

RE: Job 52319, Towson Commons



Applic 12 of 20

Blade Sign

Suite 107

100.

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

B 5937320
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 107, 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 107, 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

Date 6/8/17

**Tenant/leasee to return for signature*

☒ Require Planning Signature *John Hart*

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]*

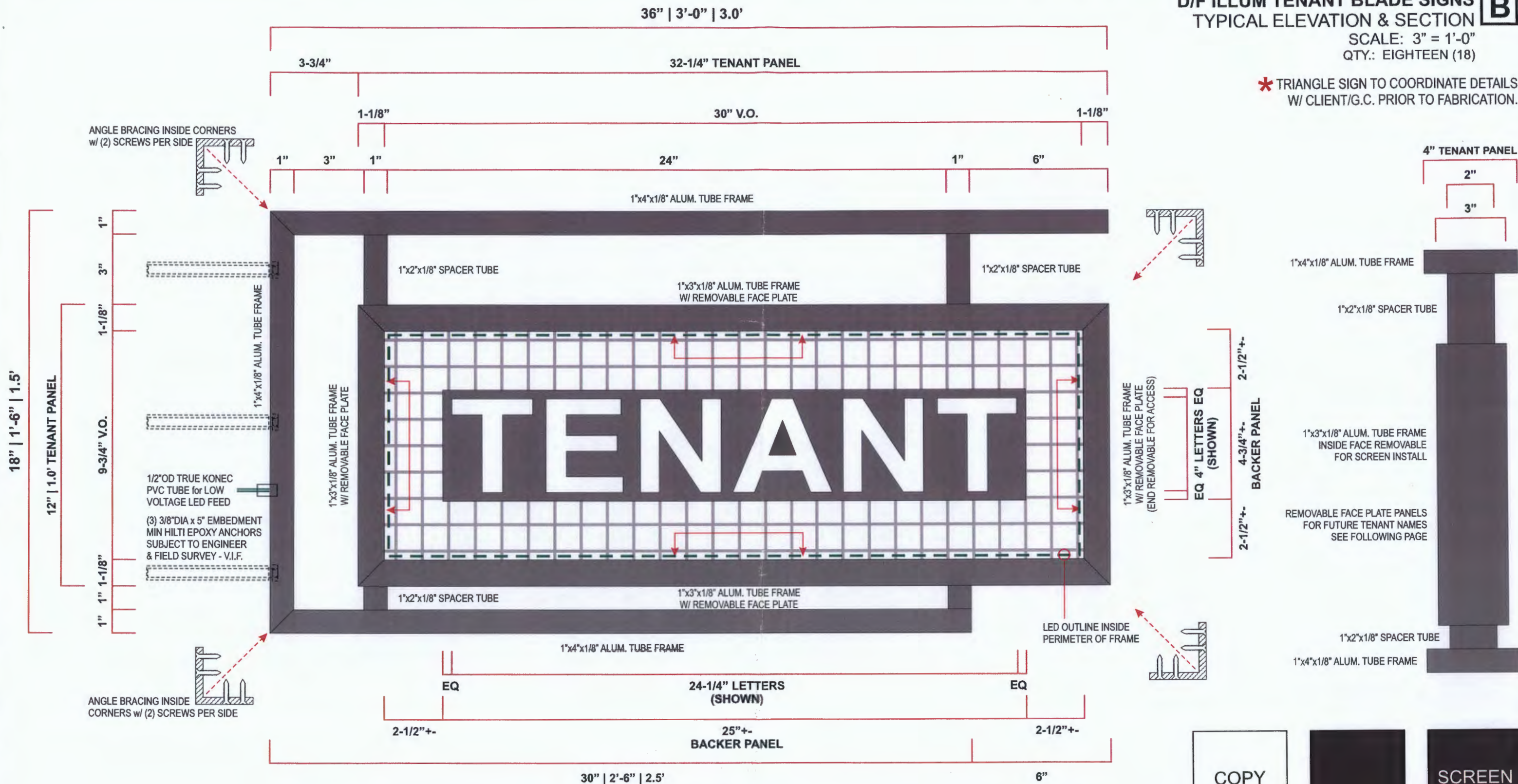
Initials 2

Date 6/15/17

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/ 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 ARE 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.



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

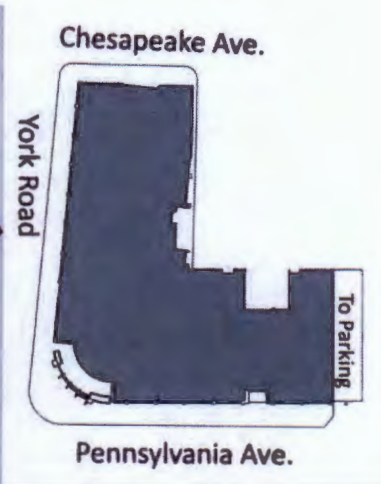
DATE	3/27/2017
DRAWN BY	FH

REVIEWED BY	
SEG. NO.	

REVISION

SHEET NO.

9 of 12



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

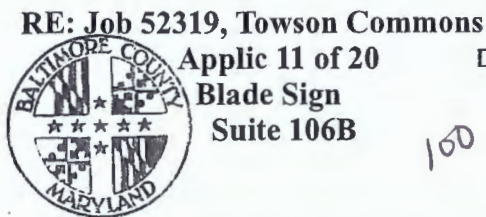
TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION
TOWSON COMMONS
1 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

LEAD NO.	DATE	REVIEWED BY
16010775	3/27/2017	
SALESMAN	DRAWN BY	SEG. NO.
BK	FH	

REVISION

SHEET NO.
6 of 12



RE: Job 52319, Towson Commons

Applic 11 of 20

Blade Sign

Suite 106B

100

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

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

* Tenant License 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

BLADE SIGN QTY.: EIGHT (8)



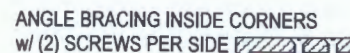
11 AZAR COURT • P.O. BOX 24186 • BALTIMORE, MARYLAND 21227 • T: 410-247-5300 • F: 410 247-1944 • REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S • WWW.TRIANGLESIGN.COM

*

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

B

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



ANGLE BRACING INSIDE
CORNERS w/ (2) SCREWS PER SIDE

- 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. UL & 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.I. 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**

WHITE
SATIN FINISH

BLACK
SATIN FINISH

**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 5 of 20

Blade Sign

Suite 102B

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

B 937 308
A 755 953

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

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 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.

Joe Trabert May 18, 2017
Signature Date

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

☒ Require Planning Signature

Date 4/8/17

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] 2 6/15/17
Signature Initials Date



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.		

