

M E M O R A N D U M

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 *
AND VARIANCE**

(8415 Bellona Lane)
9th Election District
2nd Council District

Ruxton Towers, LLC
Legal Owner
Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

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

ORDER RECEIVED FOR FILING

Date 1-15-19

By [Signature]

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 15th 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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Date 1-15-19

By WJ

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

By dlw



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:

Address 8415 Bellona Lane which is presently zoned DR 16
Deed References: 21181/00251 10 Digit Tax Account # 0 9 0 3 3 7 1 9 5 2
Property Owner(s) Printed Name(s) Ruxton Towers, LLC

(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.
2. _____ 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 II & VII to permit two proposed wall mounted identification signs with an area/face of 156 square feet and 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

See attached Supplement

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

BY
Larry Caplan

Name- Type or Print

Signature

Mailing Address

City

State MD

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Ruxton Towers, LLC /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

8415 Bellona Lane, Towson, Maryland

Mailing Address

City

State

21204

410-828-6700

jeff@ruxtontowers.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Curtis Campbell

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2019-0162-SPHA

Filing Date

11/14/18

Do Not Schedule Dates:

Reviewer

AT

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.

2019-0162-SPHA

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

JB 1-14-19
11 Am

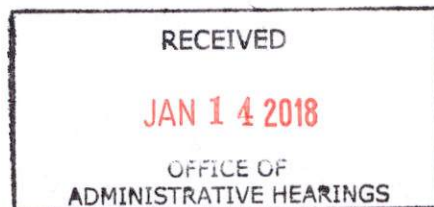
From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Friday, January 11, 2019 5:06 PM
To: Administrative Hearings
Subject: 2nd Certification Case # 2019-0162-SPHA
Attachments: Bellona Lane 2nd Cert..jpeg; Bellona Lane Photo.docx

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



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

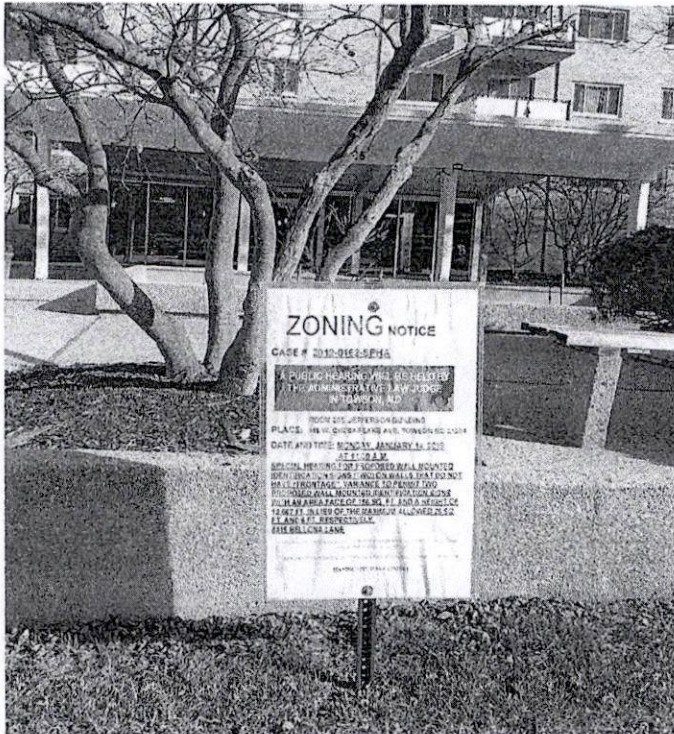
Date of Hearing: JANUARY 14, 2019



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**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

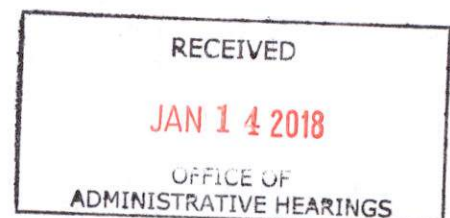
523 Penny Lane
(Street Address of Sign Poster)

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



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 * BEFORE THE OFFICE
AND VARIANCE *
8415 Bellona Lane; N/S Bellona Avenue, @ * OF ADMINISTRATIVE
intersection of Bellona Avenue & Bellona Lane *
9th Election & 2nd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Ruxton Towers, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 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 Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 Zimmerman

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)

Baltimore County
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. d24

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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.

For Newspaper Advertising:

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 Ct Suite 110
Owings Mill, 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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, rectangular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: kl

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

DATE: December 19, 2018

FROM: *MCD*
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-
SPHA and 0162-SPHA

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

* * * * *

VKD: can
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 11/20/18

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. 2019-0162-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
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

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

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.

1-14

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 12/7/2018

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.

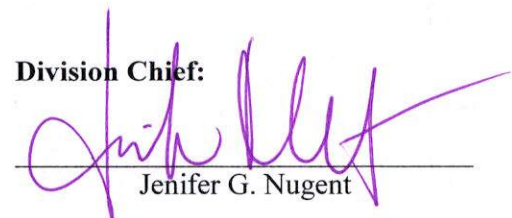
The Department of Planning has no objections to granting the requested relief.

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



CASE NAME Ruxton Towers, LLC
CASE NUMBER 2019-0162-SPTA
DATE 1/14/2019

[illegible]

C H E C K L I S T

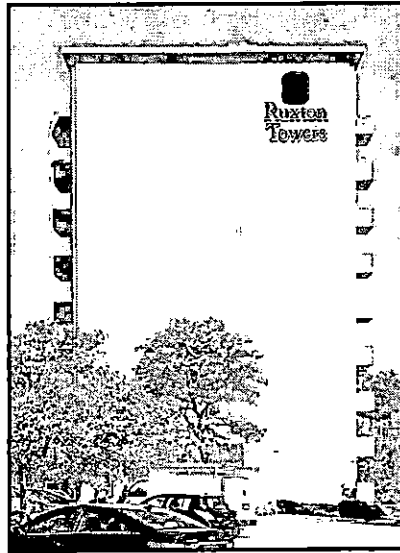
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12-19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>12/11</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO OBJ</u>
<u>11-20</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>12-24-18</u>	
SIGN POSTING (1 st)	Date: <u>12-24-18</u> by <u>O'Keefe</u>	
SIGN POSTING (2 nd)	Date: <u>1-11-19</u> by <u>"</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: 1-11-19 Left msg. w/ secretary for Mr. Campbell -
Need Sign cert.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 09 Account Number - 0903371952							
Owner Information											
Owner Name:				RUXTON TOWERS LLC		Use:		APARTMENTS			
Mailing Address:				6212 YORK RD BALTIMORE MD 21212-		Principal Residence:		NO			
						Deed Reference:		/21181/ 00251			
Location & Structure Information											
Premises Address:				8415 BELLONA LN 0-0000		Legal Description:		4.9444 AC ES BELLONA LA NE COR BELTWAY & CHA			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0060	0023	0521		0000				2017	Plat Ref:		
Special Tax Areas:					Town:		NONE				
					Ad Valorem:						
					Tax Class:						
Primary Structure Built			Above Grade Living Area			Finished Basement Area		Property Land Area		County Use	
								4.9400 AC		11	
Stories	Basement	Type	Exterior	Full/Half Bath		Garage		Last Major Renovation			
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2017		07/01/2018		07/01/2019		
Land:			3,705,000		3,705,000						
Improvements			9,959,200		15,992,400						
Total:			13,664,200		19,697,400		17,686,333		19,697,400		
Preferential Land:			0						0		
Transfer Information											
Seller: HACKERMAN WILLARD				Date: 12/27/2004				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /21181/ 00251				Deed2:			
Seller: CLAIRIDGE TOWERS COMPANY				Date: 11/03/1978				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /05954/ 00742				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class		07/01/2018		07/01/2019				
County:			000		0.00						
State:			000		0.00						
Municipal:			000		0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application											
Date:											



Ruxton Towers

8415 Bellona Lane Towson, MD 21204

Illuminated Channel Letters/Logo

Issued Date: 6/18/18

CONSTRUCTION 50%

PET. No. 2

Designed Per IRC 2015 ASD Edition
Designed for Maryland Building Performance Standards

Wind Loads
Ultimate Design Wind Speed 115 mph
Minimum Design Wind Speed 89.1 mph
Risk Cat. II
(1 Sec. Peak Gust MPH)
Wind Importance Factor I = 1
Wind Exposure C
Gust Factor 0.85

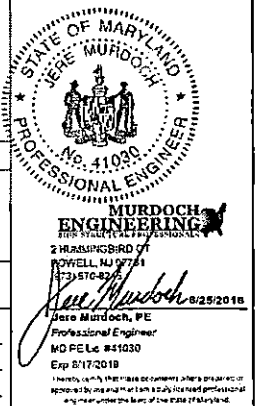
Snow Loads
Ground Snow Load Ps 25 psf
Snow Exposure Factor Ce = 1.0
Snow Load Importance Si = 1.1
Thermal Factor Ct = 1.0
Exposure category designed in accordance with
ASCE 7-10 per provisions of the ASCE 7-10



**A VISUAL
SOLUTIONS
COMPANY.**

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE:
Ruxton Towers
ORDER TITLE:
Ruxton Towers
CITY/STATE:
Towson, MD
DRAWING DATE: 6/18/18 SALES REP: GG PROJECT MGR: GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



CONSULTANTS:
Murdoch Engineering
2 Hummingbird Ct.
Howell, NJ 07731
(973) 570-8215
CLIENT APPROVAL:
DEPARTMENT APPROVAL: DATE:
TSD: /
PROJECT MANAGEMENT: /
PRODUCTION: /

REVISION HISTORY			
NO.	DATE	PREV. DWG.	DESCRIPTION

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PROJECT TYPE:
Illuminated Channel Logo/Letters
DRAWING TYPE:
Cover Page

PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2
DWG. NO.	SHEET	
0439MRO	C-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 project.
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, 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 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 documentation.
4. 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 & square/rectangle HSS shall be ASTM A500 Grade B.
3. Plate, angles and channels steel shall be ASTM 36.
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-E0XX electrodes for SAW process.

Aluminum Welding Notes:

1. Welding shall be in accordance with AWS D1.2
2. Aluminum alloy filler 4043 shall be used in all structural welds.
3. 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, safety/seismic materials, miscellaneous metals, etc. that are not indicated as being
2. 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.
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 films, screens, safety cables, louvers and diffusers in accordance with the lighting design drawings.
6. 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 variations.
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 void/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:

1. All control rooms shall be locked, clean and dry with finished, painted 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 ceiling height, of record.
4. Gable recommends a sub-floor and/or cable tray a minimum of 96 inches above finished floor mounted over the control racks.
5. All main control room access doors must be oversized with a minimum of 7" high clearance.
6. 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.
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° 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 room(s) to meet a minimum of 20-foot candles.
11. Minimum of 8 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 substitutions shall be made to Gable's cable/equipment specifications, or documentation without written permission.
4. Gable recommends 20% spare conduit capacity and an additional spare home run for the main infrastructure. All cable infrastructure and wiring must adhere to manufacturer specifications and shop drawings.
5. Gable recommends against the use of GFI protection on loads related to theatrical 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 infrastructure.
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 6' in all feeds and switch gear.
8. Each circuit 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 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 and/or product specification, installing 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, sealing and potting.
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 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.NFPA.ORG
WWW.USITT.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 safeguard the public and property during the performance and duration of the work.
2. Installer shall attach components to substrata in 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 footing, all anchor bolts, 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 life safety systems.
8. All excavation and site work shall be returned to its original grade configuration after contract items are installed.
9. All atypical installation conditions encountered by the installer must be brought 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 IDC 2015 MB Edition

Designed Per Regional Building Performance Standards

Wind Loads

Ultimate Design Wind Speed	115 mph
Maximum Design Wind Speed	25.8 mph
Peak Cat.	B
(4 sec Peak Gust 157MPH)	
Wind Exposure Factor	1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Sg	25 psf
Snow Exposure Factor	Ce	1.0
Snow Load Intensity	S	1.1
Thermal Factor	Ct	1.0
Ultimate Snow Load Design Value	Sd	27.5 psf

Refer to the provisions of the 2015 IBC



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7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: TOWSON, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE



MURDOCH ENGINEERING

2 MURDOCH BIRD CT
BOWELL, MD 21031
(301) 570-4200

Jerry Murdock 6/28/2018
Jerry Murdock, PE
Professional Engineer
MD FE Lic. #41039

Exp 6/17/2018

I hereby certify that these documents were prepared or supervised by me and that I am a duly licensed professional engineer under the laws of the State of Maryland.

REVISION HISTORY				PROJECT TYPE: Illuminated Channel Logo/Letters
NO.	DATE	PREP DWG	DESCRIPTION	
				DRAWING TYPE: General Notes
				PROJECT NO. TASK NO. QTY
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General Concrete Foundation Notes:

- 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.
- 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 compacting to original sub-grade elevation. Do not install footings in damp or saturated soils. Do not leave open excavation during off-work hours.
- Install concrete footing with reinforcement, foundations, and other embedded items required for installation of signs, as approved by contractor-furnished Engineer.
- Set core drill and set anchoring bolts 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.
- 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.
- 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, soils to dry to suitable levels if over-saturated.
- Minimum concrete strength shall be 3,000 psi, w/ 6% air entrainment unless otherwise noted.
- Concrete design & construction to be in accordance with ACI 318-05.
- 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 protected as necessary against wind loads for a minimum of 4 days, the box may be installed the same day as the footing is poured.
- For pier and caisson footings, concrete must be poured against undisturbed earth.
- Maintain a minimum of 3" cover over all embedded steel.
- 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)
- If clay, silt 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 voltage produced as current to flow 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 affect the operation of voltage-sensitive equipment. This includes equipment such as communication switching equipment and any computer-controlled equipment.
- 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 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.
- 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.
- 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:

- 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 canning, warping, distortion or any irregularities or inconsistencies. Include internal bracing for stability and attachment of mounting accessories as 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 fabrication.
- Construct all work to eliminate burrs, 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.
- Unless indicated otherwise, non-welded joints between various portions of signs must be weatherproof (for exterior signs) and have tight, hairline-type appearances, without gaps (varying or otherwise). Provide sufficient fastenings to preclude looseness, racking, or similar movement.
- Conform to manufacturer's recommended fabricating procedures regarding fastening, restraining, expansion and contraction of dissimilar materials.
- Isolate dissimilar materials to prevent galvanic corrosion by means of rubber pads/washers and utilize inert (stainless steel) fasteners.
- Signs to be assembled and mounted so as to provide reasonable ease of access and replacement of all components.
- Aluminum sheet not less than .125" unless noted otherwise, fabricate by MIG welding, filed 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.
- All bends, curves, and folds to be geometrically correct and produced by a consistent mechanical method unless approved otherwise.
- Joining 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 similar radii.
- Welding on all exposed works is to be ground smooth to match surface of adjacent material.
- 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:

- 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.
- 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 drawings and approved shop drawings.
- Router 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 carriers, 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. Mechanically fasten center of letters to acrylic plastic as required.
- All high resolution large format 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 retention.
- Paint color mixtures shall be cross checked with approved color control samples, prior to the final finishing process.
- All painted surfaces shall be free from particulates, bluishness, dry spots, orange peel and unevenness of spray patterns.
- There shall be no delamination of any parts of the sign or of the lettering from the sign face.
- There shall be no cupping, warping, or distorting in excess or other disintegration of the sign face.

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

- 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:

 Elevation

 Look Point

DESIGNED PER IBC 2015 MD Edition

Designed For Vandalism Bulding Performance Standards

Wind Loads

Minimum Design Wind Speed 115 mph
Normal Design Wind Speed 89.1 mph
Risk Cat. II
(3 Sec Peak Gust MPH)
Wind Importance Factor 1
Wind Exposure C
Local Factor 0.85

Snow Loads

Ground Snow Load Pg. 15.1
Snow Exposure Factor Es. 1.0
Snow Load Intensity 12.1
Thermal Factor Ct. 1.0
Further temperature design in accordance with applicable provisions of the ASCE 7-10.

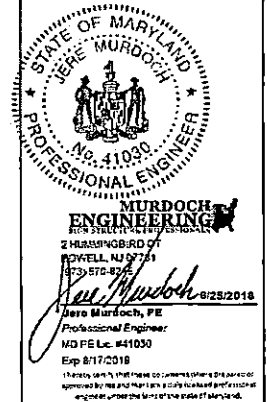


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7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0588

PROJECT TITLE: Ruxton Towers			
ORDER TITLE: Ruxton Towers			
CITY/STATE: TOWSON, MD			
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG	

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



REVISION HISTORY				PROJECT TYPE: Illuminated Channel Logo/Letters	
NO.	DATE	PREP DRWG	DESCRIPTION	DRAWING TYPE: General Notes	
				PROJECT NO. TASK NO. QTY.	
				73048-3 159982 2	
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				0439MRO	GN-101

MURDOCH ENGINEERING

SIGN STRUCTURE PROFESSIONALS

GENERAL:

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 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.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, 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.
STD. PIPE	ASTM A53, 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 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

- ALUMINUM
- a. AISI SPECIFICATION, SECTION J2, TABLE J2.4
 - 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)

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASMS), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET 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 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 1/8 INCH
8. FILLET WELDS SHALL NOT EXCEED THINNESS MEMBER WALL THICKNESS JOINED.
9. 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 SUPERSEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
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 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
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.
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 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/5F 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.
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.
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:

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 IRC 2015 8TH Edition

Designed For Maryland Bearing Performance Standards

Wind Loads	
Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat	II
(1" Sec Wind Gust MPH)	
Wind Exposure Factor	I
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg	25 psf
Snow Exposure Factor	Ce	1.0
Snow Load Importance	Is	1.1
Thermal Factor	Ct	1.0
Minimum snow loads designed to be applied per code		
except where previously noted or otherwise specified		



A VISUAL
SOLUTIONS
COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
ORDER NO: Ruxton Towers		
CITY/STATE: TOWSON, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:		



MURDOCH
ENGINEERING

2 HUNTINGWOOD RD

OWELL, NJ 07781

(732) 570-8271

Joe Murdoch 6/23/2018

Peter Murdoch, PE

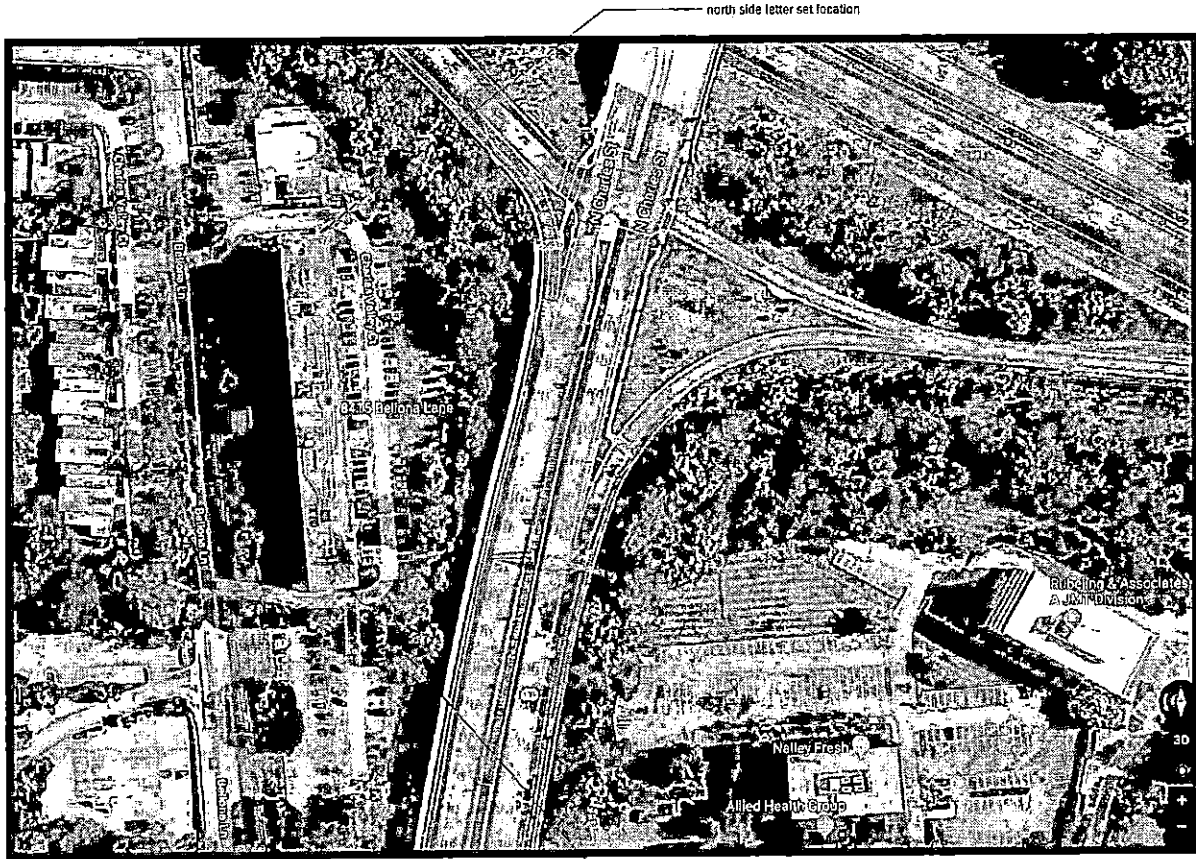
Professional Engineer

MD P.E. #51030

Exp 8/17/2019

I hereby certify that the design shown on this drawing was prepared or supervised by me and that I am a duly licensed professional engineer under the laws of the State of Maryland.

REVISION HISTORY			
NO.	DATE	PREP DRWG	DESCRIPTION
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PROJECT TYPE: Illuminated Channel Logo/Letters		PROJECT NO. TASK NO. QTY.	
DRAWING TYPE: Engineer Notes		PROJECT NO. TASK NO. QTY.	
73048-3		159982 2	
DWG. NO.		SHEET	
0439MRO		GN-102	



1 ELEVATION DETAIL
SCALE: N.T.S.



Designed Per IRC 704.5 AND E-8000
Designed Per Standard Building Performance Standards

Wind Loads
Ultimate Design Wind Speed 115 mph
Horizontal Design Wind Speed 89.1 mph
Risk Cat. II
[5-sec. Peak Gust 100 mph]
Wind Importance Factor $I_w = 1$
Wind Exposure C
Gust Factor $G = 0.85$

Snow Loads
Ground Snow Load $P_g = 25 \text{ psf}$
Snow Exposure Factor $E_s = 1.0$
Snow Load Importance $I_s = 1.1$
Thermal Factor $T = 1.0$
Exposure C requires my design to be in accordance with applicable provisions of ASCE 7-10.



