



NOTICE OF DECISION

September 19, 2016

RE: Backyard Taco Comprehensive Sign Plan

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding Backyard Taco Comprehensive Sign Plan. 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. Signs shall conform to Ordinance No. 2364 and the approved Comprehensive Sign Plan as attached.

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

Sincerely,

Amy Temes 
Senior Planner

Attachments:

Backyard Taco Comprehensive Sign Plan stamped and date 9/18/2016



SWC Higley Rd & Agritopia, Gilbert, AZ 85296

Sign Criteria

APPROVED
 Administrative Design Review
 Case # DA16-13 (DR-34S)
 Date September 19, 2016

Client:
Back Yard Taco

Location:
SWC Higley Rd & Agritopia
Gilbert, AZ 85296



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
150988

- 1 08 JUL 15 RKP
- 2 14 JUL 15 RKP
- 3 11 AUG 15 RKP
- 4 03 SEP 15 RKP
- 5 24 NOV 15 RKP
- 6 11 JAN 16 RKP
- 7 14 APR 16
- 8 19 SEP 16
- 9 n/a
- 10 n/a

Project Manager:
Raymond Owens
E-Mail:
raymond@royalsign.net

Approval Signatures

X
Client

X
Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

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Sheet Title
Site Plan

Page Number

I. Signage and Graphics Criteria

The intent of the Signage and Graphics Criteria for BYT Retail Shops is to produce a consistent collage of signs that tastefully inform, delight and stimulate the shopper while fitting in seamlessly with the context of the environment. All proposed designs and sign materials must be consistent with the design theme, enhancing the storefront and evoking a positive retail image. Each proposed sign will be evaluated on its originality and compatibility with the neighboring signs and its overall image at BYT Shops.

All signs must comply with all Town of Gilbert signage ordinances and will be required to have sign permits issued by the Town of Gilbert. The Landlord reserves the sole right to interpret, enforce and administer this Signage and Graphics Criteria. Sign criteria for parcel within Agritopia are governed under Ordinances 1305 & 2364.

Marquee signs are allowed per ordinance. Marquee signs are perpendicular to the face of the building. Such a sign may extend beyond the top of the building by up to 25% of the height of the building. The number of such signs shall be limited to six (6) in Agritopia EpiCenter and one (1) in Agritopia Village North & one (1) in Agritopia Village South. The marquee must be in keeping with the theme of the business and may feature animated neon and esposed tube neon. The use of a marquee shall not reduce the square footage allowed for other signs under the Sign Code.

Signs mounted on the roof are allowed for restaurants on pads, but only in instance where it is in keeping with the theme of the restaurant.

A vehicle, tractor, or agricultural trailer may be used as a sign, so long as it fits with the theme of a retail store or restaurant, does not pose safety risk and is not on a sidewalk or street.


Signs may NOT be painted on fences, building or rocks.

Signs hanging below awnings for pedestrian viewing shall be allowed but no more than 6 square feet and 8'-6" clear.

II. General Requirements

- A). Imaginative sign layouts are encouraged withing the parameters of the Town of Gilbert LDC & Ordinances 1305 & 2364
- B). Each tenant will submit digital copies of detailed drawings specifying the location, size, layout, design methods of illumination and color of the proposed sign, including lettering and/or any special logo graphics.
- C). After written approval of the tenant's sign plans have been provided by the Landlord, all permits for signs and their installation shall be obtained by the tenant or its representative from the Town of Gilbert prior to sign installation.
- D). The tenant must have their signage installed no later than 45 days after opening business to the public.
- E). Any signs installed or placed by the tenant on the premises or within the common area without the prior written approval of the Landlord will be subject to removal and proper installation at the tenant's cost. The tenant shall upon request of the Landlord, immediately remove any sign placed in, upon, above or about the premises, or in the common area, and which has not been approved in writing by the Landlord. If the tenant fails or refuses to do so, the Landlord may enter upon the premises and remove the same. The tenant shall be responsible for damages to cover the cost of repairs to sign fascia or removal of signage resulting from unapproved installations. The tenant shall be solely responsible for any and all fines, duties and liens whatsoever imposed upon the Landlord or BYT by any governmental body or agency having jurisdiction there over pertaining to any sign which the tenant has placed or permitted to be placed in, upon, above or about the premises which is in violation of any ordinance, rule, law, directive, regulation, requirement, guideline or order of such body or agency. The tenant agrees that the exterior signs of the premises shall remain illuminated during the standard hours of operation established by the Landlord.

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Raymond Owens	
E-Mail:	
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Restaurant Exterior	
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III. Sign Design Criteria Grid

