MEMORANDUM

DATE:

February 15, 2019

TO:

Zoning Review Office

FROM:

Office of Administrative Hearings

RE:

Case No. 2019-0162-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on February 14, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c:

Case File

Office of Administrative Hearings

/dlw

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE

AND VARIANCE
(8415 Bellona Lane) * OFFICE OF

9th Election District
2nd Council District * ADMINISTRATIVE HEARINGS

Ruxton Towers, LLC

Legal Owner

Petitioner * Case No. 2019-0162-SPHA

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed on behalf of Ruxton Towers, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for proposed wall mounted identification signs (two) on walls that do not have "frontage" as defined in BCZR Section 450.3. In addition, a Petition for Variance was filed pursuant to BCZR Section 450.4.E(6)(a) Columns V and VII, to permit two (2) proposed wall mounted identification signs with an area/face of 156 sq. ft. and a height of 12.667 in lieu of the maximum allowed 25 sq. ft. and 6', respectively. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Property manager Jeffrey Dahne appeared in support of the requests. Larry Caplan, Esquire appeared and represented the Petitioner. There were no protestants or interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the BCZR. There were no adverse ZAC comments received from any of the County reviewing agencies.

SPECIAL HEARING

The special hearing request concerns the multi-story Ruxton Towers building which has existed at the site for over 50 years. The special hearing is required because the proposed

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| Date | 1-15-19 | |
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identification signs (which would replace existing identification signs of the same size and in the same location) would be located on facades without "frontage" or patient/tenant access. This is a reasonable request, especially considering that the existing signs have been in place for over 50 years.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to replace the existing identification signs. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this <u>15th</u> day of **January**, **2019**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief from Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for proposed wall mounted identification signs (two) on walls that do not have "frontage" as defined in BCZR Section 450.3, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section Section 450.4.E(6)(a) Columns V and VII, to permit two (2) proposed wall mounted identification

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1-15-19

signs with an area/face of 156 sq. ft. and a height of 12.667' in lieu of the maximum allowed 25 sq. ft. and 6', respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

 Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN E. BEVERUNGEN Administrative Law Judge for Baltimore County

JEB:dlw

| ORDER | RECEIVED FOR FILING |
|-------|---------------------|
| Date | 1-15-19 |
| D | 10.3 |



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections To the Office of Administrative Law of Baltimore County for the property located at:

8415 Bellona Lane which is presently zoned DR 16

Deed References: 21181/00251

10 Digit Tax Account # 0 9 0 3 3 7

Property Owner(s) Printed Name(s) Ruxton Towers, LIC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve proposed wall mounted identification signs (two) on walls that do not have "frontage" as defined in section 450, 3, BCZR.

a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s) 450. 4. E. (6) (a) (columns I & VII to permit two proposed upl/ mounted identification signs with an arealface of 156 square Restauct a height of 12.667 feet in lieu of the maximum allowed 25 square feet and 6 feet, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Replacement of obsolete signs on the north and south facades of the building

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Logal Owners (Potitioners):

| Contract Purchaser/Lessee. | Legal Owners (Petitioners): |
|--|---|
| | Ruxton Towers, LLC |
| Name- Type or Print | Name #1 – Type or Print Name #2 – Type or Print |
| EII ING | |
| Signature | Signature #1 Signature # 2 |
| Signature Mailing Appliess RECEIVED FOR FILING State | 8415 Bellona Lane, Towson, Maryland |
| Mailing Address City State | Mailing Address City State |
| OFFICE | 21204 /410-828-6700 / jeff@ruxtontowers.com |
| Zip Code Telephone # Email Address | Zip Code Telephone # Email Address |
| Attorney for Petitioner: | Representative to be contacted: |
| Larry Caplan | Curtis Campbell |
| Name- Type or Print | Name – Type or Print |
| | |
| Signature | Signature |
| 400 Redland Court, Suite 110, Owings Mill | s. 6212 York Road, Baltimore, MD |

| / | 10 | | | | | Signature | | | | | |
|---------|--------|-------|------|--------|-------|----------------|-------|------------|----|-------|--|
| Redland | Court, | Suite | 110, | Owings | Mills | 6212 York | Road, | Baltimore, | MD | | |
| d-000 | | Oit. | | 04-4- | BATO | M - 111 A -1-1 | | 0.1 | | 01-1- | |

Mailing Address Mailing Address

21212, 410-435-4600 410-998-2002 ccampbell@whcampbell.com 21117 lcaplan@lmcplaw.com

Telephone # Email Address Email Address Zip Code

CASE NUMBER 2019-0162-SPHA Filing Date / Do Not Schedule Dates: Reviewer

REV. 10/4/11

Supplement to Petition for Zoning Hearing

Ruxton Towers, LLC, owner of 8415 Bellona Lane, requests approval for the replacement of signs on the north and south facades of the building known as Ruxton Towers.

This multi-story building, approximately 50 years old, contains professional offices on the first floor and residential rental units above. The signs at the top of the north and south walls identify the building for both the commercial and residential occupants. The signs do not face the front of the building on Bellona Lane.

Owner desires to update, improve and replace the existing signs. The details of the proposal, including renderings of current and proposed signs, are in the attached report.

The signs will exceed 25 square feet in area.

Brian R. Dietz

Professional Land Surveyor #21080

7867 Oakdale Avenue, Baltimore, MD 21237 Phone 410-686-1198 Fax 410-682-6021

> Zoning Description For 8415 Bellona Lane November 1, 2018

Beginning at the Northeast corner of Bellona Lane (50' R/W), and Bellona Avenue (50' R/W) thence running with and binding on the East side of Bellona Lane,

- 1. North 04 degrees 50 minutes 10 seconds West 1074.45 feet, thence leaving the East side of Bellona Lane,
- 2. North 87 degrees 29 minutes 30 seconds East 115.60 feet, to the South right-of-way of the Baltimore Beltway (I-695), thence running with and binding on said Baltimore Beltway the two following courses and distances viz;
- 3. South 41 degrees 35 minutes 20 seconds East 169.84 feet, and
- 4. South 12 degrees 44 minutes 00 seconds East 288.14 feet, to the west side of Charles Street, thence running on the said west side of Charles Street, the two following courses and distances viz;
- 5. South 08 degrees 33 minutes 30 seconds West 651.37 feet, and
- 6. South 47 degrees 10 minutes 20 seconds West 74.42 feet, to the North side of Bellona Avenue, thence running with and binding on said North side of Bellona Avenue
- 7. South 86 degrees 03 minutes 20 seconds West 17.00 feet, and
- 8. North 49 degrees 08 minutes 20 seconds West 43.21 feet, to the place of beginning.

Containing 4.7845 Ac. +/- or 208,416 sq.ft. of land more or less. Being known as 8415 Bellona Lane and located in the 9th Election District, 2nd Councilmanic District.

Debra Wiley

B 1-14-19

From:

Linda Okeefe < luckylinda 1954@yahoo.com>

Sent:

Friday, January 11, 2019 5:06 PM

To:

Administrative Hearings

Subject:

2nd Certification Case # 2019-0162-SPHA

Attachments:

Bellona Lane 2nd Cert..jpeg; Bellona Lane Photo.docx

Hi Sherry,

I am attaching the 2nd Certification for Case # 2019-0162-SPHA @ 8415 Bellona Lane along with the photo of the second sign.

Enjoy the snow that is coming.

Linda

Linda O'Keefe 523 Penny Lane Hunt Valley MD 21030 Phone # 410-666-5366 Cell# 443-604-6431 Fax# 410-666-0929 luckylinda1954@yahoo.com

RECEIVED

JAN 1 4 2018

OFFICE OF ADMINISTRATIVE HEARINGS

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 1/11/2019

Case Number: 2019-0162-SPHA

Petitioner / Developer: LARRY CAPLAN, ESQ.~

RUXTON TOWERS, LLC ~ CURTIS CAMPBELL

Date of Hearing: JANUARY 14, 2019

RECEIVED

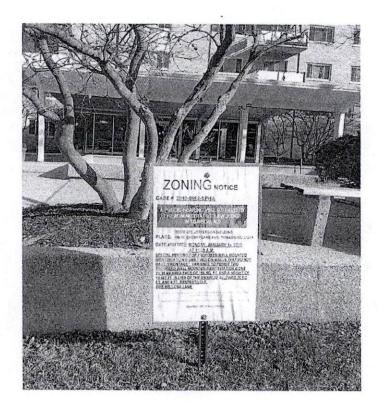
JAN 1 4 2018

OFFICE OF ADMINISTRATIVE HEARINGS

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 8415 BELLONA LANE

The sign(s) were posted on: DECEMBER 24, 2018

The sign(s) were re-photographed on: JANUARY 11, 2019



Sinda O Keefe (Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

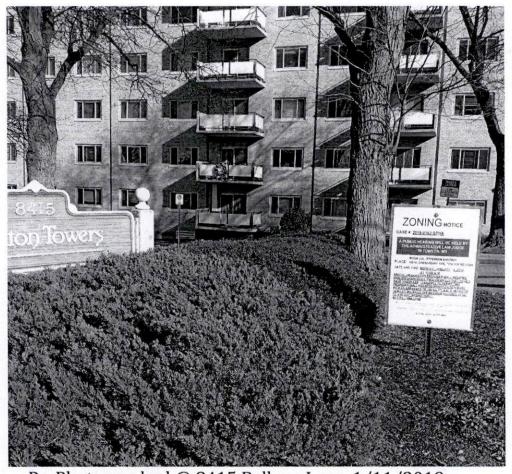
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030

(City, State, Zip of Sign Poster)

410 - 666 - 5366

(Telephone Number of Sign Poster)



Re-Photographed @ 8415 Bellona Lane 1/11/2019 CASE # 2019-0162-SPHA

RECEIVED

JAN 1 4 2018

OFFICE OF ADMINISTRATIVE HEARINGS

Debra Wiley

From:

Debra Wiley

Sent:

Friday, January 11, 2019 2:46 PM

To:

'ccampbell@whcampbell.com'

Subject:

Sign Posting Certification Needed for Case No. 2019-0162-SPHA

Mr. Campbell,

Per our conversation, please have your sign poster forward to our office (via email) the sign posting certification with pictures to:

administrativehearings@baltimorecountymd.gov

Thank you.

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings 105 West Chesapeake Avenue, Suite 103 Towson, Maryland 21204 410-887-3868 RE: PETITION FOR SPECIAL HEARING AND VARIANCE

8415 Bellona Lane; N/S Bellona Avenue, @

intersection of Bellona Avenue & Bellona Lane 9th Election & 2nd Councilmanic Districts *

Legal Owner(s): Ruxton Towers, LLC

gai Owner(s): Ruxton Towers, LLC

Petitioner(s) * BAL

HEARINGS FOR

BALTIMORE COUNTY

BEFORE THE OFFICE

OF ADMINSTRATIVE

2019-162-SPHA

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

NOV 20 2018

Peter Max Zummerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel Jefferson Building, Room 204 105 West Chesapeake Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of November, 2018, a copy of the foregoing Entry of Appearance was mailed to Curtis Campbell, 6212 York Road, Baltimore, Maryland 21212 and Larry Caplan, 400 Redland Court, Suite 1100, Owings Mills, Maryland 21117, Attorney for Petitioner(s).

Peter Max Zunmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

11 East Saratoga Street Baltimore, MD 21202-2199 (443) 524-8100

http://www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

12/24/2018

Order#:

11661693

Case #:

2019-0162-SPHA

Description:

CASE NUMBER: 2019-0162-SPHA - NOTICE OF ZONING

HEARING

Darlene Miller, Public Notice Coordinator (Representative Signature)

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0162-SPHA

8415 Bellona Lane

Ws Bellona Lane, n/e comer of intersecting streets between Bellona Avenue and Bellona Lane

9th Election District - 2nd Councilmanic District

Legal Owners: 2019-0162-SPHA

Special Hearing for proposed wall mounted identification signs (two) on walls that do not have 'frontage'. Variance to permit two proposed wall mounted identification signs with an area/face of 156 sq. ft. and a height of 12.667 ft. In lieu of the maximum allowed 25 sq. ft. and 6 ft., respectively.

Hearing Monday, January 14, 2019 at 11:00 a.m. in Room 205, Jefferson

Building, 105 West Chesapeake Avenue, Towson 21204

Director of Permits, Approvals and Inspections for Baltimere County NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE, FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

| Case Number: 2019-0162-SPHA Property Address: 8415 Bellona Lane |
|---|
| Property Description: |
| Legal Owners (Petitioners): Ruxton Towers, LLC |
| Contract Purchaser/Lessee: |
| PLEASE FORWARD ADVERTISING BILL TO: Name: LARRY CAPLAN, Esq. |
| Company/Firm (if applicable): |
| Address: 400 Redland CL. Suite 110 Owings Milly Md. 21117 |
| Telephone Number: 410 998 - 2002 |



JOHN A. OLSZEWSKI, JR. County Executive

DIRECTOR
Department of Permits,
Approvals & Inspections

January 11 2019

Larry Caplan 400 Redland Court, Ste. 110 Owings Mills, MD 21117

RE: Case Number: 2019-0162-SPHA, Address: 8415 Bellona Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 14, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

Supervisor, Zoning Review

WCR: kll

Enclosures

c: People's Counsel Ruxton Towers, LLC, 8415 Bellona Avenue, Towson 21204 Curtis Campbell, 6212 York Road, Baltimore 21212

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

Department of Permits, Approvals

MCL

FROM: Vishnu Desai, Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For November 26, 2018

Item No. 2019-0150-A, 0151-SPHA, 0158-A, 0159-SPHA, 0160-A, 0161-

DATE: December 19, 2018

SPHA and 0162-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

VKD: can



Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: /1/20/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. Zoi9-oi6Z-SPHA

Special Hearing Variance Ruxton Towers, LLC 8415 Bellona Lane

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.

Metropolitan District Engineer

Maryland Department of Transportation

State Highway Administration

District 4 - Baltimore and Harford Counties

WW/RAZ



JOHN A. OLSZEWSKI, JR. County Executive

December 6, 2018 DIRECTOR
Department of Permits,
Approvals & Inspections

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0162-SPHA

8415 Bellona Lane

N/s Bellona Lane, n/e corner of intersecting streets between Bellona Avenue and Bellona Lane 9^{th} Election District — 2^{nd} Councilmanic District

Legal Owners: 2019-0162-SPHA

Special Hearing for proposed wall mounted identification signs (two) on walls that do not have "frontage". Variance to permit two proposed wall mounted identification signs with an area/face of 156 sq. ft. and a height of 12.667 ft. in lieu of the maximum allowed 25 sq. ft. and 6 ft., respectively.

Hearing: Monday, January 14, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon Director

AJ:kl

C: Larry Caplan, 400 Redland Court, Ste. 110, Owings Mills 21117 Ruxton Towers, LLC, 8415 Bellona Lane, Towson 21204 Curtis Campbell, 6212 York Road, Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 24, 2018.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD

Monday, December 24, 2018 - Issue

Please forward billing to:

Larry Caplan 400 Redland Court, Ste. 110 Owings Mills, MD 21117 410-998-2002

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0162-SPHA

8415 Bellona Lane

N/s Bellona Lane, n/e corner of intersecting streets between Bellona Avenue and Bellona Lane 9th Election District — 2nd Councilmanic District

Legal Owners: 2019-0162-SPHA

Special Hearing for proposed wall mounted identification signs (two) on walls that do not have "frontage". Variance to permit two proposed wall mounted identification signs with an area/face of 156 sq. ft. and a height of 12.667 ft. in lieu of the maximum allowed 25 sq. ft. and 6 ft., respectively.

Hearing: Monday, January 14, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DATE: 12/7/2018

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO:

Arnold Jablon

Deputy Administrative Officer and

Director of Permits, Approvals and Inspections

FROM:

Andrea Van Arsdale

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 19-162

INFORMATION:

Property Address:

8415 Bellona Lane

Petitioner:

Ruxton Towers, LLC

Zoning:

DR 16

Requested Action:

Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the administrative law judge should approve two proposed wall mounted identification signs on walls that do not have frontage and a variance to permit those signs to be 156 square feet and 12.667 feet in height in lieu of the required 25 square feet and 6 feet, respectively.

A site visit was conducted on November 28, 2018.

