



NOTICE OF DECISION

October 20, 2021

RE: DR14-17-S-B (DR21-144) University Building HSP Amendment

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding changes to HSP. Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved this Administrative Design Review with the following attached information and conditions:

1. Amended Heritage Sign Plan for the University Building at 92 Vaughn Avenue.
 - a. Re-allocation of wall signage allowance for two tenants.
 - b. Removal of identity banners.
 - c. Addition of window sign locations.

If you have any questions regarding the above, please contact me at (480) 503-6729.

Sincerely,

Amy Temes
Senior Planner

A handwritten signature in black ink, appearing to be "A. Temes", written in a cursive style.

Attachments:
HSP – University Building stamped and dated 10/20/2021

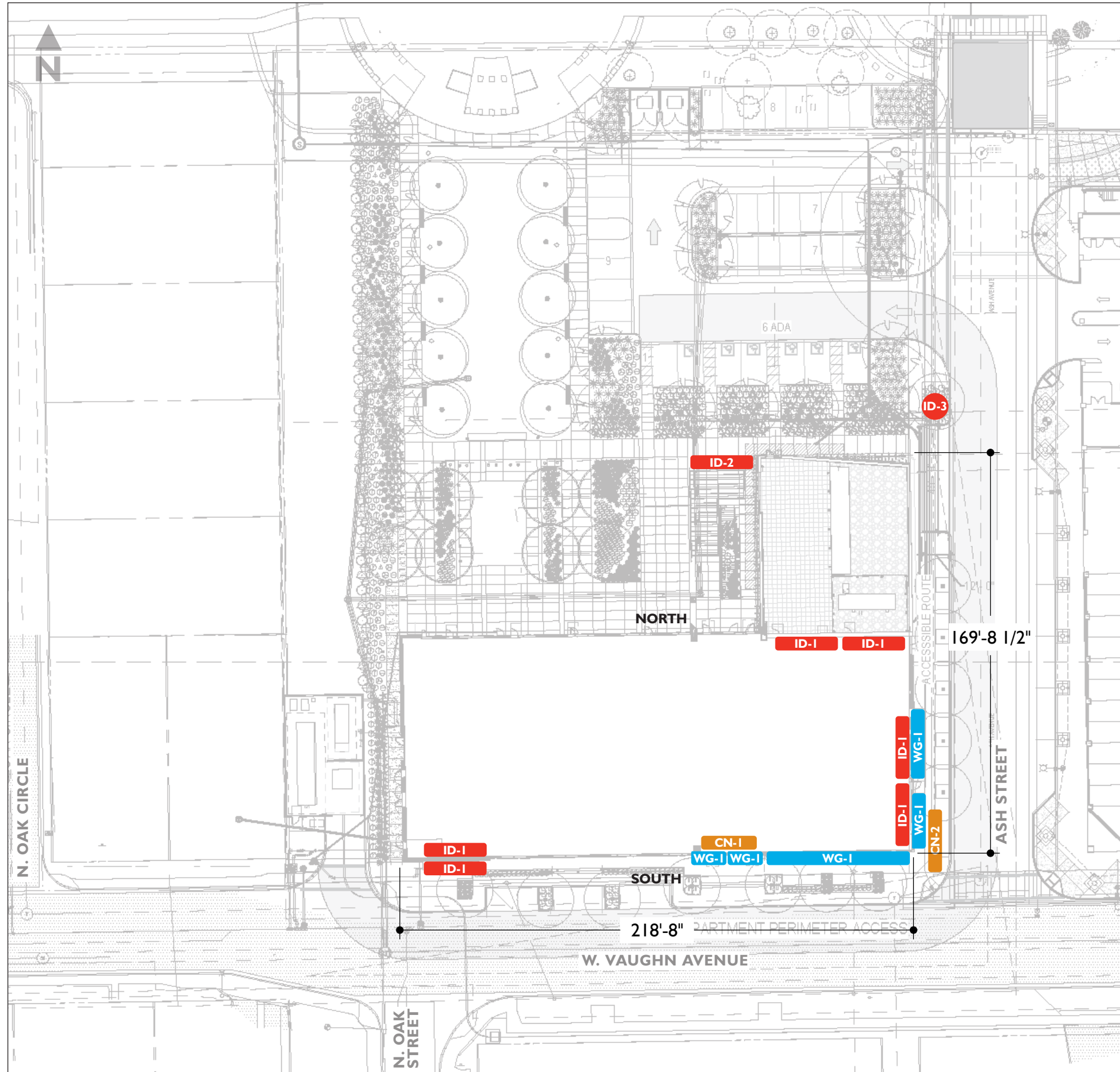


HERITAGE SIGN PLAN
Exterior Signage
Location Options
and Calculations

July 21, 2021
Revised October 20, 2021

Prepared By:
THINKING CAPS DESIGN
1425 north first street, suite 101
phoenix, arizona 85004
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BUILDING TOTAL WALL SIGNAGE ALLOWANCE
818 SF

