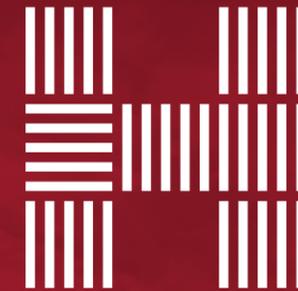


HUDSON



ON FARMER

COMPREHENSIVE SIGN PLAN

2023

707 S. FARMER AVENUE | TEMPE, AZ 85281 US

PROJECT

HUDSON ON FARMER
707 S. Farmer Avenue
Tempe, AZ 85281 US

PROPERTY OWNER

City of Tempe
31 E. 5th St.
Tempe, AZ USA 85281

SIGNAGE CONSULTANT

Associated Sign Company
3335 W. Vernon Ave.
Phoenix, AZ 85009
Ph: 602-278-8464
Corey Shano
corey@ascosigns.com

PARCEL INFORMATION

PARCEL NUMBER:

124-33-361

ZONING:

MU-4 FARMER ARTS DISTRICT

JURISDICTION:

Tempe

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DocuSigned by:
Jimmy Moy
ABC7DA41EA3043A...

**I. INTRODUCTION**

THE PURPOSE OF THE COMPREHENSIVE SIGN PLAN IS TO ENSURE AN ATTRACTIVE PROFESSIONAL ENVIRONMENT WHILE ALSO PROTECTING THE INTERESTS OF THE LANDLORD, TENANT, AND SURROUNDING NEIGHBORHOOD.

II. GENERAL REQUIREMENTS

- A.** ALL TENANTS SHALL SUBMIT (1) ELECTRONIC SET OF COLOR DRAWINGS IN PDF FORMAT TO LANDLORD FOR APPROVAL. DRAWINGS MUST INCLUDED DETAILS OF SIZE, COLOR, MATERIALS, ILLUMINATION, AND ATTACHMENT. NO DRAWINGS MAY BE SUBMITTED TO CITY OF TEMPE PRIOR TO LANDLORD APPROVAL.
- B.** LANDLORD SHALL REVIEW ALL SUBMITTED DRAWINGS AND MARK THEM EITHER APPROVED, APPROVED AS NOTED, OR REVISE AND RESUBMIT.
- C.** NO SIGNS, ADVERTISEMENTS, NOTICES, OR OTHER LETTERING SHALL BE DISPLAYED, EXHIBITED, INSCRIBED, PAINTED OR AFFIXED ON ANY PART OF THE BUILDING VISIBLE FROM OUTSIDE THE PREMISES EXCEPT AS SPECIFICALLY APPROVED BY THE LANDLORD. SIGNS THAT ARE INSTALLED WITHOUT WRITTEN APPROVAL OR ARE INCONSISTENT WITH APPROVED DRAWINGS MAY BE SUBJECT TO REMOVAL AND/OR RE-INSTALLATION BY LANDLORD AT TENANTS EXPENSE.
- D.** CITY OF TEMPE REQUIRES SIGN PERMITS FOR ALL SIGNS ON THE EXTERIOR THE BUILDING. IT SHALL BE TENANT'S SOLE RESPONSIBILITY TO SECURE THESE AND ANY OTHER PERMITS THAT MAY BE REQUIRED.
- E.** LANDLORD'S APPROVAL OF TENANT'S PLANS SHALL NOT CONSTITUTE AN IMPLICATION, REPRESENTATION, OR GUARANTEE THAT SAID ITEMS ARE IN COMPLIANCE WITH APPLICABLE STATUTES, CODES, ORDINANCES, OR OTHER REGULATIONS.
- F.** SIGN CONTRACTOR PERFORMING ANY SIGN WORK AT HUDSON ON FARMER MUST BE APPROVED BY LANDLORD PRIOR TO CONSTRUCTION OF SIGN.
- G.** LANDLORD RESERVES THE RIGHT TO FIX, REPAIR, OR REPLACE ANY BROKEN OR FADED SIGN OR ANY SIGN DEEMED TO BE IN DISREPAIR AT THE TENANTS EXPENSE. TENANT IS RESPONSIBLE FOR THE COST TO REMOVE EXTERIOR SIGNAGE AT LEASE END. LANDLORD WILL ARRANGE FOR REMOVAL AND BILL TENANT.
- H.** ANY SIGN TYPE NOT SPECIFICALLY ADDRESSED BY THIS CRITERIA IS SUBJECT TO THE APPLICABLE STANDARDS SET FORTH IN THE CITY OF TEMPE SIGN CODE.

