

2019-0212-SI

B 192073

RE: Job #56794, Perring Plaza Shopping Center BALTIMORE COUNTY

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

111 WEST CHESAPEAKE AVENUE

TOWSON, MD 21204

410-887-3391

SIGN USE PERMIT

A

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

Initials *JS*

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

PROPERTY ADDRESS 1951 E. Joppa Rd, Baltimore, MD ZIP CODE 21234

BUSINESS NAME Perring Plaza ZONING BL - CCC

OWNER'S NAME Shopping Center Associates
c/o Altus Group 080-1600 PHONE NO. 703-776-9682 HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS PO Box 92129, Southlake, TX 76092

APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025

SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 09 / 190 / 76600☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No☒ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated☒ Freestanding ☒ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 22.0' H feet x 10.0' W feet = 220 square feet Height: 25 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 24', sides and , and rear .

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

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

Redesign double-faced freestanding, illuminated, joint ID sign, which will remain in same location.
Sign will have a sign face area of 220 sf per side, 25 feet overall height and 12 lines of tenant copy per attached drawings.

CORNER LOT ☒

Work consistent with Variance Case #2012-284-A / Spirit and Intent Approval, dated 10/31/2019

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature

Nov 1, 2019

Date

Joe Trabert c/o Triangle Sign & Service

Print/Type Name

☐ Require Planning Signature *John F. Hall* APPROVAL Date 11/1/19

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

REV 03/12

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

Signature

Initials

Date

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
11/1/2019**Permit Processing Commercial Permit & Development Report**

Page 1 of 1

Property InformationTax Account Number: **0919076600**Election District: **9**

Owner Name(s): SHOPPING CENTER ASSOCIATES

PDM #:

Address: % ALTUS GROUP 080-1600 P O BOX 92129

Zoning District(s): BL CCC

SOUTHLAKE, TX 76092

Premise Address: 1951 E JOPPA RD

Elevation Range: 406ft - 432ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.												Agency Acknowledgment							
Contact Agency	Potential Overlay Issues	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Initial & Date						
Code Enforcement County Office Building Room 213 Phone: 410-887-8099 Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100	Open Code Enforcement Actions: Do NOT Issue Permit <table border="1"><thead><tr><th>Case#</th><th>Type</th><th>Action Status</th></tr></thead><tbody><tr><td>CC1607890</td><td>Constituent Complaint</td><td>Inspection Scheduled</td></tr></tbody></table>	Case#	Type	Action Status	CC1607890	Constituent Complaint	Inspection Scheduled													
Case#	Type	Action Status																		
CC1607890	Constituent Complaint	Inspection Scheduled																		
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Revitalization Districts - Loch Raven	X		X									X	Final 11/1/19 C-m						
DEPS-Sed. Control	Note: All Razing Permits must be sent to Sediment Control for review.																			
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.																			
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1955-3365-X; 1969-0211-A; 1953-2651-X; 1965-0294-X; R-1960-5029; R-1961-5347; 1971-0057-A; 1984-0051-X; 2012-0284-A; 1991-0272-SPHA; 1990-0137-SPHA; 1993-0179-A; 2003-0573-SPHA; 1962-5869-X	X		X	X	X	X			X	X	X		Final OF 11-1-19						

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form 171C

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

October 30, 2019

Via Hand Delivery

W. Carl Richards, Jr., Supervisor
Office of Zoning Review
Department of Permits, Approvals
and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: REQUEST FOR SPIRIT AND INTENT APPROVAL
Perring Plaza Shopping Center
Case No.: 2012-284-A
5th Councilmanic District, 9th Election District

Dear Mr. Richards:

This firm represents the owner of the above-referenced shopping center, located south of the intersection of Joppa Road and Perring Parkway in the Parkville area of Baltimore County (the "Property"). In Case No. 2012-284-A ("the 2012 Case"), our client obtained variances for numerous signs, including a joint identification sign referred to as "Sign BB," on the site plan approved in the 2012 Case (or "2012 Case Site Plan"). A copy of the Order and site plan approved in the 2012 Case are enclosed for your review and convenience. Our client now intends to redesign the exterior of the freestanding joint identification sign, which will remain in the same location shown on the 2012 Case Site Plan. I am writing to confirm that the proposed design changes for Sign BB are within the spirit and intent of the variance relief granted in the 2013 Case.

By way of brief history, the Administrative Law Judge granted variances to permit the following:

Section 450.4 Attachment 1, 7(b)(V) and 7(b)(VII), to allow a freestanding joint identification sign with a sign face/area of 230 square feet and a height of 28' in lieu of the three freestanding signs with a sign face/area of 100 square feet and a height of 25 (Sign BB);

W. Carl Richards, Jr., Supervisor
Office of Zoning Review
October 30, 2019
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Section 450.4 Attachment 1, 7(b)(IX), for a freestanding joint identification sign to display 13 lines of text with a sign copy a minimum of 3" in height in lieu of the permitted five lines of text and required 8" height for sign copy (Sign BB).

My client is now proposing to redesign the sign within the parameters of the relief granted in the 2012 Case, as shown and indicated on the enclosed sign details prepared by Triangle Sign Services and dated July 10, 2019.

Under this proposal, the new sign will be designed to the following specifications:

Total Sign Face/Area Per Side: 220 Square Feet;

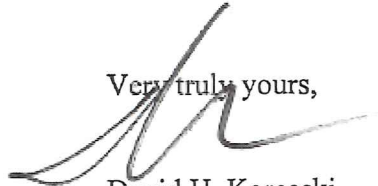
Sign Height: 25 Feet;

Total Number of Lines Devoted to Tenants: 12 Lines.

As such, the sign will comply with the variances granted in Case No. 2012-284-A. We are, therefore, requesting confirmation that the intended design for the freestanding sign, as shown and indicated on the enclosed color sign elevations, is within the spirit and intent of the relief granted in Case No. 2012-284-A and that another public hearing before the Administrative Law Judge will not be required issuance of permits consistent with these sign details.

If you are in agreement, I request that you please countersign this letter on behalf of your office below. If you need any additional information in order to complete your review, please feel free to contact me. With this letter, I have enclosed a check in the amount of \$600.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with this expedited review.

Very truly yours,



David H. Karceski

Enclosures

W. Carl Richards, Jr., Supervisor
Office of Zoning Review
October 30, 2019
Page 3

AGREED AND ACCEPTED:



W. Carl Richards Jr.
Chief of Zoning Review
Baltimore County Department of Permits,
Approvals and Inspections

10/31/19

Date

See page 5

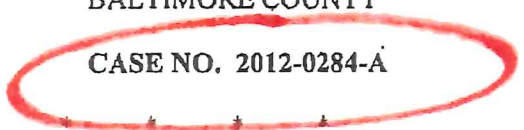
IN RE: PETITION FOR VARIANCE

SE corner of Joppa Road and
Perring Parkway
9th Election District
5th Council District
(1955 Joppa Road)

Shopping Center Associates, et al
Petitioners

* * * * *

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2012-0284-A**



ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by David Karceski, Esquire on behalf of the legal owners, Shopping Center Associates, Pennsylvania Shopping Center Associates, Ltd. Partnership, and Federal Realty Investment Trust (the "Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows:

- Section 450.4 Attachment 1, 7(b)(V) and 7(b)(VII), to allow a freestanding joint identification sign with a sign face/area of 230 square feet and a height of 28' in lieu of the three freestanding signs with a sign face/area of 100 square feet and a height of 25 (Sign BB);
- Section 450.4 Attachment 1, 7(b)(IX), for a freestanding joint identification sign to display 13 lines of text with a sign copy a minimum of 3" in height in lieu of the permitted five lines of text and required 8" height for sign copy (Sign BB);
- Section 450.4 Attachment 1, 7(a)(VI), to allow a wall-mounted joint identification sign on a side of building without frontage on a public street (Sign O);
- Section 450.4 Attachment 1, 5(a)(IX) and 5(a)(VI), to allow three wall-mounted enterprise signs with maximum sign face/areas of 290 square feet each in lieu of the maximum

ORDER RECEIVED FOR FILING

Date 6-27-12

By [Signature]

permitted 150 square feet each and to allow a total of four wall-mounted enterprise signs on a single tenant building in lieu of the three signs permitted (Signs T, U, V, W);

- Section 450.4 Attachment 1, 5(d)(V), to allow wall-mounted enterprise signs for a tenant within a multi-tenant building to exceed the permitted sign/face area of two times the length of the wall containing the exterior entrance defining the space occupied by the separate commercial entity (Signs D [350 square feet in lieu of 320 square feet], E [350 square feet in lieu of 262 square feet], P [135 square feet in lieu of 106 square feet];
- Section 450.4 Attachment 1, 5(d)(VI), to allow up to seven wall-mounted enterprise signs on a building façade with a single separate, exterior customer entrance (Signs D, F, P) and to allow wall-mounted enterprise signs on a building façade without a separate, exterior customer entrance (Signs A, B, J, L, S, X);
- Section 450.4 Attachment 1, 5(d)(V) and (d)(VI), to allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign S);
- Section 450.4 Attachment 1, 3(a)(VII), to allow a directional sign height of 7' feet in lieu of the permitted 6' (Sign G);
- Section 450.5.B.9.a, to allow canopy signs to extend no more than 3' above the face of the canopy (Signs M, N, P, Q, Y, Z, AA), in lieu of on the face of a canopy, and
- Section 450.5.B.1.b, to allow a tenant logo that is 9 square feet in size on the vertical surface of an awning (Sign Y), in lieu of the permitted 8 square feet.

The subject property and requested relief is more fully depicted on the redlined, four sheet site plan that was marked and accepted into evidence as Petitioners' Exhibits 1A-1D.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Planning, dated June 18,

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Date 6-27-18 2

By pm

2012, indicating that department does not oppose the variances subject to the following:

1. Petitioner has agreed that the existing sign "J" and the existing sign "O" will be removed.
2. The dimensions on proposed sign "S" as shown on the site plan appears to be smaller than the sign to be constructed. Revise the dimension notation to reflect the correct dimensions.

Petitioners' Counsel indicated his clients were amenable to these changes, and the site plan was amended to reflect the removal of signs "J" and "O". See Exhibit 1C.

Appearing at the public hearing in support for this case were Chris Weber with Federal Realty and A. Volanth with Bohler Engineering, the consulting firm that prepared the site plan. David Karceski, Esquire appeared as counsel and represented Petitioners. There were no Protestants or interested citizens at the hearing, and the file does not contain any letters of opposition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

Testimony and evidence revealed that the subject property is 29+/- acres zoned BL-CCC. The property is improved with a strip shopping center and a "big box" Home Depot store, and it is positioned at the crossroads of four thoroughfares: I-695, Joppa Road, Perring Parkway and Satyr Hill Road. The center was developed in or about 1963, and the Petitioners filed the petition in this case to update the signage in contemplation of the abatement provisions of the sign regulations.

Based upon the testimony and evidence presented, I will grant the request for variance relief. The shopping center is very large and has a number of different tenants, and the relief sought is reasonable in light of these factors.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and

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Date 6-27-12 3

By YJ

- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test.

Petitioners presented the testimony (via proffer) of Adam Volanth, P.E., who was accepted as an expert in land use matters and the Baltimore County sign regulations. Mr. Volanth testified the site was uniquely shaped (almost like an amoeba) and it was constructed before the modern sign regulations. Mr. Volanth also testified that the topography presented a challenge, as shown on the photos marked as Exhibits 5A-C, because the shopping center was at a higher elevation than Joppa Road, which prevents motorists or pedestrians from identifying the particular retailers located in the center. Finally, Mr. Volanth mentioned a 1993 zoning case involving the subject property (#93-179-A), in which the Zoning Commissioner found the property to be "unique," and the witness also stressed the site was large (29 acres) yet had only a small frontage along Joppa Road (the main thoroughfare access point).

Petitioners would suffer a hardship if relief was denied, since they would need to dismantle and remove several signs that have been present for many years without complaint. Counsel stressed that the center has numerous tenants, and that each sign therefore serves a specific purpose. This is in fact one of the principle tenets of the sign regulations; i.e., that signage not be excessive or cluttered.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence, I find that Petitioners' variance request should be granted.

ORDER RECEIVED FOR FILING

Date 6-27-12

By [Signature]

THEREFORE, IT IS ORDERED, this 27 day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows:

- Section 450.4 Attachment 1, 7(b)(V) and 7(b)(VII), to allow a freestanding joint identification sign with a sign face/area of 230 square feet and a height of 28' in lieu of the three freestanding signs with a sign face/area of 100 square feet and a height of 25 (Sign BB)';
- Section 450.4 Attachment 1, 7(b)(IX), for a freestanding joint identification sign to display 13 lines of text with a sign copy a minimum of 3" in height in lieu of the permitted five lines of text and required 8" height for sign copy (Sign BB);
- Section 450.4 Attachment 1, 7(a)(VI), to allow a wall-mounted joint identification sign on a side of building without frontage on a public street (Sign O);
- Section 450.4 Attachment 1, 5(a)(IX) and 5(a)(VI), to allow three wall-mounted enterprise signs with maximum sign face/areas of 290 square feet each in lieu of the maximum permitted 150 square feet each and to allow a total of four wall-mounted enterprise signs on a single tenant building in lieu of the three signs permitted (Signs T, U, V, W);
- Section 450.4 Attachment 1, 5(d)(V), to allow wall-mounted enterprise signs for a tenant within a multi-tenant building to exceed the permitted sign/face area of two times the length of the wall containing the exterior entrance defining the space occupied by the separate commercial entity (Signs D [350 square feet in lieu of 320 square feet], E [350 square feet in lieu of 262 square feet], P [135 square feet in lieu of 106 square feet];
- Section 450.4 Attachment 1, 5(d)(VI), to allow up to seven wall-mounted enterprise signs on a building façade with a single separate, exterior customer entrance (Signs D, F, P) and

ORDER RECEIVED FOR FILING

Date 6-27-12 5

By pm

to allow wall-mounted enterprise signs on a building façade without a separate, exterior customer entrance (Signs A, B, J, L, S, X);

- Section 450.4 Attachment 1, 5(d)(V) and (d)(VI), to allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign S);
- Section 450.4 Attachment 1, 3(a)(VII), to allow a directional sign height of 7' feet in lieu of the permitted 6' (Sign G);
- Section 450.5.B.9.a, to allow canopy signs to extend no more than 3' above the face of the canopy (Signs M, N, P, Q, Y, Z, AA), in lieu of on the face of a canopy, and
- Section 450.5.B.1.b, to allow a tenant logo that is 9 square feet in size on the vertical surface of an awning (Sign Y), in lieu of the permitted 8 square feet,

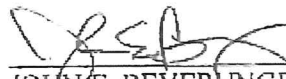
be and are hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. The Petitioner may apply for a building permit and may be granted same upon receipt of this Order. However the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.

