

COMPREHENSIVE — SIGN PLAN —



HUDSON PLACE

2405-2501 E. SOUTHERN RD
TEMPE, AZ

Original Document Date: 6/11/2024

CSP Revision 19: 9/4/2024

Prepared by:



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HUDSON PLACE

OVERVIEW

The comprehensive Sign Plan for The Hudson Place is located at 2405-2501 E. Southern Ave. The property is zoned RO Residential Office, and PCC-1 Planned Commercial Center.

LOCATION

2405-2501 E. Southern Ave. Tempe, AZ

APN

134-44-358 (359,360,361,362)

OWNER

BIC Hudson Place, LLC

6990 E. Main St #202

Scottsdale, AZ 85251

480-215-9392

roberto@unifiedcre.com

SIGN CONSULTANT

Bootz & Duke Sign Company

2831 W. Weldon Ave

Phoenix, AZ 85017

CONTACT INFORMATION

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602-272-9356

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The property is located near the intersection of George Drive and Southern Avenue and is designed for mixed commercial, office, and medical. The intent of creating the comprehensive sign plan is to allow the tenants to have a sign copy located on the new proposed multi-tenant monument signs, along with directory signage, and building mounted letters where the architectural design of the building allows. The property owner had determined the sign locations. This is clearly labeled and depicted on the exterior elevations, and site plans within the comprehensive sign plan. The owners have also set standard for the multi-tenant monument signs, directory signs, and tenant wall signs. All signs and designs are designed to meet code and compliment the buildings and property. Please reach out to Andy Gibson with any questions regarding the comprehensive sign plan submittal.

1. A. Legal Description: **“Tracts B, C, D, E and F, of HUDSON PLACE ii, according to the Plat of record in the Office of the County recorder of Maricopa County, Arizona, in Book 200 of Maps, page 16, recorded June 5th, 1978.”**

B. Acreage 5.644 acres

C. Zoning: Residential Office and Planned Commercial Center

D. Uses: The property is used for mixed commercial, office, and medical

E. Architecture- the buildings are single story.

2. The property is designed for a mixture of neighborhood commercial/office uses and is a desert white/ tan single-story building with modern windows on elevations and is easily accessible to auto traffic, with parking on the south side of the property.

3. Traffic Patterns- There are a total of 4 entrances into the property. See attached site plan for the entrance locations. The sign package will not increase or alter the existing or future traffic patterns in the area.

4. Roadway Details- Southern AVE is 3 lanes wide east to west bound traffic with a 45-mph speed limit. The proposed monument signs will be located behind the right of way out of all the public utility easements and site visibility triangles.

5. Quantity- There are 3 sign ban locations for the north facing elevation, with none on the east, west or south elevations. Tenant signage shall be no larger than 80% of the sign ban width and height. In addition, the total square footage of sign for each tenant with available wall signage area will be 1 sq ft per 1 linear foot of building frontage. Tenants requesting building signage are required to acquire a City of Tempe sign permit.

6. Sign Size- monument signs are designed to be within city code: 6 tenant panels, 40 sq ft and 8 ft tall. Building signs are designed to be no more than 1 sq ft of sign copy per 1 linear foot of leased frontage. All wall signs must be located in the designated sign bans and not be larger than 80% of the width and heights of the designated sign bans.

