RE: Job #55584, Avalon Towson BALTIMORE COUNTY Applic 9 of 9 DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS Sign 'J' Type 14 111 WEST CHESAPEAKE AVENUE The applicant is authorized TOWSON, MD 21204 to affirm that there are no 410-887-3391 current violations at this site pursuant to Section SIGN USE PERMIT 112.7 BCC/ Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland" Initials 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: TAX ÁCCOUNT NO. 22 / 000 / 16234 Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: Yes No Permanent **W**all Changeable Copy Face Change Only Non-Illuminated Freestanding Pylon Monument 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. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs. Signs cannot be placed in or project into or above street right of way or governmental property. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe. Vehicle cannot be parked for the purpose of displaying an attached sign. 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 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. Joe Trabert c/o Triangle Sign & Service May 13, 2019 Signature Print/Type Name Require Planning Signature Copies: White-Office; Yellow- Applicant (keep Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY) this Copy for your permanent records)

Signature

REV 03/12

Applic 8 of 9
Sign 'H' Type 13

#### BALTIMORE COUNTY

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS A

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A	1	8	3	7	6	6
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* * * * * * * * * * * * * * * * * * *	TOWSON, MD 21204 410-887-3391	The applicant is authorized to affirm that there are no current violations at this
Pownit Foot are Non Potundakla, Mala Cl., 1 P. 11. 4.	SIGN USE PERMIT	site pursuant to Section 112.7 BCC
Permit Fees are Non-Refundable; Make Check Payable to PROPERTY ADDRESS 2 E. Joppa Road, Baltimore, 1	N CD	Initials (), / / DE 21286 //
1	ZONING	
Avalon Bay Communities, Inc  DWNER'S NAME c/o Towson Circle LLC  P		
MAILING ADDRESS PO Box 9273, Oak Brook, IL 60		TORIC DISTRICT TES A NO
APPLICANT/OWNER'S AGENT Joe Trabert, Agent	PHON	E NO. 443-297-5025
SIGN COMPANY NAME Triangle Sign & Service, LLC	PHON	IE NO. 410-247-5300
TYPE OF SIGN: T1-13 Azar Ct., P.O. Box 241 Window Sign	86, Baltimore, MD 21227 TAX ACCOUNT NO22	
Temporary- Including Real Estate/Construction/Event	Temporary Signs in t	he Last Year: Yes No
Permanent Changeable Copy Wall	Face Change Only Non-Illu	minated
Freestanding Pylon Monument Illur	ninated (separate electrical permit requir	ed)
Size: $6.0$ 'H feet x $6.0$ 'W feet = $36$ square feet	Height:fee	et (freestanding signs)
Property Line/Street Right-of-Way Setbacks: front,	sides and, and rear	•
NOTE: A construction plan, drawn to scale and clearly showir	ng that all requirements have been met, n	nust be attached; a site plan also
nust be attached for freestanding signs.		
<ul> <li>Table of Sign Regulations: 450.4. Attachment 1, 1 An Electronic Instantaneous message change per 15 second cycle.</li> <li>PROHIBITIONS: including roof signs (Sections 450.5.B.7)</li> <li>1. Signs cannot impair motorist's clear view of traffic of 2. Signs cannot imitate or resemble government signs, et 3. Signs cannot be placed in or project into or above street 4. Sign or framework cannot obstruct window or opening 5. Vehicle cannot be parked for the purpose of displaying 6. Except for flags exempted, flags, pennants, ribbons, seprohibited.</li> <li>7. Portable signs are prohibited, except for A-frame and 8. There can be no display or simulation of moving particular changeable copy sign, or a thermometer, barometer, value of the purpose of displaying the prohibited.</li> <li>9. No sign may emit sound 450.6.B.3 Changeable copy signs must operate flashing, blinking, strobing, scrolling, oscillation.</li> </ul>	and 450.6.A, Baltimore County Zoning regovernment signs. All signs are subject except for private traffic control and notice tright of way or governmental properting for light and air or access to building, ag an attached sign.  Attreamers, tethered balloons, laser project sandwich board signs issued a use perm is or message, except for an outdoor adversement of the project weather vane, barber pole, or clock.	g Regulations):  to Section 102.5, BCZR.  ce signs.  y.  fire hydrant, or stand pipe.  tions, and similar objects are  it in B.M. – C.T. zones.  crtising sign with tri-vision, a  me appearance of movement by pages 2, 6, 21 & 22)
Work Description (including number of signs, special con Install wall mount, illum sign 'H' (Type 13), to Bui		
reading: Logo	itung D, virgima / ive., Last elev	auon,
Sign Dimensions: $6.0^{\circ}$ H x $6.0^{\circ}$ W = $36$ sf		CORNER LOT
Work consistent with HOH Case No. 09-0377		
solemnly affirm under the penalties of perjury and upon agree to locate the proposed sign such that it will not violat	e Baltimore County laws and regulation	Dns.
May 13, 201 Date	9 Joe Trabert c/o Triangl Print/Type Name	e Sign & Service
Require Planning Signature	-	319
Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records) REV 03/12	Authority under Section 500.4, BCZR PAI App	Droval (SIGN ONLY)

# Applic 7 of 9 Sign 'G' Type 12

#### **BALTIMORE COUNTY**

#### DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS 111 WEST CHESAPEAKE AVENUE

A 183766
The applicant is authorized
to affirm that there are no

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2	00:		N, MD 21204 887-3391		The applicant is authorize to affirm that there are no current violations at this
THE I DAY			SE PERMIT		site pursuant to Section
Permit Fees are Non-Refundable					Initials
PROPERTY ADDRESS 2 E.				ZIP CODE 21	//
BUSINESS NAME_Avalon To Avalon Bay OWNER'S NAME_c/o Towson (	WSON Communities, Inc			ZONING BI	<u>M - DT //                                </u>
			703-317-4144	HISTORIC	C DISTRICT 🗌 Yes 🕱 No
MAILING ADDRESS PO Box	9273, Oak Brook, IL	60522			·
APPLICANT/OWNER'S AGEN	Toe Trabert, Agent	¥ G		_ PHONE NO.	443-297-5025
SIGN COMPANY NAME Trian	gle Sign & Service, L	LC 1196 Poltim	one MD 21227	PHONE NO.	410-247-5300
TYPE OF SIGN:	ndow Sign	4160, Daitiiii TA	X ACCOUNT NO	. 22 / 0	00 / 16234
Temporary- Including Real Es	tate/Construction/Event		Temporary S	Signs in the Las	t Year: Yes 📈 No
Permanent Changeable	Copy 💢 Wall	Face Ch	ange Only	Non-Illuminate	d
Freestanding Pylon	Monument II	lluminated (sepa	rate electrical pern	nit required)	
Size: 22.33'H feet x 2.5'W fe	eet = 55.8 square fee	et	Height:	feet (free	standing signs)
Property Line/Street Right-of-Wa	y Setbacks: front	, sides	and ,	and rear	
NOTE: A construction plan, draw					
must be attached for freestanding		_			,
<ol> <li>Signs cannot imitate or residual.</li> <li>Signs cannot be placed in the sign or framework cannot be parked.</li> <li>Vehicle cannot be parked.</li> <li>Except for flags exempte prohibited.</li> <li>Portable signs are prohib.</li> <li>There can be no display of changeable copy sign, or the sign may emit sound.</li> <li>No sign may emit sound.</li> <li>450.6.B.3 Changeable flashing, blinking, s.</li> </ol>	of signs (Sections 450.5.B) or project into or above so to obstruct window or ope of the purpose of display defined, flags, pennants, ribbons (Section 4.5) or simulation of moving pathermometer, barometer of the copy signs must operator o	8.7 and 450.6.A c or governments, except for pristreet right of whing for light are ying an attachers, streamers, tet and sandwich be arts or message r, weather vane atte at a constanting, or alternation, and or alternation, and or alternation, and alternation, alternati	Baltimore Count signs. All signs ar vate traffic control ay or governmenta ad air or access to b d sign. hered balloons, lase ard signs issued a percept for an outd barber pole, or clo at intensity and no ating lights. (Ref	e subject to Sec and notice signs I property. puilding, fire hyder projections, a suse permit in B. loor advertising ock.	tion 102.5, BCZR.  s.  drant, or stand pipe.  nd similar objects are  M. – C.T. zones.  sign with tri-vision, a
Work Description (including a	number of signs, special	conditions, ma	terials, locations a	nd size):	
Install D/F, illum blade sign reading: AVALON	1 'G' (Type 12), to Bu	ilding 'B', V	irginia Ave., Eas	st elevation,	
Sign Dimensions: 22.33'H	x 2 5'W = 55 8 sf				CORNER LOT
Work consistent with HO	H Case No. 09-0377				CORNER LOT
	OWNER	AGENT CERT	IFICATION		
l solemnly affirm under the pen agree to locate the proposed sign	alties of perjury and upon such that it will not vio	on personal kno late Baltimore	owledge that the co County laws and	ontents of the a regulations.	ibove are true and further
Joe Wall	May 13, 2	019	Joe Trabert c/o	Triangle Sign	& Service
Signature	Date		Print/Type Name		
Require Planning Signature	40		Date_	5 13 1	9
Copies: White-Office; Yellow- this Copy for your perman REV 03/12	Applicant (keep ent records)	Authority un	der Section 500.4, BCZI	R PAI Approval (S	SIGN ONLY Date

Applic 6 of 9 Sign 'F' Type 11

#### BALTIMORE COUNTY

#### DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS 111 WEST CHESAPEAKE AVENUE

TOWSON, MD 21204 410-887-3391

# SIGN USE PERMIT

The applicant is authorized

1 1
to affirm that there are no
current violations at this
site pursuant to Section
112.7 BC¢ /
Initials / /

Permit I	Fees are Non-Refundable; Make Check Payable to "Baltimore County, Mary	and" Initials
PROPER	RTY ADDRESS 2 E. Joppa Road, Baltimore, MD	ZIP CODE_21286
BUSINE	ESS NAME_Avalon Towson	ZONING BM - DT
OWNER	Avalon Bay Communities, Inc R'S NAME c/o Towson Circle LLC PHONE NO. 703-317-41	HISTORIC DISTRICT Yes X No
MAILIN	NG ADDRESS PO Box 9273, Oak Brook, IL 60522	
APPLIC	ANT/OWNER'S AGENT Joe Trabert, Agent	PHONE NO. 443-297-5025
SIGN C	OMPANY NAME Triangle Sign & Service, LLC 11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 212	PHONE NO. 410-247-5300
TYPE O	OF SIGN: Window Sign TAX ACCOUNT	NO. <u>22 / 000 / 16234</u>
Temp	porary- Including Real Estate/Construction/Event Tempora	ry Signs in the Last Year: Yes X No
Perm	nanent	☐ Non-Illuminated
Freest	tanding Pylon Monument Illuminated (separate electrical p	permit required)
Size: <u>62</u>	$2.0^{\circ}H$ feet x $7.69^{\circ}W$ feet = $477$ square feet Height:	feet (freestanding signs)
Property	Line/Street Right-of-Way Setbacks: front, sidesand	_, 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	f Sign Regulations: 450.4.Attachment 1, 1 <u>An Electronic Changeable Copy Sig</u> neous message change per 15 second cycle.	n may only have a maximum Frequency of one
1. 2. 3. 4. 5. 6.	BITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, <u>Baltimore Co</u> Signs cannot impair motorist's clear view of traffic or government signs. All sign Signs cannot imitate or resemble government signs, except for private traffic confusions cannot be placed in or project into or above street right of way or government sign or framework cannot obstruct window or opening for light and air or access Vehicle cannot be parked for the purpose of displaying an attached sign. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, prohibited.  Portable signs are prohibited, except for A-frame and sandwich board signs issued there can be no display or simulation of moving parts or message, except for an experience of the signs are prohibited.	s are subject to Section 102.5, BCZR. rol and notice signs. intal property. to building, fire hydrant, or stand pipe.  laser projections, and similar objects are d a use permit in B.M. – C.T. zones. outdoor advertising sign with tri-vision, a
9.	changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or No sign may emit sound	CIOCK.

