

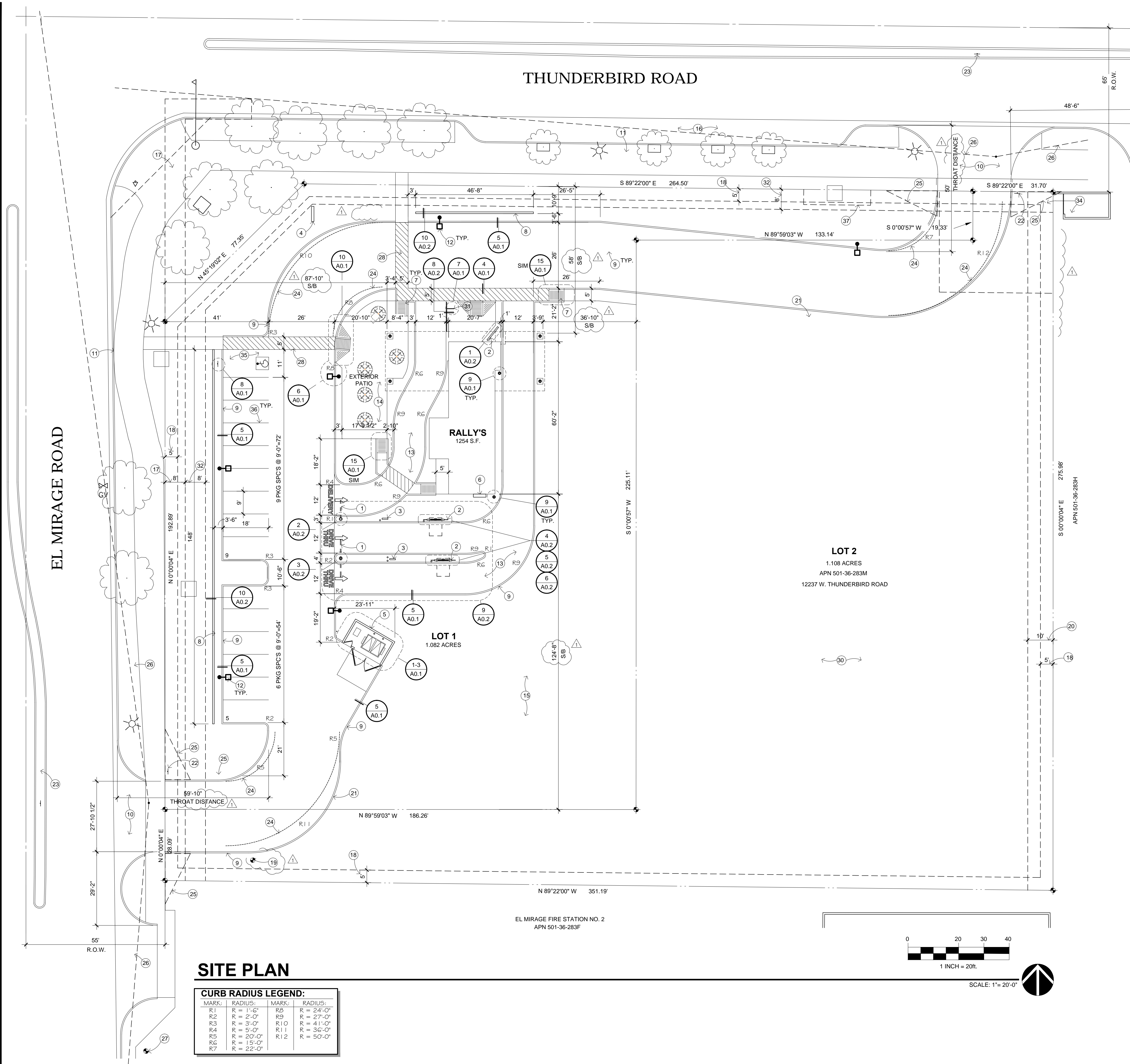
Project Narrative – Rally’s 4387 – 12239 West Thunderbird Road – APN 501-36-283L/M

Our project consists of two phases – Phase I is the Rally’s hamburger restaurant, currently in the final stage of construction, with a projected opening date of 19th March 2024, and Phase II which is planned to be a Wienerschnitzel hot dog restaurant as an end cap with two to three retail spaces housed in the same building. Projected construction for Phase II is 2025-2026.

We request a conditional use permit to erect a pylon sign with a height of 15 feet from ground level to top of sign, with a total sign surface area of 64.14 square feet (oval sign of 45.14 square feet above a rectangular sign (reader board) of 19 square feet) for Phase I.

In addition, we request a conditional use permit to erect a similar pylon sign with a height of 15 feet from ground level to top of sign. While the sign design for Phase II has not yet been completed, we anticipate it to be very similar to the Rally’s sign for Phase I, though it is likely that both components of the future sign will be rectangular.

