Freestanding - Signs A1 & C1

4 - $150 = $600
2 - $75 = $150
6 = $750

UP-2017-0076-BI

B 939059
A 758989

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 825 Dulaney Valley rd ZIP CODE 21204

BUSINESS NAME Towson Town Center ZONING

OWNER'S NAME Towson TC LLC PHONE NO. HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS PO box 617905 Chicago IL 60661

APPLICANT/OWNER'S AGENT Gable (Heather Davis) PHONE NO. 410-255-6400

SIGN COMPANY NAME Gable Signs & Graphics PHONE NO. 410-255-6400

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 2200 / 0116 / 232

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☒ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: See work description feet x feet = square feet Height: feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 22', sides 120 and 120, and rear 130.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4.Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. – C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size): Installation of
(6) Six total freestanding directional signs. 4 - double sided 81"x14" = 113 sq ft
(4) Four 12:00 x 7.75 - 93 sq. ft. 2 - single sided 7.25x9.33 = 67.64 sq ft
(2) Two 7.33 x 7 - 51 sq ft

* ALL REPLACEMENT SIGNS PER APPLICANT

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

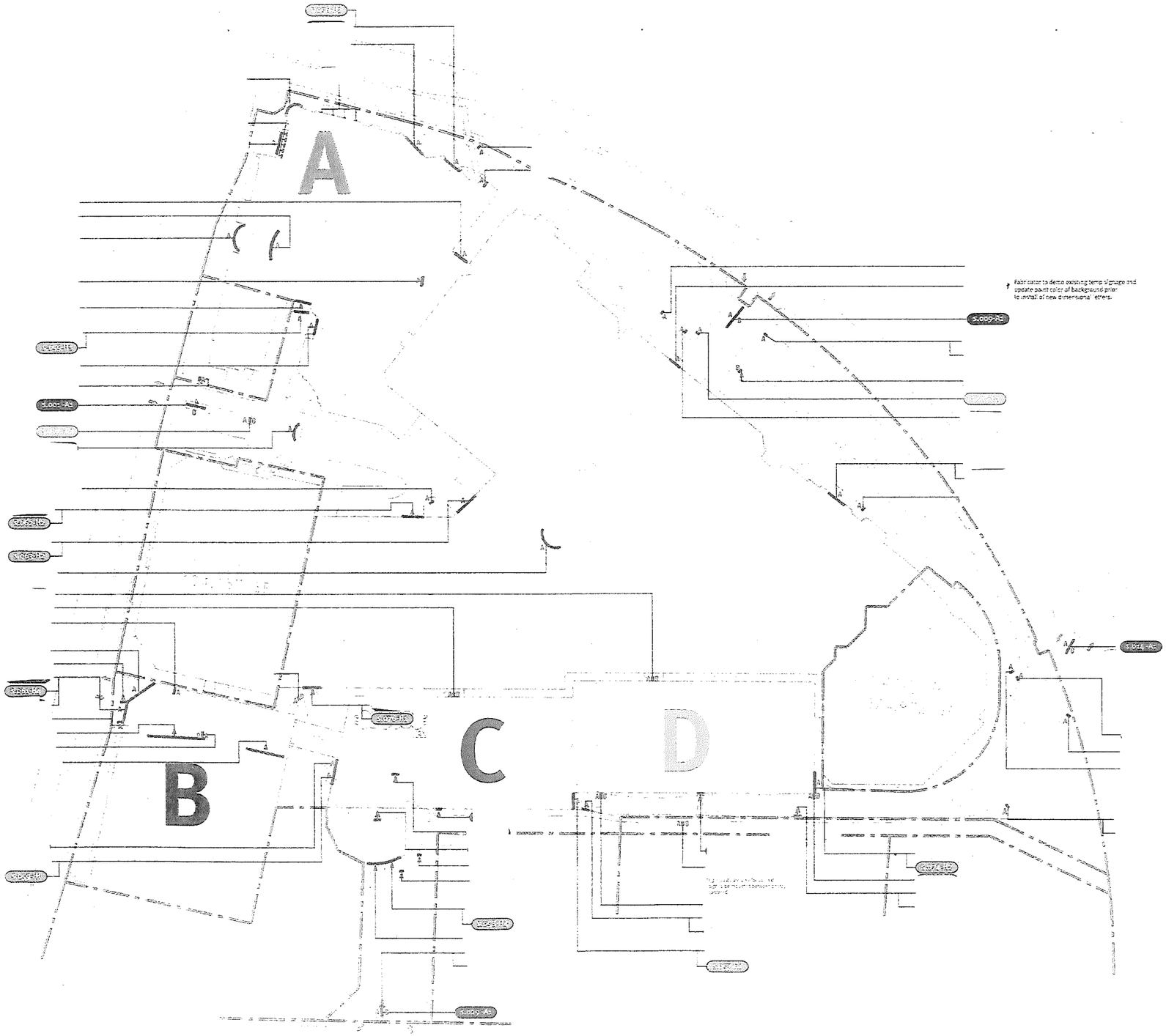
I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Heather Davis — Signature
8/2/17 — Date
Heather Davis — Print/Type Name

☐ Require Planning Signature Date

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)
REV 10/14

Authority under Section 500.4, BCZR **PAI Approval** (SIGN ONLY)
A. Tom — Signature
AT — Initials
8/2/17 — Date