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

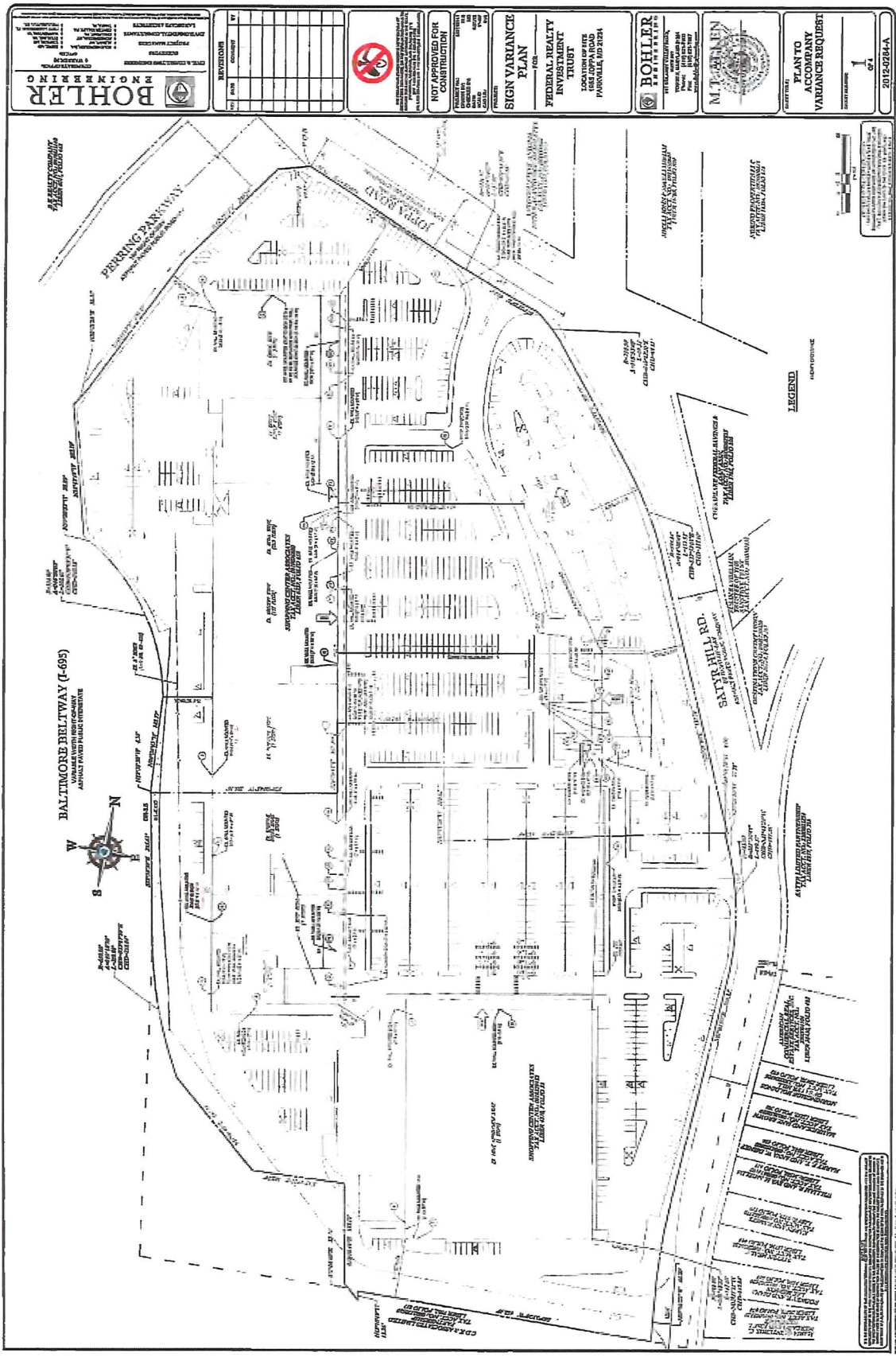
JEB:pz


JOINE E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 6-27-18

By [Signature] 6



BOHLER ENGINEERING
100 SATOR HILL RD
PARKVILLE, MD 21244
TEL: 410-326-1111
FAX: 410-326-1112
WWW.BOHLER-ENGINEERING.COM

NOT APPROVED FOR CONSTRUCTION
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF BALTIMORE.

SIGN VARIANCE PLAN
FOR
FEDERAL REALTY INVESTMENT TRUST
100 SATOR HILL RD
PARKVILLE, MD 21244

BOHLER ENGINEERING
100 SATOR HILL RD
PARKVILLE, MD 21244
TEL: 410-326-1111
FAX: 410-326-1112
WWW.BOHLER-ENGINEERING.COM

PLAN TO ACCOMPANY VARIANCE REQUEST
1
2012-0294-A

REVISION NO. 1

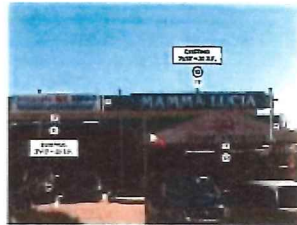


PHOTO "Y"
NOT TO SCALE



PHOTO "Z"
NOT TO SCALE



PHOTO "AA"
NOT TO SCALE



PHOTO "BB"
NOT TO SCALE

Case
2012-
284-A

28 feet tall
230 sq feet of
sign area

NOTES:
1. The applicant is responsible for obtaining all necessary permits from the appropriate local, state, and federal agencies.
2. The applicant is responsible for obtaining all necessary approvals from the appropriate local, state, and federal agencies.
3. The applicant is responsible for obtaining all necessary approvals from the appropriate local, state, and federal agencies.

NOTE:
ALL FIGURES ARE SUBJECT TO VERIFICATION BY THE AGENCY.

OWNER:
FEDERAL REALTY INVESTMENT TRUST
100 E. JEFFERSON STREET
ANN ARBOR, MI 48106

APPLICANT/LESSEE:
FEDERAL REALTY INVESTMENT TRUST
100 E. JEFFERSON STREET
ANN ARBOR, MI 48106

PROFESSIONAL CERTIFICATION:
I, the undersigned, being a duly licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me by the applicant.



REV	DATE	REVISION	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT NO.
DRAWN BY
CHECKED BY
DATE
SCALE
SHEET NO.

SIGN VARIANCE PLAN

FEDERAL REALTY INVESTMENT TRUST

LOCATION OF SITE
100 E. JEFFERSON ROAD
ANN ARBOR, MI 48106



100 E. JEFFERSON ROAD
ANN ARBOR, MI 48106
Phone: (734) 769-1000
Fax: (734) 769-1001
Email: info@bohlereng.com



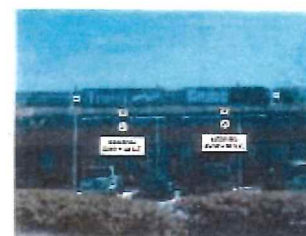
PLAN TO ACCOMPANY VARIANCE REQUEST

4
OF 4

2012-0284-A

PREPARED BY: **BOHLER ENGINEERING**

DATE: **10/10/12**



NOTE:
ALL FUTURE GONG MUST CONFORM
TO SECTION 403 OF TOL 8029.

OWNER
FEDERAL REALTY INVESTMENT TRUST
1000 E. JEFFERSON STREET
BOSTON, MA 02202

APPLICANT/LESSEE
FEDERAL REALTY INVESTMENT TRUST
1102 S. JEFFERSON STREET
BOSTON, MA 02122

PROFESSIONAL CERTIFICATION
I, WILLIAM T. ALLEN, hereby certify that the
statements were prepared and furnished by
me (or a duly licensed professional) in
accordance with the provisions of the
Uniform Accounting Principles for
Non-Profit Organizations.

[illegible][illegible]

**NOT APPROVED FOR
CONSTRUCTION**

PROJECT NO.	MT12341
DRAWN BY:	JLB
CHECKED BY:	LAD
DATE:	4/1/12
SCALE:	1"=10'
SHEET NO.:	5/10

SIGN VARIANCE PLAN

FEDERAL REALTY
INVESTMENT

LOCATION OF SITE
1255 JOPPA ROAD
PARKVILLE, MD 21234

 BOHLER

姓名: 王德明
 性别: 男
 年龄: 45
 职业: 教师
 住址: 北京市朝阳区

M. T. ALLEN



PLANTO

VARIANCE REQUEST

4
OF 4

2012-054

PERRING PLAZA



PERRING PLAZA
1951 E JOPPA ROAD
BALTIMORE, MD 21234

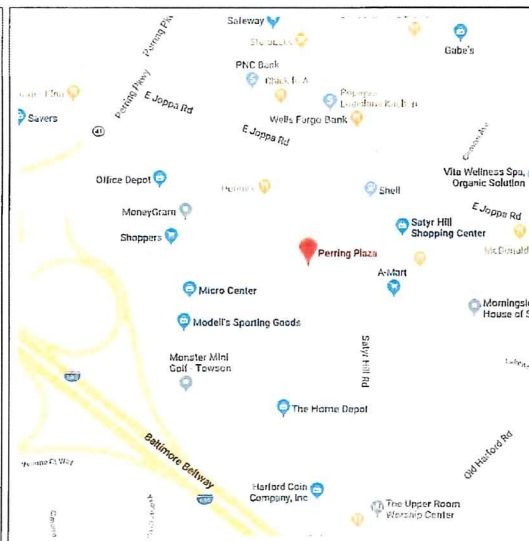
REVISION HISTORY

R#	DATE	DB	NOTES
R1	8-30-2019	LR	RELOCATED RACEWAYS
R2	10-11-2019	LR	REVISE PER 10-10-19 CUSTOMER COMMENTS
R3	10-20-2019	LR	REVISE PER 10-18-19 COMMENTS
R4	10-30-2019	LR	REVISE COPY AREA, REDUCE CHNL LETTERS, MODIFY DESIGN TO FIT
R5	10-30-2019	LR	CHANGE "PERRING" TO WHITE

SCHEDULE

- A.QTY. REQ'D: ONE (1)
• D/F ILLUMINATED PYLON SIGN

AREA MAP



EARTH VIEW



TRIANGLE
SIGN SERVICES

CLIENT & LOCATION



PERRING PLAZA
1951 E JOPPA ROAD
BALTIMORE, MD 21234

LEAD NO.

184309 R5

DATE

7/10/2019

REVIEWED BY

REVISION HISTORY

SALESMAN

ZF

DRAWN BY

LPR

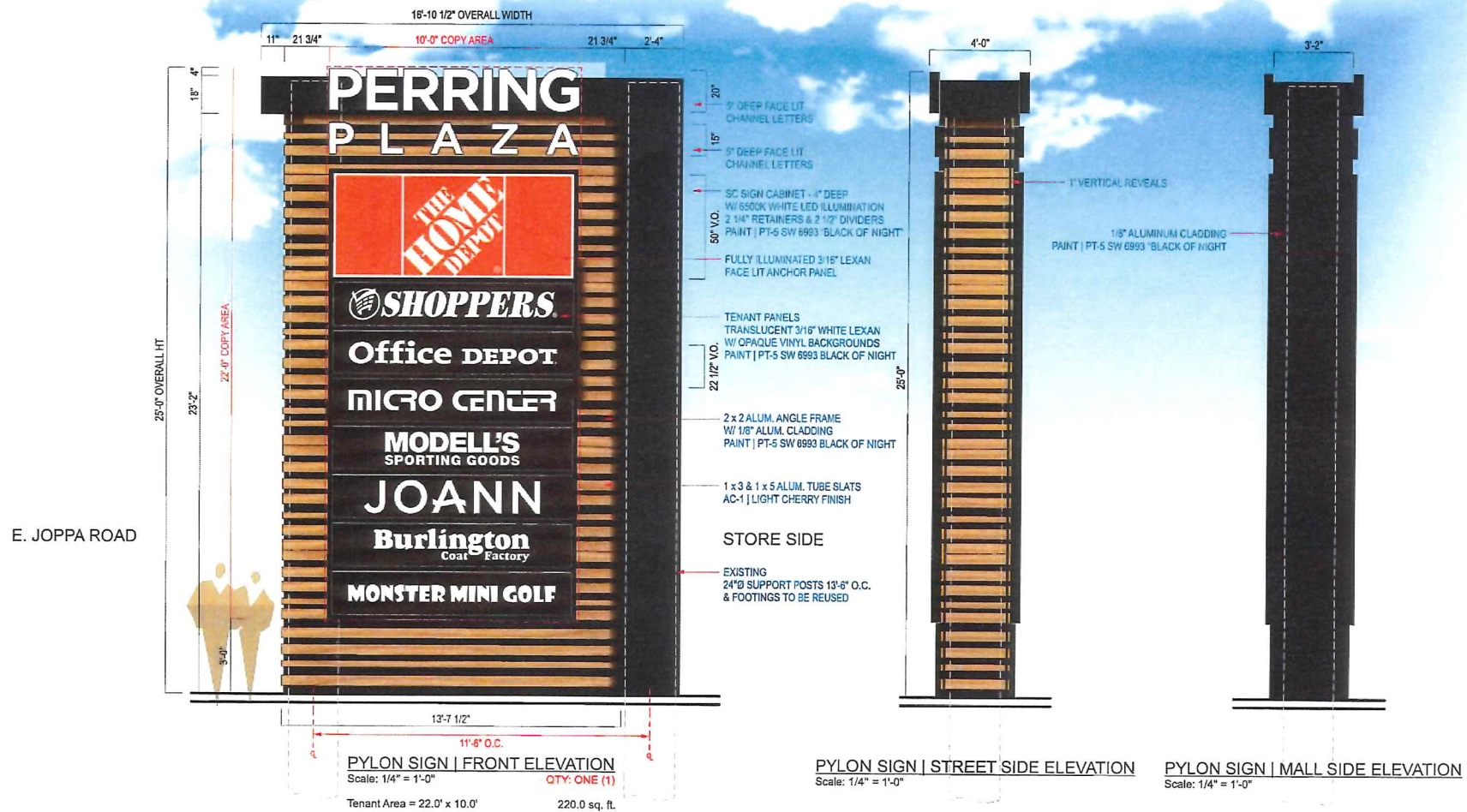
SEGMENT NO.

REVISION HISTORY

SHEET NO.

