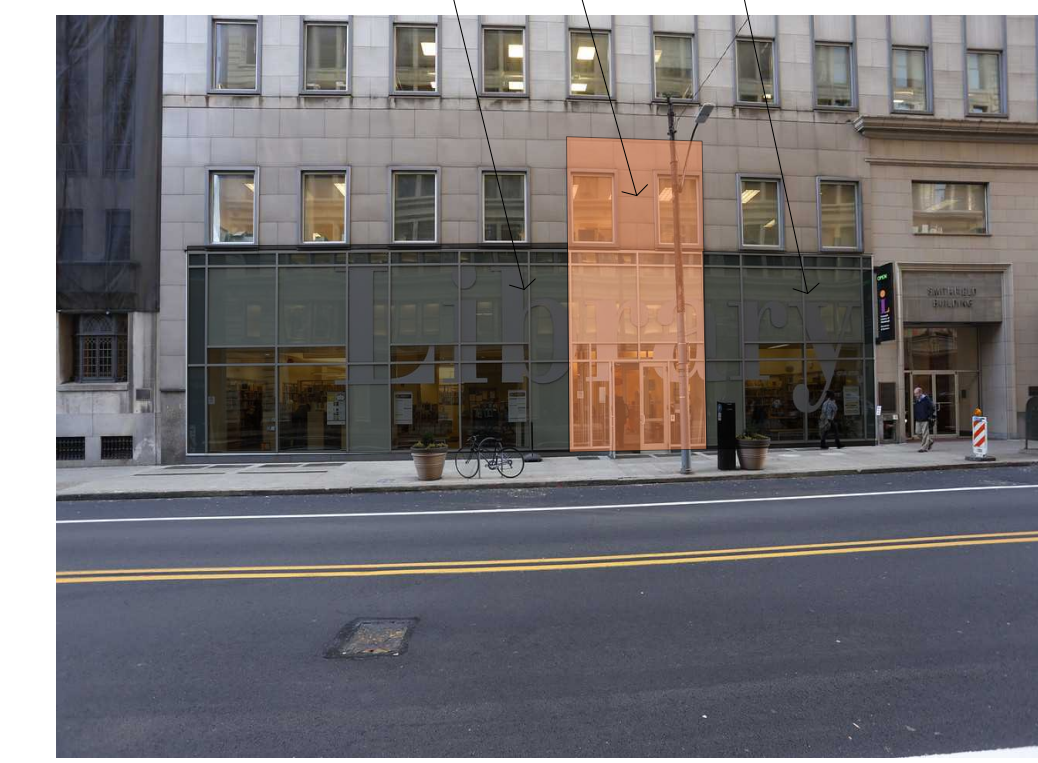




2 Smithfield Street Elevation

replace glazing in ex'g framing
new entry
replace glazing in ex'g framing



4 New Work at Smithfield Street Elevation



3 Existing Smithfield Street Elevation

General Facade Notes:
remove existing exterior open/closed sign
new exterior lighted sign, translucent panels internally lit
new address and name above exterior sliding door
new overhead rolling grille to be closed when library is not open
CLP and Duquesne Light to discuss sidewalk gratings
sidewalk and vestibule slope to be replaced