PROPOSED SIGNS

WALL MOUNTED SIGNS

qty: 6 **ID-1 TENANT IDENTITY:**
Building Mounted

qty: 1 **ID-2 TENANT IDENTITY:**
Mounted to face of canopy

BUILDING ADDRESSING (CANOPY)

qty: 1 **CN-1 BUILDING ID/ADDRESSING:**
Mounted to grillwork over entry

qty: 1 **CN-2 BUILDING ID/ADDRESSING:**
Mounted to top of canopy

WINDOW GRAPHICS

qty: TBD **WG-1 TENANT GRAPHICS:**
Mounted first or second surface to window
(max area to be 25% of total window area)

FREESTANDING SIGNS

qty: 1 **ID-3 IDENTITY MONUMENT:**
Freestanding



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	SIGN TYPE & FUNCTION	TOTAL NUMBER	MAXIMUM HEIGHT	MAXIMUM SIGN AREA	LIGHTING METHOD	GENERAL MATERIALS	DRAWING SHEET
WALL MOUNT SIGNS	ID-1 TENANT IDENTITY: Building Mounted	6	4'-8"	488 SF total	Halo Lit and Internally Illuminated Cabinet	Painted Aluminum, Acrylic, and Applied Vinyl	1.03 thru 1.05
	ID-2 TENANT IDENTITY Mounted to face of canopy	1	10"±	19 SF total	Non-Illuminated	FCO Stainless Steel	1.05
CANOPY SIGNS	CN-1 BUILDING ID/ADDRESSING Framework Mounted (not to be counted as part of the aggregate sign area)	1	4'-2"	42.36 ¹	Non-Illuminated	FCO Stainless Steel	--
	CN-2 BUILDING ID/ADDRESSING Mounted to top of canopy (not to be counted as part of the aggregate sign area)	1	1'-1"	11 SF ¹	Non-Illuminated	FCO Stainless Steel	--
WINDOW GRAPHICS	WG-1 TENANT WINDOW GRAPHICS (max area to be 25% of total window area) Mounted first or second surface to window Graphics to be removed/replaced in the event of vandalism, sun fading, or other damage	TBD ³	TBD ³	301 SF±	Non-Illuminated	Vinyl	1.03, 1.04 & 1.06
FREESTANDING SIGNS	ID-3 IDENTITY MONUMENT: Freestanding	1	6'-0"	29 SF ²	Internally Illuminated	Painted Aluminum, Acrylic, Applied Vinyl, and Masonry (possible inclusion of electronic message center)	1.07

¹ Building addressing is not counted against total allowed building sign area

² Freestanding monument sign is not counted against total allowed building sign area

³ Tenant to provide proposed layouts for approval from Owner/Town of Gilbert

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drawing type:
FINAL
HSP EXHIBIT

start date:
07-21-21

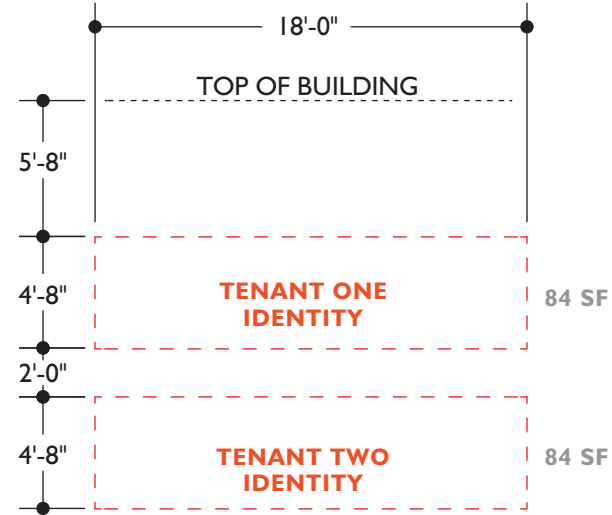
revisions:
10-20-2021

sign type/name:
**HERITAGE
SIGN PLAN
SIGN
LOCATIONS**

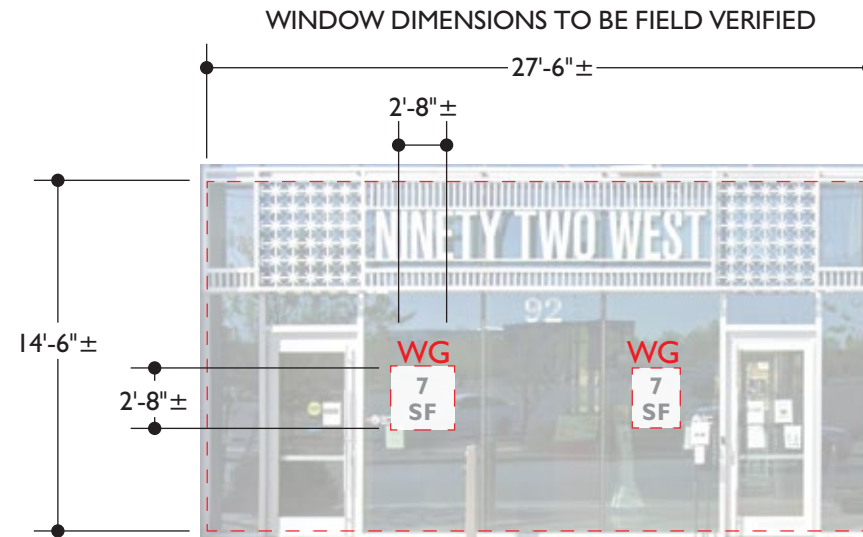
sheet: **1.02**

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92 WEST VAUGHN HERITAGE SIGN PLAN
SIGNAGE LOCATIONS AND CALCULATIONS

