

Docket Item # 5  
BAR CASE #2014-0049

BAR Meeting  
March 19, 2014

**ISSUE:** Certificate of Appropriateness for Alterations

**APPLICANT:** Lululemon USA, Inc by James Kratochvil

**LOCATION:** 700 King Street

**ZONE:** KR / King Street Urban Retail

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**STAFF RECOMMENDATION**

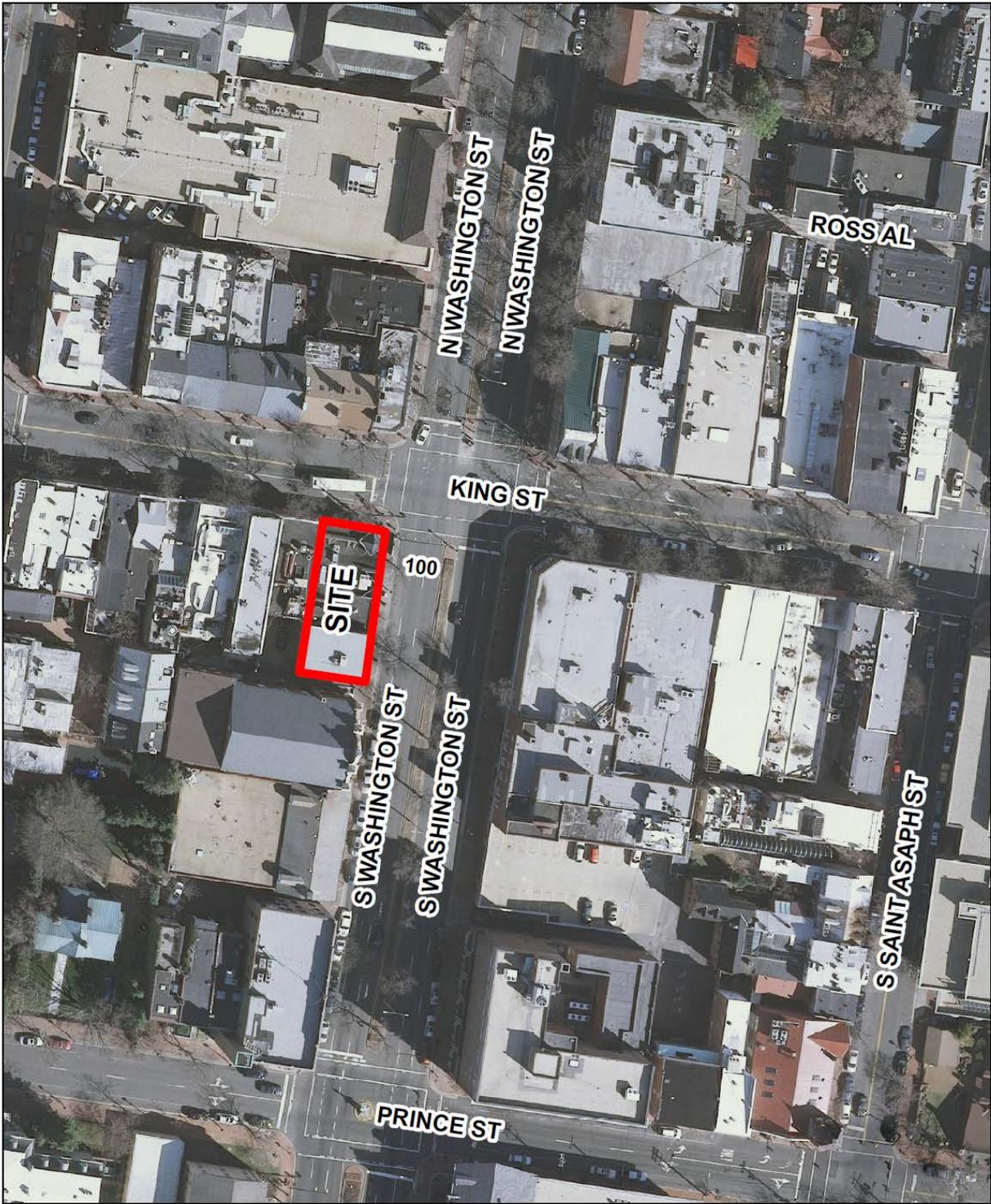
Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. That the blade sign is mounted on the building so that the bottom of the sign is at least 8' above grade.
2. That all new fixtures (lights, signs, awnings etc.) will be mounted onto the building through the mortar joints.

**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

**\*\*APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.



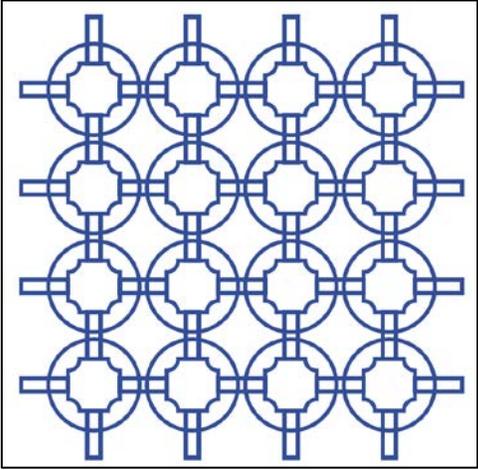
**BAR2014-00049**



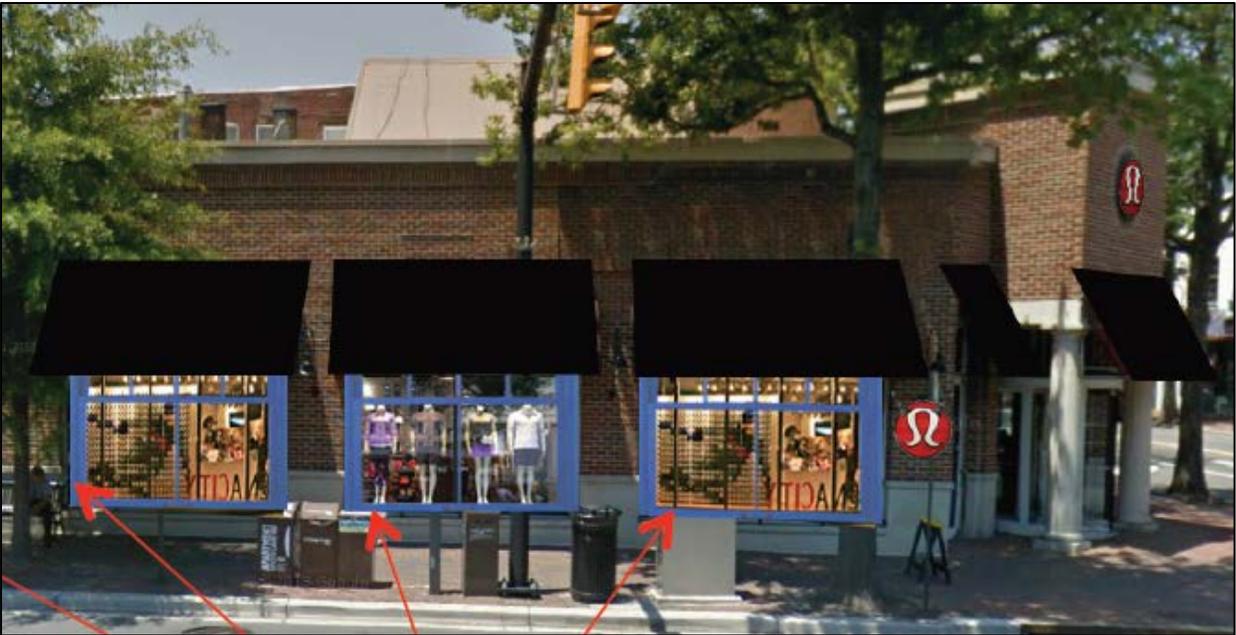
**I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness at 700 King Street which includes:

- 1. Removal of the existing metal storefront windows and installation of new, painted wood Marvin insulated glass storefront windows in the existing masonry openings.
- 2. Installation of custom, painted ironwork mounted to the interior of the three southern storefront windows on the Washington Street elevation of the two-story addition.



- 3. Installation of ironwork on display walls approximately two feet (2') behind of the three northern storefront windows on the Washington Street elevation.



4. Removal of the existing revolving entrance door at the corner of Washington and King Streets to be replaced with a pair of 3' wide, 8' high multi-light glazed, painted wood entry doors with a stained glass transom and sidelights.



5. Removal and replacement of existing awnings above the entrance and storefront windows with new, shed awnings (33" wide by 57" high) sheathed with black colored Sunbrella brand fabric.
6. Removal all existing gooseneck metal light fixtures above the awnings.

*Signage/Exterior Lighting:*

7. Installation of one, blade sign identifying the company's logo, affixed to the King Street wall from a sign bracket at the end of the storefront. The blade sign measures 24" in diameter and is constructed of a painted, sandblasted wood (4 sq. ft. total.) The blade sign will be lit by two, mini spot lights attached to the mounting bracket.
8. Installation of a flush-mount sign displaying the company's logo, affixed to the Washington Street wall near the King Street intersection. The wall sign measures 30" in diameter and is constructed of a painted, sandblasted wood (5 sq. ft. total.) The wall sign will be illuminated by two, gooseneck lights attached to the wall above the sign.
9. Removal and replacement of the existing clock in the corner tower. The replacement clock will feature the company's logo as a background and be constructed of a painted sandblasted wood. The clock will be lit with two, gooseneck lights attached to the wall above (8 sq. ft. total.)

Total area of signage proposed: 17 sq. ft.

## **II. HISTORY**

The one-story, brick-faced commercial building at 700 King Street was constructed in the 1950s as Dart Drug store, and was heavily remodeled several times, including for subsequent tenants Roy Rodgers restaurant (1972), California Pizza Kitchen (1994-1995), and the present day Cosi restaurant.

This Colonial Revival style commercial building is faced with brick and detailed with cast stone bands and a soldier course detail along the cornice. The current storefront windows on the main building mass are metal in a combination of fixed and casement. The addition is two stories in height with a faux mansard roof and contains 1/1 double hung windows with cast stone sills.

## **III. ANALYSIS**

### Alterations

700 King Street is a mid-20<sup>th</sup> century Colonial Revival building, to which the applicant has chosen to add a compatible but modern storefront that suits the building's mid-20<sup>th</sup> century date of construction. The footprint of the existing storefront will remain intact; however, the existing windows and doors will be replaced within their existing masonry opening and in the same character as the existing windows. Staff finds that the proposed alterations to the storefront will not damage or negatively impact any of the existing building materials or the surrounding historic resources.

The primary features of the new storefront are compatible with other similar storefronts along King and Washington Streets and will not detract from the memorial character of the George Washington Parkway. Painted ironwork is proposed to be mounted on the interior of the three first floor windows on the southern, two-story mass on the Washington Street elevation. The applicant desires to utilize this material as an Arabesque screen for privacy in the interior space being used for fitting rooms, as well as to provide a decorative architectural feature to the exterior of the building. Although the King Street Retail Strategy, approved by City Council in June 2005, requires that storefront windows retain seventy-five percent (75%) of the glass for visibility into the store<sup>1</sup>, the ironwork is proposed to be mounted on the interior of this secondary mass's windows only for the purposes of dressing room modesty. For this reason, and because it is easily removable, staff supports its use in this location only.

The ironwork is also proposed to be affixed to interior low walls in the store's interior on two of the three northern storefront windows on the Washington Street elevation. The walls are located approximately two-feet (2') behind the windows and will mostly be used for display, similar to the storefront windows at H&M and Anthropologie. The large storefront window on King Street has no ironwork and will be entirely used for display. Staff supports the design as submitted and thinks this storefront design will complement the King and Washington Street Corridors and finds that it meets the King Street Retail Guidelines.

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<sup>1</sup> King Street Retail Strategy, approved by City Council in June 2005, has Design Guidelines for storefronts requiring that the windows have a minimum of 75 % glass providing transparency into the store and that the show windows are utilized to display merchandise carried in the store.

