

RE: Job #55584, Avalon Towson



Applic 9 of 9
Sign 'J' Type 14

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

SIGN USE PERMIT

B
A 183766
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials JT

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

PROPERTY ADDRESS 2 E. Joppa Road, Baltimore, MD ZIP CODE 21286
BUSINESS NAME Avalon Towson ZONING BM - DT
OWNER'S NAME Avalon Bay Communities, Inc. PHONE NO. 703-317-4144 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522

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. 22 / 000 / 16234

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

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

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

Size: 0.96'H feet x 8.33'W feet = 8 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. (Reference pages 2, 6, 23 & 24)

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

Install wall mount, illum sign 'J' (Type 14), to Building 'B', Virginia Ave., East elevation, canopy entrance, reading: AVALON

Sign Dimensions: 0.96'H x 8.33'W = 8 sf

Work consistent with HOH Case No. 09-0377

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 13, 2019

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

☐ Require Planning Signature Date 5/13/19

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 Date 5/13/19

RE: Job #55584, Avalon Towson



Applic 8 of 9
Sign 'H' Type 13

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

SIGN USE PERMIT

B _____
A 183766
The applicant is authorized
to affirm that there are no
current violations at this
site pursuant to Section
112.7 BCC
Initials J.T.

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

PROPERTY ADDRESS 2 E. Joppa Road, Baltimore, MD ZIP CODE 21286
BUSINESS NAME Avalon Towson ZONING BM - DT
OWNER'S NAME Avalon Bay Communities, Inc
c/o Towson Circle LLC PHONE NO. 703-317-4144 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522

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. 22 / 000 / 16234

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

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

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

Size: 6.0'H feet x 6.0'W feet = 36 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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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. (Reference pages 2, 6, 21 & 22)

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

Install wall mount, illum sign 'H' (Type 13), to Building 'B', Virginia Ave., East elevation,
reading: Logo

Sign Dimensions: 6.0'H x 6.0'W = 36 sf

Work consistent with HOH Case No. 09-0377

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 13, 2019

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

☐ Require Planning Signature Date 5 13 19

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 Jcm Date 5/13/19

RE: Job #55584, Avalon Towson



Applic 7 of 9
Sign 'G' Type 12

200.

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

B
A 183766

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

SIGN USE PERMIT

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

PROPERTY ADDRESS 2 E. Joppa Road, Baltimore, MD ZIP CODE 21286
BUSINESS NAME Avalon Towson ZONING BM - DT
OWNER'S NAME Avalon Bay Communities, Inc c/o Towson Circle LLC PHONE NO. 703-317-4144 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522
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. 22 / 000 / 16234

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

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

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

Size: 22.33'H feet x 2.5'W feet = 55.8 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):

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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. (Reference pages 2, 6, 19 & 20)

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

Install D/F, illum blade sign 'G' (Type 12), to Building 'B', Virginia Ave., East elevation, reading: AVALON

Sign Dimensions: 22.33'H x 2.5'W = 55.8 sf

Work consistent with HOH Case No. 09-0377

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 13, 2019

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

☒ Require Planning Signature

Date 5/13/19

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 JCM

Date 5/13/19



RE: Job #55584, Avalon Towson

Applic 6 of 9

Sign 'F' Type 11

300.

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

SIGN USE PERMIT

B
A 183766
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials J.T.

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

PROPERTY ADDRESS 2 E. Joppa Road, Baltimore, MD ZIP CODE 21286
BUSINESS NAME Avalon Towson ZONING BM - DT
Avalon Bay Communities, Inc
OWNER'S NAME c/o Towson Circle LLC PHONE NO. 703-317-4144 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522

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. 22 / 000 / 16234

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

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

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

Size: 62.0'H feet x 7.69'W feet = 477 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):

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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. (Reference pages 2, 4, 17 & 18)

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

Install wall mount vertical ID sign 'F' (Type 11), to Building 'A', Dulaney Valley Rd., West elevation, reading: AVALON

Sign Dimensions: 62.0'H x 7.69'W = 477 sf

CORNER LOT ☐

Work consistent with HOH Case No. 09-0377

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

May 13, 2019
Date

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

☐ Require Planning Signature

Date 5 13 19

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

RE: Job #55584, Avalon Towson



Applic 5 of 9
Sign 'E' Type 10

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

B _____
A 183766

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 2 E. Joppa Road, Baltimore, MD ZIP CODE 21286
BUSINESS NAME Avalon Towson ZONING BM - DT
OWNER'S NAME Avalon Bay Communities, Inc
c/o Towson Circle LLC PHONE NO. 703-317-4144 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522

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. 22 / 000 / 16234

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

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

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

Size: 4.33'H feet x 2.17'W feet = 9.4 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):

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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. (Reference pages 2, 5, 15 & 16)

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

Install D/F, illum blade sign 'E' (Type 10), to Building 'B', East Joppa Rd., South elevation, reading: Logo / P

Sign Dimensions: 4.33'H x 2.17'W = 9.4 sf

Work consistent with HOH Case No. 09-0377

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
Signature

May 13, 2019
Date

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

☐ Require Planning Signature

Date 5/13/19

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

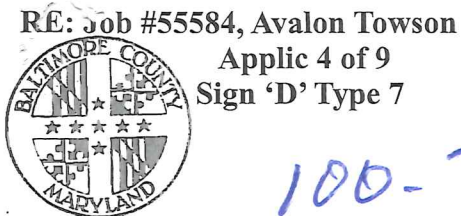
REV 03/12

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

Signature [Signature]

Initials JCT

Date 5/13/19



RE: Job #55584, Avalon Towson

Applic 4 of 9
Sign 'D' Type 7

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

B _____
A 183766
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 2 E. Joppa Road, Baltimore, MD ZIP CODE 21286
BUSINESS NAME Avalon Towson ZONING BM - DT
OWNER'S NAME Avalon Bay Communities, Inc
c/o Towson Circle LLC PHONE NO. 703-317-4144 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522

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. 22 / 000 / 16234

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

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

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

Size: 2.0'H feet x 2.0'W feet = 4 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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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. (Reference pages 2, 5, 13 & 14)

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

Install wall mount, illum sign 'D' (Type 7), to Building 'B', East Joppa Rd., South elevation, reading: Logo

Sign Dimensions: 2.0'H x 2.0'W = 4 sf

CORNER LOT ☐

Work consistent with HOH Case No. 09-0377

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 13, 2019

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

☐ Require Planning Signature

Date 5/13/19

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 Jcm

Date 5/13/19

RE: Job #55584, Avalon Towson



Applic 3 of 9
Sign 'C' Type 5

150-

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

SIGN USE PERMIT

B _____
A 183766
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials J.T.

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

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OWNER'S NAME Avalon Bay Communities, Inc
c/o Towson Circle LLC PHONE NO. 703-317-4144 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522
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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. 22 / 000 / 16234

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

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

Size: 30.0'H feet x 3.72'W feet = 111.6 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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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. (Reference pages 2, 5, 11 & 12)

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

Install wall mount, vertical ID sign 'C' (Type 5), to Building 'A', East Joppa Rd., South elevation, reading: AVALON

Sign Dimensions: 30.0'H x 3.72'W = 111.6 sf

CORNER LOT ☐

Work consistent with HOH Case No. 09-0377

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 13, 2019

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

☐ Require Planning Signature _____ Date 5/13/19

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 Jcm

Date 5/13/19

RE: Job #55584, Avalon Towson



Applic 2 of 9
Sign 'B' Type 2

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

SIGN USE PERMIT

B _____
A 183766

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

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

PROPERTY ADDRESS 2 E. Joppa Road, Baltimore, MD ZIP CODE 21286

BUSINESS NAME Avalon Towson ZONING BM - DT

OWNER'S NAME Avalon Bay Communities, Inc
c/o Towson Circle LLC PHONE NO. 703-317-4144 HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522

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. 22 / 000 / 16234

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

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

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

Size: 2.0'H feet x 2.0'W feet = 4 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. (Reference pages 2, 4, 9 & 10)

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

Install wall mount, illum sign 'B' (Type 2), to Building 'A', Dulaney Valley Rd., West elevation, reading: Logo

Sign Dimensions: 2.0'H x 2.0'W = 4 sf

CORNER LOT ☐

Work consistent with HOH Case No. 09-0377

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 13, 2019

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

☐ Require Planning Signature _____ Date 5/13/19

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 km Date 5/13/19

RE: Job #55584, Avalon Towson



Applic 1 of 9
Sign 'A' Type 1

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

B
A 183766

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 2 E. Joppa Road, Baltimore, MD ZIP CODE 21286
BUSINESS NAME Avalon Towson ZONING BM - DT
OWNER'S NAME Avalon Bay Communities, Inc PHONE NO. 703-317-4144 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522

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. 22 / 000 / 16234

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

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

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

Size: 40.0'H feet x 4.95'W feet = 198 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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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. (Reference pages 2, 3, 7 & 8)

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

Install wall mount, vertical ID sign 'A' (Type 1), to Building 'A', NW corner of existing garage building, reading: AVALON

Sign Dimensions: 40.0'H x 4.95'W = 198 sf

CORNER LOT ☐

Work consistent with HOH Case No. 09-0377

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 [Signature] Date May 13, 2019

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

☐ Require Planning Signature [Signature] Date 5/13/19

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 JCM

Date 5/13/19



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
5/13/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 2200016234

Plat Ref: 065:026

Election District: 9

Owner Name(s): TOWSON CIRCLE LLC

PDM #: 09-0377

Address: PO BOX 9273

Zoning District(s): BM DT

OAK BROOK, IL 60522

Elevation Range: 436ft - 474ft

Premise Address: E JOPPA RD

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues Growth Tier 1: Served by public sewer and inside URDL													Initial & Date
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Design Review Areas - Downtown Towson District	X		X								X		5/13/19
	Commercial Revitalization Districts - Towson	X		X								X		
	Downtown Towson (DT) Overlay District	X		X								X		
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Downtown Towson (DT) Overlay District	X		X						X		X		
	Zoning Cases: R-1946-0683; R-1947-0961; 1959-4648-A; 1960-4871-A; 2007-0481-SPHA; 2008-0312-SPHA; 2007-0124-A; 2019-0206-X	X		X	X	X	X			X	X	X		



BALTIMORE COUNTY
Maryland

KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approval and Inspections*

28 March 2017

Avalon Bay Communities RPAI
c/o David Karceski
200 West Pennsylvania, Suite 500
Towson MD 21204

Re: DRP # 583 / 100 East Joppa Rd – Avalon Towson

Dear Mr. Karceski,

In accordance with Section 32-4-203(1), Baltimore County Code, and as designee for the Directors of the Departments of Permits, Approval and Inspections, Planning and Environmental Protection and Sustainability, please be advised that the recommendation of the Design Review Panel (DRP) has been accepted and approved. This approval is a condition precedent for the issuance of a permit for the above captioned property.

The DRP met in public forum on 11, January 2017, and after hearing from the applicant and/or representatives and receiving public comment, the DRP panel has determined to recommend approval as more particularly described in its inter-office correspondence to me, dated 22, March 2017, and which is attached hereto and incorporated in its entirety hereby.

Should you have any questions, please contact the Department of Planning.

Be further advised, an appeal to this decision must be made within thirty (30) days of the date of this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Deputy Administrative Officer &
Director of Permits, Approvals and Inspections

C:
Jan Cook, PAI
Andrea Van Arsdale, Planning
Jenifer Nugent, Planning
Vince Gardina, EPS
David Lykens, EPS

Aej/aj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon, Deputy Administrative Officer
and Director, Department of Permits, Approvals
and Inspections

DATE: March 22, 2017

FROM: Andrea Van Arsdale, Director
Department of Planning

SUBJECT: Design Review Panel – APPROVAL STATUS

PROJECT NAME: 100 East Joppa Road – Avalon Towson

PROJECT: DRP # 583

PROJECT TYPE: Commercial

MEETING DATE: January 11, 2017

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

David Martin, Mitch Kellman, Ed Hord, Cecily Bedwell, Matt D'Amico, Melanie Moser, Nikki Brooks

**At this time in the proceedings of the meeting, several members of the Design Review Panel recused themselves from the review and vote of the proposal due to conflicts of interest pertaining to their involvement with the applicant as clients on other projects. The recused members were Ed Hord, Cecily Bedwell and Matt D'Amico.

PROJECT DESCRIPTION:

The applicant proposes a mixed-use development comprised of 390 apartment units in combination with 42,278 sq. ft. of retail/restaurant use with ancillary structured parking and amenities contained in a multi-level building having a maximum 16 levels situated on 2.197 acres of BM-DT zoned property. Retail uses are proposed at the street level along Joppa Road and Dulaney Valley Road along with specialty paving at key entrances, raised planting beds, brick banding along the street curb, bench seating and street lighting. The streetscape and amenities at the residential lobby entrance area along the mall access road will be further enhanced with a paved pedestrian area, outdoor seating and enhanced brick banding. Street trees are proposed at regular intervals where possible.

David Karceski, of Venable LLP and representing the partnership of Avalon Bay and Retail Properties of America Inc. (RPAI) on this development, gave a presentation where he pointed out that this project was aimed at creating a vibrant mixed-use in the newly adopted DT district. The applicant's architect, KTGy, then went on to describe certain aspects of the building's design. At the traffic circle, the building is intended to be a low-rise design whose primary facades address the pedestrian realm. The building is

Subject: Approval Status(Design Review Panel)
Project name: 100 East Joppa Road – Avalon Towson

Project #: DRP 583

accessible by residents thru mid-block connections, car and pedestrian access. The residential and retail parking are separate from one another. The corners of the building provide balconies. Bronze colored metal vertical towers are located around the building, and were designed as markers for key vistas. Several amenity spaces and courtyards are proposed within the residential portions of the building as well as on the rooftop. The above ground parking structure to serve the residential portions of the building is located at the corner of Joppa Road and the mall entrance road. The applicants highlighted that they desired this corner to be a key design element of the project not only to screen the parking garage but to create visual interest and ornamentation while also serving as advertising space in a capacity yet to be determined. A 20' by 30' LED screen is proposed to wrap this corner as the proposal for this element.

DISPOSITION:

Ms. Moser made a motion to approve the plan with the following additional conditions:

1. That the recommendations in the Department of Planning staff report be addressed.
2. The pillars be preserved and moved.
3. The LED sign with advertisement be tabled at this time and that once final details as to the function and operation of the sign are determined, it will return to the DRP for final approval.

The motion was seconded by Ms. Brooks and approved by acclamation at 9:04 p.m.

As of the date of the applicants' Development Plan Conference meeting which took place on March 8, 2017, conditions 1 and 2 of the panel's disposition have been met. The third condition of the panel was to table the LED sign until final details had been determined and will be presented to the panel at a later date. At this time, the LED sign is not approved by the Design Review Panel.

This project is also subject to a development hearing, PAI #9-377, scheduled for March 30, 2017, whereby final approval is subject to an Administrative Law Judge decision.

JGN:File

c: DRP members in attendance
David Karceski, Esquire
John Beverungun, Administrative Law Judge

IN RE: DEVELOPMENT PLAN HEARING	*	BEFORE THE OFFICE OF
(100 E. Joppa Road)		
9 th Election District	*	ADMINISTRATIVE HEARINGS
5 th Council District		
(AVALON TOWSON)	*	FOR
Towson Circle, LLC, <i>Owner</i>		
Avalon Bay Communities, Inc.,	*	BALTIMORE COUNTY
<i>Applicant</i>		
Developer	*	HOH Case No. 09-0377

* * * * *

ADMINISTRATIVE LAW JUDGE'S
DEVELOPMENT PLAN OPINION & ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("B.C.C."). David H. Karceski, Esquire, with Venable, LLP, on behalf of Towson Circle, LLC, *Owner*, and Avalon Bay Communities, Inc., *Applicant* (hereinafter "the Developer"), submitted for approval a 19-sheet Development Plan ("Plan") prepared by Bohler Engineering, known as "Avalon Towson."

The Developer proposes a mixed-use development comprised of 390 apartment units in combination with 42,278 sq. ft. of retail/restaurant use with ancillary structured parking and amenities contained in a multi-level building situated on 2.197 acres of BM-DT zoned property. Retail uses are proposed at the street level along Joppa Road and Dulaney Valley Road along with specialty paving at key entrances, raised planting beds, bench seating and decorative street lighting. The residential lobby entrance will be accessed by the existing mall access road across from Virginia Avenue. This lobby area will be enhanced with a paved pedestrian area, outdoor seating and enhanced brick banding.

Details of the proposed development are more fully depicted on the 19-sheet Development Plan that was marked and accepted into evidence as Developer's Exhibit 1. The property was

posted on March 2, 2017 with the Notice of Hearing Officer's Hearing for the March 30, 2017 hearing, in compliance with the regulations. The undersigned granted a postponement request for the original March 30, 2017 hearing, to allow Avalon Bay time to further study the development plan in consultation with the architectural and engineering firms so that necessary revisions may be made in advance of the hearing. The hearing was rescheduled for May 26, 2017, in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland.

In attendance at the Hearing Officer's Hearing (HOH) in support of the Plan was Nick Over and Caroline Dvorak, Retail Properties of America, Inc. (RPAI), Pedro Sales, BCT Architects, Ricardo M. Ramos and Rohit Anand, KTG Architects, Loren Helgason, Studio39 Landscape Architecture, P.C., Mickey A. Cornelius, professional engineer, The Traffic Group, Inc., David Bookhout and Martin Howle, Avalon Bay, Joseph J. Ucciferro, professional engineer, and Chris Armstrong, with Bohler Engineering, the consulting firm that prepared the site plan. David H. Karceski, Esquire and Adam M. Rosenblatt, Esquire, appeared and represented the Developer.

Numerous representatives of the various Baltimore County agencies who reviewed the Plan also attended the hearing, including the following individuals from the Department of Permits, Approvals and Inspections (PAI): Darryl Putty, Project Manager, Vishnu Desai, Jim Hermann, (Development Plans Review [DPR]), LaChelle Imwiko, Real Estate Compliance, and Joseph C. Merrey (Zoning Review). Also appearing on behalf of the County were Steve Ford from the Department of Environmental Protection and Sustainability (DEPS), and Lloyd Moxley from the Department of Planning (DOP).

Several members of the community (whose names are on the sign-in sheets in the file) attended the hearing to obtain additional information regarding the project and to express concern

with traffic congestion and unsatisfactory accommodations for pedestrians in the vicinity of the project.

At the hearing, each of the Baltimore County agency representatives identified above indicated that the Development Plan addressed any comments submitted by their agency, and they each recommended approval of the Plan. Mr. Ford presented a waiver of the Local Open Space (LOS) requirements, whereby in lieu of providing the required open space Developer will pay a fee in the amount of \$742,000.00. County Exhibit 1. Mr. Ford acknowledged, pursuant to Bill Nos. 73-16 and 83-16, Developer will be able to obtain credits for certain amenities and open space provided in this project, which will reduce the waiver fee total. Mr. Moxley presented a school analysis (County Exhibit 2) demonstrating the Developer can comply with state-mandated requirements concerning the maximum number of students permitted to attend the elementary, middle and high school in the vicinity of the project. Mr. Moxley also provided confirmation the Design Review Panel (DRP) has approved this project following a public hearing.

In its case in chief, the Developer presented five (5) witnesses. First was Joseph J. Ucciferro, a professional engineer accepted as an expert. Mr. Ucciferro discussed the project in general and testified he has been involved with the project for 2+ years and has visited the site numerous times. He reviewed each sheet of the Development Plan and described in detail the improvements planned for the approximately 2 acre site. Mr. Ucciferro opined Developer satisfied all Baltimore County codes and regulations.

