

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

August , 2021

President and Members
City Council
City of Pittsburgh

**RE: 701 SMITHFIELD STREET
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 701 Smithfield Street, in the 2nd Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

HULLETT DEVELOPMENT TRIANGLE LP, is proposing to properly permit an existing fire escape on the Triangle Building that projects into the right-of-way. An encroachment permit is required to make needed repairs to the existing fire escape, along Seventh Avenue between Liberty Avenue and Smithfield Street.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in black ink, appearing to be "K. Ricks", written over a horizontal line.

Karina Ricks
Director

KR:JM
Attachments


WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

MEMORANDUM

To: Acting Director Chris Hornstein - Public Works
Director Sarah Kinter - PLI
Director Douglas Anderson - Finance
Anthony Bilan - Law

From: Director Karina Ricks 

CC: Jen Massacci

Date: July 30, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 701 Smithfield Street, in the 2nd Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

HULLETT DEVELOPMENT TRIANGLE LP, is proposing to properly permit an existing fire escape on the Triangle Building that projects into the right-of-way. An encroachment permit is required to make needed repairs to the existing fire escape along Seventh Avenue between Liberty Avenue and Smithfield Street.

Kindly let us know if you have objection to this request.

KR/JM

Attachments

July 23, 2021

Ms. Karina Ricks
Director
Department of Mobility and Infrastructure
City of Pittsburgh
City County Building
414 Grant Street
Pittsburgh, PA 15219

Re: 701 Smithfield Street – Triangle Building
Block and Lot 009-N-00001
Repair of Existing Fire Escape on Seventh Avenue
Encroachment Application

Dear Director Ricks,

TKA Architects along with the fire escape contractor Safe Escapeways is requesting a sidewalk encroachment permit to repair an existing fire escape along Seventh Avenue between Liberty Avenue and Smithfield Street. The fire escape is located on the Triangle Building which is addressed as 701 Smithfield Street. The lowest platform of the fire escape will be at 11'-2" above the existing sidewalk and protrude out from the building 5'-5". The existing sidewalk which will remain as is approximately 11'-2" wide along seventh Avenue.

The owner of the building is Hullett Development Triangle, and Brett Walsh is the principal on this project. His phone number is 646-215-1965.

If there is anything you need, please feel free to contact me or Mr. Walsh and we will be happy to respond to you.

Thank you in advance for your assistance in this matter.



Joseph Serrao, R.A.
Principal
TKA Architects, Inc.

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

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

Date: 7-28-21

Applicant Name: TKA ARCHITECTS / JOSEPH SERRAO

Property Owner's Name (if different from Applicant): HULLETT DEVELOPMENT TRIANGLE

Address: 2200 LIBERTY AVE, STE 301 PCH PA 15222

Phone Number: 412-953-4844 Alternate Phone Number: 412-681-7242

Location of Proposed Encroachment: SEVENTH AVE 100 BLOCK

Ward: 2 Council District: 6 Lot and Block: 609-N-0001

What is the properties zoning district code: GT-A (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR- 2021-09348

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

Width of Existing Right-of-Way (sidewalk or street): 13'-6" (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 130'-0" (Before encroachment)

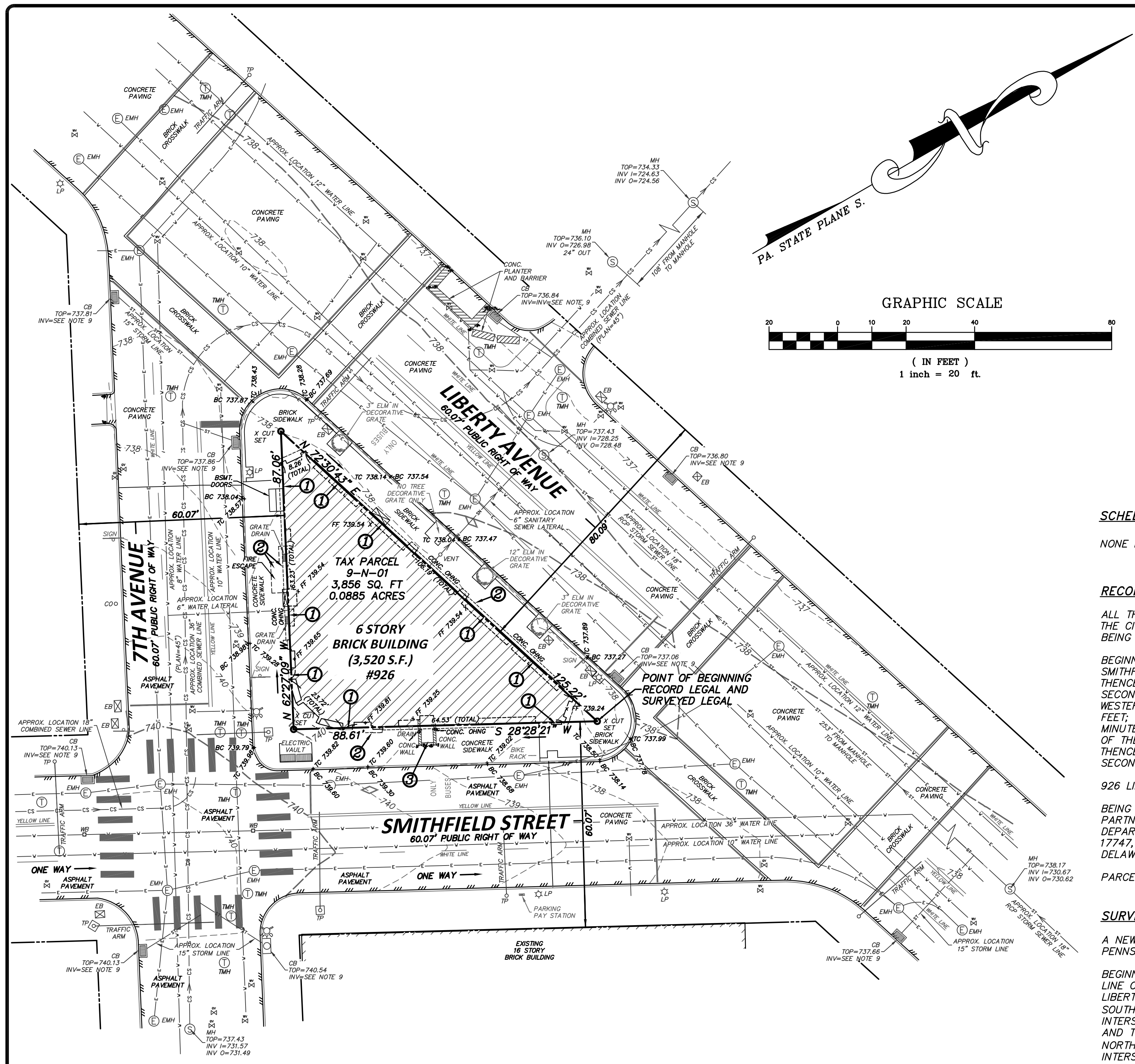
Width of Proposed Encroachment: 6'-0"

Length of Proposed Encroachment: 20'-0"

Number of feet the proposed object will encroach into the ROW: 6'-0"