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SITE PLAN

CURB RADIUS LEGEND:

MARK:	RADIUS:	MARK:	RADIUS:
R1	R = 1'-0"	R9	R = 24'-0"
R2	R = 2'-0"	R10	R = 27'-0"
R3	R = 3'-0"	R11	R = 41'-0"
R4	R = 5'-0"	R12	R = 36'-0"
R5	R = 20'-0"		R = 50'-0"
R6	R = 15'-0"		
R7	R = 22'-0"		

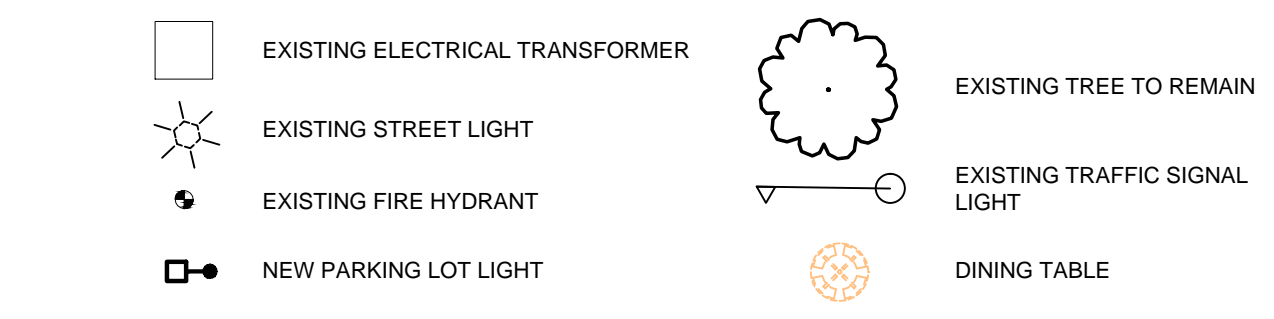
PROJECT DATA

SITE ADDRESS:	12239 W. THUNDERBIRD ROAD EL MIRAGE, ARIZONA	
OWNER:	KGR GROUP, LLC 27422 N. 22ND LANE PHOENIX, AZ 85085	
SITE AREA:	LOT 1 47,132 SQ. FT.	1.082 ACRES
	LOT 2 48,272 SQ. FT.	1.108 ACRES
		95,404 SQ. FT. = 2.190 ACRES
ZONING:	UC	
EXISTING LAND USE:	VACANT	
PROPOSED LAND USE:	RESTAURANT	
BUILDING AREA:	RALLY'S BUILDING	1254 SQ. FT.
	CANOPY	1123 SQ. FT.
LOT COVERAGE:	1-(2377/48,150) = 4.9%	
BUILDING HEIGHT:	1 STORY	
SETBACKS:	FRONT	5' REQUIRED - 58' PROVIDED
	SIDE STREET	5' REQUIRED - 87'-10" PROVIDED
	SIDE INTERIOR	5' REQUIRED - 36'-10" PROVIDED
	REAR	5' REQUIRED - 124'-8" PROVIDED
REQUIRED PARKING:	PATRON SPACE	075 = 0 SPACES (NO DINING ROOM)
	OUTDOOR DINING	912/400 = 3 SPACES
		TOTAL 3 SPACES
PROVIDED PARKING:	15 SPACES	
PARCEL NUMBER:	501-36-283L	