The applicant is proposing to remove the lights above the existing awnings. These lights were often askew, and due to their previous installation, may have slightly damaged the masonry façade. However, this can be easily patched and repaired with color-matched mortar.

### Signage

The *Design Guidelines* state that “signs facing the G.W. Memorial Parkway should be compatible with the memorial nature of the Parkway”. The *Criteria & Standards for Administrative Approval for Signs within the Historic Districts* generally allows for the administrative approval of three signs for a corner building. The Board has also frequently approved three or more signs for a business, especially a business on a corner lot. The signage typically is a combination of hanging, wall mounted and/or window decals. Due to this large storefront’s location at the intersection of King and Washington Streets and the types of signs approved for nearby businesses of similar scale, staff believes that the clock sign, wall sign and hanging sign totaling 17 sq. ft. are modest and appropriate for this business. Staff reminds the applicant that the City Code requires the bottom of any projecting hanging, or blade, sign to be at least eight feet (8’) above sidewalk grade. Staff finds the proposed size and location of the signage to be appropriate and pedestrian scaled.

### Summary

The proposal is requesting sympathetic and architecturally appropriate alterations to a contemporary storefront. It utilizes materials which are compatible with the original architectural style and complies with the design intent expressed in the *Design Guidelines*.

### STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

## IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

### Zoning Section Comments

- C-1 Applicant must provide square footage of each sign including the clock. The plans do not appear to be to scale and adequate dimensions are not provided.
- C-2 Applicant must provide the height of the proposed hanging sign and the awnings. A clearance of at least 8 feet above the sidewalk is required from the bottom of the sign and awnings.
- C-3 Applicant must provide the lengths of all 3 front facing building walls (one facing King St, one facing Washington St and one facing the corner) to determine the amount of allowable sign per building wall.
- F-1 Section 6-705(F)(2) of the zoning ordinance requires the BAR to apply the Storefront Guidelines of the King Street retail strategy.

### Code Administration

No Comments Received.

**Transportation and Environmental Services (T&ES)**

**RECOMMENDATIONS**

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
  
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

**FINDINGS**

- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

**CODE REQUIREMENTS**

- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
  
- C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
  
- C3. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
  
- C4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2014-0049 at 700 King Street*



EXISTING WASHINGTON STREET ELEVATION



EXISTING KING STREET ELEVATION



EXISTING KING STREET (WEST) NEIGHBOR ELEVATION



EXISTING KING STREET (EAST) NEIGHBOR ELEVATION

**NOTES**

- A. ALL STOREFRONT WORK AND MATERIALS SUPPLIED AND INSTALLED BY GC UNLESS ADDITIONAL VENDORS ARE OUTLINED
- B. PROVIDE LULULEMON FINISH SAMPLES PER SPECIFICATION FOR APPROVAL PRIOR TO INSTALLATION.
- C. ALL MATERIALS TO HAVE MANUFACTURERS RECOMMENDED SPACING TO ALLOW FOR EXPANSION & CONTRACTION OF MATERIAL.

**KEYNOTES**

- 1 KEYNOTE SYMBOL
- 1. NEW SIGNAGE BY SIGN VENDOR G.C. TO COORD. W/SIGN VENDOR ALL ELECTRICAL & STRUCTURAL REQUIREMENTS PRIOR TO INSTALLATION, NOT PART OF THIS PERMIT.
- 2. ARTWORK BY OWNER, NOT PART OF THIS PERMIT.
- 3. EXISTING COLUMN, LOCATION TO BE VERIFIED BY G.C.
- 4. AWNINGS BY SIGN VENDOR G.C. TO COORD. W/SIGN VENDOR ALL ELECTRICAL & STRUCTURAL REQUIREMENTS PRIOR TO INSTALLATION, NOT PART OF THIS PERMIT.
- 5. TILE START CENTERED BETWEEN DOORS, THREE FULL TILES INTO THE STORE TO ALIGN WITH THE EDGE OF THE DOOR FRAME, WHERE THERE IS TILE ON THE EXTERIOR ALIGN WITH INTERIOR.

**STOREFRONT RESPONSIBILITY SCHEDULE**

DESCRIPTION	GC.		OWNER / VENDOR		LANDLORD	
	FURNISHED	INSTALLED	FURNISHED	INSTALLED	FURNISHED	INSTALLED
DOOR, TRANSOM & HARDWARE	X	X				
DOOR HANDLE	X	X				
SIGNAGE			X	X		
(GL-1)	X	X				
(GF-2)	X	X				
(GL-2)		X	X	X		
LIGHT FIXTURES			X	X		

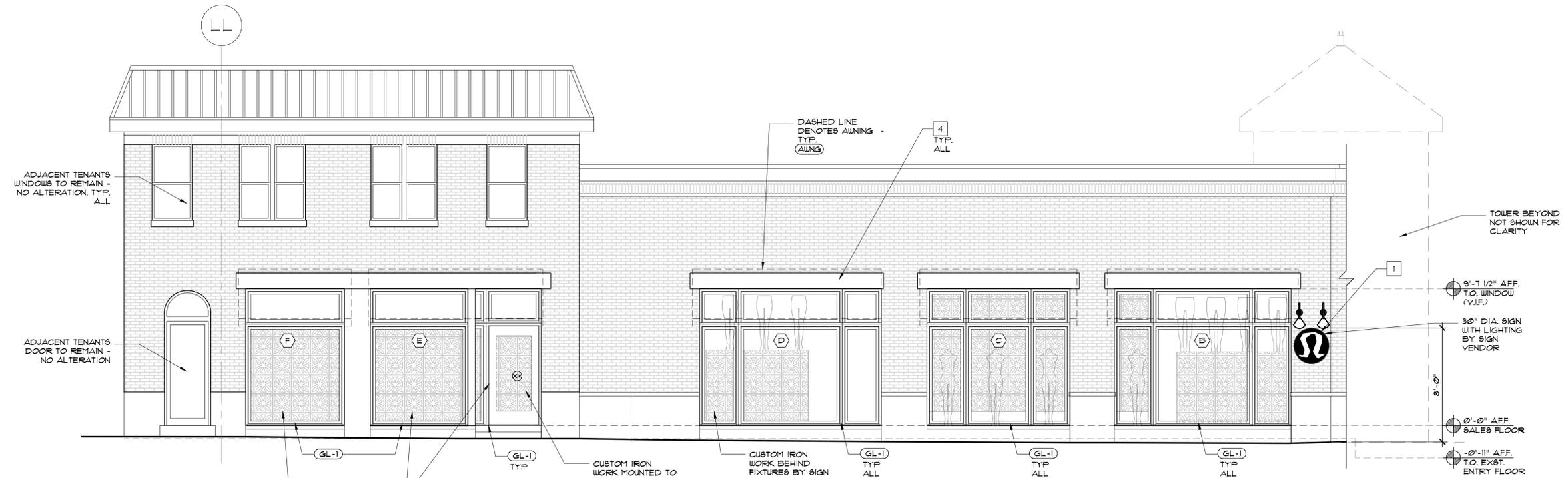
**STOREFRONT FINISH SCHEDULE**

	MATERIAL	MANUFACTURER	SERIES / COLOR	MODULE	REMARKS
(GF-2)	EXTERIOR PAINT	BENJAMIN MOORE	BM 2066-40 ROCKY MOUNTAIN SKY	EXTERIOR	PRIME AND SAND AS RECOMMENDED BY MANUFACTURER WITH TEMPERED GLASS
(GL-1)	WOOD WINDOW ASSEMBLY AND GLAZING	TBD	TBD	FRAME PAINTED GF-2	TBD
(GL-2)	STAINED GLASS	BEVELDINE.COM	TBD	--	TBD
(AWNG)	AWNING	BY SIGN VENDOR	4608 BLACK SUNBRELLA	1" X 1" WELDED ALUMINUM.	SATIN CLEAR ANODIZED FRAMES

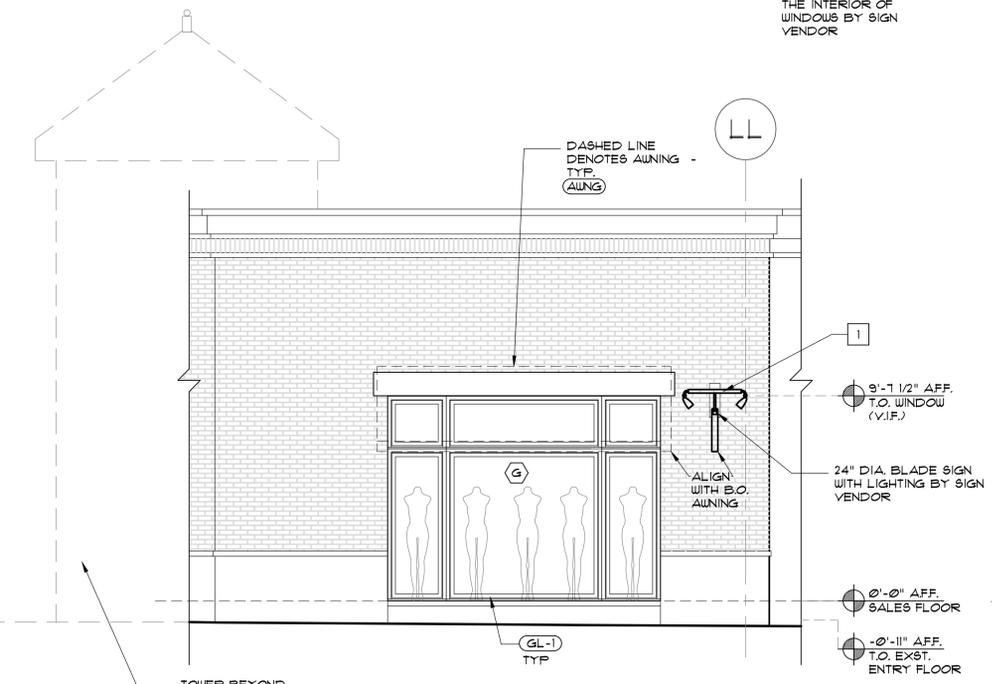
**bka**  
**BKA Architects, Inc.**  
 Architecture + Interiors  
 142 Crescent Street  
 Brockton, MA 02302  
 Tel: 508.583.5603  
 Fax: 508.584.2014  
 e-mail: bka@bkaarch.com

ISSUED DD-LLL
ISSUED DD-LLD
ISSUED CD-LLL
ISSUED CD-LLD
ISSUED PERMIT
ISSUED BID

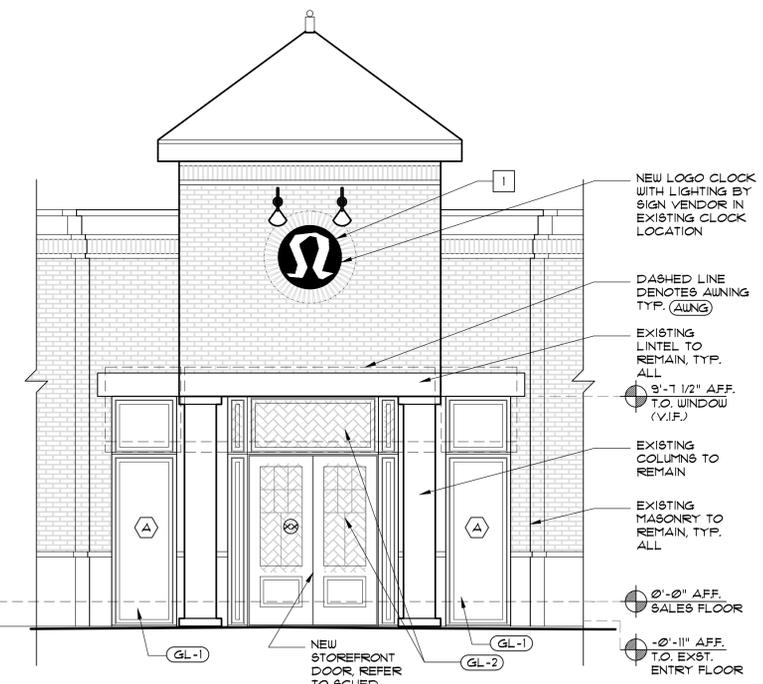
Revisions	Date



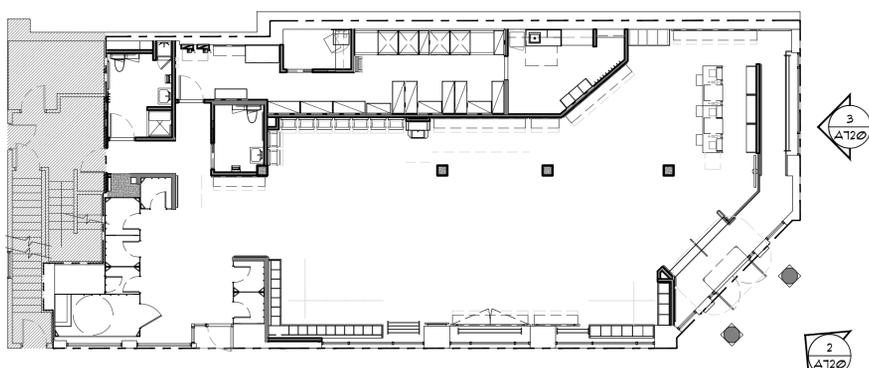
**4 EXTERIOR ELEVATION**  
 SCALE: 1/4" = 1'-0"



