

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

JUN - 9 2005

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

Permit Number: 050549

JUN - 9 2005

RECEIVED

Please Read Application And Notes, If Any, Attached

This is to certify that CHEVERUS HIGH SCHOOL MAIN CORPORATION/ for

has permission to Sign - attached lettering to building

AT 311 OCEAN AVE

156 F002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. HEAVY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

Apply to Public Works for street line and grade if nature of work requires such information.

OTHER REQUIRED APPROVALS

- Fire Dept. \_\_\_\_\_
- Health Dept. \_\_\_\_\_
- Appeal Board \_\_\_\_\_
- Other \_\_\_\_\_  
Department Name

*Janie Bonke* 6/8/05  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

Permit No: 05-0549	Issue Date: JUN 9 2005	CBL: 156 F002001
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Location of Construction: 311 OCEAN AVE	Owner Name: CHEVERUS HIGH SCHOOL A M	Owner Address: 267 OCEAN AVE
Business Name:	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland
Lessee/Buyer's Name:	Permit Type: Signs - Permanent	
Past Use: Private School/ Cheverus	Proposed Use: Land Use/ Sign - attached lettering to building	Permit Fee: \$144.00
		Cost of Work: \$144.00
		CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group: E Type: Signage
Proposed Project Description: Sign - attached lettering to building - say "Gymnasium" only		Signature: AMB 6/8/05
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
		Signature: Date:

Permit Taken By: Idobson	Date Applied For: 05/05/2005	<b>Zoning Approval</b>	
1.		Special Zone or Reviews	Historic Preservation
2. Building permits do not include plumbing, septic or electrical work.		<input type="checkbox"/> Shoreland <i>to be approved by planning</i>	<input checked="" type="checkbox"/> Not in District or Landmark
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		<input type="checkbox"/> Wetland <i>under 14-368.5g</i>	<input type="checkbox"/> Does Not Require Review
		<input type="checkbox"/> Flood Zone <i>1/10/05 -&gt; Rick Knudsen</i>	<input type="checkbox"/> Requires Review
		<input type="checkbox"/> Subdivision <i>signed off under</i>	<input type="checkbox"/> Approved
		<input type="checkbox"/> Site Plan <i>14-526(22)</i>	<input type="checkbox"/> Approved w/Conditions
		Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied
		Date: <i>6/10/05</i>	Date:

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE		DATE	PHONE

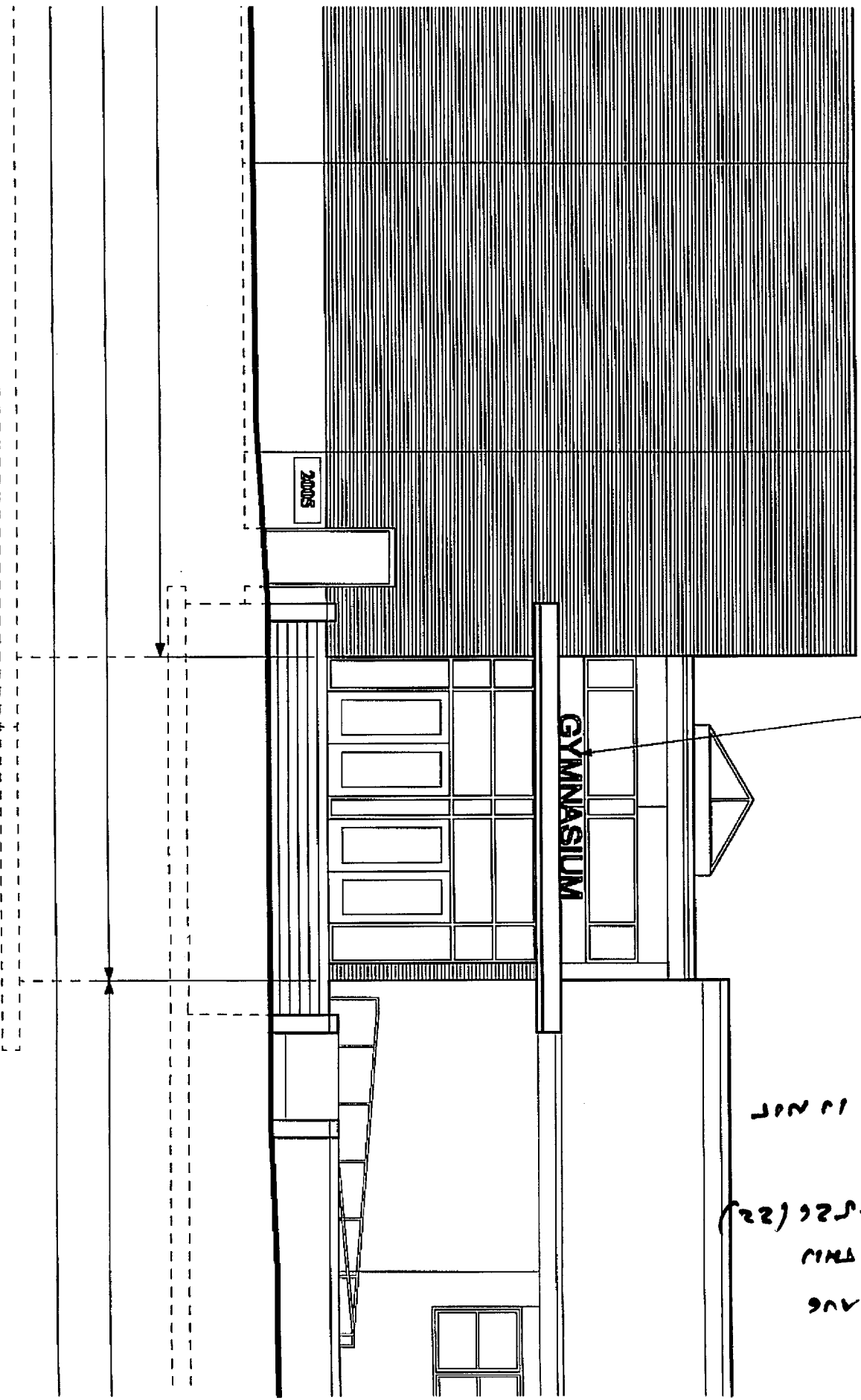
15" HIGH METAL LETTERS (ARIAL)  
MOUNTED ON TOP OF ENTRY CANOPY

GYMNASIUM

2005

JUNE 8, 2008  
TRACG - I HAVE  
SIGNAGE OFF ON THIS  
SIGN (PER 14-526 (22))  
RK  
ADJUSTED SIGN IS NOT  
LIT.

CHEVERUS HIGH SCHOOL  
#02103 6/3/05



**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 05-0549	<b>Date Applied For:</b> 05/05/2005	<b>CBL:</b> 156 F002001
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<b>Location of Construction:</b> 311 OCEAN AVE	<b>Owner Name:</b> CHEVERUS HIGH SCHOOL A M	<b>Owner Address:</b> 267 OCEAN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Langford & Low, Inc.	<b>Contractor Address:</b> PO Box 662 Portland	<b>Phone</b> (207) 797-5 141
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Cheverus/ Sign - attached lettering to building	<b>Proposed Project Description:</b> Sign - attached lettering to building
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/08/2005  
**Note:** 5/11/05 gave to Rick in Planning - needs review under 14-368.5.gunder special and unique circumstances - **Ok to Issue:**   
they are proposing two signs where the ordinance only permits one sign

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/08/2005  
**Note:** **Ok to Issue:**

1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Rick Knowland      **Approval Date:** 06/08/2005  
**Note:** reviewed under 14-526(22)      **Ok to Issue:**   
1) Any Exterior Lighting changes need to be submitted to the Planning Office for review and approval prior to instalation

**Dept:** Fire      **Status:**      **Reviewer:**      **Approval Date:**      **Ok to Issue:**





**EXISTING 15" HIGH SIGNAGE  
OCEAN AVENUE ELEVATION**

**CHEVERUS HIGH SCHOOL  
267 OCEAN AVENUE  
PORTLAND, ME 04103**

**Table 2.2**

**Institutional Uses in Residential Zones**

(Regulations apply to institutions permitted as conditional uses in residential zoning districts. Such uses may include, but are not necessarily limited to, churches, schools, private clubs, fraternal organizations and hospitals.)