IFC Set

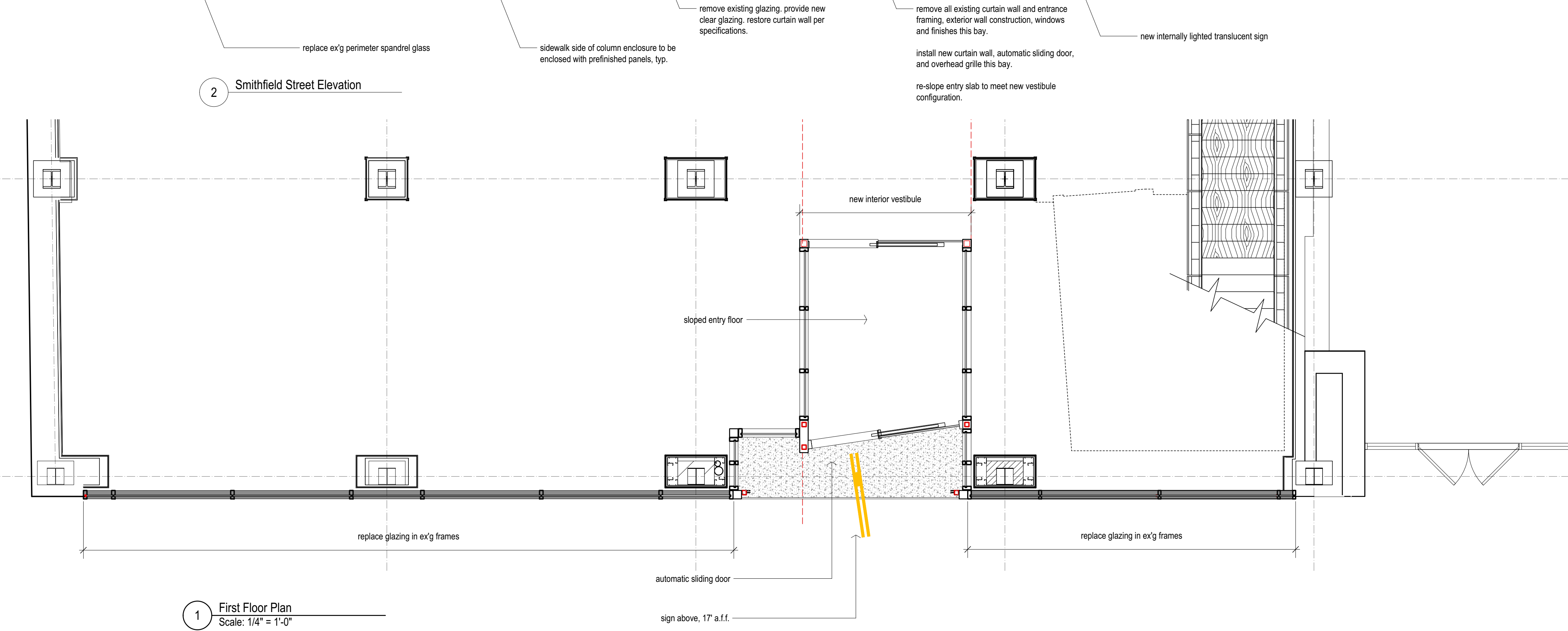
LOYSEN + KREUTHMEIER
ARCHITECTS

5115 Penn Avenue
Pittsburgh, Pennsylvania 15224
412.924.0006

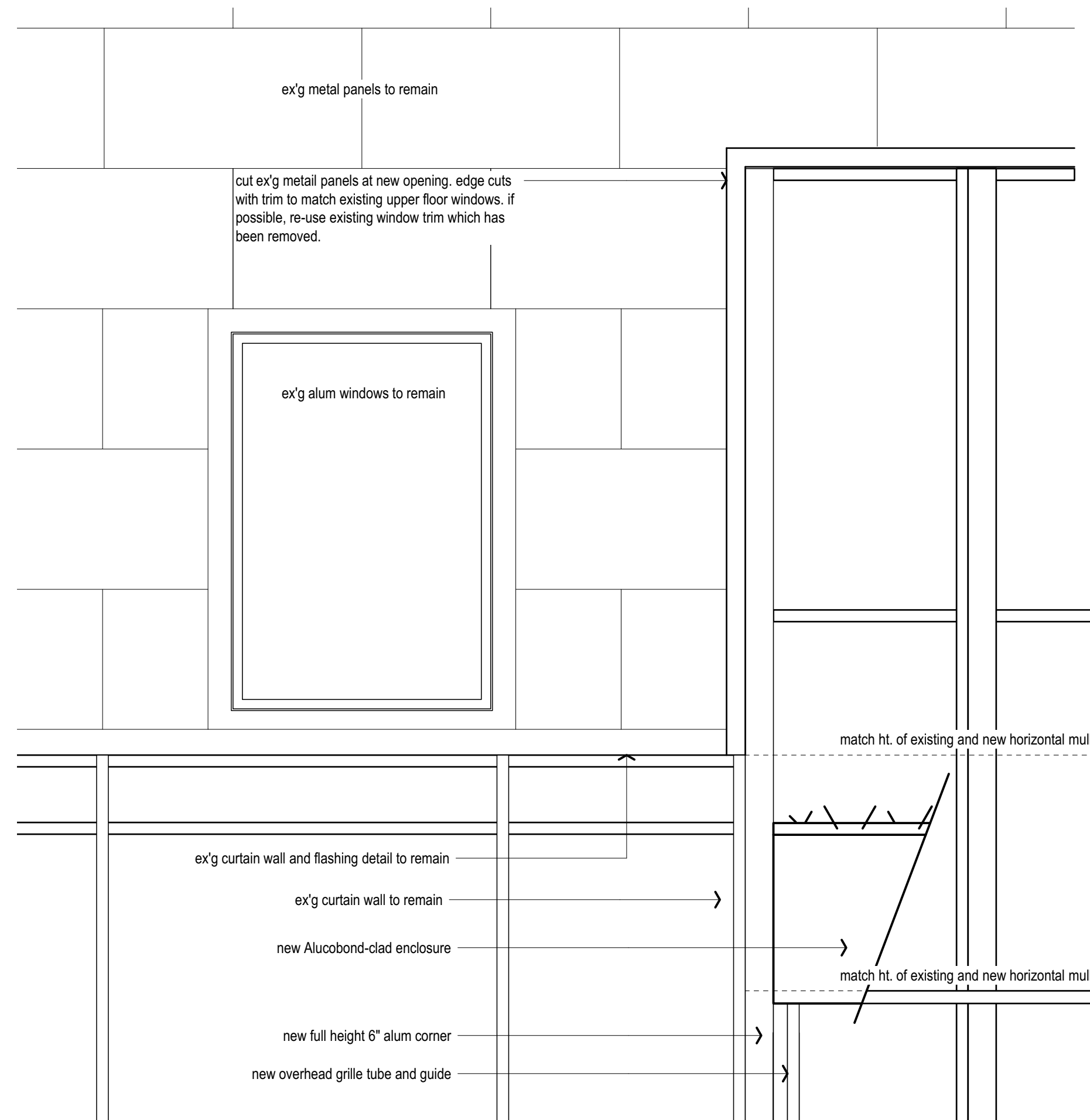
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Downtown Renovation
612 Smithfield Street
Pittsburgh, PA 15222

