



\$200

UP-2019-0282-SIP

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

B
A 183745

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

OLD COURT RD. SIGN USE PERMIT

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

PROPERTY ADDRESS Shops Rd C Old Ct Rd (mp133) ZIP CODE 21046

BUSINESS NAME OLD COURT CROSSING HOA ZONING DR2

OWNER'S NAME C/O Brian Khauuff PHONE NO. 410-420-2134 HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 813 Delray Drive Forest hill Md 21050

APPLICANT/OWNER'S AGENT Alexis shaffer PHONE NO. 443-307-3575

SIGN COMPANY NAME Brys lawn care+landscaping PHONE NO. 410-420-2134

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 250 / 001 / 1149

☐ 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: 11.75 feet x 2.416 feet = (2) square feet Height: 6 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 16.75, sides 30 and 30, and rear 22. East entry

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.

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):

Construction of monument sign at entrance of HOA common area
the community 'old town crossing
2 SIGNS 8.83 x 2.416 = 21.33 ☐ 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.

Alexis Shaffer
Signature

5/7/19
Date

Alexis Shaffer
Print/Type Name

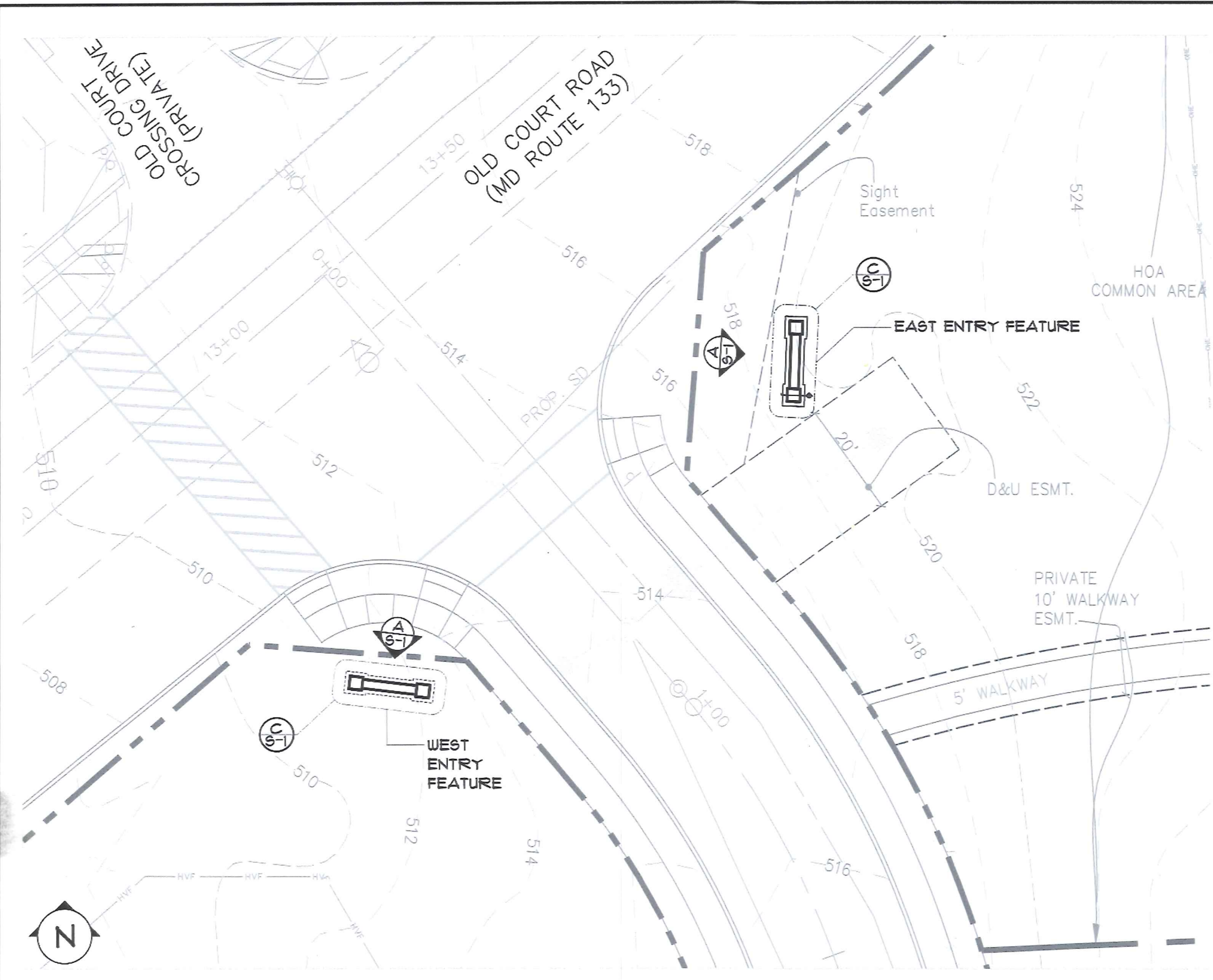
☐ Require Planning Signature N/A Date _____