A VISUAL
SOLUTIONS
COMPANY,
7340 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0569

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



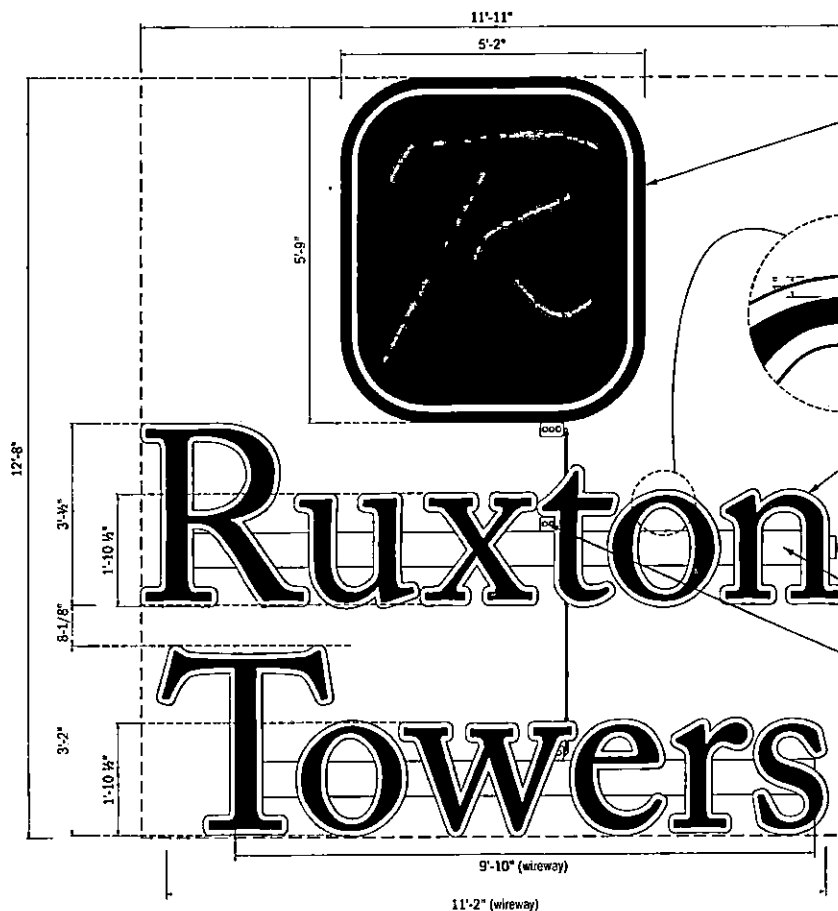
MURDOCH ENGINEERING
2 HUMMINGBIRD CT
TOWSON, MD 21204
(410) 570-0569
Jere Murdoch 6/26/2018
Jere Murdoch, PE
Professional Engineer
MD PE Lic. #41030
Exp. 6/17/2018

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REVISION HISTORY			
NO.	DATE	PREV. DWG.	DESCRIPTION

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PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: Vicinity Map		
PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2
DWG. NO.	SHEET	
0439MRO	SP-100	



FACE LIT CHANNEL LOGO:
 Face Color: trans white lexan
 w/ 3M gloss opaque black 12
 vinyl, 3M 3630-131 gold
 metallic, & 3M 3630-141 gold
 nugget trans vinyl (highlights of
 the letter) applied to faces
 *1-3/4" white border to be white
 lexan shown thru*
 Backer Color: pre-coated white
 Return Color: black
 Retainer: 2-1/2" black

FACE LIT CHANNEL LOGO:
 Face Color: trans white lexan
 w/ 3M gloss opaque black 12
 vinyl applied to faces
 *1" inset border to be white
 lexan shown thru*
 Backer Color: pre-coated white
 Return Color: white coil stock
 Trim: 1" white

disconnect switch painted beige
 CM 416 A-4 to match facade

wireways painted beige
 CM 416 A-4 to match facade

weatherproof boxes painted beige
 CM 416 A-4 to match facade

existing solid concrete
 building facade

1 ELEVATION DETAIL - TOTAL SF = 151
 SCALE: 1/2" = 1'

Designed Per IRC, 2015 AND Editions
 Designed For Use as a Building Performance Standard
Wind Loads
 Ultimate Design Wind Speed 115 mph
 Alternate Design Wind Speed 89 mph
 Risk Cat. d
 (2-Sec. Peak Gust 44 mph)
 Wind Importance Factor 1
 Wind Exposure C
 Gust Factor 0.85
Snow Loads
 General Snow Load 7 psf 25 psf
 Snow Accumulation Factor 1.0
 Snow Load Importance 1.1
 Thermal Factor 1.0
 All loads computed in accordance with ASCE 7-10
 applicable provisions of ASCE 7-10

2 SIDE DETAIL
 SCALE: 1/2" = 1'

REVISION HISTORY			
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PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: Graphics / Finishes		
PROJECT NO. 73048-3	TASK NO. 159982	QTY. 2
DWG. NO. 0439MRO	SHEET GF-100	

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 7440 Fort Smallwood Road
 Baltimore, Maryland 21226
 800.854.0569

PROJECT TITLE:
Ruxton Towers

ORDER TITLE:
Ruxton Towers

CITY/STATE:
Towson, MD

DRAWING DATE: 6/18/18 **SALES REP:** GG **PROJECT MGR:** GG

ENGINEER OF RECORD & SEAL/SIGNATURE/DATE:

MURDOCH ENGINEERING
 2 HUBBARD ROAD
 DOWELL, NJ 07011
 (201) 570-4000
 Jere Murdock, PE
 Professional Engineer
 MD PE Lic. #41030
 Exp. 6/17/2019

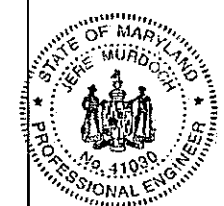
I hereby certify that these documents were prepared or supervised by me or a duly licensed professional engineer under the laws of the State of Maryland.



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Baltimore, Maryland 21226
800.854.0560

PROJECT TITLE:
Ruxton Towers
ORDER TITLE:
Ruxton Towers
CITY/STATE:
TOWSON, MD
DRAWING DATE:
6/18/18
SALES REP:
GG
PROJECT MGR:
GG
ENGINEER OF RECORD SIGNATURE/DATE:

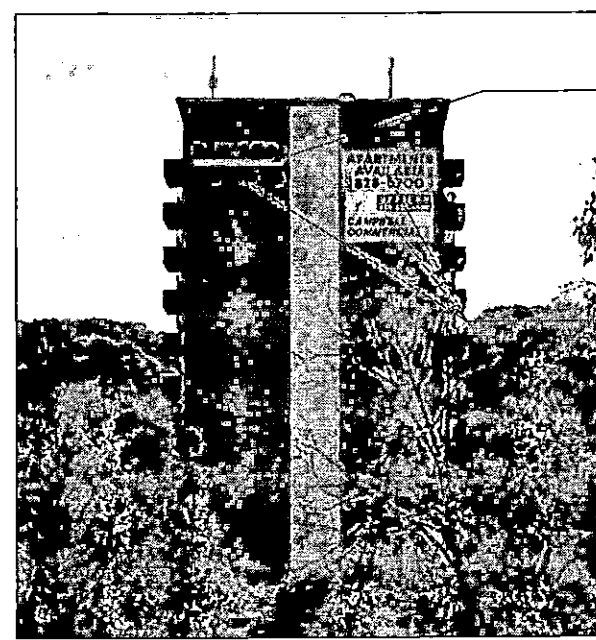


MURDOCH
ENGINEERING

2 HUSBINGBARD CT
POWELL, NJ 07761
(973) 570-8200

Jere Murdoch
Jere Murdoch, PE
Professional Engineer
MD FE Lic. #41030
Exp. 8/17/2018
I hereby certify that these documents were prepared or
supervised by me or under my direct supervision and that I am a duly licensed professional
engineer under the laws of the State of Maryland.

REVISION HISTORY				PROJECT TYPE:		
NO.	DATE	PREV. DRWG.	DESCRIPTION	Illuminated Channel Logo/Letters		
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				Elevations		
PROJECT NO.		TASK NO.	QTY.			
73048-3		159982	2			
DWG. NO.		SHEET				
0439MR0		A-100				

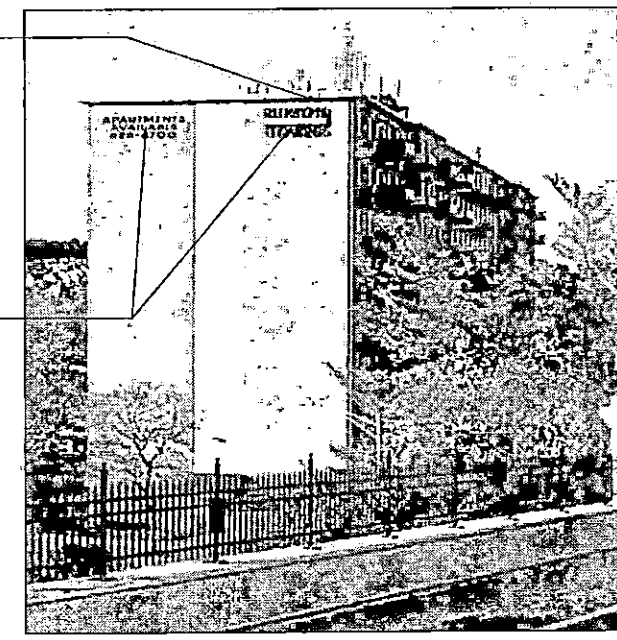


*NOTE: Existing power runs from conduit
to top of roof*

*NOTE: Existing power goes into building from
wireway of letters*

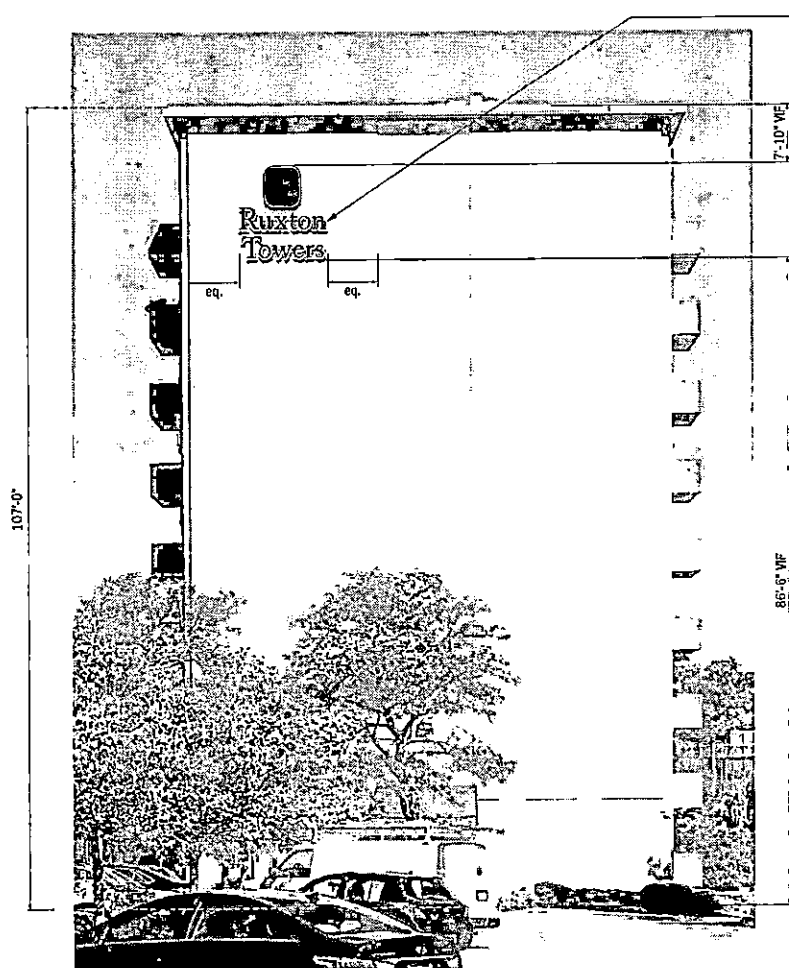
existing signs/banners to be removed at install
NOTE: Banners are to be saved

Designed Per ISC 2015 MD Edition
Designed Per Maryland Building and Fire Code
Wind Loads
Ultimate Design Wind Speed 115 mph
Maximum Design Wind Speed 87.1 mph
Risk Cat. II
[5 Sec. Peak Gust Velocity]
Wind Exposure Factor E = 1
Wind Exposure C
Gust Factor 0.85
Snow Loads
Ground Snow Load Ps 25 psf
Snow Exposure Factor Es 1.0
Snow Load Importance Is 1.1
Thermal Factor Ct 1.0
Exposure Category B
Exposure Factor Z 0.85
Exposure Factor Z 0.85



1 NORTH ELEVATION VIEW - (EXISTING)
SCALE: N.T.S.

2 SOUTH ELEVATION VIEW - (EXISTING)
SCALE: N.T.S.



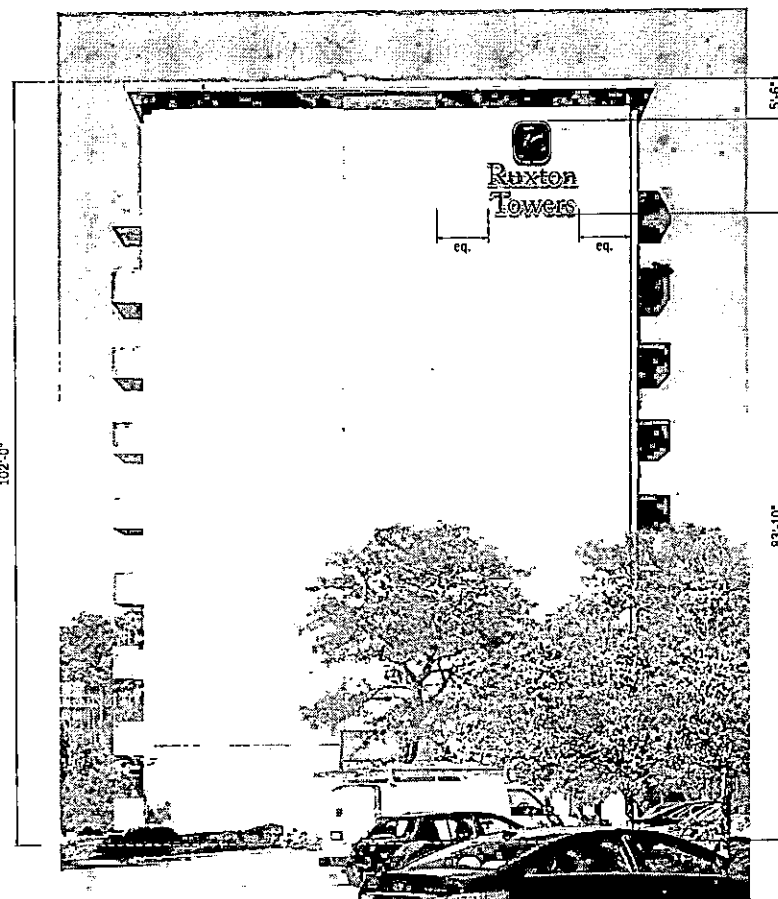
1 ELEVATION VIEW - NORTH (PROPOSED)
SCALE: 1/16" = 1'

Designed Per IRC 2015 MD Edition
Designed for Maryland Building Performance Code

Wind loads
Ultimate Design Wind Speed 115 mph
Horizontal Design Wind Speed 89.1 mph
Risk cat II
15 Sec Peak Gust (30mph)
Wind Importance Factor 1.0
Wind Exposure C
Local Factor 0.95

Snow Loads
Ultimate snow load 15 psf
Snow Exposure Factor 1.0
Snow Load Importance 1.0
Thermal Factor 1.0
Exposure category, designed to meet or exceed applicable provisions of the ASCE 7-10

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)
SCALE: 1/16" = 1'

REVISION HISTORY			
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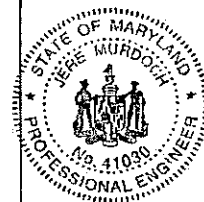
PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: Elevations		
PROJECT NO. 73048-3	TASK NO. 159982	QTY. 2
DWG. NO. 0439MRO	SHEET A-101	



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COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: TOWSON, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:		



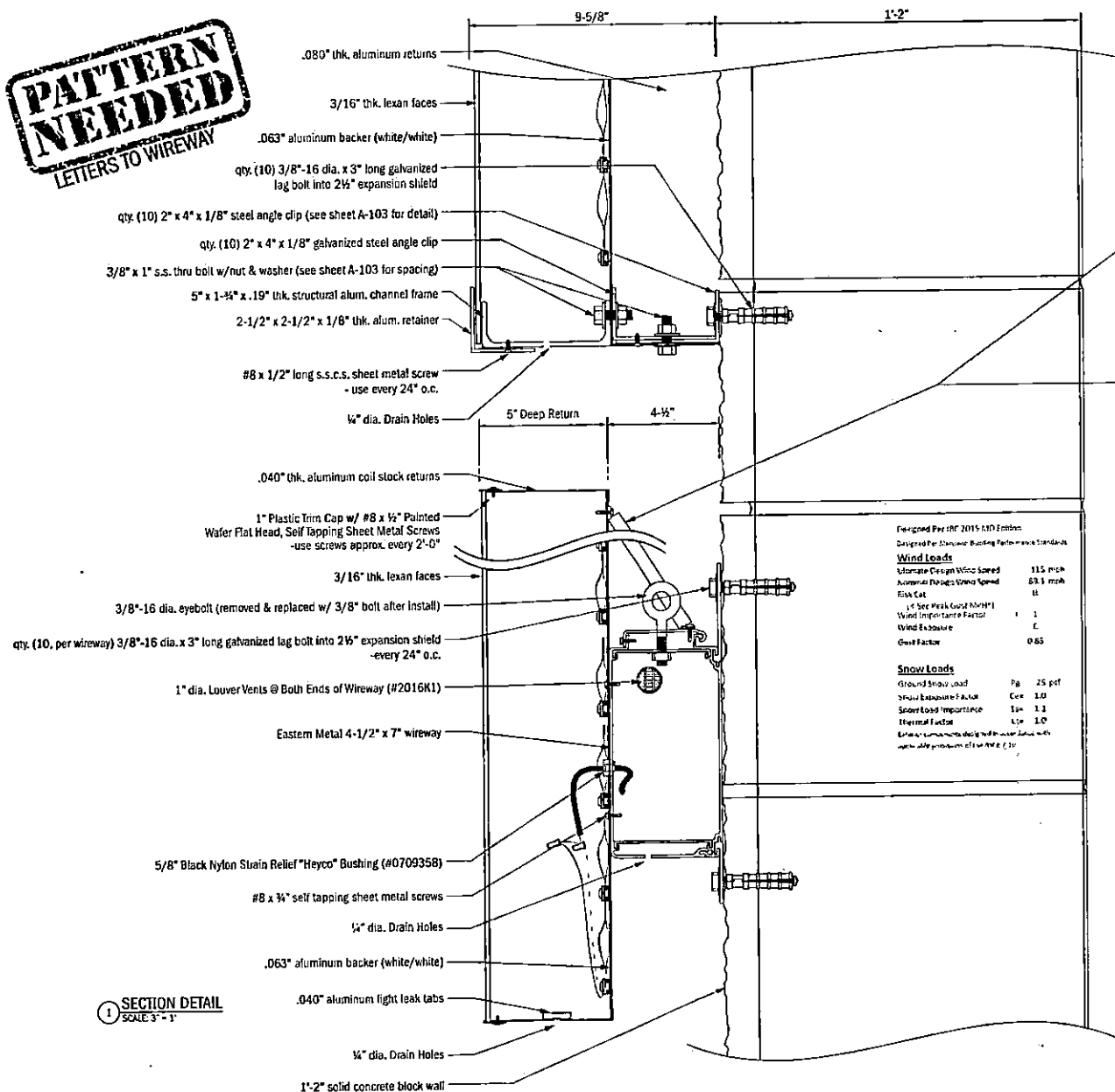
MURDOCH
ENGINEERING

2 HUNTINGBROOK RD
TOWSON, NJ 07711
373-570-0271

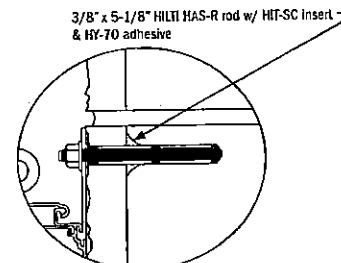
Peter Murdoch 6/25/2018
Peter Murdoch, PE
Professional Engineer
MD PE Lic. #41030
Exp. 6/17/2019

I hereby certify that I have read and approved the design and construction of the project shown on these drawings and that I am a duly licensed professional engineer under the laws of the State of Maryland.

**PATTERN
NEEDED**
LETTERS TO WIREWAY



Added Bracing- bent channel attached to letters "R" & "T"
- .063 painted white alum w/ machine screws
photo used is representational ONLY



SECTION DETAIL
SCALE: 3" = 1"
ALTERNATE INSTALL METHOD
(Installers to determine best method of attachment)

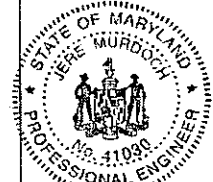
REVISION HISTORY				PROJECT TITLE		
NO.	DATE	PREV. DWG.	DESCRIPTION	Illuminated Channel Logo/Letters		
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				Arch. - Fab. Details / Mounting		
				PROJECT NO.	TASK NO.	QTY
				73048-3	159982	2
				DWG. NO.	SHEET	
				0439MRO	A-102	



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7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0569

PROJECT TITLE		
Ruxton Towers		
DRAWING TITLE		
Ruxton Towers		
CON/SITE		
TOWSON, MD		
DRAWING DATE	SALES REP	PROJECT MGR.
6/18/18	GG	GG
DRAWING OF RECORD SEAL/SIGNATURE/DATE:		



**MURDOCH
ENGINEERING**

2 HUBBARD RD

NEWELL, NJ 07051

973-570-0200

Jere Murdoch, P.E.