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

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by

#### 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.

May 13, 2019 Date

Joe Trabert c/o Triangle Sign & Service

Print/Type Name

Require Planning Signature

Copies: White-Office; Yellow- Applicant (Keep this Copy for your permanent records) REV 03/12

under Section 500.4, BCZR PAI Approval (SIGN ONI Authority Signature

Applic 5 of 9
Sign 'E' Type 10

REV 03/12

#### **BALTIMORE COUNTY**

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE

TOWSON, MD 21204 410-887-3391 183766

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

WARYLAND		S	SIGN USE PERMIT	•	site pursuant to Section	
Permit Fees	are Non-Refundable; Make C		_		112.7 BCC Initials	-
PROPERTY	ADDRESS 2 E. Joppa Ros	ad, Baltimore, MD		ZIP CODE		
BUSINESS 1	NAME_Avalon Towson			ZONINIC	RM DT	_
OWNER'S N	Avalon Bay Communit IAME_c/o Towson Circle LLC	ies, Inc	NE NO. 703-317-4	4144 HISTOI	RIC DISTRICT   Yes X No	D
	DDRESS PO Box 9273, Oa					
APPLICANT	OWNER'S AGENT Joe Tra	bert, Agent		PHONE N	10. 443-297-5025	
SIGN COMP	ANY NAME 11-13 Azar Ct.	& Service, LLC	D-14: MD 23	PHONE N	io. 410-247-5300	
TYPE OF SI	GN: Window Sign	, P.O. Box 24180,	TAX ACCOUN	1227 IT NO. <u>22</u> /	000 / 16234	
	y- Including Real Estate/Constr	ruction/Event	Tempo	orary Signs in the I	ast Year: 🗌 Yes 💢 No	
Permanen	t Changeable Copy	Wall 1	Face Change Only	☐ Non-Illumin	ated	
	ng Pylon Mon	***	ted (separate electrica			
Size: 4.33'H	$\frac{1}{1} \text{ feet x } 2.17 \text{ W} \text{ feet = } 9.4$	square feet	Heigh	nt: feet (fi	reestanding signs)	
Property Line	/Street Right-of-Way Setbacks	front, sides	sand	, and rear	·	
NOTE: A co	struction plan, drawn to scale a	and clearly showing tha	at all requirements ha	ive been met, must	be attached; a site plan also	
must be attac	hed for freestanding signs.					
PROHIBITI  1. Sign 2. Sign 3. Sign 4. Sign 5. Veh 6. Exce proh 7. Port 8. Thei chan 9. No s	message change per 15 second ONS: including roof signs (Se s cannot impair motorist's clear s cannot imitate or resemble go s cannot be placed in or project or framework cannot obstruct cle cannot be parked for the purpt for flags exempted, flags, per ibited.  able signs are prohibited, excepted can be no display or simulating geable copy sign, or a thermore ign may emit sound  450.6.B.3 Changeable copy signs as a stacking blinking stacking of the signs are placed.	ections 450.5.B.7 and r view of traffic or government signs, exceptinto or above street riguindow or opening for rpose of displaying an ennants, ribbons, stream of for A-frame and sand on of moving parts or neter, barometer, weath	rernment signs. All si t for private traffic or ght of way or govern r light and air or acce attached sign. ners, tethered balloor lwich board signs issu nessage, except for a ner vane, barber pole, constant intensity a	gns are subject to Sontrol and notice si mental property. ss to building, fire as, laser projections used a use permit in noutdoor advertisior clock.	Section 102.5, BCZR. gns.  hydrant, or stand pipe.  s, and similar objects are  B.M. – C.T. zones.  ng sign with tri-vision, a	
	flashing, blinking, strobing, stription (including number of				es 2, 5, 15 & 16)	
Install D/F reading: L Sign Dime	, illum blade sign 'E' (Typ	ee 10), to Building = 9.4 sf	'B', East Joppa R	tions and size): Ld., South elevat	corner lot	
I golowy le - s		OWNER/AGEN	T CERTIFICATION	A		
agree to loca	firm under the penalties of pe te the proposed sign such that	erjury and upon perso it will not violate Ba	onal knowledge that Itimore County laws	t the contents of the s and regulations.	e above are true and furthe	r
yap	Jah	May 13, 2019	Joe Traber	t c/o Triangle Si	gn & Service	
Signature		Date	Print/Type 1		,	
Require P	anning Signature .	26		Date 5/13/	19	
	hite-Office; Yellow- Applicant		thority under Section 500.	4, BCZR PAI Approva	₫ (SIGN ONLY)	

Applic 4 of 9 Sign 'D' Type 7

#### **BALTIMORE COUNTY**

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS 111 WEST CHESAPEAKE AVENUE

TOWSON, MD 21204

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The applicant is authorized to affirm that there are no

	IDA		410-8	887-3391			at there are no ations at this
TARVIAND	100-		SIGN US	E PERMIT		site pursuan	to Section
Permit Fees are N	lon-Refundable; M	ake Check Payable	to "Baltimore	County, Mar	yland"	112.7 BCC Initials	1.7.
PROPERTY ADD	RESS 2 E. Jopp	a Road, Baltimore	e, MD		ZIP CODE		
BUSINESS NAM	E Avalon Towson	n			ZONING_	BM - DT	/
OWNER'S NAME	Avaion Bay Com	n munities, Inc LLC	PHONE NO.	703-317-41	144 HISTO	DRIC DISTRICT [	☐ Yes 💢 No
MAILING ADDR	ESS PO Box 927	3, Oak Brook, IL	60522				
APPLICANT/OW	NER'S AGENT JO	e Trabert, Agent	T. C.		PHONE	NO. <u>443-297-50</u>	)25
SIGN COMPANY	NAME I riangle S	Sign & Service, L ar Ct., P.O. Box 2	LC 4186 Raltim	ore MD 217	PHONE	NO. 410-247-53	300
TYPE OF SIGN:	☐ Window	Sign	TA	X ACCOUNT	NO. <u>22</u>	/_000 /_ 1623	34
	cluding Real Estate/	Construction/Event		Tempor	ary Signs in the	Last Year: Yes	No No
Permanent [	Changeable Copy	Wall Wall	Face Cha	ange Only	Non-Illumi	nated	
	Pylon				permit required		
		_4 square fee					)
Property Line/Stre	et Right-of-Way Set	backs: front	, sides	and	, and rear	<u> </u>	
NOTE: A construc	tion plan, drawn to	scale and clearly sho	wing that all req	uirements hav	e been met, mus	st be attached; a sit	e plan also
must be attached for	or freestanding signs	S.					
PROHIBITIONS  1. Signs can 2. Signs can 3. Signs can 4. Sign or fr 5. Vehicle c 6. Except fo prohibited 7. Portable s 8. There can changeab 9. No sign n 450.6	not impair motorist' not imitate or resem not be placed in or p amework cannot obs annot be parked for r flags exempted, flad. signs are prohibited, a be no display or sir le copy sign, or a the nay emit sound 5.B.3 Changeable co	ns (Sections 450.5.E s clear view of traffic ble government signs project into or above struct window or ope the purpose of displangs, pennants, ribbon except for A-frame anulation of moving permometer, baromete	c or government s, except for pri- street right of waring for light ar- ying an attached s, streamers, tet and sandwich be parts or message or, weather vane	signs. All signate traffic cor ay or government and air or access disign. hered balloons and signs issue, except for an barber pole, out	ns are subject to ntrol and notice s tental property. Is to building, fire the laser projection and a use permit if outdoor advertion or clock.	Section 102.5, BC signs.  hydrant, or stand ins, and similar objection B.M. – C.T. zone sing sign with tri-value appearance of mo	pipe. ects are es. vision, a
		ber of signs, special					
reading: Logo Sign Dimension	ons: 2.0'H x 2.0'	D' (Type 7), to Bu W = 4 sf Case No. 09-0377	ııldıng 'B', E	ast Joppa R	d., South elev	corner lo	)T
I solemnly affirm agree to locate the	under the penaltie	OWNER/ s of perjury and upon th that it will not vio	AGENT CERT on personal kno late Baltimore	owledge that	the contents of	the above are true	e and further
Signature  Require Planni	ng Signature_	May 13, 2	019 7	Print/Type N		Sign & Service	
	Office; Yellow- App for your permanent r		Authority un	der Section 500.4	BCZR PAI Appro	val (SIGN ONLY) Date	19

Applic 3 of 9 Sign 'C' Type 5

#### **BALTIMORE COUNTY**

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS A 111 WEST CHESAPEAKE AVENUE

TOWSON MD 21204

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A	18376	6

The applicant is authorized 0

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  Avalon Bay Communities, Inc  DWNER'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  Figh Company Name Triangle Sign & Service, LLC  SIGN COMPANY NAME Triangle Sign & Service, LLC  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	****	150-	410-887-3391	to affirm that there are no current violations at this
ROPERY A DODRESS 2 E. Joppa Road, Baltimore, MD ZIP CODE 21286  BUSINESS NAME Avalon Towson ZONNG BM - DT ZIP CODE 21286  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 703-317-4144 HISTORIC DISTRICT YES NO MAILING ADDRESS POBOX 9273, Oak Brook, IL 60522  BUSINESS NAME Avalon Towson ZONNG BM - DT ZIP CODE 21286  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 703-317-4144 HISTORIC DISTRICT YES NO MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522  BUSINESS NAME Avalon Towson ZONNG BM - DT ZIP CODE 21286  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 703-317-4144 HISTORIC DISTRICT YES NO MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 703-317-4144 HISTORIC DISTRICT YES NO MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 703-317-4144 HISTORIC DISTRICT YES NO MAILING ADDRESS POBOX 24186, Baltimore, MD 21227  PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities, Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay Communities Inc PHONE NO. 443-297-5025  BUSINESS NAME Avalon Bay PHONE	RYLAI			site pursuant to Section 112.7 BCC
BUSINESS NAME Avalon Towson  DWNER'S NAME Avalon Bay Communities, Inc  DWNER'S NAME (20 Tuxson Cried LLC  PHONE NO. 703-317-4144   HISTORIC DISTRICT   Yes No MALLING ADDRESS PO Box 9273, Oak Brook, IL 60522  AMALLING ADDRESS PO Box 9273, Oak Brook, IL 60522  APPLICANT/OWNER'S AGENT JOE Trabert, Agent  PHONE NO. 443-297-5025  SIGN COMPANY NAME   Irriangle Sign & Service, LLC   PHONE NO. 410-247-5300   TAX ACCOUNT NO. 22 / 000 / 16234   Temporary- Including Real Estate/Construction/Event   Temporary Signs in the Last Year:   Yes No   Permanent   Changeable Copy   Wall   Pace Change Only   Non-Illuminated   Presentanding   Pylon   Monument   Illuminated (separate electrical permit required)   Sign: 30.0°H feet x 3.72°W feet = 111.6   square feet   Height:   feet (freestanding signs)   Freestanding signs   Freestanding signs   Available of the Sign Regulations: 450.4.Attachment 1, 1 An Electronic Changeable Copy Sign may only have a maximum Frequency of one nestantaneous message change ner 15 second evels.   ROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A. Baltimore County Zoning Regulations):   Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.   Signs cannot impair motorist's clear view of traffic or governments are subject to Section 102.5, BCZR.   Signs cannot be placed in or project into above street right of way or governmental property.   Signs cannot be placed in or project into above street right of way or governmental property.   Signs cannot be placed in or project into a above street right of way or governmental property.   Signs cannot be placed for the purpose of displaying an attached sign.   Signs cannot be placed for the purpose of displaying an attached sign.   Signs cannot be placed for the purpose of displaying an attached sign.   Signs cannot be not slept your or simulation of no above street right of way or governmental property.   Signs or not benoted by or simulation of no royoic through street was prope			1.00	Initials 4.
Avalon Bay Communities, Inc.  Avalon Bay Communities, Inc.  Avalon Avalon Bay Communities, Inc.  Avalon Avalon Bay Communities, Inc.  Avalon Communities, Inc.  Avalon Bay Service, LLC  PHONE NO. 443-297-5025  PHONE NO. 443-297-5025  BYPE OF SIGN:   Window Sign   TAX ACCOUNT NO. 22 / 000 / 16234    Temporary-Including Real Estate/Construction/Event   Temporary Signs in the Last Year:   Yes No   No   Permanent   Changeable Copy   Wall   Face Change Only   Non-Illuminated   Prestanding   Pylon   Monument   Illuminated (separate electrical permit required)   Signs: 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   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.  Proble of Sign Regulations: 450.6.Attachment 1, 1 An Electronic Changeable Copy Sign may only have a maximum Prequency of one signal Regulations: 450.6.Attachment 1, 1 An Electronic Changeable Copy Sign may only have a maximum Prequency of one signal Regulations   Signs cannot impair motority's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.  2. Signs cannot impair motority's clear view of traffic or governments aligns, all signs are subject to Section 102.5, BCZR.  2. Signs cannot impair and or project into or above street right of vay 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, ethered belloons, laser projections, and similar objects are prohibited conve	_	**		
MAILING ADDRESS PO Box 9273, Oak Brook, IL 60522	Avalo	n Bay Communities Inc		
APPLICANT/OWNER'S AGENT Joe Trabert, Agent    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. 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)     Freestanding   Pylon   Monument   Illuminated (separate electrical permit required)     Freestanding   Pylon   Monument   Illuminated (separate electrical permit required)     Freestanding signs   Feet (freestanding signs)     Foreign 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.     Fable of Sign Regulations: 450.4. Attachment 1, 1. An Electronic Changeable Copy Sign may only have a maximum Frequency of one national neous message change per 15 second evele.     FROHBITIONS: including roof signs (Sections 450.5.B.? and 450.6.A. Baltimore County Zoning Regulations):     Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.     Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.     Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.     Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.     Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.     Signs cannot be placed in or project into or above street right of way or governmental property.     Signs cannot be placed i	OWNER'S NAME_c/o To	wson Circle LLC	PHONE NO 703-317-4144	HISTORIC DISTRICT 🗌 Yes 💢 No
SIGN COMPANY NAME    Triangle Sign & Service, LLC   11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227   PHONE NO. 410-247-5300     TYPE OF SIGN:     Window Sign   TAX ACCOUNT NO.   22	MAILING ADDRESS P	O Box 9273, Oak Brook, I	L 60522	
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)     Freestanding   Pylon   Monument   Monument   Illuminated (separate electrical permit required)     Freestanding   Pylon   Monument   Monume	APPLICANT/OWNER'S	AGENT Joe Trabert, Agent	110	PHONE NO. 443-297-5025
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  Presstanding Pylon 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 part of the stacked for freestanding signs.  Property Line/Street Right-of-Way Setbacks: front sides and part of the stacked for freestanding signs.  Property Line/Street Right-of-Way Setbacks: front sides and part of the stacked for freestanding signs.  Property Line/Street Right-of-Way Setbacks: front sides and part of the stacked for freestanding signs.  Property Line/Street Right-of-Way Setbacks: front sides and part of the stacked for freestanding signs.  Property Line/Street Right-of-Way Setbacks: front sides and part of the stacked for freestanding signs.  Property Line/Street Right-of-Way Setbacks: front sides and part of the stacked for freestanding signs.  Property Line/Street Right-of-Way Setbacks: front sides and part of the stacked for freestanding signs.  Property Line/Street Right-of-Way Setbacks: front sides and part of the stacked signs and the stacked in or project into or above street right of way or governmental property.  Signs cannot implace from the street right of way or governmental property.  Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.  Vehicle cannot be parked for the purpose of displaying an attacked sign.  Except for flags exempted, flags, pennants, ribbons, streamers, tethered belloons, laser projections, and similar objects are prohibited.  Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. – C.T. zones.  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, barrowing stream the part of the above	SIGN COMPANY NAME	Irlangle Sign & Service, 11-13 Azar Ct. P.O. Box	LLC 24186 Baltimore MD 21227	PHONE NO. 410-247-5300
Permanent   Changeable Copy   Mail   Face Change Only   Non-Illuminated     Preestanding   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.    Pable 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):     Signs cannot iminate or resemble government signs, except for private traffic control and notice signs.     Signs cannot iminate or resemble government signs, except for private traffic control and notice signs.     Signs cannot be placed in or project into or above street right of way or governmental property.     Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.     Vehicle cannot be parked for the purpose of displaying an attached sign.     Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.     Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M C.T. zones.     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, berometer, weather vane, barber pole, or clock.     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, strobing, serolling, oscillating, or alternating lights. (Reference pages 2, 5, 11 & 12)	TYPE OF SIGN:	Window Sign	TAX ACCOUNT NO.	22 / 000 / 16234
Presstanding	☐ Temporary- Including	Real Estate/Construction/Event	Temporary Si	gns in the Last Year: Yes X No
Size: 30.0'H feet x 3.72'W feet = 111.6 square feet	Permanent	igeable Copy 🎇 Wall	Face Change Only	Ion-Illuminated
Property Line/Street Right-of-Way Setbacks: front	☐Freestanding ☐Pylor	1 Monument	Illuminated (separate electrical permi	t required)
NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also nust be attached for freestanding signs.  Fable 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.  ROHIBITIONS: including proof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):  Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.  Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.  Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.  Signs cannot be packed for the purpose of displaying an attached sign.  Sign cannot be parked for the purpose of displaying an attached sign.  Vehicle cannot be parked for the purpose of displaying an attached sign.  Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.  Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. – C.T. zones.  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.  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, serolling, 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  Work consistent with HOH Ca	Size: 30.0'H feet x 3.7	<u>'2'W</u> feet = <u>111.6</u> square fe	eet Height:	feet (freestanding signs)
NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also nust be attached for freestanding signs.  Fable 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.  ROHIBITIONS: including proof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):  Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.  Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.  Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.  Signs cannot be packed for the purpose of displaying an attached sign.  Sign cannot be parked for the purpose of displaying an attached sign.  Vehicle cannot be parked for the purpose of displaying an attached sign.  Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.  Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. – C.T. zones.  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.  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, serolling, 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  Work consistent with HOH Ca	Property Line/Street Right	t-of-Way Setbacks: front	, sides and, ar	nd rear
Table of Sign Regulations: 450.4. Attachment 1, 1 An Electronic Changeable Copy Sign may only have a maximum Frequency of one nstantaneous 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 of 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, 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  Work consistent with HOH Case No. 09-0377   OWNER/AGENT CERTIFICATION  Isolemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agrees to locate the proposed sign su				
nstantaneous message change per 15 second cycle.  PROMIBITIONS: 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, 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  Work consistent with HOH Case No. 09-0377   OWNER/AGENT CERTIFICATION  Isolemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agrees to locate the proposed sign such that it will not violate Baltimore County laws and regulations.  May 13, 2019  Joe Trabert c/o Triangle Sign & Service  Print	must be attached for freest	tanding signs.		
nstantaneous message change per 15 second cycle.  PROMIBITIONS: 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, 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  Work consistent with HOH Case No. 09-0377   OWNER/AGENT CERTIFICATION  Isolemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agrees to locate the proposed sign such that it will not violate Baltimore County laws and regulations.  May 13, 2019  Joe Trabert c/o Triangle Sign & Service  Prim/	Table of Sign Regulation	s: 450.4.Attachment 1, 1 <u>An</u>	Electronic Changeable Copy Sign ma	y only have a maximum Frequency of one
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  Work consistent with HOH Case No. 09-0377  OWNER/AGENT CERTIFICATION  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.  May 13, 2019  Date  Date  Date  Date  Date  Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)	<ol> <li>Signs cannot imp</li> <li>Signs cannot imit</li> <li>Signs cannot be p</li> <li>Sign or framework</li> <li>Vehicle cannot be</li> <li>Except for flags of prohibited.</li> <li>Portable signs are</li> <li>There can be no of changeable copy</li> <li>No sign may emit</li> <li>450.6.B.3 Ci</li> </ol>	pair motorist's clear view of trafitate or resemble government signal placed in or project into or above the cannot obstruct window or or e parked for the purpose of disperemented, flags, pennants, ribbor prohibited, except for A-frame display or simulation of moving sign, or a thermometer, baromet to sound hangeable copy signs must ope	fic or government signs. All signs are ans, except for private traffic control as a street right of way or governmental bening for light and air or access to build laying an attached sign. The streamers, tethered balloons, laser and sandwich board signs issued a upparts or message, except for an outdotter, weather vane, barber pole, or clockerate at a constant intensity and not	subject to Section 102.5, BCZR.  and notice signs.  property.  filding, fire hydrant, or stand pipe.  projections, and similar objects are  se permit in B.M. – C.T. zones.  for advertising sign with tri-vision, a ck.
reading: AVALON Sign Dimensions: 30.0'H x 3.72'W = 111.6 sf  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.  May 13, 2019  Date  Print/Type Name  Require Planning Signature  Date  Authority under Sequin 500.4, BCZR PAI Approval (SIGN ONLY)				
Sign Dimensions: 30.0'H x 3.72'W = 111.6 sf  Work consistent with HOH Case No. 09-0377  OWNER/AGENT CERTIFICATION  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.  May 13, 2019  Date  Print/Type Name  Date  Date  Date  Authority under Section 509.4, BCZR PAI Approval (SIGN ONLY)		ertical ID sign 'C' (Type 5)	), to Building 'A', East Joppa R	d., South elevation,
Work consistent with HOH Case No. 09-0377  OWNER/AGENT CERTIFICATION  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.  May 13, 2019  Joe Trabert c/o Triangle Sign & Service Print/Type Name  Require Planning Signature  Date  Date  Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)		0.0'H x $3.72$ 'W = 111.6 sf		CORNERLOT
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.  May 13, 2019 Date  Print/Type Name  Date  Date  Date  Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)			7	SOM VER EST
May 13, 2019  Signature  May 13, 2019  Date  Date  Date  Date  Date  Copies: White-Office; Yellow- Applicant (keep  Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)				
Require Planning Signature  Date Print/Type Name  Date 5/13/19  Copies: White-Office; Yellow- Applicant (keep Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)	I solemnly affirm under agree to locate the propo	the penalties of perjury and u sed sign such that it will not v	pon personal knowledge that the co iolate Baltimore County laws and r	ntents of the above are true and further egulations.
Require Planning Signature Date 5/13/19  Copies: White-Office; Yellow- Applicant (keep Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)	Hol Gal	May 13,		riangle Sign & Service
Copies: White-Office; Yellow- Applicant (keep Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)	Signature	Date	Print/Type Name	
Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)  Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)	Require Planning Sign	ature ·	Date	5/13/19
			Authority under Section 500.4, BCZR	PAI Approval (SIGN ONLY)

