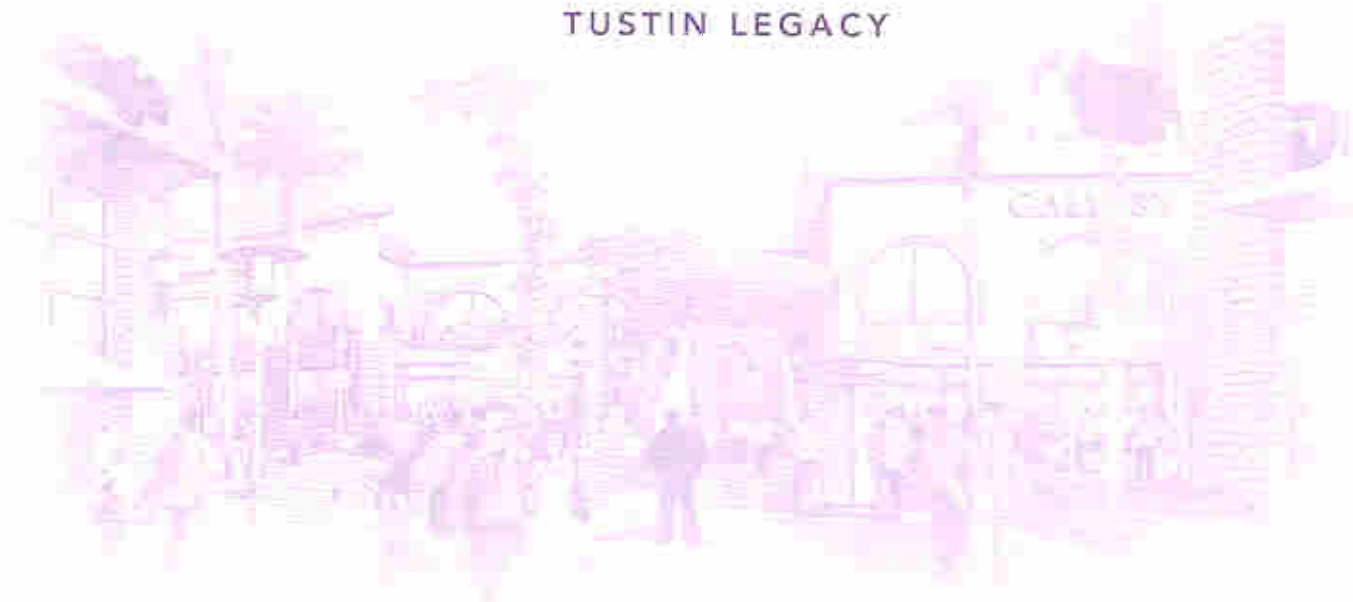




THE DISTRICT

TUSTIN LEGACY



MASTER SIGN PROGRAM

PREPARED FOR:



Vestor Development

the
City
of
Tustin

PREPARED BY:



ROMERO THORSEN DESIGN

CITY SUBMITTAL DATE:

November 12th, 2004

Revision 1 December 8th, 2004

Revision 2 January 17th, 2005

Revision 3 January 20th, 2005

Revision 4 January 26th, 2005

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1. INTRODUCTION

- 1.1 This master sign program / criteria establishes requirements for the design and fabrication of all signage at The District at Tustin Legacy, including primary identification signs, secondary identification signs and directional / informational signage. The objective is to create unique and high quality signage, which is an integral part of the architecture and image of The District. The intent of this criteria is to insure that tenant signage in the District is designed and executed in a manner which will achieve these objectives while providing superior identification of tenants and tenants' business, including incorporation of brand identification. All tenant signage shall be subject to landlord's prior written approval as provided in this criteria where consistent with this criteria. All signage must comply with all applicable codes and standards. All signs shall be manufactured in good repair. Landlord shall be responsible for the timely removal of, and replacement of any sign deemed by the City in need of repair.

2. TENANT SIGN CRITERIA

- 2.1 The following outline are works to be provided by the tenant and or landlord. Tenant signage shall be designed, fabricated and installed by the tenant at their own expense. Tenant signage must be constructed from durable materials and shall be maintained by the Tenant.
- 2.2 Please refer to the Key Plan (pages 8-13) on each exhibit for sign locations. Specific criteria may apply

based on the location of your Tenancy. Tenants are encouraged to be creative with the development of environmental graphics as a part of their image. Full size mock-ups of all signs may be required. Mock-ups may be constructed from foam core or illustration board. The Landlord reserves the right to test the Tenant's Mock-up sign in relationship to site conditions, prior to approvals. All Tenants are required to supply material and paint samples to Landlord and Designer for approval. In some instances a partial or full size prototype of the Tenant's sign may be required also.

3. SIGN TYPES (GENERAL)

3.1 DISTRICT & COMMUNITY IDENTITIY PORTAL SIGNS

SIGN TYPE 1

The District at Tustin Legacy shall be identified with three (3) primary (monument style) signs positioned along Barranca Parkway, Tustin Ranch Road, and Warner Avenue. Content of these signs shall be limited to "The District" and "Tustin Legacy" names only. These signs serve as the principal project identifiers.

3.2 MULTI-TENANT PYLON SIGN

SIGN TYPE 2

A total of four (4) 25-foot high freestanding pylon signs will be allowed along Jamboree Road, and three (3) multi-tenant freestanding 25-foot high pylons allowed along Tustin Ranch Road. Each pylon sign will accommodate up to three (3) tenants per sign, per face. The seven (7) multi-tenant signs will allow for up to twenty-one (21) unique tenant names total.

3.3 SINGLE AND MULTI-TENANT PYLON SIGNS

SIGN TYPE 3

Four (4) 14-foot high single tenant pylons located along The South Loop Road shall be allowed. All signs are double-faced.

3.4 SINGLE TENANT MONUMENT SIGN

SIGN TYPE 4

Six (6) single tenant monument signs will be allowed. These signs shall be positioned along The South Loop Road (3) to the north and (3) to the south. The (3) to the North shall be for majors 8, 9, and 10. The (3) to the South shall be for pad tenants 4, 5, 6, and 8 or any tenant in the Lifestyle Center occupying 20,000 square feet or more.

3.5 VEHICULAR DIRECTIONAL SIGN

SIGN TYPE 5

Eight (8) freestanding, vehicular directional signs strategically positioned on property will serve to guide and inform patrons of The District. These signs shall include both generic verbiage, and tenant names as appropriate by location.

3.6 PALM WRAP SIGN

SIGN TYPE 6

The District at Tustin Legacy will offer up to eighteen (18) special feature graphics which embellish the palm trees along an East / West axis of the project. These signs display lifestyle, and project identity media.

3.7 LIFESTYLE CENTER BLADE SIGN

SIGN TYPE 7

A principal identity sign will establish the Eastern entry portal to the lifestyle center. This Sign will be

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limited to the project name / logo only. Refer to page 38 for specific design criteria.

4.8 LIFESTYLE CENTER WALL SIGN

SIGN TYPE 8

A principal wall sign will establish the northern entry portal to the Lifestyle Center. This sign will be limited to the project name / logo only. Refer to page 39 for specific design criteria.

4.9 LIFESTYLE GRAPHICS

SIGN TYPE 9

Throughout The Center there are certain areas designated for large scale lifestyle graphics. These graphics are maintained by The Landlord. The visual content will vary by location and only lifestyle images that relate to the Center shall be allowed.

4.10 PEDESTRIAN DIRECTIONAL SIGN

SIGN TYPE 10

Within The District at Tustin Legacy Lifestyle Center there will be (6) six directional & informational signs required. These signs will be strategically located to aid in the circulation of pedestrian traffic. The signs will display public facilities & some generic retail information. Refer to pp 14 -16.

4.11 DIRECTORY SIGN

SIGN TYPE 11

Four (4) freestanding directories will be allowed for at The District at Tustin Legacy. These directories will contain custom map art and changeable tenant name and listings. Some advertising components may also be incorporated. Refer to pages 11,13,14 & 17 for specific locations.

4.12 WEST ARRIVAL WALL IDENTIFICATION

SIGN TYPE 12

One Wall sign consisting of individual letters which read: The District will be integrated into an illuminated architectural feature at the West arrival porte-cochere.

4.13 PRINCIPAL WATER FEATURE SIGN

SIGN TYPE 13

Large freestanding individual letters which read The District at Tustin Legacy shall be incorporated into a principal masonry water feature occurring at the corner of Barranca Parkway and Jamboree Road. This sign shall be illuminated internally and indirectly.

4. SIGN TYPES (TENANT)

4.1 MAJOR TENANT PRIMARY STOREFRONT IDENTITY

Major tenants are defined as any tenant occupying a minimum of 20,000 square feet.

4.2 Major tenants are allowed one primary sign or graphic

treatment at their primary storefront entry. The sign shall be limited to the business name or brand logo.

Major Tenants are allotted a total of 1.25 square feet of signage per each linear foot of storefront. Maximum sign area for any major tenant not to exceed 350 square feet. Additionally, Major tenants will be allowed one or more secondary identity signs.

4.3 The Primary Sign, including structure and graphic elements, shall be within the limits of the approved sign types which vary from building to building. Tenant signage shall conform to the application of their specific zone. Sign Letterheight may vary but shall fall

within the limits of the maximum sign area. Sign elements may project a maximum of 2'-0" beyond lease line.

4.4 MAJOR TENANT SECONDARY IDENTITY

Major tenants shall be allowed a second identification sign on the back side of their building facing either Jamboree Road or Tustin Ranch Road. End Tenants are allowed up to two (2) secondary signs. Secondary signs shall be limited to 1.25 square feet of signage per each linear foot of storefront. Maximum sign area not to exceed 300 square feet.

4.5 LIFESTYLE GRAPHICS

Major tenants are allowed one or more Lifestyle graphics on their building exterior. These graphics may vary in size and will be limited to a maximum of 250 square feet. Refer to architectural elevations on pages 19-28 and graphic pages 40 & 41 for specific criteria. Only lifestyle images that relate to the specific nature of the center shall be allowed. No images containing alcohol or tobacco nor images depicting violent or explicit content shall be allowed.

4.6 NON-MAJOR PRIMARY

TENANT STOREFRONT IDENTITY

Non-major tenants are defined as any tenant occupying less than 20,000 square feet.

4.7 Non-major tenants are allowed one primary sign or

graphic treatment at their principal storefront entry. The sign shall be limited to the business name or brand logo. Non-major tenants are allotted a total of

1.25 square feet of signage per linear foot of storefront. Maximum sign area for any non-major tenant

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not to exceed 225 square feet. Additionally, Non-major tenants will be allowed a secondary identity sign if they are situated on a corner.

- 4.8 The primary sign shall not impede Landlord's Neutral Piers more than 2'-0". Sign elements may project a maximum of 2'-0" beyond lease line. No electrical or structural members shall penetrate the "Shell Building" including Bulkhead and neutral piers. Additional structural upgrades will require written approval by Landlord and will be designed by Landlord's structural engineer at Tenant's expense.

4.9 NON-MAJOR TENANT SECONDARY IDENTITY

Non-major tenants shall be allowed a second identification sign if their building is situated on a corner or has multiple storefronts. Maximum sign area for any non-major tenant not to exceed 175 square feet.

4.10 TENANT BLADE SIGN

Blade signs are required within specific zones. Refer to plan exhibits for location (pages 12-17). Specific Tenants shall be allowed one custom blade sign designed by the owner's sign consultant on a Tenant by Tenant basis. These signs will be limited to one (1.25) square feet per each linear foot of storefront. All blade signs will have internal or indirect illumination. The sign panel must maintain a clearance height of 9'-0" from the finished floor.

4.11 TENANT CANOPY SIGN

Within the Lifestyle Center as appropriate architecturally the tenant shall be allowed to sign their principal store front with a set individual freestanding letters refer to page 49 for an example.

4.12 AWNING

Non-major tenants shall be allowed one awning sign where applicable to their storefront. Awning is a sign which is displayed directly on the top sloping edge of the fabric and or fabric valance. The tenant will be allowed to display their logo or logotype only on the sloping awning. Lettering only will be allowed on the valance and may not exceed 8" in height. The maximum allowable sign area is limited to 1.5 square feet per each lineal foot of awning. Signs and graphics that are not permitted on the fabric awning:

- Pressure sensitive graphics
- Illuminated or pin-mounted letter-form
- Eradicated (cut out).

- 4.13 Tenants are encouraged to bring a sculptural & dimensional quality to their signs. Letters and graphics using depth will be looked upon more favorably than less dimensional graphics. Maximum of three signs or graphic treatments are allowed per tenancy.

4.14 WINDOW SIGN & GRAPHIC

All tenants are allowed window graphics. Window graphics are signs which are applied directly to the store front glass. Tenants may incorporate window graphics onto their storefront glazing in addition to their primary sign. The graphic elements are allotted a maximum of 10% of total window area. Such elements will be permitted: non-illuminated, etched, painted or screen-printed onto window. The following window graphics are not permitted:

- Credit card logos
- Posters, advertising, or menus

Stickers or adhesive graphics
Vinyl cut letters

5. TENANT ADDRESS NUMERALS

Landlord will provide tenant storefront address numbers in a standardized format.

6. FABRICATION & INSTALLATION

It is intended that all finished work be of the highest quality to pass eye-level examination and scrutiny by the Landlord and Designer.

6.1 GENERAL FABRICATION SPECIFICATIONS

- Construct all work to eliminate burrs, dents, cutting edges, and sharp corners.
- Finish welds on exposed surfaces to be imperceptible in the finished work.
- Surfaces which are intended to be flat shall be without dents, bulges, oil canning, gaps, or other physical deformities.
- Except where approved otherwise by Landlord and Designer, conceal all fasteners.
- Make access panels tight-fitting, light proof, and flush with adjacent surfaces.
- Carefully follow manufacturer's recommended fabricating procedures regarding expansion / contraction, fastening, and restraining of acrylic plastic.
- Exercise care to assure that painted, polished, and plated surfaces are unblemished in the finished work.

6.2 SIGNAGE CONSTRUCTION

Many signs require technical details to address struc-

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tural and electrical needs. When developing these sign details be sure to include the following details, if applicable:

- All transformers must be concealed within tenant spaces.
- Raceways can not be exposed.
- All conduit must be rigid metal and concealed.
- Fasteners and attachment connections should be concealed from view.
- Mounting pins and brackets should as thin as possible.
- Suspended signs should have ring or loop connections when possible to allow for sign movement. Chains or cables may be necessary to limit movement.
- Lamp selection and aiming should be carefully considered to reduce glare for pedestrians and provide appropriate accent lighting.

7. SIGN LIGHTING

- 7.1 All primary and secondary sign elements must be internally and/or externally illuminated except for window graphics. Hot spots and light leaks are not permitted and must be repaired by the Tenant.
- 7.2 All illuminated signs shall be fabricated, installed, and comply with national / local building and electrical codes and shall bear the U.L. label. All signs must conceal all identification labels and U.L. labels to conform to U.L. Codes. All conductors, transformers, cabinets, housings, and other equipment shall be concealed and/or incorporated into storefront and/or sign components permitted and must be repaired by

the Tenant. All illuminated signs shall be fabricated, installed, and comply with national / local building and electrical codes and shall bear the U.L. label. All signs must conceal all identification labels and U.L. labels to conform to U.L. Codes. All conductors, transformers, cabinets, housings, and other equipment shall be concealed and/or incorporated into storefront and/or sign components. To protect the visual environment, all Tenant's light fixtures in regards to brightness and glare shall be subject to approval. Tenant's primary sign, secondary sign (if applicable), canopy and blade sign shall remain illuminated after hours as designated by the Landlord. Lighting in this zone is required to be circuited and switched separately from other store fixtures on the Tenant's panel and controlled by a time-clock. Tenant shall provide a disconnect switch at sign transformer or near electrical junction box.

8. PERMITTED SIGNS

The following construction methods are permitted, other conditions are subject to approval:

- 8.1 Reverse channel dimensional halo-lit letter-forms.
- 8.2 Open pan channel metal halo-lit letter-forms with exposed neon faces (Lifestyle Center only).
- 8.3 Dimensional graphics with indirect light source such as a spot light or picture light.
- 8.4 Routed metal face with push-through acrylic letter-forms.

- 8.5 Routed metal face with flush acrylic letter-forms.

9. PROHIBITED SIGNS

The following construction methods are not permitted:

- 9.1 Letters with exposed fastenings and unfinished edges
- 9.2 Paper, cardboard, styrofoam, cloth, stickers, & decals
- 9.3 Signs employing flashing, flickering, rotating or moving lights
- 9.4 Signs painted directly on the storefront sign band / fascia
- 9.5 Sandwich board "A" frame signs or other portable signs.
- 9.6 Signs that include advertising or descriptions of products or services.
- 9.7 Signs placed or displayed on vehicles parked primarily for the purpose of displaying the sign.
- 9.8 Internally illuminated box signs.
- 9.9 Signs with plain block generic lettering.
- 9.10 Signs advertising phone numbers.
- 9.11 Signs employing luminous or day-glow paint.

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- 9.12 Any temporary signs or advertisements not approved by Landlord.
- 9.13 Generic and neon "open" signs.
- 9.14 Exposed neon except for certain sign types
- 9.15 Vacuum-formed or injection molded plastic signs.

10. TENANT SIGNAGE SUBMISSION

These signage requirements and approvals process have been reviewed by the City of Tustin. The guidelines are specific to The District at Tustin Legacy and may differ from the general requirements for signage in other parts of the City. However, as signage is an integral part of the development of The District at Tustin Legacy, these more specific requirements have been adopted. The Landlord, through his Design Consultant, must approve any and all signage prior to submittal to the City of Tustin Planning & Building Divisions. The City will not issue signage permits without original documents indicating the Design Consultant's or designee's approval.

- 10.1 Tenant obtains approval from Design Consultant.
 - Read this booklet in its entirety before proceeding with signage design.
 - If you have any questions, please contact the Design Consultant.
 - Submit a minimum of two (2) sets of final detail drawings to the Design Consultant for review and approval. Incomplete submissions to the Design Consultant

will be returned without review. The submission must include the size and dimensions of all signs, letter heights, materials, specified colors and color chips, mounting details of all signs, graphic representation of all signage in relation to the storefronts), including exact location of signs, and any other requirements specified by the City of Tustin Planning and Building Divisions. The Design Consultant will retain one (1) complete set on file in his / her office. Only when the final design sets have been returned with the Design Consultant's approval may the tenant apply for City approval.