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



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



**1 KEY PLAN**  
 SCALE: 1/4" = 1'-0"

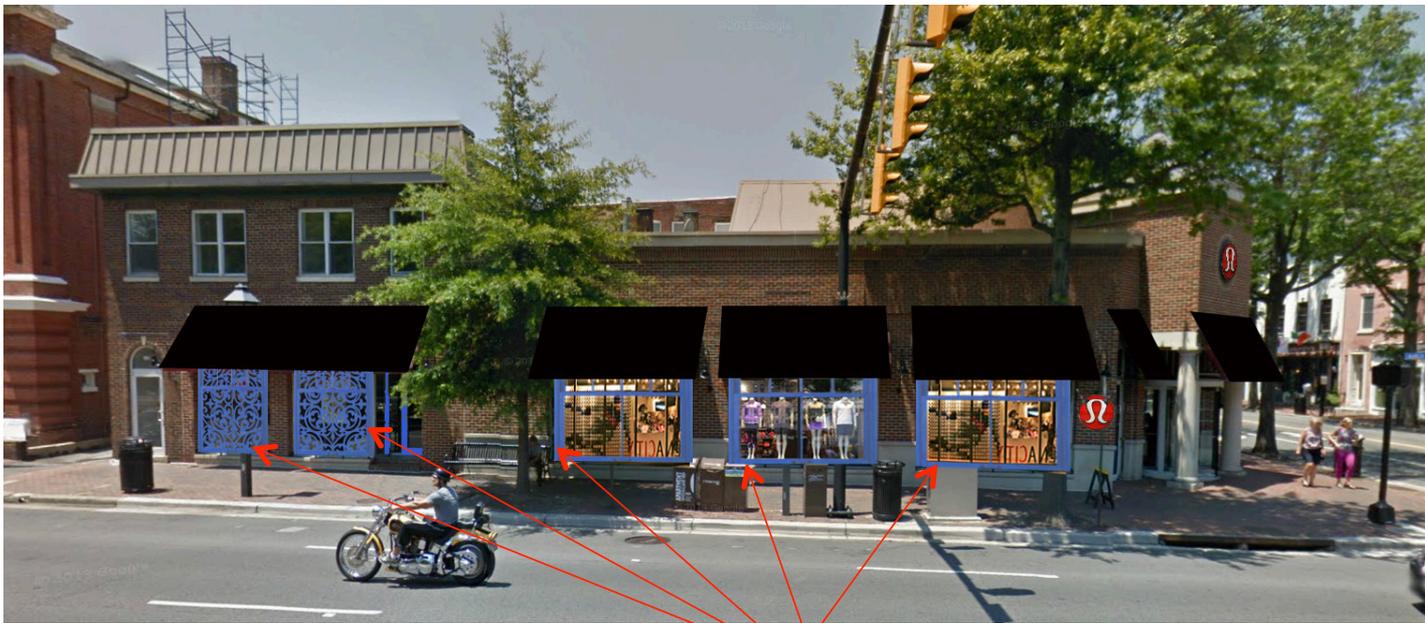
LULU\_A720\_STOREFRONT\_PLAN\_ELEV.DWG

**STOREFRONT ENLARGED PLANS & ELEV.**

**LULULEMON ATHLETICA**  
**OLD TOWN ALEXANDRIA**  
 100 KING STREET, SUITE  
 ALEXANDRIA, VA

Scale: AS NOTED  
 Date: 12/1/13  
 Drawn By: TKD  
 Checked By: AE  
 Job Number: 213108

**A720**



Ironwork/Panels in windows and behind fixtures

YOCO as Clock  
(sandblasted)

Entry Doors (Custom  
Glass Design)



Windows





# NATIONAL ACCOUNT

**BENJAMIN MOORE NATIONAL ACCOUNT CONTACTS:**  
 NATIONAL ACCOUNT: LULULEMON ATHLETICA  
 PRODUCT ORDER CODE: NA048  
 DIRECT ORDER LINE: 18716.COLOR6  
 WEBSITE: www.benjaminmoore.com  
 NAME: JENNIFER HALWARD  
 TITLE: ARCHITECTURAL REPRESENTATIVE CA.  
 COMPANY: BENJAMIN MOORE & Co. Ltd.  
 ADDRESS: 26680 GLOUCESTER WAY  
 ALDERGROVE, BC. CANADA V4W 3V6  
 TEL: 778.549.1052  
 FAX: 604.251.2100  
 EMAIL: jennifer.halward@benjaminmoore.com

**DAL TILE NATIONAL ACCOUNT CONTACTS:**  
 NATIONAL ACCOUNT: LULULEMON ATHLETICA  
 WEBSITE: http://daltile.com/  
 NAME: KAREN FOURCHALK  
 TITLE: ARCHITECTURAL REPRESENTATIVE  
 COMPANY: DAL TILE  
 TEL: 604.251.8995  
 CELL: 604.251.1118

# FINISH SCHEDULE

MATERIAL	MANUFACTURER	SERIES & COLOR	MODULE	REMARKS
<b>FLOORING</b>				
(WD-1) SOLID SAUN HARDWOOD	VINTAGE	SERIES: WHITE OAK FUMED COLOR: OLD OAK	5" W T&G 3/4"	LLL FURNISHED, GC TO CONDUCT MOISTURE TESTS PRIOR TO INSTALL. WD FLOOR TO BE ACCLIMATED TO ROOM TEMP, NAILED & GLUED TO 3/4" PLYWD. ALL FLOORING COMES FINE FINISHED
(WD-2) SOLID HARDWOOD	JUNKERS	SERIES: BLACK OAK HARMONY SERIES: NATURAL OAK HARMONY	5" W T&G 3/4"	
(TILE-1) PORCELAIN TILE	DAL TILE	SERIES: FABRIQUE COLOR: NOIR LINEN P609 LIGHT	12"x24"x 3/8"	TOILET ROOM FLOOR
GROUT	MAPEI KERACOLOR	REZTEC- M1 CHARCOAL, 1/4" GROUT LINE	2"x2"x 3/8"	SMALLER MOSAIC USED IN SHOWER FLOOR APPLICATIONS
(TILE-2) SLATE TILE	STONE TILE	PIZARRA BLACK HONED	12" X 36" X 3/8"	ENTRY TILE SEALANT: AQUA MIX SEALER'S CHOICE GOLD 15 YEAR WARRANTY W/ CLEAR FINISH O.A.E
GROUT	MAPEI KERACOLOR	#10 BLACK 1/4" GROUT LINE		G.C.'S RESPONSIBLE FOR SEALING THE CONCRETE
(CNC1) SEALED CONCRETE	L4M CONSTRUCTION CHEMICALS, INC.	DRESS & SEAL WB30		STOCK ROOM
(RUB-1) RUBBER FLOORING	EXPANCO REZTEC -OR ALTERNATIVE- MONDO HARMONI	REZTEC- JET EGG OR SIM. HARMONI- W92 EBONY	24" x 24" x 1/8" (4MM)	
(MAT-1) COGO MAT MATS	AMERICAN FLOOR MATS	TBD.	5/8" THICK	STORE ENTRANCE
(MAT-2) ANTI-FATIGUE MAT	AMERICAN FLOOR MATS	HOG HEAVEN COLOR: CONFETTI GREY	1/8" THICK	BEHIND CASH DESK
(RUB-2) RUBBER FLOORING	TBD	TBD	TBD	TBD
<b>WALLS</b>				
(BRK) BRICK	TBD - SIM. TO EXST.	TBD - SIM. TO EXST.	TBD - SIM. TO EXST.	COLUMNS - G.C. TO FIELD VERIFY CONDITION
GROUT	TBD -SIM. TO EXST.	TBD -SIM. TO EXST.	TBD -SIM. TO EXST.	
(TILE-3B) CERAMIC TILE	DAL TILE	SERIES: MODERN DIMENSIONS. COLOR: MATTE ARCTIC WHITE 0190	4 1/4" X 8 1/2" X 3/8" W/ BULLNOSE	SHOWER STALL WALLS
GROUT	MAPEI KERACOLOR	GROUT: #001 ALABASTER, 1/8" GROUT LINE		
(TILE-4) CERAMIC TILE	DAL TILE	SERIES: RITTENHOUSE COLOR: ARCTIC WHITE 0190	3" X 6" X 3/8"	KITCHENETTE BACKSPLASH
GROUT	MAPEI KERACOLOR	GROUT: #001 WHITE, 1/8" GROUT LINE		
(MAS-1) HARD BOARD	MASONITE	SCREW HORIZ. & VERT. ALIGNED ALONG LENGTH, TORX PAN HEAD #8 OR #10	48" AFF 1/4" THICK	CORNER GUARDS METAL OR HEAVY DUTY FRP
(FRP) FIBERGLAS REINFORCED PLASTIC	PANOLAM CLASSIC COLLECTION	WHITE EMBOSSED FINISH	1/8" THICK	MOP SINK AREAS UNLESS NOTED OTHERWISE ON PLANS REFER TO A310 FOR HEIGHTS
(TILE-5) CERAMIC TILE	TBD	SERIES: TBD COLOR: TBD	TBD	TBD
GROUT	TBD	TBD	TBD	TBD
<b>BASE</b>				
(B1) WOOD BASE	MILLWORK VENDOR		4" HEIGHT	SALES & FIT ROOM
(B2) VINYL BASE	JOHNSONITE	40 BLACK	4" HEIGHT	STORAGE ROOM AREA
<b>CEILING</b>				
(ACT-1) ACT	ARMSTRONG	WHITE - REGULAR TILE	2'X2'	STAFF ROOM AREA

