

September 22, 2020

Karina Ricks, Director
Department of Mobility & Infrastructure
City of Pittsburgh
611 Second Avenue
Pittsburgh PA 15219

**RE: Encroachment Application, Letter to the Director
Brewers Block
3234 Liberty Avenue, Pittsburgh, PA 15201**

Dear Karina,

As you may know, we have been working diligently with your staff on the Brewers Block project at 3234 Liberty Avenue. The Brewers Block project is a market-rate multi-family project between 32nd and 33rd Streets, Liberty Ave and Sassafras.

Please accept this letter as our formal request for an “Encroachment Permit” for awnings/overhangs. The overhangs are required to properly define the building entrances and shield the tenants and visitors from the weather. The overhangs will be constructed of non-combustible, high-quality metal and steel materials with a painted finish.

Please do not hesitate to contact me with any questions. Again, thank you and your staff for your continued assistance and cooperation as we move this exciting project forward.

Very truly yours,
RDC Design+Build, Inc.



John R. Deklewa, CEO
Direct: 412.257.9004
Cell: 412.303.2270
Email: jdeklewa@buildwithrdc.com



CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

ENCROACHMENT APPLICATION PACKET

The following items are necessary in order to process any encroachment

A letter addressed to the following: Karina Ricks, Director
Department of Mobility & Infrastructure
611 Second Avenue
Pittsburgh PA 15219

A check for the application fee in the amount of \$150.00, payable to the “Treasurer, City of Pittsburgh”.

ENCROACHMENTS: After receiving the information, we will do a review and verification then send the resolution to City Council. When this legislation is passed, we will contact you to pick up the encroachment permit, along with a copy of the acceptance certificate. In addition, we will need an annual renewal of your insurance certificate naming the City of Pittsburgh as an additional insured party, for the amounts listed in the checklist below.

- ❖ Plans must have a zoning approval stamp.
- ❖ All construction must be in compliance with City specifications.
- ❖ All material for construction must comply with City standards and must be itemized in the letter of request to the Director of the Department of Mobility and Infrastructure.

After receiving the complete application packet, the review process will begin. This process includes an inspection by the administrator, field inspection by inspector, final approvals by Assistant Director’s and Directors Office, and finally sent to Council for their approval.

Please note that these requests take an extensive amount of research and review, and we thank you for your patience.

Please submit all completed forms to:
Jennifer Massacci
611 Second Ave
Pittsburgh, Pa 15219
jennifer.massacci@pittsburghpa.gov



CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

Application for an Encroachment on City Dedicated Right-Of-Way

Date 09/22/2020

Applicant Name RDC Design-Build, Inc

Property Owner's Name (if different from Applicant) 3250 Liberty Owner LLC

Address 3234 Liberty Avenue, Pittsburgh, PA 15201

Phone Number: (412) 257-9004 Alternate Phone Number: _____

Location of Proposed Encroachment: 3234 Liberty Avenue

Ward: 6 Council District: 7 Lot and Block 25-D-264

What is the properties zoning district code? UI (zoning office 255-2241)

Is the existing right-of-way, a street or a sidewalk? Street

Width of Existing Right-of-Way (sidewalk or street): 60' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 357.34' (Before encroachment)

Width of Proposed Encroachment: 4.8' for retail canopy and 7.3' for main entrance canopy.

Length of Proposed Encroachment: 66' for retail canopy and 15' for main entrance canopy.

Number of feet the proposed object will encroach into the ROW: 4.8' for retail canopy and 7.3' for main entrance canopy.

Reason for application: _____

*****PLEASE ATTACH ALL ADDITIONAL INFORMATION*****



CITY OF PITTSBURGH

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Karina Ricks, Director

APPLICANT CHECKLIST

- Letter to the Director
- Property Owners'** Certificate of Insurance – listing the City of Pittsburgh as an additional insured in the amounts listed: Public Liability \$ 100,000.00 - \$ 300,000.00 Property Damage \$ 50,000.00
- Profile picture or drawing with dimensions of the proposed structure to be placed on the site of the encroached property – **STAMPED WITH ZONING APPROVAL**
- Copy of the specifications of the proposed encroachment
- Copy of a survey or plot plan of the property
- Documentation from utility companies stating approval/easement/agreement
- Application Fee \$150 made payable to Treasurer City of Pittsburgh

REMEMBER TO ATTACH ALL REQUIRED INFORMATION. (*Letter to the Director, Property Owner Insurance forms-listing the City of Pittsburgh as an additional insured, maps, specs ,zoning approved drawings, utility documentation, a check for \$150.00*)

For Office Use:

Check for \$150.00 Check # _____ Received Plot Plan or Survey _____

Received Required Insurance _____ Received detailed map of proposed encroachment _____