Sign Type	Size	Location	Height	Illumination	Materials
Wall	Buildings within 75' of ROW shall be allowed 1 square foot of sign area per 1 lineal foot of frontage. Buildings greater than 75' from the ROW shall be allowed 1.5 square foot of sign area per 1 lineal foot of frontage. PAD building has double frontage thus multiplier is 2. Frontage is based on the street elevation or the elevation which main access is taken. Signs Facing residential shall be not exceed 16 square feet. The same calculations shall apply to Marquee sign. The Marquee sign allowance will be separate from the wall sign allowance.	Wall signs must be located above the leased space and within the designated building envelope. If a tenant owns more than one suite, their wall sign location will be determined on an individual basis subject to approval by the Landlord. Signs shall not exceed 80% of the width or height of the tenant sign band and may not obstruct architectural features. Signs facing residential shall not exceed 14'-0" above grade. Marquee signs are allowed perpendicular to the face of the building.	The leading edge of any wall sign may not extend above the perimeter of the designated sign envelope. The Marquee may extend beyond the top of the building by up to 25% of the height of the building.	Exposed neon or plex face lit. Other forms of illumination permissible with land lord approval. Signs facing residential land use shall be non-illuminated, no higher than 14' above grade & shall not exceed 16 square feet in area.	Aluminum, acrylic, painted metal. No painted wall signs allowed. All electrical sign components must be U.L. rated. No labels will be permitted on the exposed surface of signs, except those required by local ordinances. All penetrations of the building structure required for sign installation must be neatly sealed in a watertight condition.
Suspended Signs	One per tenant, max 6 square feet. Suspended signage counts against the sum total sign area allowed for each tenant.	Placed perpendicular in front of tenant's leased space underneath the canopy.	Under canopy signs must be mounted at a minimum height of 8' 6" as measured from grade to the lowest edge of the sign.	Non-illuminated	Aluminum or acrylic with a minimum depth of 3/16". All copy must be applied using flat cut out characters. Vinyl applications will not be approved
Window Signs	Window signage should be subtle and toned down. No window wraps or coverings will be permitted. The quantity, size, color and placement of all window signage will be reviewed on an individual tenant and site-specific basis. Area not to exceed 25% of the total window area. Window signs are not part of wall sign allowance.	On the windows of a tenant's leased space.	The height of all window signage will be reviewed on an individual tenant and site-specific basis.	Non-illuminated.	Applied vinyl graphics and glazing.
Freestanding Signs	Maximum 2 freestanding signs allowed. The usage of tenant panels on the freestanding sign will be determined by, and at the discretion of the Landlord.	Freestanding & multi tenant monument sign will be located perpendicular to Higley Road.	The BYT monument sign will be 36'-0" from grade to top of sign. Height allowance for theme based freestanding signs is based design per staff determination 2012. The multi tenant monument sign not to exceed 10'-0" from grade to top of sign.	Internally illuminated. LED changeable message display allowed. Eight second min. display time. No flashing or animation is allowed.	Aluminum, acrylic, painted metal with light Montex finish. All electrical components must be U.L. rated. Tenant panels: Routed aluminum with 1/2" white plex push thru copy. Tenants may utilize corporate standards with land lord approval.
Banners Only Grand Opening Banners Permitted	Temporary banner subject to Town of Gilbert sign code. See Table 4.402 Criteria A. 120 calendar day maximum.	Grand opening banners must be mounted securely and must not be allowed to flap in the wind.	Grand opening banners must be mounted flush to exterior wall.	Non-illuminated.	Grand opening banners must be approved by the Landlord and the Town of Gilbert. All banners must be removed after the permit for said banner has expired
Drive Thru	50 square feet max.	Location shall be approved by the Design Review Board as part of a final Design Review, Master Sign Plan or administratively by the Director of Planning as set forth in Section 5.62B.1 as part of a Comprehensive Sign Program.	7 feet in height.	Shall be illuminated or non-illuminated..	Metal with acrylic faces. APPROVED Administrative Design Review Case # DA16-13 (DR-34S) Date September 19, 2016
Directional Signs	3 square feet in area and 3 feet in height. Limit 2 per drive thru lane.	Signs shall be set back a minimum of 25 feet from right of way.	3 feet in height.	Shall be illuminated or non-illuminated..	Metal with acrylic faces.

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- 10 n/a

Project Manager:
Raymond Owens
E-Mail:
raymond@royalsign.net

Approval Signatures

X _____
Client

X _____
Landlord

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Restaurant
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Page Number

IV. Prohibited Signs


- Raceway mounted signage except if approved through Zoning interpretation by the Zoning Administrator.
- Painted or hand lettered signs.
- Paper, cardboard and Styrofoam signs.
- Vacuum formed or injection-molded plastic signs.
- Flashing, moving or audible signs.
- Inflatable signs or graphic devices.
- Flags or pennants.
- Internally illuminated awnings.
- Other signs deemed unsuitable by the Landlord.
- PK mounted Illumination.

V. Upon Completion of Tenure

Customer is responsible for:

- Removal of all retired signage.
- Replace any signage “eyebrows” used for tenants signage.
- Re-facing their under canopy sign with a new, blank face.
- Replacing any occupied tenant panels with new, blank units.