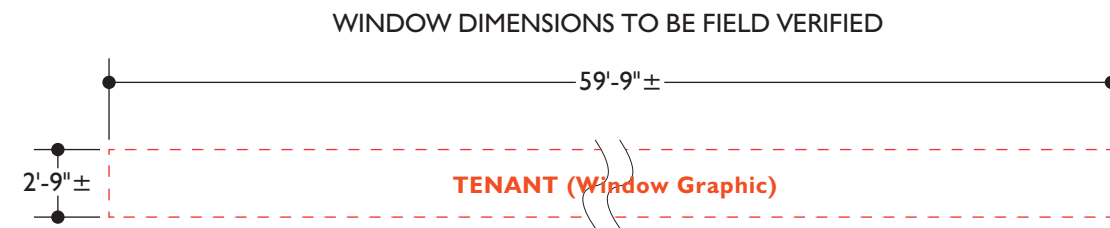


ID-1: WALL MOUNTED TENANT ID SIGNS – 168 SF
Scale: 1/8" = 1'-0"



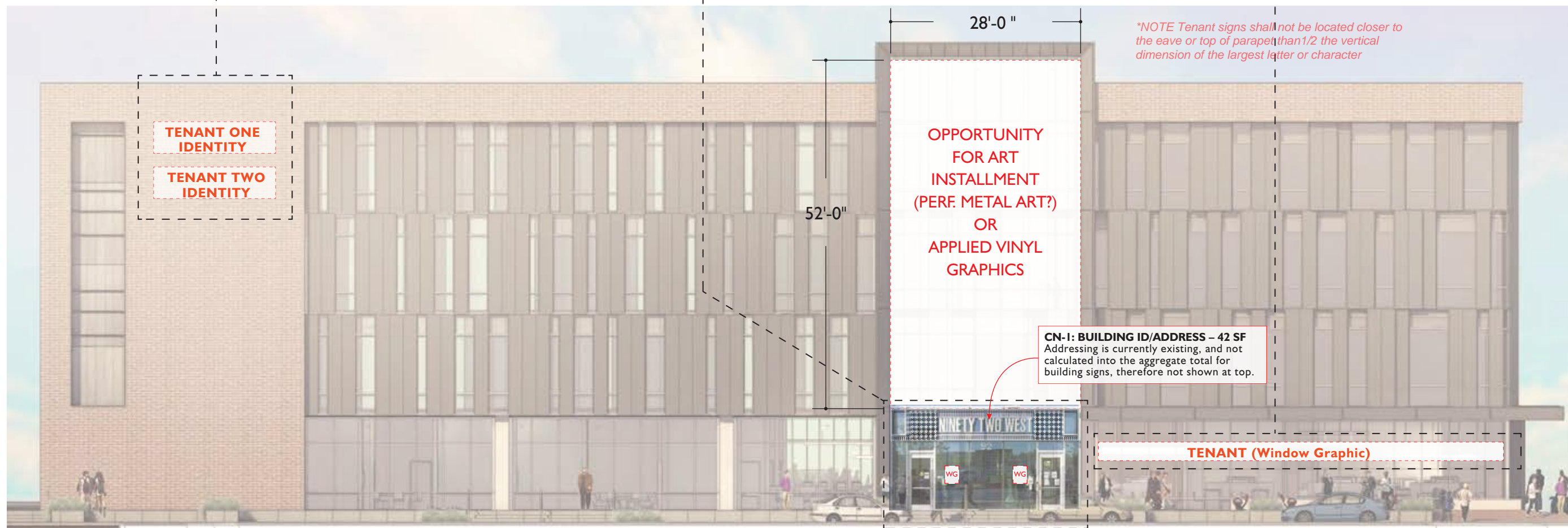
WG-1: TENANT WINDOW GRAPHICS – 14 SF
(max 25% of total window area)
Scale: 1/8" = 1'-0"

TOTAL AGGREGATE BUILDING SIGN AREA ALLOWED: 819.97 SF
TOTAL AGGREGATE BUILDING SIGN AREA PROPOSED (ALL ELEVATIONS): 808 SF
TOTAL SHOWN BELOW FOR SOUTH ELEVATION: 346 SF



WG-1: TENANT WINDOW GRAPHICS – 164 SF
(max 25% of total window area)
Scale: 1/8" = 1'-0"