Loren Helgason, a landscape architect accepted as an expert, was the next witness. Mr. Helgason reviewed and explained the 3-sheet schematic landscape plan (Developer's Exhibit 7), which has been approved by Baltimore County. The witness described the specialty paving to be used throughout the site as well as the trees planned for the road frontages. Mr. Helgason opined

Developer satisfied all requirements set forth in the Baltimore County Landscape Manual.

The next witness was Martin Howle, Senior Vice President of Avalon Bay. Mr. Howle testified Avalon is a market leader in developing high end multi-family housing. Mr. Howle stated Avalon believes this is a "first class" location for the project, which will occupy a prominent gateway to Towson.

Robert Anand was the next witness. Mr. Anand is a licensed architect and his firm was responsible for preparation of a substantial portion of the pattern book (Developer's Exhibit 10), featuring elevations of the proposed retail and apartment complex, as well as signage for the site. Mr. Anand testified he presented this plan to the DRP, and stated the goal was to create a vibrant and diverse community.

The final witness was Mickey Cornelius, a professional engineer accepted as an expert. Mr. Cornelius concentrates on traffic engineering, and he explained he visited the site numerous times and studied the conditions at 12 intersections near the project, as requested by Baltimore County and the State Highway Administration. Mr. Cornelius confessed the analysis here was complicated by the fact it is an urban project with existing and congested traffic patterns. He testified traffic is "obviously heavy" around Towson, though he indicated 11 of the 12 intersections in the study area would continue to function in an acceptable manner after this project was completed. Mr. Cornelius noted it was only the infamous "traffic circle" which would receive a failing grade due to the heavy traffic volume and congestion, especially during peak periods (i.e., 7:00-9:00 a.m. and 4:00-6:00 p.m.). In response to concerns expressed by members of the community, Mr. Cornelius explained the Developer is focused on improving pedestrian safety in the vicinity of the project, and that certain improvements (e.g., additional cross-walks and changing the timing sequences of traffic signals) would be made even though they will likely have

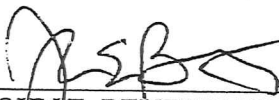
a negative impact on vehicular travel and traffic congestion in the area.

The Baltimore County Code provides that the "Hearing Officer shall grant approval of a development plan that complies with these development regulations and applicable policies, rules and regulations." B.C.C. § 32-4-229. After considering the testimony and evidence presented by the Developer, the exhibits offered at the hearing, and confirmation from the various County agencies that the Plan satisfies those agencies' requirements, I find that the Developer has satisfied its burden of proof and, therefore, is entitled to approval of the Development Plan.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, the requirements of which are contained in Article 32, Title 4, of the Baltimore County Code, the "Avalon Towson" Development Plan shall be approved.

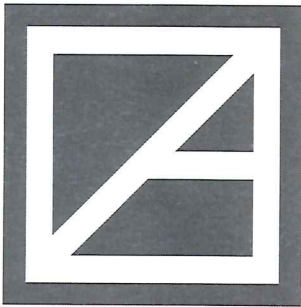
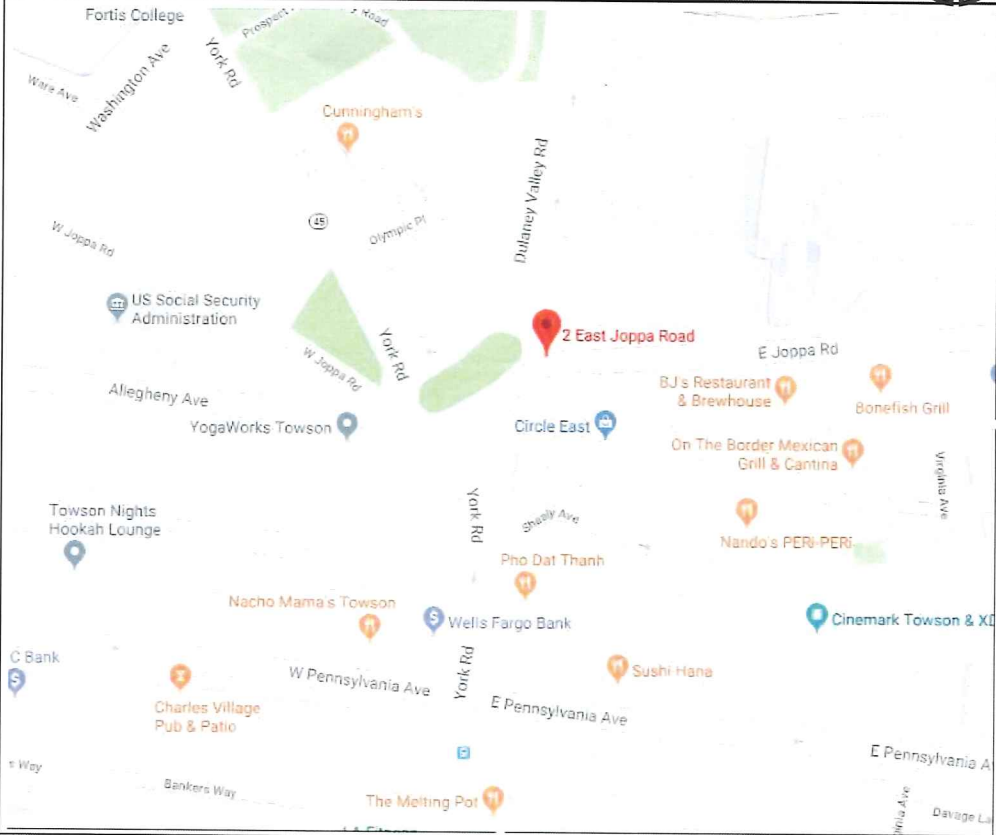
THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 31st day of May, 2017, that the "AVALON TOWSON" redlined Development Plan in PAI Case No. 09-0377, marked and accepted into evidence as Developer's Exhibit 1, be and is hereby **APPROVED**.

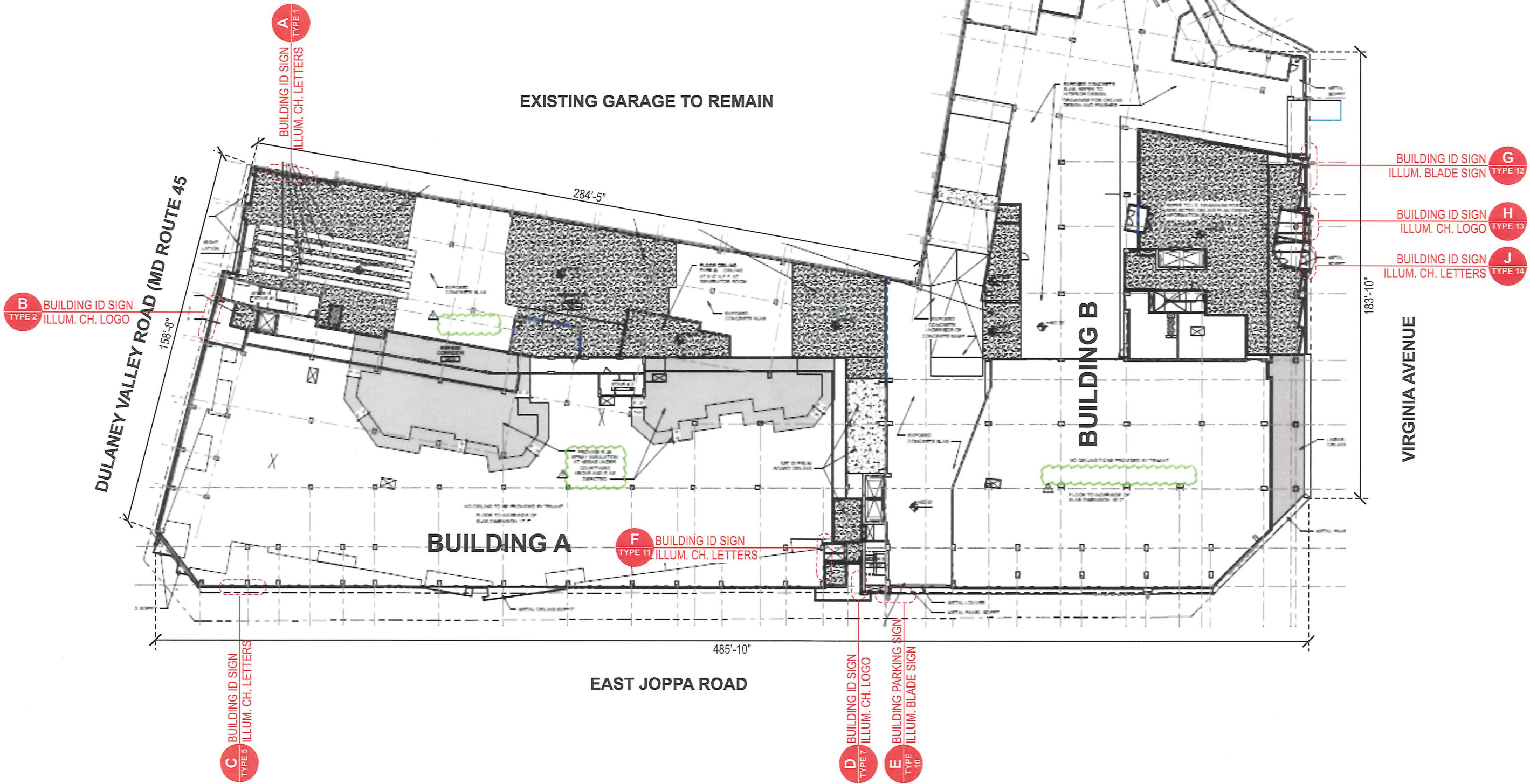
Any appeal of this Order shall be taken in accordance with Baltimore County Code, §§ 32-3-401 and 32-4-281.

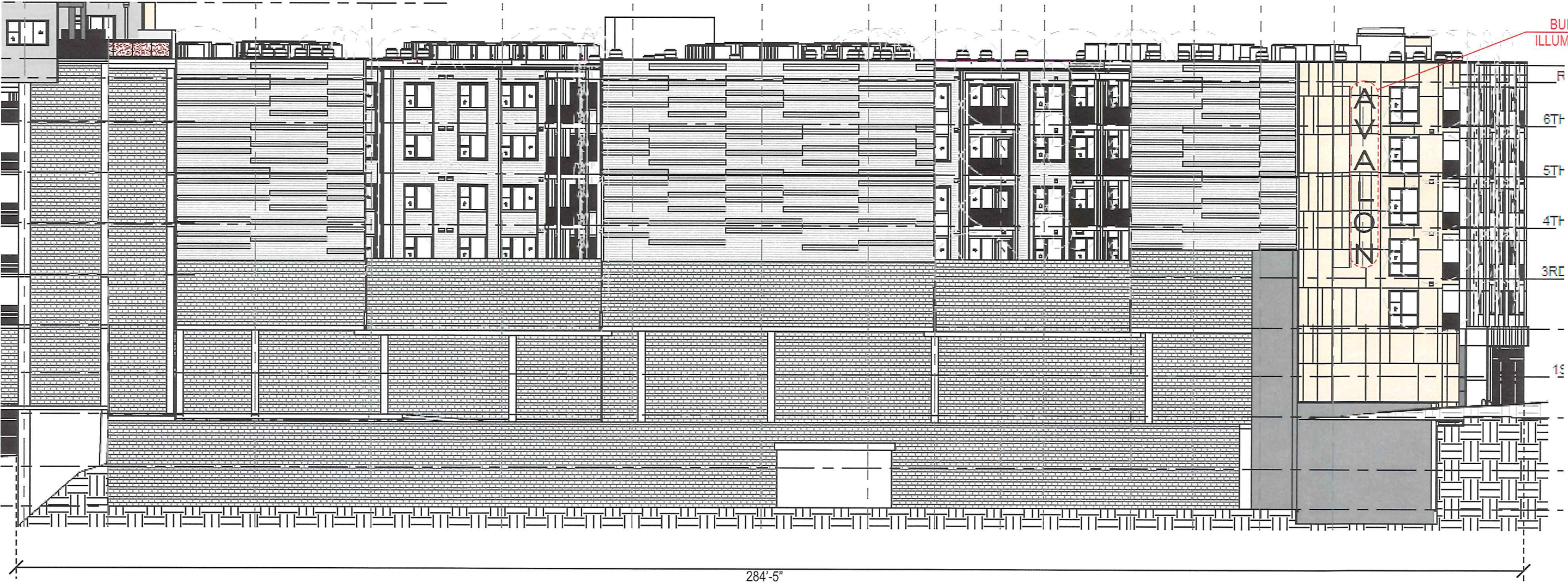


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

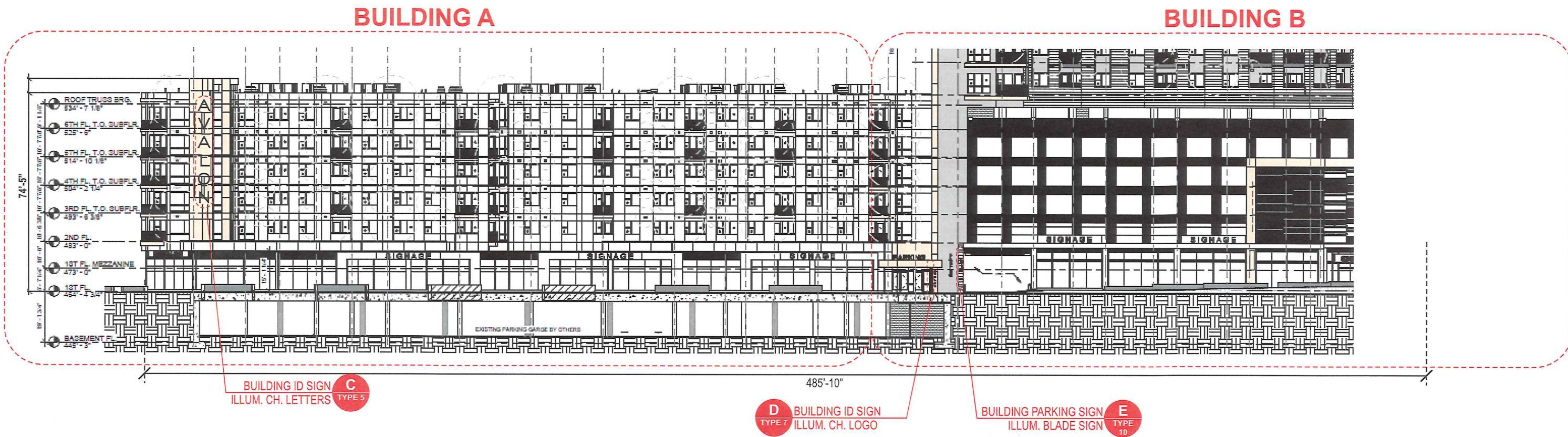
JEB/dlw

PROJECT SCHEDULE			PROJECT:		REVISIONS								
SIGN TYPE/ DESCRIPTION:		QTY.:	PG.										
A.	TYPE 1 44" ILLUM. FACE-LIT DAY/NIGHT CHANNEL LETTERS SIGN, VERTICALLY MOUNTED ON BRICK WALL. TO READ "AVALON"	ONE (1)		 AVALON 2 EAST JOPPA ROAD TOWSON, MD 21286									
B.	TYPE 2 24" ILLUM. HALO-LIT CHANNEL LOGO SIGN, WALL MOUNTED.	ONE (1)											
C.	TYPE 5 39" ILLUM. FACE-LIT DAY/NIGHT CHANNEL LETTERS SIGN, VERTICALLY MOUNTED ON BRICK WALL. TO READ "AVALON"	ONE (1)											
D.	TYPE 7 24" ILLUM. HALO-LIT CHANNEL LOGO SIGN, WALL MOUNTED.	ONE (1)											
E.	TYPE 10 52" ILLUM. D/F BLADE SIGN w/ PUSH-THRU LOGO AND PARKING SIGN, WALL MOUNTED.	ONE (1)											
F.	TYPE 11 80" ILLUM. FACE-LIT DAY/NIGHT CHANNEL LETTERS SIGN, VERTICALLY MOUNTED ON BRICK WALL. TO READ "AVALON"	ONE (1)											
G.	TYPE 12 268" ILLUM. D/F BLADE SIGN w/ PUSH-THRU LETTERS SIGN, WALL MOUNTED. TO READ "AVALON"	ONE (1)		MAP 									
H.	TYPE 13 72" ILLUM. HALO-LIT CHANNEL LOGO SIGN, WALL MOUNTED..	ONE (1)											
J.	TYPE 14 36" ILLUM. FACE-LIT DAY/NIGHT CHANNEL LETTERS ON RACEWAY SIGN, CANOPY MOUNTED. TO READ "AVALON"	ONE (1)											
				KEY									
 TRIANGLE SIGN SERVICES		CLIENT & LOCATION  AVALON 2 EAST JOPPA ROAD TOWSON, MD 21286		LEAD NO. 181982 T1 SALESMAN B. KAYE		DATE 5/8/2019 DRAWN BY BZ		REVIEWED BY SEG. NO.		REVISION		SHEET NO. 1 of 24	
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													



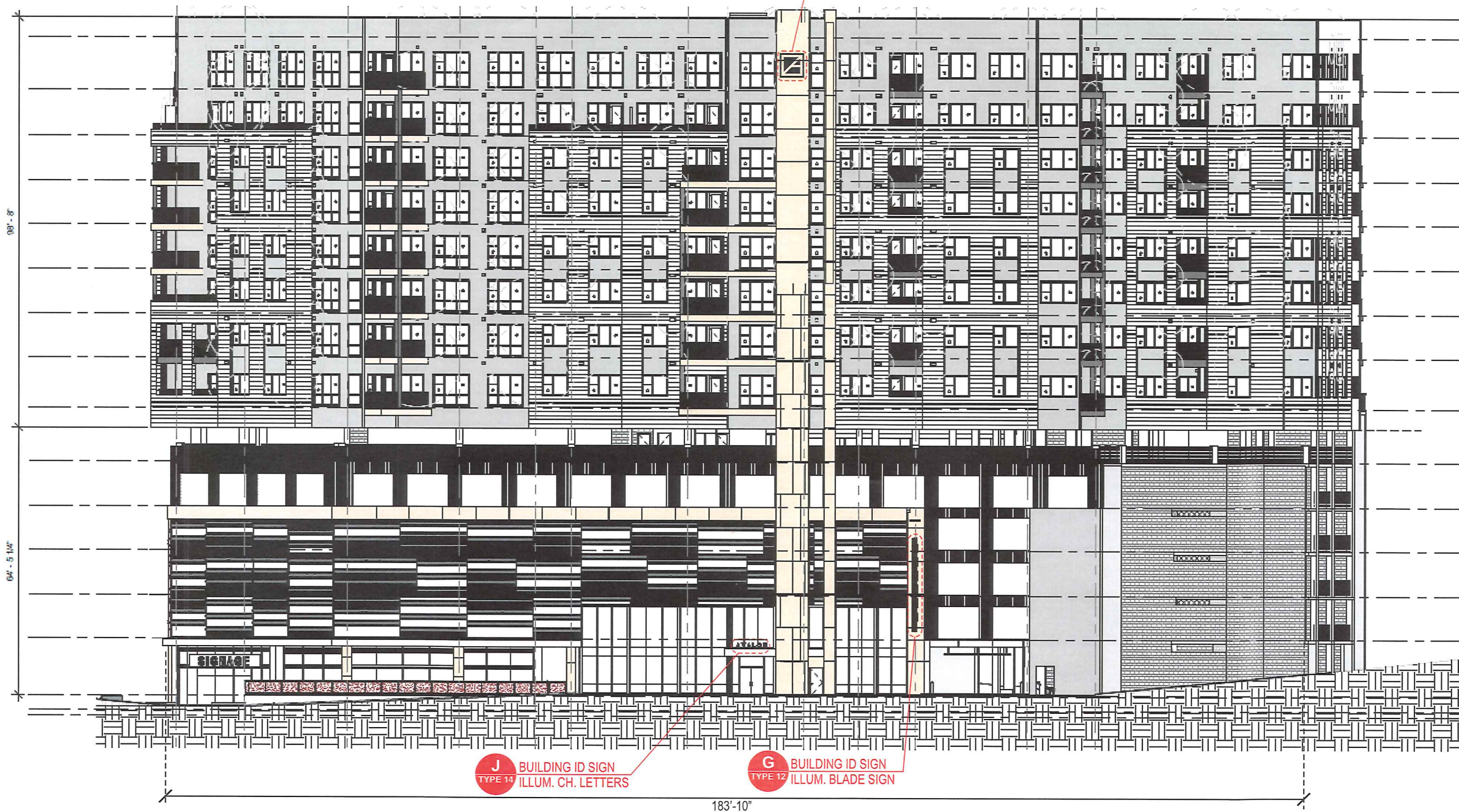






BUILDING ID SIGN
ILLUM. CH. LOGO

H
TYPE 13



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



AVALON

2 EAST JOPPA ROAD
TOWSON, MD 21286

LEAD NO.
181982 T1

DATE
5/8/2019

REVIEWED BY

REVISION

SHEET NO.