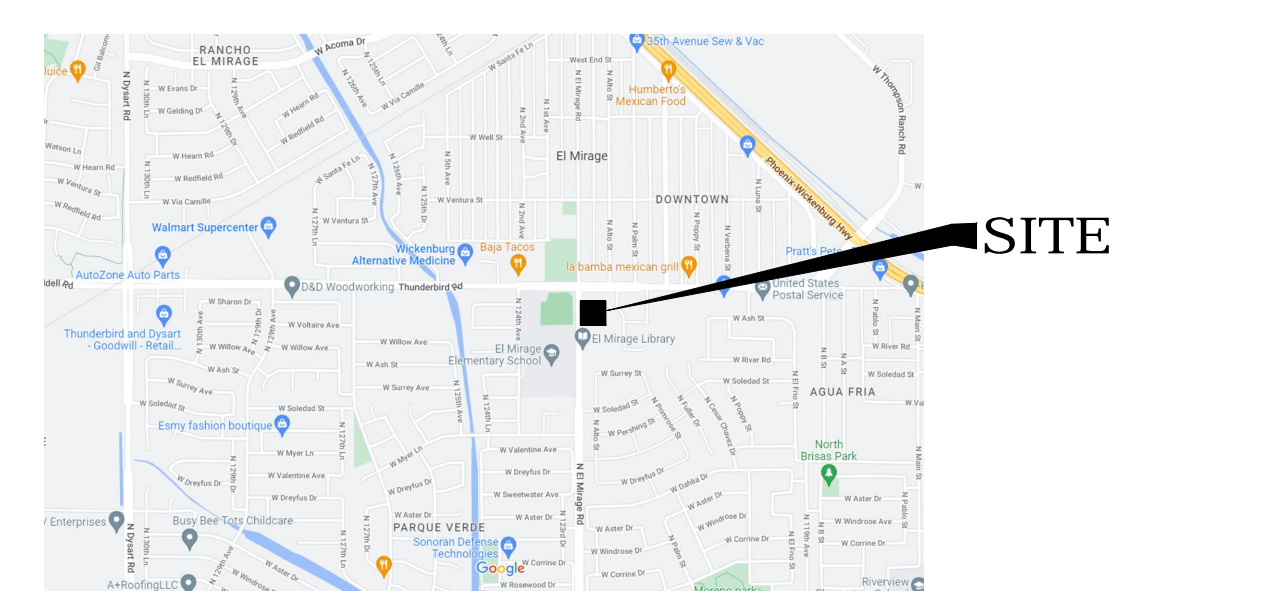
KEY NOTES

- DRIVE THRU OVERHEAD CLEARANCE SIGN
- EXTERIOR MENU BOARD
- DRIVE THRU PRE-MENU BOARD
- RALLY'S PYLON SIGN BY SEPARATE PERMIT
- TRASH ENCLOSURE PER EM-113-1 AND EM-113-2
- ELECTRICAL SERVICE ENTRANCE SECTION
- ADA ACCESS RAMP
- 3'-0" HIGH CMU PARKING LOT SCREEN WALL
- NEW 6-INCH MAG TYPE CONCRETE CURB
- EXISTING DRIVEWAY
- EXISTING CURB, GUTTER AND SIDEWALK
- PARKING LOT LIGHT
- CONCRETE DRIVE THROUGH LANE
- 900 SQ. FT. OUTDOOR DINING PATIO
- LANDSCAPE/RETENTION AREA
- EXISTING PARKING
- EXISTING 8' ELECT EASEMENT
- BUILDING SETBACK
- NEW FIRE HYDRANT - SEE CIVIL DWGS.
- 10' LANDSCAPE BUFFER
- TEMPORARY EXTRUDED CONCRETE CURB TO BE REMOVED IN FUTURE PHASES
- STOP SIGN (R1-1, 30"X30") AND RIGHT TURN ONLY SIGN (R3-5R, 18"X24")
- ONE WAY SIGN (R6-1R, 36"X12")
- FIRE TRUCK TURNING RADIUS - 19.5 FEET INSIDE RADIUS AND 45 FEET OUTSIDE RADIUS
- 10' X 20' VISIBILITY TRIANGLE
- SIGHT DISTANCE TRIANGLE PER EM 158
- EXISTING FIRE HYDRANT
- 5' CROSS WALK
- ONLINE ORDER DELIVERY LANE
- 1/2" SCREENED DG PER LANDSCAPE PLAN
- CLASS II BICYCLE PARKING. 2 CLASSIC U RACKS
- 8' PUE
- ALL SIGN POSTS SHALL BE PER CITY DETAIL EM-133
- MAINTAIN CLEAR ACCESS TO SW GAS REGULATOR STATION
- ADA SPACE TO BE SIGNED AS VAN ACCESSIBLE
- 4-INCH PAINTED PARKING STRIPING
- ELECTRICAL EASEMENT

LEGEND



VICINITY MAP



GENERAL NOTES

- ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL SPACES AS REQUIRED BY THIS CHAPTER ARE FINISHED.
- THE SITE IS IN THE LUKE AIR FORCE BASE 65 TO 70 LDN ZONE AND IS SUBJECT TO ARS 28-8481 REGULATIONS.
- ALL AREAS NOT BEING USED FOR PARKING, STORAGE OR PLATGROUND SHALL BE LANDSCAPED FOR DUST AND WEED GROUND COVERING.
- A HAUL PERMIT WILL BE REQUIRED IF 500 CUBIC YARDS OR MORE MATERIAL WILL BE BROUGHT INTO OR OUT OF THE SITE. THIS WILL REQUIRE A SEPARATE APPLICATION, AN EXHIBIT SHOWING THE HAUL ROUTE AND INSURANCE FROM THE COMPANY PERFORMING THE HAUL.
- A DUST CONTROL PERMIT FROM THE COUNTY AND A NOTICE OF INTENT (NOI) FROM ADEQ WILL BE REQUIRED PRIOR TO THE RELEASE OF ANY ENGINEERING PERMIT.
- ANY CUTTING OF THE PAVEMENT IN EL MIRAGE ROAD OR THUNDERBIRD ROAD WILL REQUIRE PAVEMENT CUT FEES PER THE MOST CURRENT FEE SCHEDULE.