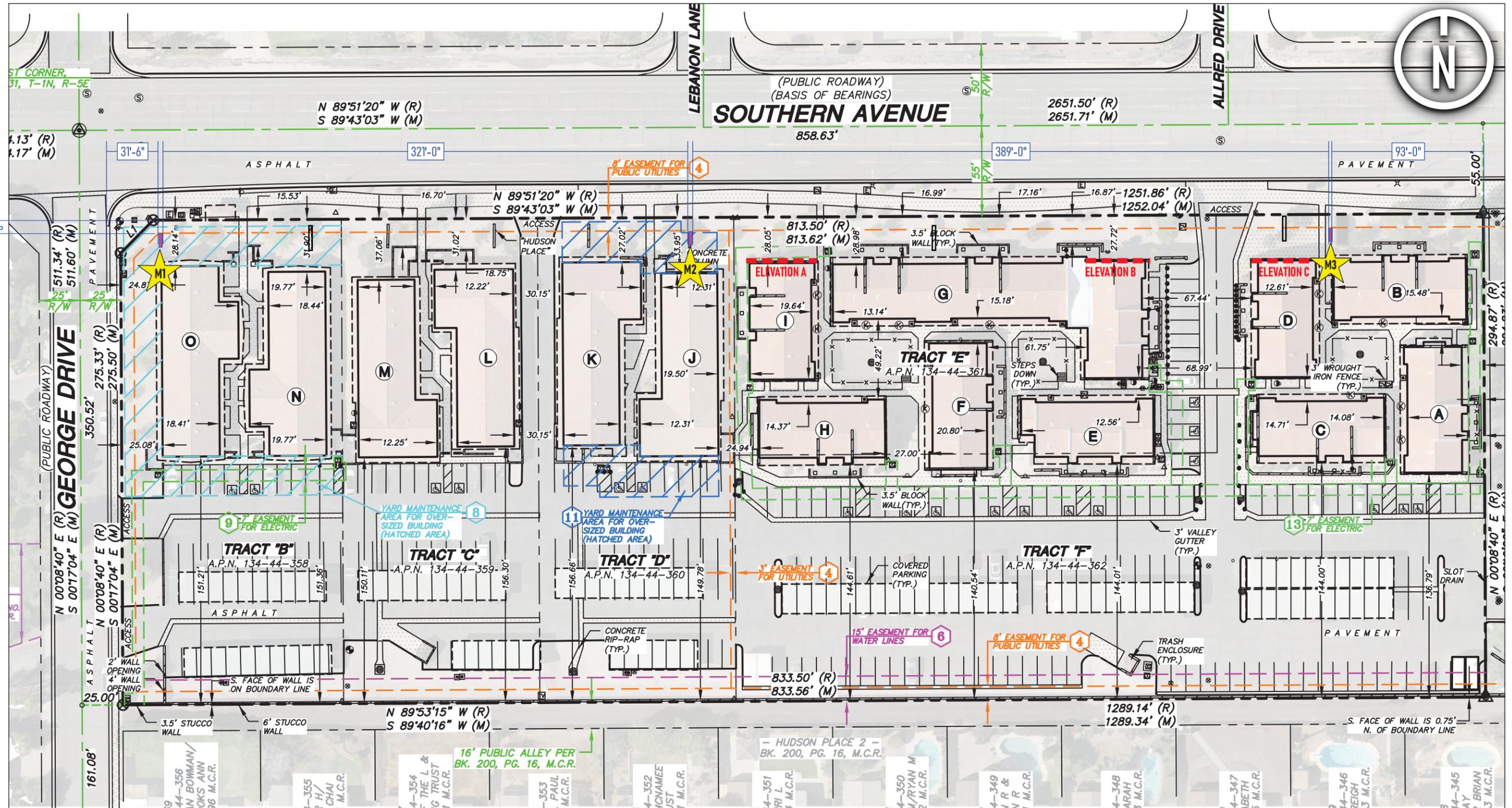
7. Materials- Scaled drawing for design and color, materials, layout, are included in the formal submittal. Sign materials will be compatible with architectural and the natural features on the project. The CSP will establish a uniform sign standard for the property. The proposed freestanding, multi-tenant identification signs will be constructed using quality, durable materials, and will incorporate the design and color of the buildings.

8. Illumination- all building signs will not be illuminated. Monument sign will be internally illuminated with LED lighting.

9. Context- The Comprehensive sign plan within The Hudson Place has been designed to be respectful to the nearby residential, business and commercial uses within the area.