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Approval Signatures

X Client

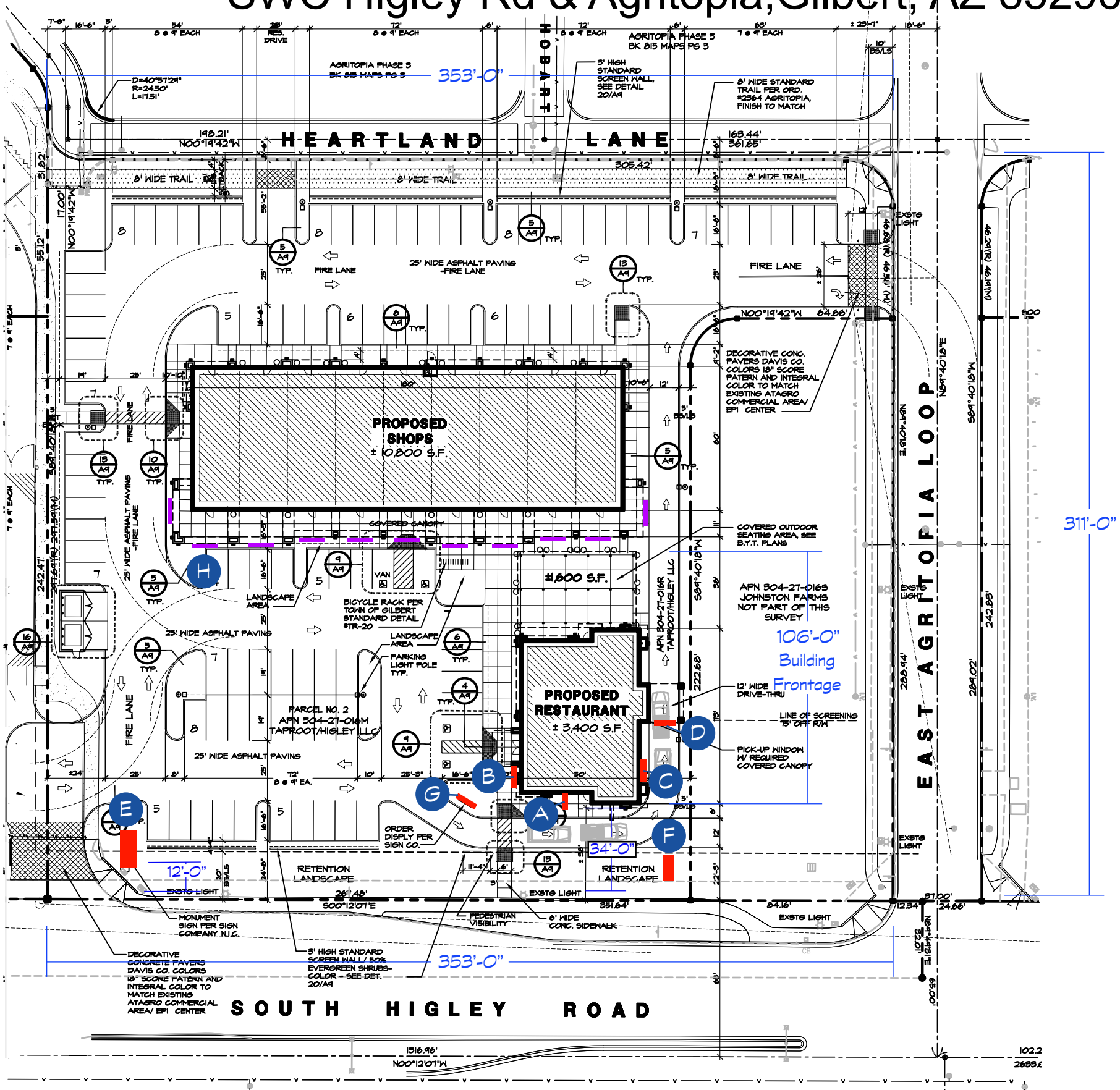
X Landlord

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Page 5

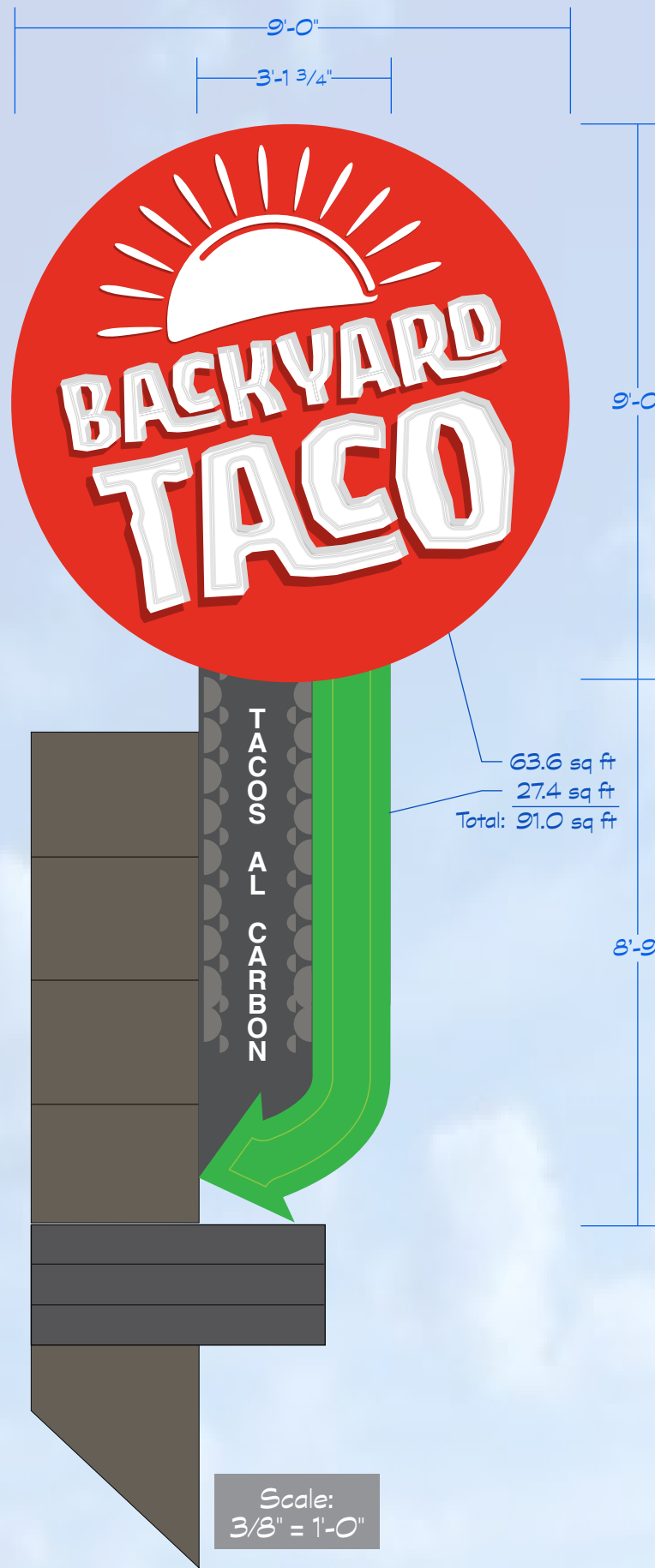


- Sign A - Marquee Sign
107 sf allowed
91 sf proposed
- Wall Signs Restaurant Pad - 107 sf Allowable
- Sign B - Wall Sign (restaurant pad)
28.28
- Sign C - Wall Sign (restaurant pad)
62.3
- Sign D - Wall Sign (restaurant pad)
11.74
- Restaurant Pad Signs Total - 102.32
- Freestanding Tenant Monument Signs (2 max, 60 sf max each)
- Sign E - Truck
60 sf proposed
- Sign F - Wagon
60 sf proposed
- Sign G - Drive Through Menu Board
50 sf allowable
34 sf proposed
- Sign H - Proposed Tenant Signage (see page 6)

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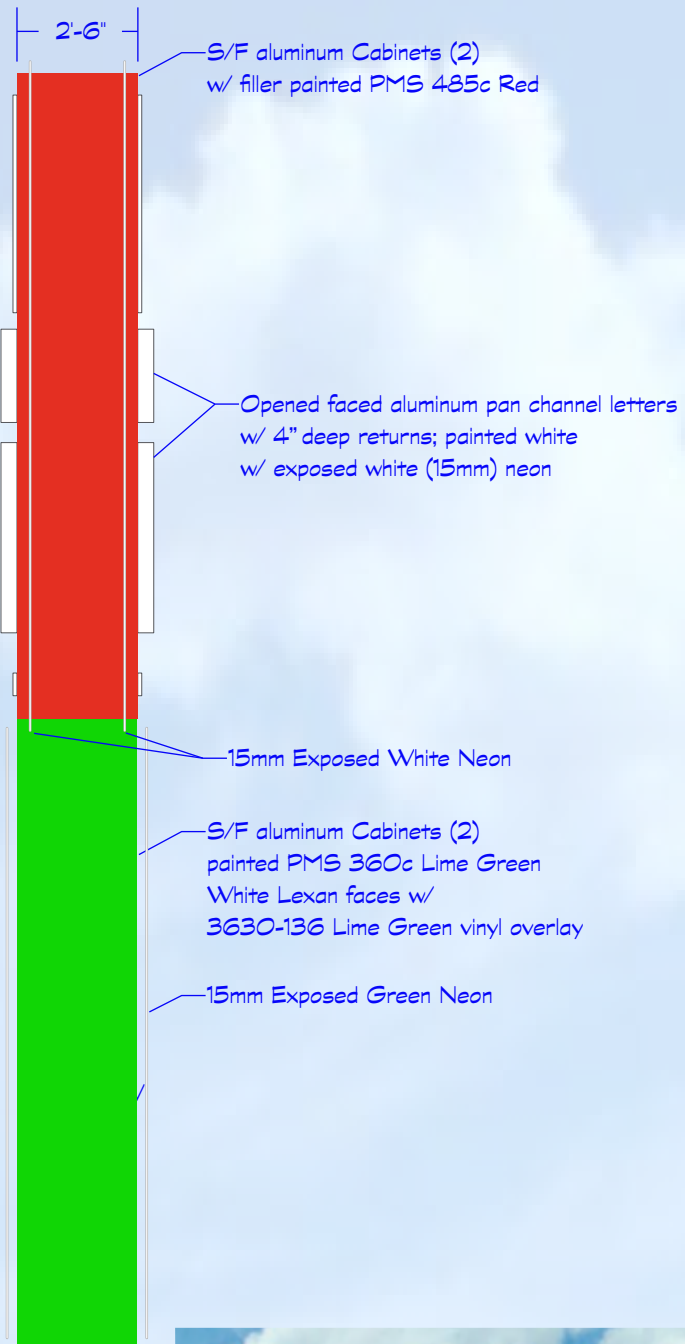
SITE PLAN NST