- 10.2 Tenant shall submit plans and other required materials to the city of Tustin Planning and Building divisions for sign permit and building permit pursuant to the city's application processes.
- 10.3 Tenant submits shop drawings (if required by Design Consultant) to Design Consultant for approval.
 - Shop drawings may not be necessary for all signs; i.e., certain patio signs, or signs with simple detailing, sufficient to be seen from the approved design set, etc. The Design Consultant will inform the tenant on the comments line of the wet stamp if this step is required.
- 10.4 Tenant directs signage to be fabricated and installed after Design Consultant's approval, City approval, and Design Consultant's shop drawing approval (if required) are obtained.
 - Fabricate and install only after all required approvals, including shop drawing approvals, have been obtained and verified by the Design Consultant.
- 10.5 Tenant obtains Design Consultant and City of Tustin

**PROPERTY OWNER / LANDLORD:
PROPERTY MANAGER:**



Vestar Development Co.
7575 Carson Boulevard
Long Beach, Ca 90808
P (562) 938-1722
F (562) 938-1744

David R. Ristau
Director of Design & Construction

DESIGN CONSULTANT:

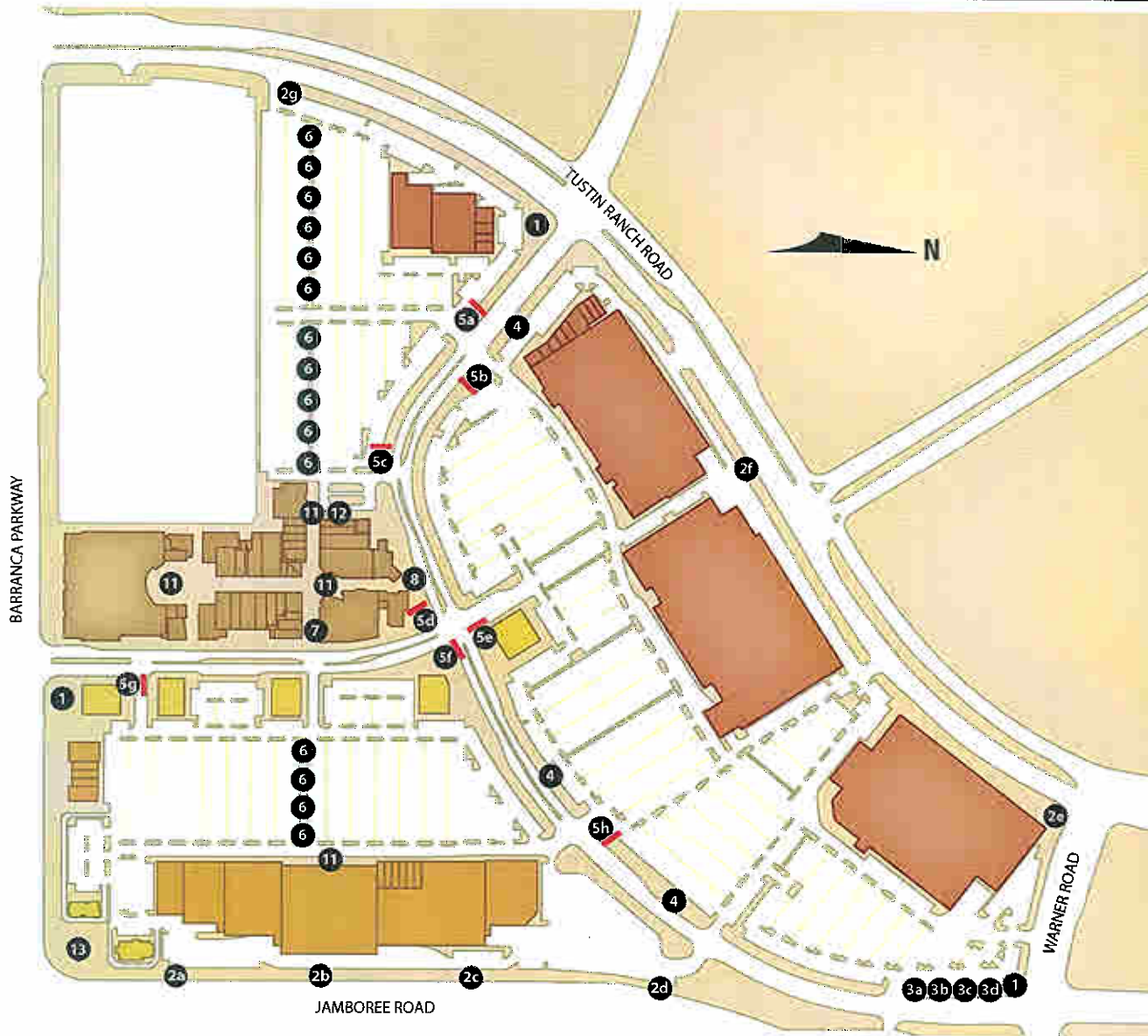


Romero Thorsen Design
1524 Cloverfield Blvd. Suite B
Santa Monica, CA 90404
P (310) 315-3577
F (310) 315-3579

Marc A. Romero
Partner

MASTER SITE PLAN

General (Common) Identification & Circulation



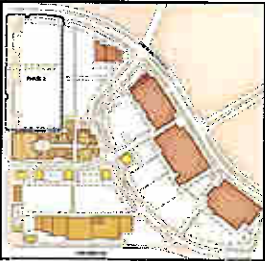
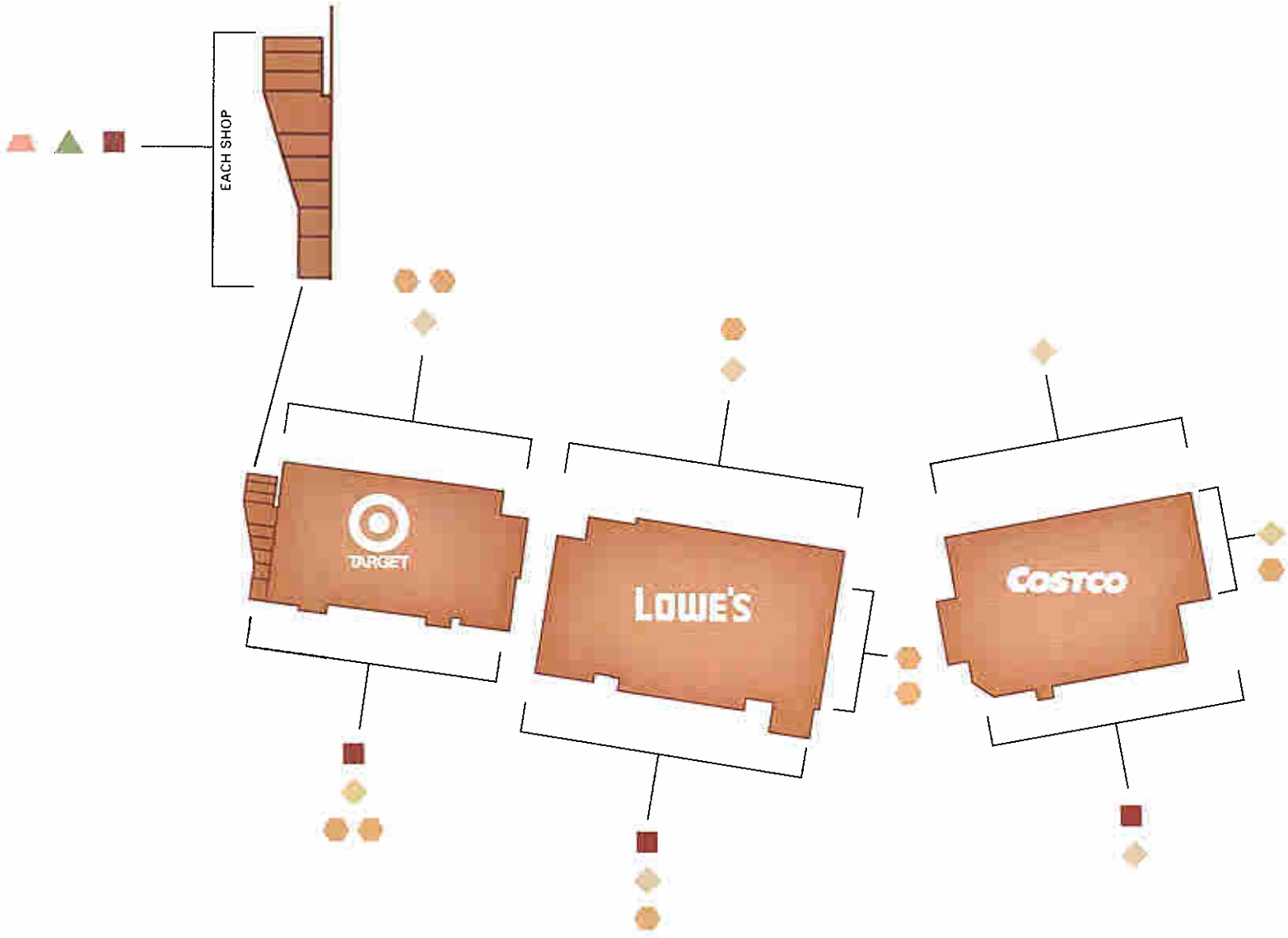
RETAIL ZONES

- Lifestyle Center
- Tustin Ranch Road Majors & Shops
- Jamboree Road Majors & Shops
- Pad Tenants

GENERAL DISTRICT SIGN TYPES

- 1 DISTRICT & COMMUNITY IDENTIFICATION
- 2 MULTI-TENANT PYLON SIGN
- 3 SINGLE TENANT PYLON SIGN
- 4 SINGLE-TENANT MONUMENT SIGN
- 5 VEHICULAR DIRECTIONAL SIGN
- 6 PALM WRAP
- 7 LIFESTYLE CENTER BLADE
- 8 LIFESTYLE CENTER PORTAL ID
- 9 LIFESTYLE CENTER SUPER GRAPHICS
- 10 PEDESTRIAN DIRECTIONAL BLADE
- 11 DIRECTORY
- 12 WALL IDENTIFICATION
- 13 PROJECT ID W/ WATER FEATURE

TUSTIN RANCH ROAD MAJORS & SHOPS
 Tenant Sign Limits

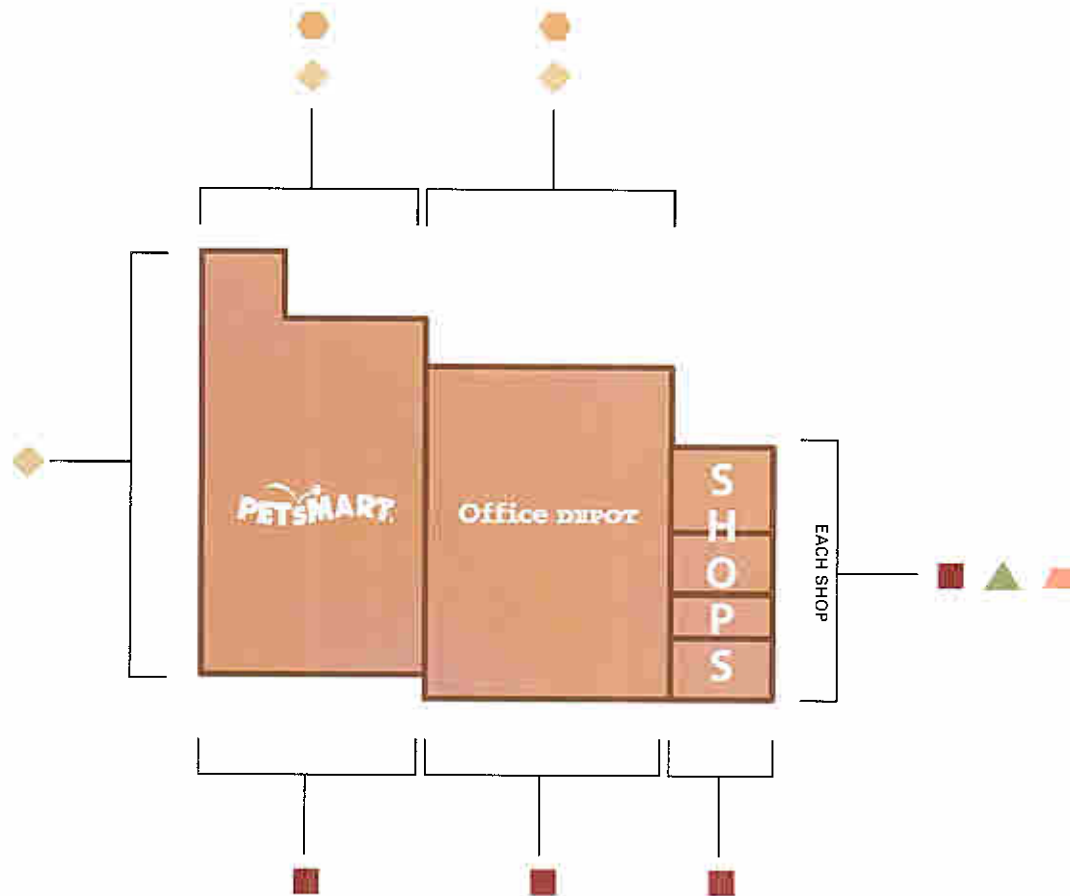
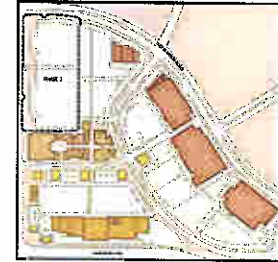


TENANT SIGN TYPES

- Primary Tenant Storefront Identity
- Secondary Tenant Identity
- Tenant Blade Sign
- Lifestyle Graphics
- Awning
- Pedestrian Directional
- Directory

TUSTIN RANCH ROAD MAJORS & SHOPS

Tenant Sign Limits

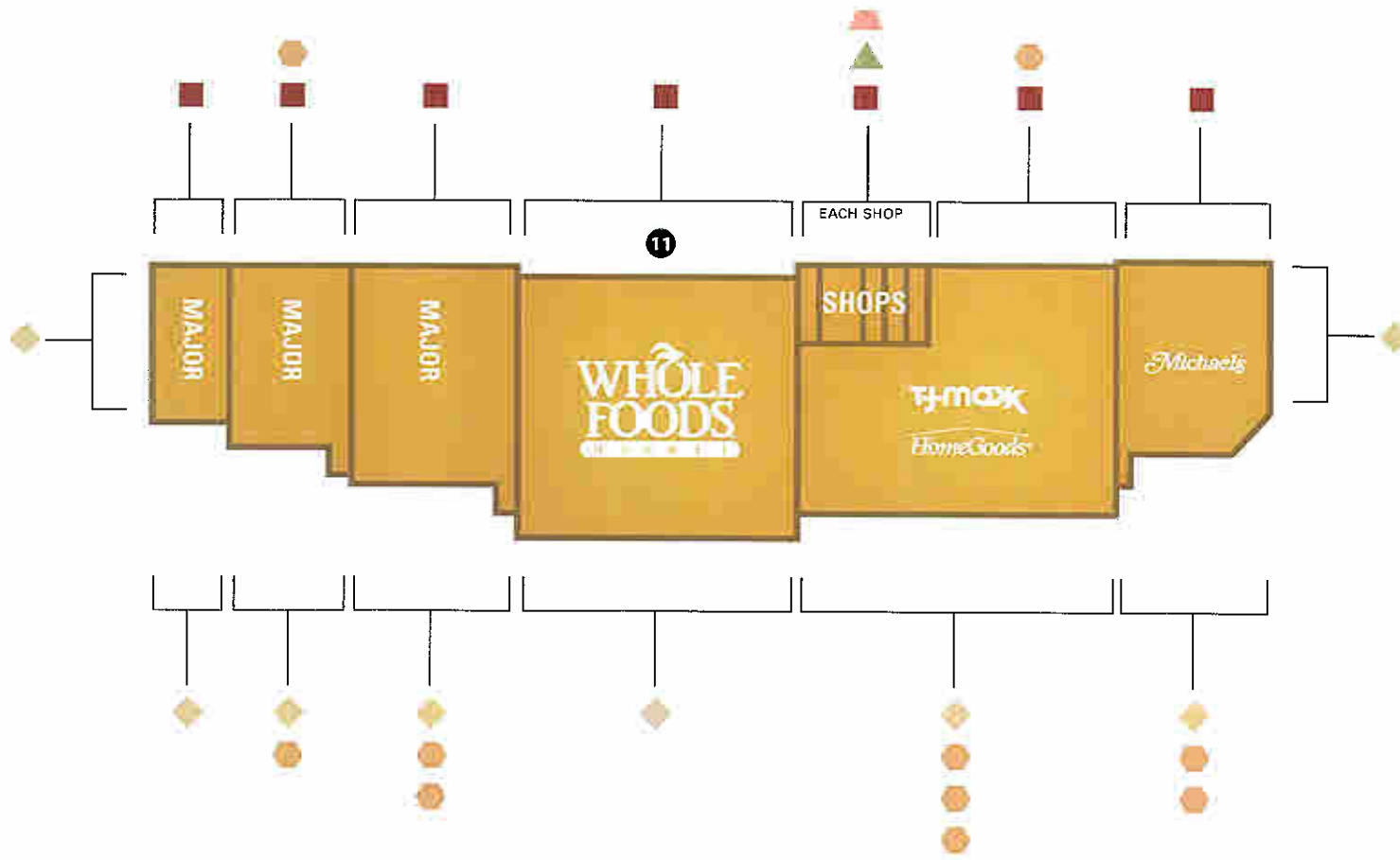
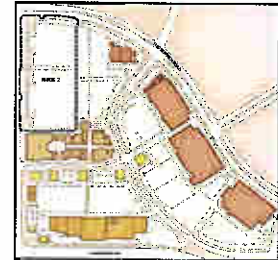


TENANT SIGN TYPES

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-  10 Pedestrian Directional
-  11 Directory