REV 03/12

Applic 2 of 9 Sign 'B' Type 2

#### **BALTIMORE COUNTY**

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS 111 WEST CHESAPEAKE AVENUE

TOWSON, MD 21204

The applicant is authorized 10

	100-	410-887-3	3391	c	o affirm that there are no urrent violations at this ite pursuant to Section
Damid Farran Non Das		SIGN USE P		1	12.7 BCC
	undable; Make Check Payable			1	nitials,
<del></del>	2 E. Joppa Road, Baltimor	re, MD		IP CODE 2128	//
BUSINESS NAME Avalo	n Bay Communities Inc			ONING BM -	
OWNER'S NAME_c/o_To	wson Circle LLC	_ PHONE NO 703	3-317-4144	HISTORIC D	ISTRICT 🗌 Yes 💢 No
MAILING ADDRESS PO	O Box 9273, Oak Brook, II	L 60522			
APPLICANT/OWNER'S	AGENT Joe Trabert, Agent			PHONE NO. 44	3-297-5025
SIGN COMPANY NAME	Triangle Sign & Service, I 11-13 Azar Ct., P.O. Box 2	LLC 24186 Baltimore	MD 21227	PHONE NO. 41	0-247-5300
TYPE OF SIGN:	Window Sign	TAX A	CCOUNT NO.	22 / 000	/ 16234
☐ Temporary- Including	Real Estate/Construction/Event		Temporary Si	gns in the Last Ye	ear: 🗌 Yes 🗶 No
Permanent	geable Copy Wall	Face Change	Only N	Ion-Illuminated	
Freestanding Pylon	Monument 💢 1	Illuminated (separate	electrical permi	t required)	
	'W feet = 4 square fe			feet (freestar	iding signs)
Property Line/Street Right	of-Way Setbacks: front	, sidesa	nd, ar	nd rear .	
	n, drawn to scale and clearly sho				
must be attached for freest					1
instantaneous message cha PROHIBITIONS: includ  1. Signs cannot imp  2. Signs cannot imit  3. Signs cannot be p  4. Sign or framewor  5. Vehicle cannot be  6. Except for flags e prohibited.  7. Portable signs are  8. There can be no c changeable copy  9. No sign may emit  450.6.B.3 Ch	ling roof signs (Sections 450.5.) air motorist's clear view of trafficate or resemble government signal placed in or project into or above a cannot obstruct window or ope parked for the purpose of displacemented, flags, pennants, ribbor a prohibited, except for A-frame display or simulation of moving page, or a thermometer, barometer	B.7 and 450.6.A, Ballic or government sign is, except for private a street right of way or ening for light and air aying an attached signs, streamers, tethered and sandwich board aparts or message, except, weather vane, barinate at a constant in	Itimore County ans. All signs are traffic control and r governmental pror access to but and balloons, laser signs issued a usept for an outdouber pole, or clocutensity and not	Zoning Regulat subject to Section and notice signs. property. ilding, fire hydran projections, and see permit in B.M. or advertising sigk.	ions): 102.5, BCZR.  1102.5, BCZR.
Work Description (incl	luding number of signs, special	l conditions, materia	als, locations an	d size):	
	lum sign 'B' (Type 2), to B	uilding 'A', Dular	ney Valley Ro	l., West elevati	on,
reading: Logo	)'II x 2 0'W - 4 af				ADVIED I OT
Sign Dimensions: 2.0 Work consistent with	th HOH Case No. 09-0377	,		CC	ORNER LOT
		VAGENT CERTIFI	CATION		
I solemnly affirm under agree to locate the propo	the penalties of perjury and up sed sign such that it will not vi-	oon personal knowle olate Baltimore Cou	edge that the co unty laws and r	ntents of the abo	ve are true and further
Jes la	May 13, 2	2019 Joe	Trabert c/o T	riangle Sign &	Service
Signature	Date		nt/Type Name		
Require Planning Signa	ature ·		Date C	5/13/19	
1/		A			a a

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

# Applic 1 of 9 Sign 'A' Type 1

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

REV 03/12

#### **BALTIMORE COUNTY**

#### DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS 111 WEST CHESAPEAKE AVENUE

TOWSON, MD 21204

$\mathbb{B}_{-}$						
A_	1	8	3	7	6	6

The applicant is authorized

to all the that there are no
current violations at this
site pursuant to Section
112.7 BCC

		- 0	410-88	37-3391		to affirm that there are no
WAR	LAND		SIGN USI	EPERMIT		current violations at this site pursuant to Section
Permit	Fees are Non-Refundable	e. Make Check Payable (			99	112.7 BCC/
	RTY ADDRESS 2 E. J				ZIP CODE 212	Initials , , ,
	. 1 T				ZONING BM	
	Avalon Ray (	ommunities Inc	DUONE NO '			DISTRICT Yes No
	NG ADDRESS PO Box			703-317-4144	HISTORIC	NSTRICI Yes A No
	CANT/OWNER'S AGENT		00322		DUONE NO 4	43-297-5025
SIGN C	OMPANY NAME Triang	gle Sign & Service, LI	LC		PHONE NO. 1	10 247 5200
rvde (	OMPANY NAME Triang 11-13 OF SIGN: \( \sqrt{\text{Wir}}\) Wir	Azar Ct., P.O. Box 24	186, Baltimor	re, MD 21227	22 / 00/	16-247-3300
	or sign.	idow Sign	IAA	ACCOUNT NO.	//	10234
	porary- Including Real Est					Year: 🗌 Yes 🗶 No
	nanent Changeable					
	standing Pylon	•				
	0.0'H feet x 4.95'W fe					
	Line/Street Right-of-Way					
NOTE:	A construction plan, drawn	to scale and clearly show	ving that all requ	irements have been	n met, must be at	tached; a site plan also
nust be	attached for freestanding	igns.				
lable o	f Sign Regulations: 450.4	.Attachment 1, 1 An El	ectronic Change	able Copy Sign ma	ay only have a m	aximum Frequency of one
	neous message change per BITIONS: including roo		7 and 450 6 A	Raltimore Counts	. Zoning Degule	tions).
1.	Signs cannot impair moto	rist's clear view of traffic	or government	signs. All signs are	subject to Section	on 102.5. BCZR.
2.	Signs cannot imitate or re	semble government signs.	, except for priva	ate traffic control a	and notice signs.	,
3.	Signs cannot be placed in	or project into or above s	treet right of way	or governmental	property.	
۶. 5.	Sign or framework canno Vehicle cannot be parked	for the purpose of display	ing for fight and	air or access to bu	illding, fire hydr	ant, or stand pipe.
6.	Except for flags exempted	i, flags, pennants, ribbons	s, streamers, tethe	ered balloons, lase	r projections, and	l similar objects are
	prohibited.					
7.	Portable signs are prohibi	ted, except for A-frame ar	nd sandwich boa	rd signs issued a u	se permit in B.M	. – C.T. zones.
8.	changeable convicion or	or simulation of moving pa	arts or message,	except for an outdo	oor advertising si	gn with tri-vision, a
9.	No sign may emit sound	a thermometer, barometer	, weather vane, t	barber pole, or clo	CK.	
	450.6.B.3 Changeab	le copy signs must opera	ite at a constant	intensity and not	t give the appear	rance of movement by
	flashing, blinking, s	trobing, scrolling, oscilla	ting, or alterna	ting lights. (Refe	erence pages 2	., 3, 7 & 8)
	Description (including n					
	l wall mount, vertical	ID sign 'A' (Type 1), i	to Building 'A	a', NW corner o	f existing gara	ige building,
	ng: AVALON Dimensions: 40.0'H x	$4.05^{\circ}W - 109.cf$				ODVIED I OT
	consistent with HO				C	ORNER LOT
			AGENT CERTI	FICATION		
solemi igree to	nly affirm under the pena locate the proposed sign	olties of perjury and upo such that it will not viol	n personal knov late Baltimore C	wledge that the co County laws and r	ontents of the ab egulations.	ove are true and further
liant	pl hali	May 13, 20		oe Trabert c/o 7	Triangle Sign	& Service
Signátu	re -	Date	]	Print/Type Name	181	
Rea	ire Planning Signature			Data	1/12/10	

Signature

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

Initials



#### **Permits, Approvals & Inspections**

111W. 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

E JOPPA RD

Elevation Range: 436ft - 474ft

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

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant. Form171C



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,

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

DATE: March 22, 2017

TO:

Arnold Jablon, Deputy Administrative Officer

and Director, Department of Permits, Approvals

and Inspections

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

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.