Description of encroachment: REPAIR EXIST. FIRE ESCAPE

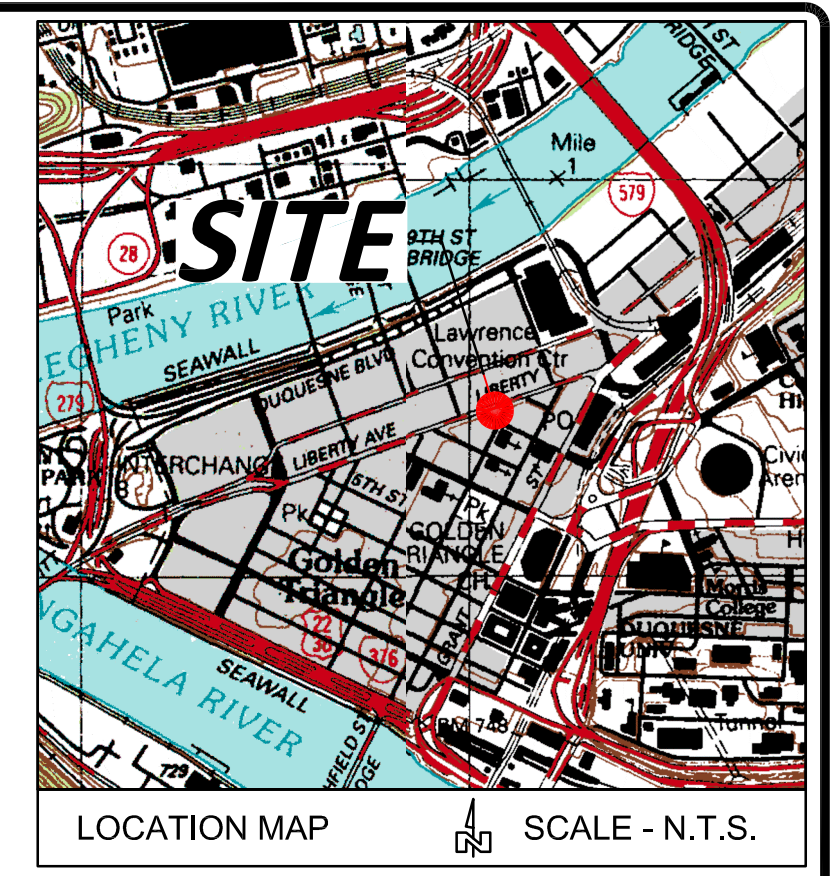
Reason for application:
REPAIR EXISTING FIRE ESCAPE WHICH PROTRUDES
6'-0" INTO SIDEWALK R.O.W. WITH THE BOTTOM BRACKET
AT 11'-2" ABOVE THE SIDEWALK. THE BOTTOM PLATFORM IS
14'-3" ABOVE THE SIDEWALK



| LEGEND | | | |
|--------|------------------------|------|-----------------------|
| — | OVERHEAD ELECTRIC LINE | CS | COMBINED SEWER LINE |
| — | UNDERGROUND ELECTRIC | MH | MANHOLE |
| — | UTILITY POLE | CO | CLEANOUT, VENT |
| — | GUIDE WIRE | ST | STORM SEWER |
| EM | ELECTRIC METER/BOX | STMH | STORM MANHOLE |
| TRANS | ELECTRIC TRANSFORMER | CB | CATCH BASIN |
| LP | LIGHT POLE | YD | YARD DRAIN |
| G | GAS LINE | EW | END WALL |
| GV | GAS VALVE | TMH | COMMUNICATION MANHOLE |
| GM | GAS METER | TB | COMMUNICATION BOX |
| W | WATER LINE | CL | COMMUNICATION LINE |
| WB | WATER BOX | — | EDGE OF PAVEMENT |
| WV | WATER VALVE | — | SURVEY MARKERS |
| HY | HYDRANT | B | BOLLARDS |

FLOOD INFORMATION
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN/STAGE-STOP CALL.
 P.A.S. SYSTEM INC. P.O.C.S. SERIAL NUMBER
 1-800-242-1776 20201262449



HAMPTON TECHNICAL ASSOCIATES
 ENGINEERING LAND SURVEYORS ESTABLISHED 1969
 www.hampton-technical.com
 Corporate Office
 Ema Technical Center
 35 Wilson Street, Suite 201
 Pittsburgh, PA 15223
 PHONE: (412) 781-9660
 FAX: (412) 781-5904
 Mars Office
 133 Ridge Road, Suite B
 Valencia, PA 16059
 PHONE: (724) 625-4544
 FAX: (724) 625-4549

SCHEDULE B-2 EASEMENT NOTES

NONE LISTED

RECORD LEGAL DESCRIPTION (FROM COMMITMENT)

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE 2ND (FORMERLY 3RD) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT MARKED BY A NAIL SET AT THE INTERSECTION OF THE WESTERLY LINE OF SMITHFIELD STREET 60.07 FEET AND THE SOUTHERLY LINE OF LIBERTY AVENUE 80.09 FEET; THENCE ALONG SAID WESTERLY LINE OF SMITHFIELD STREET SOUTH 27 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 88.61 FEET TO A NAIL SET AT THE INTERSECTION OF THE WESTERLY LINE OF SMITHFIELD STREET AND THE NORTHERLY LINE OF SEVENTH AVENUE 60.07 FEET; THENCE ALONG SAID NORTHERLY LINE OF SEVENTH AVENUE, NORTH 63 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF 87.06 FEET TO A NAIL SET AT THE INTERSECTION OF THE NORTHERLY LINE OF SEVENTH AVENUE AND THE SOUTHERLY LINE OF LIBERTY AVENUE; THENCE ALONG SAID SOUTHERLY LINE OF LIBERTY AVENUE, NORTH 71 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 125.22 FEET TO THE POINT AT THE PLACE OF BEGINNING.

926 LIBERTY AVENUE, PITTSBURGH, PA 15222

BEING THE SAME PROPERTY WHICH FLATIRON PARTNERS, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, BY DEED DATED AUGUST 16, 2019 AND RECORDED AUGUST 28, 2019 WITH THE DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 17747, PAGE 174, GRANTED AND CONVEYED UNTO HULLETT DEVELOPMENT TRIANGLE LP, A DELAWARE LIMITED PARTNERSHIP.

PARCEL NO.: 9-N-1

SURVEYED LEGAL DESCRIPTION

A NEW DESCRIPTION WAS PREPARED DUE TO THE PROPERTY BEING ROTATED TO THE PENNSYLVANIA STATE PLANE COORDINATES NAD 83 SOUTH ZONE SYSTEM.

BEGINNING AT A POINT OF AN X CUT SET, SAID POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF SMITHFIELD STREET A 60.07 FOOT PUBLIC RIGHT OF WAY AND THE SOUTHERLY LINE OF LIBERTY AVENUE A 80.09 FOOT PUBLIC RIGHT OF WAY; THENCE ALONG SAID SMITHFIELD STREET SOUTH 28° 28' 21" WEST A DISTANCE OF 88.61 FEET TO A POINT OF AN X CUT SET AT THE INTERSECTION OF THE NORTHERLY LINE OF SEVENTH AVENUE A 60.07 FOOT PUBLIC RIGHT OF WAY AND THE WESTERLY LINE OF SAID SMITHFIELD STREET; THENCE ALONG SAID SEVENTH AVENUE NORTH 62° 27' 09" WEST A DISTANCE OF 87.06 FEET TO A POINT OF AN X CUT SET AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LIBERTY AVENUE AND THE NORTHERLY LINE OF SAID SEVENTH AVENUE; THENCE ALONG SAID LIBERTY AVENUE NORTH 72° 30' 43" EAST A DISTANCE OF 125.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,856 SQUARE FEET OR 0.0885 ACRES.

LIST OF POSSIBLE ENCROACHMENTS

THE FOLLOWING LIST OF ENCROACHMENTS IS ONLY THE OPINION OF THIS SURVEYOR AND SHOULD NOT BE INTERPRETED AS COMPLETE LISTING.

1. THE EXISTING BUILDING ENCLOSES INTO THE LIBERTY AVENUE RIGHT OF WAY, THE SMITHFIELD STREET RIGHT OF WAY AND THE SEVENTH AVENUE STREET RIGHT OF WAY IN MULTIPLE PLACES.
2. THE EXISTING BUILDINGS STONE OVERHANG AND FIRE ESCAPE ENCLOSES INTO THE LIBERTY AVENUE RIGHT OF WAY, THE SMITHFIELD STREET RIGHT OF WAY AND THE SEVENTH AVENUE STREET RIGHT OF WAY IN MULTIPLE PLACES.
3. THE CONCRETE WALLS BELIEVED TO BE A COVERED STAIRWELL ENCLOSES INTO THE THE SMITHFIELD STREET RIGHT OF WAY.

