

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

MEMORANDUM

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

From: Director Karina Ricks 

CC: Jen Massacci Jeff Skalican for Karina Ricks

Date: July 1, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 429 Forbes Avenue in the 2nd Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

429 FORBES ASSOCIATES LLC, is proposing to re-construct, an existing electrical vault. Kindly let us know if you have objection to this request.

KR/JM

Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

July , 2021

President and Members
City Council
City of Pittsburgh

**RE: 429 FORBES AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 429 Forbes Avenue in the 2nd Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

429 FORBES ASSOCIATES LLC, is proposing to re-construct, an existing electrical vault.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey Skalican".

Jeffrey Skalican for Karina Ricks, Director
Deputy Director

KR:JM
Attachments

Strada

January 21, 2021

Karina Ricks
414 Grant St
Pittsburgh, PA 15219

Dear Director Ricks,

I am writing on behalf of *429 Forbes – FORBES ASSOCIATES, LLC*, building owner of 429 Forbes Ave (aka The Allegheny Building), regarding a proposed encroachment on Scrip Way. This proposed encroachment concerns the installation of below-grade transformer equipment provided and installed by Duquesne Light Company.

The proposed areas of work are both below-grade and at-grade. The below-grade work occurs within the space of an existing vault, and entails installation of new helical piers and new reinforced concrete masonry unit bearing walls. The at-grade work entails installation of a new concrete slab, with openings for gratings and hatches. The top-of-slab comprises the new roadway surface in Scrip Way.

Included in this application submission are the following drawings and documents:

- Scaled site plan
- Property Survey
- Structural drawings of proposed encroachment
- DLC equipment drawings
- Approval letter from DLC

Thank you in advance for your consideration of this application. If any additional information is required, feel free to contact me at 412.246.2837 or ifishman@stradallc.com.

Sincerely yours,

Ian Fishman, RA
Architect
Strada LLC

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 January 21, 2021

Applicant Name Ian Fishman

Guido Milano, c/o

Property Owner's Name (if different from Applicant) 429 Forbes - FORBES ASSOCIATES, LLC

Address 1608 Walnut Street, Suite 1400, Philadelphia, PA 19103

Phone Number: 267-414-9545 Alternate Phone Number: _____

Location of Proposed Encroachment: Scrip Way, between Forbes Ave and Fifth Ave

Ward: 2 Council District: 6 Lot and Block 2-E-155

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

Planning/Zoning Case OneStop Number (if applicable) ZDR DCP-ZDR-2020-05367

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

Width of Existing Right-of-Way (sidewalk or street): 20' +/- (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 95.70' (Before encroachment)

Width of Proposed Encroachment: 10'-11" +/-

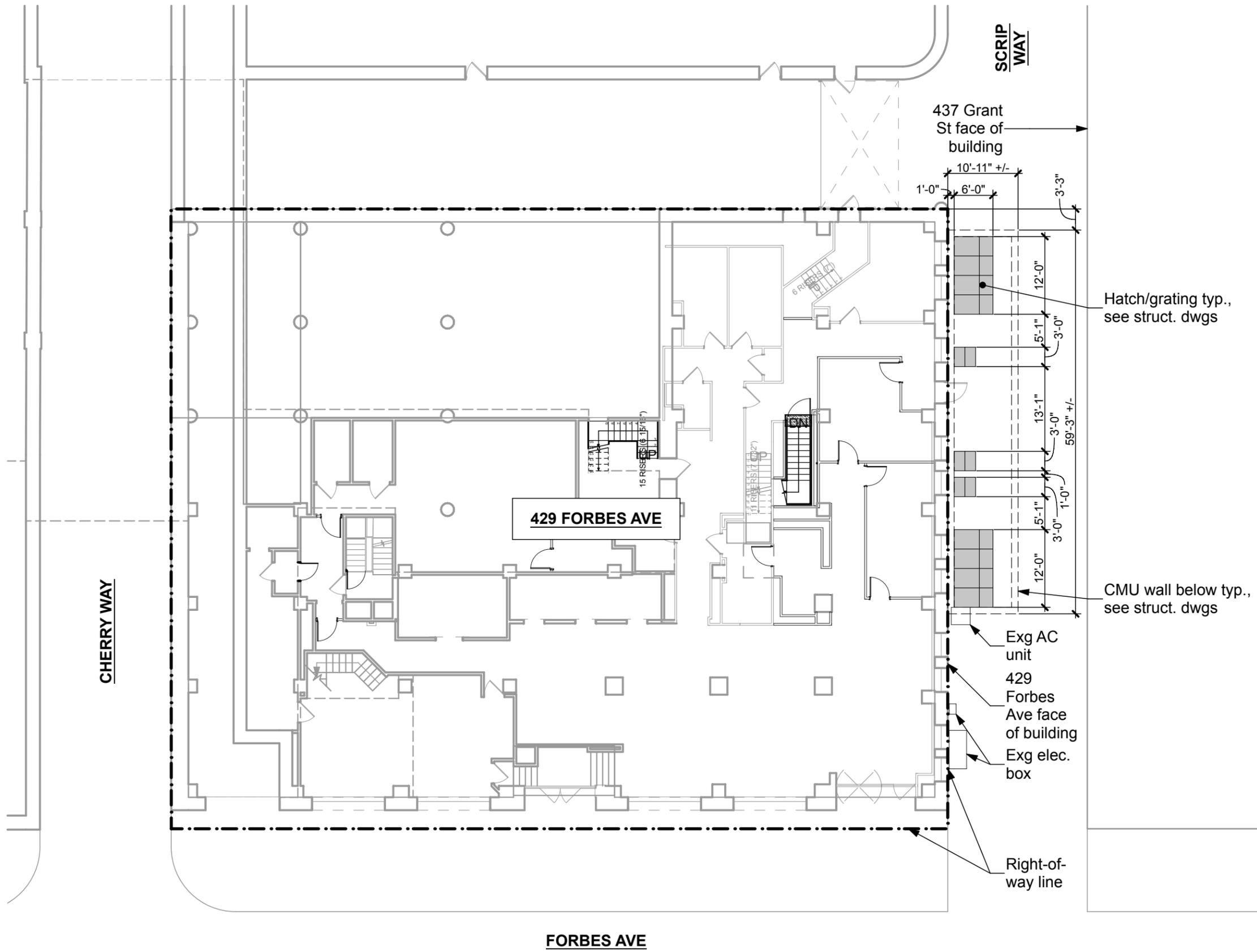
Length of Proposed Encroachment: 59'-3" +/-

Number of feet the proposed object will encroach into the ROW: 10'-11" +/-

Description of encroachment: Below-grade structural improvements to existing utility vault.

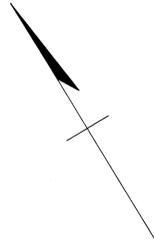
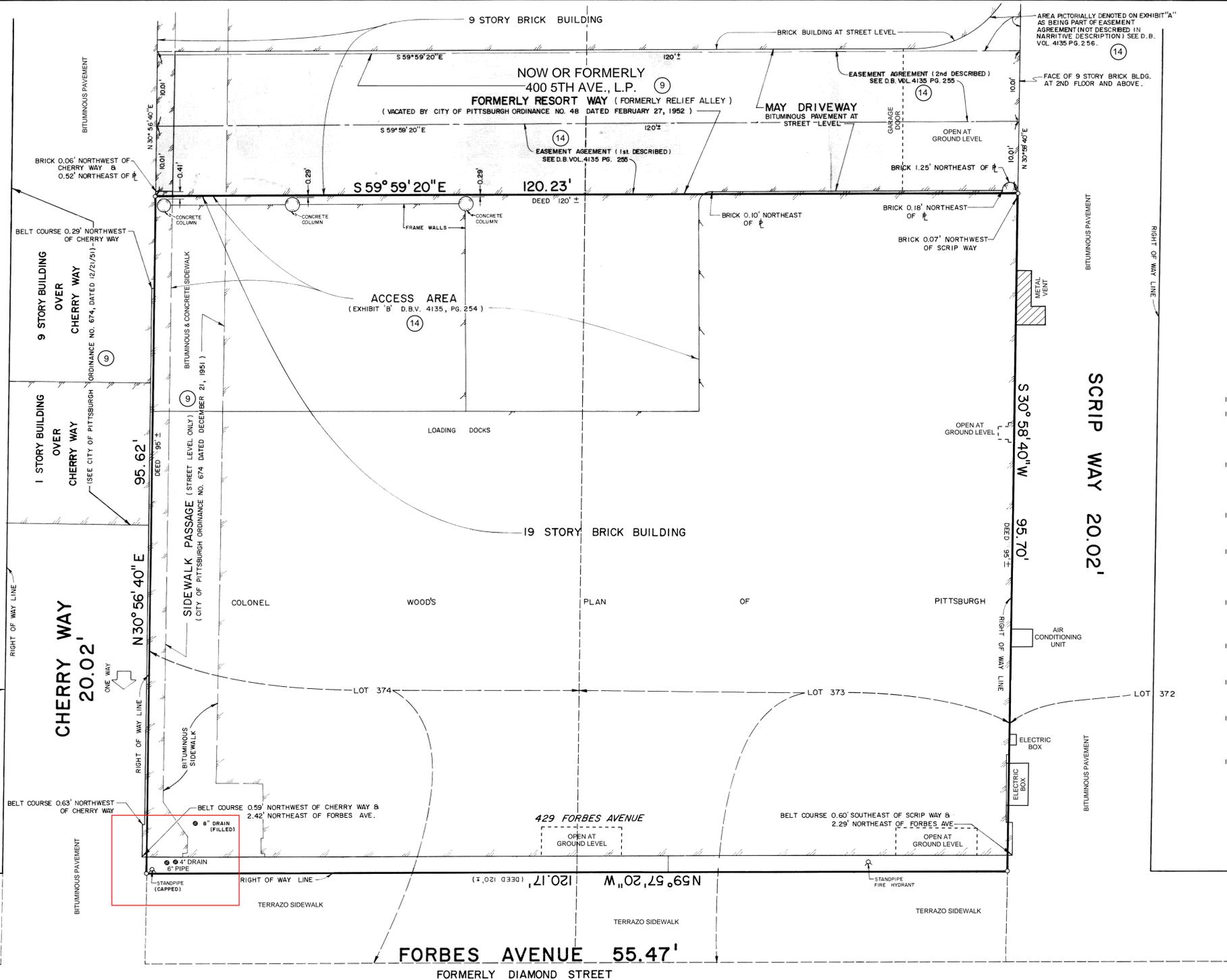
Reason for application: At-grade restructuring of roadway surface, addition of hatch and grating openings in roadway for access to utility vault.

