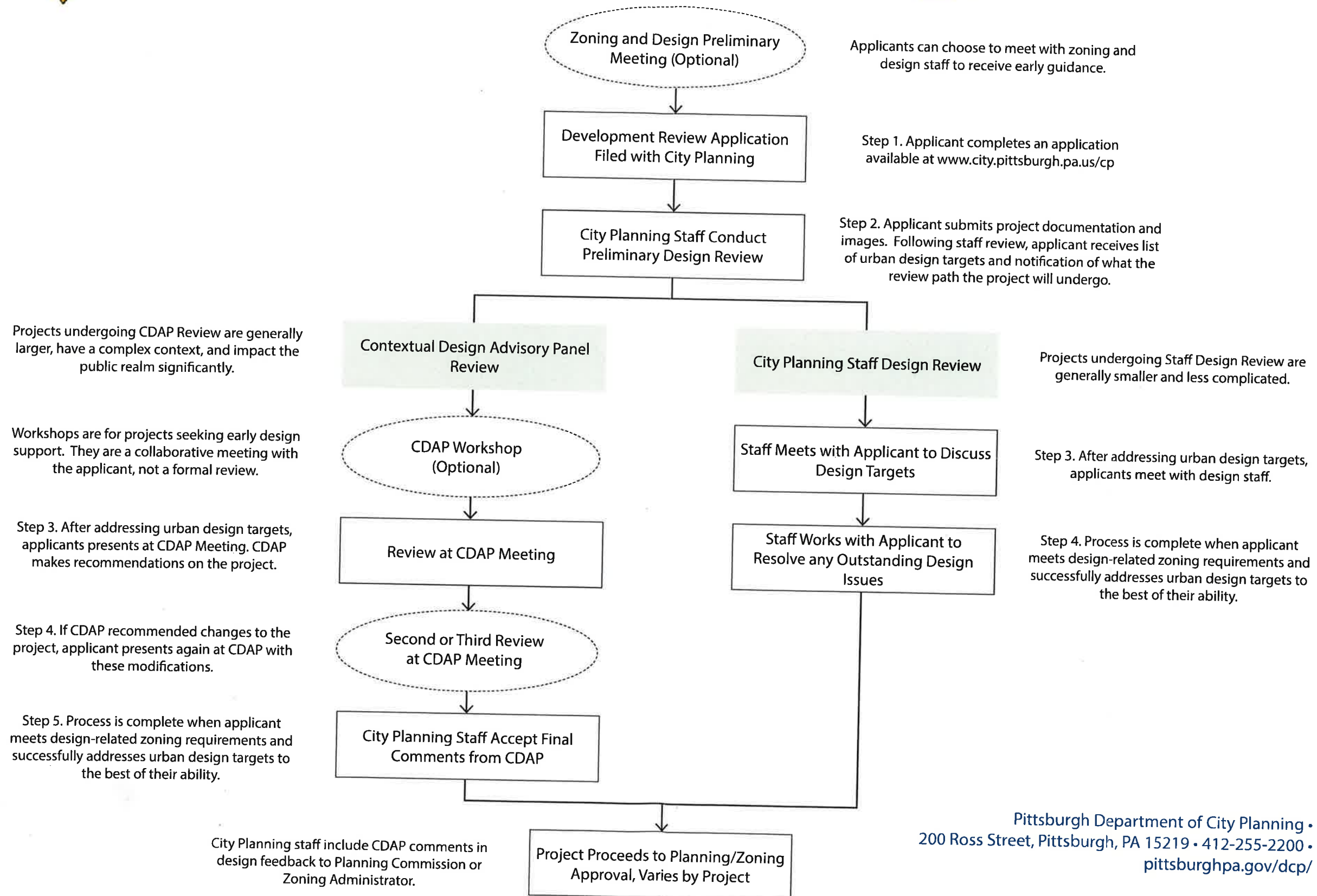


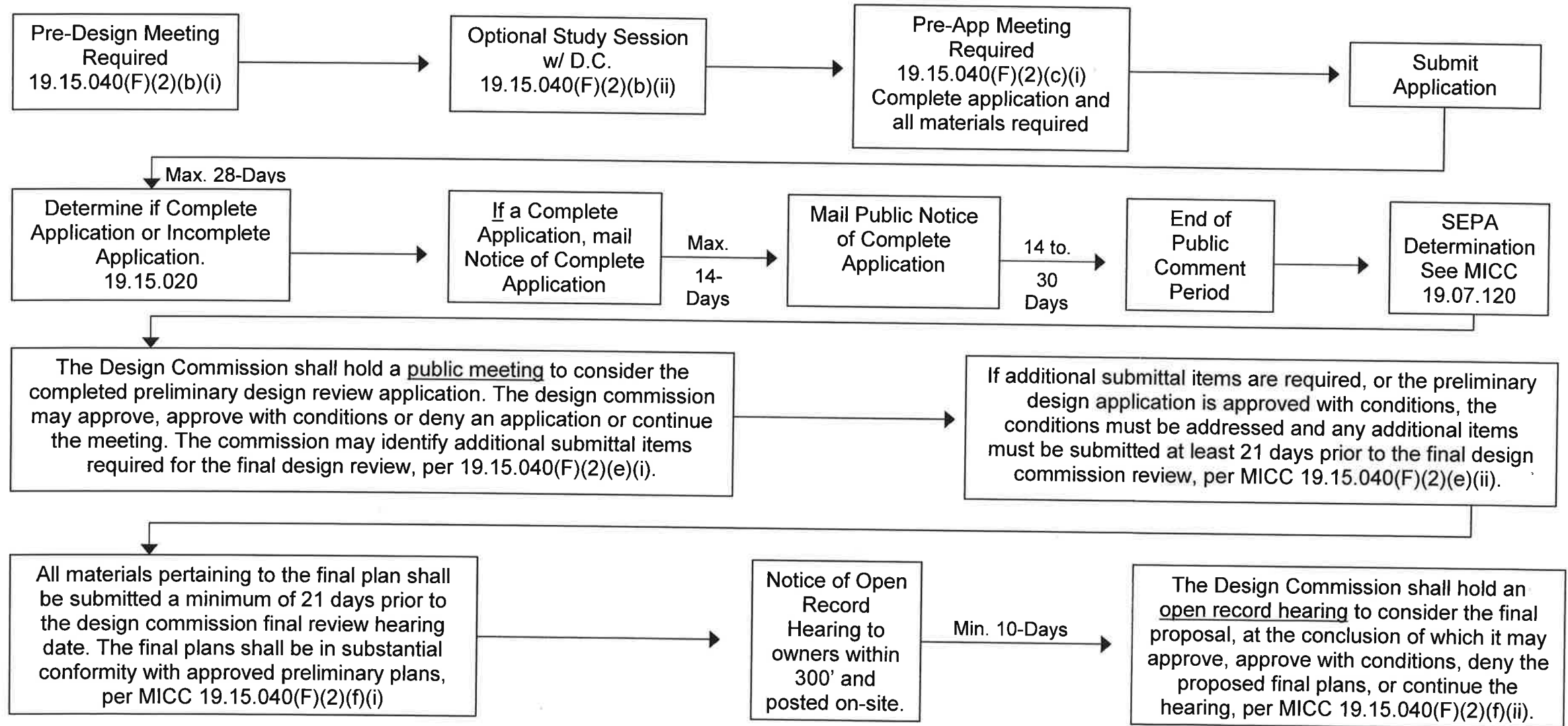


Pittsburgh Department of City Planning DESIGN REVIEW PROCESS



TYPICAL DESIGN COMMISSION PROCESS FOR MAJOR NEW CONSTRUCTION

The following is only a summary of the City of Mercer Island Design Review Process. Please refer to Mercer Island City Code, Title 19 for all requirements.