GENERAL SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS PROPERTY BEARINGS ARE ROTATED TO PENNSYLVANIA STATE PLANE COORDINATES NAD 83 SOUTH ZONE.
2. UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF PENNSYLVANIA.
4. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 16841-00006 WITH AN EFFECTIVE DATE OF APRIL 15, 2020 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.
5. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE 4200300353H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2014, FOR COMMUNITY NO. 420063053H, IN ALLEGHENY COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
6. THE PROPERTY HAS DIRECT ACCESS TO LIBERTY AVENUE, SEVENTH AVENUE AND SMITHFIELD STREET ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.
7. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
8. ZONING INFORMATION PROVIDED PER RESEARCH OF THE CITY OF PITTSBURGH, ZONING ORDINANCE ALL ZONING INFORMATION SHOULD BE VERIFIED BY A QUALIFIED ZONING RESEARCH COMPANY.
9. THE CATCH BASIN INVERTS AND PIPE WERE NOT LISTED DUE TO THE BASINS BEING FILLED WITH DEBRIS AND THE PIPES BEING COVERED WITH TRASH SEPARATORS.

SURVEYOR'S CERTIFICATE

TO HULLETT DEVELOPMENT TRIANGLE LP, A DELAWARE LIMITED PARTNERSHIP, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND STRASSBURGER, MCKENNA, GUTNICK & GFSKY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(b1), 7(b2), 8, 11, 13, AND 20 OF TABLE A HEREOF.
 THE FIELD WORK WAS COMPLETED ON MAY 05, 2020.
 DATE OF PLAT OR MAP MAY 14, 2020.

MARK B. SCHMIDT P.L.S.
 7-13-2020
 DATE
 PA REGISTERED SURVEYOR SU-036950-E



ZONING
 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 A 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 STORIES OF BUILDINGS, SO THAT A MAXIMUM VARIETY OF COMMERCIAL SERVICES MAY BE AVAILABLE WITHIN CONVENIENT DISTANCE FROM 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 UNIT
 NO MORE THAN ONE (1) DWELLING UNIT OR SUITE SHALL BE PERMITTED PER ONE HUNDRED TEN (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 SHALL BE PROVIDED AT GROUND LEVEL ON LOTS OF TWENTY THOUSAND (20,000) SQUARE FEET OR MORE IN AN AMOUNT AT LEAST EQUAL TO TEN (10) PERCENT OF THE LOT AREA.

| DATE ISSUED: | PROJECT STATUS: | |
|--------------|-----------------|------------------|
| 05-14-2020 | | |
| REVISIONS: | | |
| NO. | DATE | DESCRIPTION |
| 1. | 5-21-20 | REV PER COMMENTS |
| 2. | 5-21-20 | REV PER COMMENTS |
| 3. | 6-16-20 | REV UTILITIES |

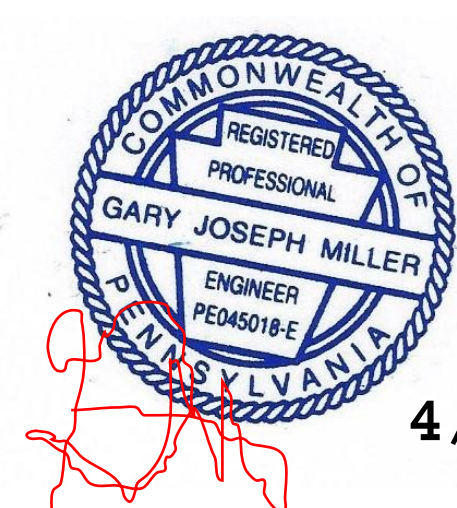
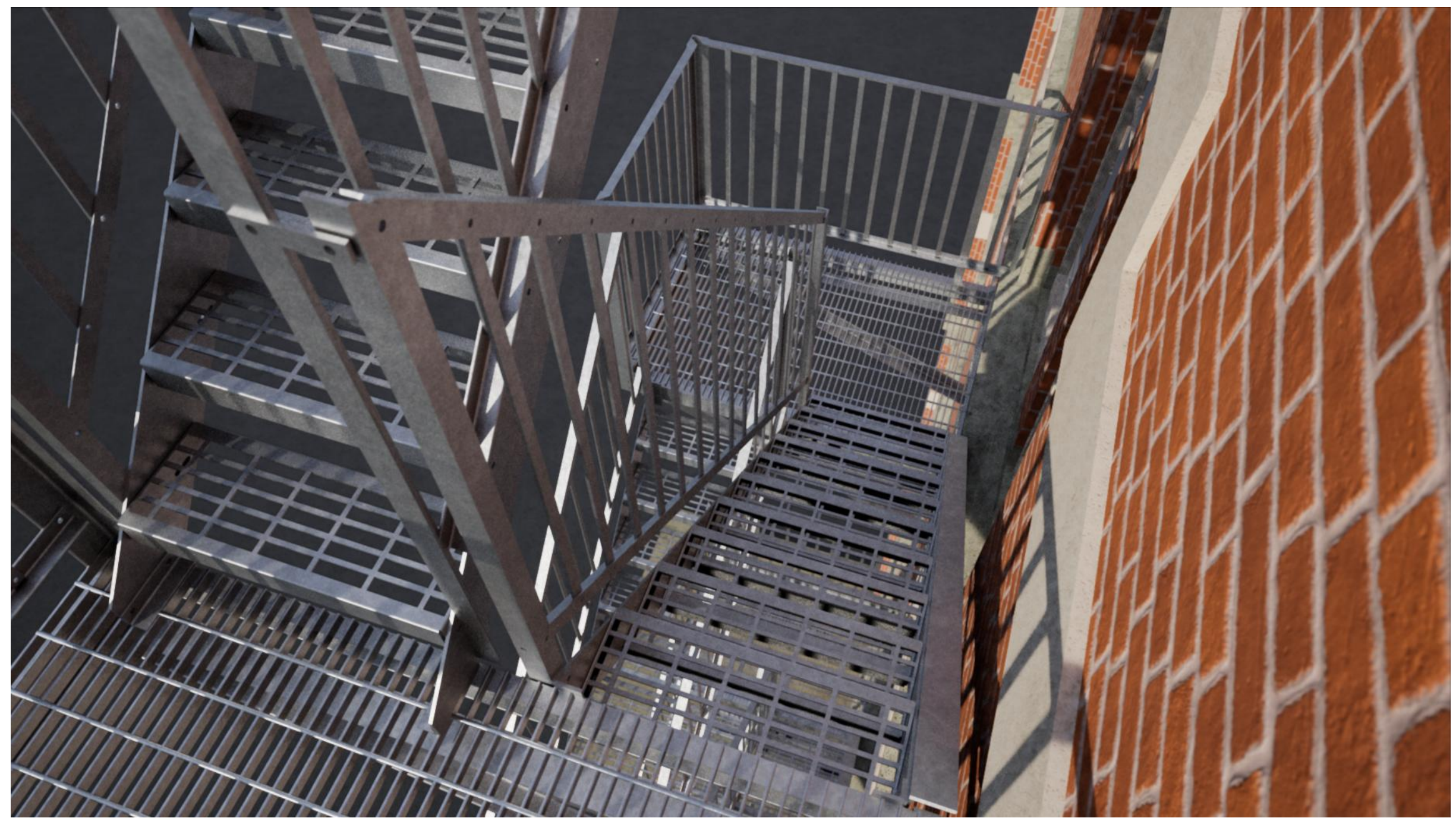
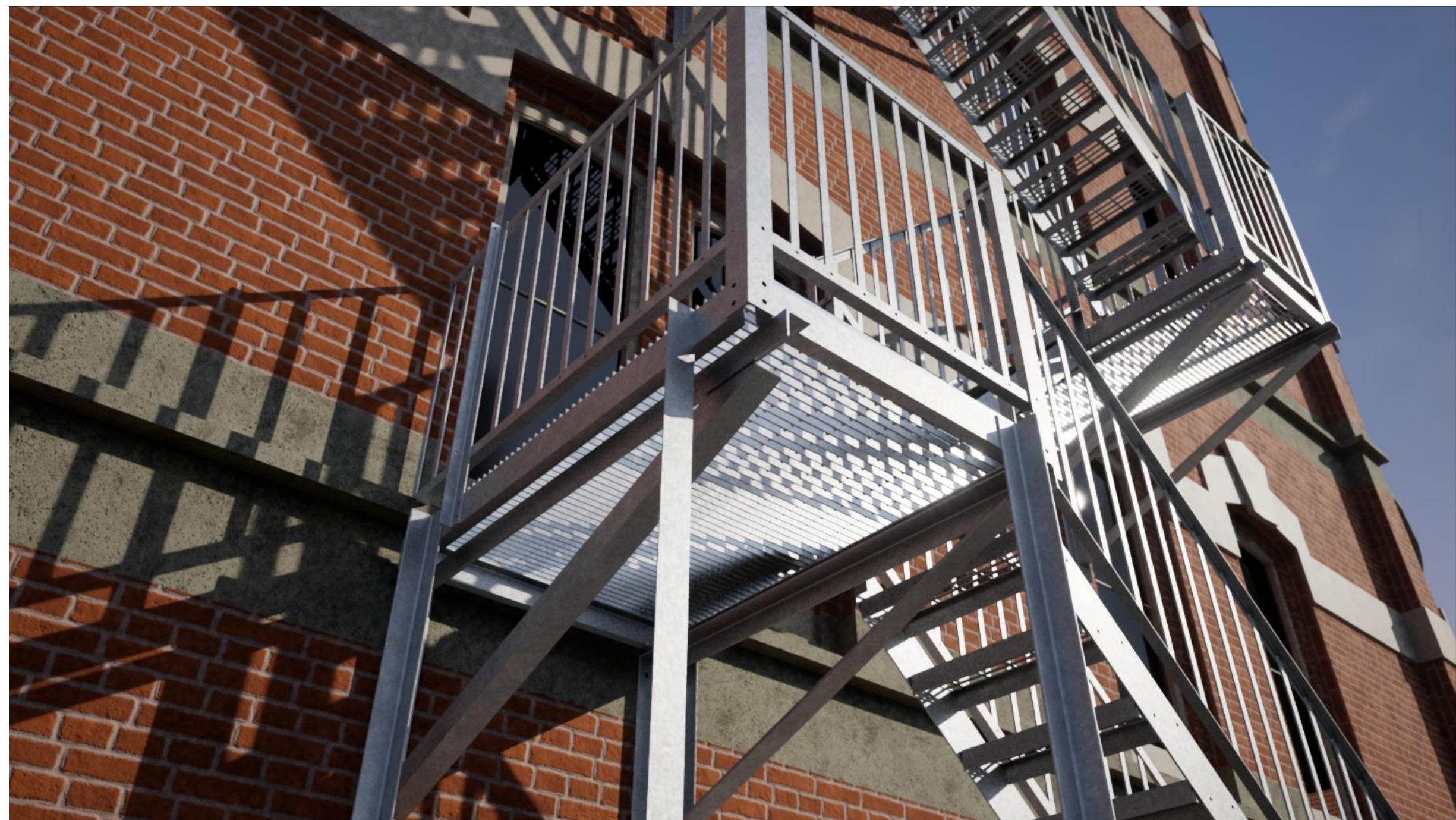
DRAWING ORIENTATION