HITCHENS ASSOCIATES ARCHITECTS
 3126 N. LOS ALAMOS
 MESA, ARIZONA 85213
 TELEPHONE: 602-615-1024



REVISIONS

NO.	DATE	DESCRIPTION
9-5-23		city revisions

12239 W. THUNDERBIRD ROAD
EL MIRAGE, ARIZONA

PROJECT NO: 22210
 DRAWN BY: GLH
 DATE: 05.23.2023

SITE PLAN

A0.0



Rally's #4387
12239 W Thunderbird Rd
El Mirage, AZ
September 25, 2023

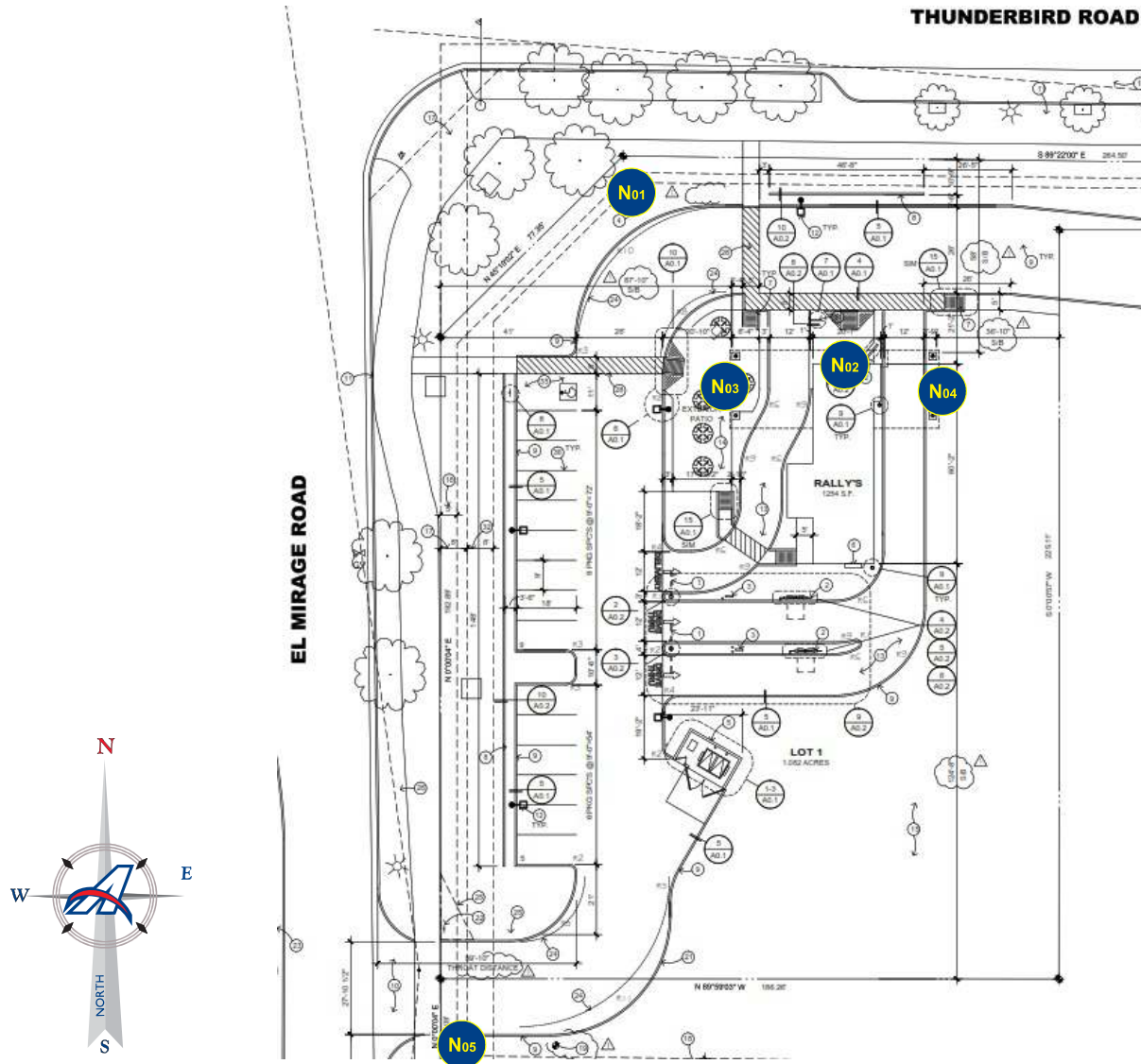


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Customer Approval / Signature

Signature: _____ Date: _____

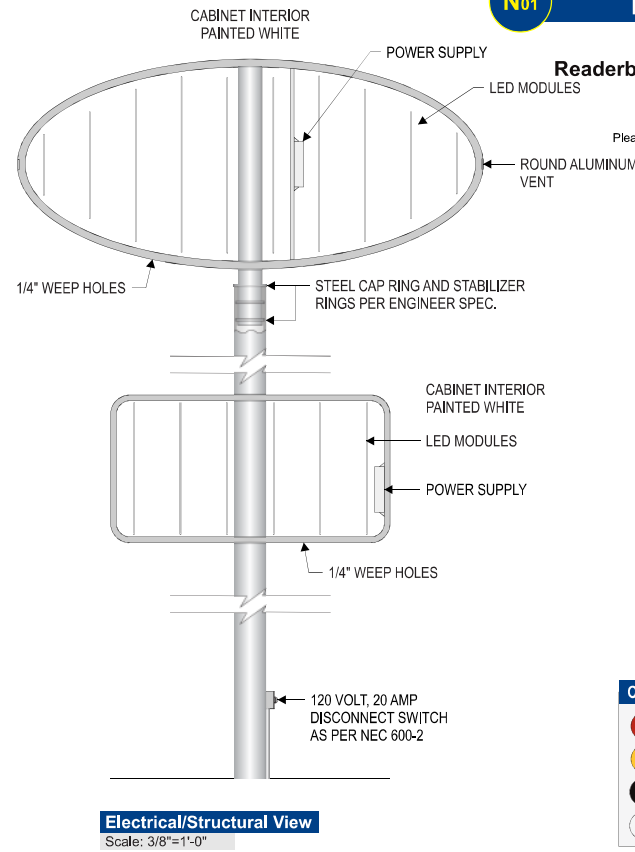
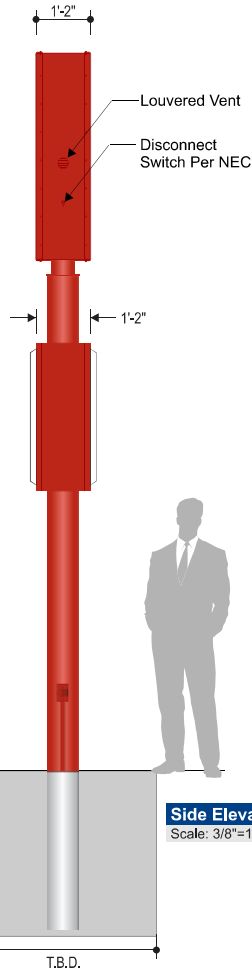
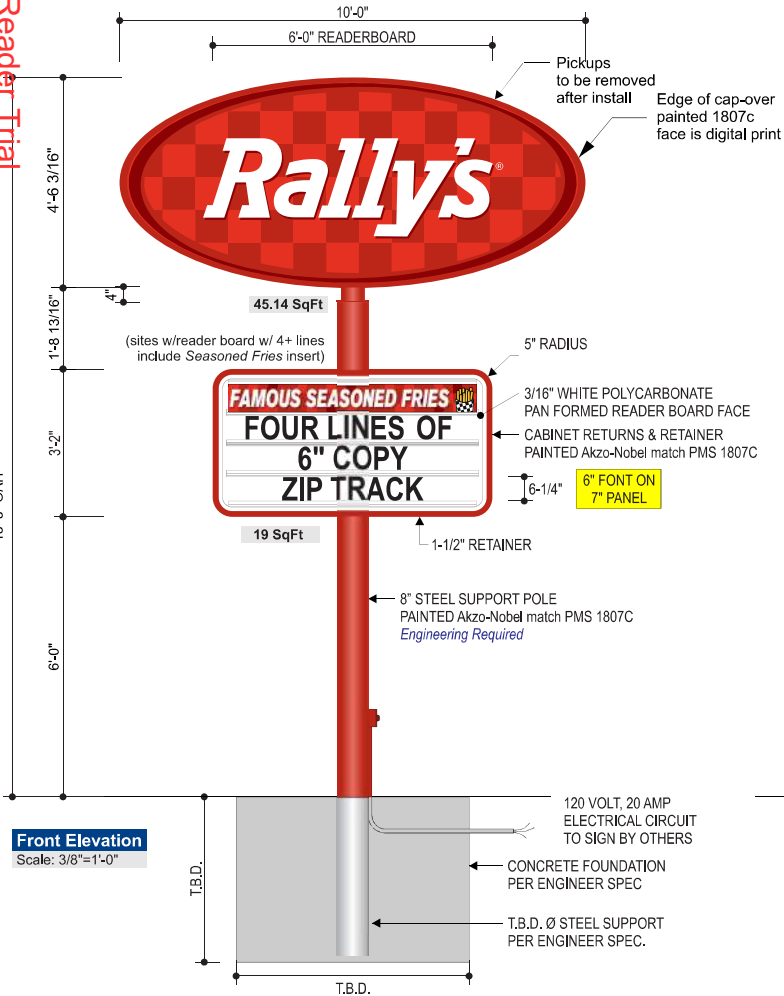