SMITHFIELD
ELEVATIONS

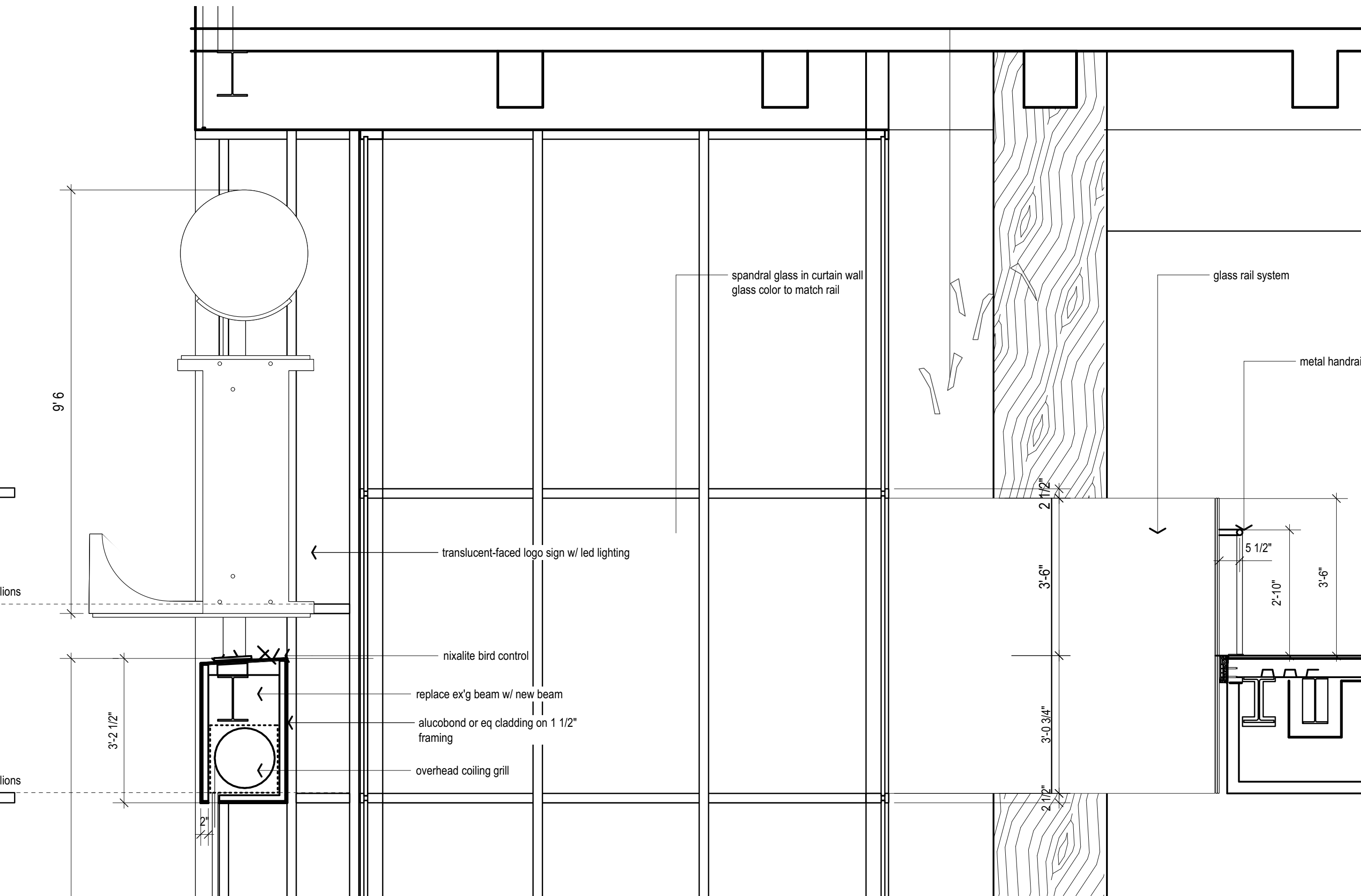
A3.1



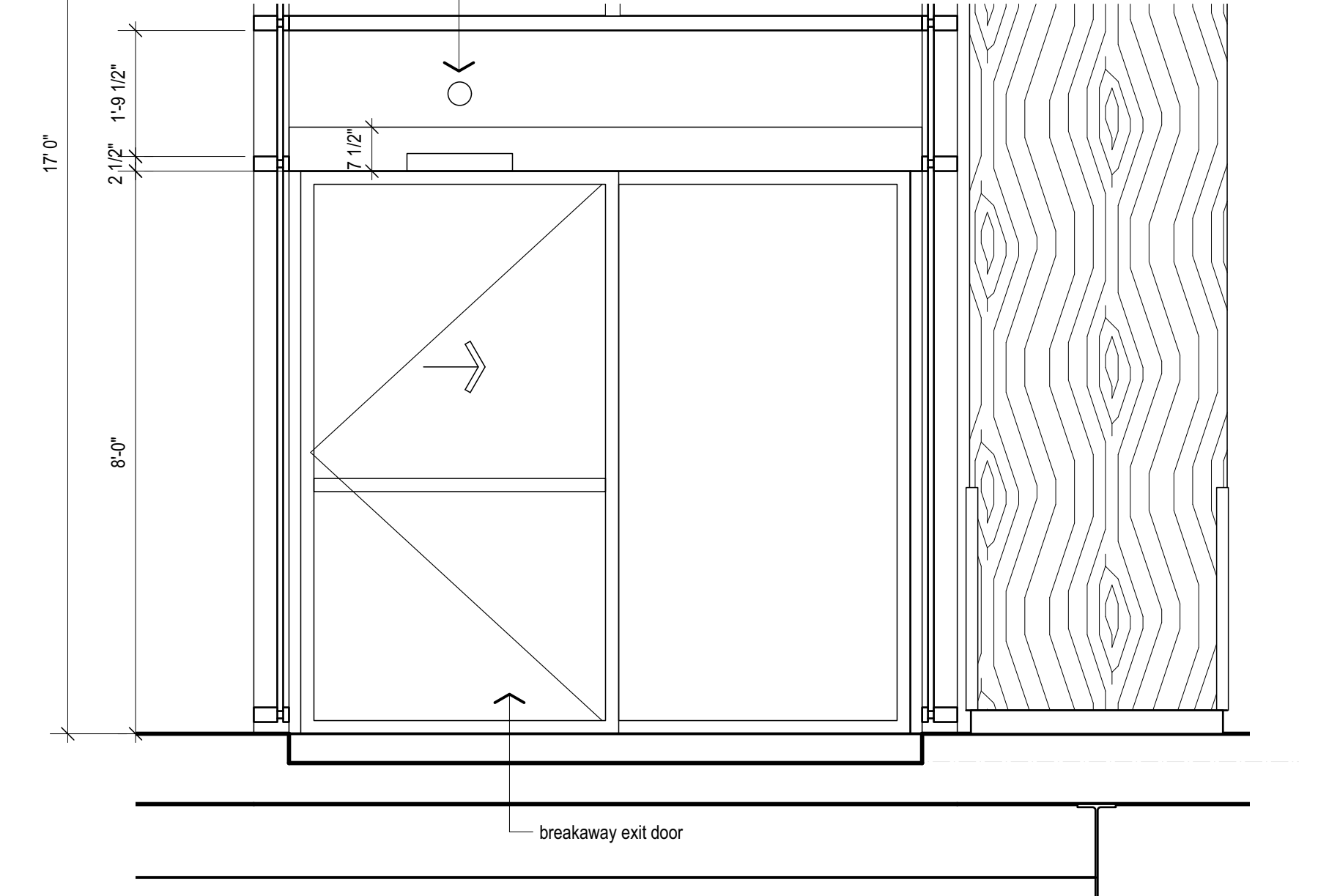
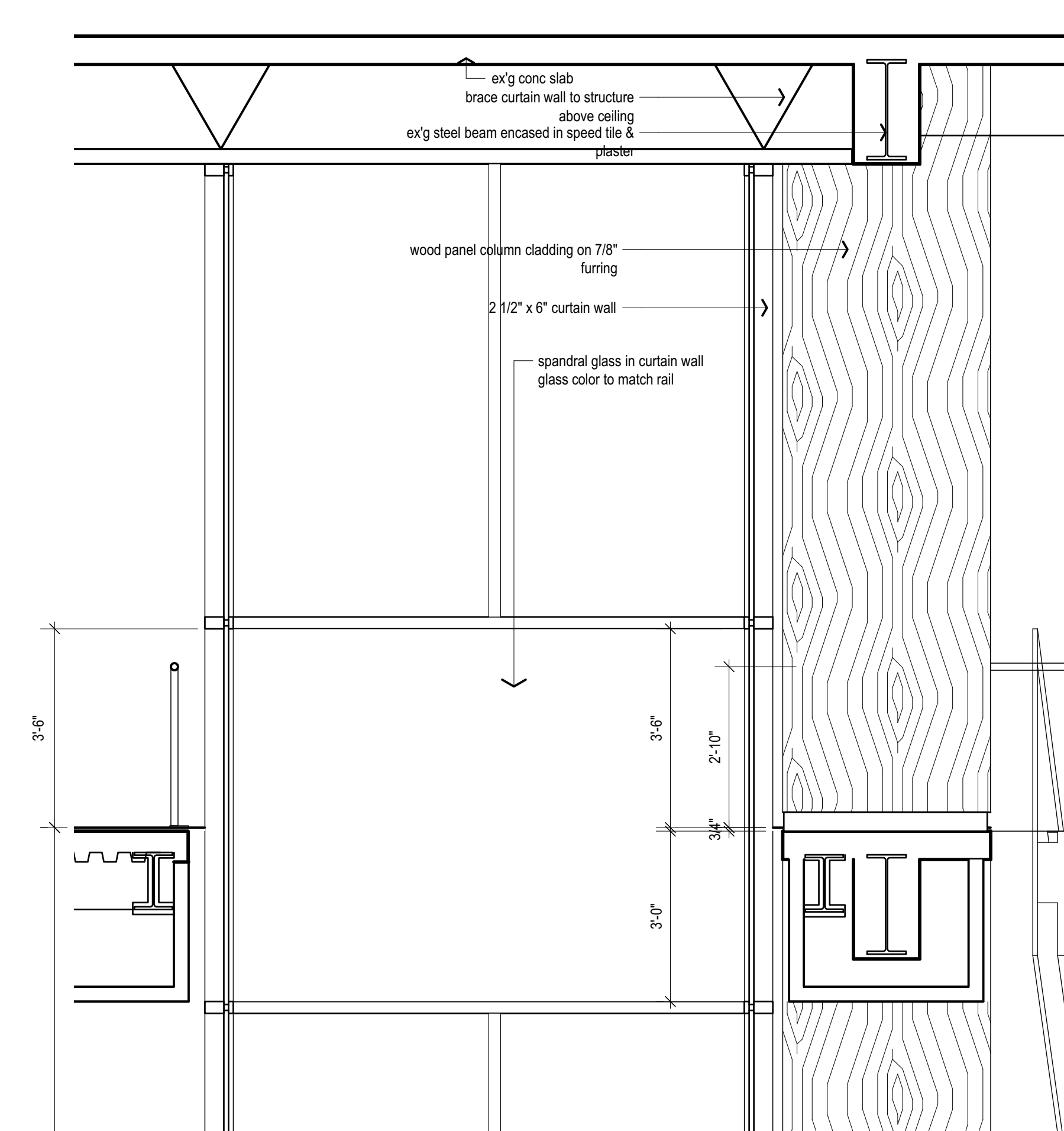