Received Utility Letters _____

Received drawing or picture of completed project _____

Received picture of proposed encroached property _____

All tax information in compliance _____ delinquent _____



DESMONE ARCHITECTS

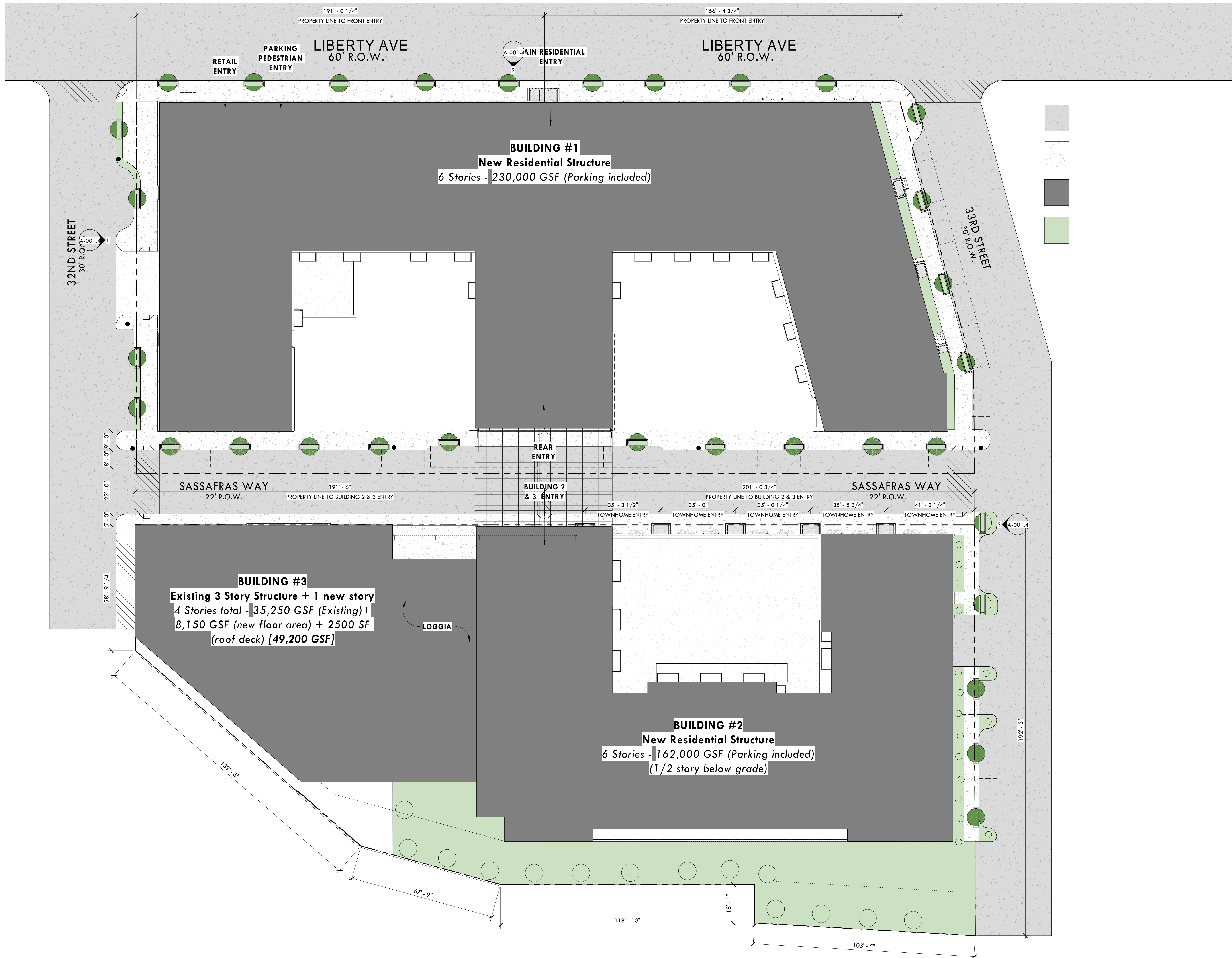
PITTSBURGH:
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 PITTSBURGH
 PENNSYLVANIA, 15201
 TEL : 412. 683. 3230
 FAX : 412. 683. 3563

MORGANTOWN:
 265 HIGH STREET
 SUITE 7
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 WEST VIRGINIA, 26505
 TEL : 304. 602. 7880
 FAX : 304. 212. 5393

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Schematic Design Set
for
3250 Liberty Avenue

Pittsburgh, PA

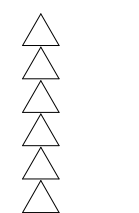


Seal:



Drawn By: Author	Edited By: Designer	Checked By: Checker
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Revisions:



Date:
04.03.2020

Project Number:
4833

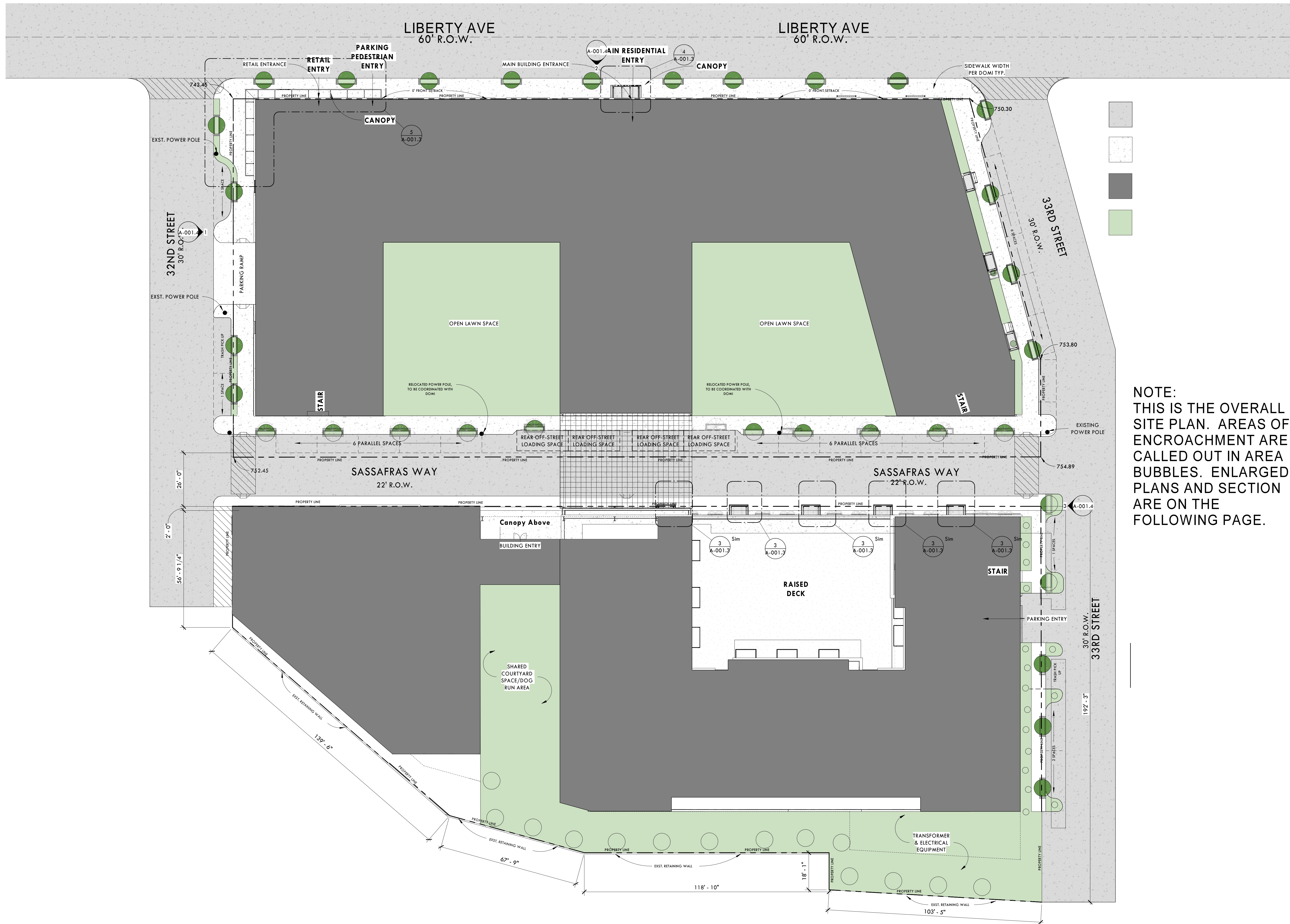
Owner / Client:
RDC

Drawing Title:
Address Plans

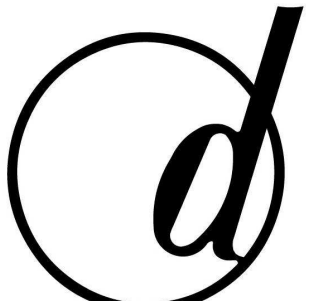
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A-001.1

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NOTE:
THIS IS THE OVERALL SITE PLAN. AREAS OF ENCROACHMENT ARE CALLED OUT IN AREA BUBBLES. ENLARGED PLANS AND SECTION ARE ON THE FOLLOWING PAGE.



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Schematic Design Set
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3250 Liberty Avenue

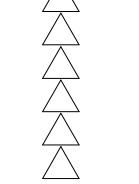
Pittsburgh, PA

Seal:



Drawn By: Author	Edited By: Designer	Checked By: Checker
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Revisions:



Date:
04.03.2020

Project Number:
4833

Owner / Client:
RDC

Drawing Title:
Encroachment Site Plan

Scale: **1" = 20'-0"**
Drawing Number:

A-001.2

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14.03.2020 1400_Plan_Landscaping_Liberty_2314P_Mattd_JamesArch