Site Plan Legend

- N01** Pylon / 15'-5" O.A.H.
- N02** 8' Single Face Wall Sign (Building)
- N03** 7' Single Face Wall Sign (Canopy)
- N04** 7' Single Face Wall Sign (Canopy)
- N05** Directional Sign

#	Date	Description
1	09/25/23	Added 7' Wall Sign
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

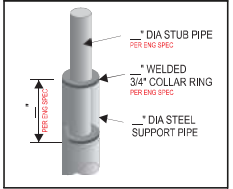
Initial	Client Review Status
T.F.D.	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
-	Client Signature: _____ Approval Date: _____



N01 P50 Pylon Sign

**Pylon: RALLY-P50
Readerboard: CHECK-RB-3X6**

Note: Powersupply locations and LEDs on this view are for illustrative purposes. Please refer to actual LED layout for specifics.



Color Specifications - Fries insert

- CMYK: 0/95/100/25
- CMYK: 0/23/91/0
- CMYK: 67/69/67/86
- CMYK: 0/0/0/0

Sign Specifications

- Upper cabinet:** aluminum, 1'-2" deep with cap over faces. Painted Akzo-Nobel to match PMS 1807C
- Retainer:** not required.
- Face material:** .177" clear polycarbonate cap over face with 2nd surface digitally printed vinyl graphics.
- Lower cabinet:** aluminum, 1'-2" deep with pan formed faces. Cab & Retainer painted akzo-nobel to match pms 1807c
- Retainer:** 1 1/2" retainer
- Face material:** .177" white polycarbonate pan-formed face w/Zip Track
- Illumination:** white led
120v primary power to sign location by others.

Paint Specifications

- Akzo-Nobel to match PMS 1807C
- Akzo-Nobel White

All paint finishes to be Gloss unless otherwise specified

Color Specifications

- CMYK: 0/95/100/25
- CMYK: 0/95/100/4
- CMYK: 0/100/100/50
- CMYK: 0/0/0/0



Listed Electric Sign Complies with UL48 E212503

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.



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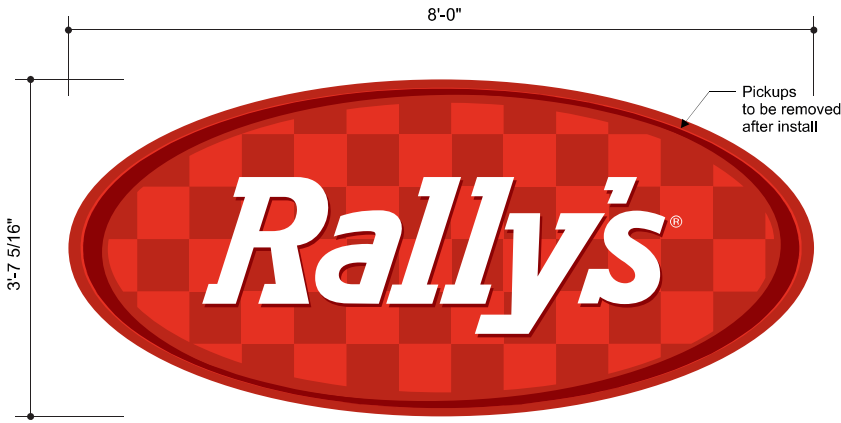
Client:
Rally's #4387
Address:
12239 W Thunderbird Rd
El Mirage, AZ