The Department of Planning has no objections to granting the requested relief.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:

Jessie Bialek

Division Chief:

Jenifer G. Nugent

AVA/JGN/JAB/

c: Bill Skibinski

Curtis Campbell

Larry Caplan

Office of the Administrative Hearings

People's Counsel for Baltimore County

• -• J •

| CASE NAME | Ruxton | Towers, he |
|-------------|-----------|------------|
| CASE NUMBER | R 2019 -6 | 162-SPHA |
| DATE 1/14 | 12019 | |

PETITIONER'S SIGN-IN SHEET

| NAME | ADDRESS | CITY, STATE, ZIP | E - MAIL |
|----------------------------|----------------------------------|------------------|----------------------------|
| LARRY CARLAN TERFREY Dahne | 400 andland CT 845 Bellona la | TOWSON | Jest e lux testourers. con |
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CASE NO. 2019- 01 42 - SPHA

Support/Oppose/

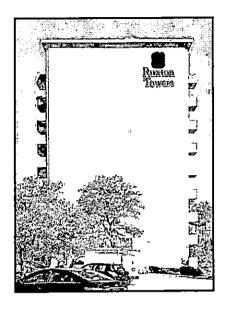
CHECKLIST

| Comment Received | <u>Department</u> | Conditions/ Comments/ No Comment |
|----------------------|--|--|
| 12-19 | DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent) | NO |
| | DEPS (if not received, date e-mail sent) | |
| | FIRE DEPARTMENT | |
| 19/11 | PLANNING (if not received, date e-mail sent) | NOOLI |
| 11-20 | STATE HIGHWAY ADMINISTRATION | No objection |
| | TRAFFIC ENGINEERING | Carried States Control of the Contro |
| | COMMUNITY ASSOCIATION | |
| | ADJACENT PROPERTY OWNERS | |
| ZONING VIOLATIO | ON (Case No | |
| PRIOR ZONING | (Case No | |
| NEWSPAPER ADVI | ERTISEMENT Date: 12-24-19 | 3 |
| SIGN POSTING (1s | Date: $2-54-18$ | by O' Keige |
| SIGN POSTING (2^n) | Date: 1-11-19 | by |
| PEOPLE'S COUNSE | EL APPEARANCE Yes No C | |
| | 1-11-19 Left mog. w/ securing. Need Sign Cut. | for Ur. Campbell |

Real Property Data Search

Search Result for BALTIMORE COUNTY

| View I | Map | View Groun | dRent Redemption | | | | View GroundRent Registr | ation |
|------------------------|----------------------------|---|-----------------------------|------------------------------------|------------------|--------|---|---|
| Tax Exer Exempt (| • | , | Spec NONI | ial Tax Recapture: | | | | 711411711111111111111111111111111111111 |
| Account ld | dentifier: | Distr | ict - 09 Account Nu | mber - 0903371952 | 2 | | | |
| | | _ | 1 | Owner Information | | | | |
| Owner Nai | me: | RUX | TON TOWERS LLC | Use: Prin | : cipal Resid | ience: | APARTMENTS NO | |
| Mailing Ad | idress: | | YORK RD I'MORE MD 21212- | Dee | d Referenc | e; | /21181/ 00251 | |
| | | DAL | | n & Structure Inform | ation | | | _ |
| Premises / | Address: | 8415 0-00 | BELLONA LN | | al Descript | ion: | 4.9444 AC ES BELLONA L NE COR BELTV | |
| Map: 0060 | Grid: Parcel: 0023 0521 | Sub District: | Subdivision; 0000 | Section: | Block; | Lot: | Assessment Year; 2017 | Plat No: Plat Ref; |
| Special 1 | Tax Areas: | - | | Town: Ad Valorem: Tax Class; | , | | NONE | |
| Primary | Structure Built | Above Grade Li | iving Area | Finished Basem | ent Area | | Property Land Area 4.9400 AC | County Use 11 |
| Stories | Basement | Туре | Exterior | Full/Half Bath | | Garage | Last Major Renov | ation |
| | <u>-</u> | | | Value Information | | | | |
| | | Base V | Base Value | | | Phase | -in Assessments | · · · · · |
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| | LAIRIDGE TOWERS CO | | | 11/03/1978 | | | Price: \$ | |
| | ON-ARMS LENGTH OTH | 1EK | | 1: /05954/ 00742 | | | Deed2: | |
| Seller: | | | Date: | | | | Price: | |
| Type: | | | Deed | | | | Deed2: | |
| | | 61 | | emption Information | | | | |
| Partiai Exe County: | empt Assessments: | Clas | 5 | | 1/2018 | | 07/01/2019 | |
| County; State: | | 000 | | 0.00 0.00 | | | | |
| State. Municipal: | : | 000 | | | 00.00 | | 00.0[00.0 | |
| Tax Exer | | | Snec | ial Tax Recapture: | 1-1-4 | | 0,00 0,00 | |
| Exempt (| | | NONE | | | | | |
| | | | Homeste | ad Application Infor | mation | | | |
| Homestead | d Application Status: N | lo Application | | | | | | |
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Ruxton Towers

8415 Bellona Lane Towson, MD 21204 Illuminated Channel Letters/Logo

Issued Date: 6/18/18

CONSTRUCTION 50%

CONSULTANTS: Murdoch Engineering 2 Hummingbird Ct. Howell, NJ 07731 (973) 570-8215 CUENT APPROVAL: DEPARTMENT APPROVAL: MD FEL: #41030 Exp 8/17/2019 Illuminated Channel Logo/Letters Cover Page PROJECT NO. ΦX 159982 73048-3 2 All dissigns indicated in thinso drowings are the property of Cabbo, All dispyrights reserved. No copies, transmissions reproductions or cronic prohipublished of any portion of these disolvings or whole or in pa-are to be made without the expiress wides perfection of Cabbo DWG. NO. SHEET

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Gable

SOLUTIONS COMPANY. 7440 Fort Smallwood Road Baltimore, Maryland 27226 800,854,0568

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Wind Loads

PET. No.2

| | | | DRA | WING INDEX | | | | |
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| Page | Drawing Type | Issued | Review Action | Issued | Review Action | Issued | Review Action | ••••• |
| C-100 | Cover | | | | | | | ! |
| DI-100 | Drawing Index | | | | | | | Gable |
| GN-100 | General Notes | | | <u> </u> | | | | |
| GN-101 | General Notes | | | | | | | |
| GN-102 | Engineer Notes | | | | | | | |
| SITE LOCATION PLAN | | | | | | | | A VISUA SOLUTION COMPAN |
| SP-100 | Site Plan | 6/18/18 | Engineering | | | | | 7440 Fort Smallwood Re Baltimore, Maryland 212 800.854.05 |
| GRAPHICS/FINISHES | | | - | | | | | PROJECT TIME |
| GF-100 | Graphics/Finishes | 6/18/18 | Engineering | | | | | Ruxton Towers |
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| A-100 | Existing Elevations | 6/18/18 | Engineering | | | | | DILAWING DATE SALES REP PRO 6/18/18 GG |
| A-101 | Proposed Elevations | 6/18/18 | Engineering | | | | | ENCHASER OF RECORD SERL/SIGNATURE/DA |
| A-102 | Fab. Details / Mounting | 6/18/18 | Engineering | | | | | |
| A-103 | Mounting Clip Details | 6/18/18 | Engineering | | | | | <u> </u> |
| ELECTRICAL | _ | | | | | | | |
| E-100 | Power Connection Diag. | 6/18/18 | Engineering | | | | | |
| E-101 | LED Layout | 6/18/18 | Engineering | | | | | |
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| electrons; manipulation of any portion of these diseasings in whole of an par- are to be made sufficial the accrets widon permission of Galde. | | | nors wellen permission of Gazile | 0439MR0 D | | Df-100 | | |

General Design Drawing Notes:

- 1. Gable drawings and specifications remain the property of the design professional. Copies of the design drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they were prepared, and not for the construction of any
- 2. Gable's drawings are meant to be diagrammatic for type and location of fixtures and other associated devices. Exact installation requirements to comply with all codes and regulations as determined by the architect of record, electrical engineer and structural engineer. All design documentation and installation should comply with applicable codes. The notes on this page are meant to clarify the project design
- 3. It is assumed that the Gable project design team has reviewed the documentation and shall communicate any conflicts in the design
- 4. Contractor/ fabricator shall not deviate from Gable's design drawing details, Any modifications must be reviewed and approved by Gable.

General Engineering Notes:

- Steel design and febrication shall be in accordance with AISC, 14th edition
 Round & squarefrectangle HSS shall be ASTM A500 Grade B.
 Plate, angles and channels steel shall be ASTM 35.

- 4. Wide flange and tees (WT) shall be ASTM A992.
- 5. Shall discrepancies exist between the plans and actual conditions, contact Engineer of Record (EOR) for design review and/or revision.

Steel Welding Notes:

- 1. Welding shall be in accordance with AWS D1.1.
- 2. AWS certification required for all structural welders.
- 3. E70XX electrodes for SMAW process.
- 4. F7X-EXXX electrodes for SAW process.

Aluminum Waldlen Notes:

- 1. Welding Shall be in accordance with AWS D1.2
- 2. Aluminum alloy filer 4043 shall be used in all structural welds.
- Fillet weld size shall not exceed thinnest member thickness of joined sections
- 4. Welding process GMAW or GTAW shall be in accordance with AWS D1.2

General Lighting and AV Installation Notes:

It is intended that the installing contractor shall:

- 1. Bid, provide and install all fasteners, hanging rods, support elements, anchors, sefety/ seismic materials, miscellaneous metals, etc. that are not indicated as being
- Complete all terminations and verify continuity and consistency of all low voltage and data communication systems.
 Be responsible for the supply and installation of all additional material to ensure the sale and reliable operation of all emergency lighting and
- 4. Be responsible for the supply and installation of plugs and cord caps where required, owner provided.
- 5. Be responsible for the installation of any and all lamps, color filters, screens, asfety cables, touvers and diffusers in accordance with the bohling design drawings.
- Be responsible to supply and install all low voltage transformers and associated low voltage gear as required,
- Focus all lamps and fixtures per the design drawings, or, if no focus indication is shown, focus all downlights straight down.
 Bo responsible for making their own quantity counts for all equipment that they are asked to supply including modifications to quantities to match field conditions
- 9. Be responsible for supplying clean power to all control and dimnting equipment and to install any necessary equipment to avoid power
- 10. Provide strain-retinyed and weatherproofed exterior connections/ terminations.
- 11. Utilize manufacturer shop drawings and instructions for energization prior to system commissioning. Improper turn on of system may void? atter manufacturer warranty. Electrical contractor will require written authorization from manufacturer prior to commissioning: 12.Install dimmer racks in accordance with manufacturer's specifications and shop drawings.

General Control, MDF, IDF Room Notes:

- 1. All control rooms shall be locked, clean and dry with faushed, pointed and sealed walls, floor and ceiling
- 2. Each freestanding, dimming, and control rack requires 3' of clearance in front and above each rack. Additional clearance requirements will be shown on control room layout page.

 3. Each control dimming/AV room requires a minimum of 10 finished ceiting height, of record.
- Gable recommends a sub-ligor and/or cable tray a miramum of 96 inches above finished floor mounted over the control racks.
- All main control room access doors must be oversized with a minimum of 7" high clearance.
 Floor mounted racks to be placed on a 4" pad above finished floor.
- 7. Main power feeds should have a local breaker/disconnect switch installed next to each dimmer/relay rack. Power protection device must be
- specified by the engineer Gable is not responsible for the design and integration of backup power systems for control racks.
 The control and dimmer room environment must maintain a temperature at 70° 1 (20° c) and turnicity at less than 50% and provide air fittration.
- that removes 95% of all particles 0.5 microns in size or larger, Systems shall be operational prior to commissioning.
- 10. Electrical engineer to provide lighting in control room(s) to med a minimum of 20-foot candles.

 11. Minimum of 6 convenience cutlets (duplex style, 20-amp) shall be provided in each control room separate from equipment racks 12.
- 12. Gable recommends that no overhead sprinkler system be installed in the control/dimming room(s)

General Data Communication, Low Voltage and AV Wiring Notes.

- A wired high-speed internet connection must be provided to main control room.
 All fiber optic Infrastructure including all fiber patch panels and modular patch conds require connectors per equipment specifications to be provided, Installed and terminated by certified contractor prior to rack commissioning.

 3. No changes or substitutions shall be made to Gable's cable' equipment specifications, or documentation without written permission.
- Gable recommends 20% spare conduit capacity and an additional spare home run for the main introstructure. All cable infrastructure and withours adhere to manufacturer specifications and shoo drawings.
- Gable recommends against the use of GFI protection on loads related to thestrical lighting. AV, and special effects
- 6. The engineer shall provide individual toad calculations that adhere to all local codes and dimming equipment specifications as well as all
- 7. All data wires and control cables pulled into equipment/ control rooms shall be left with a minimum service loop of 12 in each rack location and minimum of 8' in all feeds and switch gear.
- Bech circuit must have an independent hot, neutral, and ground. No sharing of hot, neutral, or ground shall be permitted.
 All control 8 low voltage cable home runs cannot be spiced. field locations.
- 10. The engineer should allow for 4" minimum distance between high and low voltage conduits. High and low voltage conduits must cross at 90-degree angles.

 11. All cables must be labeled in accordance with Gable's drawings and other furnished documentation.
- 12 Final cable specifications to be approved by electrical engineer. Installing contractor must verify maximum length of all cable runs prior to installation, if run exceeds maximum cable length of manufacturer analysis product specification, installing combactor to provide alternate wiring methodology or specification for review by Gable
- 13. All applices for exterior fixtures must be made in suitable waterproof junction boxes, with conduits sealed against water intrusion
- 14. All ground recessed exterior flatures must be installed to manufacturer's specific instructions, particularly regarding drainage, sealing and
- 15. All electrical junction boxes are to be provided by the electrical contractor as the point of connection within 6 feet of the sign. and electrical
- All electrical connections to the sign shall be made by a Gable Representative.
- 17. All electrical connections are to be made in accordance with the requirements of the National Electrical Code (N.E.C.) in addition to all applicable local codes.
- 18. All installation standards for high and low voltage systems, control and data cabling, and ferminations must meet and compty with USITT, BICSI, AES, NFPA and NEC slandards, Standards may be found at:

WWW.NFPA.ORG WWW LISHT COM

WWW.AES.ORG

WWW.BICSI.ORG

General Installation Notes:

- 1. Installer shall be responsible for determining the erection, maintenance and dismantling of all barricades or protective coverings necessary to
- Installer shell out opportunity of user imming the cereous maintained and distributions of a businesses of processing installations and property during the performance and duration of the work.
 Installer shell allow components to substrate in accordance with the structural engineers and manufactured instructions unless otherwise shown. Install level, plumb, and at the opposer height. No inventent of signs at their foundations shall occur, the components must remain true and plumb on their foundations.
- 3. Installation includes provision of any required footing, all anchor boits, fastenings, attachment metal, and other miscellaneous metal tems embedded in concrete or building wall material as required, and security of components.

 4. All items to be installed shall be left in a clean condition.
- Upon completion of the installation of each component, clean all solled surfaces and louch-up all imperiections that may have occurred during the time of handling and installation.
- 5. All debris and packing material shall be removed and disposed of in a legal manner. All protective masking of the surfaces shall be removed upon completion of the installation.
- Gable is not responsible for the design or implementation of emergency and life safety systems.
- All excavation and site work shall be returned to its original grade configuration ofter contract items are installed;
 All atypical installation conditions encountered by the installer must be brought to the attention of appropriate Gable personnel.
- Installer is responsible for compliance with all OSHA requirements and regulations.
 Installer is responsible for compliance with all applicable environmental regulations.
- Designed Per (BC 2015 MD Entron

Danisma Pa- Numinos Building Performance Standards

| Wind Loads | | | |
|----------------------------|---|---------|--|
| Unimeta Design Wind Speed | | 115 mpn | |
| Hernonii Design Wind Speed | | 29.1 mm | |
| Pisk Cit. | | 11 | |
| (8 Sac Peak Gust MPH*) | | | |
| Mand terperature Factor | ŧ | 1 | |
| Wind Exposure | | c | |
| Sust Factor | | 6.65 | |

| Ground Snort Load | Pg | 25 psf |
|---|--------|----------|
| Snow Exposure Factor | 14- | 1.0 |
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COMPANY. 7440 Fort Smallwood Road Baltimore, Maryland 21225 200 254 0568

PROJECT TITLE: Ruxton Towers ORNER TID E **Ruxton Towers** City stud Towson, MD DRAWING DATE 6/18/18 SALES NEP GG PIKLELT MGA. ĞG ENCRAFFILOF RECORD SEAL/SIGNOVINE/OUTE:



173,570-42/6 173,570-42/6 114 MWO41-812512016 doch, FE m/essional Engineer MD FE Lat. #41030

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Illuminated Channel Logo/Letters MO, DATE PREVIORNIG DESCRIPTION General Notes PROJECT NO. TASK NO. ďχ 73048-3 159982 2 All designs included in these dimerries and the property of Guble. All copyrights reversed, No copiest, Italiannessons septoductions or from manipulation of any portion of these discrings in whole of in pa-are to be made sufficial the express written portes should Guidin. DWG, NO. SHEET 0439MRO GN-100

General Concrete Foundation Notes:

- 1. Engage a private utility locating specialist and mark existing utilities in proximity to sign foundation before excavation. Likewise, contact Miss Utility for marking of all public utilities in the work area.