LOCATION	MANUFACTURER	MODEL	COLOR	FINISH	REMARKS
<b>PAINTS</b>					
(P-1) OPEN CEILING/HVAC	BENJAMIN MOORE	BW ECO-SPEC WB	NOVEMBER RAIN 2142-60	FLAT	FOR OVERALL CEILING - BENJAMIN MOORE REQUIRED TINTED PRIMER TO BE USED. G.C. TO PROVIDE THREE COATS OF PAINT MINIMUM
(P-2) HARD LIDS, SOFFITS	BENJAMIN MOORE	BW ECO-SPEC WB	ICICLE 2142-10	FLAT	FOR CEILING ACCENTS & SOFFITS - BENJAMIN MOORE REQUIRED TINTED PRIMER TO BE USED. G.C. TO PROVIDE THREE COATS OF PAINT MINIMUM
(P-3) T.B.D.	BENJAMIN MOORE	BW ECO-SPEC WB	STUDIO FINISHES LATEX CHALKBOARD PAINT - BLACK 301-80	FLAT	
(P-4) WHITE PAINT	BENJAMIN MOORE	BW ECO-SPEC WB	WHITE OPULENCE OC-69	EGGSHELL	
(P-5) CASH WRAP & STOREFRONT	BENJAMIN MOORE	BW ECO-SPEC WB	TBD	EGGSHELL	
(P-6) MEN'S SECTION	BENJAMIN MOORE	BW ECO-SPEC WB	TBD	EGGSHELL	
(P-7) WOMEN'S TANKS	BENJAMIN MOORE	BW ECO-SPEC WB	TBD	EGGSHELL	
(P-8) WOMEN'S RUNNING	BENJAMIN MOORE	BW ECO-SPEC WB	TBD	EGGSHELL	BENJAMIN MOORE REQUIRED TINTED PRIMER TO BE USED. G.C. TO PROVIDE THREE COATS OF PAINT MINIMUM
(P-9) WOMEN'S PANTWALL	BENJAMIN MOORE	BW ECO-SPEC WB	TBD	EGGSHELL	
(P-10) FITROOMS	BENJAMIN MOORE	BW ECO-SPEC WB	TBD	EGGSHELL	
(P-11) RESTROOMS	BENJAMIN MOORE	BW ECO-SPEC WB	TBD	EGGSHELL	
(P-12) STAFF AREA	BENJAMIN MOORE	BW ECO-SPEC WB	TBD	EGGSHELL	
(P-13) STOCK AREA	BENJAMIN MOORE	BW ECO-SPEC WB	TBD	EGGSHELL	
(P-14) OFFICE PAINT	BENJAMIN MOORE	BW ECO-SPEC WB	TBD	EGGSHELL	
(P-15) TYPICAL RED	BENJAMIN MOORE	BW ECO-SPEC WB	TRICYCLE RED 2000-20	EGGSHELL	
<b>PLASTIC LAMINATE</b>					
(PL-1) KITCHEN COUNTERTOP CUBICLE PAFEL	FLONITE		SUEDE-AG561		

# GENERAL NOTES

- THE CUSTOM COLORS ARE ECO SPEC BY BENJAMIN MOORE (NO SUBSTITUTIONS). THEY WILL BE ISSUED DURING DESIGN DEVELOPMENT.
- ALL TILE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- DOORS & FRAMES PAINTED TO MATCH WALL UNLESS SPECIFICALLY CALLED OUT.
- INSTALL TILE ON FLOORS WITH STRAIGHT 1/4" GROUT JOINT UNO.
- PRIMER TO BE USED ALWAYS AND PROVIDE MIN. TWO COATS OF FINISH PAINT (MORE COATS IF NEEDED)
- WALL PAINT IN OPEN CEILING CONDITIONS TO EXTEND TO UNDERSIDE OF DECK OR STRUCTURE ABOVE UNO - REFER TO INTERIOR ELEVATIONS
- WATER FEATURE FINISH SCHEDULE IS ON SHEET A822 SUPPLIED BY MILLWORK VENDOR, INSTALLED BY G.C.
- ALL EXPOSED PIPING, DUCTWORK, REGISTERS, CONDUITS, ALL THREAD, OR ANY OTHER ITEMS EXPOSED IN CEILING AREAS SHALL BE PAINTED P-1 UNLESS PROHIBITED BY BUILDING OR FIRE CODES
- G.C. TO ENSURE A SMOOTH LEVEL CONCRETE SUB-FLOOR AS NEEDED FOR WOOD INSTALLATION. PROVIDE LEVELASTIC (O.A.E.) WHERE REQUIRED TO ACHIEVE LEVEL SUB-FLOOR. REFER TO MANUFACTURER SPECIFICATIONS FOR MORE INFORMATION AND MOISTURE REQUIREMENTS. VERIFY IN FIELD PRIOR TO INSTALLATION OF FLOORING (TYP.)
- TRANSITION PAINT COLORS ON AN INSIDE CORNER WHENEVER POSSIBLE.
- ALL AREAS & QUANTITIES ARE FOR DESIGN INTENT ONLY. THE G.C. SHALL VERIFY ALL AREA & QUANTITIES REQUIRED PRIOR TO BID.

# KEYNOTES

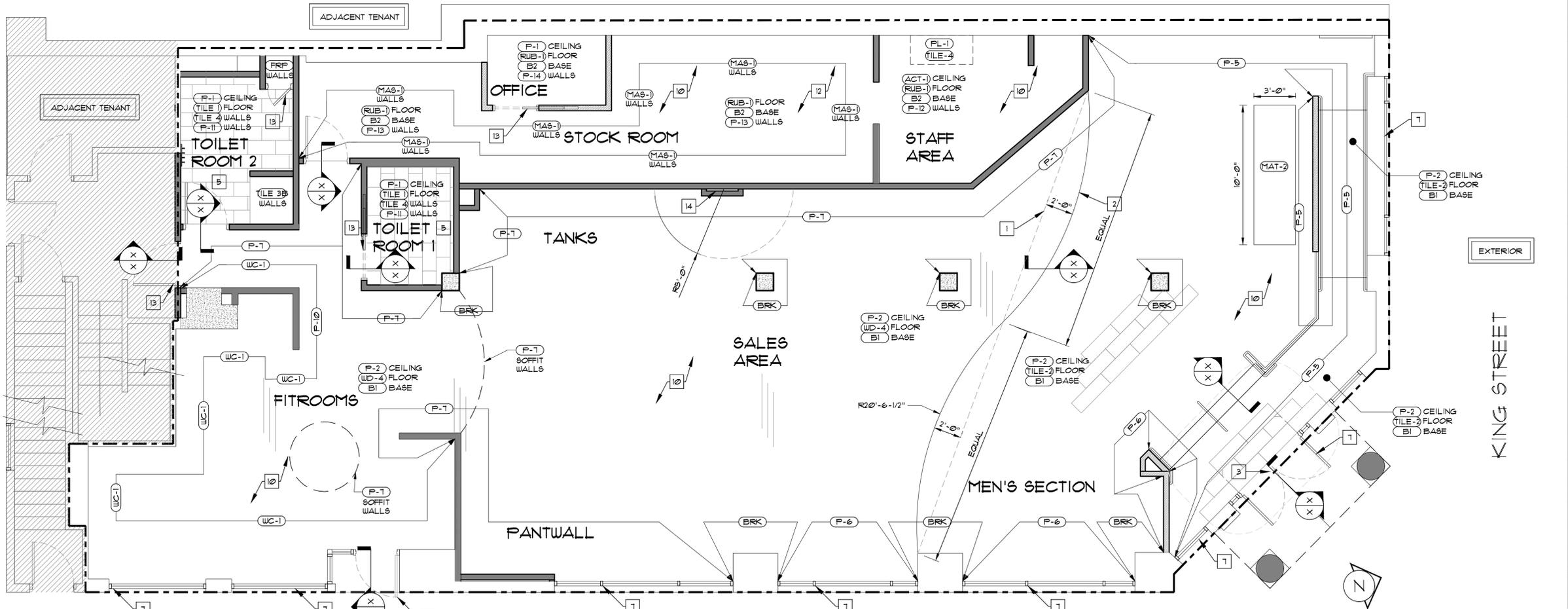
- KEYNOTE SYMBOL
- DIAGONAL REFERENCE USED FOR CURVE CONSTRUCTION.
- EDGE OF TILE AND WOOD ALUMINUM EDGE STRIP TO BE SMOOTH TRANSITION.
- TILE START CENTERED BETWEEN DOORS, THREE FULL TILES INTO THE STORE TO ALIGN WITH THE EDGE OF THE DOOR FRAME. WHERE THERE IS TILE ON THE EXTERIOR, ALIGN W/INTERIOR.
- MANNQUIN PLATFORM FURNISHED BY G.C. INSTALLED BY G.C.
- G.C. TO INSTALL A WATER PROOF MEMBRANE UNDER FLOOR FINISH IN THE TOILET ROOMS, KITCHENETTE, & WATER FEATURE AREA AS REQUIRED. MEMBRANE TO EXTEND UP WALLS A MIN. OF 4" OR AS LANDLORD REQUIRES.
- DRAIN TO BE START POINT OF TILE PATTERN. TILE TO NEVER BE CUT LESS THAN 6" WIDE.
- SEE STOREFRONT SHEETS FOR STOREFRONT FINISHES.
- PAINT TO MATCH EXISTING AND/OR REQUIRED LLD FINISH.
- DIRECTION CHANGE OF WOOD TO WOOD SHALL BE A TIGHT AND SMOOTH TRANSITION.
- G.C. TO ENSURE A LEVEL SUBFLOOR AS NEEDED. VERIFY IN FIELD PRIOR TO INSTALLATION OF FLOORING (TYP.)
- CUSTOM TILE GRADIENT TO WRAP COLUMN
- MASONITE SHEETING TO BE INSTALLED ON ALL BOB WALLS UP TO 48" AFF. ALL OUTSIDE CORNERS TO RECEIVE METAL OR HEAVY DUTY FRP CORNER GUARDS UP TO HEIGHT OF 48". ALL OTHER CORNERS W/PANIT ONLY TO RECEIVE CLEAR PLASTIC CORNER GUARDS W/BACKS PAINTED TO MATCH WALL PAINT. HORIZONTAL TRANSITION BETWEEN MASONITE SHEETING & GUB TO BE A TRANSITION STRIP. TRANSITION STRIP SPECIFICATION IS MARLITE F510 TOP CAP. G.C. TO ALIGN EXPOSED SCREW HEADS HORIZONTALLY AND VERTICALLY ALONG LENGTH OF SHEETING. SCREW SPECIFICATION IS TORX PAN HEAD SCREW #8 OR #10
- DOOR AND DOOR FRAME FINISH TO MATCH ADJACENT WALL, TYP. BOTH SIDES.
- WATER FEATURE FINISH SCHEDULE IS ON SHEET A822 SUPPLIED BY MILLWORK VENDOR INSTALLED BY G.C.

# FINISH LEVELS

GWB FINISH	LOCATION
LEVEL 1	FLENUM AND NON-FINISH AREAS
LEVEL 2	AREAS COVERED WITH TILE
LEVEL 4	NON CUSTOMER ACCESSIBLE AREAS
LEVEL 5	ALL PAINTED SURFACES IN CUSTOMER ACCESSIBLE AREAS

# S.F. OF WOOD

WD-4	AREA 1536 SF
WD-	AREA -- SF



STOREFRONT FINISH REFER TO A100 SERIES

1 FINISH FLOOR PLAN  
SCALE: 1/4"=1'-0"



**BKA Architects, Inc.**  
 Architecture & Interiors  
 142 Crescent Street  
 Brockton, MA 02302  
 TEL: 508.583.6603  
 FAX: 508.584.2914  
 E-mail: bka@bkaarche.com