	Street Frontage < 100'	Street Frontage 100' to 250'	Street Frontage > 250'
- Area	15 sq. ft.	25 sq. ft.	50 sq. ft.
- Height	6 ft.	8 ft.	8 ft.
- Setback	5 ft.	5 ft.	5 ft.
- # Freestanding signs per lot	1/st. frontage (a)(b)	1/st. frontage (a)(b)	1/st. frontage (a)(b)

(a) Lots fronting on two or more streets are allowed one freestanding sign for each frontage. However, the area of each sign shall correspond to the length of the applicable frontage. Freestanding signs shall be positioned such that they are not readily concurrently visible.

(b) Where one lot contains more than one affiliated use, each use shall be allowed one sign per street frontage.

Note: Pertinent directional information shall, to the extent possible, be included on the principal freestanding sign. Additional directional signs shall be allowed only in the event that necessary information cannot fit reasonably within the permitted sign area. The size of additional signs shall be the minimum necessary to achieve the informational objective.

**Building Signs (a)**

- Maximum permitted sign area	na
- % of wall area on which sign is to be placed	5%
- # building signs permitted per lot	1/bldg. face (b)

(a) Building signs shall be reviewed for compliance with sign standard(s) included in site plan ordinance and shall under no circumstances be internally illuminated.

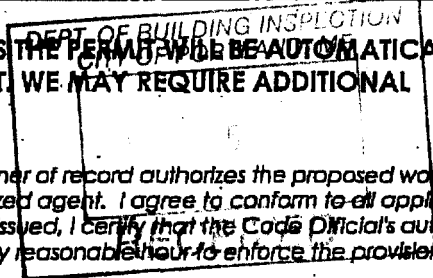
(b) One sign is allowed per building face provided such signs are not readily concurrently visible.

# Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>CHEVERUS HIGH SCHOOL - 267 OCEAN AVENUE</u>		
Total Square Footage of Proposed Structure <u>86,500 SF (EXISTING &amp; NEW)</u>	Square Footage of Lot <u>24.05 ACRES = 1,047,618 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>156</u> Block# <u>F</u> Lot# <u>002</u>	Owner: <u>CHEVERUS HIGH SCHOOL</u> <u>267 OCEAN AVENUE</u> <u>PORTLAND, ME 04103</u>	Telephone: <u>774-6238</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>CHEVERUS HIGH SCHOOL</u> <u>267 OCEAN AVENUE</u> <u>PORTLAND, ME 04103</u> CONTACT: <u>MICHAEL KOMICH</u> <u>TEL 774-6238</u> <u>FAX 828-0207</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ <u>144.00</u> Awning Fee = Cost Of Work: \$ <u>0</u> Total Fee: \$ <u>144.00</u>
Current use: <u>PRIVATE HIGH SCHOOL</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>PRIVATE HIGH SCHOOL</u>		
Project description: <u>EDUCATIONAL FACILITY W/NEW GYMNASIUM &amp; LOCKER FACILITY</u>		
Contractor's name, address & telephone: <u>LANGFORD &amp; LOW INC</u> <u>797-5141 TEL</u> <u>244 WARREN AVE.</u> <u>797-0919 FAX</u> <u>PORTLAND, ME 04104</u>		
Whom should we contact when the permit is ready: <u>JIM LANGFORD</u>		
Mailing address: <u>SAME</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A STOP WORK ORDER will be Issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>797-5141</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS, THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.



I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: John Heegan, Jr. Date: 04/28/05

**This is NOT a permit, you may not commence ANY work until the permit is issued.**



HARRIMAN ASSOCIATES

One Auburn Business Park  
Auburn, Maine 04210

207.784.5100 telephone  
207.782.3017 fax

Building communities  
since 1870

May 4, 2005

Marge Schmuckal  
Zoning Administrator  
Planning & Urban Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

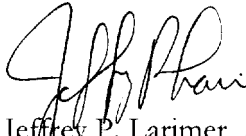
Re: Cheverus High School  
Phase 3 Additions and Renovations  
Portland, Maine  
Project No. 02103

Dear Marge:

On behalf of the applicant, Cheverus High School, enclosed for your review and approval is one copy of the Signage Application that includes the following:

Signage Permit Application  
Signage Pre-Application Questionnaire  
Checklist for Sign Application  
Certificate of Liability Insurance  
Photo of Existing Building Signage  
Permit Fee of \$144.00  
Site Plan showing sign locations (Existing and New)  
Ocean Avenue Elevation showing sign locauons (Existing and New)