Date:	Estimate #:	Job #:	Page #:	#	Date	Description
09/18/23	E11564	N/A	3	1	09/25/23	Added 7" Wall Sign
				2	-	-
				3	-	-
				4	-	-
				5	-	-
				6	-	-

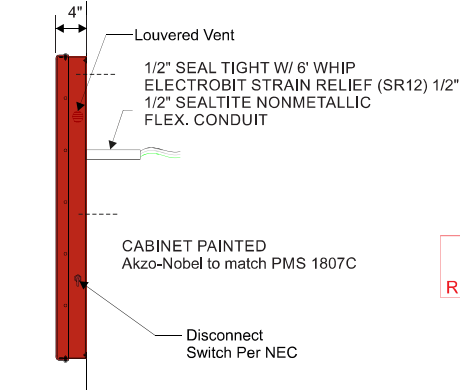
File Name:
RAL_4387-E11564_EI Mirage, AZ_101

Sales: House
Design: T.F.D.
PM: J.P.

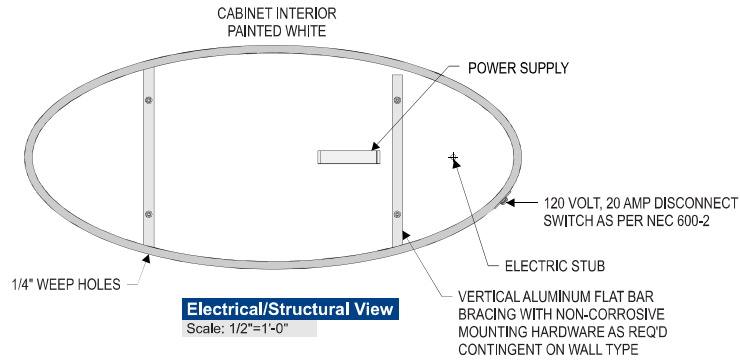
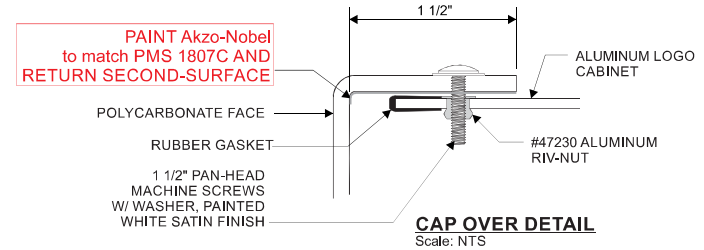
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	Client Signature:
	Approval Date:



Front View
 Scale: 3/4"=1'-0"



Side View
 Scale: 3/4"=1'-0"



Electrical/Structural View
 Scale: 1/2"=1'-0"

Sign Specifications

CABINET:	ALUMINUM, 4" DEEP WITH CAP OVER FACE. Painted Akzo-Nobel to match PMS 1807C
RETAINER:	NOT REQUIRED.
FACE MATERIAL:	.177" CLEAR POLYCARBONATE CAP OVER FACE WITH 2ND SURFACE DIGITALLY PRINTED VINYL GRAPHICS.
ILLUMINATION:	WHITE LED 120V PRIMARY POWER TO SIGN LOCATION BY OTHERS.
MOUNTING:	FLUSH TO FASCIA WITH NON-CORROSIVE MOUNTING HARDWARE AS REQ'D CONTINGENT ON WALL TYPE.

Solid Wall
 STAINLESS STEEL THRU BOLT SIGN ATTACHMENT TO STRUCTURAL EXTERIOR WALL

 3/8" dia. All Thread Stainless Steel Rod with Stainless Steel Split Washer and Nut Each End. Bolt length to be determined as Required per Wall Construction.

Wood Blocking in Wall
 WOOD BLOCKING PROVIDED IN WALL BY GC FOR STEEL LAG BOLT SIGN ATTACHMENT.

 3/8" dia. Zinc Plated Steel Lag Bolt. Bolt length to be determined as Required per Wall Construction and total Load Bearing Pressure of Sign.

Masonry Wall
 EXPANSION ANCHOR SIGN ATTACHMENT TO MASONRY CONSTRUCTED WALL

 3/8" dia. Stainless Steel Wedge Anchor Sign Attachment to Concrete, Brick, Rock and Stone Masonry Wall Installations.

Hollow Wall
 HOLLOW WALL ANCHOR SIGN ATTACHMENT TO STRUCTURAL EXTERIOR WALL

 3/8" dia. All Thread Stainless Steel Rod with Zinc Plated Steel Toggle Bolt "Wings". Bolt length to be determined as Required per Wall Construction.

Color Specifications

	CMYK: 0/95/100/25
	CMYK: 0/95/100/4
	CMYK: 0/100/100/50
	CMYK: 0/0/0/0

Paint Specifications
 Akzo-Nobel to match PMS 1807C
All paint finishes to be Gloss unless otherwise specified

Allen Industries FILE N:AMER E212903 **Electric Sign** Complies with UL48 E212903 **GROUNDING CONNECTIONS** 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.