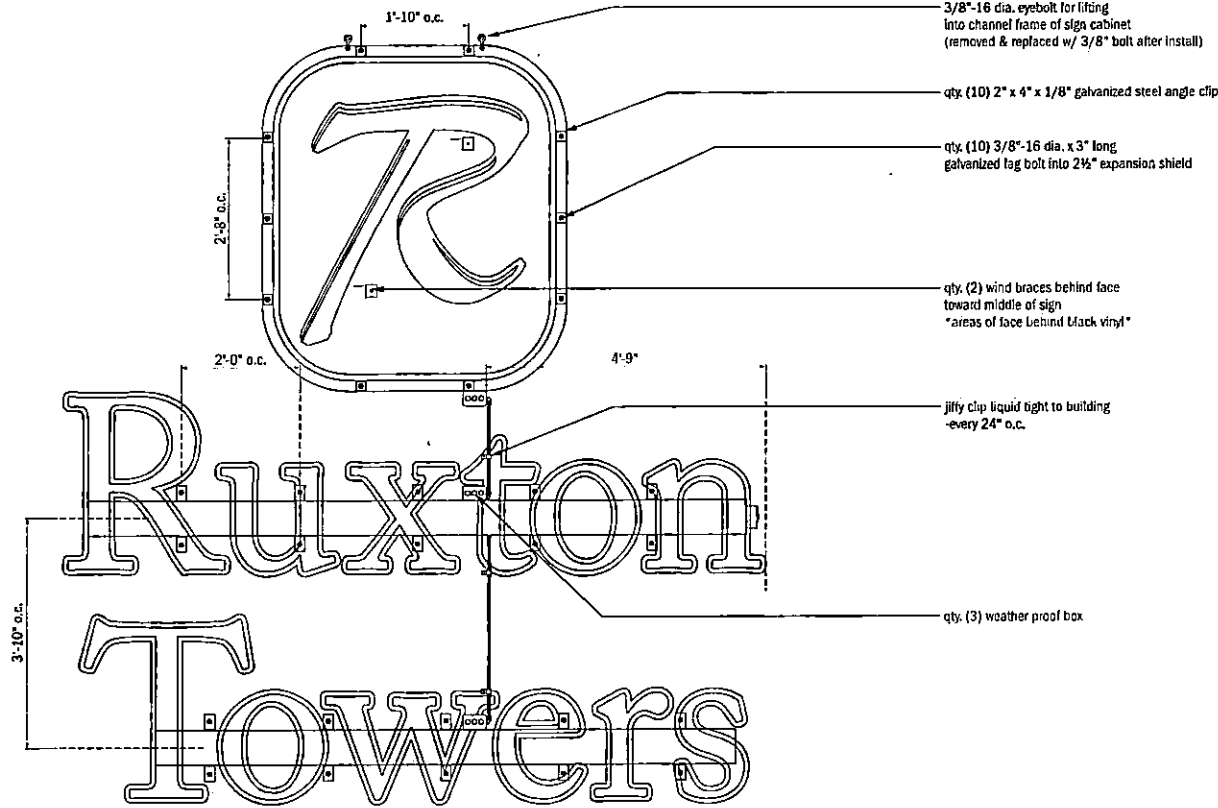
Professional Engineer

MD P.E. Lic. #41030

Exp. 8/17/2018

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01/25/2018



1 ELEVATION DETAIL
SCALE: 1/2" = 1'

Designed Per 1997 2015 ASD Edition
Design for Normal Building Performance Standards

Wind Loads
Ultimate Design Wind Speed 115 mph
Normal Design Wind Speed 89.1 mph
Risk Cat. II
17 Sec. Peak Gust (10min)
Wind Importance Factor I = 1
Wind Exposure C
Gust Factor 0.85

Snow Loads
Ground Snow Load Pg 25 psf
Snow Load Factor Ce = 1.0
Snow Load Importance Is = 1.1
Thermal Factor Cts = 1.0
Exterior Components Designed to Resist Maximum
Snow Load per Section of the 1997 ASD Edition



A VISUAL
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COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: TOWSON, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SIGNATURE/DATE:



MURDOCH
ENGINEERING

2 HUNTINGWOOD CT
POWELL, NJ 07761
(973) 570-8225

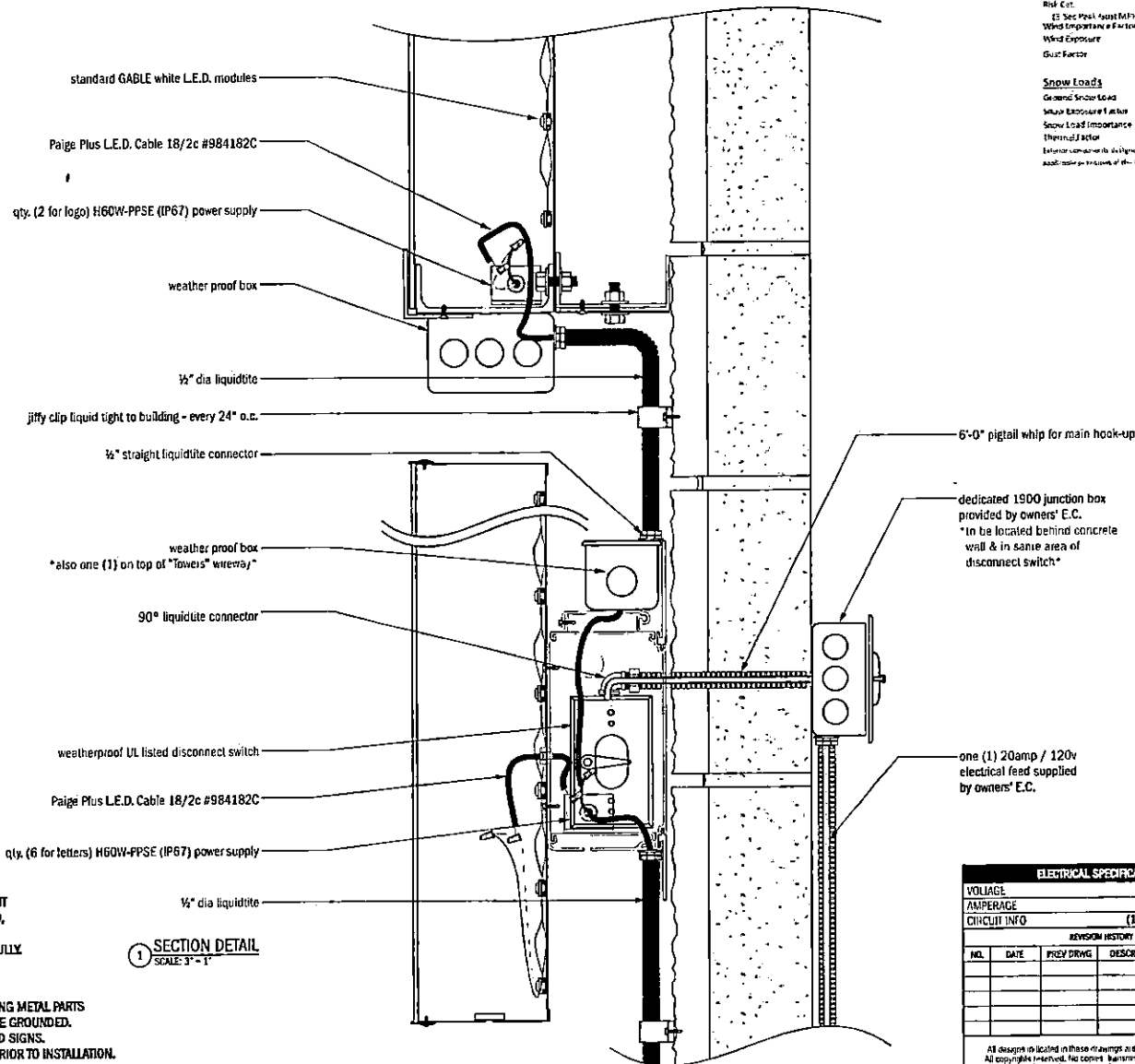
Jere Murdock
Jere Murdock, PE
Professional Engineer
MD FE Lic. #41030
Exp 3/17/2019

I hereby certify that I am the Engineer of Record for this project and I am duly licensed to practice in the State of Maryland.

REVISION HISTORY				PROJECT TYPE:		
NO.	DATE	PREV. DWG.	DESCRIPTION	Illuminated Channel Logo/Letters		
				DRAWING TYPE:		
				Arch. - Mounting Clip Details		
				PROJECT NO.	TASK NO.	QTY.
				73048-3	159982	2
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				0439MRO	A-103	

LED Sign or Sign Section 600.3
 -All electric signs shall be listed & installed in conformance with that listing
 -Channel Letters with LED's, power supply and a disconnect switch
 -Acceptable for wet, damp or dry locations.

☒ **EXTERIOR**
☐ **INTERIOR**



NOTE:
 CLASS 2 POWER SUPPLIES THAT HAVE NO PROVISIONS FOR ATTACHMENT OF EQUIPMENT GROUND ON THE LINE SIDE OR SECONDARY SIDE REQUIRES A METAL ENCLOSURE.

LED CIRCUITS FOR SIGN LETTERING PRESENTLY ARE GENERALLY AL DC. BECAUSE OF THIS, MANY LED COMPONENT MANUFACTURERS ARE USING BLACK WIRE FOR THE GROUND, WHITE FOR NEGATIVE OR NEUTRAL SIDE AND RED FOR THE POSITIVE SIDE. READ POWER SUPPLY INSTRUCTIONS CAREFULLY.

THE NEC 2005 ELECTRIC CODE ARTICLE 250, ARTICLE 600 AND ARTICLE 725 REQUIRE THAT ALL NON-CURRENT CARRYING METAL PARTS INCLUDING THE METAL LETTERS OF A SECTION SIGN MUST BE GROUNDED. THIS INCLUDES LOW VOLTAGE CIRCUITS OF LED ILLUMINATED SIGNS. MAKE SURE TO READ AND UNDERSTAND THESE SECTIONS PRIOR TO INSTALLATION.

SECTION DETAIL
 SCALE: 3" = 1"

Designed Per NEC 2015 AND Edition
 Designed For Standard Building Performance Standards

Wind Loads
 Minimum Design Wind Speed 115 mph
 Minimum Design Wind Speed 89.1 mph
 Risk Cat. II
 (See Spec. Appendix A)
 Wind Exposure Factor C
 Gust Factor 0.85

Snow Loads
 General Snow Load S_s 25 psf
 Shape Exposure Factor C_e 3.0
 Snow Load Importance I_s 1.0
 Thermal Factor C_t 1.0
 Refer to code for details of design and construction
 Refer to code for details of design and construction

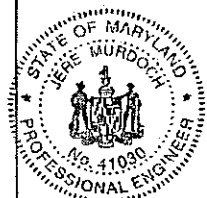


A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
 Baltimore, Maryland 21226
 800.854.0568

PROJECT TITLE: Ruxton Towers		
OWNER TITLE: Ruxton Towers		
CITY/STATE: TOWSON, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



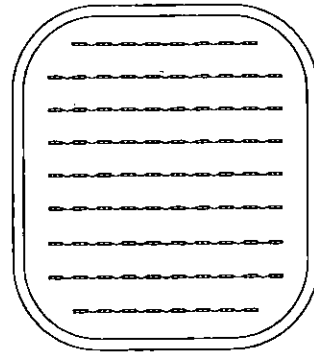
MURDOCH ENGINEERING
 2 HILLSBOROUGH RD
 NEWELL, MD 21057
 410-570-4000
 Jere Murdoch, PE
 Professional Engineer
 MD FE Lic #41030
 Exp 8/17/2018

ELECTRICAL SPECIFICATIONS	
VOLTAGE	120v
AMPERAGE	7.84 per letter set
CIRCUIT INFO	(1) 20amp per letter set

REVISION HISTORY			
NO.	DATE	PROV. DRWG.	DESCRIPTION

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PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: Electrical		
PROJECT NO. 73048-3	TASK NO. 159982	QTY. 2
DWG. NO. 0439MRD	SHEET E-100	



Ruxton Towers

Module type	Standard GABLE White													
Letter	LOGO	R	u	x	t	a	n	T	o	w	e	r	s	Totals
Module #	86	42	23	30	18	20	24	34	20	32	20	14	19	382
Power supply	2(86)	1(65)		1(48)		1(44)		1(54)		1(52)		1(33)		8
Perimeter														153'-6"

1 ELEVATION VIEW
SCALE: 1/2" = 1'

Designed Per IBC 2015 MD Edition
Designed Per International Building Performance Standards

Wind Loads
Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 89.1 mph
Risk Cat. II
15 Sec. Peak Gust (MPH) 131
Wind Importance Factor 1.0
Wind Exposure C
Gust Factor 0.85

Snow Loads
Ground Snow Load Pg 25 psf
Snow Exposure Factor Cse 1.0
Snow Load Importance Is+ 1.1
Thermal Factor Ct+ 1.0
Roof live loads are designed in accordance with ASCE 7-10

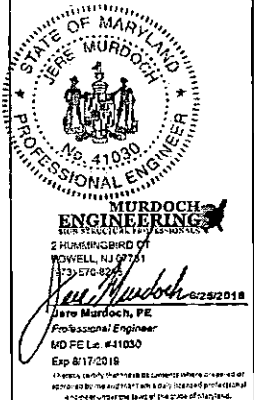


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COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

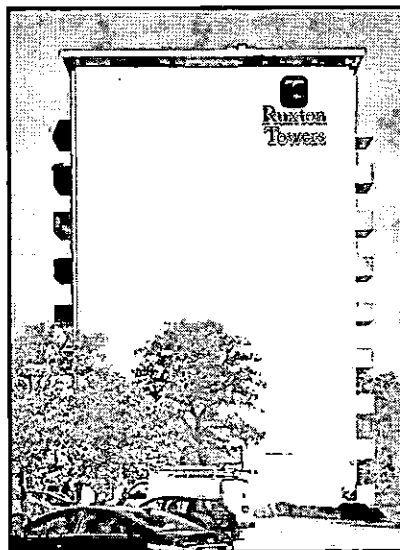
PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: TOWSON, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



REVISION HISTORY				PROJECT TYPE: Illuminated Channel Logo/Letters		
NO.	DATE	PROV. DRWG.	DESCRIPTION			
				DRAWING TYPE: LED Layout		
PROJECT NO.		TASK NO.	QTY.			
73048-3		159982	2			
DWG. NO.		SHEET				
0439MRO		E-101				

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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 IRC 2015 MD Edition
Designed For Standard Building Performance Standards

Wind Loads

Ultimate Design Wind Speed	115 mph
Ultimate Design Wind Speed	89.1 mph
Risk Cat.	II
(5 Sec Peak Gust, 30Sec)	
Wind Importance Factor	I = 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg 25 psf
Snow Exposure Factor	Ce = 1.0
Snow Load Importance	Is = 1.1
Thermal Factor	Ct = 1.0

Structural components designed to accommodate wind and snow pressures of the ASCE 7-10



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PROJECT TITLE:
RUXTON TOWERS

DRAWING TITLE:
RUXTON TOWERS

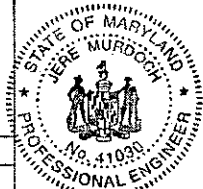
CITY/STATE:
TOWSON, MD

DRAWING DATE:
6/18/18

SALES REP:
GG

PROJECT MGR:
GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



MURDOCH ENGINEERING
2 HUMMINGBIRD CT
HOWELL, NJ 07731
(973) 570-8215

J. J. Murdoch, PE
Professional Engineer
MD PE Lic #41030
Exp 6/17/2019

I hereby certify that these documents are the work of an engineer under the laws of the State of Maryland.

CONSULTANTS:			
Murdoch Engineering 2 Hummingbird Ct. Howell, NJ 07731 (973) 570-8215			
CLIENT APPROVAL:			
DEPARTMENT APPROVAL:		DATE:	
TSD: _____ / _____			
PROJECT MANAGEMENT:			
PRODUCTION: _____ / _____			
REVISION HISTORY			
NO.	DATE	PREV. DWG.	DESCRIPTION
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PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: Cover Page		
PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2
DWG. NO.	SHEET	
0439MRO	C-100	

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 other projects.
- 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 documentation and requirements.
- It is assumed that the Gable project design team has reviewed the documentation and shall communicate any conflicts in the design documentation.
- 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 fabrication shall be in accordance with AISC, 14th edition.
- Round & square/rectangle HSS shall be ASTM A500 Grade B.
- Plate, angles and channels steel shall be ASTM 36.
- Wide flange and tees (WTF) shall be ASTM A992.
- Should discrepancies exist between the plans and actual conditions, contact Engineer of Record (EOR) for design review and/or revision.

Steel Welding Notes:

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

Aluminum Welding Notes:

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

General Lighting and AV Installation Notes:

It is intended that the installing contractor shall:

- Bid, provide and install all fasteners, hanging rods, support elements, anchors, safety 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 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 filters, screens, safety cables, louvers 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, if 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.
- Be responsible for supplying clean power to all control and dimming equipment and to install any necessary equipment to avoid power variations.
- Provide strain-relieved and weatherproofed exterior connections/ terminations.
- Utilize manufacturer shop drawings and instructions for energization prior to system commissioning. Improper turn on of system may void/ alter manufacturer warranty. Electrical contractor will require written authorization from manufacturer prior to commissioning.
- 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 shown on control room layout page.
- Each control/dimming/AV room requires a minimum of 10' finished ceiling height. of record.
- Gable recommends a sub-floor and/or cable tray a minimum of 36 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.
- Main power feeds should have a local breaker/disconnect switch installed next to each dimmer/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° 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.
- Electrical engineer to provide lighting in control room(s) to meet a minimum of 20-foot candles.
- Minimum of 6 convenience outlets (duplex style, 20-amp) shall be provided in each control room separate from equipment racks.
- 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 cords require connectors per equipment specifications to be provided, installed and terminated by certified contractor prior to rack commissioning.
- 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 infrastructure. All cable infrastructure and wiring must adhere to manufacturer specifications and shop drawings.
- Gable recommends against the use of GFI protection on loads related to theatrical lighting, AV, and special effects.
- The engineer shall provide individual load calculations that adhere to all local codes and dimming equipment specifications as well as all appropriate infrastructure.
- 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.
- Each circuit must have an independent hot, 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 90-degree angles.
- All cables must be labeled in accordance with Gable's drawings and other furnished documentation.
- 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, installing contractor to provide alternate wiring methodology or specification for review by Gable.
- All splices for exterior fixtures must be made in suitable waterproof junction boxes, with conduits sealed against water intrusion.
- All ground recessed exterior fixtures must be installed to manufacturer's specific instructions, particularly regarding drainage, sealing and potting.
- 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 engineer.
- All electrical connections to the sign shall be made by a Gable Representative.
- 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.
- 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.NFPA.ORG
WWW.USITT.COM
WWW.AES.ORG
WWW.BICSI.ORG

General Installation Notes:

- 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 attach components to substrate in 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.
- Installation includes provision of any required footing, all anchor bolts, fastenings, attachment metal, and other miscellaneous metal items embedded in concrete or building wall material as required, and security of components.
- All items to be installed shall be left in a clean condition.
- 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.
- 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 after 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 ISC 2015 MD Edition

Designed Per National Building Performance Standards

Wind Loads

Ultimate Design Wind Speed	115 mph
Minimum Design Wind Speed	89.1 mph
Risk Cat.	I
(15 sec Peak Gust 10min)	I = 1
Wind Exposure Factor	C
Gust Factor	G.S5

Snow Loads

Ground Snow Load	Ps = 25 psf
Snow Exposure Factor	Cs = 1.0
Snow Load Intensity	Is = 1.1
Thermal Factor	Ct = 1.0

Exposure Category designated for use with the ISC 2015 MD Edition

applicable per section 6.1 of the ASCE 7-10

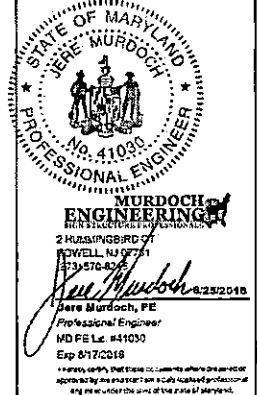


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Baltimore, Maryland 21226
800.854.0566

PROJECT TITLE: Ruxton Towers			
ORDER TITLE: Ruxton Towers			
CITY/STATE: Towson, MD			
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG	

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



MURDOCH
ENGINEERING
2 HUBBARD RD
ROSELAND, NJ 07068
(973) 570-8255
Jere Murdock, PE
Professional Engineer
MD FS Lic. #41030
Exp 8/17/2018
I hereby certify that I am a duly licensed professional engineer and that I am the author of the work shown on this drawing.

REVISION HISTORY				PROJECT TYPE: Illuminated Channel Logo/Letters		
NO.	DATE	PROV. DRWG.	DESCRIPTION	DRAWING TYPE: General Notes		
				PROJECT NO.	TASK NO.	QTY.
				73048-3	159982	2
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				0439MRO	GN-100	

General Concrete Foundation Notes:

- 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.
- 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 compacting to original sub-grade elevation. Do not install footings in damp or saturated soils. Do not leave open excavation during off-work hours.
- Install concrete footing with reinforcement, foundations, and other embedded items required for installation of signs, as approved by contractor-furnished Engineer.
- Set core drill and set anchors bolts 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.
- 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 pour.
- 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, soils to dry to suitable levels if over-saturated.
- Minimum concrete strength shall be 3,000 psi, w/ 6% air entrainment unless otherwise noted.
- Concrete design & construction to be in accordance with ACI 318-05.
- 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.)
- For pier and caisson footings, concrete must be poured against undisturbed earth.
- Maintain a minimum of 3" cover over all embedded steel.
- 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)
- If clay, silt 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 voltage produced as current to flow 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 affect the operation of voltage-sensitive equipment. This includes equipment such as communication switching equipment and any computer-controlled equipment.
- 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 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.
- 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.
- 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:

- 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 canning, warping, distortion or any irregularities or inconsistencies. Include internal bracing for stability and attachment of mounting accessories as 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 fabrication.
- Construct all work to eliminate burrs, 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.
- Unless indicated otherwise, non-welded joints between various portions of signs must be weatherproof (for exterior signs) and have tight, hairline-type appearances, without gaps (varying or otherwise). Provide sufficient fastenings to preclude looseness, racking, or similar movement.
- Conform to manufacture's recommended fabricating procedures regarding fastening, restraining, expansion and contraction of dissimilar materials.
- Isolate dissimilar materials to prevent galvanic corrosion by means of rubber pads/washers and utilize inert (stainless steel) fasteners.
- Signs to be assembled and mounted so as to provide reasonable ease of access and replacement of all components.
- Aluminum sheet not less than .125" unless noted otherwise, fabricate by MIG welding, filed 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.
- All bends, curves, and folds to be geometrically correct and produced by a consistent mechanical method unless approved otherwise.
- Joining 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 similar radii.
- Welding on all exposed welds is to be ground smooth to match surface of adjacent material.
- All mounting patterns and or templates shall have all at least a fully marked base line and center line depicted on the pattern.

General Vinyl Graphics Application Notes:

- 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.
- 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 drawings and approved shop drawings.
- Router 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. Mechanically fasten center of letters to acrylic plastic as required.
- All high resolution large format 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 retention.
- Paint color mixtures shall be cross checked with approved color control samples, prior to the final finishing process.
- 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 dish in excess or other diskintegration of the sign face.

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

- 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:

 Elevation

 Look Point

Designed Per ISC 2015 MD Edition

Designed For Maryland Building Performance Standards

Wind Loads

Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Ros Loc	1
10-Min Free-Flow Wind Velocity	120 mph
Wind Importance Factor	1.0
Wind Exposure	C
Wind Direction	0.85

Snow Loads

Ground Snow Load	10 psf
Snow Exposure Factor	1.0
Snow Load Importance	1.0
Thermal Factor	1.0

Exposure category is designated in accordance with ASCE 7-10 and the provisions of the ASCE 7-10.