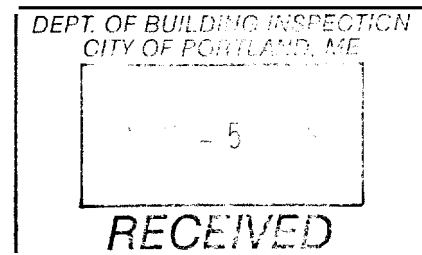
Sincerely,  
Harriman Associates

  
Jeffrey P. Larimer, AIA  
Associate

jplar

Enclosures

cc w/encl: Michael Komich, Cheverus High School



# SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 267 OCEAN AVENUE ZONE: R3

CBL: 156 F 002

SINGLE TENANT LOT? YES  NO  MULTI TENANT LOT? YES  NO

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES  NO

## TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 458'-0" +/- Height: 34'-10" MAX

### INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES  NO  DIMENSIONS PROPOSED: \_\_\_\_\_

BLDG. WALL SIGN? (attached to bldg) YES  NO  DIMENSIONS PROPOSED: SEE ATTACHED DRAWING

### INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES  NO  DIMENSIONS: 9'-6" L x 2'-4" D x 4

BLDG. WALL SIGN (attached to bldg)? YES  NO  DIMENSIONS: SEE ATTACHED DRAWING

AWNING? YES  NO  DIMENSIONS: \_\_\_\_\_

LOT FRONTAGE (FEET): 1057.8'

AWNING YES  NO  IS AWNING BACKLIT? YES  NO

HEIGHT OF AWNING: \_\_\_\_\_ LENGTH OF AWNING: \_\_\_\_\_ DEPTH: \_\_\_\_\_

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES  NO

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? \_\_\_\_\_ s.f.

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED SIGNAGE ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: John L. Keegan DATE: 05/02/10

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*  
Institutional use in a residential zone

only 1 sign - not more than 5% of bldg wall is permitted

RECEIVED

→ showing 2 signs

# CHECKLIST FOR SIGN/AWNING APPLICATION

Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way. Amount must equal \$400,000.00.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot, indicating location of buildings, driveways, and any abutting streets or rights of way, lengths of building frontages, street frontages, and all existing setbacks. Indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building facade dimensions for any signage attached to a building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.
- Certificate of Flammability required for awning or canopy at time of application.
- UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.
- Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

**Permit Fee for signage or awning-with-signage:  
\$30.00 plus \$2.00 per square foot of sign.**

**Permit Fee for awning-without-signage is based on cost of work  
\$30.00 for the first \$1,000.00, plus \$9.00 for each additional \$1,000.00.**

**Base Application Fee for any Historic District signage is \$65.00 instead of \$30.00**

\*\* Please note that Cheverus is not placing a sign on the new gymnasium but lettering attached to the building. \*\*

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/02/05

**PRODUCER**  
Cross Insurance-CL/Bnds-P  
P. O. Box 567  
Portland, ME 04112  
800 286-5352

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.**

**INSURED**  
Cheverus High School  
267 Ocean Avenue  
Portland, ME 04103

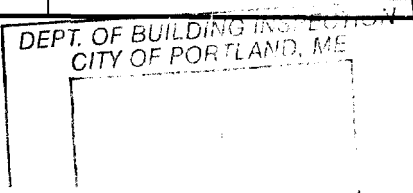
**INSURERS AFFORDING COVERAGE**  
INSURER A: Philadelphia Insurance Company **NAIC # 23850**  
INSURER B:  
INSURER C:  
INSURER D:  
INSURER E:

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

NSR ADD'L TR INSRC	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> AUT POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	PHPK086647	07/01/04	07/01/05	EACH OCCURRENCE: <b>\$1,000,000</b>
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS				DAMAGE TO RENTED PREMISES (Ea occurrence) <b>\$100,000</b> MED EXP (Any one person) <b>\$5,000</b> PERSONAL & ADV INJURY <b>\$1,000,000</b> GENERAL AGGREGATE <b>\$2,000,000</b> PRODUCTS - COMP/OP AGG <b>\$2,000,000</b>
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				COMBINED SINGLE LIMIT (Ea accident) <b>\$1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<b>EXCESS/UMBRELLA LIABILITY</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  If yes, describe under SPECIAL PROVISIONS below OTHER	PHUB032849	07/01/04	07/01/05	AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$ EACH OCCURRENCE <b>\$10,000,000</b> AGGREGATE <b>\$10,000,000</b> WC STATU- O W \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
**RE: Signage for Cheverus High School Gymnasium**