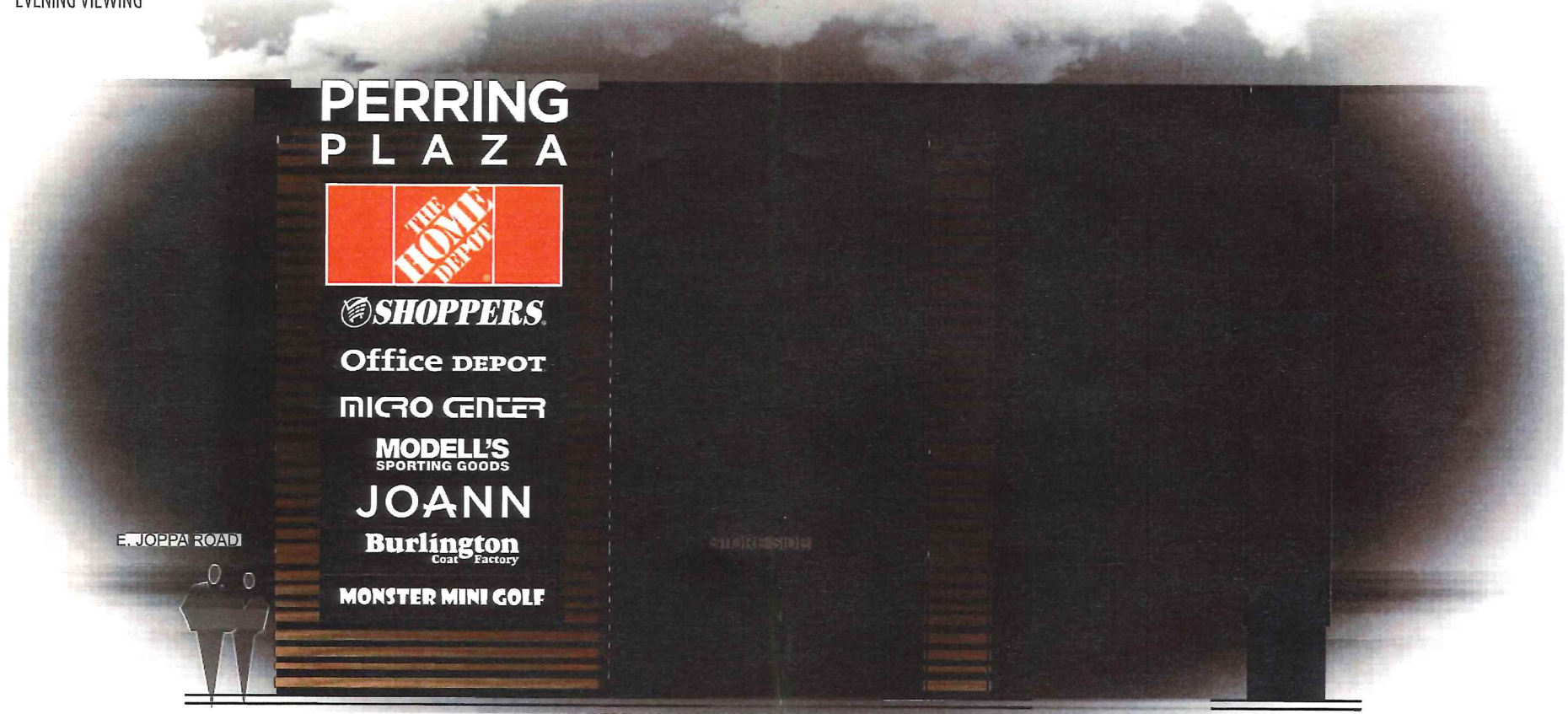
1 of 4

SIGN A | D/F ILLUM. PYLON
DAYLIGHT VIEWING



*ALL SIGNS PENDING CUSTOMER FURNISHED ARTWORK & APPROVALS

SIGN A | D/F ILLUM. PYLON
EVENING VIEWING



PYLON SIGN | FRONT ELEVATION
Scale: 1/4" = 1'-0" QTY: ONE (1)
Tenant Area = 22.0' x 10.0' 220.0 sq. ft.

PYLON SIGN | STREET SIDE ELEVATION
Scale: 1/4" = 1'-0"

PYLON SIGN | MALL SIDE ELEVATION
Scale: 1/4" = 1'-0"

TRIANGLE
SIGN SERVICES

CLIENT & LOCATION

Federal Realty
INVESTMENT TRUST

PERRING PLAZA
1951 E JOPPA ROAD
BALTIMORE, MD 21234

LEAD NO.

184309 R5

DATE

7/10/2019

REVIEWED BY

REVISION HISTORY

SALESMAN

ZF

DRAWN BY

LPR

SEGMENT NO.

REVISION HISTORY

SHEET NO.

4 of 4

PERRING
PLAZA



PERRING PLAZA
1951 E JOPPA ROAD
BALTIMORE, MD 21234

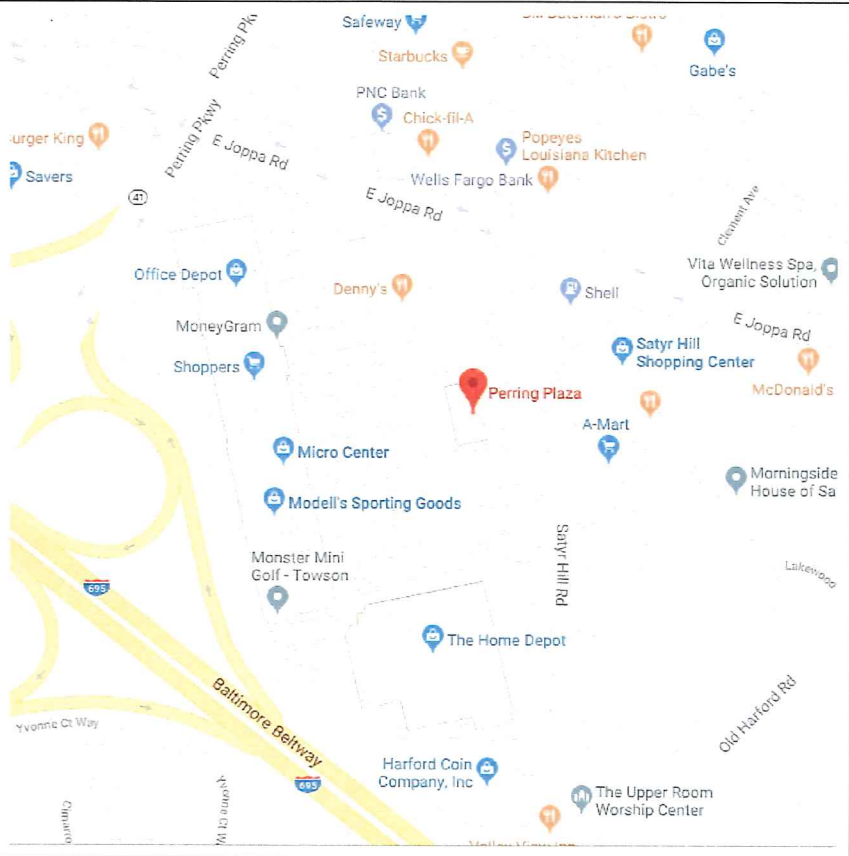
REVISION HISTORY

R#	DATE	DB	NOTES
R1	8-30-2019	LR	RELOCATED RACEWAYS
R2	10-11-2019	LR	REVISE PER 10-10-19 CUSTOMER COMMENTS
R3	10-20-2019	LR	REVISE PER 10-18-19 COMMENTS
R4	10-30-2019	LR	REVISE COPY AREA, REDUCE CHNL LETTERS, MODIFY DESIGN TO FIT
R5	10-30-2019	LR	CHANGE "PERRING" TO WHITE

SCHEDULE

A.QTY. REQ'D: ONE (1)
• D/F ILLUMINATED PYLON SIGN

AREA MAP



EARTH VIEW



TRIANGLE
SIGN SERVICES



PERRING PLAZA
1951 E JOPPA ROAD
BALTIMORE, MD 21234

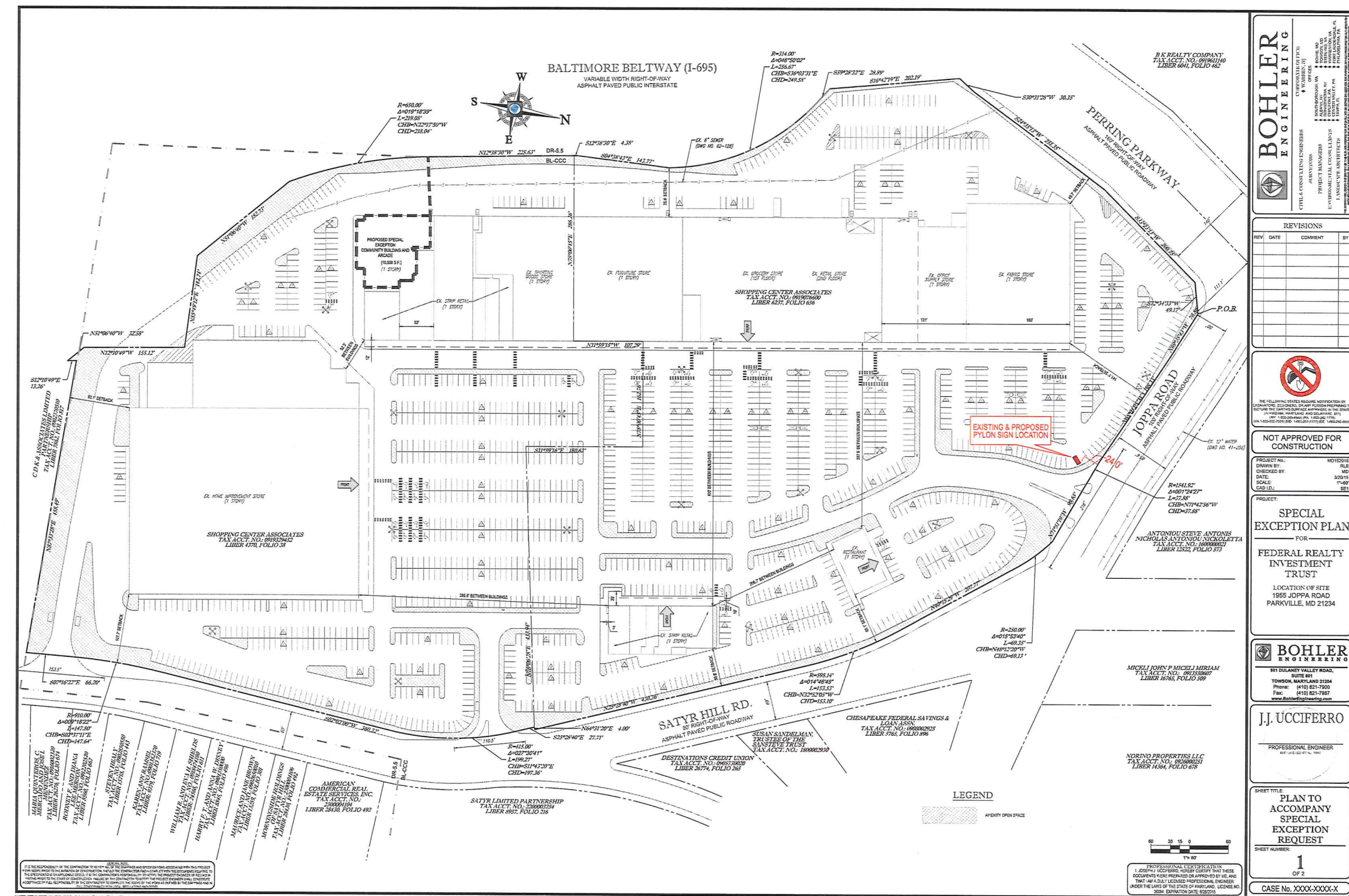
LEAD NO.	DATE	REVIEWED BY
184309 R5	7/10/2019	
SALESMAN	DRAWN BY	SEGMENT NO.
ZF	LPR	

REVISION HISTORY	REVISION HISTORY

SHEET NO.
1 of 10

PERRING PLAZA | SITE PLAN

BALTIMORE, MD



ZONING HISTORY

- [illegible]

SITE INFORMATION

1. SITE ADDRESS
185 JOPPA ROAD
FAIRVILLE, MD 21224
2. SITE AREA:
TOTAL = 25.36 AC.
3. COUNTRY INFORMATION
TAX MAP: T1
PARCELS: 2 & 3
COUNTY COUNCIL DISTRICT: E
ELECTION DISTRICT: 37
ZONING MAP NO.: 07142
DEED REFERENCE: J40790003 & J40270006
4. TAX ACCOUNT NO.:
PARCEL E23 = 03-010720452
PARCEL F08 = 03-01070250
5. EXISTING USE: RETAIL SHOPPING CENTER
PROPOSED USE: SPECIAL EXCEPTION FOR COMMUNITY BUILDING AND ANGLE
6. ZONE: B-C(LOCAL BUSINESS LOCAL - COMMERCIAL COMMUNITY CORE)
THE SUBJECT SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP
7. PREVIOUS COMMERCIAL PERMITS:
A. B522424
B. 0305621
C. B325253
D. 0305851
E. B372423
F. B320333
G. B320281
H. B320641
I. B320651
J. B309442
K. B505673
8. BUILDING AREA:
TOTAL = 435,852 S.F.
10. PARKING
REQUIRED: 1185 SPACES (PER ZONING CASE 03-S73A-SHAP, GRANTING 131202)
TOTAL PROVIDED: 175 SPACES
11. AMENITY OPEN SPACE
REQUIRED: 0.0 X C.F.A. (MAXIMUM);
GFA = 435,852
MIN. ADJ. = 435,852 X 0.2 = 87,170 S.F.
PROPOSED ADJ. = 105,113 S.F.
PROVIDED ADJ. = 105,113 S.F. 435,852 S.F. X 0.25
12. FLOOR AREA RATIO
FLOOR AREA RATIO PERMITTED: 4.0
FLOOR AREA RATIO PROVIDED: 435,552 S.F. / 25.36 AC. = 0.54
13. SITE IS SERVED BY PUBLIC WATER AND SEWER.
14. BULK BUILDING HEIGHT - 40' MAX.
15. SUBJECT PROPERTY IS NOT IN UNDESIRABLE ZONING VIOLATIONS.
- DRC NO.: 06-0201 GRANTED 03-05-1992
03-0025 WITHDRAWN 05/01/93
16. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN PER "100 YEAR INUNDATION RISK MAP" BY THE OHIO COUNTY, HAWKLAND UNINCORPORATED AREA, PANEL 270 580 "X OF 580" MAP NUMBER: 240010207F, RE-APPROVED FEBRUARY 28, 2008
17. THE SITE IS NOT LOCATED IN A CHEAPSAFE BAY CRITICAL AREA.

D/F ILLUM. PYLON
DAYLIGHT VIEWING

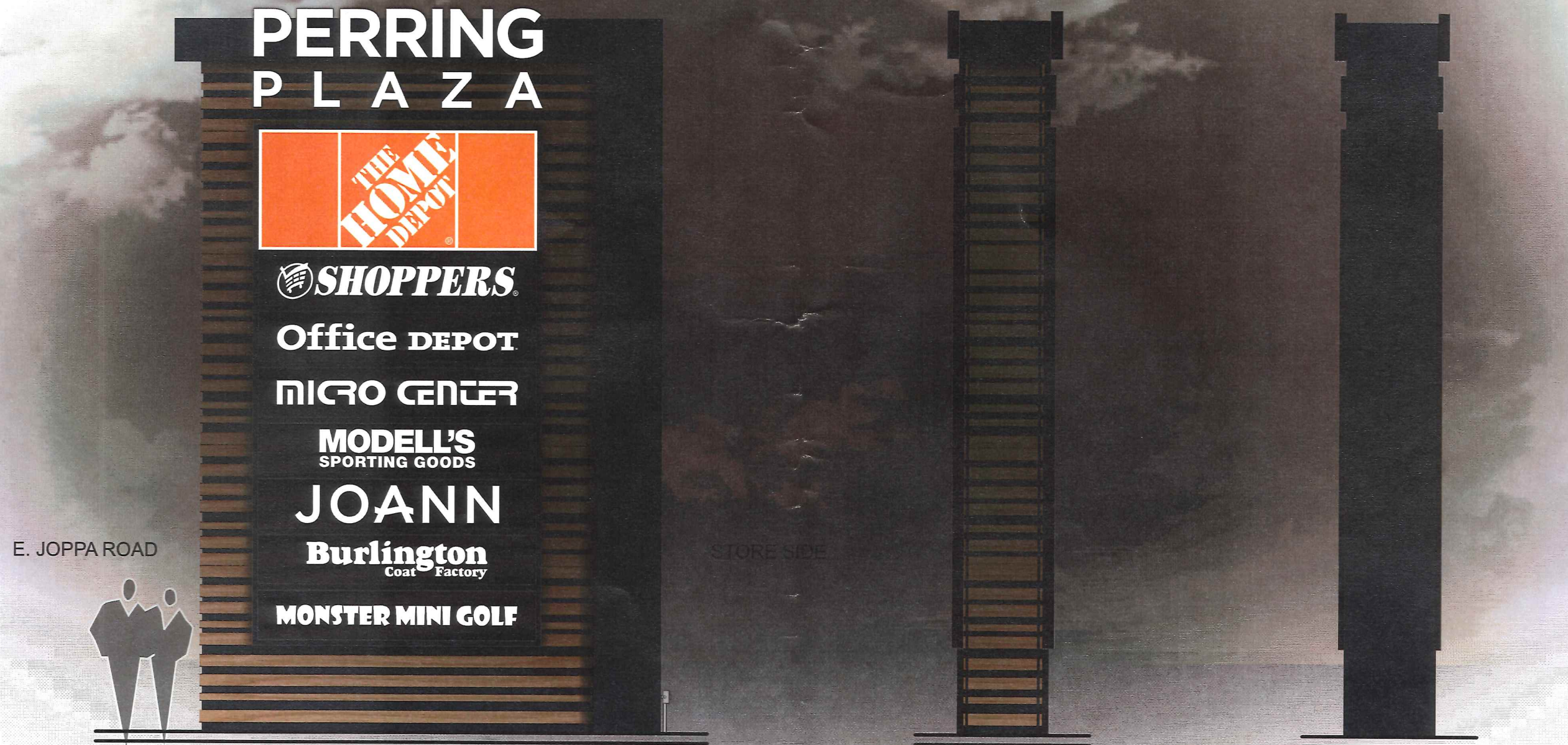


*ALL SIGNS PENDING CUSTOMER FURNISHED ARTWORK & APPROVALS

TRIANGLE SIGN SERVICES	CLIENT & LOCATION Federal Realty INVESTMENT TRUST	PERRING PLAZA 1951 E JOPPA ROAD BALTIMORE, MD 21234	LEAD NO. 184309 R5	DATE 7/10/2019	REVIEWED BY	REVISION HISTORY		SHEET NO. 3 of 10
			SALESMAN ZF	DRAWN BY LPR	SEGMENT NO.			