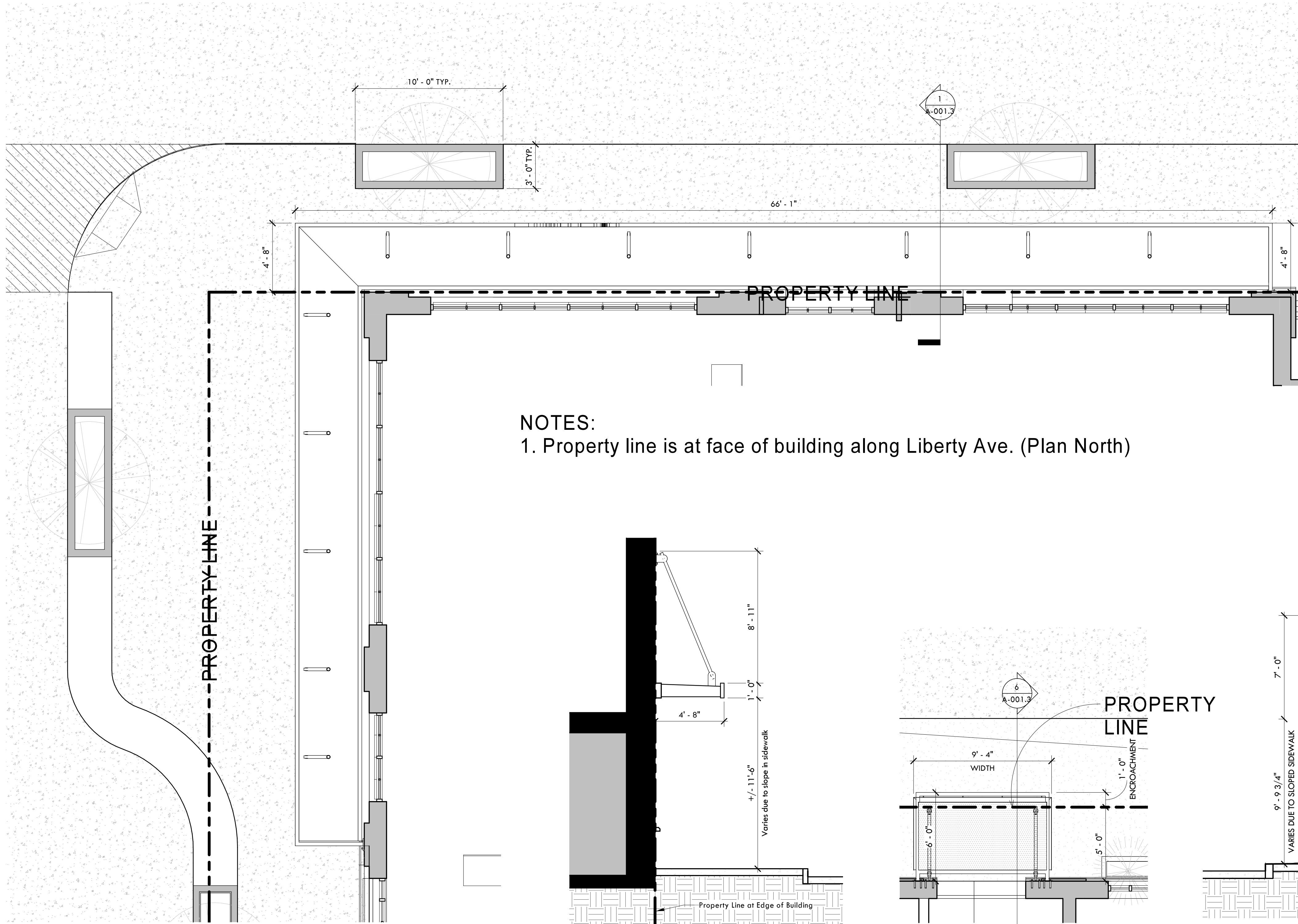
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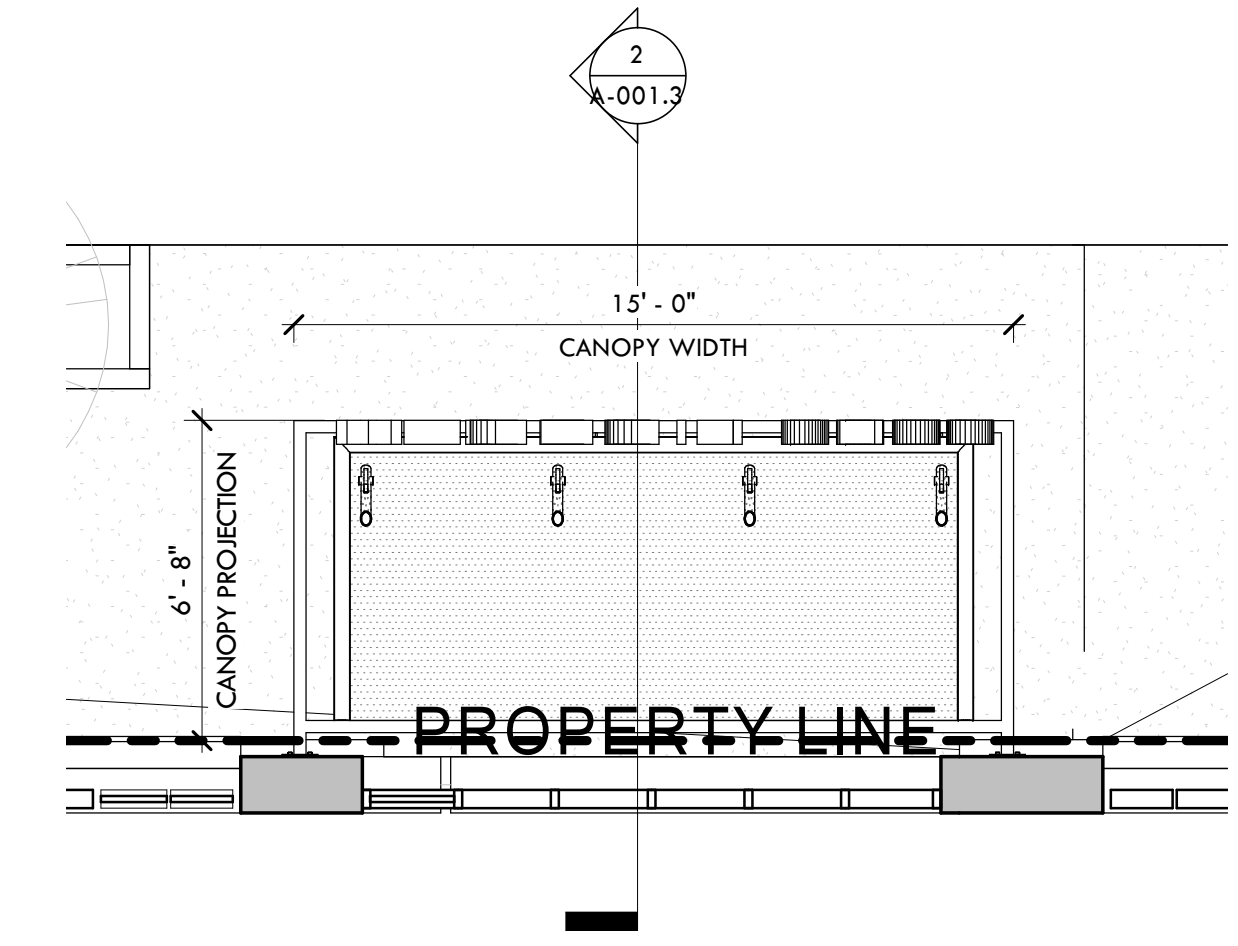
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Schematic Design Set
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3250 Liberty Avenue
Pittsburgh, PA