NOTE: Window graphic area shown is for example purposes only - final window graphic layout and orientation to be provided by tenant for approval by Owner/Town of Gilbert



SOUTH ELEVATION
Scale: 1/16" = 1'-0"
346 SF total sign area on elevation

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SIGNAGE AND WAYFINDING
HERITAGE SIGN PLAN UPDATE

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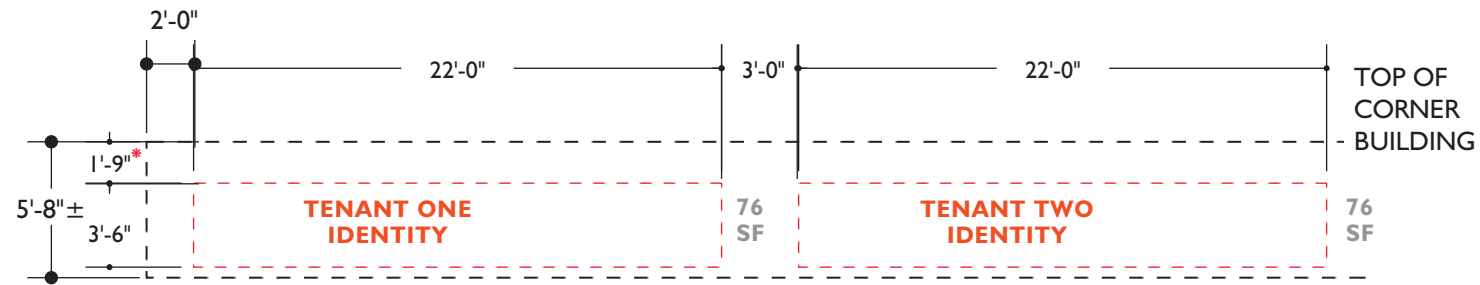
revisions:
10-20-2021

sign type/name:
**HERITAGE
SIGN PLAN
SIGN
LOCATIONS**

sheet: **1.03**

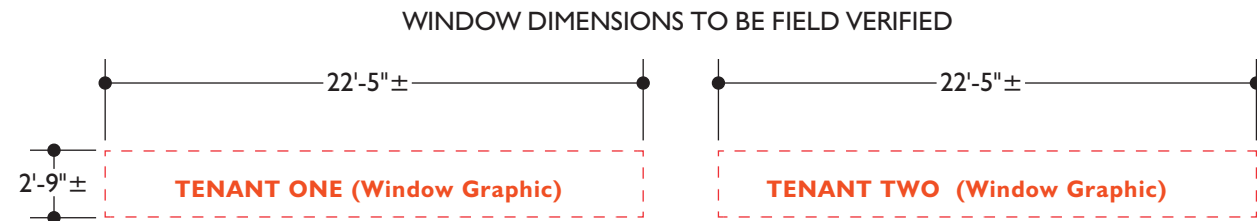
92 WEST VAUGHN HERITAGE SIGN PLAN
SIGNAGE LOCATIONS AND CALCULATIONS

TOTAL AGGREGATE BUILDING SIGN AREA ALLOWED: 819.97 SF
TOTAL AGGREGATE BUILDING SIGN AREA PROPOSED (ALL ELEVATIONS): 808 SF
TOTAL SHOWN BELOW FOR EAST ELEVATION: 275 SF



ID-1: WALL MOUNTED TENANT ID SIGNS – 152 SF
(max height of 80% height of wall area sign is mounted to)
Scale: 1/8"=1'-0"

**NOTE Tenant signs shall not be located closer to the eave or top of parapet than 1/2 the vertical dimension of the largest letter or character*



WG-1: TENANT WINDOW GRAPHICS – 123 SF±
(max 25% of total window area)
Scale: 1/8"=1'-0"

NOTE: Window graphic area shown is for example purposes only - final window graphic layout and orientation to be provided by tenant for approval by Owner/Town of Gilbert

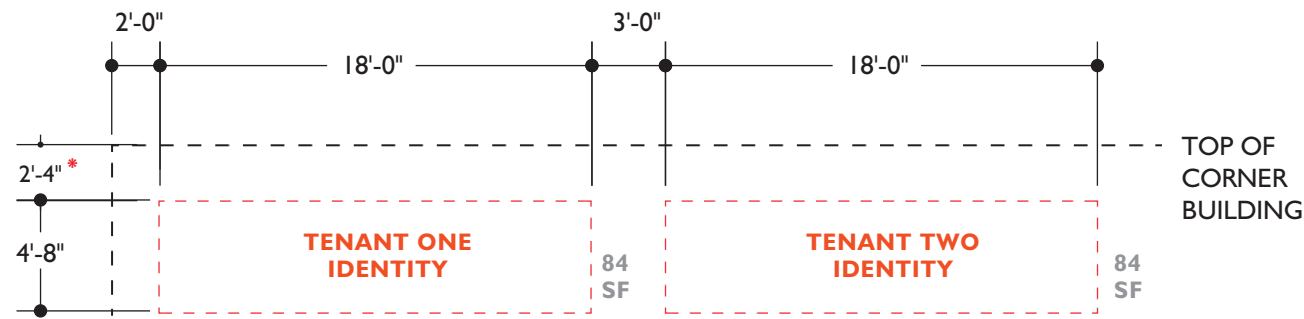


CN-2: BUILDING ID/ADDRESS – 11 SF
Addressing is currently existing, and not calculated into the aggregate total for building signs, therefore not shown at top.