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

D/F ILLUM. PYLON
EVENING VIEWING

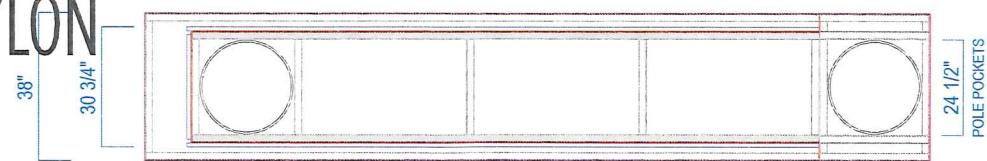


PYLON SIGN | FRONT ELEVATION
Scale: 1/4" = 1'-0" QTY: ONE (1)
Tenant Area = 22.0' x 10.0' 220.0 sq. ft.

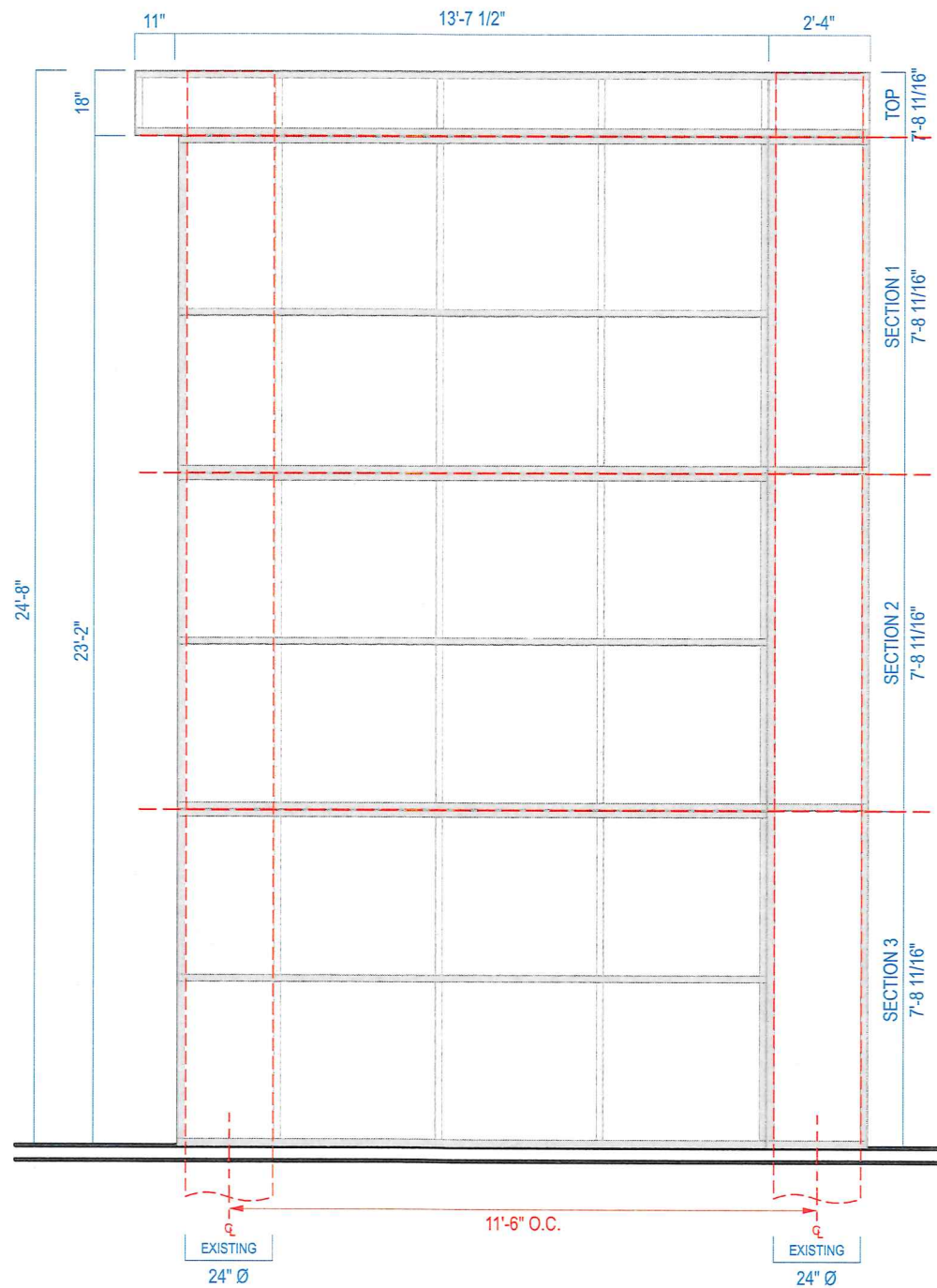
PYLON SIGN | STREET SIDE ELEVATION
Scale: 1/4" = 1'-0"

PYLON SIGN | MALL SIDE ELEVATION
Scale: 1/4" = 1'-0"

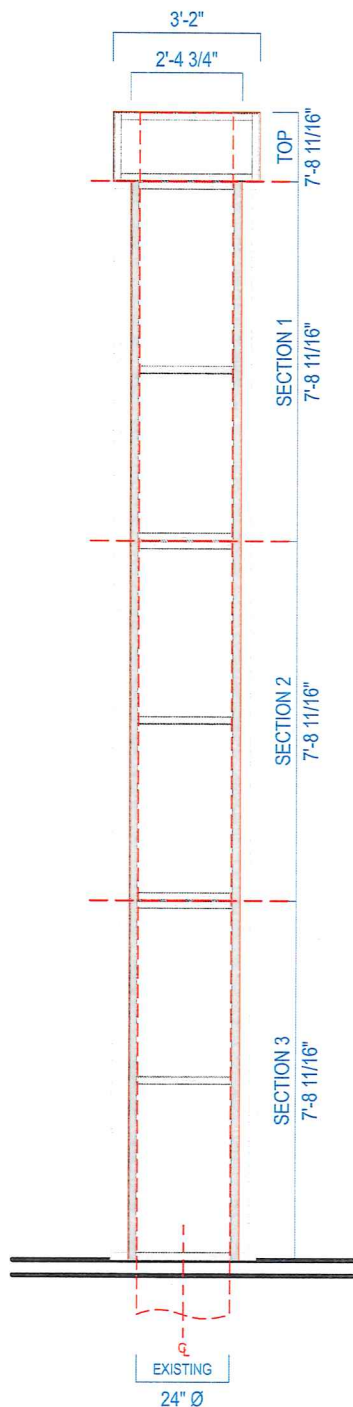
D/F ILLUM. PYLON
FRAMING | DETAILS



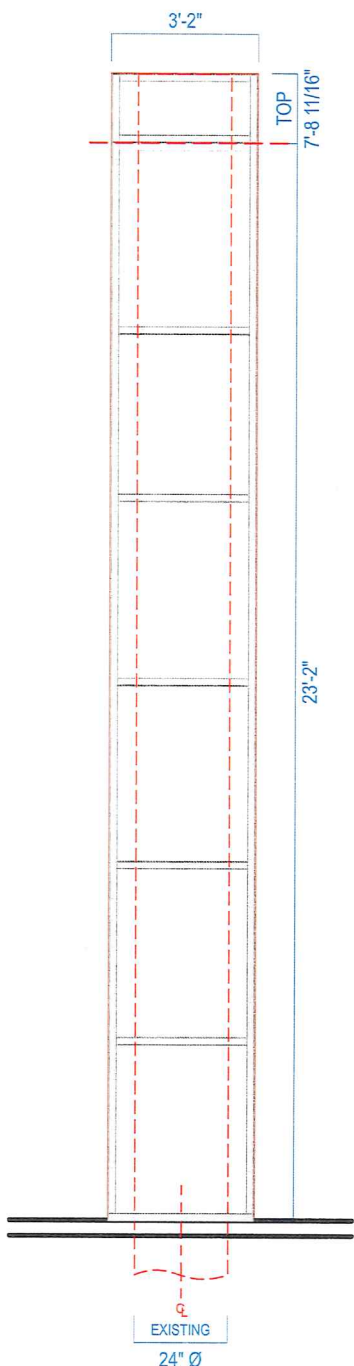
FRAMING DETAIL | PLAN VIEW
Scale: 1/4" = 1'-0"



FRAMING DETAIL | SIDES 'A' & 'B'
Scale: 1/4" = 1'-0"



STREET SIDE | FRAMING DETAIL
Scale: 1/4" = 1'-0"



POLE COVER | FRAMING DETAIL
Scale: 1/4" = 1'-0"



CLIENT & LOCATION



PERRING PLAZA
1951 E JOPPA ROAD
BALTIMORE, MD 21234

LEAD NO.

184309 R5

DATE

7/10/2019

REVIEWED BY

SALESMAN

ZF

DRAWN BY

LPR

SEGMENT NO.