Project #: DRP 583

#### 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<sup>th</sup> Election District \* ADMINISTRATIVE HEARINGS

5<sup>th</sup> Council District

(AVALON TOWSON) \* FOR

Towson Circle, LLC, Owner

Avalon Bay Communities, Inc., \* BALTIMORE COUNTY

Applicant

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, KTGY 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.

JOHNE. BEVERUNGEN Administrative Law Judge

for Baltimore County

JEB/dlw

5

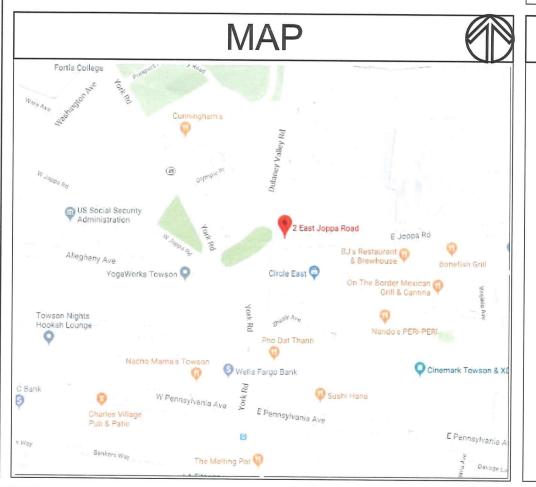
# PROJECT SCHEDULE

	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)	
В.	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)	
Н.	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)	

PROJECT:



2 EAST JOPPA ROAD TOWSON, MD 21286



	REVISIONS				
#	DATE	DB	NOTES		

KEY



TRIANGLE SIGN SERVICES **CLIENT & LOCATION** 



2 EAST JOPPA ROAD TOWSON, MD 21286

LEAD NO.	DATE
181982 T1	5/8/2019
SALESMAN	DRAWN BY

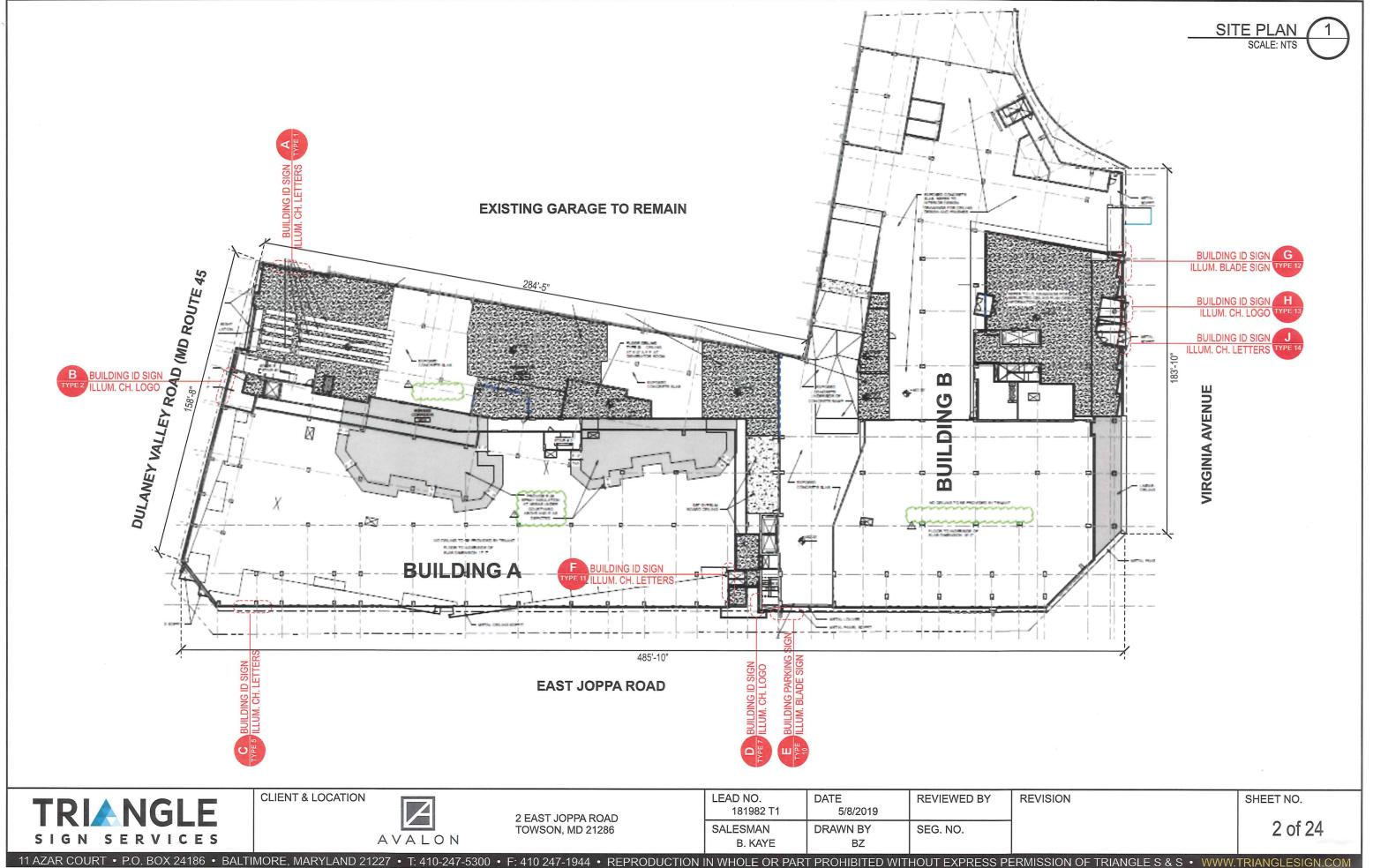
BZ

B. KAYE

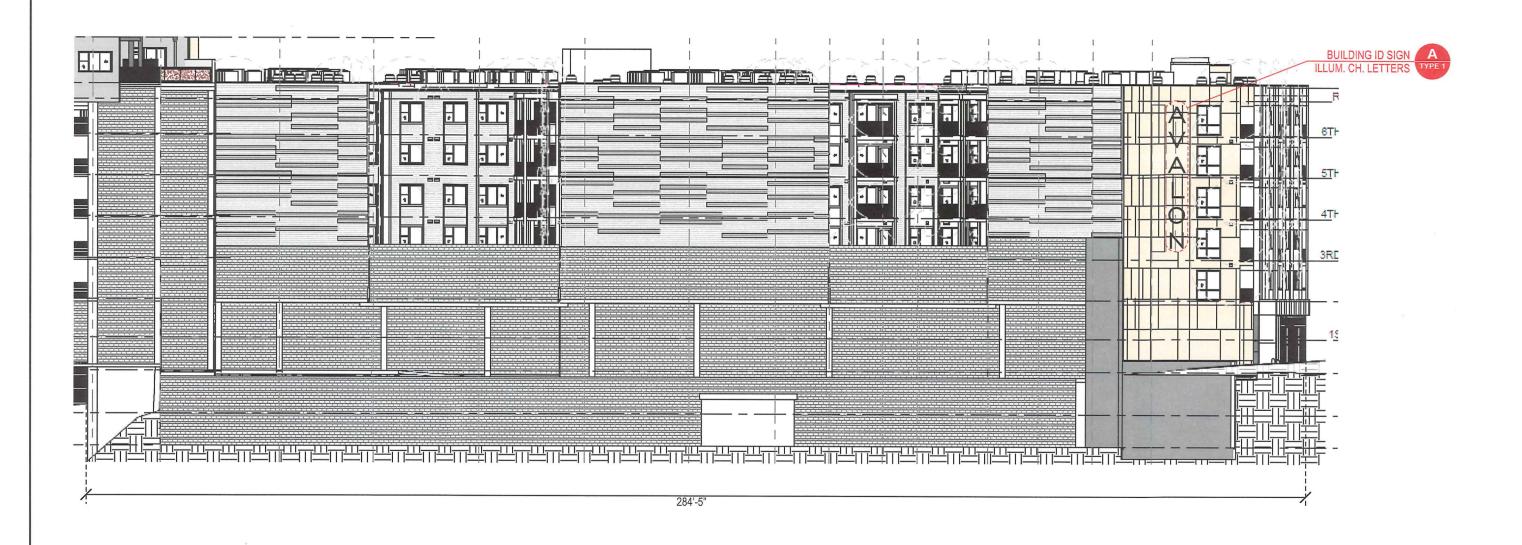
REVIEWED BY REVISION

SEG. NO.

SHEET NO.







**CLIENT & LOCATION** 

AVALON

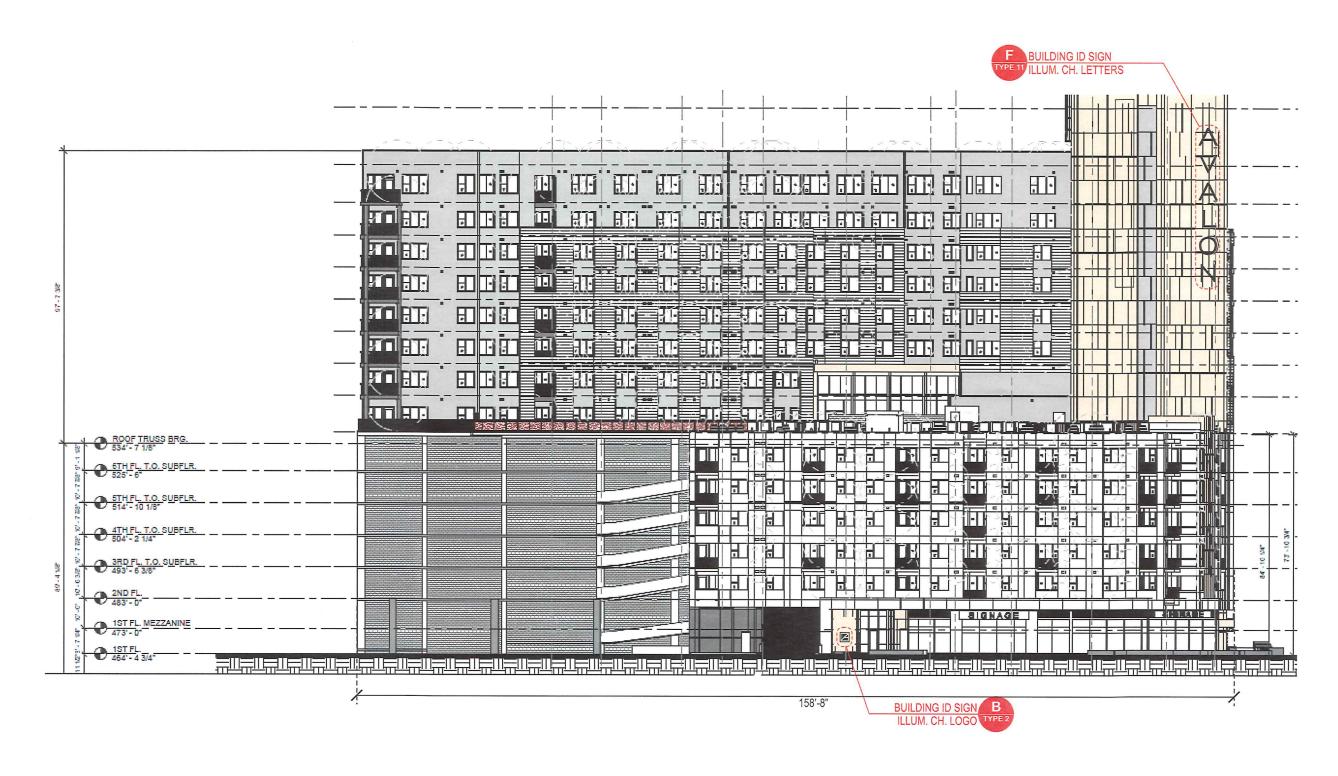
2 EAST JOPPA ROAD TOWSON, MD 21286

LEAD NO. DATE 181982 T1 5/8/2019 SALESMAN DRAWN BY B. KAYE ΒZ

REVISION **REVIEWED BY** 

SEG. NO.

SHEET NO.