JAMBOREE MAJORS & SHOPS

Tenant Sign Limits

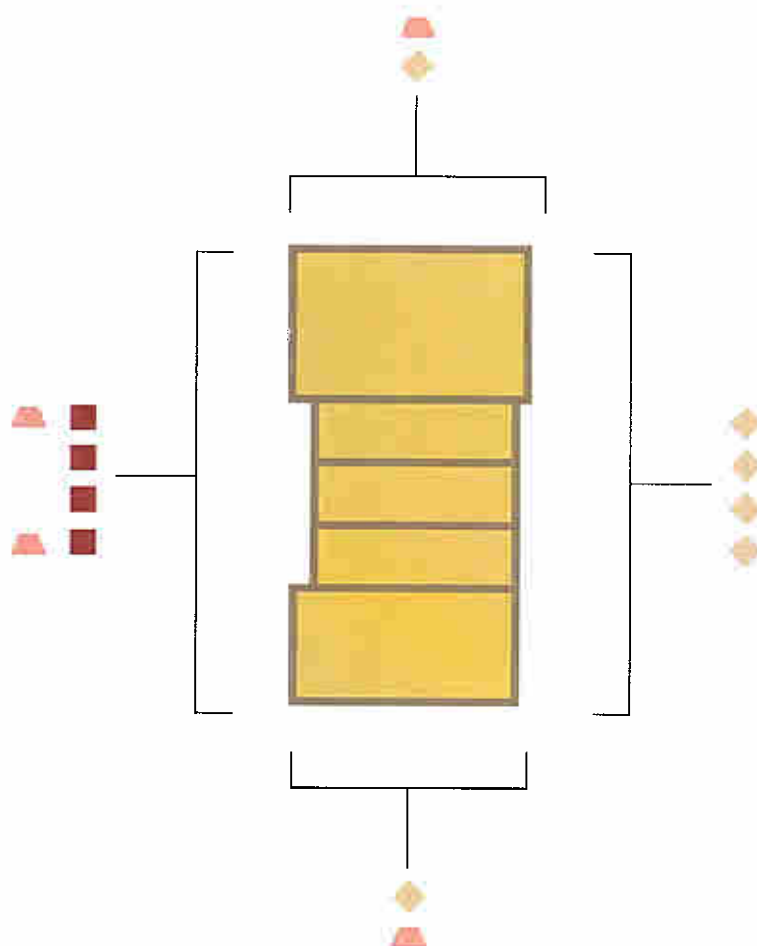
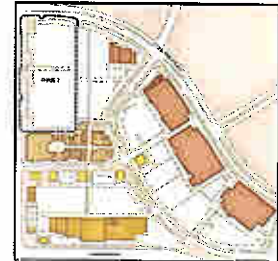


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BARRANCA SHOPS

Tenant Sign Limits

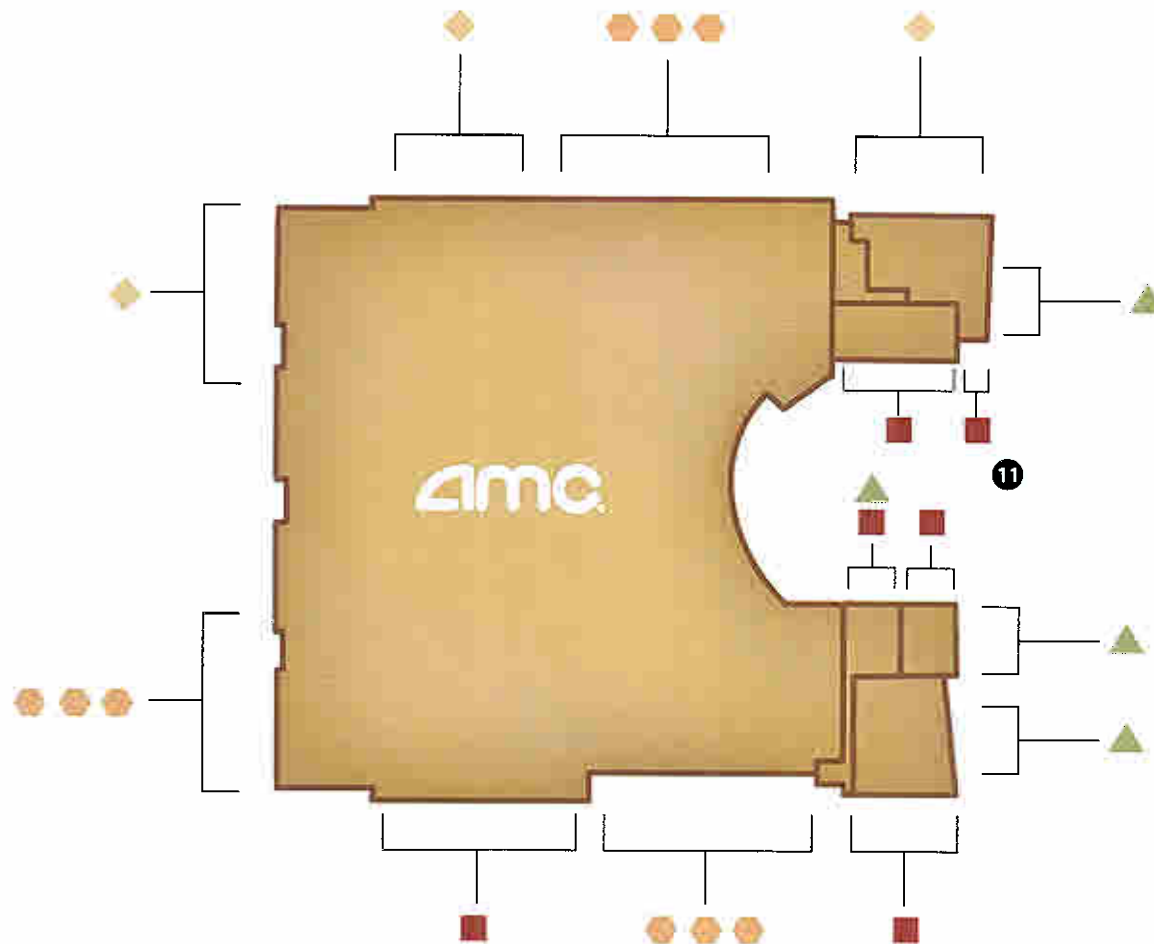
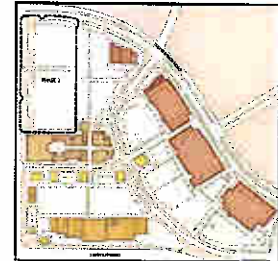


TENANT SIGN TYPES

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LIFESTYLE CENTER RETAIL

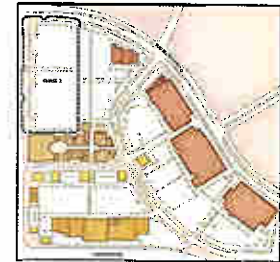
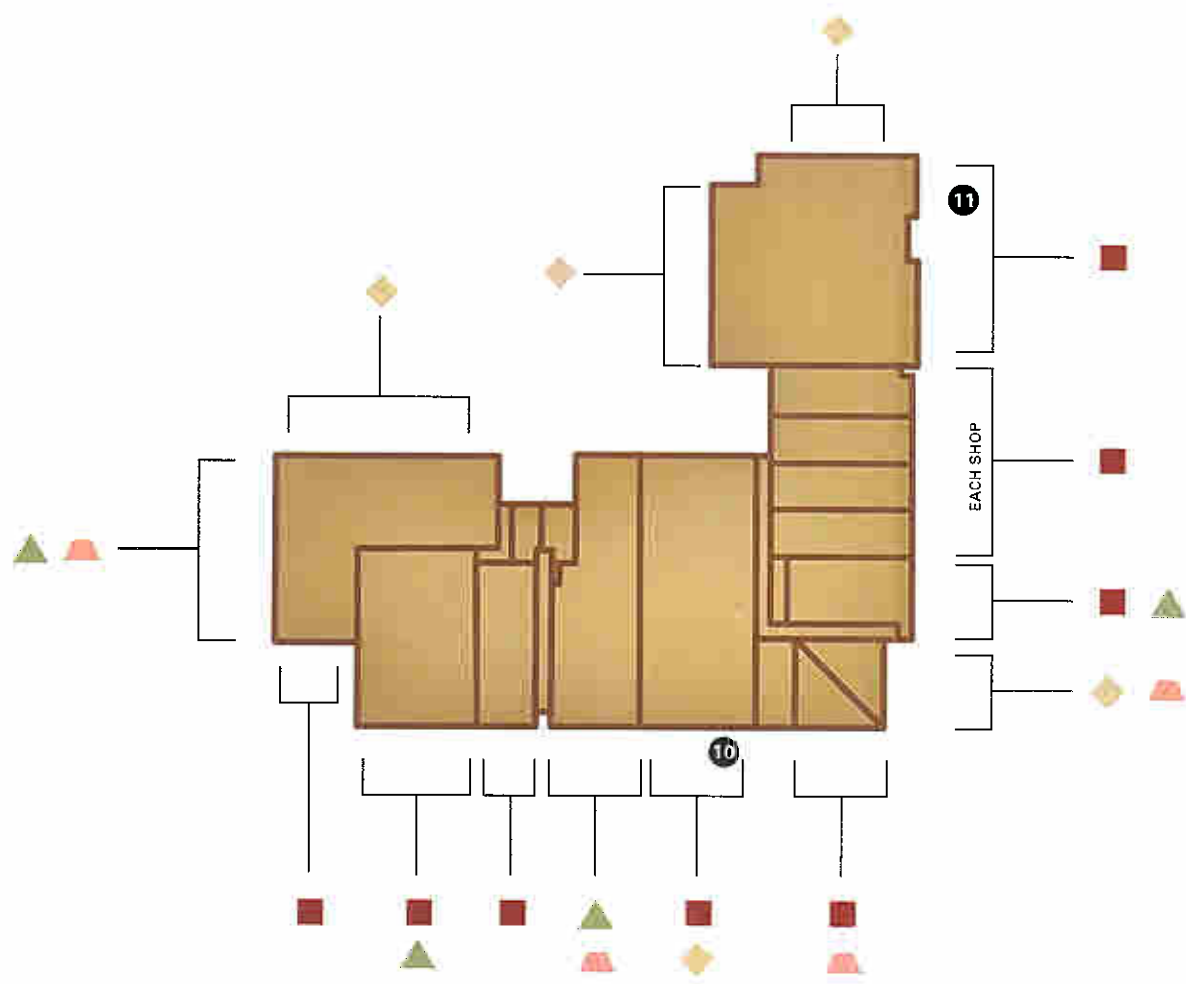
Tenant Sign Limits



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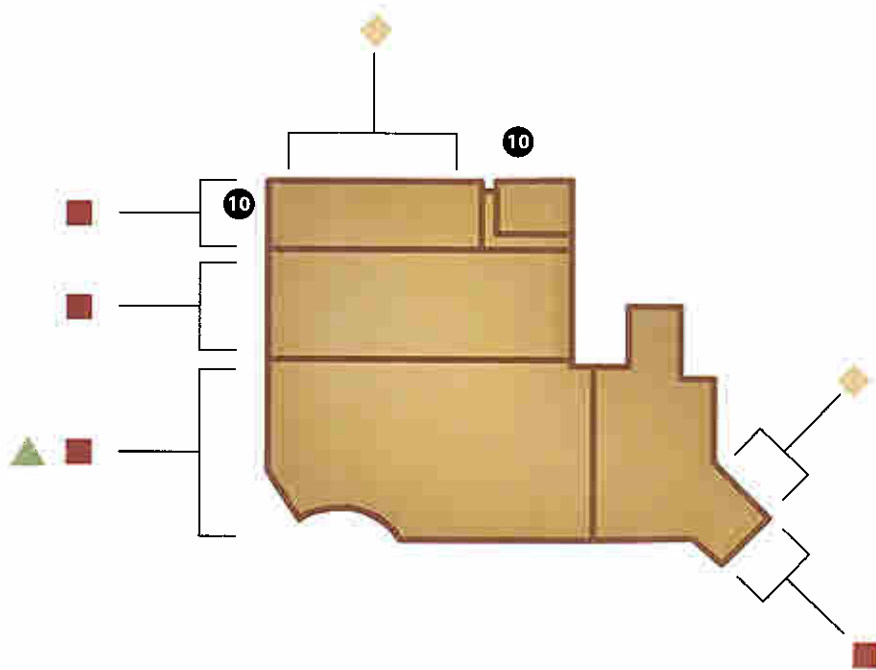
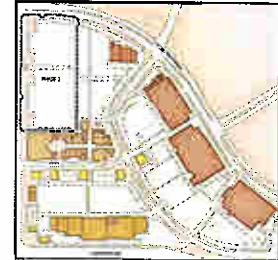
LIFESTYLE CENTER RETAIL
Tenant Sign Limits



TENANT SIGN TYPES

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LIFESTYLE CENTER RETAIL
 Tenant Sign Limits

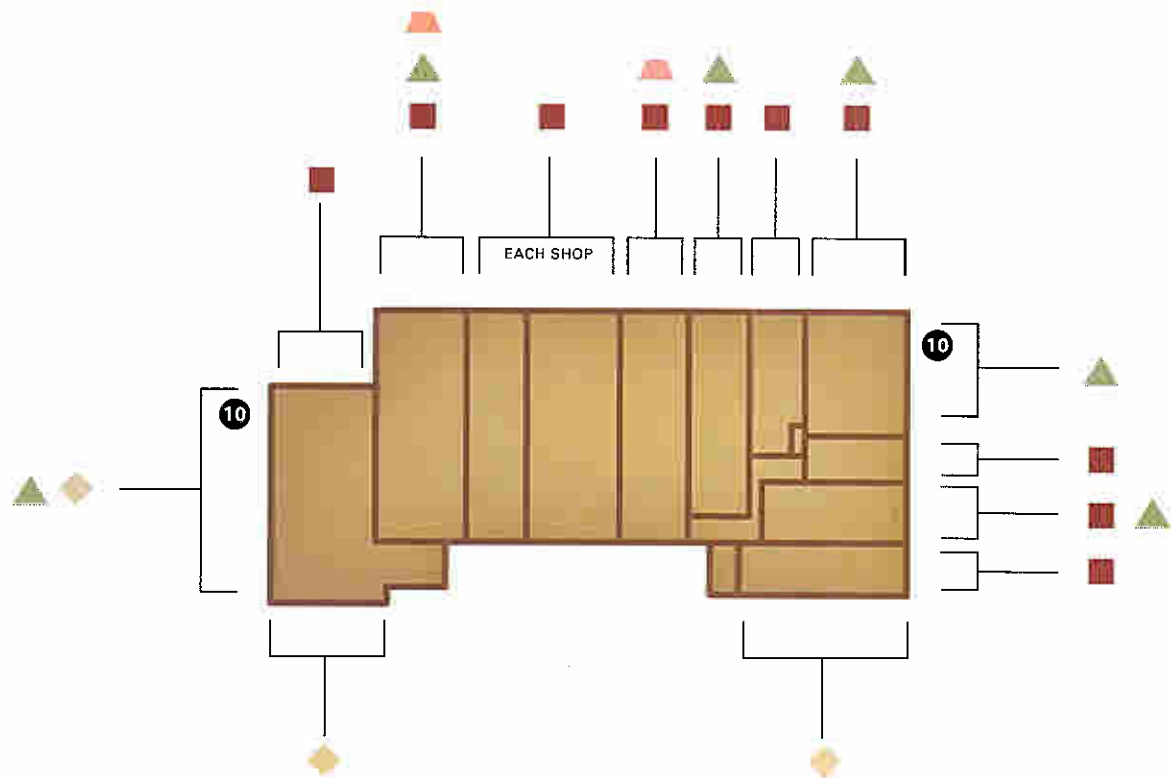
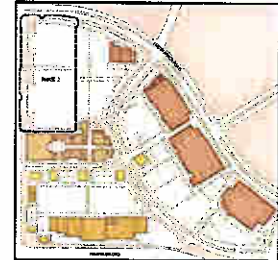


TENANT SIGN TYPES

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LIFESTYLE CENTER RETAIL

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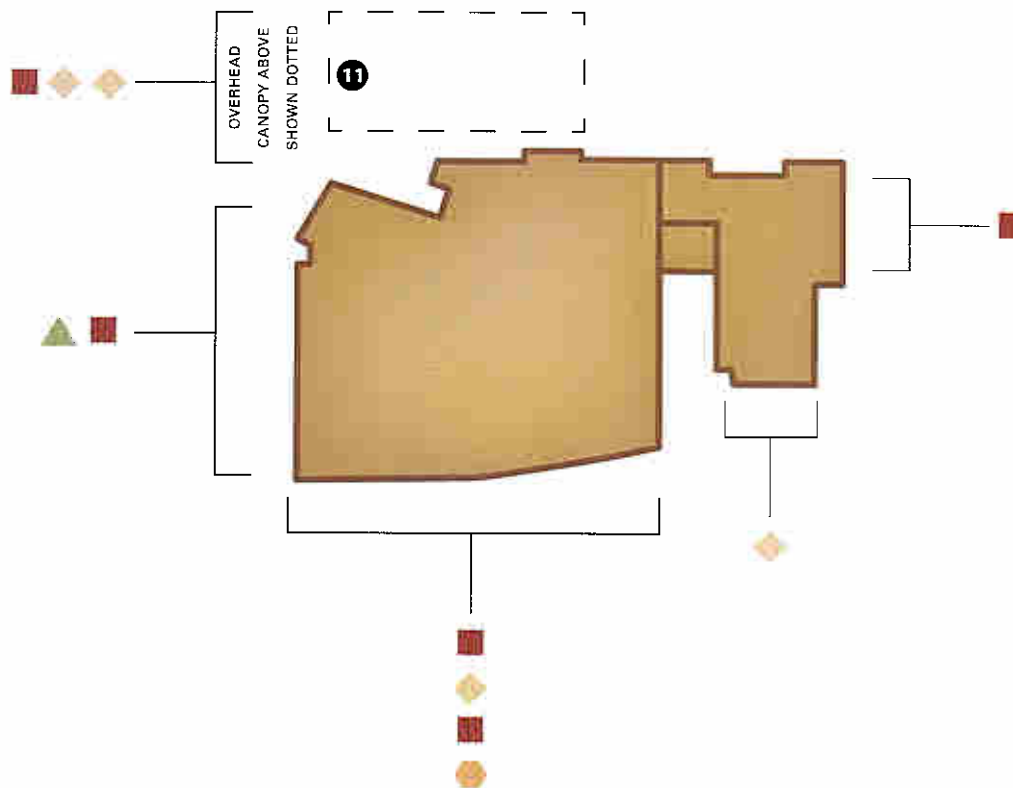
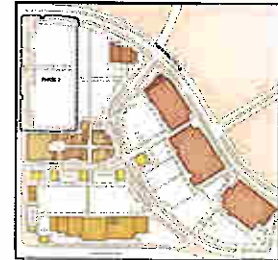


