



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

*CATHEDRAL HEIGHTS • CLEVELAND PARK*  
*MASSACHUSETTS AVENUE HEIGHTS*  
*MCLEAN GARDENS • WOODLEY PARK*

Single Member District Commissioners  
01-Lee Brian Reba; 02-Gwendolyn Bole; 03-David Valdez  
04-Arthur Barkmann; 05-Margaret Siegel; 06-Carl Roller  
07-Victor Silveira; 08-Catherine May; 09-Nancy MacWood

P.O. Box 4966  
Washington, DC 20008  
Website <http://www.anc3c.org>  
Email [all@anc3c.org](mailto:all@anc3c.org)

**ANC 3C Resolution No. 2016-xxx**  
**Regarding The Bozzuto Group's BZA Application for a Minor**  
**Modification to BZ 08-15 Concerning the 3300 and 3400 Blocks of**  
**Wisconsin Avenue NW**

WHEREAS, The Bozzuto Group has applied for a Minor Modification in Z.C. Case No. 08-15, which established a Planned Urban Development ("PUD") for the 3300 and 3400 blocks of Wisconsin Avenue NW;

WHEREAS, the PUD included terms and conditions that reflected negotiations and compromises reached by various stakeholders, including ANC3C and The Bozzuto Group's predecessor-in-interest, Stop-and-Shop (the previous owner of the real property subject to the PUD);

WHEREAS Condition 5(b) specified:

**Restaurants, prepared food shops, and fast food establishments are permitted, but shall occupy no more than 20% of the commercial linear street frontage within the PUD Site.**

WHEREAS, the terms of this restriction on the linear street frontage was a topic of extensive and sometimes fierce debate within the community and was not reached arbitrarily or without substantial community input (*see e.g.*, Exhibit A, ANC3C Resolution 2009-01, Resolved #11, discussing the 20% limitation on linear frontage for use by restaurants; *and* Findings of Fact, Z.C. Order No. 08-15); and

WHEREAS, the intent of the restaurant restriction was to maintain a neighborhood serving commercial area, control parking demand and congestion, and prevent the development of an entertainment district; and

WHEREAS, the PUD's original applicant, Friendship-Macomb SC Inc., requested removal of the existing Macomb-Wisconsin Neighborhood Commercial Overlay that restricted restaurant frontage to 25% of the entire commercial area; and agreed in 2008 to a separate and additional 20% restriction on the PUD frontage as part of the negotiations and compromise with the community and the District with full knowledge that it was an important and substantive restriction on the use of the property;

WHEREAS, the Applicant describes its request for a “minor modification” by saying it has 41’2” of frontage available under the 20% limitation imposed by the order and is asking for an additional 51’7”, such that the new restaurant will occupy a total of 92’9”;

WHEREAS, if the Applicant’s request is approved, it will be used to create the largest restaurant space in the entire development, with 5,230 square feet, a volume that is more than 20% larger than the biggest existing restaurant, the Grilled Oyster Company, which occupies 4,169 square feet;

WHEREAS, there remain vacant storefronts that could be occupied by a restaurant or other food service provider that would not require the requested modification;

WHEREAS, a “minor modification” is described by the Zoning Commission as a procedural device intended to address matters of “little nor no importance or consequence,” typically relating to “technical corrections or inadvertent mistakes” (see Exhibit B, Instructions to Form 151);

WHEREAS, the restaurant-concept The Bozzuto Group intends to occupy the proposed space is called Silver, and it would offer three-meal service (including breakfast) seven days a week;

WHEREAS, the commissioners of affected SMDs within ANC3C have received feedback from their constituents that is generally supportive of this restaurant-concept but constituents have also raised a number of concerns, including:

1. The impact that patrons of the proposed restaurant would have on on-street parking.
2. The sufficiency and efficacy of the existing parking validation program for neighboring businesses (that is, businesses not located within the PUD), which was a significant public benefit mandated by Z.C. Order #08-15.
3. The effect on the goal of providing a range of neighborhood services and avoiding creation of an entertainment district.
4. For many of the residents who do approve of the concept, that approval is conditioned on the fact that it is a three-meal concept that will offer breakfast seven days a week.

WHEREAS, feedback from the residents who reside in SMD06, which includes the commercial space subject to the minor modification on the 3400 block of Wisconsin Avenue NW, has been overwhelming in favor of finding a compromise so that an establishment that offers breakfast-service will move into the Cathedral Commons development, and similar feedback has been provided by the residents of SMD07, which includes the 3300 block of Wisconsin Avenue NW and the south parcel of the Cathedral Commons development;

WHEREAS, feedback from residents who reside in SMD09, which includes the side of the 3300 and 3400 blocks of Wisconsin Avenue NW opposite the development, has generally reflected

concerns that the proposed modifications would further turn the development into a destination rather than a neighborhood servicing set of businesses and would have a detrimental impact on neighborhood and residential parking;

WHEREAS, it is the understanding of ANC3C based on information provided by The Bozzuto Group that only two of the non-PUD businesses are participating in the parking validation program mandated by the PUD, places additional strains on the availability of on-street parking throughout the neighborhood and raises concerns about the sufficiency of the program developed by the Applicant and whether it complies with the intent of the PUD (*see generally*, Condition 8(b), Order No. 08-15, “The Project shall make at least 30 spaces in the South Parcel garage available during off-peak hours for users of existing neighborhood restaurants and overnight parking for the surrounding community”);

WHEREAS, the impact on parking in the community is directly related to the 20% limitation on linear frontage for use by restaurants as originally negotiated by the parties and as incorporated by the Zoning Commission into the PUD;

WHEREAS, the Applicant is also requesting permission for the new tenant to erect signage facing Wisconsin Avenue NW that would be 36” in height rather than the currently permitted 18” restriction on lettering that applies throughout the rest of the PUD and an illuminated vertical blade sign;

WHEREAS, Z.C. Order #08-15 incorporated into the PUD an exhibit called Sign Standards - Exhibit 46D (attached hereto as Exhibit C), which specified that the lettering for any sign would not exceed 18” in height and provided examples of “blade signs” significantly different in concept and much smaller in size than the illuminated “blade sign” represented in Exhibit D to the Applicant’s minor modification packet;

WHEREAS, several commissioners of ANC3C have met with the Applicant and Applicant’s counsel in person and over the phone to discuss the above concerns and the Applicant has responded that it would be willing to incorporate the following modifications/conditions:

1. Require any tenant of the subject space (i.e., Silver and any successor restaurant to occupy the same space) to provide all-day, three-meal service (including breakfast);
2. Ensure the validation for on-site parking will remain valid even if a patron stays longer than the validation period (i.e., a customer will only have to pay for the amount above the validated period);
3. For all Cathedral Commons’ establishments, the validation period will be extended from 90 minutes to 2 hours;
4. For all neighborhood restaurants, the validation period for free parking provided under the PUD will be extended from 90 minutes to 2 hours;
5. Reduce the size of the proposed signage facing Wisconsin Avenue NW from 36” to 30”;

WHEREAS, ANC3C appreciates the Applicant’s willingness to discuss these issues and its willingness to compromise on the terms of the application itself, but believes the “minor

modification” procedure is not the appropriate process for fully addressing and incorporating these adjustments to major and substantial clauses of the original PUD;

THEREFORE, BE IT RESOLVED, ANC3C finds that the 20% restriction on linear frontage for use by restaurants is a substantial component of the PUD, mutually agreed to by the parties and purposefully ordered by the Zoning Commission;

FURTHER RESOLVED, ANC3C objects to this application being considered as a minor modification, as the 20% restriction on restaurants’ use of linear frontage was a major component of the negotiations and compromise reached by the parties and incorporated into the PUD;

