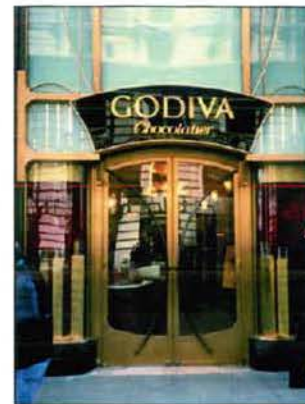


Storefront Character

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

Applicant / Owner:
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1385 Hancock Street
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Master Planner:
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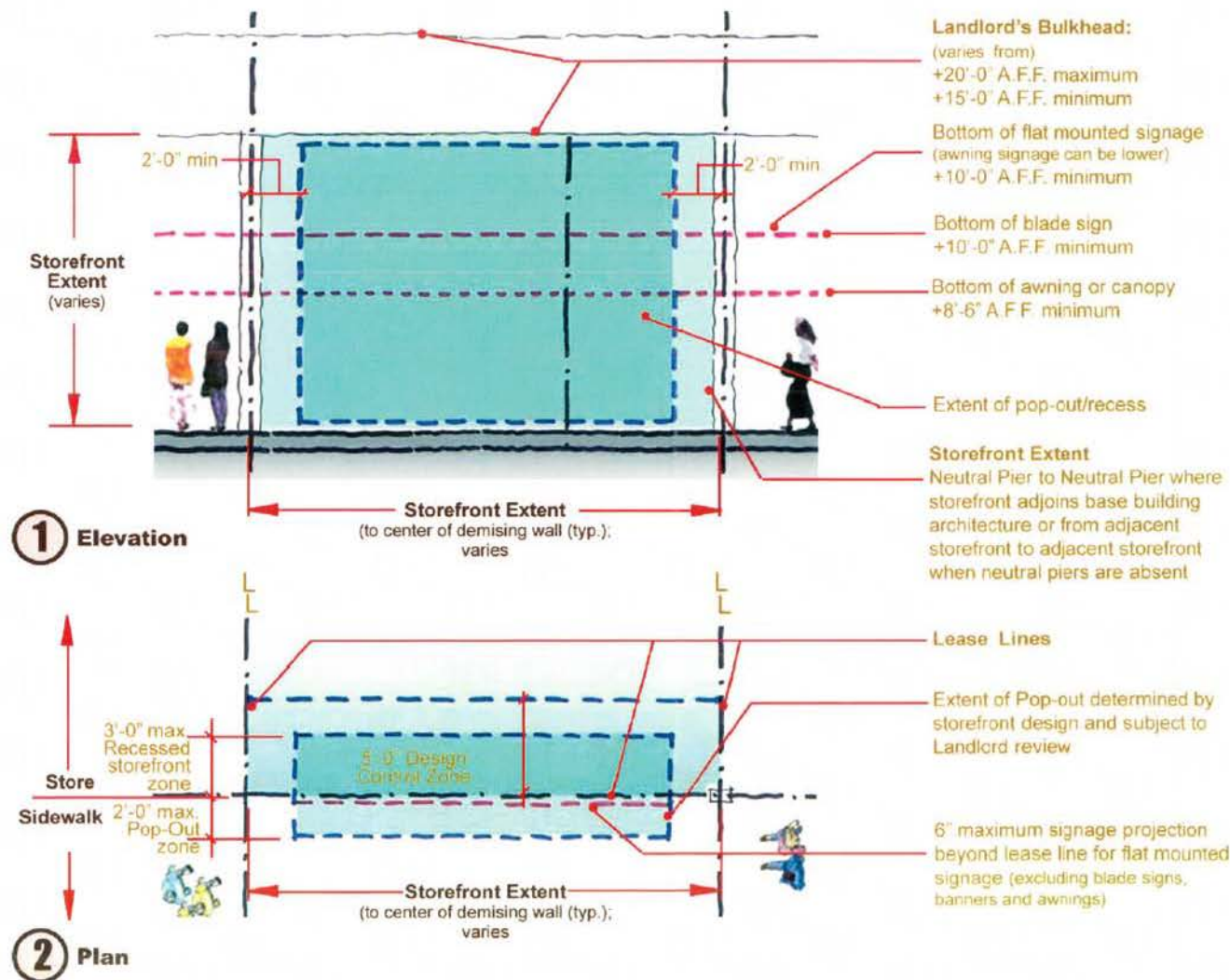
SHEET TITLE:
**STOREFRONT
CHARACTER**

PROJECT NO.	08-3801
SCALE:	NTS
DATE	May 15, 2008

DRAWN BY: KPA
COMMISSION

ZONING COMMISSION
District of Columbia
CASE NO.08-15
EXHIBIT NO.46D

Storefront Envelope



Project:



Wisconsin Avenue Giant

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DISEM	STOREFRONT GUIDELINE	
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HSTW06	PUD SUBMISSION	
DATE	REVISION	

SHEET TITLE:

STOREFRONT ENVELOPE

PROJECT NO. 08-3501

SCALE	NTS
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DATE: May 16, 2008

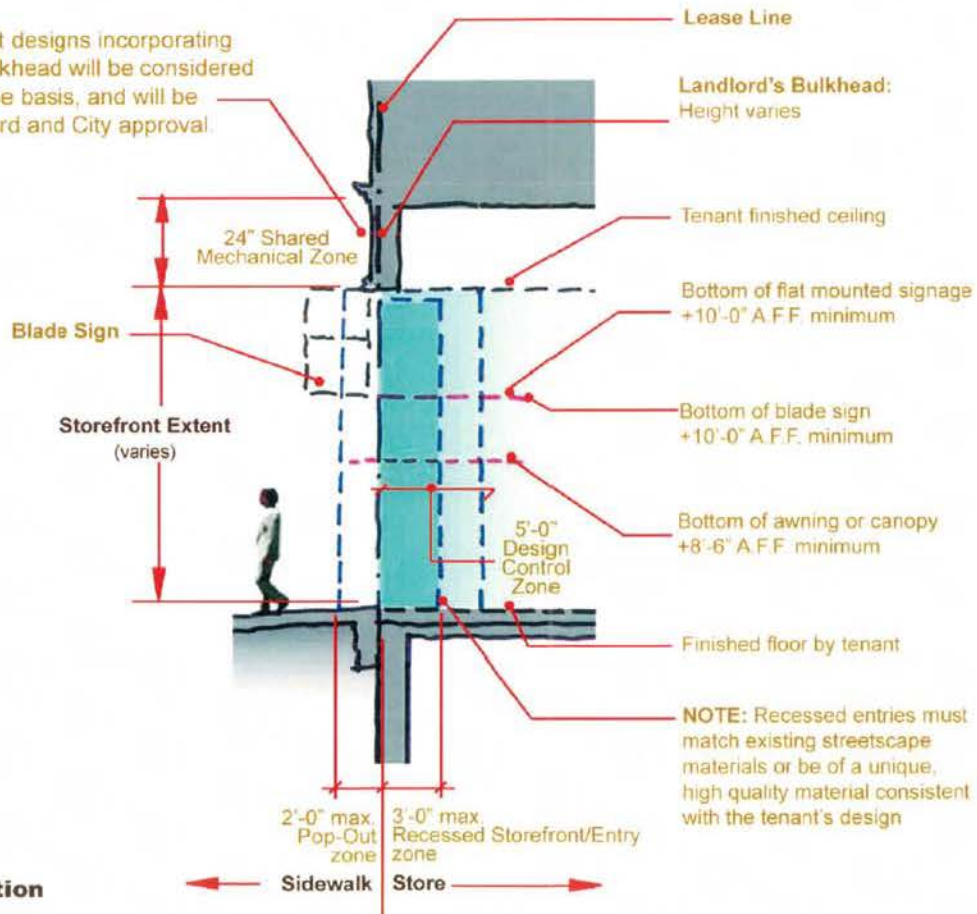
DRAWN BY: KPA

REVIEWED BY: TJM

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.



③ Section

Project:



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02/20/08	STOREFRONT GUIDELINES	
07/17/08	PRE HEARING SUBMISSION	
06/23/08	PUD SUBMISSION	
	DATE	REVISION

SHEET TITLE:

STOREFRONT ENVELOPE

PROJECT NO. 08-3801

SCALE: NTS

DATE: May 15, 2008

DRAWN BY: KPA

REVIEWED BY: PJM

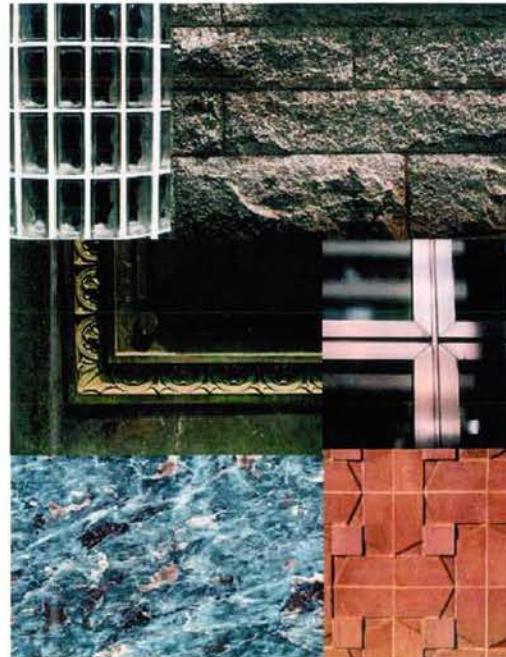
SHEET NO.

