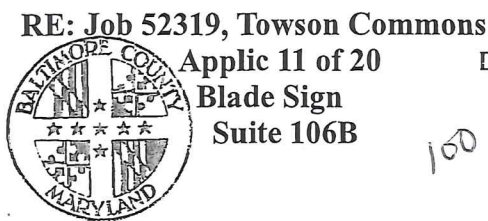


UP-2017-0105-SI

18ROWN KNC



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

B 937319
A 755953

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

SIGN USE PERMIT

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

PROPERTY ADDRESS 1 West Pennsylvania Ave, Baltimore, MD ZIP CODE 21204
BUSINESS NAME Towson Commons, Suite 106B, York Road elevation ZONING BM CT
OWNER'S NAME Maryland Financial Investors PHONE NO. 410-308-0700 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 2800 Quarry Lake Dr., Ste 340, Baltimore, MD 21209
APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025
SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300
11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 12496

☐ 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)

1.5'H feet x 3.0'W feet = 4.5 square feet

Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

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.

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

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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one double-faced, illuminated blade sign for Suite 106B, on the York Road elevation

Sign Dimensions: 1.5'H x 3.0'W = 4.5 sf

Project is part of the Downtown Towson District

Department of Planning / Baltimore County Design Review Panel

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.

Signature *Joe Trabert* Date May 18, 2017

Joe Trabert c/o Triangle Sign & Service
Print/Type Name

☒ Require Planning Signature

Date 6/8/17

* Tenant Leasee
to return for
signature

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

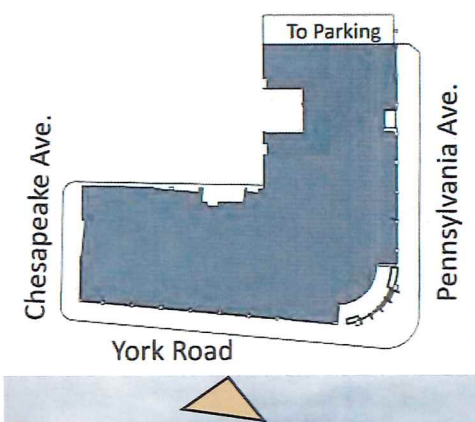
REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature *[Signature]*

Initials *[Initials]*

Date 6/15/17



- (E) SCNCE TO REMAIN
- (E) SCNCE TO REMAIN
- BLADE SIGN Suite # 102B
- BLADE SIGN Suite # 103A
- BLADE SIGN Suite # 103B
- BLADE SIGN Suite # 104
- BLADE SIGN Suite # 105
- BLADE SIGN Suite # 106A
- BLADE SIGN Suite # 106B
- BLADE SIGN Suite # 107
- (E) SCNCE TO REMAIN



ALL OTHER SCONCES TO BE REPLACED
WITH D/F PEDESTRIAN BLADE SIGNS

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

TOWSON COMMONS

1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO. 160107T5	DATE 3/27/2017	REVIEWED BY	REVISION	SHEET NO. 6 of 12
SALESMAN BK	DRAWN BY FH	SEG. NO.		



RE: Job 52319, Towson Commons

Applic 5 of 20

Blade Sign

Suite 102B

100.

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

308
B 937
A 755953
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials J.T.

SIGN USE PERMIT

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

PROPERTY ADDRESS 1 West Pennsylvania Ave, Baltimore, MD ZIP CODE 21204
BUSINESS NAME Towson Commons, Suite 102B, York Road elevation ZONING BM CT
OWNER'S NAME Maryland Financial Investors PHONE NO. 410-308-0700 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 2800 Quarry Lake Dr., Ste 340, Baltimore, MD 21209
APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025
SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 12496

☐ 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)

1.5'H feet x 3.0'W feet = 4.5 square feet

Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

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.

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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

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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one double-faced, illuminated blade sign for Suite 102B, on the York Road elevation

Sign Dimensions: 1.5'H x 3.0'W = 4.5 sf

Project is part of the Downtown Towson District

Department of Planning / Baltimore County Design Review Panel

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.