CLIENT & LOCATION

AVALON

2 EAST JOPPA ROAD TOWSON, MD 21286 LEAD NO.
181982 T1

SALESMAN
B. KAYE

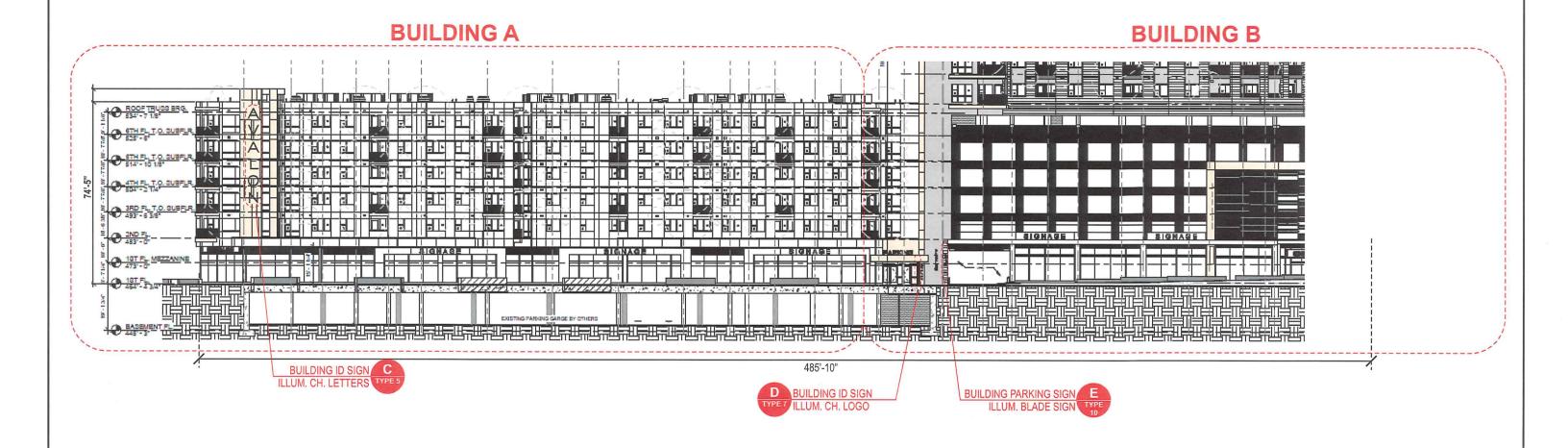
DATE
5/8/2019

REVIEWED BY
REVISION

REVISION

REVISION

SHEET NO.



**CLIENT & LOCATION** 

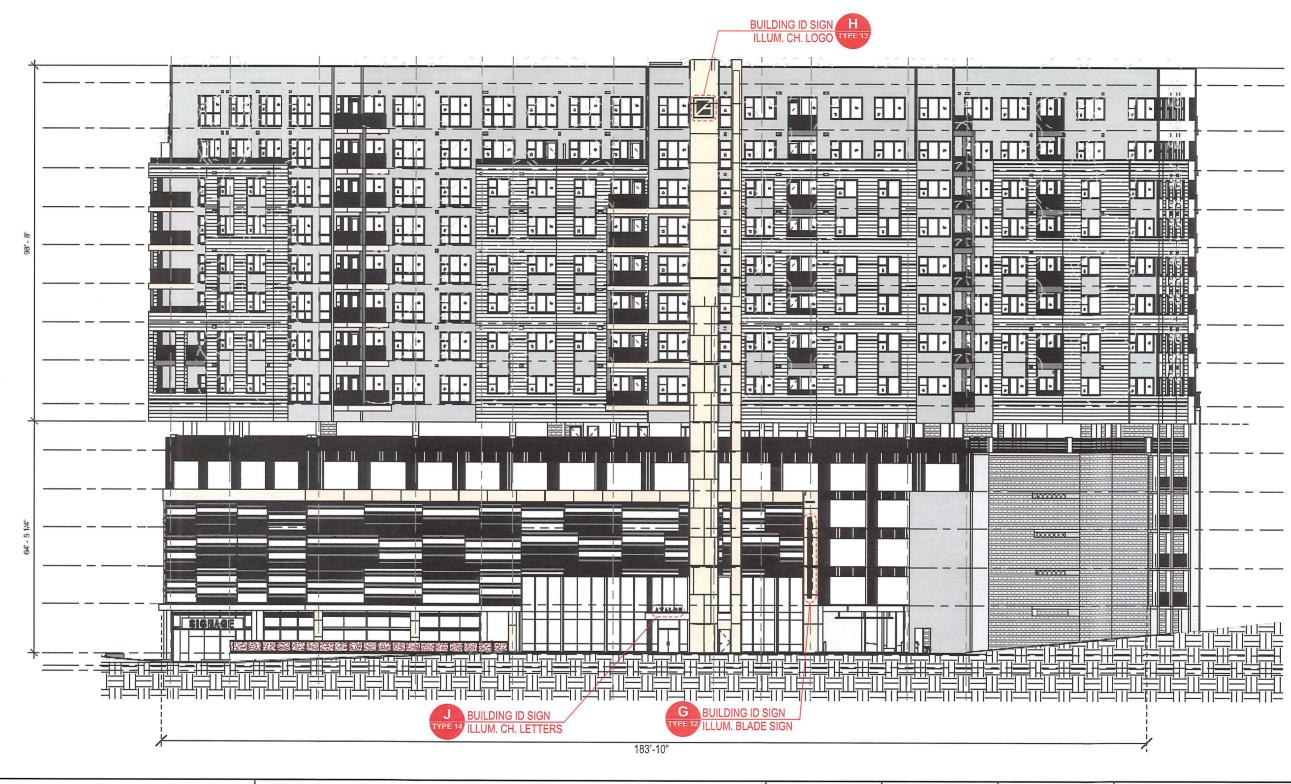


2 EAST JOPPA ROAD TOWSON, MD 21286

LEAD NO. DATE **REVIEWED BY** 181982 T1 5/8/2019 SALESMAN DRAWN BY SEG. NO. B. KAYE BZ

REVISION

SHEET NO.



CLIENT & LOCATION

AVALON

2 EAST JOPPA ROAD TOWSON, MD 21286 
 LEAD NO.
 DATE
 REVIEWED BY

 181982 T1
 5/8/2019

 SALESMAN
 DRAWN BY
 SEG. NO.

 B. KAYE
 BZ

REVISION

SHEET NO.

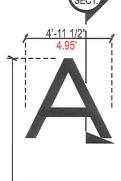
### ILLUM FACE-LIT DAY/NIGHT CHANNEL LETTERS SIGN - ELEVATION

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

TYPE 1

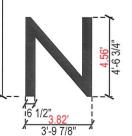
QTY.: ONE (1)

AREA: 480" x 59.5" = 198.33' Ø

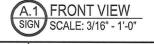


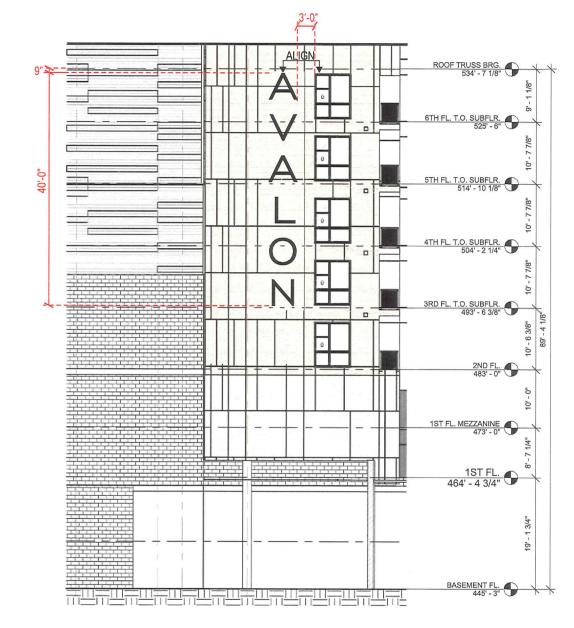
V



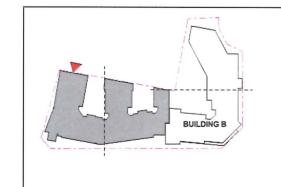














CLIENT & LOCATION

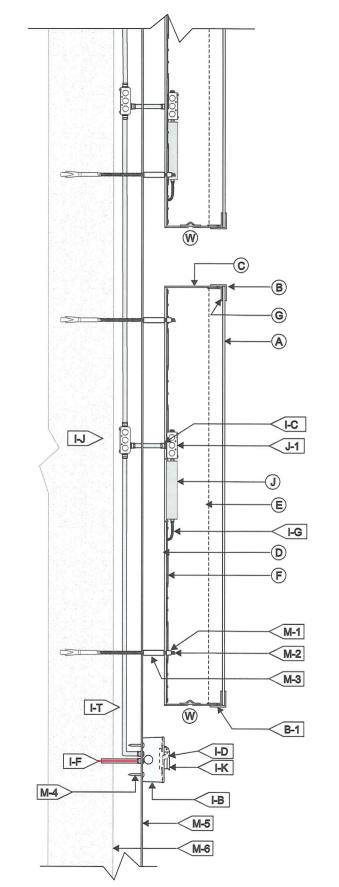


2 EAST JOPPA ROAD TOWSON, MD 21286

LEAD NO. 181982 T1	DATE 5/8/2019	REVIEWED BY
SALESMAN	DRAWN BY	SEG. NO.
B. KAYE	BZ	

SHEET NO.

REVISION



RETAINER FACE	LIT CHANNEL LETTER / LED ILLUM. / EXTERIOR INS	TALL / FLUSH MOUN	TED 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>B</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
© RETURNS		I-B	BELL BOX. (WATERPROOF)
DEPTH:	4"	J POWER SUPPLY	
MATERIAL:	ALUM040	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	SEE MOUNTING NOTE. (ACCESS IS REQ'D. TO MAKE
COLOR/FINISH:	PRE-COAT WHITE		MECH. & ELEC. ATTACHMENTS)
E INSIDE OF CAN		M-1:	3/8 NUTSERT.
COLOR:	PRE-COAT WHITE	M-2:	MIN. 1/2" THRU BOLT w/ HILTI EPOXY #HY 200 ANCHORS;
F ILLUMINATION:		5	V.I.F. EMBEDMENT.
TYPE:	STANDARD 6500K WHITE LEDS	M-3:	1 1/2" RIGID ALUM. SPACERS.
G FRAME:		COLOR/FINISH:	FINISH TO MATCH EXISTING SPACERS.
MATERIAL:	1" x 1" ALUM. ANGLE FRAME, WELDED TO INSIDE OF	M-4:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD
	RETURNS.	1	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



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 NATION ELECTRICAL CODE

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 8' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 500 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE OFTERNINED IN PRODUCTION.
 MANUFACTURER 8 U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOYGREESTANDING SIGN.

SIGN BOX/FREESTANDING SIGN



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED



**CLIENT & LOCATION** 



2 EAST JOPPA ROAD TOWSON, MD 21286

LEAD NO. 181982 T1	DATE 5/8/2019	REVIEWED BY	REVISION
SALESMAN B. KAYE	DRAWN BY	SEG. NO.	

8 of 24

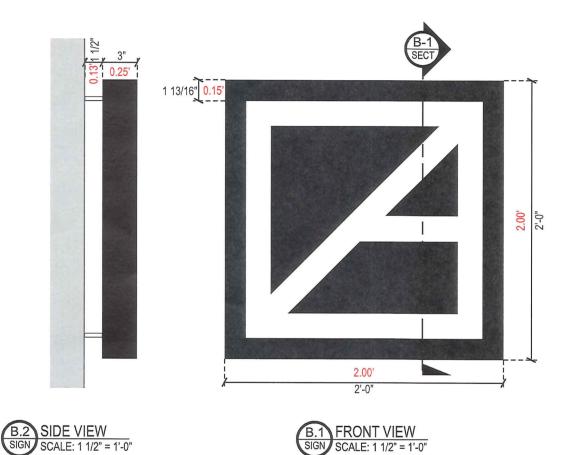
SHEET NO.

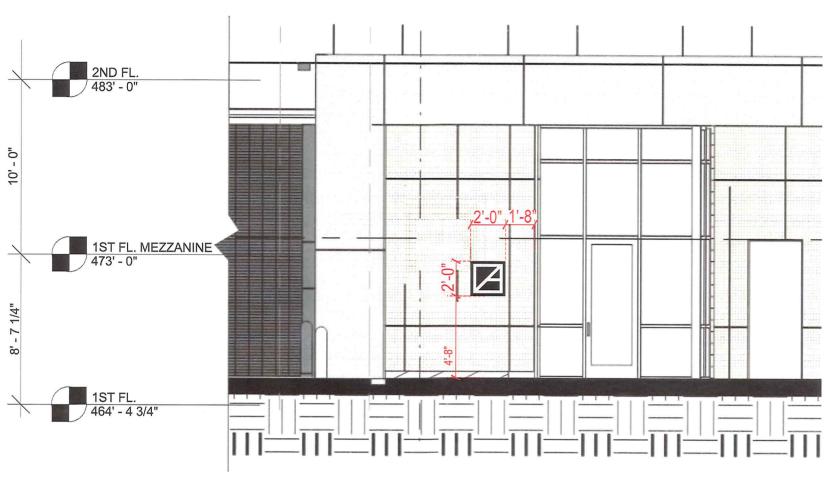


SCALE: 1 1/2" = 1'-0" TYPE 2

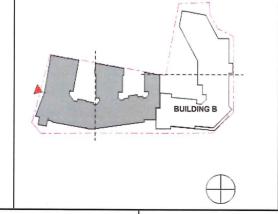
QTY.: ONE (1)

