



GENERAL DESIGN CRITERIA

MATERIALS & FINISHES

Materials & Finish Schedule

The District at Tustin Legacy requires high quality material and well-executed construction details. All Tenant construction shall be made of non-combustible or fire-resistant materials. Any deviations from Landlord's approved materials and/or finishes must be presented in Tenant Drawing Submittal for approvals by Landlord and governing agencies.

Tenant Storefront and Merchandising Zone

The following materials and finishes are permitted in the design of storefronts and merchandising zone:

- Glazing: clear tempered or laminated safety glass
- Metals and metal panels, mechanically finished (Brushed or Polished) or Factory painted
- Ceramic, quarry and stone tile or terrazzo with a "non-slip" surface (stained or painted)
- Cast Stone or Plaster, acceptable in small quantities

The following materials and finishes are not permitted in the design of storefronts and merchandising zone:

- Glass block
- Metal laminated wallboard
- Concrete block
- Rough cut lumber and softwood
- Distressed or unfinished wood panels or plywood
- Vinyl flooring or wall covering
- Plastic laminates
- Carpeting on floors and walls
- Mirrors
- Textured paint and spray on coatings
- Pegboard walls and slatwall fixture systems
- Plaster and plastic elements
- Acoustical Ceiling Tiles

Tenant Interiors

Materials and finishes permitted for the design of storefronts and merchandising zones are permitted throughout the Tenant interiors, provided that the location of the material meet local code conditions. In addition, the following materials and finishes are permitted in the design of Tenant Interior. Additional requirements may be established for Food Service and Restaurants.

Partitions

- Commercial grade wallcovering
- Flame resistant natural wood panels
- Flame resistant fabric
- Pegboard walls and Slatwall Fixture Systems
- Plastic Laminate wall panels

- Mirrors can be used in limited areas
- Enameled Steel

Not more than 50% of wall area may be covered with "slatwall", which must be custom colored, fitted with aluminum reinforcing strips, combined with other acceptable wall display systems. All screw holes must be covered and edge conditions must be trimmed. Large expanses of uninterrupted slatwall or panel systems are not permitted.

Flooring

- Natural hardwood with wear resistant surface.
- Ceramic, quarry and stone tile with a "non-slip" surface
- Carpet must be commercial grade and must have proper fire ratings
- Vinyl (VCT) flooring is allowed in Back of House area
- Linoleum flooring

Ceilings

- Metal or cloth baffle system
- Open cell metal grid
- Suspended pipe frame grid and banners
- Painted gypsum board
- Open cell egg crate in varying colors and styles
- 2' x 2' acoustical tile ceilings - finish as approved by Landlord.
- 2' x 4' acoustical tile are not allowed at The District at Tustin Legacy
- Open structure is allowed.

General Lighting Criteria

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 to glass storefronts. All lighting shall be a minimum of 80 cri (Color Rendering Index). All lighting shall be a maximum of 3500k (Color Temperature). Refer to Interior - Lighting Design for specifications for each lighting source. Many fixtures are discouraged in specific Design Zones.

Approved Light Sources:

- Tungsten/Halogen
- Quartz
- Compact Fluorescent
- Linear Fluorescent
- "White" High Pressure Sodium
- Mercury Vapor

Approved Fixture Type:

- Recessed Fixtures
- Tract Fixtures
- Monopoints
- 2-Wire Systems
- Fiber Optics
- Low Voltage Strips
- Socket Channel
- Decorative

Specific Criteria For Storefronts and Merchandising Zone:

- Light levels (illuminance levels) shall not exceed 100 footcandles (1000 lux) average.
- Light levels (illuminance levels) shall be at least 60 footcandles (600 lux) average.
- Contrast ratios (Luminance ratios) between any part of the storefront and the adjacent public surfaces and/or adjacent storefront shall not exceed 15:1.

Specific Criteria for Store Interiors:

- Light levels (illuminance levels) shall not exceed 100 footcandles (1,000 lux).
- Light levels (illuminance levels) shall be at least 20 footcandles (100 lux).

M A T E R I A L S

A	EXTERIOR CEMENT PLASTER PROVIDE LIGHT DASH FINISH	L	METAL CANOPY	W	STANDING SEAM PREFINISHED METAL ROOF
B	EXTERIOR CEMENT PLASTER PROVIDE SMOOTH STEEL TROWEL FINISH	M	FABRIC AWNING	X	METAL REVEALS
C	DRY STACKED LEDGE STONE	N	GLAZING	Y	
D	PRE-CAST CONCRETE PANEL	P	FROSTED GLAZING	Z	
E	BRICK	Q	DECORATIVE GRILLE GATE		
F	"GREEN SCREEN" VERTICAL WIRE SYSTEM	R	PRE-CAST CONCRETE COPING		
G	PREFINISHED METAL PANEL	S	PREFINISHED METAL COPING		
H	EPS FOAM MOLDING	T	METAL "C" CHANNEL TRIM		
J	ALUMINUM STOREFRONT OR WINDOW SYSTEM	U	"LIFESTYLE" GRAPHICS (N.I.C.)		
K	WOOD TRELLIS	V	BUILDING SIGNAGE (N.I.C.)		