SALESMAN
B. KAYE

DRAWN BY
BZ

SEG. NO.

6 of 24

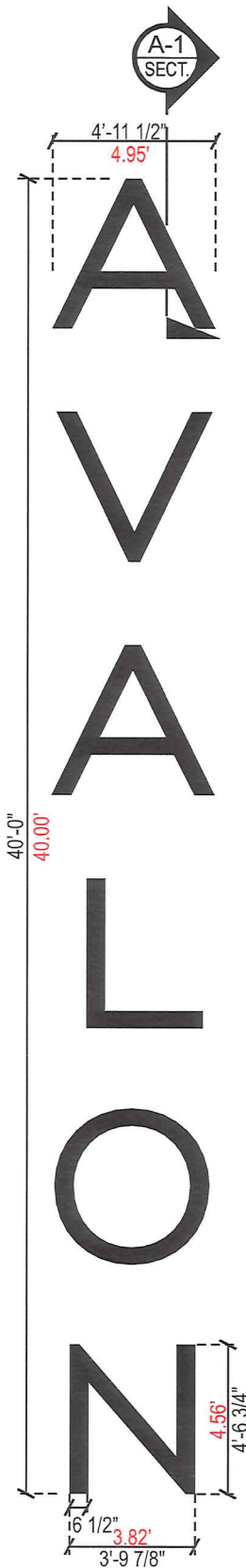
ILLUM FACE-LIT DAY/NIGHT CHANNEL LETTERS SIGN - ELEVATION

SCALE: 3/16" = 1'-0"

A
TYPE 1

QTY.: ONE (1)

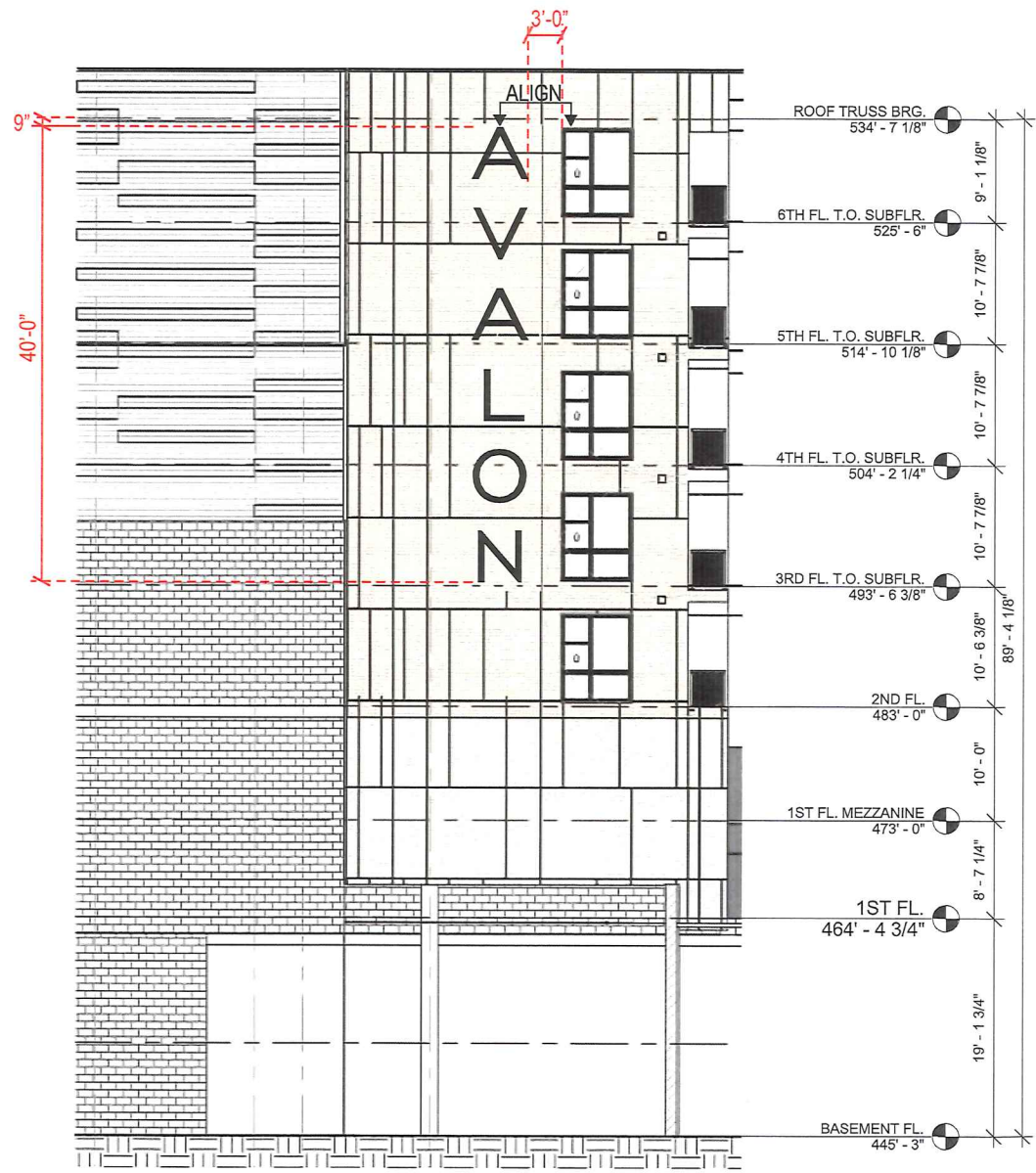
AREA: 480" x 59.5" = 198.33' ±



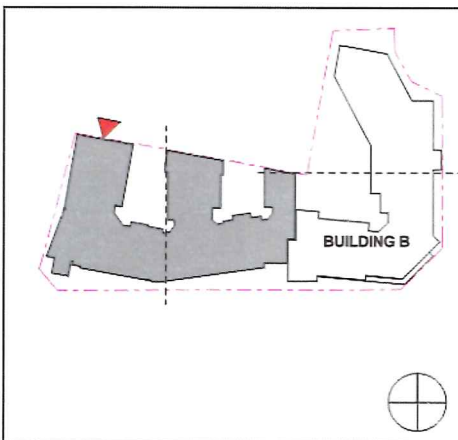
A.1 FRONT VIEW
SIGN SCALE: 3/16" - 1'-0"



A.2 SIDE VIEW
SIGN SCALE: 3/16" - 1'-0"



2 BUILDING A - EXISTING GARAGE NW CORNER ELEVATION
ELEV. SCALE: 1/16" - 1'-0"



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



2 EAST JOPPA ROAD
TOWSON, MD 21286

LEAD NO.
181982 T1

SALESMAN
B. KAYE

DATE
5/8/2019

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BZ

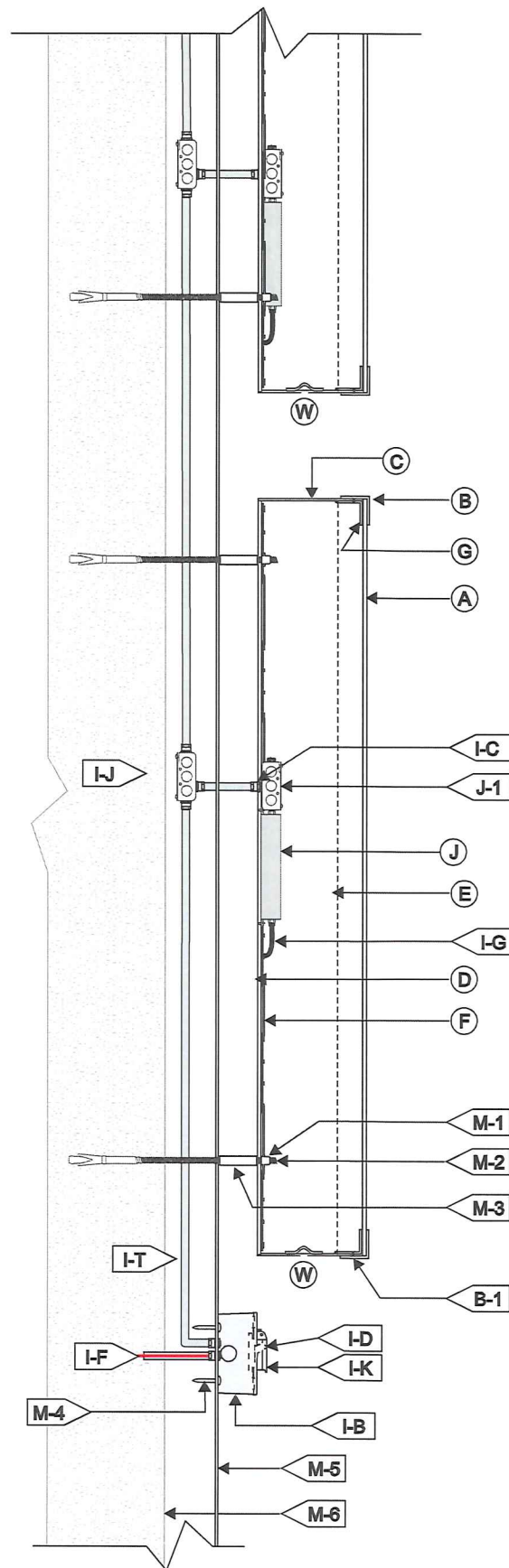
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RETAINER FACE LIT CHANNEL LETTER / LED ILLUM. / EXTERIOR INSTALL / FLUSH MOUNTED

SCALE: N.T.S.

A-1
TYPE 1

(A) FACE		(I) WIRING	
MATERIAL:	3/16" TRANSLUCENT WHITE LEXAN.	I-C	1/2" LIQUID-TITE & 1/2" CONNECTOR.
A-1 VINYL:	3M 3635-222 BLACK (DUAL COLOR) PERFORATED VINYL.	I-F:	PRIMARY FEED BY OTHER, V.I.F. EXACT LOCATION
COLOR INFO:	TO CREATE BLACK DAY AND WHITE NIGHT EFFECT.	I-G	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
(B) RETAINERS		I-J	ALL CONNECTIONS TO BE IN WATERPROOF BOXES
MATERIAL:	1" x 1" ALUM. RETAINER.	I-D	DISCONNECT SWITCH
COLOR/FINISH:	FINISH TO MATCH RETURNS.	I-K	RED DOT WET LOCATION COVER.
B-1:	FLATHEAD SCREWS, FINISH TO MATCH RETAINERS.	I-T	1/2" LIQUID-TITE & 1/2" CONNECTOR.from
(C) RETURNS		I-B	BELL BOX. (WATERPROOF)
DEPTH:	4"	(J) POWER SUPPLY	
MATERIAL:	ALUM. .040	TYPE:	LED POWER SUPPLY & DISCONNECT SWITCH HOUSED IN
COLOR:	PAINTED BLACK		LETTERS.
FINISH:	SATIN	J-1:	J-BOX TO HOUSE CONNECTION TO PRIMARY.
(D) BACKS		VOLTAGE;	1-20AMP CIRCUIT 120V
MATERIAL:	1/8" ALUM.	(M) MOUNTING	
COLOR/FINISH:	PRE-COAT WHITE		SEE MOUNTING NOTE. (ACCESS IS REQ'D. TO MAKE
(E) INSIDE OF CAN			MECH. & ELEC. ATTACHMENTS)
COLOR:	PRE-COAT WHITE	M-1:	3/8 NUTSERT.
(F) ILLUMINATION:		M-2:	MIN. 1/2" THRU BOLT w/ HILTI EPOXY #HY 200 ANCHORS;
TYPE:	STANDARD 6500K WHITE LEDS		V.I.F. EMBEDMENT.
(G) FRAME:		M-3:	1 1/2" RIGID ALUM. SPACERS.
MATERIAL:	1" x 1" ALUM. ANGLE FRAME, WELDED TO INSIDE OF	COLOR/FINISH:	FINISH TO MATCH EXISTING SPACERS.
	RETURNS.	M-4:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD
			CONDITIONS FOR TYPE OF FASTENER
		M-5:	EXISTING METAL PANEL CLADDING SYSTEM.
		M-6:	EXISTING FIBER CEMENT PANEL. V.I.F.
		(W) WEEP HOLES:	
		TYPE:	1/4" DIA. WITH COVER

**120V
INSTALL**

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. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL 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. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

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, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



2 EAST JOPPA ROAD
TOWSON, MD 21286

LEAD NO.
181982 T1

SALESMAN
B. KAYE

DATE
5/8/2019

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SHEET NO.

8 of 24

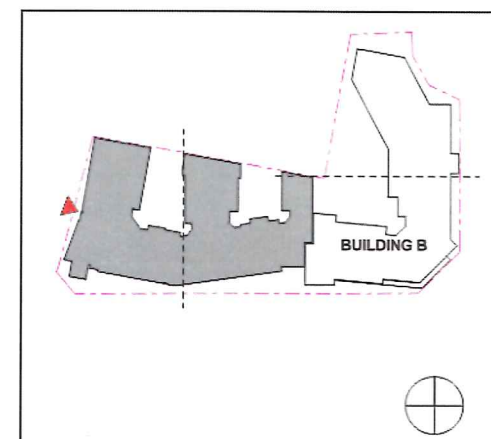
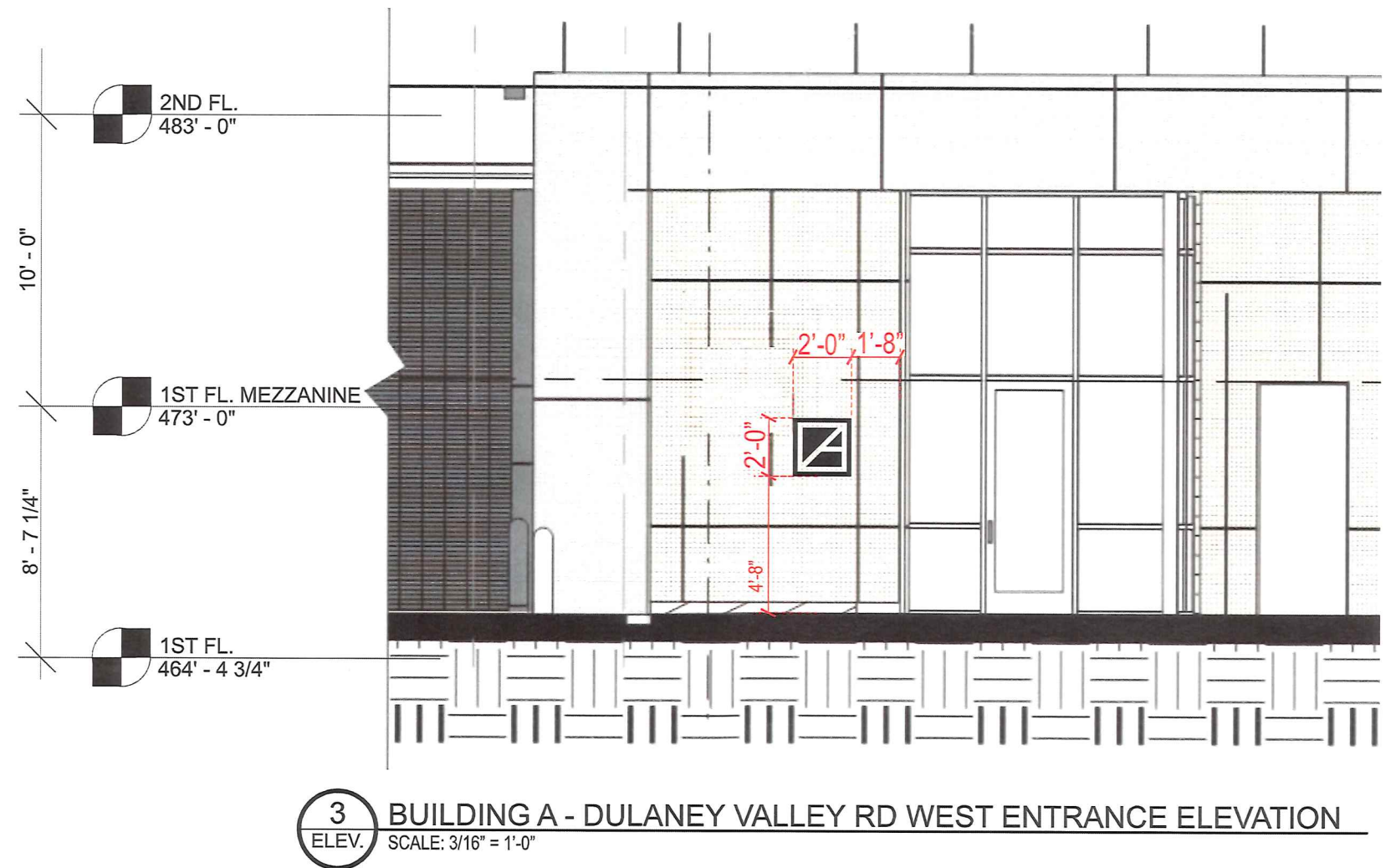
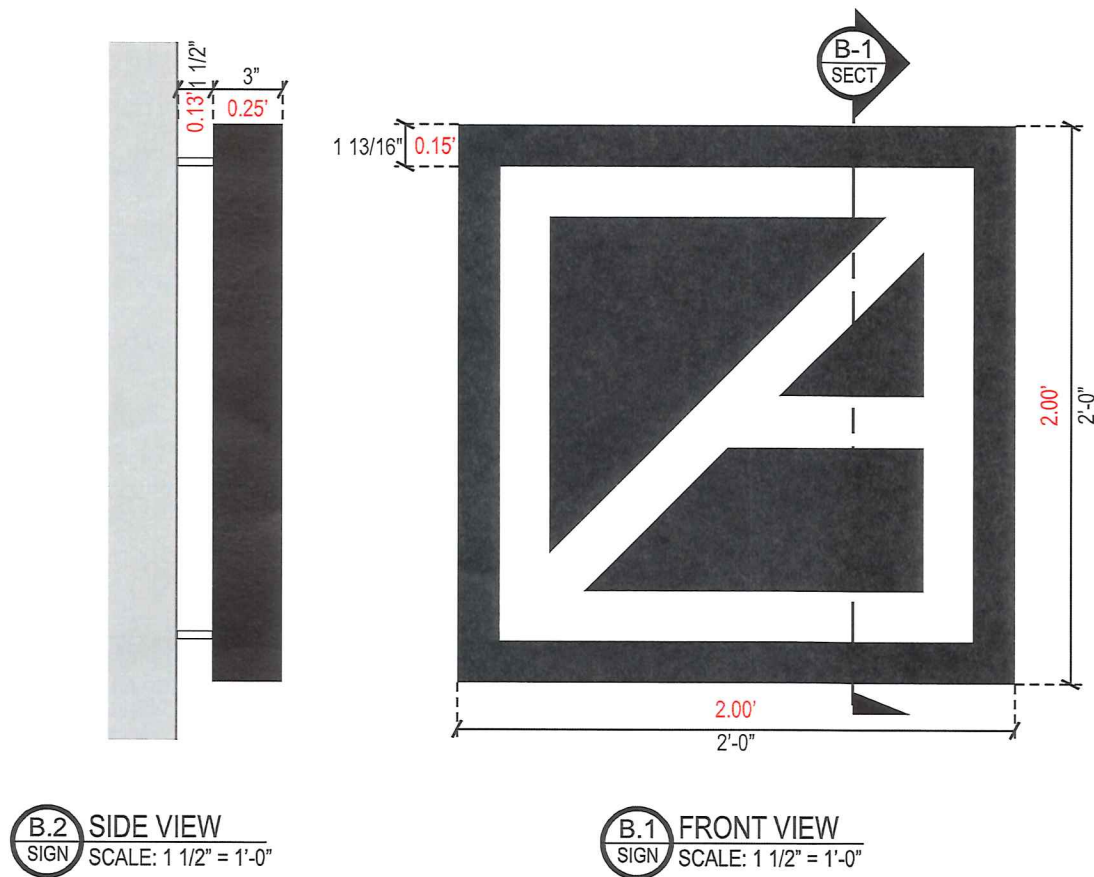
ILLUM. HALO-LIT LOGO SIGN - ELEVATION