63.6 sq ft
27.4 sq ft
Total: 91.0 sq ft

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

S. Elevation
3/32" = 1'-0"



S/F aluminum Cabinets (2)
w/ filler painted PMS 485c Red

Opened faced aluminum pan channel letters
w/ 4" deep returns; painted white
w/ exposed white (15mm) neon

15mm Exposed White Neon

S/F aluminum Cabinets (2)
painted PMS 360c Lime Green
White Lexan faces w/
3630-136 Lime Green vinyl overlay

15mm Exposed Green Neon

A ILLUMINATED DOUBLE-FACED MARQUEE SIGN Scale: 1/4" = 1'-0"

Fabricate and install one (1) D/F, illuminated, marquee sign, incorporating exposed (white & green) neon and push-thru acrylic graphics & copy (internally-illuminated using white LEDs).

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Sheet Title
Electrical Details

Page Number



B ILLUMINATED S/F WALL-MOUNTED CABINET DISPLAY Scale: 1" = 1'-0"

Fabricate and install one (1) S/F, illuminated, aluminum wall sign incorporating exposed (white) neon and push-thru acrylic graphics & copy (internally-illuminated using white LEDs). See page 6 for electrical details.

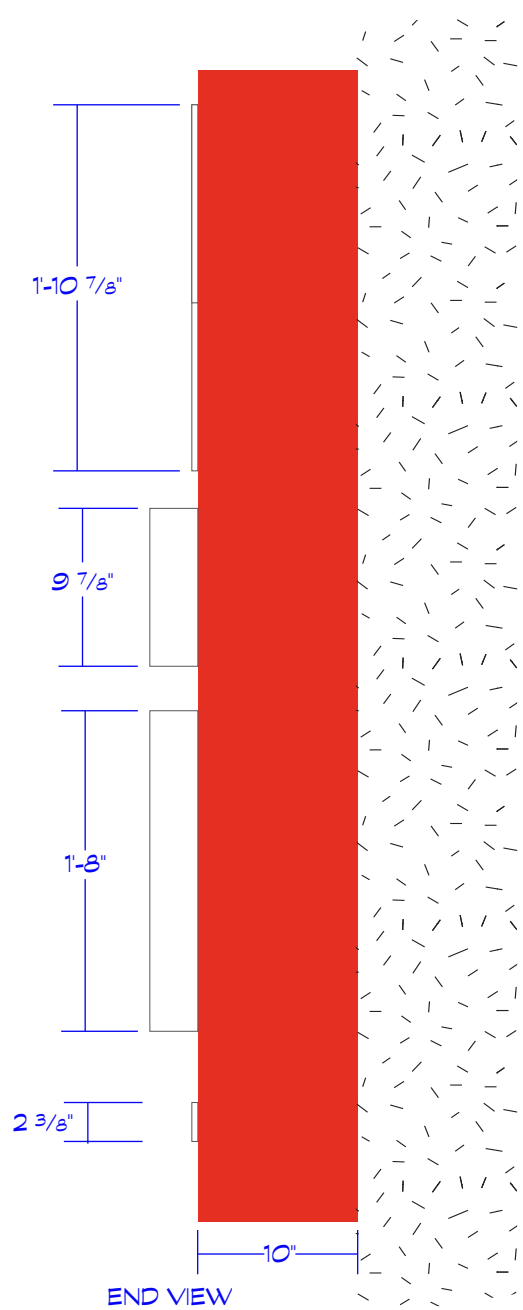
Opened faced aluminum pan channel letters, w/ 4" deep returns; painted white w/ exposed white (15mm) neon

1/2" Thick Clear Acrylic Push-thru w/ white vinyl overlay

Sign Area 28.28 sf

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. **U.L. LISTED**

See page 6 for electrical details.