PROJECT TITLE:
ALTANS/PS LAND TITLE SURVEY FOR 926 LIBERTY AVENUE TAX PARCEL 9-N-01
 PROJECT LOCATION:
 HULLETT DEVELOPMENT TRIANGLE LP
 3945 FORBES AVE - 426 PITTSBURGH, PA 15213
 CLIENT NAME & ADDRESS:
 HULLETT DEVELOPMENT TRIANGLE LP
 3945 FORBES AVE - 426 PITTSBURGH, PA 15213

| | |
|---------------------|--------------|
| DRAWN BY: | CHECKED BY: |
| J.N. | C.S. |
| CAD FILE: | |
| 20-13407.dwg | |
| HORIZ. SCALE: | VERT. SCALE: |
| 1"=20' | |
| SHEET: | 1 OF 1 |
| ALTA | |
| PROJECT #: 20-13407 | |

Z:\PROJECTS\13407\13407.dwg, Altasurveys, 7/13/2020 11:28 AM, J.N.

FIRE ESCAPE PLANS FOR: 926 Liberty Avenue Pittsburgh, PA 15222



4/15/2020

| REVISION HISTORY | | | |
|------------------|--|-----------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| 0 | Initial Release | 2/10/2020 | |
| 1 | Added Final Egress Method | 2/16/2020 | |
| 2 | Added Existing Pic / Changed Notes to Reflect New PA Codes | 4/20/2020 | |

VR
VIEWR
www.viewrhq.com

DRAWN BY:
M. SYLVESTER
DATE:
4/20/2020
PHONE:
412-799-3378

PROJECT:
FIRE ESCAPE
926 LIBERTY AVENUE
PITTSBURGH, PA 15222
CLIENT:
SAFE ESCAPEWAYS

SAFE ESCAPEWAYS
MAKE YOUR FIRST STEP A SAFE ONE

CLIENT PHONE:
412-670-0052
COMMISSIONED DATE:
1/28/2020
JOB #
200128

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CLIENT NOTES:

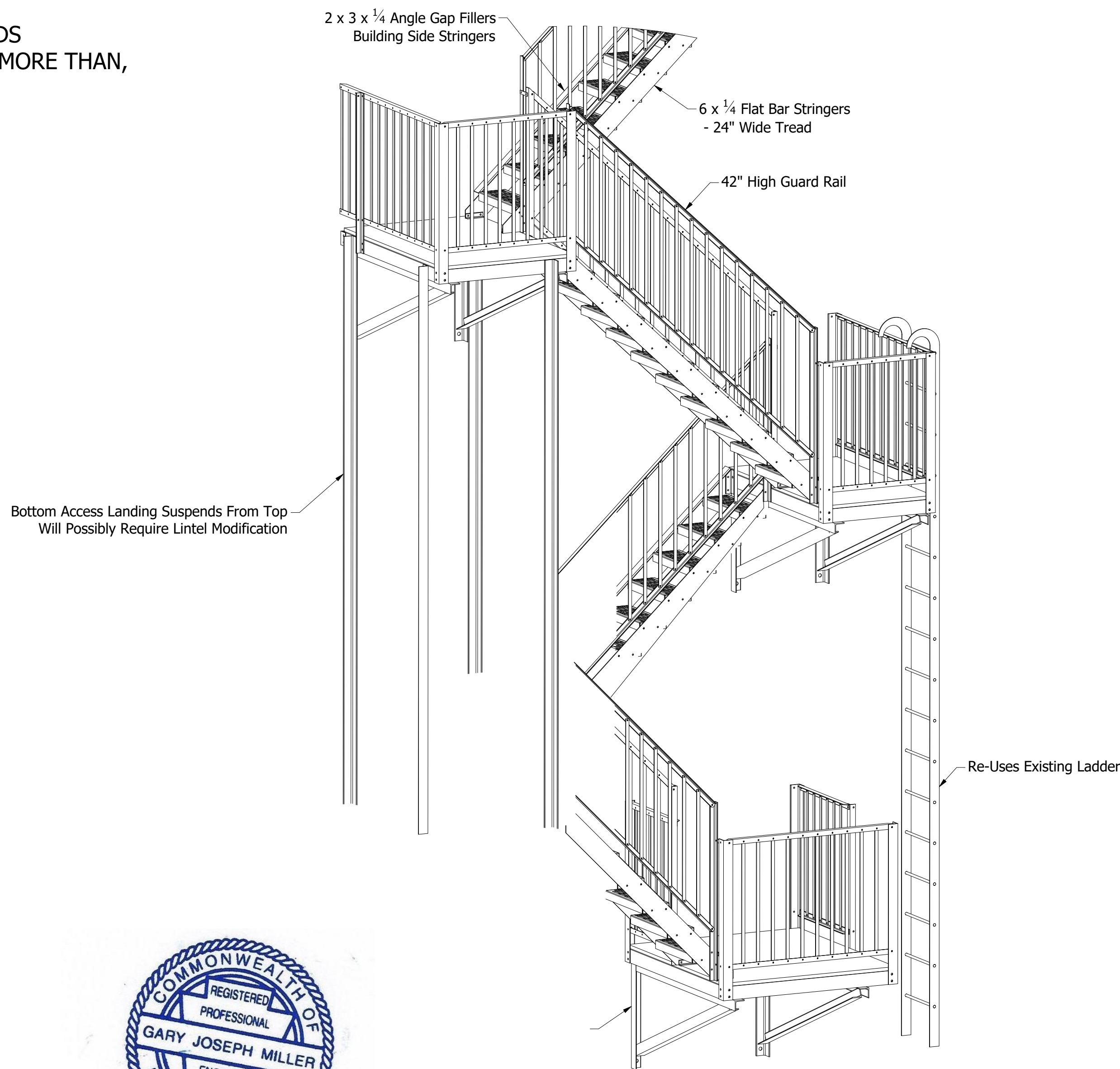
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Title Page
926 Liberty Avenue
TOL:
± 1/32"
PAGE:
1 OF 5
SCALE:
VARIES