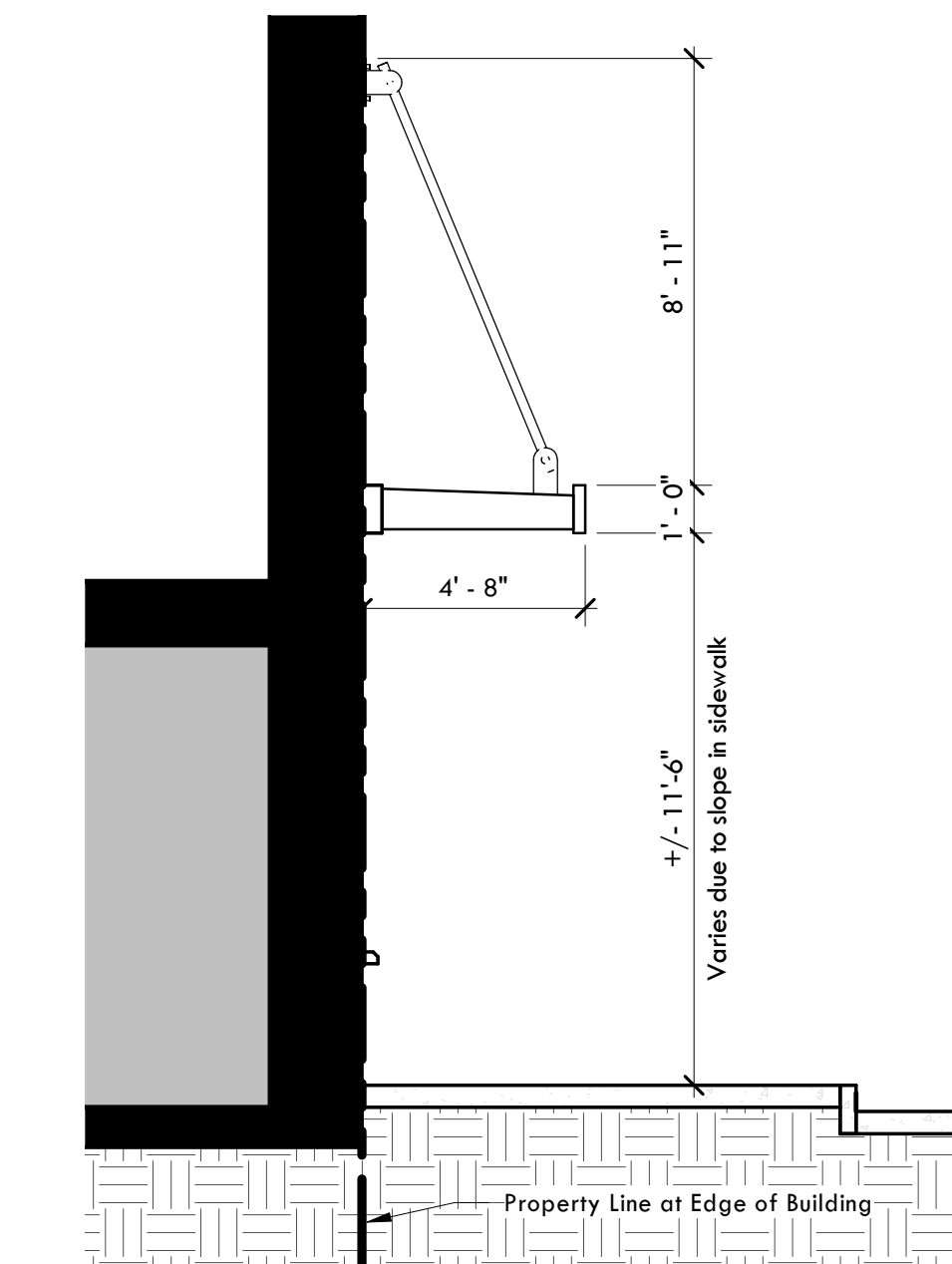


NOTES:
1. Property line is at face of building along Liberty Ave. (Plan North)

