



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-00317

Project Description: Roof Sign/Statue

Case Review Date: May 2025

2. SITE INFORMATION

Development Address: 3559 BIGELOW BLVD

Parcel (s): 26-F-215

Zoning Designation: UNC

Neighborhood: Polish Hill

Registered Community Organization: Polish Hill Civic Association of Pittsburgh

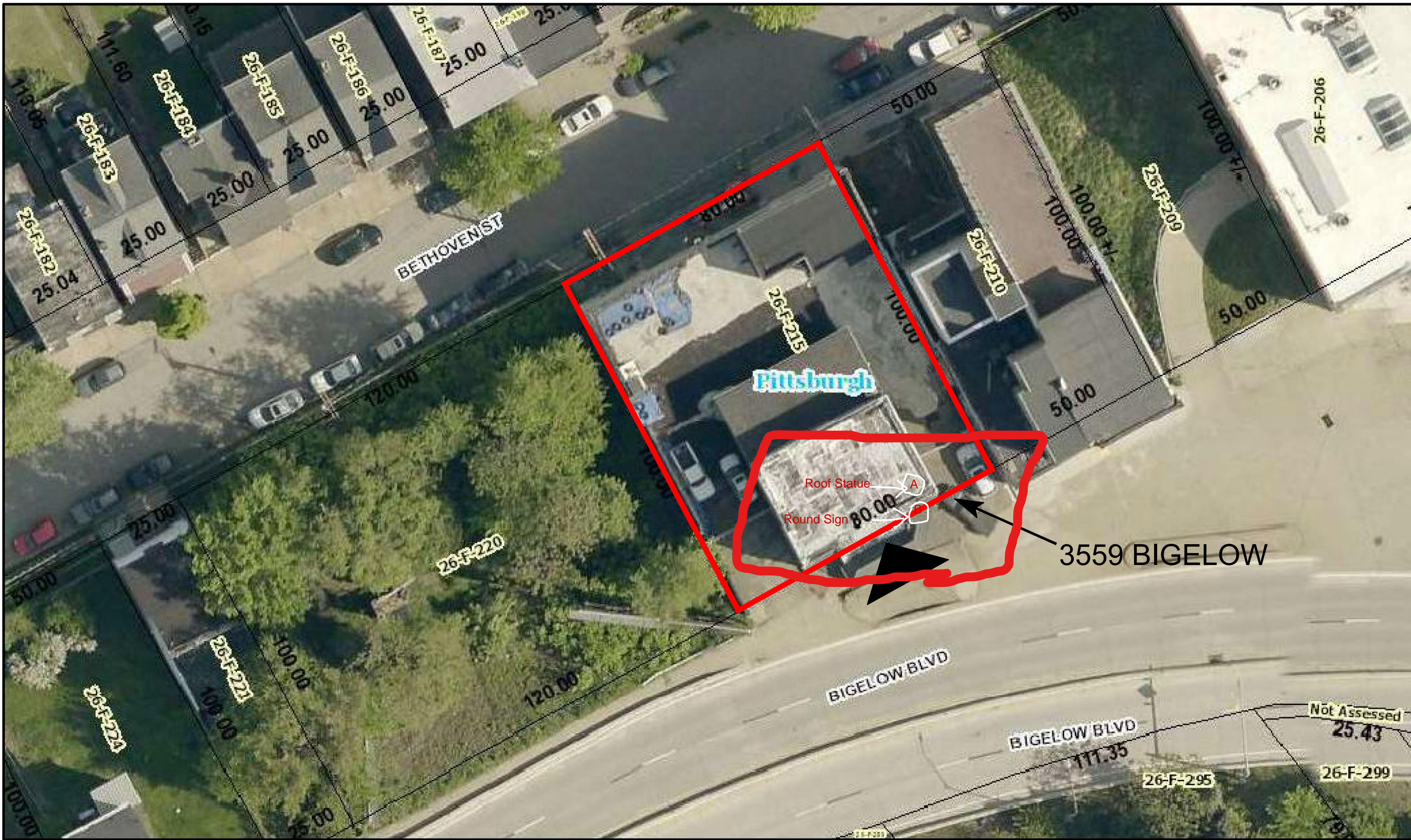
Date of Development Activities Meeting: 06/xx/2025 (Date yet to be confirmed this month)

B. ZBA REQUESTS

Type of Request: Variance Code Section: 919.01E

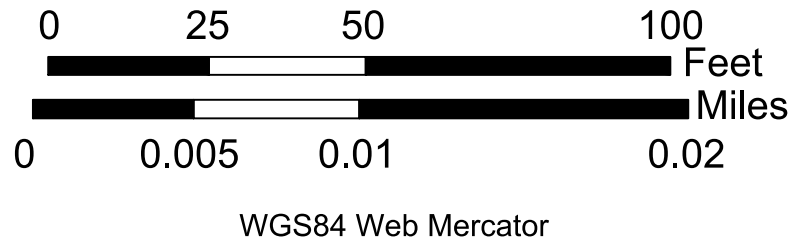
Description: Roof Signs are prohibited in all zoning districts.