NOTES:

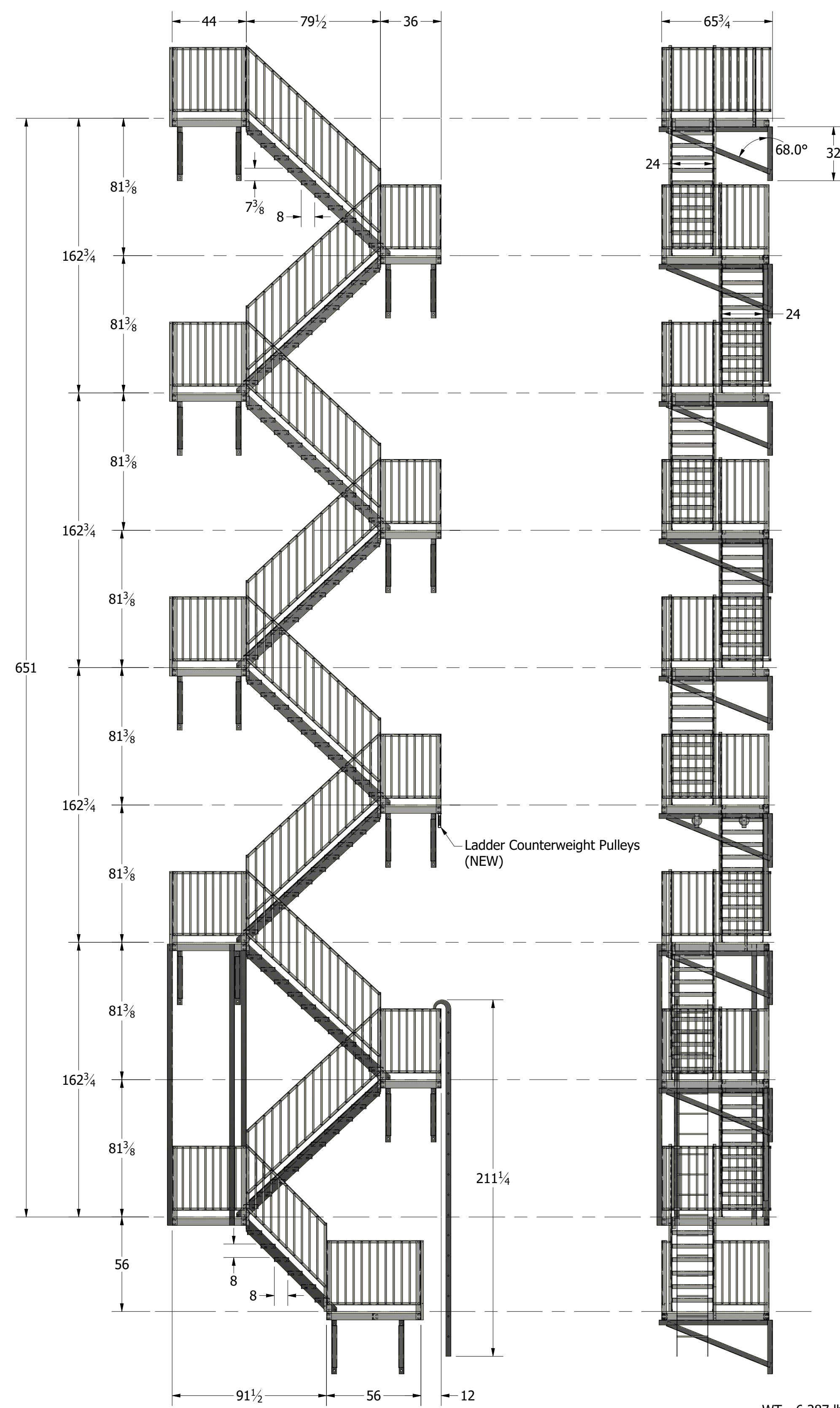
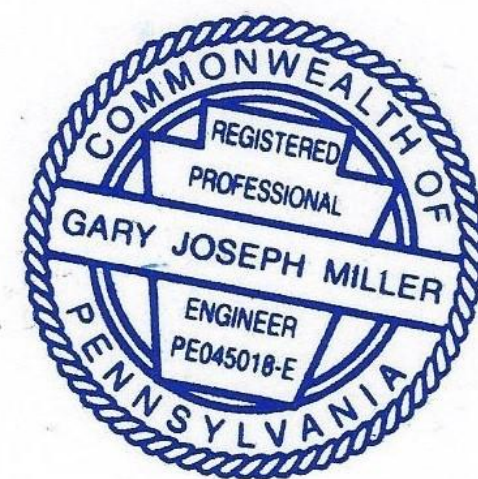
- AS BUILT TO 2015 I-CODES INCLUDING THE 2015 IBC AND IEBC
- A-36 STRUCTURAL STEEL
- STRUCTURE MADE FROM 4" C-CHANNEL
- GRATING LOAD CAPACITY GREATER THAN 100LBS/SQFT (19W4 3/4" x 3/16")
- GAP BETWEEN PICKETS LESS THAN 4"
- 3/8" 304 SS BOLTS USED TO FASTEN TREADS
- ALL COMPONENTS ARE CONSTRUCTED WITH NON COMBUSTIBLE MATERIALS
- FIRE ESCAPE STAIRS SUPPORT THE DEAD LOAD PLUS A LIVE LOAD OF NOT LESS THAN 100 LBS PER SQUARE FOOT (4.78 kN/m²)
- FIRE ESCAPE STAIRS SUPPORT LOADS IN EXCESS OF 90MPH WINDS
- FIRE ESCAPE STAIRS ARE AT LEAST 22" WIDE WITH RISERS NOT MORE THAN, AND TREADS NOT LESS THAN 8"