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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.



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02/09/08	STOREFRONT GUIDELINES
10/17/06	PRE HEARING SUBMISSION
05/15/08	FUD SUBMISSION
 DATE	REVISION

SHEET TITLE:

STOREFRONT MATERIALS

PROJECT NO. 08-S601

SCALE: NTS

DATE: May 15, 2006

DRAWN BY: KPA

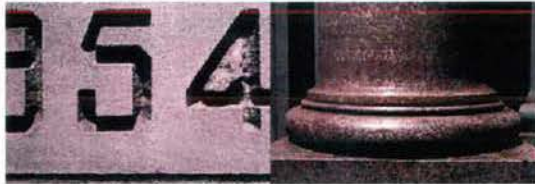
REVIEWED BY: PJM

SHEET NO. :

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.

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01/20/99	STOREFRONT GUIDELINES
10/12/98	PFE HEARING SUBMISSION
09/19/98	PUD SUBMISSION
 DATE	REVISION

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STONE, CAST
STONE & CONCRETE

PROJECT NO. 08-3801

SCALE	NTS
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DATE: May 15, 2008

DRAWN BY: KPA

REVIEWED BY: PJM

SHEET NO.

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

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SHEET TITLE
**DISCOURAGED
MATERIALS**

PROJECT NO. 08-3901

SCALE NTS

DATE May 15, 2008

DRAWN BY: KPA

REVIEWED BY: FJM

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.



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SHEET TITLE:

ENTRIES & DOORS

PROJECT NO. 08-3801

SCALE: NTS

DATE: May 15, 2008

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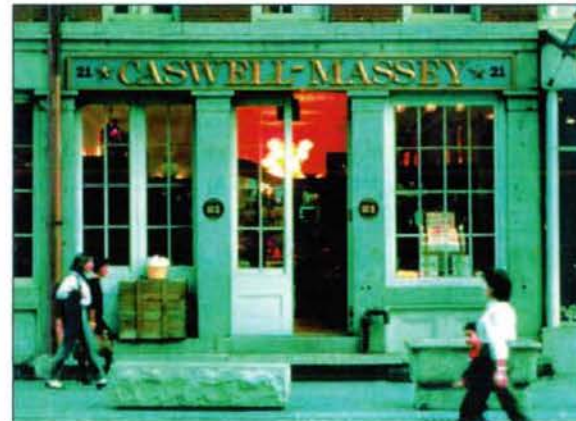
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SHEET NO.

Windows & Glazing

The use of glazing in retail buildings and storefronts creates an important connection between the interior and exterior environment, and allows for effective window shopping and merchandising opportunities.

- Mostly glass
- Glass is transparent not mirrored
- Glass can be divided into small panes by fine mullions or can be large expanses
- Operable glazing is preferred
- If glass is used to conceal mechanical systems above eye level it can be painted or textured
- Built glass joints are not permitted



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STATION	STOREFRONT GUIDELINES
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DATE	REVISION

SHEET TITLE

WINDOWS & GLAZING

PROJECT NO. 68-3801

SCALE	NTS
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DATE: May 15, 2008

DRAWN BY: KPA

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SHEET NO.

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



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03/16/08	PUD SUBMISSION	
DATE	REVISION	

SHEET TITLE:

CANOPIES & AWNINGS

PROJECT NO. 08-3801

SCALE	NTS
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DATE: May 15, 2006

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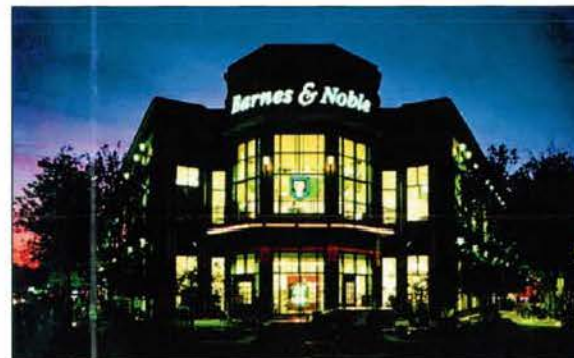
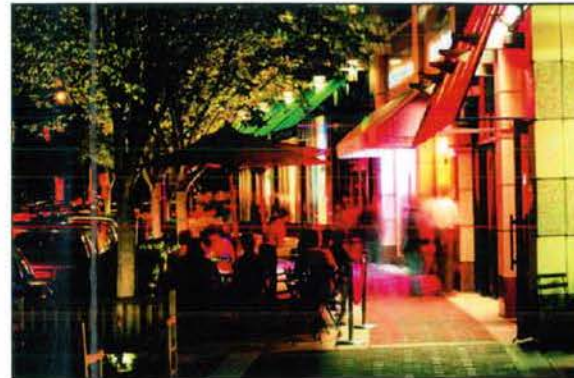
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Lighting

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.