ISSUED DD-LLL	
ISSUED DD-LLD	
ISSUED CD-LLL	
ISSUED CD-LLD	
ISSUED PERMIT	
ISSUED BID	

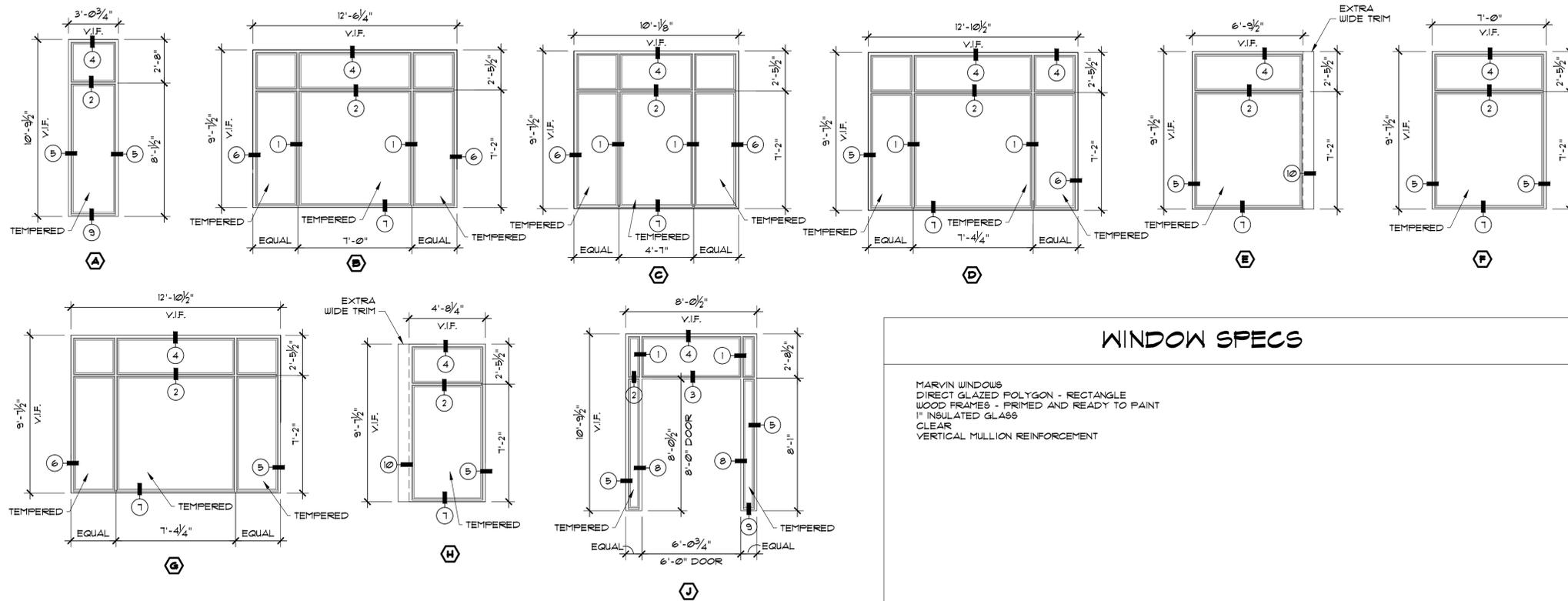
Revisions	Date

**FINISH PLAN & SCHEDULE**  
 LULULEMON ATHLETICA  
 OLD TOWN ALEXANDRIA  
 100 KING STREET, SUITE  
 ALEXANDRIA, VA

Scale: AS NOTED  
 Date: 12/11/13  
 Drawn By: TKD  
 Checked By: AE  
 Job Number: 213108

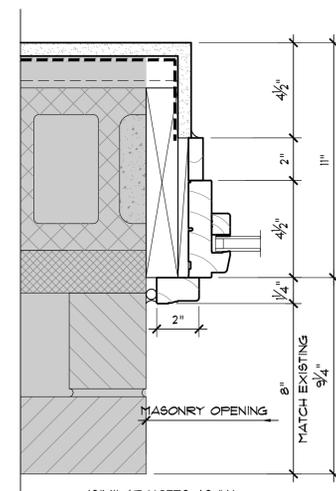
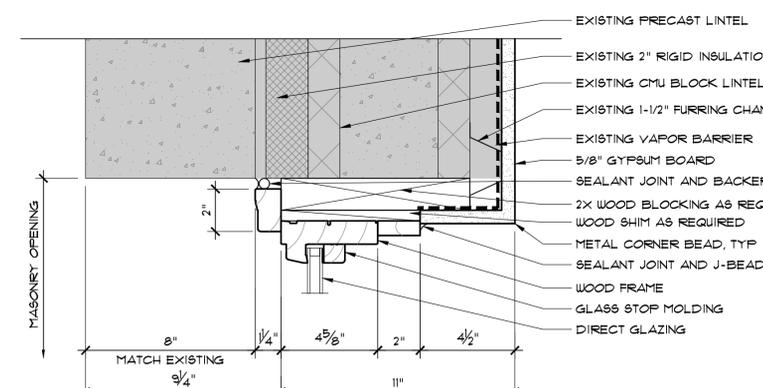
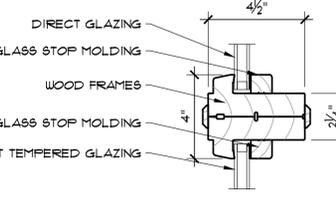
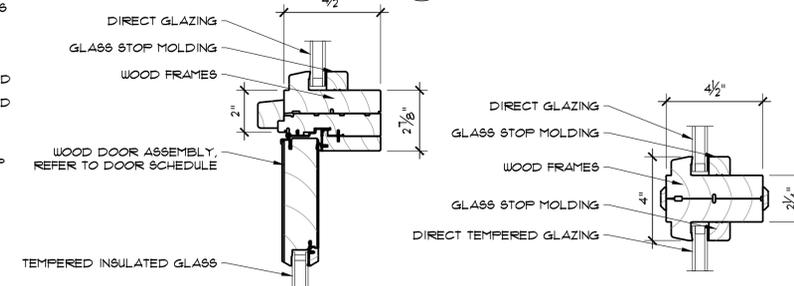
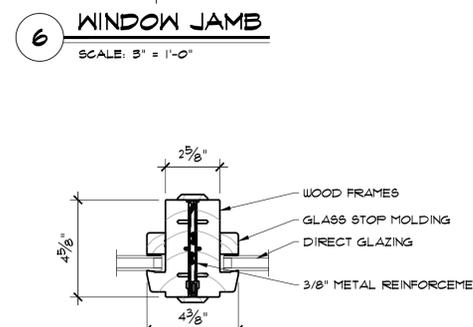
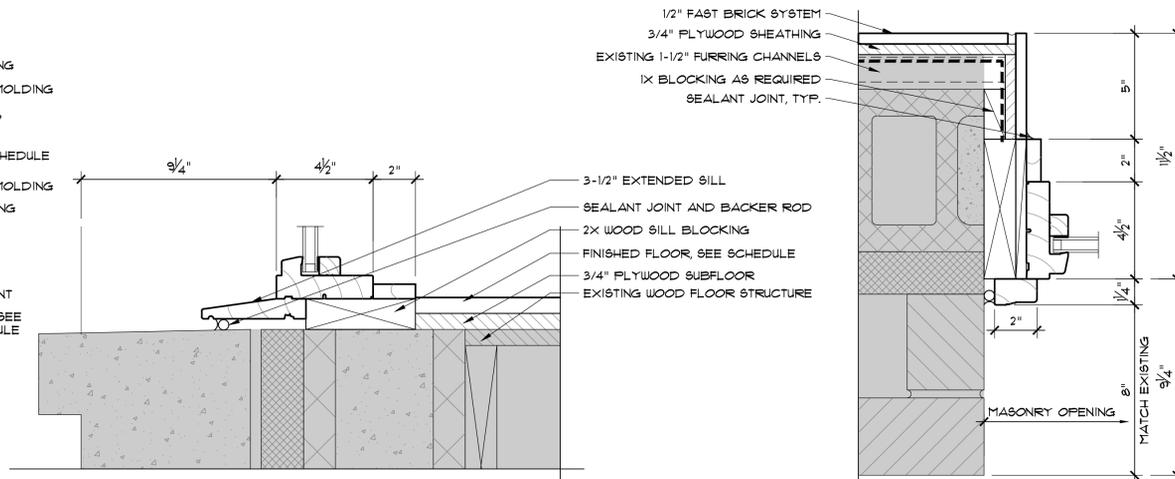
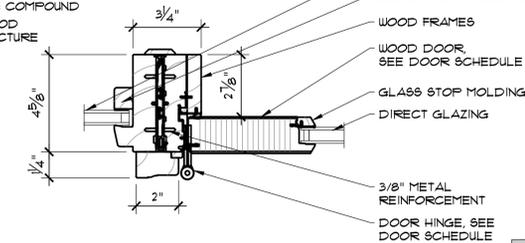
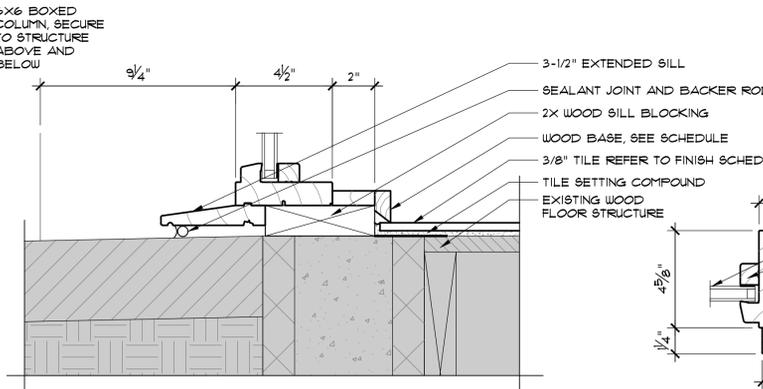
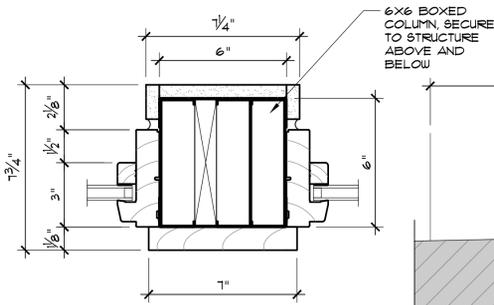
Drawing:  
**A130**

# WINDOW SCHEDULE



## WINDOW SPECS

MARVIN WINDOWS  
 DIRECT GLAZED POLYGON - RECTANGLE  
 WOOD FRAMES - PRIMED AND READY TO PAINT  
 1" INSULATED GLASS  
 CLEAR  
 VERTICAL MULLION REINFORCEMENT



ISSUED DD-LLL	
ISSUED DD-LLD	
ISSUED CD-LLL	
ISSUED CD-LLD	
ISSUED PERMIT	
ISSUED BID	

Revisions	Date




**STOREFRONT DETAILS**  
 LULULEMON ATHLETICA  
 OLD TOWN ALEXANDRIA  
 100 KING STREET, SUITE  
 ALEXANDRIA, VA

Scale: AS NOTED  
 Date: 12/1/13  
 Drawn By: EBP  
 Checked By: AE  
 Job Number: 213108