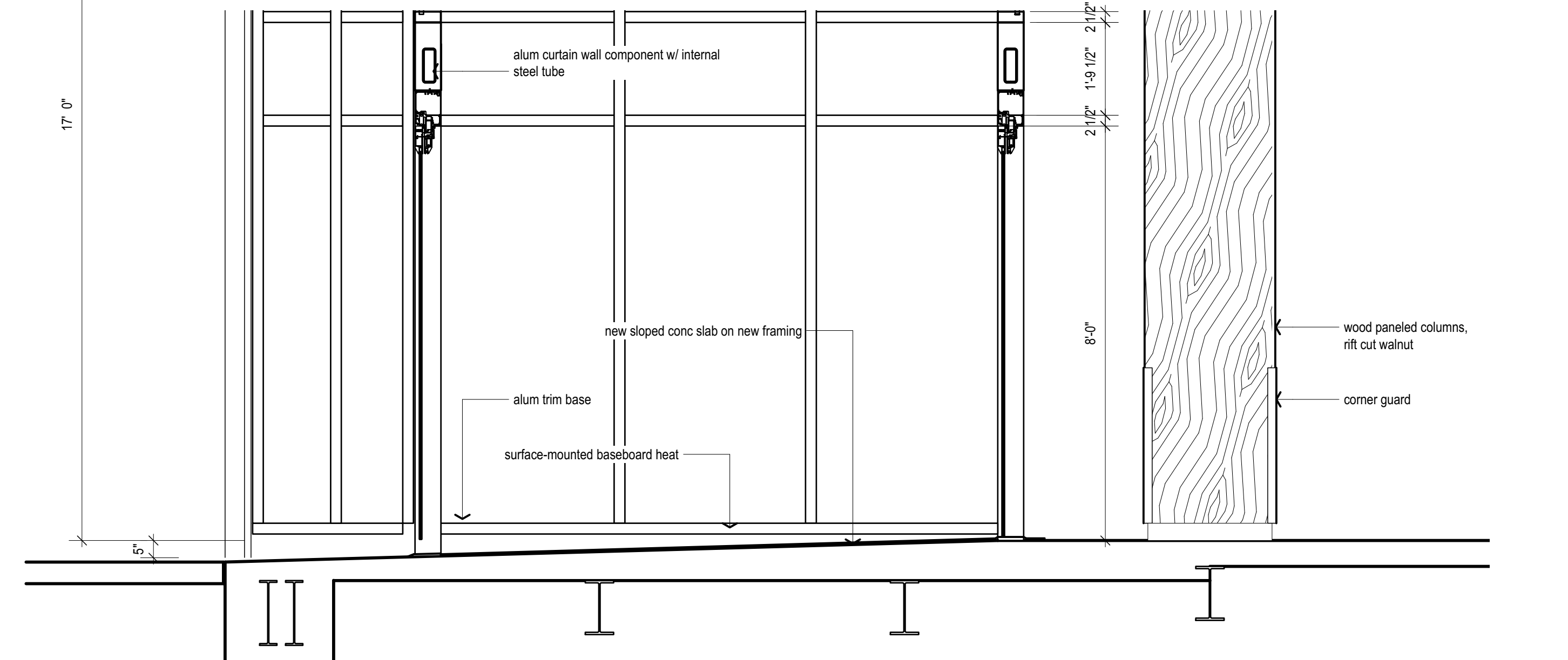
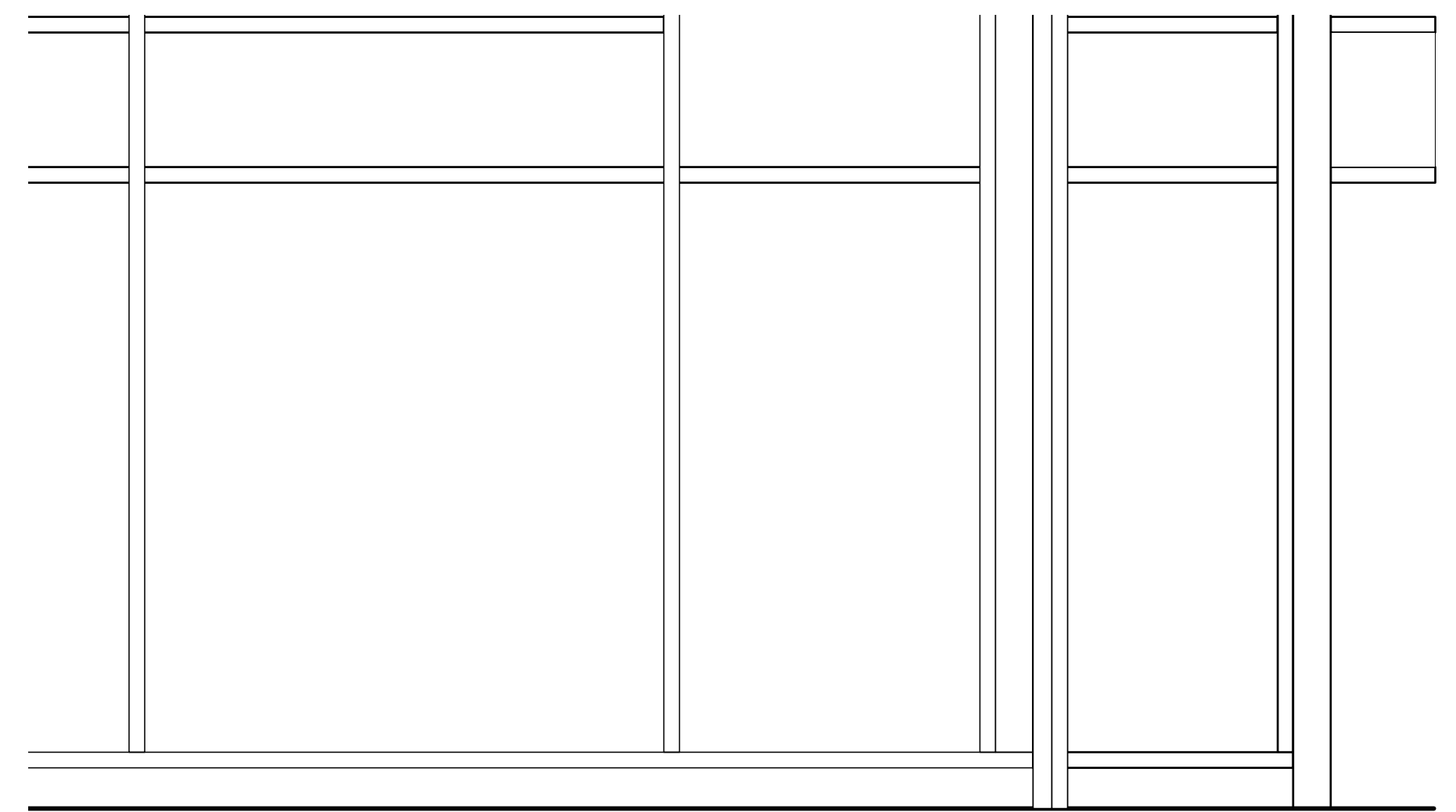
1 First Floor Plan
Scale: 1/4" = 1'-0"