This encroachment request pertains to the proposed restructuring of an existing below-grade vault. This restructuring is in conjunction with proposed use of the vault to house electrical utility transformer equipment to serve 429 Forbes Ave.



SCALE: 1/16" = 1'-0"





Replies to First American Title Insurance Company
 Commitment for Title Insurance
 Commitment No. PAF420-1467 D.M., dated May 12, 2020
 Schedule B, Part II

- Item numbers 1 through 8 and item numbers 18 through 20 have intentionally been omitted.
- Item 9 City of Pittsburgh Ordinance No. 674, enacted December 21, 1951, approved December 22, 1951, recorded in the City Clerk's Office in Ordinance Book 57, page 677 (assigned by The May Department Stores Co. to R. Gordon Mathews et al. by instrument dated March 3, 1965 and recorded in Deed Book Volume 4224 page 373) and Ordinance No. 48, enacted February 18, 1952, approved February 27, 1952, recorded in the City Clerks Office in Ordinance Book 58, Page 34.
 Response: Affects the subject property and has been shown and cited on the plan.
 - Item 10 Agreement between The May Department Stores Company and The Bell Telephone Company of Pennsylvania, dated April 30, 1953 and recorded in Deed Book Volume 3252 page 521. Assigned by The May Department Stores Company to R. Gordon Mathews, Robert C. Bell and Arch Lohmer by assignment dated March 3, 1965 and recorded in Deed Book Volume 4224 page 368.
 Response: Refers to ordinance no. 674 as shown in Item 9 above.
 - Item 11 Exceptions and reservations in deed from The May Department Stores Company to R. Gordon Mathews et al. dated March 3, 1965 and recorded in Deed Book Volume 4224 page 361.
 Response: Affects the subject property and is blanket in nature.
 - Item 12 Agreement between the City of Pittsburgh, The May Department Stores Company and United States Steel Company, dated February 26, 1952, not recorded, but recited in deed from The May Department Stores Company to R. Gordon Mathews et al. dated March 3, 1965 and recorded in Deed Book Volume 4224 page 361, assigned by the May Department Stores Co. to R. Gordon Mathews et al. by instrument dated March 3, 1965 and recorded in Deed Book Volume 4224 page 373.
 Response: Refers to ordinance no. 674 as shown in Item 9 above.
 - Item 13 Existing encroachments, as recited in deed from May Department Stores Company to R. Gordon Mathews et al. dated March 3, 1965 and recorded in Deed Book Volume 4224 page 361.
 Response: The May Department Store Company retained rights to 6 utility items referred to in Addendum No. 1 in the above referenced deed.
 - Item 14 Easement agreement between R. Gordon Mathews et al. and The May Department Stores Company dated March 3, 1965 and recorded in Deed Book Volume 4135 page 254.
 Response: Affects the subject property and has been shown and cited on the plan.
 - Item 15 Lease from R. Gordon Mathews et al. to The May Department Stores Company as evidenced by memorandum of lease dated March 3, 1965 and recorded in Deed Book Volume 4169 page 38.
 Response: Affects the subject property and is blanket in nature.
 - Item 16 Terms and conditions of unrecorded leases, particularly, but not limited to, leases referred to in an assignment of leases by The May Department Stores Company to R. Gordon Mathews et al. dated March 3, 1965 and recorded in Deed Book Volume 4224 page 378.
 Response: Affects the subject property and is blanket in nature.
 - Item 17 Agreement of Termination and Reservation of Easements between 429 Forbes — KPP II Forbes Avenue LLC and 400 5th Avenue LP, dated May 2, 2017 and recorded in Deed Book Volume 16768 page 124. Amendment dated June 12, 2016 and recorded in Deed Book Volume 17256 page 27.
 Response: Affects the subject property and is blanket in nature.

DESCRIPTION AS PER TITLE REPORT

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND (FORMERLY THIRD) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDE OF SCRIP WAY, 20.02 FT. WIDE AND THE NORTHERLY SIDE OF FORBES AVENUE, 55.47 FT. WIDE; THENCE FROM SAID POINT OF BEGINNING BY THE NORTHERLY SIDE OF FORBES AVENUE N 59° 59' 20" W A DISTANCE OF 120.17 FT. TO A POINT OF INTERSECTION WITH THE EASTERLY SIDE OF CHERRY WAY, 20.02 FT. WIDE; THENCE BY THE EASTERLY LINE OF CHERRY WAY N 30° 56' 40" E A DISTANCE OF 95.62 FT. TO A POINT AT THE LINE DIVIDING LANDS NOW OR FORMERLY OF THE MAY DEPARTMENT STORES COMPANY AND LANDS NOW OR FORMERLY OF BEVERLY HILLS SAVINGS AND AMERICAN SAVINGS BANK; THENCE BY SAID DIVIDING LINE S 59° 59' 20" E A DISTANCE OF 120.23 FT. TO A POINT ON THE WESTERLY SIDE OF SCRIP WAY, SAID LAST MENTIONED LINE ALSO BEING THE SOUTHERLY SIDE OF RESORT WAY NOW VACATED; THENCE BY THE WESTERLY SIDE OF SCRIP WAY S 30° 56' 40" W A DISTANCE OF 95.70 FT. TO THE POINT OF BEGINNING.

(PER SURVEY PREPARED BY THE GATEWAY ENGINEERS, INC., DWG. NO. 43,293, DATED JANUARY 1983, REVISED DECEMBER 16, 1988.)

ALSO BEING ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND (FORMERLY THIRD) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS SURVEYED IN THE ALTA/ACSM LAND TITLE SURVEY DATED JULY 14, 2015 PREPARED BY AMY JO HOPKINS, P.L.S. NO. 5107298. DWG. NO. D-26032, AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDE OF SCRIP WAY, 20.02 FT. WIDE, AND THE NORTHERLY SIDE OF FORBES AVENUE, 55.47 FT. WIDE; THENCE FROM SAID POINT OF BEGINNING BY THE NORTHERLY SIDE OF FORBES AVENUE N 59° 59' 20" W A DISTANCE OF 120.17 FT. TO A POINT AT ITS INTERSECTION WITH THE EASTERLY SIDE OF CHERRY WAY, 20.02 FT. WIDE; THENCE BY THE EASTERLY SIDE OF CHERRY WAY N 30° 56' 40" E A DISTANCE OF 95.62 FT. TO A POINT AT THE DIVIDING LANDS NOW OR FORMERLY OF THE MAY DEPARTMENT STORES COMPANY AND LANDS NOW OR FORMERLY OF BEVERLY HILLS SAVINGS AND AMERICAN SAVINGS BANK; THENCE BY SAID DIVIDING LINE S 59° 59' 20" E A DISTANCE OF 120.23 FT. TO A POINT ON THE WESTERLY SIDE OF SCRIP WAY, SAID LAST MENTIONED LINE ALSO BEING THE SOUTHERLY SIDE OF RESORT WAY, NOW VACATED; THENCE BY THE WESTERLY SIDE OF SCRIP WAY S 30° 56' 40" W A DISTANCE OF 95.70 FT. TO THE POINT OF BEGINNING.

BEARINGS AND COORDINATES ARE BASED ON PENNSYLVANIA STATE PLANE (NAD83) SOUTH ZONE, U.S. SURVEY FEET.

HAVING ERECTED THEREON A 19 STORY BRICK AND STEEL BUILDING KNOWN AS THE ALLEGHENY BUILDING, 429 FORBES AVENUE, PITTSBURGH, PENNSYLVANIA.

TOGETHER WITH AND SUBJECT TO ALL RIGHTS GRANTED IN EASEMENT AGREEMENT DATED MARCH 3, 1965, AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF ALLEGHENY COUNTY IN DEED BOOK VOLUME 4135, PAGE 254 AND IN LEASE DATED MARCH 3, 1965 AND RECORDED IN DEED BOOK VOLUME 4169, PAGE 39, AS SUCH LEASE HAS BEEN AMENDED FROM TIME TO TIME.

THE ABOVE DESCRIBED EASEMENT CONTAINS AN AREA OF 11,496 SQUARE FEET OR 0.2639 ACRES, MORE OR LESS.

BEING KNOWN AS 429 FORBES AVENUE.

BEING TAX PARCEL NO. 2-E-155.

TO: PMC PROPERTY GROUP
 429 FORBES ASSOCIATES, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY LAND SERVICES USA, INC.
 (LENDER)

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 2, 3, 4, 6a, 7a, 7c, 8, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2020.