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

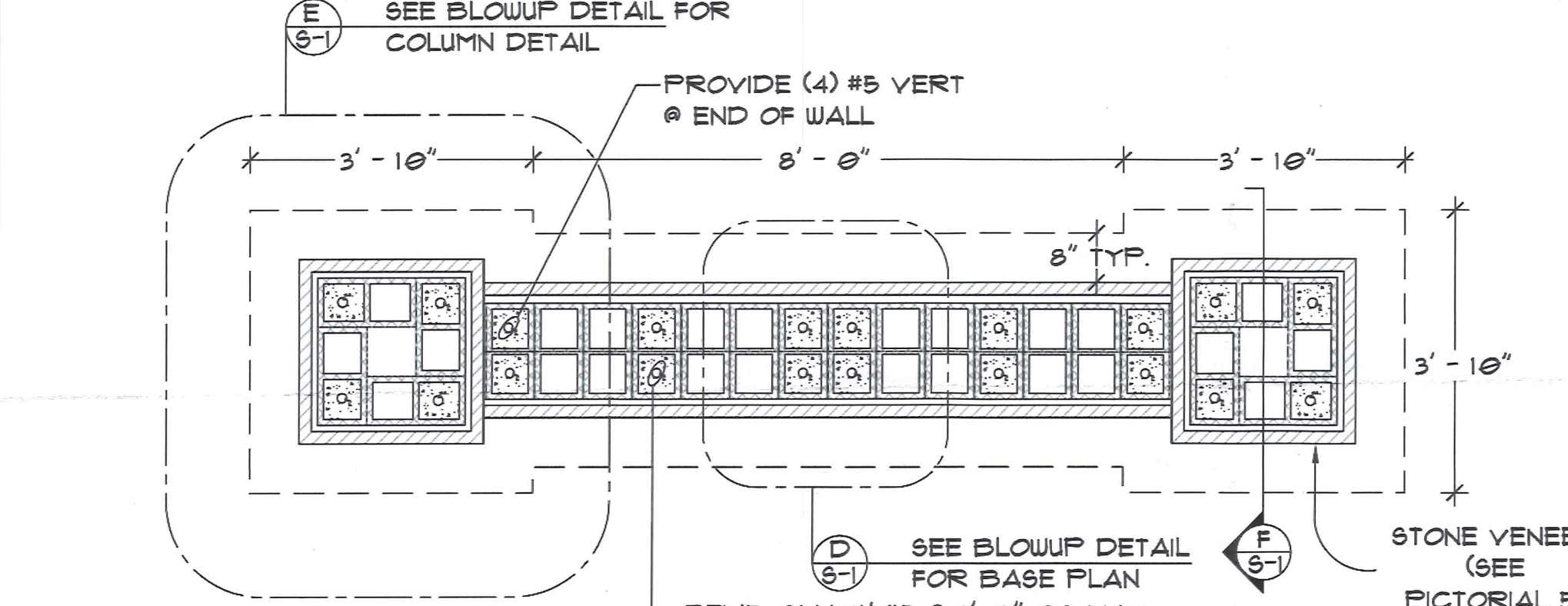
REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)
JSS 5/7/19
Signature Initials Date