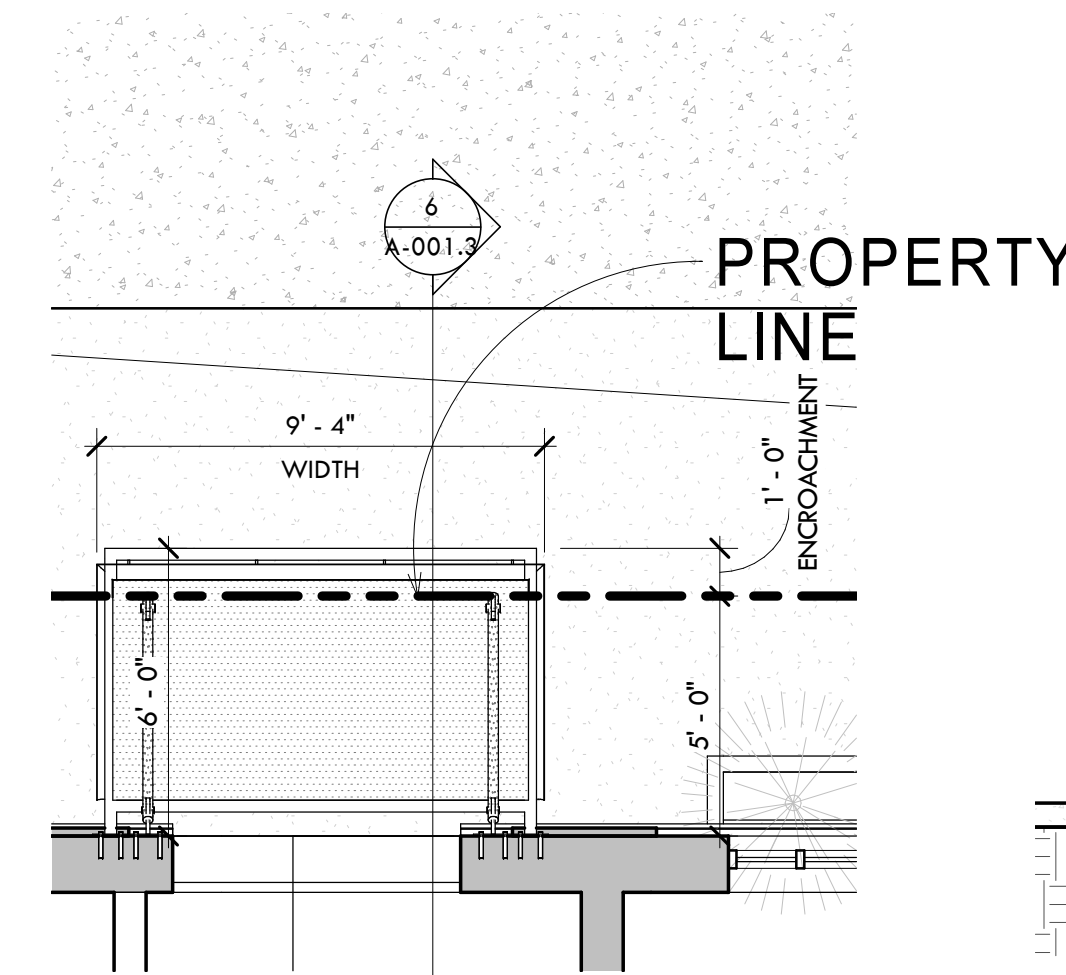


4 Site Plan-Encroachment Site Plan - Entrance Canopy
1/4" = 1'-0"

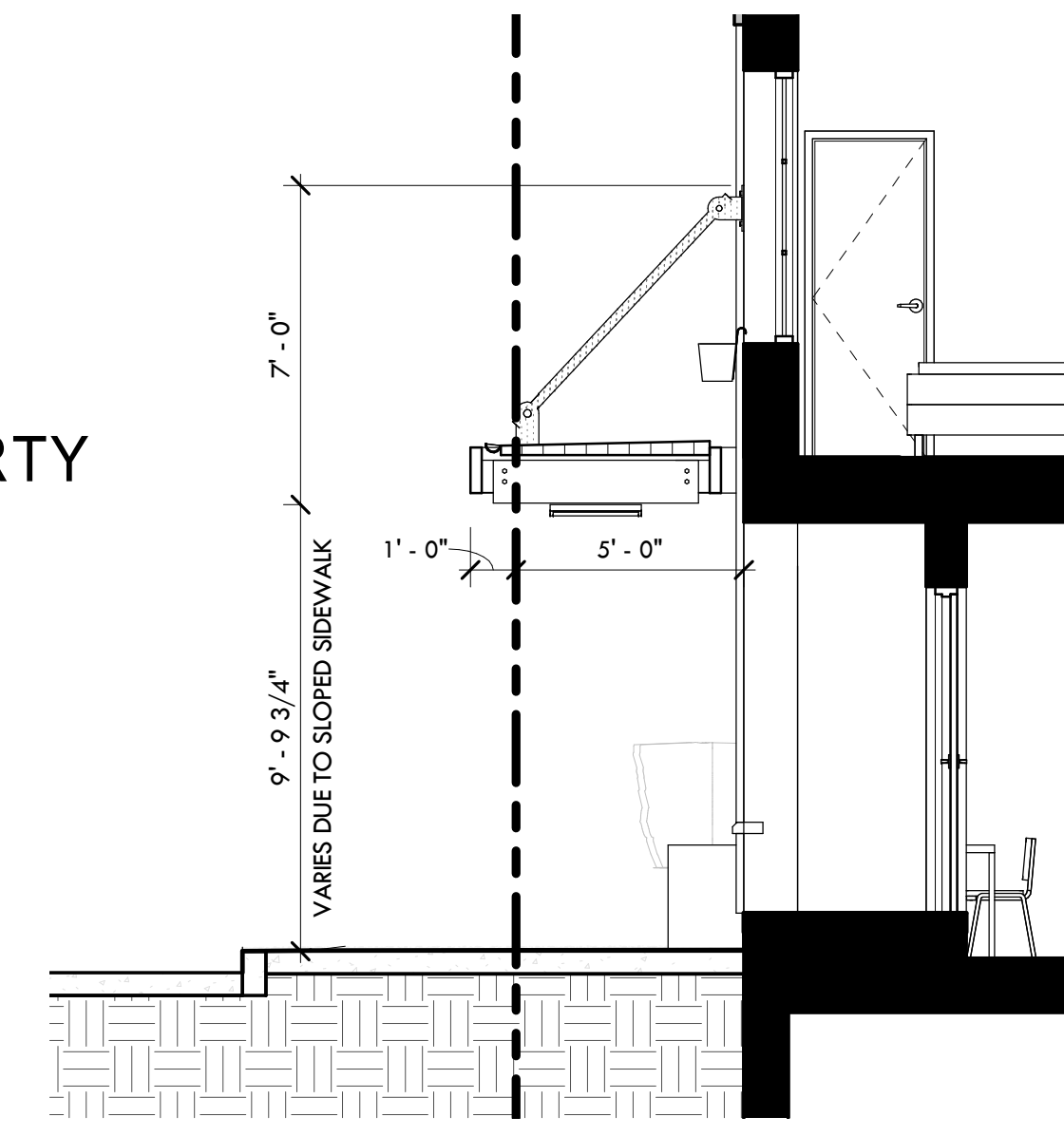
5 Site Plan-Encroachment Site Plan - Corner Canopy
1/4" = 1'-0"



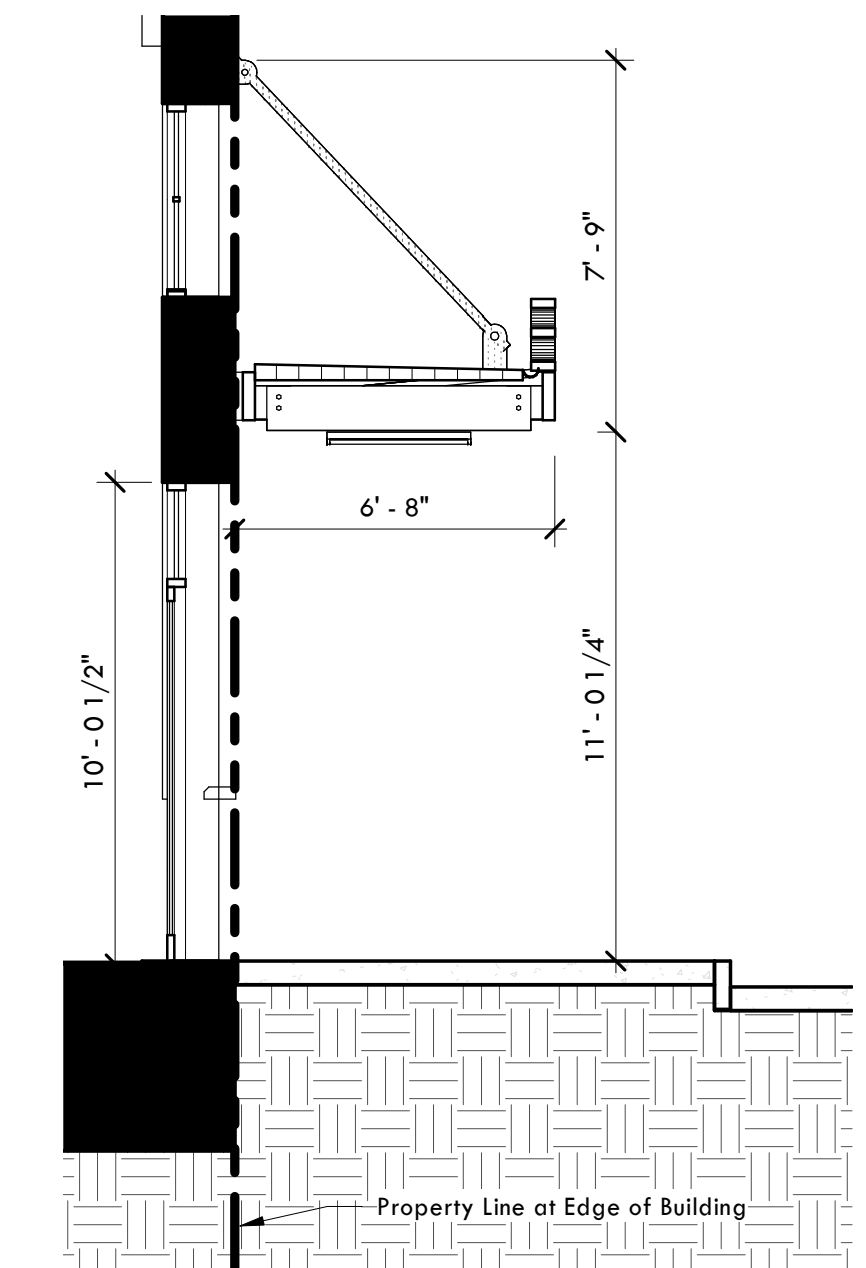
1 Canopy Section @ Liberty Ave
1/4" = 1'-0"