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

B

QTY.: EIGHTEEN (18)

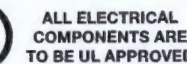
*



120V

ELECTRICAL NOTES

FABRICATOR NOTES



**BLACK
POWDERCOAT**

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.TRIANGLESIGN.COM

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

RE: Job 52319, Towson Commons

BALTIMORE COUNTY

B 937307



Applic 7 of 20

Blade Sign

Suite 103B

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

111 WEST CHESAPEAKE AVENUE

TOWSON, MD 21204

410-887-3391

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.

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 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)

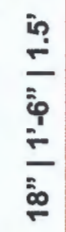
REV 03/12

Authority under Section 502 & BCZR PAI Approval (SIGN ONLY)

Signature Initial Date 6/5/17

B

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



**BLACK
POWDERCOAT**

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.TRIANGLESIGN.COM



* 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.		

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

BALTIMORE COUNTY

B 937311

Applic 8 of 20

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

A 755953

Blade Sign

111 WEST CHESAPEAKE AVENUE

Suite 104

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 *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
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 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/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 *Joe Trabert* Date May 18, 2017

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

☒ Require Planning Signature *Sub Bluff*

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 PA:1 Approval (SIGN ONLY)
Signature *[Signature]* Initials *[Initials]* Date 6/13/17

BLADE SIGN QTY.: EIGHT (8)



(E) SCONCE 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

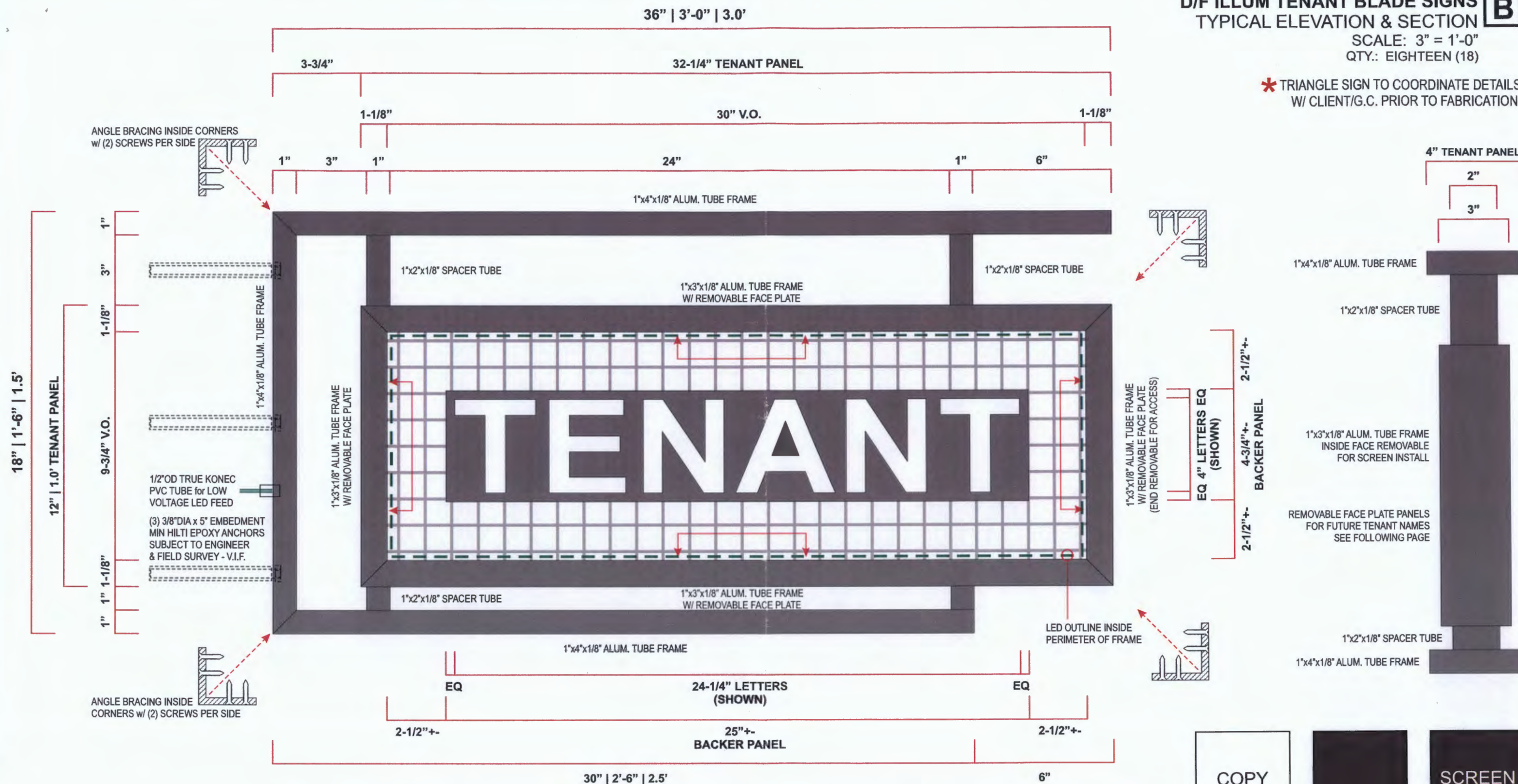


**ALL OTHER SCONCES TO BE REPLACED
WITH D/F PEDESTRIAN BLADE SIGNS**

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

SCREEN

BLACK
SATIN FINISH

**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.	160107
SALESMAN	BK

DATE	3/27/2017
------	-----------

DRAWN BY FH	DATE 11/1/80
----------------	-----------------

REVIEWED BY	
SEG. NO.	

REVISION

SHEET 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.TRIANGLESIGN.COM

RE: Job 52319, Towson Commons



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

☐ 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 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

D/E

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 Lessee 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