TENANT SIGN TYPES

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LIFESTYLE CENTER RETAIL

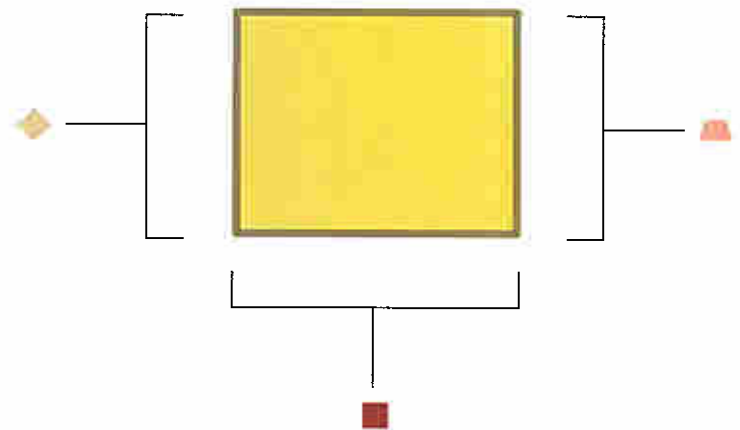
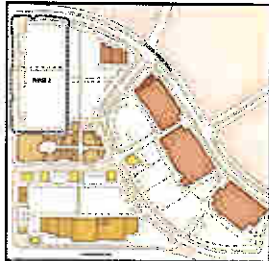
Tenant Sign Limits



TENANT SIGN TYPES

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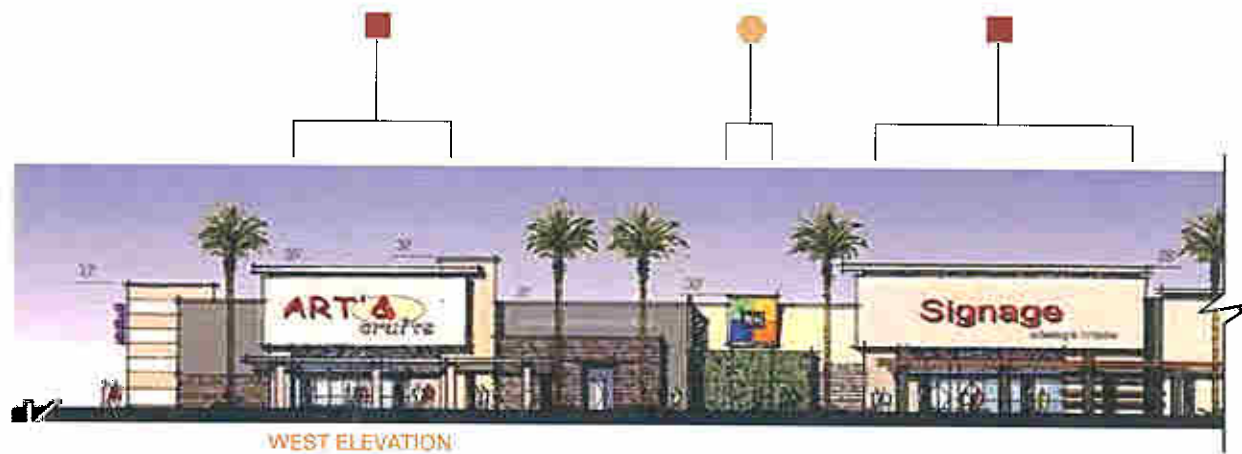
PAD TENANTS
Tenant Sign Limits



TENANT SIGN TYPES

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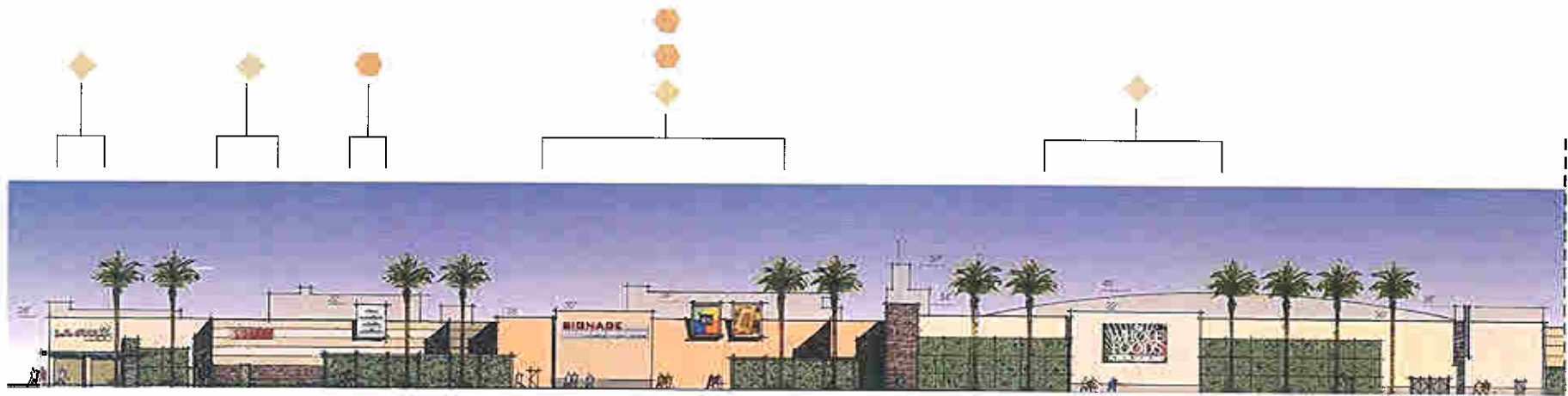
BUILDING ELEVATIONS



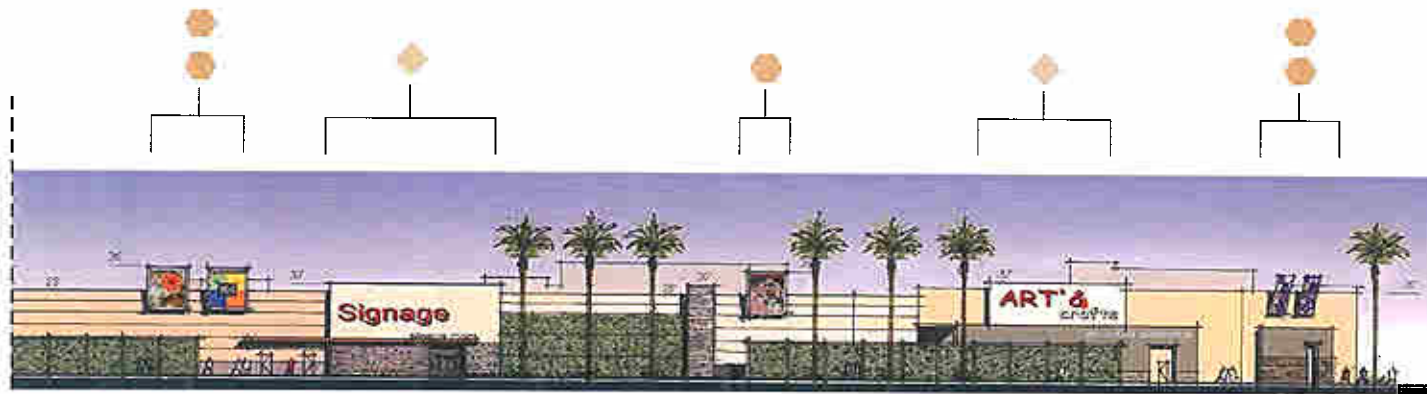
BUILDING ELEVATIONS



BUILDING ELEVATIONS



EAST ELEVATION



EAST ELEVATION (continued)

BUILDING ELEVATIONS



SOUTH ELEVATION

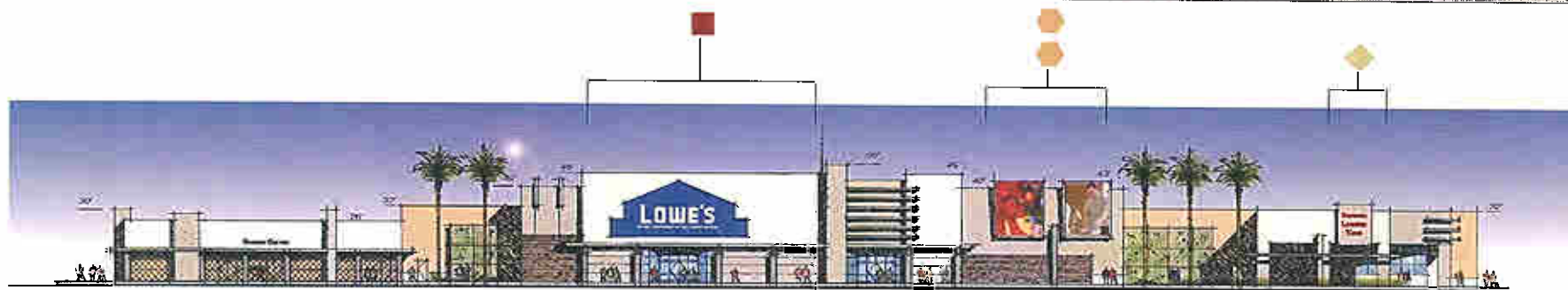


WEST ELEVATION



NORTH ELEVATION

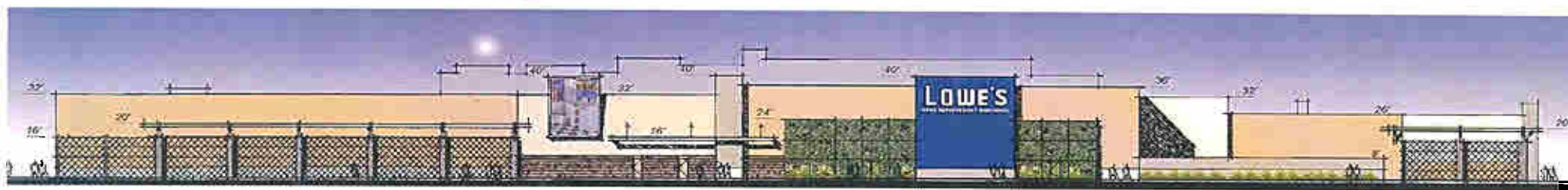
BUILDING ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

BUILDING ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

BUILDING ELEVATIONS



BUILDING ELEVATIONS

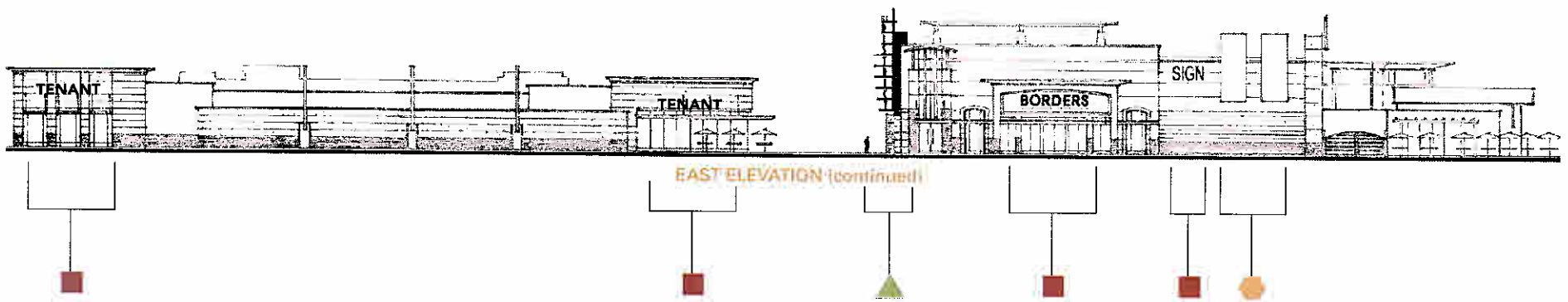
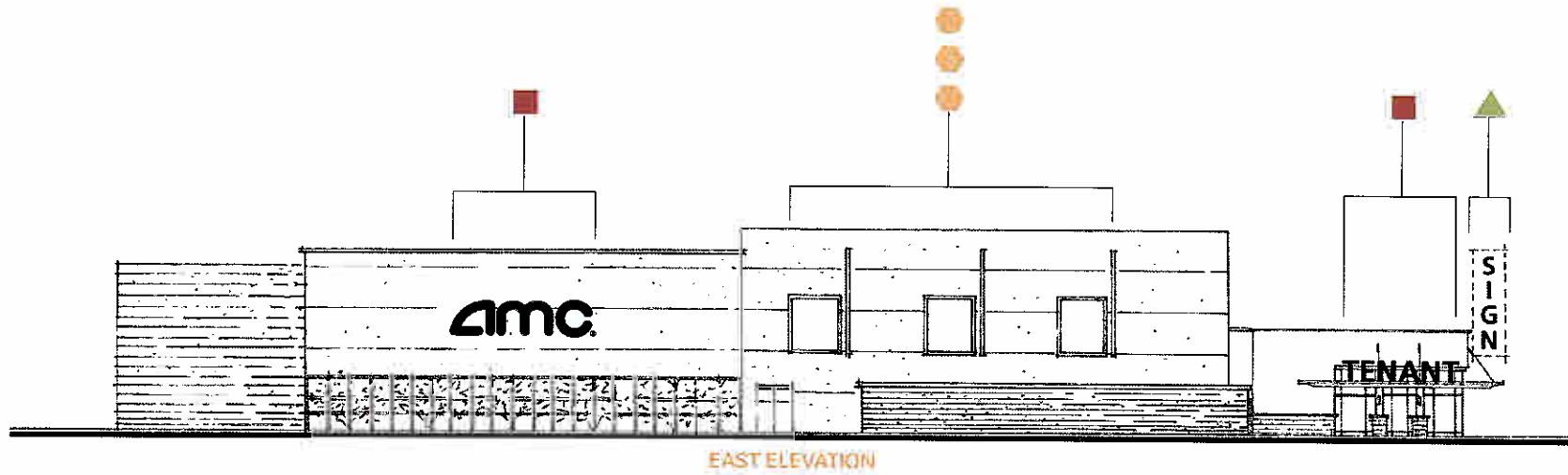