3 Building 2 Unit Canopies, Typ.
1/4" = 1'-0"



6 Canopies at Building 2 Townhomes
1/4" = 1'-0"



2 Canopy Section at Lib Ave Entrance
1/4" = 1'-0"

Seal:



Drawn By: Author	Edited By: Designer	Checked By: Checker
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Revisions:



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Owner / Client:
RDC

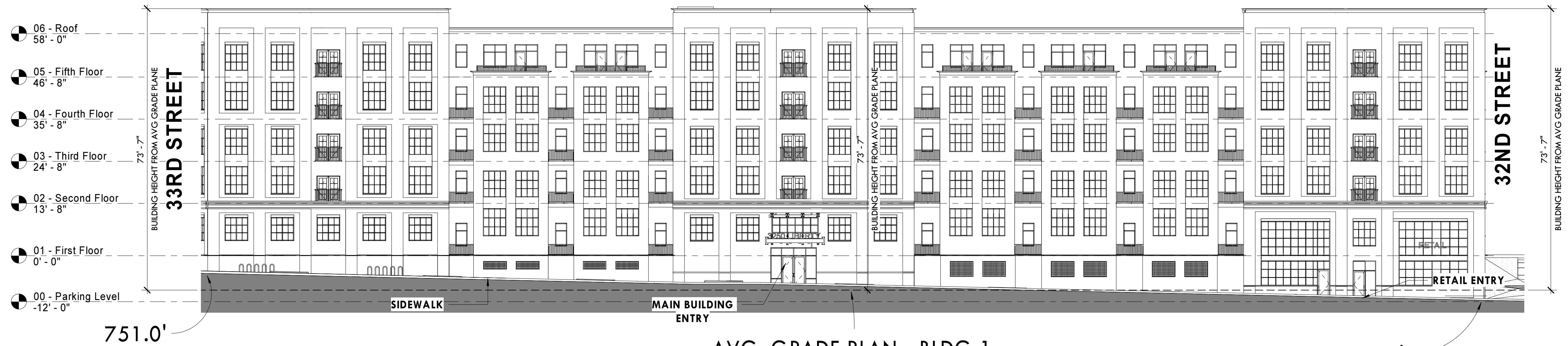
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**Encroachment Permit
Enlarged Plans**

Scale: 1/4" = 1'-0"
Drawing Number:

A-001.3

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BUILDING 1 - HEIGHTS



751.0'

745.0'

**AVG. GRADE PLAN - BLDG 1
(LIBERTY AVE) 748.0'**

② Average Grade Scale - Liberty Ave.
1/16" = 1'-0"

BUILDING 2 - HEIGHTS



761.0'

756.0'

755.5'

**AVG. GRADE PLAN - BLDG 2
(33RD STREET) 758.5'**

③ Average Grade Scale - 33rd Street
1/16" = 1'-0"

BUILDING 1 - HEIGHTS



751.0'

**AVG. GRADE PLAN - BLDG 1
(33RD STREET) 753.25'**

BUILDING 1 - HEIGHTS



745.0'

753.0'

**AVG. GRADE PLAN - BLDG 1
(32ND STREET) 749.0'**

① Average Grade Scale - 32nd Street
1/16" = 1'-0"

BUILDING 3 (EXISTING) - HEIGHTS



757.0'

**AVG. GRADE PLAN - BLDG 3
(32ND STREET) 755.0'**

DESSTONE ARCHITECTS

PITTSBURGH: ONE DOUGHBOY SQUARE, 3400 BUTLER STREET, PITTSBURGH, PENNSYLVANIA, 15201
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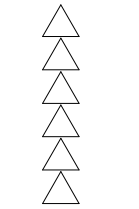
Schematic Design Set
 3250 Liberty Avenue
 Pittsburgh, PA

Seal:



Drawn By:	Edited By:	Checked By:
Author	Designer	Checker

Revisions:



Date: 04.03.2020

Project Number: 4833

Owner / Client: RDC

Drawing Title:
Average Grade Plan - Elevations

Scale: 1/16" = 1'-0"
 Drawing Number:

A-001.4

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14.03.2020 14.03.2020 14.03.2020 Liberty_23147 Model_Bimobuort

PREMISES "A"

ALL THAT CERTAIN tract or piece of land situate in the 6th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lots No. 1 through 14 and part of Lots No. 15 and 16 in Block No. 45 of the Denny Estates Plan of Lots recorded in Plan Book Volume 6 pages 180 through 187, being bounded and described as follows:

BEGINNING at the intersection of the Easterly line of Thirty-second Street and the Southerly line of Liberty Avenue; thence along Liberty Avenue N 47° 56' E a distance of 356.21 feet to a point on the Westerly line of Thirty-third Street; thence, along said line S 57° 18' 07" E a distance of 131.52 feet to a point; thence continuing along said line S 42° 05' 50" E a distance of 47.10 feet to a point at the intersection of the Westerly line of Thirty-third Street and the Northerly line of Sassafras Way; thence, along Sassafras Way S 47° 56' W a distance of 390.71 feet to a point at the intersection of the Northerly line of Sassafras Way and the Easterly line of Thirty-second Street; thence, along Thirty-second Street N 42° 05' 50" W a distance of 174.00 feet to a point at the place of beginning.