Signature Joe Trabert Date May 18, 2017

Print/Type Name Joe Trabert c/o Triangle Sign & Service

☒ Require Planning Signature John Huff

Date 6/8/17

Tenant Leasee to return for signature

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

REV 03/12

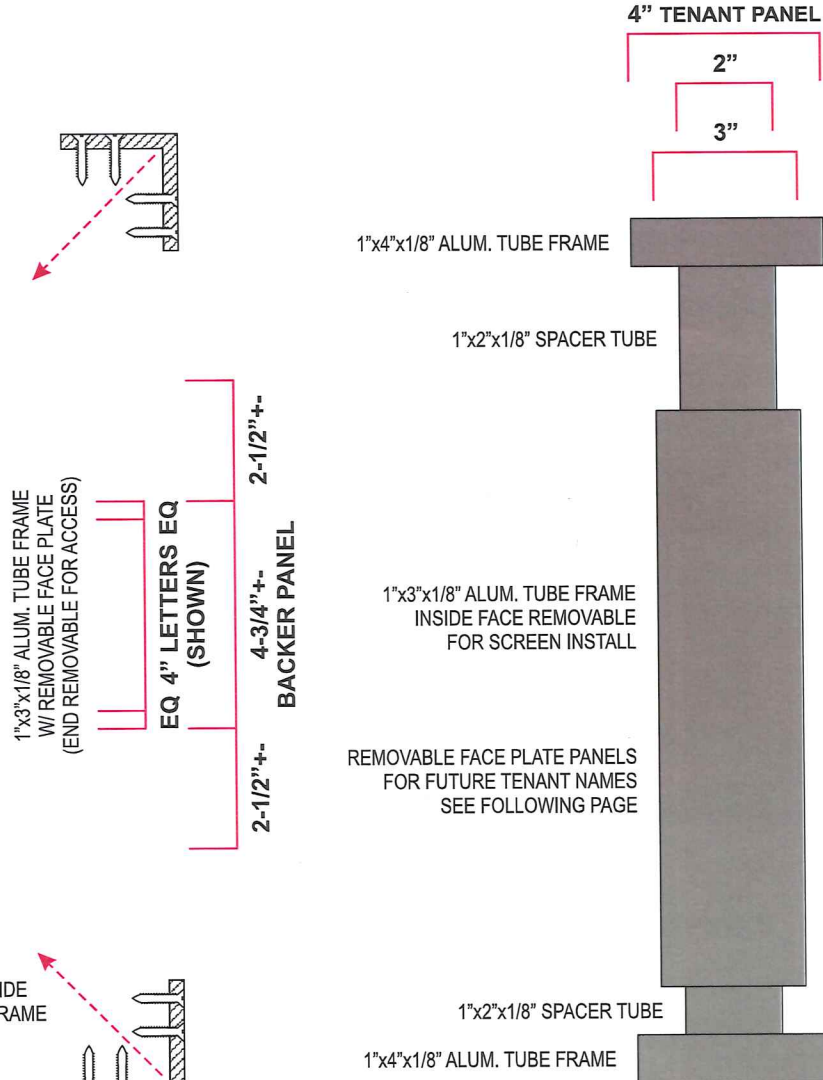
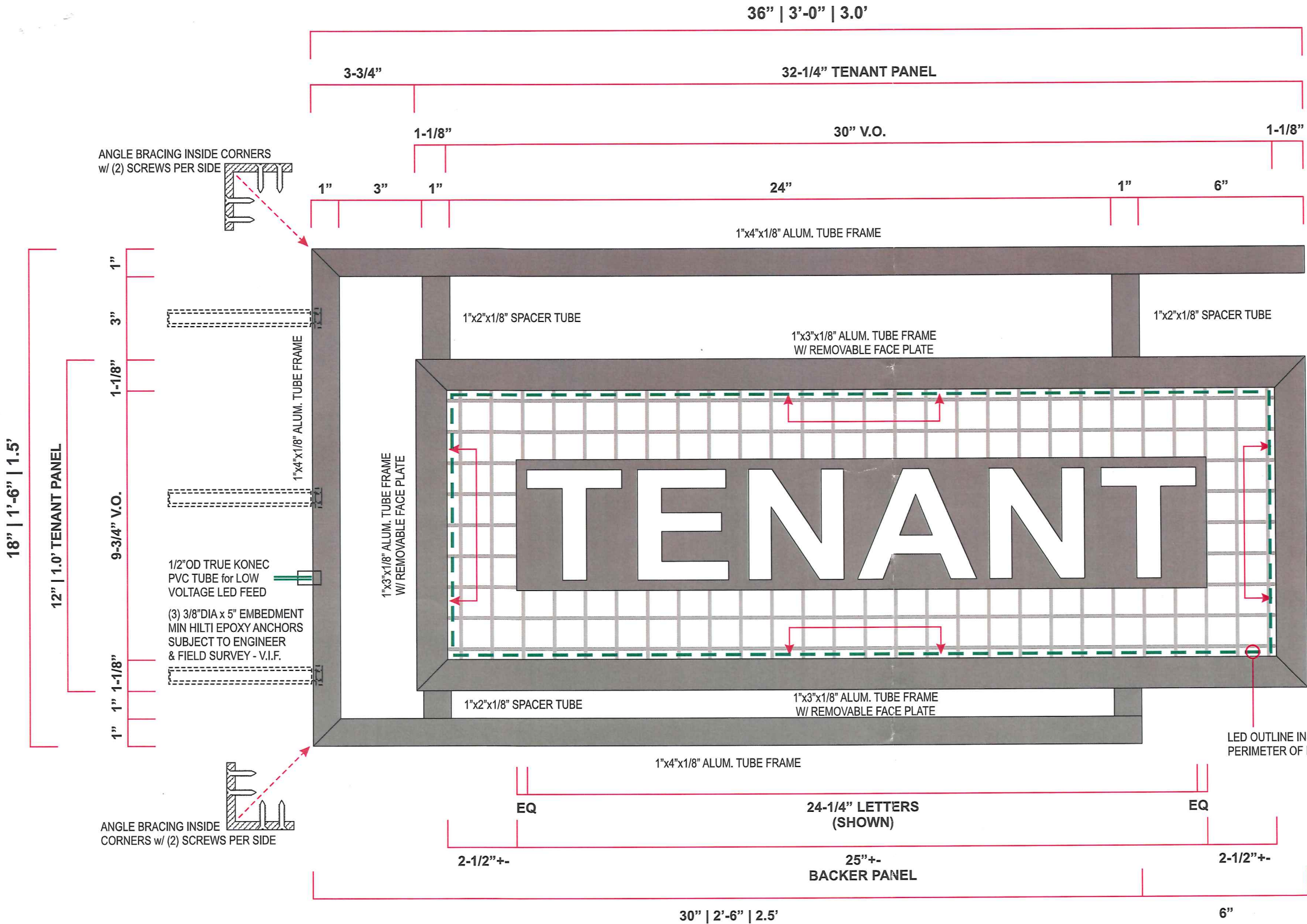
Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature [Signature] Initials 2 Date 6/15/17

D/F ILLUM TENANT BLADE SIGNS
TYPICAL ELEVATION & SECTION

SCALE: 3" = 1'-0"
QTY.: EIGHTEEN (18)

* TRIANGLE SIGN TO COORDINATE DETAILS
W/ CLIENT/G.C. PRIOR TO FABRICATION.



120V
INSTALLATION NOTES:
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.

ELECTRICAL NOTES:
1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V/20A DEDICATED CIRCUIT W/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS.
4. INSTALL IN ACCORDANCE W/ N.E.C. ARTICLE 600 &/ OR LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN.

FABRICATOR NOTES:
1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX.

UL
ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

COPY
WHITE
SATIN FINISH

BLACK
SATIN FINISH

SCREEN
BLACK
POWDERCOAT

* NOTE: EACH BLADE SIGN TO HAVE
REMOTE EXTERIOR DISCONNECT
SWITCH WITHIN SIGHT OF SIGN

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

TOWSON COMMONS

1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO.
160107T5
SALESMAN
BK

DATE
3/27/2017
DRAWN BY
FH

REVIEWED BY
SEG. NO.

REVISION

SHEET NO.

9 of 12

RE: Job 52319, Towson Commons



Applic 7 of 20
Blade Sign
Suite 103B

100

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

B 937307
A 755953

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

SIGN USE PERMIT

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

PROPERTY ADDRESS 1 West Pennsylvania Ave, Baltimore, MD ZIP CODE 21204
BUSINESS NAME Towson Commons, Suite 103B, York Road elevation ZONING BM CT
OWNER'S NAME Maryland Financial Investors PHONE NO. 410-308-0700 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 2800 Quarry Lake Dr., Ste 340, Baltimore, MD 21209
APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025
SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 12496

☐ 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)

1.5'H feet x 3.0'W feet = 4.5 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

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.

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5. Vehicle cannot be parked for the purpose of displaying an attached sign.
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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

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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one double-faced, illuminated blade sign for Suite 103B, on the York Road elevation

Sign Dimensions: 1.5'H x 3.0'W = 4.5 sf

Project is part of the Downtown Towson District

Department of Planning / Baltimore County Design Review Panel

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.

Signature Joe Trabert Date May 18, 2017

Joe Trabert c/o Triangle Sign & Service
Print/Type Name

☒ Require Planning Signature

Date 6/8/17

*Tenant Lease
for return for
Signature

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

REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature Initials Date 6/15/17

B

SCALE: 3" = 1'-0"

QTY.: EIGHTEEN (18)

 TRIANGLE SIGN TO COORDINATE DETAILS

W/ CLIENT/G.C. PRIOR TO FABRICATION.



120V

ELECTRICAL NOTES:

1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS.
4. INSTALL IN ACCORDANCE w/ N.E.C. ARTICLE 600 &/ OR LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN.

FABRICATOR NOTES:

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX.



COPY

WHITE
SATIN FINISH

BLACK
SATIN FINISH

SCREEN

BLACK
POWDERCOAT

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

TOWSON COMMONS

1 W. PENNSYLVANIA AVE
TOWSON, MD 21204

LEAD NO.	160107T
SALESMAN	BK

DATE	3/27/201
DRAWN BY	FH

REVIEWED BY	
SEG. NO.	

REVISION

HEET NO.