Initial

Date 6/15/17



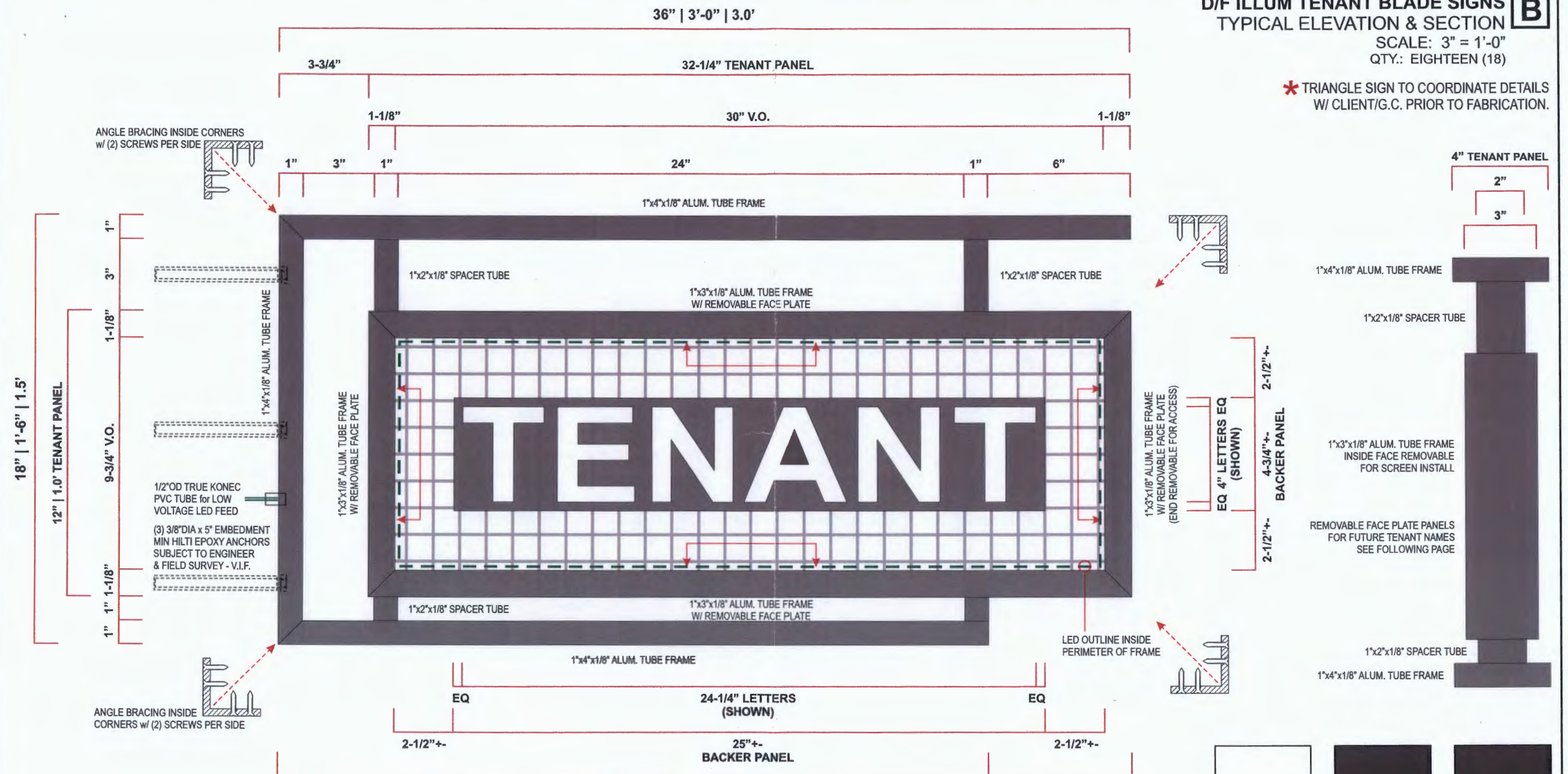
- (E) SCONCE TO REMAIN
- (E) SCONCE TO REMAIN
- BLADE SIGN Suite # 102B
- BLADE SIGN Suite # 103A
- BLADE SIGN Suite # 103B
- BLADE SIGN Suite # 104
- BLADE SIGN Suite # 105
- BLADE SIGN Suite # 106A
- BLADE SIGN Suite # 106B
- BLADE SIGN Suite # 107
- (E) SCONCE TO REMAIN

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

TRIANGLE SIGN & SERVICE	CLIENT & LOCATION		LEAD NO.	DATE	REVIEWED BY	REVISION	SHEET NO.
	TOWSON COMMONS 1 W. PENNSYLVANIA AVE. TOWSON, MD 21204		160107T5	3/27/2017			
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			SALESMAN BK	DRAWN BY FH	SEG. NO.		6 of 12

D/F ILLUM TENANT BLADE SIGNS **B**
TYPICAL ELEVATION & SECTION
SCALE: 3" = 1'-0"
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	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	SCREEN
	WHITE SATIN FINISH	BLACK SATIN FINISH	BLACK POWDERCOAT			
TRIANGLE SIGN & SERVICE 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		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 10 of 20

Blade Sign

Suite 106A

100

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

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 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 106A, 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 106A, 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/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