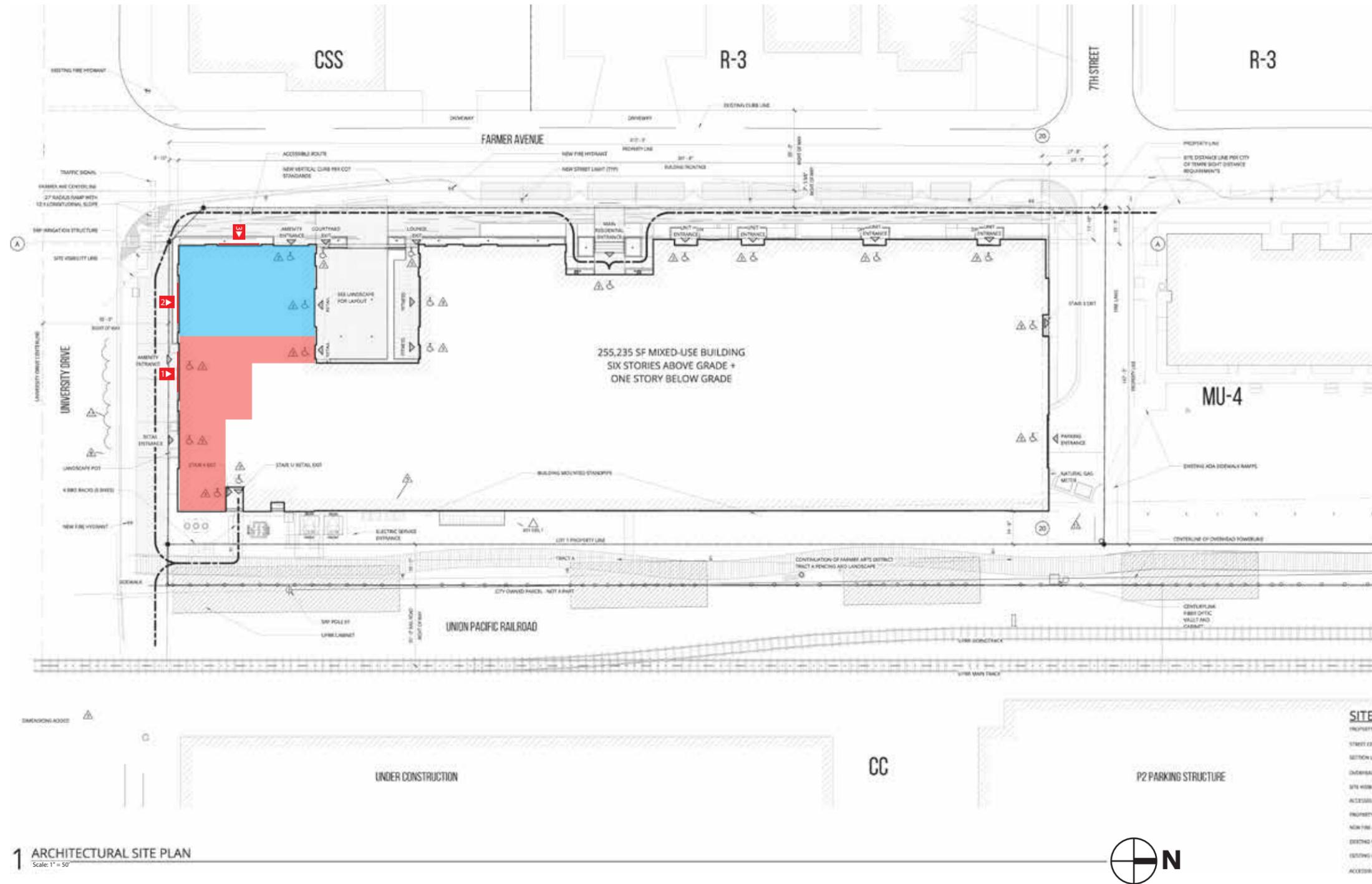
**III. WALL SIGN STANDARDS AND MATERIALS**