EAST ELEVATION
Scale: 1/16"=1'-0"
285 SF total sign area on elevation

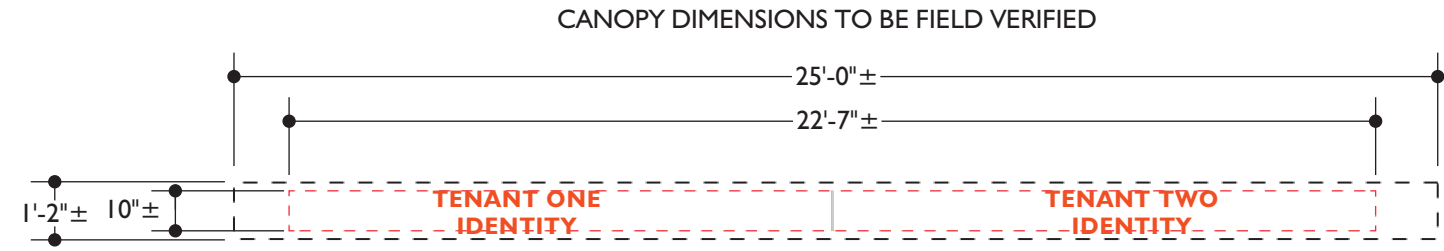
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ID-1: WALL MOUNTED TENANT ID SIGNS – 168 SF
Scale: 1/8" = 1'-0"

**NOTE Tenant signs shall not be located closer to the eave or top of parapet than 1/2 the vertical dimension of the largest letter or character*



ID-2: CANOPY MOUNTED TENANT ID SIGNS (non-illuminated) – 19 SF
Scale: 1/8" = 1'-0"