*Tenant Leasee to return for signature

Date 6/8/17

☒ 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

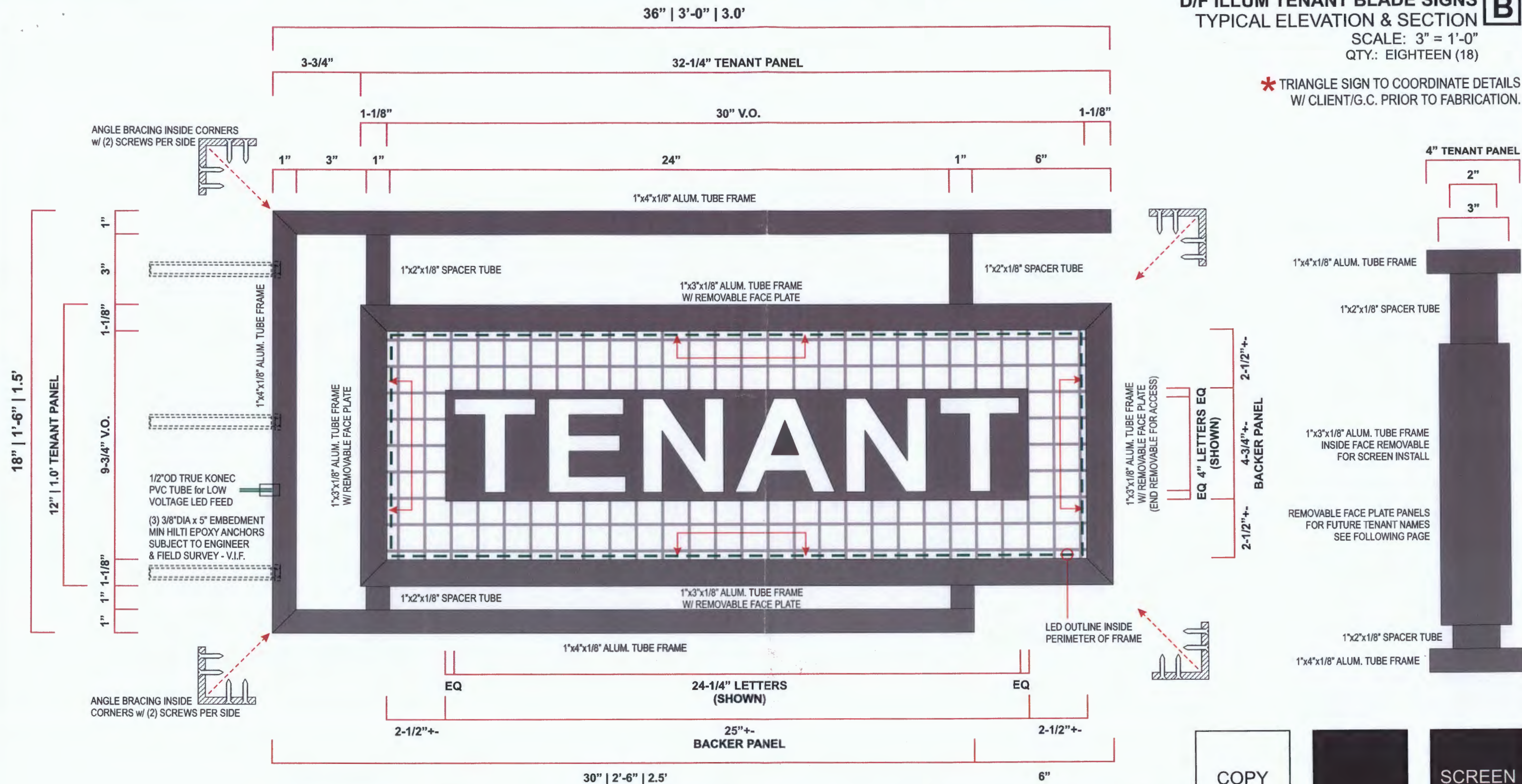
6/15/17

B

SCALE: 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 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. SIGNALS.
4. INSTALL IN ACCORDANCE w/ N.E.C. ARTICLE 800 &/ 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.I. 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

SCREEN

BLACK
SATIN FINISH

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

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.TRIANGLESDSIGN.COM



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

TRIANGLE SIGN & SERVICE 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	CLIENT & LOCATION		LEAD NO.	DATE	REVIEWED BY	REVISION	SHEET NO.
	TOWSON COMMONS 1 W. PENNSYLVANIA AVE. TOWSON, MD 21204		160107T5	3/27/2017			
			SALESMAN BK	DRAWN BY FH	SEG. NO.		6 of 12

RE: Job 52319, Towson Commons



Applic 6 of 20
Blade Sign
Suite 103A

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 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 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
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, I.- 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

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)

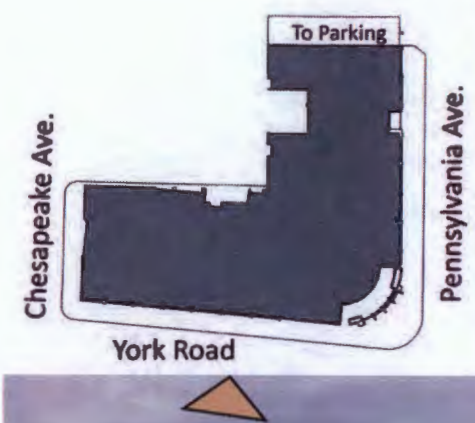
REV 03/12

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

Signature

Initials

Date 6/15/17

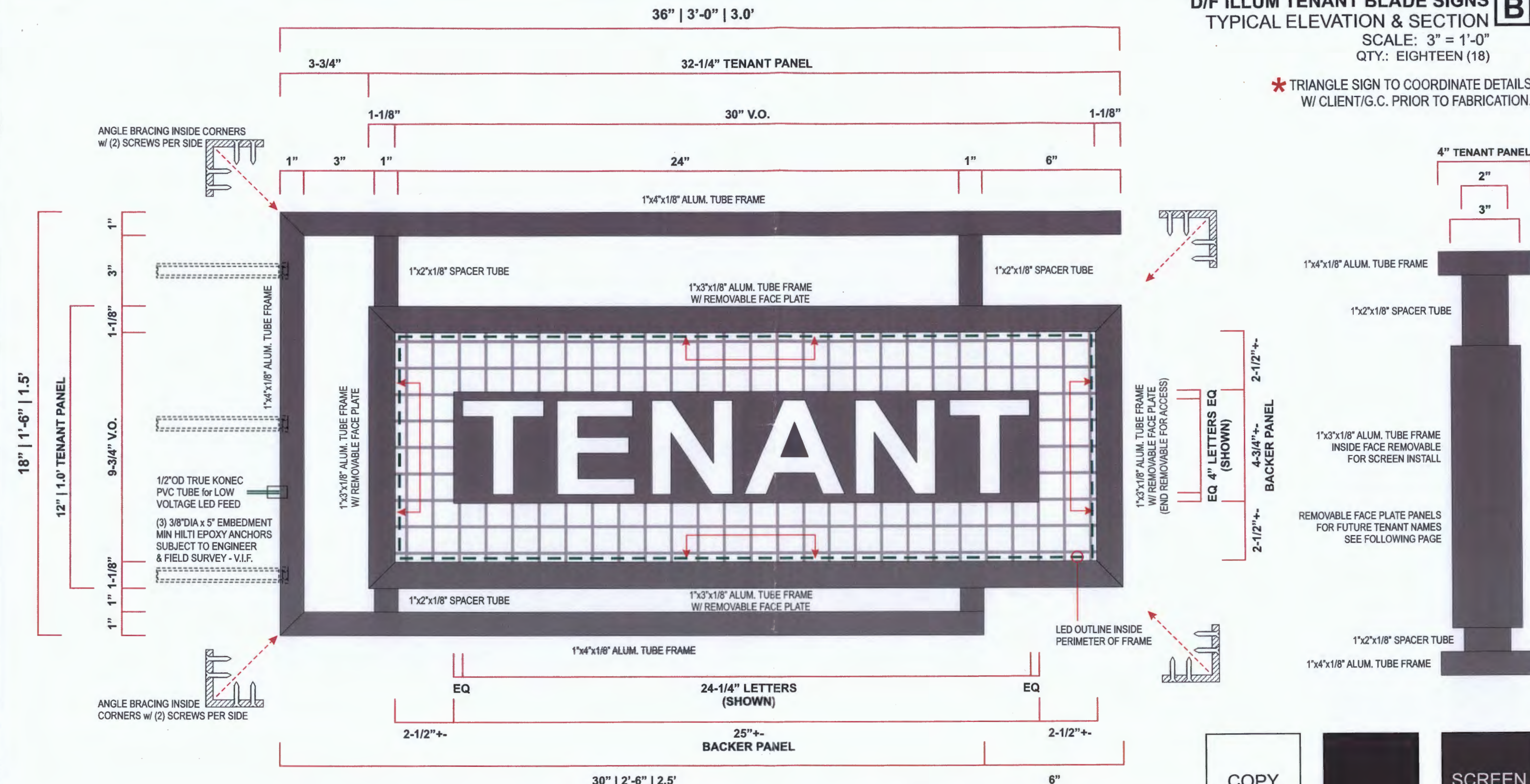


- (E) SCONCE TO REMAIN
- (E) SCONCE TO REMAIN
- BLADE SIGN Suite # 102B
- BLADE SIGN Suite # 103A
- BLADE SIGN Suite # 103B
- BLADE SIGN Suite # 104
- BLADE SIGN Suite # 105
- BLADE SIGN Suite # 106A
- BLADE SIGN Suite # 106B
- BLADE SIGN Suite # 107
- (E) SCONCE TO REMAIN

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.