FURTHER RESOLVED, ANC3C requests this matter be removed from the Zoning Commission’s Consent Calendar and be scheduled for a public hearing as soon as possible;

FURTHER RESOLVED, ANC3C is concerned about the sufficiency of the Applicant’s existing parking validation program for neighboring businesses and finds the current program has resulted in a significant underutilization that is inconsistent with the terms of the PUD, and ANC3C recommends the Zoning Commission review and revise the order such that its intent and purpose is realized in light of the current and physical and operational limitations of the parking garage as it was built, which is in a controlled-access facility with automated payment systems without a parking attendant;

FURTHER RESOLVED, ANC3C requests the Zoning Commission require The Bozzuto Group to provide a semi-annual written report to ANC3C detailing the actual usage by the neighboring non-PUD business and community under Condition 8(b) to facilitate a fact-based assessment of the efficacy of the program and its compliance with Order 08-15;

FURTHER RESOLVED, ANC3C recommends, in the event the Applicant’s request for a “minor modification” is granted without a public hearing, that a restriction be imposed in the event the original tenant of the proposed space (i.e., Silver) ceases operations on the 3300 and 3400 blocks of Wisconsin Avenue NW, or its lease is terminated, sold or reassigned to a third-party, the terms of the modification shall terminate and the original 20% restriction will apply immediately;

FURTHER RESOLVED, ANC3C objects to the request for relief from the 18” lettering height restriction on signage and the blade sign, as it is inconsistent with the signage found elsewhere within the development and neighboring businesses, inconsistent with the standards incorporated into the PUD, and light from the proposed signs would be directed across the street towards single-family homes that would be adversely affected by the increased level of commercial light pollution at night;

FURTHER RESOLVED, the Chair and the commissioner for SMD06 or their designees are authorized to represent ANC3C in this matter.


**Attested by**

A handwritten signature in blue ink, appearing to read 'Carl Roller', with a stylized, flowing script.

**Carl Roller**

**Chair, on April 18, 2016**

*This resolution was approved by a roll-call vote of 9-0 on April 18, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

	<p align="center"><b>ADVISORY NEIGHBORHOOD COMMISSION 3C</b>  GOVERNMENT OF THE DISTRICT OF COLUMBIA  <i>CATHEDRAL HEIGHTS • CLEVELAND PARK</i>  <i>MASSACHUSETTS AVE. HEIGHTS</i>  <i>MCLEAN GARDENS • WOODLEY PARK</i></p>	
<p>Single Member District Commissioners  01-Lee Brian Reba; 02- William Kummings; 03-Anne-Marie Bairstow; 04-Josh Hart; 05-Leila Afzal; 06-Trudy Reeves  07- Richard Rothblum; 08-Catherine May; 09-Nancy MacWood</p>	<p align="right">4025 Brandywine Street, NW  Washington, DC 20016-1843  P: (202) 657-5725 F: (515) 474-8595  Website <a href="http://www.anc3c.org">http://www.anc3c.org</a></p>	

**ANC 3C Resolution No. 2009-01**  
**Resolution Regarding the Planned Unit Development**  
**Friendship Neighborhood Center (Giant)**  
**Zoning Commission Case No. 08-15**

WHEREAS, on May 16, 2008, Friendship-Macomb SC Inc. (Applicant) filed an application with the Office of Zoning requesting consolidated review and approval of a planned unit development (PUD) and related map amendment for the property located within ANC 3C-06 and 07, bordered by Wisconsin Avenue to the east, Idaho Avenue to the North and west and on the south by commercial buildings along Macomb Street (Cactus Cantina, Two Amys, and an apartment building) and a hearing date of February 19, 2009 has been established by the DC Zoning Commission; and

WHEREAS, the Applicant has worked with representatives of ANC 3C and the surrounding community extensively for over three years to solicit input and address concerns through multiple formal and informal presentations, meetings and conversations; and

WHEREAS, the development of this PUD will carry out the purposes of Chapter 24 of the Zoning Regulations, and create a well-planned development that offers a variety of building types with more efficient and attractive overall planning and design than that achievable under matter-of-right development; and

WHEREAS, the character, scale, mix of uses and design of uses in the proposed PUD are appropriate, and the proposed development is compatible with the surrounding neighborhood context; and

WHEREAS, the proposed height and density will not cause an adverse effect on nearby properties, are compatible with the height and density of surrounding properties, and are appropriate given the location along a major multi-modal transportation corridor and the mix of retail, commercial, and residential uses are appropriate for the site, which is located in a neighborhood commercial center; and

2. a. The Zoning Commission shall require the Applicant to continue to review the proposed design, location, and operation of the planned Giant supermarket loading area off Idaho Avenue with DC Office of Planning (OP) and DC Department of Transportation (DDOT). The goal shall be to determine a location further removed from existing houses and to develop a design and operations plan that (i) minimizes the visibility of the loading dock from adjacent residential property to the south; (ii) minimizes the noise impacts generated by trucks and loading activity; and (iii) prohibits truck traffic serving the PUD from using Idaho Avenue south of the entrance to the loading docks;
  - b. The Zoning Commission shall require the Applicant, as promised in representations by Applicant's agents to ANC3C, to mitigate noise generated by the truck loading and maneuvering areas to the level that existed before the development by: i) making acoustic measurements to characterize existing noise levels; ii) including in its plans the recommendations of its acoustic consultant to achieve the mitigation of projected noise levels to no greater than that obtained currently; iii) modifying the existing plan such that large trucks are not able to exit the loading area and turn left on Idaho Avenue (This will be accomplished by rotating the access driveway in a horizontal plane (plan view) so that the driveway intersects Idaho Avenue at least 160 feet from the nearest existing residential property line.);
3. The Zoning Commission shall require the Applicant to continue to work with OP and DDOT to ensure that the planned amount of parking is adequate to accommodate the planned uses on the PUD site;
4. The Zoning Commission shall require commercial parking spaces in the North Parcel to serve the North Parcel retail and offices;
5. The Zoning Commission shall require the Applicant to take measures to restrict all residents in the PUD from obtaining Residential Parking Permits, or their equivalent, for parking on neighborhood streets;
6. The Zoning Commission shall require the Applicant to provide parking space(s) for a car sharing vehicle(s) (such as Zipcar);
7. The Zoning Commission shall require the Applicant to provide thirty (30) spaces for overnight parking to the surrounding community and in addition will provide thirty (30) spaces for existing neighborhood restaurants;
8. The Zoning Commission shall require the Applicant to pay for the cost of installing a new traffic light at Wisconsin and Idaho Avenues and in addition to set aside an escrow of \$500,000 to provide for traffic calming and mitigation of problems resulting from the PUD.

2. a. The Zoning Commission shall require the Applicant to continue to review the proposed design, location, and operation of the planned Giant supermarket loading area off Idaho Avenue with DC Office of Planning (OP) and DC Department of Transportation (DDOT). The goal shall be to determine a location further removed from existing houses and to develop a design and operations plan that (i) minimizes the visibility of the loading dock from adjacent residential property to the south; (ii) minimizes the noise impacts generated by trucks and loading activity; and (iii) prohibits truck traffic serving the PUD from using Idaho Avenue south of the entrance to the loading docks;
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8. The Zoning Commission shall require the Applicant to pay for the cost of installing a new traffic light at Wisconsin and Idaho Avenues and in addition to set aside an escrow of \$500,000 to provide for traffic calming and mitigation of problems resulting from the PUD.



