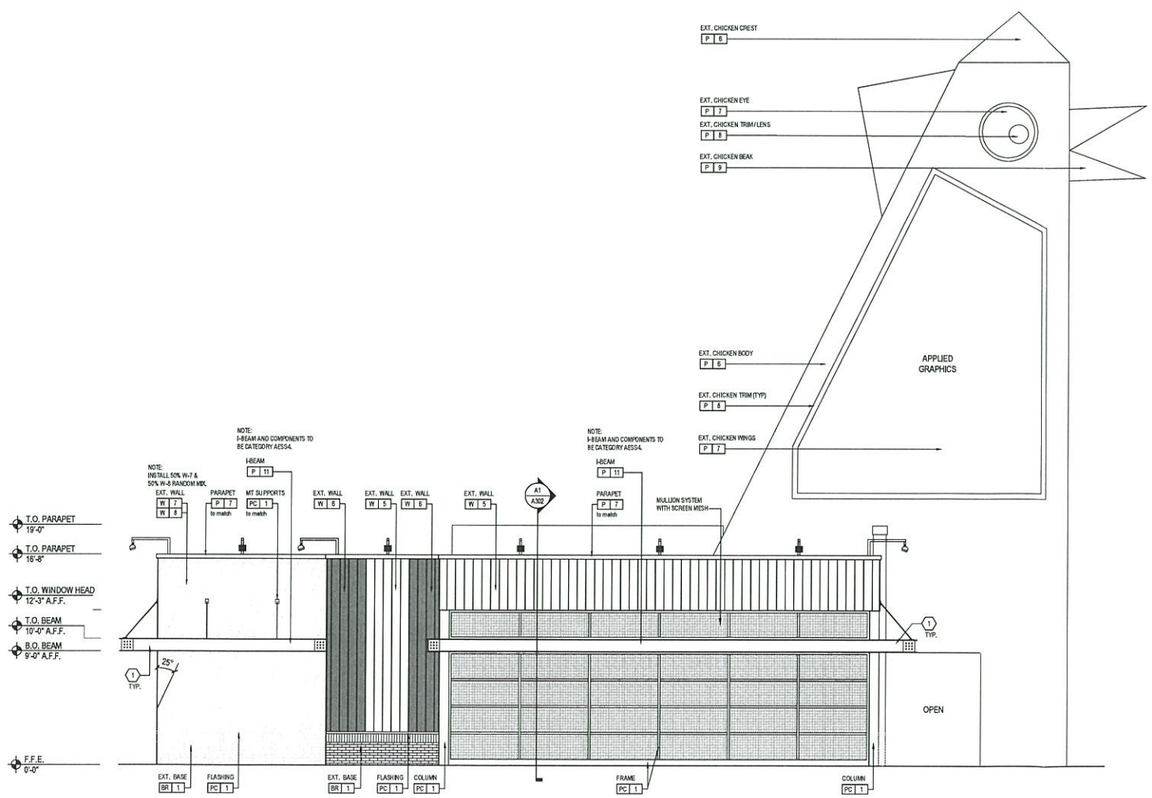

A1 / A204 SIDE EXTERIOR ELEVATION

SCALE: SCALE: 3/16" = 1'-0"

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KFC RENOVATION

PROTOTYPE DATE: 09/15/2016

KFC

ISSUE INFORMATION

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REVISIONS

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PROJECT INFORMATION

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Marietta, GA 30062

PROJECT #:
33212.000

SHEET INFORMATION

EXTERIOR ELEVATIONS

DRAWN BY:
N. Gorla

REVIEWED BY:
J. Nelson

SCALE:
As Noted

AUTHORIZED FOR:

A-204

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