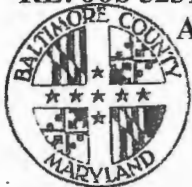


* NOTE: EACH BLADE SIGN TO HAVE
REMOTE EXTERIOR DISCONNECT
SWITCH WITHIN SIGHT OF SIGN

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	BLACK POWDERCOAT	SHEET NO. 9 of 12
	CLIENT & LOCATION TOWSON COMMONS 1 W. PENNSYLVANIA AVE. TOWSON, MD 21204									

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 2 of 20

Blade Sign

Suite 101A

100.00

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
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 John Huth

Date 6/8/17 Actual tenant use 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

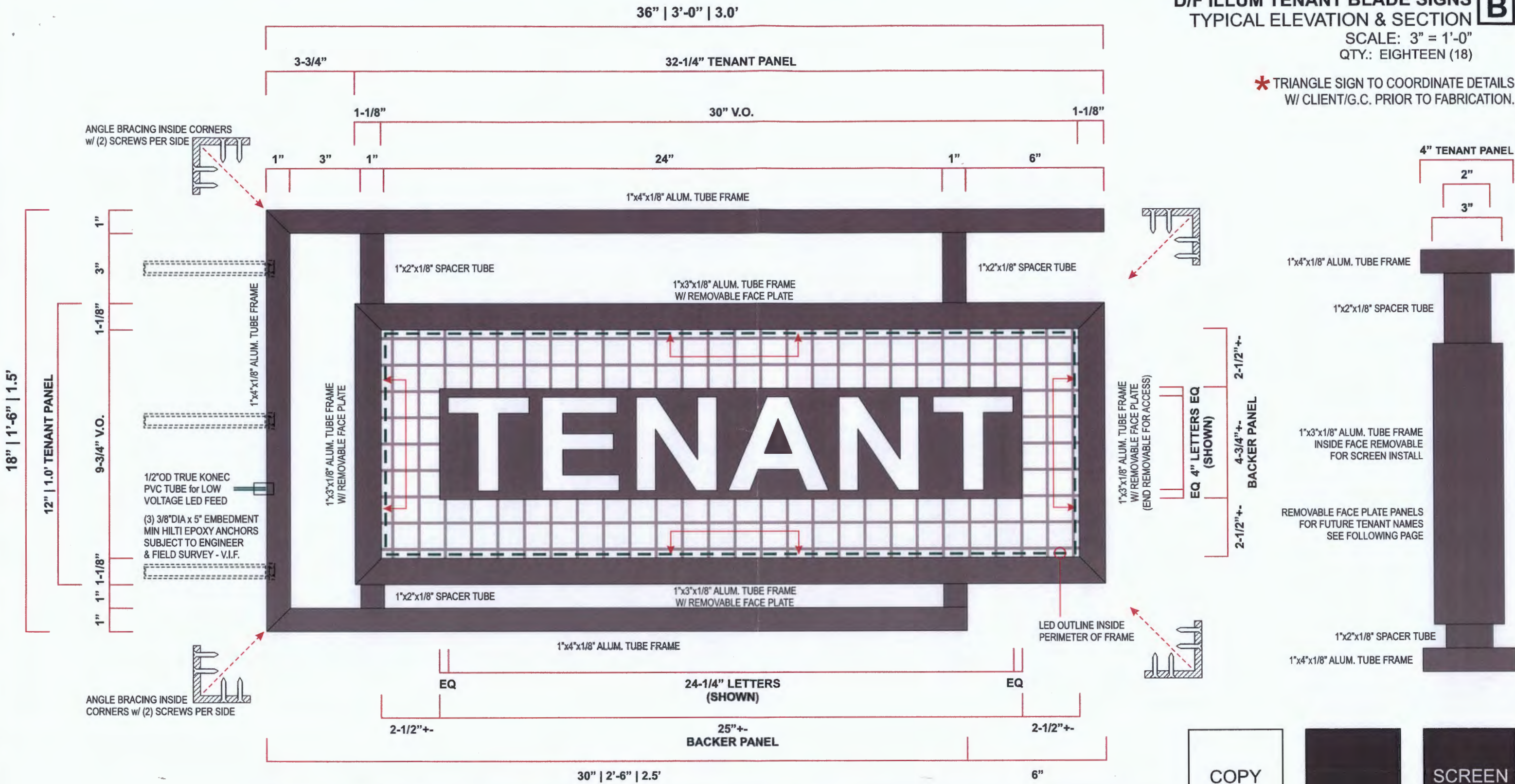


* ALL OTHER SCONCES TO BE REPLACED
WITH D/F PEDESTRIAN BLADE SIGNS

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. 5 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		SALESMAN BK	DRAWN BY FH	SEG. NO.		

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.



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	BLACK POWDERCOAT	SCREEN

* 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	DATE 3/27/2017	REVIEWED BY	REVISION	SHEET NO. 9 of 12
			SALESMAN BK	DRAWN BY FH	SEG. NO.		

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 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 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 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 Joe Trabert Date May 18, 2017

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

☒ 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)

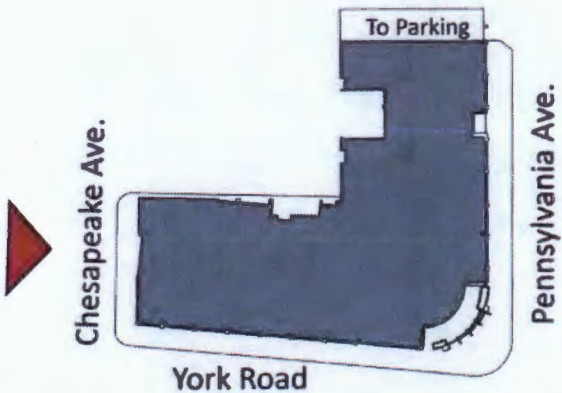
REV 03/12

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

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

SCALE: N.T.S.