DATE _____ KEVIN P. HANNEGAN, P.L.S.
 REG. NO. SU-048536-E

- NOTES:
- ALL DISTANCES SHOWN ON THIS PLAN ARE U.S. STANDARD MEASURE.
 - THE ADDRESS OF THE SUBJECT PROPERTY IS 429 FORBES AVENUE, PITTSBURGH, PA 15219.
 - THE SUBJECT PROPERTY LIES IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 42003C0353H, MAP REVISED SEPTEMBER 26, 2014.
 - THE ZONING OF THE SUBJECT PROPERTY IS GT-B, GOLDEN TRIANGLE DISTRICT B.
 - THERE ARE 0 REGULAR AND 0 HANDICAP PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO FORBES AVENUE, SCRIP WAY AND CHERRY WAY, ALL PUBLIC STREETS.

AREA = 11,497.20 SQ. FT. OR 0.264 ACRE

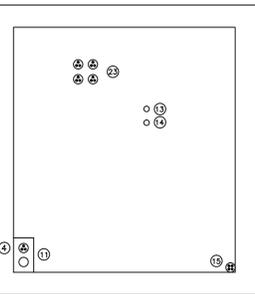
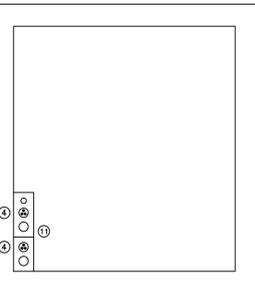
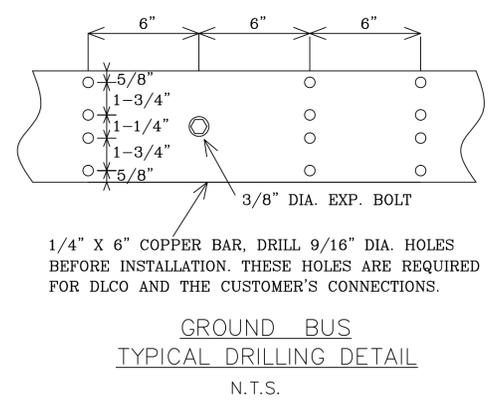
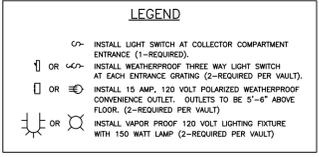
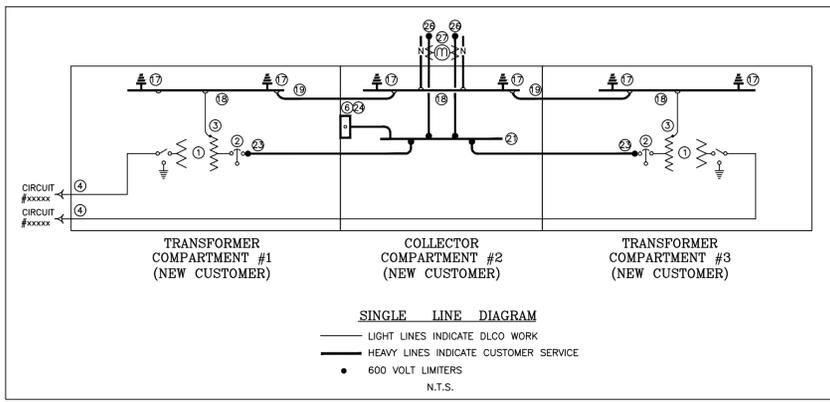
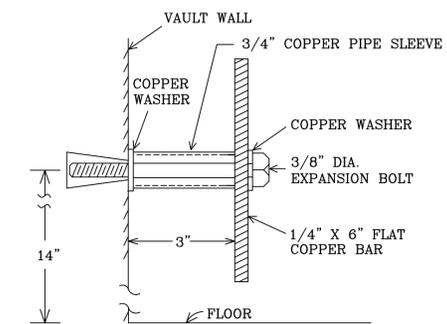
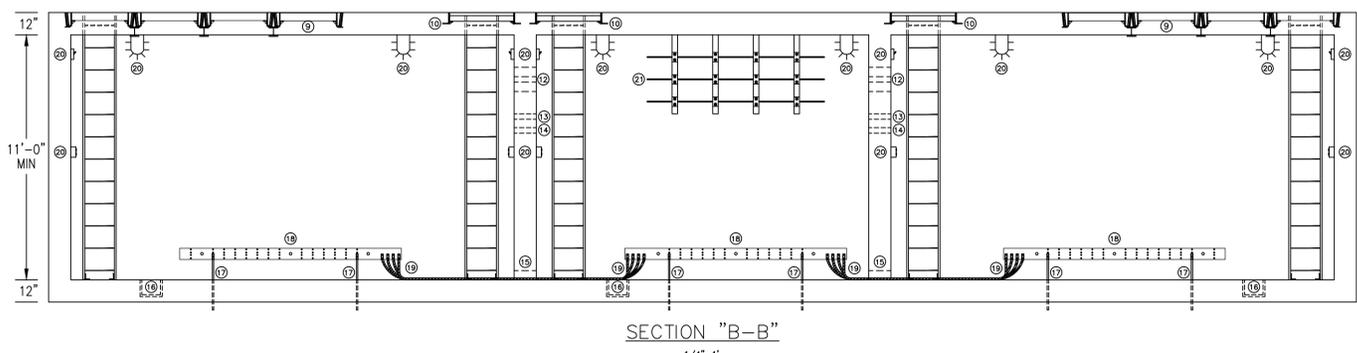
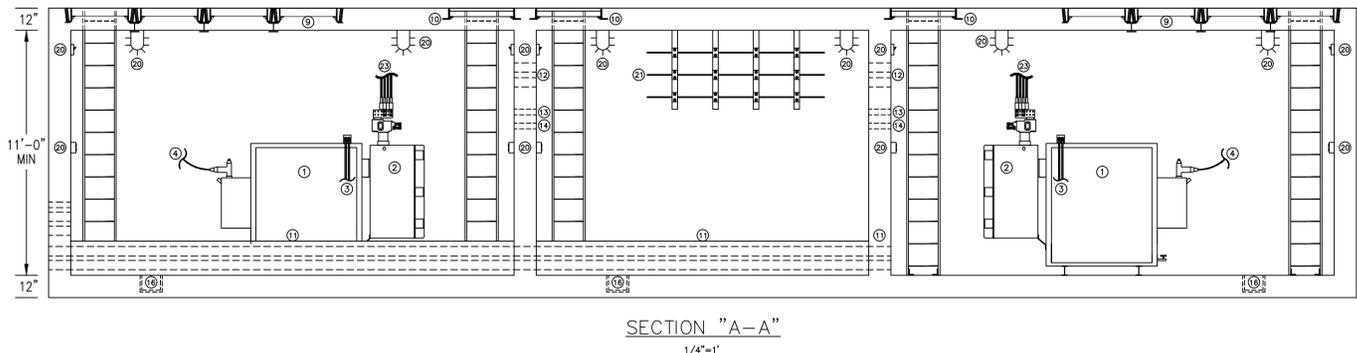
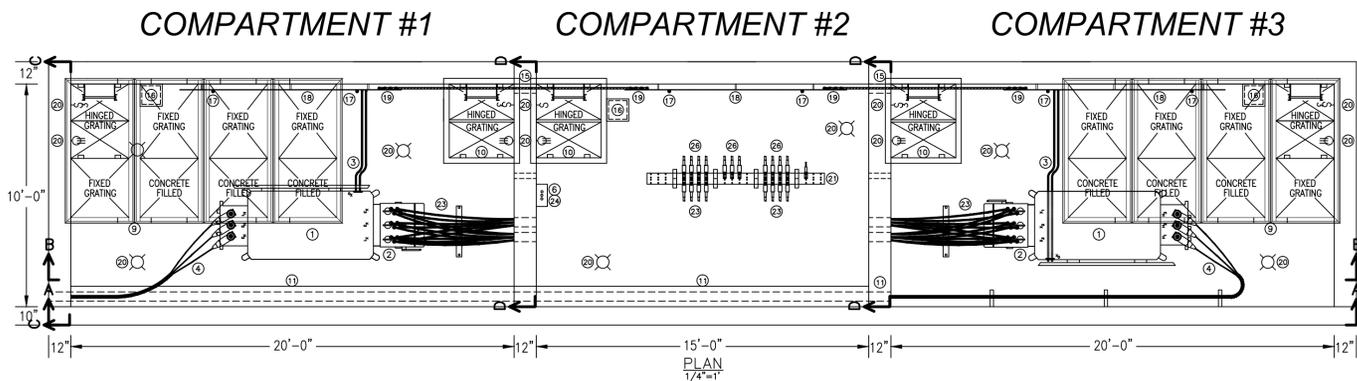
REVISED: JUNE 15, 1984 - UPDATE
 REVISED: NOVEMBER 17, 1988 - UPDATE
 REVISED: DECEMBER 16, 1988 (ADD EASMT.)
 REVISED: JANUARY 13, 1992 - UPDATE
 REVISED: APRIL 30, 1998 - UPDATE
 REVISED: JUNE 22, 2020 - UPDATE

**ALTA/NSPS
 LAND TITLE SURVEY**
 SITUATE IN
**2nd WARD, CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA.**
 MADE FOR
PMC PROPERTY GROUP

C-12796-0001

SCALE: 1/8" = 1.0'
 DATE: JANUARY, 1983
 Dwg. No. 43,293 SH. 1 OF 1

THE GATEWAY ENGINEERS, INC.
 CONSULTING ENGINEERS
 PITTSBURGH, PENNA.