 2. Excavate for sign (coundation to elevations and dimensions indicated. Reconstruct sub-grades that are un-firm, disturbed, or composed of
- unsuitable soil, or has been damaged by freezing temperatures, frost, rain, accumulated water, or construction activities by excavaling further, backfilling with satisfactory soil or fill, and compacting to original sub-grade elevation. Do not install footings in damp or saturated soils. Do not leave open excavation during off-work hours.
- 3. Install concrete looting with reinforcement, foundations, and other embedded items required for installation of signs, as approved by contractor lumished Engineer.
- 4. Sel core drill and set anchors boils from footing base plate onto non-shrink grout leveling bed. Ensure post is level and plumb, and at heights indicated, with surfaces free of distortion and other defects in appearance.
- 5. Coordinate and install power source feed who from adjacent sub-grade and form bend of conduit chase (sweep) into foundation pour. Verily size remirements prior to
- 6. Back fill footing/foundation once concrete reaches 3000-pound compressive strength. Backfill material shall be free of fitter, debris and organic matter. Backfill installation, material shall have not more than optimum water content prior to compaction operations, soils to dry to suitable levels if over- saturated.
- 7. Minimum concrete strength shall be 3,000 psi, w/ 6% air entrainment unless otherwise noted.
- 8. Concrete design & construction to be in accordance with ACI 318-05
- Concrete design a constrained earth excavations must be care under proper conditions for four days prior to sign box installation.

 (Exception: if the overall height of the sign is less than 20 feet and the sign pole(s) are adequately braced as necessary against wind loads. for a minimum of 4 days, the box may be installed the same day as the footing is poured.

 10. For pier and calsaon footings, concrete must be poured against undisturbed earth.
- 11. Maintain a minimum of 3" cover over all embedded steel.
- 12. Provide a maximum of 4" cover between the bottom of support pole and bottom of the concrete footing on all direct burial footings. (Unless otherwise noted)
- 13.If day, sill or organic soils are encountered upon excavation it is the installing contractor's responsibility to contact a licensed civil engineer for design modification.

General Electrical Grounding Notes:

- The single point ground system (SPGS) is a grounding mandate that all major components of the building safety protection system to be designed and bonded to a single ground reference point. These components consist of ground electrodes, grounding electrode conductors. grounded conductors, and grounding conductors. These conductors are designed to create the path of least resistance/impedance. This
- allows any vallage produced as current to flow or return to its source along the proper designated path.

 2. Connections to the SPGS will reduce voltage potential differences among various types of equipment. This should reduce personnel safety hazards, protect the equipment and reduce noise currents that may affect the operation of voltage sensitive equipment. This includes equipment such as communication switching equipment and any computer-controlled equipment.
- The SPGS has one mam connection point. The single ground reference point is usually designated as the master ground but (MGB).
 Grounding conductors and their grounded components must be isolated from any unintended contect with other grounding conductors and grounded components except at the single ground reference poet, the MGB. Any unintended points of contact among different grounding conductors and components create ground loops within the SPGS and are violations of the SPGS.
- 5. All computer, network, data and audio related field connected devices must have their grounds referenced to the control room where their source outputs will be connected.
- 6. The ground reference differential must not exceed 2 volts: Levels higher will result in degradation in performance and damage to the

General Manufacturing Notes:

- 1. Details depicted on the construction documents shall be followed for exterior appearance,
- Approved Structural design shall utilize self-supportive framing.
- 2. Approved Sintural oreign real usure sers-supporter learning.
 5. Fabrication or Gabinet, exposed faces and graphize devices to alze and styla indicated and produced surfaces free from oil canning, warping, distortion or any irregularities or inconsistencies. Include internal braving for stability and attachment of mounting accessories as required.
 6. Fabrication may change intentior construction shown on these delaits to confirm with general shop practices. However, these changes must be
- submitted to TSD as part of the shop drawings and be reviewed by TSD and noted prior to febrication.
- Construct all work to eliminate burns, cutting edges and sharp corners.
- All welding must be performed by operators who are currently qualified by tests as prescribed in AWS D.1.1, and or D.1.2 as applicable, and recognized building code authority.
- Make all signs tight fitting, between parts and sections, and with adjacent surfaces.
- Unlass indicated otherwise, non-welded joints between various portions of signs must be weatherproof (for exterior signs) and have tight, hairtine-type appearances, without gaps (varying or otherwise). Provide sufficient lastenings to preclude looseness, racking, or similar
- 9. Conform to manufacture's recommended fabricating procedures regarding fastening, restraining, expansion and contraction of dissimilar
- 10. Isolate dissimilar materials to prevent galvanic comosion by means of rubber padshvashers and utilize inert (stainless steet) fasteners. 11. Signs to be assembled and mounted so as to provide reasonable case of access and replacement of all components.
- 12. Aluminum sheat not less than ,125" unless noted otherwise, fabricale by MIG welding, filled and ground smooth, unless the seam occurs along a color break. Then a clean bult joint with concealed backing channel and plug weld is acceptable.
- 13. All bends, curves, and folds to be geometrically correct and produced by a consistent mechanical method unless approved otherwise. 14. Jointing and brake forming all sheet metal shall have brake formed edges with radii not greater than sheet thickness unless otherwise
- specified. Adjacent stock shall have edges with smilar rade.

 15. Welding on all exposed webs is to be ground smooth to malch surface of adjacent material.
- 16. All mounting pollems and or templates shall have at least a fully marked base line and center line depicted on the pattern.

General Vinvi Graphics Application Notes:

- 1. Sign copy to comply with the requirements indicated for size, proportion, style, spacing, content, position, material, linish and color of letters, numbers, symbols and other graphics devices.
- 2: All letter forms shall be aligned so as to maintain a baseline parallel to the sign format, with margins and layout as indicated on design
- 3. Routed copy: Cutting and routing shall be done in such a manner that edges and corners of finished teller forms shall be sharp and true. Letter forms with nicked, cut, ragged, counded positive or negative corners, and similar disfigurements will not be acceptable. Letter forms shall be aligned to as to maintain a base line parallel to the sign format. Vertical strokes shall be plumb. Mechanically fasten center of letters to acrylic plastic as required.
- 4. All high resolution large format digital printing shall be protected with a UV over laminate.

General Spray Finishing Notes:

- 1. Pro-treatment: All surfaces shall be sanded, cleaned, primed, and pre-treated as required prior to finishing.
- 2. Paint: Paint shall be manufacturer's highest grade for best ultraviolet light resistance, weather ability and overall longevity of finish and color pigmentation retention.
- Paint color mixtures shall be cross checked with approved color control samples, prior to the final finishing process.
- All painted surfaces shall be tree from particulates, blemishes, dry spots, prange peet and unevenness of spray patterns
- There shall be no de-lamination of any parts of the sign or of the lettering from the sign lace.
- 6. There shall be no cupping, warping, or dishing in excess or other disintegration of the sign face.

Verify in Field (V.LF.):

1. Where "Verify in Field" (V.I.F.) is found in this drawing, the GABLE project manager will assign tasks to "Verify in Field" and submit information / results back to the GABLE technical learn.

SYMBOL LEGENDS:



Look Point

Designad Par IBC 2015 MO Edinge

Designed For Marviana Building Pedathance Standalds

Wind Loads 1.Rumana Craigo West Speci Nominal Design Wm 1 Speed 89.1 mch Rose Lat. (3-Sec Peak Sust MPH*) Wind Importance Factor West Exposure l= 1 0.85 tital Later

Snow Loads

Ground Snott Local Mr. co saf Source Employers Eactor 40- 1.3 Snow Load Importance 15- 1.2 Danmai Factor C 10 Exercise transporter to assigned in proprotecte until appicable provisions at the ASCE 7-10



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road Baltimore, Maryland 21226 800.854.0568

Ruxton Towers ORDER TITLE Ruxton Towers CITY/SUATE Towson, MD DRAWING DAJE 6/18/18 SALES REP GG PROJECT MOR. GG ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



2 HARRIMGERH DOT POWELL, NI DOTAL 973; 570-82/4 UL MWO'N 612812018 ero Muraoch, PE MD PE Le #1030

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DEVISION HISTORY PALECTYPE Illuminated Channel Logo/Letters PREY DRWG DESCRIPTION **General Notes** PROJECT NO. TASK NO. QTYL

All designs instealed in thisse drivvings are the property of Gable.
All copylights reverved, No copies hantensscens reproductions or any production of any portion of these dearings in whole or in pri-are to be made without the express within permission of Gable.

DATE

73048-3 159982 2 DWG NO SHEET 0439MR0 GN-101



- 1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE
- INTERNATIONAL BUILDING CODE (IBC).

 2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION, TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS,
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, DO NOT SCALE DRAWINGS.

 4. ALL OMISSIONS AND/OR CONFLICTS RETWEEN THE VARIOUS ELEMENTS OF THE WORKING
- DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.

 5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK,
- CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ATUMINUM DESIGN MANUAL.
- 6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE
- 7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN
- APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.

 8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE
- CONTRACTOR. 9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK, NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

- 1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING: Ev=42 KSI MIN ROUND HSS ASTM ASOO, GR B SQUARE/RECT HSS Fv=46 KSI MIN. ASTM ASCO, GR B THREADED ROD Fy=46 KSI MIN ASTM A36 STEEL PLATE ASTM A36 Fv=36 KSI MIN STO. PIPE ASTM AS3, GR B Fv=35 KSI MIN
- 2. BOLTS SHALL CONFORM TO ASTM A307 UNO..
 3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
- 4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
- NUTS SHALL CONFORM TO ASTM AS63.
 WASHERS SHALL CONFORM TO ASTM F844.
- 7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO 8. WELDING:
- a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1:1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY, WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
- b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
- C. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER

- AISC SPECIFICATION, SECTION 12, TABLE 12.4
- d, BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

- 1. FABRICATE AND ERECT ALLIMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
- 2. PIPE AND TUBE SHALL BE 6051-76 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftyw=24 KSI MIN, Ftyw=25 KSI MIN.
- 3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI
- MIN, Fluw=24 KSI MIN, Flyw=15 KSI MIN.
 4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM 8209 WITH
- Ftu=42 K51 MIN, Fty=35 K51 MIN, Ftuw=24 K51 MIN, Ftyw=15 K51 MIN
- 5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR 6429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN. Frow=24 KSt MIN. Ftvw=15 KSI MIN.
- 6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER
- WITH CURRENT STATUS AT TIME OF WELDING
 7. UNIESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL
- ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST INCH 8: FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
- 9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
- 10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS 01.2 11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
- 12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC
- 13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH
- 14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

- CONCRETE & REINFORCEMENT

 1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
- 2. REINFORCEMENT TO BE ASTM A615 GR 50, Fy=60 KSI UND
 3. CALCUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
- 4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL
- 5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-11
- 6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

- 1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)

 2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH, SOIL BACKFILL IS
- UNACCEPTABLE, WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND HINDISTLIBRED FARTH
- 3. COLD WEATHER PLACEMENT; PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW

- TEMPERATURES, DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
- 4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
- FOR ANCHOR BOLT/ BASE PLATE SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING PROVIDE #3 HORIZONTAL TIES @ 12" O.C.,
- 6. FOR ANCHOR BOLT/ BASE PLATE ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12° O.C.

 7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER
- FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 150 LBS/SF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
- IF CLAY, SILTY CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO

EXISTING CONDITIONS:

- IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY REVERENCE ENGINEERING IMMEDIATELY.
- 2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
- INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
- INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
- ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(5) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK), MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT": IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

SCOPE OF WORK:

LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND

Designed Part ISC 2015 NAD Edition

Dangerich für Elegand Berahy Perfemans für decht Wind Loads

Uhimate Design Wind Speed 115 mot Nominal Design String Speed 69.1 mgh [3 Sec Peck Gost MP4*] Wind Importance Factor Wind Exposure 025

Snow Loads

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A VISUAL **SOLUTIONS** COMPANY.

7440 Fort Smallwood Road Baltimore, Maryland 21226 800,854,0568

| PROPERTURE: Ruxton Tower | rs | |
|-----------------------------|-----------------|--------------|
| Ruxton Tower | rs | |
| CITY/FIUTE Towson, MD | | |
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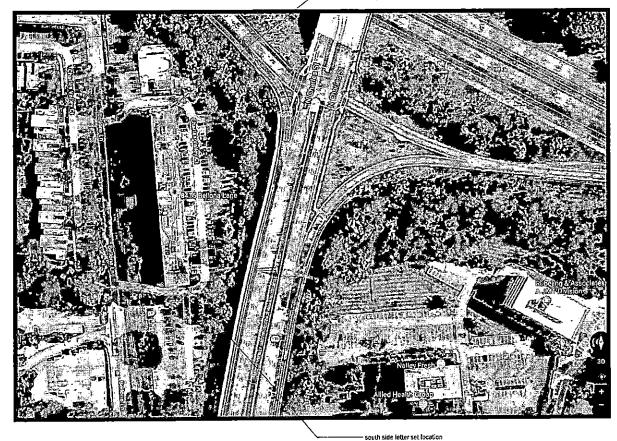
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Limmate Design Wind Speed
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Wind Exposure

Snow Loads

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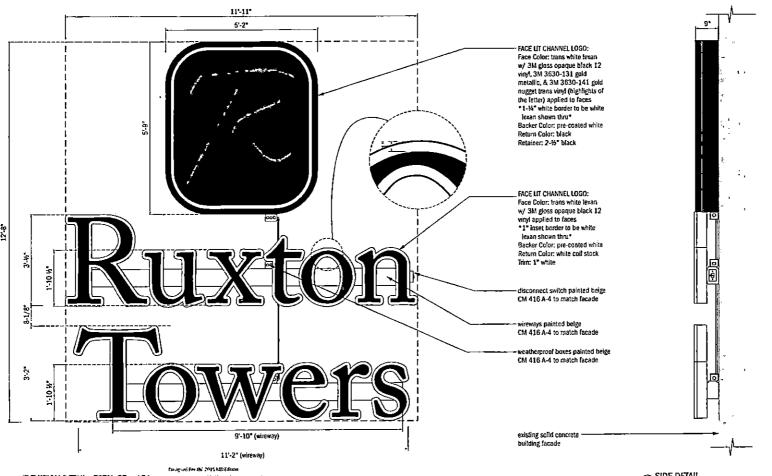
Ruxton Towers ORDER TIME: Ruxton Towers CON/STATE Towson, MD PRANTING DATE SALES REP PROJECT
6/18/18 GG GC
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ELEVATION DETAIL



ELEVATION DETAIL - TOTAL SF = 151

Designed For March of Building Performance from Sect.

Wind Loads Ultimate Design Wind Speed Normal Design Wing Speed 115 touts Roll Cat.

Wind Exposure Gus! Factor 0.65

Snow Loads General Server Lines

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SIDE DETAIL
SCALE: 1/2" - 1"



SOLUTIONS COMPANY.