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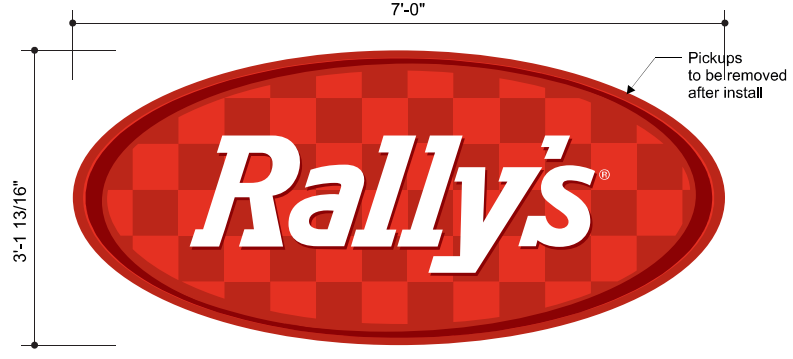
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Client:
Rally's #4387
Address:
12239 W Thunderbird Rd
El Mirage, AZ

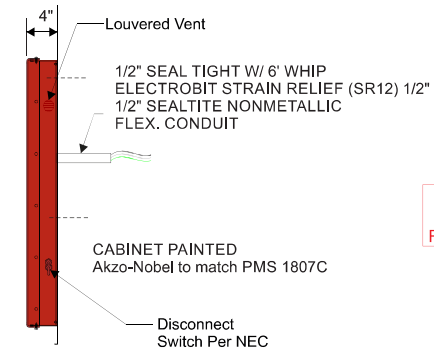
Date:	Estimate #:	Job #:	Page #:
09/18/23	E11564	N/A	4
File Name:			
RAL_4387-E11564_El Mirage, AZ_101			
Sales:	Design:	PM:	
House	T.F.D.	J.P.	

#	Date	Description	Initial
1	09/25/23	Added 7" Wall Sign	T.F.D.
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

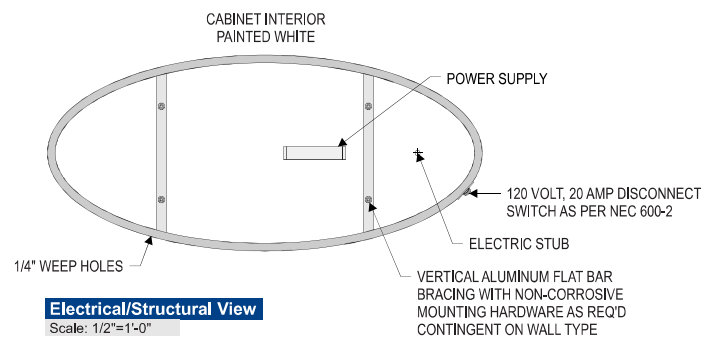
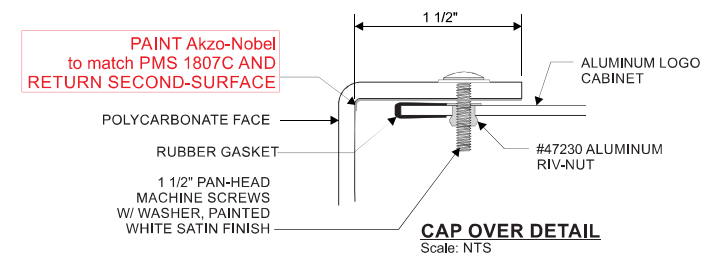
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Client Signature: _____ **Approval Date:** _____



Front View
Scale: 3/4"=1'-0"



Side View
Scale: 3/4"=1'-0"



Electrical/Structural View
Scale: 1/2"=1'-0"

Sign Specifications

- CABINET:** ALUMINUM, 4" DEEP WITH CAP OVER FACE. Painted Akzo-Nobel to match PMS 1807C
- RETAINER:** NOT REQUIRED.
- FACE MATERIAL:** .177" CLEAR POLYCARBONATE CAP OVER FACE WITH 2ND SURFACE DIGITALLY PRINTED VINYL GRAPHICS.
- ILLUMINATION:** WHITE LED
120V PRIMARY POWER TO SIGN LOCATION BY OTHERS.
- MOUNTING:** FLUSH TO FASCIA WITH NON-CORROSIVE MOUNTING HARDWARE AS REQ'D CONTINGENT ON WALL TYPE.

Solid Wall
STAINLESS STEEL THRU BOLT SIGN ATTACHMENT TO STRUCTURAL EXTERIOR WALL

3/8" dia. All Thread Stainless Steel Rod with Stainless Steel Split Washer and Nut Each End. Bolt length to be determined as Required per Wall Construction.

Wood Blocking in Wall
WOOD BLOCKING PROVIDED IN WALL BY GC FOR STEEL LAG BOLT SIGN ATTACHMENT.

3/8" dia. Zinc Plated Steel Lag Bolt. Bolt length to be determined as Required per Wall Construction and total Load Bearing Pressure of Sign.

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3/8" dia. Stainless Steel Wedge Anchor Sign Attachment to Concrete, Brick, Rock and Stone Masonry Wall Installations.

Hollow Wall
HOLLOW WALL ANCHOR SIGN ATTACHMENT TO STRUCTURAL EXTERIOR WALL

3/8" dia. All Thread Stainless Steel Rod with Zinc Plated Steel Toggle Bolt "Wings". Bolt length to be determined as Required per Wall Construction.