9. The Zoning Commission shall require the number of bulb-outs on Newark Street to be reduced to preserve the turning lane on Newark Street at Wisconsin Avenue and to allow for the maneuvering of buses from Idaho to Newark at the bus terminal located on Newark Street, eliminating any bulb-outs that may impede bus traffic, while retaining pedestrian safety;
10. The Zoning Commission shall require that no more than 20% of the ground-level retail gross floor area of the PUD along Wisconsin Avenue, Newark Street, and Idaho Avenue shall be devoted to banks, loan offices, other financial institutions, and tax preparation establishments;
11. The Zoning Commission shall require that within the PUD, restaurants and prepared food shops, including fast food establishments, be permitted but shall occupy no more than 20% of the linear street frontage of the PUD along Wisconsin Avenue, Idaho Avenue and Newark Street, based on a representation by Applicant of approximately 1,500 total linear feet of retail frontage in the PUD;

BE IT FURTHER RESOLVED that the Chair of ANC3C or her designee is authorized to represent ANC 3C on this matter.

Attested by

Chair, on January 21, 2009

*Anne-Marie Bairstow*

*This resolution was approved by a vote of 9-0 on January 21, 2009 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

An Application for Minor Modification is a procedural device requested by a party to the case to bring a matter of “little or no importance or consequence” before the Zoning Commission (ZC) pursuant to 11 DCMR §3030.2. Typically, minor modifications relate to technical corrections or inadvertent mistakes to approved final orders. Applications for Minor Modifications are placed on the Consent Calendar pursuant to § 3030.

### INSTRUCTIONS

**Any Application for Minor Modification as provided by the District of Columbia Zoning Regulations (11 DCMR) that is not completed in accordance with the following instructions shall not be accepted.**

1. At the time of filing this application before the ZC, the Applicant shall pay a filing fee in accordance with the ZC Schedule of Fees (11 DCMR § 3041), if applicable. (Check or money order is payable to the “D.C. Treasurer”; cash and credit/debit card payments will not be accepted.)
2. Forms must be completely filled out and must be typewritten or printed. All information shall be furnished by the Applicant for the Minor Modification. If additional space is necessary, use separate sheets of 8 ½” x 11” paper to complete the form. (Drawings and plans may be no larger than 11” x 17”).
3. On a separate sheet of 8 ½” x 11” paper, state each reason why the Zoning Commission (ZC) should grant your Application for Minor Modification.
4. Submit a copy of all Commission final orders proposed to be modified.
5. Submit one (1) original and fifteen (15) copies of all required forms and accompanying documents in person to the Office of Zoning at 441 4<sup>th</sup> Street, NW Suite 200-S, Washington, DC 20001.
6. At the time of filing, the Applicant for the Minor Modification is required to serve all Applicants, Appellants, Parties, and the Office of Planning on the above-referenced ZC case.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



BEFORE THE ZONING COMMISSION  
OF THE DISTRICT OF COLUMBIA



FORM 151 – APPLICATION FOR MINOR MODIFICATION

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.:

Motion for Minor Modification to:

☐ Final Order

☐ Approved Plan

☐ Amount of Relief

☐ Other \_\_\_\_\_

Address or boundary description of  
the premises:

Square No.(s)

Lot No. (s)

ANC

Points and Authorities:

Below and/or on a separate sheet of 8 ½" x 11" paper, state each and every reason why the Zoning Commission (ZC) should grant your motion, including relevant references to the Zoning Regulations or Map.

CERTIFICATE OF SERVICE

I hereby certify that on this

D

D

day of

Month

,

Y

Y

Y

Y

I served a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, and the Office of Planning on

the above referenced ZC case via:

☐ Mailed letter

☐ Hand delivery

☐ E-Mail

☐ Other \_\_\_\_\_

Signature:

Print Name:

Firm/Organization:

Address:

Phone No.:

E-Mail:

To be notified of hearing and decision: (Applicant or Authorized Agent)

In the event an authorized agent files an application on behalf of the Applicant for the Minor Modification, a letter signed by the Applicant for the Minor Modification authorizing the agent to act on his/her behalf shall accompany the notice of application, petition, or appeal.

Print Name:

Address:

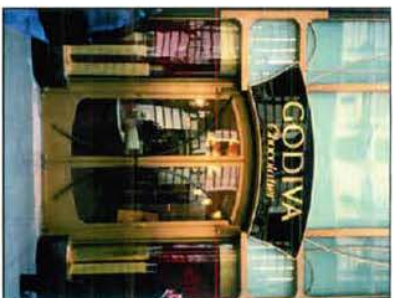
Phone No.:

E-Mail:

# Storefront Character

All retail tenants will have the opportunity to design and install their own storefronts as a way to express their individual identity provided they observe the minimum guidelines noted below:

- Storefronts should be "individual" expressions of a tenant's identity and may not rely exclusively on typical corporate prototype designs.
- Integrate the design of the storefront, interior, signage and lighting.
- When used, integrate the design elements of the 2'-0" merchandising zone\* and the "cafe zone" to the tenant's identity.
- Maintain design and material quality to meet or exceed the quality of the base building architecture.
- Maintain a design and material quality to meet or exceed the quality of the tenants other "best" stores.
- Support and enhance a good pedestrian experience on the primary sidewalks.
- Exterior merchandising may include elements that enhance a tenants brand such as planters, furniture, sidewalk signage and display merchandise that is carried within the store.



Project:



Wisconsin Avenue Giant  
Giant Food  
1383 Wisconsin Avenue, NW  
Washington, DC 20004  
Phone: 202-241-0922

Applicant / Owner  
**Giant of Maryland LLC**  
1383 Harwood Street  
Quincy, MA 02169

Master Planning  
**Street-Works, LLC**  
30 Green Street  
White Plains, NY 10603  
914-948-6505

Architect of Record  
**kennethpark architects**  
360 Lexington Avenue, 10 Floor  
New York, NY 10017  
212-699-0044

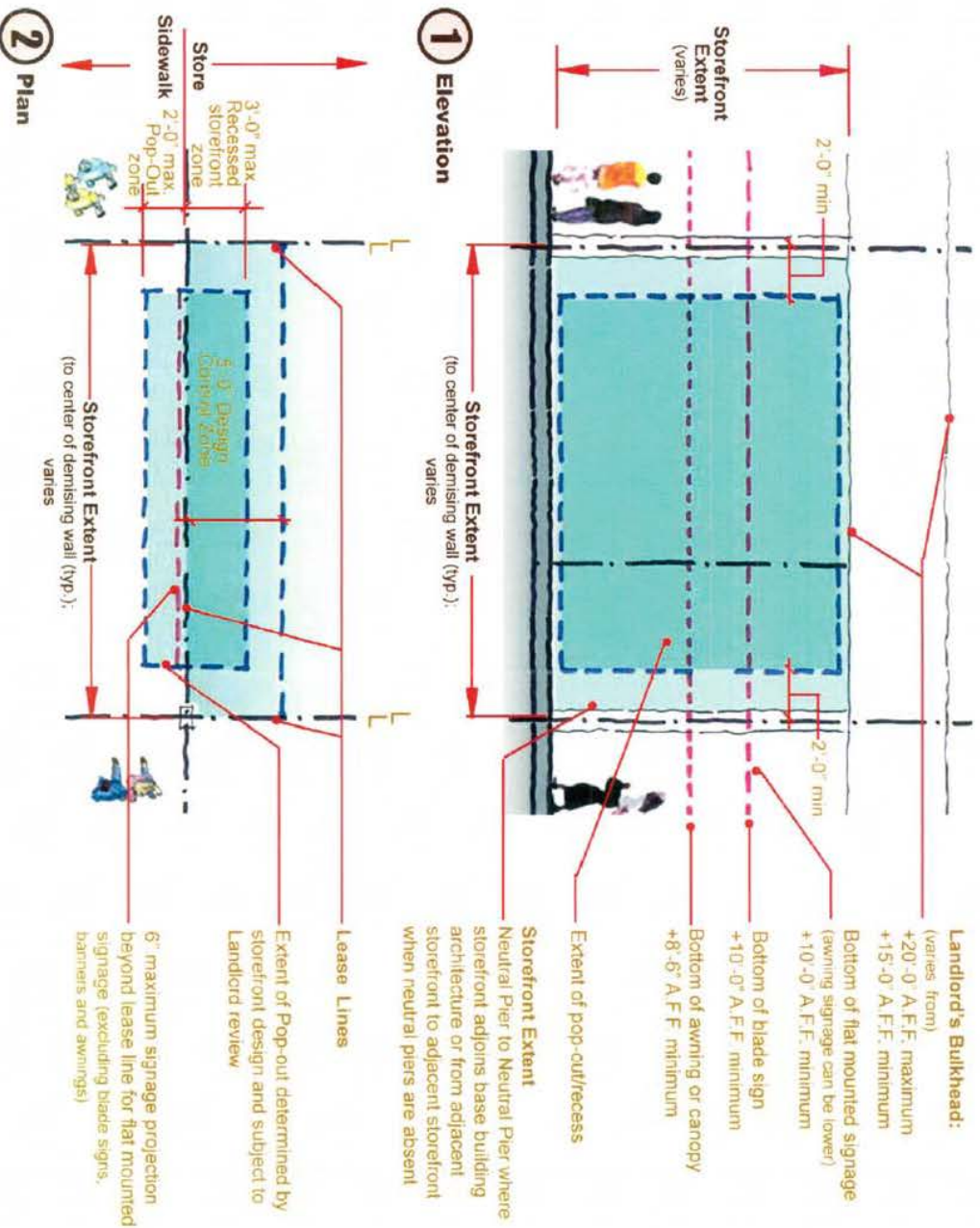
Civil Engineer  
**Bohler Engineering**  
22850 Davis Drive, Suite 200  
Sterling, VA 20154  
703-708-0500