BLADE SIGN QTY.: THREE (3)



* 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

QTY.: EIGHTEEN (18)

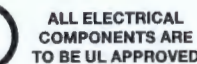
*



120V

ELECTRICAL NOTES:

FABRICATOR NOTES:



**BLACK
POWDERCOAT**

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.TRIANGLESIGN.COM

RE: Job 52319, Towson Commons



Applic 4 of 20

Blade Sign
Suite 102A

106.0

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 BC

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

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, I.- 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 Date May 18, 2017

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

☒ Require Planning Signature

Date 6/8/17

Tenant
lease to
return for
signature

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

REV 03/12

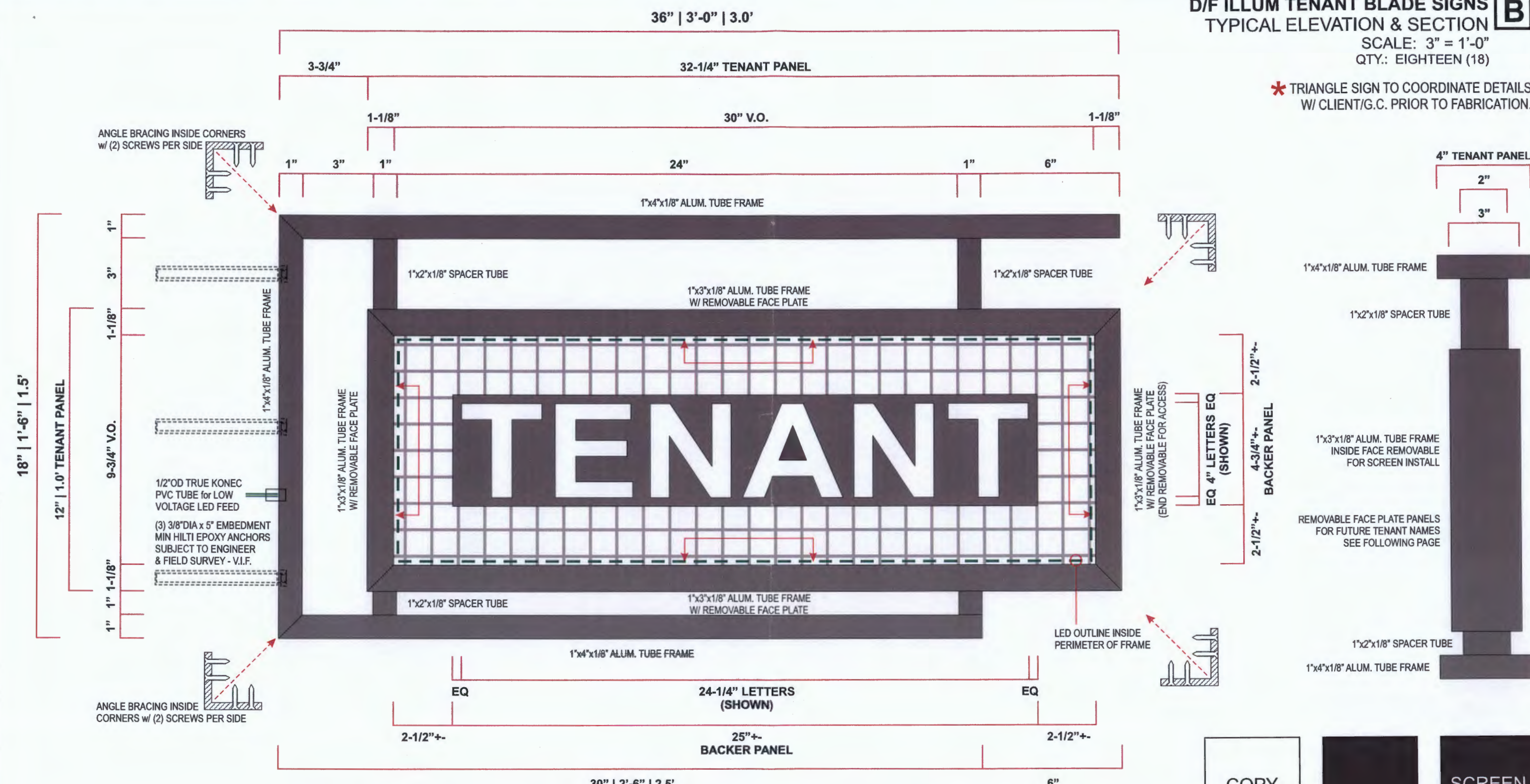
Authority under Section 200.4, BCZR PAI Approval (SIGN ONLY)

Signature Initials 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

SCREEN

BLACK SATIN FINISH

SCREEN

BLACK POWDERCOAT

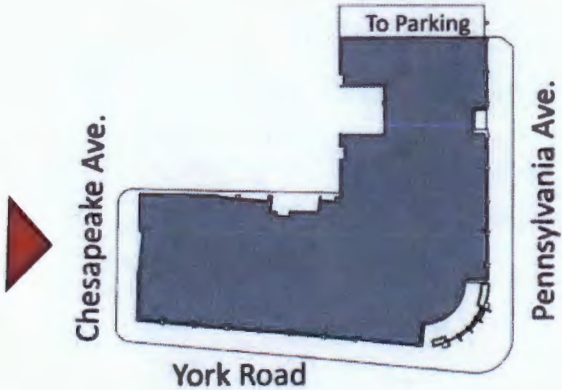
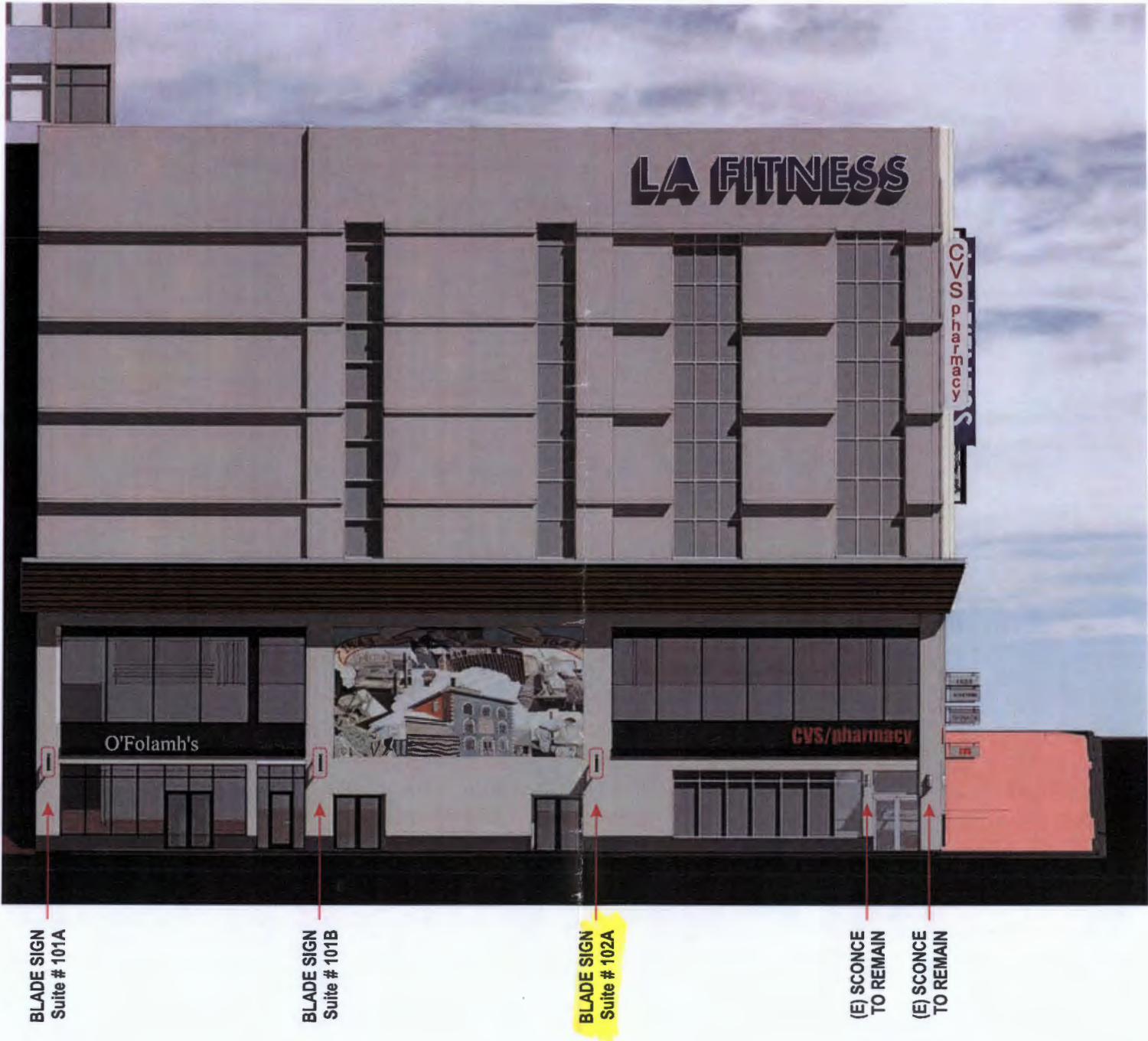
* NOTE: EACH BLADE SIGN TO HAVE REMOTE EXTERIOR DISCONNECT SWITCH WITHIN SIGHT OF SIGN