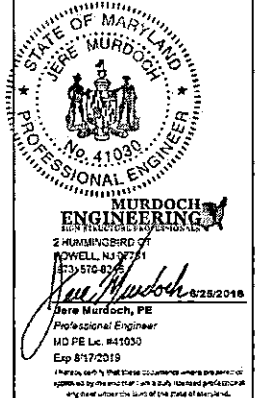


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7440 Fort Smallwood Road
Baltimore, Maryland 21236
800.854.0558

PROJECT TITLE	Ruxton Towers		
UNDERLINE	Ruxton Towers		
CITY/STATE	Towson, MD		
DRAWING DATE	6/18/18	SALES REP	GG
		PROJECT MGR.	GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



PROJECT TITLE	Illuminated Channel Logo/Letters		
DRAWING TYPE	General Notes		
PROJECT NO.	73048-3	TASK NO.	159982
		QTY.	2
DWG. NO.	0439MRO	SHEET	GN-101

MURDOCH ENGINEERING

SIGN STRUCTURE PROFESSIONALS

GENERAL:

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 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.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, 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.
STD. PIPE	ASTM A53, 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 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 J2, TABLE J2.4

- d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 3/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM 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 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Flu=24 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Flu=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Flu=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Flu=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 1/8" 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 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 CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
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 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
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.
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 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.
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.
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:

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 MD Edition

Designed Per Maryland Building Performance Standards

Wind Loads

Ultimate Design Wind Speed	115 mph
Normal Design Wind Speed	89.1 mph
Risk Cat.	II
15 Sec Peak Gust (MPH)	1
Wind Importance Factor	C
Wind Exposure	
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg	25 gcf
Snow Exposure Factor	Ce	1.0
Snow Load Importance	Is	1.1
Thermal Factor	Ct	1.0

Exposure recommendations designed in accordance with applicable provisions of ASCE 7-10



A VISUAL
SOLUTIONS
COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21225
800.854.0568

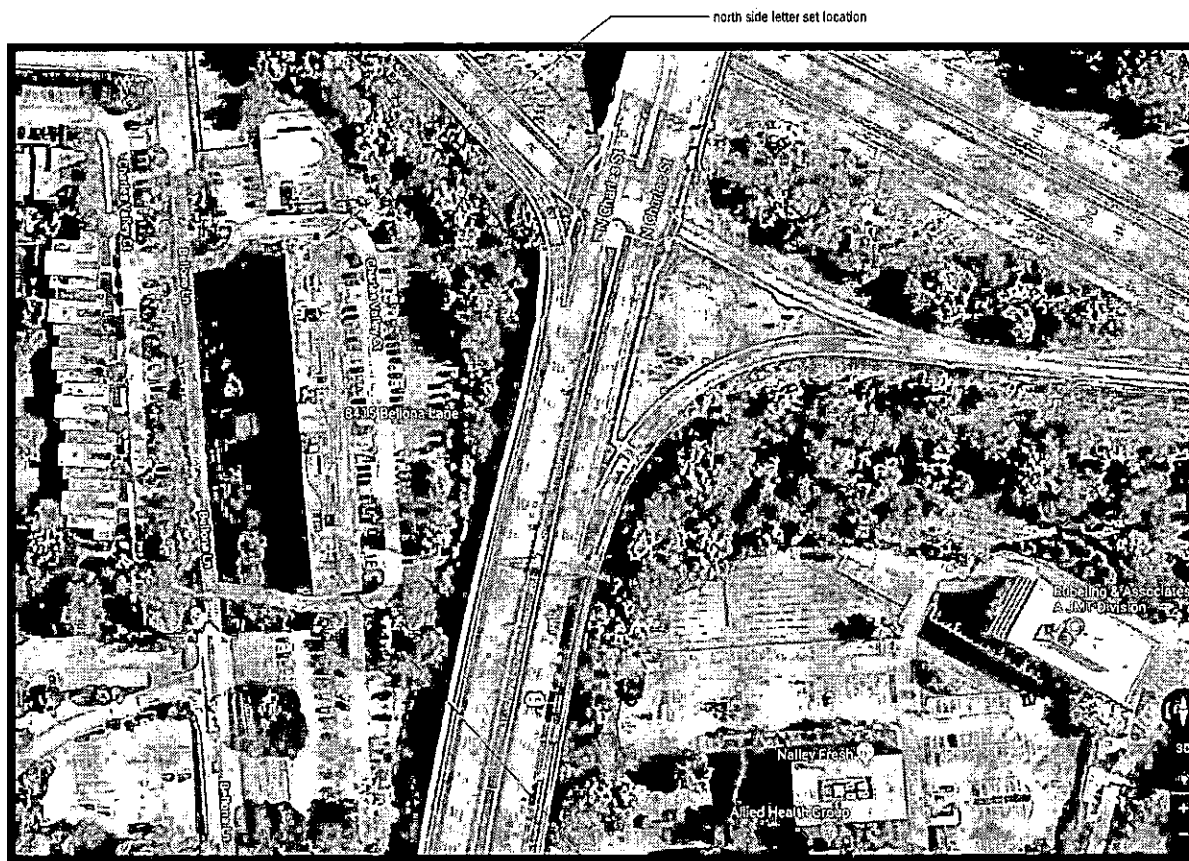
PROJECT TITLE:	Ruxton Towers
ORDER TITLE:	Ruxton Towers
CITY/STATE:	Towson, MD
DRAWING DATE:	6/18/18
SALES REP:	GG
PROJECT MGR:	GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:	



MURDOCH
ENGINEERING

2 HUNSMINGBIRD CT
POWELL, NJ 07781
(973) 870-8266
Jerre Murdoch, P.E.
Professional Engineer
MD FE Lic. #41030
Exp. 8/17/2018
I hereby certify that these documents were prepared or
approved by me and that I am a duly licensed professional
engineer under the laws of the State of Maryland.

REVISION HISTORY				PROJECT TYPE:	
NO.	DATE	PREP. DRWG.	DESCRIPTION	Illuminated Channel Logo/Letters	
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				Engineer Notes	
PROJECT NO.		TASK NO.		QTY.	
73048-3		159982		2	
DWG. NO.		SHEET			
0439MRO		GN-102			



1 ELEVATION DETAIL
SCALE: N.T.S.



Designed Per IRC 2015 MC Eson
Designed Per Maryland Building Performance Standards

Wind Loads
Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 89.3 mph
Risk Cat. II
(3-sec. Peak Gust Ref'd*)
Wind Importance Factor I= 1
Wind Exposure C
Gust Factor G= 0.85

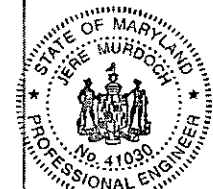
Snow Loads
Ground Snow Load Pg= 25 mcf
Snow Exposure Factor Ce= 1.0
Snow Load Importance Ise= 1.1
Thermal Factor Ct= 1.0
Excess temperatures designed in accordance with applicable provisions of the ASCE 7-16.



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COMPANY.
7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: RUXTON TOWERS		
OVERSIGHT: RUXTON TOWERS		
CITY/STATE: TOWSON, MD		
DRAWING DATE 6/18/18	SALES REP GG	PROJECT MGR. GG

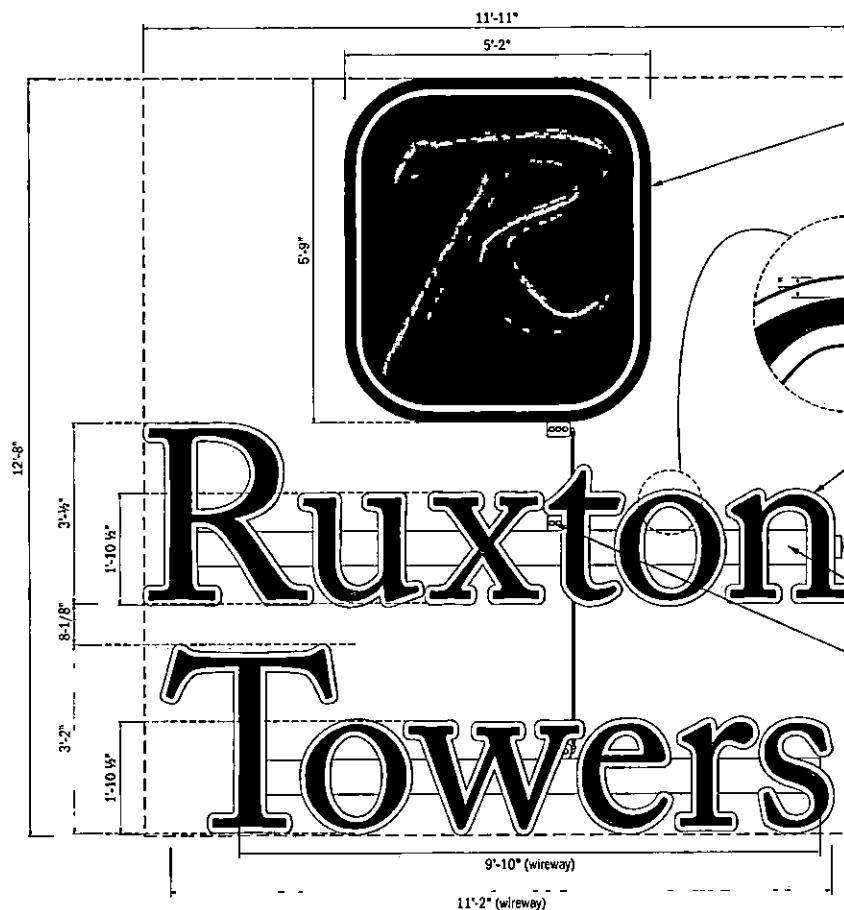
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



MURDOCH ENGINEERING
2 HUMMINGBIRD CT
POWELL, NJ 07761
973-570-4076
Jere Murdock, PE
Professional Engineer
MD PE Lic. #41030
Exp. 8/17/2018
I hereby certify that I am a duly licensed professional engineer under the laws of the State of Maryland.

REVISION HISTORY				PROJECT TYPE: Illuminated Channel Logo/Letters		
NO.	DATE	PREV DRWG	DESCRIPTION	DRAWING TYPE: Vicinity Map		
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				73048-3 159982 2		
				DWG. NO. SHEET		
				0439MRD SP-100		

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FACE LIT CHANNEL LOGO:
 Face Color: trans white lexan
 w/ 3M gloss opaque black 12
 vinyl, 3M 3630-131 gold
 metallic, & 3M 3630-141 gold
 nugget trans vinyl (highlights of
 the letter) applied to faces
 *1-1/4" white border to be white
 lexan shown thru*
 Backer Color: pre-coated white
 Return Color: black
 Retainer: 2-1/4" black

FACE LIT CHANNEL LOGO:
 Face Color: trans white lexan
 w/ 3M gloss opaque black 12
 vinyl applied to faces
 *1" inset border to be white
 lexan shown thru*
 Backer Color: pre-coated white
 Return Color: white coil stock
 Trim: 1" white

disconnect switch painted beige
 CM 416 A-4 to match facade

wireways painted beige
 CM 416 A-4 to match facade

weatherproof boxes painted beige
 CM 416 A-4 to match facade

existing solid concrete
 building facade

1 ELEVATION DETAIL - TOTAL SF = 151
 SCALE: 1/2" = 1'

Designed Per IRC 2015 MD Edition
 Design for Standard Building Performance Standards

Wind Loads
 Ultimate Design Wind Speed 115 mph
 Normal Design Wind Speed 89.1 mph
 Risk Cat. II
 15 Sec. Peak Gust Adj. 1
 Wind Importance Factor 1
 Wind Exposure C
 Gust Factor 0.95

Snow Loads
 Ground Snow Load 25 psf
 Snow Exposure Factor 1.0
 Snow Load Intensity 1.1
 Thermal Factor 1.0
 Minimum snow load on roof surface 0.5 psf
 Maximum snow load on roof surface 0.5 psf

2 SIDE DETAIL
 SCALE: 1/2" = 1'

REVISION HISTORY			
NO.	DATE	PREV. DWG.	DESCRIPTION
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PROJECT TYPE:		
Illuminated Channel Logo/Letters		
DRAWING TYPE:		
Graphics / Finishes		
PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2
DWG. NO.	SHEET	
0439MRO	GF-100	

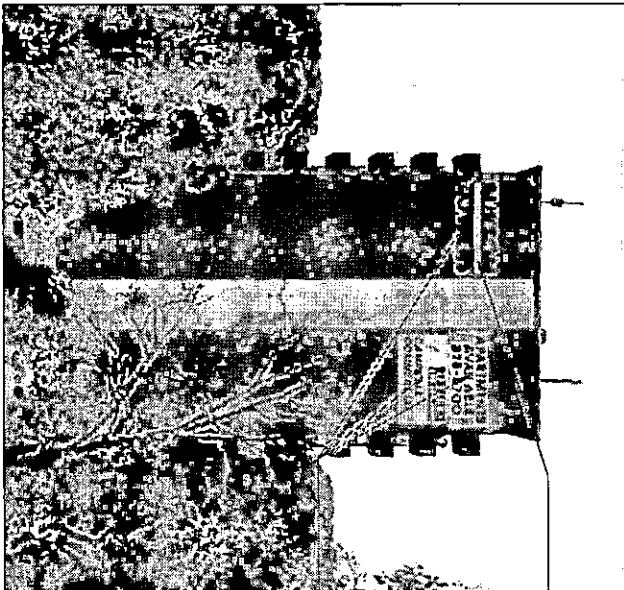


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 COMPANY.**
 7440 Fort Smallwood Road
 Baltimore, Maryland 21226
 800.854.0568

PROJECT TITLE: Ruxton Towers		
ORDER NO. Ruxton Towers		
CITY/STATE TOWSON, MD		
DRAWING DATE 6/18/18	SALES REP GG	PROJECT MGR. GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:		

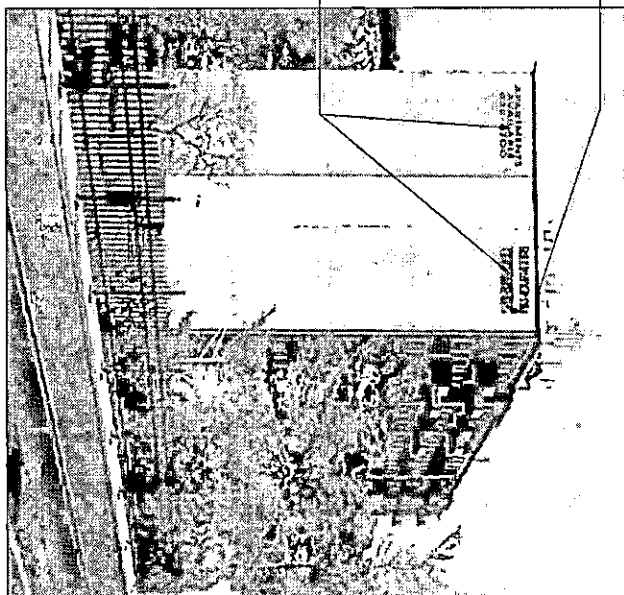


**MURDOCH
 ENGINEERING**
 2 HURZMANN RD
 FOWELL, NJ 07721
 (201) 570-2000
Jere Murdoch 6/28/2018
 Jere Murdoch, PE
 Professional Engineer
 MD PE Lic. #41030
 Exp. 8/17/2018
 I hereby certify that these documents are the product of
 supervised by me and that I am a duly licensed professional
 engineer under the laws of the State of Maryland.



***NOTE: Banners are to be saved*
existing signs/banners to be removed at install**

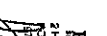
Designed for IBC 2015 Model Edition	
Designed for IBC 2015 Model Edition	
Wind Loads	
Ultimate Design Wind Speed	115 mph
Actual Design Wind Speed	90.1 mph
Peak G _z	11
13 Sec. peak gust velocity	
Wind Intermittent Factor	1e 1
Wind direction	1
Gust Factor	0.85
Snow Loads	
Snow Exposure Factor	Ps 25.07
Snow Exposure Factor	ce 2.0
Snow Load Intensity	3e 3.1
Thermal Factor	1e 1.0
Thermal Factor	2e 1.0
Notes: 1. Design for ASCE 7-10	



1 NORTH ELEVATION VIEW - (EXISTING)
SCALE: 1/8" = 1'-0"

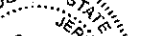
2 SOUTH ELEVATION VIEW - (EXISTING)
SCALE: 1/8" = 1'-0"

[illegible]



**A VISUAL
SOLUTIONS
COMPANY.**

2440 Fort Snarkwood Road
Baltimore, Maryland 21226
800.634.0588



**MURDOCH
ENGINEERING
CONSULTANTS, INC.**

2 HILARIOUS RD. #7
POWELL, MD 21061
410-576-8246
FAX 410-576-8247

James M. Murdoch
James Murdoch, PE
Professional Engineer
MD P.E. #41080
Exp. 6/17/2016

PROJECT TITLE:
RILKON TOWERS

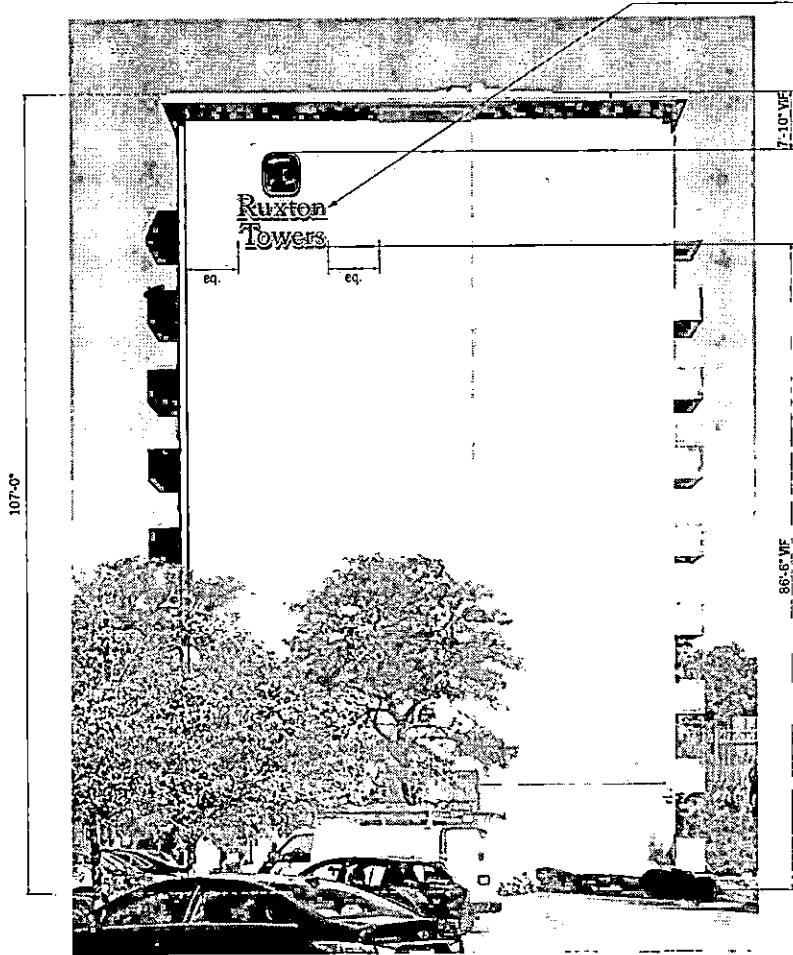
OWNER TITLE:
RILKON TOWERS

OWNER ADDRESS:
TOWSON, MD

DRAWING DATE	SHEET SET	PROJECT NAME
6/18/18	5G	5G

DRAWING BY RECORD DATA (SHEETSET) DATE:

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

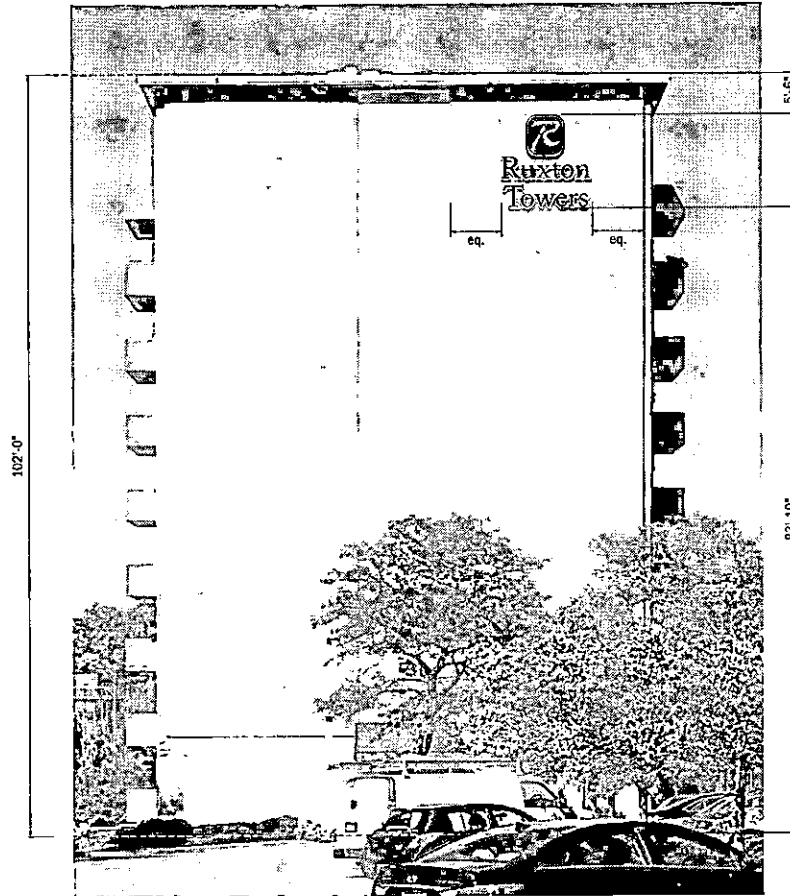


1 ELEVATION VIEW - NORTH (PROPOSED)
SCALE: 1/16" = 1'

Designed Per IRC 2015 MD Edition
Designed For Maryland Building Performance Standards

Wind Loads
Minimum Design Wind Speed 115 mph
Minimum Design Wind Speed 69.1 mph
Risk Cat II
(30 sec. Peak Gust 157 mph)
Wind Importance Factor 1
Wind Exposure C
Wind Factor 0.85

Snow Loads
Ground Snow Load 25 psf
Snow Exposure Factor 1.0
Snow Load Importance 1.5
Thermal Factor 1.0
Exposure Category II
Applied as per ASCE 7-15



2 ELEVATION VIEW - SOUTH (PROPOSED)
SCALE: 1/16" = 1'

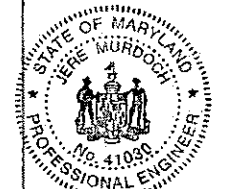
REVISION HISTORY			
NO.	DATE	REV. DRWG	DESCRIPTION
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7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

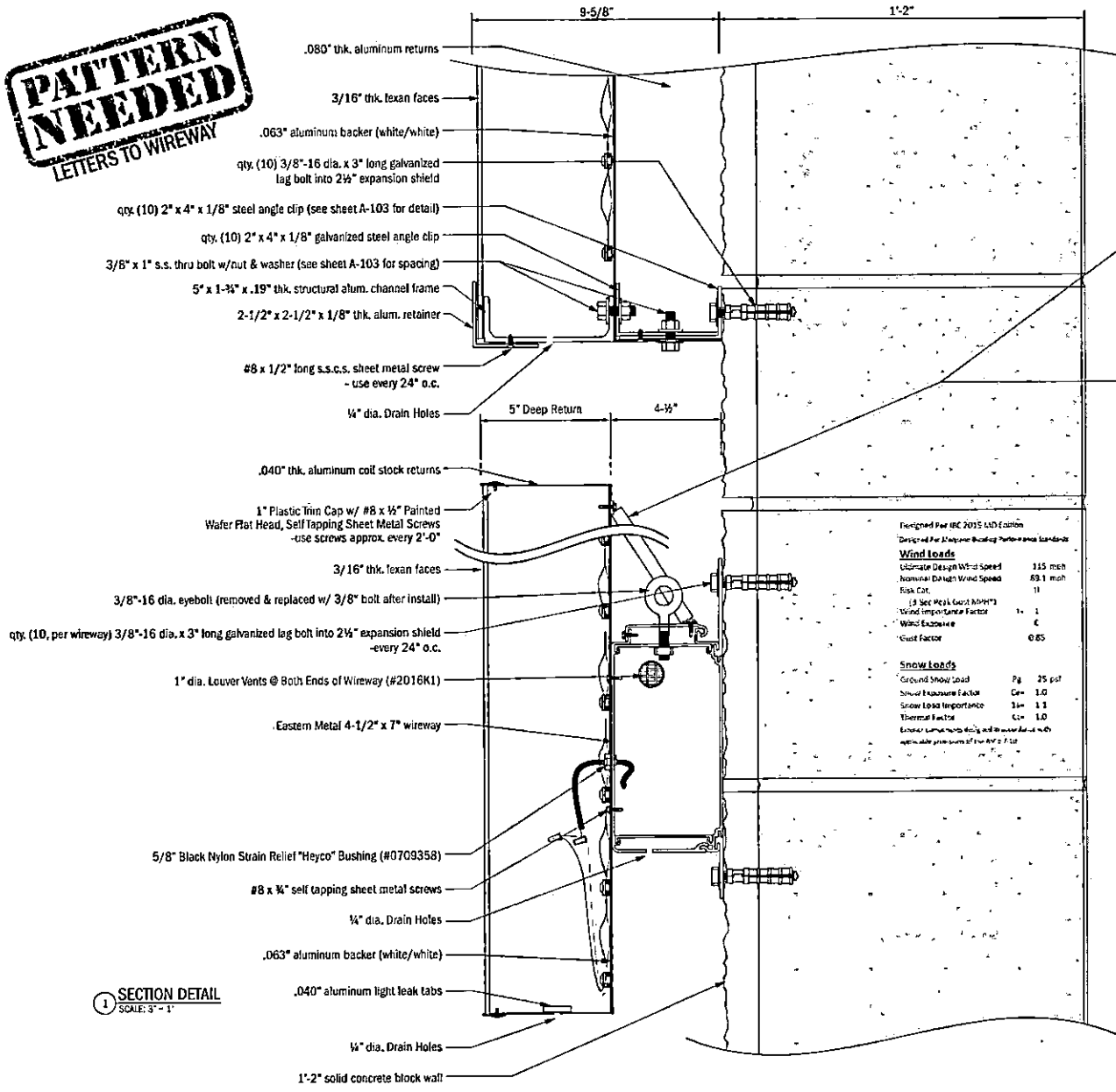
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



MURDOCH ENGINEERING
2 HUSBANDS RD
DOWELL, NJ 07731
732-570-6300
Jere Murdoch, PE
Professional Engineer
MD PE Lic. #41030
Exp 8/17/2018
I hereby declare that these documents are the product of my own or my firm's work and that I am a duly licensed professional engineer under the laws of the State of Maryland.

PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: Elevations		
PROJECT NO. 73048-3	TASK NO. 159982	QTY. 2
DWG. NO. 0439M/RD	SHEET A-101	

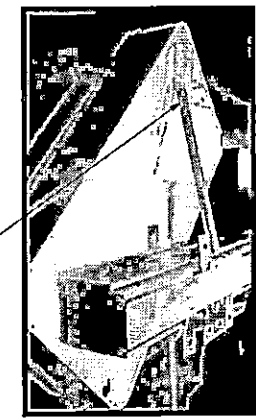
**PATTERN
NEEDED**
LETTERS TO WIREWAY



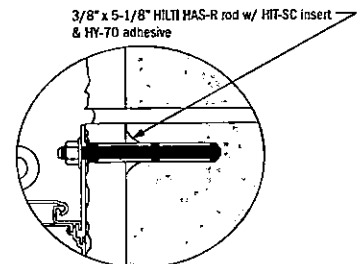
Designed Per ASCE 2015 ASD Edition
Designed Per ASCE 2015 ASD Edition

Wind Loads	
Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	85.1 mph
Exposure Category	II
(3 Sec Peak Gust MPH)	
Wind Importance Factor	1.0
Wind Exposure Factor	1.0
Gust Factor	0.85

Snow Loads	
Ground Snow Load	Ps 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	I= 1.0
Thermal Factor	Ct= 1.0
Exposure Category II, and the windward wall is perpendicular to the wind direction of the windward wall.	



Added Bracing- bent channel attached to letters "R" & "T"
- .063 painted white alum w/ machine screws
photo used is representational ONLY



SECTION DETAIL
SCALE: 3" = 1"
ALTERNATE INSTALL METHOD
(Installers to determine best method of attachment)

SECTION DETAIL
SCALE: 3" = 1"



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7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers			
ORDER TITLE: Ruxton Towers			
CITY/STATE: Towson, MD			
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG	
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:			

STATE OF MARYLAND
JERE MURDOCH
PROFESSIONAL ENGINEER
No. 41030

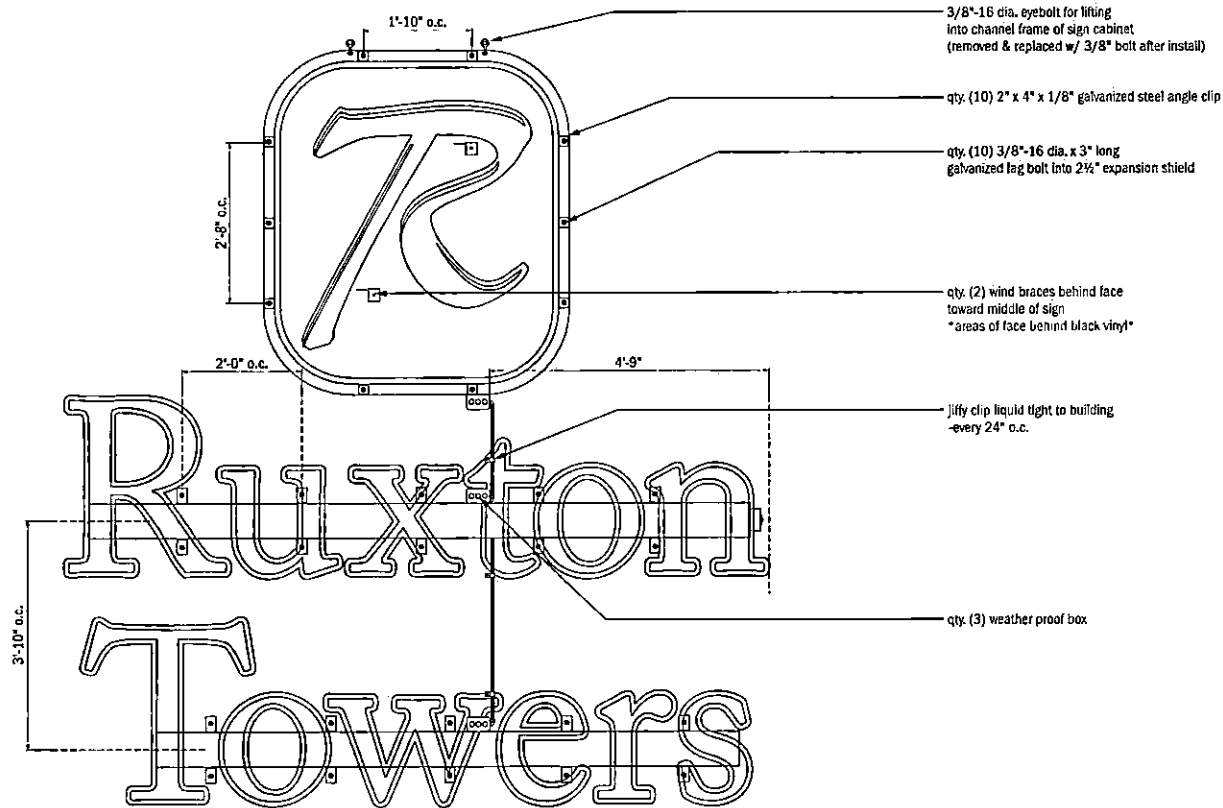
MURDOCH ENGINEERING
2 HUMMINGBIRD CT
ROSELAND, NJ 07068
(973) 570-8200

Jere Murdoch 6/23/2018
Jere Murdoch, PE
Professional Engineer
MD FE Lic. #41030
Exp 8/17/2018

I hereby certify that I am the Engineer of Record for this project and that I am a duly licensed professional engineer under the laws of the State of Maryland.

REVISION HISTORY			
NO.	DATE	PREP DRWG	DESCRIPTION
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PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: Arch. - Fab. Details / Mounting		
PROJECT NO. 73048-3	TASK NO. 159982	QTY. 2
DWG. NO. 0439MRO	SHEET A-102	



1 ELEVATION DETAIL
SCALE: 1/2" = 1'

Designed Per IRC 2015 MD Edition
Designed Per Maryland Building Performance Standards

Wind Loads	
Ultimate Design Wind Speed	115 mph
Normal Design Wind Speed	99.1 mph
Risk Cat.	II
(3 Sec. Peak Gust MPH)	
Wind Importance Factor	1.0
Wind Exposure	C
Gust Factor	0.85

Snow Loads	
Ground Snow Load	P _g 25 psf
Snow Exposure Factor	C _e 1.0
Snow Load Importance	I _s 1.1
Thermal Factor	C _t 1.0
For wind components designed in accordance with ASCE 7-10 provisions of the code 7-10	



A VISUAL
SOLUTIONS
COMPANY,
7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
OWNER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



MURDOCH ENGINEERING
2 HUMMINGBIRD CT
POWELL, NJ 07731
(732) 576-0200
Jeff Murdoch 6/25/2018
Jeff Murdoch, PE
Professional Engineer
MD PE Lic. #41030
Exp. 8/17/2019
I hereby certify that these documents were prepared
agreed by me and that I am a duly licensed professional
engineer under the laws of the State of Maryland.

REVISION HISTORY				PROJECT TYPE:	
NO.	DATE	PREV. DRWG.	DESCRIPTION	Illuminated Channel Logo/Letters	
				DRAWING TYPE:	
				Arch. - Mounting Clip Details	
				PROJECT NO.	TASK NO.
				73048-3	159982
				DWG. NO.	SHEET
				0439MRO	A-103

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Listed Sign or Sign Section 600.3
 -All electric signs shall be listed & installed in conformance with that listing.
 -Channel Letters with LED's, power supply and a disconnect switch
 -Acceptable for wet, damp or dry locations.

■ EXTERIOR
□ INTERIOR

standard GABLE white L.E.D. modules
 Paige Plus L.E.D. Cable 18/2c #984182C

qty. (2 for logo) H6DW-PPSE (IP67) power supply

weather proof box

1/2" dia liquidtight

jiffy clip liquid tight to building - every 24" o.c.

1/2" straight liquidtight connector

weather proof box
 also one (1) on top of "Towers" wireway

90° liquidtight connector

weatherproof UL listed disconnect switch

Paige Plus L.E.D. Cable 18/2c #984182C

qty. (6 for letters) H6DW-PPSE (IP67) power supply

1/2" dia liquidtight

SECTION DETAIL
 SCALE: 3" = 1"

UL
NOTE:
 CLASS 2 POWER SUPPLIES THAT HAVE NO PROVISIONS FOR ATTACHMENT OF EQUIPMENT GROUND ON THE LINE SIDE OR SECONDARY SIDE REQUIRES A METAL ENCLOSURE.

LED CIRCUITS FOR SIGN LETTERING PRESENTLY ARE GENERALLY AL DC. BECAUSE OF THIS, MANY LED COMPONENT MANUFACTURERS ARE USING BLACK WIRE FOR THE GROUND, WHITE FOR NEGATIVE OR NEUTRAL SIDE AND RED FOR THE POSITIVE SIDE. READ POWER SUPPLY INSTRUCTIONS CAREFULLY.

THE NEC 2005 ELECTRIC CODE ARTICLE 250, ARTICLE 600 AND ARTICLE 725 REQUIRE THAT ALL NON-CURRENT CARRYING METAL PARTS INCLUDING THE METAL LETTERS OF A SECTION SIGN MUST BE GROUND. THIS INCLUDES LOW VOLTAGE CIRCUITS OF LED ILLUMINATED SIGNS. MAKE SURE TO READ AND UNDERSTAND THESE SECTIONS PRIOR TO INSTALLATION.

Designed Per NEC 2015 NH Edition:
 Designed For Maryland Building Performance Standards
Wind Loads
 Ultimate Design Wind Speed 115 mph
 Normal Design Wind Speed 89.1 mph
 Risk Cat. II
 15 Sec Peak Gust (ASCE) 140 mph
 Wind Importance Factor I = 1
 Wind Exposure C
 Gust Factor 0.85
Snow Loads
 Ground Snow Load Pg 25 psf
 Snow Exposure Factor Ce = 1.0
 Snow Load Importance Is = 1.0
 Thermal Factor Ct = 1.0
 Various components designed to accordance with applicable provisions of ASCE 7-10



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 7440 Fort Smallwood Road
 Baltimore, Maryland 21226
 800.854.0568

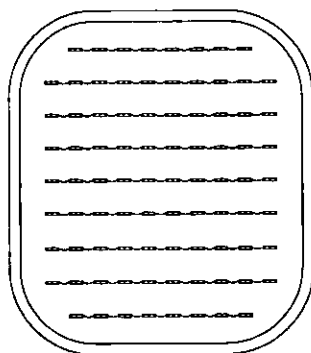
PROJECT TITLE:
 RUCION Towers
OWNER TITLE:
 RUCION Towers
CITY/STATE:
 Towson, MD
DRAWING DATE: 6/18/18 **SALES REP:** GG **PROJECT MGR:** GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



MURDOCH ENGINEERING
 2 HUMMINGBIRD CT
 POWELL, NJ 07069
 973-576-4371
 Jere Murdoch, PE
 Professional Engineer
 MD FE Lic. #41030
 Exp 8/17/2018

ELECTRICAL SPECIFICATIONS			
VOLTAGE	120v		
AMPERAGE	7.84 per letter set		
CIRCUIT INFO	(1) 20amp per letter set		
REVISION HISTORY			
NO.	DATE	PREP DRWG	DESCRIPTION
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PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: Electrical		
PROJECT NO. 73048-3	TASK NO. 159982	QTY. 2
DWG. NO. 0439MR0	SHEET E-100	



Ruxton Towers

Module type	Standard GABLE White													
Letter	LOGO	R	u	x	t	o	n	T	o	w	e	r	s	Totals
Module #	86	42	23	30	18	20	24	34	20	32	20	14	19	382
Power supply	2(86)	1(65)		1(48)		1(44)		1(54)		1(52)		1(33)		8
Perimeter														153'-6"

1 ELEVATION VIEW
SCALE: 1/2" = 1'

Designed Per ASCE 2015 MD Edition
Designed Per Maryland Building Performance Standards

Wind Loads
Ultimate Design Wind Speed 115 mph
Normal Design Wind Speed 89.1 mph
Risk Cat. II
(3 Sec Peak Gust MPH)
Wind Importance Factor I = 1
Wind Exposure C
Gust Factor 0.85

Snow Loads
Ground Snow Load Pg 25 psf
Snow Exposure Factor Ce 1.0
Snow Load Importance Is 1.1
Thermal Factor Ct 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10

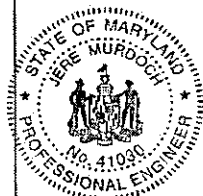


A VISUAL
SOLUTIONS
COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0558

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



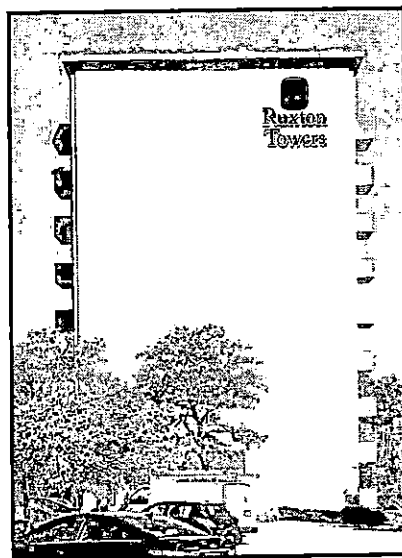
**MURDOCH
ENGINEERING**
2 HUMMINGBIRD CT
HOWELL, NJ 07731
879-578-8225

Jere Murdoch, PE
Professional Engineer
MD FE Lic. #41030
Exp. 8/17/2019

I hereby certify that these documents were prepared or supervised by me and that I am a duly licensed professional engineer and am not the owner of the State of Maryland.

REVISION HISTORY				PROJECT TYPE: Illuminated Channel Logo/Letters		
NO.	DATE	PREP'D BY	DESCRIPTION			
				DRAWING TYPE: LED Layout		
PROJECT NO.		TASK NO.		QTY		
73048-3		159982		2		
DWG. NO.				SHEET		
0439MRO				E-101		

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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 IRC 2015 A10 Edition
Designed Per International Building Code, 2015 Edition

Wind Loads

Ultimate Design Wind Speed 115 mph
Minimum Design Wind Speed 80 mph
Risk Category C
25 Sec. Peak Gust Velocity 115 mph
Wind Importance Factor 1.0
Wind Exposure C
 gust Factor 0.85

Snow Loads

Ground Snow Load Sg 35 psf
Wind Exposure Factor Ew 1.0
Snow Load Importance Iw 1.0
Thermal Factor Ct 1.0
Exposure category design Sg in accordance with
ASCE 7-10, Table 7.2

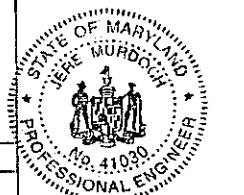


A VISUAL
SOLUTIONS
COMPANY.

2440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0569

PROJECT TITLE:
Ruxton Towers
ORDER TITLE:
Ruxton Towers
CITY/STATE:
Towson, MD
DRAWING DATE: 6/18/18 SALES REP: GG PROJECT MGR: GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



**MURDOCH
ENGINEERING**

2 HUMMINGBIRD CT
HOWELL, NJ 07731
(973) 570-8215

6/18/2018

Peter Murdoch, P.E.
Professional Engineer
MD FE Lic. #41030
Exp. 8/17/2018

I hereby certify that these drawings were prepared or
prepared by me and are in accordance with the
requirements of the State of Maryland.

CONSULTANTS:

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

CLIENT APPROVAL:

DEPARTMENT APPROVAL: DATE:

TSD: /

PROJECT MANAGEMENT: /

PRODUCTION: /

REVISION HISTORY

NO.	DATE	REV. DRWG.	DESCRIPTION

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PROJECT TYPE:
Illuminated Channel Logo/Letters

DRAWING TYPE:
Cover Page

PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2

DWG. NO.	SHEET
0439MRD	C-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 projects.
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 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 documentation.
4. 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 & square/rectangle HSS shall be ASTM A500 Grade B.
3. Plate, angles and channels steel shall be ASTM 36.
4. Wide flange and less (WTF) 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 Welding Notes:

1. Welding shall be in accordance with AWS D12.
2. Aluminum alloy filler 4043 shall be used in all structural welds.
3. Filler weld size shall not exceed thinnest member thickness of joined sections.
4. Welding process GMAW or GTAW shall be in accordance with AWS D12.

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, safety/seismic materials, miscellaneous metals, etc. that are not indicated as being.
2. 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.
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, safety cables, louvers and diffusers in accordance with the lighting design drawings.
6. 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 variations.
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 void/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:

1. All control rooms shall be locked, clean and dry with finished, painted 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 ceiling height, of record.
4. Gable recommends a sub-floor and/or cable tray a minimum of 96 inches above finished floor mounted over the control racks.
5. All main control room access doors must be equipped with a minimum of 7" high clearance.
6. 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 near to each dimmer/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° 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 room(s) to meet a minimum of 20-foot candles.
11. Minimum of 6 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 substitutions shall be made to Gable's cable/equipment specifications, or documentation without written permission.
4. Gable recommends 20% spare conduit capacity and an additional spare home run for the main infrastructure. All cable infrastructure and wiring must adhere to manufacturer specifications and shop drawings.
5. Gable recommends against the use of GFI protection on loads related to theatrical 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 infrastructure.
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.
8. Each circuit 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 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 and/or product specification, installing 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, sealing and gelling.
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 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, EICSI, AES, NFPA and NEC standards. Standards may be found at:
WWW.NFPA.ORG
WWW.USITT.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 safeguard the public and property during the performance and duration of the work.
2. Installer shall attach components to substrate in 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 footing, all anchor bolts, 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 life safety systems.
8. All excavation and site work shall be returned to its original grade configuration after contract items are installed.
9. All atypical installation conditions encountered by the installer must be brought 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 IBC 2015 with IBC code

Designed Per National Building Performance Standards

Wind Loads

Ultimate Design Wind Speed	115 mph
Normal Design Wind Speed	85 mph
Rack Cat.	1
(3 sec Peak Gust Factor)	
Wind Importance Factor	1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Unweighted Snow Load	Ps 25 psf
Snow Exposure Factor	Ces 1.0
Snow Load Importance	Is 1.0
Thermal Factor	Lt 1.0
Exposure Factor	Ex 1.0

Exposure Factor is based on the exposure of the structure to the wind.

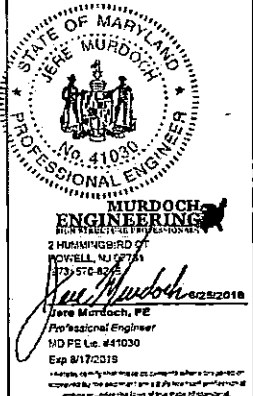


A VISUAL SOLUTIONS COMPANY.

2440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
OWNER TITLE: Ruxton Towers		
CITY/STATE: TOWSON, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



REVISION HISTORY		
NO.	DATE	PREV. DRWG. DESCRIPTION
PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: General Notes		
PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2
DWG. NO.	SHEET	
0439MRO	GN-100	

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1. Engage a private utility locating specialist and mark existing utilities in proximity to sign foundation before excavation. Likewise, contact Miss A's office for marking of all public utilities in the work area.
2. Excavate for sign foundation to elevations and dimensions indicated. Reconstruct sub-grade 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 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 footings with reinforcement, foundations, and other embedded items required for installation of signs, as approved by contractor-furnished Engineer.
4. Set core drill and set anchors bolts 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 wire from adjacent sub-grade and form bend of conduit chase (sweep) into foundation pour. Verify sizes requirements prior to pour.
6. Backfill footings immediately 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, 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 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 caisson 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. Any, all or organic soils are encountered upon excavation it is the installing contractor's responsibility to contact a licensed civil engineer for design modification.