2440 Fort Smallwood Road Baltimore, Maryland 21226 800.854.0568

PROJECT TITLE: Ruxton Towers ORDER TITLE
RUXTON TOWERS
CITY/STATE Towson, MD

PRAWING DATE SALES REP 6/18/18 GG PROJECT MGR. GG ENCINEER OF RECORD BEAL/SIGNATURE/DATE:



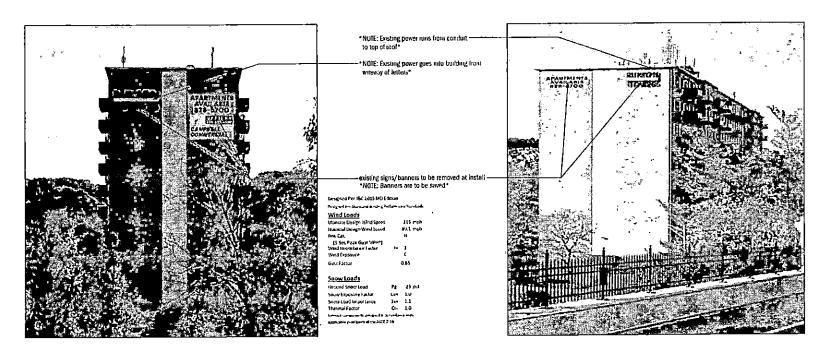
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Exp 6/17/2019

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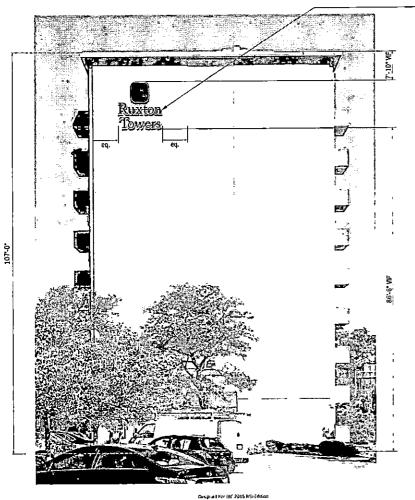


1) NORTH ELEVATION VIEW - (EXISTING)

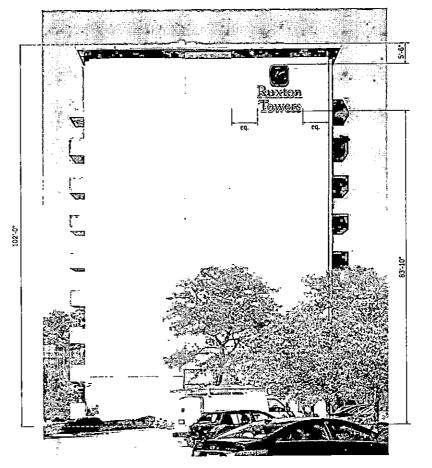
2) SOUTH ELEVATION VIEW - (EXISTING)



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| <u>α</u> | DATE | PREY DRWG | DESCRIPTION | Illuminated Channel Logo/Letters | | | | |
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| | | | | Elevations | | | | |
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| | | | | 0439MR0 |) | | A-100 | |



*NOTE: Disconnect switch location, New wireway behind "Ruxton" letters to be installed in same location as existing wireway on North Side elevation.



2 ELEVATION VIEW - SOUTH (PROPOSED)

1) ELEVATION VIEW - NORTH (PROPOSED)

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Gable

A VISUAL

PROJECT MGR.

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SOLUTIONS COMPANY.

7440 Fort Smallwood Road Baltimore, Maryland 23226 BOD:854.0568

PROJECT TIME: Ruxton Towers

ORDER TITLE: Ruxton Towers cm/swe Towson, MD

DRAWING DATE SALES REP 6/18/18 GG

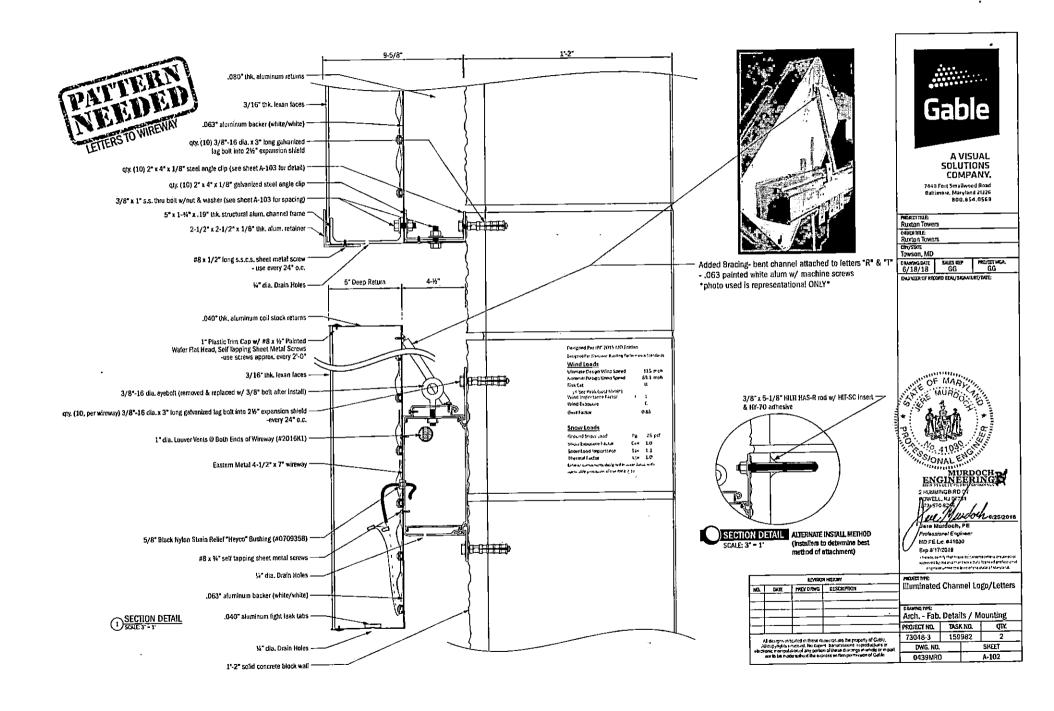
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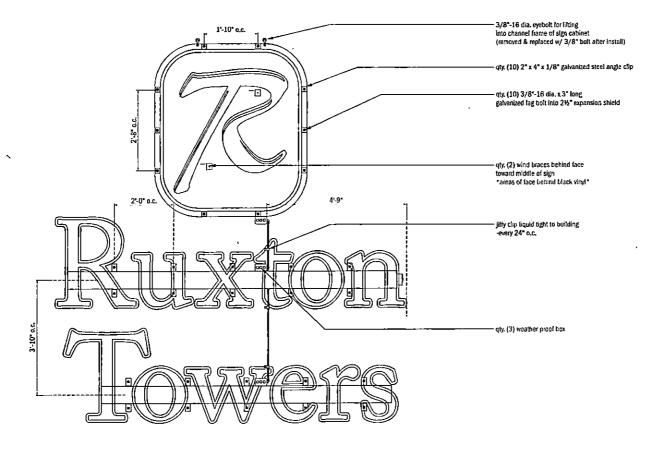
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Professional Engineer MD FE Lt #41030

Exp 8/17/2019

W Mwdoth 8/25/2018





ELEVATION DETAIL

Designed Per rBC 2015 NAD Edition Designation Laws and Suiting Patternance September

Wind Loads
Usumate Design Wind Speed
Normal Design Wind Speed 115 mph 59 1 mph Risk Cat. 12 Set Peak Sout KIPH*; Who Importance Factor Whol Exposure 0.85 Gust Factor

Snow Loads

Pg 35 psf Cr= 1.6 15* 11 Qs 1.0 Ground Snott Load Startestour factor Snow Egad Importance Herm#factor to be a substant of the property of the section of the sector $\frac{1}{2}$. The section of the sector of the sector $\frac{1}{2}$



COMPANY.

7440 Fort Smallwood Road Baltimore, Maryland 21226 800.954,0568

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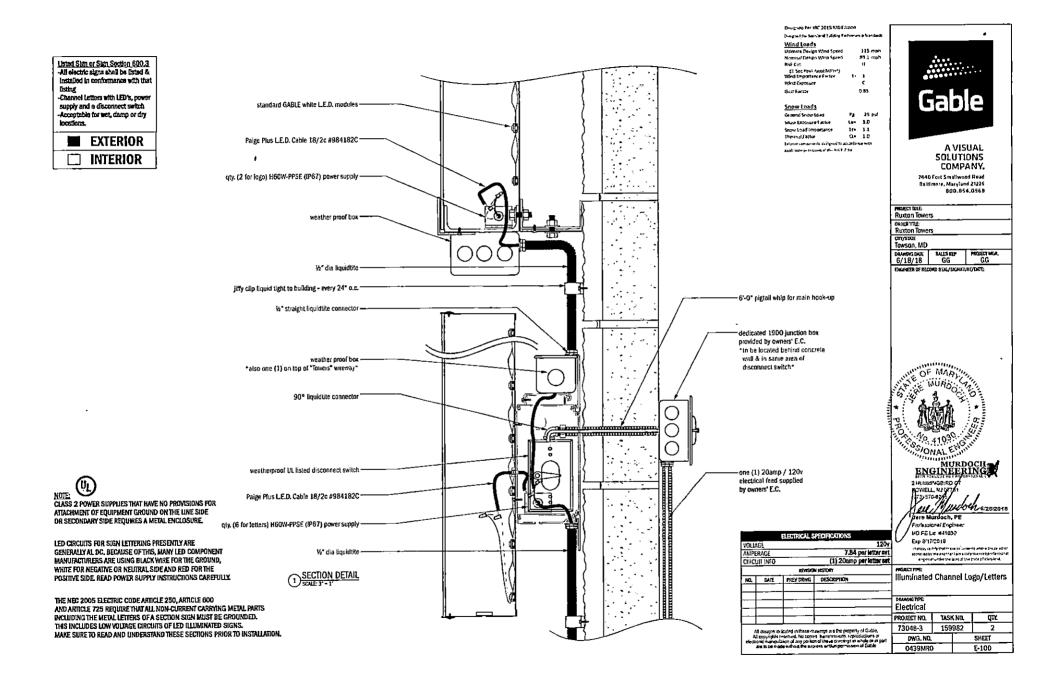


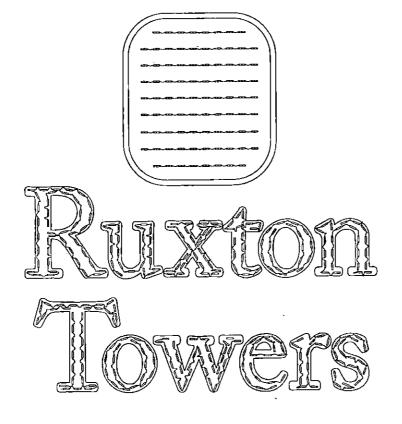
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Professional Engineer MD FE Lat #41030

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| Module type | Standard GABLE White | | | | | | | | | | | | | |
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| Perimeter | | | | | | | | | | | | | | 153'-6" |

ELEVATION VIEW
SCALE: 1/2" - 1"

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Designation landered disting Performance Constants

Wind Loads
Utimate Design Wind Speed
Nominal Design Wind Speed
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Ward Important of Factor
Wind Exposure 315 mph 39.1 mph '

Gost Factor 295

<u>Snow Loads</u> Pg 25 psf Le= 1.0 15= 1.1 Ct= 1.0 Ground Snow Load Sessio Exposure Lactur proper temporare active to 1.0 shows load importance 15= 1.1 thermal active to 1.0 the transfer to the 1.0 the



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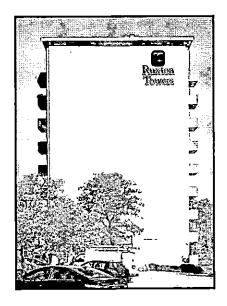
CITY/STATE TOWSON, MD DRAWING DATE SALES REP PROJECT
6/18/18 GG GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE PROJECT MGR. GG



MD FE La. #41030 Exp 8/17/2019

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| | | | | LED Layout | | | |
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Ruxton Towers

8415 Bellona Lane Towson, MD 21204 Illuminated Channel Letters/Logo

Issued Date: 6/18/18

CONSTRUCTION 50%

Designed Per IBC 7015 MD Edition Day one time for shoulded Building Federation between Wind Loads Ultranate Design Wand Speed (Creatal Design Wisia Speed 89.1 mph Prof Cat. (9 Sec Pauk Gust MPH*)
Wind Importance Factor White Exposure Gable Snow Loads Pg 25 pié Ground Snow Load Ce= 1.G Share Exposure Factor Snow Load Importance 150 1.1 Car 1.0 Thermal Factor Lease conscions SOLUTIONS

COMPANY, 7440 Fort Smallwood Road Baltimore, Maryland 21226 800,854,0568

CONSULTANTS:

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

CUENTAPPROVAL:

DEPARTMENT APPROVAL: DATE:
TSD:____/
PROJECT MANAGEMENT:___/__

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NO. DATE PREY DRAG DESCRIPTION

MURDOCK
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SKEET

C-100

DWG, NO.

0439MR0

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| Page | Drawing Type | Issued | Review Action | Issued | Review Action | Issued | Review Action | | |
| C-100 | Cover | | | | | | | | |
| DI-100 | Drawing Index | | | | | | | | |
| GN-100 | General Notes | | | | | | | —11 | |
| GN-101 | General Notes | | | | | | | [] | |
| GN-102 | Engineer Notes | | | | | | | | |
| SITE LOCATION PLAN | - | | | | | | | | |
| SP-100 | Site Plan | 6/18/18 | Engineering | | | | | | |
| GRAPHICS/FINISHES | <u> </u> | | | | | | | \exists | |
| GF-100 | Graphics/Finishes | 6/18/18 | Engineering | | | | | | |
| ARCHITECTURAL | <u> </u> | | | | | | | | |
| A-100 | Existing Elevations | 6/18/18 | Engineering | | | | | [| |
| A-101 | Proposed Elevations | 6/18/18 | Engineering | | | | | — [| |
| A-102 | Fab. Details / Mounting | 6/18/18 | Engineering | | | | | - | |
| A-103 | Mounting Clip Details | 6/18/18 | Engineering | | | | | \dashv | |
| ELECTRICAL | | | | | | | | | |
| E-100 | Power Connection Diag. | 6/18/18 | Engineering | | | | | | |
| E-101 | LED Layout | 6/18/18 | Engineering | - | | | | | |
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General Design Drawing Notes:

- Gable drawings and specifications remain the property of the design professional. Copies of the design drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they were prepared, and not for the construction of any
- 2. Gable's drawings are meant to be diagrammatic for type and location of fixtures and other associated devices. Exact installation requirements to comply with all codes and regulations as determined by the architect of record, electrical engineer and structural engineer. All design documentation and installation should comply with applicable codes, The notes on this page are meant to clarify the project design
- 3. It is assumed that the Gable project design learn has reviewed the documentation and shall communicate any conflicts in the design
- Contractor/ Jahricator shall not deviate from Gable's design drawing details. Any modifications must be reviewed and approved by Gable.

General Engineering Notes:

- Steel design and labrication shall be in accordance with AISC, 14th edition
 Round & squarefrectangle HSS shall be ASTM AS00 Grade B.
 Plate, angles and channels steel shall be ASTM 38.

- Wide flance and lees (WT) shall be ASTM A992.
- 5. Shall discrepancies exist between the plans and actual conditions, contact Engineer of Record (EOR) for design review and/or revision.

- 1. Welding shall be in apportung with AWS D1.1
- 2. AWS certification required for all structural
- 3 E70YY electrodes for SMAW process
- 4. F7X-EXXX electrodes for SAW process.

Aluminum Walding Notes:

- 1. Welding Shall be in accordance with AWS D1.2
- Aluminum alloy filer 4043 shall be used in all structural wolds
- 3. Effet weld size shall not exceed thinnest member thickness of joined sections.
- 4. Welding process GMAW or GTAW shall be in accordance with AWS D1.2

General Lighting and AV Installation Notes:

It is intended that the installing contractor shall:

- 1. Bid, provide and install all fasteners, hanging rods, support elements, anchors, safetyl seismic materials, miscellaneous metals, etc. that are
- Complete all terminations and verify continuity and consistency of all low voltage and data communication systems.
- 3. Be responsible for the supply and installation of all additional material to ensure the safe and reliable operation of all emergency lighting and audio systems.
- Be responsible for the supply and installation of plugs and cord caps where required, owner provided.
 Be responsible for the installation of any and all lamps, color fitters, screens, safety cables, louvers and diffusers in accordance with the
- lighting design drawings.

 5. Be responsible to supply and install all low voltage transformers and associated low voltage gear as required.
- 7. Focus all lamps and fixtures per the design drawings, or, if no focus indication is shown, focus all downlights straight down.
- 8. Be responsible for making their own quantity counts for all equipment that they are asked to supply including modifications to quantities to match field conditions.
- 9. Be responsible for supplying clean power to all control and dimming equipment and to install any necessary equipment to avoid power
- 10. Provide strain-relieved and weatherproofed exterior connections/ terminations.
- 11. Utilize manufacturer shop drawings and instructions for energization prior to system commissioning. Improper turn on of system may vold? alter manufacturer warranty. Electrical contractor will require written authorization from manufacturer prior to commissioning.
- 12. Install dimmer racks in accordance with manufacturer's specifications and shop drawings.

General Control, MDF, IDF Room Notes:

- All control rooms shall be locked, clean and dry with finished, painted and sealed walls, floor and ceiling.
 Each freestanding, dimming, and control rack requires 3' of clearance in front and above each rack. Additional clearance requirements will be shows on control room layout page.
- Each control/dimmthg/AV room requires a minimum of 90 finished ceiling height, of record.
 Gabler recommends a sub-Boor and/or cable tray a minimum of 96 inches above finished floor mounted over the control racks.
- All main control room access doors must be oversized with a minimum of 7 high clearance.
 Floor mounted racks to be placed on a 4* paid above finished floor.
- 7. Main power feeds should have a local breaker/disconnect switch installed next to each dimmer/relay rack. Power protection device must be specified by the engineer
- Gable is not responsible for the design and integration of backup power systems for control racks.
- The control and climmer room environment must maintain a temperature at 70° f (20° c) and humidity at less than 50% and provide air filtration
 that removes 95% of all particles 0.5 microns in size or larger. Systems shall be operational prior to commissioning.
- 10. Electrical engineer to provide lighting in control mom(s) to meet a minimum of 20-foot candles.