Color Specifications

- CMYK: 0/95/100/25
- CMYK: 0/95/100/4
- CMYK: 0/100/100/50
- CMYK: 0/0/0/0

Paint Specifications

- Akzo-Nobel to match PMS 1807C

All paint finishes to be Gloss unless otherwise specified



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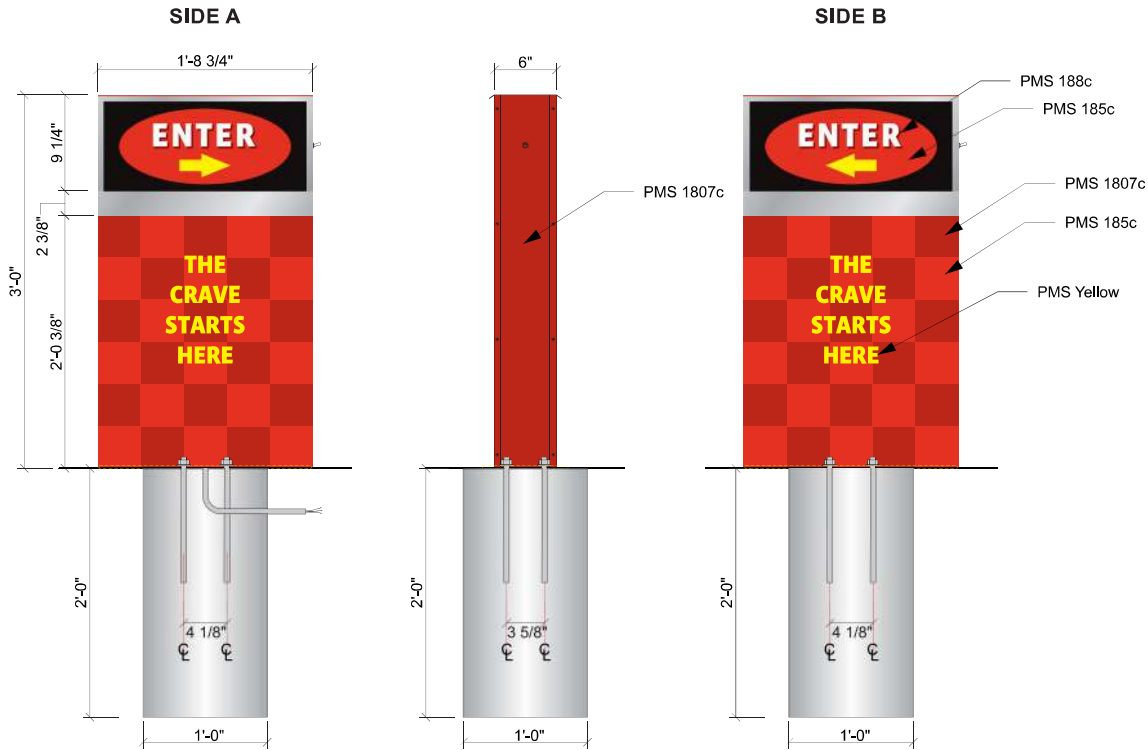
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Address: 12239 W Thunderbird Rd El Mirage, AZ

Date: 09/18/23	Estimate #: E11564	Job #: N/A	Page #: 5
File Name: RAL_4387-E11564_El Mirage, AZ_101			
Sales: House	Design: T.F.D.	PM: J.P.	

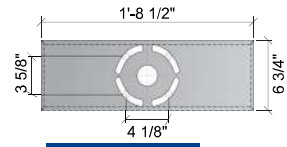
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2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

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Client Signature: _____ Approval Date: _____



1/4" ALUMINUM BASE PLATE
 1/2" ANCHOR BOLTS
 3 5/8" OFF CENTER FOR ANCHOR BOLTS
 2" ELECTRICAL HOLE



Base Plate Detail
 Scale: 1"=1'-0"

Color Specifications

	CMYK: 0/95/100/25
	CMYK: 0/95/100/4
	CMYK: 0/100/100/50
	CMYK: 0/0/100/0
	CMYK: 0/0/0/0
	CMYK: 67/69/67/86

Paint Specifications

	Akzo-Nobel to match PMS 1807C
	Akzo-Nobel to match Pantone Black
	Akzo-Nobel to match Sterling Silver

All paint finishes to be Gloss unless otherwise specified

Sign Specifications

Cabinet: Break formed aluminum painted akzo-nobel match pms 1807 Retainer & 2 3/8" accent painted sterling silver metallic. Paint interior of cabinet white. 1/2" drip edge front and rear.

Illumination: led illumination. 120v met approved disconnect switch.

Cabinet faces: .118" clear flat polycarb, vinyl graphics applied 2nd surface.

Base faces: digital graphic squares on base applied 1st surface. Digital copy on base applied 1st surface. Font is *Absara Sans Headline Pro*

NOTE: Entire front / rear of directional removable for service / installation.

Front View
 Scale: 1"=1'-0"

Side View
 Scale: 1"=1'-0"

Rear View
 Scale: 1"=1'-0"

#	Date	Description	Initial
1	09/25/23	Added 7" Wall Sign	T.F.D.
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3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Rally's 4387 – 12239 West Thunderbird Road – APN 501-36-283L/M

Other (Plans, Reports, or Documents)

No other documents appear to be required.