Traffic Engineer  
**Wells & Associates**  
10000 Old Dominion Suite 600  
McLean, VA 22102  
703-817-4900

PROJECT NO.	08-2801
SCALE	NTS
DATE	May 18, 2006
SHEET TITLE	STOREFRONT CHARACTER
DESIGNED BY	PROJECT ARCHITECT/PLANNING
DRAWN BY	PROJECT ARCHITECT/PLANNING
CHECKED BY	PROJECT ARCHITECT/PLANNING
DATE	REVISION

ZONING COMMISSION  
District of Columbia  
CASE NO. 08-15  
EXHIBIT NO. 460  
701

# Storefront Envelope



Wisconsin Avenue Giant  
333 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-241-0922

Applicant / Owner:  
**Giant of Maryland LLC**  
1385 Harwood Street  
Quincy, MA 02169

Master Planner:  
**StreetWorks, LLC**  
30 Green Street  
White Plains, NY 10603  
914-948-6505

Architect of Record:  
**kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-590-0044

Civil Engineer:  
**Bohler Engineering**  
22650 Davis Drive, Suite 600  
Sterling, VA 20164  
703-708-9300

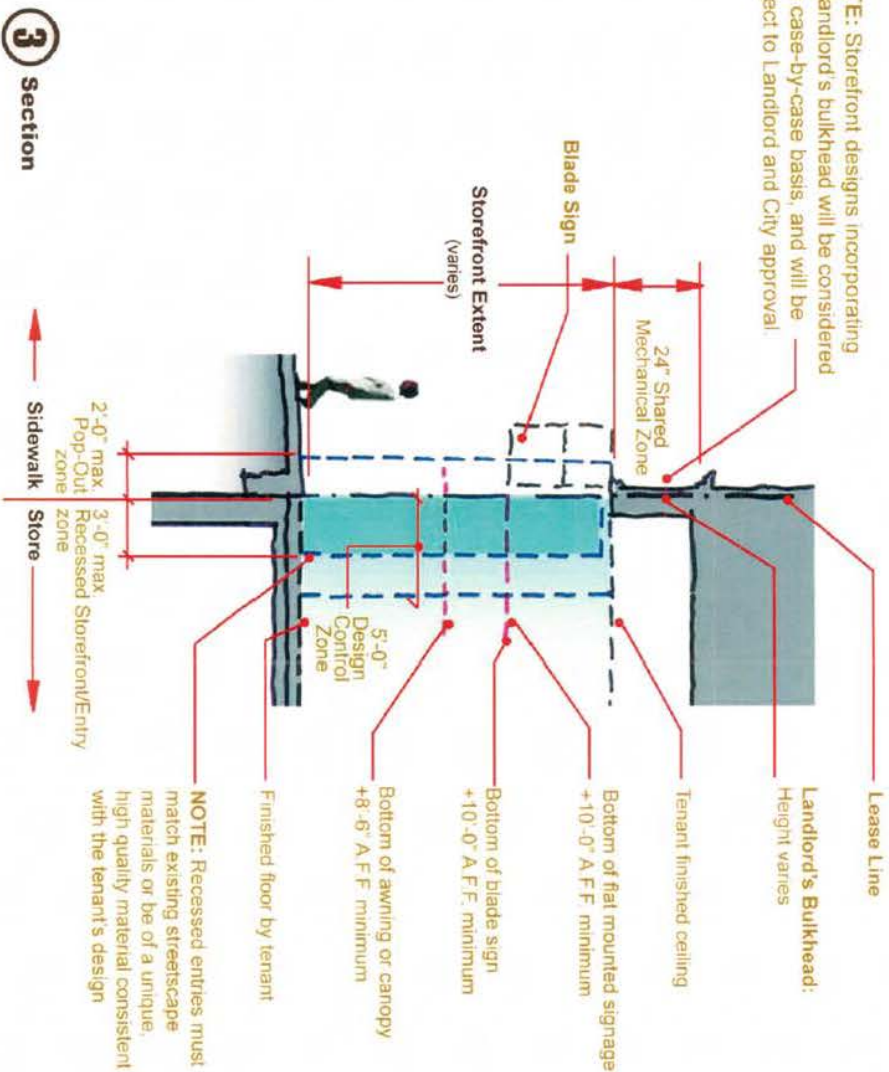
Traffic Engineer:  
**Wells & Associates**  
14000 Lee Highway, Suite 600  
McLean, VA 22102  
703-901-2660

PROJECT NO.	06-5801
SCALE	N.T.S.
DATE	May 15, 2008
DRAWN BY	AKA
REVIEWED BY	PJM
SHEET NO.	



# Storefront Envelope

**NOTE:** Storefront designs incorporating the landlord's bulkhead will be considered on a case-by-case basis, and will be subject to Landlord and City approval



**NOTE:** Recessed entries must match existing streetscape materials or be of a unique, high quality material consistent with the tenant's design



**Wisconsin Avenue Giant**  
3200 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-414-0922

**Applicant / Owner:**  
**Giant of Maryland LLC**  
1385 Hancock Street  
Quincy, MA 02269

**Master Planner:**  
**StreetWorks, LLC**  
30 Green Street  
White Plains, NY 10603  
914-949-6555

**Architect of Record:**  
**Kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-599-0044

**Civil Engineer:**  
**Bohler Engineering**  
22630 Davis Drive, Suite 200  
Sterling, VA 20154  
703-709-9500

**Traffic Engineer:**  
**Wills & Associates**  
1410 S. 14th Street, Suite 400  
McLean, VA 22102  
703-917-4620

DATE	04-28-01
SCALE	NTS
DATE	Mar 11, 2008
DRAWN BY	JPA
REVIEWED BY	JPA
SHEET NO.	