- GENERAL NOTES**
DUQUESNE LIGHT CO. & CUSTOMER'S WORK
- ALL EQUIPMENT AND WORK IS SUBJECT TO INSPECTION AND APPROVAL BY DUQUESNE LIGHT CO. AND SHALL CONFORM TO UNDERWRITER'S AND APPLICABLE BUILDING CODES.
 - INSTALLER SHALL GROUND ALL METAL CASES, SUPPORTS AND FIXTURES TO THE GROUND BUS USING A MINIMUM OF 1" X 1/8" COPPER BAR OR #10 BARE COPPER WIRE.
 - GROUND BUS CONNECTIONS SHALL BE MADE WITH COPPER COMPRESSION TERMINAL LUG CONNECTORS HAVING A MINIMUM OF TWO COMPRESSIONS OVER EACH WIRE AND CONNECTED TO THE BUS BAR WITH TWO SILICON BRONZE OR STAINLESS STEEL BOLTS.
 - ALL RACKS, BOLTS, AND FITTINGS SHALL BE EITHER ALUMINUM OR STEEL. WHERE STEEL IS USED, IT SHALL BE GALVANIZED IN ACCORDANCE WITH LATEST A.S.T.M. SPECIFICATION FOR HOT DIP METHOD.
 - ALL BOLTED ELECTRICAL CONNECTIONS, LIMITER LUGS, CABLE LUGS, ETC. SHALL BE DRILLED TO CONFORM TO NEMA STANDARDS. (I.E. ON 1-3/4" C/C AND 9/16" DIA.) AND BOLTED WITH A MINIMUM OF TWO 1/2" DIA. SILICON BRONZE OR STAINLESS STEEL BOLTS.
 - DUQUESNE LIGHT TO HAVE RIGHT OF INGRESS OR EGRESS AT ALL TIMES. DUQUESNE LIGHT CO. TO BE ABSOLVED FROM LIABILITY FOR PROPERTY DAMAGE DUE TO NON-NEGLIGENT INGRESS AND EGRESS OF DUQUESNE LIGHT CO. PERSONNEL OR EQUIPMENT.
- DUQUESNE LIGHT COMPANY WORK**
- FURNISH, INSTALL & CONNECT 2-750 KVA 23KV, 277/480V, SUBWAY TYPE OIL FILLED NETWORK TRANSFORMERS.
 - FURNISH, INSTALL & CONNECT 2-1600 AMP, 277/480V, SUBMERSIBLE TRANSFORMER MOUNTED NETWORK PROTECTORS.
 - INSTALL 4-500 MCM BARE COPPER CABLES FROM LOW VOLTAGE NEUTRAL TERMINAL OF EACH TRANSFORMER TO THE COPPER BAR GROUND BUS.
 - INSTALL PRIMARY CABLES AND CONNECT TO AREA FEEDERS PER D.L.CO. DWG. 431687-T4.
 - INSTALL UNDERGROUND CONDUIT SYSTEM PER D.L.CO. DWG. 431687-T3.
 - PROVIDE CUSTOMER WITH A 480 VOLT, VOLTAGE TEST BOX. CUSTOMER TO INSTALL 3-1/C #6 600V WIRES FROM THE PROTECTOR SPADE TO THE TEST BOX LOCATION AND MAKE THE CONNECTIONS TO THE TEST BOX.
 - INSTALL SUPERVISORY EQUIPMENT.

- REFERENCE DRAWINGS**
- AA 62178 STRUCTURAL DESIGN AND DETAILS (SET-D) FOR STREET HATCH (1996 DESIGN) REV. 5
 - AA 62179 STRUCTURAL DESIGN & SECTIONS OF 6' X 12' HATCH STREET-GRATING AND CONCRETE (1996 DESIGN) REV. 0
 - AA 62180 STRUCTURAL DESIGN SECTIONS & DETAILS OF 2'-11 1/8" X 3'-3 3/4" STREET LOADED HATCH (1996 DESIGN) REV. 1
 - AA 62188 STRUCTURAL DESIGN & SECTIONS OF 6' X 12' HATCH STREET LOADING - ALL GRATING (1999 DESIGN) REV. 1
 - A 60912 VAULT LADDER DETAILS (OSHA 1971) REV-8

- RELATED DRAWINGS**
- 431687-T2 ELECTRICAL EQUIPMENT LAYOUT OF CUSTOMER'S NEW 277/480V SECONDARY COLLECTOR BUS ASSEMBLY
 - 431687-T3 UG CONDUIT INSTALLATION PLAN
 - 431687-T4 UG CABLE PULLING AND REVISED MAPS

- CUSTOMER'S WORK**
- CONSTRUCT A THREE COMPARTMENT (TRANSFORMER-SECONDARY) VAULT WITH NECESSARY HATCHES, LADDERS, SUMP, CONDUITS, ETC. TO CONFORM TO UNDERWRITER'S AND LOCAL BUILDING CODES AND AS SHOWN ON APPLICABLE DUQUESNE LIGHT COMPANY DRAWINGS.
 - PROVIDE AND INSTALL A 6'-0" X 12'-0" HEAVY STREET LOADING HATCH PER DLCO DWGS. AA 62178, AA 62179, & AA 62188 AND A VAULT LADDER PER DLCO DWG. A 60912. (2-REQUIRED)
 - PROVIDE AND INSTALL A 2'-11" X 3'-4" HEAVY STREET LOADING HATCH PER DLCO DWG. AA 62180 AND A VAULT LADDER PER DLCO DWG. A 60912. (3-REQUIRED)
 - INSTALL 4-5" NONMETALLIC CONDUITS & 1-3" NONMETALLIC CONDUIT THROUGH BUILDING BASEMENT TO VAULTS. 2-5" & 1-3" CONDUIT TO TERMINATE IN COMPARTMENT #1. 2-5" CONDUIT TO EXTEND THROUGH COMPARTMENTS #1 & #2 AND TERMINATE IN COMPARTMENT #3. CONDUIT TO BE ENCASED IN A MINIMUM 3" CONCRETE ENVELOPE.
 - INSTALL 4-5" NONMETALLIC CONDUITS THROUGH WALL FROM TRANSFORMER COMPARTMENTS #1 & #3 TO COLLECTOR COMPARTMENT #2 FOR PROTECTOR TO COLLECTOR BUS TIES. (2-LOCATIONS)
 - INSTALL 1-3" NONMETALLIC CONDUIT THROUGH WALL FOR D.L.CO. SUPERVISORY CABLES. (2-LOCATIONS, SEE SECTION "D-D").
 - INSTALL 1-3" NONMETALLIC CONDUIT THROUGH WALL FOR VAULT LIGHTING & OUTLETS. (2-LOCATIONS, SEE SECTION "D-D").
 - INSTALL 1-5" NONMETALLIC CONDUIT THROUGH WALL FOR CONTINUOUS GROUND BUS TIES. (2-LOCATIONS, SEE SECTION "D-D").
 - INSTALL A 10" X 10" X 6" DEEP SUMP WITH AN ALUMINUM COVER PLATE AND NYLON CHAIN. ATTACH CHAIN 5'-6" ABOVE FLOOR. (3-LOCATIONS)
 - INSTALL A 3/4" X 10' COPPERWELD GROUND ROD DRIVEN TO A DEPTH OF 8'-10", TWO GROUND RODS PER COMPARTMENT (6-REQUIRED).
 - INSTALL A 1/4" X 6" COPPER BAR GROUND BUS CONTINUOUS THROUGH VAULTS. CONNECT GROUND BUS TO EACH GROUND ROD WITH A DOUBLE EYEBOLT TYPE CONNECTOR SIMILAR TO TELEDYNE PENN-UNION TYPE LDN-050N. ALTERNATE TYPE CONNECTIONS MUST BE APPROVED BY THE DLCO PRIOR TO INSTALLATION. MOUNT GROUND BUS TO VAULT WALL PER DETAIL "A".
 - INSTALL 4-500 MCM BARE STRANDED COPPER CABLES FOR CONTINUOUS BUS IN VAULT AND BETWEEN VAULTS. 4-TWO BOLTED CONNECTIONS ARE REQUIRED AT EACH END. (2-LOCATIONS)
 - INSTALL 120 VOLT VAPOR PROOF, VAULT LIGHTING FIXTURES, SWITCHES, AND RECEPTACLES (SEE LEGEND).
 - INSTALL A 277/480 VOLT SECONDARY COLLECTOR BUS ASSEMBLY CONSISTING OF ONE 1/2" X 6" X 8'-0" COPPER BUS BAR PER PHASE. (SEE DRAWING 431687-T2 FOR DETAILS)
 - UPON COMPLETION OF ITEMS 8 THROUGH 21 THE CUSTOMER SHALL NOTIFY THE DUQUESNE LIGHT COMPANY SO THAT THE COMPLETE ENCLOSURE MAY BE INSPECTED PRIOR TO INSTALLATION OF DUQUESNE LIGHT COMPANY EQUIPMENT. CONTACT JASON IACONI AT DLCO (412-393-4909) FOR INSPECTION OF CUSTOMER'S VAULT WORK.
 - INSTALL A PROTECTOR TO COLLECTOR BUS TIE AT VAULTS #1 & #3 CONSISTING OF 4-500 MCM, 600 VOLT, RHW OR THW COPPER CABLES PER PHASE (2-LOCATIONS). INSTALL 600 VOLT LIMITER LUG ASSEMBLIES AT BOTH ENDS OF ALL PHASE CONDUCTORS. (CONNECT TO COLLECTOR BUS AS INDICATED). INSTALL INSULATED SECONDARY SUPPORT BRACKETS WHERE REQUIRED. DO NOT MAKE ANY CONNECTIONS TO THE LOW VOLTAGE NEUTRAL SPADE OF THE TRANSFORMERS.
 - INSTALL A 20H LONG SECTION OF 3-1/C-#6 600 VOLT RHW OR THW COPPER WIRE FROM PROTECTOR TO THE VOLTAGE TEST BOX. (D.L.CO. WILL PROVIDE A VOLTAGE TEST BOX. CUSTOMER TO INSTALL TEST BOX AND CONNECT THE #6 WIRE TO THE TEST BOX) SEE NOTE 6.
 - ALL CUSTOMER WIRING, SUPPORTS, ETC. IN THE TRANSFORMER VAULTS MUST BE INSTALLED A MINIMUM OF 7'-0" ABOVE THE VAULT FLOOR TO PROVIDE HEADROOM FOR MOVEMENT OF DUQUESNE LIGHT COMPANY EQUIPMENT AND PERSONNEL.
 - INSTALL N.E.C. REQUIRED SIZE AND NUMBER OF SERVICE CABLES AND INSTALL LIMITER LUG ASSEMBLIES AT BOTH ENDS OF CABLES.
 - CONTACT DUQUESNE LIGHT COMPANY METER DEPARTMENT FOR INFORMATION CONCERNING TYPE AND LOCATION OF METERING EQUIPMENT. (412-393-8713)
 - UPON INSPECTION AND APPROVAL BY THE DUQUESNE LIGHT COMPANY THE CUSTOMER SHALL TAPE ALL SECONDARY CONNECTIONS INSTALLED BY THE CUSTOMER. (SEE TAPING NOTE ON ON DRAWING 431687-T2). CUSTOMER SHALL NOTIFY DUQUESNE LIGHT COMPANY UPON COMPLETION OF TAPING SO THAT A FINAL INSPECTION CAN BE MADE. CONTACT JASON IACONI AT DLCO (412-393-4909).
 - CUSTOMER TO MAINTAIN A 20" VERTICAL CLEARANCE ABOVE VAULTS FOR INSTALLATION AND REPLACEMENT OF DUQUESNE LIGHT COMPANY EQUIPMENT.