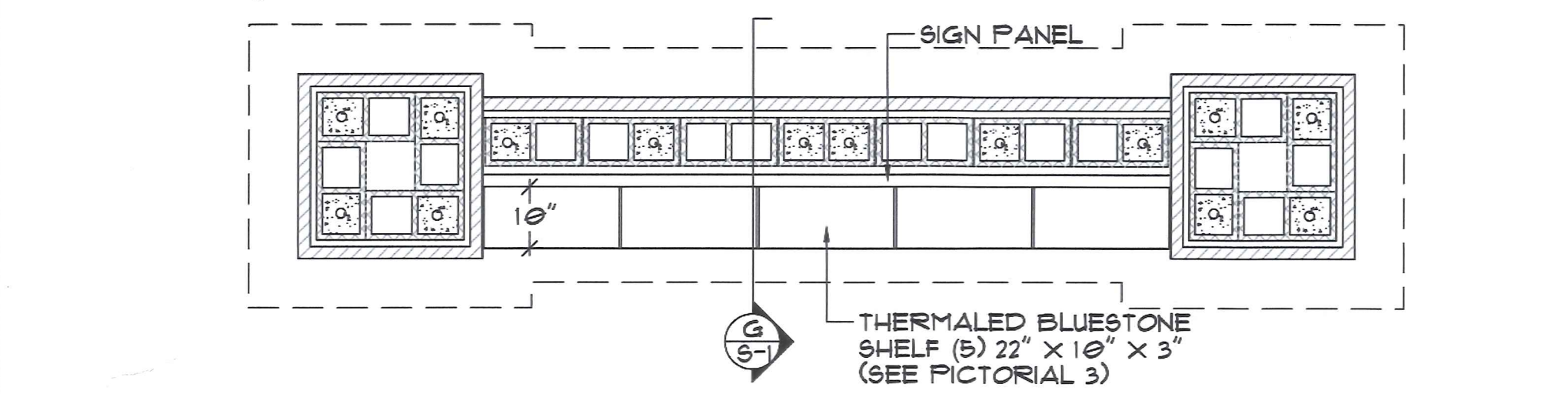




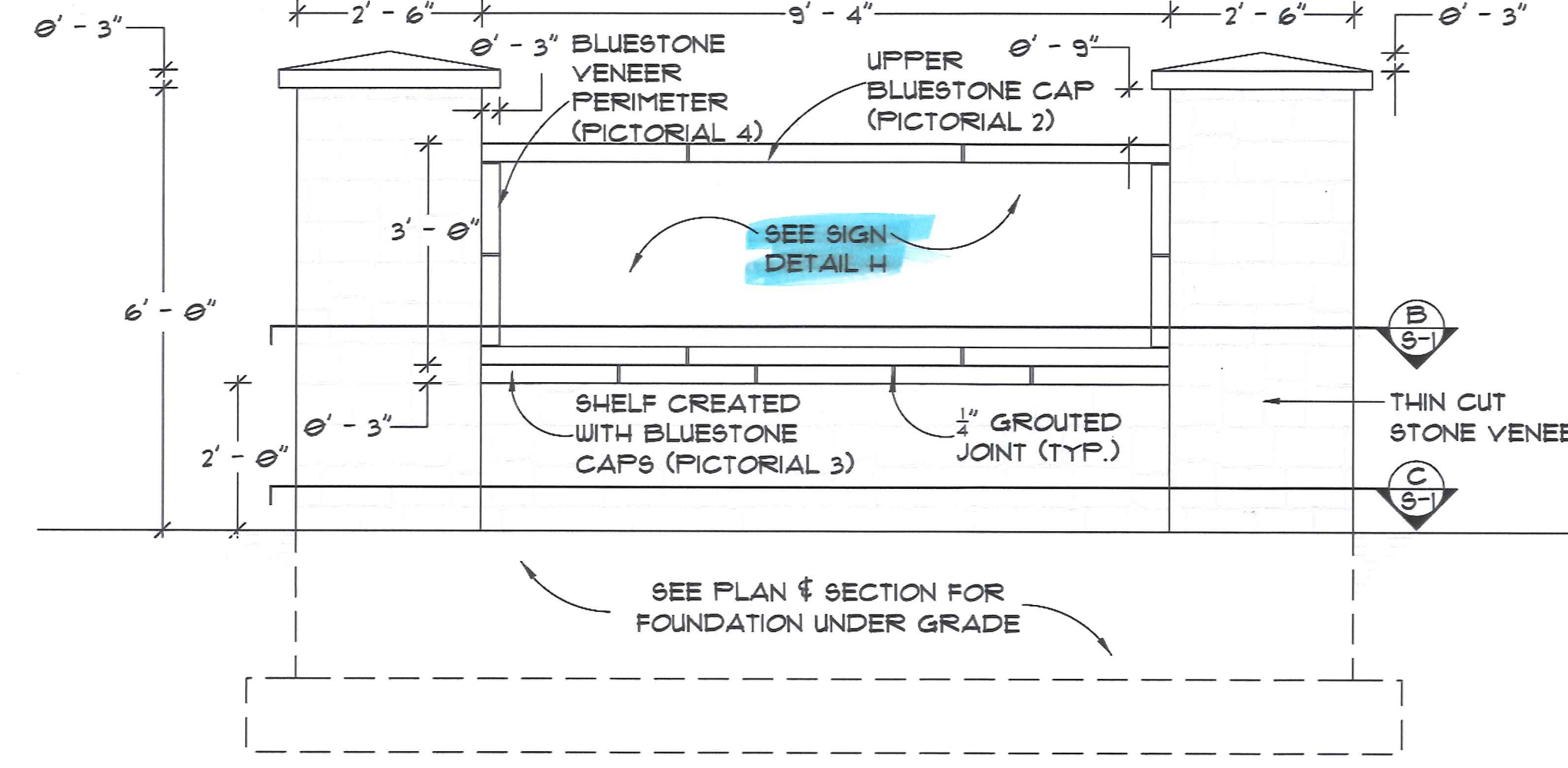
ENTRY FEATURE LAYOUT PLAN
SCALE: 1" = 20'



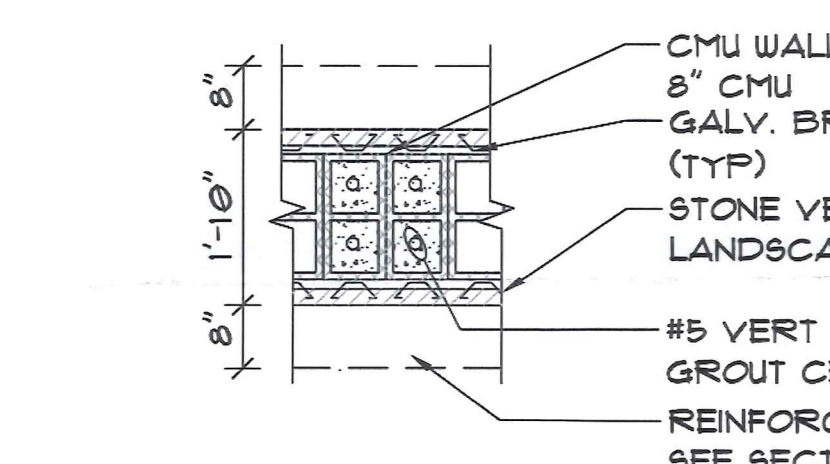
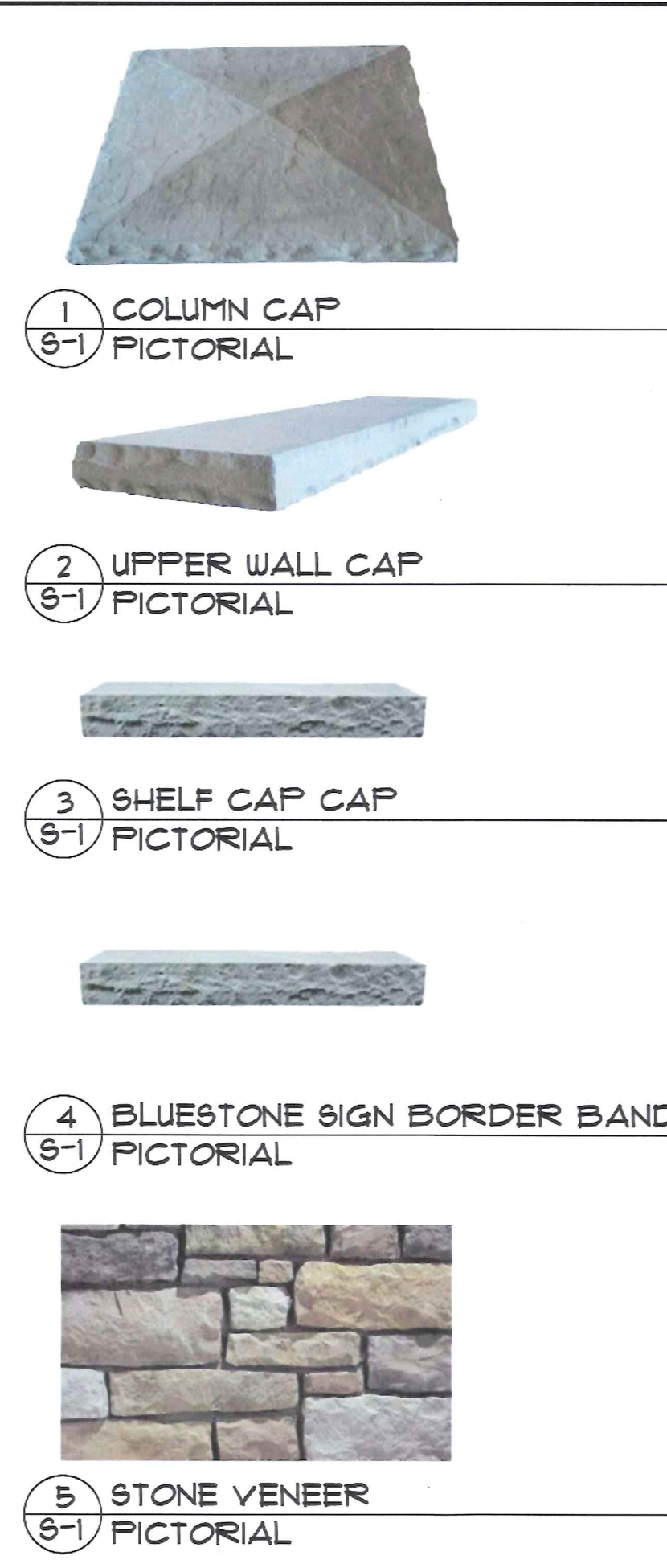
ENTRY FEATURE BLOWUP PLAN
SCALE: 1/2" = 1'