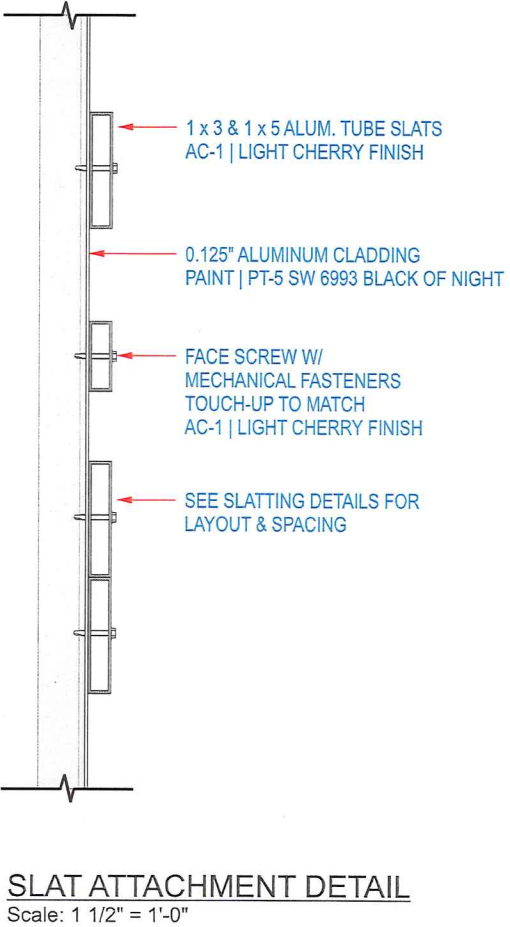
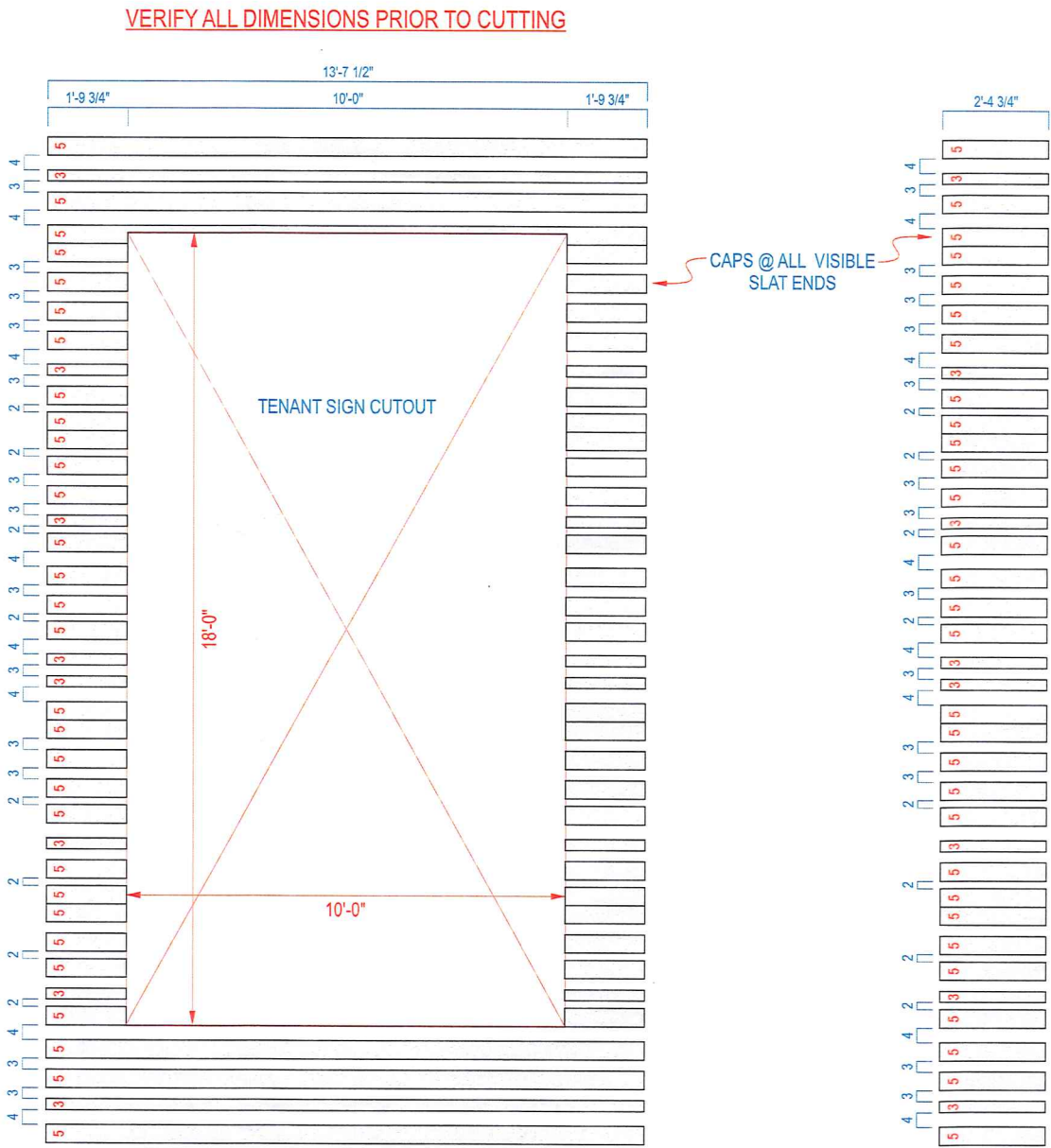
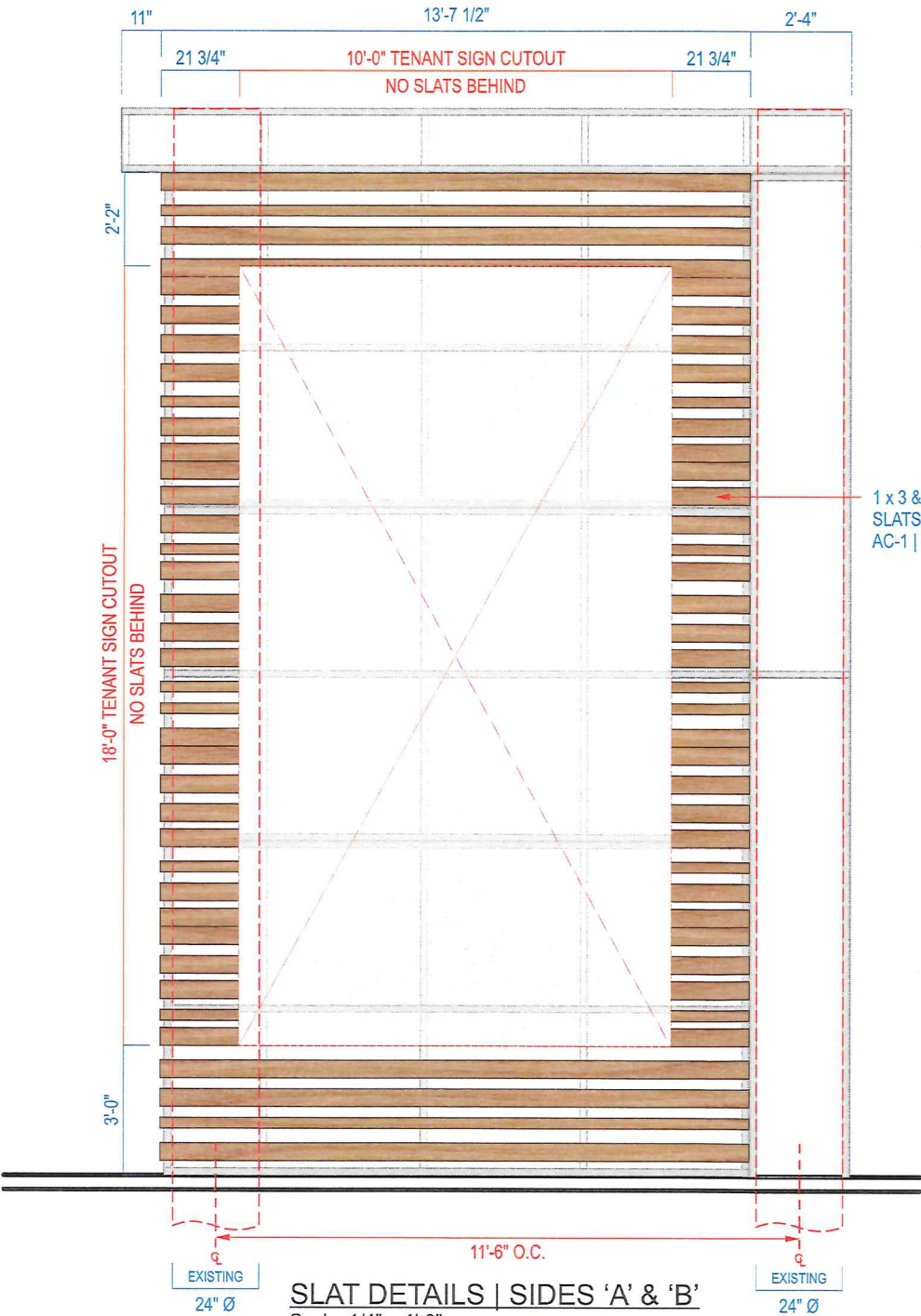
REVISION HISTORY

REVISION HISTORY

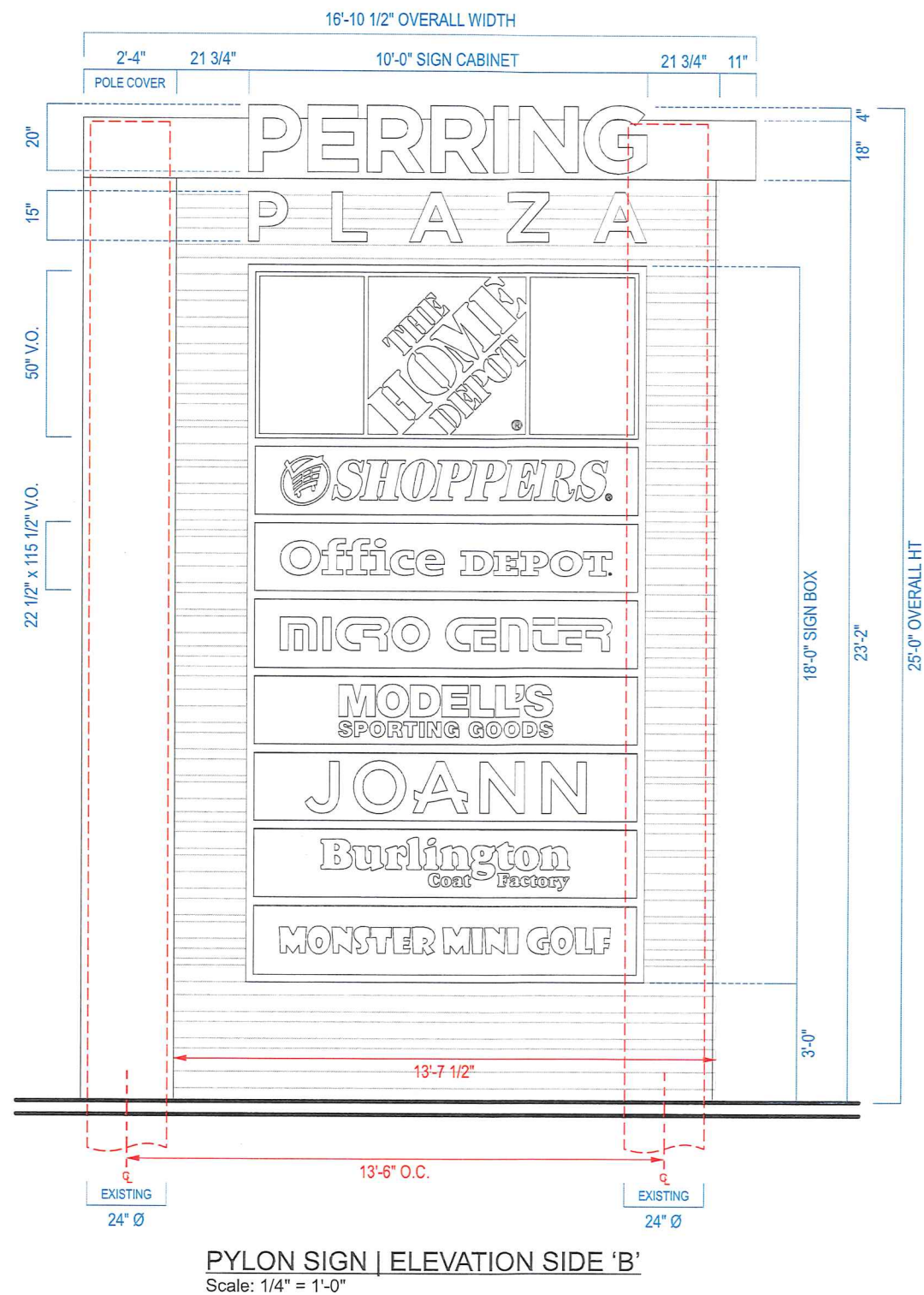
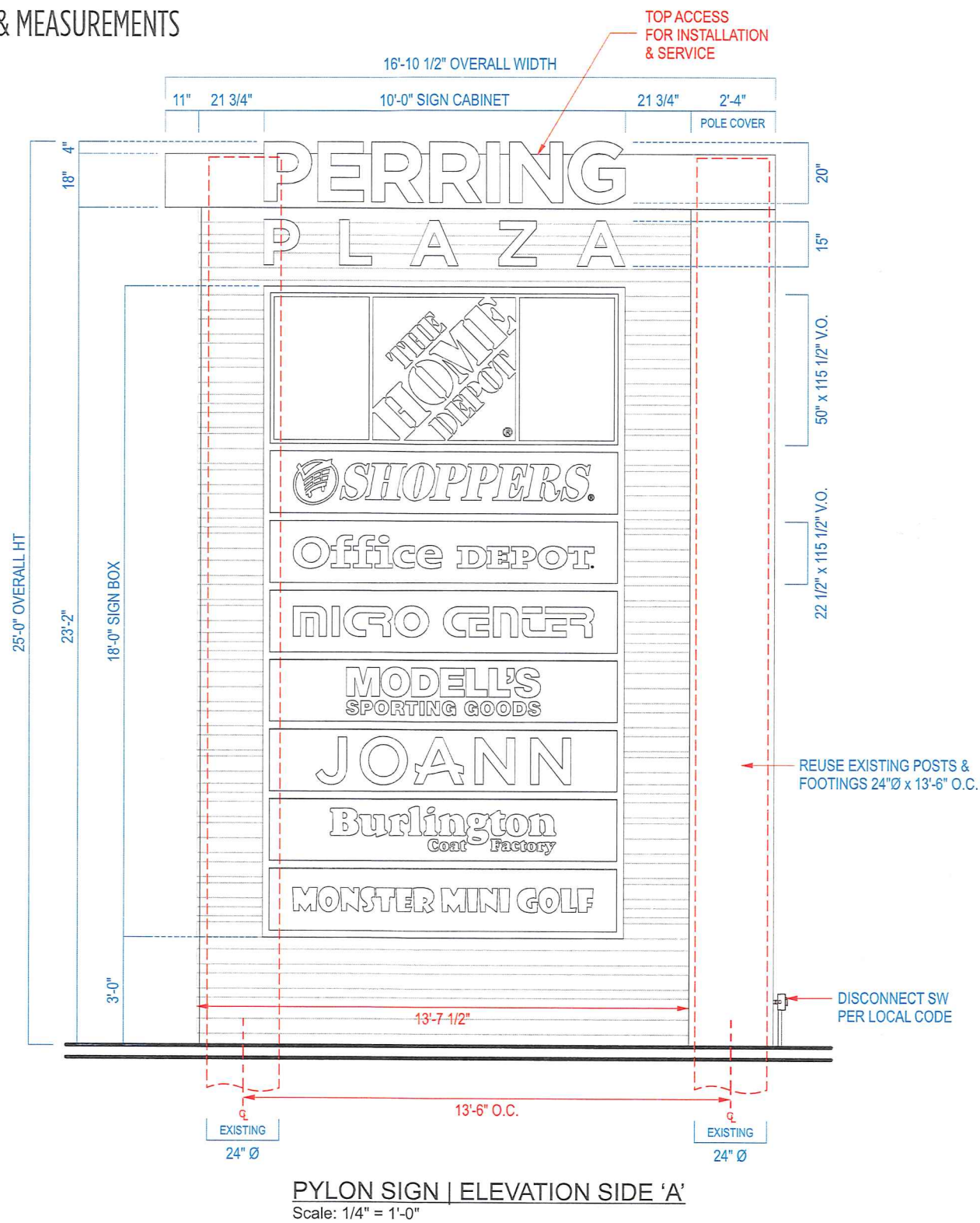
SHEET NO.

5 of 10

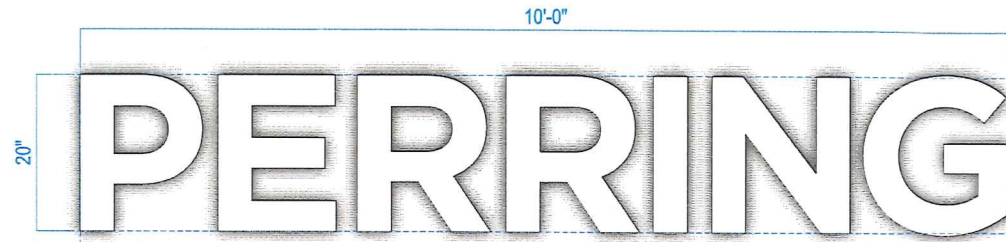
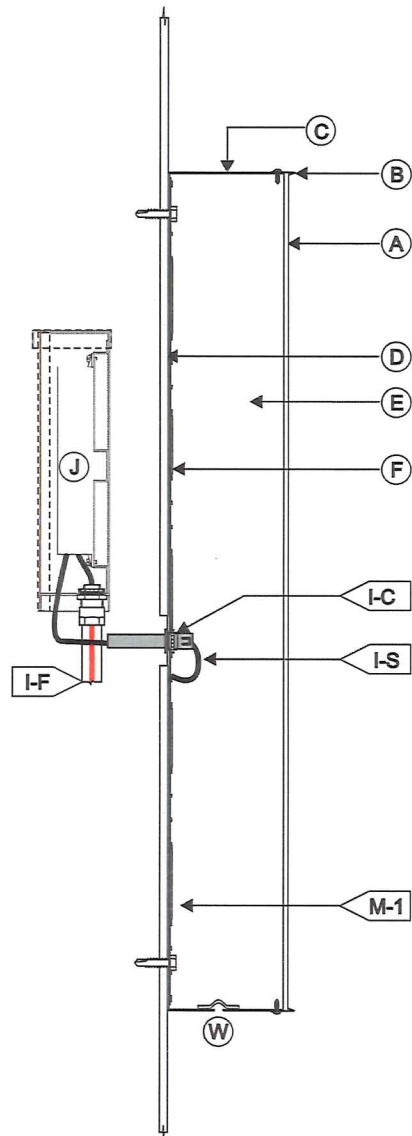
D/F ILLUM. PYLON
ALUMINUM SLATTING | DETAILS