S. Elevation 3/32" = 1'-0"



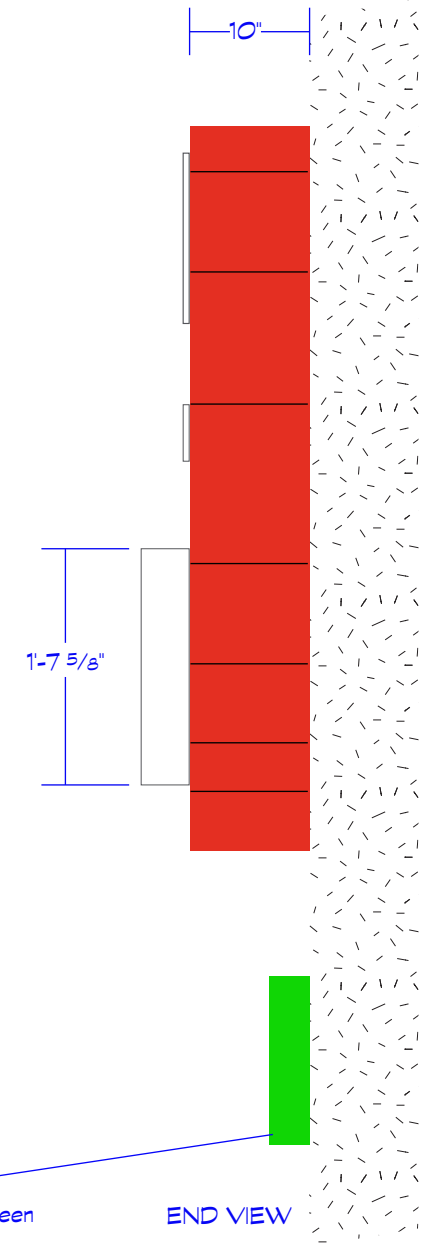
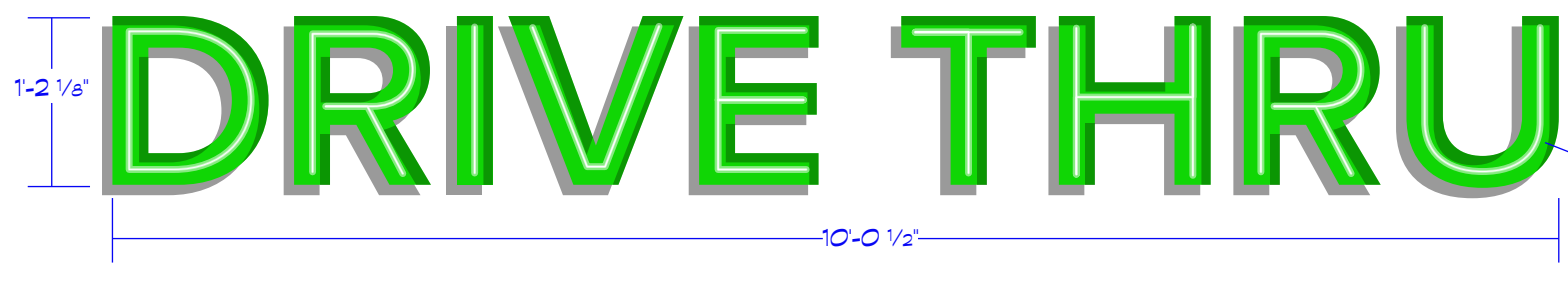
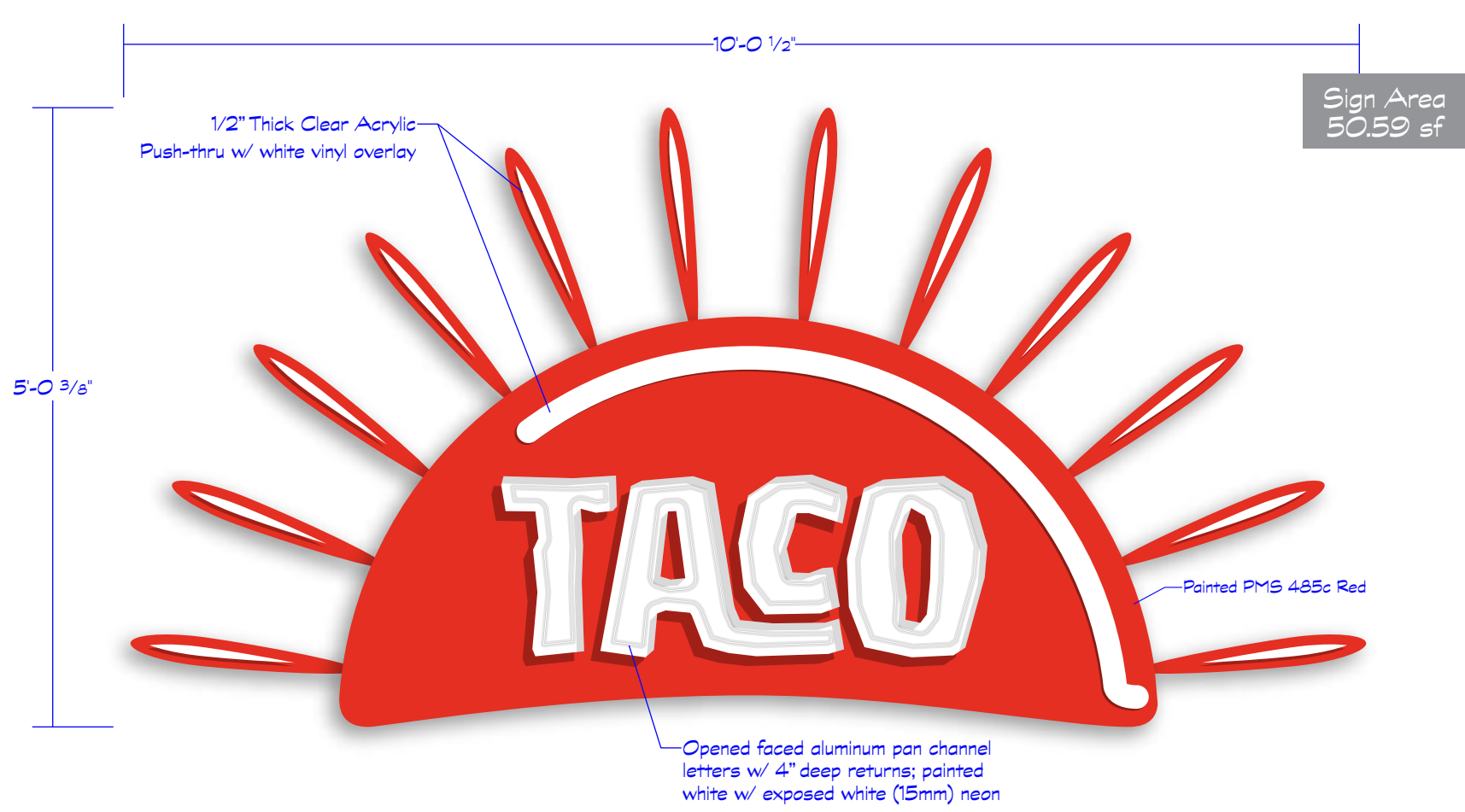
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royal sign	
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Sheet Title Monument Sign Exterior
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C ILLUMINATED S/F WALL-MOUNTED CABINET DISPLAY Scale: 3/4" = 1'-0"

Fabricate and install one (1) S/F, illuminated, aluminum wall sign incorporating exposed (white) neon and push-thru acrylic graphics & copy (internally-illuminated using white LEDs). See page 6 for electrical details.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. **U.L. LISTED**



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Proposed Shops Exterior
Page Number

1'-2 1/8" **DRIVE THRU** 10'-0 1/2"

Opened faced aluminum pan channel letters, w/ 4" deep returns; painted PMS 360c Lime Green w/ exposed white (15mm) neon

END VIEW

D OPEN-FACED, NEON-ILLUMINATED PAN CHANNEL LETTERS Scale: 3/4" = 1'-0" Sign Area 11.74 sf

Fabricate and install one (1) set of open-faced, aluminum, pan channel letters, incorporating exposed (white) neon. See page 6 for electrical details.