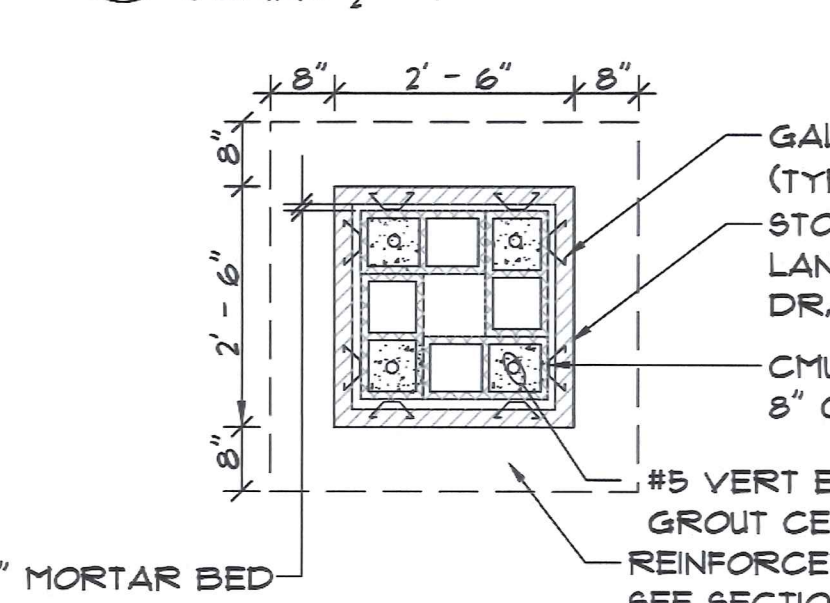
ENTRY FEATURE PLAN
SCALE: 1/2" = 1'



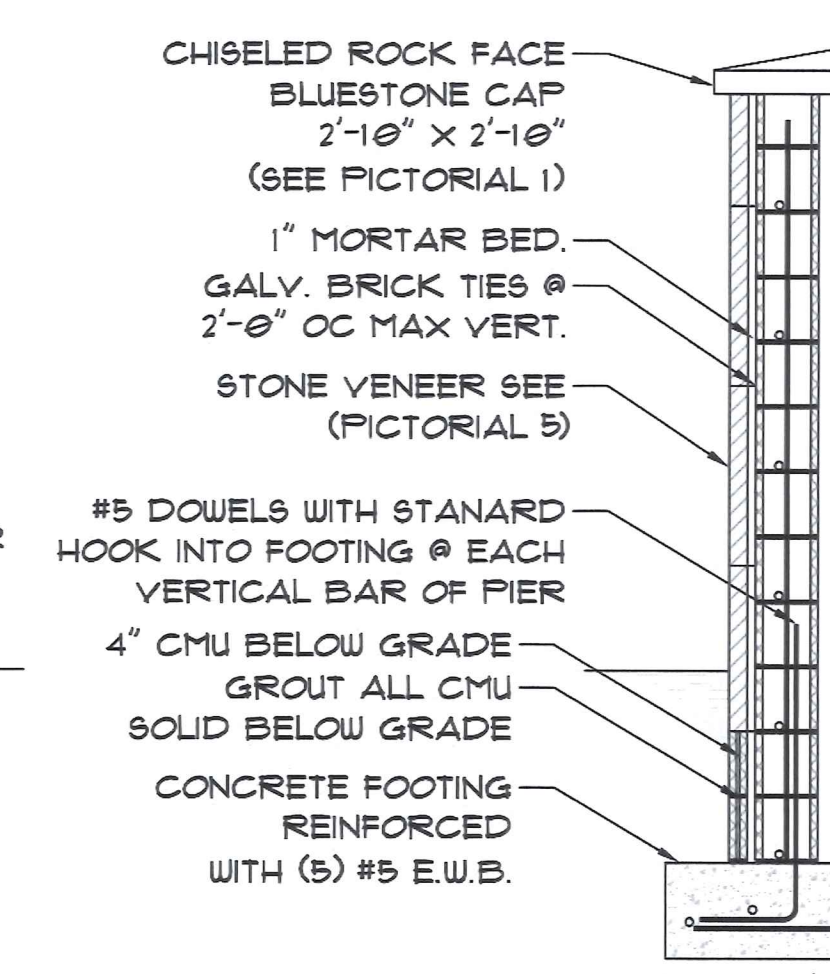
ENTRY FEATURE ELEVATION
SCALE: 1/2" = 1'