1 SIGNAGE MASTER PLAN. SITE SIGNAGE

Scale: 1 = 85'-0"

TOWSON TOWN CENTER

825 Dulaney Valley Rd,
Towson, MD 21204

Design Intent
For Reference Only

NOT FOR CONSTRUCTION

ARROWSTREET
ARCHITECTURE & DESIGN

10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
www.arrowstreet.com

Project Number	16035
Author	JH'JG
Checker	--
Issue date	01/15/2017

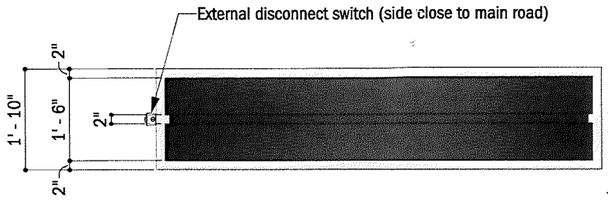
Revisions

No	Date	Description
	01-15-2017	Design Intent
1	04-28-17	Design Intent
2	06-07-17	Design Intent

Drawing Title

SIGNAGE LOCATION PLAN, SITE SIGNAGE

06 PM



PLAN VIEW
SCALE: 3/8" = 1'

Ultimate Wind Speed=	115	IBC-2012/2015 Ultimate (Blank for IBC 2009 or older)
Normal Wind Speed=	90	IBC-2009/2012 Nominal
Exposure=	C	open terrain, scattered buildings <30Ft
Cf=	1.54	ASCE 7-05 / ASCE 7-10 Force Coefficient
G=	0.85	Gust Factor
Kh=	0.91	Velocity pressure Coefficent @ height
Kzt=	1	Topographic factor
I=	1	Importance factor
Kd=	0.85	Wind directionality factor

Areas Subject to Wind Forces

Height	Width	Area	Centroid	Wind	Pounds	lbs. Total	TOS
(ft)	(ft)	(sqft)	(ft)	(psf)	(psf)		
14.00	7.75	108.50	7.0	19	15	1627.5	14

Calculation of Design Forces at Critical Heights

y (ft)	M (ft)	V (lb)	y (ft)	M (ft)
@ grade	14,431	2,062		

Column Support Design Table

# of Cols	Column Type (P,TS)	Column Size	Length (ft)	Start Elev (ft)	End Elev (ft)	Sleeve Depth (in)	S act (in^3)	fb (ksi)
1	P	6"(.280)				N/A	8.50	20.4