9 of 12

11 AZAR COURT • P.O. BOX 24186 • BALTIMORE, MARYLAND 21227 • T: 410-247-5300 • F: 410 247-1944 • REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S • WWW.TRIANGLEDESIGN.COM

BLADE SIGN QTY.: EIGHT (8)



(E) SCORCE
TO REMAIN

6 of 12

11 AZAR COURT • P.O. BOX 24186 • BALTIMORE, MARYLAND 21227 • T: 410-247-5300 • F: 410 247-1944 • REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S • WWW.TRIANGLESIGN.COM

RE: Job 52319, Towson Commons



Applic 8 of 20

Blade Sign

Suite 104

100

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

B 937311

A 755953

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

SIGN USE PERMIT

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

PROPERTY ADDRESS 1 West Pennsylvania Ave, Baltimore, MD

ZIP CODE 21204

BUSINESS NAME Towson Commons, Suite 104, York Road elevation

ZONING BM CT

OWNER'S NAME Maryland Financial Investors PHONE NO. 410-308-0700

HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 2800 Quarry Lake Dr., Ste 340, Baltimore, MD 21209

APPLICANT/OWNER'S AGENT Joe Trabert, Agent

PHONE NO. 443-297-5025

SIGN COMPANY NAME Triangle Sign & Service, LLC

PHONE NO. 410-247-5300

TYPE OF SIGN: 11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227

☐ Window Sign

TAX ACCOUNT NO. 25 / 000 / 12496

☐ 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)

1.5'H feet x 3.0'W feet = 4.5 square feet

Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

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.

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9. No sign may emit sound

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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one double-faced, illuminated blade sign for Suite 104, on the York Road elevation

Sign Dimensions: 1.5'H x 3.0'W = 4.5 sf

Project is part of the Downtown Towson District

Department of Planning / Baltimore County Design Review Panel

D/P

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.

Signature

May 18, 2017

Date

Joe Trabert c/o Triangle Sign & Service

Print/Type Name

☒ Require Planning Signature

Date 6/8/17

*Tenant Lease
for
signature

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

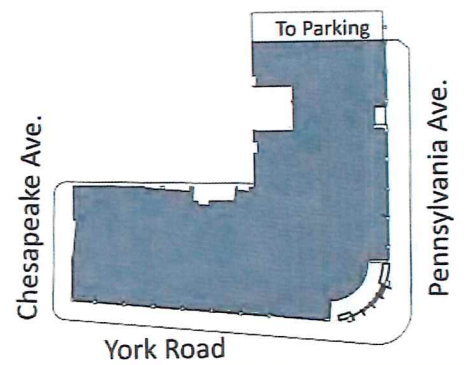
REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature

Initials

Date 6/15/17



- (E) SCNCE TO REMAIN
- (E) SCNCE TO REMAIN
- BLADE SIGN Suite # 102B
- BLADE SIGN Suite # 103A
- BLADE SIGN Suite # 103B
- BLADE SIGN Suite # 104
- BLADE SIGN Suite # 105
- BLADE SIGN Suite # 106A
- BLADE SIGN Suite # 106B
- BLADE SIGN Suite # 107
- (E) SCNCE TO REMAIN

* ALL OTHER SCNCES TO BE REPLACED WITH D/F PEDESTRIAN BLADE SIGNS

**TRIANGLE
SIGN & SERVICE**

CLIENT & LOCATION

TOWSON COMMONS

1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO. 160107T5	DATE 3/27/2017	REVIEWED BY	REVISION	SHEET NO. 6 of 12
SALESMAN BK	DRAWN BY FH	SEG. NO.		

B

QTY.: EIGHTEEN (18)



120V

ELECTRICAL NOTES

FABRICATOR NOTES



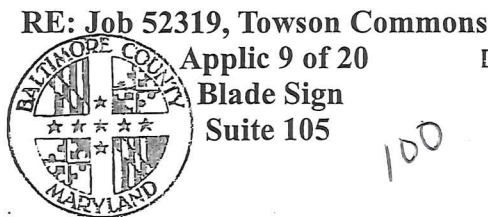
BLACK
POWDERCOAT

TRIANGLE
SIGN & SERVICE

9 of 12

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Applic 9 of 20
Blade Sign
Suite 105

100

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

B 937313
A 755953

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

SIGN USE PERMIT

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

PROPERTY ADDRESS 1 West Pennsylvania Ave, Baltimore, MD ZIP CODE 21204
BUSINESS NAME Towson Commons, Suite 105, York Road elevation ZONING BM CT
OWNER'S NAME Maryland Financial Investors PHONE NO. 410-308-0700 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 2800 Quarry Lake Dr., Ste 340, Baltimore, MD 21209
APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025
SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 12496

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

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

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Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

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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

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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one double-faced, illuminated blade sign for Suite 105, on the York Road elevation

Sign Dimensions: 1.5'H x 3.0'W = 4.5 sf

Project is part of the Downtown Towson District

Department of Planning / Baltimore County Design Review Panel

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.

Signature

May 18, 2017

Date

Joe Trabert c/o Triangle Sign & Service

Print/Type Name

Date 6/8/17

* Tenant Leasee
to return for
signature

☐ Require Planning Signature

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

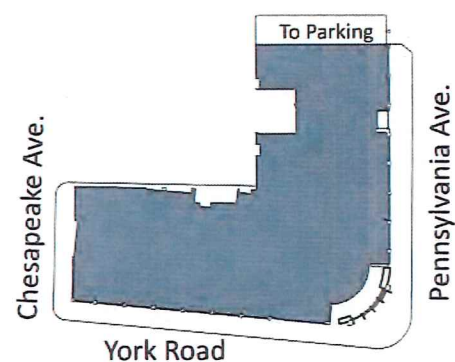
REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature

Initials

Date 6/15/17



- (E) SCNCE TO REMAIN
- (E) SCNCE TO REMAIN
- BLADE SIGN Suite # 102B
- BLADE SIGN Suite # 103A
- BLADE SIGN Suite # 103B
- BLADE SIGN Suite # 104
- BLADE SIGN Suite # 105
- BLADE SIGN Suite # 106A
- BLADE SIGN Suite # 106B
- BLADE SIGN Suite # 107
- (E) SCNCE TO REMAIN



ALL OTHER SCNCES TO BE REPLACED
WITH D/F PEDESTRIAN BLADE SIGNS

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

TOWSON COMMONS

1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO. 160107T5	DATE 3/27/2017	REVIEWED BY	REVISION	SHEET NO. 6 of 12
SALESMAN BK	DRAWN BY FH	SEG. NO.		

B

QTY.: EIGHTEEN (18)

* TRIANGLE SIGN TO COORDINATE DETAILS
W/ CLIENT/G.C. PRIOR TO FABRICATION.



120V

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATER TIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C. U.L. & LOCAL CODES.

1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS.
4. INSTALL IN ACCORDANCE w/ N.E.C. ARTICLE 600 & /OR LOCAL CODES THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN.

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX



WHITE
SATIN FINISH

BLACK
SATIN FINISH

BLACK
POWDERCOAT

9 of 12

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Suite 106A

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

11/11/11

B 937314

A 755953

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

Initials P.T.