SCALE: 1 1/2" = 1'-0" TYPE 2

QTY.: ONE (1)

AREA: 24" x 24" = 4.0' ∅

B



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



2 EAST JOPPA ROAD
TOWSON, MD 21286

LEAD NO.
181982 T1

DATE
5/8/2019

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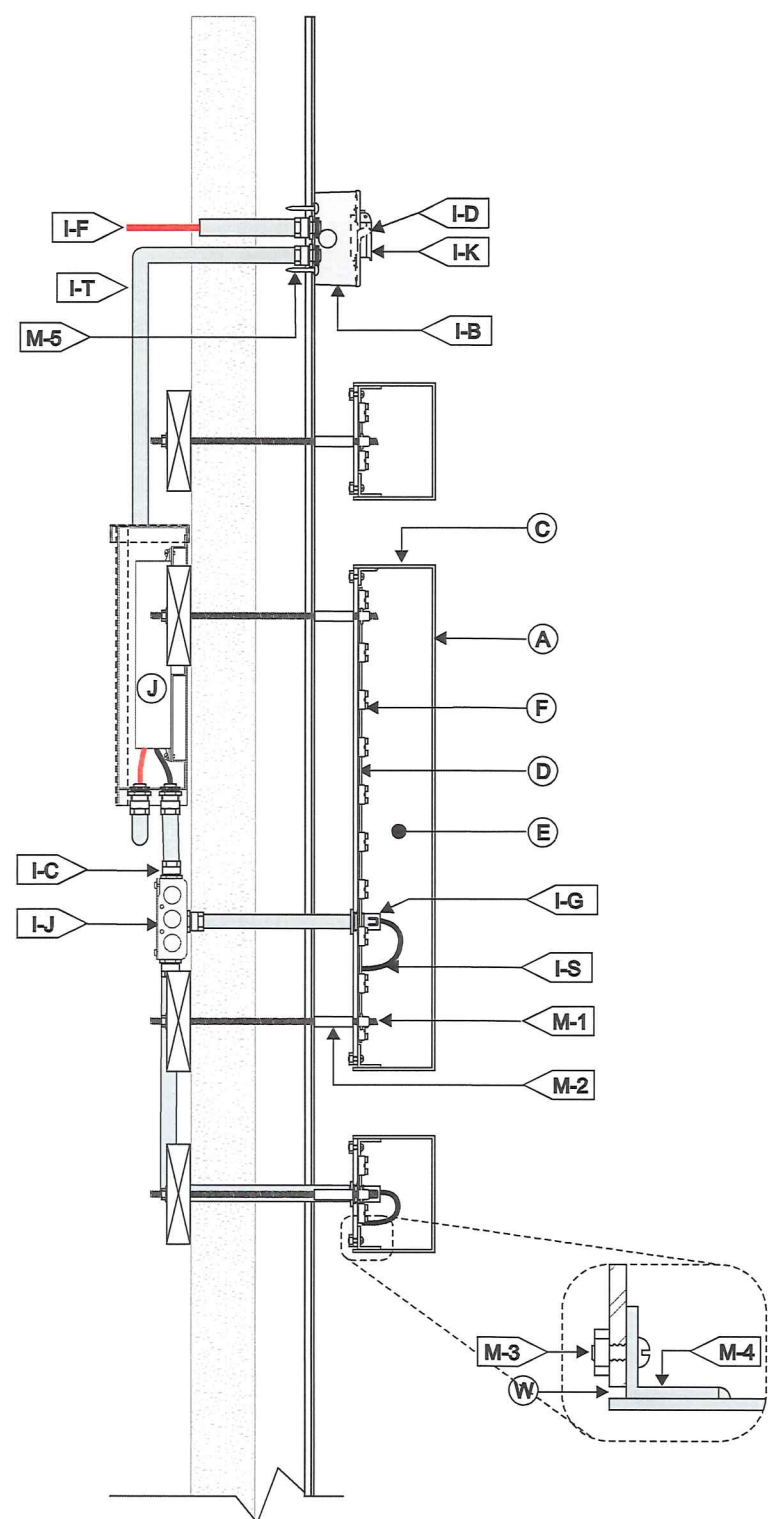
SHEET NO.

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SEG. NO.

9 of 24



FABRICATED ALUM. BACK LIT CHANNEL LOGO / LED ILLUM. / EXTERIOR INSTALL / STUD MOUNTED		SCALE: N.T.S.	
A FACE		I WIRING	
MATERIAL:	ALUM. 1/8"	I-G:	7/8" DIA. HOLE @ LEXAN W/ PAIGE WALL BUSTER.
COLOR:	BLACK		CONNECTOR & CONDUIT, WRAP EXPOSED CONDUIT
FINISH:	SATIN		W/ VINYL FINISHED TO MATCH FASCIA
BORDER:	N/A	I-C:	1/2" LIQUID-TITE & 1/2" CONNECTOR.
VINYL:	N/A	I-D:	DISCONNECT SWITCH (SIDE OF CABINET)
COLOR INFO.:	N/A	I-F:	PRIMARY FEED BY OTHER, V.I.F. EXACT LOCATION
C RETURNS		I-S:	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
DEPTH:	3 1/2"	I-J:	ALL CONNECTIONS TO BE IN WATERPROOF BOXES
MATERIAL:	ALUM. .060	I-D:	DISCONNECT SWITCH
COLOR:	BLACK	I-K:	RED DOT WET LOCATION COVER.
FINISH:	SATIN	I-T:	1/2" LIQUID-TITE & 1/2" CONNECTOR.from
D BACKS		I-B:	BELL BOX. (WATERPROOF)
MATERIAL:	3/16" CLEAR LEXAN, EXTERIOR FACE SANDED	J POWER SUPPLY	
E INSIDE OF CAN		TYPE:	REMOTE LED POWER SUPPLY HOUSED IN
F ILLUMINATION:			WEATHER-PROOF, FRONT ACCESS METAL BOX.
TYPE:	6500K WHITE LEDS @ LEXAN, SHINES INTO LETTER.	VOLTAGE:	120V
		M MOUNTING	
		M-1:	SEE MOUNTING NOTE.
		M-2:	DRILL & TAP LEXAN FOR 10/24 ALLTHREAD.
			1 1/2" SPACER
		SPACER FINISH	TO MATCH FASCIA
		M-3:	10/24 BOLT & NUT.
		M-4:	1/2" x 1/2" ALUM. ANGLE WELDS TO RETURNS.
		M-5:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD
			CONDITIONS FOR TYPE OF FASTENER
		W WEEP HOLES	
		TYPE:	1/8" GAP @ B.O. LEXAN.

B-1
TYPE 2

NOTE: VERIFY FIELD CONDITION FOR MOUNTING AND WIRING REQUIREMENTS

120V
INSTALL

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. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL 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. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

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. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

UL

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

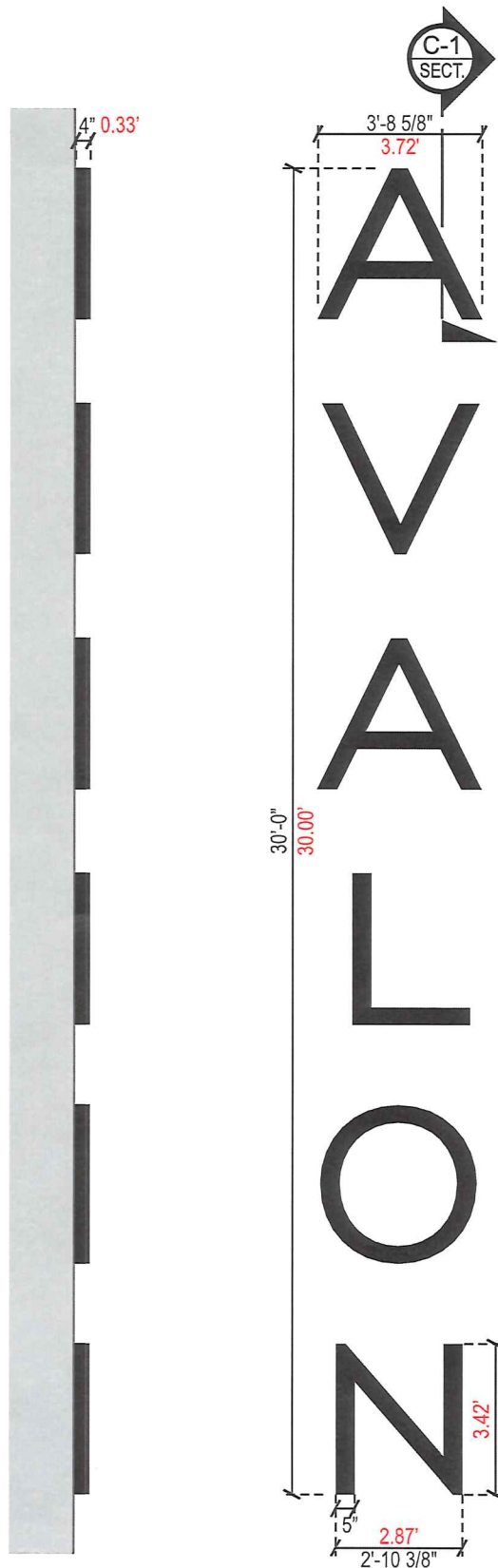
ILLUM FACE-LIT DAY/NIGHT CHANNEL LETTERS SIGN - ELEVATION

SCALE: 1/4" = 1'-0"

C
TYPE 5

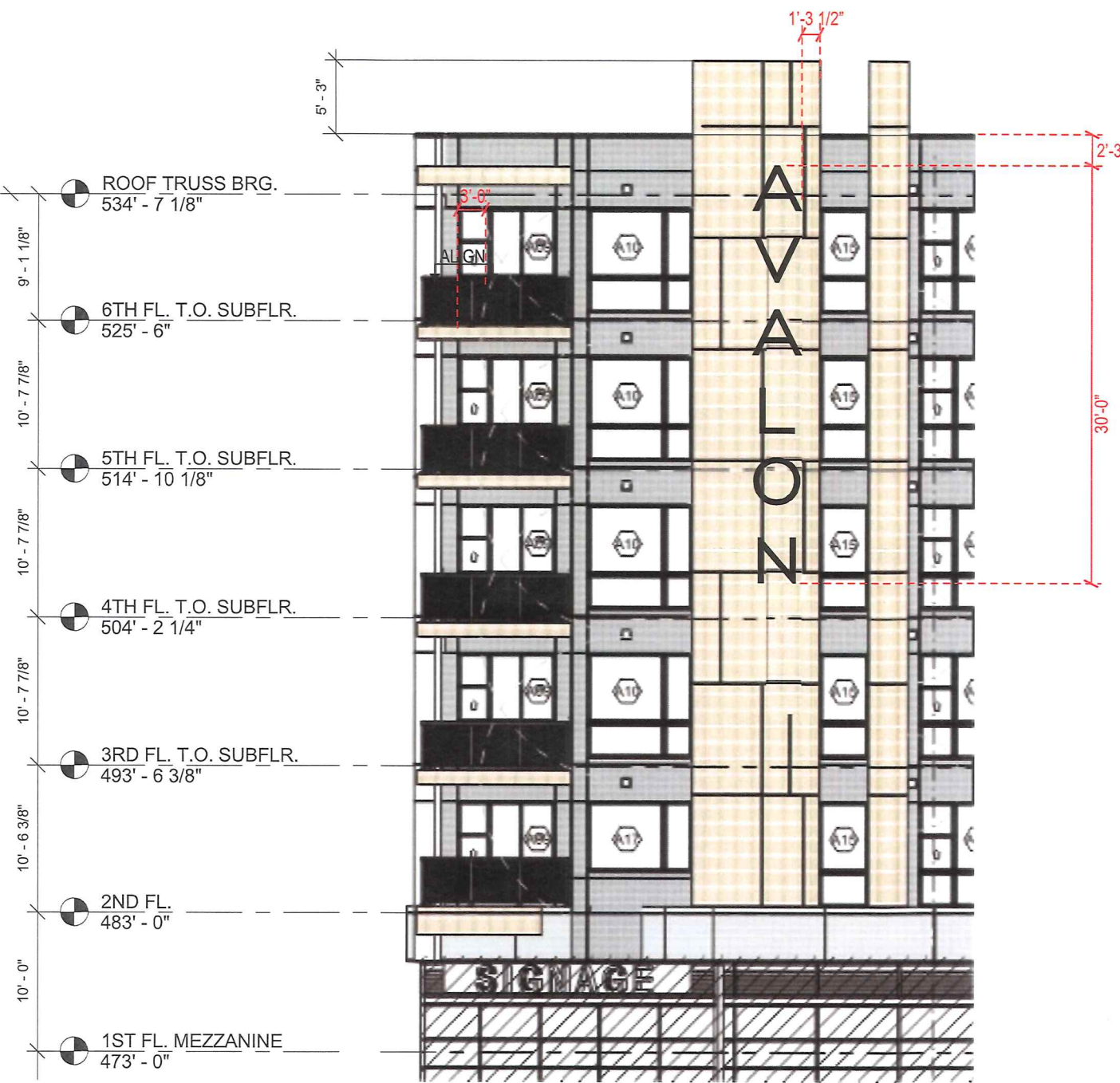
QTY.: ONE (1)

AREA: 360" x 44.625" = 111.56' ±

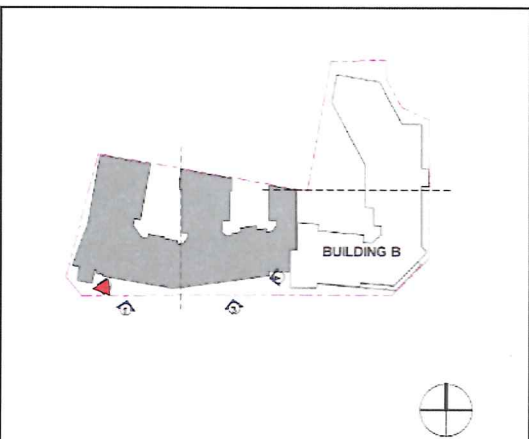


C.1 FRONT VIEW
SIGN SCALE: 1/4" = 1'-0"

C.2 SIDE VIEW
SIGN SCALE: 1/4" = 1'-0"



4 BUILDING A - E. JOPPA RD SOUTH WEST CORNER ELEVATION
ELEV. SCALE: 3/32" = 1'-0"



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



2 EAST JOPPA ROAD
TOWSON, MD 21286

LEAD NO.
181982 T1

DATE
5/8/2019

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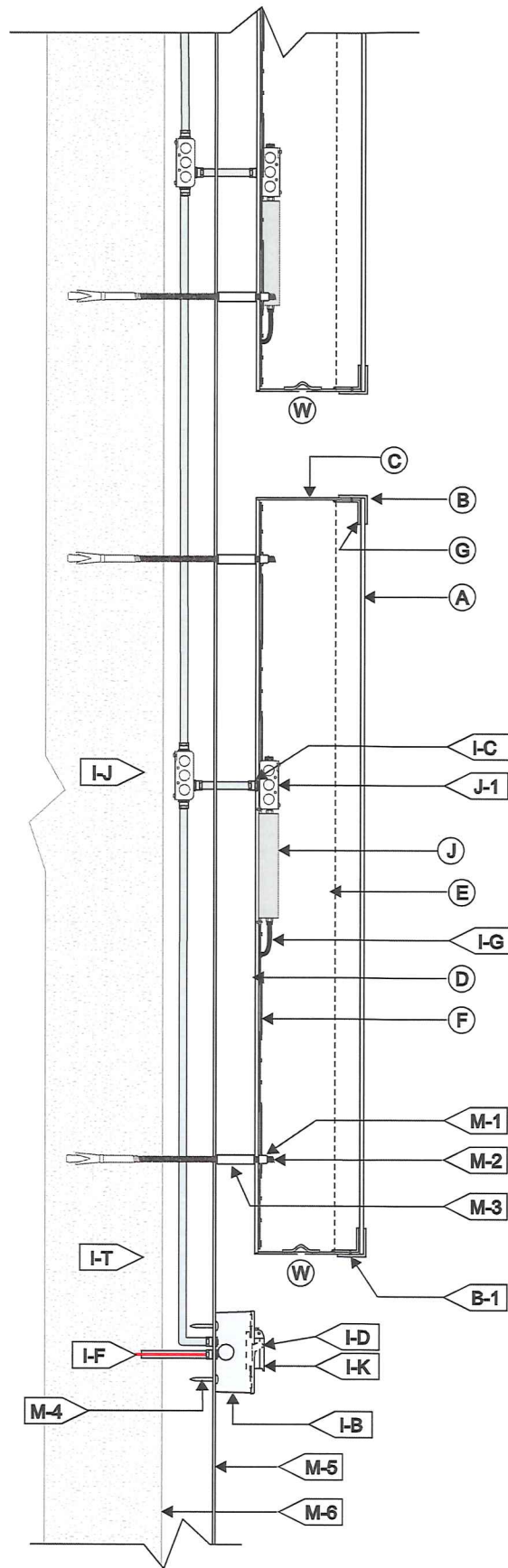
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11 of 24