- A.** SIGN MATERIALS SHALL BE COMPATIBLE WITH ARCHITECTURAL AND/OR NATURAL FEATURES OF THE PROJECT. THIS MAY BE ACCOMPLISHED THROUGH SIMILARITY OF MATERIALS FOR SIGN STRUCTURES AND FACES, THE USE OF COMPLEMENTARY COLORS, SIMILARITY OF ARCHITECTURAL STYLE, OR THE USE OF A CONSISTENT LETTERING STYLE OR COPY.
- B.** COLORS THAT DEVIATE FROM ARCHITECTURAL STYLE TO ADHERE TO BRAND STANDARDS/ CORPORATE GUIDELINES MUST BE REVIEWED BY THE LANDLORD AND APPROVED, BEFORE CITY OF TEMPE PERMITS CAN BE ACQUIRED
- C.** 1/8" ALUMINUM BACKER PANELS CAN BE USED TO ASSIST IN THE ADHERENCE OF BRAND STANDARDS/ CORPORATE GUIDELINES AND CREATE CONTRAST BETWEEN THE SIGN AND THE SIGN FASCIA.
- D.** ALLOWABLE SIGN AREA OF 40 SQ.FT. MINIMUM OR 1 SQ.FT. PER 1 LINEAR FOOT OF FRONTAGE ON THE LONGEST BUILDING FRONTAGE. MAX HEIGHT AND LENGTH OF SIGNS SHALL NOT EXCEED 80% OF THE BACKGROUND ELEVATION.

HUDSON ON FARMER

SIGN LOCATION PLAN

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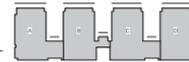
1 ARCHITECTURAL SITE PLAN
Scale: 1" = 50'

HUDSON ON FARMER

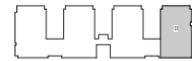
TENANT WALL SIGNS - ELEVATIONS



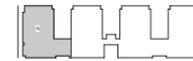
1 WEST OVERALL ELEVATION
Scale: 1" = 50'



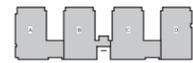
2 NORTH OVERALL ELEVATION
Scale: 1" = 50'