D/F ILLUM. PYLON
COMPOSITE DETAILS & MEASUREMENTS



TRIM CAP FACE LIT CHANNEL LETTERS
EXTERIOR INSTALL DETAIL



TRIMCAP FACE LIT CHANNEL LETTER / LED ILLUM. / EXTERIOR INSTALL / FLUSH MOUNTED				SCALE: N.T.S.	
(A) FACE		(I) WIRING			
MATERIAL:	3/16" #2447 TRANSLUCENT WHITE ACRYLIC	I-C	7/8" DIA. HOLE @ LEXAN W/ PAIGE WALL BUSTER		
BORDER:	N/A		CONNECTOR & CONDUIT.		
VINYL:	N/A	I-F	TO ELECTRICAL FEED		
COLOR INFO.:	N/A	I-S	U.L. APPROVED LOW VOLTAGE CLASS II WIRING		
			ALL CONNECTIONS TO BE IN WATERPROOF BOXES		
(B) TRIMCAPS		(J) POWER SUPPLY			
SIZE / FINISH	1" / MATCH RETURNS	TYPE:	REMOTE LED POWER SUPPLY HOUSE IN FRONT		
			ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.		
(C) RETURNS		VOLTAGE:	120V		
DEPTH:	5"	(M) MOUNTING		SEE MOUNTING NOTE.	
MATERIAL:	ALUM. .040	M-1	10/24 NUTSERT.		
COLOR:	PT-5 SW 6993 "BLACK OF NIGHT"	(W) WEEP HOLES:			
FINISH:	SATIN		1/4" DIA. WITH COVER		
(D) BACKS:					
MATERIAL:	3MM ACM				
COLOR/FINISH:	WHITE SATIN				
(E) INSIDE OF CAN					
COLOR:	PRE-COAT WHITE				
(F) ILLUMINATION:					
TYPE:	STANDARD 6500K WHITE LEDS				

120V
INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.L.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.8(A) (1) OF THE NATIONAL ELECTRICAL CODE

ELECTRICAL

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

FABRICATOR

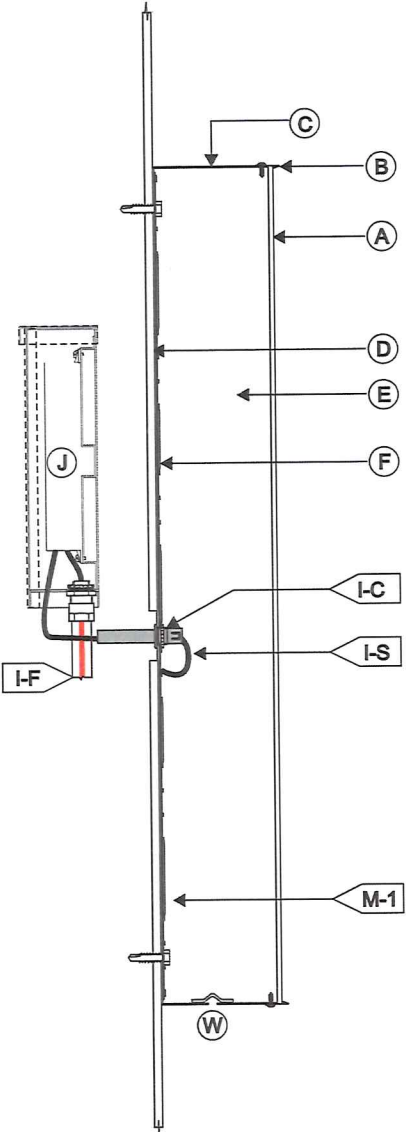
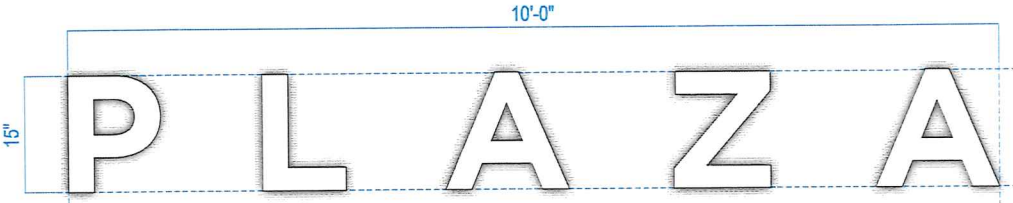
1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

UL

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

ALL WIRES TO BE TERMINATED W/ A
MECHANICAL UL LISTED FASTENER

TRIM CAP FACE LIT CHANNEL LETTERS
EXTERIOR INSTALL DETAIL



TRIMCAP FACE LIT CHANNEL LETTER / LED ILLUM. / EXTERIOR INSTALL / FLUSH MOUNTED				SCALE: N.T.S.	
(A) FACE		(I) WIRING			
MATERIAL:	3/16" #2447 TRANSLUCENT WHITE ACRYLIC	I-C	7/8" DIA. HOLE @ LEXAN W/ PAIGE WALL BUSTER		
BORDER:	N/A		CONNECTOR & CONDUIT.		
VINYL:	N/A	I-F	TO ELECTRICAL FEED		
COLOR INFO.:	N/A	I-S	U.L. APPROVED LOW VOLTAGE CLASS II WIRING		
			ALL CONNECTIONS TO BE IN WATERPROOF BOXES		
(B) TRIMCAPS		(J) POWER SUPPLY			
SIZE / FINISH	1" / MATCH RETURNS	TYPE:	REMOTE LED POWER SUPPLY HOUSE IN FRONT		
			ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.		
(C) RETURNS		VOLTAGE:	120V		
DEPTH:	5"	(M) MOUNTING		SEE MOUNTING NOTE.	
MATERIAL:	ALUM. .040	M-1	10/24 NUTSERT.		
COLOR:	PT-5 SW 6993 "BLACK OF NIGHT"	(W) WEEP HOLES:			
FINISH:	SATIN		1/4" DIA. WITH COVER		
(D) BACKS:					
MATERIAL:	3MM ACM				
COLOR/FINISH:	WHITE SATIN				
(E) INSIDE OF CAN					
COLOR:	PRE-COAT WHITE				
(F) ILLUMINATION:					
TYPE:	STANDARD 6500K WHITE LEDS				

120V
INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

2. INSTALLER IS TO V.L.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.

3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.

4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.

2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V/ 20a DEDICATED CIRCUIT W/ GROUND PER SIGN TO WITHIN 6' OF SIGN.

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

FABRICATOR

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

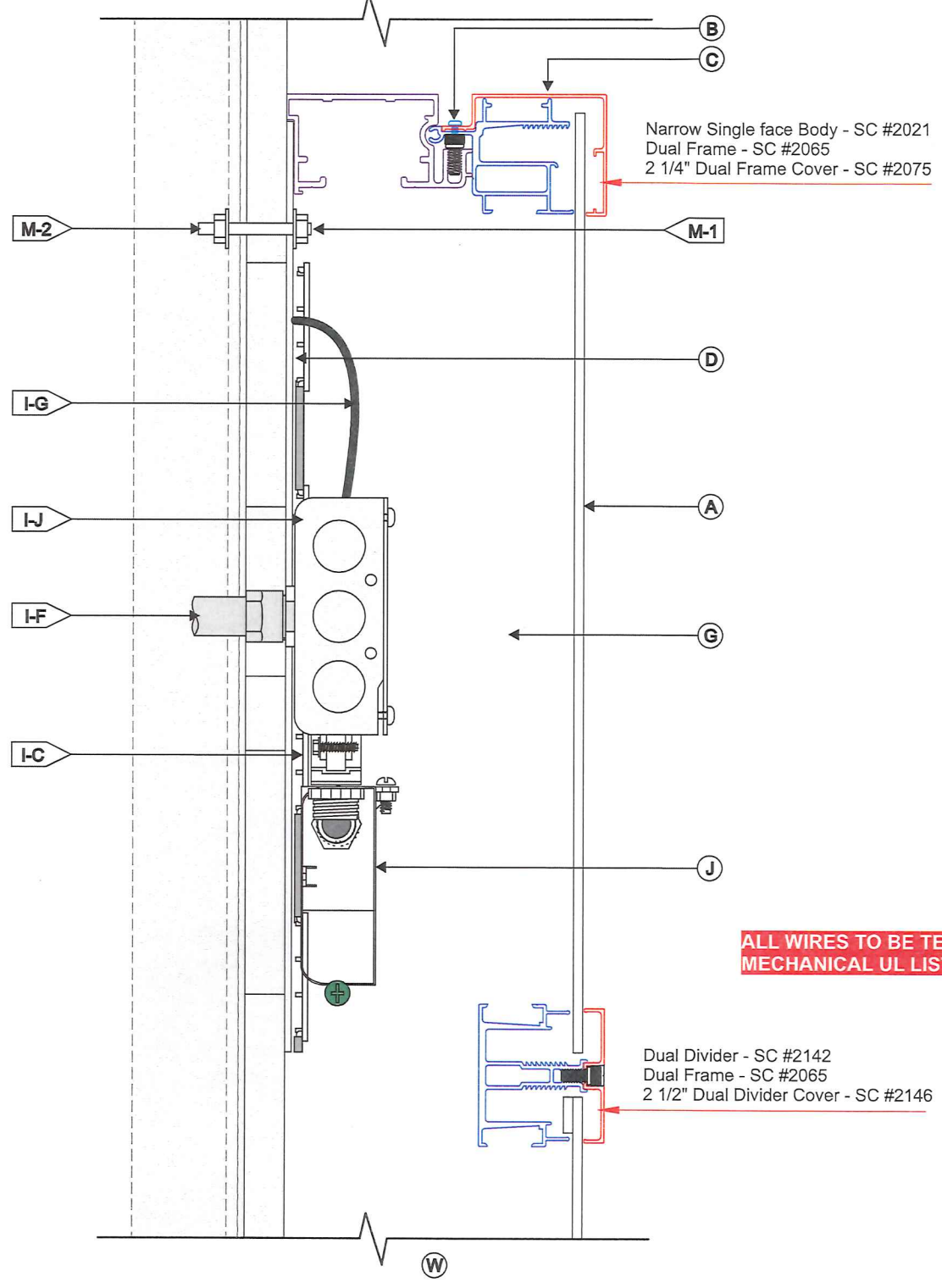
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

UL

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER

MULTI TENANT ILLUMINATED SIGN BOX
EXTERIOR INSTALL DETAIL



ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER

S/F ALUM. SIGN CABINETS w/ PUSH-THRU / ANGLE FRAME/ LED ILLUM. / EXTERIOR INSTALL / FLUSH-MOUNTED				SCALE: N.T.S.
(A) FACE		(I) WIRING		
MATERIAL:	3/16" #2447 TRANSLUCENT WHITE LEXAN	I-C	1/2" LIQUID-TITE & 1/2" CONNECTOR.	
TENANT VINYL:	OPAQUE BKGRND PT-5 SW 6993 "BLACK OF NIGHT"	I-D	REMOTE DISCONNECT SW @ BASE OF PYLON	
HOME DEP VINYL:	TRANSLUCENT PMS 165C BACKGROUND VERIFY	I-F:	120V FEED	
COPY INFO.:	REVERSE OUT TO WHITE	I-G	U.L. APPROVED LOW VOLTAGE CLASS II WIRING	
		I-J	ALL CONNECTIONS TO BE IN WATERPROOF BOXES	
(B) HINGE		(J) POWER SUPPLY		
TYPE:	REMOVABLE INTEGRATED	TYPE:	LOW VOLTAGE U.L. APPROVED LED POWER SUPPLY	
(C) RETURNS		VOLTAGE:	120V	
DEPTH:	6"	(M) MOUNTING		SEE MOUNTING NOTE.
MATERIAL:	EXTRUDED ALUMINUM	M-1:	NUT WELDED TO CABINET.	
COLOR/ FINISH:	PT-5 SW 6993 "BLACK OF NIGHT"	M-2:	ALL-THREAD, NUT & WASHERS.	
(D) BACK		(W) WEEP HOLES		
MATERIAL:	1/8" ALUM.	TYPE:	1/4" Ø HOLE w/ LIGHT-BLOCKING COVER.	
(F) ILLUMINATION				
TYPE:	STD. LEDS			
COLOR:	6500K WHITE			
(G) INSIDE OF BOX				
COLOR:	REFLECTIVE WHITE			

120V
INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES.
LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

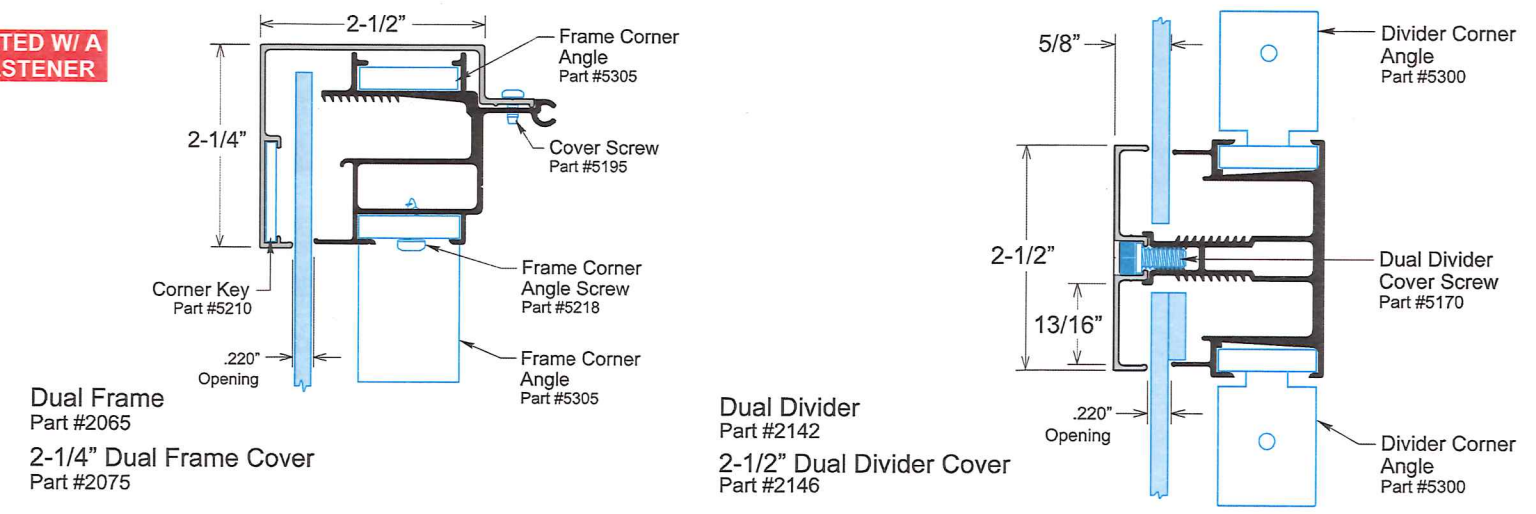
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2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

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UL

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED





2
@ \$100/ea

2019-0213-SI
BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

USE PERMIT RECEIPT
190572

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C.
Initials: _____

SIGN USE PERMIT

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

PROPERTY ADDRESS 2032 Joppa Road, Parkville MD ZIP CODE 21234
BUSINESS NAME Verizon ZONING _____
OWNER'S NAME Albert Assoc. LLC PHONE NO. 443-228-8057 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 109 Charlesbrooke Road Baltimore, MD 21212
APPLICANT/OWNER'S AGENT Wendy Flichman PHONE NO. (717) 327-6304
SIGN COMPANY NAME Michael Sign Company PHONE NO. (717) 327-6304
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 090 / 174 / 1850

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

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

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

Size 14.42 feet x 3.0875 feet = 46.1 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle. 450.6.B.3 - Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

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

Remove existing signage from South + East elevations. Install (2) 14'5" wide x 3' 2 1/4" h illuminated lettersets on raceway, (1) on the South elevation, (1) on the East elevation. CORNER LOT? ☒