RETAINER FACE LIT CHANNEL LETTER / LED ILLUM. / EXTERIOR INSTALL / FLUSH MOUNTED		SCALE: N.T.S.	
(A) FACE		(I) WIRING	
MATERIAL:	3/16" TRANSLUCENT WHITE LEXAN.	I-C	1/2" LIQUID-TITE & 1/2" CONNECTOR.
A-1 VINYL:	3M 3635-222 BLACK (DUAL COLOR) PERFORATED VINYL.	I-F:	PRIMARY FEED BY OTHER, V.I.F. EXACT LOCATION
COLOR INFO:	TO CREATE BLACK DAY AND WHITE NIGHT EFFECT.	I-G	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
(B) RETAINERS		I-J	ALL CONNECTIONS TO BE IN WATERPROOF BOXES
MATERIAL:	1" x 1" ALUM. RETAINER.	I-D	DISCONNECT SWITCH
COLOR/FINISH:	FINISH TO MATCH RETURNS.	I-K	RED DOT WET LOCATION COVER.
B-1:	FLATHEAD SCREWS, FINISH TO MATCH RETAINERS.	I-T	1/2" LIQUID-TITE & 1/2" CONNECTOR.from
(C) RETURNS		I-B	BELL BOX. (WATERPROOF)
DEPTH:	4"	(J) POWER SUPPLY	
MATERIAL:	ALUM. .040	TYPE:	LED POWER SUPPLY & DISCONNECT SWITCH HOUSED IN
COLOR:	PAINTED BLACK		LETTERS.
FINISH:	SATIN	J-1:	J-BOX TO HOUSE CONNECTION TO PRIMARY.
(D) BACKS:		VOLTAGE;	1-20AMP CIRCUIT 120V
MATERIAL:	1/8" ALUM.	(M) MOUNTING	
COLOR/FINISH:	PRE-COAT WHITE		SEE MOUNTING NOTE. (ACCESS IS REQ'D. TO MAKE
(E) INSIDE OF CAN			MECH. & ELEC. ATTACHMENTS)
COLOR:	PRE-COAT WHITE	M-1:	3/8 NUTSERT.
(F) ILLUMINATION:		M-2:	MIN. 1/2" THRU BOLT w/ HILTI EPOXY #HY 200 ANCHORS;
TYPE:	STANDARD 6500K WHITE LEDS		V.I.F. EMBEDMENT.
(G) FRAME:		M-3:	1 1/2" RIGID ALUM. SPACERS.
MATERIAL:	1" x 1" ALUM. ANGLE FRAME, WELDED TO INSIDE OF	COLOR/FINISH:	FINISH TO MATCH EXISTING SPACERS.
	RETURNS.	M-4:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD
			CONDITIONS FOR TYPE OF FASTENER
		M-5:	EXISTING METAL PANEL CLADDING SYSTEM.
		M-6:	EXISTING FIBER CEMENT PANEL. V.I.F.
		(W) WEEP HOLES:	
		TYPE:	1/4" DIA. WITH COVER



120V INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.	ELECTRICAL	1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.	FABRICATOR	1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.	
	2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.		2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.		2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN	
	3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.		3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.			
	4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE					

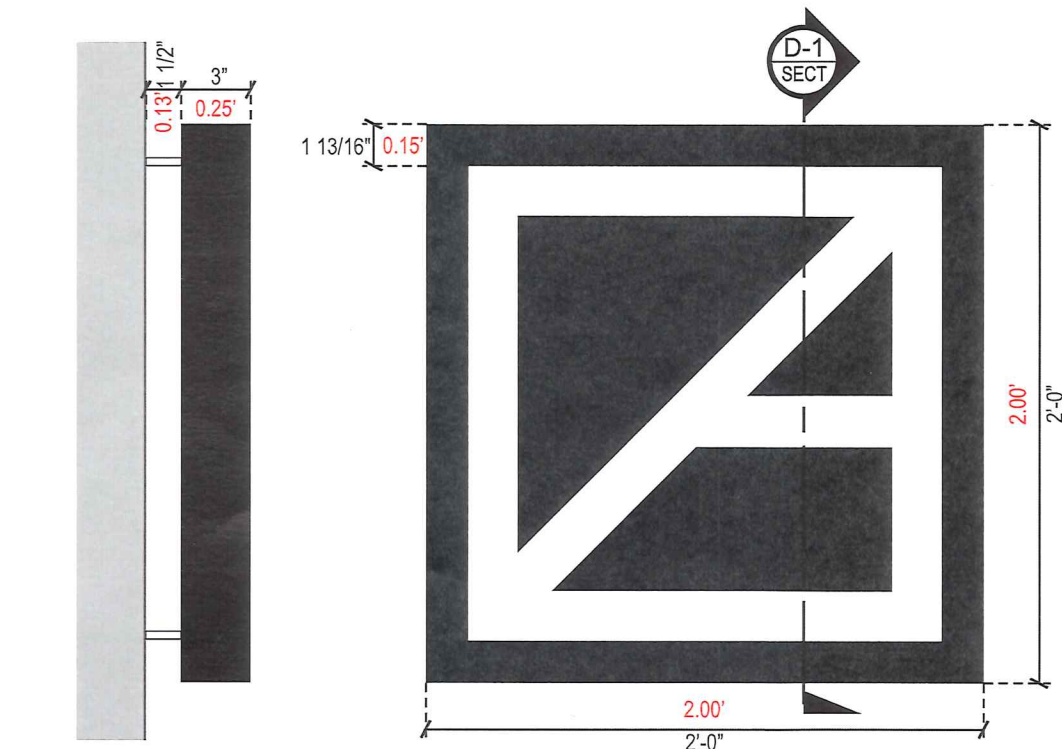
ILLUM. HALO-LIT LOGO SIGN - ELEVATION

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

D
TYPE 7

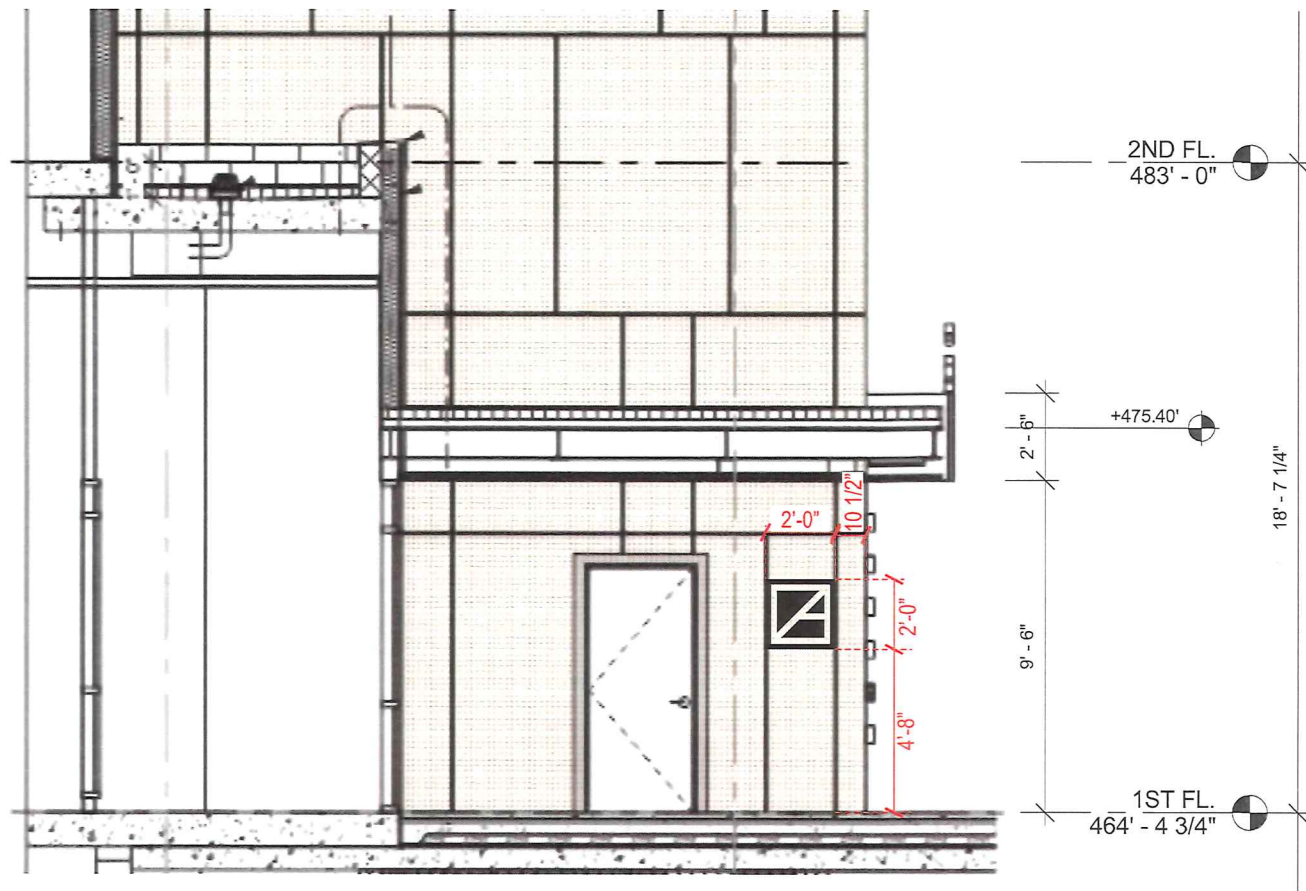
QTY.: ONE (1)

AREA: 24" x 24" = 4.0' ∅

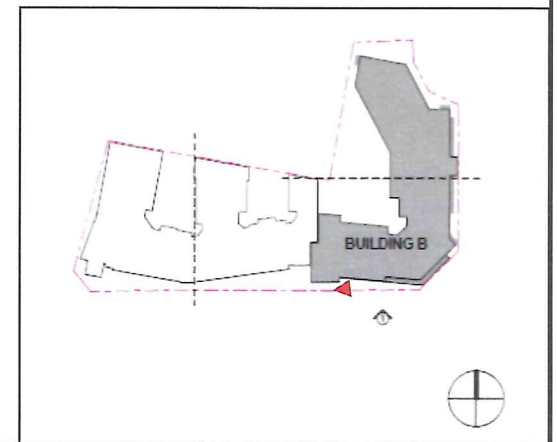


D.2 SIDE VIEW
SIGN SCALE: 1 1/2" = 1'-0"

D.1 FRONT VIEW
SIGN SCALE: 1 1/2" = 1'-0"



5 BUILDING B - E. JOPPA RD ELEVATOR 3/4 ENTRANCE SOUTH ELEVATION
ELEV SCALE: 3/16" = 1'-0"



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



2 EAST JOPPA ROAD
TOWSON, MD 21286

LEAD NO.
181982 T1

DATE
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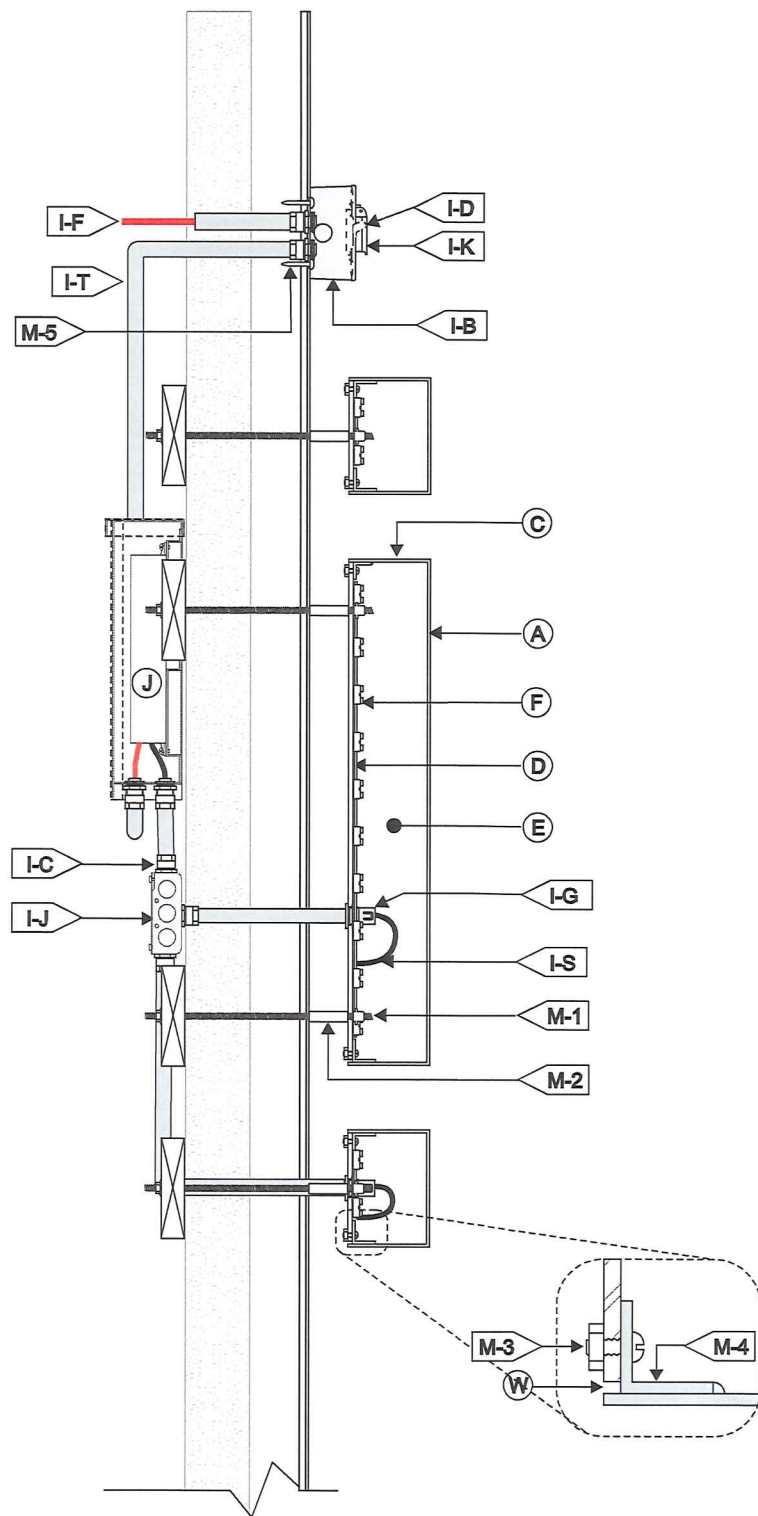
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13 of 24



FABRICATED ALUM. BACK LIT CHANNEL LOGO / LED ILLUM. / EXTERIOR INSTALL / STUD MOUNTED				SCALE: N.T.S.
A FACE		I WIRING		
MATERIAL:	ALUM. 1/8"	I-G:	7/8" DIA. HOLE @ LEXAN W/ PAIGE WALL BUSTER.	
COLOR:	BLACK		CONNECTOR & CONDUIT, WRAP EXPOSED CONDUIT	
FINISH:	SATIN		W/ VINYL FINISHED TO MATCH FASCIA	
BORDER:	N/A	I-C:	1/2" LIQUID-TITE & 1/2" CONNECTOR.	
VINYL:	N/A	I-D:	DISCONNECT SWITCH (SIDE OF CABINET)	
COLOR INFO.:	N/A	I-F:	PRIMARY FEED BY OTHER, V.I.F. EXACT LOCATION	
C RETURNS		I-S:	U.L. APPROVED LOW VOLTAGE CLASS II WIRING	
DEPTH:	3 1/2"	I-J:	ALL CONNECTIONS TO BE IN WATERPROOF BOXES	
MATERIAL:	ALUM. .060	I-D:	DISCONNECT SWITCH	
COLOR:	BLACK	I-K:	RED DOT WET LOCATION COVER.	
FINISH:	SATIN	I-T:	1/2" LIQUID-TITE & 1/2" CONNECTOR.from	
D BACKS		I-B:	BELL BOX. (WATERPROOF)	
MATERIAL:	3/16" CLEAR LEXAN, EXTERIOR FACE SANDED	J POWER SUPPLY		
E INSIDE OF CAN		TYPE:	REMOTE LED POWER SUPPLY HOUSED IN	
FINISH:	PAINTED WHITE		WEATHER-PROOF, FRONT ACCESS METAL BOX.	
F ILLUMINATION:		VOLTAGE:	120V	
TYPE:	6500K WHITE LEDS @ LEXAN, SHINES INTO LETTER.	M MOUNTING		SEE MOUNTING NOTE.
		M-1:	DRILL & TAP LEXAN FOR 10/24 ALLTHREAD.	
		M-2:	1 1/2" SPACER	
		SPACER FINISH	TO MATCH FASCIA	
		M-3:	10/24 BOLT & NUT.	
		M-4:	1/2" x 1/2" ALUM. ANGLE WELDS TO RETURNS.	
		M-5:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD	
			CONDITIONS FOR TYPE OF FASTENER	
		W WEEP HOLES		
		TYPE:	1/8" GAP @ B.O. LEXAN.	

D-1
TYPE 7

NOTE: VERIFY FIELD CONDITION FOR MOUNTING AND WIRING REQUIREMENTS

120V INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.	ELECTRICAL	1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.	FABRICATOR	1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.	UL ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED
	2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.		2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V/ 20A DEDICATED CIRCUIT W/ GROUND PER SIGN TO WITHIN 6' OF SIGN.		2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN	
	3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.		3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.			
	4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.8(A) (1) OF THE NATION ELECTRICAL CODE					

TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



2 EAST JOPPA ROAD
TOWSON, MD 21286

LEAD NO.
181982 T1

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SHEET NO.

SALESMAN
B. KAYE

DRAWN BY
BZ

SEG. NO.

14 of 24

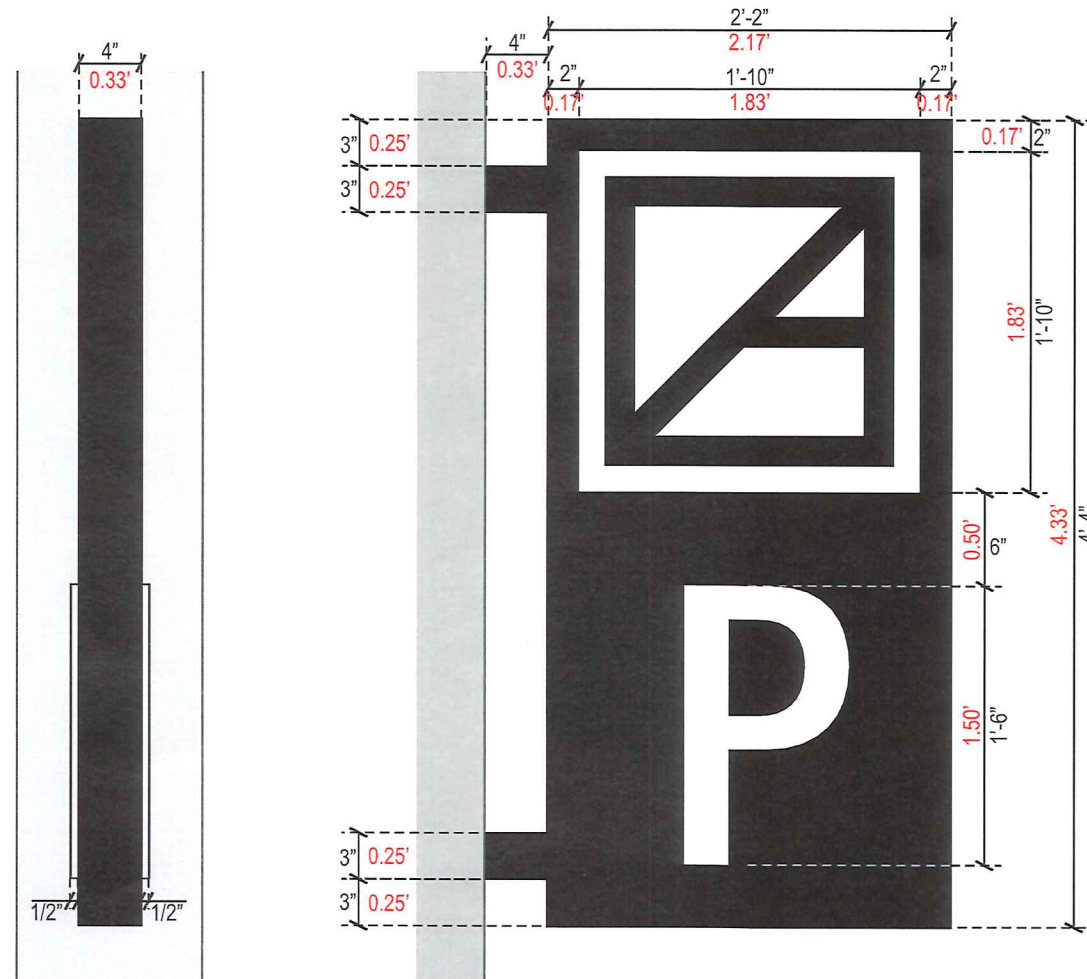
ILLUM. D/F BLADE SIGN w/ VINYL LOGO & PUSH-THRU COPY SIGN - ELEVATION

SCALE: 1" = 1'-0" TYPE 10

QTY.: ONE (1)