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royal sign

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Project Manager:
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 raymond@royalsign.net

Approval Signatures

X
 Client

X
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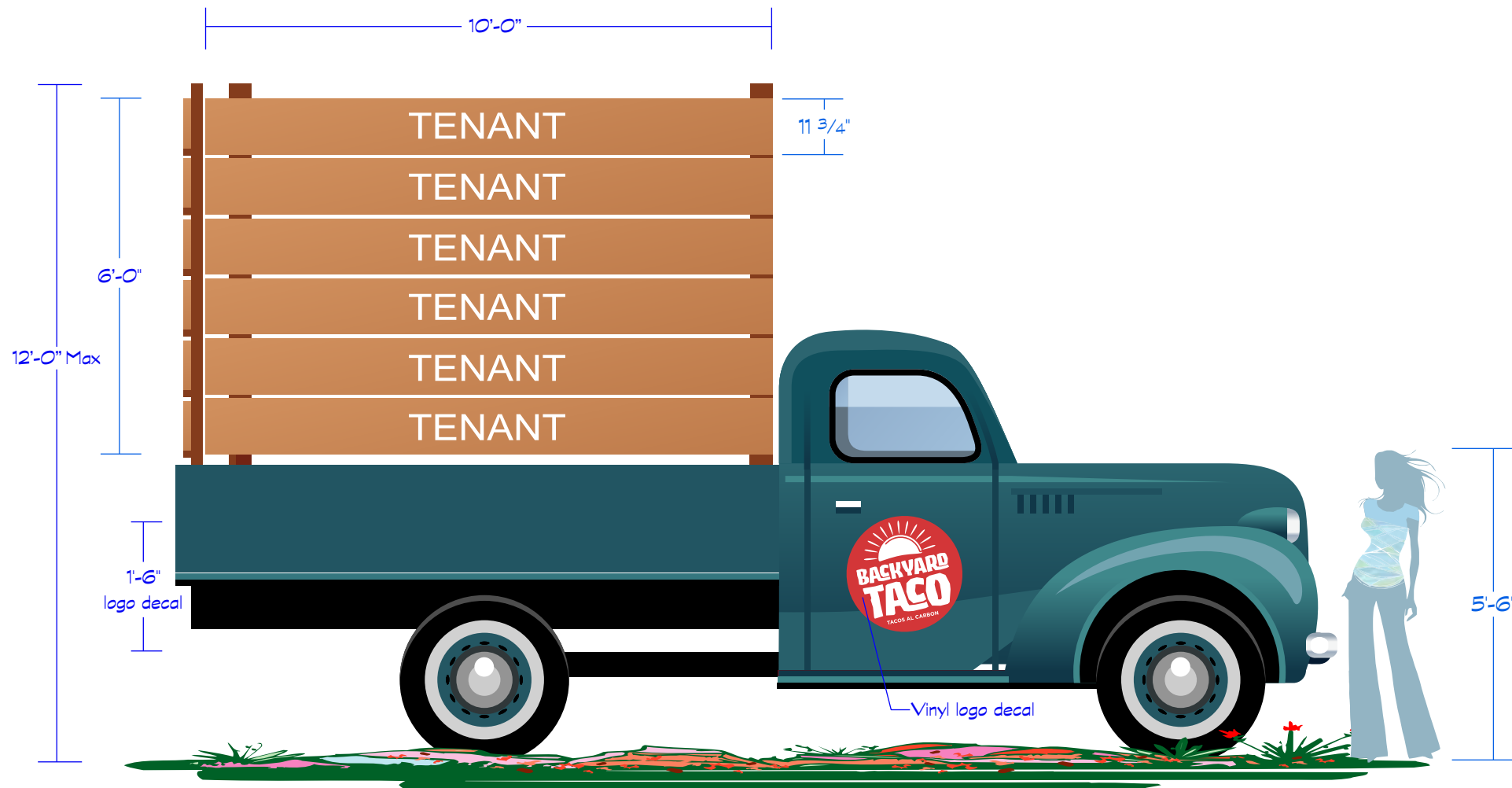
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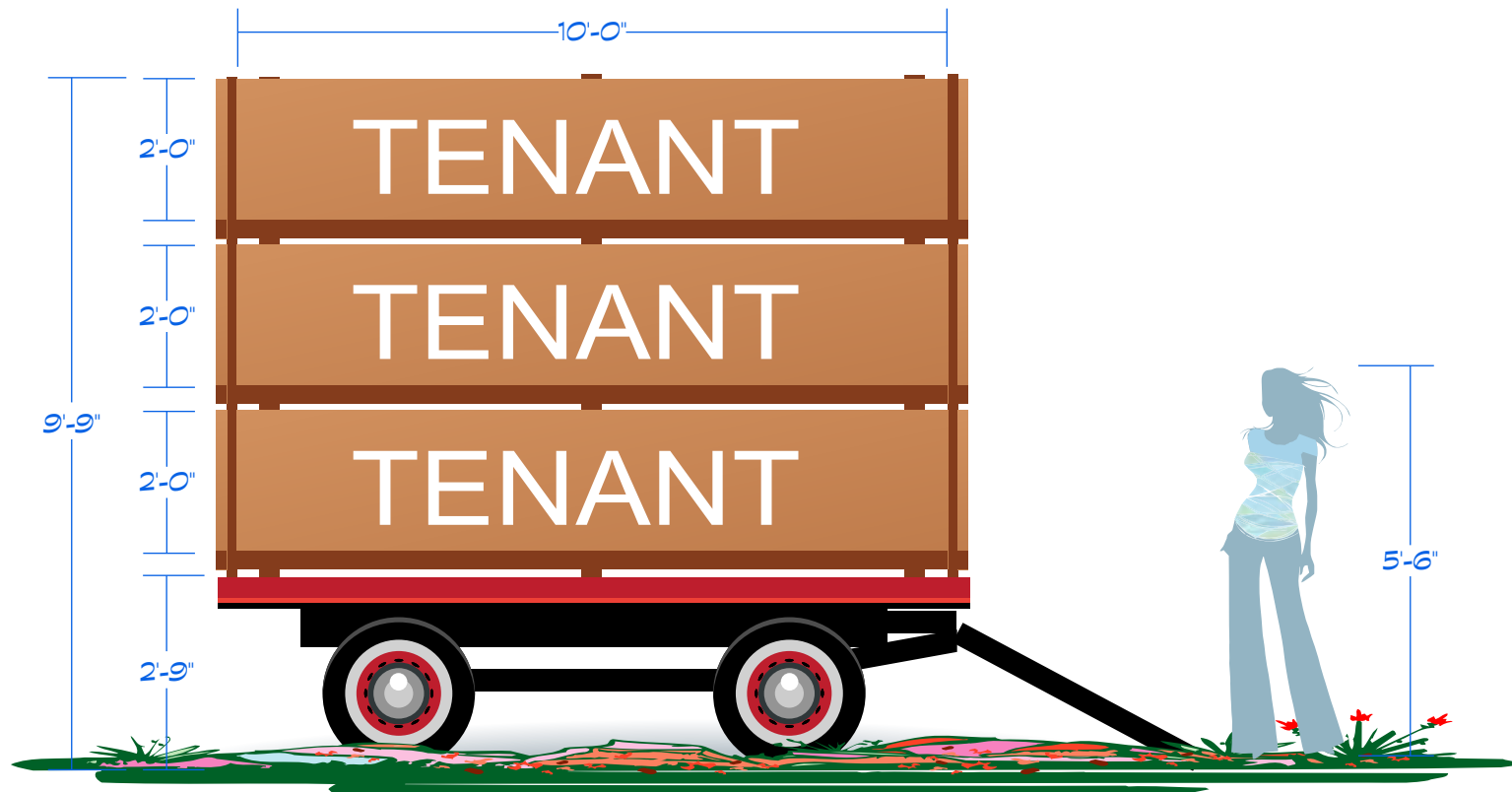
End View
NTS