TRIANGLE SIGN & SERVICE	CLIENT & LOCATION TOWSON COMMONS	1 W. PENNSYLVANIA AVE. TOWSON, MD 21204	LEAD NO. 160107T5	DATE 3/27/2017	REVIEWED BY	REVISION	SHEET NO. 9 of 12
			SALESMAN BK	DRAWN BY FH	SEG. NO.		

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

SCALE: N.T.S.

BLADE SIGN QTY.: THREE (3)



* 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
SALESMAN
BK

DATE
3/27/2017
DRAWN BY
FH

REVIEWED BY
SEG. NO.

REVISION

SHEET NO.

5 of 12

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 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 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)

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.

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 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 Joe Trabert Date May 18, 2017

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

☒ Require Planning Signature

Date 6/8/17

* Tenants to return for signature

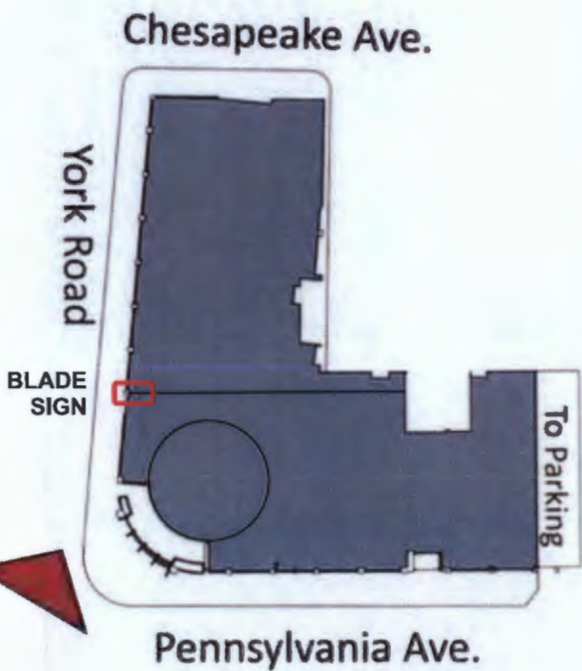
Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