CENTER BASE DETAIL PLAN
SCALE: 1/2" = 1'



COLUMN DETAIL PLAN
SCALE: 1/2" = 1'



ENTRY COLUMN SECTION
SCALE: 1/2" = 1'

FA BLUE STONE COLUMN CAP
SPECIFICATION:
CHISELED ROCK FACE
ALL EDGES/FACES THERMALLED
2'-10" X 2'-10" X 3" SIDE 3" PEAK
MANUFACTURER:
MESHOPPEN STONE
131 FRANTZ ROAD
1-800-836-1263

FA BLUE STONE WALL CAP
SPECIFICATION:
CHISELED ROCK FACE
ALL EDGES THERMALLED
(3) - 1'-3" X 2'-9" X 3"
MANUFACTURER:
MESHOPPEN STONE
131 FRANTZ ROAD
1-800-836-1263

FA BLUE STONE WALL CAP
SPECIFICATION:
CHISELED ROCK FACE
ALL EDGES THERMALLED
(5) - 22" X 10" X 3"
MANUFACTURER:
MESHOPPEN STONE
131 FRANTZ ROAD
1-800-836-1263

FA BLUE STONE BORDER BAND
SPECIFICATION:
CHISELED ROCK FACE
ALL EDGES THERMALLED
(4) - 14" X 3" X 3"
(2) - 34" X 3" X 3"
(1) - 44" X 3" X 3"
CONTRACTOR TO FIELD FIT.
EXACT MEASUREMENTS NOT SPECIFIED.
MANUFACTURER:
MESHOPPEN STONE
131 FRANTZ ROAD
1-800-836-1263

ELDERADO STONE
"LIMESTONE" STONE VENEER
YORK COLORWAY
MANUFACTURER:
ELDERADO STONE
1310 GRAND AVENUE
SAN MARCOS, CA 92078

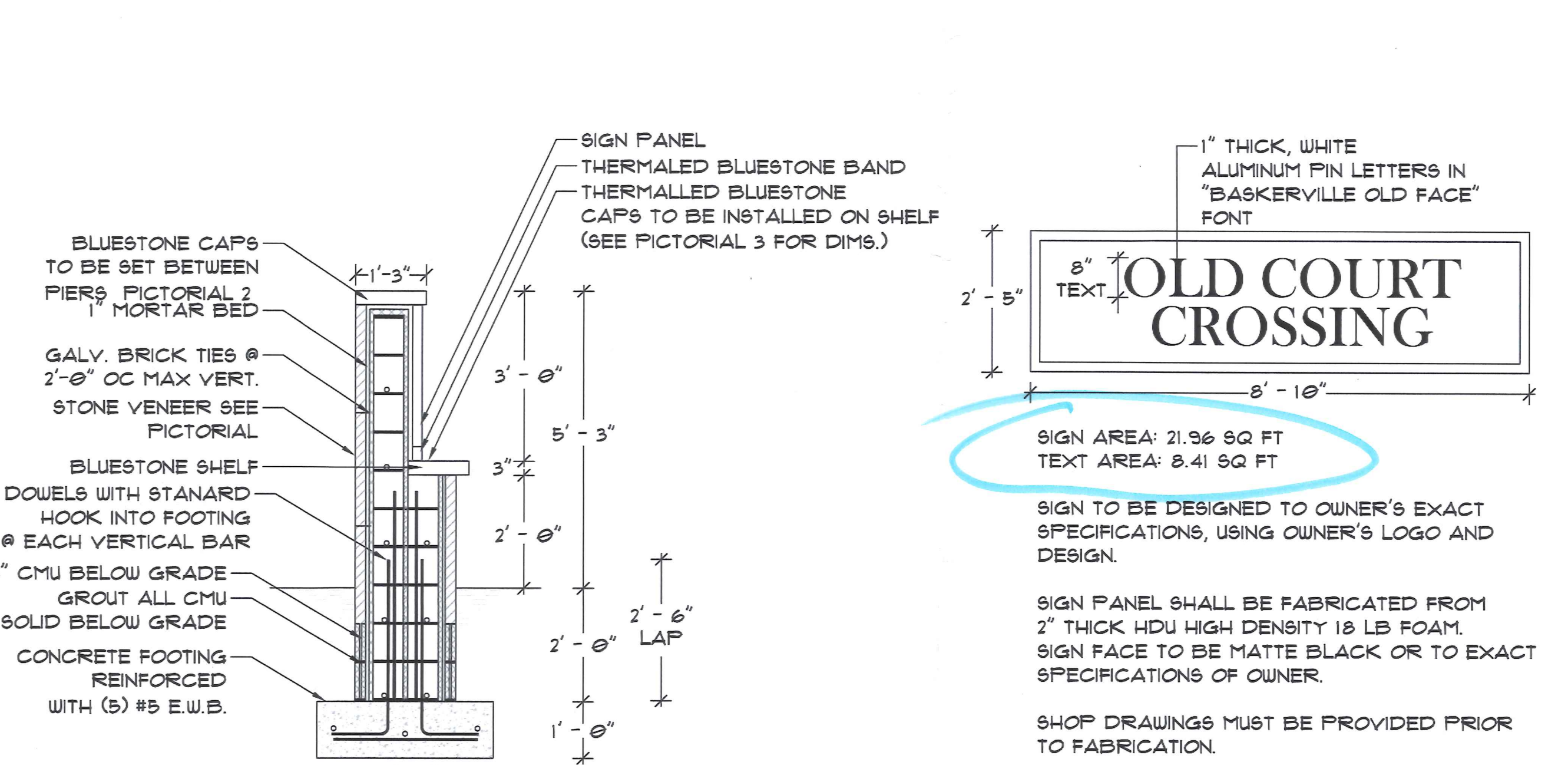
BUILDING CODES
A. ALL CONSTRUCTIONS SHALL CONFORM WITH:
- THE INTERNATIONAL BUILDING CODE (IBC-2012) AND ALL APPLICABLE SUPPLEMENTS.
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE-10)
B. IN ADDITION, ALL CONSTRUCTION SHALL CONFORM WITH THE GOVERNING LOCAL BUILDING CODE