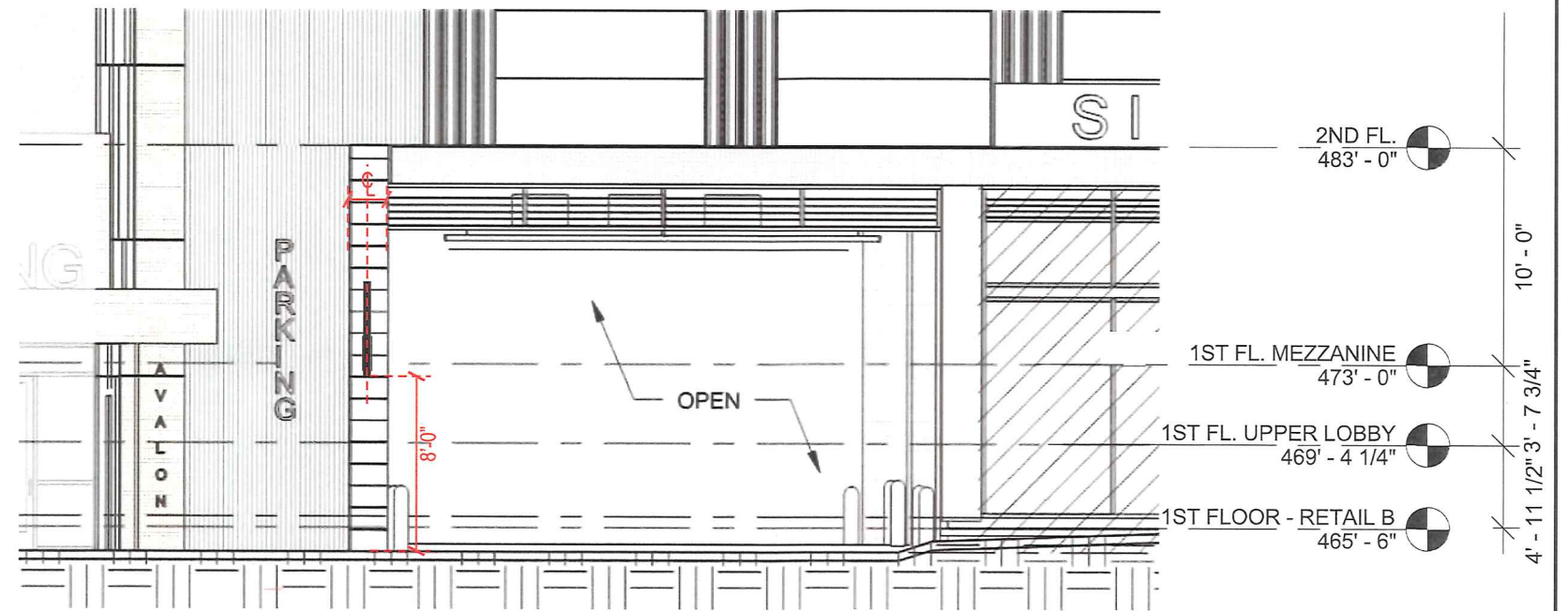
AREA: 26" x 52" = 9.4' ∅

E

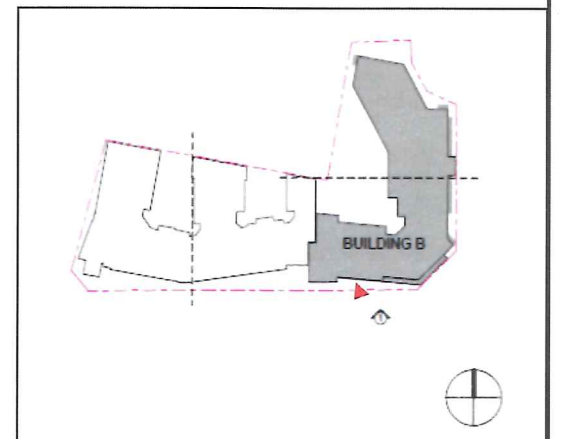


E.2 SIDE VIEW
SIGN SCALE: 1" - 1'-0"

E.1 FRONT VIEW
SIGN SCALE: 1" - 1'-0"



6 BUILDING B - E. JOPPA RD GARAGE ENTRANCE SOUTH ELEVATION
ELEV. SCALE: 1/8" - 1'-0"



TRIANGLE
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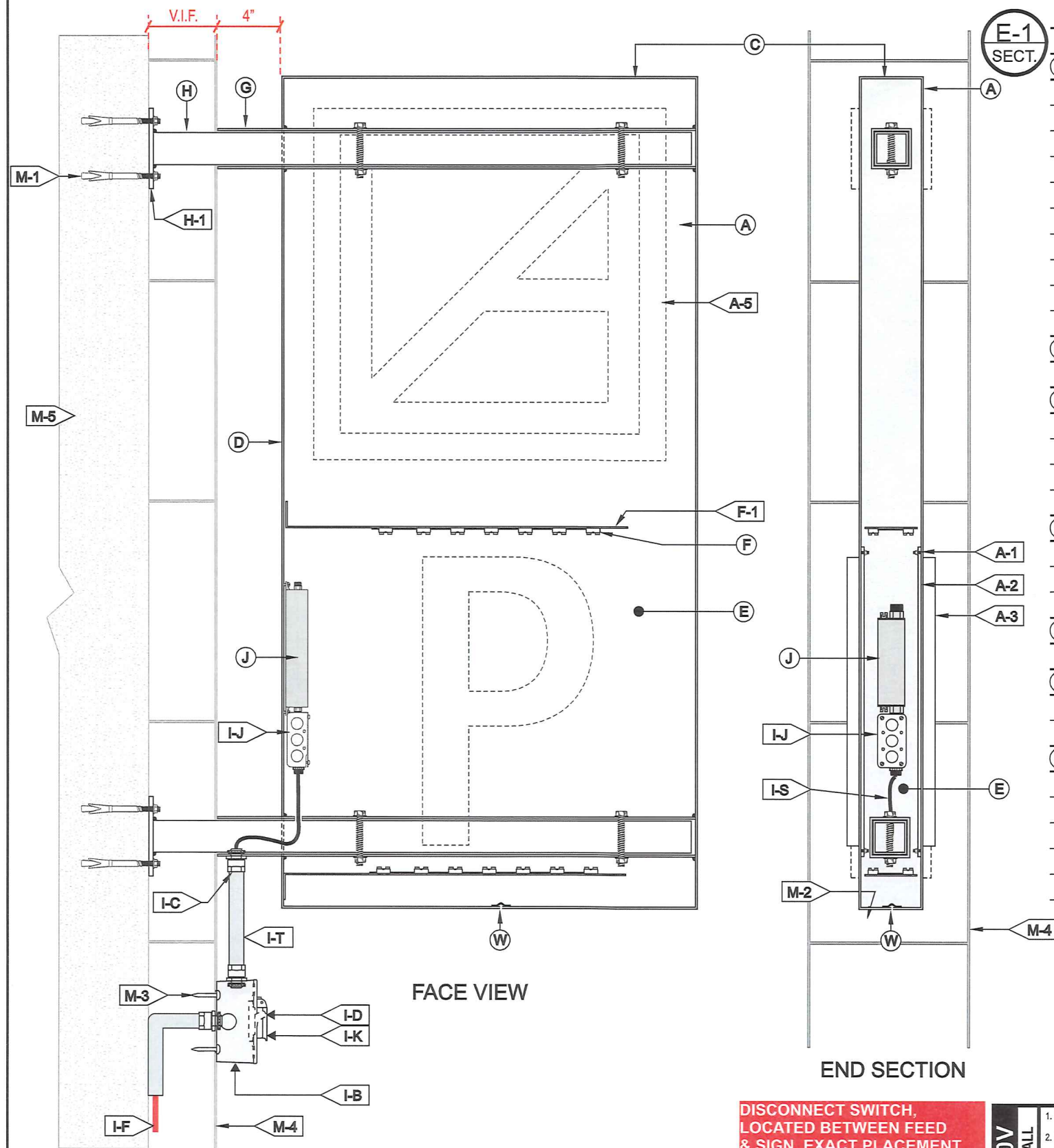
SHEET NO.

SALESMAN
B. KAYE

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BZ

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NOTE: VERIFY FIELD CONDITION FOR MOUNTING AND WIRING REQUIREMENTS

BLADE SIGN CABINET / LED-ILLUM. / DOUBLE-FACE / EXTERIOR INSTALLED

SCALE: NTS

A FACE

MATERIAL:	1/8" ALUM.
COLOR:	BLACK.
FINISH:	SATIN
A-1:	BACKUP MOUNTS WITH 10/24 STUDS & NUTS
A-2 BACKUP:	3/16" WHITE ACRYLIC #2447
A-3 PUSH THRU:	3/4" CLEAR ACRYLIC
FINISH:	CLEAR RETURNS
A-4 VINYL:	OPAQUE WHITE VINYL APPLIED 1ST SURFACE OF PUSH-THRU LETTERS.
A-5 LOGO:	OPAQUE HP WHITE VINYL LOGO.

B HINGE

MATERIAL:	1" CONT., MOUNTS TO ANGLE & BACK OF FACE.
-----------	---

C RETURNS & FACE STIFFENER

DEPTH	4" DEEP
MATERIAL:	1/8" ALUM.
PAINT:	BLACK.
FINISH:	SATIN

D BACK END

MATERIAL:	1/8" ALUM.
PAINT:	BLACK.
FINISH:	SATIN

E INTERIOR

FINISH:	WHITE FOR LIGHT ENHANCEMENT.
---------	------------------------------

F ILLUMINATION

TYPE:	6500K WHITE LEDS
F-1:	.040 ALUM. BAFFLE

G POLE POCKET

MATERIAL:	2 1/2" x 1/8" CONTINUOUS ALUM. TUBE, WELDED TO FRONT/BACK END
COLOR/FINISH:	BLACK / SATIN

H BRACKET:

MATERIAL:	2" x 1/8" ALUM. TUBE, WELDED TO MOUNTING PLATE.
H-1 MTNG. PLATE:	
MATERIAL:	5" x 5" x 1/4" ALUM. PLATE, WELDED TO BRACKET.

I WIRING

I-C:	1/2" LIQUID-TITE & 1/2" CONNECTOR. (CONCEALED IN BRACKET)
I-S:	U/L APPROVED CLASS II LOW VOLTAGE WIRE WITH GREENFIELD SLEEVING AS NEEDED
I-D:	DISCONNECT SWITCH.
I-F:	PRIMARY FEED BY OTHER, V.I.F. EXACT LOCATION
I-J:	ALL CONNECTIONS TO BE IN ELECTRICAL BOXES
I-K:	RED DOT WET LOCATION COVER.
I-T:	1/2" LIQUID-TITE & 1/2" CONNECTOR FROM
I-B:	BELL BOX. (WATERPROOF)

J POWER SUPPLY

TYPE:	LED POWER SUPPLY HOUSE WITHIN CABINET
VOLTAGE:	120V / 4 AMPS

K HOLD CLOSE

K-1:	1" x 1" ANGLE @ SIDES & BOTTOM
K-2:	VELCRO @ SIDES & BOTTOM
K-3:	1/2" ALUM. BAR FACE STIFFENER

M MOUNTING

SEE INSTALL NOTE	
M-1:	MIN. 3/8" THRU BOLT W/ HILTI EPOXY #HY 200 ANCHORS; V.I.F. EMBEDMENT.
M-2:	BOLT AND NUTS AS NEEDED TO ATTACH SIGN POLE POCKET TO ARMS.
M-3:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD CONDITIONS FOR TYPE OF FASTENER
M-4:	EXISTING METAL PANEL SYSTEM.
M-5:	EXISTING CONCRETE COLUMN BEYOND.

W WEEP HOLES:

TYPE:	1/4" DIA. WITH COVERS
-------	-----------------------

120V
INSTALL

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. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.8(A) (1) OF THE NATIONAL ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL 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. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

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. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

UL
ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

TRIANGLE
SIGN SERVICES

CLIENT & LOCATION

AVALON

2 EAST JOPPA ROAD
TOWSON, MD 21286

LEAD NO.
181982 T1

DATE
5/8/2019

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SHEET NO.

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SALESMAN
B. KAYE

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SEG. NO.

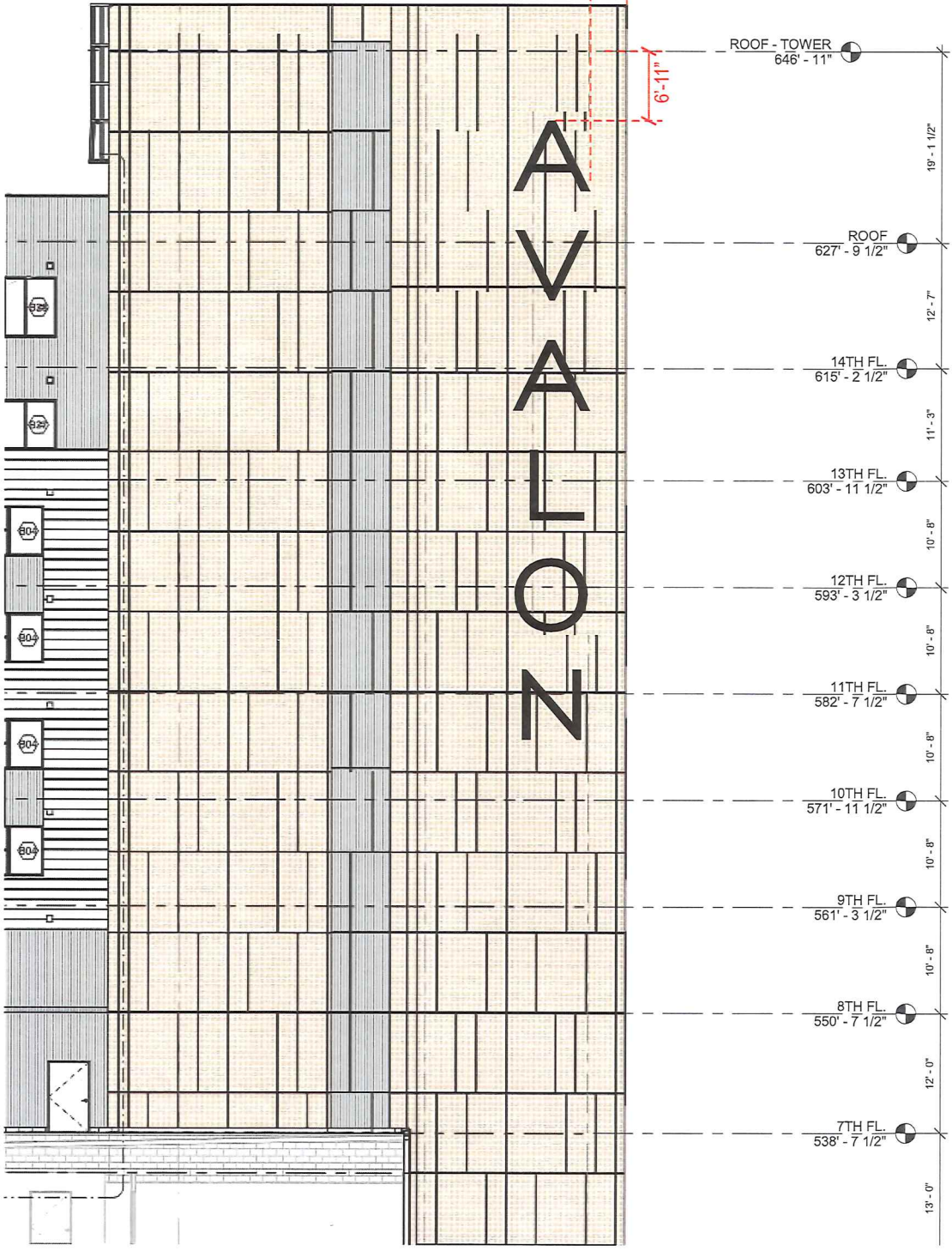
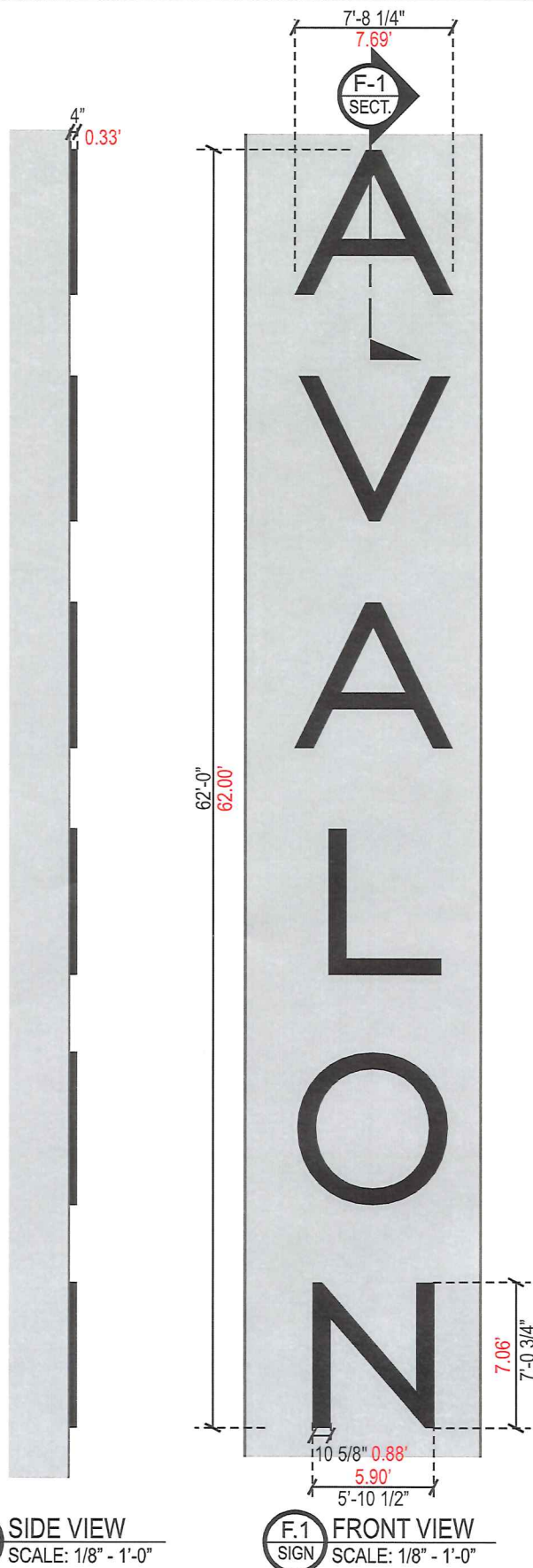
ILLUM FACE-LIT DAY/NIGHT CHANNEL LETTERS SIGN - ELEVATION

SCALE: 1/8" = 1'-0"

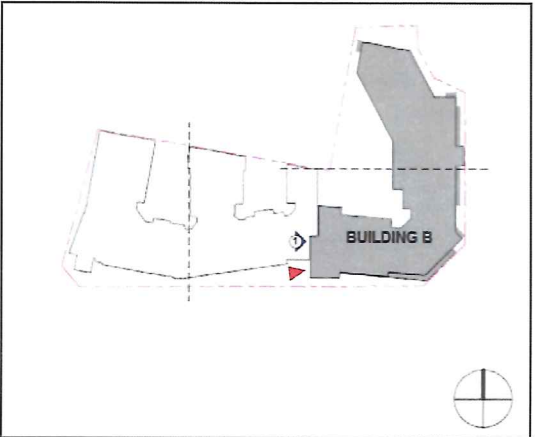


QTY.: ONE (1)