Designed Per IBC 2012 MD Edition
Designed Per Maryland Building Performance

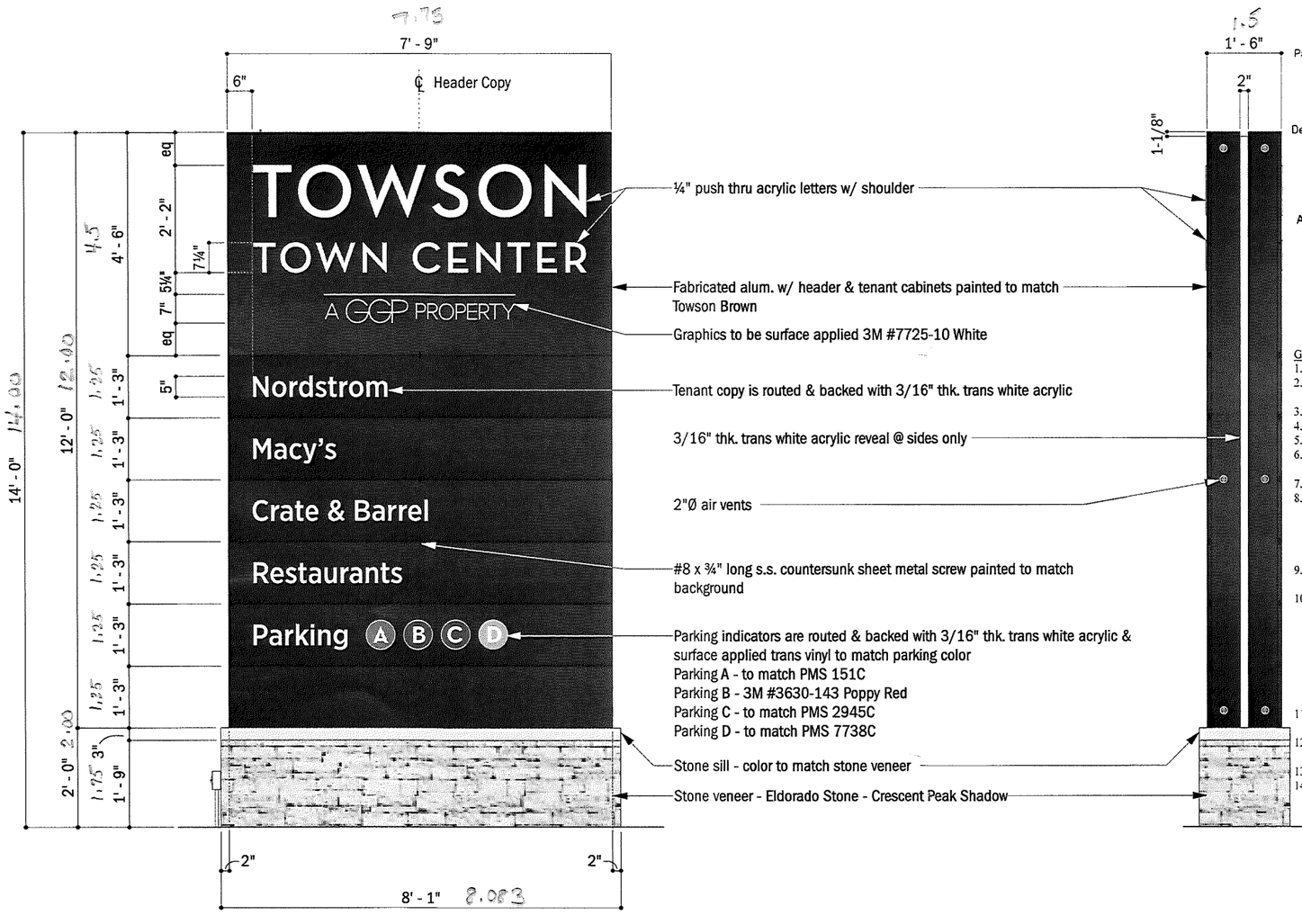
Snow Loads

Ground Snow Load	Pg=	20 psf
Snow Exposure Factor	Ce=	1.0
Snow Load Importance	Is=	1.1
Thermal Factor	Ct=	1.0

Wind Loads

Ultimate Design Wind Speed		115 mph
Nominal Design Wind Speed		89.1 mph
Risk Cat		II
(3-Sec Peak Gust MPH*)		
Wind Importance Factor	I=	1
Wind Exposure		C
Gust Factor		0.85

Exterior components designed in accordance with applicable provisions of the ASCE 7-10



ELEVATION VIEW
SCALE: 3/8" = 1'

SIDE VIEW
SCALE: 3/8" = 1'

# Footings=	1		
Pass lat soil res. q=	200	psf	
Moment/Footing, M=	14.431	lb-ft	
Composite Centroid, h=	7.00	ft	
Equiv Concentrated Load, P= M/h=	2.062	lb	

Augured (round footing)

Diameter, b=	2.00	ft, round augured hole
Depth D= (A/2)(1+ SQR(1 + (4.36h)/A))=	6.35	ft
	6.74	Yard Concrete
S1= (q)(2)(D/3)=	837	psf
A= (2.34 P) / (S1)(b)=	2.88	

Calc Depth

Foundation Bearing Check

Allowable Soil Bearing Pressure= 1,500 psf, IBC 2009 / 2012

Square			Round		
Sign Wt=	1,628	lb	Sign Wt=	1,628	lb
Base Wt=	0	lb	Base Wt=	2,992	lb
Area=	0.0	sq ft	Area=	3.1	sq ft
q max=	#DIV/0!	psf, soil	q max=	1,470	psf,soil
	#DIV/0!		OK, with depth increase		

General Notes:
1.) Minimum concrete strength shall be 3,000 psi
2.) All plate, angle, channel, tee and wide flange shall be ASTM A36 grade unless otherwise specified.
3.) Square and rectangular tube shall be ASTM A500 Grade B
4.) Round pipe shall be ASTM A53 Grade B or equivalent
5.) Design and fabrication according to AISC Steel Construction Manual 14th edition
6.) Bolts to be A325 or A320 B8 Class 2 or equivalent.
- Foundation Anchor Bolts to be A36 Minimum.
7.) Concrete design & construction to be in accordance w/ ACI 318-08
8.) Concrete poured into constrained earth excavations must cure under proper conditions for 4 days prior to sign box installation. (Exception: if the overall height of the sign is less than 20 feet and the sign pole is adequately braced against wind loads for a minimum of 4 days, the box may be installed the same day as the footing is poured.
9.) For pier and caisson footings, concrete must be poured against undisturbed earth (Backfill is unacceptable).
10.) Maintain a minimum 3" cover over all embedded steel (Not applicable to direct burial footings) Rebar is not required for direct burial footings or anchor bolts/rods that extend 75% or greater into full footing depth.
- Anchor Bolts without rebar shown and are not 75% into footing depth, shall provide vertical #4 rebar @ 12" O.C., 4" offset from perimeter of footing, 4" offset from top and bottom of footing. Provide #3 horizontal ties @ 12" O.C., anchor bolts shall be tied to rebar cage. For round footings, provide a minimum of six (6) vertical #4 rebars, 4" offset from perimeter.
11.) Provide a minimum of 6" cover between bottom of support pole and bottom of concrete footing on all direct burial footings, unless otherwise noted.
12.) If clay, silt or organic soil properties are present upon excavation, it is the contractor's responsibility to contact Murdoch Engineering for design modification.
13.) Galvanic protection is required where dissimilar metals contact.
14.) Galvanic protection is also required where Aluminum Contacts Concrete Coat with Bituminous material where Alum. Contacts Concrete.