Repairs & ADA Renovations at:
Mega Cat Studios
3559 Bigelow Boulevard, Pittsburgh, PA 15213



LEGEND
LOT LINES

This map is for informational purposes only.
Parcel information is provided from the
Office of Property Assessments in Allegheny County.



DRAWING LIST	
SHEET NUMBER	SHEET NAME
CS	COVER SHEET
SP-100	SITE & ROOF PLAN
OCC	OCCUPANCY & CODES
AD-100	1ST FLOOR DEMO PLAN
AD-101	2ND FLOOR DEMO PLAN
AD-102	LOWER LEVEL 1 DEMO PLAN
AD-103	LOWER LEVEL 1 MEZZANINE DEMO PLAN
AA-100	1ST & 2ND FLOOR PLAN
AA-101	LOWER LEVEL 1 & LOWER LEVEL 1 MEZZANINE (NO OCCUPANCY)
AA-101a	NEW EXIT STAIRS #2
AA-102	LOWER LEVEL 1 ADA RESTROOM
AA-102a	ADA DETAILS
AA-103	BUILDING SECTION EGRESS STAIR
AA-104	NEW STAIR DETAILS
AA-104a	SLAB CUT-OUT DETAILS
AA-105	BUILDING SECTION A-A
AA-106	BUILDING GROSS SF & OCCUPANT LOADS
AA-107	1ST & 2ND FLOOR PLAN - WALLS & PARTITIONS
AA-108	LOWER LEVEL 1 & LOWER LEVEL 1 MEZZANINE - WALLS & PARTITIONS
AA-109	WALL TYPE DETAILS
AA-110	GENERAL NOTES
AA-111	STAIR LAYOUT PLAN AND DETAILS
AA-112	SECTION AND SLAB TO STAIR CONNECTION DETAILS
AA-113	TYPICAL RAILING DETAILS
ELS-100	1ST FLOOR EGRESS & LIFE SAFETY PLAN
ELS-101	2ND FLOOR EGRESS & LIFE SAFETY PLAN
ELS-102	LOWER LEVEL 1 EGRESS & LIFE SAFETY PLAN
ELS-103	MEZZANINE EGRESS & LIFE SAFETY PLAN

PROJECT NOTES

DESCRIPTION: REPAIRS & ADA RENOVATION AT (3) FLOORS OF EXISTING BUILDING (FIRST FLOOR, SECOND FLOOR AND LOWER LEVEL 1 WITH MEZZ) NO WORK ON LOWER LEVEL 2 (EXISTING S1) AT AUTO REPAIR GARAGE

LOCATION: 3559 BIGELOW BOULEVARD, PITTSBURGH PA 15213

OCCUPANCY: MIXED USE BUILDING (B, S2 & S1) GROUP B (1ST & 2ND LEVEL) GROUP S2 (LOWER LEVEL 1) GROUP S1 (LOWER LEVEL 2)

CODE COMPLIANCE: INTERNATIONAL EXISTING BUILDING CODE 2015 (WORK AREA METHOD) - ALT-3 IBC 2015 ICC/ANSI A117.1 TYPE: III A

CONSTRUCTION: TYPE: III A

FIRE SUPPRESSION: NON-SPRINKLERED - FA SYSTEM

GROSS BUILDING AREA: 13,384 SF SF

RENOVATION AREA: 10,544 SF @ UPPER 3 FLOORS ONLY

OCCUPANTS: 51 PERSONS MAX FOR ALL RENOVATED FLOORS. MAX FOR BLDG. = 61 PERSONS

NUMBER OF EXITS: ONE (1) REQUIRED / TWO (2) PROVIDED.

EXIT DISTANCE: 200' MAX. FOR USE B (BUSINESS) OCCUPANCY WITHOUT SPRINKLER SYSTEM. 300' WITH SPRINKLERS.