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 least 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. Grounded 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 which will nullify the SPGS and create violations of the SPGS.
5. All computer, data, and audio related field connected devices must have their grounds referenced to the control room where their audio 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 recording devices.

1. Details depicted on the construction documents shall be followed for exterior appearance.
2. Approved Structural design shall utilize self-supportive framing.
3. Fabrication of cabinet, exposed faces and graphics devices to size and style indicated and produced surfaces free from oil canning, warping, distortion or any irregularities or inconsistencies. Include internal bracing for stability and attachment of mounting accessories as required.
4. 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 approved in writing and noted prior to fabrication.
5. Connect all welds to eliminable burrs, cutting edges and sharp corners.
6. 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.
7. Make all signs tight fitting, between parts and sections, and with adjacent surfaces.
8. Unless indicated otherwise, non-welded joints between various portions of signs must be weatherproof (for exterior signs) and have tight, hinged type appearances, without gaps (varying or otherwise). Provide sufficient fasteners to preclude looseness, racking, or similar movement.
9. Conform to manufacturer's recommended fabricating procedures regarding fastening, restraining, expansion and contraction of dissimilar materials.
10. Isolate dissimilar materials to prevent galvanic corrosion by means of rubber pad/washers and utilize zinc (stainless steel) fasteners.
11. Signs to be assembled and mounted so as to provide reasonable ease of access and replacement of all components.
12. Aluminum steel not less than .125" unless noted otherwise, fabricate by MIG welding, filed and ground smooth, unless the seam occurs along a color break. Then a clean butt joint with concealed backing channel and play weld is acceptable.
13. All bends, curves, and folds to be geometrically correct and produced by a consistent mechanical method unless approved otherwise.
14. Joining and brake forming all sheet metal shall have brake formed edges with radii not greater than sheet thickness unless otherwise specified. Adjacent slack shall have edges with similar radii.
15. Grinding on all exposed welds is to be ground smooth to match surface of adjacent material.
16. Mounting locations and orientations shall have at least a light marked base line and center line depicted on the pattern.

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 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 disfiguring elements, 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. Mechanically fastened center of letters, acrylic plastic as required.
4. All high resolution large format digital printing shall be protected with a UV over laminate

1. Pre-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.
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
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 cracking, warping, or distorting in excess of other disintegration of the sign face.

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.

 Elevation **Look Point**

Deposited Paper 15C-2215 NIG E-Source

Revised for 2009-2010 by: [Name]

Wind Loads

Ultimate Design Wing Speed	115 mph
----------------------------	---------

Nominal Design Wind Speed	89 mph
---------------------------	--------

Figure 2. The effect of the number of nodes on the number of iterations required for convergence. The number of iterations required for convergence is plotted against the number of nodes for different values of α and β. The number of iterations required for convergence increases with the number of nodes and decreases with the value of α and β.	Table 1. The effect of the number of nodes on the number of iterations required for convergence. The number of iterations required for convergence is plotted against the number of nodes for different values of α and β.
---	---

13. Set Peak Count M.P.M.'s

Wind importance factor in 1

Word Receptive _____

6041 1200

Snow Loads:

1997-1998

ମୋଟ ସଂଖ୍ୟା ୧୫୦୦

Source (road survey) (km ²)	137	11
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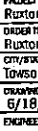
Thermal Factor	0	10
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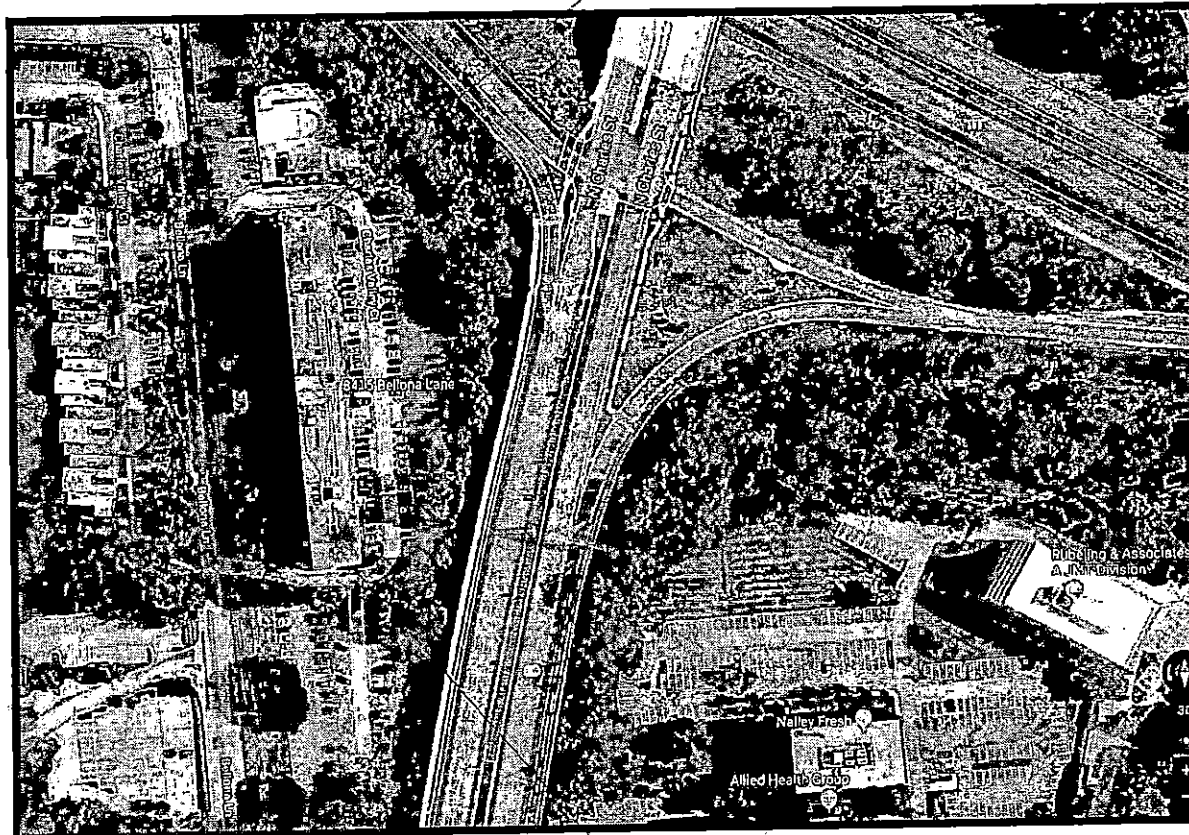
உணவின் உயர்த்தப்பட்ட தரத்திற்கு இது அடிப்படையாக உள்ளது.

Report Date: 7/10

REQUEST HISTORY				PROJECT TYPE Illuminated Channel Logo/Letters	
NO.	DATE	PRIOR DING	DESCRIPTION	DRAWING TITLE General Notes	
				PROJECT NO. 73048-3	TASK NO. 159982
				DWG. NO. D439MRO	SHEET GN-101
					QTY. 2

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 Gable A VISUAL SOLUTIONS COMPANY. 7440 Fort Smallwood Road Baltimore, Maryland 21286 800.854.0568		
PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:		
 MURDOCH- ENGINEERING 2 HUNNINGBROOK OWELL, NJ 07071 201-570-8225 <i>Jere Murdoch</i> 6/25/2018 Jere Murdoch, PE Professional Engineer MD PE Lic. #41090 Exp 6/17/2019		



1 ELEVATION DETAIL
SCALE: N.E.S.



Designed For IBC 2015 AND E-Section
Designed For Air-purged Building Performance Standards

Wind Loads
 Minimum Design Wind Speed 115 mph
 Maximum Design Wind Speed 140 mph
 Risk C.F. 10
 (15 sec. "Peak Gust 0.074")
 Wind Exposure Factor 1.4
 Wind Enclosure 5
 Gust Factor 0.95

Snow Loads
 Ground Snow Load 25 psf
 Service Temperature Factor 1.0
 Snow Load Importance Factor 1.1
 Thermal Factor 1.1
 These calculations are based on the most applicable provisions of the ASCE 7-10.

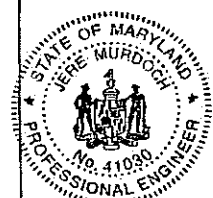


A VISUAL
SOLUTIONS
COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: RUXTON TOWERS		
ORDER TITLE: RUXTON TOWERS		
CITY/STATE: TOWSON, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SIGNATURE/DATE:



MURDOCH ENGINEERING
 2 HUNNINGBIRD CT
 HOWELL, NJ 07731
 732-576-8325
 Jere Murdoch, P.E.
 Professional Engineer
 MD PE Lic. #41030
 Exp 8/17/2018

REVISION HISTORY				PROJECT TYPE:	
NOL	DATE	PREV DWG	DESCRIPTION	Illuminated Channel Logo/Letters	
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PROJECT NO.		TASK NO.		QTY.	
73048-3		159982		2	
DWG. NO.		SHEET			
0439MRO		SP-100			

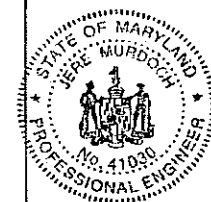


**A VISUAL
SOLUTIONS
COMPANY.**

7440 Fort Smallwood Road
Baltimore, Maryland 21225
800 854-0568

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SIGNATURE/DATE:



**MURDOCH
ENGINEERING**

2 HUNNINGBURY DRIVE

POWELL, NJ 07741

973-576-8200

J. Murdoch, PE

Professional Engineer

MD PE Lic. #41030

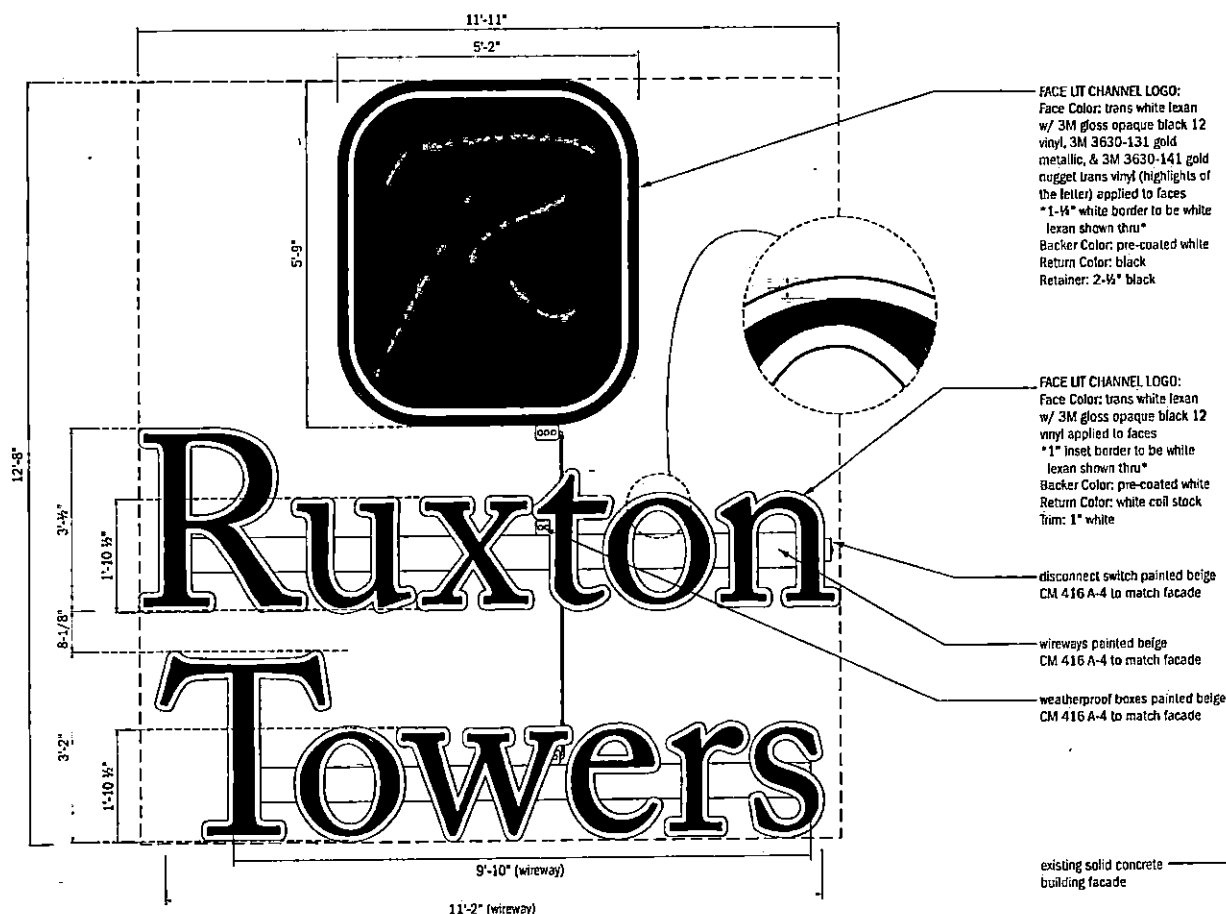
Exp. 8/17/2018

I hereby certify that I have prepared or supervised the preparation of the design and construction of the project shown on this drawing and that I am a duly licensed Professional Engineer in the State of Maryland.

PROJECT TYPE: Illuminated Channel Logo/Letters	
DRAWING TYPE: Graphics / Finishes	
PROJECT NO. 73048-3	TASK NO. 159982
QTY. 2	
DWG. NO. 0439MRO	SHEET GF-100

REVISION HISTORY			
NO.	DATE	PREP. DRWG.	DESCRIPTION

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1 ELEVATION DETAIL - TOTAL SF = 151
SCALE: 1/2" = 1'

Designed Per ASCE 7-10 Edition
Designed Per Maryland Building Performance Standards

Wind Loads

Ultimate Design Wind Speed 115 mph

Maximum Design Wind Speed 89.1 mph

Peak Cp .9

(Ed. Per ASCE 7-10 Edition)

Wind Importance Factor 1.0

Wind Exposure C

Velocity Factor 0.95

Snow Loads

Ground Snow Load 1.5 psf

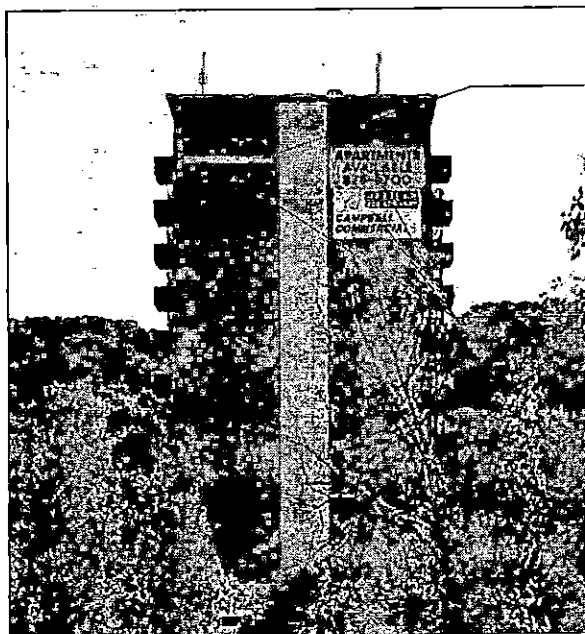
Snow Load Factor 1.0

Snow Load Importance 1.0

Thermal Factor 1.0

Full snow load shall be applied in all cases with appropriate reduction of the SLE 2.1.1

2 SIDE DETAIL
SCALE: 1/2" = 1'



1 NORTH ELEVATION VIEW - (EXISTING)
SCALE: N.T.S.

NOTE: Existing power runs from conduit to top of roof

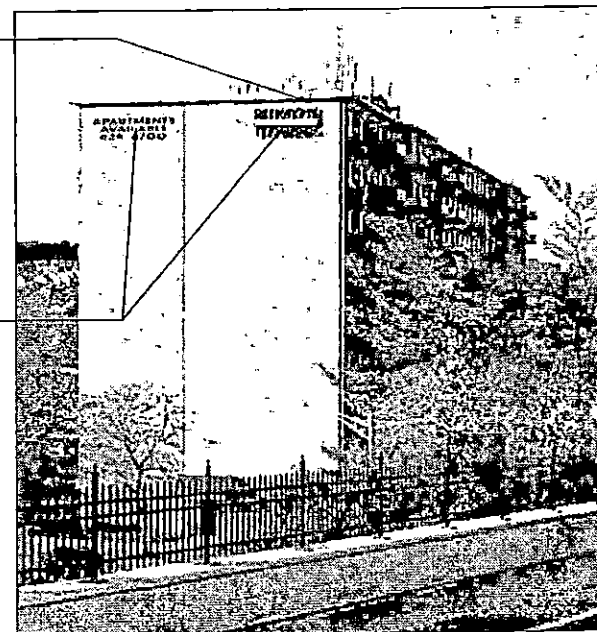
NOTE: Existing power goes into building from wireway of letters

existing signs/banners to be removed at install
NOTE: Banners are to be saved

Designed Per IRC 2015 MD Edition
Designed Per International Building Performance Standards

Wind Loads
Ultimate Design Wind Speed 115 mph
Ultimate Design Wind Speed 115 mph
Max Cat. II
(15 Sec Peak Gust 159 mph)
Wind Importance Factor 1.0
Wind Exposure C
Gust Factor 0.85

Snow Loads
Wind Spectral Pa 25 psf
Snow Exposure Factor 1.0
Snow Load Importance 1.0
Thermal Factor 0.1
Snow Load Importance 1.0
Snow Load Importance 1.0
Snow Load Importance 1.0



2 SOUTH ELEVATION VIEW - (EXISTING)
SCALE: N.T.S.

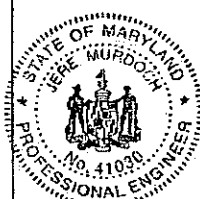
EXISTING



2440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0569

PROJECT TITLE:
Ruxton Towers
ORDER TITLE:
Ruxton Towers
CITY/STATE:
Towson, MD
DRAWING DATE:
6/18/18
SALES REP:
GG
PROJECT MGR:
GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:

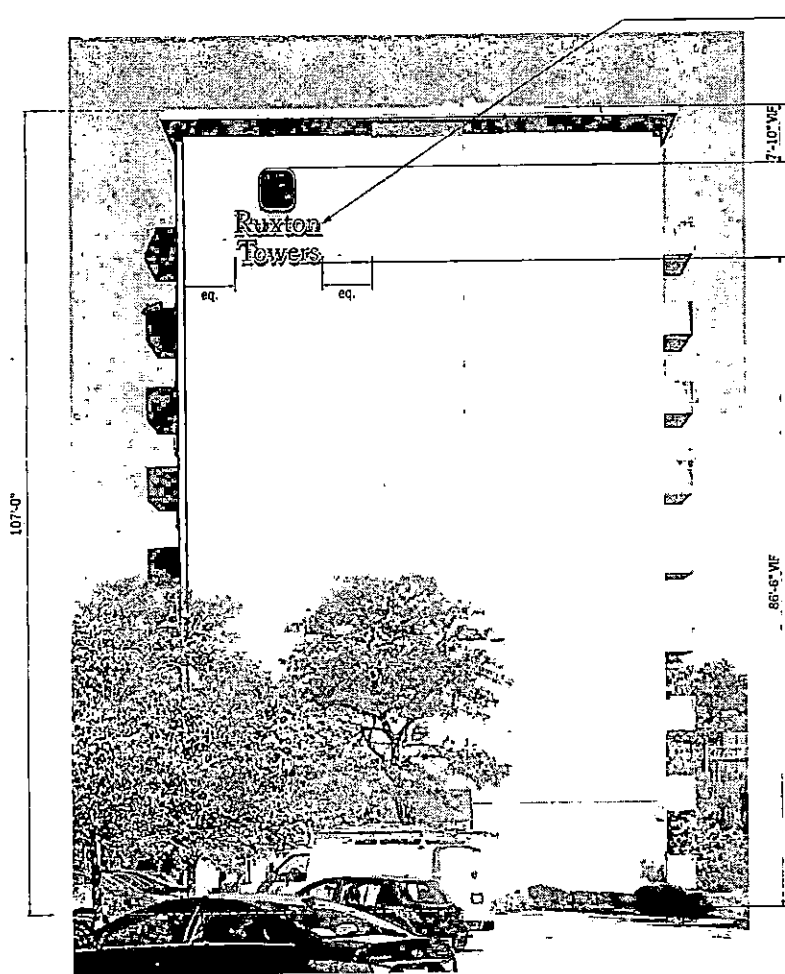


MURDOCH ENGINEERING
2 HUNNINGBIRD DR
HOWELL, NJ 07731
(732) 676-8275

Jere Murdoch, PE
Professional Engineer
MD P.E. No. #41033
Exp 8/17/2018

I hereby certify that I am a duly licensed professional engineer under the laws of the State of Maryland.