## Storefront Materials

The materials selected for the storefront, interior and signage should be of the highest quality, and assembled in a craftsman like manner, similar to what you would expect in furniture construction. Below are the properties expected for the storefront material:

- **Durable:** Material should stand up to day to day abuse especially at the pedestrian level, or where your customers will directly contact the storefront. Less durable materials may be used above 12' All materials must stand up to an exterior environment.
- **Finished:** All exposed faces of the material will be finished. The method of attachment will be hidden unless it is part of the storefront design. Sharp edges will be smoothed.
- **Seamless:** Material to material connections will be seamless. Perfectly aligned and without gaps.
- **Detailed:** Selected material will be appropriate to support the detail proposed in the design documents.
- **Colorfast:** Materials will fade minimally in an exterior environment.
- **Maintainable:** Materials that are susceptible to wear will be easy to replace or repair and will be replaced or repaired at the first sign of wear.
- **Transparent:** Glazing should maximize ability to see into the store (not mirrored) and where appropriate should be operable.



Project:



**Wisconsin Avenue Giant**  
Giant Food  
3326 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-244-6922

*Applicant / Owner:*  
**Giant of Maryland LLC**  
1385 Hancock Street  
Quincy, MA 02169

**Master Planner:**  
**Street-Works, LLC**  
360 Glenn Street  
White Plains, NY 10603  
914-949-4505

Architect of Record:  
**kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-599-0044

**Civil Engineer:**  
**Bohler Engineering**  
22630 Davis Drive, Suite 200  
Sterling, VA 20164  
703-709-9560

*Traffic Engineer*  
**Wells & Associates**  
1420 Spring Hill Road, Suite 600  
McLean, VA 22102  
703-917-6620

[illegible]

SHEET TITLE:  
STOREFRONT  
MATERIALS

PROJECT NO.	08-8501
SCALE	NTS
DATE	May 13, 2008
DRAWN BY	KPA
REVIEWED BY	PJM
SHEET NO.	

# Wood & Metal

## Wood

Painted or stained wood may be used in many design applications, such as window frames, decorative trim or molding, and for solid areas, such as decorative bulkheads. In some cases, it may be used for larger architectural elements such as columns and entablatures. Wood paneling and plank construction are discouraged unless presented in a highly imaginative manner, and approved by the Landlord and City.



- Wood used in the construction of the storefront should be kiln-dried, mill-quality hardwood.
- Painted wood should have a shop-quality enamel finish.
- Wood without a paint finish should receive a clear, preservative sealant.
- Acceptable materials are durable, smooth exterior grade woods such as oak, redwood, and poplar.

## Metal

The gauge, detailing and finish of all metal surfaces should be of high quality, and considered for exterior wear purposes. Metals such as shop-painted aluminum and steel, stainless steel, solid brass, bronze, pewter, or enamel coated steel may be used for hardware, trim and panels when well designed and detailed.



- Fabrication must be either heavy gauge material or thinner gauge material shop-laminated to solid backing.
- Sealants on natural metals are required to prevent tarnishing.
- Textured or brushed stainless steel, galvanized, sand-blasted and etched metals are encouraged.
- Unique treatments such as patinas, rusted, etched and imprinted metals will be considered for special design objectives
- Polished metals should be solid, not plated.



**Wisconsin Avenue Giant**  
1335 Wisconsin Avenue, NW  
Washington, DC 20005  
Phone: 202-241-6922

**Applicant / Owner:**  
**Giant of Maryland LLC**  
1385 Harwood Street  
Quincy, MA 02169

**Master Planner:**  
**Street-Works, LLC**  
200 Glenn Street  
White Plains, NY 10603  
914-458-6505

**Architect of Record:**  
**Kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-599-6044

**Civil Engineer:**  
**Bohler Engineering**  
22050 Davis Drive, Suite 210  
Sterling, VA 20164  
703-708-9500

**Traffic Engineer:**  
**Wells & Associates**  
1400 S. Hill Road, Suite 600  
McLean, VA 22102  
703-417-4920

PROJECT NO.	06-1561
SCALE	NTS
DATE	May 15, 2006
DRAWN BY	KVA
REVIEWED BY	YOM
SHEET NO.	

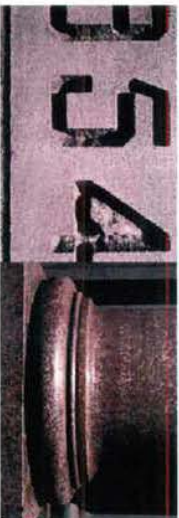
**WOOD & METAL**



## Stone, Cast Stone & Concrete

## Natural Stone

Granite, marble, limestone, slate, and other natural stone materials may be used in storefront applications. The stone may be polished, un-polished, sand-blasted, flamed, honed, split-face or carved.



- The transition between stone and adjoining materials should be defined by use of metal reveals
- Edge details should prevent visible unfinished edges.
- Stone used as paving material should be flush when meeting other flooring materials.
- Natural stone should be protected against staining and discoloration by means of sealers appropriate to the material

## Cast Stone and Concrete

Gypsum Fiber Reinforced Concrete (GFRC) and similar products are an economic way to add shapes and unique detail to the storefront design. With a wide variety of standard and custom architectural forms, details and embellishments are attainable.



- GFRC or a similar products can be painted, or integrally colored, and should receive an appropriate protective sealant.
- Architectural pre-cast concrete may be left natural if finish is smooth and even in color and appropriate to the storefront design concept.

[illegible]

## SHEET TITLE:

STONE, CAST  
STONE & CONCRETE

PROJECT NO.	04-1801
SCALE	NTS
DATE	May 14, 2006
DRAWN BY	KPA
REVIEWED BY	AKM
SHEET NO.	



**Wisconsin Avenue Giant**  
Giant Food  
3336 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-244-5822

*Applicant / Owner:*  
**Giant of Maryland LLC**  
1385 Hancock Street  
Quincy, MA 02169

**Master Planner:**  
**Street-Works, LLC**  
30 Glenn Street  
White Plains, NY 10603  
914-949-6505

*Architect of Record:*  
**kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-589-0644

*Civil Engineer*  
**Bohler Engineering**  
22630 Davis Drive, Suite 200  
Sterling, VA 20161  
703-709-9500

**Traffic Engineer:**  
**Wells & Associates**  
1420 Spring Hill Road, Suite 600  
McLean, VA 22102  
703-917-6620

## Plaster & Tile

## Plaster

Plaster and cement plaster (stucco) finishes may be considered for storefront applications, provided the finish texture is a light dash, sand or smooth finish.



Tile

The may be used as an accent to the storefront design. It can be used to create a pattern or intricate mosaic field to add a sculptural quality, or as a band of detail similar to those found on some terra cotta buildings.



- Plaster and stucco finishes should be used in combination with other high quality materials and should not be the primary storefront material.
- EIFS and similar materials are not permitted below 12'-0" AFF on the storefront
- Porcelain, ceramic or glass tiles in glazed or natural finishes may be used as accents and in limited field applications.
- Small and intricate mosaic tile patterns may be utilized for detail and accent only.
- All tiles should be carefully detailed at outside corners with bullnose edges or special corner trims

[illegible]

## PLASTER & TILE

PROJECT NO.	68-3861
SCALE	NTS
DATE	May 14, 2008
DRAWN BY	KPA
REVIEWED BY	JJM
SHEET NO.	