REVISIONS

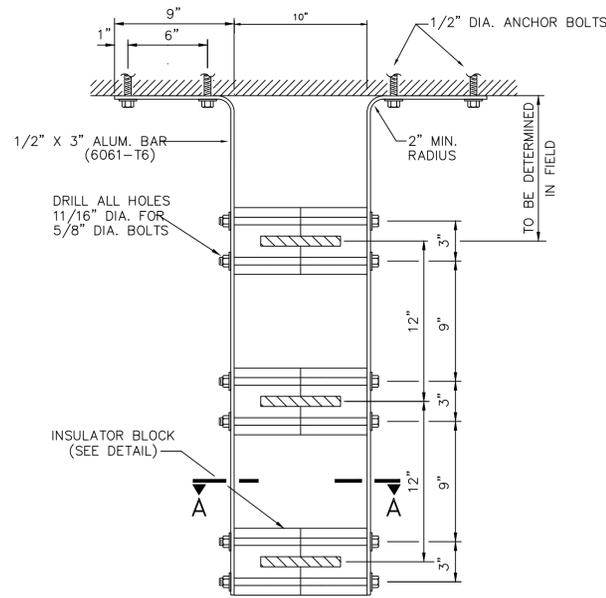
PRELIMINARY
NOT FOR CONSTRUCTION
SUBJECT TO REVISION

DLC DUQUESNE LIGHT CO.

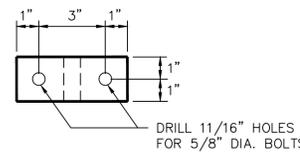
SCALE	AS SHOWN	DRAFT BY	JJI	DATE	06/05/17	ENGR. CHK'D		DATE	
		DRAFT CHK'D		DATE		FINAL APP.		DATE	

ALLEGHENY BUILDING (FORBE-429 NETWORK VAULTS) ~ NEW SERVICE
429 FORBES AVE., 2ND WARD, PGH.
ELECTRICAL EQUIPMENT LAYOUT OF CUSTOMER'S
NEW 277/480V NETWORK SERVICE VAULT

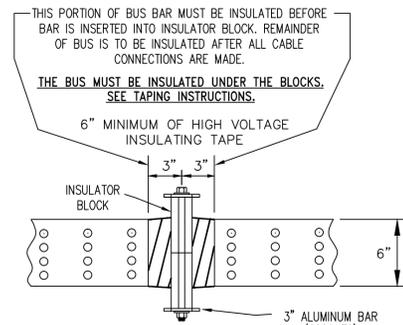
FRPL. NO.	A	DWG. NO.	16-0005	431687-T1	REV. NO.	0
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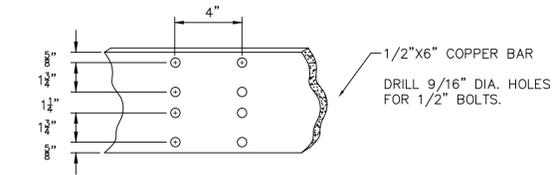
BUS SUPPORT ASSEMBLY
N.T.S.



INSULATOR BLOCK DETAIL
N.T.S.



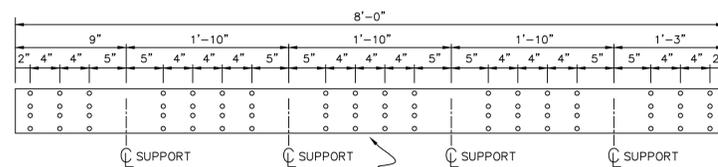
"SECTION A-A"
SECONDARY BUS TAPING AT
INSULATING BLOCKS DETAIL
N.T.S.



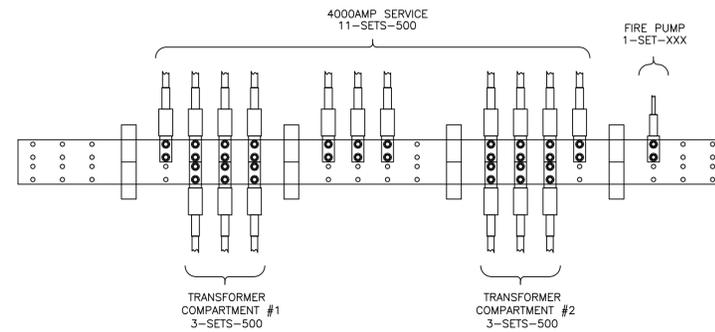
DRILLING DETAIL FOR BUS BAR
N.T.S.

TAPING INSTRUCTIONS FOR USE BELOW 600 VOLTS D.L.Co. or Customer Work			
STEP	INSTRUCTION	ACCEPTABLE PRODUCTS	D.L.Co. STK #
1.	Fill in around bolts and sharp drops with Electrical Insulating Putty to provide a smooth taping surface. DO NOT USE DUCT SEAL.	Scotch fill Bishop 125 Plymouth Plyfil #2047	480467
2.	Apply two half-lapped layers of 30 mil High Voltage Insulating Tape over all energized parts stretching tape to 3/4 of its original width. Extend tape one inch onto previously insulated bus, equipment bushings, limiter sleeves, etc.	Scotch 130C of 23 Bishop Bi-Seal #3 or W963 Plymouth Plysafe	480521 480520
3.	Cover with two half lapped layers of 7 mil Vinyl tape. Stretch tape to 3/4 of its original width. Do not stretch last two inches. Extend one inch beyond previously applied insulating tape. Apply final layer from bottom to top.	Scotch 22, 33+, 88 Bishop 2 or 85 Plymouth #10	480544 480546

NOTE: Customer work to be inspected by D.L.Co. before and after taping.
DO NOT TAPE NEUTRAL GROUND BUS.



DETAIL-SECONDARY 8'-0" BUS BAR
(3) 1/2" X 6" CU BARS REQ'D. (CUSTOMER'S WORK)
1"=1'



DETAIL - CONNECTIONS TO BUS BAR
1"=1'

RELATED DRAWINGS

431687-T1	ELECTRICAL EQUIPMENT LAYOUT OF CUSTOMER'S NEW 277/480V NETWORK SERVICE VAULT
431687-T3	PERMIT AND CONDUIT CONSTRUCTION
431687-T4	CABLE PULLING PLAN AND REVISED CIRCUIT SCHEMATIC