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey 07731
(973)-570-8215

Jere Murdoch 7/27/17
Jere Murdoch, P.E.
Professional Engineer
Maryland P.E. License #41030

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the state of Maryland.
License No. 41030, expiration date 8/17/19

STATE OF MARYLAND · JERE MURDOCH · No. 41030 · PROFESSIONAL ENGINEER

Gable
A VISUAL SOLUTIONS COMPANY.
7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE: Towson Town Center
ORDER TITLE: Towson Town Center
CITY/STATE: Towson, MD

DRAWING DATE	SALES REP	PROJECT MGR.
07/19/17	MG	MG

REVISION HISTORY

NO.	DATE	DESCRIPTION

SIGN TYPE: Sign Type A1 - D/F Illuminated Site ID. Pylon
DWG. TYPE: Construction/Engineering

PROJECT NO.	TASK NO.	QTY.
72951-1	136647	4

DWG. NO.	SHEET
0043MRO	1 of 3

Designed Per IBC 2012 MD Edition
Designed Per Maryland Building Performance

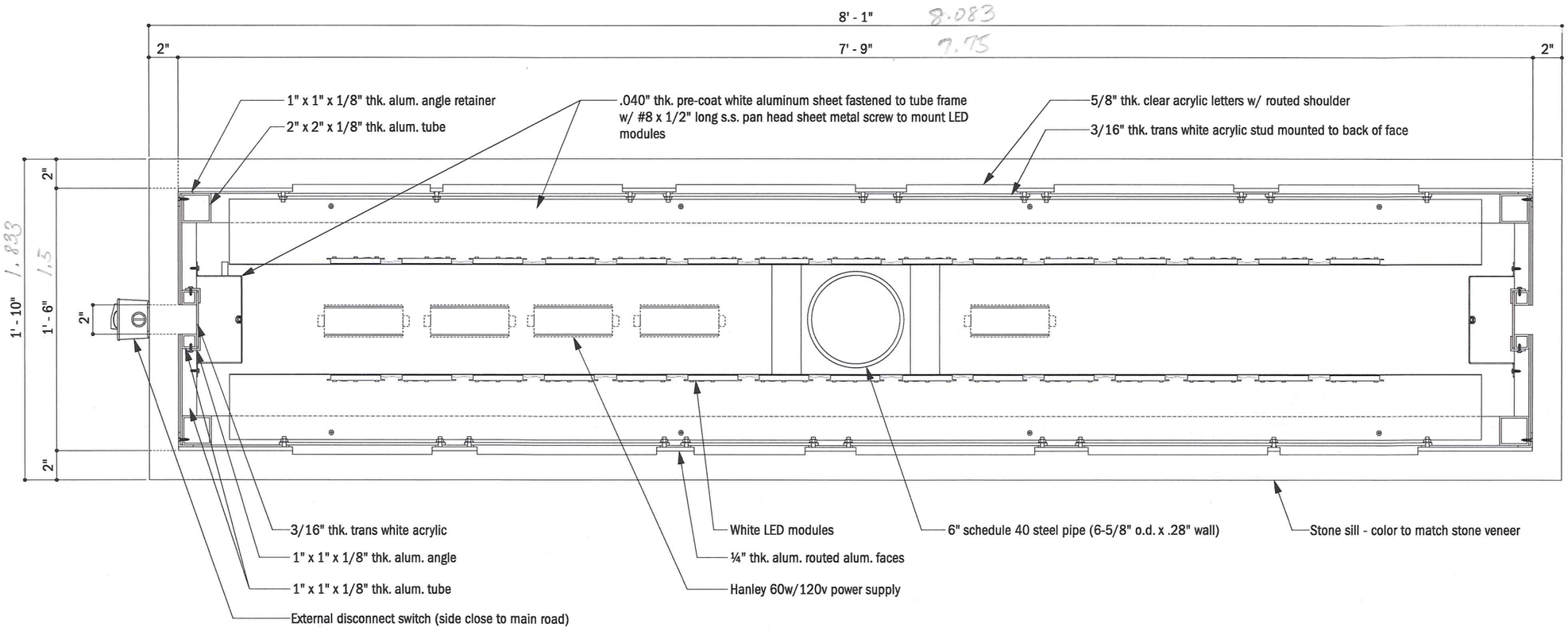
Snow Loads

Ground Snow Load	Pg=	20 psf
Snow Exposure Factor	Ce=	1.0
Snow Load Importance	Is=	1.1
Thermal Factor	Ct=	1.0

Wind Loads

Ultimate Design Wind Speed		115 mph
Nominal Design Wind Speed		89.1 mph
Risk Cat		II
(3-Sec Peak Gust MPH*)		
Wind Importance Factor	I=	1
Wind Exposure		C
Gust Factor		0.85

Exterior components designed in accordance with applicable provisions of the ASCE 7-10



PLAN SECTION
SCALE: 1/8" = 1"

Gable
A VISUAL SOLUTIONS COMPANY.
7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE:
Towson Town Center