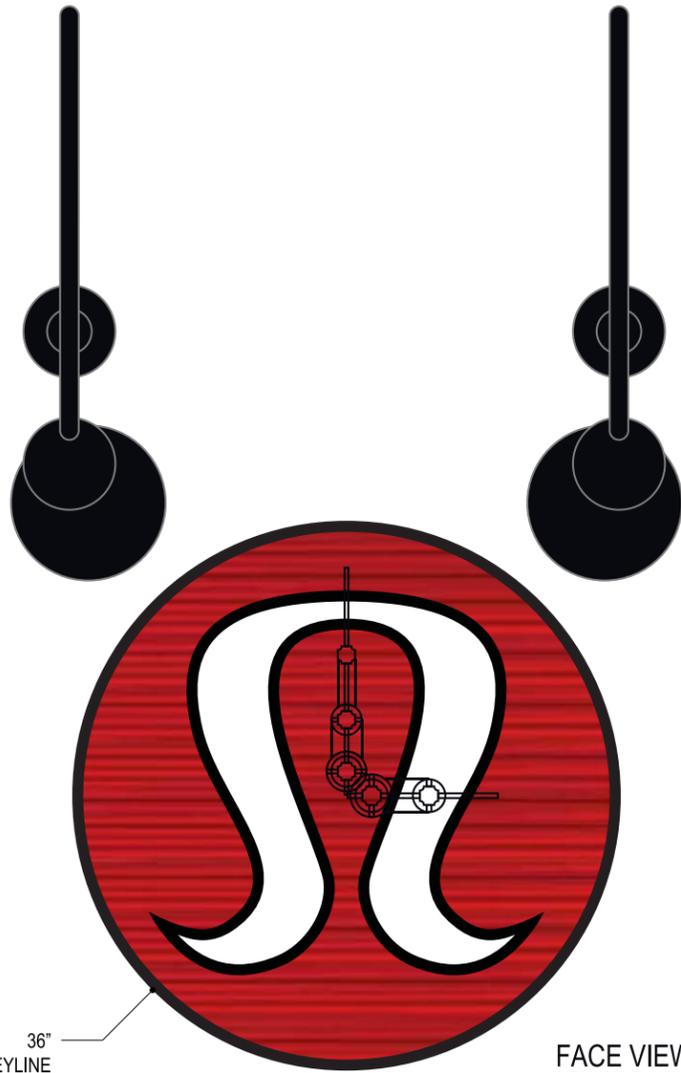
Drawing:  
**A740**

# CUSTOM S/F Sandblasted Yogo/ Clock w/ Gooseneck Lamps (Clock Yogo - Qty: 1, Lamps - Qty: 2)

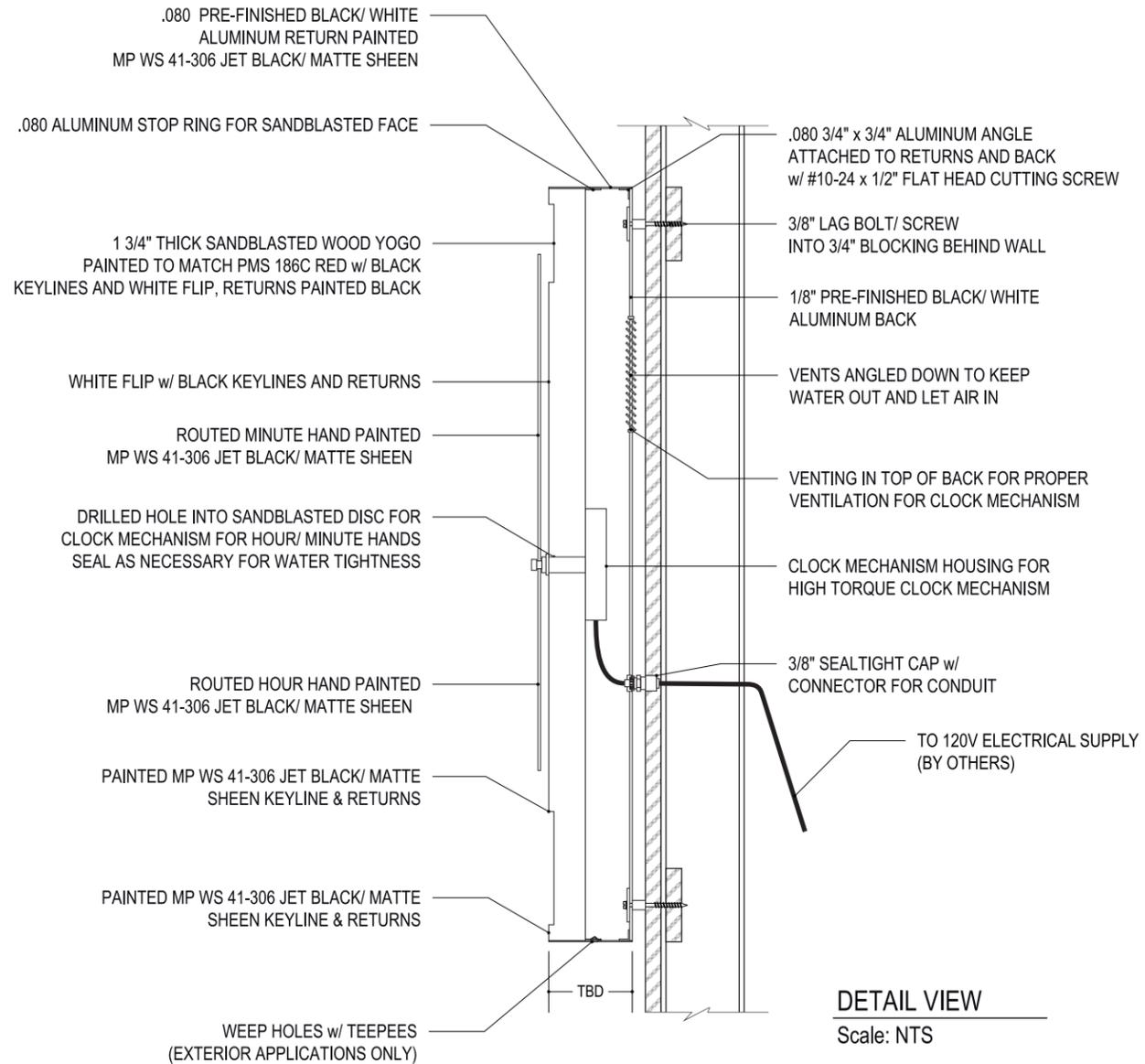
## Color/ Material Key

- Matthews White Paint
- Matthews WS 41-306 Jet Black/ Matte Sheen Paint
- Paint to Match PMS 186C Red

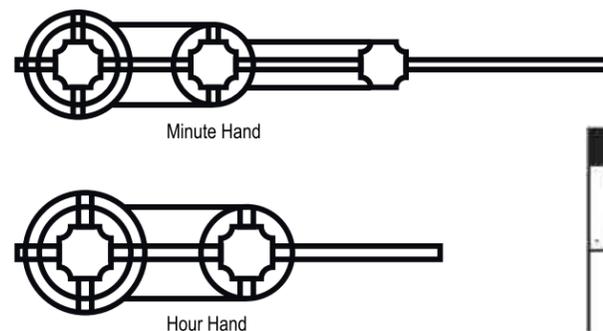
RETURNS PAINTED MP WS 41-306  
JET BLACK/ MATTE SHEEN (Black & White Keyline Applications)  
1/2" SANDBLASTED OUT BACKGROUND



**FACE VIEW**  
Scale: 1" = 1' -0"



**CLOCK HANDS**  
Scale: NTS



Mounting Hole Dimesions	
<b>Minute Hand</b> Center Hole .158" x .112" dia.	
<b>Hour Hand</b> Center Hole .198" dia.	

MAX 18" FROM MOUNTING HOLE TO TIP OF MINUTE HAND. SEE DIAGRAM FOR CORRECT MOUNTING HOLE DIM. AND SHAPE



1711 Scheuring Road De Pere, WI 54115  
Tel: 920-983-6700 Fax: 920-983-9145  
www.jonesign.com



## PROJECT

**lululemon athletica**

Alexandria, VA

## CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

## REVISIONS

1. 01.29.14 ATO - Client Markups
2. 01.31.14 ATO - Blade
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## REPRESENTATIVE

Natasha Wishart

## DRAWN BY

Amanda Otto

## DATE

01.28.14

## SCALE

As Noted

## SHEET

1 of 7

## DRAWING #

**97046\_R2**

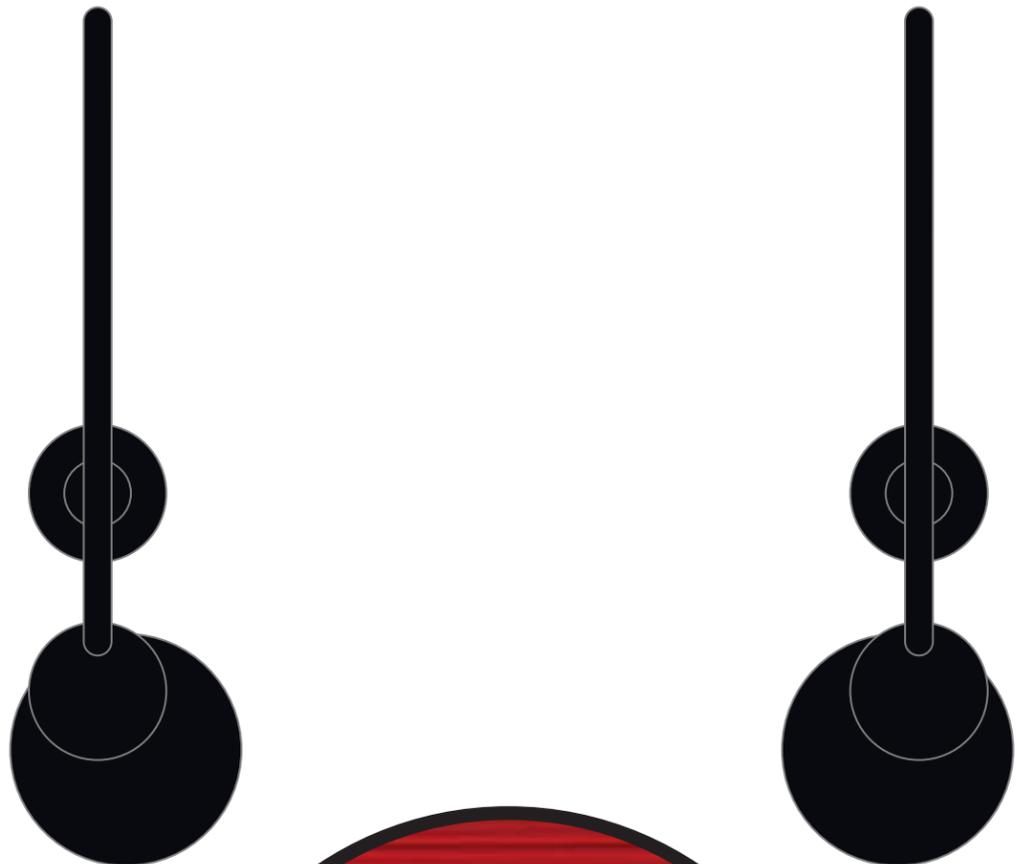
**DRAWING FOR DESIGN INTENT ONLY. NOT FOR PRODUCTION.**

**S/F Sandblasted Yogo w/ Goosenecks Lamps** (Yogo - Qty: 1, Lamps - Qty: 2)

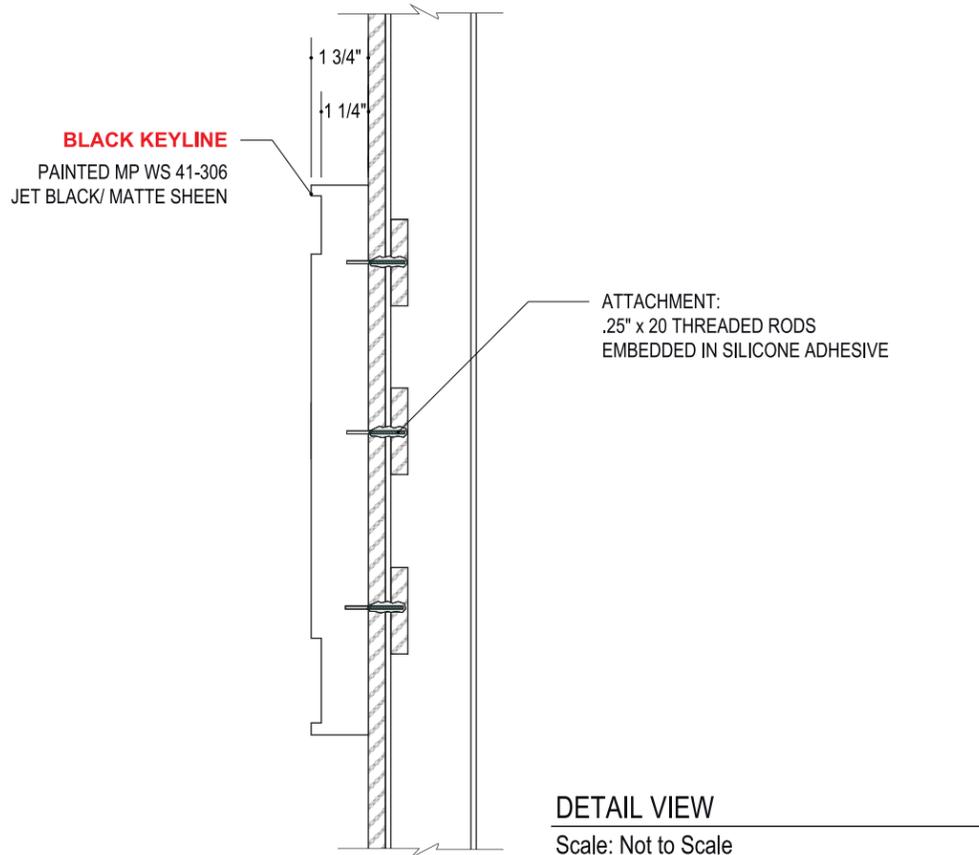
**Color/ Material Key**

	Matthews White Paint
	Matthews WS 41-306 Jet Black/ Matte Sheen Paint
	Paint to Match PMS 186C Red