REVISIONS

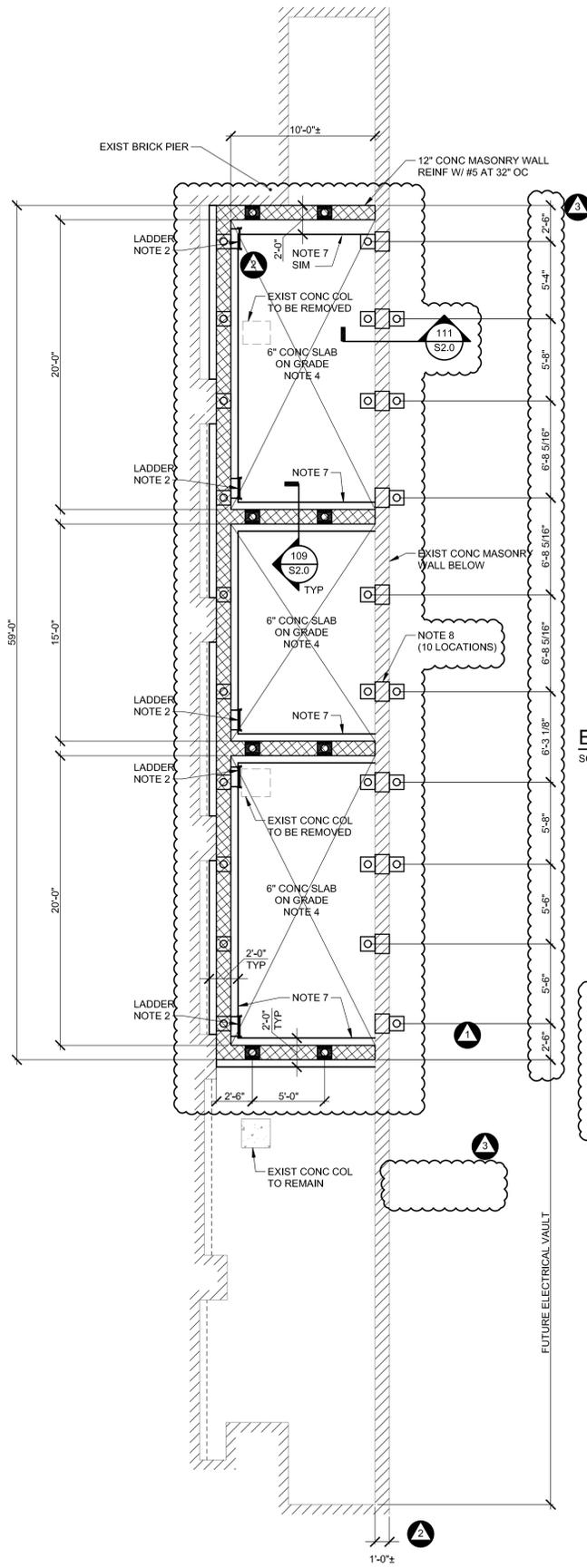
1

PRELIMINARY
NOT FOR CONSTRUCTION
SUBJECT TO REVISION



SCALE	DRAFT BY	DATE	ENGR. CHK'D	DATE
AS SHOWN	JJI	06/05/17		
	DRAFT CHKD	DATE	FINAL APP.	DATE

ALLEGHENY BUILDING (FORBE-429 NETWORK VAULTS) ~ NEW SERVICE 429 FORBES AVE., 2ND WARD, PGH.		
ELECTRICAL EQUIPMENT LAYOUT OF CUSTOMER'S NEW 277/480V SECONDARY COLLECTOR BUS ASSEMBLY		
FRN. NO.	DWG. NO.	REV. NO.
A	16-0005	431687-T2
		0

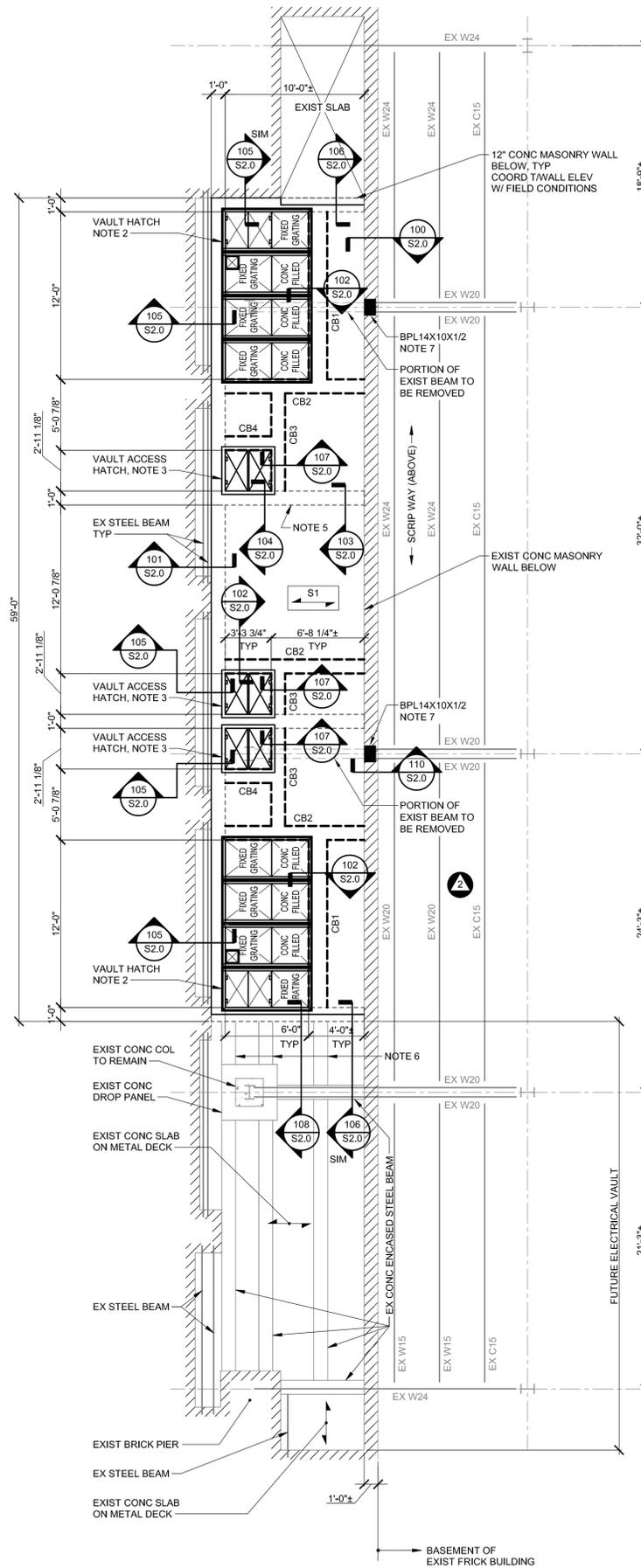


**PARTIAL NEW AND EXISTING
ELECTRICAL VAULT FLOOR PLAN**

SCALE: 3/16" = 1'-0"

NOTES:

1. APPLY SINAK SEALER S-102 WATERPROOFING TO NEW CONC SURFACES WITHIN VAULT 14 DAYS AFTER CONC IS PLACED (PROTECT ELECTRICAL EQUIPMENT). APPLY IN STRICT ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS.
2. INDICATES NEW VAULT LADDER PER DUQUESNE LIGHT CO DRAWING A 60912, ATTACHED FOR REFERENCE.
3. PROVIDE SUMP PITS (1 PER VAULT, 3 TOTAL) PER DUQUESNE LIGHT REQUIREMENTS. SEE TYPICAL DETAILS.
4. 6" CONC SLAB ON GRADE REINF W/ (2) LAYERS 6X6-W2 1XW2 1 WWR.
5. INDICATES 35K HELICAL PIER. SEE GEN NOTES FOR ADD'L INFO.
6. INDICATES 25K HELICAL PIER. SEE GEN NOTES FOR ADD'L INFO.
7. 24" WIDE X 12" DEEP CONT CONC GRADE BEAM PER SECT 109/S2.0
8. 12" WIDE X 12" DEEP X 1'-4" LONG CONC PAD PER SECT 111/S2.0



**PARTIAL NEW AND EXISTING
ELECTRICAL VAULT ROOF PLAN**

SCALE: 3/16" = 1'-0"

NOTES:

1. APPLY SINAK SEALER S-102 WATERPROOFING TO THE TOP SURFACE OF CONC VAULT ROOF & CONC PORTIONS OF HATCHES IMMEDIATELY AFTER ANY WATER SHEEN HAS DISAPPEARED & THE SURFACE IS FIRM ENOUGH TO WALK ON.
2. INDICATES NEW VAULT HATCH COVER PER DUQUESNE LIGHT CO DWG AA 62179, ATTACHED FOR REFERENCE. PROVIDE EPOXY-COATED REINF WITHIN HATCH COVERS.
3. INDICATES NEW VAULT ACCESS HATCH COVER PER DUQUESNE LIGHT CO DWG AA 62180, ATTACHED FOR REFERENCE. PROVIDE EPOXY-COATED REINF WITHIN HATCH COVERS.
4. COAT ALL ALUMINUM PORTIONS OF HATCH COVERS TO BE EMBEDDED IN CONC WITH SIKADUR HI-MOD 32 EPOXY.
5. PROVIDE OPNG IN MASONRY FOR CONDUIT PENETRATING WALL PER TYPICAL DETAIL. COORD LOCATION IN FIELD.
6. 8" MIN OF BRG FOR BEAM ON NEW WALL CONC MASONRY WALL. PROVIDE CUT AND RE-SUPPORT ON NEW EX CONC ENCASED STEEL BEAM
7. SHORE EXIST STEEL BEAMS AND INSTALL BRG PL PER SECT 110/S2.0 PRIOR TO PARTIAL REMOVAL OF BEAMS AS INDICATED ON PLAN.

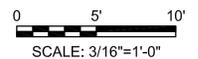
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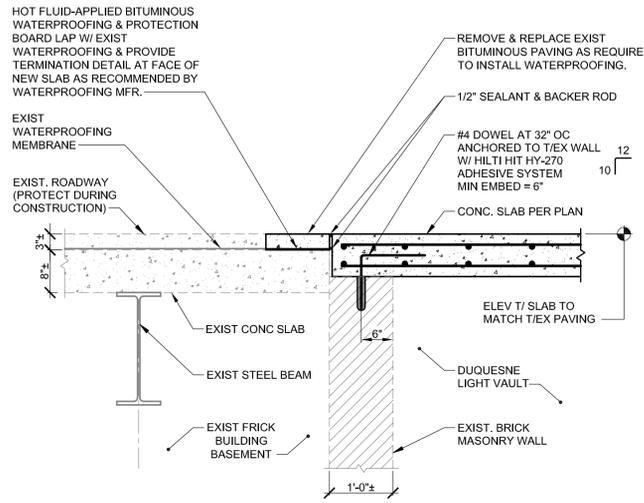
REVISED / ISSUED FOR:	
REV DATE	DESCRIPTION
09.01.17	Duquesne Light Review
09.13.17	Issued For Construction
03.08.18	Issued For Permit
1	Revision #1
2	Revision #2
3	Issued For Review

PROJECT NO.	16-264.01
DATE:	07.03.19
DRAWN BY:	BKV
CHECKED BY:	TLP/RSB
SHEET TITLE:	Electrical Vault

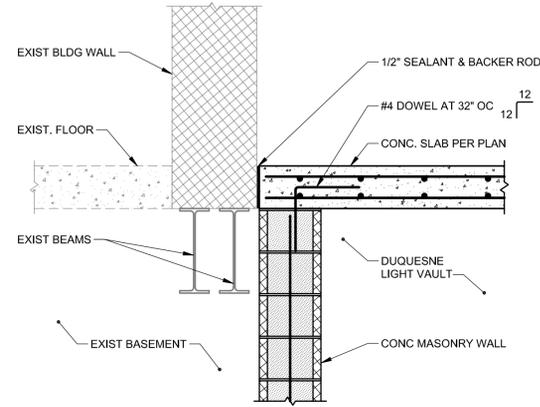
SHEET NO.