AREA: 24" x 24" = 4.0' Ø





3 BUILDING A - DULANEY VALLEY RD WEST ENTRANCE ELEVATION
ELEV. SCALE: 3/16" = 1'-0"





CLIENT & LOCATION



2 EAST JOPPA ROAD TOWSON, MD 21286 
 LEAD NO.
 DATE
 REVIEWED BY

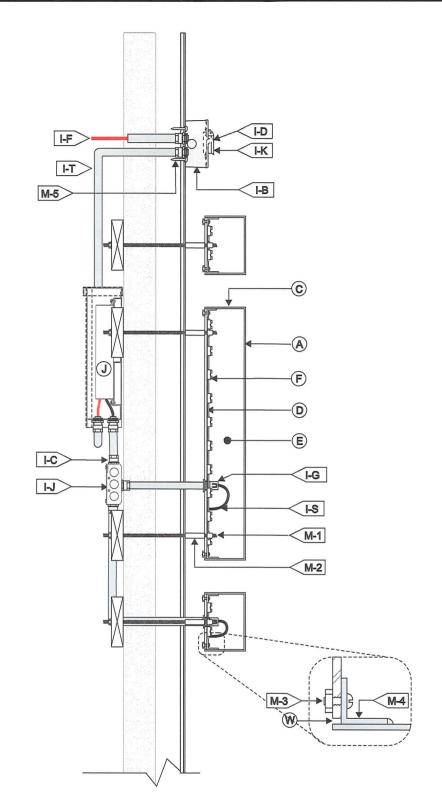
 181982 T1
 5/8/2019

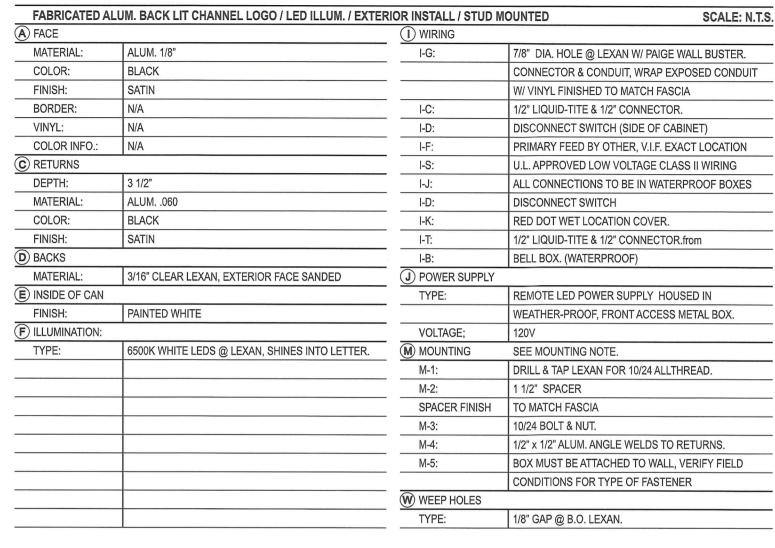
 SALESMAN
 DRAWN BY
 SEG. NO.

 B. KAYE
 BZ

REVISION

SHEET NO.







NOTE: VERIFY FIELD CONDITION FOR MOUNTING AND WIRING REQUIREMENTS

**20V** 

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 SHALI COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT W/ GROUND PER SIGN TO WITHIN 6' OF SIGN. W GROUND PER STIBIN TO WITHING O OF SIDN.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING WITHE
REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER
GROUNDING & BONDING OF THE SIGN.

. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.

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

REVISION



COMPONENTS ARE



**CLIENT & LOCATION** 



2 EAST JOPPA ROAD TOWSON, MD 21286

LEAD NO. DATE **REVIEWED BY** 181982 T1 5/8/2019 SALESMAN DRAWN BY SEG. NO. B. KAYE ΒZ

10 of 24

SHEET NO.

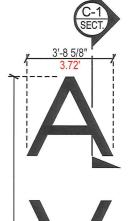
#### ILLUM FACE-LIT DAY/NIGHT CHANNEL LETTERS SIGN - ELEVATION

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

TYPE 5

QTY.: ONE (1)

AREA: 360" x 44.625" = 111.56' Ø



30.00,

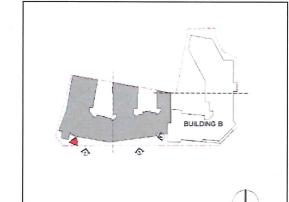
0

34.5"

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



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





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

CLIENT & LOCATION



2 EAST JOPPA ROAD TOWSON, MD 21286 
 LEAD NO.
 DATE
 REVIEWED BY

 181982 T1
 5/8/2019

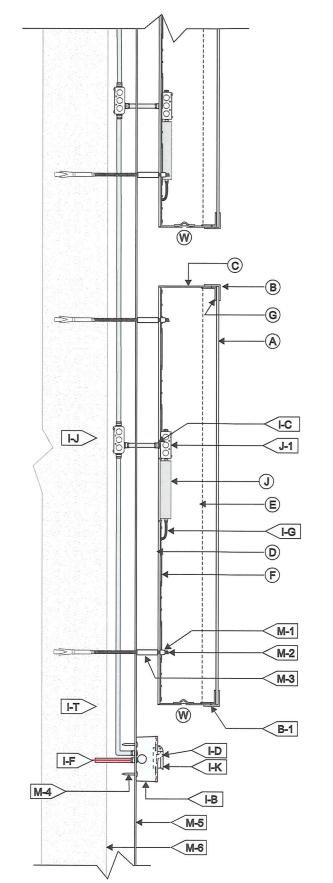
 SALESMAN
 DRAWN BY
 SEG. NO.

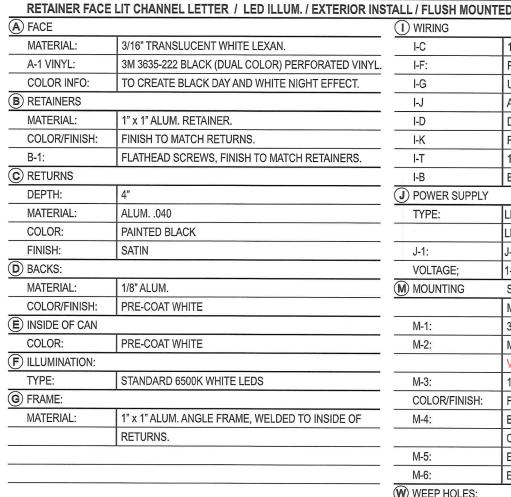
 B. KAYE
 BZ

REVISION

SION

SHEET NO.





ALL / FLUSH MOUN	TED SCALE: N.T.S.
(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



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 500.5(A) (1) OF THE NATION ELECTRICAL CODE

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120½ 20a DEDICATED CIRCUIT WAS 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/ONE OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

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

REVISION

SIGN BOX/FREESTANDING SIGN



TRIANGLE SIGN SERVICES CLIENT & LOCATION



2 EAST JOPPA ROAD TOWSON, MD 21286

LEAD NO. 181982 T1	DATE 5/8/2019	REVIEWED BY
SALESMAN	DRAWN BY	SEG. NO.
B. KAYE	BZ	

COMPONENTS ARE TO BE UL APPROVED

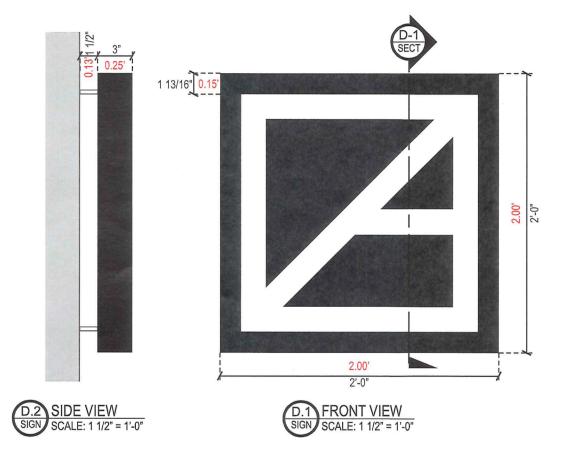
12 of 24

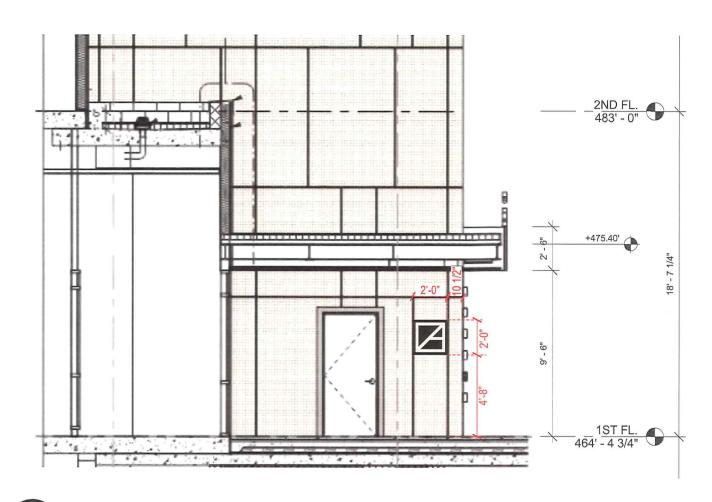
SHEET NO.

CALE: 1 1/2" = 1'-0" T

QTY.: ONE (1)

AREA: 24" x 24" = 4.0' Ø





5 BUILDING B - E. JOPPA RD ELEVATOR 3/4 ENTRANCE SOUTH ELEVATION

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



CLIENT & LOCATION

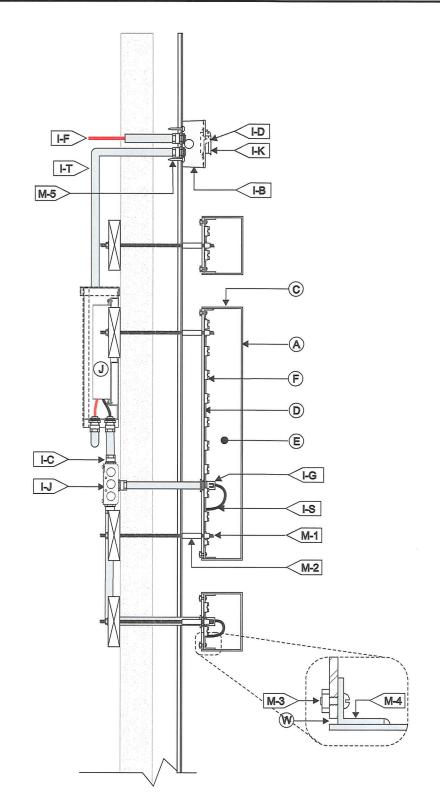


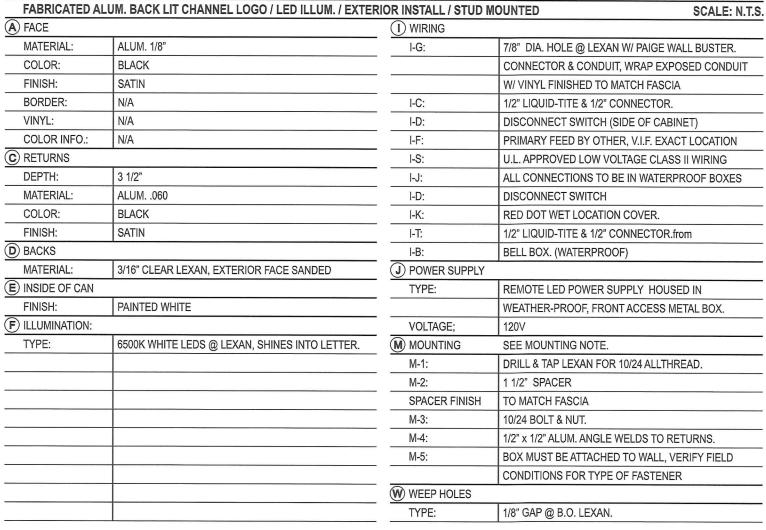
2 EAST JOPPA ROAD TOWSON, MD 21286

LEAD NO. 181982 T1	DATE 5/8/2019	REVIEWED BY
SALESMAN	DRAWN BY	SEG. NO.
B KAYE	B7	

REVISION

SHEET NO.







NOTE: VERIFY FIELD CONDITION FOR MOUNTING AND WIRING REQUIREMENTS

120V

 CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION WI FACADE FRAMING AS REQUIRED.
 INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.

2. INSTALLER IS 10 'SLIF & RYOVILE 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 NATION ELECTRICAL CODE

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.

. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.

. 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





CLIENT & LOCATION



2 EAST JOPPA ROAD TOWSON, MD 21286 LEAD NO.
181982 T1

SALESMAN
B. KAYE

DATE
5/8/2019

REVIEWED BY
SEG. NO.

REVISION

COMPONENTS ARE TO BE UL APPROVED

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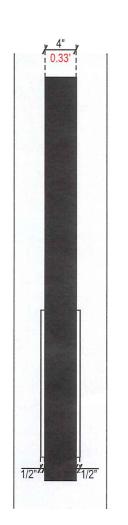
SHEET NO.