SIGN BANDS

★ NEW GROUND SIGN LOCATIONS



IMAGES NOT TO SCALE

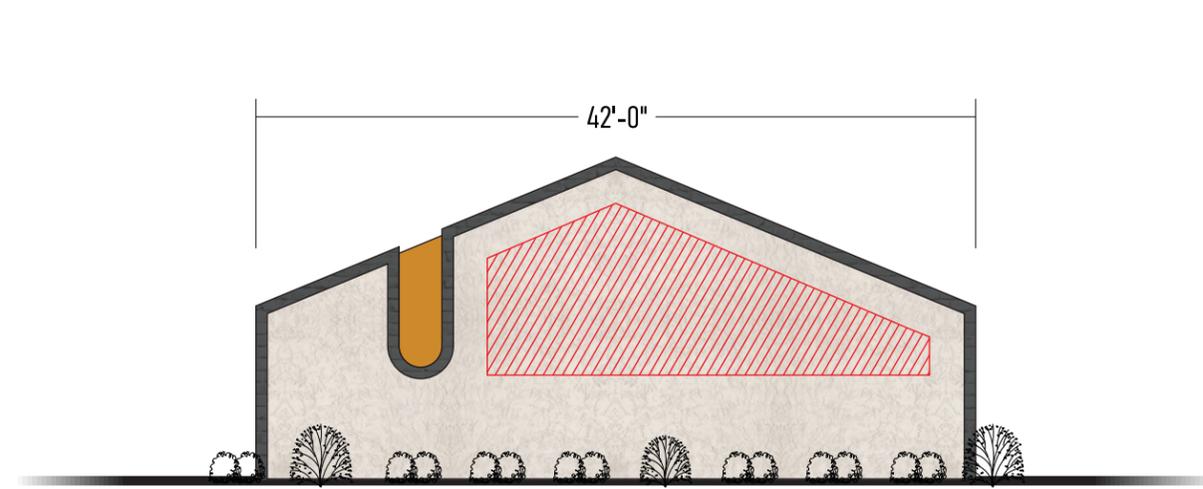
ELEVATION A
NORTH



ELEVATION B
NORTH

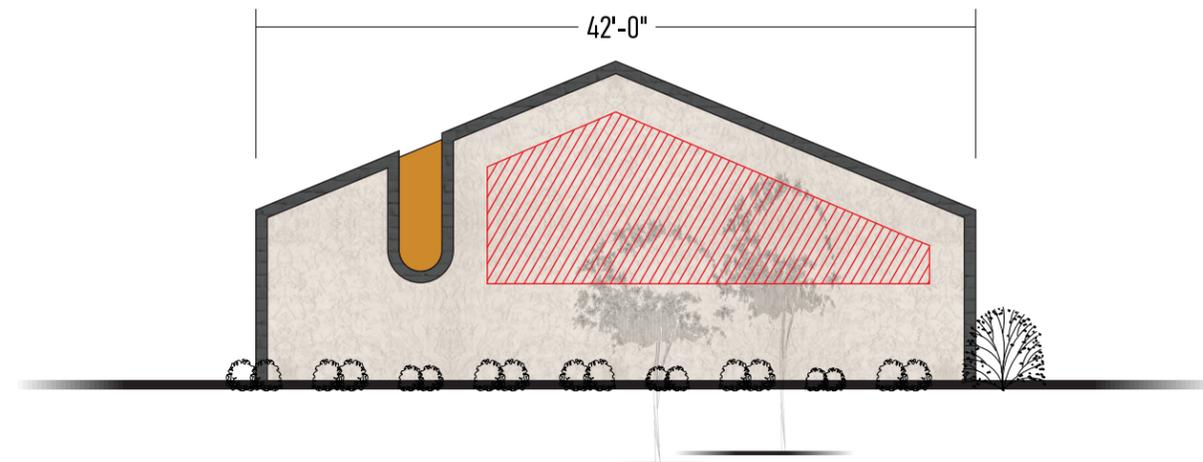
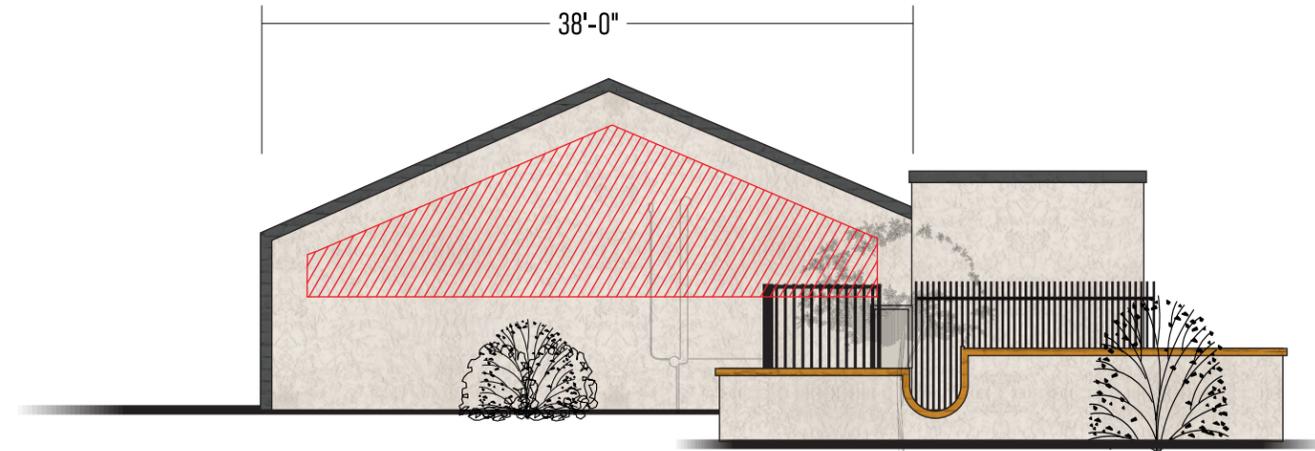