 11. Wrimmy of 6 convenience collets (duplex style, 20-amp) shall be provided in each control from separate from equipment racks. 12.
- 12. Gable recommends that no overhead sprinkler system be installed in the control dimming room(s)

General Data Communication, Low Voltage and AV Wiring Notes:

- 1. A wired high-speed Internet connection must be provided to main control room.
- A wired high-speed internet commercian must be provious to make no normal room.
 All fiber opinic infestructures including all fiber patch panels and modular patch cords require connectors per equipment specifications to be provided, installed and terminated by certified contractor prior to rack commissioning.
 No changes or existantivors shall be made to Gable's cable' equipment specifications, or documentation without written permission.
 Gable recommends 20% spare conduit capacity and an additional spare home run for the main Infrastructure. All cable infinatructure and
- witing must adhere to manufacturer specifications and shop drawings.

 5. Gabbe recommends against ting use of GFI projection on loads related to the atrical lighting, AV, and special effects.
- 6. The engineer shall provide individual load calculations that adhere to all local codes and dimning equipment specifications as well as all
- appropriate infrastructure.

 7. All data wires and control cables guilled into equipment/ control rooms shall be left with a minimum service loop of 12' in each rack location.
- and minimum of 8" in all feeds and switch gear.

 8. Each circuit must have an independent hat, neutral, and ground. No sharing of hot, neutral, or ground shall be permitted.
- All control & low voltage cable home runs cannot be spliced, field locations.
 The engineer should allow for 4" minimum distance between high and low voltage conduits; high and low voltage conduits must cross at
- 12. Final cables must be labeled in accordance with Gable's drawings and other furnished documentation.

 12. Final cable specifications to be approved by electrical engineer. Installing contractor must verify maximum length of all cable runs prior to installiation. If run exceeds maximum cable length of manufacturer and/or product specification, installing contractor to provide alternate wining methodology or specification for review by Gable
- writing memocology or specification for review by Scale

 13. All splices for exterior fatures must be made in suilable waterproof junction boxes, with condulis sealed against water intrusion.

 14. All pround recossed exterior fatures must be installed to manufacturer's specific instructions, particularly regarding drainage, sealing and
- 15. All electrical function haves are to be provided by the electrical contractor as the point of connection within 6 feet of the sign, and electrical
- engineer.

 16. All electrical connections to the sign shall be made by a Gable Representative.
- 17. All electrical connections are to be made in accordance with the requirements of the National Electrical Code (N.E.C.) in addition to all applicable local codes.
- 18. All installation standards for high and low voltage systems, control and data cabling, and terminations must meet and comply with USITT. BICSI, AES, NFPA and NEC standards. Standards may be found at:

WWW NEPA ORG

WWW AFS ORG

General Installation Notes:

- 1. Installer shall be responsible for determining the erection, maintenance and dismanting of all barricades or protective coverings necessary to saleguard the public and property during the performance and duration of the work.
- Installer shall attach components to substrate in accordance with the structural engineers and manufacturer einstructions unless otherwise shown. Install level, plumb, and at the proper height. No movement of signs at their foundations shall occur, the components must remain
- 3. Installation includes provision of any required footing, all anchor botts, fastenings, attachment metal, and other miscellaneous metal items embedded in concrete or building wall material as required, and security of components.
- 4. All items to be installed shall be left in a clean condition.
- 5. Upon completion of the installation of each component, clean all soiled surfaces and touch-up all imperfections that may have occurred during the time of handling and installation
- 6. All debris and packing material shall be removed and disposed of in a legal manner. All protective masking of the surfaces shall be removed
- upon completion of the installation.

 7. Gable is not responsible for the design or implementation of emergency and tide safety systems.
- All excavation and side work shall be returned to its original grade configuration after contract items are installed.
 All excavation and side work shall be returned to its original grade configuration after contract items are installed.
 All expect installation conditions concurring the beautiful to the attention of appropriate Gable personnel.
- 10.Installer is responsible for compliance with all OSHA requirements and regulations
- 11. Installer is responsible for compliance with all applicable environmental regulations.

Designed Per ISC 7015 Mili Edition

Destand Fe. Marriand Building Performance Standards

| Wind Loads | | | |
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SOLUTIONS COMPANY.

7440 Fort Smallwood Road Baltimore, Maryland 21226 800.854.0568

Ruxton Towers ORDER TITLE Ruxton Towers CHYSINE Towson, MD 6/18/18 GG GG ENCINEER OF RECORD REAL/SIGNATURE/DATE:



Professional Engineer MD CC1 + #41030

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ILEYISION HISTORY Illuminated Channel Logo/Letters DATE PREVIORNE DESCRIPTION DAMES CAPE General Notes PROJECT NO. TASK NO. QΤY 73048-3 159982 2 All designs indicated in these drawings are the property of Geblo, All copyrights reverved. No copies, transmissions, reproductional or closes manufactured any particular times desarrage an whole or ma-re to be assess without the copiess will deep paramission of Geblo. DWG. NO. SHEET

General Concrete Foundation Notes:

- 1. Engage a private utility locating specialist and mark existing utilities in proximity to sign foundation before excavation, Likewise, contact Miss Utility for marking of all public utifies in the work area.

 Excavate for sign foundation to elevations and dimensions indicated. Reconstruct sub-grades that are un-firm, disturbed, or composed of
- unsuitable soil, or has been damaged by freezing temperatures, frost, rain, accumulated water, or construction activities by excavating further, backfilling with satisfactory soil or fill, and compositing to original sub-grade elevation. Do not install footings in damp or saturated solls. Do not leave open excavation during off-work hours.
- 3. Install concrete footing with reinforcement, foundations, and other embedded items required for installation of signs, as approved by contractor-turnished Engineer.
- 4. Set core doll and set anchors bolts from footing base plate onto non-shrink grouf laveling bed. Ensure post is level and plumb, and at heights indicated, with surfaces free of distortion and other defects in appearance.
- 5. Coordinate and install power source feed wire from adjacent sub-grade and form bend of conduit chase (sweep) into foundation pour. Verify size requirements prior to
- 6. Back fill footing/foundation once concrete reaches 3000-pound compressive strength. Backfill material shall be free of litter, debris and organic matter. Backfill installation, material shall have not more than optimum water content prior to compaction operations, solls to dry to suitable levels if over- saturated
- Munimum concrete strength shall be 3,000 psi, w/ 6% air entrainment unless otherwise noted,
 Congrete design & construction to be in accordance with ACI 318-05
- 9. Concrete poured into constrained earth excavations must be cure under proper conditions for four days prior to sign box installation (Exception: if the overall height of the sign is less than 20 feet and the sign pole(s) are adequately braced as necessary against wind loads for a minimum of 4 days, the box may be installed the same day as the footing is poured.
- 10 For pier and calsson (ootings, concrete must be poured against undisturbed earth,
- 11. Maintain a minimum of 3" cover over all embedded steel.

 12. Provide a maximum of 4" cover between the bottom of support pole and bottom of the concrete footing on all direct burial footings. (Unless
- 13.ff clay, salt or organic soils are encountered upon excavation it is the installing contractor's responsibility to contact a licensed civil engineer for design modification.

General Electrical Grounding Notes:

- 1 The single point ground system (SPGS) is a grounding mandate that all major components of the building safety protection system to be designed and bonded to a single ground reference point. These components consist of ground electrodes, grounding electrode conductors, grounded conductors, and grounding conductors. These conductors are designed to create the path of feast resistance/impedance. This allows any voltage produced as current to flow or return to its source along the proper designated path.
- 2. Connections to the SPGS will reduce voltage potential differences among various types of equipment. This should reduce personnel safety hazards, protect the equipment and reduce noise currents that may affect the operation of voltage-sensitive equipment. This includes equipment such as communication switching equipment and any computer-controlled equipment.
- 3 The SPGS has one main connection point. The single ground reference point is usually designated as the master ground bar (MGB).
 4 Grounding conductors and their grounded components must be isolated from any unintended contact with other grounding conductors and grounded components except at the single ground reference point, the MGB. Any unintended points of contact among different grounding conductors and components create ground loops within the SPGS and are violations of the SPGS.
- 5. All computer, network, data and audio related field connected devices must have their grounds referenced to the control room where their source outputs will be connected.
- 6. The ground reference differential must not exceed 2 volts. Levels higher will result in degradation in performance and damage to the connected device(s)

Gognesi Manufacturing Notes:

- 1. Details depicted on the construction documents shall be followed for exterior appearance.
- Approved Structural design shall utilize self-supportive framing.
 Fabrication of cabinet, exposed faces and graphics devices to size and style indicated and produced surfaces free from oil carning, warping.
- representation of company, explosed regions and grapheds services to base and style attraction and produces the contract and any explosion or any transplanting accessories are required.
 Fabricator may change interior construction shown on these details to conform with general shop practices. However, these changes must be submitted to TSD as part of the shop drawings and be reviewed by TSD and noted prior to labrication.
- 5. Construct all work to eliminate burrs, cutting edges and sharp comen
- All welding must be performed by operators who are currently qualified by tests as prescribed in AWS 0.1.1, and or 0.1.2 as applicable, and recognized building code authority.
- 7. Make all signs tight fitting, between parts and sections, and with adjacent surfaces.
- 8. Unless indicated difference, non-weided joints between various portions of signs must be weatherproof (for exterior signs) and have light, hairline-type appearances, without gaps (varying or otherwise). Provide sufficient fastenings to preclude tooseness, racking, or similar movement.
- 9. Conform to manufacture's recommended fabricating procedures regarding fastening, restraining, expansion and contraction of dissimilar
- 10.isolate dissimilar materials to prevent galvanic corrosion by means of rubber pads/washers and utilize inert (stainless steel) fasteners.
- 11. Signs to be assembled and gounted so as to provide reasonable case of access and replacement of all components, 12. Alumnum sheet not less than .125" unless noted otherwise, fabricate by MIG welding, filled and ground smooth, unless the seam occurs
- along a color break. Then a clean butt joint with concealed backing channel and plug weld is acceptable. 13. All bends, curves, and folds to be geometrically correct and produced by a consistent mechanical method unless approved otherwise. 14. Jointing and brake forming all sheet metal shall have brake formed edges with radii not greater than sheet thickness unless otherwise
- specified. Adjacent slock shall have edges with similar cadii 15. Welding on all exposed welds is to be ground smooth to match surface of adjacent material.
- 16.All mounting patterns and or templates shall have at least a fully marked base line and center line depicted on the pattern.

General Vinyl Graphics Application Notes:

- 1. Sign copy to comply with the requirements indicated for size, proportion, style, spacing, content, position, material, finish and color of letters, numbers, symbols and other graphics devices.
- 2. All letter forms shall be aligned so as to maintain a baseline parallel to the sign format, with margins and tayout as indicated on design drawings and approved shop drawings
- 3. Routed copy: Cutting and routing shall be done in such a manner that edges and comers of finished letter forms shall be sharp and true. Letter forms with nicked, cut, ragged, rounded positive or negative corners, and similar disfigurements will not be acceptable. Letter forms shall be aligned so as to maintain a base time parallol to the sign format. Vertical strokes shall be plumb. Mechanically faster conter of fetters to acrylic plastic as required.

 4. All high resolution large formal digital printing shall be protected with a UV over laminate.

General Spray Finishing Notes:

- Pre-treatment: All surfaces shall be sanded, cleaned, primed, and pre-treated as required prior to finishing.
 Paint: Paint shall be manufacturer's highest grade for best ultraviolet light resistance, weather ability and overall longevity of finish and color
- pigmentation retantion.

 3. Paint color mixtures shall be cross checked with approved color control samples, prior to the final finishing process.
- 4. All painted surfaces shall be free from particulates, blemishes, dry spots, orange peel and unevenness of spray patterns.
- There shall be no de-lamination of any parts of the sign or of the lettering from the sign face.There shall be no cupping, warping, or dishing in excess or other disintegration of the sign face.

Verity in Field (V.I.F.):

1. Where "Verify in Field" (V.I.F.) is found in this drawing, the GABLE project manager will assign tasks to "Verify in Field" and submit information / results back to the GABLE technical team.

SYMBOL LEGENDS:





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Part of the State of State of Building States

Wind Loads Utumate Design Want Sport 115 mph Nominal Design Ward Speed

Mrs Cal (3-Sec Pesa Gost A/PH*) Wed Impostance Factor Wand Expenses a 0.85 GUST) actor

Snow Loads

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COMPANY. 7440 Fort Smallwood Road Baltimore, Maryland 21226 800.854.0568

PERMITTERS Ruxton Towers DIKDER TITLE: Ruxton Towers CITY/STRUE Towson, MD

DRAWING DATE SALES REP 6/18/18 GG PROJECT MGR. GG ENGINEER OF RECORD REAL/SIGNATURE/DATE-



NOWELL, N. 197161 \$73) 576-87/6/ MWOUN 8:25/2018 Professional Engineer

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DEANING THE

Illuminated Channel Logo/Letters

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REVISION HISTORY

DATE PREVIORNG DESCRIPTION

NG.

General Notes PROJECT NO. TASK NO. OTY 73048-3 159982 2 DWG_NO. SHEET 0439MR0 GN-101



- 1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).

 2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS
- REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION, TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

 4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING
- DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
- 5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL.
- 6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- 7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD REFORE CONSTRUCTION.
- 8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE
- 9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK, NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

| PLEFF THALF? THALF CO | NFORM TO THE FULLOWING: | |
|-----------------------|-------------------------|----------------|
| ROUND HSS | ASTM ASOO, GR B | Fy=42 KSI MIN. |
| SQUARE/RECT HSS | ASTM A500, GR B | Fy=46 KSI MIN. |
| THREADED ROD | ASTM A36 | Fy=46 KSI MIN. |
| STEEL PLATE | ASTM A36 | Fy=36 KSI MIN. |
| STO PIPE | ASTM ASS, GR B | Ev=35 KSI MIN. |

- 2. BOLTS SHALL CONFORM TO ASTM A307 UNO...
- BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UND.
- ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.

......

- NUTS SHALL CONFORM TO ASTM AS63.
- WASHERS SHALL CONFORM TO ASTM F844.
- 7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
- . WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS DL.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY, WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
- b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
- c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER

AISC SPECIFICATION, SECTION 12, TABLE 12.4

d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

- 1 FARRICATE AND ERECT ALLIMINUM IN COMPULANCE WITH THE ALLIMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
- 2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM 8241 OR 8429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Fty=42 KSI MIN, Fty=55 KSI MIN, Fty=55 KSI MIN, Fty=56 KSI MIN, F
- 3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER 8308 WITH Ftu=38 KSI MIN, Fty=35 KSI
- MIN, Fluw=24 KSI MIN, Fryw=15 KSI MIN.

 4. SHEFT AND PLATE SHALL BE 6061-TS PER ASTM 8209 WITH
- Ftu=42 KSI MIN; Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
- EXTRUSIONS SHALL BE 5061-T6 PER ASTM 8241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN. Ftuw=24 KSI MIN. Ftyw=15 KSI MIN.
- 6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER
- WITH CURRENT STATUS AT TIME OF WELDING
 7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST \$ INCH
- 8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
- ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
- 10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
- 11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125"
 BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
- 12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC
- 13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH
- 14 FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316

CONCRETE & REINFORCEMENT

- 1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI, THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT, A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CURIC YARD WITH A SIUMP OF 4" + /- 1.
- 2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
- 3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED 4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL
- 5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-11
- PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURNED PIPE OR TUBE MEMBERS.

FOUNDATIONS

- 1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
- 2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH, SOIL BACKFILL IS UNACCEPTABLE WHEN A SONOTURE IS USED AS THE FORM. 3/4" RILLESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND
- 3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW

- TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
- 4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
- 5. FOR ANCHOR BOLT/ BASE PLATE SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF
- 6. FOR ANCHOR BOLT/ BASE PLATE ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #S REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C.
- 7. ANCHOR BOITS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER
- 8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 150 LBS/SF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
- 9. IF CLAY, SILTY CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION

- LIFERISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY REVERENCE ENGINEERING IMMEDIATELY.
- MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.