3 SOUTH OVERALL ELEVATION
Scale: 1" = 50'



4 EAST OVERALL ELEVATION
Scale: 1" = 50'





CITY OF TEMPE REQUIRES
DIMMABLE LEDS WITH
DIMMABLE POWER SUPPLIES
ON ALL FACE LIT LETTERS

Pan Channel Letters On Backer Panel

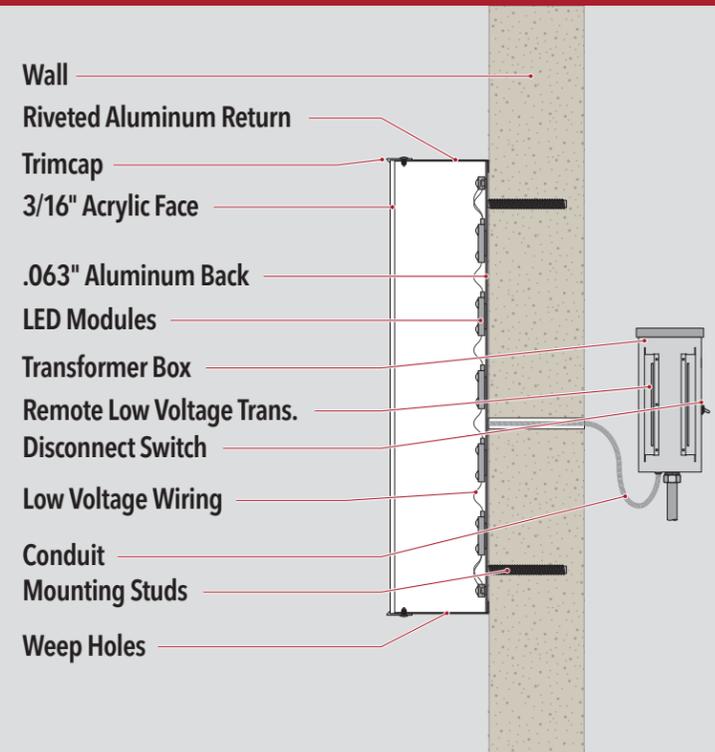
2&3



Pan Channel Letters On Backer Panel

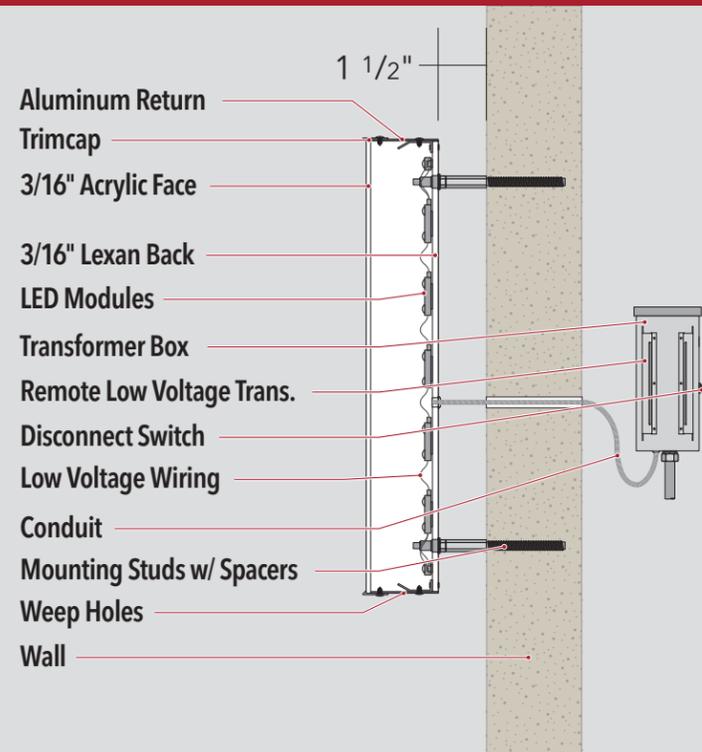
PAN CHANNEL LETTERS

FACE ILLUMINATED • FLUSH MOUNT



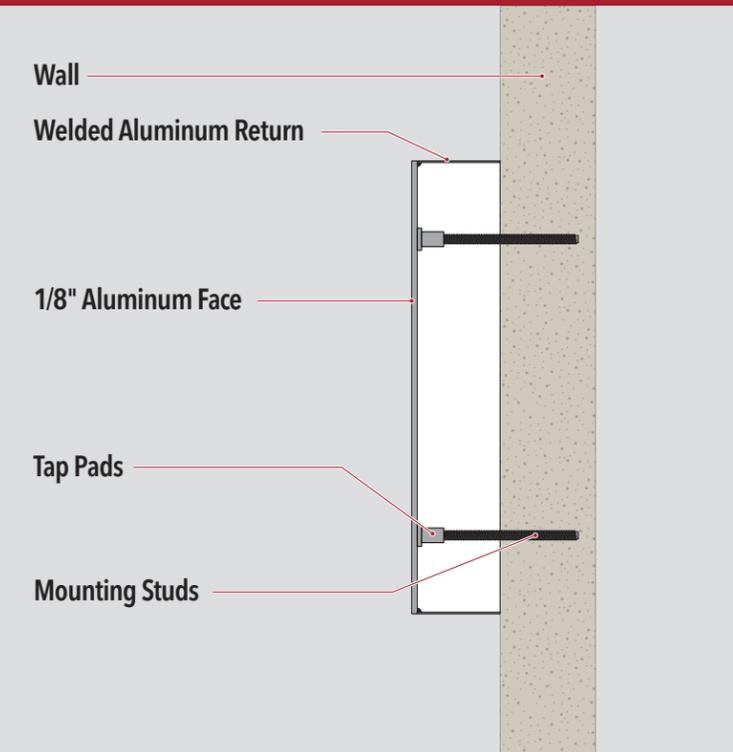
PAN CHANNEL LETTERS

FACE & HALO ILLUMINATED • STAND-OFF 1 1/2"



REVERSE PAN CHANNEL LETTERS

NON-ILLUMINATED • FLUSH MOUNT



Clear ?

124-33-361

Owner Information

Owner Name: TEMPE CITY OF
 Property Address: 707 S FARMER AVE TEMPE 85281
 Mailing Address: 31 E 5TH ST TEMPE AZ USA 85281
 Deed Number: 20211076404
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.422605, -111.943973
 S/T/R: 16 1N 4E
 Jurisdiction: TEMPE
 Zoning: MU-4
 PUC: 0377
 Lot Size (sq ft): 60,185
 MCR #: 1070-15
 Subdivision: FARMER ARTS DISTRICT PARCEL 1
 Lot #: 1
 Floor: 1
 Construction Year: 2021
 Living Space (sq ft):

Valuation Information

Tax Year:	2024	2023
FCV:	\$ 0	\$ 44,228,800
LPV:	\$ 0	\$ 29,818,762
Legal Class:	4.1	4.1



Zoom to

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