Replaces Existing Structure

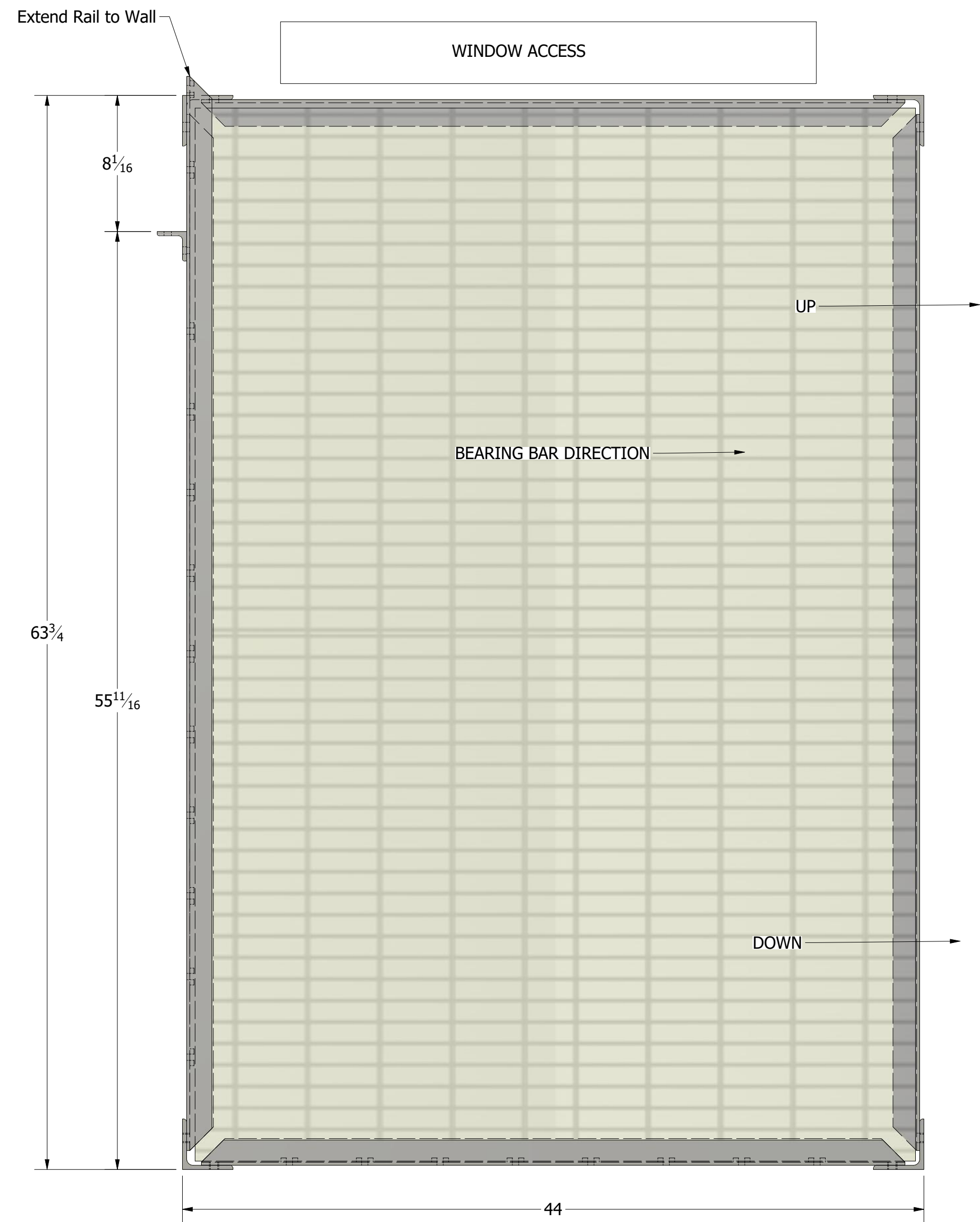


DETAIL A

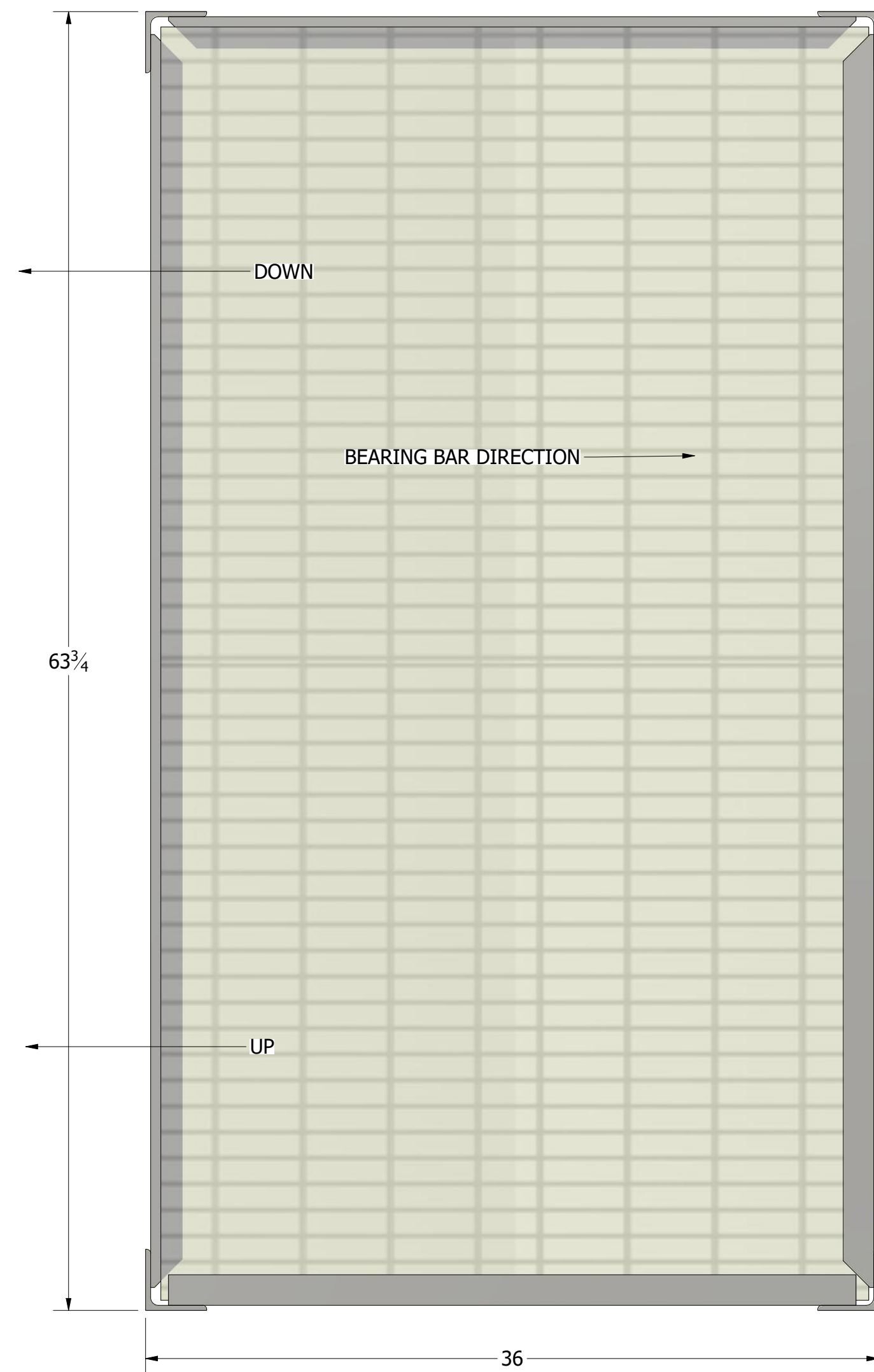


WT ~ 6,287 lbs (Fab Only)
Treads: 86 @ 24" Wide
Grating: 175.75 ft²

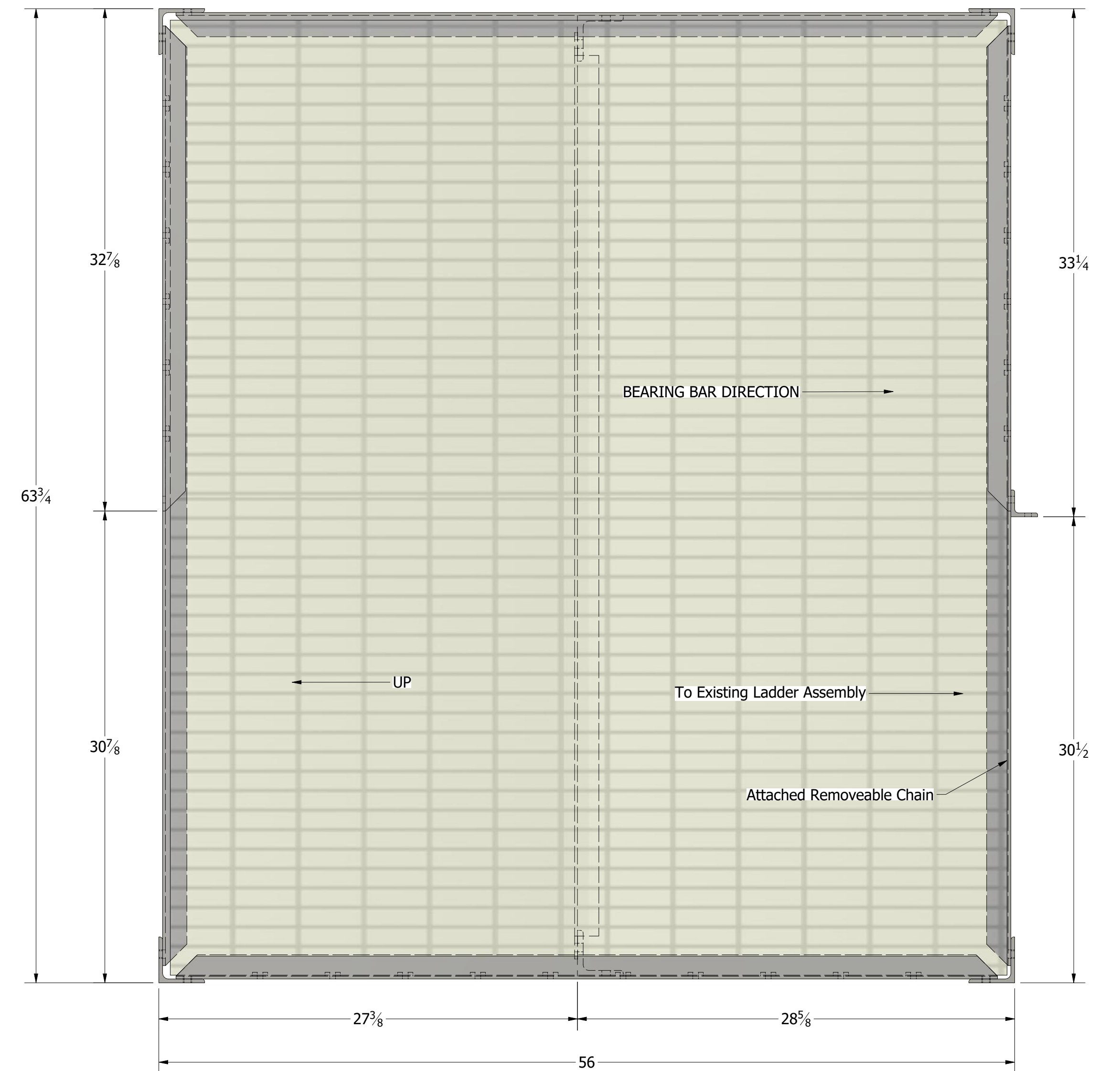
| | | | | | | | |
|--|---|---|--|-------------------------------|--|---------------|--|
| | DRAWN BY: M. SYLVESTER DATE: 4/20/2020 | PROJECT: FIRE ESCAPE 926 LIBERTY AVENUE PITTSBURGH, PA 15222 | | CLIENT PHONE: 412-670-0052 | THIS DRAWING AND ITS CONTENTS ARE THE CONFIDENTIAL PROPERTY OF VIEWR AND THE LISTED CLIENT. IT MAY NOT BE USED, COPIED, OR DISTRIBUTED WITHOUT SPECIFIC WRITTEN CONSENT. | CLIENT NOTES: | TITLE: Full Assembly View 926 Liberty Avenue |