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

Signature L. H. W. [Signature] Initials [Signature] Date 6/15/17

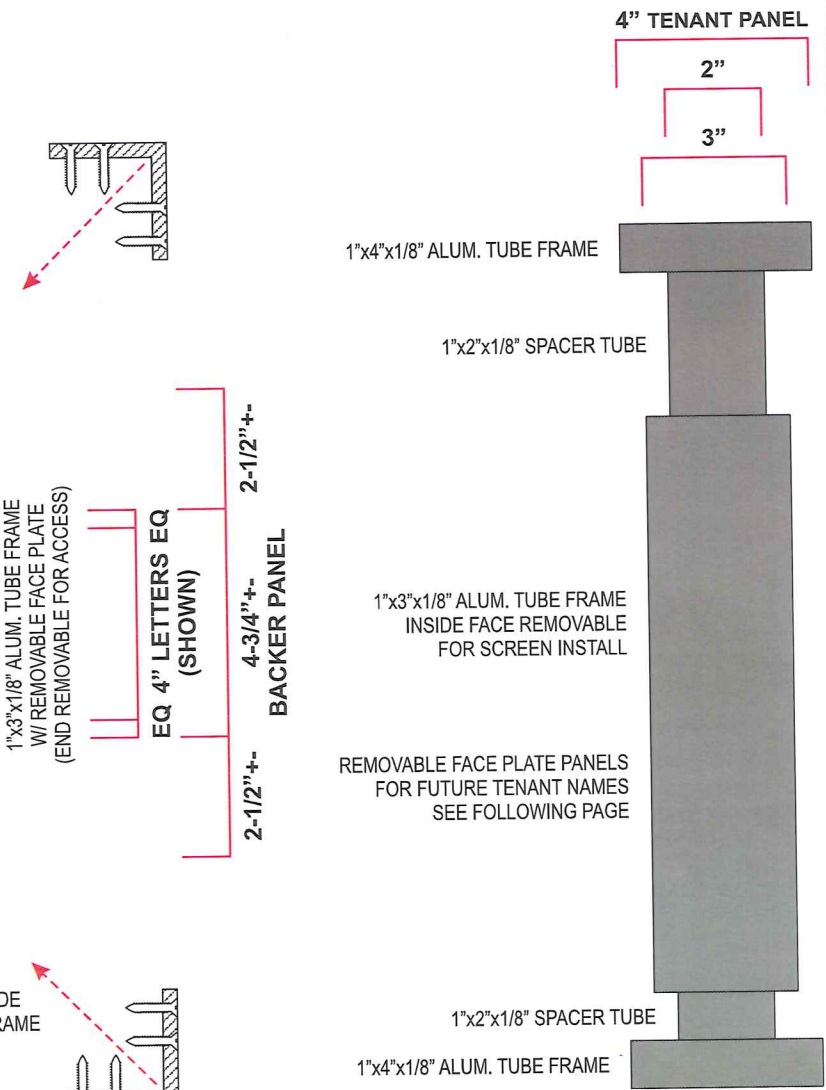
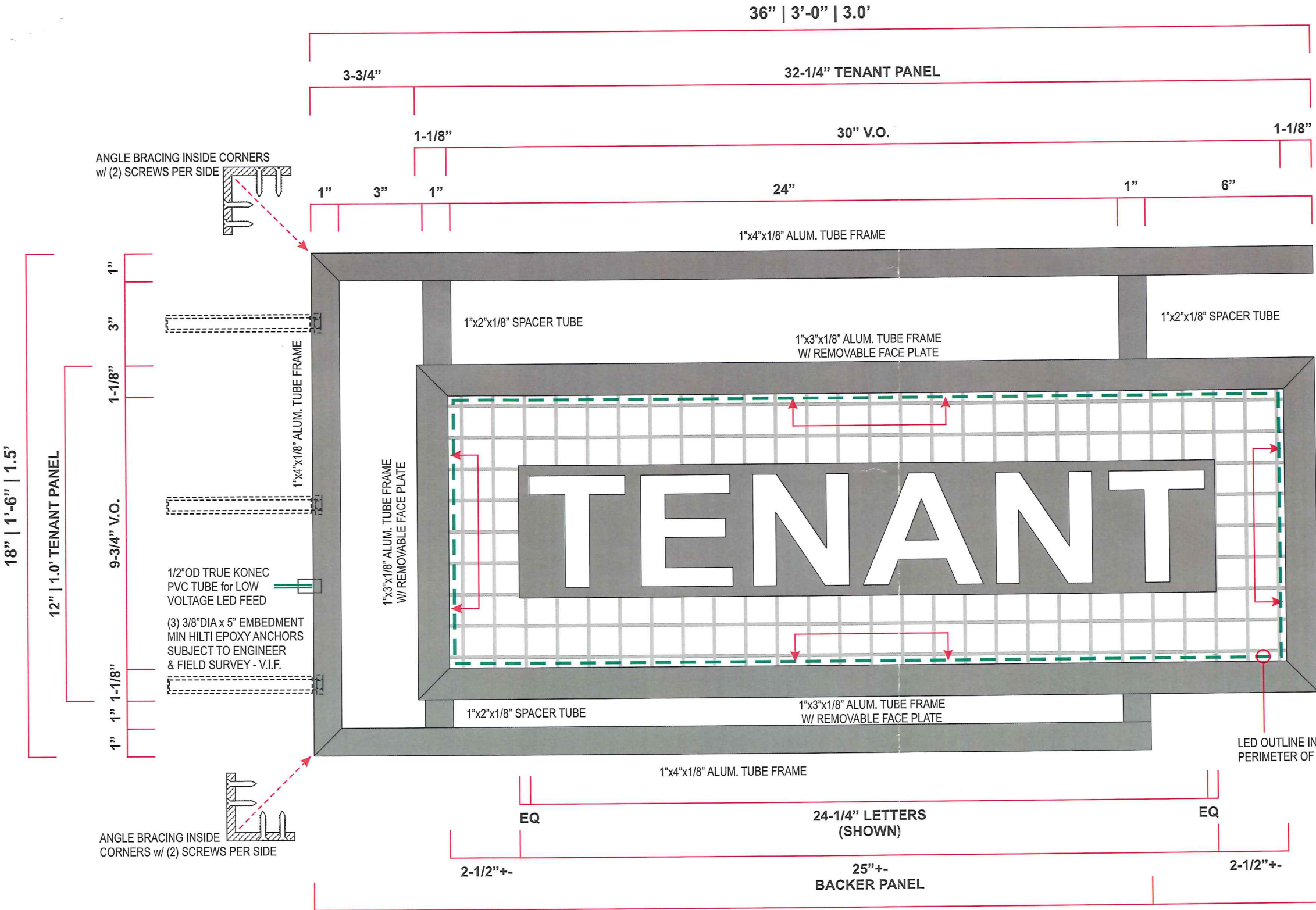
D/F ILLUM TENANT BLADE SIGNS
TYPICAL ELEVATION & SECTION

B

SCALE: 3" = 1'-0"

QTY.: EIGHTEEN (18)

* TRIANGLE SIGN TO COORDINATE DETAILS
W/ CLIENT/G.C. PRIOR TO FABRICATION.



18" | 1'-6" | 1.5'

12" | 1.0' TENANT PANEL

9-3/4" V.O.

1" 1-1/8"

3-3/4"

32-1/4" TENANT PANEL

30" V.O.

24"

1"x4"x1/8" ALUM. TUBE FRAME

1"x2"x1/8" SPACER TUBE

1"x3"x1/8" ALUM. TUBE FRAME
W/ REMOVABLE FACE PLATE

1"x2"x1/8" SPACER TUBE

1"x3"x1/8" ALUM. TUBE FRAME
W/ REMOVABLE FACE PLATE

1"x2"x1/8" SPACER TUBE

1"x3"x1/8" ALUM. TUBE FRAME
W/ REMOVABLE FACE PLATE

1"x4"x1/8" ALUM. TUBE FRAME

EQ

24-1/4" LETTERS
(SHOWN)

EQ

2-1/2" +-

25" +-
BACKER PANEL

2-1/2" +-

30" | 2'-6" | 2.5'

6"

120V
INSTALLATION NOTES:
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.

ELECTRICAL NOTES:
1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V/ 20A DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS.
4. INSTALL IN ACCORDANCE w/ N.E.C. ARTICLE 600 &/ OR LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN.

FABRICATOR NOTES:
1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX.



ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

COPY

WHITE
SATIN FINISH

BLACK
SATIN FINISH

SCREEN

BLACK
POWDERCOAT

**TRIANGLE
SIGN & SERVICE**

CLIENT & LOCATION

TOWSON COMMONS

1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO.
160107T5
SALESMAN
BK

DATE
3/27/2017
DRAWN BY
FH

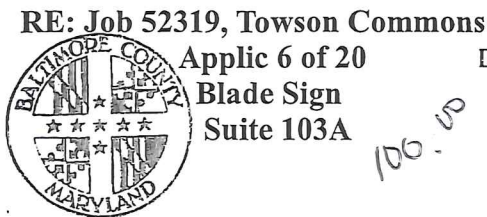
REVIEWED BY
SEG. NO.

REVISION

SHEET NO.

9 of 12

* NOTE: EACH BLADE SIGN TO HAVE
REMOTE EXTERIOR DISCONNECT
SWITCH WITHIN SIGHT OF SIGN



RE: Job 52319, Towson Commons

Applic 6 of 20

Blade Sign
Suite 103A

100-100

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

B 937239
A 755953

The applicant is authorized
to affirm that there are no
current violations at this
site pursuant to Section
112.7 BCZ
Initials J.T.

SIGN USE PERMIT

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

PROPERTY ADDRESS 1 West Pennsylvania Ave, Baltimore, MD ZIP CODE 21204
BUSINESS NAME Towson Commons, Suite 103A, York Road elevation ZONING BM CT
OWNER'S NAME Maryland Financial Investors PHONE NO. 410-308-0700 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 2800 Quarry Lake Dr., Ste 340, Baltimore, MD 21209

APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025
SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 12496

☐ 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)

1.5'H feet x 3.0'W feet = 4.5 square feet

Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

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.

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

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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one double-faced, illuminated blade sign for Suite 103A, on the York Road elevation

Sign Dimensions: 1.5'H x 3.0'W = 4.5 sf

Project is part of the Downtown Towson District D/F

Department of Planning / Baltimore County Design Review Panel

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.

Signature Joe Trabert Date May 18, 2017

Joe Trabert c/o Triangle Sign & Service
Print/Type Name

☒ Require Planning Signature Julian Melt Date 6/8/17

Date 6/8/17

*Tenant Leasee
to return for
signature

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

REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature [Signature] Initials 2 Date 6/15/17

BLADE SIGN QTY.: EIGHT (8)



(E) SCORING TO REMAIN

6 of 12

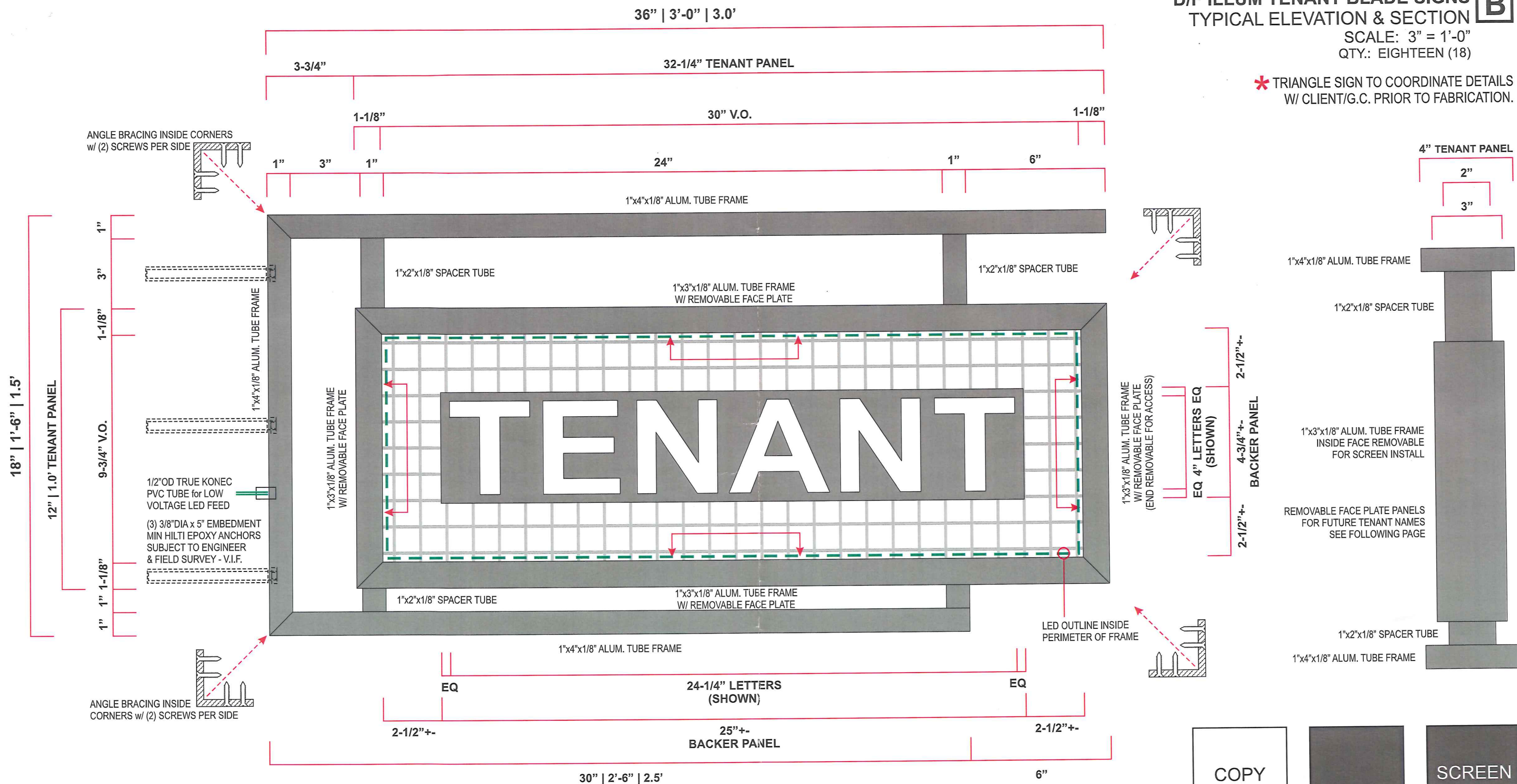
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B

SCALE: 3" = 1'-0"

QTY.: EIGHTEEN (18)

* TRIANGLE SIGN TO COORDINATE DETAILS
W/ CLIENT/G.C. PRIOR TO FABRICATION.



120V

INSTALLATION NOTES:

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FAÇADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE FAÇADE INSTALLATION.
3. ALL EXTERIOR FAÇADE PENETRATIONS TO BE WATER/TIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.

ELECTRICAL NOTES:

1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS.
4. INSTALL IN ACCORDANCE w/ N.E.C. ARTICLE 600 &/ OR LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN.

FABRICATOR NOTES:

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX



COPY

WHITE
SATIN FINISH

BLACK
SATIN FINISH

SCREEN

BLACK
POWDERCOAT

*** NOTE: EACH BLADE SIGN TO HAVE
REMOTE EXTERIOR DISCONNECT
SWITCH WITHIN SIGHT OF SIGN**

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

TOWSON COMMONS

1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO.	160107T5
SALESMAN	BK

DATE	3/27/2017
DRAWN BY	FH

REVIEWED BY
SEG. NO.

REVISION

SHEET NO.

9 of 12

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RE: Job 52319, Towson Commons



Applic 2 of 20
Blade Sign
Suite 101A

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

B 937229
A 755953

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

SIGN USE PERMIT

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

PROPERTY ADDRESS 1 West Pennsylvania Ave, Baltimore, MD ZIP CODE 21204
BUSINESS NAME Towson Commons, Suite 101A, Chesapeake Ave elevation ZONING BM CT
OWNER'S NAME Maryland Financial Investors PHONE NO. 410-308-0700 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 2800 Quarry Lake Dr., Ste 340, Baltimore, MD 21209

APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025
SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300
11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 12496

☐ 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)

1.5'H feet x 3.0'W feet = 4.5 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

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.