E CUSTOM, INTERNALLY-ILLUMINATED TRUCK DISPLAY
Scale: 3/8" = 1'-0"
Sign Area 60 sf

Fabricate and install two (2) internally-illuminated, S/F, custom aluminum truck-bed signs as illustrated. 5" deep individual aluminum cabinets w/ routed-out push thru 1/2" clear copy. Overlay copy w/ 3M translucent vinyl (colors open). Illuminate using white LEDs. Pickup truck to be a stationary monument display. Colors to be provided.

Note: Sizes to be verified.



F DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT
Scale: 3/8" = 1'-0"
Sign Area 60 sf

Fabricate and install one (1) internally-illuminated, D/F, custom aluminum trailer style monument sign. Individual aluminum cabinets w/ routed-out push thru 1/2" clear copy. Overlay copy w/ 3M translucent vinyl (color open). Illuminate using white LEDs. Base to match adjacent curb elevations.

Note: Sizes to be verified.

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2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6286
royalsign.net

Project
150988

- 1 08 JUL 15 RKP
- 2 14 JUL 15 RKP
- 3 11 AUG 15 RKP
- 4 03 SEP 15 RKP
- 5 24 NOV 15 RKP
- 6 11 JAN 16 RKP
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Project Manager:
Raymond Owens
E-Mail:
raymond@royalsign.net

Approval Signatures

X
Client

X
Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from ROYAL SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. ROYAL SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners' representative wishes to receive detail drawings on all changes during the fabrication process, ROYAL SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title
Proposed Shops
Exterior
Page Number

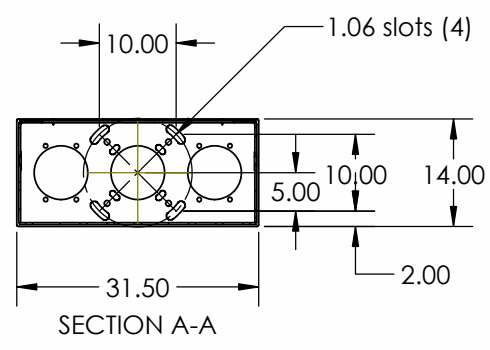
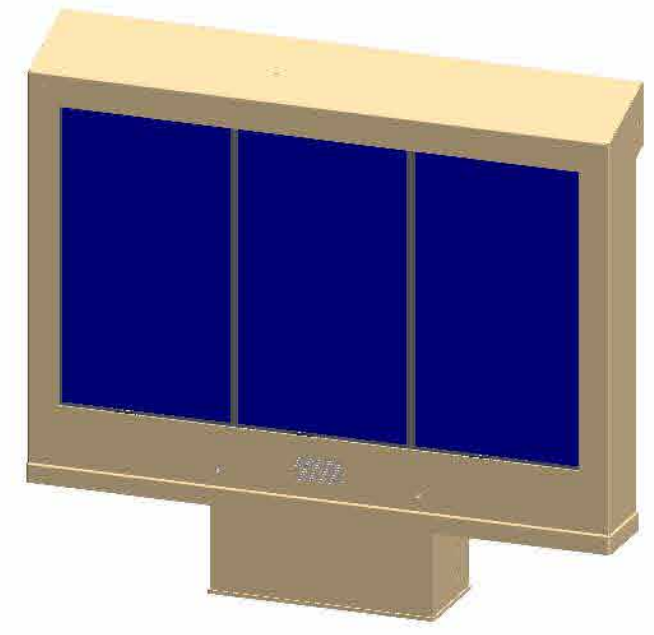
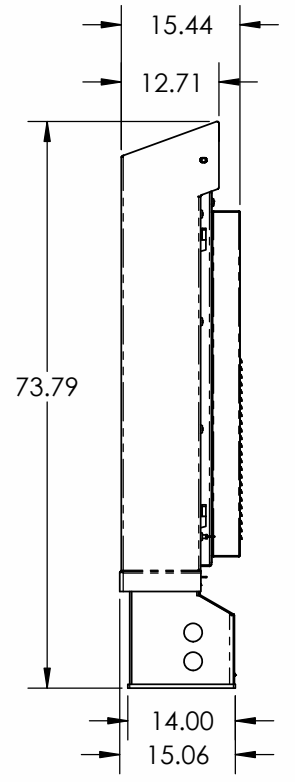
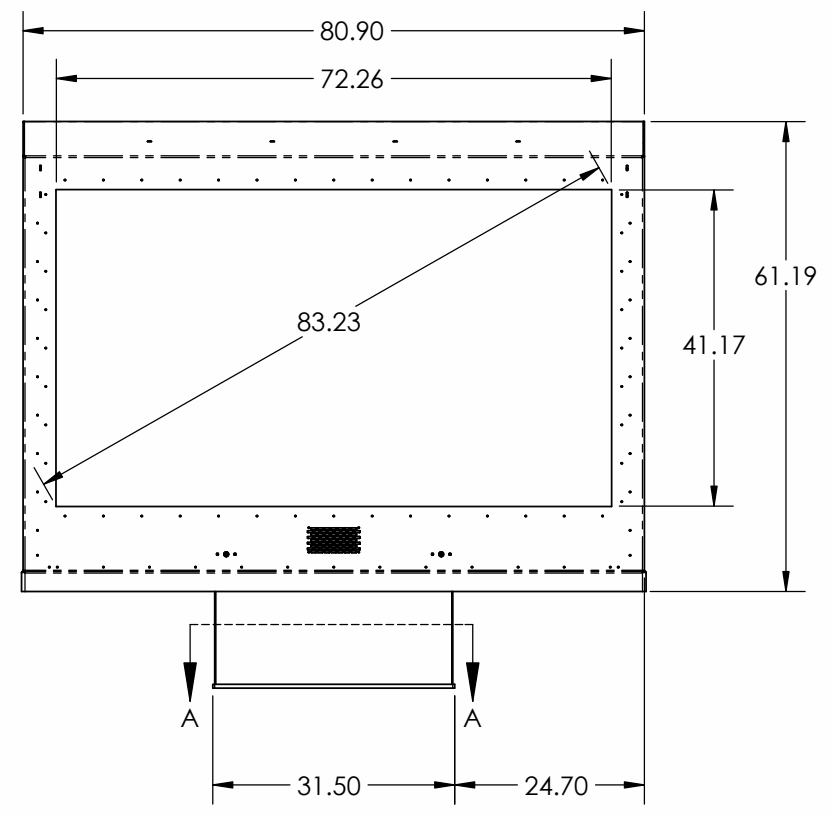
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REV.	DESCRIPTION	DATE
-	initial release	8/27/2014