| | PHONE: 412-799-3378 | | | CLIENT: SAFE ESCAPEWAYS | | | |



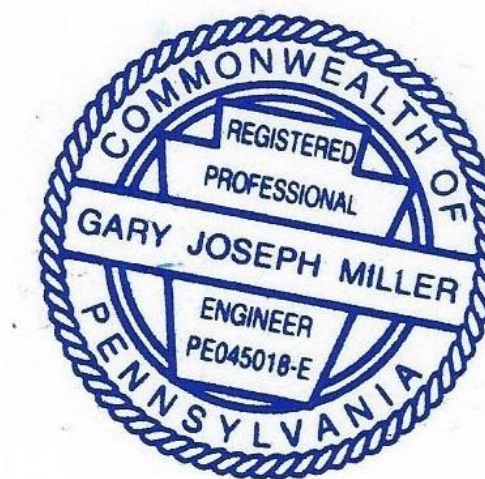
Typical Access Landing



Typical Intermediate Landing



Final Bottom Landing



DRAWN BY:
M. SYLVESTER
DATE:
4/20/2020
PHONE:
412-799-3378

PROJECT:
FIRE ESCAPE
926 LIBERTY AVENUE
PITTSBURGH, PA 15222
CLIENT:
SAFE ESCAPEWAYS



CLIENT PHONE:
412-670-0052
COMMISSIONED DATE:
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JOB #
200128

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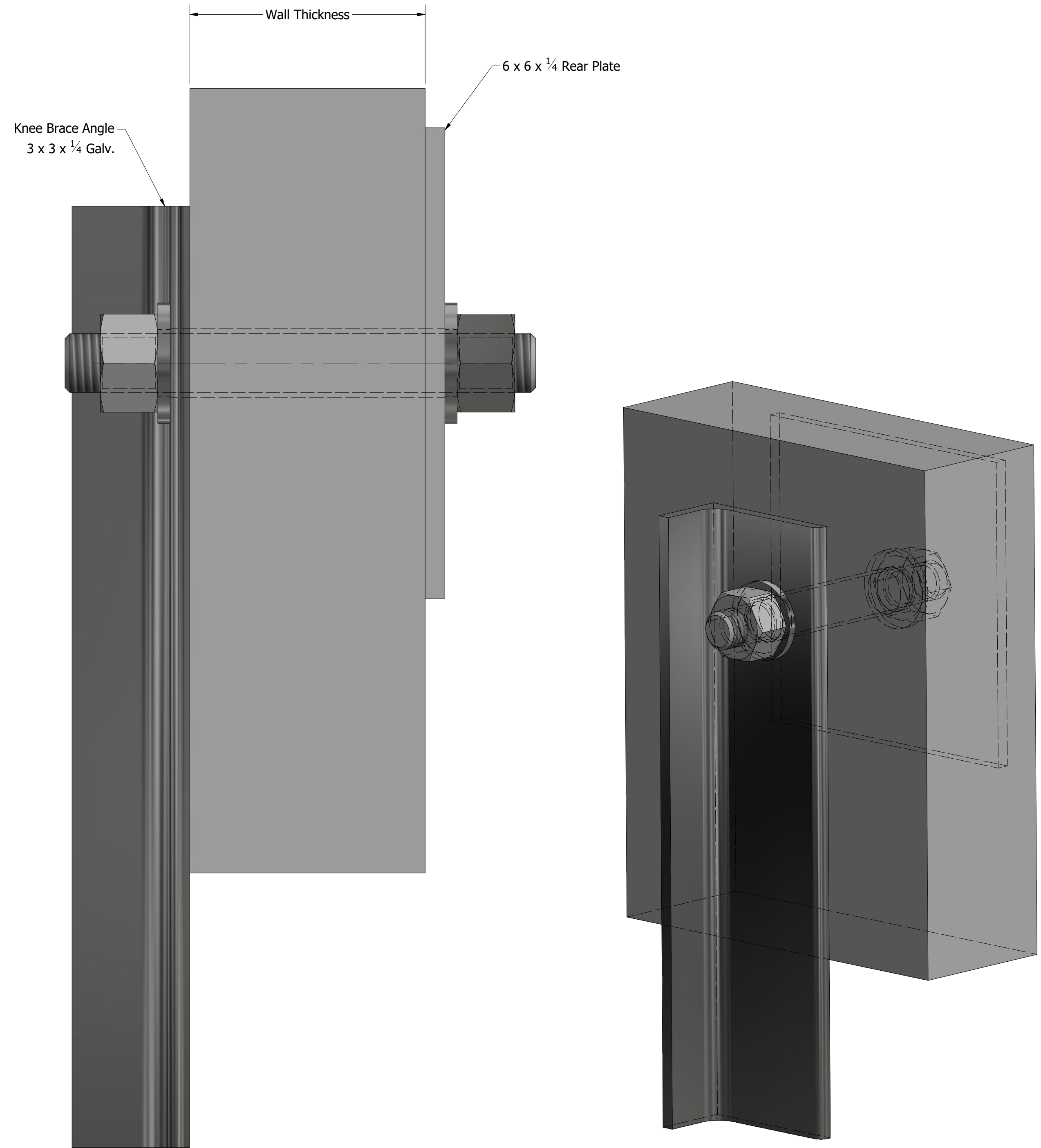
CLIENT NOTES:

TITLE:
Landing Details
926 Liberty Avenue

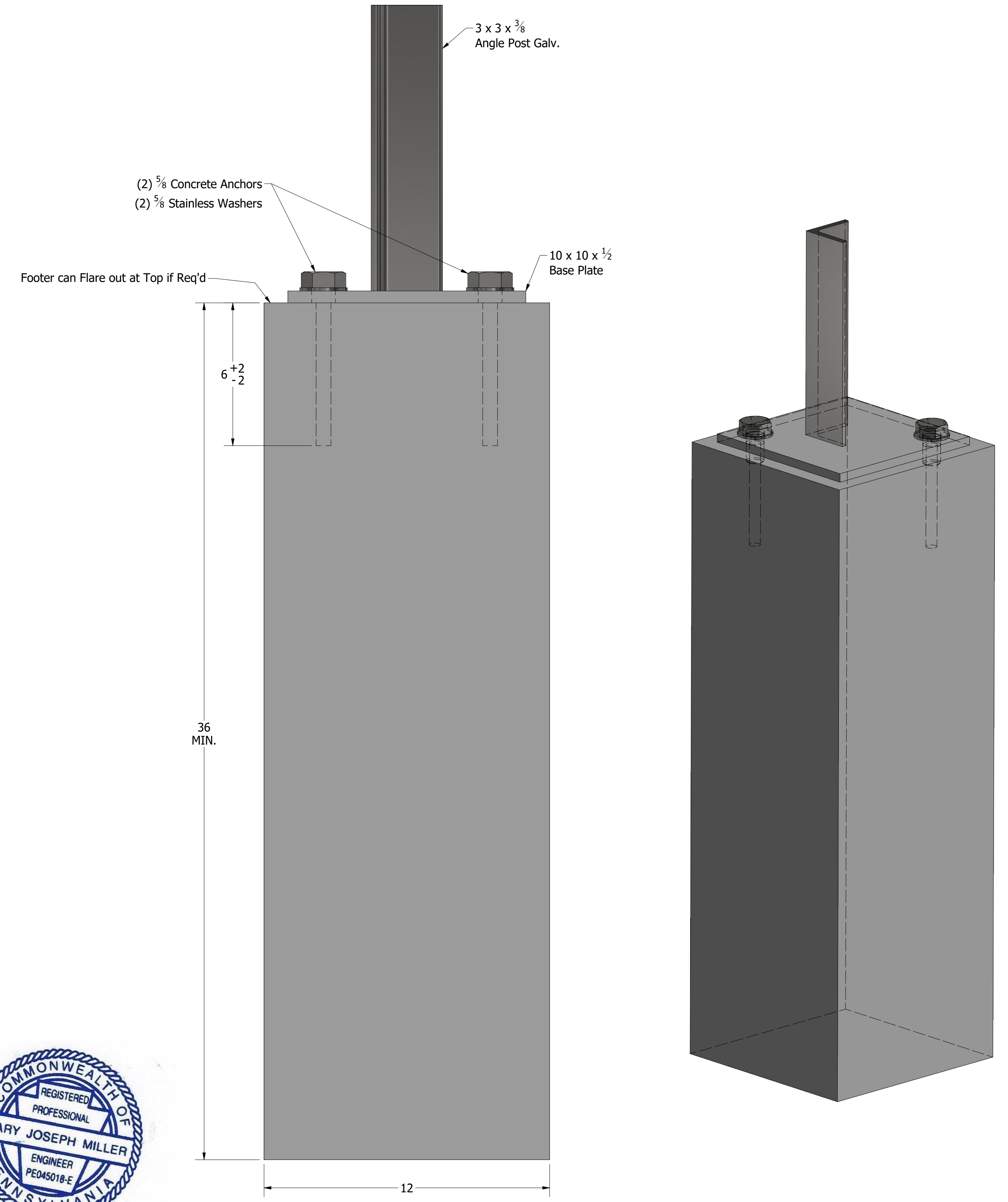
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± 1/32"

PAGE:
3 OF 5

SCALE:
VARIES



Typical Knee Brace THRU Bolt Attachment Detail



**Typical Footer Detail
(Not Used on This Project)**



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DRAWN BY:
M. SYLVESTER
DATE:
4/20/2020
PHONE:
412-799-3378

PROJECT:
FIRE ESCAPE
926 LIBERTY AVENUE
PITTSBURGH, PA 15222

CLIENT:
SAFE ESCAPEWAYS

SAFE ESCAPEWAYS
MAKE YOUR FIRST STEP A SAFE ONE

CLIENT PHONE:
412-670-0052
COMMISSIONED DATE:
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200128

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TITLE:
Typical Footer and THRU Bolt Detail

TOL:
± 1/32"

PAGE:
5 OF 5

SCALE:
VARIES



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/23/2021

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 Exchange Underwriters, Inc 2111 N Franklin Dr Ste. 100 Washington PA 15301 | CONTACT NAME: Kara M. Dantry PHONE (A/C No. Ext): 724-745-1600 E-MAIL ADDRESS: kdantry@exchangeunderwriters.com | | FAX (A/C, No): 724-745-0224 |
| | INSURER(S) AFFORDING COVERAGE | | NAIC # |
| INSURED Hullett Development Triangle LP 3945 Forbes Ave. Unit 426 Pittsburgh PA 15213 | HULLE-1 | INSURER A : United States Liability Ins. | 25985 |
| | | INSURER B : | |
| | | INSURER C : | |
| | | INSURER D : | |
| | | INSURER E : | |
| | | INSURER F : | |

COVERAGES

CERTIFICATE NUMBER: 1390879174

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: | | | CP 1754582 | 4/20/2021 | 4/20/2022 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ \$ |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> 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) \$ \$ |
| A | <input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ | | | XL 1614401 | 4/20/2021 | 4/20/2022 | EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N | N/A | | | | <input type="checkbox"/> PER STATUTE <input type="checkbox"/> 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)

926 Liberty Ave, Pittsburgh, PA 15222
 Building Limits \$1,800,000 Deductible \$5,000

CERTIFICATE HOLDER**CANCELLATION**

City of Pittsburgh
 414 Grant Street
 Pittsburgh PA 15219

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

Kara M. Dantry

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