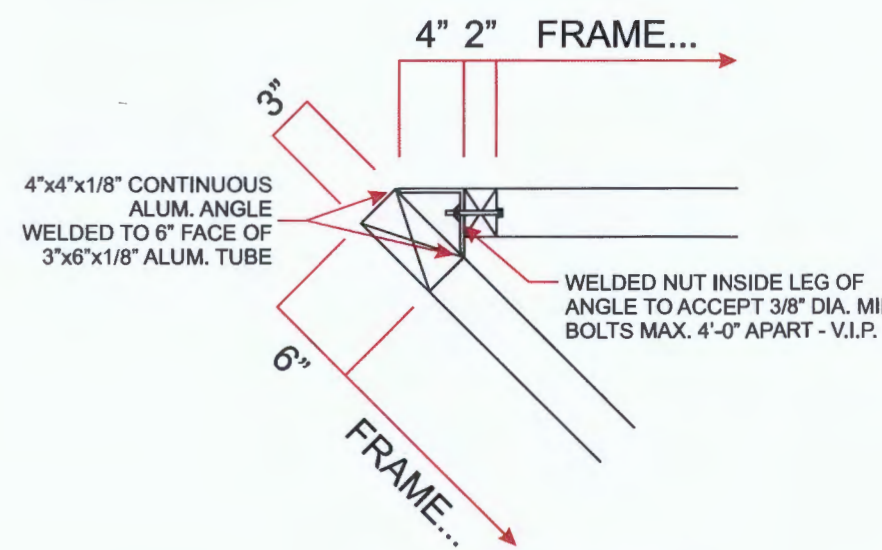
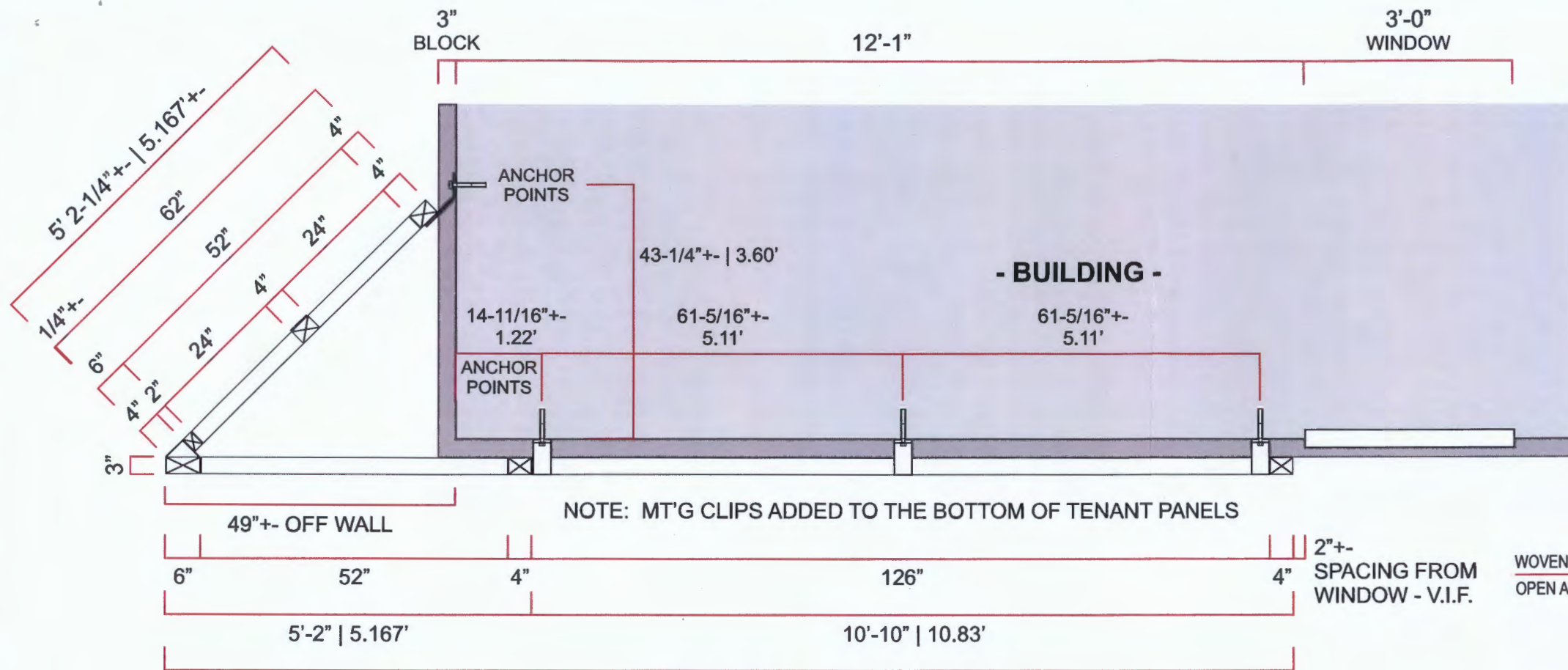
REV 03/12

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

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

S/F V-SHAPED BLADE SIGN





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)

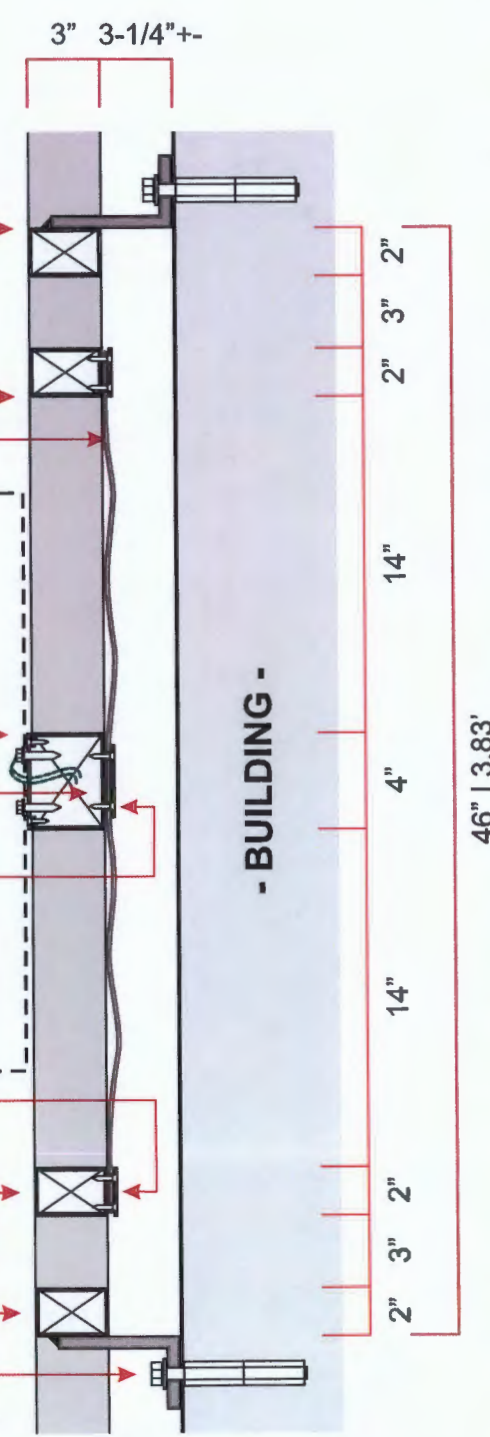
MIN. 3/8"DIA. ANCHOR BOLTS INSIDE RACEWAYS - 5" +/- EMBEDMENT - V.I.F.

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" +/- x 1/2" 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



COPY	SCREEN
WHITE SATIN FINISH	BLACK SATIN FINISH
	BLACK POWDERCOAT

RE: Job 52319, Towson Commons

BALTIMORE COUNTY



Applic 13 of 20

Blade Sign

Suite 108

100

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

111 WEST CHESAPEAKE AVENUE

TOWSON, MD 21204

410-887-3391

Chiporne
B 937321

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 108, Pennsylvania 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

TYPE OF SIGN: ☐ Window Sign 11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227 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 108, on the Pennsylvania 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

QTY.: EIGHTEEN (18)

*



120V

ELECTRICAL NOTES:

FABRICATOR NOTES



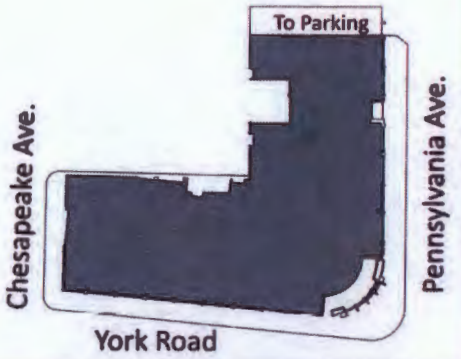
**BLACK
POWDERCOAT**

TRIANGLE
SIGN & SERVICE

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.TRIANGLESIGN.COM

BLADE SIGN QTY.: SEVEN (7)



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.

7 of 12