ORDER TITLE:
Towson Town Center

CITY/STATE
Towson, MD

DRAWING DATE	SALES REP	PROJECT MGR.
07/19/17	MG	MG

REVISION HISTORY

NO.	DATE	DESCRIPTION

STATE OF MARYLAND · JERE MURDOCH · No. 41030 · PROFESSIONAL ENGINEER

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey 07731
(973)-570-8215

7/27/17
Jere Murdoch, P.E.
Professional Engineer
Maryland P.E. License #41030

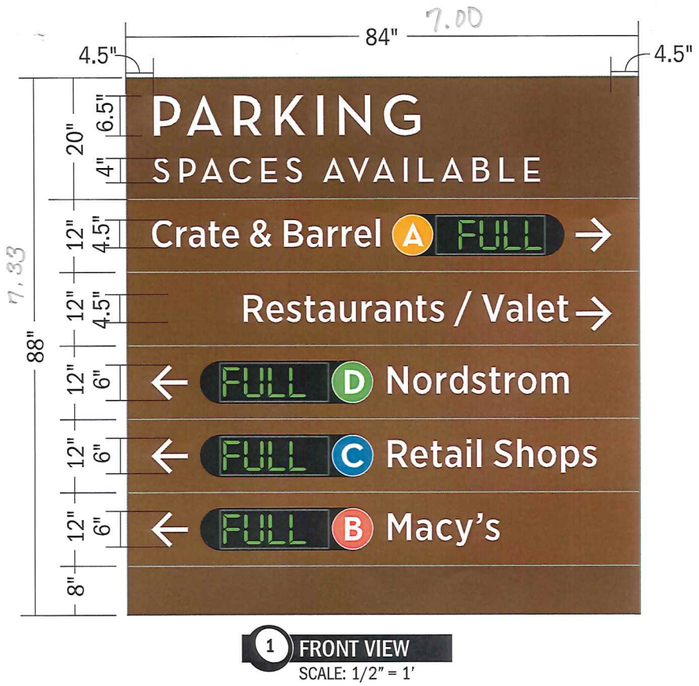
PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the state of Maryland.
License No. 41030, expiration date 8/17/19