 3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND
- NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
- 4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN
 GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
- 5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED
 HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

Designed Per IBC 2015 IAD Edition

Designati Per Maryland Building Parformance Standar in

| Wind Loads | |
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| (3-Sec Peak Gust MPH ¹) | |
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| 'Aind Exposure | ٤. |
| Gust Factor | 0.85 |

Snow Loads

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SOLUTIONS COMPANY.

7440 Fort Smallwood Road Baltimore, Maryland 21225 800 854 056R

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| Ruxton Towe | rs | | | | | |
| ORDER TITLE: | | | | | | |
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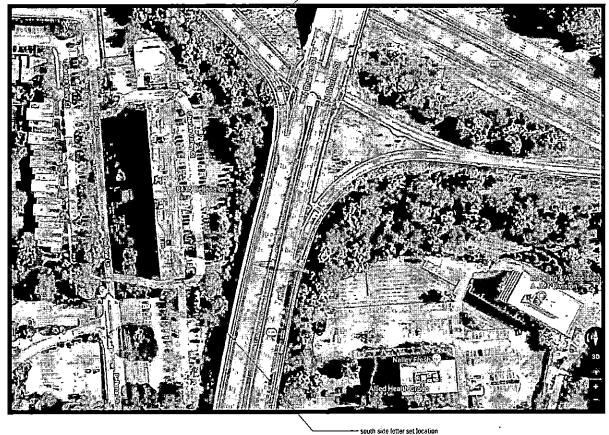
ere Murdoch, PE rofessional Engineer MD PE Lic. #41030 Exp 8/17/2018

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| REVISION HISTORY | | | | | | | |
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| All designs indicated in these trainings are the property of Gable. All copyrights reserved, Au copies. Barramistions reproductions of incidence managed than of any portion of these drawings in whole or in part. | | 73048-3 | 159982 | | 2 | | |
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north side letter set location





Designed Per IBC 2015 MC Edition

Designed Per Stangard Building Performance Standards

Designed for Margard Burding Best Wind Loads Edwards Basign Ward Speed homand Design Ward Speed Risk Est. (2-Sec. Peak Gout MPH*) Wind Importance Factor Wind Exposure 89.1 mph

Snow Loads

Ground Snow Load Par 25 asf Snow Exposure Factor Snow Load Importance Thermal Factor (e- 1.0 Economic statements of the design of the transfer of the ASSE 7-16.



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road Baltimore, Maryland 21226 800.854.0568

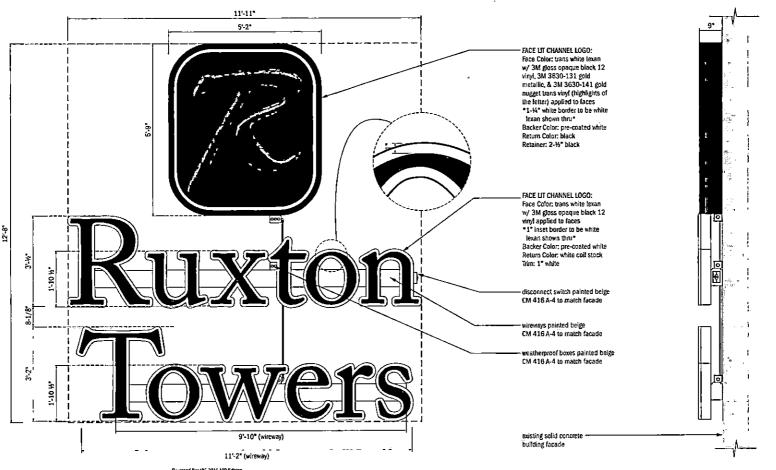
PROJECT UNLE: Ruxton Towers orgentine Ruston Towers CITY/SIGE Towson, MD DRAWING DATE 6/18/18 PROJECT MG/L GG SALES REP GG ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



ere Murdoch, PE Professional Engineer
MD PEtic. #41030

ELEVATION DETAIL
SCALE: N. I.S.

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| | | | | 0439MR0 | | | SP-100 | | |



ELEVATION DETAIL - TOTAL SF = 151

Designed Per IBC 2015 AID Edition

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Wind Loads Ultimate Design Wind Speed Naminal Design Wind Speed 115 mph 89 I mph Pr.k Cas.

15-Sec Pook Gust MPH*; Ward Importance Factor Wind Exposure Court lactur 0.85

Snow Loads

Ground Scient Lord Snow Exotolical Factor Pg. 25 gel Ca. 1.0 Snow Load Importance Thermal Factor 15= 1.1 G 1.0 Estado comunidade de seguiros es as cadamentes apricipas y processos el Period (707)

SIDE DETAIL SCALE: 1/2" - 1"

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| Ruxton Towe | r\$ | |
|-----------------------------|-----------|---------|
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| CIN/SAUZ Towson, MD | | |
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6/18/18 GG ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



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| | di designs po | licated in these or | awings are the property of Gable. | 73048-3 | 159 | 982 | 2 | |
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| | are to be made | on who are emp | eess artilion peemission of Galde | 0439MR0 |) | | GF-100 | |

NORTH ELEVATION VIEW - (EXISTING)

2) SOUTH ELEVATION VIEW - (EXISTING)

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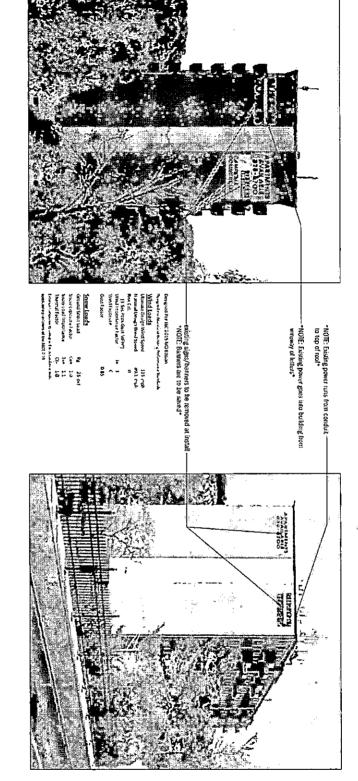
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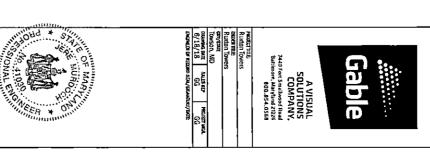
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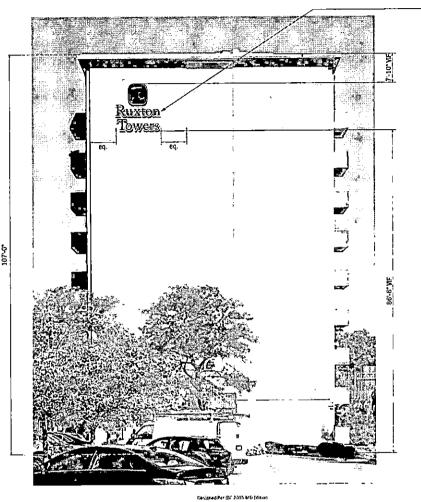
ENGINEERING

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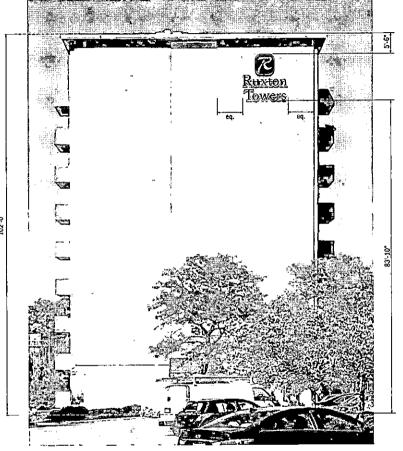
| DWG.ND. | 1989NRO | 1999NRO | 1999







NOTE: Disconnect switch location. New wireway behind "Ruxton" letters to be installed in same location as existing wireway on North Side elevation.



2 ELEVATION VIEW - SOUTH (PROPOSED)

1) ELEVATION VIEW - NORTH (PROPOSED)

REVISION HISTORY PROJECT TYPE: Illuminated Channel Logo/Letters DATE PREYORNG DESCRIPTION peumanne: Elevations PROJECT NO. TASK NO. QTY. 73048-3 159982 All designs indicated in times drawings are the property of Gabia. All designs indicated in times drawings are the property of Gabia. All designs that severed, his degrees that times times reproduction or an extension of these desirgs in which are to be made a official time express and the peritor son of Gabia. DWG. NO. SKEET 0439MR0 A-101

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Professional Engineer
MD FE Lic. #41030

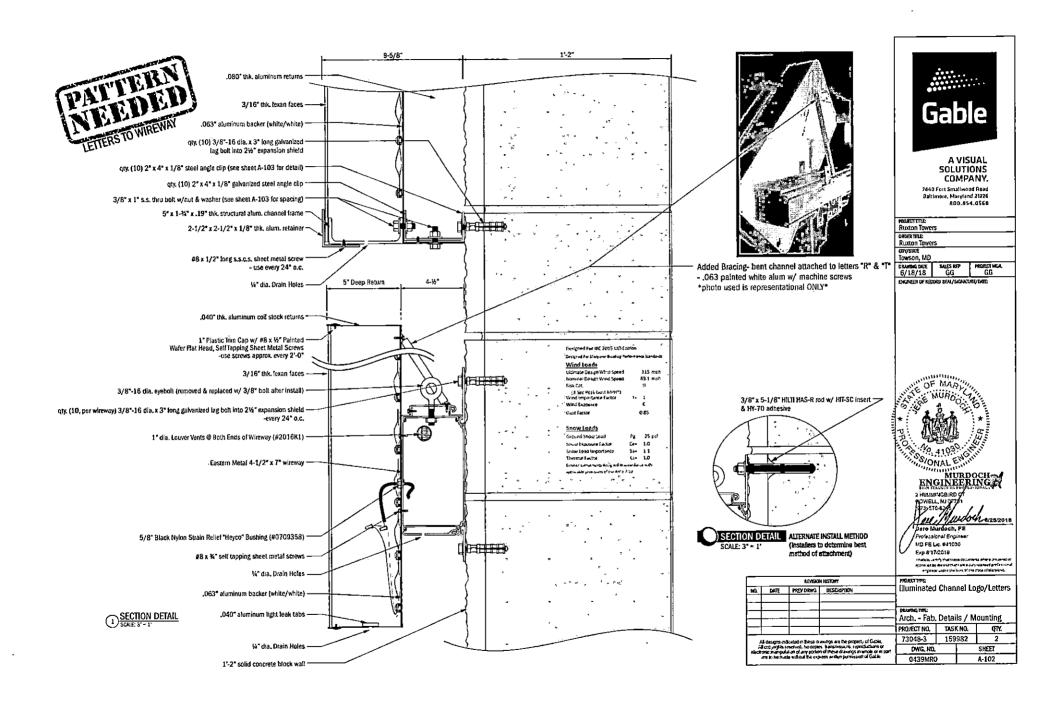
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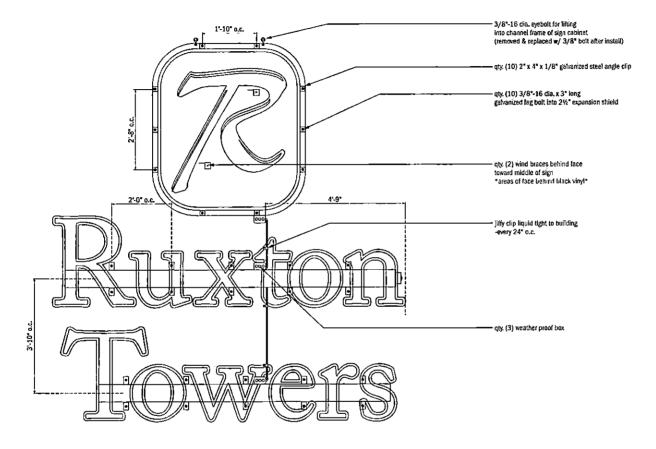
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7440 Fort Smallwood Road Baltimore, Maryland 21226 800.854,0568

PROJECT TIME: Ruxton Towers





ELEVATION DETAIL

Designed Per IBC 7015 MD Edition Designed for Maryland Building Performance Scotlands

Wind toads Ultimate Design Wind Speed Normal Design Wind Speed 11\$ mph 99.1 mph

Nak Car.

(3 Sec Peak bust kiPin*)

Wind importance Factor

Wind Exposura Gust Factor 0.85

Snow Loads Ground Snow Lead Pg 25 psf Snow Exposure Factor Çen J.D Snow Load Importance Thermal Eactor 1s= 1.1 Ct= 1.0 Extract compareds designed to accordance with audit active profession of the MCC 7/12

Gable A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road Baltimore, Maryland 21226 800,854,0568

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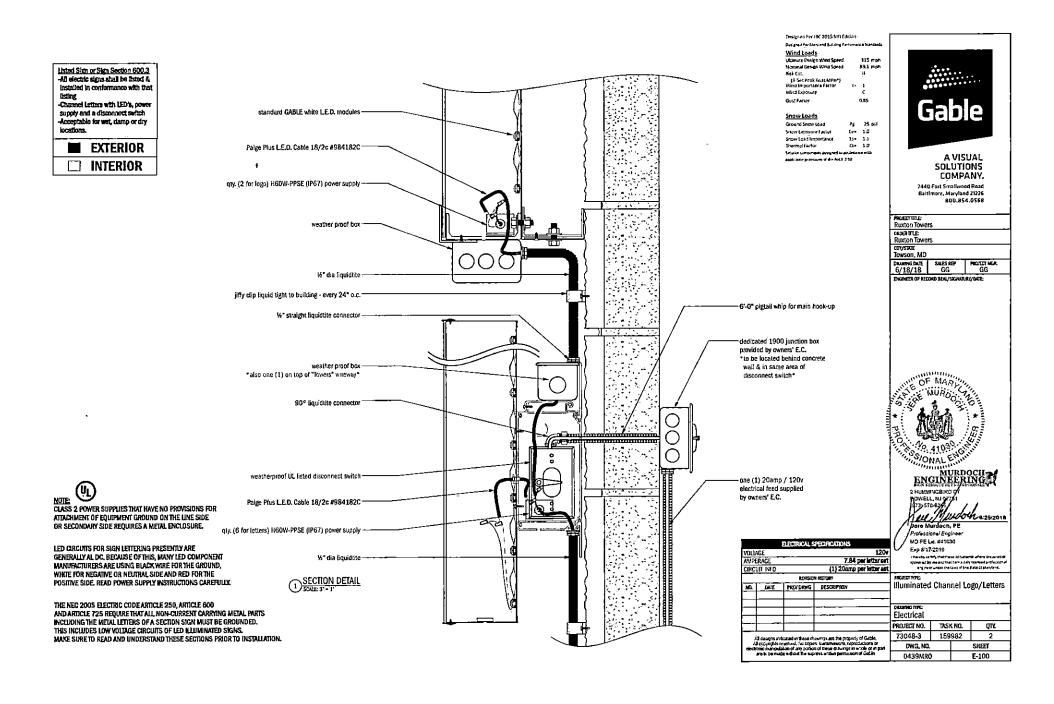
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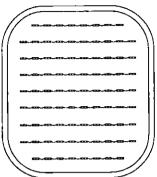
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| | | | | Arch Mounting Clip Details | | | | |
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| deci | All copyrights reserved, No copies transmissions, reproductions or electronic managedistion of any portion of these distaints on whole or in pain are to be made without the express anders permission of Galillo. | | | DWG. NO. | DWG. NO. | | SHEET | |
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| Module type | Stand | Standard GABLE White | | | | | | | | | | | | |
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| Perimeter | | | | | | | | | _ | | | | _ | 153'-6" |

ELEVATION VIEW

Designed Per (BC 2015 MD Edition

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Milliand Locards

Wind Loads
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Normal Bengh Wind Speed 89-1 mph
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Marmail Beign Wing Speed #9.1 m Rick Cat. II (3 Sec Peak Gost MFR*) White Importance Fector I = 1 White Exposure C Gust Factor 0.85

Extractor processes of the ASCI 710



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road Baltimore, Maryland 21226 800.854.0568

ENGINEER OF RECORD SENI/SIGNATURE/DATE:

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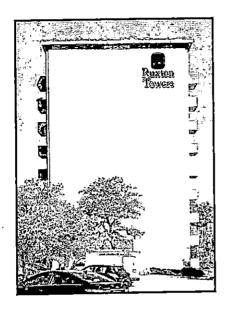
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MARTINE:
Illuminated Channel Logo/Letters

PROPERTIES AND PRESENTATION PRESENTATION PROPERTIES ELLED Layout

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Ruxton Towers

Towson, MD 21204 8415 Bellona Lane Illuminated Channel Letters/Logo

Issued Date: 6/18/18

CONSTRUCTION 50%

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Wind Loads

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Snow Loads Ground Snew Load (e= 1.0 Snow Load Importance