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

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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one double-faced, illuminated blade sign for Suite 101A, on the Chesapeake Ave elevation

Sign Dimensions: 1.5'H x 3.0'W = 4.5 sf

Project is part of the Downtown Towson District

Department of Planning / Baltimore County Design Review Panel

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.

Signature Joe Trabert Date May 18, 2017

Print/Type Name Joe Trabert c/o Triangle Sign & Service

☒ Require Planning Signature

Date 6/8/17

Actual tenant
to see to return
for signature

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

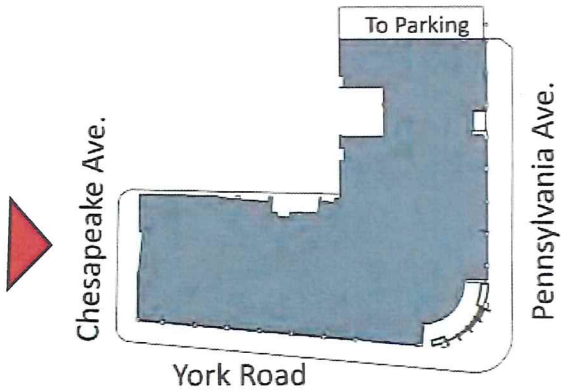
REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature

Initials

Date 6/15/17



* ALL OTHER SCONCES TO BE REPLACED
WITH D/F PEDESTRIAN BLADE SIGNS

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

TOWSON COMMONS

1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO.
160107T5
SALESMAN
BK

DATE
3/27/2017
DRAWN BY
FH

REVIEWED BY
SEG. NO.

REVISION

SHEET NO.

5 of 12

B

SCALE: 3" = 1'-0"

QTY.: EIGHTEEN (18)

* TRIANGLE SIGN TO COORDINATE DETAILS

W/ CLIENT/G.C. PRIOR TO FABRICATION.



120V

1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS.
4. INSTALL IN ACCORDANCE w/ N.E.C. ARTICLE 600 &/ OR LOCAL CODES.

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COPY

WHITE
SATIN FINISH

BLACK
SATIN FINISH

SCREEN

BLACK
POWDERCOAT

TRIANGLE
SIGN & SERVICE

TOWSON COMMONS

1 W. PENNSYLVANIA AVE
TOWSON, MD 21204

160107T5

SALESMAN
BK

DATE
3/27/2017

DRAWN BY
FH

SEG. NO.

9 of 12

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RE: Job 52319, Towson Commons



Applic 3 of 20

Blade Sign

Suite 101B

100.00

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

B 937232

A 755953

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

SIGN USE PERMIT

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

PROPERTY ADDRESS 1 West Pennsylvania Ave, Baltimore, MD ZIP CODE 21204

BUSINESS NAME Towson Commons, Suite 101B, Chesapeake Ave elevation ZONING BM CT

OWNER'S NAME Maryland Financial Investors PHONE NO. 410-308-0700 HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 2800 Quarry Lake Dr., Ste 340, Baltimore, MD 21209

APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025

SIGN COMPANY NAME Triangle Sign & Service, LLC
11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227 PHONE NO. 410-247-5300

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 12496

☐ 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)

1.5'H feet x 3.0'W feet = 4.5 square feet Height: feet (freestanding signs)

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

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.

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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.
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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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one double-faced, illuminated blade sign for Suite 101B, on the Chesapeake Ave elevation

Sign Dimensions: 1.5'H x 3.0'W = 4.5 sf

Project is part of the Downtown Towson District

Department of Planning / Baltimore County Design Review Panel

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.

Signature

May 18, 2017

Date

Joe Trabert c/o Triangle Sign & Service

Print/Type Name

Date 6/8/17

Tenant Leasee
to return for
Signature

☒ Require Planning Signature

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

REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature

Initials

Date 6/15/17

B

SCALE: N.T.S.



BLADE SIGN
Suite # 102A

**(E) SCENCE
TO REMAIN**

**(E) SCNCE
TO REMAIN**



York Road

Pennsylvania Ave.

TRIANGLE
SIGN & SERVICE

TOWSON COMMONS

1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO. 160107T5
SALESMAN BK

DATE	3/27/2017
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	REVIEWED BY
	SEG. NO.

REVISION

SHEET NO.

5 of 12

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 ALL OTHER SCONCES TO BE REPLACED WITH D/F PEDESTRIAN BLADE SIGNS

QTY.: EIGHTEEN (18)

* TRIANGLE SIGN TO COORDINATE DETAILS
W/ CLIENT/G.C. PRIOR TO FABRICATION.



 **NOTE: EACH BLADE SIGN TO HAVE
REMOTE EXTERIOR DISCONNECT
SWITCH WITHIN SIGHT OF SIGN**

120V

- 1.
- 2.
- 3.
- 4.

-
-



COPY

WHITE
SATIN FINISH

BLACK
SATIN FINISH

**BLACK
POWDERCOAT**

CLIENT & LOCATION

TOWSON COMMONS

9 of 12

RE: Job 52319, Towson Commons



Applic 4 of 20
Blade Sign
Suite 102A

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

B 937233
A 755953

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCZ. Initials J.T.

SIGN USE PERMIT

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

PROPERTY ADDRESS 1 West Pennsylvania Ave, Baltimore, MD ZIP CODE 21204
BUSINESS NAME Towson Commons, Suite 102A, Chesapeake Ave elevation ZONING BM CT
OWNER'S NAME Maryland Financial Investors PHONE NO. 410-308-0700 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 2800 Quarry Lake Dr., Ste 340, Baltimore, MD 21209
APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025
SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300
11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 12496

☐ 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)

1.5'H feet x 3.0'W feet = 4.5 square feet Height: feet (freestanding signs)

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

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.

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

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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one double-faced, illuminated blade sign for Suite 102A, on the Chesapeake Ave elevation

Sign Dimensions: 1.5'H x 3.0'W = 4.5 sf

Project is part of the Downtown Towson District

Department of Planning / Baltimore County Design Review Panel

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.