SIGN TYPE:
Sign Type A1 -
D/F Illuminated Site ID. Pylon

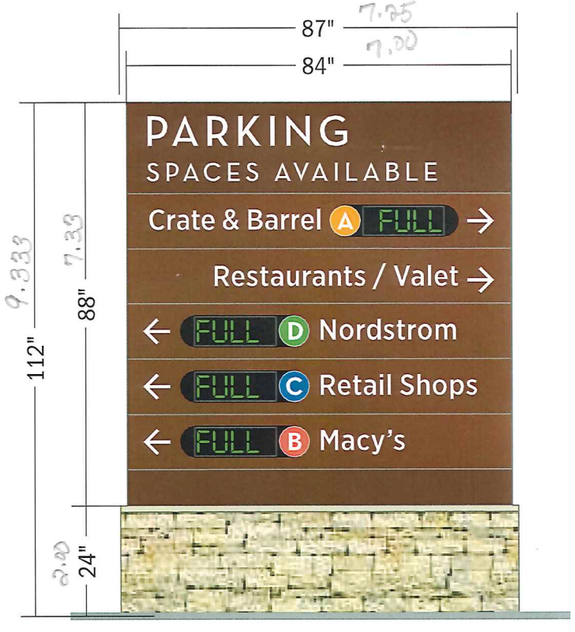
DWG. TYPE:
Construction/Engineering

PROJECT NO.	TASK NO.	QTY.
72951-1	136647	

DWG. NO.	SHEET
0043MRO	3 of 3

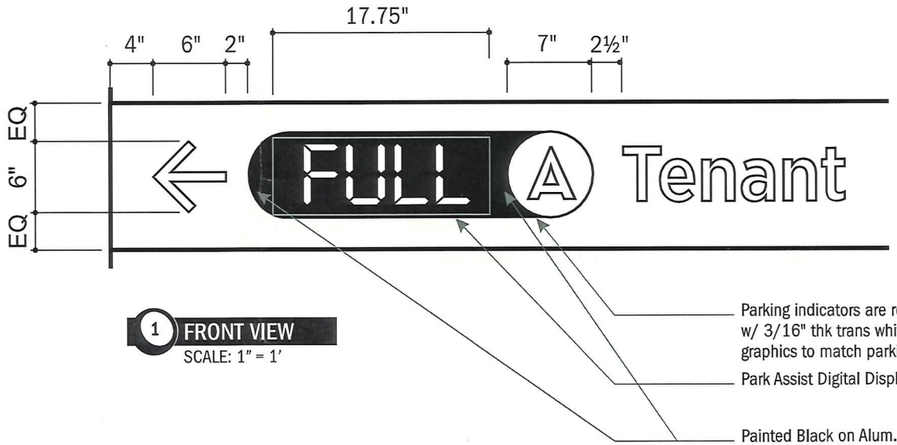


1 FRONT VIEW
SCALE: 1/2" = 1'

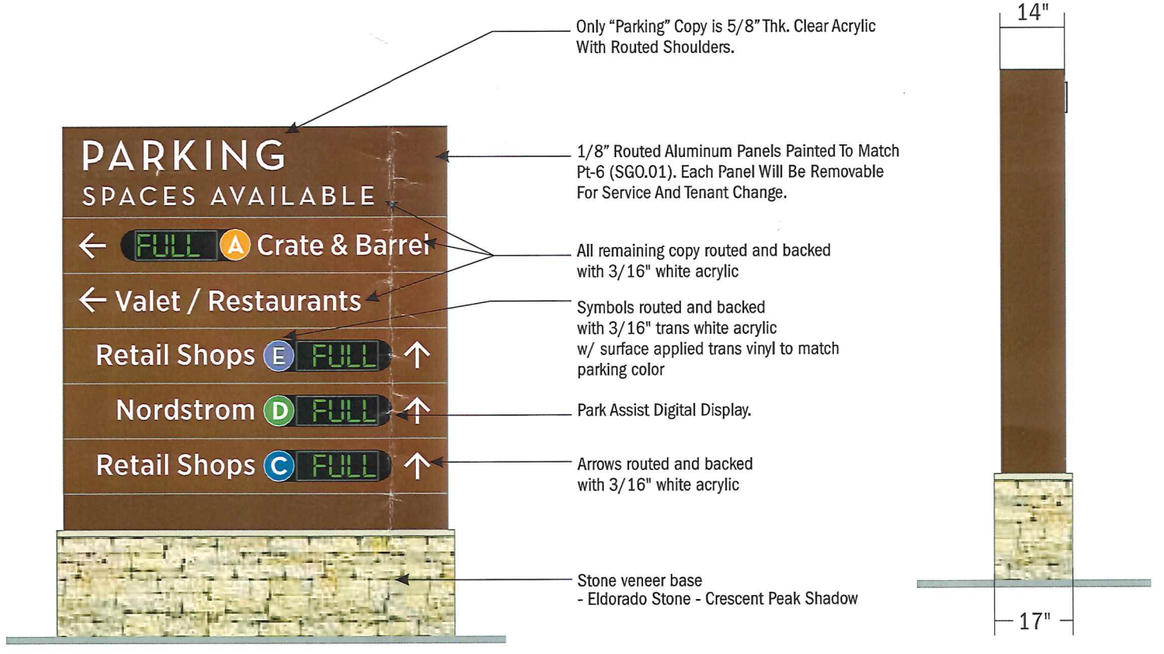


S.011 -C1 Fairmount Entrance

1 FRONT VIEW
SCALE: 3/8" = 1'



1 FRONT VIEW
SCALE: 1" = 1'



S.002 -C1 Dulaney Valley Entrance

1 SIDE VIEW
SCALE: 3/8" = 1'

Designed per Maryland Building Performance Standards IBC 2012- w/ the Department of Housing and Community Development (DHCD) modifications.

Snow Loads:
Ground Snow Load.....Pg-30 psf
Snow Exposure Factor...Ce=1.0
Snow Load Importance..Is=1.1
Thermal Factor.....Ct=1.0

Wind Loads:
Ultimate Design Wind Speed.....115 mph
Normal Design Wind Speed.....90 mph
(3-sec peak gust MPH*)
Wind Importance Factor...I = 1.0
Wind Exposure.....C
Gust Factor.....0.85

Exterior Components designed in accordance with applicable provisions of the ASCE 7-10

Gable
A VISUAL SOLUTIONS COMPANY.
7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE:
Towson Town Center