BP-2021-04181

REPAIRS & ADA RENOVATIONS AT
3559 BIGELOW BOULEVARD
PITTSBURGH, PA 15213

OWNER
JAMES DEIGHAN
DEIGHAN ENTERPRISES, INC
james@megacatstudios.com

ARCHITECT
V. PATIL, AIA
FACILITIES CONSTRUCTION CONSULTANTS
facilitiesccpgh@gmail.com and jseiler@cadnetics.com
412-708-9053

SEAL



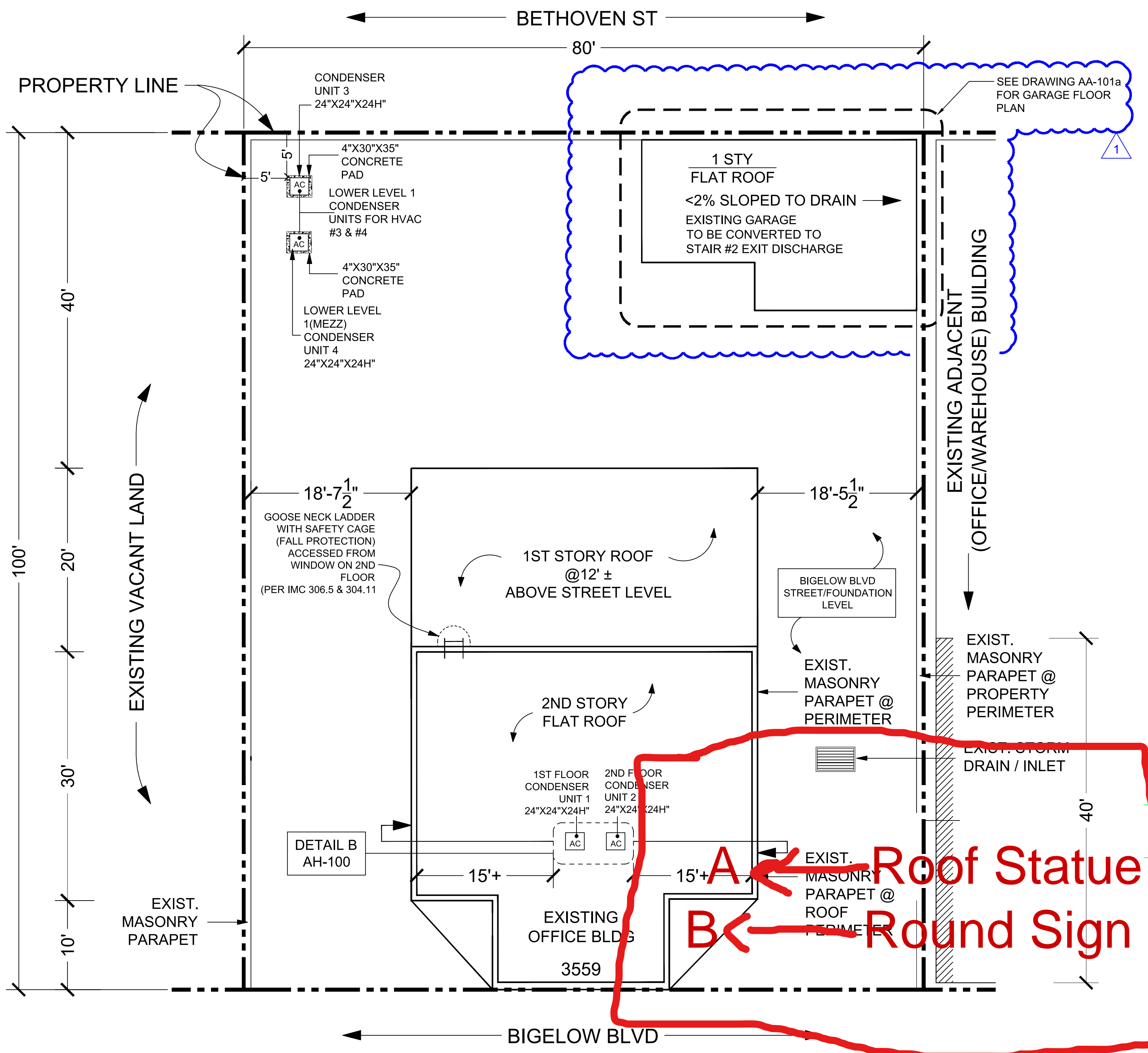
REVISIONS:
1. REVISION BASED ON REVIEW LETTER DATED 02.24.22
2. REVISION BASED ON REVIEW LETTER DATED 06.13.2022

DRWN BY

CHKD BY

V. PATIL 02.02.22
V. PATIL 05.10.22
V. PATIL 07.06.22

CS



SITE & ROOF PLAN
SCALE: 1/8" = 1'-0"