AREA: 744" x 92.25" = 476.625' ∅



7 BUILDING B - STAIR TOWER 3 WEST ELEVATION
ELEV. SCALE: 1/16" = 1'-0"



CLIENT & LOCATION



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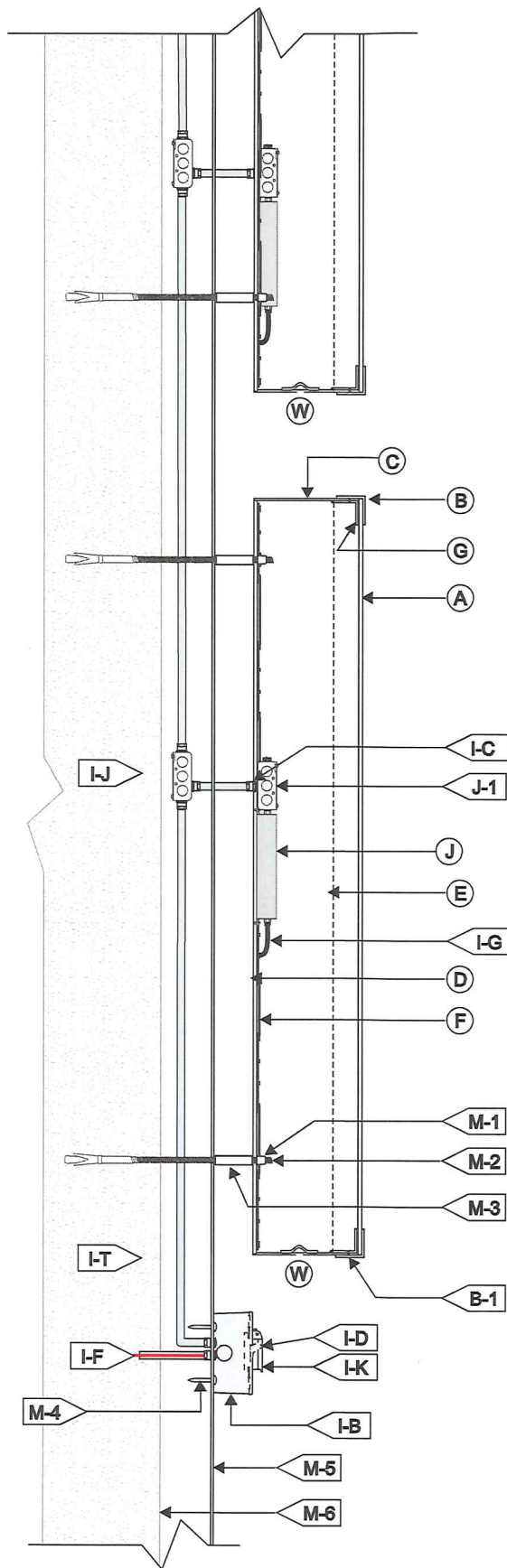
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RETAINER FACE LIT CHANNEL LETTER / LED ILLUM. / EXTERIOR INSTALL / FLUSH MOUNTED			SCALE: N.T.S.
(A) FACE			
MATERIAL:	3/16" TRANSLUCENT WHITE LEXAN.		
A-1 VINYL:	3M 3635-222 BLACK (DUAL COLOR) PERFORATED VINYL.		
COLOR INFO:	TO CREATE BLACK DAY AND WHITE NIGHT EFFECT.		
(B) RETAINERS			
MATERIAL:	1" x 1" ALUM. RETAINER.		
COLOR/FINISH:	FINISH TO MATCH RETURNS.		
B-1:	FLATHEAD SCREWS, FINISH TO MATCH RETAINERS.		
(C) RETURNS			
DEPTH:	4"		
MATERIAL:	ALUM. .040		
COLOR:	PAINTED BLACK		
FINISH:	SATIN		
(D) BACKS:			
MATERIAL:	1/8" ALUM.		
COLOR/FINISH:	PRE-COAT WHITE		
(E) INSIDE OF CAN			
COLOR:	PRE-COAT WHITE		
(F) ILLUMINATION:			
TYPE:	STANDARD 6500K WHITE LEDS		
(G) FRAME:			
MATERIAL:	1" x 1" ALUM. ANGLE FRAME, WELDED TO INSIDE OF RETURNS.		
(I) WIRING			
I-C	1/2" LIQUID-TITE & 1/2" CONNECTOR.		
I-F:	PRIMARY FEED BY OTHER, V.I.F. EXACT LOCATION		
I-G	U.L. APPROVED LOW VOLTAGE CLASS II WIRING		
I-J	ALL CONNECTIONS TO BE IN WATERPROOF BOXES		
I-D	DISCONNECT SWITCH		
I-K	RED DOT WET LOCATION COVER.		
I-T	1/2" LIQUID-TITE & 1/2" CONNECTOR.from		
I-B	BELL BOX. (WATERPROOF)		
(J) POWER SUPPLY			
TYPE:	LED POWER SUPPLY & DISCONNECT SWITCH HOUSED IN LETTERS.		
J-1:	J-BOX TO HOUSE CONNECTION TO PRIMARY.		
VOLTAGE;	1-20AMP CIRCUIT 120V		
(M) MOUNTING			
	SEE MOUNTING NOTE. (ACCESS IS REQ'D. TO MAKE MECH. & ELEC. ATTACHMENTS)		
M-1:	3/8 NUTSERT.		
M-2:	MIN. 1/2" THRU BOLT w/ HILTI EPOXY #HY 200 ANCHORS; V.I.F. EMBEDMENT.		
M-3:	1 1/2" RIGID ALUM. SPACERS.		
COLOR/FINISH:	FINISH TO MATCH EXISTING SPACERS.		
M-4:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD CONDITIONS FOR TYPE OF FASTENER		
M-5:	EXISTING METAL PANEL CLADDING SYSTEM.		
M-6:	EXISTING FIBER CEMENT PANEL. V.I.F.		
(W) WEEP HOLES:			
TYPE:	1/4" DIA. WITH COVER		

120V INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.	ELECTRICAL	1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.	FABRICATOR	1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.	
	2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.		2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.		2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN	
	3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.		3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.			ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED
	4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE					

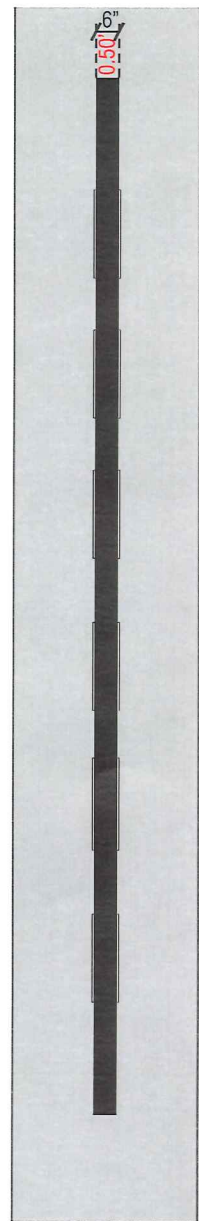
ILLUM D/F BLADE SIGN w/ PUSH-THRU LETTERS SIGN - ELEVATION

SCALE: 1/4" = 1'-0"

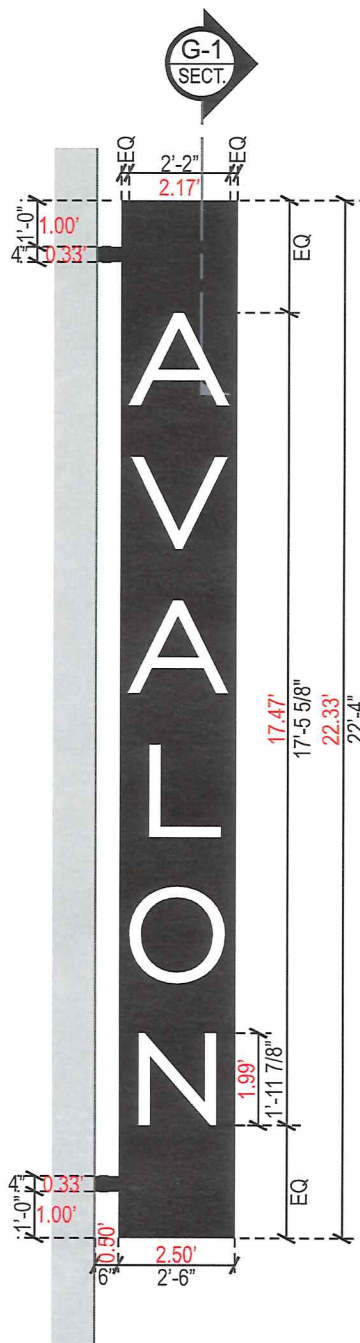
G
TYPE 12

QTY.: ONE (1)

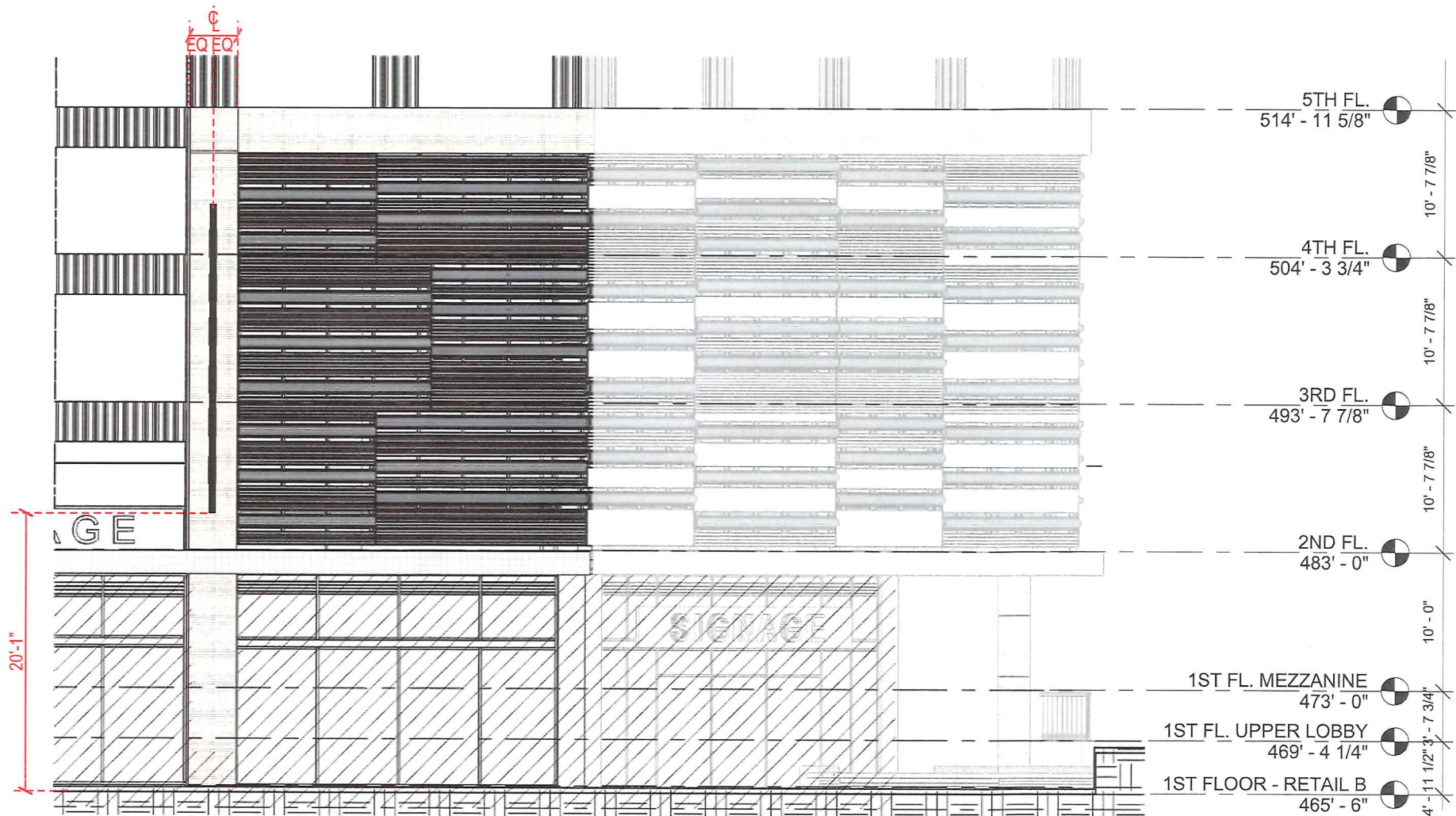
AREA: 268" x 30" = 55.8' ±



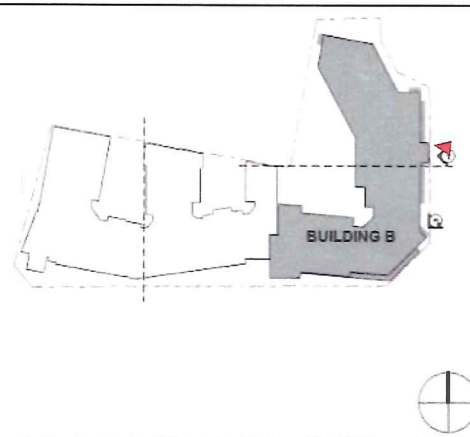
G.2 SIDE VIEW
SIGN SCALE: 1/4" - 1'-0"



G.1 FRONT VIEW
SIGN SCALE: 1/4" - 1'-0"



8 BUILDING B - VIRGINIA AVE. VERTICAL EXTRUSION EAST ELEVATION
ELEV. SCALE: 3/32" - 1'-0"



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



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ILLUM. HALO-LIT LOGO SIGN - ELEVATION

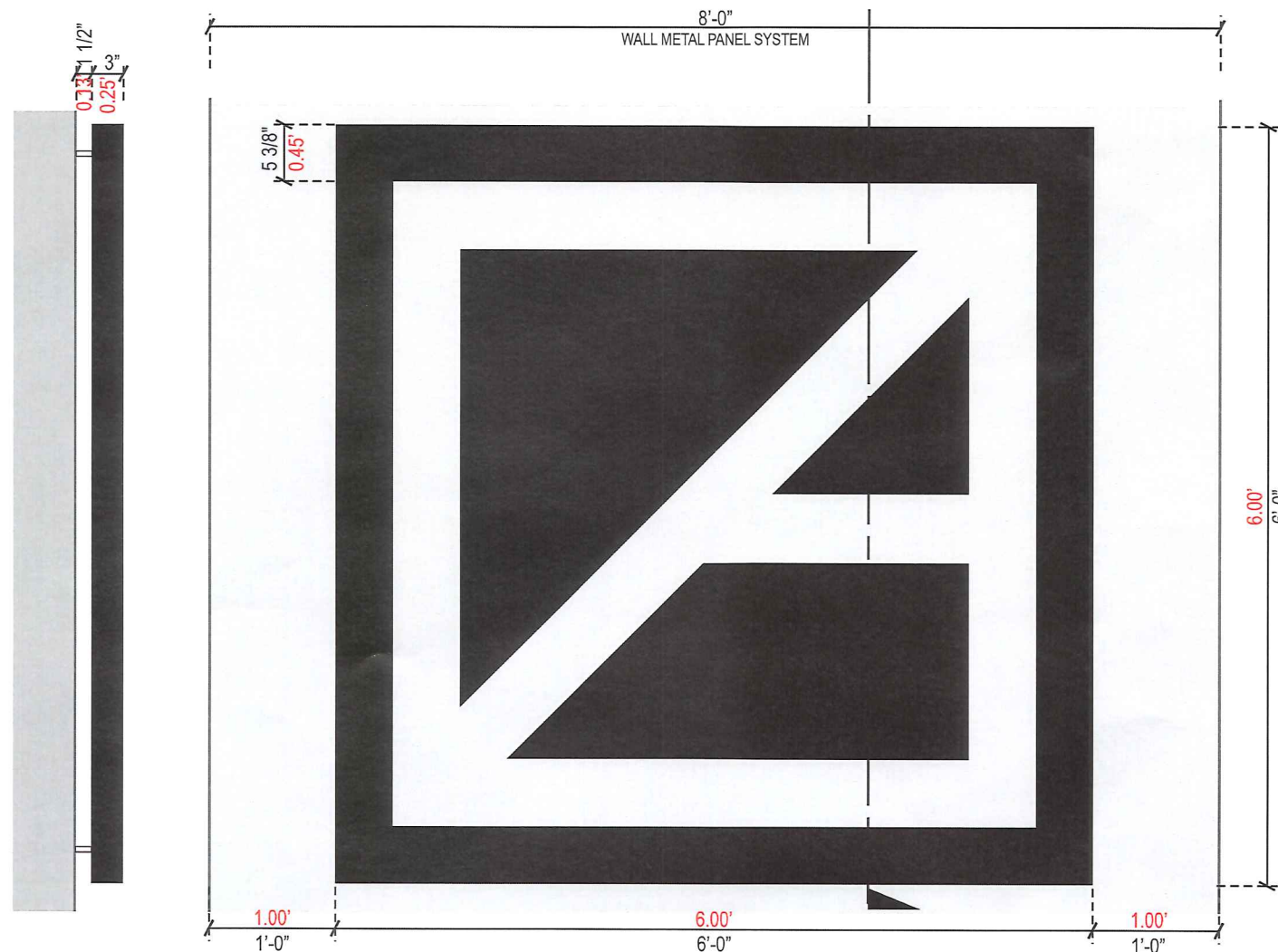
SCALE: 3/4" = 1'-0" TYPE 13

QTY.: ONE (1)

AREA: 72" x 72" = 36' ∅

H

H-1
SECT

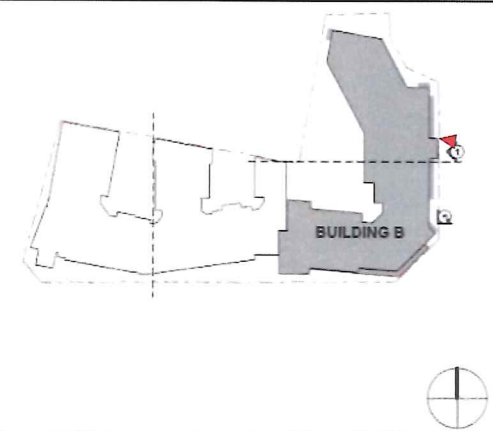


H.2 SIDE VIEW
SIGN SCALE: 3/4" = 1'-0"

H.1 FRONT VIEW
SIGN SCALE: 3/4" = 1'-0"



9 BUILDING B - VIRGINIA AVE. EAST ELEVATION
ELEV. SCALE: 1/16" = 1'-0"



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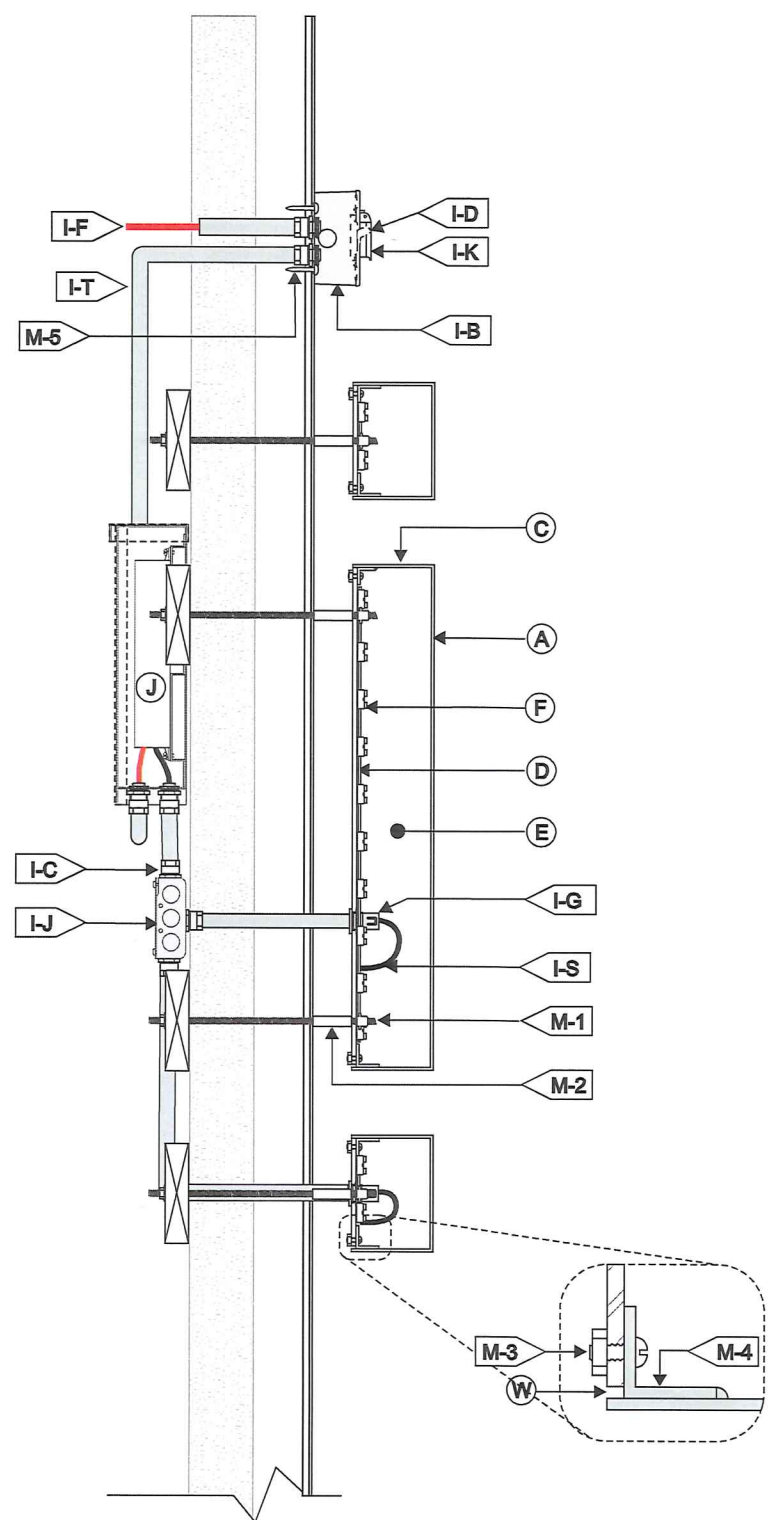
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FABRICATED ALUM. BACK LIT CHANNEL LOGO / LED ILLUM. / EXTERIOR INSTALL / STUD MOUNTED

SCALE: N.T.S.