**Wisconsin Avenue Giant**  
Giant Food  
3636 Wisconsin Avenue, NW  
Washington, DC 200016  
Phone: 202/244-5021

*Applicant / Owner:*  
**Giant of Maryland LLC**  
1185 Hancock Street  
Quincy, MA 02169

**Master Planner:**  
**Steel-Works, LLC**  
30 Glen Street  
White Plains, NY 10603  
914-949-8505

Architect of Record:  
**kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-599-0044

**Civil Engineer—  
Bohler Engineering**  
22630 Davis Drive, Suite 200  
Sterling, VA 20164  
703-709-9500

**Traffic Engineers:  
Wells & Associates**  
1420 Spring Hill Road, Suite 600  
McLean, VA 22102  
703/917-6620

## Discouraged Materials

The following materials are not permitted for storefront materials, unless approved previously by landlord:

- Plastic and Metal Laminates
- Acrylic
- Plastics
- Smoked or Tinted Glass
- Anodized or Mill Finish Aluminum
- Simulated Materials
- Interior grade Materials and Wall Coverings
- Distressed or Sandblasted woods
- Rough-Sawn Woods and Shakes
- Mirror
- EIFS

Project



**Wisconsin Avenue Giant**  
Giant Food  
3326 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-244-5922

*Applicant / Owner:*  
**Giant of Maryland LLC**  
1385 Hancock Street  
Quincy, MA 02269

**Master Planner:**  
**Street-Works, LLC**  
30 Glennd Street  
White Plains, NY 10603  
914-949-8505

**Architect of Record:**  
**Kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-599-0034

*Civil Engineer*  
**Bohler Engineering**  
42630 Davis Drive, Suite 200  
Sterling, VA 20164  
703-709-9300

**Traffic Engineer:  
Wells & Associates**  
1429 Spring Hill Road, Suite 600  
McLean, VA 22102  
703-917-6620

[illegible]

DISCOURAGED  
MATERIALS

PRODUCT NO.	08-3801
SCALE	NTS
DATE	May 16, 2005
DRAWN BY	KPA
REVIEWED BY	PAM
SHEET NO.	



## Entries & Doors

The placement of doors and their designs are an integral part of the storefront design because they establish a clear point of entry to the store. Creative uses for entry doors should be explored as a connection to the street and a key expression of the tenant's individual identity.

- Tenants are encouraged to use transparent as opposed to solid doors to help blur the division between the inside and outside of the store, making the sidewalk an extension of the store. The door type and hardware should tie with the tenant identity.
- Doors must swing out within tenant's designated lease area. In the case of recessed entries, tenants may design exterior floors or may match existing/adjacent streetscape material and can include the 2' expansion zone. However, they can never impede the flow of pedestrian traffic.
- Underside of entry soffits must be finished by the tenant.
- Roll-down security doors and security gates will not be permitted.
- Multiple doors that can remain open during shop hours are encouraged for restaurants with cafe's.
- Canopies or awnings over the entry is encouraged especially at corner entrances and should tie to the tenant's identity.
- To accent entry, exterior lighting should be to a higher light level than adjacent storefront, or consider the use of architectural wall mounted fixtures as part of storefront design.

[illegible]

**Wisconsin Avenue Giant**  
Giant Food  
3336 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-244-5922

*Applicant / Owner:*  
**Giant of Maryland LLC**  
1385 Hancock Street  
Quincy, MA 02169

**Master Planner:**  
**Street-Works, LLC**  
30 Glenn Street  
White Plains, NY 10603  
914-949-6505

Architect of Record:  
**kennethpark architects**  
350 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-699-0044

*Civil Engineer*  
**Bohler Engineering**  
22630 Davis Drive, Suite 200  
Sterling, VA 20164  
703-700-9500

**Traffic Engineer**  
**Wells & Associates**  
1420 Spring Hill Road, Suite 600  
McLean, VA 22102  
703-917-0620





# Canopies & Awnings

An awning or canopy can carry part of a tenant's identity.

- Should be installed a minimum of 8'-6" above sidewalk and should not exceed the height of the retail cornice.
- Retractable fabric awnings are acceptable and preferred at cafe's next to storefronts. Fixed lightweight metal and glass structures are acceptable and encouraged at corner entrances. Vinyl or plastic awnings, translucent acrylic, vinyl or synthetic mesh awnings or canopies are not permitted.
- Awning or canopy material should be of a woven fabric or other material that projects the natural appearance of canvas, metal, glass, etc. It should also be durable, fire resistant, and resistant to fade.
- Canvas colors and graphics should coordinate with the tenants brand or printed graphics identity, and may be solid, striped or patterned.
- Graphics and lettering may be applied to awnings and canopies, and can be painted, sewn to the surface (applique) or silk-screened from computer-generated artwork (per review of Norwalk sign ordinance allowances).



Project:



Wisconsin Avenue Giant  
1385 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-344-4992

Applicant / Owner:  
**Giant of Maryland LLC**  
1385 Hazcock Street  
Quincy, MA 02169

Master Planner:  
**StreetWorks, LLC**  
300 Glenn Street  
White Plains, NY 10603  
914-848-6055

Architect of Record:  
**kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-599-0644

Civil Engineer:  
**Bohler Engineering**  
2250 Davis Drive, Suite 200  
Sterling, VA 20154  
703-708-9000

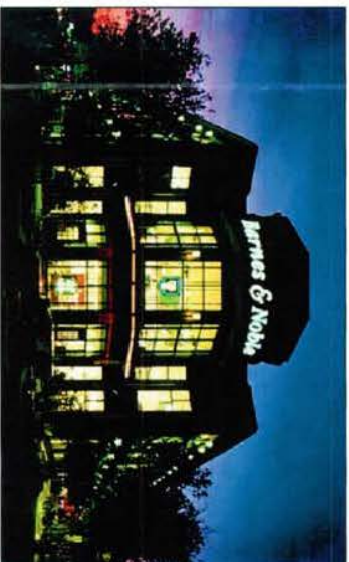
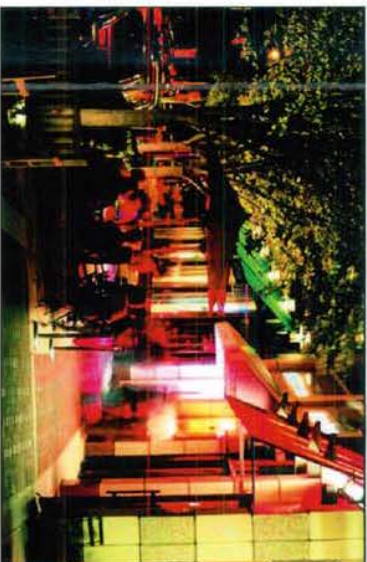
Traffic Engineer:  
**W & Associates**  
1480 S. Hill Road, Suite 600  
Melrose, VA 22102  
703-917-4620

SHEET TITLE:	
CANOPIES & AWNINGS	
PROJECT NO.	06-0861
SCALE:	NTS
DATE:	Mar 15, 2008
DRAWN BY:	KVA
REVIEWED BY:	DAM
SHEET NO.	

# Lighting

The quality of light is important to the atmosphere and safety of the streets, as well as the success of the retail. Night lighting will prolong street life after retail business hours, and increase pedestrian safety. Therefore the landlord reserves the right to control the lighting in the design control zone after store hours.

- Canopies and awnings may be lit from above to highlight tenant identity or signage, and may **not** be internally lit.
- Wiring for illumination devices used for signage need to be concealed but accessible. No exposed raceways.
- Back-lit (halo-effect) letters are allowed
- Neon tube lighting or other specialty lighting may be considered if it clearly supports the Tenant's identity.
- Sign lighting which chases, flashes or has exposed bulbs are not permitted.
- Uplighting of signs are **not** permitted
- The use of string lights is reserved by landlord and will be restricted to decorative purposes during the holiday seasons, with the exception of the public space between buildings B & C on Market Street where they will be permanently installed as part of the public space lighting.