S1.0

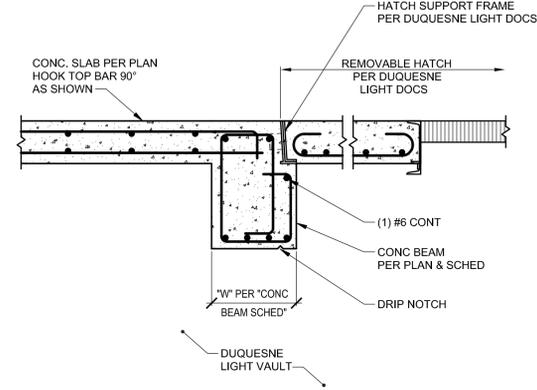




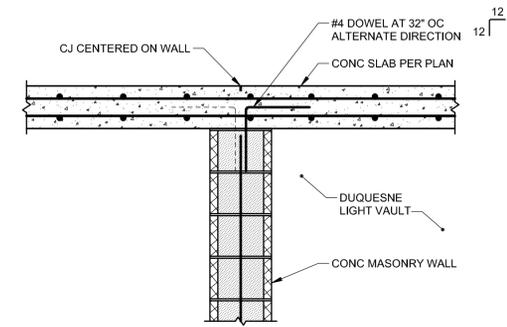
SECTION 100
SCALE: 3/4" = 1'-0"
S2.0



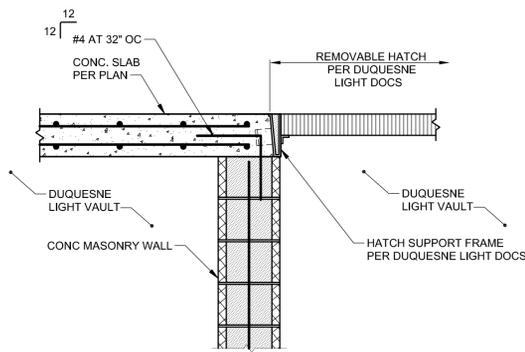
SECTION 101
SCALE: 3/4" = 1'-0"
S2.0



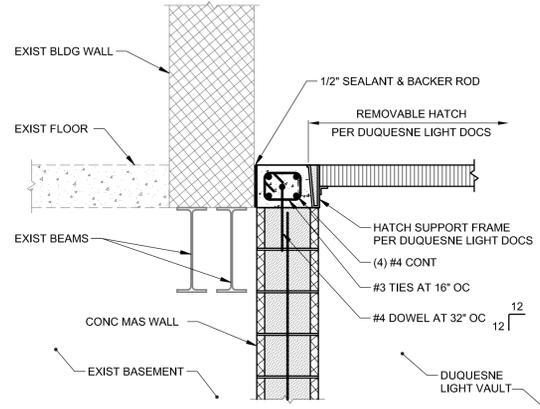
SECTION 102
SCALE: 3/4" = 1'-0"
S2.0



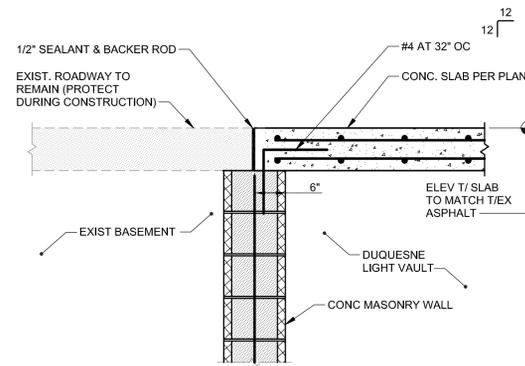
SECTION 103
SCALE: 3/4" = 1'-0"
S2.0



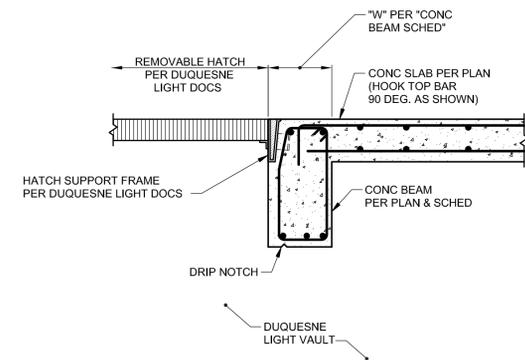
SECTION 104
SCALE: 3/4" = 1'-0"
S2.0



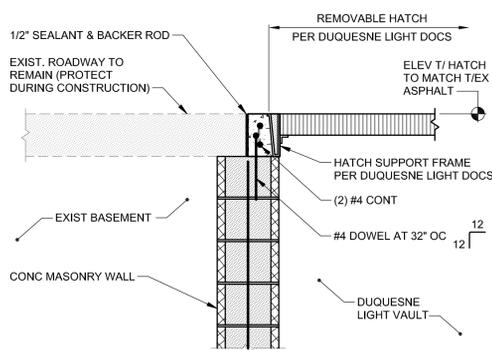
SECTION 105
SCALE: 3/4" = 1'-0"
S2.0



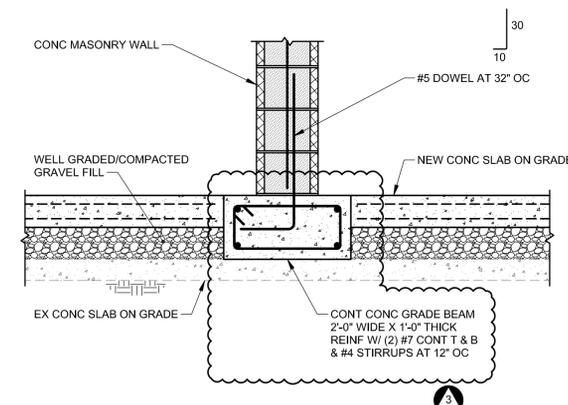
SECTION 106
SCALE: 3/4" = 1'-0"
S2.0



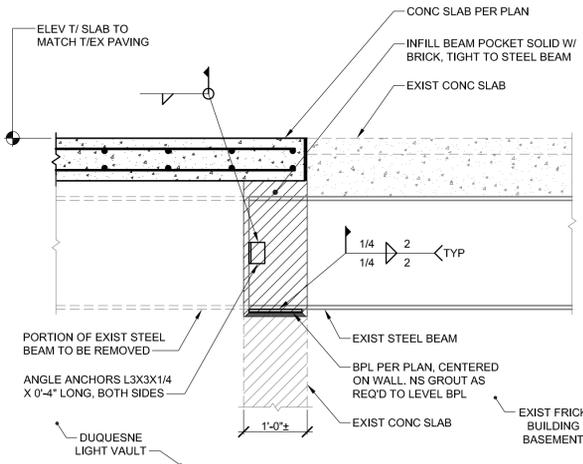
SECTION 107
SCALE: 3/4" = 1'-0"
S2.0



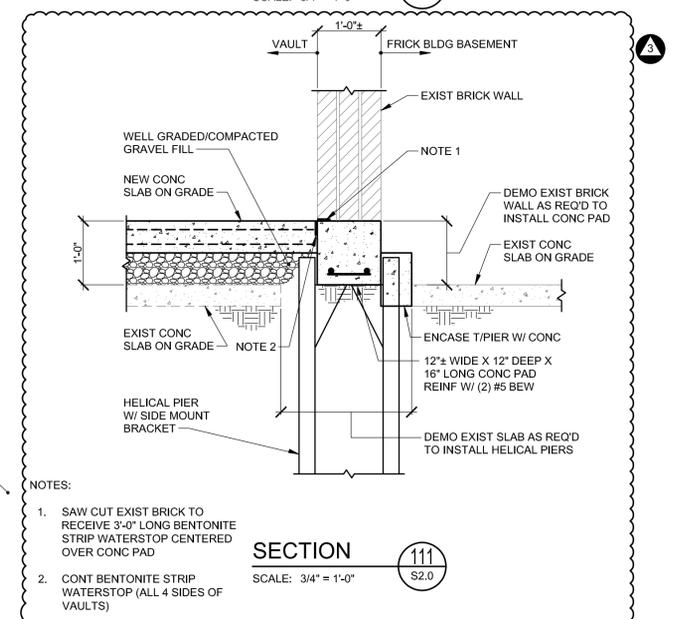
SECTION 108
SCALE: 3/4" = 1'-0"
S2.0



SECTION 109
SCALE: 3/4" = 1'-0"
S2.0



SECTION 110
SCALE: 3/4" = 1'-0"
S2.0



SECTION 111
SCALE: 3/4" = 1'-0"
S2.0

NOTES:

- SAW CUT EXIST BRICK TO RECEIVE 3'-0" LONG BENTONITE STRIP WATERSTOP CENTERED OVER CONG PAD
- CONT BENTONITE STRIP WATERSTOP (ALL 4 SIDES OF VAULTS)

SEAL:

REVISED / ISSUED FOR:	
REV DATE	DESCRIPTION
09.01.17	Duquesne Light Review
09.13.17	Issued For Construction
03.08.18	Issued For Permit
1	Revision #1
2	Revision #2
3	Issued For Review

PROJECT NO.	16-264.01
DATE:	07.03.19
DRAWN BY:	BKV
CHECKED BY:	TLP/RSB

SHEET TITLE:

Sections and Details

SHEET NO.