REVISION HISTORY				PROJECT TYPE:	
NO.	DATE	PREV. DWG.	DESCRIPTION	Illuminated Channel Logo/Letters	
All designs included in this document are the property of Gable. All copyrights reserved. No copies, transmissions, reproductions or electronic transmission of any portion of these drawings in whole or in part are to be made without the express written permission of Gable.				DRAWING TYPE: Elevations	
PROJECT NO.		TASK NO.		QTY	
73048-3		159982		2	
DWG. NO.		SHEET			
0439MRO		A-100			



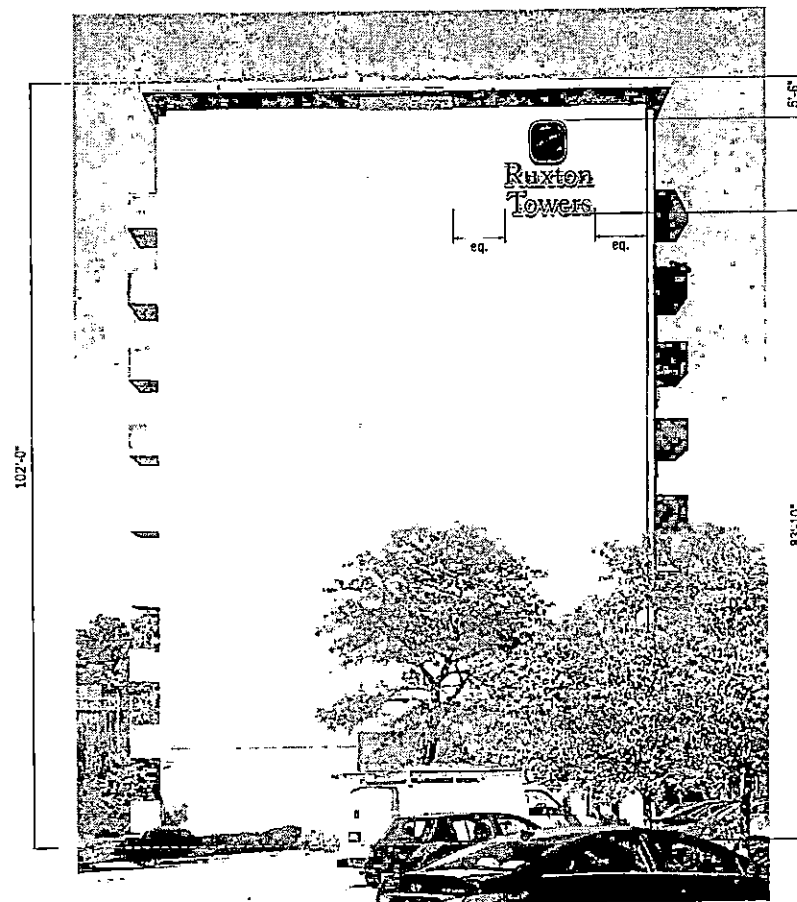
① ELEVATION VIEW - NORTH (PROPOSED)
SCALE: 1/16" = 1'

Designed Per IBC, 2015 & MD Edition
Designed for Maryland Building Performance Code data

Wind Loads
Ultimate Design Wind Speed 115 mph
Nominal Design Wind Speed 85.1 mph
Risk Cat. II
15-Min. Peak Gust 170 mph
Wind Importance Factor 1.0
Wind Exposure C
Local Factor 0.95

Snow Loads
Ground Snow Load Pg 65 psf
Snow Exposure Factor Cpe 1.0
Snow Load Importance Ipw 1.1
Thermal Factor Ft 1.0
Roof snow removal designed to be done manually
Special to provisions of the code 2-12

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



② ELEVATION VIEW - SOUTH (PROPOSED)
SCALE: 1/16" = 1'

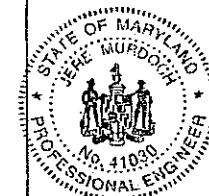
proposed



A VISUAL
SOLUTIONS
COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE:
Ruxton Towers
ORDER TITLE:
Ruxton Towers
CITY/STATE:
TOWSON, MD
DRAWING DATE: 6/18/18 SALES REP: GG PROJECT MGR: GG
ENGINEER OF RECORD SIGNATURE/DATE:



MURDOCH
ENGINEERING
2 HUMMINGBIRD CT
JEWELL, NJ 07731
(973) 576-8225

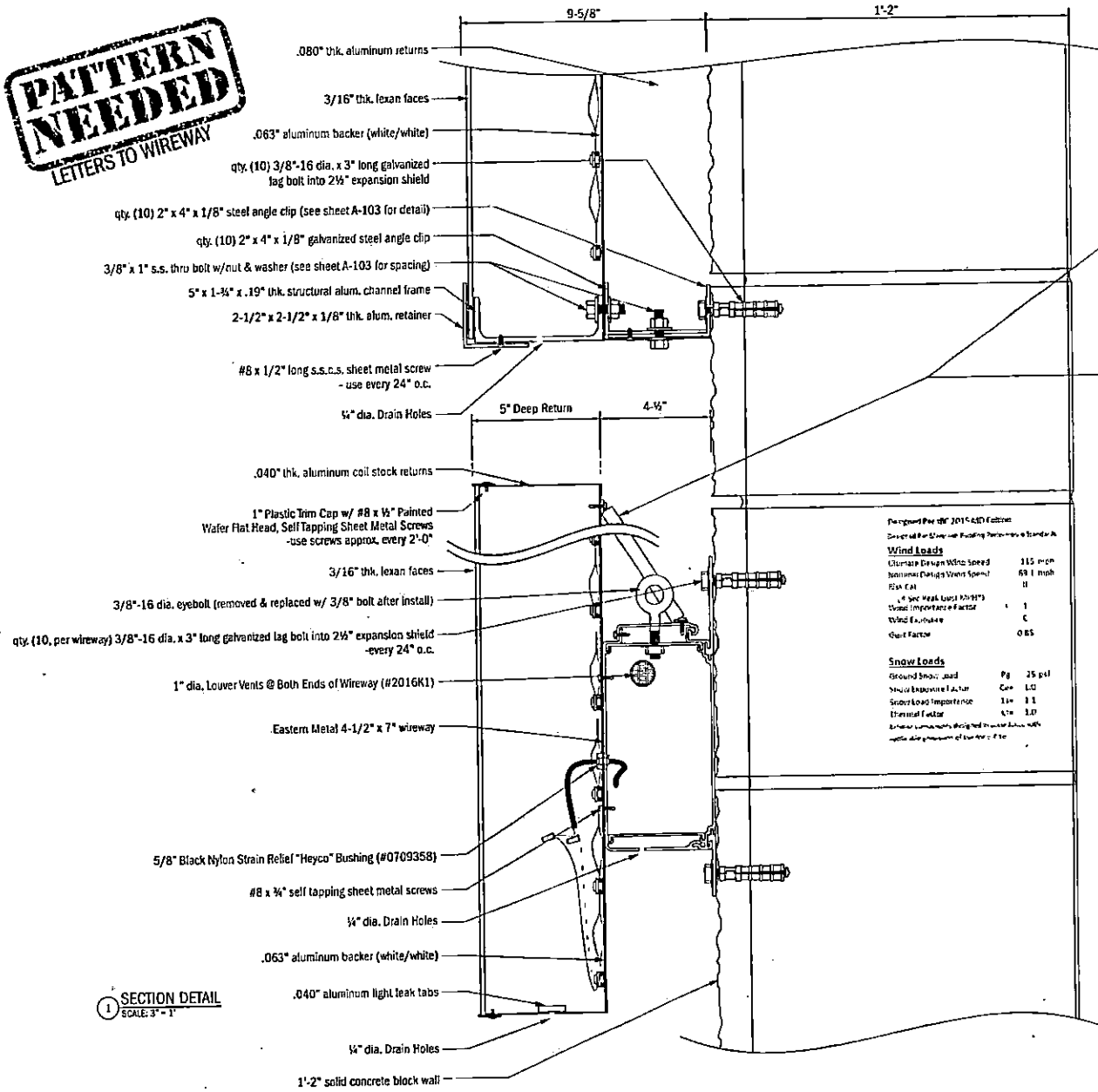
Jeff Murdoch
Jeff Murdoch, PE
Professional Engineer
MD PE Lic. #41030
Exp. 8/17/2018

REVISION HISTORY			
NO.	DATE	PREP BY	DESCRIPTION

PROJECT TYPE:		
Illuminated Channel Logo/Letters		
DRAWING TYPE:		
Elevations		
PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2
DWG. NO.	SHEET	
0439MRD	A-101	

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**PATTERN
NEEDED**
LETTERS TO WIREWAY



Per required (see 2015 ASCE Edition)
Designed for 2015 Building Performance Standards

Wind Loads

Ultimate Design Wind Speed	115 mph
Basic Wind Speed	69 mph
Exposure	B
Wind Importance Factor	1
Wind Directionality	C
gust Factor	0.85

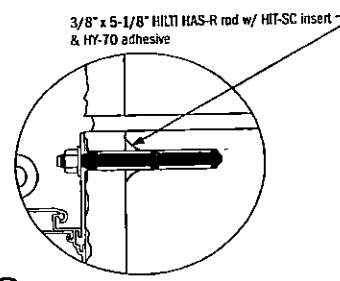
Snow Loads

Ground Snow Load	Ps 25 psf
Snow Exposure Factor	Ce 1.0
Snow Load Importance	Ia 1.1
Thermal Factor	ft 1.0

Exposure Category: Designed to resist wind with specific design pressure of 15 psf.



Added Bracing- bent channel attached to letters "R" & "T"
- .063 painted white alum w/ machine screws
photo used is representative ONLY



SECTION DETAIL
SCALE: 3" = 1"
ALTERNATE INSTALL METHOD
(Installers to determine best method of attachment)

SECTION DETAIL
SCALE: 3" = 1"



**A VISUAL
SOLUTIONS
COMPANY.**
2440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: RUXION TOWERS	
ORDER TITLE: RUXION TOWERS	
CITY/STATE: TOWSON, MD	SALES REP: GG
DRAWING DATE: 6/18/18	PROJECT MGR: GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:	
MURDOCH ENGINEERING 2 HILLSBORO RD DOWELL, NJ 07731 973-570-8245 Jere Murdoch, P.E. Professional Engineer MD FE Lic. #41030 Exp 8/1/2019	
PROJECT TYPE: Illuminated Channel Logo/Letters	
DRAWING TYPE: Arch. - Fab. Details / Mounting	
PROJECT NO. 73048-3	TASK NO. 159982
QTY. 2	
DWG. NO. 0439MRO	SHEET A-102

REVISION HISTORY

NO.	DATE	PREV. DRWG.	DESCRIPTION

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Section Sign or Sign Section 600.3
 -All electric signs shall be listed & installed in conformance with that listing
 -Channel Letters with LED's, power supply and a disconnect switch
 -Acceptable for wet, damp or dry locations.

☒ **EXTERIOR**
☐ **INTERIOR**

standard GABLE white L.E.D. modules
 Paige Plus L.E.D. Cable 18/2c #984182C
 qty. (2 for logo) H60W-PPSE (IP67) power supply

weather proof box

1/2" dia liquidtight

girth clip liquid tight to building - every 24" o.c.

1/2" straight liquidtight connector

weather proof box
 *also one (1) on top of "towers" wayway"

90° liquidtight connector

weatherproof UL listed disconnect switch

Paige Plus L.E.D. Cable 18/2c #984182C

qty. (6 for letters) H60W-PPSE (IP67) power supply

1/2" dia liquidtight

SECTION DETAIL
 SCALE: 3" = 1'

NOTE:
 CLASS 2 POWER SUPPLIES THAT HAVE NO PROVISIONS FOR ATTACHMENT OF EQUIPMENT GROUND ON THE LINE SIDE OR SECONDARY SIDE REQUIRES A METAL ENCLOSURE.

LED CIRCUITS FOR SIGN LETTERING PRESENTLY ARE GENERALLY AL DC. BECAUSE OF THIS, MANY LED COMPONENT MANUFACTURERS ARE USING BLACK WIRE FOR THE GROUND, WHITE FOR NEGATIVE OR NEUTRAL SIDE AND RED FOR THE POSITIVE SIDE. READ POWER SUPPLY INSTRUCTIONS CAREFULLY.

THE NEC 2005 ELECTRIC CODE ARTICLE 250, ARTICLE 600 AND ARTICLE 725 REQUIRE THAT ALL NON-CURRENT CARRYING METAL PARTS INCLUDING THE METAL LETTERS OF A SECTION SIGN MUST BE GROUNDED. THIS INCLUDES LOW VOLTAGE CIRCUITS OF LED ILLUMINATED SIGNS. MAKE SURE TO READ AND UNDERSTAND THESE SECTIONS PRIOR TO INSTALLATION.

Designed Per NEC 2015 NEC Edition
 Designed For Use with 2-Wire Performance Listed

Wind Loads
 Ultimate Design Wind Speed 115 mph
 Minimum Design Wind Speed 80 mph
 Risk Cat II
 (1 Sec Peak gust MPH)
 Wind Importance Factor 1.0
 Wind Exposure C
 Gust Factor 0.85

Snow Loads
 Ground Snow Load 25 psf
 Snow-Loaded Roof Factor 1.0
 Snow Load Importance 1.0
 Thermal Factor 1.0
 (Values calculated by design to accordance with ASCE 7-10)

6'-0" pigtail whip for main hook-up

dedicated 1900 junction box provided by owners' E.C.
 to be located behind concrete wall & in same area of disconnect switch

one (1) 20amp / 120v electrical feed supplied by owners' E.C.

ELECTRICAL SPECIFICATIONS
 VOLTAGE 120v
 AMPERAGE 7.84 per letter set
 CIRCUIT INFO (1) 20amp per letter set

REVISION HISTORY			
NO.	DATE	REVISED	DESCRIPTION

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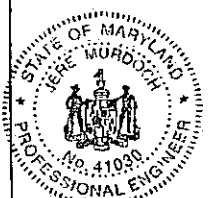


A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
 Baltimore, Maryland 21226
 800.854.0560

PROJECT TITLE:
 Ruxton Towers
ORDER TITLE:
 Ruxton Towers
CITY/STATE:
 Towson, MD
DRAWING DATE: 6/18/18 **SALES REP:** GG **PROJECT MGR:** GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



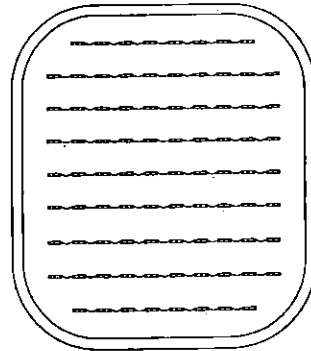
MURDOCH ENGINEERING
 2 HUNTINGBROOK CT
 ROWELL, NJ 07068
 (973) 570-8200
 Jere Murdoch, P.E.
 Professional Engineer
 MD P.E. Lic. #1030
 Exp 8/17/2018

PROJECT TYPE:
 Illuminated Channel Logo/Letters

DRAWING TYPE:
 Electrical

PROJECT NO. 73048-3 **TASK NO.** 1599B2 **QTY.** 2

DWG. NO. 0439MRD **SHEET** E-100



Ruxton Towers

Module type	Standard GABLE White														Totals
Letter	LOGO	R	u	x	t	o	n	T	o	w	e	r	s		
Module #	86	42	23	30	18	20	24	34	20	32	20	14	19	382	
Power supply	2(86)	1(65)		1(48)		1(44)		1(54)		1(52)		1(33)		8	
Perimeter														153'-6"	

1 ELEVATION VIEW
SCALE: 1/2" = 1'

Designed Per IRC 2015 ASD Edition
Designed For Service of 7 ft/sec Performance Standard

Wind Loads
Ultimate Design Wind Speed 115 mph
10-minute Average Wind Speed 87.1 mph
Risk Coefficient 1.1
(15 Sec Peak Gust 147.4)
Wind Exposure Factor 1.1
Wind Exposure Factor 1.1
Gust Factor 0.85

Snow Loads
Ground Snow Load Pg 25 psf
Snow Exposure Factor Ex 1.0
Snow Load Allowance Sx 1.1
Imported Factor Cx 1.0
Minimum component design for wind and snow loads
shall include provisions of ASCE 7-10



A VISUAL
SOLUTIONS
COMPANY.

2440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

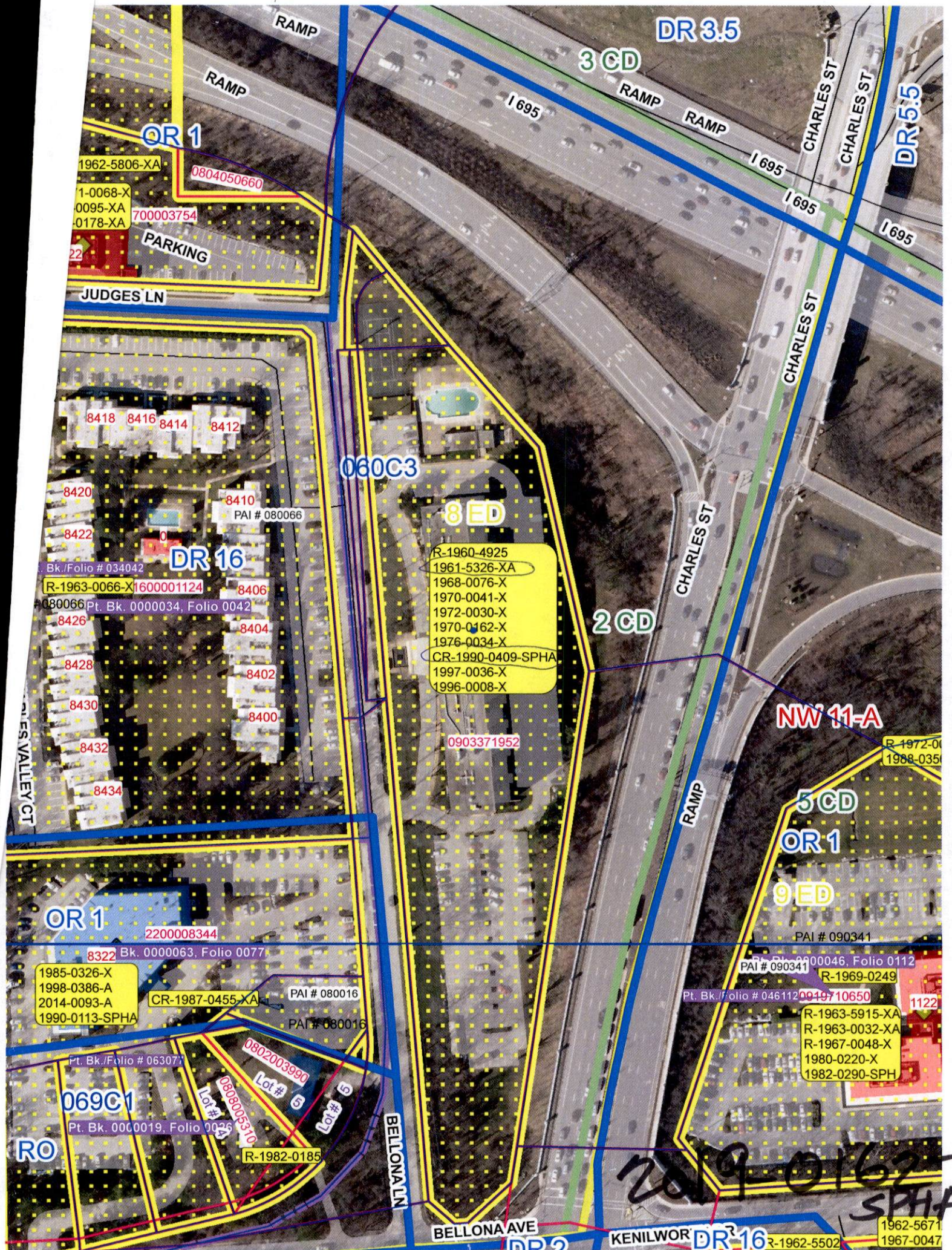
PROJECT TITLE:
Ruxton Towers
ORDER TITLE:
Ruxton Towers
CITY/STATE:
Towson, MD
DRAWING DATE: 6/18/18 SALES REP: GG PROJECT MGR: GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



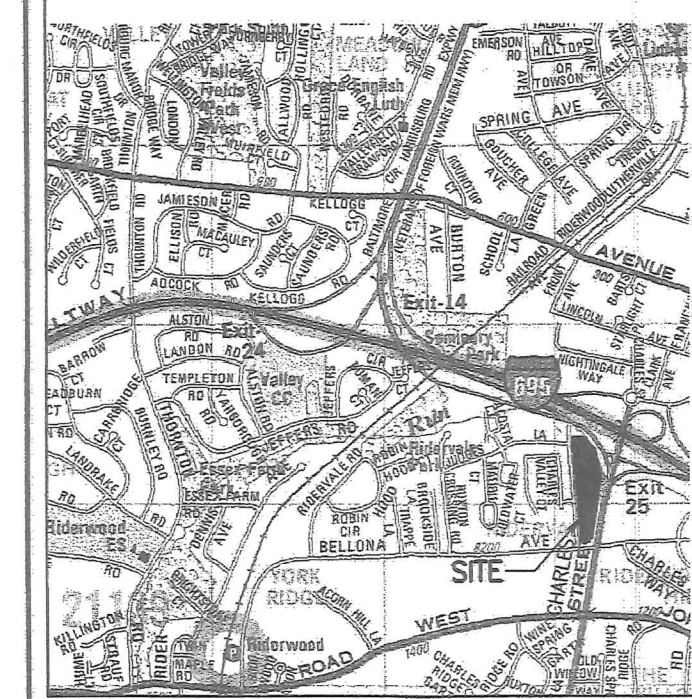
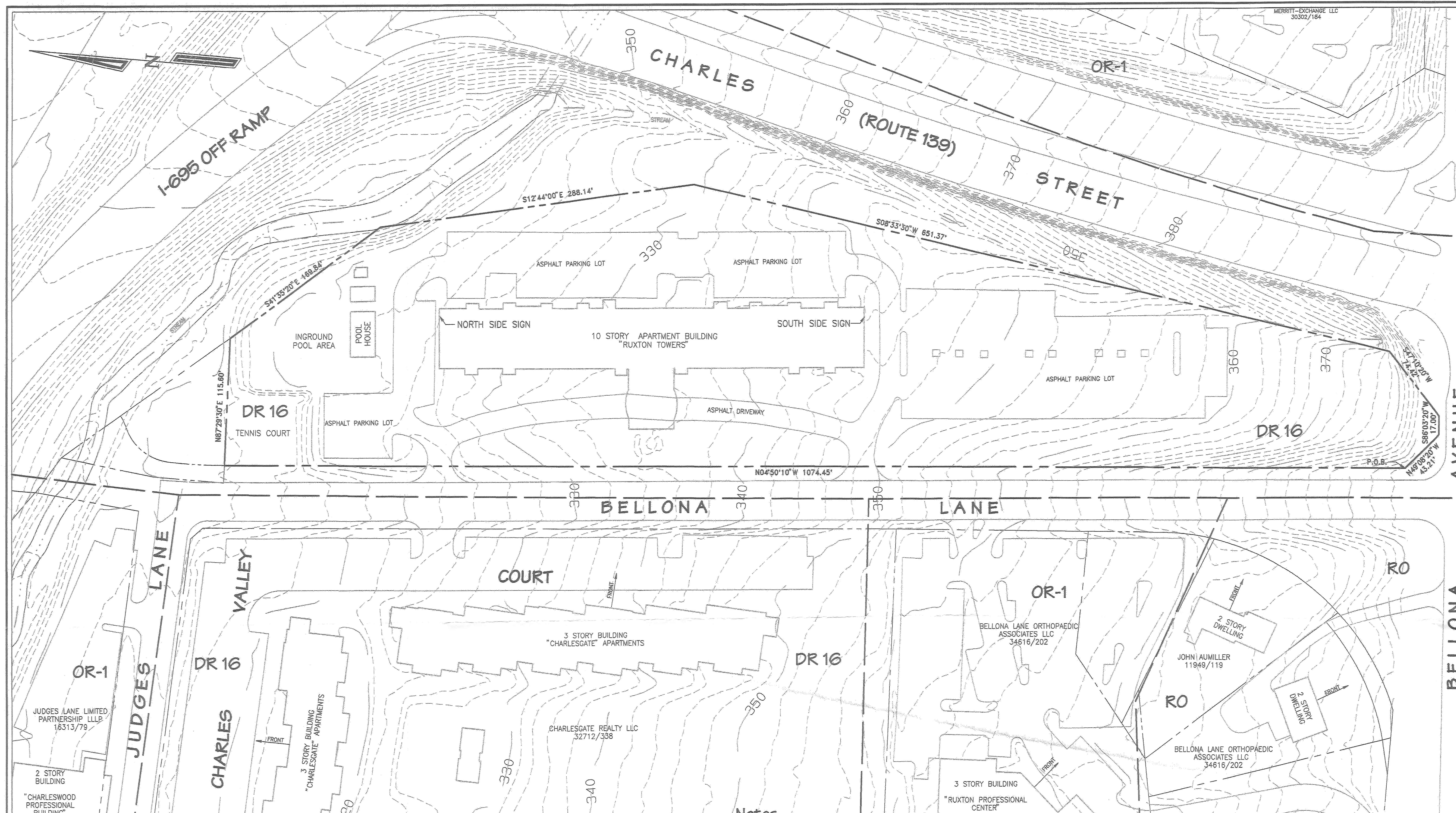
MURDOCH ENGINEERING
2 HILBURN DRIVE
NEWELL, MD 21121
410-576-8275
Jere Murdoch, PE
Professional Engineer
MD P.E. #41033
Exp 8/17/2019
I hereby certify that Jere Murdoch is duly registered and qualified to
execute and seal the drawings on this project in the State of Maryland.