DESIGN LOAD
C. WIND LOAD DESIGN CRITERIA:
ANALYSIS PROCEDURE: DIRECTIONAL PROCEDURE
FOR OTHER STRUCTURES AND BLDG APPURTENANCES:
ULTIMATE WIND SPEED (VULT) = 115 MPH
WIND DIRECTIONALITY FACTOR (Kd) = 0.85
EXPOSURE CATEGORY = C
TOPOGRAPHIC FACTOR (Kzt) = 1.0
GUST EFFECT FACTOR (G) = 0.85
FORCE COEFFICIENT (Cf) = 1.45
VELOCITY PRESSURE EXPOSURE COEFF. (Kz) = 0.85

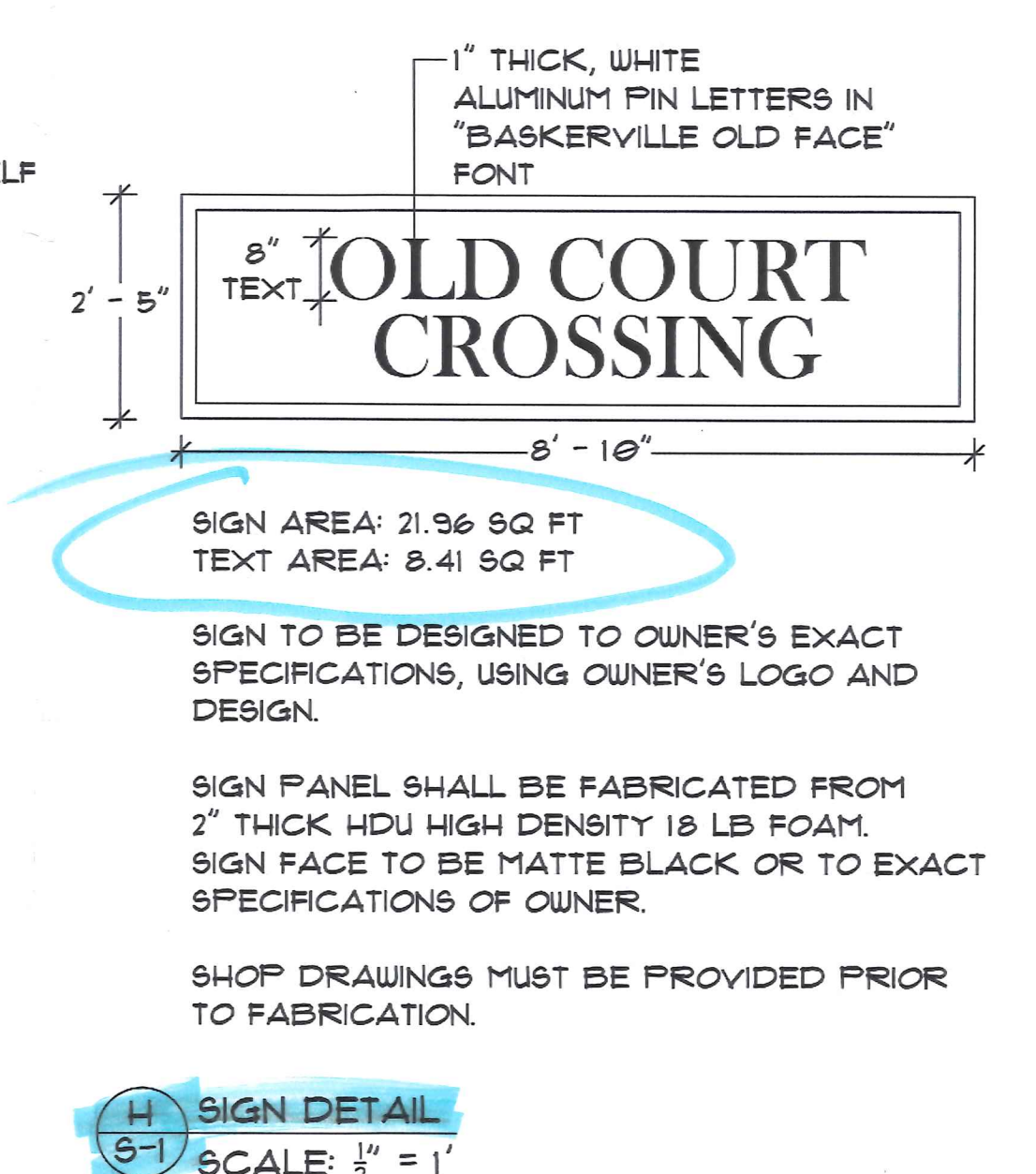
SPREAD FOOTING FOUNDATIONS
A. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" BELOW FINISH GRADE FOR FROST PROTECTION.
B. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE FIELD VERIFIED BY A REGISTERED GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO PLACING FOUNDATIONS. SHOULD THE ACTUAL SOIL BEARING PRESSURE BE LESS THAN 2000 PSF, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
C. ALL FILL PLACED UNDER SPREAD FOOTINGS SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698.
D. ALL EXCAVATION AND BACKFILL OPERATIONS WITHIN THE BUILDING FOOTPRINT, INCLUDING ALL COMPACTION TESTS AND INSPECTIONS, SHALL BE DONE UNDER THE DIRECTION AND SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER.
E. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.
F. ALL EXISTING SOIL CONTAINING GRAVEL, CONSTRUCTION OR DEMOLITION DEBRIS, ORGANIC SUBSTANCES, OR OTHER FOREIGN OBJECTS SHALL BE REMOVED FROM THE REGION WITHIN THE FOOTPRINT OF THE STRUCTURE.