1 Partial Elevation at Col 3
Scale: 1/2" = 1'-0"



2 Vestibule Section
Scale: 1/2" = 1'-0"



3 Vestibule Section
Scale: 1/2" = 1'-0"

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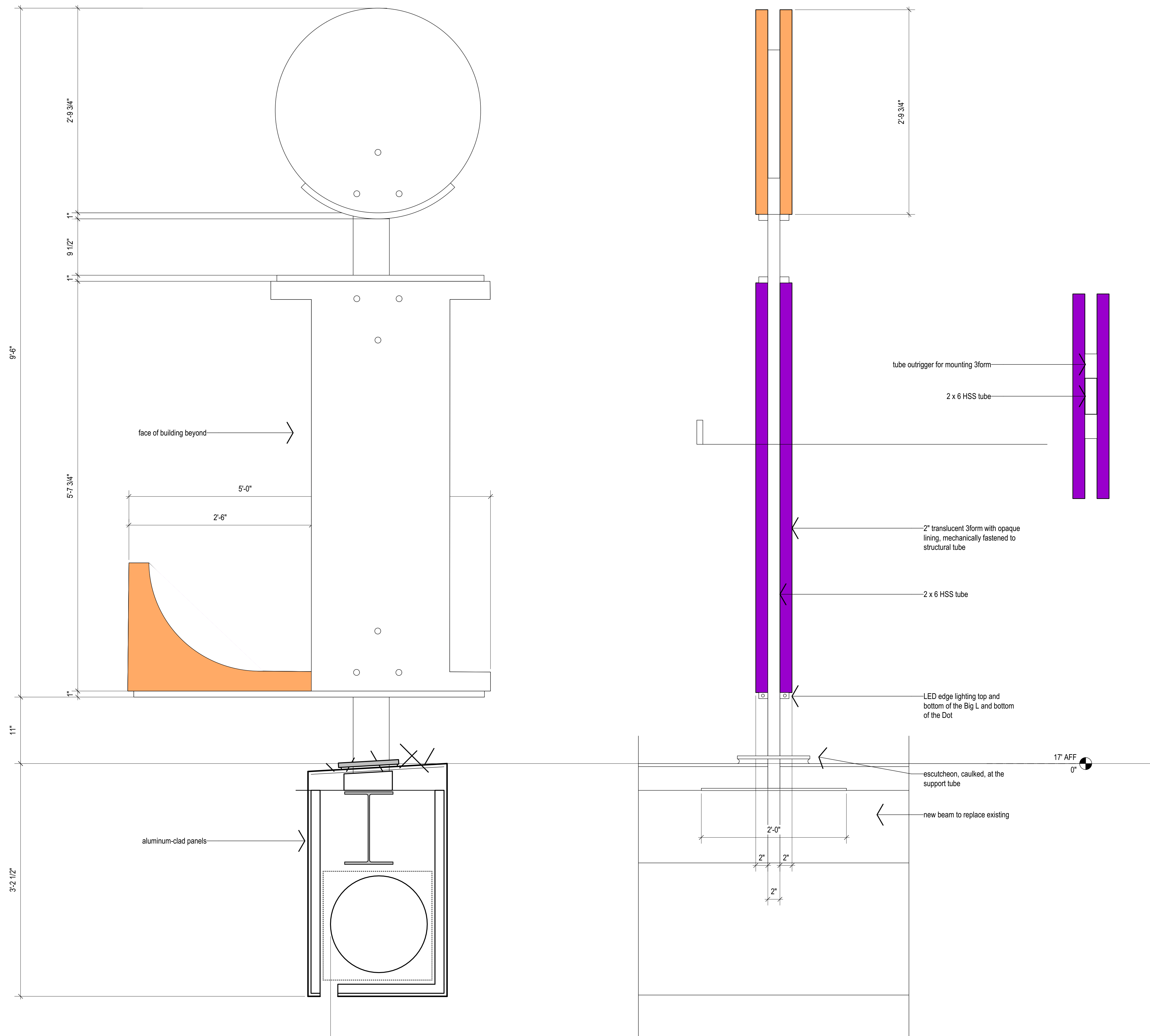