REVISION HISTORY				PROJECT TYPE:		
NO.	DATE	PREV. DRAW.	DESCRIPTION	Illuminated Channel Logo/Letters		
				DRAWING TYPE:		
				LED Layout		
				PROJECT NO.	TASK NO.	QTY.
				73048-3	159982	2
				DWG. NO.	SHEET	
				0439MR0	E-101	

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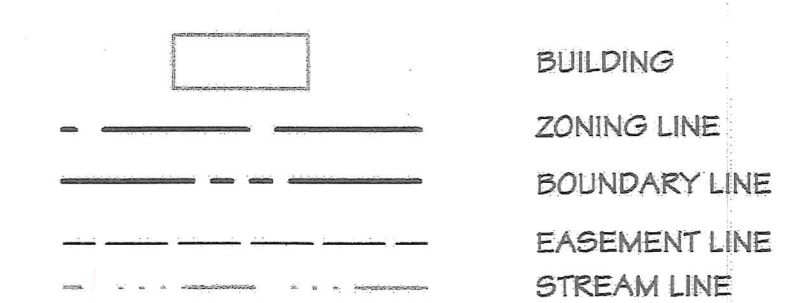


7-24-10
MINE Plot



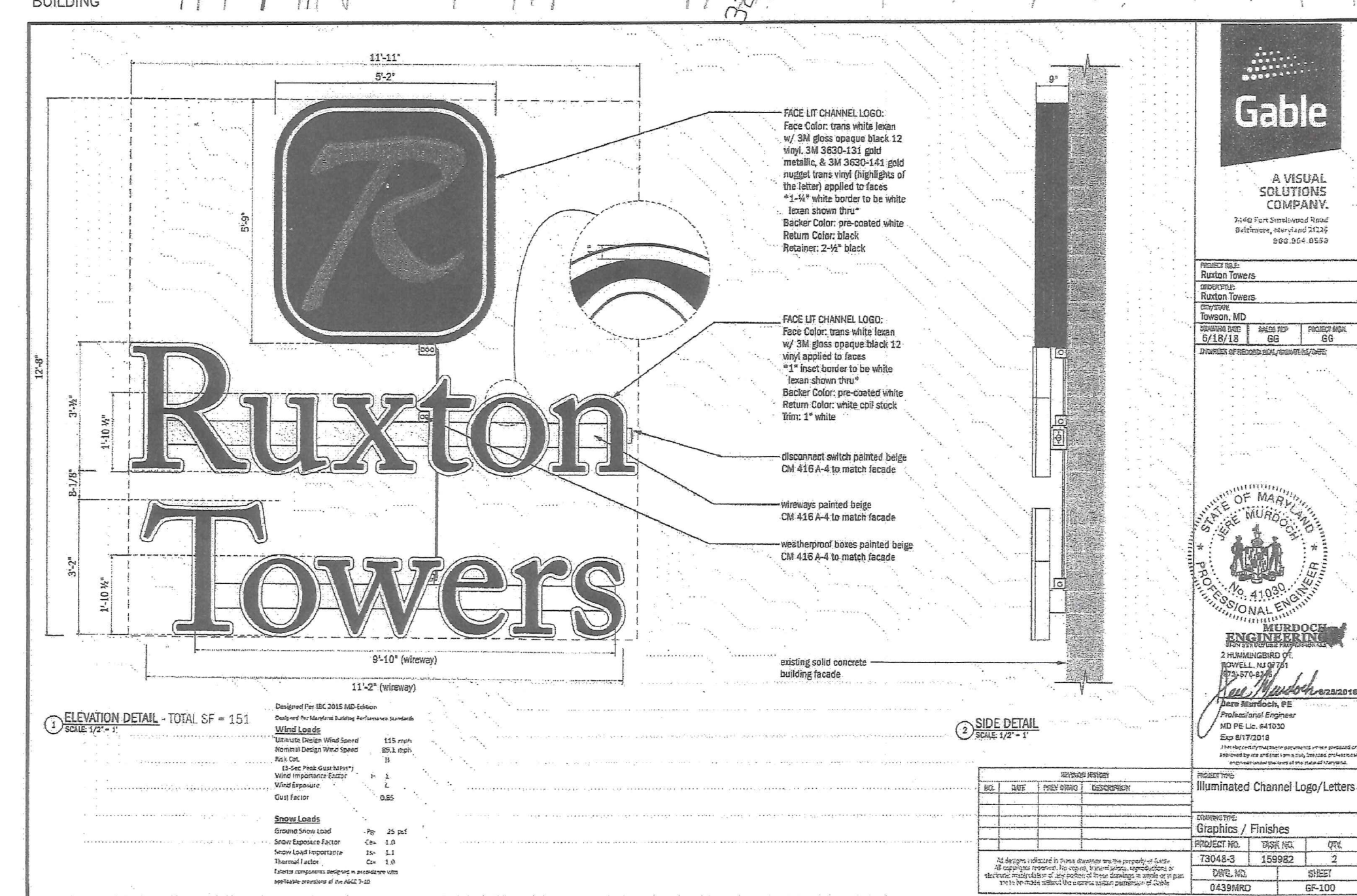
Vicinity Map Scale: 1" = 2000'

LEGEND



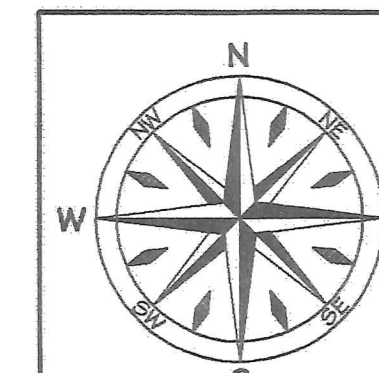
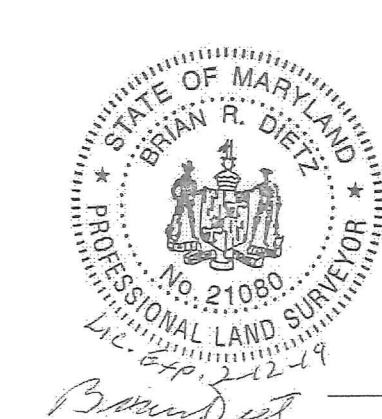
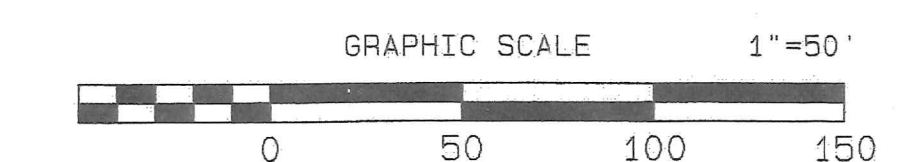
Notes

- Owner: RUXTON TOWERS LLC
6212 YORK ROAD
BALTIMORE, MD 21212
- DEED: 21181/251
- Area= 208,416 sq.ft. or 4.7845 Ac. ±
- Tax # 0903371952
- Zoned: DR-16
- This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
- There are no underground fuel tanks.
- This is not a historic property/building.
- This site is serviced by public water and sewer.
- Prior Zoning Hearings:
 - 1997-0036-X Special Exception to approve a wireless transmitting and receiving facility. Approved Sept. 11, 1996.
 - 1996-0008-X Special Exception to approve a wireless transmitting and receiving facility. Approved Aug. 16, 1995.
 - 1990-0409-SPHA Petition for zoning reclassification: Denied Nov. 18, 1992.
 - 1976-0034-X Special Exception to convert 3rd floor apartments to offices. Denied May 25, 1976.
 - 1972-0030-X Special Exception to convert 2nd floor apartments to offices. Approved March 22, 1970.
 - 1970-0162-X Special Exception for convert 1st floor apartments to offices. Approved Feb. 26, 1970.
 - 1970-0041-X Special Exception for convert 1st floor apartments to offices. Approved July 15, 1969.
 - 1968-0076-X Special Exception and Variance to permit a high-rise apartment building and variance from the density requirement. Approved March 26, 1962.
 - 1961-5326-XA Special Exception for 10 story high-rise apartment building and zoning reclassification. Approved May 26, 1961.
 - 1960-4925 Zoning reclassification to R-A, Approved Nov. 21, 1960



PROPOSED SIGN DETAIL

NOT TO SCALE



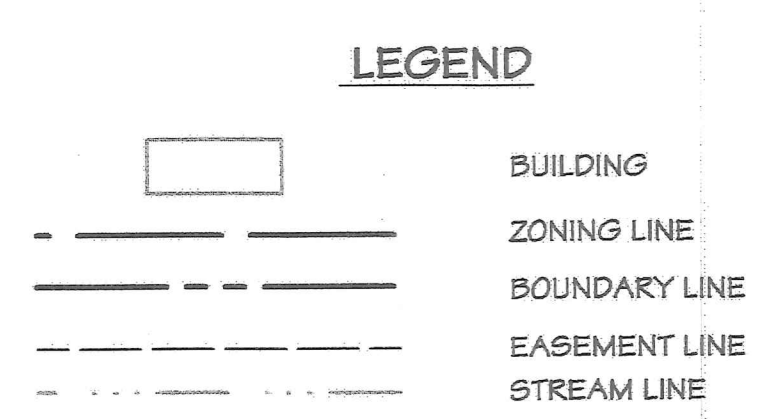
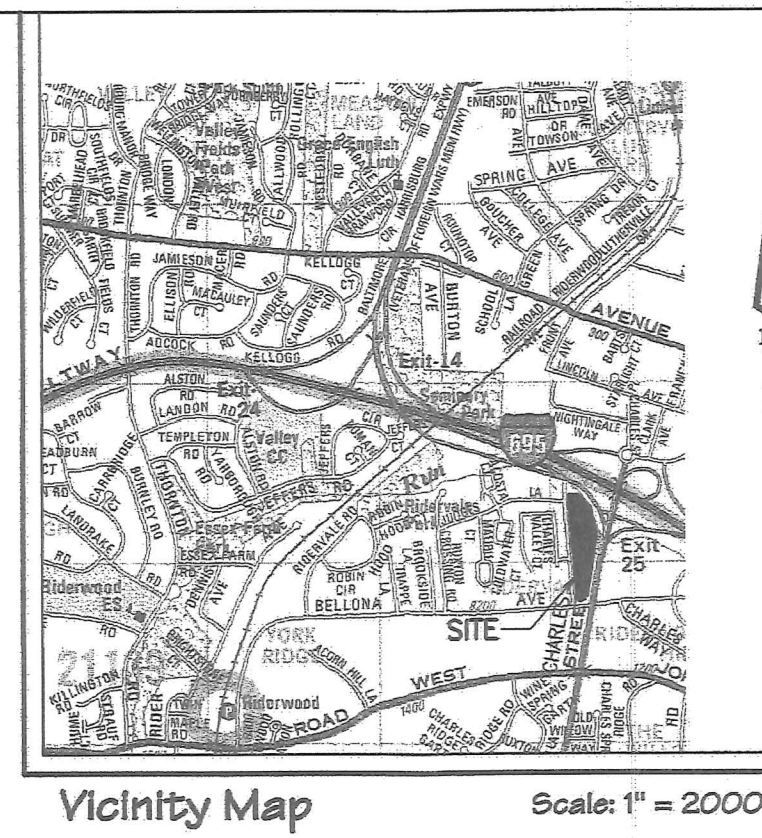
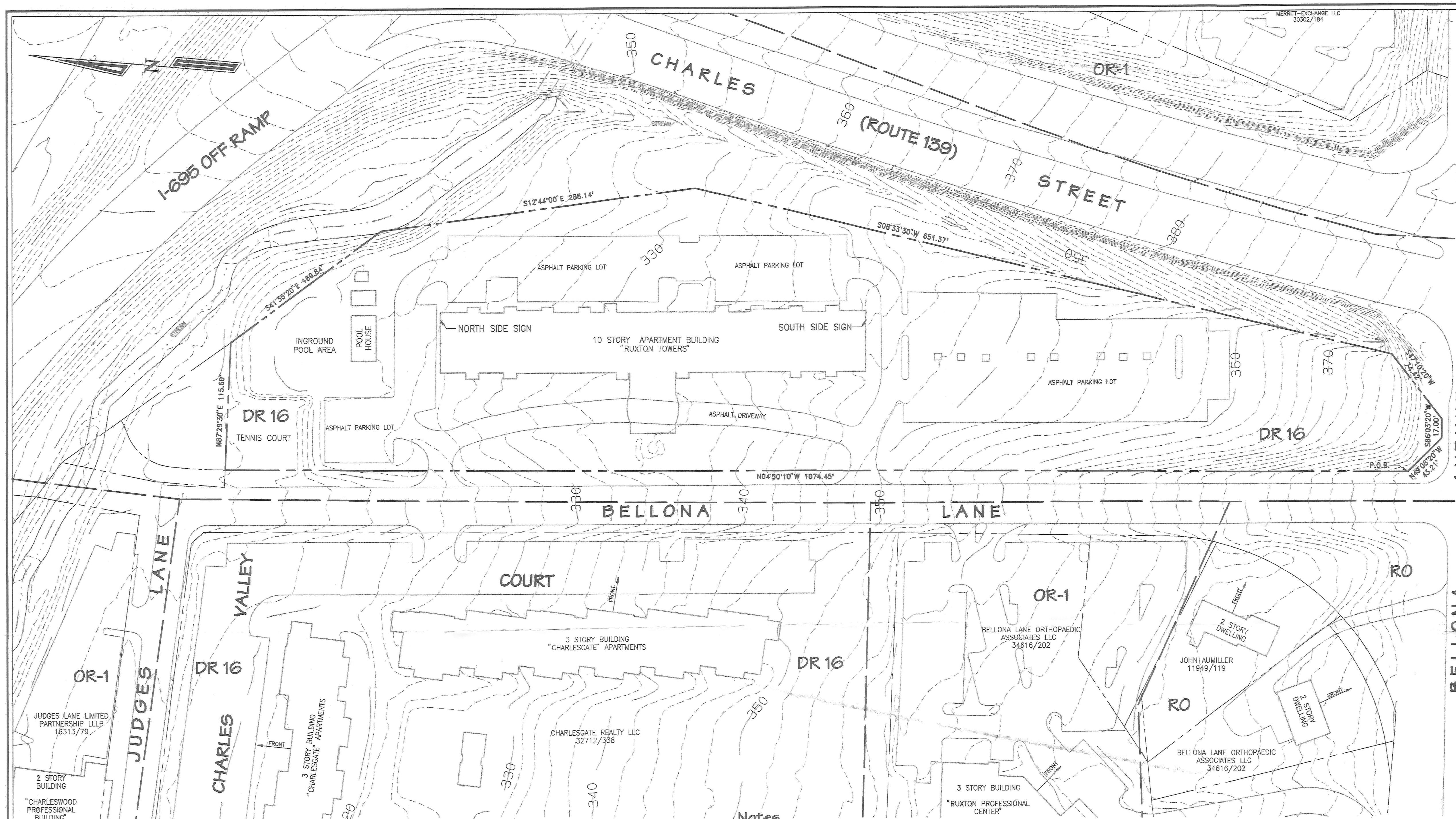
PLAT TO ACCOMPANY
a
ZONING VARIANCE
and
SPECIAL HEARING
of
RUXTON TOWERS
8415 Bellona Lane
Baltimore County, Maryland
9th Election District, 2nd Councilmanic District
Scale: 1"=50' Date: October 23, 2018

Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

File Name: J:\Bellona La 8415\Bellona La 8415.pro

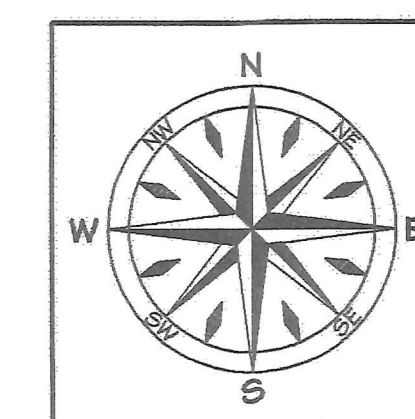
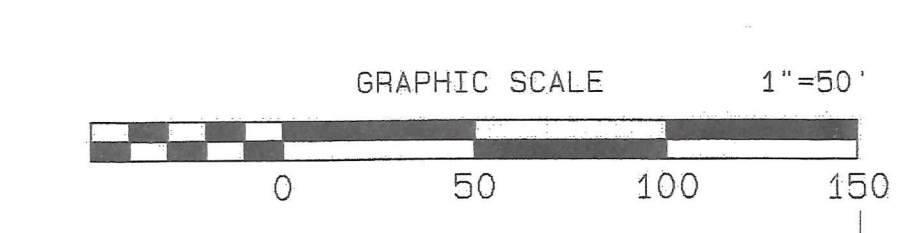
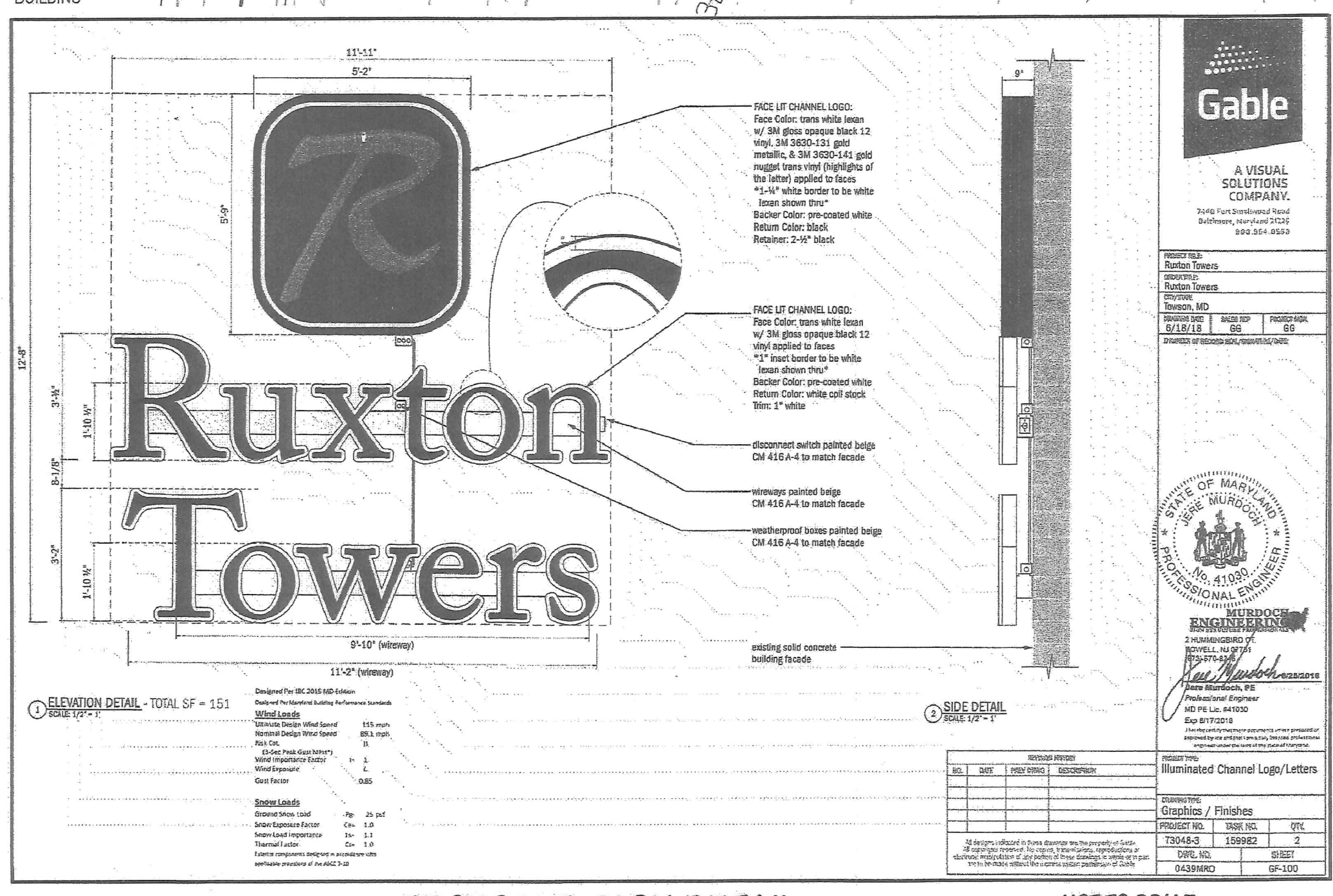
Revisions	Date	Plot Date: 11/5/2018	FIELD: BRD	DRAWN: BRD	Job No. 18216
-----------	------	----------------------	------------	------------	---------------

2019-0162-SPHA



Notes

- Owner: RUXTON TOWERS LLC
6212 YORK ROAD
BALTIMORE, MD 21212
- DEED: 21181/251
- Area= 208,416 sq.ft. or 4.7845 Ac. ±
- Tax # 0903371952
- Zoned: DR-16
- This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
- There are no underground fuel tanks.
- This is not a historic property/building.
- This site is serviced by public water and sewer.
- Prior Zoning Hearings:
 - 1997-0036-X Special Exception to approve a wireless transmitting and receiving facility. Approved Sept. 11, 1996.
 - 1996-0008-X Special Exception to approve a wireless transmitting and receiving facility. Approved Aug. 16, 1995.
 - 1990-0409-SPHA Petition for zoning reclassification. Denied Nov. 18, 1992.
 - 1976-0034-X Special Exception to convert 3rd floor apartments to offices. Denied May 25, 1976.
 - 1972-0030-X Special Exception to convert 2nd floor apartments to offices. Approved March 22, 1972.
 - 1970-0162-X Special Exception for convert 1st floor apartments to offices. Approved Feb. 26, 1970.
 - 1970-0041-X Special Exception for convert 1st floor apartments to offices. Approved July 15, 1969.
 - 1968-0076-X Special Exception and Variance to permit a high-rise apartment building and variance from the density requirement. Approved March 26, 1962.
 - 1961-5326-XA Special Exception for 10 story high-rise apartment building and zoning reclassification. Approved May 26, 1961.
 - 1960-4925 Zoning reclassification to R-A. Approved Nov. 21, 1960



**PLAT TO ACCOMPANY
a
ZONING VARIANCE
and
SPECIAL HEARING
of
RUXTON TOWERS**

8415 Bellona Lane
Baltimore County, Maryland
9th Election District, 2nd Councilmanic District
Scale: 1"=50' Date: October 23, 2018

Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

File Name: J:\Bellona Lo 8415\Bellona Lo 8415.pro

Revisions	Date	Plot Date	FIELD: BRD	DRAWN: BRD	Job No. 18216
		11/5/2018			

PET.No.1 2019-0162-SPHA