ORDER TITLE:
Towson Town Center

CITY/STATE
Towson, MD

DRAWING DATE	SALES REP	PROJECT MGR.
07/19/17	MG	MG

REVISION HISTORY

NO.	DATE	DESCRIPTION

STATE OF MARYLAND
JERE MURDOCH
No. 41030
PROFESSIONAL ENGINEER

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey 07731
(973)-570-8215

7/19/2017

Jere Murdoch, P.E.
Professional Engineer
Maryland P.E. License #41030

SIGN TYPE:
Sign Type: C1
Major Vehicular Directional

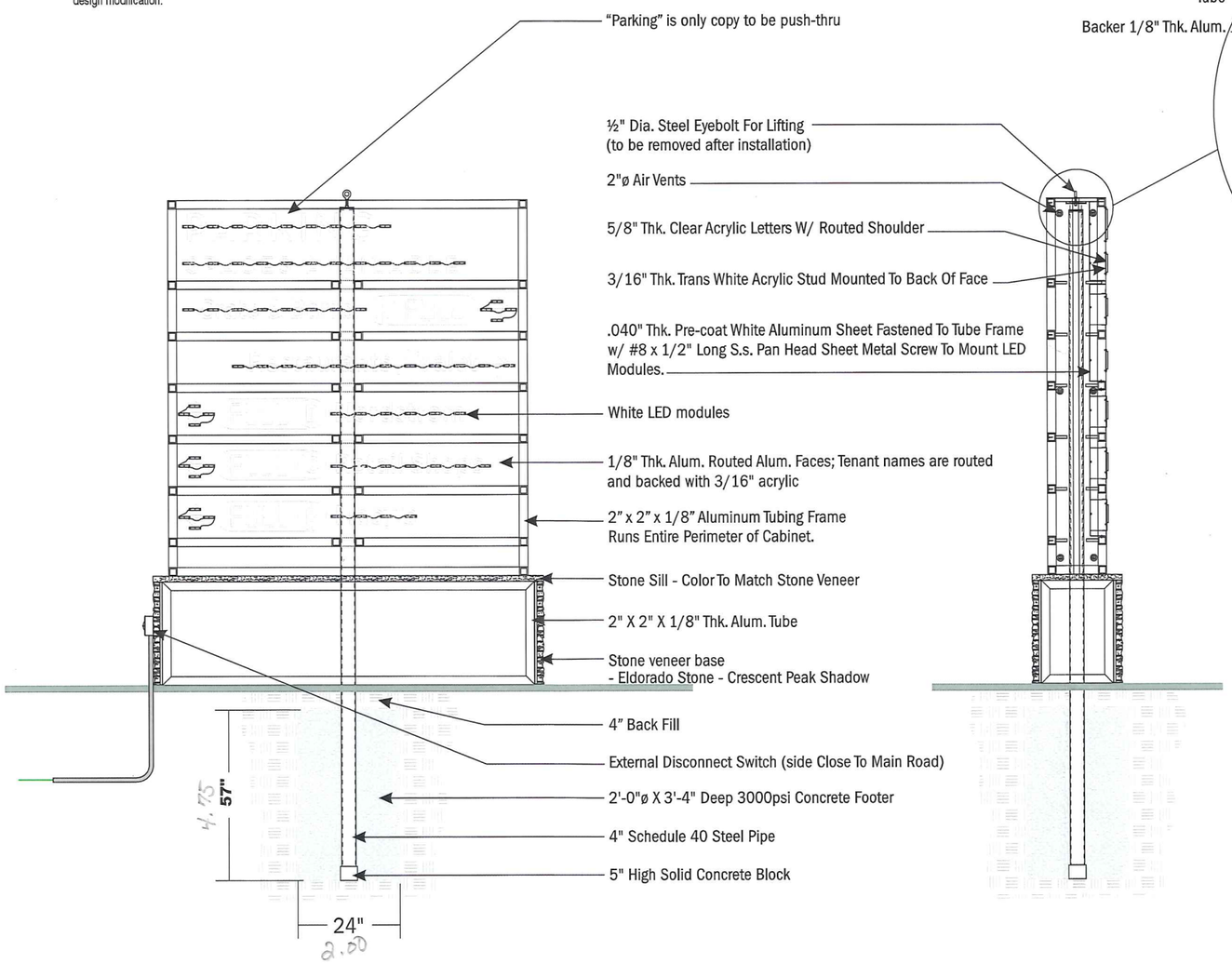
DWG. TYPE:
Construction/Engineering

PROJECT NO.	TASK NO.	QTY.
72951-1	136647	2

DWG. NO.	SHEET
0043MRO	1 of 3

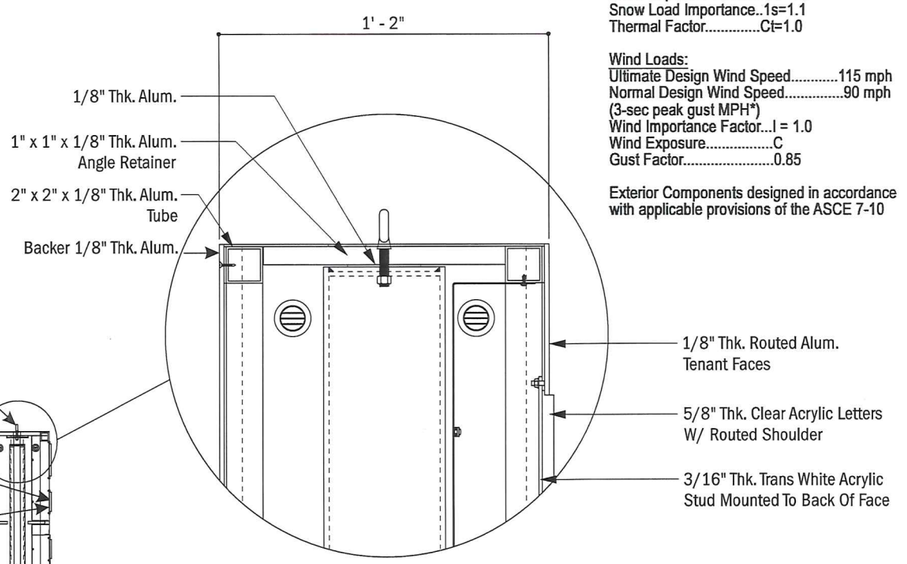
General Notes

1. Minimum concrete strength shall be 3,000 psi, unless otherwise noted.
2. All plate, angle, channel, tee and wide flange shall be ASTM A36 grade unless otherwise specified.
3. Square and rectangular tube shall be ASTM *A500* Grade B
4. Round pipe shall be ASTM A53 Grade B or equivalent
5. Design and fabrication according to AISC Steel Construction Manual 14th edition
6. Concrete design & construction to be in accordance with ACI 318-05
7. Concrete poured into constrained earth excavations must cure under proper conditions for 4 days prior to sign box installation. (Exception: If the overall height of the sign is less than 20 feet and the sign pole is adequately braced against wind loads for a minimum of 4 days, the box may be installed the same day as the footing is poured.
8. For pier and caisson footings, concrete must be poured against undisturbed earth.
9. Maintain 3" of cover on all embedded steel reinforcement.(Not applicable to direct burial footings.)
10. Provide 6" cover between the bottom of support pole and bottom of concrete footing on all direct burial footings. (unless otherwise noted)
11. If clay, silt or organic soil properties are encountered upon excavation, it is the contractor's responsibility to contact Murdoch Engineering for design modification.



1 FRONT VIEW
SCALE: 3/8" = 1'

1 SIDE VIEW
SCALE: 3/8" = 1'



BLOW-UP DETAIL
SCALE: NTS

Designed per Maryland Building Performance Standards IBC 2012- w/ the Department of Housing and Community Development (DHCD) modifications.