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Wendy Flichman
Signature

10/7/19
Date

Wendy Flichman
Print/Type Name

☐ Require Planning Signature N/A Date _____

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

REV 04/17/2019

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

[Signature] RT 10/7/19
Signature Initials Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
10/7/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 0901741850

Plat Ref: 009:050

Election District: 9

Owner Name(s): ALBERT ASSOCIATES LLC

PDM #:

Address: C/O M GOGLIA 109 CHARLESBROOKE ROAD

Zoning District(s): BL

BALTIMORE,MD 21212

Premise Address: 2032 E JOPPA RD

Elevation Range: 408ft - 412ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
DEPS-Sed. Control	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													



INDIRECT STORE



110839
CELLULAR SALES
2032 JOPPA RD.
PARKVILLE, MD 21234

EXTERIOR SIGNAGE SUBMITTAL

VW-CS.MD-JP_Parkville, MD
2019-09-23

DESIGN APPROVAL:

SUBMITTAL RECORD	
DATE	REMARKS
2019-05-21	INITIAL REQUEST
2019-05-29	Ext.HQ.RAR.SP
2019-06-26	RE-SUBMITTAL
2019-07-15	Ext.HQ.RAR.SP



INDIRECT STORE



110839
CELLULAR SALES
2032 JOPPA RD.
PARKVILLE, MD 21234

EXTERIOR SIGNAGE SUBMITTAL

VW-CS.MD-JP_Parkville, MD
2019-09-23

DESIGN APPROVAL:

SUBMITTAL RECORD	
DATE	REMARKS
2019-05-21	INITIAL REQUEST
2019-05-29	Ext.HQ.RAR.SP
2019-06-26	RE-SUBMITTAL
2019-07-15	Ext.HQ.RAR.SP



LEGEND

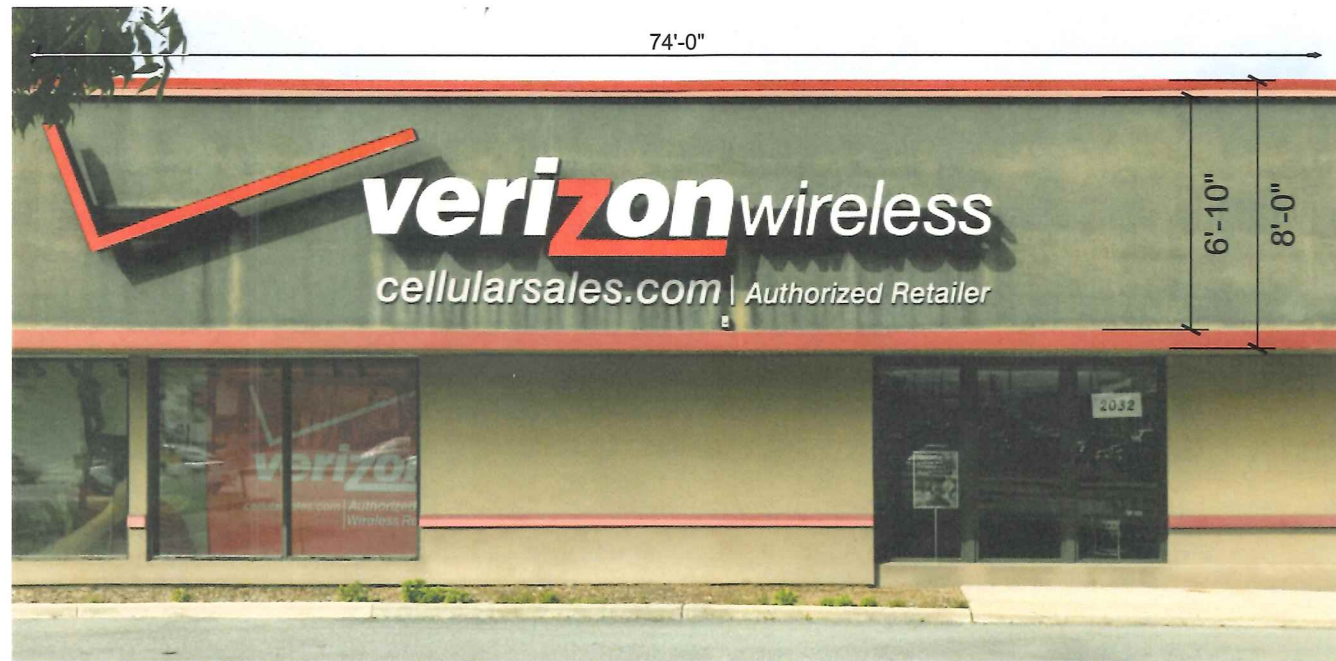
		QTY
1	SOUTH ELEVATION WALL SIGN	1
2	EAST ELEVATION WALL SIGN	1
3	PYLON SIGN	2 FACES
4	DOOR VINYL	1 SET

KEY

SIGN LOCATION —

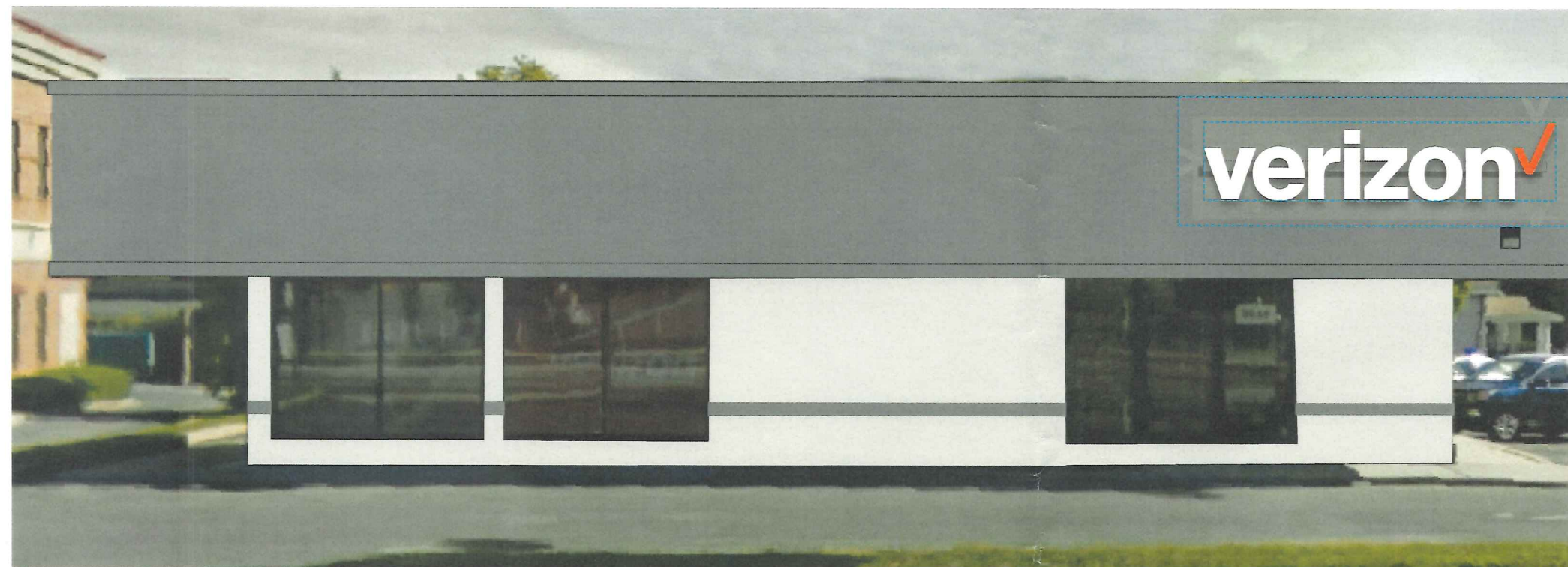
BUILDING OUTLINE - - -





LIGHTING ON EXTERIOR BUILDING CAN NOT BE REMOVED
AS IT IS PART OF THE PERMITTED LIGHTING PACKAGE WITH THE CITY
TOP OF LIGHT TO BE PAINTED COOL GRAY 10

EXISTING CONDITION



Pantone
Cool Gray 10
LRV = 13

Pantone
Cool Gray 4

COOL GRAY 10 AND COOL GRAY 4
HAS BEEN CONFIRMED.

NOTE:
ALL EXISTING, NON-STANDARD, WINDOW GRAPHICS AND SIGNAGE TO BE REMOVED AND REPLACED WITH NEW STANDARD GRAPHICS.
EXISTING SIGN BAND TO BE PAINTED TO MATCH PMS COOL GRAY 10. EXISTING RED TRIM AND ACCENTS TO BE PAINTED TO MATCH PMS COOL GRAY 4.

REVISED CONDITION



OUTLET ID OR D#	ADDRESS	SHEET TITLE	DATE	AGENT NAME	PREPARED BY	SHEET NUMBER
110839	2032 JOPPA RD. PARKVILLE, MD 21234	SIGN 1 - SOUTH ELEVATION - RENDERING	2019-09-23 ct	CELLULAR SALES	ALLEN INDUSTRIES	5

KEY NOTES

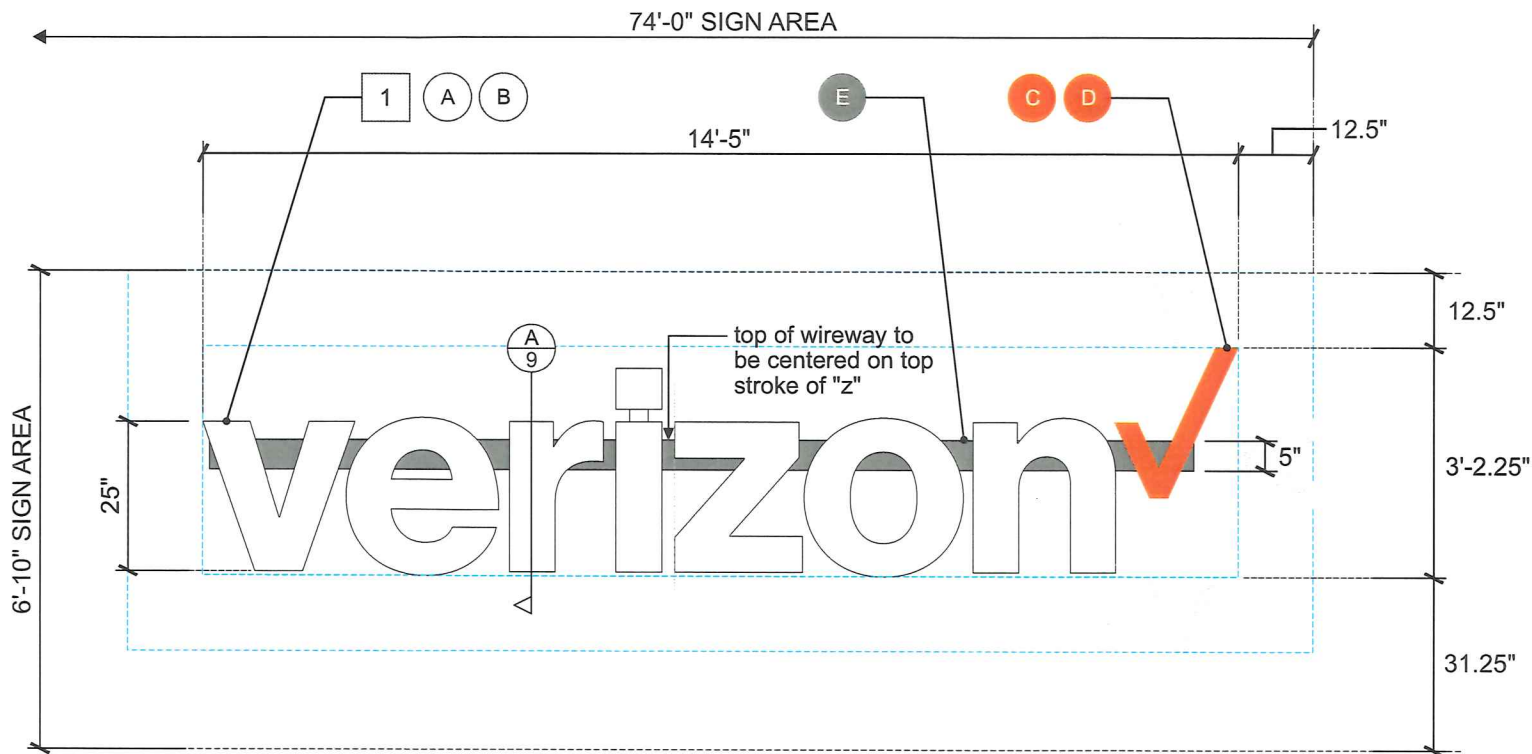
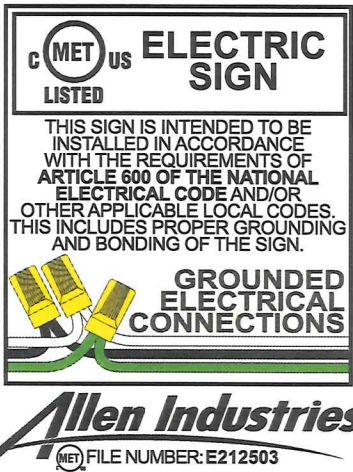
- 1
- 2" DEEP, FACE-LIT, FABRICATED ALUMINUM CHANNEL LETTERS MOUNTED TO 2.75" DEEP FABRICATED ALUMINUM RACEWAY.

COLORS

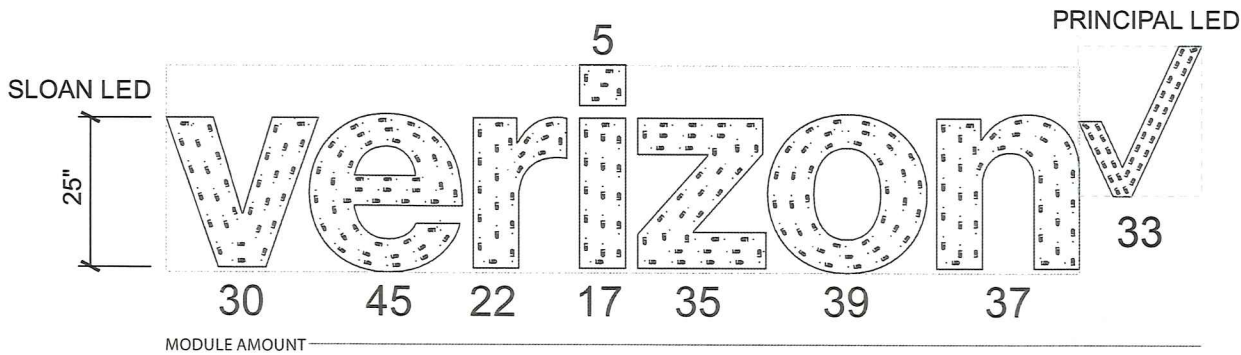
- A
- .188" P95 ACRYLIC
- B
- MP #6425 SP SATIN HI HIDE WHITE TRIM & RETURNS
- C
- #7328 WHITE ACRYLIC WITH APPLIED TRANSLUCENT VINYL 3M 3630-143 POPPY RED
- D
- MP #643 SATIN PMS 485 TRIM & RETURNS
- E
- WIREWAY PAINTED TO MATCH FACADE

MOUNTING HARDWARE CHART

SIGNS	MOUNTING		
	MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL	●	●	●
3/8" LAGS WITH SHIELDS	●		
3/8" LAG BOLTS		●	
3/8" TOGGLE BOLTS			●
LETTERSETS			
1/4" x 2 1/4" TAPCONS	●		
FLATHEAD STAINLESS SCREWS		●	●



SIGN 1 - SOUTH ELEVATION
SCALE: .375" = 1'-0"



LED LAYOUT
SCALE: NTS

- E
- 230 ea. SloanLED Prism #701269-6WSJ1-MB
33 ea. Principal PL-FS3-RD1-P
3 ea. Sloan 120D1 + 1 ea. Sloan 60C1 Power Supply
Total Electrical Amp Load = 5.8 Amps
One (1) 120 Volt - 20 Amp
Circuit Breaker Required for Sign

TARGET "V" HEIGHT: 18"
ACTUAL "V" HEIGHT: 25"
46.1 SF
TWO SIGN RULE





EXISTING CONDITION

LIGHTING ON EXTERIOR BUILDING CAN NOT BE REMOVED
AS IT IS PART OF THE PERMITTED LIGHTING PACKAGE WITH THE CITY
TOP OF LIGHT TO BE PAINTED COOL GRAY 10



Pantone
Cool Gray 10
LRV = 13

Pantone
Cool Gray 4

COOL GRAY 10 AND COOL GRAY 4
HAS BEEN CONFIRMED.