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0123456789	STOREFRONT GUIDELINES
1011121314	PRE HEARING SUBMISSION
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 DATE	REVISION

SHEET TITLE

LIGHTING

PROJECT NO. 08-2801

SCALE	NTS
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DATE: May 15, 2008

DRAWN BY: KPA

REVIEWED BY: PJM

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.



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00100	PRE HEARING SUBMISSION	
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SHEET TITLE	
INCANDESCENT VS. FLOURESCENT	
PROJECT NO.	08-3601
SCALE	NTS
DATE	May 15, 2008
DRAWN BY	KPA
REVIEWED BY	PJM
SHEET NO.	

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 (luminance 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 (luminance 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

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01/09/08	STOREFRONT GUIDELINES		
05/12/08	PRE HEARING SUBMISSION		
05/13/08	PUD SUBMISSION		
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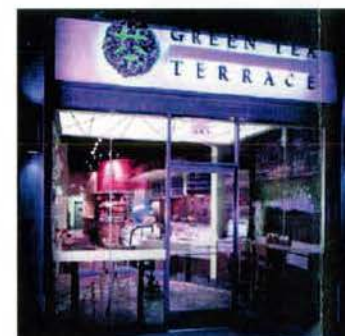
SHEET TITLE:
**SPECIFIC LIGHTING
CRITERIA**

PROJECT NO. 08-2801
SCALE NTS
DATE May 15, 2008
DRAWN BY KPA
REVIEWED BY PJM
SHEET NO.

714

Interior Display Lighting

- All fluorescent, incandescent and H.I.D. lighting fixtures in public Tenant areas, other than track and decorative fixtures, shall be recessed.
- All recessed fixtures, low voltage strips and socket channels shall be shielded with a minimum cut-off of 45 degrees.
- Fixtures shall not be aimed forward of glass storefronts.
- All lay-in type fluorescent lighting should be located behind the first ten (10) feet of the lease line. Fluorescent lighting is to be "warm" lighting color.
- Showcases and displays should be adequately lighted and ventilated.
- Exposed lamps and flashing lighting shall not be permitted.
- Dimmers and timers should be used to control all interior lighting. The Landlord reserves the right to control the amount of illumination from front display windows within the first five (5) feet behind the lease line after business hours in order to maintain a safe, inviting 'after hours' environment.



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02/2008	STOREFRONT GUIDELINES
01/27/08	PRE HEARING SUBMISSION
10/15/08	FINAL SUBMISSION
DATE	REVISION

SHEET TITLE:
**INTERIOR
DISPLAY LIGHTING**

PROJECT NO. 08-3901

SCALE: NTS

DATE: May 15, 2008

DRAWN BY: KJA

REVIEWED BY: PJM

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, specialty 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
Giant Food
3336 Wisconsin Avenue, NW
Washington, DC 20016
Phone: 202-244-3922

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
260 Lexington Avenue, 7th Floor
New York, NY 10017
212-599-0044

Civil Engineer:
Bohler Engineering
22630 Davis Drive, Suite 200
Sterling, VA 20154
703-708-9500

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

03/05/08	STOREFRONT GUIDELINES
10/17/08	PER HEARDING SUBMISSION
04/15/09	PUD SUBMISSION
DATE	REVISION

SHEET TITLE:

SIGNAGE CRITERIA

PROJECT NO.	08-3801
SCALE	NTS
DATE:	May 13, 2008
DRAWN BY:	KPA
REVIEWED BY:	FJM
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: 202-244-5922

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1385 Hancock Street
Quincy, MA 02169

Master Planner:
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SUBMIT	POTHOLES GUIDELINES	
HPT708	FEE HEARING SUBMISSION	
DV1509	PUD SUBMISSION	
	DATE	REVISION

SHEET TITLE:
**SIGNAGE &
GRAPHICS**

PROJECT NO. OH-3801

SCALE	NTS
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DATE: May 15, 2008

DRAWN BY: KPA

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:



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01/2008	STOREFRONT GUIDELINES
10/1/08	PRE HEARING SUBMISSION
06/1/08	FUD SUBMISSION
DATE	REVISION

SHEET TITLE:
PROHIBITED SIGN
TYPES

PROJECT NO. 08-3801

SCALE	NTS
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DATE: May 15, 2008

DRAWN BY: KPA

REVIEWED BY: PJM

SHEET NO. _____