NORTH ELEVATION
Scale:
187 SF total sign area on elevation

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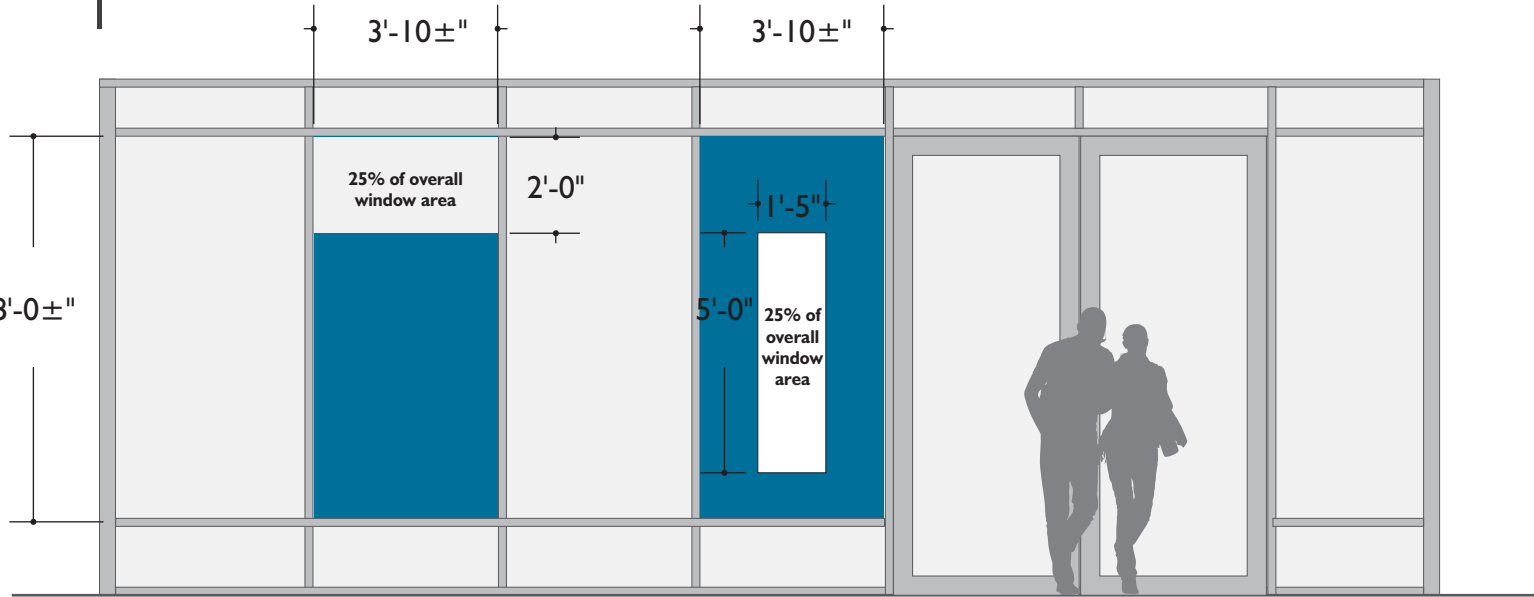
start date:
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revisions:
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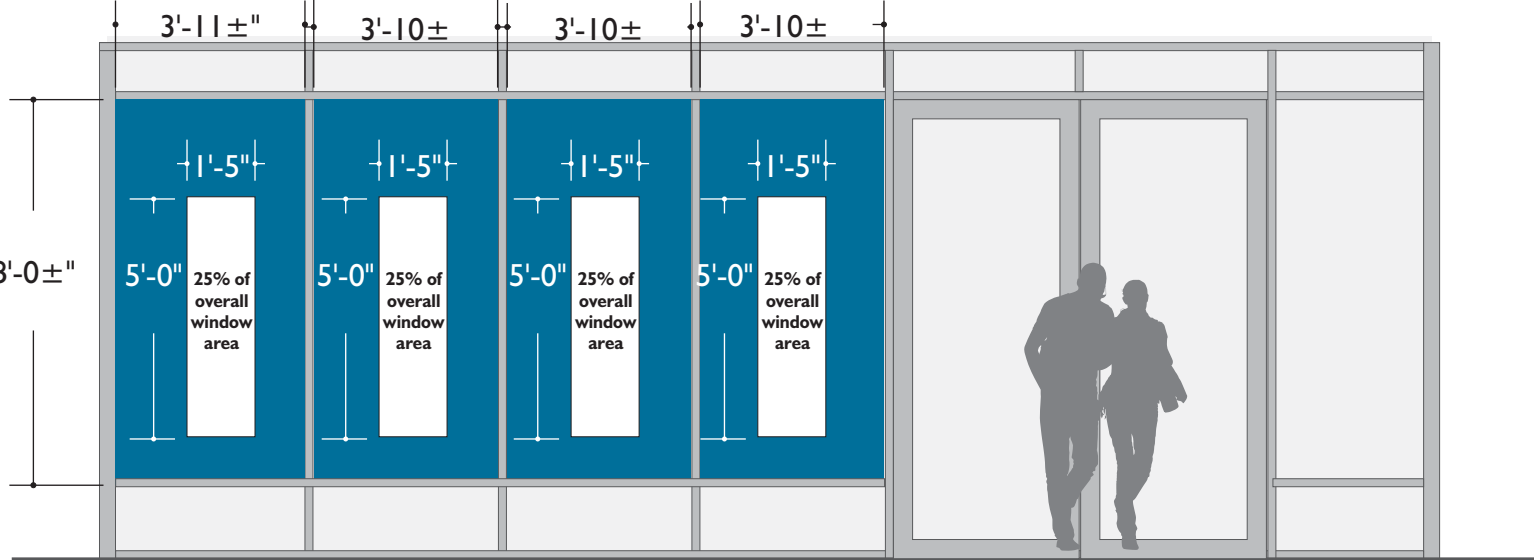
sign type/name:
**HERITAGE
SIGN PLAN
SIGN
LOCATIONS**