VSA-3x1-FANCOOL

- NOTES:
- 1) The enclosure body is marine grade aluminum sheet and structural aluminum welded to provide a water tight seal, all with a polyester powder paint finish.
 - 2) The pedestal assembly is also sheet and structural aluminum with a matching polyester powder finish.
 - 3) The viewing window is laminated glass with anti-reflective coating on both sides, providing 99% light transmission and UV protection.
 - 4) Cooling is provided through rear mounted air filtration supported by internally mounted ventilation fans.
 - 5) The front cover is top hinged and held open by gas springs for front access to displays.
 - 6) Rear doors provide access to internal mounted electronics, as well as power and data entry locations.

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ITSENCLUSURES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ITSENCLUSURES IS PROHIBITED.

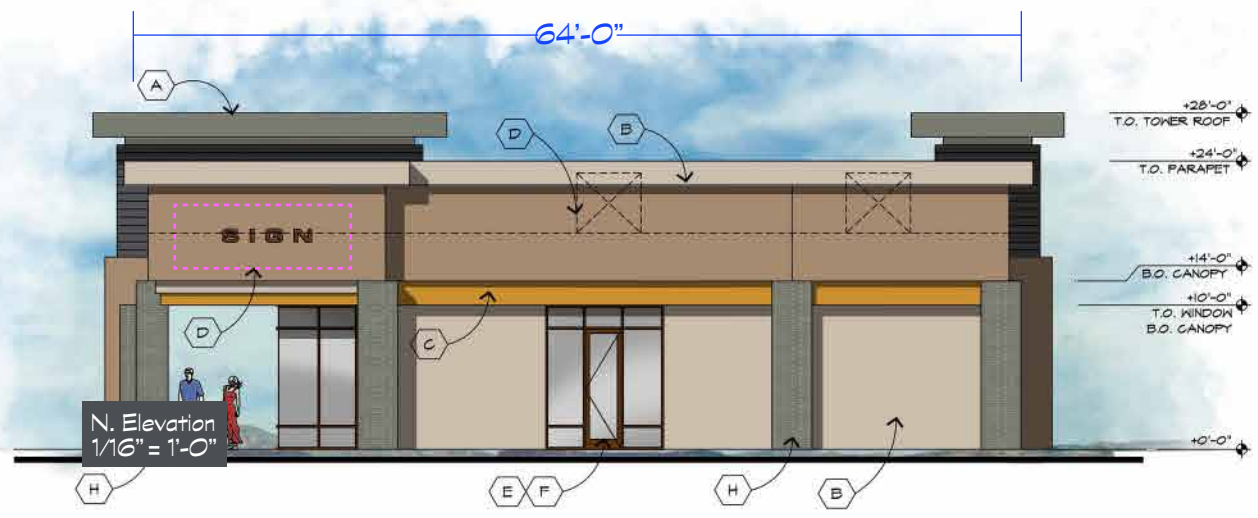
UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES [mm] TOLERANCES: (include finish) ANGULAR: MACH ± .20° BEND ± 1.0° TWO PLACE DECIMAL ± .030 THREE PLACE DECIMAL ± .010 HOLE SIZES .xxx +.010 -.000		NAME	DATE	ITSENCLUSURES
INTERPRET GEOMETRIC TOLERANCING PER:		eec	8/12/2013	
MATERIAL Aluminum		DRAWN		TITLE: 3x1 QSR, VIEWSTATION
FINISH Polyester Powder		CHECKED		Gen-3 "Menu Board"
NEXT ASSY	USED ON	ENG APPR.		SIZE DWG. NO. REV B DATA X7813-00 -
APPLICATION		MFG APPR.		SCALE: 1:20 WEIGHT: SHEET 1 OF 3
DO NOT SCALE DRAWING		Q.A.		
		COMMENTS:		

G MENU BOARD DISPLAY Scale: NTS Sign Area 34 sf

Install one (1) 34 square foot digital menu board.

APPROVED
Administrative Design Review
Case # DA16-13 (DR-34S)
Date September 19, 2016

= Proposed Tenant Sign Band (The sign band does not depict the sign allowance only the area in which a sign may be located)
 Sign may not exceed 80% of the width and / or 80% of the wall on which it is placed



APPROVED

Administrative Design Review

Case # DA16-13 (DR-34S)

Date September 19, 2016

Client:
Back Yard Taco

Location:
SWC Higley Rd & Agritopia
Gilbert, AZ 85296

royal sign

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Proposed Shops Exterior

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