EAST ELEVATION

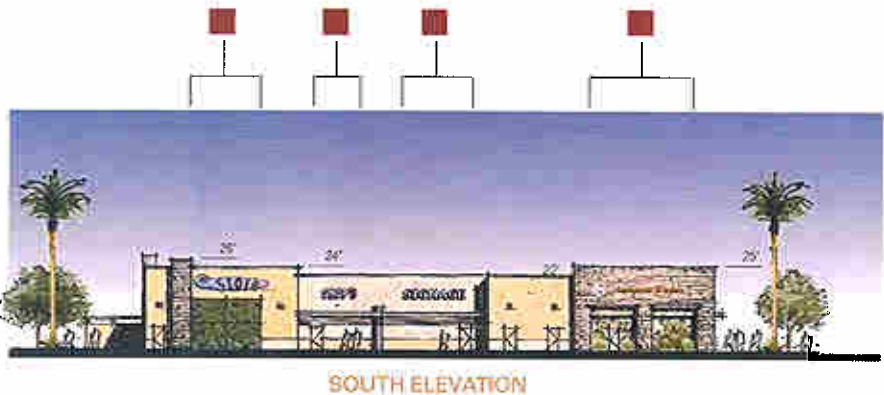


WEST ELEVATION

BUILDING ELEVATIONS



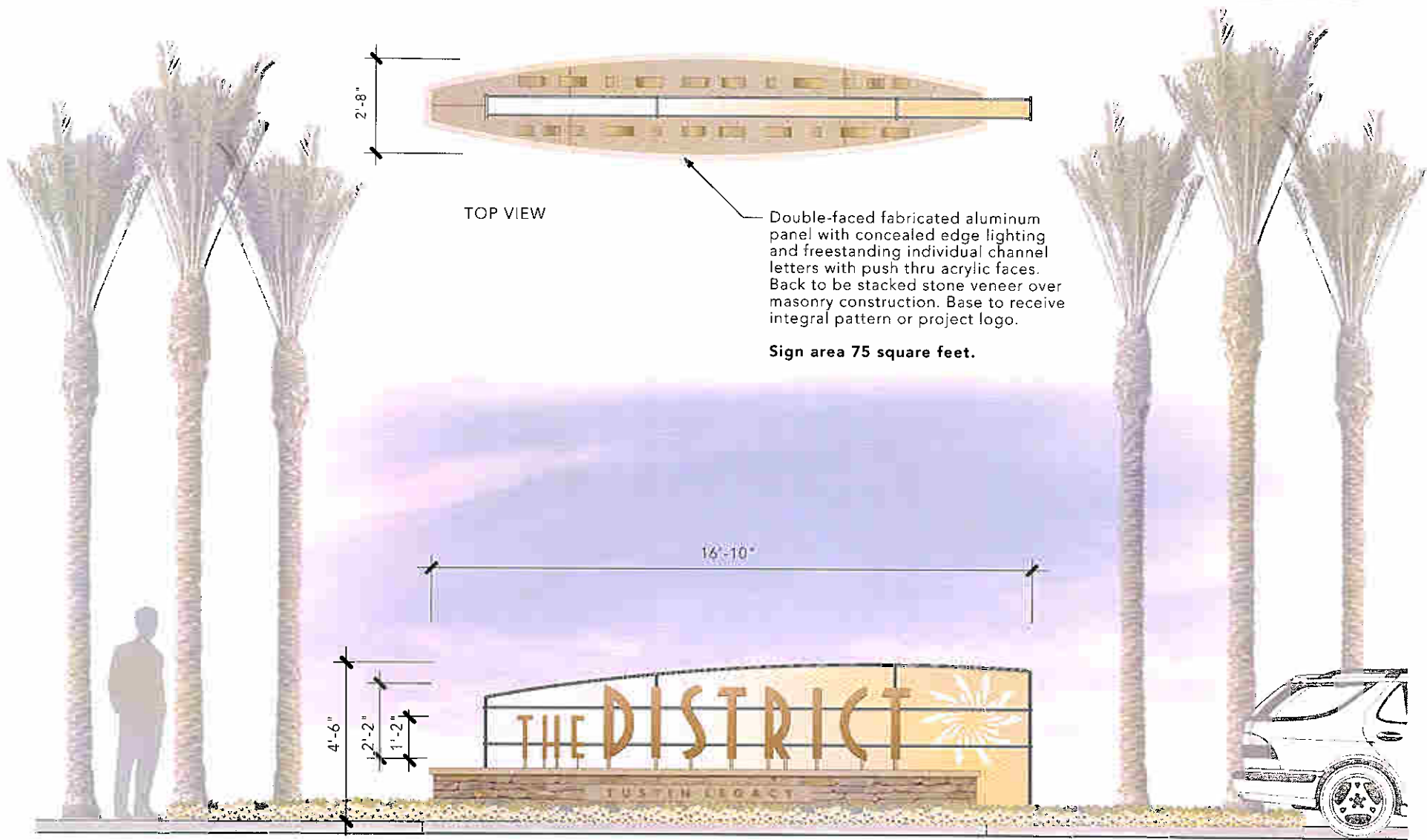
BUILDING ELEVATIONS



DISTRICT & COMMUNITY IDENTITY

SIGNTYPE 1

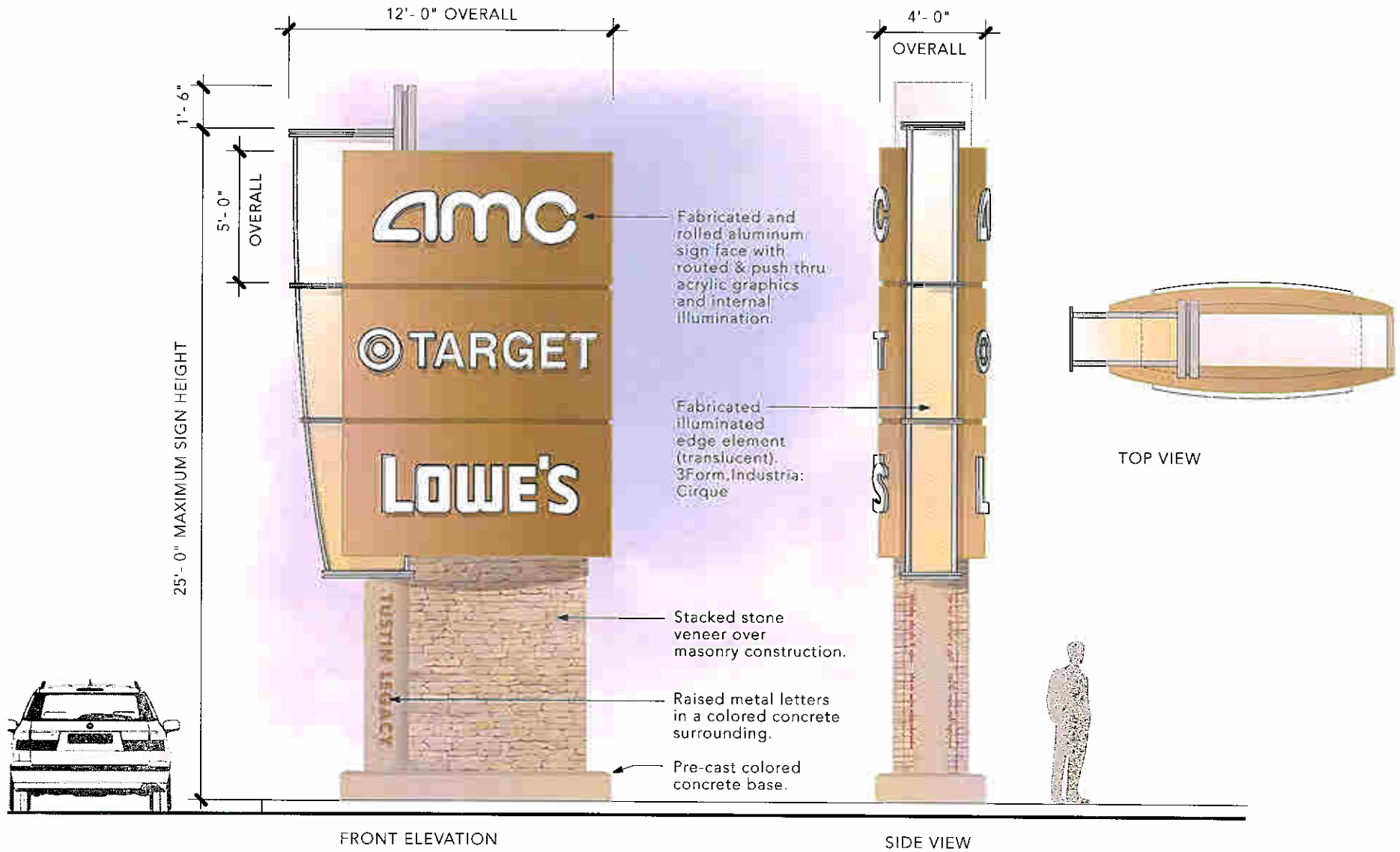
SCALE: 1/4" = 1'-0"



MULTI-TENANT PYLON

SIGNTYPE 2

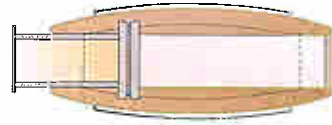
SCALE: 3/16" = 1'-0"



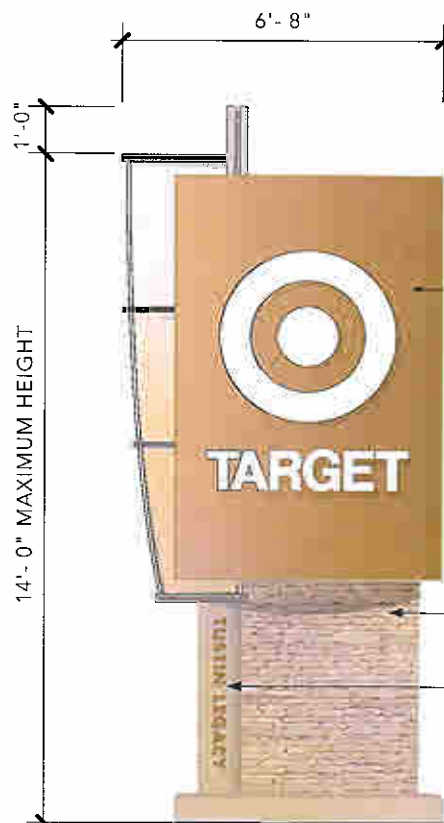
SINGLE TENANT PYLON

SIGNTYPE 3

SCALE: 1/4" = 1'-0"



TOP VIEW



FRONT ELEVATION

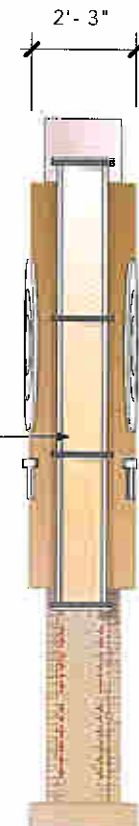
Fabricated and rolled aluminum sign face with routed & push thru acrylic graphics and internal illumination.

Fabricated illuminated edge element (translucent).
3Form, Industria: Cirque

Stacked stone veneer over masonry construction

Raised metal letters in a colored concrete surrounding.

Pre-cast colored concrete base.

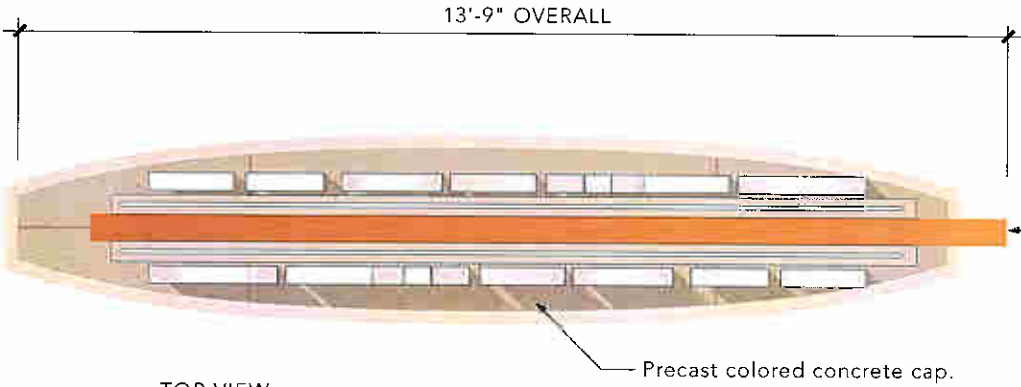


SIDE VIEW

SINGLE TENANT MONUMENT

SIGNTYPE 4

SCALE: 3/8" = 1'-0"



Sign area: 60 square feet total.



SINGLE TENANT MONUMENT

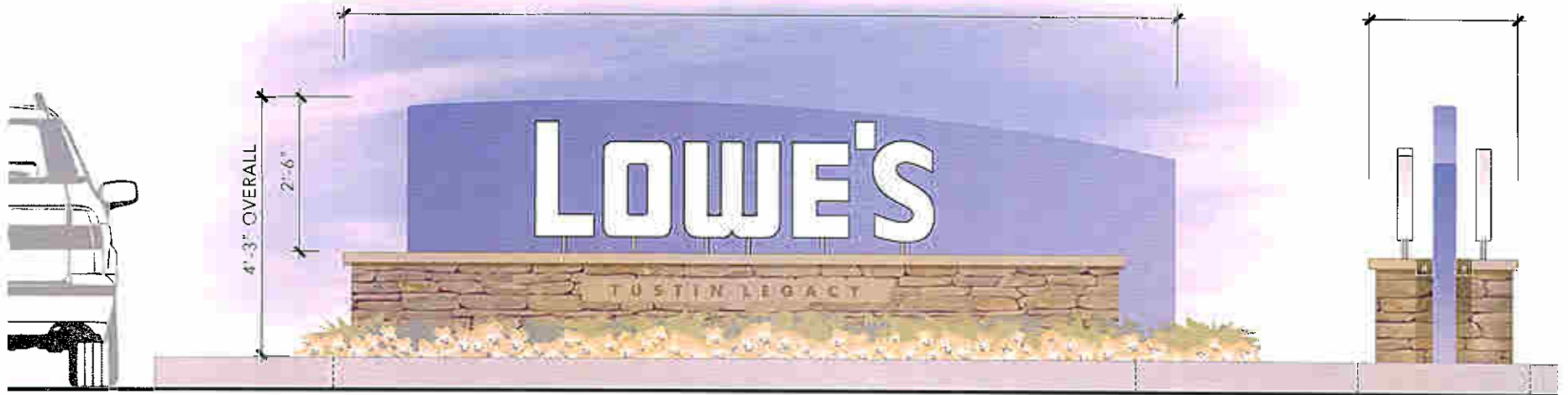
SIGNTYPE 4

SCALE: 3/8" = 1'-0"



13'-9" OVERALL

2'-6" OVERALL



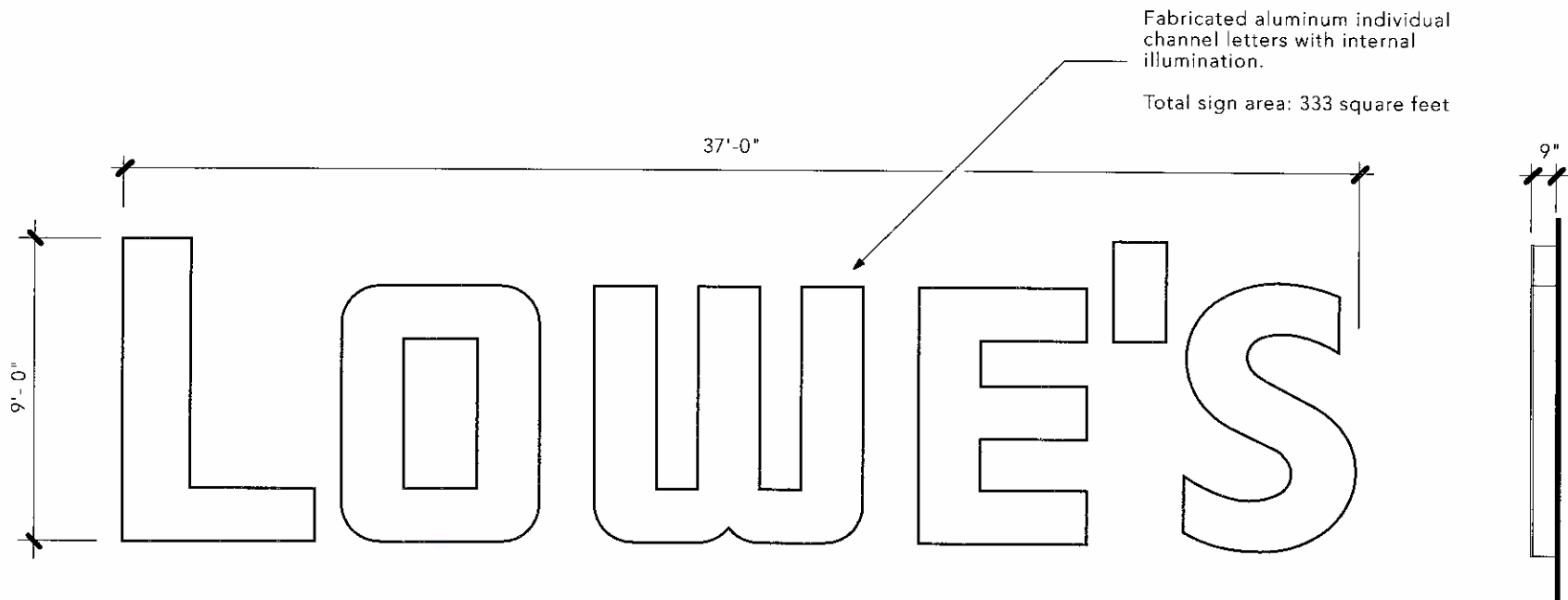
FRONT ELEVATION

SIDE VIEW

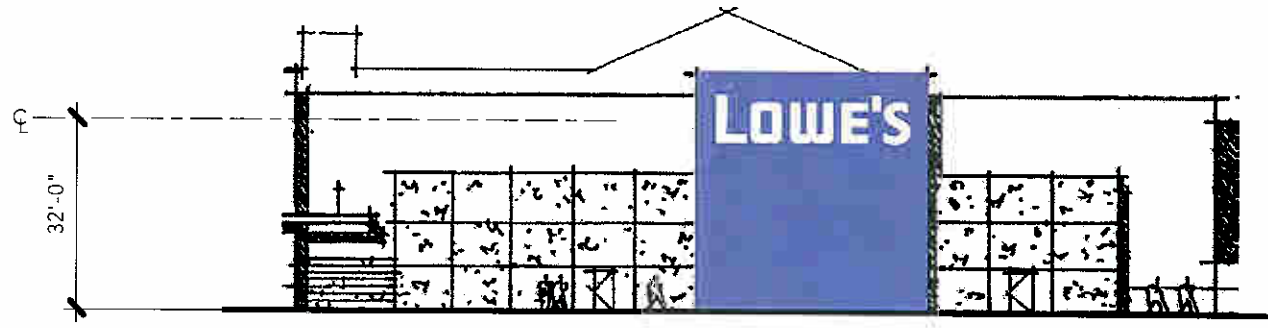
MAJORTENANT
PRIMARY STOREFRONT
SCALE: 3/16" = 1'-0"



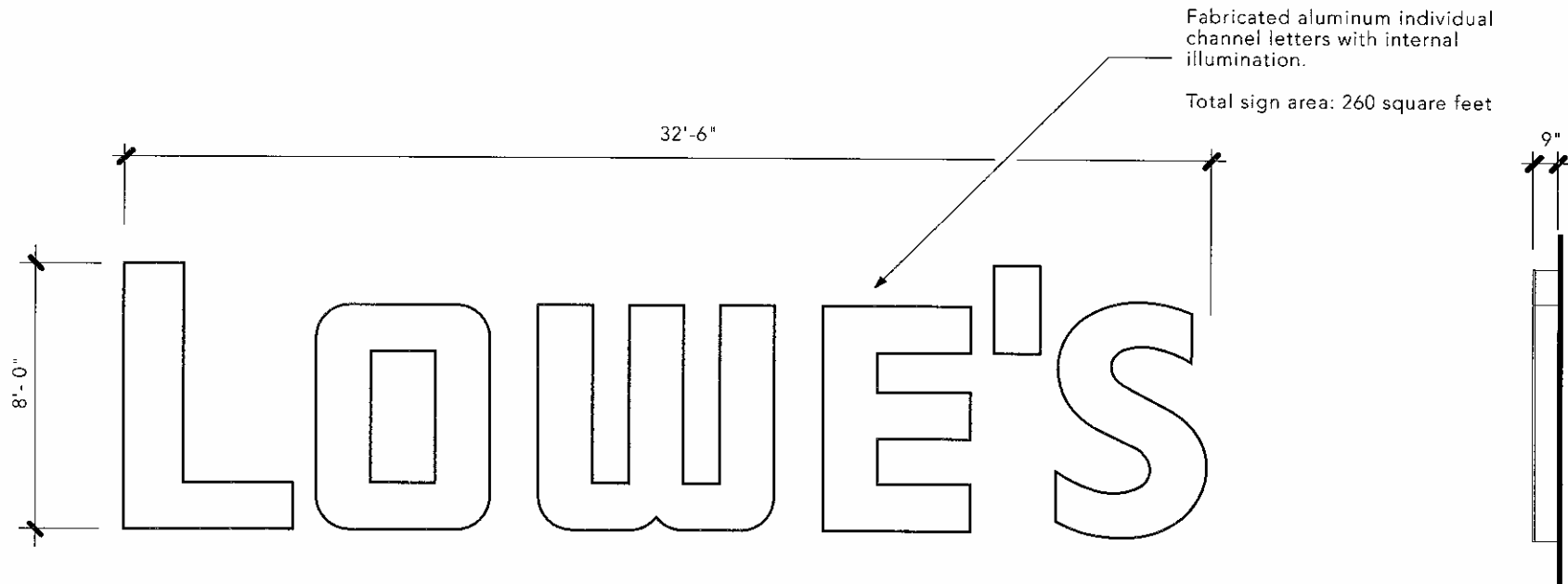
LOCATION
Scale: 1/32" = 1'-0"



MAJORTENANT
SECONDARY STOREFRONT
SCALE: 3/16" = 1'-0"



LOCATION
Scale: 1/32" = 1'-0"