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

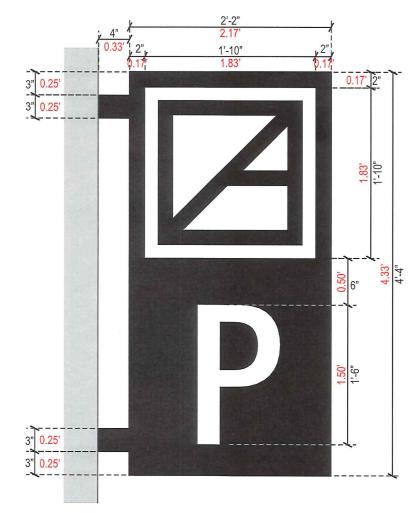
SCALE: 1" = 1'-0" TYPE 10

QTY.: ONE (1)

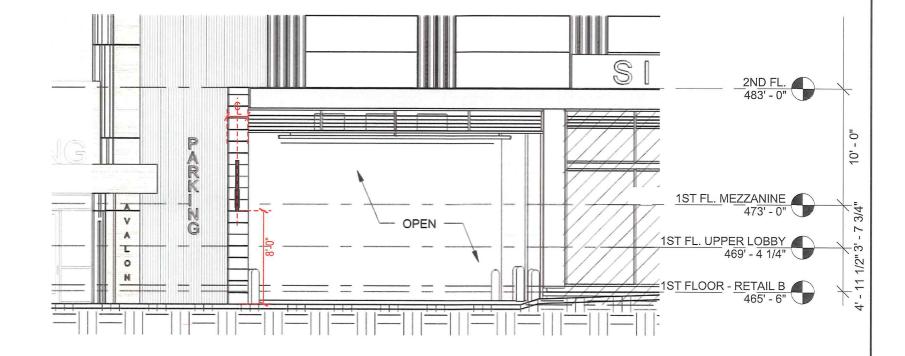
AREA: 26" x 52" = 9.4' Ø



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







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





CLIENT & LOCATION



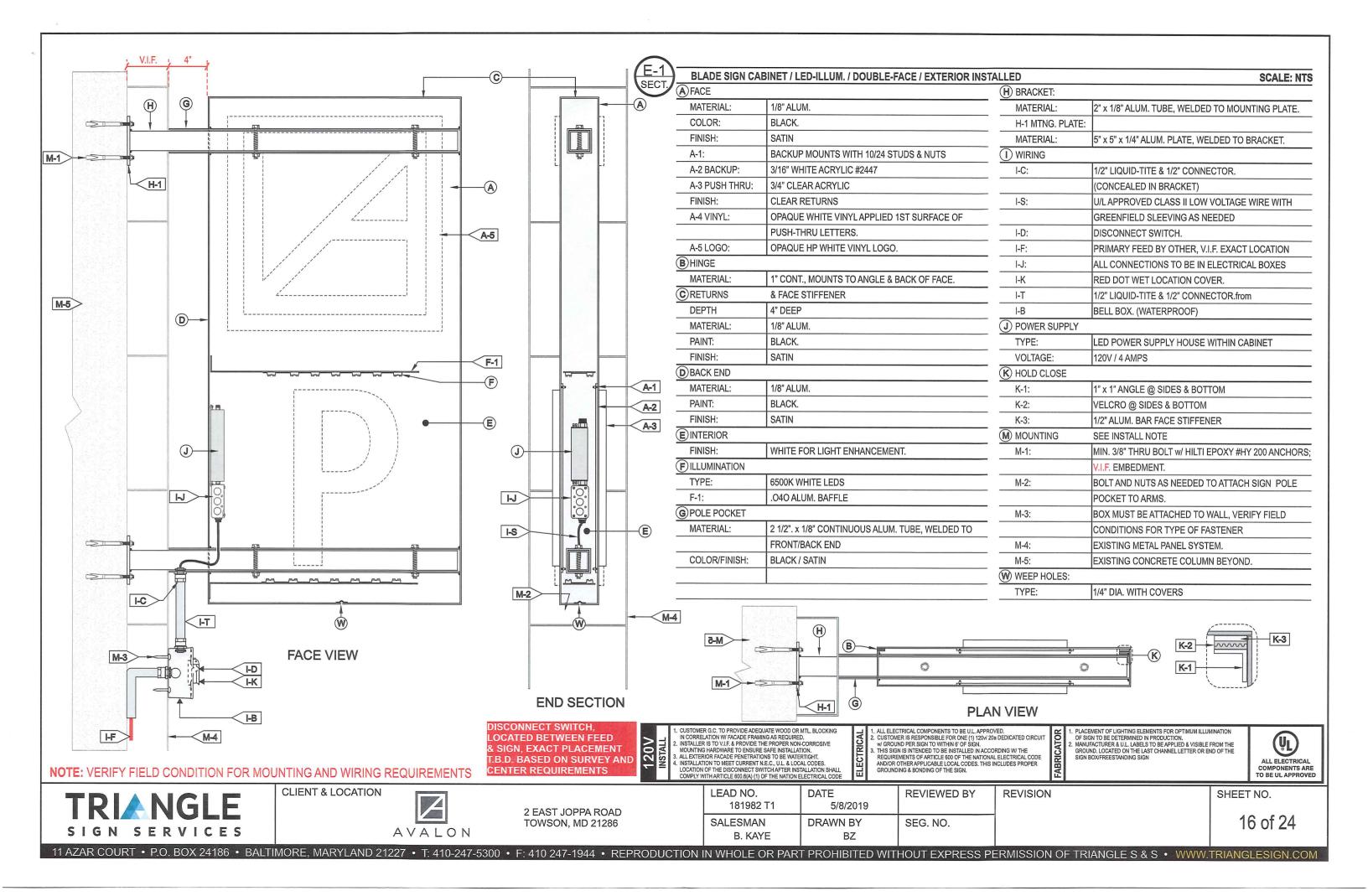
2 EAST JOPPA ROAD TOWSON, MD 21286

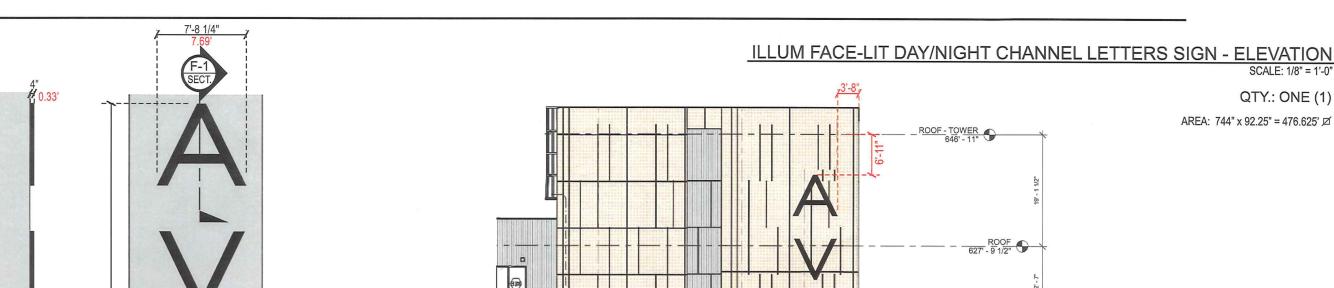
CALECMAN DRAWN DV CEC NO	.EAD NO. 181982 T1	REVISION	
SALESMAN DRAWN BY SEG. NO.  B. KAYE BZ	SALESMAN		

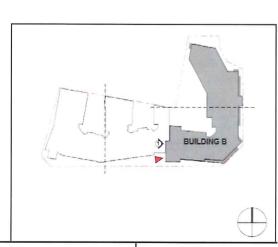
SHEET NO.

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14TH FL. 615' - 2 1/2" 13TH FL. 603' - 11 1/2" 12TH FL. 593' - 3 1/2" 11TH FL. 582' - 7 1/2" 10TH FL. 571' - 11 1/2" 9TH FL. 561' - 3 1/2" 8TH FL. 550' - 7 1/2" 7TH FL. 538' - 7 1/2"

**BUILDING B - STAIR TOWER 3 WEST ELEVATION** SCALE: 1/16" - 1'-0"



62'-0"

**CLIENT & LOCATION** 

5'-10 1/2"

F.1 FRONT VIEW
SIGN SCALE: 1/8" - 1'-0"



2 EAST JOPPA ROAD TOWSON, MD 21286

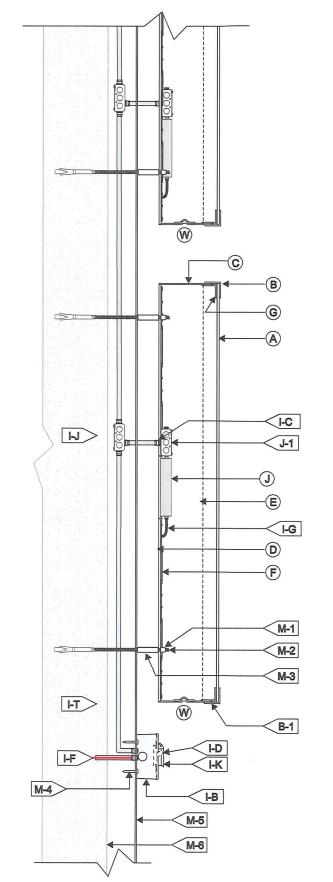
LEAD NO. 181982 T1	DATE 5/8/2019	REVIEWED BY	REVISION
SALESMAN B. KAYE	DRAWN BY BZ	SEG. NO.	

SHEET NO.

17 of 24

TYPE 11

QTY.: ONE (1)



RETAINER FACE	LIT CHANNEL LETTER / LED ILLUM. / EXTERIOR INS	TALL / FLUSH MOUN	TED 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>B</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
© RETURNS		I-B	BELL BOX. (WATERPROOF)
DEPTH:	4"	J POWER SUPPLY	
MATERIAL:	ALUM040	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	SEE MOUNTING NOTE. (ACCESS IS REQ'D. TO MAKE
COLOR/FINISH:	PRE-COAT WHITE		MECH. & ELEC. ATTACHMENTS)
E INSIDE OF CAN		M-1:	3/8 NUTSERT.
COLOR:	PRE-COAT WHITE	M-2:	MIN. 1/2" THRU BOLT w/ HILTI EPOXY #HY 200 ANCHORS;
F ILLUMINATION:			V.I.F. EMBEDMENT.
TYPE:	STANDARD 6500K WHITE LEDS	M-3:	1 1/2" RIGID ALUM. SPACERS.
G FRAME:		COLOR/FINISH:	FINISH TO MATCH EXISTING SPACERS.
MATERIAL:	1" x 1" ALUM. ANGLE FRAME, WELDED TO INSIDE OF	M-4:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD
	RETURNS.		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



. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED. . INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE

INSTALLER'S I O'LIF. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
 ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
 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 CODI

. 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

A PRIOR SIGNAL STATISTICS OF ARTICLE 500 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES, THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

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

SIGN BOX/FREESTANDING SIGN



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED



**CLIENT & LOCATION** 



2 EAST JOPPA ROAD TOWSON, MD 21286

LEAD NO. 181982 T1	DATE 5/8/2019	REVIEWED BY	REVISION
SALESMAN B. KAYE	DRAWN BY BZ	SEG. NO.	

SHEET NO.

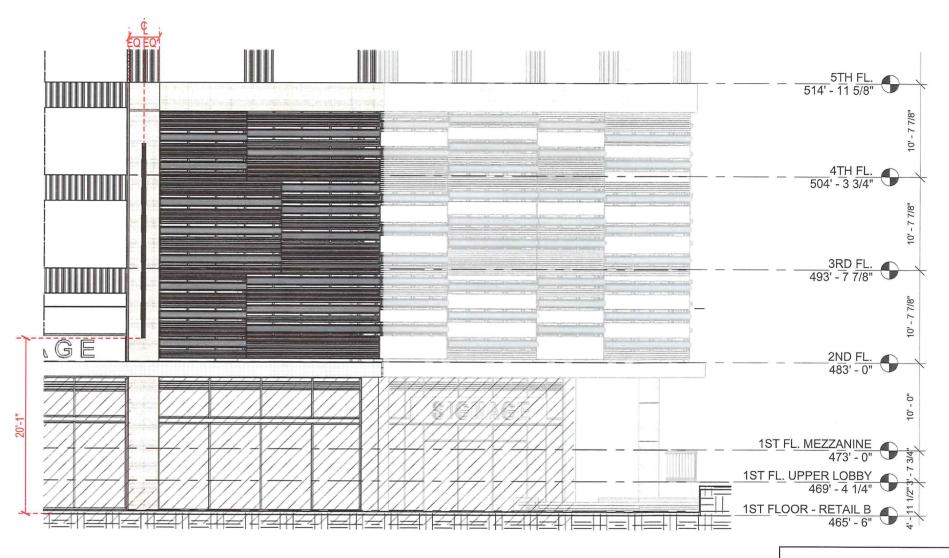
### ILLUM D/F BLADE SIGN w/ PUSH-THRU LETTERS SIGN - ELEVATION

G TYPE 12

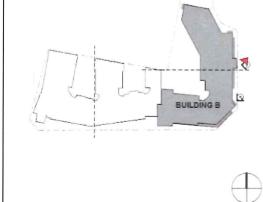
QTY.: ONE (1)

AREA: 268" x 30" = 55.8' Ø





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





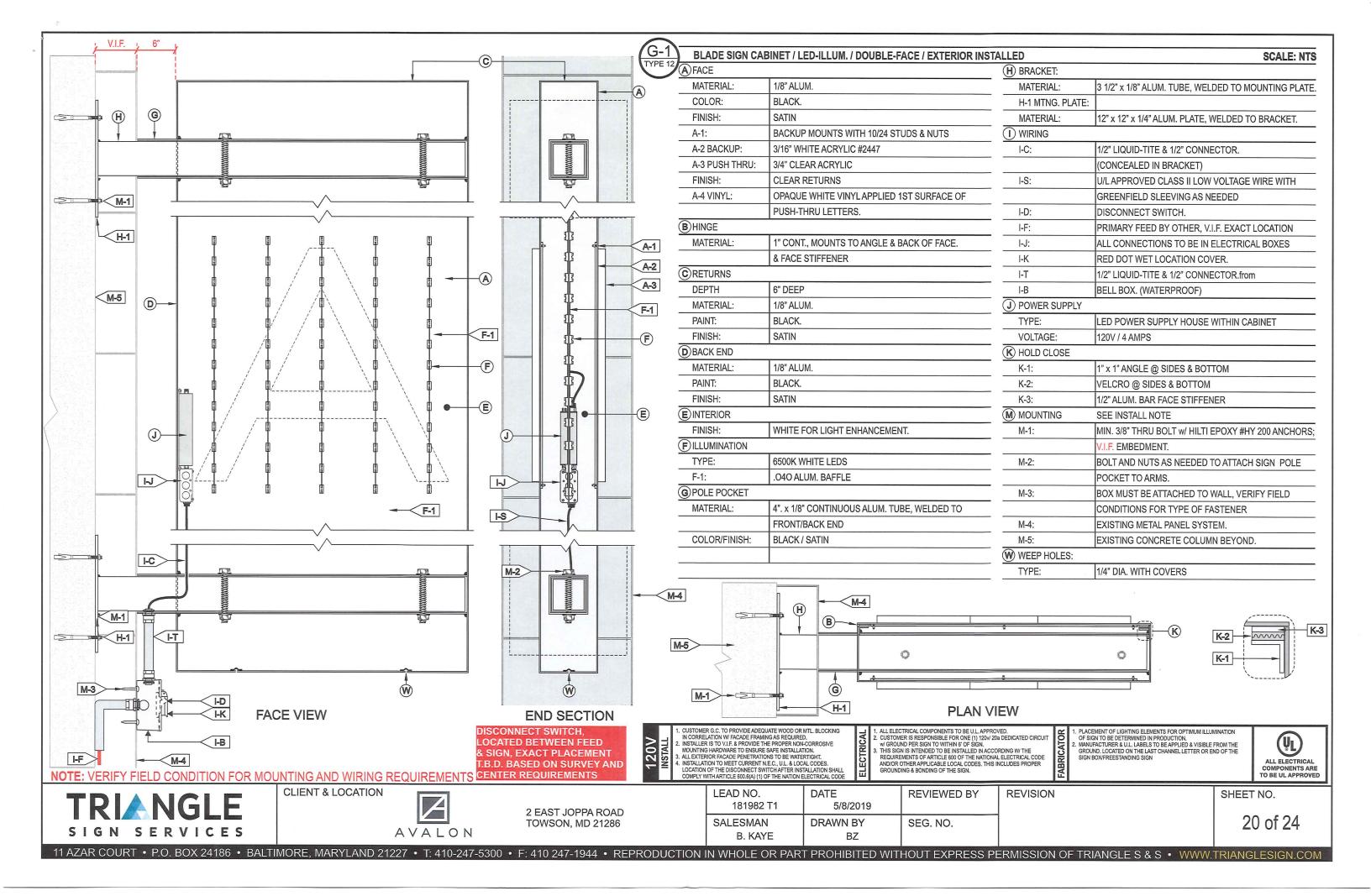
**CLIENT & LOCATION** 



2 EAST JOPPA ROAD TOWSON, MD 21286

LEAD NO. 181982 T1	DATE 5/8/2019	REVIEWED BY	REVISION
SALESMAN	DRAWN BY	SEG. NO.	
B. KAYE	BZ		

SHEET NO.