Project:



Wisconsin Avenue Giant  
1336 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-241-5922

Applicant / Owner:  
**Giant of Maryland LLC**  
1385 Harrook Street  
Quincy, MA 02169

Master Planner:  
**Street-Works, LLC**  
30 Glens Street  
White Plains, NY 10603  
914-948-4505

Architect of Record:  
**kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-298-0044

Civil Engineer:  
**Bohler Engineering**  
22520 Davis Drive, Suite 200  
Sterling, VA 20154  
703-708-9500

Traffic Engineer:  
**Wills & Associates**  
1420 Sutter Hill Road, Suite 600  
McLean, VA 22102  
703-491-7650

000000	PRELIMINARY LIGHTING
000100	PRELIMINARY LIGHTING
000200	PRELIMINARY LIGHTING
000300	PRELIMINARY LIGHTING
000400	PRELIMINARY LIGHTING
000500	PRELIMINARY LIGHTING
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008100	PRELIMINARY LIGHTING
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008800	PRELIMINARY LIGHTING
008900	PRELIMINARY LIGHTING
009000	PRELIMINARY LIGHTING
009100	PRELIMINARY LIGHTING
009200	PRELIMINARY LIGHTING
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009500	PRELIMINARY LIGHTING
009600	PRELIMINARY LIGHTING
009700	PRELIMINARY LIGHTING
009800	PRELIMINARY LIGHTING
009900	PRELIMINARY LIGHTING
010000	PRELIMINARY LIGHTING

## LIGHTING

PROJECT NO.	06-5801
SCALE	N/A
DATE	May 15, 2008
DRAWN BY	ADA
REVIEWED BY	ADA
SHEET NO.	



## Incandescent vs. Fluorescent

## Incandescent Lighting

- Incandescent lighting in the form of recessed downlights or track lighting should be used within the Design Control Zone.
- Low voltage lighting, recessed or surface track, is recommended for high visual impact on merchandise.
- Pendant mounted track fixtures may be used as general lighting especially as part of a Tenant's identity.



## Fluorescent Lighting

- Fluorescent strip lighting is **not** permitted in the Design Control Zone (The first 5' within the store and the first 2' outside of the store).
- Fluorescent strip fixtures, if visible from common or public areas, should be recessed and should employ parabolic diffusers. White acrylic eggcrate or acrylic prismatic lenses are **not** permitted except in Tenant's storage area.
- Fluorescent fixtures should be a maximum size of 2' x 2'; standard 2' x 4' fixtures are **not** permitted in the sales area.
- Bare lamp fluorescent strip fixtures are **not** permitted in areas visible to the public.



REVISION	FROM REQUEST CLINICAL LOCAL
REVISION	FOR RECORDING REVISION
REVISION	FOR RECORDING REVISION
DATE	REVISION

INCANDESCENT  
VS. FLOURESCENT

PROJECT NO. 08-060

SECURITY	NTS
----------	-----

DATE: May 11, 2008

DRAWN BY KPA

REVIEWED BY JAMES

SUBJECT NO.



Wisconsin Avenue Giant

21206 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-244-5922

*Applicant / Owner:*  
**Giant of Maryland LLC**  
1385 Hancock Street  
Quincy, MA 02169

**Master Planner:**  
**Street-Works, LLC**  
30 Glenn Street  
White Plains, NY 10603  
or 4 040 street

*Architect of Record:*  
**Kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017

*Civil Engineer*  
**Bohler Engineering**  
22650 Davis Drive, Suite 200  
Sterling, VA 20164  
703-769-9100

**Wells & Associates**  
1420 Spring Hill Road, Suite 600  
McLean, VA 22102  
703-917-6620



# Specific Lighting Criteria

## Specific Criteria for Storefronts

- All exterior and interior lighting shall be a minimum of 80 CRI (Color Rendering Index)
- All exterior and interior lighting shall be a minimum of 3000K (Color Temperature)

## Specific Criteria for Storefronts

- Light levels (illuminance levels) shall not exceed 100 foot candles (1000-lux), and shall be at least 60 foot candles (600-lux) for storefronts.
- Contrast ratios (illuminance ratios between any part of the store and the adjacent public surfaces and/or adjacent storefronts) shall not exceed 15:1.

## Specific Criteria for Interiors

- Light levels (illuminance levels) shall not exceed 100 foot candles (1000-lux), and shall be at least 60 foot candles (600-lux) for storefronts.
- Contrast ratios (illuminance ratios between any part of the store and the adjacent public surfaces and/or adjacent storefronts) shall not exceed 15:1.

## Approved Lighting Sources

- Tungsten/Halogen
- Quartz
- Compact Fluorescent
- Linear Fluorescent
- "White" High Pressure Sodium (CCT greater than 2500K)
- Limited Neon
- Cathode
- Warm MH (3000K) Open-Rated Lamps

## Approved Fixture Types

- Recessed Fixtures
- Track Fixtures
- Monopoints
- Two-Wire System
- Low Voltage Strips
- Socket Channels
- Decorative

Project:



Wisconsin Avenue Giant  
Giant Food  
2200 Levee Avenue, NW  
Washington, DC 20016  
Phone: 202-344-8922

Applicant / Owner:  
Giant of Maryland LLC  
1383 Hancock Street  
Quincy, MA 02169

Master Planner:  
StreetWorks, LLC  
20 Green Street  
White Plains, NY 10603  
914-849-6505

Architect of Record:  
Kennethpark architects  
300 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-298-6044

Civil Engineer:  
Bohler Engineering  
2200 Davis Drive, Suite 200  
Sterling, VA 20154  
703-759-9500

Traffic Engineer:  
Wells & Associates  
1430 S. Main Street, Suite 600  
McLean, VA 22102  
703-917-4620

## SPECIFIC LIGHTING CRITERIA

PROJECT NO.	06-25611
SCALE:	NTS
DATE:	May 15, 2008
DRAWN BY:	RVA
REVIEWED BY:	DJM
SHEET NO.	



## Signage Criteria

- All signage shall comply with signage regulations of the Washington D.C. code, section 3107.10.
- Storefronts are expected to take maximum advantage of store logos, specially letter styles, quality materials and graphics.
- Before proceeding with signs or graphic fabrication, detailed shop drawings must be submitted to the Landlord for approval. Once approved, the Tenant's contractor must submit drawings for permit application to the proper authorities as required by the City of Washington, D.C.
- Each Tenant needs to identify their premises through primary signing at the Tenant's expense. Secondary signs are optional, and may be necessary for larger tenants with more street frontage. Secondary sign placement will need to be reviewed for Landlord and City approval.
- The primary sign refers to Tenant's sign above the entry, and secondary signs refer to signs that mark another entrance or corner condition where the Tenant's merchandising space wraps around. This situation would most likely occur in a via
- The horizontal neutral band or Landlord's bulkhead, where provided above the typical storefront, is not a signband. Tenant signs won't be allowed on the Landlord's bulkhead or demising system, or be allowed to project beyond the lease line, except as otherwise noted.

- Any signage type or application not mentioned in these guidelines may be addressed for consideration by the Landlord and City.
- The maximum number of primary signs is limited to one sign per building tenant unless a corner tenant, which have a maximum of one primary sign per facade with a maximum of 2 primary signs total
- An anchor site may add a third primary sign
- Secondary signage such as window, blade and awning signs are permitted in addition to the primary signage
- Awning signs, when used as secondary signage are limited to one (1) over the primary entrance.
- When awning signs are used as primary signage they are limited to one (1) sign per awning
- The text content of awning signage will be limited to the tenant name.
- Maximum letter heights of primary signage will not exceed a maximum average letter height of 18" with a maximum multi line height of 24".
- Awning signs will have a maximum letter height of 8".
- Window signs are limited to a maximum of 5% of the total window area.