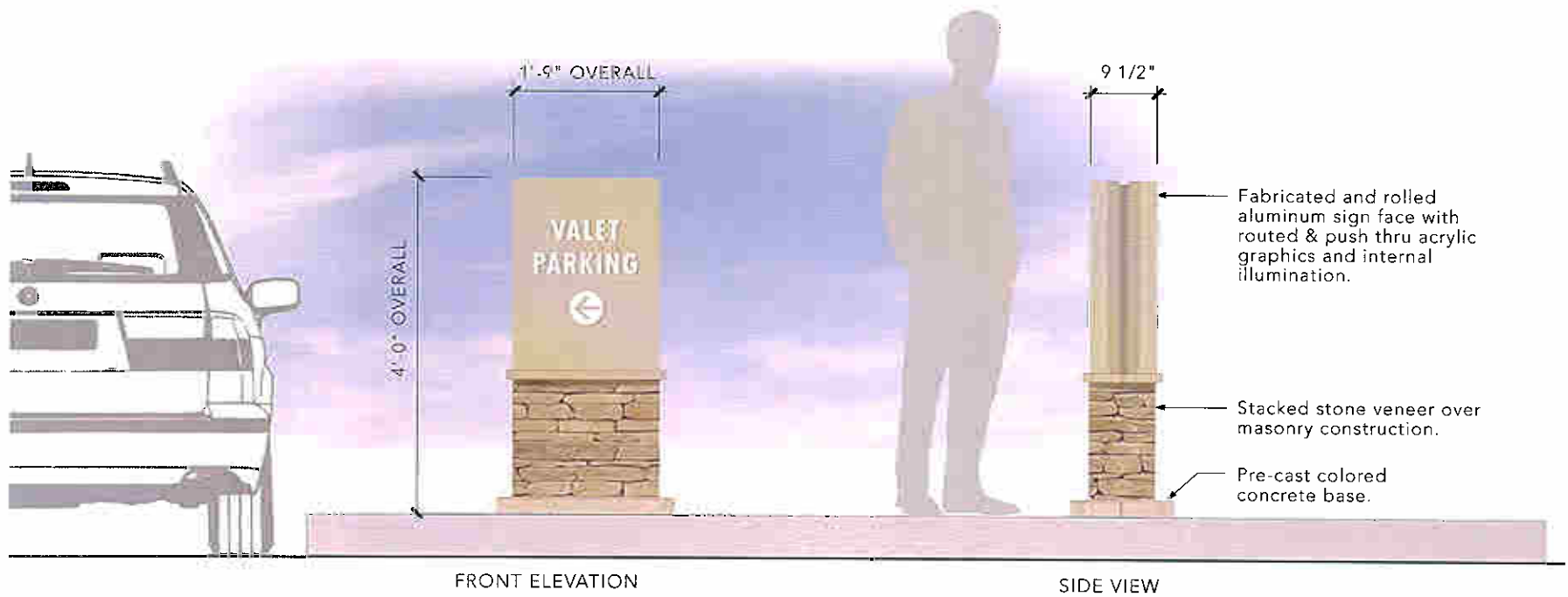
VEHICULAR DIRECTIONAL

SIGNTYPE 5

SCALE: 1/2" = 1'-0"



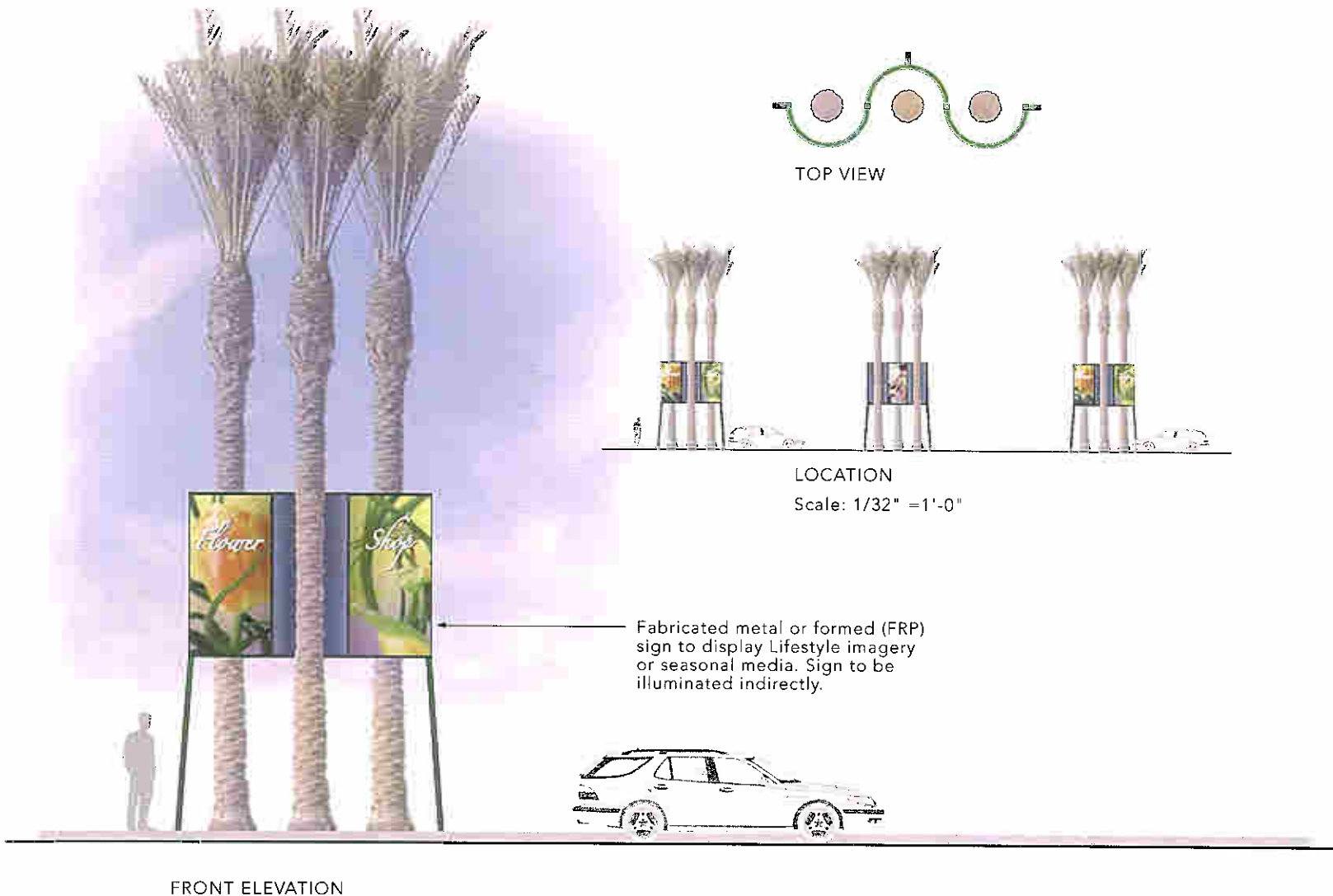
TOP VIEW



PALM WRAP

SIGNTYPE 6

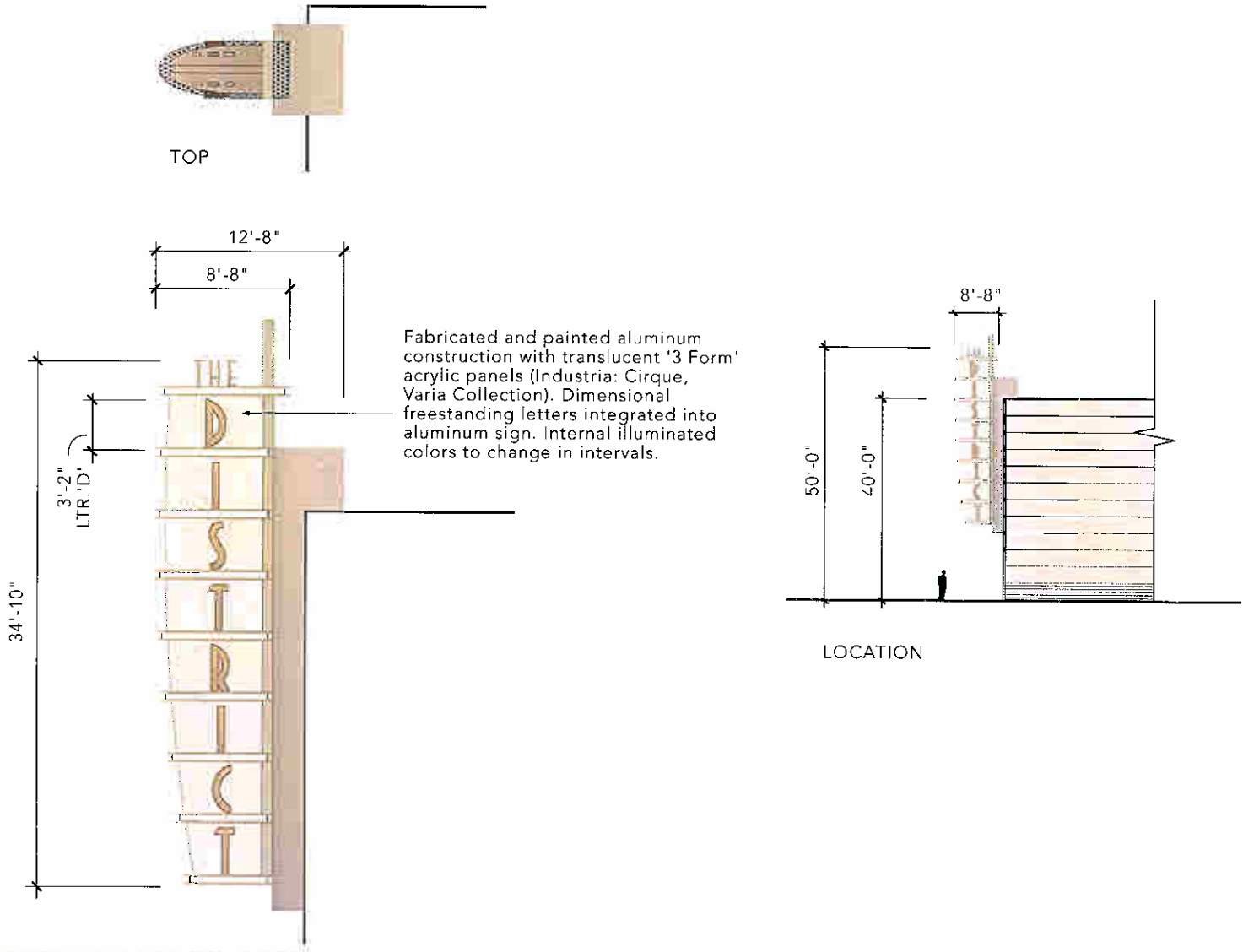
SCALE: 1/8" = 1'-0"



LIFESTYLE CENTER BLADE

SIGNTYPE 7

SCALE: 3/32" = 1'-0"



LIFESTYLE CENTER PORTAL ID

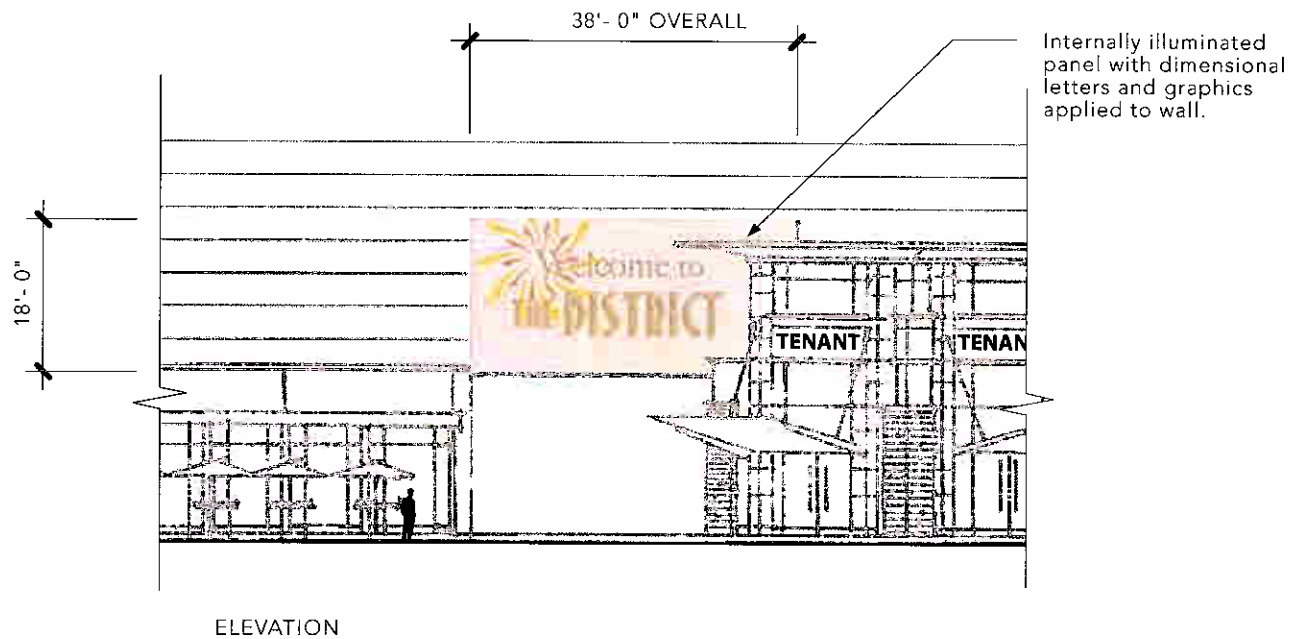
SIGNTYPE 8

SCALE: 3/64" = 1'-0"



LOCATION

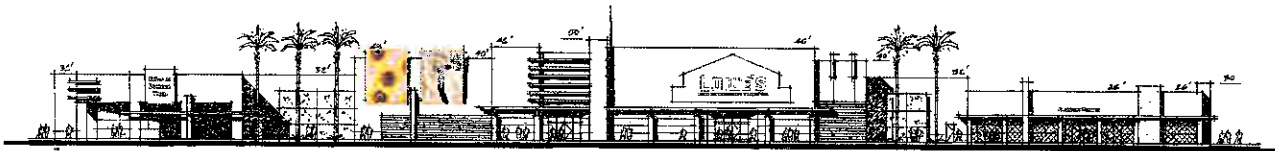
Scale: 1/64" = 1'-0"