**City of Portland**  
389 Congress Street  
Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS

REPRESENTATIVES.  
 AUTHORIZED REPRESENTATIVE  
*Karen Peterson*

The Jesuit College Preparatory School of Maine  
**CHEVERUS**

May 13, 2005

267 Ocean Avenue, Portland, ME 04103-5798

Mr. Rick Knowland  
 Senior Planner  
 City of Portland  
 Department of Planning and Development  
 389 Congress Street, 4<sup>th</sup> Floor  
 Portland, ME 04101

Via Fax: (207) 756-8258

Dear Rick,

I am writing to you today to provide a supplemental ~~narrative~~ to our signage application that was submitted to **Marge** Schmuckal on **May 4, 2005**. We acknowledge that our application proposes a second set of **lettering** on our building facing Ocean Avenue. The existing lettering, which consists of 15" metal lettering mounted into the brick to the left of our Main Entrance, says "Cheverus High School". The proposed lettering, featuring a combination of 15" and 12" high metal lettering and intended to be mounted into the brick on the exterior wall of our new gymnasium, will say 'Cheverus High School Rev. John W. Keegan **S.J.**, Gymnasium'.

Our case for presenting this application and plans in this format relative to Chapter 14 of the Land Use Code of Ordinances, **Section 14-526**, subsection (22) is as follows:

- A. The size, scale, **proportions**, design, materials, and placement of this building signage is designed to complement the architectural attributes of the building it will be attached to because it: 1) is similar to the existing lettering in style, font and method of attachment. and 2) the lettering will direct members of ~~the~~ general public to the gymnasium entrance as opposed to the Main Entrance of the School Building. **This** is important for **our** campus security **protocols**. The lettering is appropriate to the scale and character of the neighborhood because it does not have larger style lettering than the lettering that is featured on the existing signage. This lettering should be benign to the abutting properties in the sense that it will not be illuminated. The new lettering is designed to suit ~~the~~ conditions from which it will be viewed because it is positioned relative to ~~the~~ obscuring trees so that it will be easily readable from both Ocean Avenue and Read Street by members of the driving and walking public.
- B. The lettering is will ~~be~~ attached to our new 33,439 square foot gymnasium which will be ~~the~~ newest and most distinctive structure on our Ocean Avenue Campus and the first construction of this size footprint since Loyola Hall was completed in 1967. **By** being attached to a building of **this** size, it will not be freestanding.
- C. The lettering will not be illuminated either from the front or rear of the lettering.

Sincerely,

Michael S. ~~Kpmich~~  
 Business Manager

(22) Signs: Signs shall meet the following requirements:

- a. The size, scale, proportions, design, materials, placement, and source and intensity of illumination of all permanent freestanding and building signs shall be designed to complement and enhance the architectural attributes of the building(s) to which they are attached or visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which the sign is located, and shall be designed to suit the conditions from which it will be viewed, especially **in** relation to the distance, travel speed and mode of travel **of** the viewing public.
- b. In the case **of** freestanding signs, such signs shall relate to the architecture of the buildings they identify and shall be integrated with other site and landscape features.
- c. Sign lighting shall be designed to avoid glare, unshielded light sources and light spillover toward the sky. **All** light sources shall be shielded or provided with a diffuser lens so that lamps and bulbs are not visible to pedestrians or drivers of vehicles.

(23) An applicant for minor site plan review of a sign denied for failure to comply with the requirements of section **14-369.5** shall meet the following standards for approval of such a sign under this division:

- a. The size, scale, proportions, design, materials, placement, and source and intensity of illumination of any signage approved shall be designed to complement and enhance the architectural attributes of the building(s) **to** which they are attached or to which they are visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which the sign is located, and shall be designed to suit the conditions from which it will be viewed, especially in relation to the distance, travel speed, and mode of travel of the viewing public;