Project



**Wisconsin Avenue Giant**

2136 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-244-8922

**Applicant / Owner:**  
Giant of Maryland LLC

Quincy, MA 02169

Street-Works, LLC

Writing Training, c/o J. A. Jones  
014-949-6505

kennethpark architects

New York, NY 10017  
212-598-0044

**Bohler Engineering**

Sterling, VA:  
703 700-0700

Traffic Engineer

1420 Spring Hill Road, Suite 600  
McLean, VA 22102

703-917-6620

[illegible]

### SIGNAGE CRITERIA

PROJECT NO.	08-3801
SCALE	NTS
DATE	May 11, 2008
DRAWN BY	KPA
REVIEWED BY	WJM
SHEET NO.	



## Signage & Graphics

Tenants are encouraged to explore a variety of diverse signage styles and types with the objective of integrating the design of the signage into the whole storefront design.

- The goal is to distinguish the tenant's identity and integrate with the storefront design.

**Combination of Allowed Signage**  
Types can include but are not limited to:

- Banners
- Blades
- Flat Mounted
- Window
- Awnings
- Flags
- Sidewalk Signs
- Entry Floor
- Signage may be of any durable material with similar characteristics of storefront materials and must maintain a high level of craftsmanship, normally associated with furniture construction.



Project:



**Wisconsin Avenue Giant**  
Giant Food  
3336 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-244-5822

*Applicant / Owner:*  
**Giant of Maryland LLC**  
1385 Hancock Street  
Quincy, MA 02269

Street-Works, LLC  
30 Glenn Street  
White Plains, NY 10607  
914-949-6505

**kennethpark architects**  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-599-0044

**Bohler Engineering**  
22630 Davis Drive, Suite 200  
Sterling, VA 20164  
703-709-9560

**Wells & Associates**  
1420 Spring Hill Road, Suite 400  
McLean, VA 22102  
703-917-6630

DATE	REVISION
001508	PLD REVISION
007704	PRE HEATING INSTRUCTIONS
000000	SYNOPSIS OF CHANGES

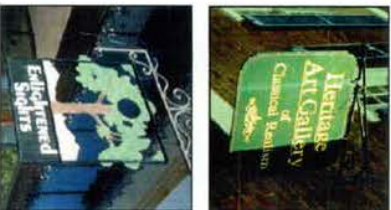
SIGNAGE &amp; GRAPHICS

PROJECT NO.	08-3801
SCALE	NTS
DATE	May 10, 2008
DRAWN BY	KPA
REVIEWED BY	PJM
SHEET NO.	

# Blade Signs, Sidewalk Signs

## Blade Signs

- All brackets shall be of a durable metal with a natural or painted finish, and should be integrated into the sign design.
- Signs may be flat or 3-dimensional and two sided, and may also be transparent, translucent, cut-out, filigree or sculpted.
- Signs should be mounted to storefront, but designs that propose the use of Landlord's neutral pier(s) or fascia will be considered on a case by case basis.
- Blade signs should be a maximum of 12 square feet per side.



## Sidewalk Signs

- Should not be considered as temporary signage. Restaurant menu boards are the best example of the appropriate use of sidewalk signs.
- Signs must not interfere with pedestrian traffic, or be placed beyond the 2' expansion zone.
- All sidewalk signs must be taken in each night.



Project:



Wisconsin Avenue Giant  
Giant Food  
2326 Wisconsin Avenue, NW  
Washington, DC 20007  
Phone: 202-244-5892

Applicant / Owner  
Giant of Maryland LLC  
1385 Huneck Street  
Quincy, MA 02169

Master Planner  
Stevens & Associates, LLC  
30 Olsen Street  
White Plains, NY 10601  
914-439-4005

Architect & Record  
Landmark architects  
3801 J. Edgar Hoover Blvd. Suite 200  
New York, NY 10017  
212-599-0044

Civil Engineer  
Bohler Engineering  
22901 Parkside Drive Suite 200  
Sterling, VA 20154  
703-708-9300

Traffic Engineer  
Wells & Associates  
1420 Spring Hill Road, Suite 600  
Falls Church, VA 22042  
703-917-4620

SHEET TITLE  
BLADE SIGNS &  
SIDEWALK SIGNS

PROJECT NO. 06-3801

SCALE: NTS

DATE: Mar 14, 2008

DRAWN BY: RJA

REVIEWED BY: JOM

SHEET NO.



# Window & Wall Signs, Flags & Banners

## Window & Wall Signs

- Window signs should not be considered as temporary signage that advertises sales, promotions, etc.
- Window signage may be painted, etched or gold leafed directly to the inside face of glass storefronts. Letters should not exceed 1'-0" in height.
- Wall signs may be applied directly to the store-front in the form of painted wood or finished or enameled metal panels with painted, carved, cut-out or applied dimensional letters.



The maximum length of lettering used on the storefront Primary sign should not exceed 75% of the sign area



## Flags & Banners

- Canvas or nylon flags and banners may used, but vinyl banners are discouraged.
- Flags or banners can be hung perpendicular to the building from poles, or flat against the building.
- Flag or banner content should be limited to the Tenant's identity, and cannot be used for advertisement of specific products or services.
- The design and scale of Waypointe permits a number of various sized banner formats. The Landlord will review all requests on a case by case basis to help maintain a comfortable density throughout.

- 42" maximum off face of the building



Banners that extend above the first floor level (street level) may be used to emphasize the Tenant's identity at the Landlord's discretion. The overall height of these signs should not exceed the height of the parapet.



Wisconsin Avenue Giant  
Giant  
3536 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-241-3972

Applicant / Owner:  
Giant of Maryland LLC  
1385 Hurlock Street  
Quincy, MA 02109

Master Planner:  
StreetWorks, LLC  
30 Glen Street  
White Plains, NY 10603  
914-349-6503

Architect of Record:  
Kennethpark architects  
360 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-596-4044

Civil Engineer:  
Bohler Engineering  
22650 Davis Drive, Suite 200  
Sterling, VA 20154  
703-705-9500

Traffic Engineer:  
Wells & Associates  
1450 Spring Hill Road, Suite 600  
McLean, VA 22102  
703-917-6620

DESIGNED BY	STREETWORKS, LLC
REVISED BY	STREETWORKS, LLC
DATE	06/28/21
PROJECT NO.	062821
SCALE	NTS
DATE	May 15, 2016
DRAWN BY	N/A
REVIEWED BY	PJM
SHEET NO.	

## Prohibited Sign Types

The following sign types, components and devices are not permitted:

- Styrofoam, cardboard, paper or injected molded plastic
- Luminous vacuum formed plastic letters
- Exposed lamps and exposed neon
- Credit card decals, stickers and/or trademarks, as well as hours of operation
- Animated, moving, chaser, flashing, smoke, audible or odor-emitting signs
- Signs which are constructed of a material that is deemed unsuitable by the Landlord and the City
- Boxed or cabinet signs

Project:



Wisconsin Avenue Giant

3336 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: 202-344-3922

*Applicant / Owner:*  
**Giant of Maryland LLC**  
1385 Hancock Street  
Quincy, MA 02269

**Master Planner**  
**Street-Works, LLC**  
350 Glenn Street  
White Plains, NY 10601  
914-949-6305

Architect of Record:  
**kennethpark architects**  
350 Lexington Avenue, 7th Floor  
New York, NY 10017  
212-509-0044

*Civil Engineer*  
**Bohler Engineering**  
22630 Davis Drive, Suite 200  
Sterling, VA 20164  
703-709-9500

**Wells & Associates**  
1420 Spring Hill Road, Suite 600  
McLean, VA 22102  
703-917-6620

DATE	REVISION
06/13/08	REV D ADDITION
10/17/08	REV B RATING INFORMATION
06/06/08	REV A INITIAL DESIGN

**SHEET TITLE:**  
**PROHIBITED SIGN**  
**TYPES**

SOURCE:	NTS
DATE:	May 16, 2008
DRAWN BY:	KPA
REVIEWED BY:	PJM
SHEET NO.	