SOLUTIONS COMPANY. 7440 Fort Smallwood Road

Baltimore, Maryland 21225 800.854,0568 PROJECTITUE Routon Towers

ORDER BYLLE: Roxton Towers

CM/SIDE. Towson, MD SALES REP PROJECT MOR. 6/18/18

CONSULTANTS: Murdoch Engineering 2 Hummingbird Ct. Howell, NJ 07731 (973) 570-8215

CLIENT APPROVAL:

DEPARTMENT APPROVAL:

Frofessional Engineer MD PF Le #41030 Esp 8/17/2018 Illuminated Channel Logo/Letters Cover Page

PROJECT NO. TASK NO. ση. 7304B-3

DWG. NO. SHEET C-100 0439MR0

| | | | DRA | WING INDEX | | | |
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| Page | Drawing Type | Issued | Review Action | Issued | Review Action | Issued | Review Action |
| C-100 | Cover | | | | <u> </u> | | |
| DI-100 | Drawing Index | | | | | | |
| GN-100 | General Notes | | | | | | |
| GN-101 | General Notes | | | | | | - |
| GN-102 | Engineer Notes | | | | | | |
| SITE LOCATION PLAN | | | | | | | |
| SP-100 | Site Plan | 6/18/18 | Engineering | | | | |
| GRAPHICS/FINISHES | | | | | | | |
| GF-100 | Graphics/Finishes | 6/18/18 | Engineering | | | | |
| ARCHITECTURAL | | | | | | | |
| A-100 | Existing Elevations | 6/18/18 | Engineering | | | | |
| A-101 | Proposed Elevations | 6/18/18 | Engineering | | | | |
| A-102 | Fab. Details / Mounting | 6/18/18 | Engineering | | | - | |
| A-103 | Mounting Clip Details | 6/18/18 | Engineering | | | | |
| ELECTRICAL | | | | | | - | |
| E-100 | Power Connection Diag. | 6/18/18 | Engineering | | | | |
| E-101 | LED Layout | 6/18/18 | Engineering | | | | |
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Gerigned Per 48C 2013 MG Earlian Designed Politications Building Verlamman Standards Wind Loads (4) State Coupt Wind Speed Spanned Design West Speed L15 mph

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Wind important Factor

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Snow Loads

라 25 psl Ee 15 Count Steel See Senia l'apposera Factor 150 1.1 [1 1.2 Name Land important Jearmal factor Experience and analysis in the second and with any decide products of the AMI 7 L2



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road Baltimore, Maryfand 21226 BRD: 854.0568

PROSECTIONE: Ruxton Towers OXDERUME: Ruxton Towers On/State Towson, MD PROJECT MGA. GG DRAWPIG DATE SALES REP 6/18/18 GG

ENGINEER OF RECORD SEAL/RIGHATURE/DATE:



JULY JULY ON 6/25/2018
Jero Murdoch, PE Professional Engineer HDFE Lc. #41030

Exp 8/17/2019 This matery canning what make as comment where to elect as a electronist by the engine of any a pulp licensish performance angungar under the energy of the state of districted.

PROJECTATE REVISION HISTORY [[[uminated Channel Logo/Letters HO, DATE PREYDRING DESCRIPTION DEANTHO TOTE Drawing Index PROJECT NO. TASK NO. QΠ. 73048-3 159982 2 All designs editated in the estimation as the properly of Gobie, All copyright (whereat to copies transmissions reproductions or declarate managediated all any position of these designing as whole per in part or its believed without the express within permission of Galder SHEET DWG_NO. 0439MRO DI-100

General Design Drawing Notes:

- 1. Gable drawings and specifications remain the property of the design professional. Copies of the design drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they were prepared, and not for the construction of any other properts.
- occess progress are meant to be diagrammatic for type and location of fatures and other associated devices. Exact installation requirements to comply with all codes and regulations as determined by the cartilated record, electrical engineer and structural engineer. All design documentation and installation should comply with all policable colors. The notes on this page are meant to cartily the project design structural engineer. documentation and requirements
- 3. It is assumed that the Gable project design team has reviewed the documentation and shall communicate any conflicts in the design
- Contractor/ fabricator shall not deviate from Gable's design drawing details. Any modifications must be reviewed and approved by Gable.

General Engineering Notes:

- 1. Steel design and fabrication shall be in accordance with AISC, 14th edition
- 2. Round & squars/rectangle HSS shall be ASTM A500 Grade B
- Plate, angles and channels steel shall be ASTM 36.
- 4. Wide Bange and less (WT) shall be ASTM A992.
- 5. Shall discrepancies exist between the plans and actual conditions, contact Engineer of Record (EOR) for design review and/or revision.

Steel Welding Notes:

- 1. Welding shall be in accordance with AWS D1.1
- AWS certification required for all structural weldens.
 EYDXX electrodes for SMAW process.
- 4. F7X-EXXX electrodes for SAW process.

Aluminum Welding Notes:

- 1. Welding Shall be in accordance with AWS D1.2
- Aluminum elloy filer 4043 shall be used in all structural welds.
- File! weld sup shall not exceed thinnes! member thickness of joined sections.
- 4. Welding process GMAW or GTAW shall be in accordance with AWS D1.2

General Lightler and AV Installation Notes:

It is intended that the installing contractor shall:

- 1. Bid, provide and install at lasteners, hanging rods, support elements, anchors, safety/ seismic materials, miscellaneous metals, etc. that are not indicated as being
- 2. Complete all forminations and verify continuity and consistency of all low voltage and data communication systems.
- 3 Be responsible for the supply and installation of all additional material to ensure the sale and reliable operation of all emergency lighting and audio systems.
- Be responsible for the supply and installation of plugs and cord caps where required, owner provided,
 Be responsible for the installation of any and all lamps, cofor fillers, screens, safety cables, lowers and diffusers in accordance with the lighting design drawings.
- Be responsible to supply and install all low voltage transformers and associated low voltage gear as required.
- Focus all lamps and fixtures per the design drawings, or, it no focus indication is shown, focus all downlights straight down.
 Be responsible for making their own quantity counts for all equipment that they are asked to supply including modifications to quantities to match field conditions.
- 9. Be responsible for supplying clean power to all control and dimming equipment and to install any necessary equipment to avoid power variaburis :
- 10. Provide strain-relieved and weatherproofed exterior connections/ terminations.
- The Transition of the Transiti
- 12. Install dimmer racks in accordance with manufacturer's specifications and shop drawings.

General Control, MDF, IDF Room Notes:

- All control rooms shall be locked, clean and dry with furshed, painted and sealed walls, floor and ceiling.
- 2. Each treastanding, dimming, and control rack requires 3' of clearance in front and above each rack. Additional clearance requirements will be appen fuova importante an appendix
- 3. Each control/dimming/AV room requires a minimum of 10 finished coiling height, of record,
- Gable recommends a sub-floor and/or cable tray a minimum of 96 inches above finished floor mounted over the control racks.
- All main control room access doors must be oversured with a minimum of 7 high clearance.
 Floor mounted racks to be placed on a 4" pad above finished floor.
- 7. Main power feeds should have a local breaker/disconnect switch installed next to each dimmetrietay rack. Power protection device must be specified by the engineer

 8. Gable is not responsible for the design and integration of backup power systems for control racks.
- 9. The control and dimmer room environment must maintain a temperature at 70° ((20° c) and humidity at less than 50% and provide air filtration that removes 95% of all particles 0.5 microns in size or larger. Systems shall be operational prior to commissioning.
- Electrical engineer to provide Egaling in control room(s) to meet a minimum of 20 foot condition.
 Minimum of 5 convenience outlets (duplex style, 20-amp) shall be provided in each control room separate from equipment racks, 12.
- 12. Gable recommends that no overhead sprinkler system be installed in the control dimming room(s).

General Data Communication, Low Voltage and AV Wiring Notes:

- 1. A wired high-speed internet connection must be provided to main control room.
- 2. All fiber optic infrastructure including all fiber patch panels and modular patch cords require connectors per equipment specifications to be
- provided, installed and terminated by certified contractor prior to rack commissioning.

 3. No changes or substantions shall be made to Gable's cable! equipment specifications, or documentation without written permission.
- Gable recommends 20% spare conduit capacity and an additional spare home run for the main intrastructure. All cable infrastructure and withing must adhere to manufacturer specifications and shop drawings.
 Gable recommends against the use of GFI protection on loads related to the atrical lighting, AV, and special effects.
- 6. The engineer shall provide individual load calculations that adhere to all local codes and dimming equipment specifications as well as all
- appropriate intrastructure,

 7. All data whee and control cables guiled into equipment/ control rooms shall be left with a minimum service loop of 12 in each rack location
- and minimum of 8 in all feeds and switch gear.

 8. Each corout must have an independent hot, neutral, and ground. No sharing of hot, neutral, or ground shall be permitted.
- 9. All control & low voltage cable home runs cannot be spliced. field locations.
- 10. The engineer should allow for 4° minimum distance between high and low voltage conduits. High and low voltage conduits must cross at
- 11. All cables must be labeled in accordance with Gable's drawings and other furnished documentation.
- 12 Final cable specifications to be approved by electrical engineer. Installing contractor must verify maximum length of all cable runs prior to installation. If run exceeds maximum cable length of manufacturer and/or product specification, installating contractor to provide alternate wiring methodology or specification for review by Gable
- 13. All splices for exterior fixtures must be made in suitable waterproof junction boxes, with conduits sealed against water intrusion
- 14. All ground recessed exterior fixtures must be installed to manufacturer's specific instructions, particularly regarding drainage, seeiing and
- 15. All electrical junction boxes are to be provided by the electrical contractor as the point of connection within 6 feet of the sign and electrical
- 15. All electrical connections to the sign shall be made by a Gable Representative.
- 17. All electrical connections are to be made in accordance with the requirements of the National Electrical Code (N.E.C.) in addition to all applicable local codes.
- BIGSI. AES, NFPA and NEC standards. Standards may be found at:

WWW NEPA ORG WWW.USITT.COM WWW AES ORG WWW BICSLORG

General Installation Notes:

- 1. Installer shall be responsible for determining the erection, maintenance and dismantling of all barricades or protective coverings necessary to
- safeguard the public and property during the performance and duration of the work.

 Installer shall office components to substrate on accordance with the structural engineers and manufacturer's instructions unless otherwise shown. Install level, plumb, and at the proper height. No movement of signs at their foundations shall occur, the components must remain true and plumb on their foundations.
- 3. Installation includes provision of any required fooling, all anction bolls, fastenings, attachment metal, and other miscellaneous metal items embedded in concrete or building wall material as required, and security of components.
- 4. All items to be installed shall be left in a clean condition.
- 5. Upon completion of the installation of each component, clean all soiled surfaces and touch-up all imperfections that may have occurred
- 6. All debris and parking material shall be removed and disposed of in a legal manner. All projective masking of the surfaces shall be removed upon completion of the instraction.
- 7. Gable is not responsible for the design or implementation of emergency and life safety systems.
- All excavation and alle work shall be returned to its original grade configuration after contract items are installed
 All expects installation conditions encountered by the installer must be bought to the effention of appropriate Gable personnel.
- 10. Installer is responsible for compliance with all OSHA requirements and regulations.
- 11. Installer is responsible for compliance with all applicable environmental regulations.

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SOLUTIONS COMPANY. 7440 Fort Smallwood Road Baltimore, Maryland 21226

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General Concrete Foundation Notes:

- 1. Engage a private utility locating specialist and mark existing utilities in proximity to sign foundation before excavation. Likewise, contact Miss
- Engage o private using uncounty specialists also have executing disease a prosming to sign of security to use the second process of all public distincts in the work area. Excessed for sign foundation to etrystions and dimensions indicated. Reconstruct sub-grades that ere un-limit, disturbed, or composed of mustablets soil, or has been diamaged by freezing immperatures, trost, rais, accumulated water, or construction activities by excavating further, backlitting with satisfactory soil or fill, and compacting to original sub-grade elevation. Do not install loctings in damp or saturated solls. Do not leave open excavation during off-work hours.
- 3. Install congrete (poling with reinforcement, foundations, and other embedded items required for installation of signs, as approved by
- 4. Sel core driff and set anchors boils from fooling base plate onto non-shrink grout leveling bed. Ensure post is levet and plumb, and at heights
- indicated, with surfaces free of distortion and other defects in appearance.

 5. Coordinate and install power source feed were from adjacent sub-grade and form bend of conduct chase (sweep) into foundation powr. Verity size requirements prior to
- 5. Back fill fooling/foundation once concrete reaches 3000-pound compressive strength. Back/fill material shall be tree of litter, debris and promise matter, Backfül installation, material shall have not more than optimum water content prior to compaction operations, soils to dry to suitable levels if over- saturated.
- 7. Minimum concrete strength shall be 3,000 psi, w/ 6% air entrainment unless otherwise noted.
- 8. Concrete design & construction to be in accordance with ACI 318-05
 9. Concrete powerd into constrained earlie excavalions must be cure under proper conditions for four days prior to sign box installation. consisting pursus with constituence earning excentations must be given under proper conductors for four days prior to styn box installation. [Exception: if this overall height of the sign is less than 20 let at diffic
- 10. For pier and calisson footings, concrete must be poured against undisturbed earth
- 11. Maintain a minimum of 3" cover over all embedded sleet.
- 12. Provide a maximum of 4" cover between the bottom of support pole and bottom of the concrete footing on all direct burial footings. (Unless
- 13. If clay, sill or organic soils are encountered upon excavation it is the installing contractor's responsibility to contact a licensed civil engineer for design modification.

Coperal Flectrical Grounding Notes:

- 1. The single point ground system (SPGS) is a grounding mandate that all major components of the building safety protection system to be designed and bended to a single ground reference point. These components consist of ground electrodes, grounding electrode conductors, grounded conductors, and grounding conductors. These conductors are designed to create the path of least resistance/empedance. This stows any obligap produced as current to liter or return to its source along the proper designated path.
- Connections to the SPGS will reduce voltage potential differences among various types of equipment. This should reduce personnel safety hazards, protect the equipment and reduce noise currents that may effect the operation of voltage-sensitive equipment. This includes equipment such as communication switching equipment and any computer-controlled equipment.
- 3. The SPGS has one main connection point. The single ground reference point is usually designated as the master ground bar (MGB)
- Grounding conductors and their grounded components must be isolated from any unattended contact with other grounding conductors and
 grounded components except to the single ground reference point, the MGB Any unintended points of contact among different grounding conductors and components create ground loops within the SPGS and are violations of the SPGS.
- 5. All computer, network, data and outlo related field connected devices must have their grounds referenced to the control room where their course outputs will be connected
- 5. The ground reference differential must not exceed 2 volts. Levels higher will result in degradation in performance and damage to the connected device(s).

General Manufacturing Notes:

- 1. Details depicted on the construction documents shall be followed for exterior appearance.

- Details depicted on the construction documents shall be provided by extended appearance.
 Approved Structural design shall fulliss sets (supported training).
 Fabrication of cabhret, exposed faces and graphics devices to size and style indicated and produced surfaces free from ell canning, warping, distortion or any free gladinise or inconstruction, include internal bracing for stability and attachment of mounting successories as required.
 Fabrication may change interfor construction shown on these details to conform with general shop practices. However, these changes must be submitted to 150s as part of the shop drawings and be reviewed by TSD or motel protein for statication.
- 5. Construct all work to eliminate burns, culting edges and sharp corners.
- 6. All welding must be performed by operations who are currently qualified by tests as prescribed in AWS D.1.1, and or D.1.2 as applicable, and recognized building code authority.
- Make all signs tight titting, between parts and sections, and with adjacent surfaces.
 Unless indicated otherwise, non-weited joints between various profitors of signs must be weatherproof (for exterior signs) and have tight, hattine-type appearances, without gaps; (varying or otherwise). Provide sufficient fastlerwings to preclude looseness, racking, or similar.
- 9. Conform to manufacture's recommended fabricating procedures regarding fastening, restraining, expansion and contraction of dissimilar
- 10. Isolate dissimilar materials to prevent galvanic corrosion by means of rubber padalwashers and utilize inert (stantess steel) fasteners.

 11. Signs to be assembled and mounted to as to provide reasonable ease of access and replacement of all components.
- 11, opps to be assembled and incurred to do to provide resolutions of a occess and representation and component of the 12. Aburratum sheet not less from 1.25° unless noted otherwise, Schröde by Mild wedding, field and ground smooth, unless the seam occurs along a coor break. Then a dean but joke with concealed backing channel and plug weld is acceptable.