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612 Smithfield Street
Pittsburgh, PA 15222

EXTERIOR
DETAILS

A5.1 and A5.1a expanded for clarification
of Addenda responses

A5.1a



IFC Set

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 ARCHITECTS
 5115 Penn Avenue
 Pittsburgh, Pennsylvania 15224
 412.924.0006



Carnegie Library of Pittsburgh 12 March 2020
 Downtown Renovation
 612 Smithfield Street
 Pittsburgh, PA 15222



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/16/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Henderson Brothers Inc 920 Ft. Duquesne Blvd. Pittsburgh, PA 15222	CONTACT NAME: PHONE (A/C, No, Ext): (412) 261-1842	FAX (A/C, No): (412) 261-4149
	E-MAIL ADDRESS: info@hendersonbrothers.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : The Charter Oak Fire Ins. Co.	NAIC # 25615
INSURED Carnegie Library of Pittsburgh 4400 Forbes Avenue Pittsburgh, PA 15213	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

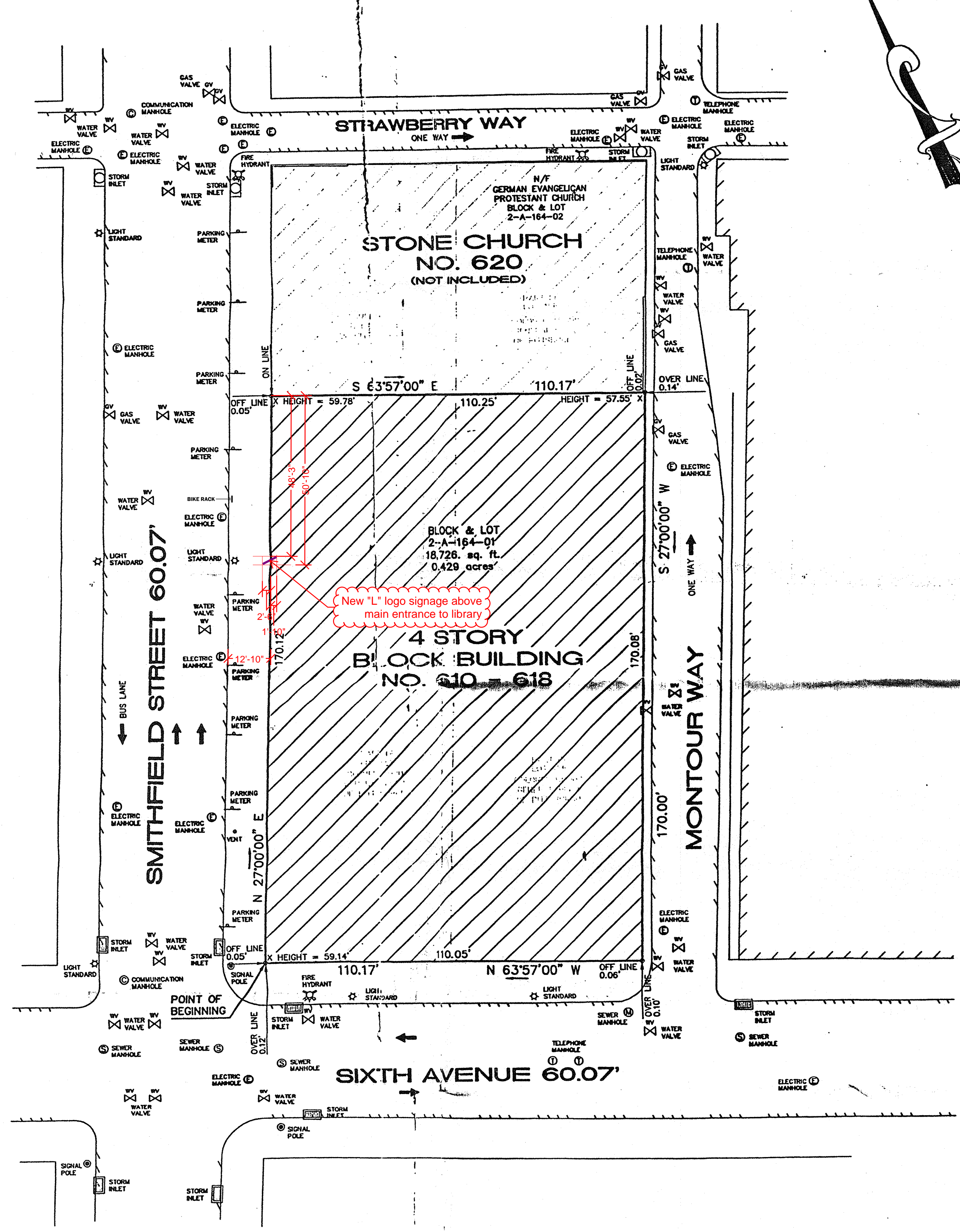
COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<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"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			630-4A935639	10/1/2019	10/1/2020	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 1,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below N / A						PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