F I N I S H E S

1	COLOR TO MATCH "C" COLOR #411 "SPANISH BERRY"	11	COLOR TO MATCH "C" COLOR #472 "FORTRESS STONE"	21	COLOR TO MATCH "C" COLOR #727 "POMPEII CLAY"	31	COLOR TO MATCH "C" COLOR #802 "LUNA"	54	COLOR TO MATCH BASEF INDUSTRIAL COATING #81768-44 "TEAL"
2	COLOR TO MATCH "C" COLOR #418 "REINDEER"	12	COLOR TO MATCH "C" COLOR #187 "CLOUD WINE"	22	COLOR TO MATCH "C" COLOR #946 "SEAHORSE"	38	DRYSTACK LEDGESTONE TO MATCH CORONADO "HONEY LEDGE" "SOUTHERN WEST" COLOR	55	COLOR TO MATCH BASEF INDUSTRIAL COATING #817768 "MEDIUM BRONZE"
3	COLOR TO MATCH "C" COLOR #411 MAY YELLOW	13	COLOR TO MATCH "C" COLOR #680 "SAGE GREEN"	23	COLOR TO MATCH "C" COLOR #511 "LE CHATEAU"	39	BRKSTACK LEDGESTONE TO MATCH CORONADO "DUCK STACK" "ASPEN" COLOR	56	COLOR TO MATCH BASEF INDUSTRIAL COATING #817072 "SANDSTONE"
4	COLOR TO MATCH "C" COLOR #1378 "CRYSTAL"	14	COLOR TO MATCH "C" COLOR #702 "CROMWELL GOLD"	24	COLOR TO MATCH "C" COLOR #377 "COUNTRY CORK"	41	COLOR TO MATCH "C" COLOR W060 "COUNTRY CREAM"	57	WRINKLE BLACK
5	COLOR TO MATCH "C" COLOR #790 "SAVORY"	15	COLOR TO MATCH "C" COLOR #831 "CHEMAYO SAGE"	25	COLOR TO MATCH "C" COLOR #752 "RIVER BIRCH"	45	COLOR TO MATCH "C" OLYMPIC STAIN COLOR #717	60	SUNBRELLA # 5703 "RED WHITE BAR"
6	COLOR TO MATCH "C" COLOR #492 "SHELL COAST"	16	COLOR TO MATCH "C" COLOR #941 "GOLDEN GRAPLE"	26	COLOR TO MATCH "C" COLOR #462 "LIGHT TROPIC"	46	COLOR TO MATCH "C" OLYMPIC STAIN COLOR #718	61	SUNBRELLA "SPRUDE"
7	COLOR TO MATCH "C" COLOR #665 "CREWELWORK"	17	COLOR TO MATCH "C" COLOR #471 "CHINCHILLA WHITE"	27	COLOR TO MATCH "C" COLOR #873 "BARRISTER WHITE"	49	BRICK CUT BRICK MEDIUM ROUNDSLOT #77 "WIRE CUT"	62	DICKSON #7553 "ADOBE"
8	COLOR TO MATCH "C" COLOR #196 "STEWART HOUSE BROWN"	18	COLOR TO MATCH "C" COLOR #627 "SCOTLAND GREEN"	28	COLOR TO MATCH "C" COLOR #1290 "WESTERN BLUE SKY"	51	CLEAR ANODIZED ALUMINUM	63	DICKSON #8653 "OLIVE"
9	COLOR TO MATCH "C" COLOR #441 "MEXICAN SPRINGS"	19	COLOR TO MATCH "C" COLOR #592 "PECAN TREE"	29	COLOR TO MATCH "C" COLOR #739 "ANTIQUÉ WHITE"	52	COLOR TO MATCH BASEF INDUSTRIAL COATING #81972 "BRONZE"	64	DICKSON #7648 "BEIGE"
10	COLOR TO MATCH "C" COLOR #419 "ANCIENT COPPER"	20	COLOR TO MATCH "C" COLOR #406 "ELEPHANT"	30	COLOR TO MATCH "C" COLOR #888 "MOON DUST"	53	COLOR TO MATCH BASEF INDUSTRIAL COATING #81894 "COPPER"	65	DICKSON "CHOPIN RED"