LIFESTYLE GRAPHICS

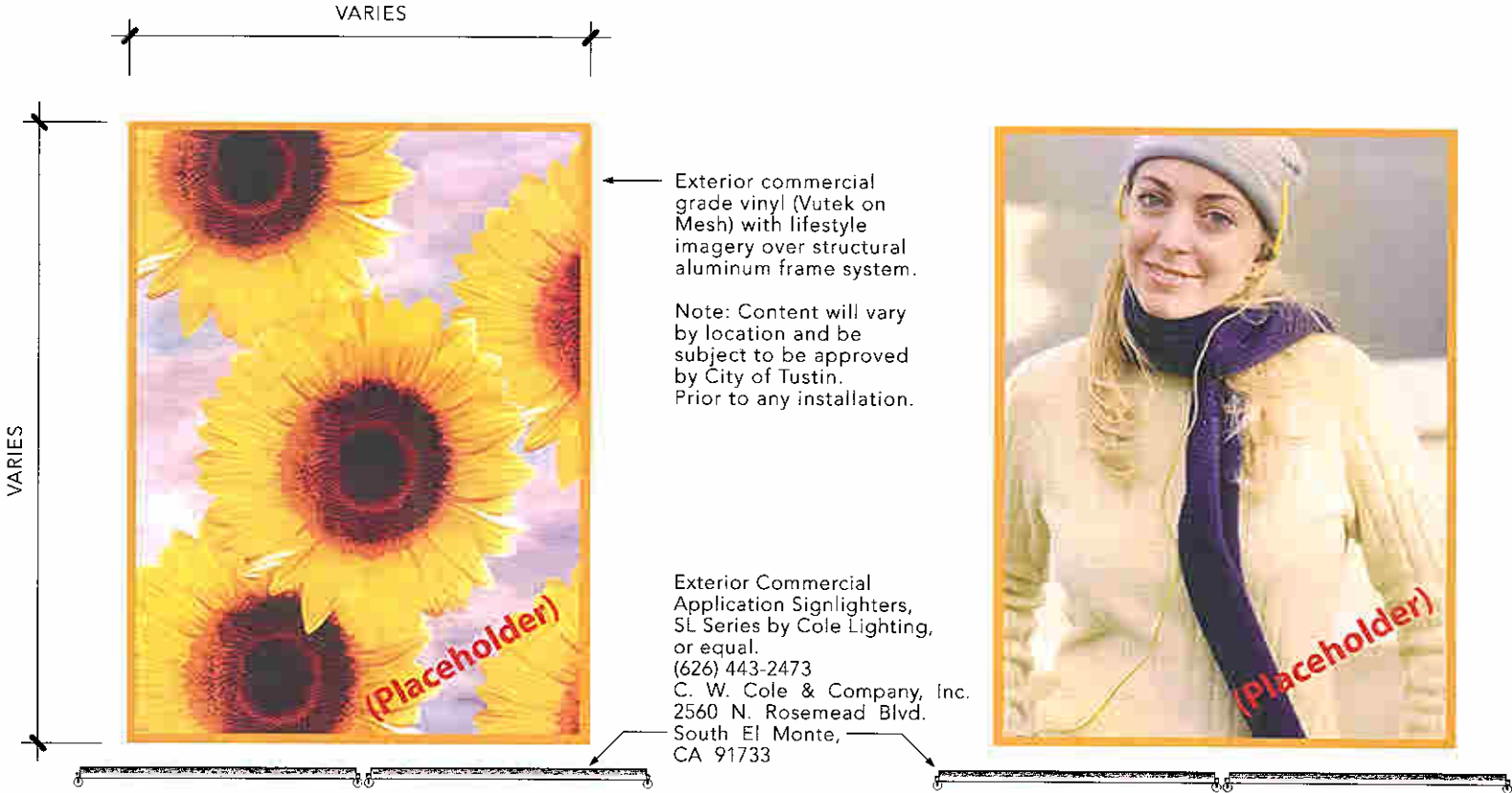
SIGNTYPE 9

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



LOCATION

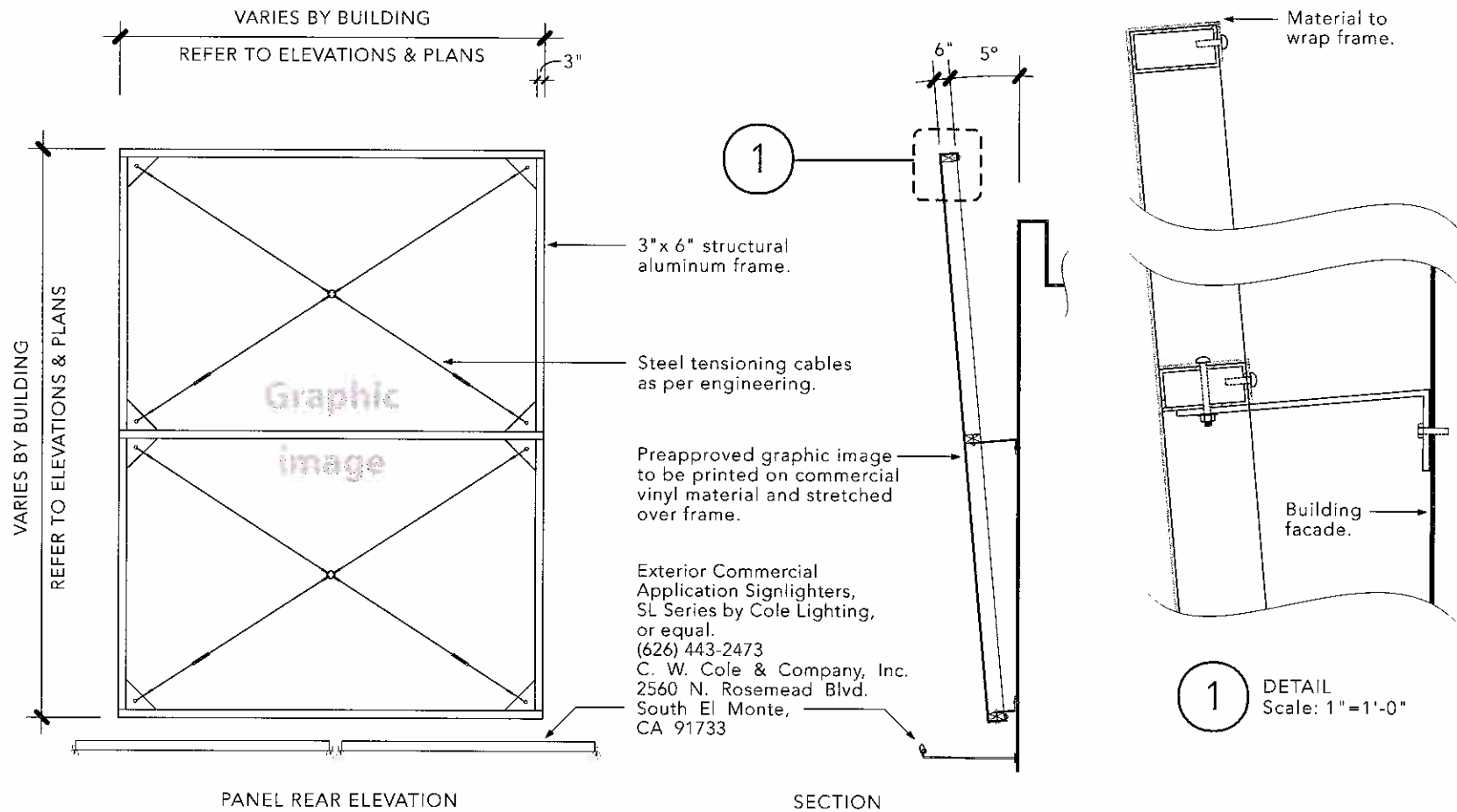
Scale: 1/64" = 1'-0"



LIFESTYLE GRAPHICS

SIGNTYPE 9

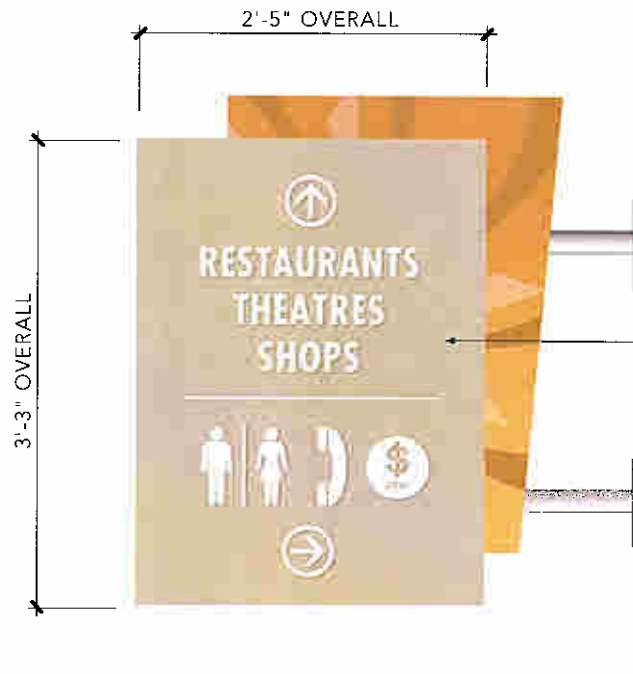
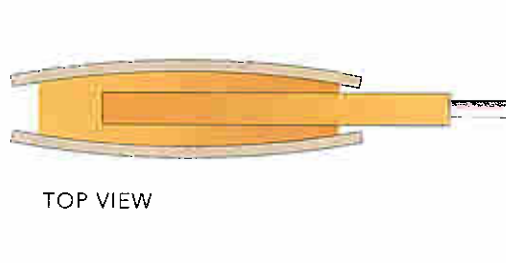
SCALE: 3/16" = 1'-0"



PEDESTRIAN DIRECTIONAL

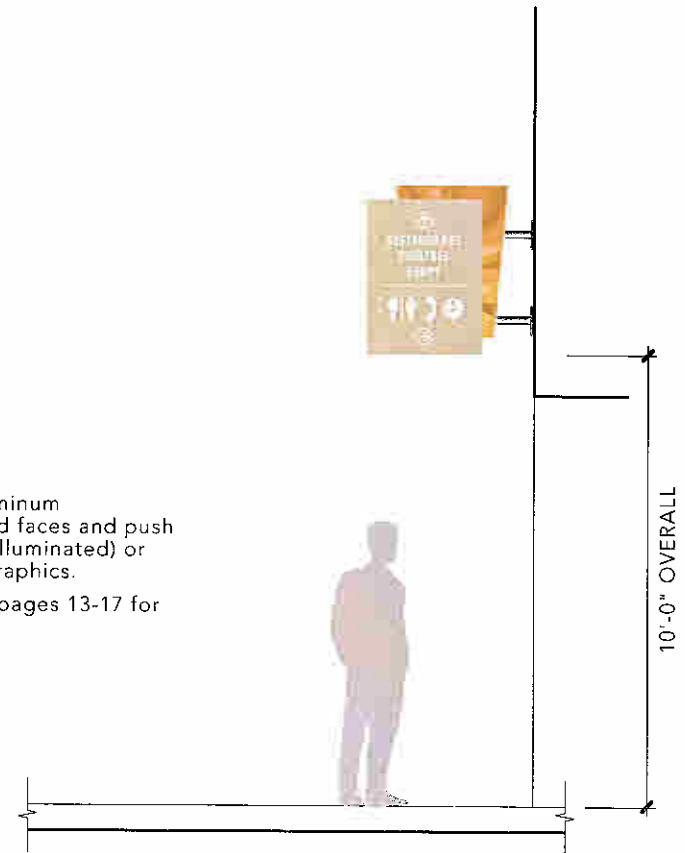
SIGNTYPE 10

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



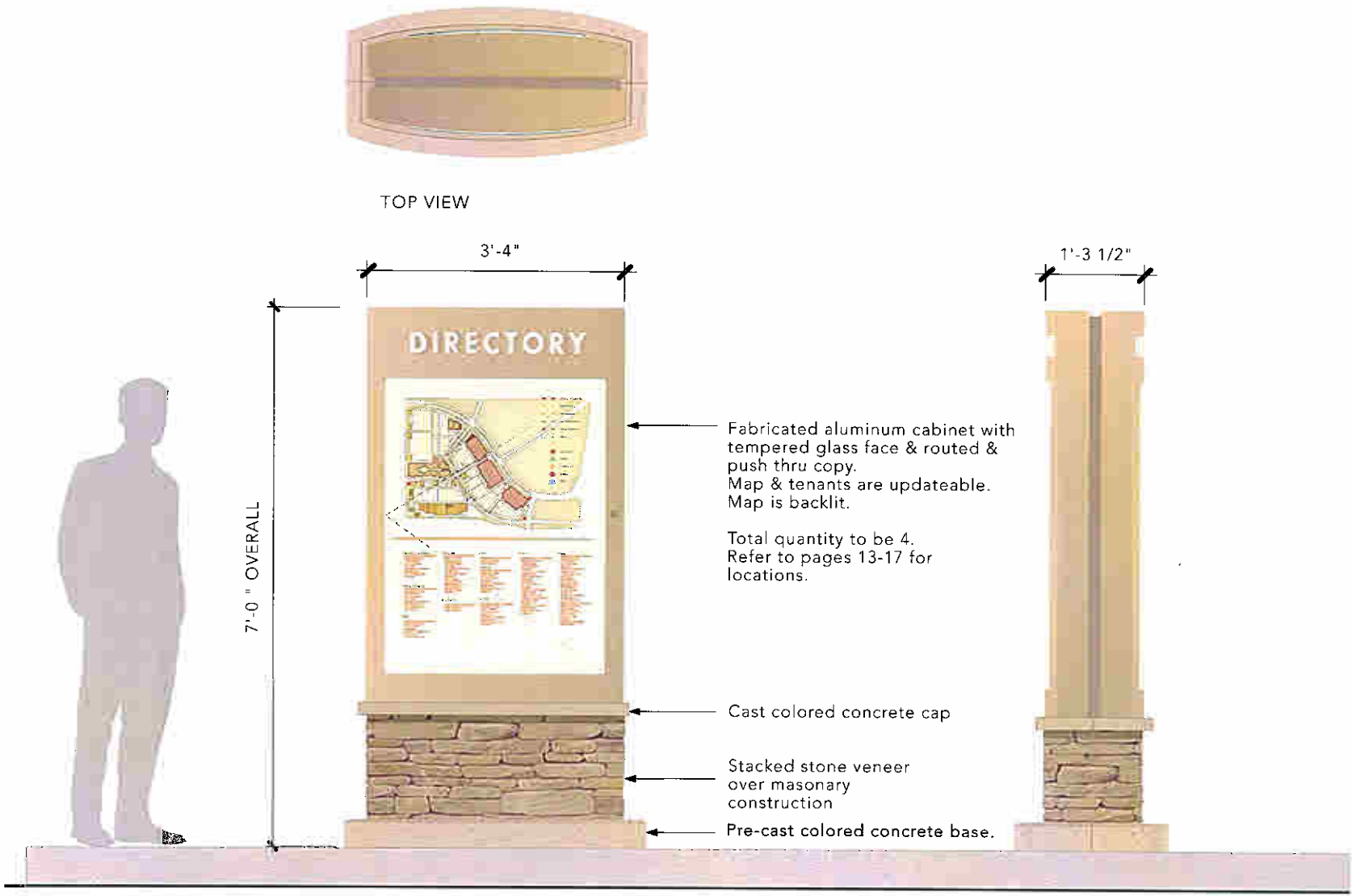
ELEVATION
Scale: 3/4" = 1'-0"

Fabricated aluminum sign with routed faces and push thru graphics (illuminated) or applied vinyl graphics.
Note: Refer to pages 13-17 for sign locations.



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

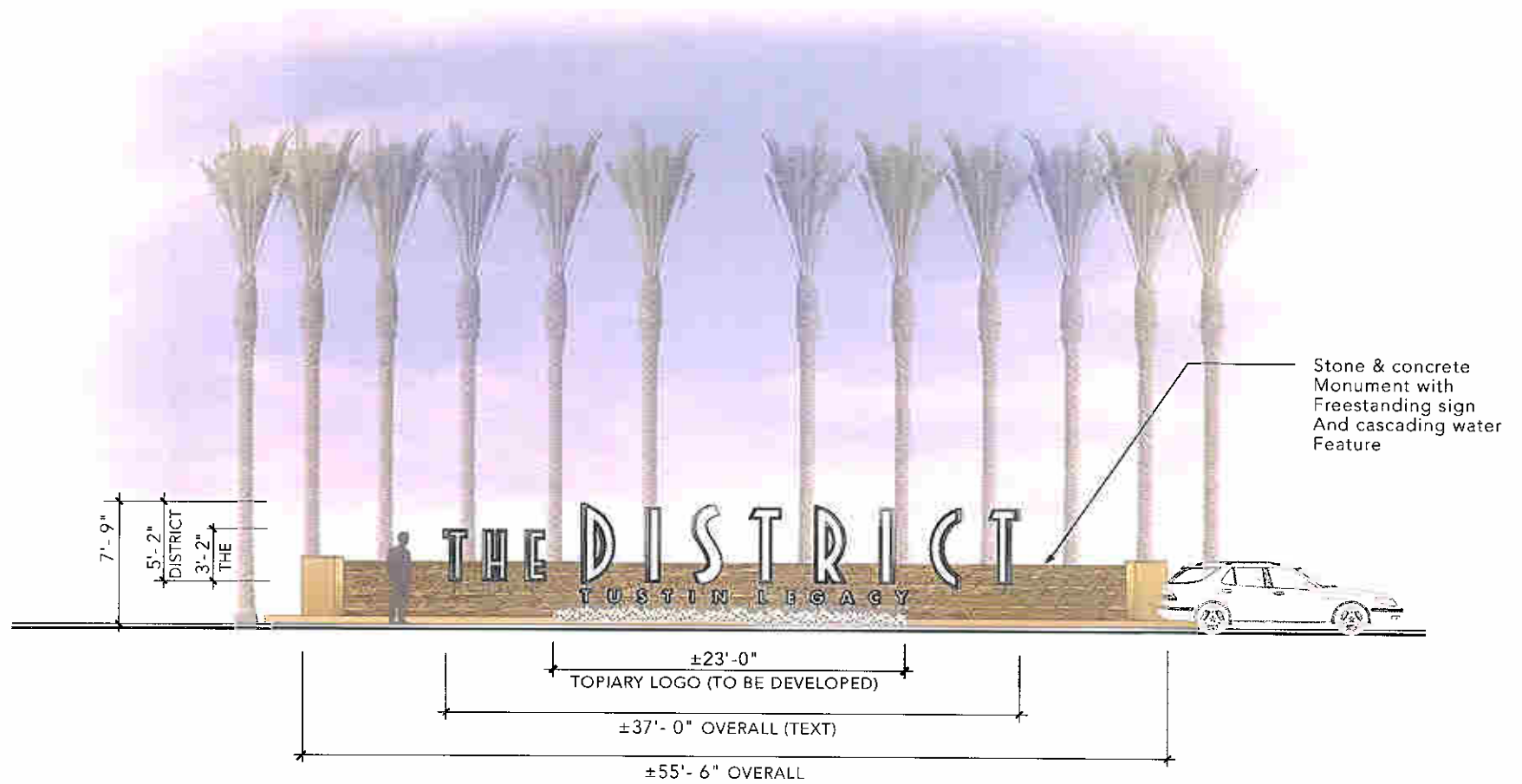
DIRECTORY
SIGNTYPE 11
SCALE: 1/2" = 1'-0"



WATER FEATURE ID MONUMENT SIGN

SIGNTYPE 13

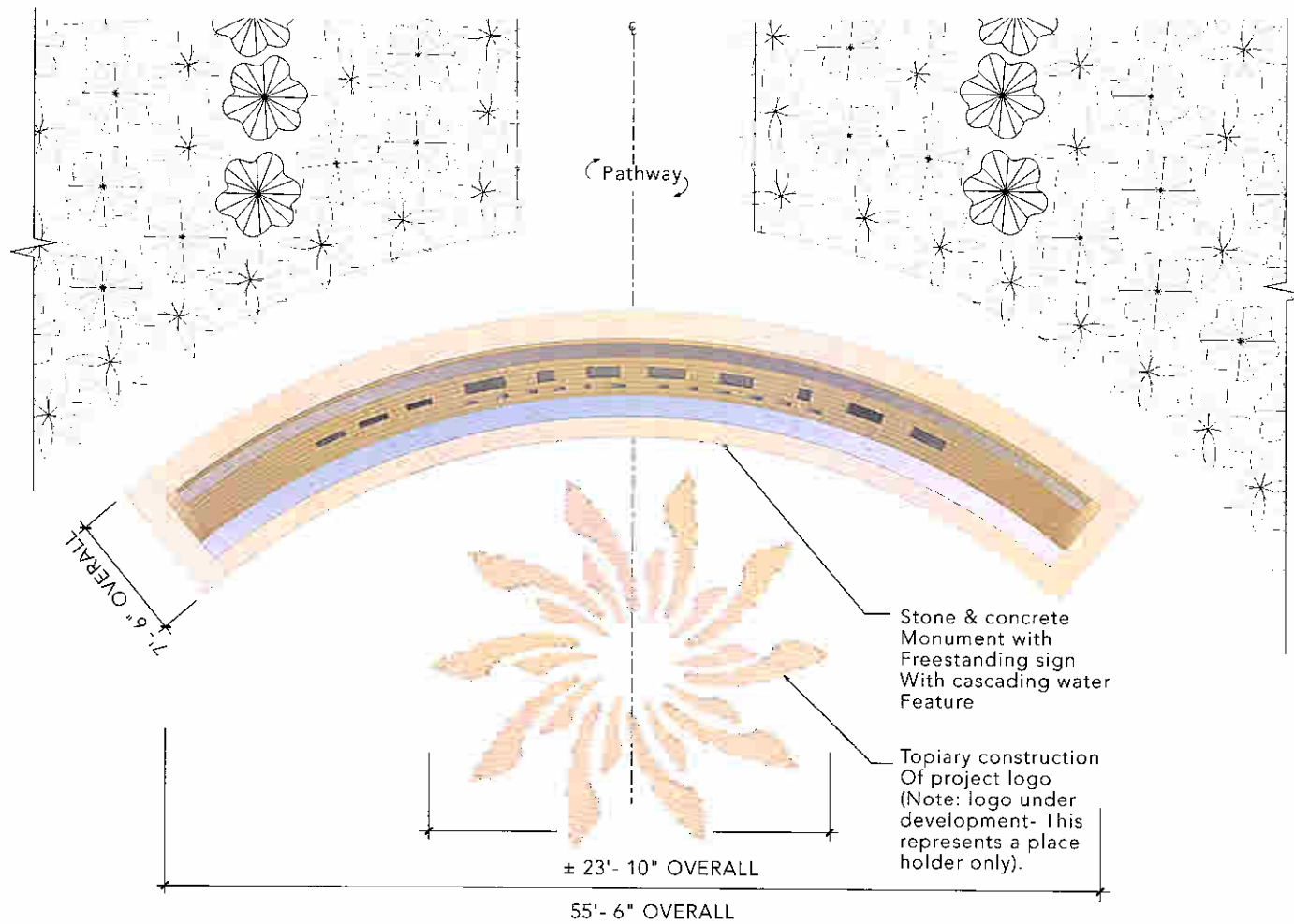
SCALE: 3/32" = 1'-0"