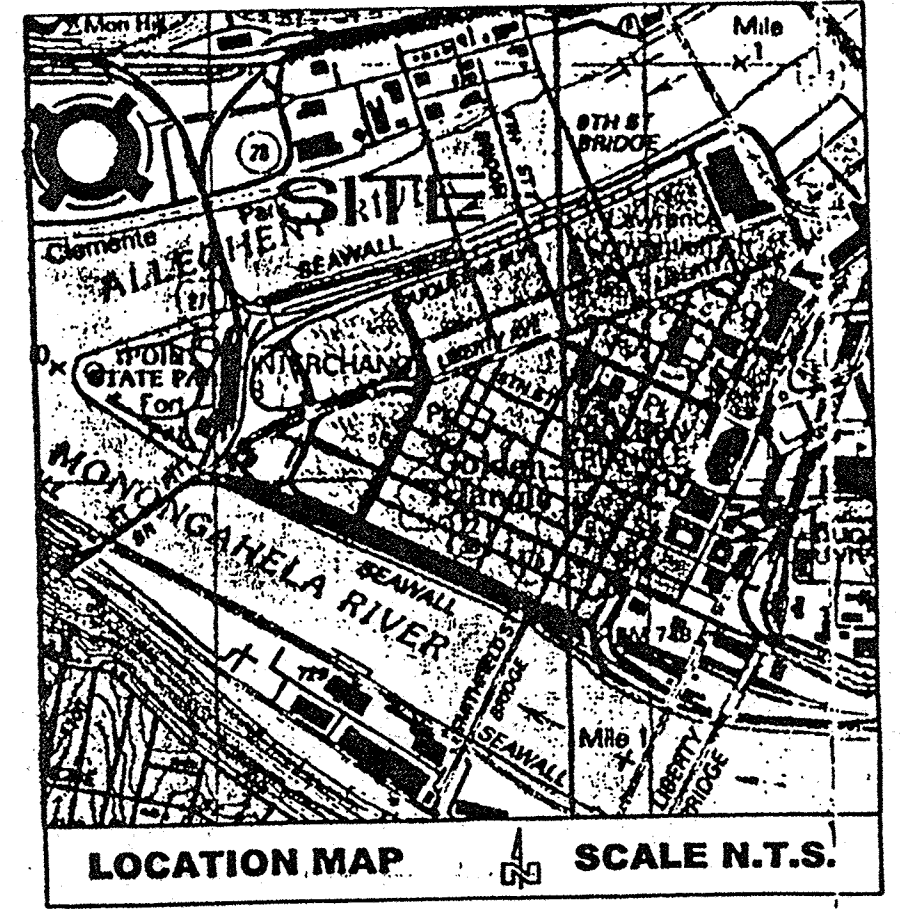
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Pittsburgh is included as additional insured when required by written contract with respect to the Enroachment Legislation for Downtown (612 Smithfield Street)

CERTIFICATE HOLDER City of Pittsburgh Department of Public Works 611 Second Ave Pittsburgh, PA 15219	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



LEGEND

	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	ELECTRIC MANHOLE
	STORM MANHOLE
	STORM INLET
	SANITARY MANHOLE
	COMMUNICATION MANHOLE
	TELEPHONE MANHOLE
	SIGNAL POLE
	LIGHT STANDARD
	PARKING METER



ZONING GT-A = GOLDEN TRIANGLE DISTRICT

910.01.F GT-A SUBDISTRICT
THE PROVISIONS IN THIS SECTION APPLY TO LANDS WITHIN THE GT-A SUBDISTRICT OF THE GT DISTRICT.

910.01.F.1 PURPOSE
THE PURPOSES OF THE GT-A SUBDISTRICT AREA AS FOLLOWS:

(A) TO PROVIDE ZONING CLASSIFICATION SUITABLE FOR APPLICATION TO THE CORE OF THE GOLDEN TRIANGLE AREA, WHERE INTENSIVE CONCENTRATION OF RETAIL AND OTHER BUSINESS FACILITIES IS DESIRABLE;

(B) TO ENCOURAGE CONTINUOUS, PRIMARILY RETAIL BUSINESS FRONTAGES AT STREET OR SIMILAR PEDESTRIAN LEVEL, WITH OFFICES, OFFICE RELATED, AND RESIDENTIAL USES AS THE PRIMARY USES OF UPPER STORES OF BUILDINGS, SO THAT A MAXIMUM VARIETY OF COMMERCIAL SERVICES MAY BE AVAILABLE WITHIN CONVENIENT DISTANCE OF EACH OTHER; AND

(C) TO ENCOURAGE DEVELOPMENT OF THIS AREA PRIMARILY FOR RETAIL BUSINESS OCCUPANCY.

910.01.F.2 USE RESTRICTIONS
ONLY RETAIL SALES AND SERVICE AND RESTAURANT USES SHALL BE LOCATED WITH DIRECT ACCESS FROM A STREET OR OUTSIDE CONCOURSE, MALL, PLAZA, PROMENADE, WALKWAY OR SIMILAR PEDESTRIAN LEVEL.

910.01.F.3 SITE DEVELOPMENT STANDARDS
EACH SITE IN THE GT-A DISTRICT SHALL BE SUBJECT TO THE FOLLOWING SITE DEVELOPMENT STANDARDS.

(A) MINIMUM LOT AREA PER DWELLING
NO MORE THAN ONE DWELLING UNIT OR SUITE SHALL BE PERMITTED PER 110 SQUARE FEET OF LOT AREA IN THE GT-A SUBDISTRICT.

(B) FLOOR AREA RATIO
THE MAXIMUM FLOOR AREA RATIO IN THE GT-A SUBDISTRICT SHALL BE 13.

(C) URBAN OPEN SPACE
URBAN OPEN SPACE SHALL BE PROVIDED AT GROUND LEVEL IN AN AMOUNT EQUAL TO AT LEAST 20 PERCENT OF THE LOT AREA

SURVEYOR'S REPORT

THIS SURVEY IS MADE FOR THE BENEFIT OF:
PRESIDIO PL II LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY

I, MARK B. SCHMIDT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED HEREON:

I FURTHER CERTIFY THAT:

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
2. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF PENNSYLVANIA, AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(B), 7(C), 8, 9, 10, 11(c) AND 14 IN TABLE A CONTAINED HEREIN, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER INSTRUMENTATION, FIELD PROCEDURES, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 0220083AL WITH AN EFFECTIVE DATE OF MARCH 1, 2001, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NOS. 335-C, WITH A DATE OF IDENTIFICATION OF OCTOBER 4, 1995, FOR COMMUNITY NO. 42003C IN ALLEGHENY COUNTY, STATE OF PENNSYLVANIA, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. THE PROPERTY HAS DIRECT ACCESS TO SMITHFIELD STREET, SIXTH AVENUE, MONTOUR WAY, AND STRAWBERRY WAY ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.
6. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS 0, INCLUDING 0 DESIGNATED HANDICAP SPACES.
7. EXCEPT AS SHOWN, ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