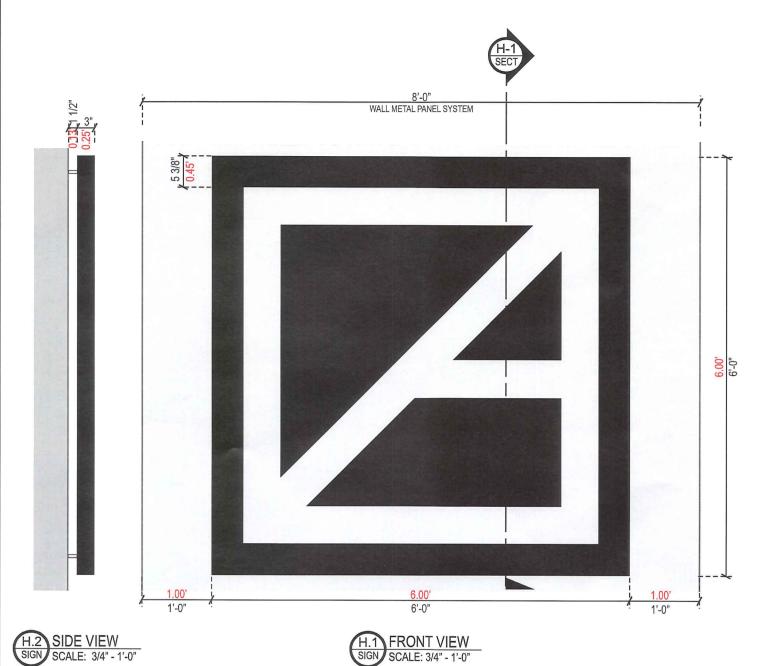




ALE: 3/4" - 1'-0" TYPE

QTY.: ONE (1)

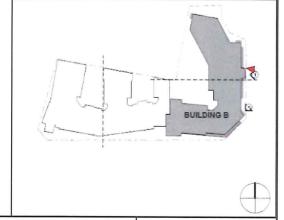
AREA: 72" x 72" = 36' Ø





REVISION

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



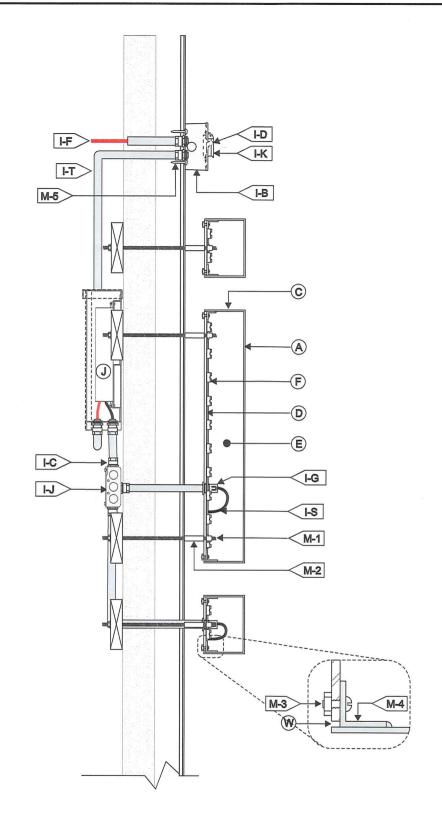
TRIANGLE SIGN SERVICES CLIENT & LOCATION

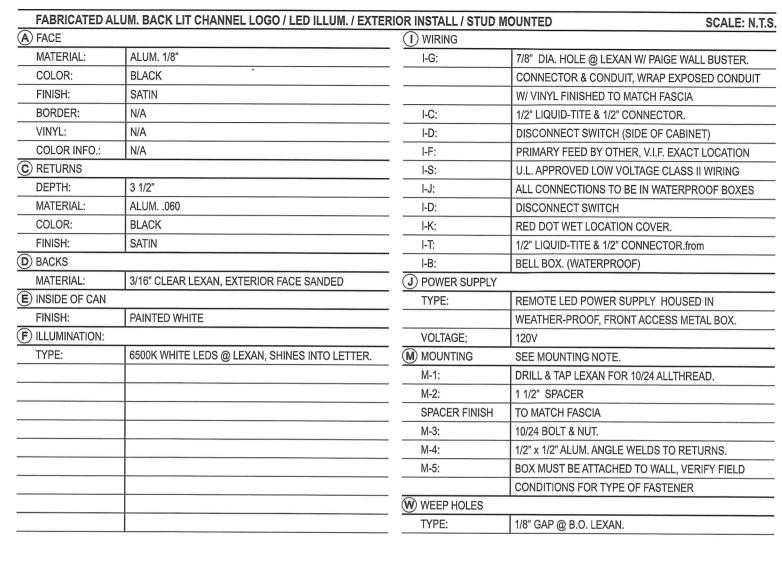


2 EAST JOPPA ROAD TOWSON, MD 21286

	LEAD NO. 181982 T1	DATE 5/8/2019	REVIEWED BY
	SALESMAN	DRAWN BY	SEG. NO.
ı	B. KAYE	BZ	

SHEET NO.







NOTE: VERIFY FIELD CONDITION FOR MOUNTING AND WIRING REQUIREMENTS



CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
 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
COCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL
COMPLY WITH ARTICLE 800.8(A) (1) OF THE NATION ELECTRICAL CODE

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 500 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

 PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.

AMAJUFACTURER 8 U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

REVISION



TRIANGLE SIGN SERVICES

**CLIENT & LOCATION** 



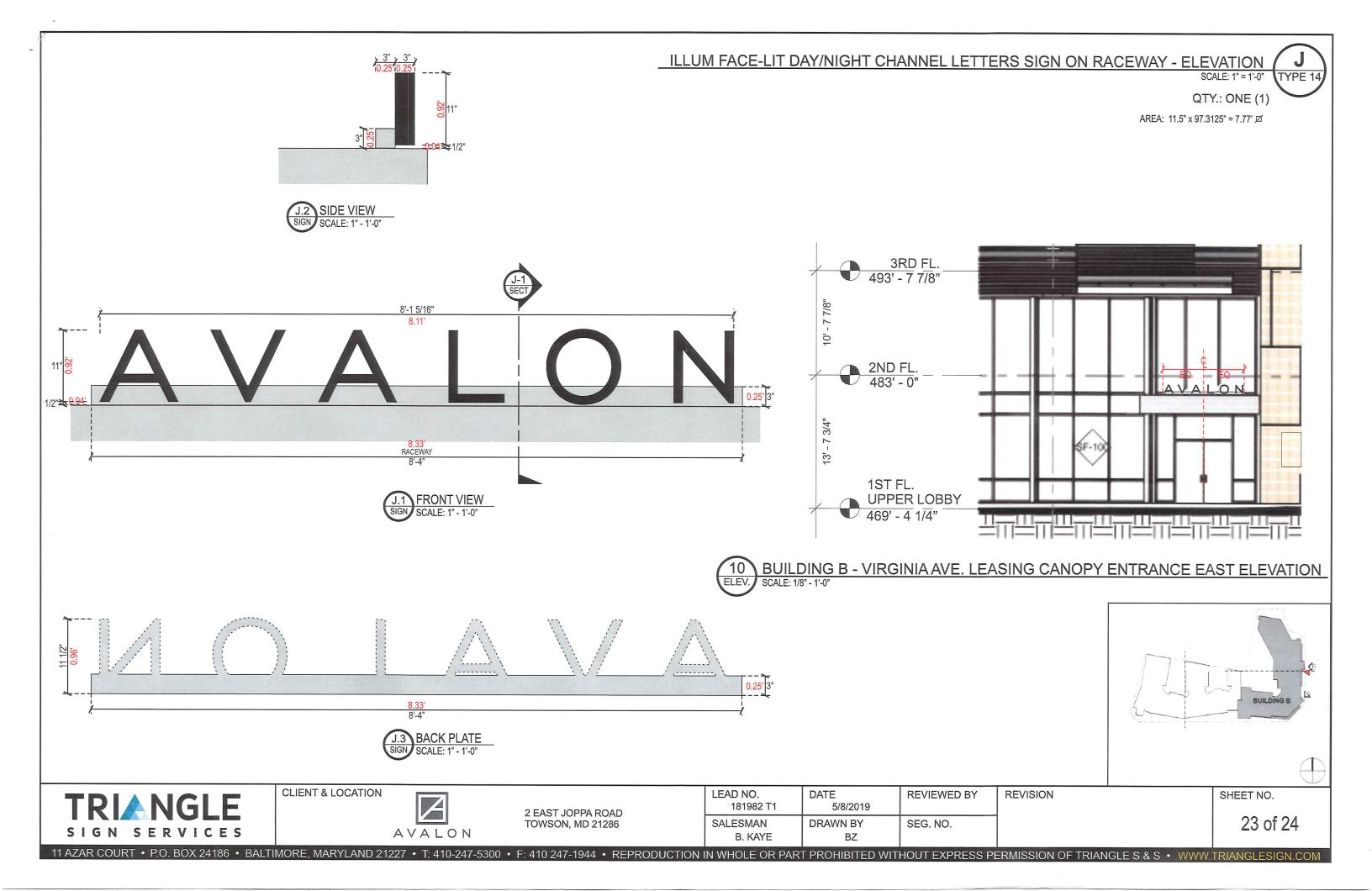
2 EAST JOPPA ROAD TOWSON, MD 21286

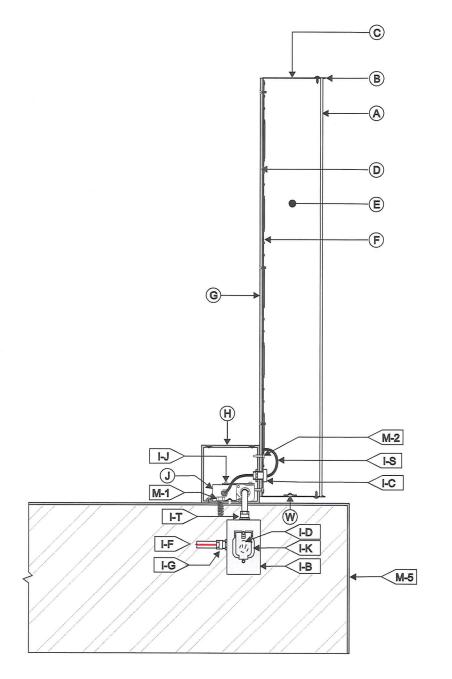
LEAD NO. 181982 T1	DATE 5/8/2019	REVIEWED BY
SALESMAN B. KAYE	DRAWN BY BZ	SEG. NO.

TO BE UL APPROVED

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SHEET NO.

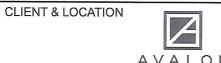




A FACE	LIT CHANNEL LETTER / LED ILLUM. / EXTERIOR INST	(I) WIRING	NTED SCALE: NTS
MATERIAL:	3/16" WHITE ACRYLIC	I-C:	BUSHING
VINYL:	3M 3635-222 BLACK (DUAL COLOR) PERFORATED VINYL	I-G;	1/2" LIQUID-TITE & 1/2" CONNECTOR.
B TRIMCAPS		I-D:	DISCONNECT SWITCH.
SIZE / FINISH:	1" / MATCH RETURNS		PRIMARY FEED BY OTHER, V.I.F. EXACT LOCATION
© RETURNS			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	SEE MOUNTING NOTE.
F ILLUMINATION:		M-1:	MIN. 3/8" MOUNTING BLOT AND NUTS
TYPE	6500K WHITE LEDS		(VERIFY FIELD CONDITION AND REQUIREMENTS)
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



2 EAST JOPPA ROAD

**20V** 

LEAD NO. DATE **REVIEWED BY** 181982 T1 5/8/2019 SALESMAN DRAWN BY SEG. NO. B. KAYE ΒZ

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120/L 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.

PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
 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

REVISION

(Îľ ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

SHEET NO.

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TOWSON, MD 21286 SIGN SERVICES AVALON

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CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION WI FACADE FRAMING AS REQUIRED.
 INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSIVES SAFE INSTALLATION.
 ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
 INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 500.6(A) (1) OF THE NATION ELECTRICAL CODE