 13. All bends, curves, and folds to be geometrically correct and produced by a consistent mechanical method unless approved otherwise,
- 14. Jointing and brake forming all sheet metal shall have brake formed edges with radii not greater than sheet thickness unless otherwise energised. Adjacent stock shall have edges with similar radii.
- 15. Welding on all exposed welds is to be ground smooth to match surface of edjacent material.
- 16. All mounting patterns and or templates shall have at teast a fully marked base time and center time depicted on the pattern.

General Vinyl Graphics Application Notes:

- 1. Sign copy to comply with the requirements indicated for size, proportion, style, spacing, content, position, material, finish and color of fetters,
- numbers, symbols and other graphics devices.

 All felter forms shall be aligned so as to maintain a baseline parallel to the sign format, with margins and layout as indicated on design drawings and approved shop drawings
- 3. Routed copy: Cutting and routing shall be done in such a manner that edges and corners of finished letter forms shall be sharp and true. Letter forms with nicked, cut, ragged, rounded positive or negative corners, and similar disfigurements will not be acceptable, Letter forms shall be aligned so as to maintain a base line parallel to the sign format. Vertical strokes shall be plumb. Mechenically lestern center of letters
- to acrylic plastic as gequired.

 4. All high resolution large format digital printing shall be protected with a UV over familiate.

General Spray Finishing Notes:

- Pre-treatment: All surfaces shall be sanded, cleaned, primed, and pre-treated as required prior to finishing.
 Paint: Paint shall be manufacturer's highest grade for best ultraviolet light resistance, weather ability and overall longevity of finish and color
- pigmentation retention.

 3. Paint color mixtures shall be cross checked with approved color control samples, prior to the final fireshing process.
- 4. All painted surfaces shall be free from particulates, blemishes, dry spots, orange peel and unevenness of spray patterns.
 5. There shall be no de-lamination of any parts of the sign or of the lettering from the sign face.
- 6. There shall be no cupping, warping, or dishing in excess or other disintegration of the sign face.

Verify to Field (V.I.F.):

1. Where "Verify in Field" (V.LF.) is found in this drawing, the GABLE project manager will assign tasks to "Verify in Field" and submit information / results back to the GABLE technical team.

SYMBOL LEGENOS:



- Elevation

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- 1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
- 2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN. CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, DO NOT SCALE DRAWINGS.
- 4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
- 5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR
- 2010 ALUMINUM DESIGN MANUAL .
 WHEN A DETAIL IS IDENTIFIED AT TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- 7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
- B. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
- VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

| ROUND HSS | ASTM ASCO, GR B | FY=42 KSI MIN. |
|-----------------|-----------------|----------------|
| SQUARE/RECT HSS | ASTM ASOO, GR B | Fy≖46 K51 MIN. |
| THREADED ROD | ASTM A36 | Fy=46 KSI MIN. |
| STEEL PLATE | ASTM A36 | Fy=36 KSI MIN. |
| STO. PIPE | ASTM AS3, GR B | Fy=35 KSI MIN. |
| | | |

- 2. BOLTS SHALL CONFORM TO ASTM A307 UNO.,
- 3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
- 4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
 5. NUTS SHALL CONFORM TO ASTM A563.
- 6. WASHERS SHALL CONFORM TO ASTM F844.
 7. STEEL HARDWARE SHALL, BE HOT-DIP GALVANIZED PER ASTM A153 UND
- R WELDING:
- a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY, WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KS! UNLESS NOTED OTHERWISE.
- b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
 C. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER

AISC SPECIFICATION, SECTION 12, TABLE 12.4

d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS DE AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

- FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION IAAI 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
- 2. PIPE AND TUBE SHALL BE 6061-TE PER ASTM B241 OR B429 WITH FLU=38 KSI MIN, FLY=35 KS! MIN. Fruw=24 KSI MIN. Ftvw=15 KSI MIN.
- 3. STD STRUCTURAL PROFILES SHALL BE 6061-76 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Flow=24 KSI MIN, Ftyw=15 KSI MIN.

 4 SHEFT AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH
- Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
- 5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR 8429 WITH Flu=38 KSI MIN, Fty=35 KSI
- MIN Friiw=24 KSI MIN, Fruw=15 KSI MIN, 6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER
- WITH CURRENT STATUS AT TIME OF WELDING
 7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL
- ALLIMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST & INCH 8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
- 9, ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
- 10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS 01.2
- 11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPPRICEDE DRAWING DETAILS.
- 12 PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC
- 13. ALLIMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH
- 14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

- 1. MINIMUM 2B-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
- 2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI DNO
 3. CALCULM CHI ORIDE OR ADDED CHLORIDE IS NOT PERMITTED
- 4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL
- 5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-11
- 6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS..

FOUNDATIONS

- 1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED]
- 2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH, SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
- COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW

- TEMPERATURES, DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
- 4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
- 5. FOR ANCHOR BOLT/ BASE PLATE SQUARE FOOTINGS, PROVIDE A MINIMUM OF AS VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING. PROVIDE #3 HORIZONTAL TIES @ 12" O.C..
- 6. FOR ANCHOR BOLT/ BASE PLATE ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C.
- 7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER ANCHOR BOLT
- 8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 150 LBS/SF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
- 9. IF CLAY, SILTY CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION.

EXISTING CONDITIONS:

- 1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY REVERENCE ENGINEERING IMMEDIATELY.
- MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
- 3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
- 4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR", IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
- 5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT", IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

SCOPE OF WORK:

 LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

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PROJECT TIME
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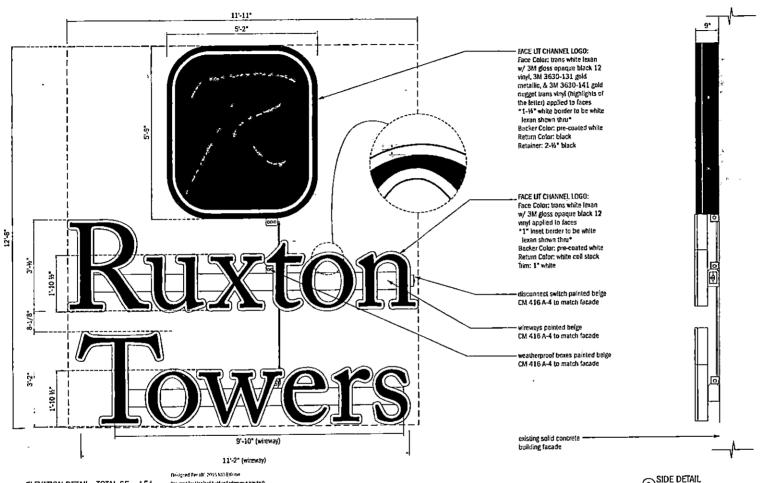


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ELEVATION DETAIL - TOTAL SF = 151

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SIDE DETAIL



ORDER TITLE: Ruxtors Towers CTIY/STATE Towson, MD PROJECT MGR. DRAWING DATE SALES REP 6/18/18 GG

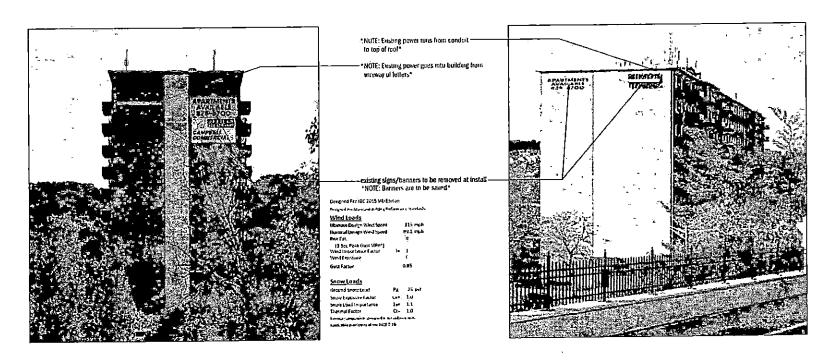


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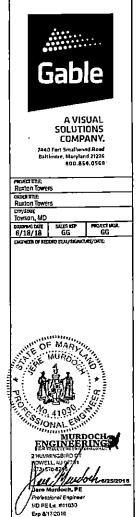
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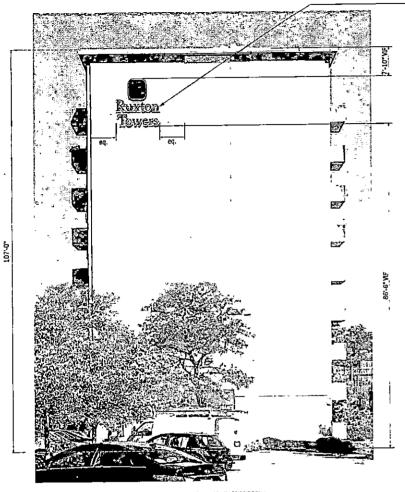
NORTH ELEVATION VIEW - (EXISTING)

2) SOUTH ELEVATION VIEW - (EXISTING)

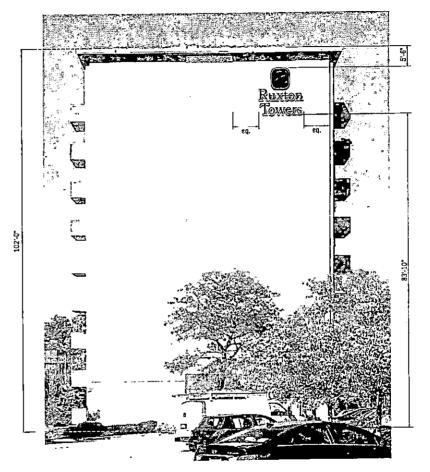
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NOTE: Disconnect switch location. New wreway behind "Roxton" fellers to be installed in same location as existing wirevay on North Side elevation.



Gable A VISUAL SOLUTIONS COMPANY. 7440 Fort Small wood Road Baltimore, Maryland 21226 800.854.0569

Ruxton Towers ORDER TITLE: Ruxton Towers Towson, MD PROJECT MGR. GG

GRANDIG DATE SALES KEP 6/18/18 GG ENGINEER OF FECORO SENI/SIGNATURE/DATE:

2 HUMMINGS:RD Q WWoheston

ere Murdoch, PE Professional Engineer MD FE La #41030

Exp 8/17/2015

Illuminated Channel Logo/Letters REVISION HISTORY

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1) ELEVATION VIEW - NORTH (PROPOSED)

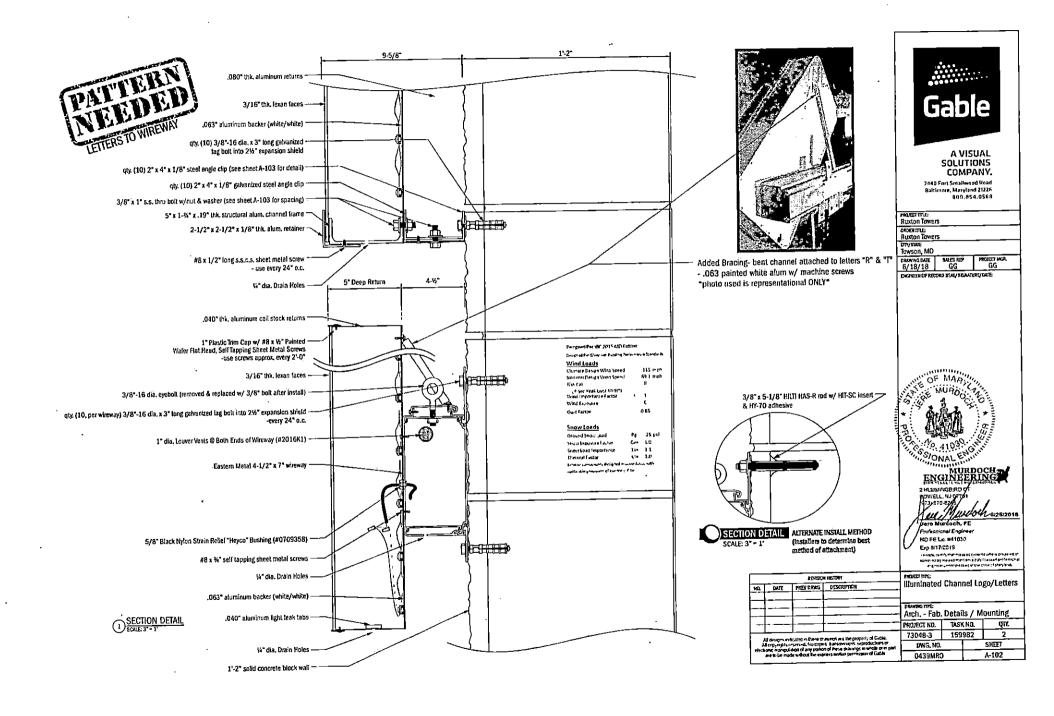
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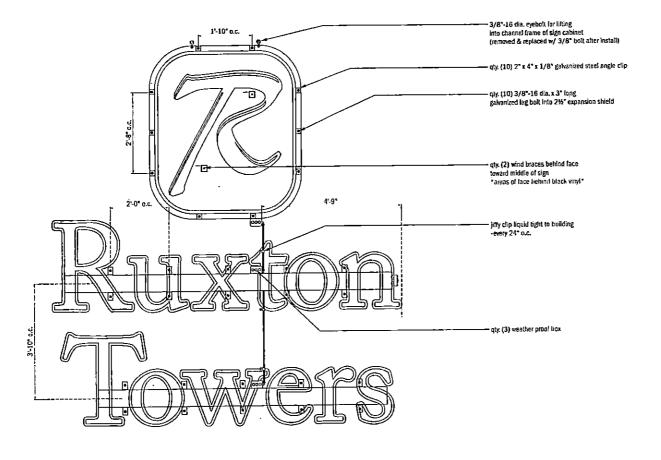
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Snow Loads

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2) ELEVATION VIEW - SOUTH (PROPOSED)





ELEVATION DETAIL
SCALE: 1/2" * 1"

Designed Per ID: 2015 Atti Edition

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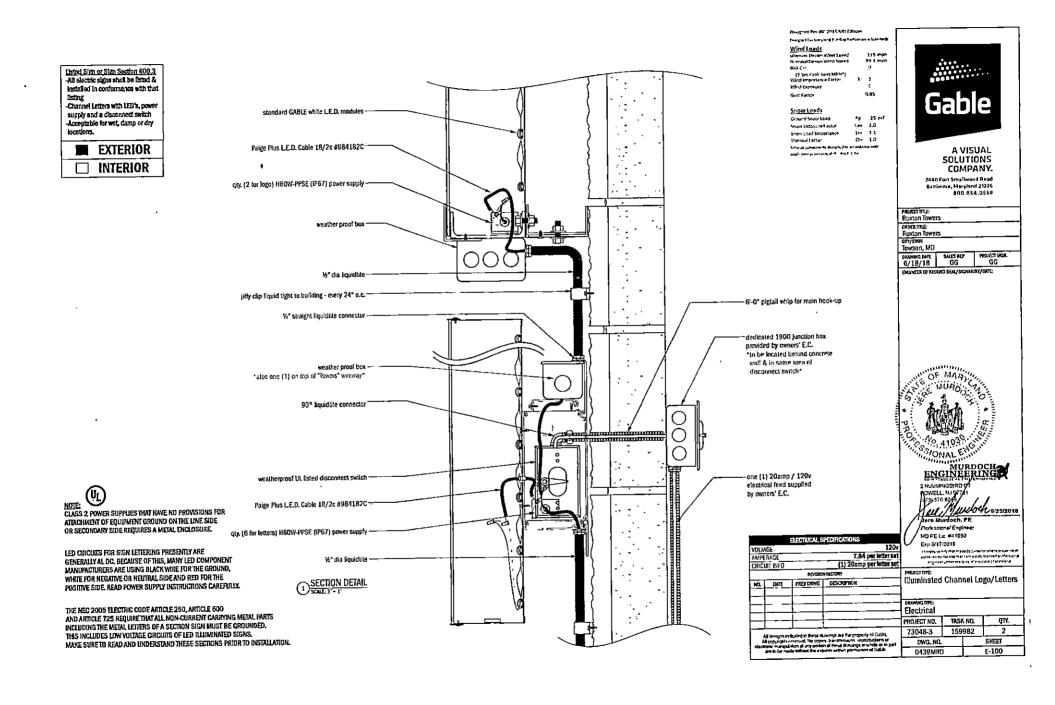
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| Module type Standard GABLE White | | | | | | | | | | | | | | |
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ELEVATION VIEW
SCALE: 1/2" = 1"

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Wind Importance Factor

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Snow Loads

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2440 Fort Smallwood Road Baltimore, Maryland 21226 8110, 854,0568

PROJECT TIPLE: Ruxton Towers ORDER TITLE Runton Towers CHY/SON TOWSON, MD HILIZIT MGA. GG

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