CAST IN PLACE CONCRETE
A. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING (ACI 301)": "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)".
B. IN ADDITION TO THE ABOVE, ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:
RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING (ACI 305).
RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING (ACI 306).
RECOMMENDED PRACTICE FOR CONCRETE FORMWORK (ACI 347).
STANDARD SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS (ACI 117).
CHEMICAL ADMIXTURES FOR CONCRETE (ACI 212.3).
STANDARD SPECIFICATIONS FOR CURING CONCRETE (ACI 308.1).
RECOMMENDATIONS FOR CONCRETE MEMBERS PRESTRESSED WITH UNBOUNDED TENDONS (ACI 423.3R).
CODE REQUIREMENTS FOR ENVIRONMENTAL ENGINEERING CONCRETE STRUCTURES AND GUIDE FOR THE DESIGN OF DURABLE PARKING STRUCTURES (ACI 308.2).
PCI DESIGN HANDBOOK FOR PRECAST AND PRE-STRESSED CONCRETE.
C. ALL CONCRETE EXPOSED TO PUBLIC VIEW SHALL CONFORM TO THE REQUIREMENTS FOR ARCHITECTURAL CONCRETE CONTAINED IN ACI 308.1.
D. ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL BE NORMAL WEIGHT STONE AGGREGATE CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 6% +/- 1%. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE SHALL BE 1", AND MAXIMUM SLUMP SHALL BE 5", 4" FOR SLABS ON GRADE. ALL CONCRETE, EXCEPT FOOTINGS, SHALL CONTAIN A WATER REDUCING ADMIXTURE. PORTLAND CEMENT SHALL CONFORM TO ASTM C150 AND NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33.
E. ALL CONCRETE MIX DESIGNS, INCLUDING CEMENT CONTENT, WATER CEMENT RATIO, FINE AND COARSE AGGREGATE CONTENT AND ALL ADMIXTURES, SHALL BE REVIEWED BY ENGINEER PRIOR TO PLACING FIRST CONCRETE.
F. GROUND BLAST FURNACE SLAG MAY BE USED TO REPLACE UP TO 50 PERCENT OF THE PORTLAND CEMENT IN A CONCRETE MIX, AND FLY OR POZZOLAN MAY BE USED TO REPLACE UP TO 25 PERCENT OF PORTLAND CEMENT, SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER AND SHALL CONFORM TO ASTM C685.
G. ALL REINFORCING BARS SHALL BE NEW BULLET STEEL CONFORMING TO ASTM A615 GRADE (FY = 60 KSI).
H. LAP ALL REINFORCING BARS A MINIMUM OF 48 BAR DIAMETERS.
I. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE CRSI "MANUAL OF STANDARD PRACTICE", ACI 315 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT", ACI 806 "DETAILING MANUAL".
J. DOUELS SHALL MATCH SIZE AND SPACING OF MAIN REINFORCEMENT, UNLESS NOTED OTHERWISE.
K. WHERE A 90°, 135° OR 180° HOOK IS GRAPHICALLY INDICATED, PROVIDE CORRESPONDING ACI STANDARD HOOKS UNLESS NOTED OTHERWISE.
L. MINIMUM COVER FOR ALL REINFORCING SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED: FOOTINGS 3 INCHES (BOTTOM & SIDES), 2 INCHES (TOP).