sheet: **1.05**

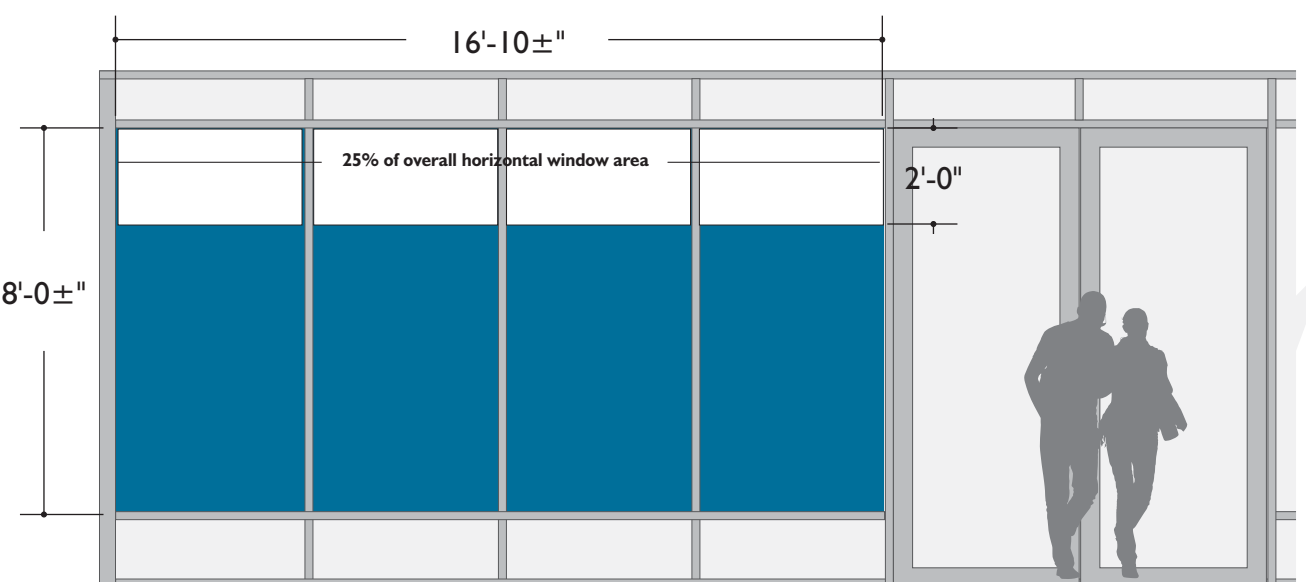
92 WEST VAUGHN HERITAGE SIGN WINDOW GRAPHICS CALCULATIONS



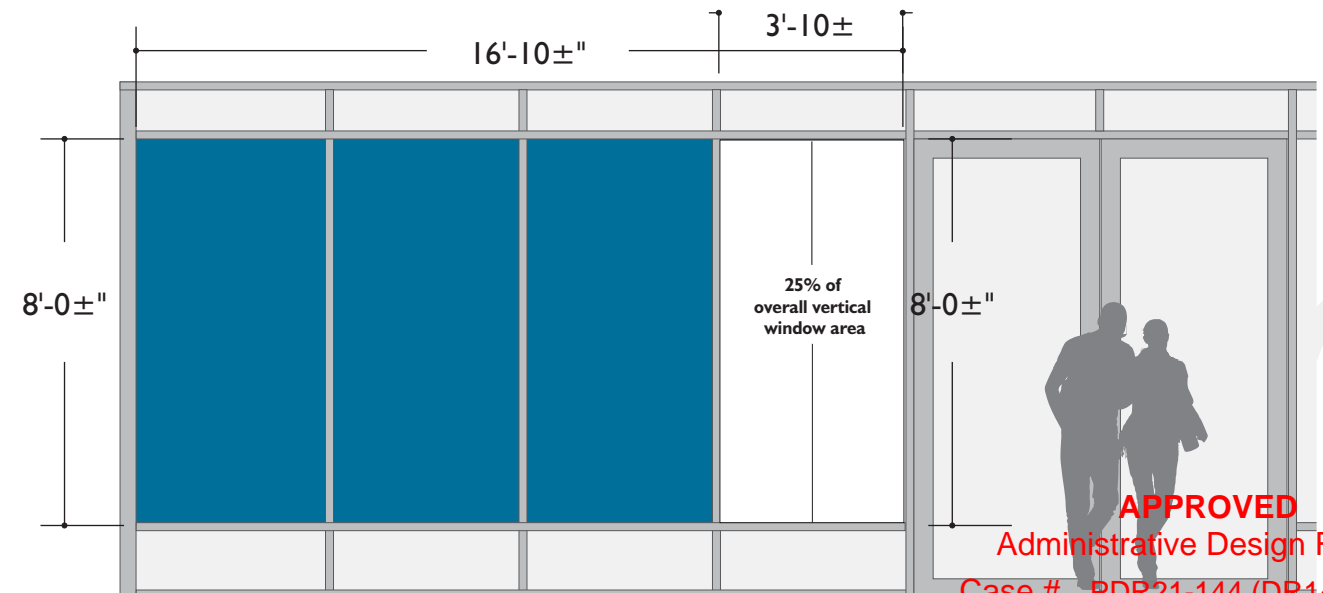
SINGLE WINDOW PANE AREA EXAMPLE (HORIZONTAL & VERTICAL)



GROUP OF WINDOW PANES AREA EXAMPLE (VERTICAL)



GROUP OF WINDOW PANES AREA EXAMPLE (HORIZONTAL)



GROUP OF WINDOW PANES AREA EXAMPLE (VERTICAL)

WINDOW GRAPHICS AREA CALCULATION

Window graphics may occupy 25% of the glass area on which it is placed. This could range from a single window pane, or a grouping of window panes (examples below). Building tenants to develop an overall unified orientation style, whether it be horizontal or vertical, to keep window graphics consistent across the building. Final layouts and window placement to be provided by tenants for approval by Owner/Town of Gilbert.

- Total individual window area= 39 Square Feet
- 25% window graphic= 7.5 Total Square Feet
 - A-Vertical Application = 1'-5" x 5'-0"
 - B-Horizontal Application = 3'-10" x 2'-0"

WINDOW GRAPHICS AREA CALCULATION

Window graphics may occupy 25% of the glass area on which it is placed. This could range from a single window pane, or a grouping of window panes (examples below). Building tenants to develop an overall unified orientation style, whether it be horizontal or vertical, to keep window graphics consistent across the building. Final layouts and window placement to be provided by tenants for approval by Owner/Town of Gilbert.