CONTAINING 1.5104 acres, more or less.

BEING known as Liberty Avenue.

BEING Tax Parcel No.: 25-D-264.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground situate in the 6th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sassafras Alley which point is distant 160.60 feet Northeastwardly from the Southeasterly corner of Sassafras Alley and Thirty-second Street, said point also being at line of lands now or formerly of Winpen Realty Company, as conveyed to it under Deed of Sunshine Biscuits, Inc., dated September 18, 1950 and recorded in Deed Book Volume 3107 page 730; thence from said point of beginning and along said Southeasterly side of Sassafras Alley, North 47° 56' East, a distance of 128.30 feet to a point at line of lands now or formerly of David A. Bluestone, formerly of Commercial Sash and Door Company; thence along said line South 42° 04' East, a distance of 168 feet to a point in vacated Ferguson Street at line of lands now or formerly of Penn Central Railroad; thence along said line South 47° 56' West, a distance of 117.84 feet to a point; thence along same South 63° 21' West, a distance of 67.71 feet to a point at other lands now or formerly of Penn Central Railroad (formerly Pennsylvania Railroad Company), as conveyed to it by Deed of Sunshine Biscuits, Inc., dated October 23, 1950 and recorded in Deed Book Volume 3130 page 75; thence along said lands South 89° 00' 30" West a distance of 38.66 feet to a point on line of lands now or formerly of Winpen Realty Company, as conveyed to it by Deed of Sunshine Biscuits, Inc., dated April 7, 1952 and recorded in Deed Book Volume 3224 page 174; thence along said line now or formerly of Winpen Realty Company North 60° 13' 50" East, a distance of 44.81 feet to a point; thence along said line of lands now or formerly of Winpen Realty Company and along line of other land now or formerly of Winpen Realty Company (See Deed Book Volume 3107 page 730) North 42° 04' West, a distance of 84.09 feet to a point; thence continuing along line of other lands now or formerly of Winpen Realty North 47° 56' East a distance of 40.18 feet to a point; thence continuing along same North 42° 04' West, a distance of 50.05 feet to a point on said Southeasterly side of said Sassafras Alley at the place of beginning.

BEING known as 554 33rd Street.

BEING Tax Parcel No.: 25-H-62.

TOGETHER with all of Grantor's rights in those certain rights of way conveyed to Grantor's predecessor in the Deed from the Allegheny County Industrial Development Authority to Grantor's predecessor dated March 24, 1993, of record in the Recorder's Office of Allegheny County in Deed Book Volume 8936 page 209.

PREMISES "C"

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the 6th (formerly the 16th) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Thirty-third Street and Sassafras Way; thence Southwardly along the Westerly side of Thirty-third Street, a distance of 192 feet to a point on the Northerly line of land now or formerly of the Pennsylvania Railroad Company; thence Westwardly along said Northerly line of land now or formerly of the Pennsylvania Railroad Company, a distance of 102.88 feet to a point; thence Northwardly still by land now or formerly of the Pennsylvania Railroad Company and lands of Sunshine Biscuits, Inc., a distance of 186.02 feet to the Southerly side of said Sassafras Way; thence Eastwardly along said Southerly side of Sassafras Way, a distance of 102 feet, 8-1/2 inches to the Southwest corner of Thirty-third Street and Sassafras Way at the place of beginning.

BEING known as 554 33rd Street.

BEING Tax Parcel No.: 25-D-280.

PREMISES "D"

PARCEL 1

ALL THAT CERTAIN lot, piece, or parcel of land situate in the Sixth Ward of the City of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point at the Southeast corner of 32nd Street and Sassafras Way, thence along Sassafras Way North 47 degrees 56 minutes East 160.06 feet to a point, thence South 42 degrees 04 minutes East for 50.05 feet to a point; thence South 47 degrees 56 minutes West for 40.04 feet to a point on line dividing Lots #5 and #6 in block number 46 of the Denny Plan; thence by said dividing line South 42 degrees 04 minutes East for 70.09 feet to a point on the Northerly side of Ferguson Street, now vacated; thence along said side vacated Street South 47 degrees 56 minutes West for 42.08 feet to a point; thence South 89 degrees 02 minutes 50 seconds West through lots #4, #3, #2, and #1 for 103.44 feet to a point on the Easterly side of 32nd Street; thence by the Easterly side of 32nd Street North 42 degrees 02 minutes West for 52.12 feet to a point at the place of the beginning.

BEING known as 325 32nd Street.

BEING Tax Parcel No.: 25-H-50.

PARCEL 2

ALL THAT CERTAIN lot, piece, or parcel of land situate in the Sixth Ward of the City of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point at the Easterly side of 32nd Street, distance southeasterly 52.12 feet from the Southeast corner of 32nd Street and Sassafras Way; thence North 89 degrees 02 minutes 50 feet East 103.44 feet; thence on the Northerly side of Ferguson Street now vacated, North 47 degrees 46 minutes East 42.08 feet to the Southeasterly corner of the building now or formerly owned by Winpen Realty Company; thence South 42

degrees 04 minutes East 14 feet; thence South 60 degrees 13 minutes 50 feet West 45.68 feet; thence South 89 degrees 00 minutes 30 feet West 100 feet to the Easterly side of 32nd Street; thence North 42 degrees 02 minutes West 6.59 feet to the point at the place of the beginning.

BEING known as 32nd Street.

BEING Tax Parcel No.: 25-H-54.