Snow Loads:
Ground Snow Load.....Pg-30 psf
Snow Exposure Factor...Ce=1.0
Snow Load Importance..1s=1.1
Thermal Factor.....Ct=1.0

Wind Loads:
Ultimate Design Wind Speed.....115 mph
Normal Design Wind Speed.....90 mph
(3-sec peak gust MPH*)
Wind Importance Factor...I = 1.0
Wind Exposure.....C
Gust Factor.....0.85

Exterior Components designed in accordance with applicable provisions of the ASCE 7-10

Gable
A VISUAL SOLUTIONS COMPANY.
7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE:	Towson Town Center
ORDER TITLE:	Towson Town Center
CITY/STATE	Towson, MD

DRAWING DATE	SALES REP	PROJECT MGR.
07/19/17	MG	MG

REVISION HISTORY

NO.	DATE	DESCRIPTION

STATE OF MARYLAND · JERE MURDOCH · No. 41030 · PROFESSIONAL ENGINEER

Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey 07731
(973)-570-8215

7/19/2017

Jere Murdoch, P.E.
Professional Engineer
Maryland P.E. License #41030

SIGN TYPE:	Sign Type: C1 Major Vehicular Directional
DWG. TYPE:	Construction/Engineering

PROJECT NO.	TASK NO.	QTY.
72951-1	136647	

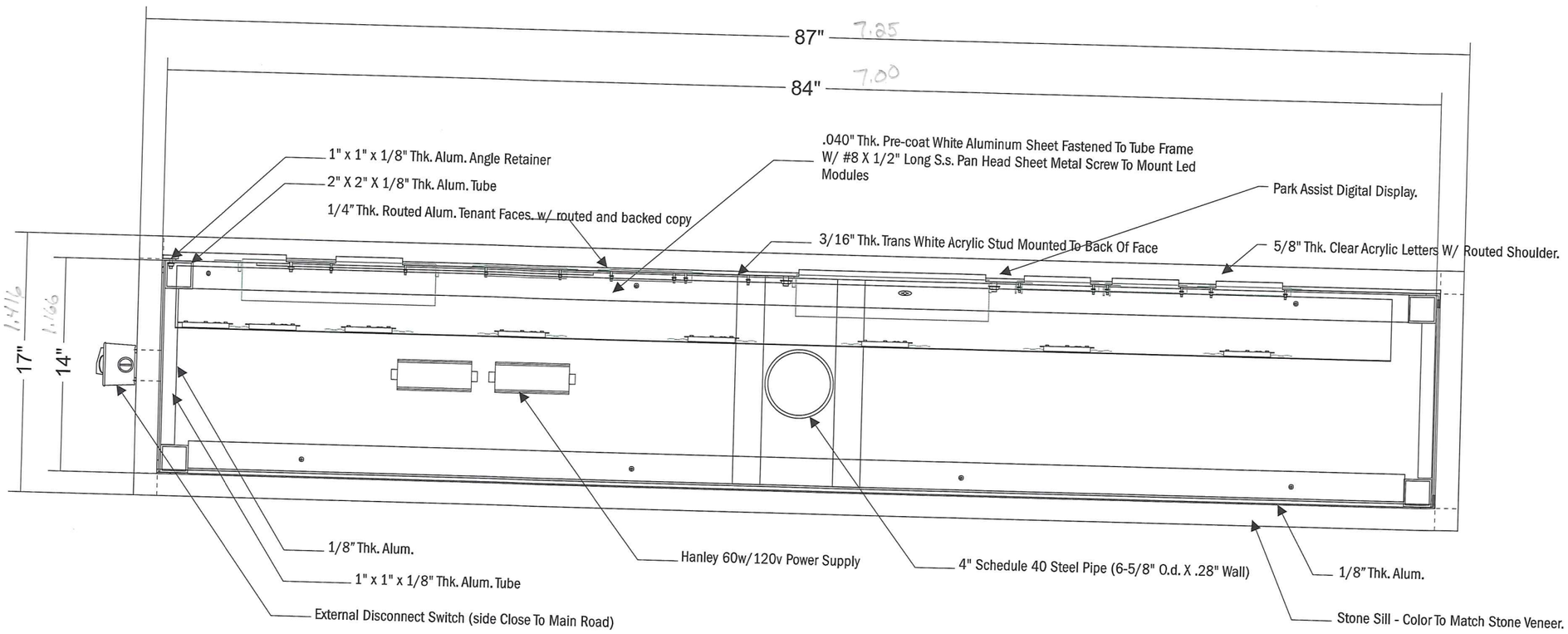
DWG. NO.	SHEET
0043MRO	2 of 3

Designed per Maryland Building Performance Standards IBC 2012- w/ the Department of Housing and Community Development (DHCD) modifications.

Snow Loads:
Ground Snow Load.....Pg-30 psf
Snow Exposure Factor...Ce=1.0
Snow Load Importance..Is=1.1
Thermal Factor.....Ct=1.0

Wind Loads:
Ultimate Design Wind Speed.....115 mph
Normal Design Wind Speed.....90 mph
(3-sec peak gust MPH*)
Wind Importance Factor...I = 1.0
Wind Exposure.....C
Gust Factor.....0.85

Exterior Components designed in accordance with applicable provisions of the ASCE 7-10



1 PLAN SECTION
SCALE: 1½" = 1"

Gable
A VISUAL SOLUTIONS COMPANY.
7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE: Towson Town Center
ORDER TITLE: Towson Town Center
CITY/STATE: Towson, MD

DRAWING DATE	SALES REP	PROJECT MGR.
07/19/17	MG	MG

REVISION HISTORY

NO.	DATE	DESCRIPTION

STATE OF MARYLAND · JERE MURDOCH · No. 41030 · PROFESSIONAL ENGINEER

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7/19/2017
Jere Murdoch, P.E.
Professional Engineer
Maryland P.E. License #41030

SIGN TYPE: Sign Type: C1 Major Vehicular Directional
DWG. TYPE: Construction/Engineering

PROJECT NO.	TASK NO.	QTY.
72951-1	136647	

DWG. NO.	SHEET
0043MRO	3 of 3