- Total group of window area demonstrated = 128 Square Feet
- 25% window graphic= 33 Total Square Feet ±
 - A-Overall Vertical Application = 4'-0" x 8'-0"
 - B-Overall Horizontal Application = 16'-10" x 2'-0"

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LOCATIONS**

sheet: **1.06**

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SITE AND TENANT IDENTITY FREESTANDING MONUMENT

This double-sided design will be positioned perpendicular to the street where it is located, to increase the visibility for passing vehicular traffic.

The freestanding monument sign takes cues from the building architecture, and will include a masonry base that closely resembles the 4"x16" CMU blocks used elsewhere on-site. Colors used on the main sign cabinet will closely match those found on the building's architecture.

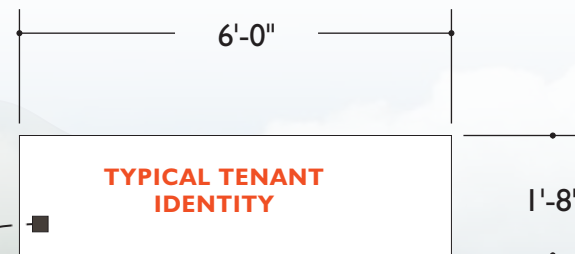
Address/Identification typeface used is Akzidenz Grotesk Medium Condensed.

DIMENSIONS

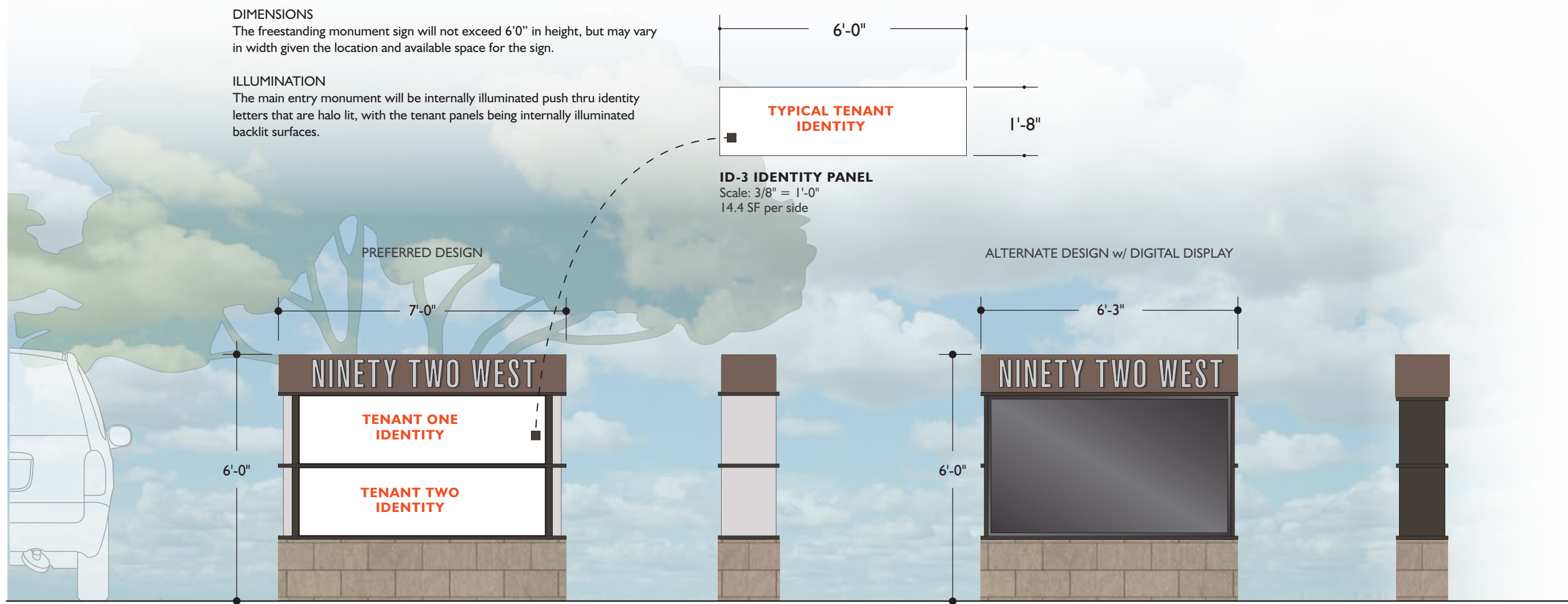
The freestanding monument sign will not exceed 6'0" in height, but may vary in width given the location and available space for the sign.

ILLUMINATION

The main entry monument will be internally illuminated push thru identity letters that are halo lit, with the tenant panels being internally illuminated backlit surfaces.



ID-3 IDENTITY PANEL
Scale: 3/8" = 1'-0"
14.4 SF per side



ID-3 ID-3 IDENTITY MONUMENT
Scale: 3/8" = 1'-0"
28.8 SF per side

SIDE VIEW

ID-3 ID-3 IDENTITY MONUMENT
Scale: 3/8" = 1'-0"
28.8 SF per side

SIDE VIEW

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SIGN PLAN
SIGN
LOCATIONS**

sheet: **1.07**