WATER FEATURE ID MONUMENT SIGN

SIGNTYPE 13

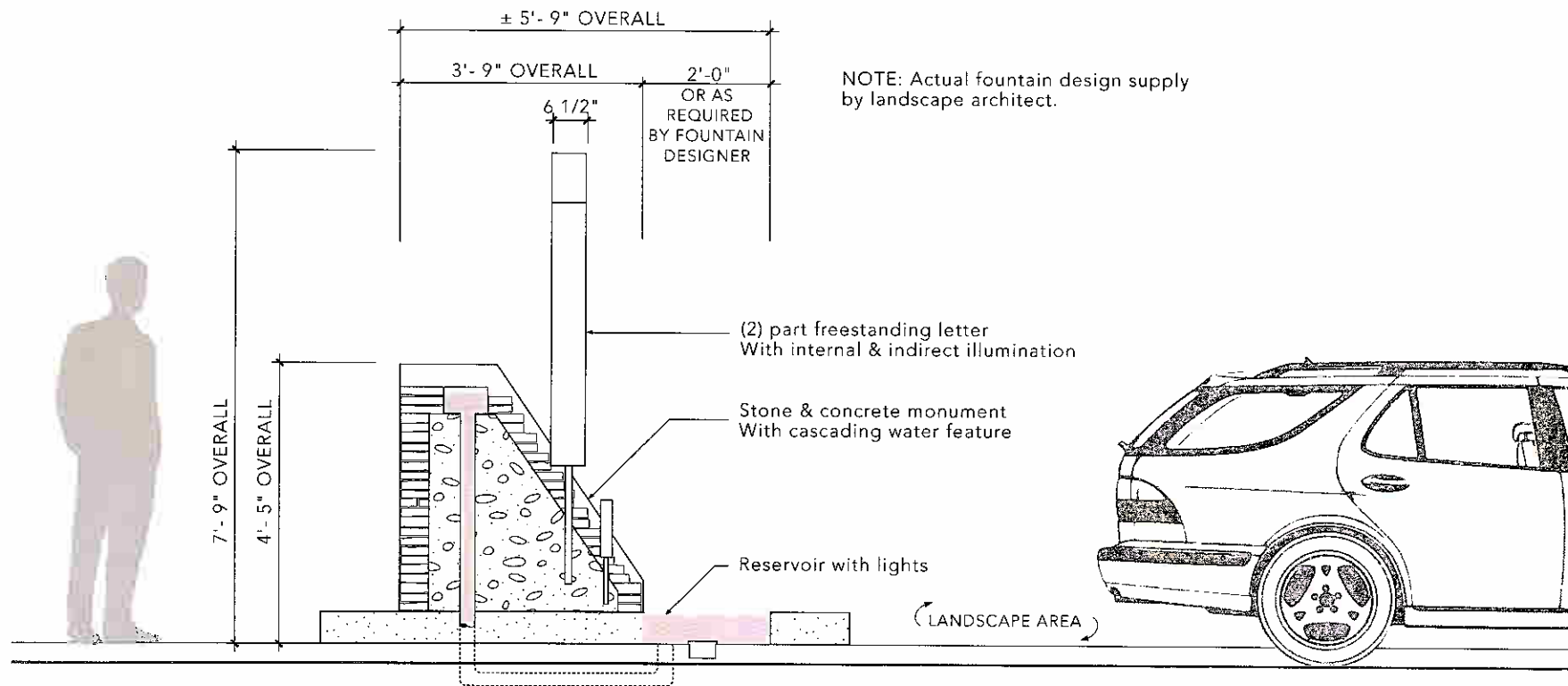
SCALE: 3/32" = 1'-0"



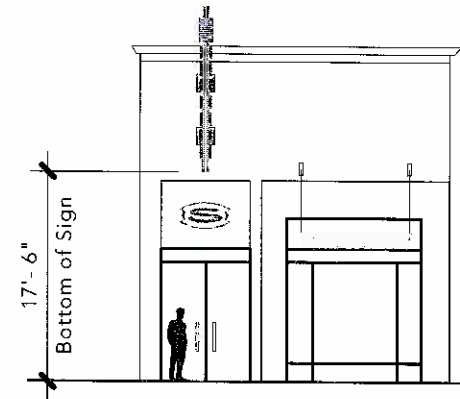
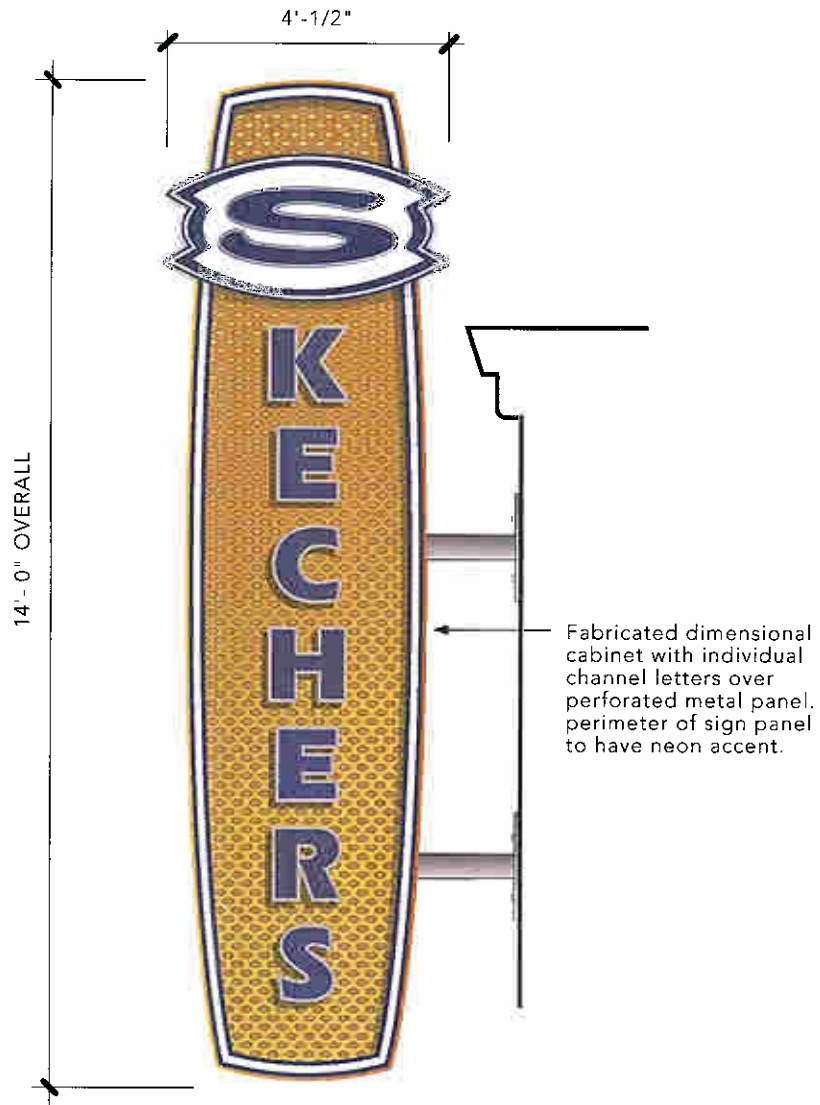
WATER FEATURE ID MONUMENT SIGN

SIGNTYPE 13

SCALE: 3/8" = 1'-0"



SKECHERS
TENANT BLADE SIGN
SCALE: 3/8" = 1'-0"



LOCATION
 Scale: 1/16" = 1'-0"

TILLY'S
 NON MAJORTENANT STORE FRONT SIGN
 SCALE: 3/8" = 1'-0"



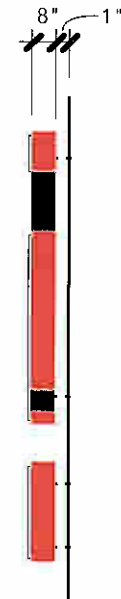
LOCATION
 Scale: 1/16" = 1'-0"



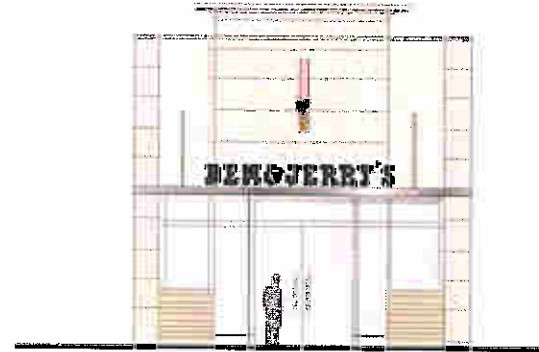
Fabricated aluminum
 dual-illuminated sign.

'Tilly's' letters and swoosh
 to be 1/2" thick push thru acrylic
 faces with applied translucent
 film (red) and painted returns (red)

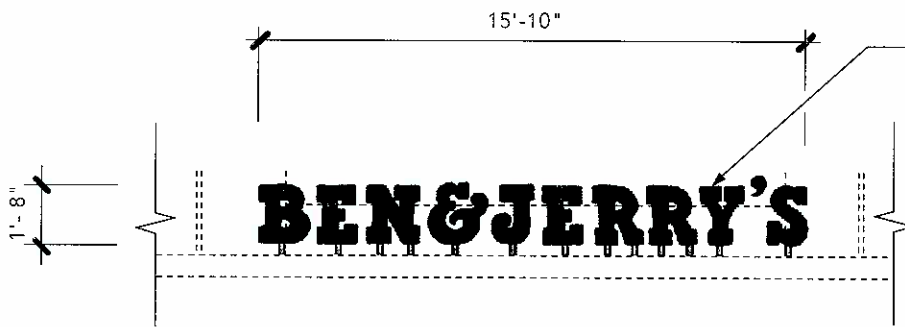
'T' to be reverse channel letter
 with halo-illumination only.



BEN & JERRY'S
 TENANT CANOPY SIGN
 SCALE: 3/16" = 1'-0"

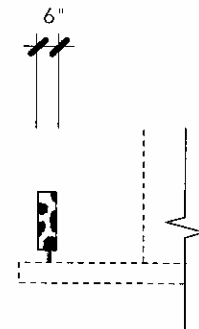


LOCATION
 Scale: 1/16" = 1'-0"



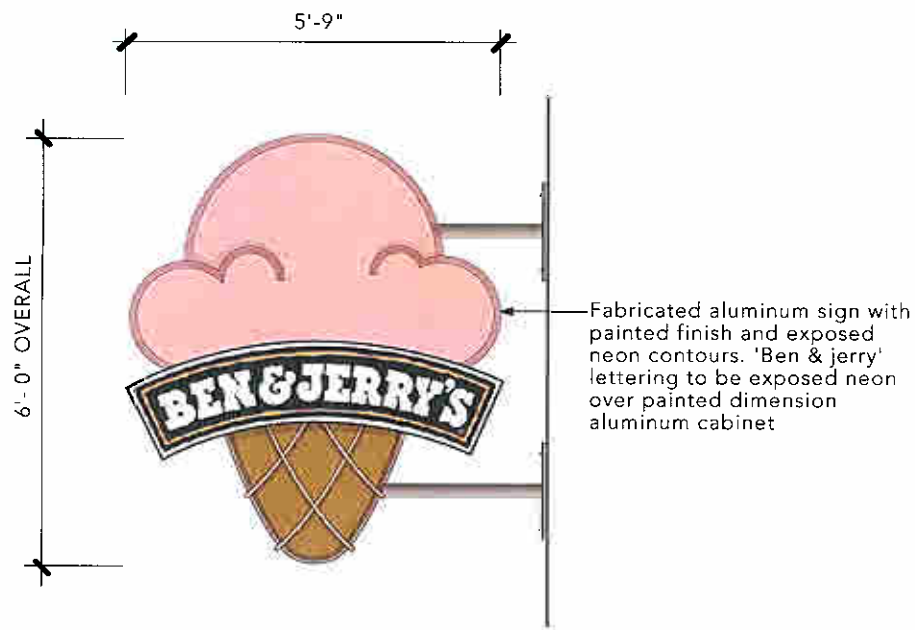
BEN & JERRY'S STOREFRONT SIGN

Individual freestanding letters with
 routed metal faces & 3/4" push
 through acrylic faces & translucent
 vinyl film overlay. Paint aluminum letter
 retruns with black & white cow patterns.



SIDE VIEW

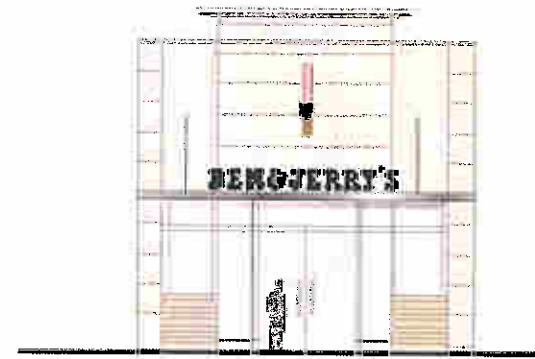
BEN & JERRY'S
 TENANT BLADE SIGN
 SCALE: 3/16" = 1'-0"



BEN & JERRY BLADE SIGN

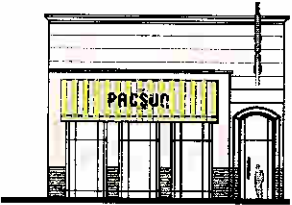


SIDE VIEW

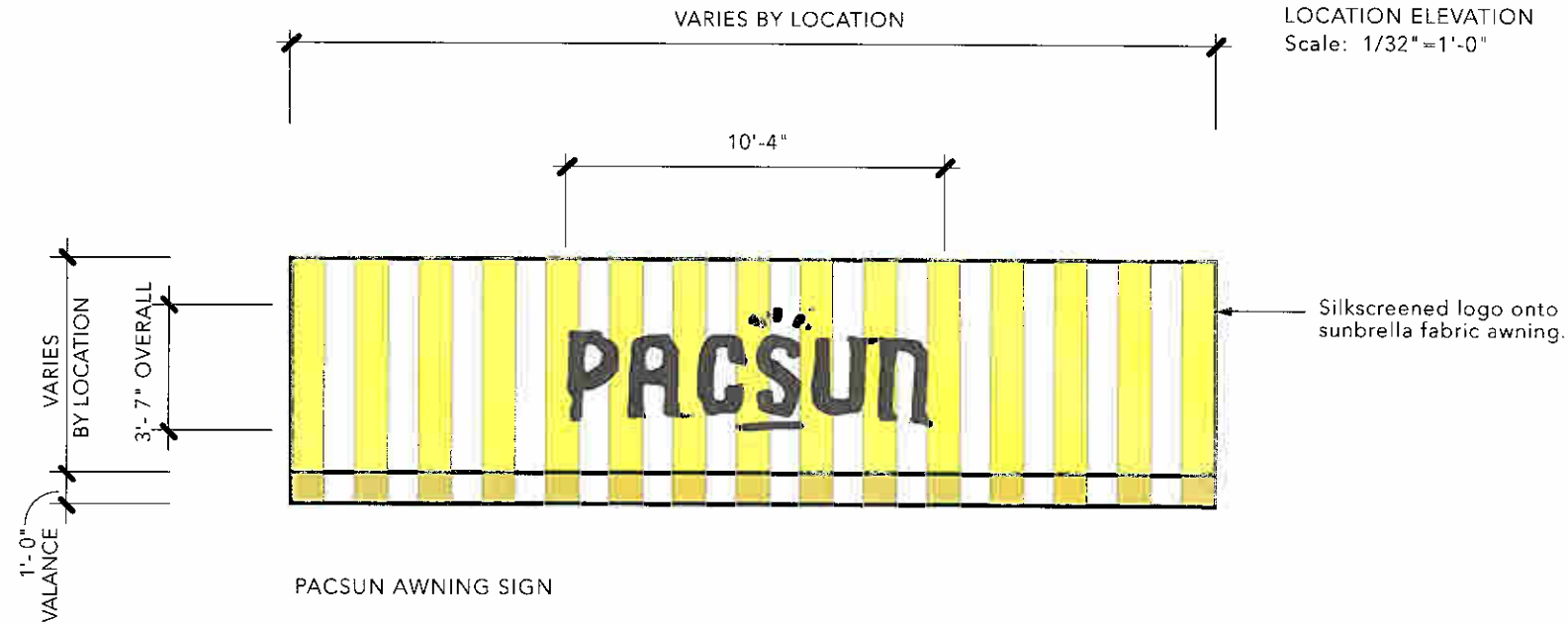


LOCATION
 Scale: 1/16" = 1'-0"

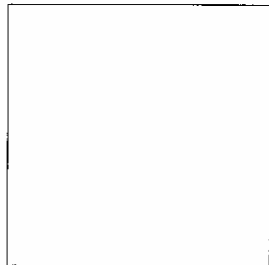
PACSUN
TENANT AWNING SIGN
SCALE: 3/16" = 1'-0"



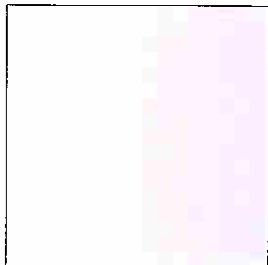
LOCATION ELEVATION
Scale: 1/32" = 1'-0"



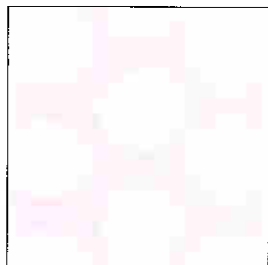
COLOR BOARD



ARISTECH ACRYLIC
7328 White



3FORM
Pure Crush



3FORM
Varia Collection
Industria: Cirque



DAVID COLORS
641 Medium Brown 1 Lb



STACKED STONE



DAVIS COLORS
(Colored Concrete)
Yosemite Brown 641



LIFESTYLE CENTER BANNER
PRINTED ON VUTEK



SHERWIN WILLIAMS
Regency Gold SW 2356



SHERWIN WILLIAMS
Rookwood Terra Cotta



MATTHEWS PAINT
MP00855



MATTHEWS PAINT
Warm Metallics
MP20060



SHERWIN WILLIAMS
Dried Grasses SW2362



LOWE'S BLUE



TARGET RED

PHOTOGRAPHIC REFERENCES