Signature Joe Trabert Date May 18, 2017

Print/Type Name Joe Trabert c/o Triangle Sign & Service

☒ Require Planning Signature Date 6/8/17

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

REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

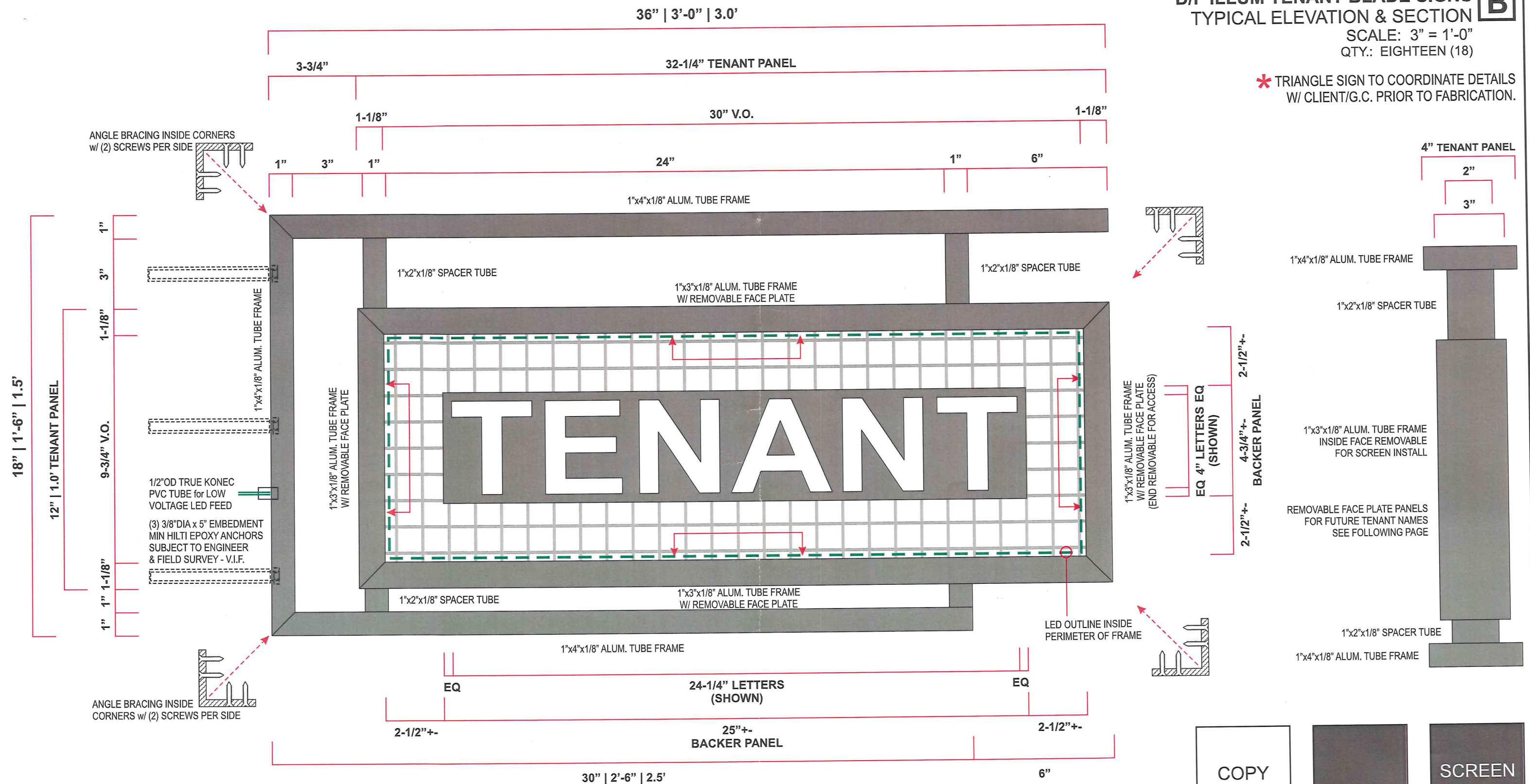
Signature Initials Date 6/15/17

* Tenant lease to return for signature

B

QTY.: EIGHTEEN (18)

* TRIANGLE SIGN TO COORDINATE DETAILS
W/ CLIENT/G.C. PRIOR TO FABRICATION.



120V

INSTALLATION NOTES:

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FAÇADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FAÇADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.

ELECTRICAL NOTES:

1. ALL ELEC. COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. LOCKOUT SWITCH INSTALLED @ PANEL BOX FOR ALL ELEC. SIGNS.
4. INSTALL IN ACCORDANCE w/ N.E.C. ARTICLE 600 & / OR LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF SIGN.

FABRICATOR NOTES:

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX



**ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED**

COPY

WHITE
SATIN FINISH

BLACK
SATIN FINISH

SCREEN

**BLACK
POWDERCOAT**

*** NOTE: EACH BLADE SIGN TO HAVE
REMOTE EXTERIOR DISCONNECT
SWITCH WITHIN SIGHT OF SIGN**

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

TOWSON COMMONS

1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO. 160107T5
SALESMAN BK

DATE	3/27/2017
DRAWN BY	FH

REVIEWED BY	
SEG. NO.	

REVISION

SHEET NO.

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B

BLADE SIGN QTY.: THREE (3)



5 of 12

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 ALL OTHER SCONCES TO BE REPLACED WITH D/F PEDESTRIAN BLADE SIGNS

RE: Job 52319, Towson Commons



Applic 1 of 20

V-Shaped ID Sign

500-09

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

B 937225
A 755953

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCZ. Initials J.T.

SIGN USE PERMIT

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

PROPERTY ADDRESS 1 West Pennsylvania Ave, Baltimore, MD ZIP CODE 21204
BUSINESS NAME Towson Commons ZONING BM CT
OWNER'S NAME Maryland Financial Investors PHONE NO. 410-308-0700 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 2800 Quarry Lake Dr., Ste 340, Baltimore, MD 21209
APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025
SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 12496

☐ 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)

35.0'H feet x 16.0'W feet = 560 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

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.

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9. No sign may emit sound

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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one single-faced V-shaped illuminated joint ID sign, with 5 tenant panels, on the York Road elevation

Sign Dimensions: 35.0'H x 16.0'W = 560 sf

Project is part of the Downtown Towson District

Department of Planning / Baltimore County Design Review Panel

D/F

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.

Signature

May 18, 2017

Date

Joe Trabert c/o Triangle Sign & Service

Print/Type Name

Date 6/8/17

* Tenants to return for signature

☒ Require Planning Signature

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

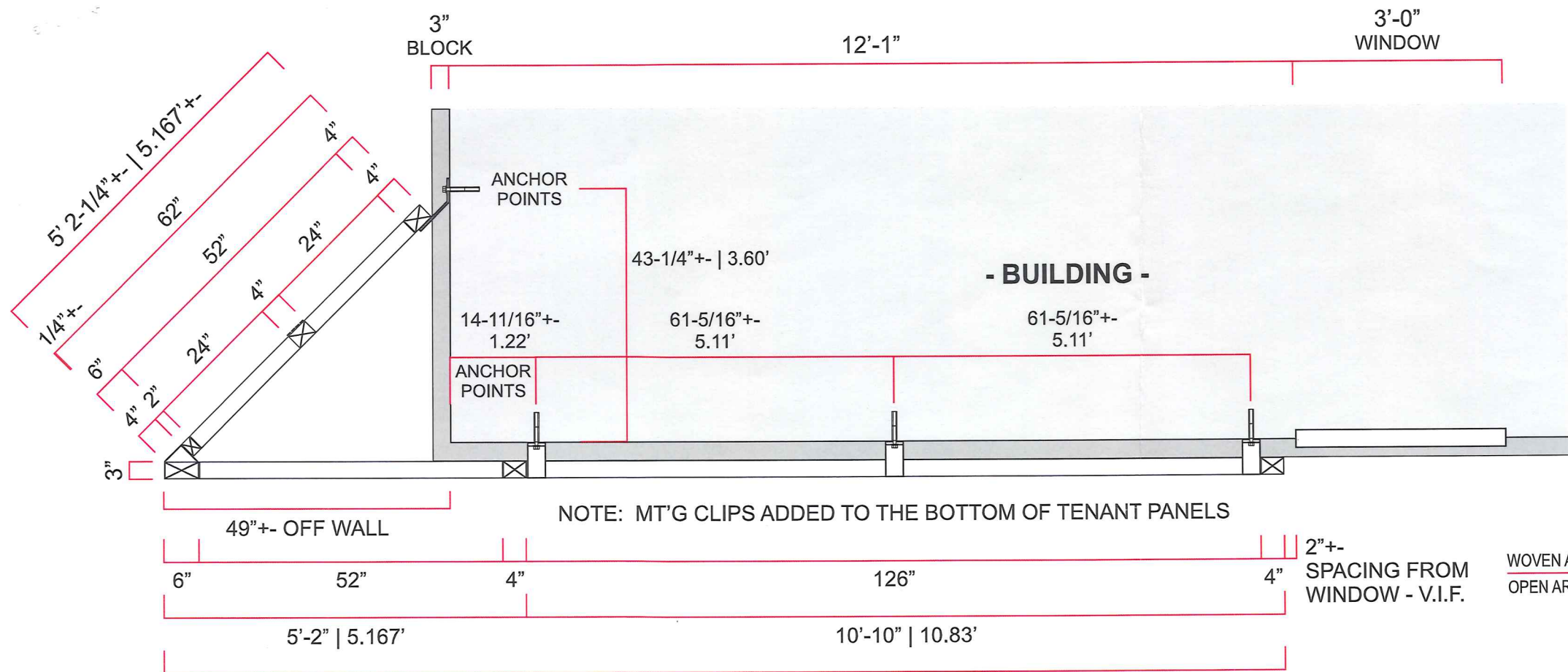
REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