H-1
TYPE 13

A FACE

MATERIAL:	ALUM. 1/8"
COLOR:	BLACK
FINISH:	SATIN
BORDER:	N/A
VINYL:	N/A
COLOR INFO.:	N/A

C RETURNS

DEPTH:	3 1/2"
MATERIAL:	ALUM. .060
COLOR:	BLACK
FINISH:	SATIN

D BACKS

MATERIAL:	3/16" CLEAR LEXAN, EXTERIOR FACE SANDED
-----------	---

E INSIDE OF CAN

FINISH:	PAINTED WHITE
---------	---------------

F ILLUMINATION:

TYPE:	6500K WHITE LEDS @ LEXAN, SHINES INTO LETTER.
-------	---

I WIRING

I-G:	7/8" DIA. HOLE @ LEXAN W/ PAIGE WALL BUSTER. CONNECTOR & CONDUIT, WRAP EXPOSED CONDUIT W/ VINYL FINISHED TO MATCH FASCIA
I-C:	1/2" LIQUID-TITE & 1/2" CONNECTOR.
I-D:	DISCONNECT SWITCH (SIDE OF CABINET)
I-F:	PRIMARY FEED BY OTHER, V.I.F. EXACT LOCATION
I-S:	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
I-J:	ALL CONNECTIONS TO BE IN WATERPROOF BOXES
I-D:	DISCONNECT SWITCH
I-K:	RED DOT WET LOCATION COVER.
I-T:	1/2" LIQUID-TITE & 1/2" CONNECTOR.from
I-B:	BELL BOX. (WATERPROOF)

J POWER SUPPLY

TYPE:	REMOTE LED POWER SUPPLY HOUSED IN WEATHER-PROOF, FRONT ACCESS METAL BOX.
VOLTAGE:	120V

M MOUNTING

M-1:	DRILL & TAP LEXAN FOR 10/24 ALLTHREAD.
M-2:	1 1/2" SPACER
SPACER FINISH	TO MATCH FASCIA
M-3:	10/24 BOLT & NUT.
M-4:	1/2" x 1/2" ALUM. ANGLE WELDS TO RETURNS.
M-5:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD CONDITIONS FOR TYPE OF FASTENER

W WEEP HOLES

TYPE:	1/8" GAP @ B.O. LEXAN.
-------	------------------------

NOTE: VERIFY FIELD CONDITION FOR MOUNTING AND WIRING REQUIREMENTS

120V
INSTALL
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. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE

ELECTRICAL
1. ALL ELECTRICAL 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. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR
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. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



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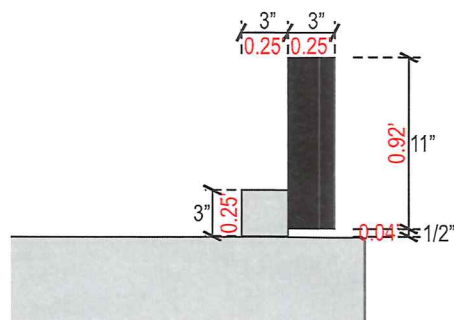
ILLUM FACE-LIT DAY/NIGHT CHANNEL LETTERS SIGN ON RACEWAY - ELEVATION

SCALE: 1" = 1'-0"

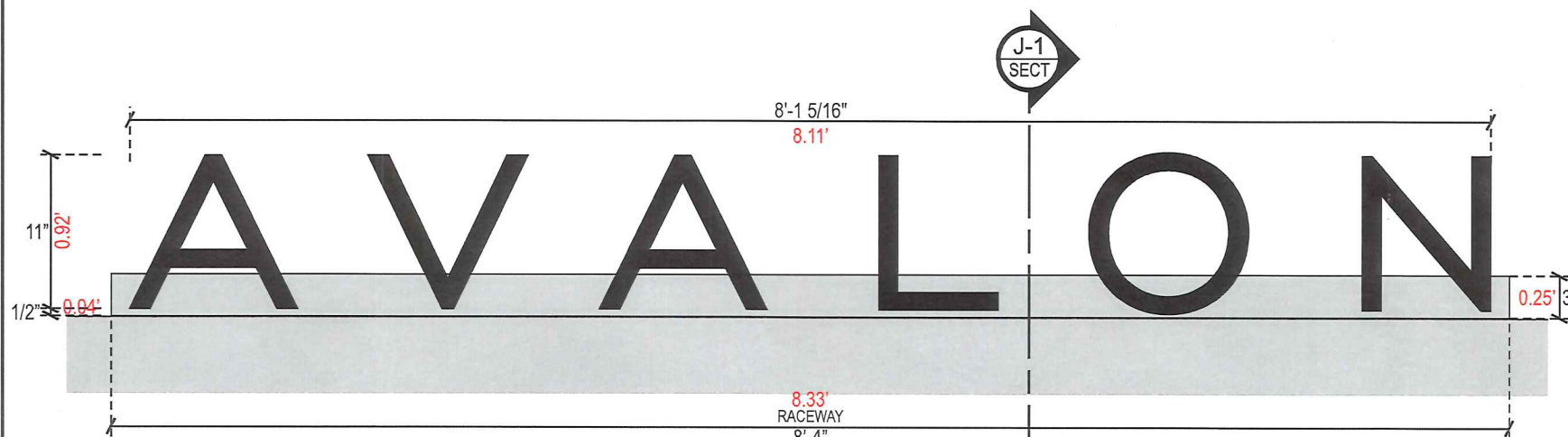
J
TYPE 14

QTY.: ONE (1)

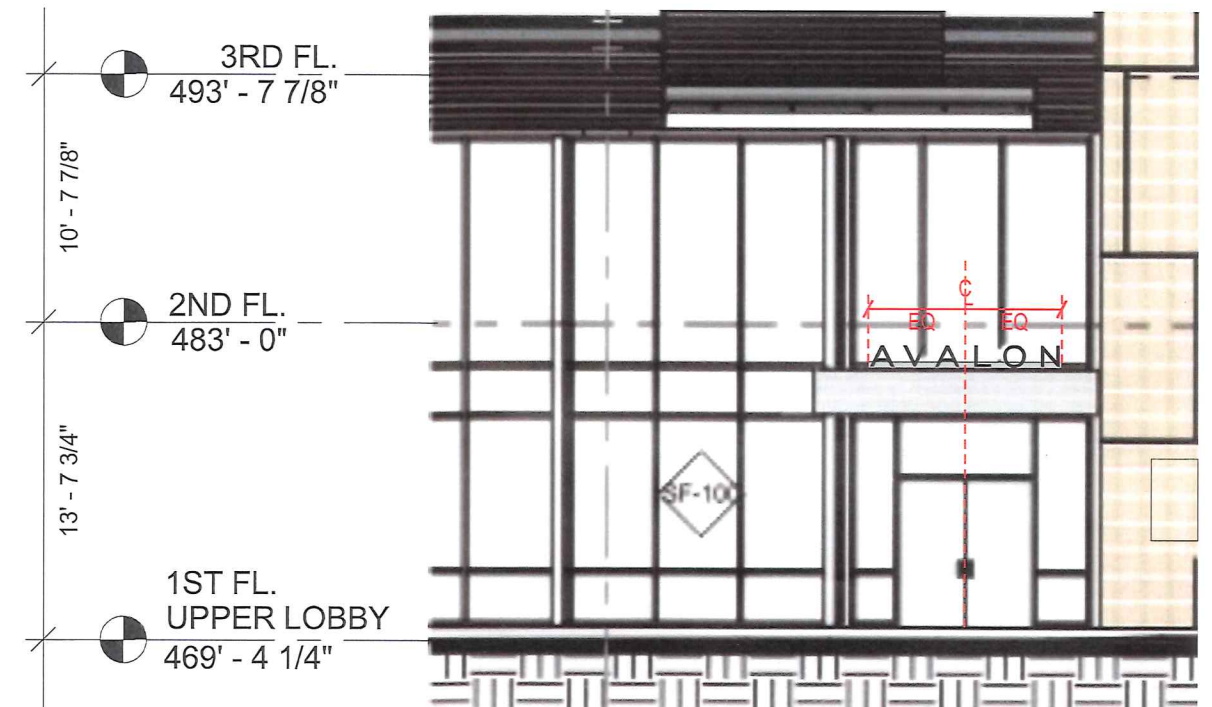
AREA: 11.5" x 97.3125" = 7.77' ±



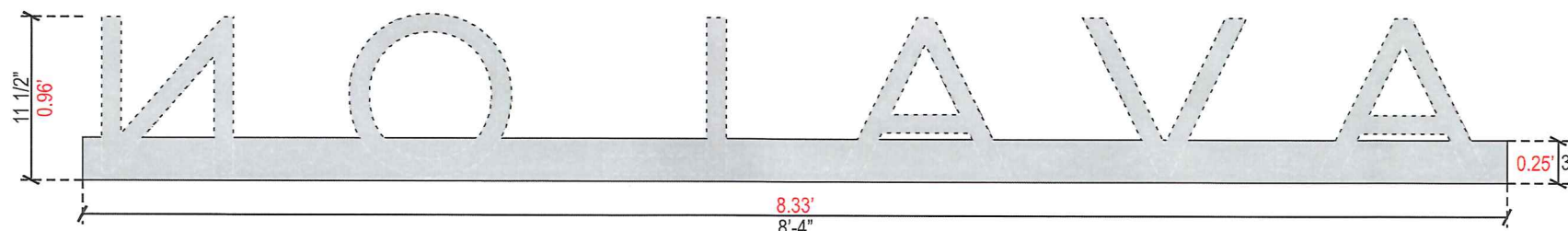
J.2 SIDE VIEW
SIGN SCALE: 1" - 1'-0"



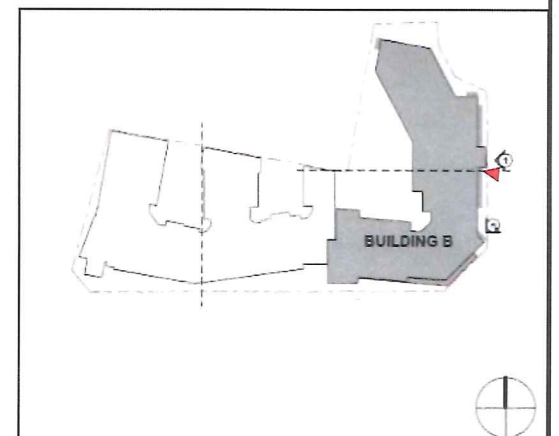
J.1 FRONT VIEW
SIGN SCALE: 1" - 1'-0"



10 BUILDING B - VIRGINIA AVE. LEASING CANOPY ENTRANCE EAST ELEVATION ELEV. SCALE: 1/8" = 1'-0"



J.3 BACK PLATE
SIGN SCALE: 1" - 1'-0"



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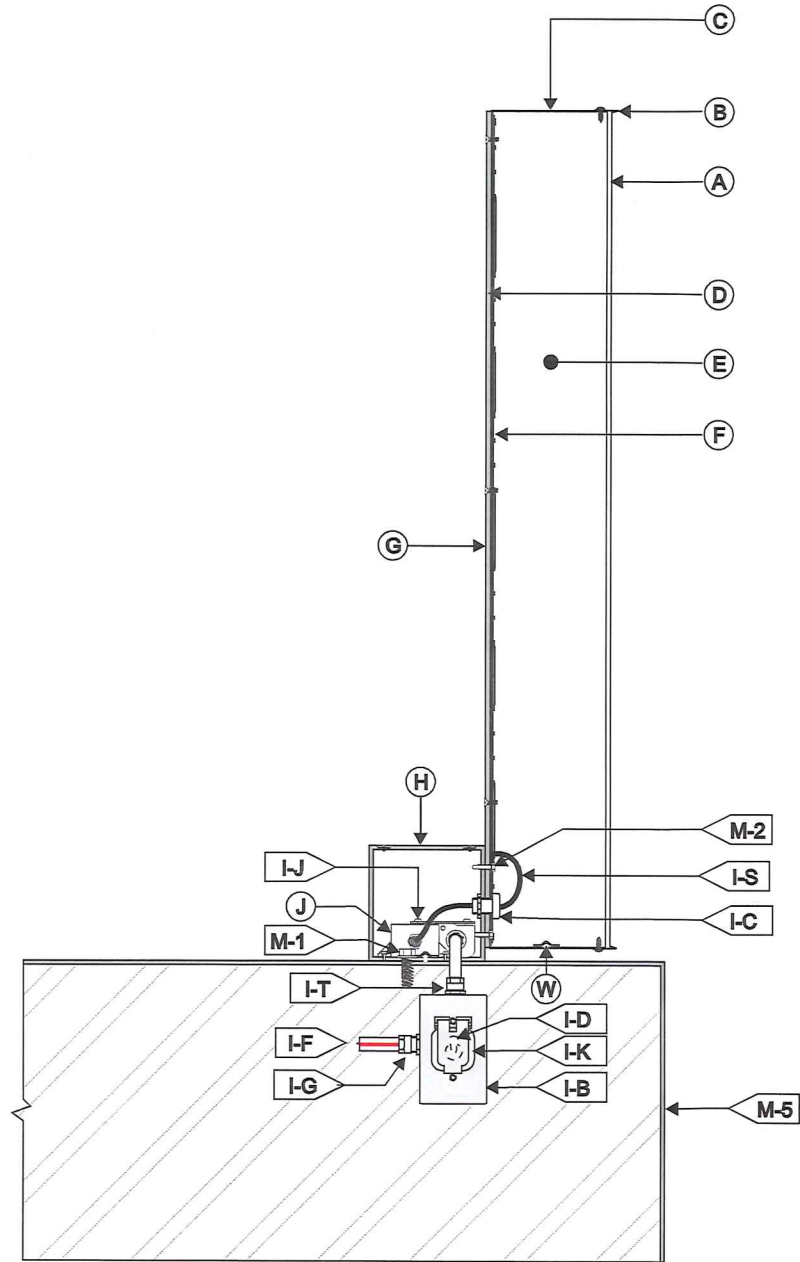
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TRIMCAP FACE LIT CHANNEL LETTER / LED ILLUM. / EXTERIOR INSTALL / RACEWAY MOUNTED

SCALE: NTS

J-1
TYPE 14

(A) FACE		(I) WIRING	
MATERIAL:	3/16" WHITE ACRYLIC	I-C:	BUSHING
VINYL:	3M 3635-222 BLACK (DUAL COLOR) PERFORATED VINYL	I-G:	1/2" LIQUID-TITE & 1/2" CONNECTOR.
(B) TRIMCAPS		I-D:	DISCONNECT SWITCH.
SIZE / FINISH:	1" / MATCH RETURNS	I-F:	PRIMARY FEED BY OTHER, V.I.F. EXACT LOCATION
(C) RETURNS		I-J:	STANDARD JUNCTION BOX. (WATERPROOF)
DEPTH:	3"	I-S:	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
MATERIAL:	0.040" ALUM.		ALL CONNECTIONS TO BE IN WATERPROOF BOXES.
COLOR:	BLACK	I-K:	RED DOT WET LOCATION COVER.
FINISH:	SATIN	I-T:	1/2" LIQUID-TITE & 1/2" CONNECTOR.from
(D) BACKS:		I-B:	BELL BOX. (WATERPROOF)
MATERIAL:	3MM ACM	(J) POWER SUPPLY	
COLOR/FINISH:	WHITE SATIN	TYPE:	LED POWER SUPPLY HOUSE IN WIREWAY
(E) INSIDE OF CAN		VOLTAGE:	120V
COLOR:	PRE-COAT WHITE	(M) MOUNTING	
(F) ILLUMINATION:		M-1:	MIN. 3/8" MOUNTING BLOT AND NUTS
TYPE	6500K WHITE LEDS		(VERIFY FIELD CONDITION AND REQUIREMENTS)
(G) BACK PLATE:		M-2:	MECHANICAL FASTENERS THRU ALUM. BACK INTO
MATERIAL:	1/4"THK. ALUM. ROUTED LETTERS SHAPE.		ALUM. RACEWAY.
COLOR/FINISH:	FINISH TO MATCH RACEWAY	M-3:	FLATHEAD SCREWS THRU BACK PLATE AND INTO
(H) RACEWAY			LETTERS.
MATERIAL:	3" x 3" ALUM. w/ TOP ACCESS LID	COLOR/FINISH:	FINISH TO MATCH BACK PLATE
FINISH:	MATCH EXISTING CANOPY	M-4:	FLATHEAD SCREWS TO HOLD CLOSE.
		COLOR/FINISH:	FINISH TO MATCH RACEWAY.
		M-5:	EXISTING CANOPY.
		(W) WEEP HOLES:	
		TYPE:	1/4" DIA. WITH COVER

NOTE: VERIFY FIELD CONDITION FOR MOUNTING AND WIRING REQUIREMENTS

**120V
INSTALL**

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. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 800.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL 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. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

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, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



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