MARK B. SCHMIDT, P.L.S.
SU-36950-E
PROFESSIONAL LAND SURVEYOR NO.
MARCH 11, 2001
CERTIFICATION DATE



LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE IN THE 2ND WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE NORTHEASTERLY CORNER OF SMITHFIELD STREET (60.07 FEET WIDE) AND SIXTH AVENUE (60.07 FEET WIDE); THENCE ALONG THE EASTERLY LINE OF SMITHFIELD STREET, NORTH 27 DEGREES EAST 170.00 FEET TO A POINT; THENCE SOUTH 63 DEGREES 57 MINUTES EAST 110.17 TO A POINT ON THE WESTERLY LINE OF MONTOUR WAY (VARIABLE WIDTH); THENCE ALONG THE WESTERLY LINE OF MONTOUR WAY, SOUTH 27 DEGREES WEST 170.00 FEET TO A POINT ON THE NORTHERLY LINE OF SIXTH AVENUE; THENCE ALONG THE NORTHERLY LINE OF SIXTH AVENUE, NORTH 63 DEGREES 57 MINUTES WEST 110.17 FEET TO A POINT AT THE PLACE OF BEGINNING.

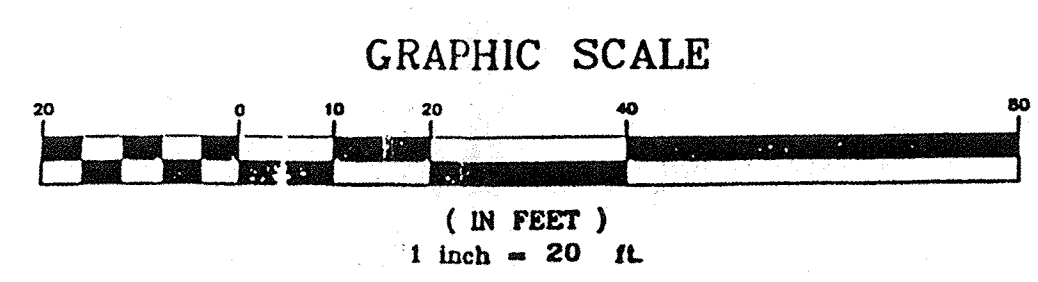
BEING PART OF LOTS NOS. 455 AND 456 IN COL. WOOD'S GENERAL PLAN OF PITTSBURGH.

BEING DESIGNATED AS BLOCK 2-A, LOT 164-01 IN THE DEED REGISTRY OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA

CONTAINING 18,726 SQUARE FEET OR 0.429 ACRES

TITLE EXCEPTION NOTES

6. TERMS AND CONDITIONS OF LEASE FROM THE TRUSTEES, ELDERS AND WARDENS OF THE GERMAN EVANGELICAL PROTESTANT CHURCH IN PITTSBURGH TO A. W. SMITH, DATED MAY 3, 1923 AND RECORDED MAY 3, 1923 IN DEED BOOK VOLUME 2145, PAGE 540; AS AMENDED BY AGREEMENT BETWEEN THE SAME PARTIES DATED OCTOBER 30, 1923 AND RECORDED IN DEED BOOK VOLUME 2178, PAGE 119; AS FURTHER MODIFIED BY AGREEMENT BETWEEN THE TRUSTEES, ELDERS AND WARDENS OF THE GERMAN EVANGELICAL PROTESTANT CHURCH IN PITTSBURGH, NOW BY CHARTER AMENDMENT, THE SMITHFIELD CONGREGATIONAL CHURCH AND 610 SMITHFIELD STREET ASSOCIATES, DATED OCTOBER 10, 1984 AND RECORDED DECEMBER 14, 1984 IN DEED BOOK VOLUME 7000, PAGE 268; LAST ASSIGNED TO 610 SMITHFIELD STREET ASSOCIATES BY INSTRUMENT FROM ACADEMY ASSOCIATES, DATED JANUARY 1, 1984 AND RECORDED APRIL 17, 1984 IN DEED BOOK VOLUME 6850, PAGE 608; ASSIGNMENT OF GROUND LEASE, IMPROVEMENTS AND APPURTENANCES FROM 610 SMITHFIELD STREET ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP TO MELLON SQUARE ASSOCIATES, A DELAWARE LIMITED PARTNERSHIP, DATED MARCH 31, 1989 AND RECORDED APRIL 4, 1989 IN DEED BOOK VOLUME 7989, PAGE 268; AS AMENDED AND RESTATED BY LEASE AGREEMENT BETWEEN THE TRUSTEES, ELDERS AND WARDENS OF THE GERMAN EVANGELICAL PROTESTANT CHURCH IN PITTSBURGH NOW BY CHARTER AMENDMENT, THE SMITHFIELD CONGREGATIONAL CHURCH AND MELLON SQUARE ASSOCIATES, A DELAWARE LIMITED PARTNERSHIP DATED AS OF MAY 1, 1991; A MEMORANDUM OF AMENDED AND RESTATED LEASE AGREEMENT WHICH IS DATED AS OF MAY 1, 1991 AND RECORDED MAY 3, 1991 IN DEED BOOK VOLUME 8472, PAGE 303, ASSIGNED TO PRESIDIO PL II LLC BY INSTRUMENT FROM MELLON SQUARE ASSOCIATES, DATED MAY 14, 1999 IN DEED BOOK VOLUME 10480, PAGE 386. AFFECTS THE PROPERTY AND IS NOT PLOTTABLE.



SURVEY COORDINATOR

SMITH-ROBERTS NATIONAL CORPORATION

2212 N.W. 50th STREET SUITE 246
OKLAHOMA CITY, OK. 73112
Phone: 405-840-7094
Fax: 405-840-9116

REVISIONS		Date
No.	Description	(MM-DD-YY)
1	SMITH-ROBERTS COMMENTS	

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS

35 WILSON STREET - Suite 201
PITTSBURGH, PA 15223

PHONE: (412) 781-9660 FAX: (412) 781-5904 E-MAIL: htc@nauticom.net

3-24-2001 4446 1 OF 1
DATE H.T.A. JOB # SHEET

ALTA/ACSM LAND TITLE SURVEY OF PRESIDIO PL II LLC - PITTSBURGH, PA 610 SMITHFIELD STREET PITTSBURGH, PA 15222 22ND WARD CITY OF PITTSBURGH ALLEGHENY COUNTY, PA.