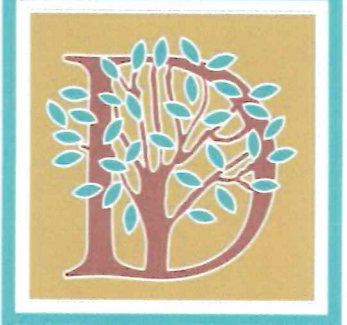
CONCRETE MASONRY
A. ALL MASONRY CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/ASCE 5/TMS 402)" AND TO THE SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530/ASCE 5/TMS 402).
B. ALL CONCRETE MASONRY SHALL HAVE SPECIFIED COMPRESSIVE STRENGTH OF MASONRY, FM = 1500 PSI.
C. ALL EXTERIOR WALLS AND ALL WALLS SUPPORTING LOADS OTHER THAN THEIR OWN WEIGHT SHALL BE CONSTRUCTED OF NORMAL WEIGHT HOLLOW LOAD BEARING UNITS CONFORMING TO ASTM C 90 WITH A NET COMPRESSIVE STRENGTH OF 1900 PSI. PROVIDE TYPE N 1 BLOCK BELOW GRADE AND WHERE BLOCK IS SUBJECTED TO MOISTURE PENETRATION, OTHERWISE PROVIDE TYPE S 1.
D. ALL EXTERIOR WALLS AND BEARING WALLS SHALL BE CONSTRUCTED WITH TYPE "S" CEMENT LIME MORTAR ABOVE GRADE, AND TYPE "M" BELOW GRADE. ALL MORTAR SHALL CONFORM TO ASTM C 270 WITH TYPE "S" MORTAR OBTAINING AN AVERAGE COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS AND TYPE "M" MORTAR OBTAINING AN AVERAGE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
E. ALL FILL FOR CONCRETE MASONRY SHALL BE GROUT CONFORMING TO ASTM C416 WITH A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
F. ALL MASONRY WALLS SHALL BE REINFORCED WITH #3 TRUSS TYPE GALVANIZED HORIZONTAL JOINT REINFORCING CONFORMING TO ASTM A82 AND SPACED VERTICALLY AT 16" O.C., UNLESS OTHERWISE INDICATED. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS. LAP ALL JOINTS 6" MINIMUM. REFER TO THE CAST IN PLACE CONCRETE NOTES FOR ADDITIONAL INFORMATION OR REINFORCING.
G. ALL VERTICAL REINFORCING SHALL BE LAP SPICED A MINIMUM OF 48 BAR DIAMETERS UNLESS OTHERWISE INDICATED.
H. UNLESS OTHERWISE INDICATED, ALL BOND BEAMS SHALL BE REINFORCED WITH 2-#5 BARS RUNNING CONTINUOUS AND LAP SPICED A MINIMUM OF 48 BAR DIAMETERS. PROVIDE CORNER BARS OF THE SAME SIZE AT CORNERS AND INTERSECTIONS WITH 48 BAR DIAMETER SPICES WITH MAIN REINFORCING.
I. VERTICAL WALL REINFORCING SHALL BE CUT AND LAP SPICED FOR MAXIMUM 5'-0" GROUT LIFTS. MASONRY CORES CONTAINING VERTICAL REINFORCING SHALL BE GROUTED SOLID.
J. THE CONTRACTOR SHALL PROVIDE A 1 INCH SOFT JOINT BETWEEN TOP OF NON BEARING MASONRY WALLS AND THE UNDERSIDE OF THE STRUCTURAL FLOOR OR ROOF OR ROOF FRAMING ABOVE.
K. CONTROL JOINTS SHALL BE PLACED IN THE MASONRY WALL TO FORM PANELS WITH A LENGTH TO HEIGHT RATIO OF 2.5 OR LESS. THE MAXIMUM PANEL LENGTH SHALL NOT EXCEED 45 FEET. ADDITIONAL JOINTS SHALL BE PLACED WHERE ABRUPT CHANGES IN WALL OCCUR.
L. THE CONTRACTOR SHALL PROVIDE 1" DIA X 1'-3" LONG WITH A 3" HOOK SPACED AT 4'-0" MAXIMUM FOR THE ANCHORAGE OF WOOD BOTTOM PLATES TO THE MASONRY WALLS.
M. THE CONTRACTOR SHALL BRACE AND SHORE ALL MASONRY WALLS AS REQUIRED UNTIL ROOF AND FLOOR SYSTEMS HAVE BEEN COMPLETELY INSTALLED.
N. ALL MASONRY SHALL BE FIELD INSPECTED IN ACCORDANCE WITH ACI 530/ASCE 5/TMS 402 INCLUDING VERIFICATION OF THE MASONRY COMPRESSIVE STRENGTH, VERIFICATION OF GROUT COMPRESSIVE STRENGTH, COMPLIANCE OF ALL MATERIALS TO CONTRACT DOCUMENTS, THE CONDITION, SIZE SPACING, AND PLACEMENT OF REINFORCEMENT, AND THE QUALITY AND PLACEMENT OF ALL JOINTS.
P. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING THE EXTENT, TYPE, AND SIZE OF ALL MASONRY WORK, THE LOCATION AND BENDING DETAILS OF ALL REINFORCING, AND THE TYPE AND LOCATION OF ALL JOINTS.



ENTRY FEATURE SECTION
SCALE: 1/2" = 1'



SIGN DETAIL
SCALE: 1/2" = 1'



DENISON LANDSCAPING INC.
8911 OXON HILL RD
FT. WASHINGTON, MD 20744
301-561-0210
DENISONLANDSCAPING.COM



Beazer Homes

Old Court Crossing
Community Entrance Feature
Baltimore County, Maryland

© CONTENTS COPYRIGHT 2011
DENISON LANDSCAPING INC.

NO.	REVISION	DATE

REGISTRATION: STATE OF MARYLAND
LANDSCAPE ARCHITECT
131118

DATE: JANUARY 30, 2018
DRAWN BY: D. NEWTON
CHECKED BY: D. NEWTON
SCALE: AS SHOWN
SHEET TITLE: ENTRANCE MONUMENT CONSTRUCTION DOCUMENTS
SHEET PAGE: 5-1