NOTE:
ALL EXISTING, NON-STANDARD, WINDOW GRAPHICS AND SIGNAGE TO BE REMOVED AND REPLACED WITH NEW STANDARD GRAPHICS.
EXISTING SIGN BAND TO BE PAINTED TO MATCH PMS COOL GRAY 10. EXISTING RED TRIM AND ACCENTS TO BE PAINTED TO MATCH PMS COOL GRAY 10.
ALL BEIGE PARTS OF BUILDING AND UNDER LOWER RED ACCENT TO BE PAINTED TO MATCH PMS COOL GRAY 4.

REVISED CONDITION



OUTLET ID OR D#	ADDRESS	SHEET TITLE	DATE	AGENT NAME	PREPARED BY	SHEET NUMBER
110839	2032 JOPPA RD. PARKVILLE, MD 21234	SIGN 2 - EAST ELEVATION - RENDERING	2019-09-23 ct	CELLULAR SALES	ALLEN INDUSTRIES	7

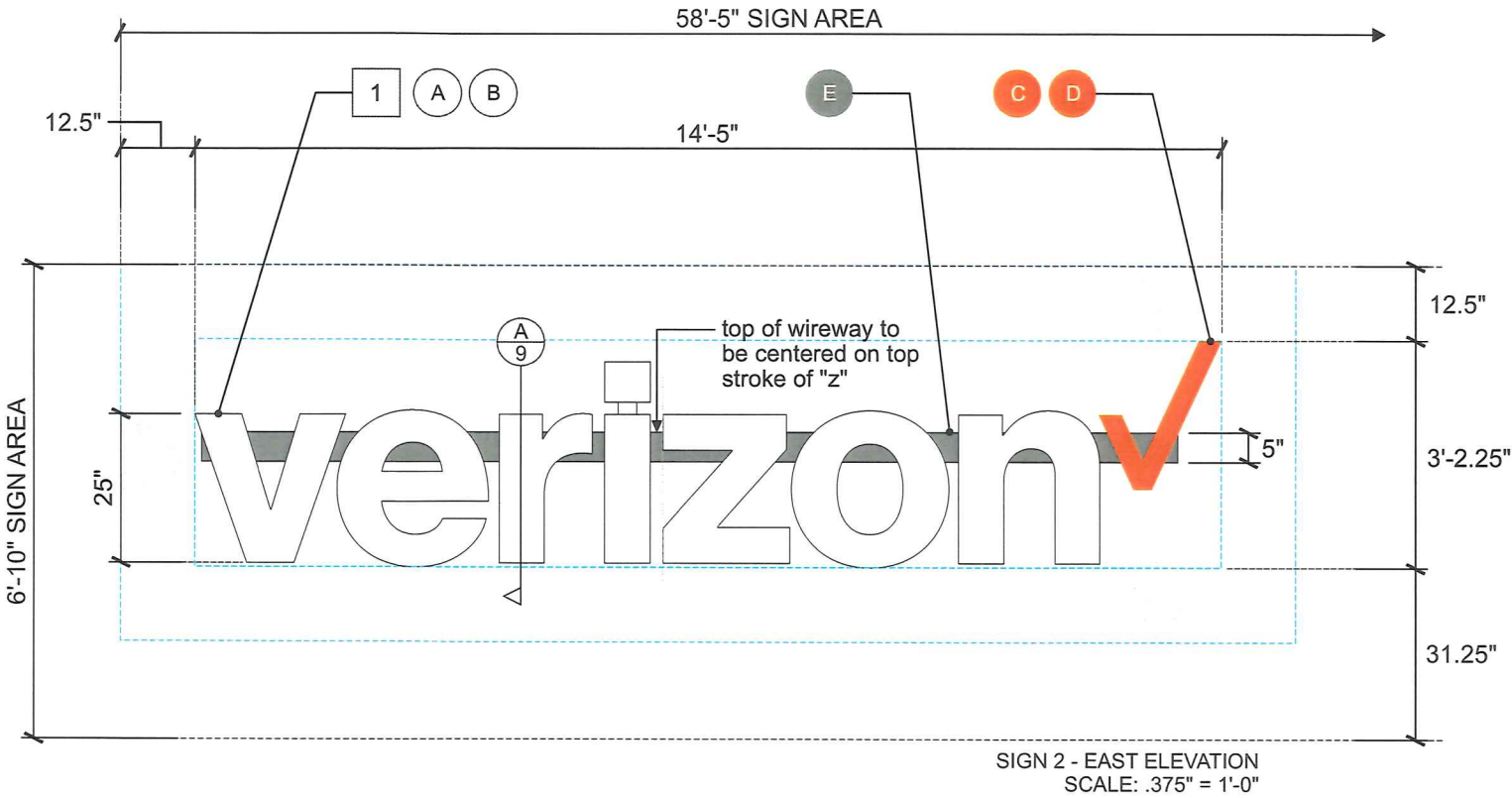
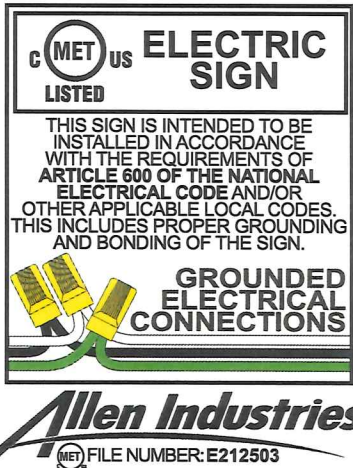
KEY NOTES

- 1
- 2" DEEP, FACE-LIT, FABRICATED ALUMINUM CHANNEL LETTERS MOUNTED TO 2.75" DEEP FABRICATED ALUMINUM RACEWAY.

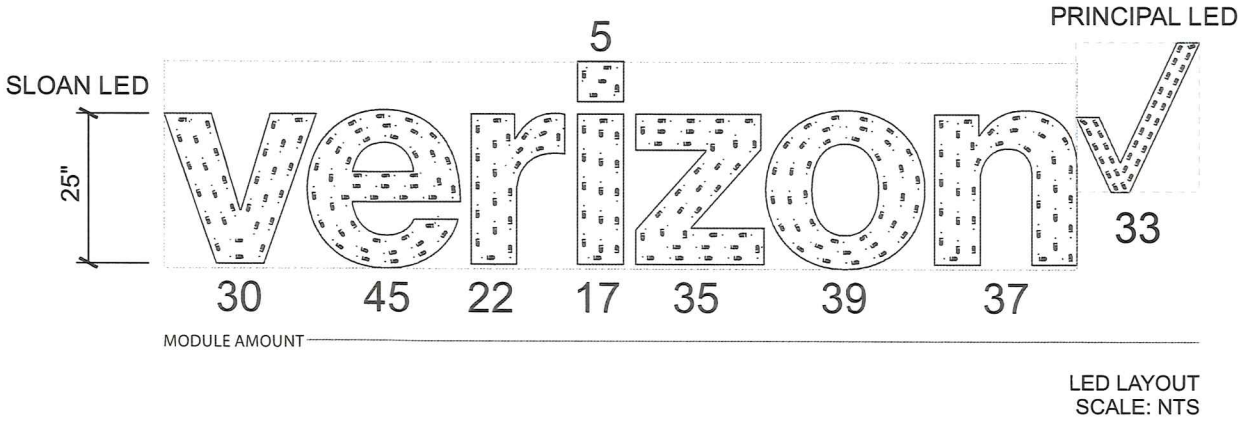
COLORS

- A
- .188" P95 ACRYLIC
- B
- MP #6425 SP SATIN HI HIDE WHITE TRIM & RETURNS
- C
- #7328 WHITE ACRYLIC WITH APPLIED TRANSLUCENT VINYL 3M 3630-143 POPPY RED
- D
- MP #643 SATIN PMS 485 TRIM & RETURNS
- E
- WIREWAY PAINTED TO MATCH FACADE

MOUNTING HARDWARE CHART			
SIGNS			
	MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL	●	●	●
3/8" LAGS WITH SHIELDS	●		
3/8" LAG BOLTS		●	
3/8" TOGGLE BOLTS			●
LETTERSETS			
1/4" x 2 1/4" TAPCONS	●		
FLATHEAD STAINLESS SCREWS		●	●



SIGN 2 - EAST ELEVATION
SCALE: .375" = 1'-0"

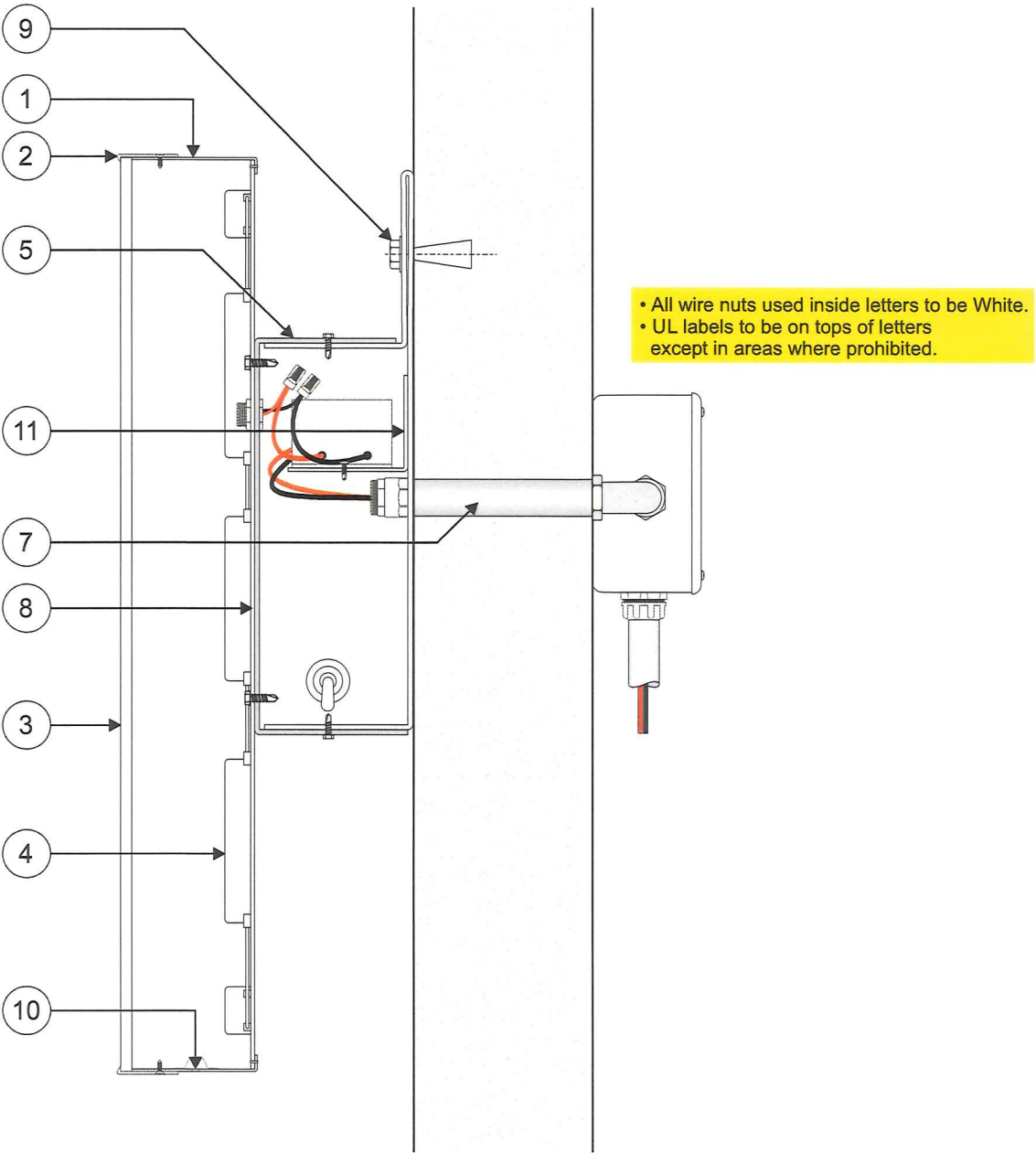


- E
- 230 ea. SloanLED Prism #701269-6WSJ1-MB
33 ea. Principal PL-FS3-RD1-P
3 ea. Sloan 120D1 + 1 ea. Sloan 60C1 Power Supply
Total Electrical Amp Load = 5.8 Amps
One (1) 120 Volt - 20 Amp
Circuit Breaker Required for Sign

TARGET "V" HEIGHT: 16"
ACTUAL "V" HEIGHT: 25"
46.1 SF
TWO SIGN RULE



VERIZON LETTERS	
1	0.063 ALUMINUM RETURNS (2" DEPTH): PAINTED MP #6425 SP SATIN HI HIDE WHITE
2	.75" TRIM CAP: PAINTED MP #6425 SP SATIN HI HIDE WHITE
3	.188" ACRYLIC FACE: P95 ACRYLIC
4	LED UNITS (WHITE): SLOAN V180 STANDARD 701269-6WSJ1-MB
CHECKMARK LOGO	
1	0.063 ALUMINUM RETURNS (2" DEPTH): PAINTED MP #643 SATIN: PMS 485
2	.75" TRIM CAP: PAINTED MP #643 SATIN: PMS 485
3	.188" ACRYLIC FACE: #7328 WHITE ACRYLIC WITH APPLIED 3M 3630-143 VINYL
4	LED UNITS (RED): PRINCIPAL PL-FS3 RD1-P
IDENTICAL SPECS	
5	2.75" DEEP x 5" HIGH FABRICATED .063" ALUMINUM WIREWAY WITH POWER SUPPLIES LOCATED WITHIN
6	PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS) TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
7	CONDUIT: SECONDARY ELECTRICAL RUN
8	0.125 ALUMINUM BACK: PRECOAT WHITE FINISH
9	MOUNTING HARDWARE: MECHANICAL HARDWARE AS REQUIRED FOR WALL CONDITIONS
10	WEEP HOLES WITH BAFFLES
11	BENT ALUMINUM "SHELF" FOR POWER SUPPLIES AS REQUIRED



A - SECTION DETAIL
NOT TO SCALE