PROPERTY INFORMATION

ADDRESS: 3559 BIGELOW BLVD, PA 15213
OWNER: DEIGHAN ENTERPRISES INC.
PARCEL ID: 26-F-215
LOT SIZE: 80' X 100'
LOT AREA: 8,000 SF
ZONING: UNC (Urban Neighborhood Commercial)
EXISTING USE: 1st & 2nd floors: Milk Distribution Station per CD# 423 of 3-6-1931
Lower Level 1: & Mezz:
Lower Level 2: S1 (Auto Repairs Shop)
PROPOSED USE: 1st floor: B (Business)
2nd floor: B (Business)
Lower Level 1 & Mezz: S2 (Storage)
Lower level 2: S-1 (Auto Repairs Shop)... no change from current use
EXISTING FLOORS: 4 Stories (Auto Repairs Shop with separate access from BETHOVEN)
EXIST SETBACKS: NONE (Existing building is built to lot lines)
STREET FRONTS: BIGELOW BLVD @ upper level & BEHTOVEN ST @ lower level
WORK AREAS: RENOVATIONS AT UPPER 3 FLOOR (10,544 SF) OF EXIST. BLDG.
PROPOSED WORK: INTERIOR/EXTERIOR REPAIRS, RESTORATION & ADA UPGRADES
OCCUPANCY CERT: AMEND EXISTING CERTIFICATE OF OCCUPANCY # 423 of MAR 6, 1931
COMPLIANCE: WORK AREA METHOD (ALT LEVEL-3)

MAX BUILDING OCCUPANCY LOAD: 51 PERSONS

CODES: 2015 IBC, 2015 IEBC, 2015 IMC, 2015 IPC, 2018 IECC & NEC
CONST TYPE: IIIA, COMPLIANCE METHOD: WORK AREA METHOD ALT LEVEL-3

DETAIL SCOPE OF WORK

1. MINOR INTERIOR DEMOLITION, DEBRIS REMOVAL & REPAIRS OF SURFACES
2. CLEANING, REPAIRS/RESTORATION OF INTERIOR EXPOSED BRICK MASONRY WALLS
3. REPAIRS/RESTORATION OF EXIST CONCRETE FLOORS AND NEW FLOOR PAINT
4. PATCH & REPAIRS OF EXISTING CONCRETE BEAMS PER STRUCT ENGINEER'S REPORT
5. REPAIRS/RESTORATION OF EXIST PLASTERED WALLS AS REQUIRED
6. NEW ENERGY EFFICIENT WINDOWS IN EXISTING EXTERIOR WALL OPENINGS
7. EXTERIOR SIDING REPLACEMENT WITH INSULATION
8. REPAIRS/REPLACEMENT OF ALL ROOFS AS REQUIRED
9. NEW 5/8" GYP BOARD (TYPE X) LAMINATION ON INTERIOR OF EXTERIOR WALLS
10. NEW 5/8" GYP BOARD (TYPE X) PARTITIONS & CEILINGS IN RESTROOMS
11. NEW 5/8" GYP BOARD (TYPE X) PARTITIONS AS NOTED ON PLANS
12. NEW RATED GYP BOARD ENCLOSURES/FILLS AT STAIRS AND FIRE SEPARATIONS
13. RESTORATION OF EXIST STAIR TREADS, RISERS & RAILINGS. NEW 2HR ENCLOSURES
14. NEW EXITING STAIRS FROM LOWER LEVEL 1 & LOWER LEVEL MEZZ
15. NEW ADA RESTROOMS WITH FIXTURE & ACCESSORIES
16. NEW DOORS WITH HARDWARE THROUGHOUT
17. NEW FLOOR FINISHES & PAINTING THROUGHOUT
18. NEW PLUMBING FOR ADA RESTROOMS AND KITCHEN FIXTURES
19. NEW ENERGY EFFICIENT HVAC SYSTEMS AS REQUIRED FOR RENOVATED FLOORS
20. REUSE EXISTING ELECTRICAL SERVICE/PANELS, NEW WIRING & ENERGY EFFICIENT FIXT.
21. CLEANING, REPAIRS/RESTORATION OF EXISTING EXTERIOR DRIVEWAYS
22. NEW SECURITY SYSTEM

BP-2020-1411
BP-2020-12243
BP-2021-04181

BP-2021-04181

REPAIRS & ADA RENOVATIONS AT 3559 BIGELOW BOULEVARD PITTSBURGH, PA 15213	OWNER JAMES DEIGHAN DEIGHAN ENTERPRISES, INC james@megacatstudios.com	ARCHITECT V. PATIL, AIA FACILITIES CONSTRUCTION CONSULTANTS facilitiesccpgh@gmail.com and jseiler@cadnetics.com 412-708-9053	SEAL 	REVISIONS: 1. REVISION BASED ON REVIEW LETTER DATED 02.24.22 2. REVISION BASED ON REVIEW LETTER DATED 06.13.2022	DRWN BY 	CHKD BY V. PATIL 02.02.22 V. PATIL 05.10.22 V. PATIL 07.06.22	SP-100
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