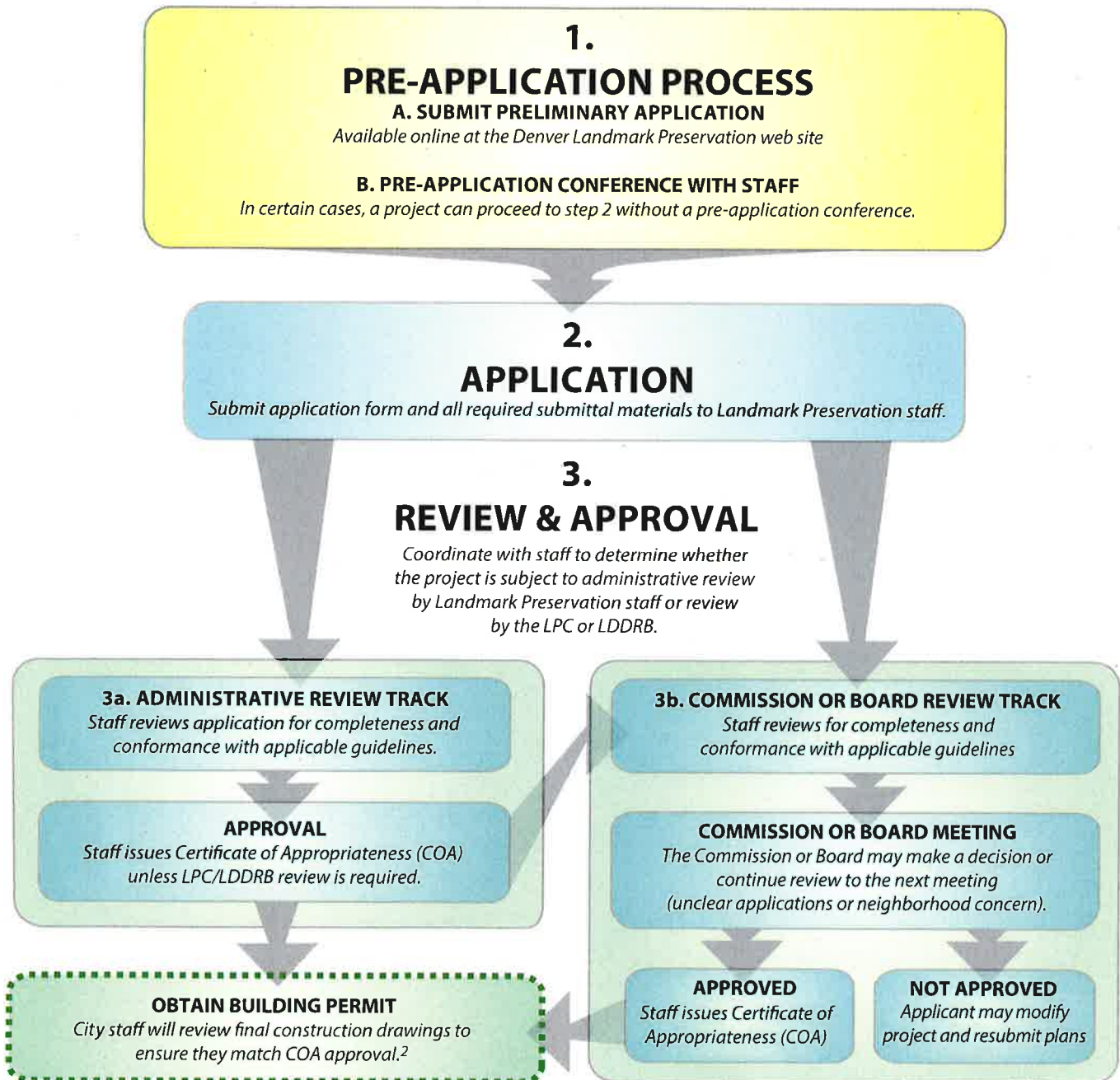


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LANDMARK DESIGN REVIEW FLOW CHART

When a project is subject to the design review process, a property owner, architect or contractor submits a design review application. The LPC/LDDRB and Landmark Preservation staff then use the guidelines to inform the subsequent design review process.

The chart below identifies the steps involved in reviewing and approving an application for design review. The chart is intended to assist applicants in preparing application materials at the appropriate level of detail in the course of the project and in establishing a project schedule. Landmark Preservation staff will issue a Certificate of Appropriateness (COA) for a successful design review application. A COA is necessary as part of the building permit process.



¹ Applications are due prior to Commission or Board meetings. Consult the Denver Landmark Preservation web site for current requirements.

² If the Commission or Board approves a project with conditions, the final construction drawings and submittal must reflect those conditions.

Figure 3:

Full Design Review Process