RETURNS PAINTED MP WS 41-306  
 JET BLACK/ MATTE SHEEN (Black & White Keyline Applications)  
 1/2" SANDBLASTED OUT BACKGROUND



**FACE VIEW**  
 Scale: 1 1/2" = 1' -0"



**DETAIL VIEW**  
 Scale: Not to Scale

**JONES SIGN**  
 1711 Scheuring Road De Pere, WI 54115  
 Tel: 920-983-6700 Fax: 920-983-9145  
 www.jonesign.com

UL segd Society for Environmental Graphic Design International Council of Illuminating Engineers

**PROJECT**

**lululemon athletica**

Alexandria, VA

**CUSTOMER APPROVAL**

Authorized Signature  
 X \_\_\_\_\_  
 Date: \_\_\_/\_\_\_/\_\_\_

**REVISIONS**

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**REPRESENTATIVE**

Natasha Wishart

**DRAWN BY**

Amanda Otto

**DATE**

01.28.14

**SCALE**

As Noted

**SHEET**

2 of 7

**DRAWING #**

**97046\_R2**

**DRAWING FOR DESIGN INTENT ONLY. NOT FOR PRODUCTION.**

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use, in conjunction with a project being planned for you by Jones Sign Co. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of Jones Sign, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

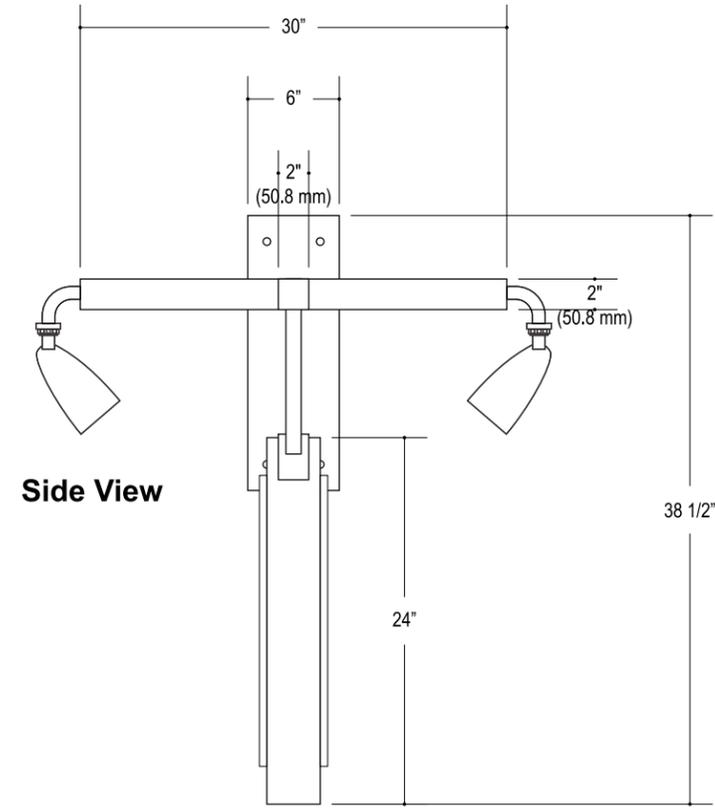
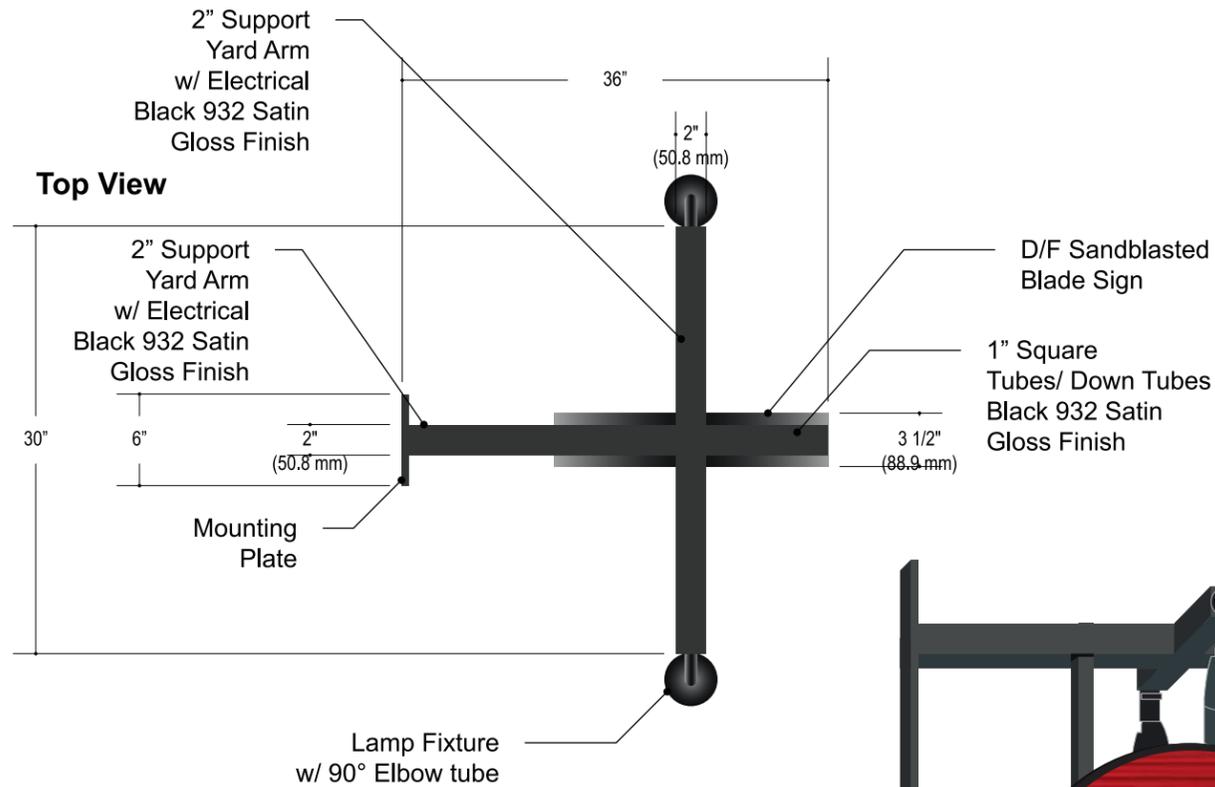
# CUSTOM D/F Sandblasted Blade w/ Bracket Lamps (Qty: 1)

## Color/ Material Key

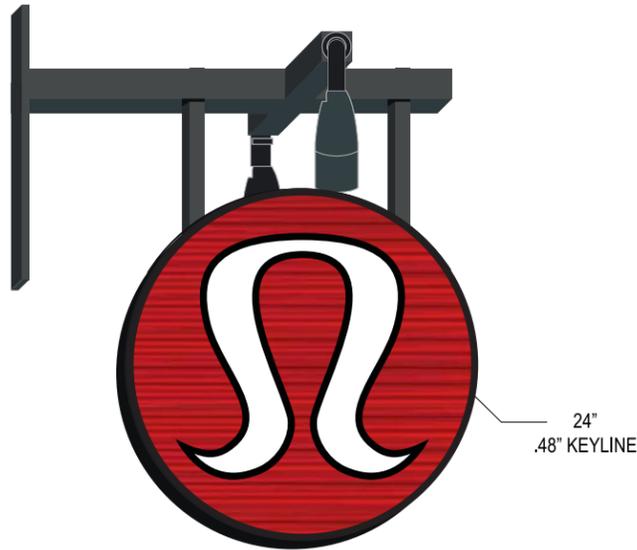
- Matthews White Paint
- Matthews WS 41-306 Jet Black/ Matte Sheen Paint
- Paint to Match PMS 186C Red

BRACKET: PAINTED MP WS 41-306 JET BLACK/ MATTE SHEEN  
 1" x 1" DOWNTUBES  
 2" x 2" YARDARM  
 1/2" THICK MOUNTING PLATE  
 1/8" ROLLED MOUNTING PLATE

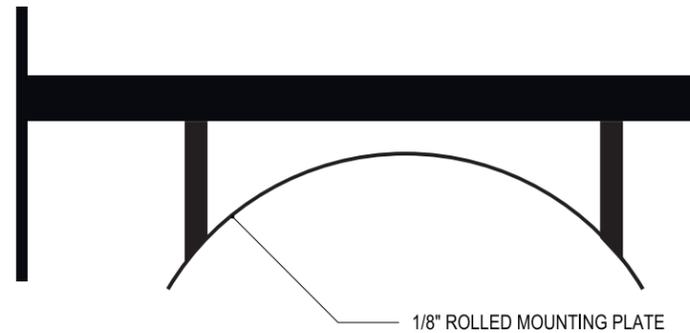
ALL RETURNS PAINTED MP WS 41-306  
 JET BLACK/ MATTE SHEEN  
 1/2" SANDBLASTED OUT BACKGROUND



FIXTURE:  
 Villa Lighting Products  
 Item Number: H-PAR-20-91/24-1-91/NL  
 Wattage: 60W Max  
 Voltage: 120V  
 Material: Aluminum  
 Finish: 91 (Black)  
 Lamp/Socket: 1 Med Base Incandescent  
**LED LAMP FIXTURE**



FACE VIEW  
 Scale: 1 1/2" = 1' -0"