ELEVATION C
NORTH




SIGN BANDS (TENANT SIGNAGE)

*** BUILDING SIGNS ONLY AVAILABLE
FOR TENANTS WITHIN SUITE ***

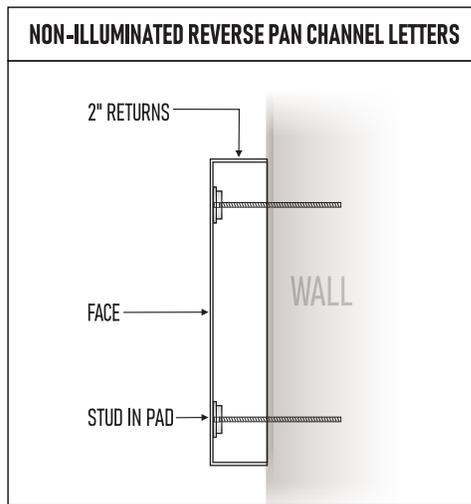


NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT

TENANT

*** ALL WALL SIGNS WITHIN HUDSON PLACE TO BE REVERSE PAN-CHANNEL LETTERS/LOGOS TO ENSURE UNIFORMITY *
6" MIN - 36" MAX HEIGHT REQUIREMENT**



- RETURNS: 2" ALUMINUM CLC
- FACES: .090 ALUMINUM
- PAINT: SW 7674 "PEPPERCORN" (LIGHT BACKGROUND)
SW 7042 "SOJO WHITE" (DARK BACKGROUND)
- INSTALLATION: STUD MOUNTED FLUSH TO BUILDING FASCIA

- ALUMINUM CONSTRUCTION MONUMENT SIGNS (QTY: 3)
 - PAINTED SHERWIN-WILLIAMS SOJO WHITE AND PEPPERCORN (MONTEX FINISH)
- "HUDSON PLACE": ROUTED ALUMINUM BACKED WITH WHITE PLEX
 - 3635-91 SMOKE GRAY DAY/NIGHT VINYL OVERLAY
- ADDRESS: 1/4" FCO ALUMINUM, PAINTED PEPPERCORN, FLUSH MOUNTED
- WHITE LEXAN TENANT FACES WITH TRANSLUCENT VINYL OVERLAY
 - VINYL COLORS DETERMINED BY TENANT
- WHITE INTERNAL LED ILLUMINATION
- BALLAST WITHIN SIGN
- INSTALL ONTO ASA APPROVED PIPE AND FOOTER
 - ONTO SPECIFIED LOCATION AS SHOWN ON MAP



NIGHT VIEW