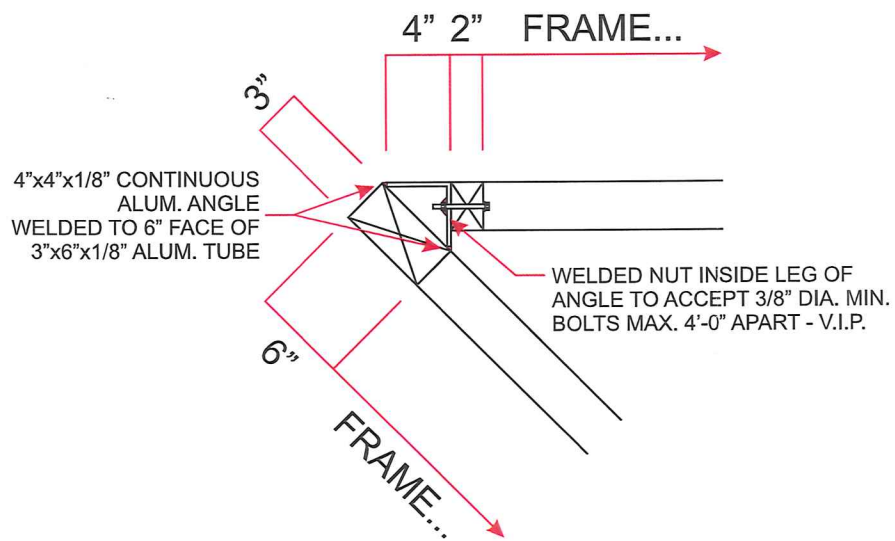
Signature

Initials

Date 6/15/17



- PLAN VIEW -
SCALE: 1/2" = 1'-0"



- ASSEMBLY DETAIL -
SCALE: 1" = 1'-0"

2"x3"x1/8" RECTANGULAR ALUM. TUBE FRAME: TOP HORIZONTAL TUBES OF TENANT PANELS, WELDED ON SAME PLANE AS REST OF FRAMING & PTD SATIN BLACK

WOVEN ALUM. SCREEN POWDER-COATED BLACK
OPEN AREA - 64% / WEIGHT - 2.08 LBS/SQFT

TYP. FACE-LIT CHANNEL LETTER - N.I.C.
LED ILLUM. / LOW VOLTAGE FEEDS

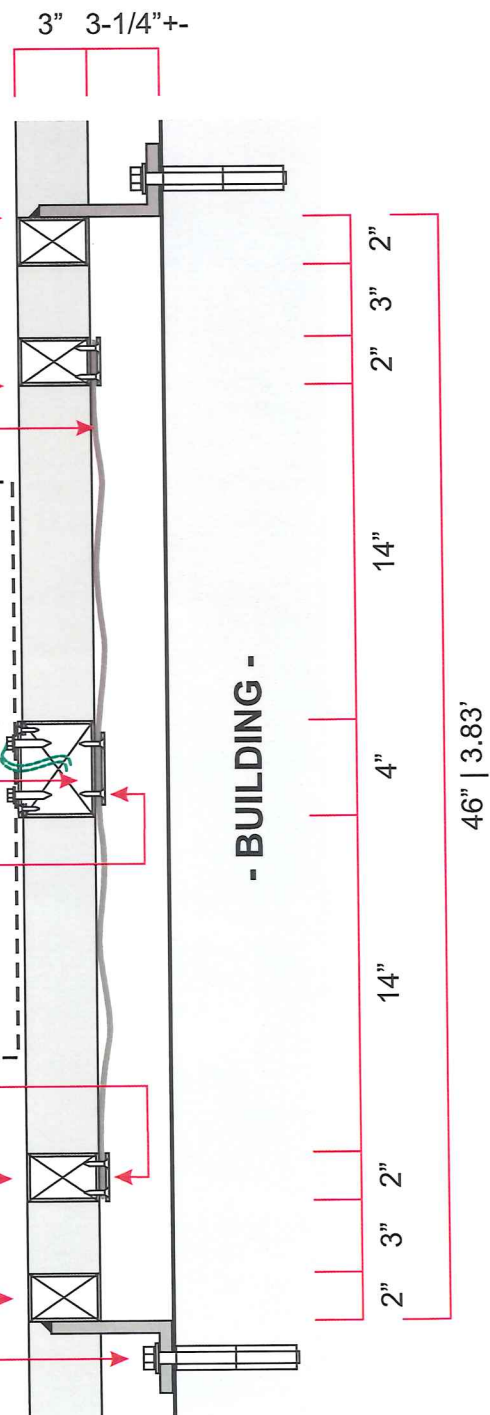
3"x4"x1/8" RECTANGULAR ALUM. RACEWAY
REMOVABLE / REPLACEABLE FACE PLATE(S)
MIN. 3/8"DIA. ANCHOR BOLTS INSIDE RACEWAYS - 5" +- EMBEDMENT - V.I.F.

ANCHOR SCREENING TO BACKSIDE OF 3"x4" ALUM. TUBING, W/ CUSTOM ALUM. MOUNTING CLAMP(S)

ANCHOR SCREENING TO BACKSIDE OF 3"x2" ALUM. TUBING, W/ CUSTOM ALUM. MT'G CLAMP(S)
NOTE: SOME IN WAY OF BUILDING'S 3x6 BLOCK'G

2"x3"x1/8" RECTANGULAR ALUM. TUBE FRAME: BOTTOM HORIZONTAL TUBES OF TENANT PANELS, WELDED ON SAME PLANE AS REST OF FRAMING & PAINTED SATIN BLACK

TYP. 3"x5-1/2" +- x1/2" WELDED ALUM. ANGLE MT'G CLIP(S)
MIN. 3/8"DIA. ANCHOR BOLTS / 5" +- EMBEDMENT - V.I.F.
NOTE: MT'G. CLIPS CAN NOT BE IN AREA OF SCREENING
MT'G CLIPS PTM SIGN PANEL & WALL COLOR AS NEEDED



- TYP. SECTION -
SCALE: 1-1/2" = 1'-0"

COPY

WHITE
SATIN FINISH

SCREEN

BLACK
POWDERCOAT

BLACK
SATIN FINISH

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

TOWSON COMMONS

1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO.
160107T5
SALESMAN
BK

DATE
3/27/2017
DRAWN BY
FH

REVIEWED BY
SEG. NO.

REVISION

SHEET NO.

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