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 www.jonesign.com



## PROJECT

**lululemon athletica**

Alexandria, VA

## CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

## REVISIONS

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## REPRESENTATIVE

Natasha Wishart

## DRAWN BY

Amanda Otto

## DATE

01.28.14

## SCALE

As Noted

## SHEET

3 of 7

## DRAWING #

**97046\_R2**

# Black Gooseneck Lamps (Qty: 4)

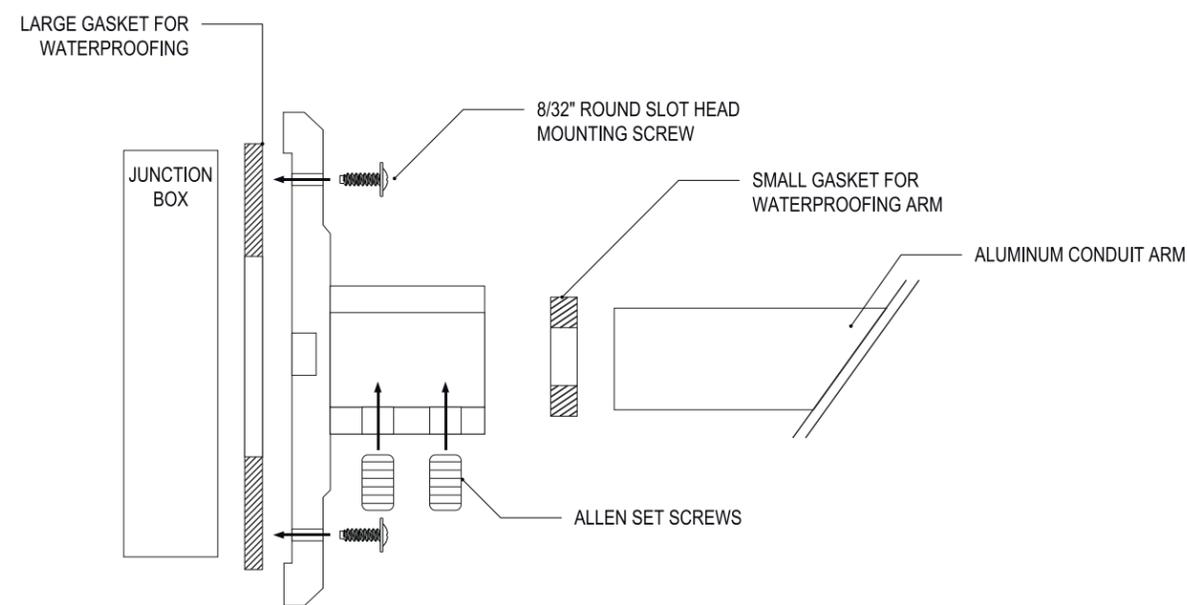
WALL YOGO - Qty: 2

CLOCK YOGO - Qty: 2

22 1/4" LONG x 1/2" DIAMETER ARM - 10" EMBLEM SHADE - LIGHT WEIGHT ALUMINUM  
150W MAXIMUM INCANDESCENT WATTAGE



**IMPORTANT:**  
End of arm **MUST** be square and compress gasket adequately to provide a proper west seal.



INSTALL DETAIL VIEW

Scale: Not to Scale

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**PROJECT**

**lululemon athletica**

Alexandria, VA

**CUSTOMER APPROVAL**

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

**REVISIONS**

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**REPRESENTATIVE**

Natasha Wishart

**DRAWN BY**

Amanda Otto

**DATE**

01.28.14

**SCALE**

As Noted

**SHEET**

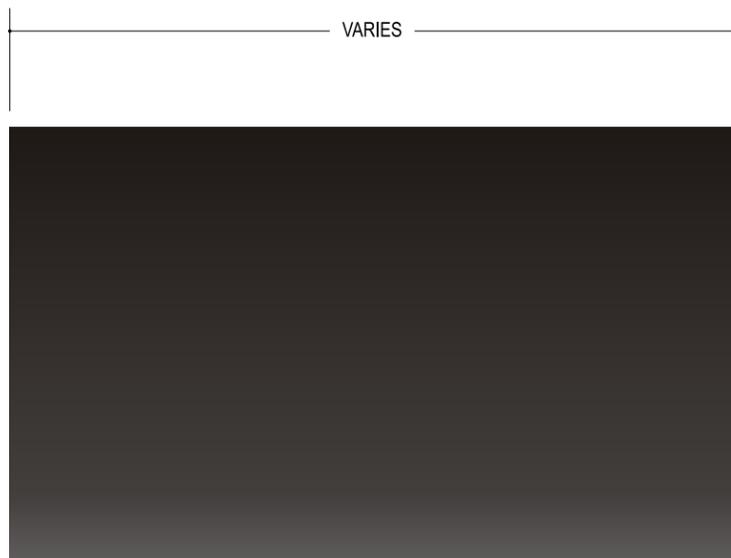
4 of 7

**DRAWING #**

**97046\_R2**

# Black Awnings (Qty: 8)

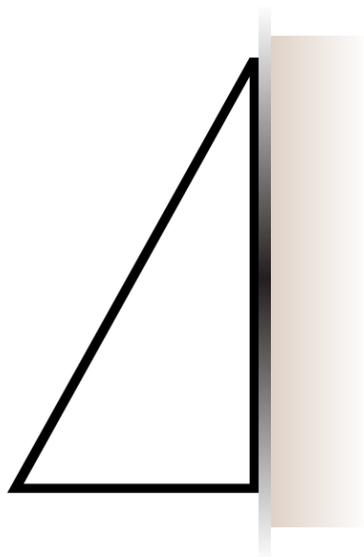
SURVEY REQUIRED FOR FINAL SIZES



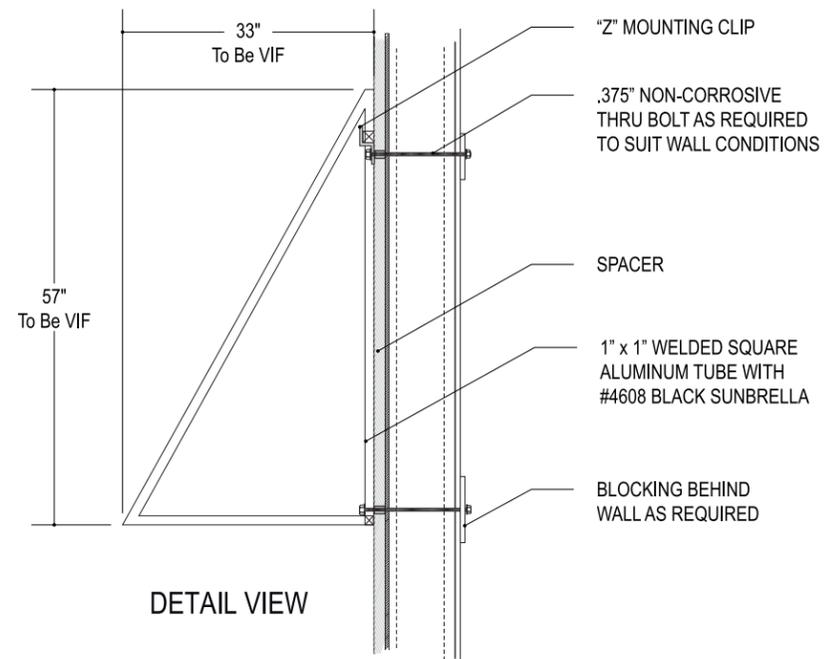
TYPICAL AWNING ELEVATION

Scale: 3/4" = 1' - 0"

.FABRICATE & INSTALL NON-ILLUMINATED AWNING  
FRAMED WITH 1" x 1" WELDED ALUMINUM SQUARE TUBE  
TO MATCH SATIN CLEAR ANODIZED, SKINNED w/ BLACK  
AWNING MATERIAL #4608 BLACK SUNBRELLA



SIDE VIEW



DETAIL VIEW



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**PROJECT**

**lululemon athletica**

Alexandria, VA

**CUSTOMER APPROVAL**

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

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**REPRESENTATIVE**

Natasha Wishart

**DRAWN BY**

Amanda Otto

**DATE**

01.28.14

**SCALE**

As Noted

**SHEET**

5 of 7

**DRAWING #**

**97046\_R2**

**DRAWING FOR DESIGN INTENT ONLY. NOT FOR PRODUCTION.**

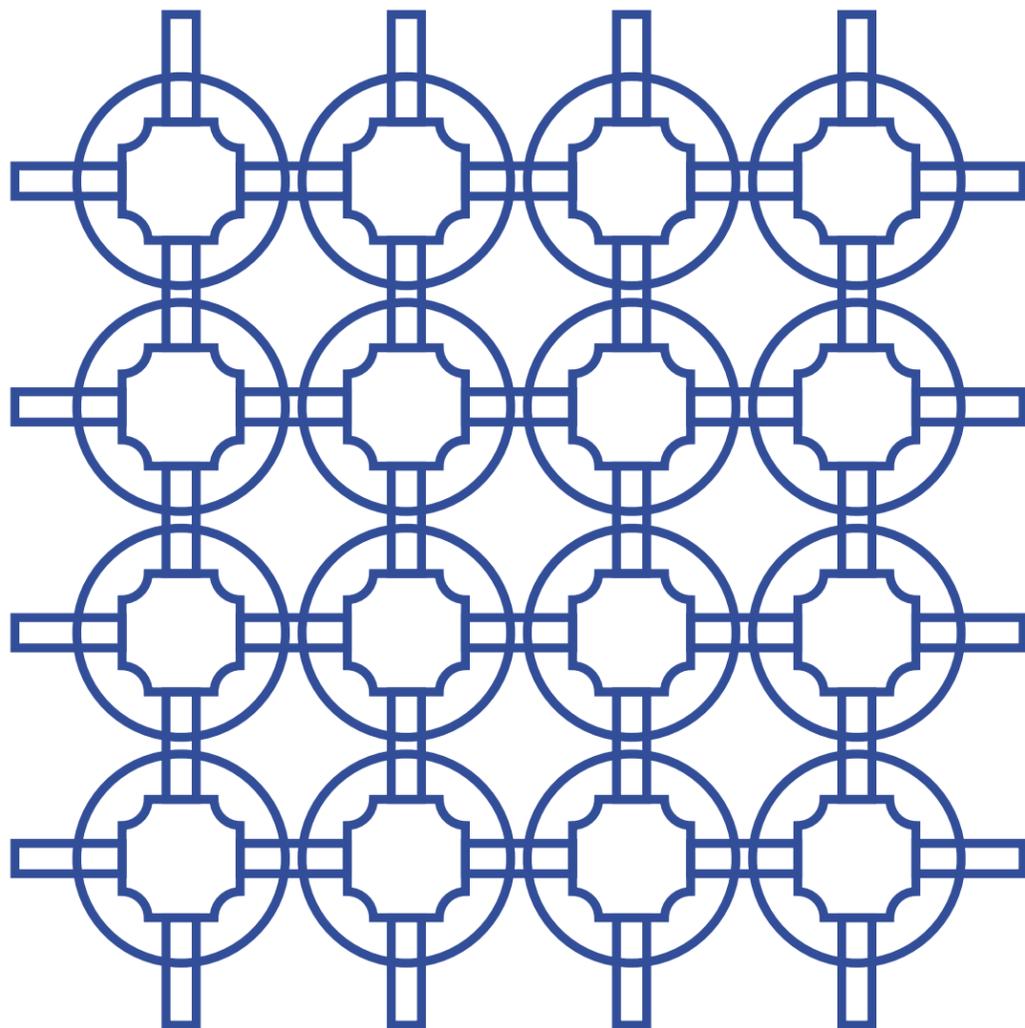
**CUSTOM Grillwork** (Qty: 4)

SURVEY REQUIRED FOR FINAL SIZES

Attachment #1

WINDOW GRILLS, Qty: 2

FIXTURE GRILLS, Qty: 2



ROUTED GRILLWORK PATTERN FOR WINDOWS IN DRESSING ROOM AND  
 ATTACHED TO BACK OF FIXTURES IN WINDOWS  
 PAINTED TO MATCH BENJAMIN MOORE - 2066-40, ROCKY MOUNTAIN SKY



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**PROJECT**

**lululemon athletica**

Alexandria, VA

**CUSTOMER APPROVAL**

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

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**REPRESENTATIVE**

Natasha Wishart

**DRAWN BY**

Amanda Otto

**DATE**

01.28.14

**SCALE**

As Noted

**SHEET**

6 of 7

**DRAWING #**

**97046\_R2**

**DRAWING FOR DESIGN INTENT ONLY. NOT FOR PRODUCTION.**

**BAR Case # BAR2014-0049**

**ADDRESS OF PROJECT:** 700 King Street

**TAX MAP AND PARCEL:** 074.02-10-11 **ZONING:** KR

**APPLICATION FOR:** *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

**Applicant:**  Property Owner  Business *(Please provide business name & contact person)*

Name: Lululemon USA, Inc.

Address: 400-1818 Cornwall Avenue

City: Vancouver State: BC Zip: \_\_\_\_\_

Phone: (604) 874-6124 E-mail: \_\_\_\_\_

**Authorized Agent** *(if applicable):*  Attorney  Architect  **Agent**

Name: James Kratochvil

Phone: (312) 260-7096

E-mail: james@burnhamx.com

**Legal Property Owner:**

Name: Jemals California Holdings LLC

Address: 702 H ST NW

City: WASHINGTON State: DC Zip: 20001

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- Yes  No Is there an historic preservation easement on this property?
- Yes  No If yes, has the easement holder agreed to the proposed alterations?
- Yes  No Is there a homeowner's association for this property?
- Yes  No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Exterior work to include new windows, entry door, signage, and ironwork (custom designed metal work) in the windows.

Interior work to remodel to included structural floor work for a new ADA ramp on the interior.

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Linear feet of building: Front: 86ft Secondary front (if corner lot): 36ft
- Square feet of existing signs to remain: 0
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

Printed Name: James Kratochvil

Date: 02/12/2014