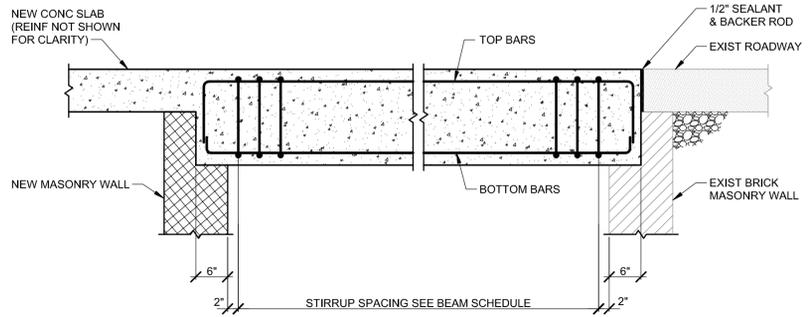
S2.0

ROOF SLAB SCHEDULE			
MARK	TYPE	REINFORCING	TOTAL THICKNESS
S1	8" CONC SLAB	LONGITUDINAL: #6 AT 6" OC BOT, #4 AT 12" OC TOP TRANSVERSE: #4 AT 12" OC	8"

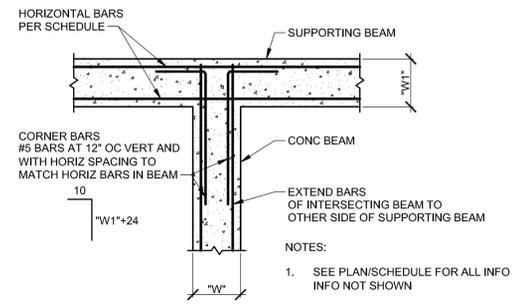
- ROOF SLAB SCHEDULE NOTES:
- LONGITUDINAL BARS ARE PARALLEL TO THE DIRECTION OF SPAN AND ARE TO BE PLACED AS THE OUTER LAYERS.
 - TRANSVERSE BARS ARE PERPENDICULAR TO THE DIRECTION OF SPAN AND ARE TO BE PLACED AS THE INNER LAYERS.
 - PROVIDE BROOM FINISH, PERPENDICULAR TO MAIN TRAFFIC ROUTE.

CONCRETE BEAM SCHEDULE									
MARK	W (INCHES)	D (INCHES)	TOP BARS	BOTTOM BARS	STIRRUPS			REMARKS	MARK
					SIZE	TYPE	SPACING "S" BOTH ENDS TYP UNO		
CB1	16"	24"	(2) #6	(4) #6	#3	---	AT 10" OC FULL LENGTH		CB1
CB2	12"	24"	(2) #6	(3) #6	#3	---	AT 10" OC FULL LENGTH		CB2
CB3	12"	24"	(2) #6	(3) #6	#3	---	AT 10" OC FULL LENGTH		CB3
CB4	12"	24"	(2) #6	(2) #6	#3	---	AT 10" OC FULL LENGTH		CB4

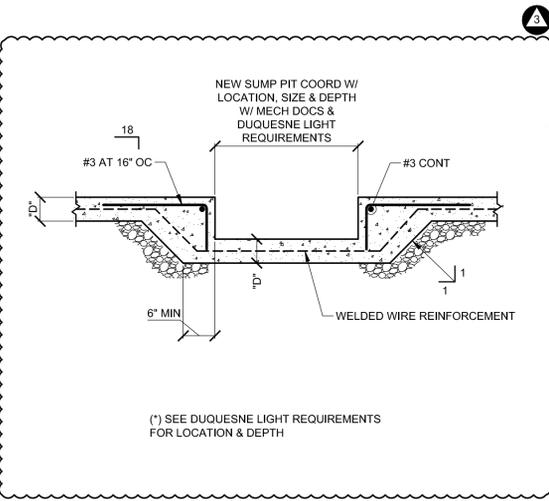
- CONCRETE BEAM SCHEDULE NOTES:
- ALL BARS FULL LENGTH. PROVIDE STD HOOKS EE.
 - ALL BARS EPOXY COATED.
 - PROVIDE MIN 8" BRG LENGTH OF CONC BEAM ON SUPPORTING WALL.



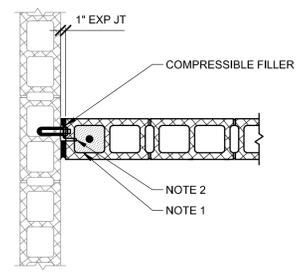
BEAM BEARING DETAILS



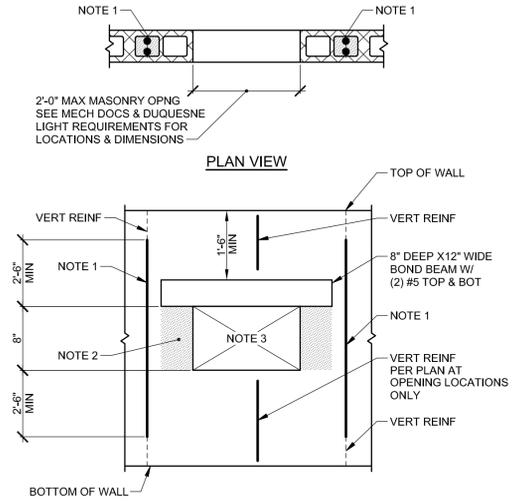
TYPICAL CONCRETE BEAM INTERSECTION DETAIL PLAN VIEW



TYPICAL SUMP PIT DETAIL



TYPICAL MASONRY EXPANSION JOINT AT EXISTING WALL DETAIL



TYPICAL MASONRY WALL OPENING REINFORCING DETAIL

- NOTES:
- REINFORCEMENT PER PLAN PROVIDE MIN (1) #5 BAR AT END CELL OF WALL. GROUT CELL SOLID.
 - CONT GALV L3X3X1/4, BOLT TO EXIST MASONRY W/ 1/2" DIA SS SLEEVE ANCHOR AT 24" OC. GREASE OUTSTANDING ANGLE LEG.

- NOTES:
- PROVIDE (2) #5 EACH SIDE OF OPENING.
 - PROVIDE MIN 6" BRG ON BRICK, SOLID OR GROUTED SOLID BLOCK.
 - OPNG FOR CONDUIT PENETRATING MASONRY WALL.

SEAL:

REVISED / ISSUED FOR:	
REV DATE	DESCRIPTION
09.01.17	Duquesne Light Review
09.13.17	Issued For Construction
03.08.18	Issued For Permit
11.02.18	Revision #1
07.03.19	Revision #2
01.15.20	Issued For Review

PROJECT NO.	16-264.01
DATE:	07.03.19
DRAWN BY:	BKV
CHECKED BY:	TLP/RSB

SHEET TITLE:
Sections and Details

SHEET NO.

S2.1

DESCRIPTION AS PER TITLE REPORT

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND (FORMERLY THIRD) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDE OF SCRIP WAY, 20.02 FT. WIDE AND THE NORTHERLY SIDE OF FORBES AVENUE, 55.47 FT. WIDE; THENCE FROM SAID POINT OF BEGINNING BY THE NORTHERLY SIDE OF FORBES AVENUE N 59° 57' 20" W A DISTANCE OF 120.17 FT. TO A POINT OF INTERSECTION WITH THE EASTERLY SIDE OF CHERRY WAY, 20.02 FT. WIDE; THENCE BY THE EASTERLY LINE OF CHERRY WAY N 30° 56' 40" E A DISTANCE OF 95.62 FT. TO A POINT AT THE LINE DIVIDING LANDS NOW OR FORMERLY OF THE MAY DEPARTMENT STORES COMPANY AND LANDS NOW OR FORMERLY OF BEVERLY HILLS SAVINGS AND AMERICAN SAVINGS BANK; THENCE BY SAID DIVIDING LINE S 59° 59' 20" DISTANCE OF 120.23 FT. TO A POINT ON THE WESTERLY SIDE OF SCRIP WAY, SAID LAST MENTIONED LINE ALSO BEING THE SOUTHERLY SIDE OF RESORT WAY NOW VACATED; THENCE BY THE WESTERLY SIDE OF SCRIP WAY S 30° 58' 40" W A DISTANCE OF 95.70 FT. TO THE POINT OF BEGINNING.

(PER SURVEY PREPARED BY THE GATEWAY ENGINEERS, INC., DWG. NO. 43,293, DATED JANUARY 1983, REVISED DECEMBER 16, 1988.)

ALSO BEING ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND (FORMERLY THIRD) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS SURVEYED IN THE ALTA/ACSM LAND TITLE SURVEY DATED JULY 14, 2015 PREPARED BY AMY JO HOPKINS, P.L.S. NO. 5U07298. DWG. NO D- 26032, AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDE OF SCRIP WAY, 20.02 FT. WIDE, AND THE NORTHERLY SIDE OF FORBES AVENUE, 55.47 FT. WIDE; THENCE FROM SAID POINT OF BEGINNING BY THE NORTHERLY SIDE OF FORBES AVENUE N 62° 25' 25" W A DISTANCE OF 120.17 FT. TO A POINT AT ITS INTERSECTION WITH THE EASTERLY SIDE OF CHERRY WAY, 20.02 FT. WIDE; THENCE BY THE EASTERLY SIDE OF CHERRY WAY N 28° 28' 35" E A DISTANCE OF 95.62 FT. TO A POINT AT THE DIVIDING LANDS NOW OR FORMERLY OF THE MAY DEPARTMENT STORES COMPANY AND LANDS NOW OR FORMERLY OF BEVERLY HILLS SAVINGS AND AMERICAN SAVINGS BANK; THENCE BY SAID DIVIDING LINE S 62° 27' 25" E A DISTANCE OF 120.23 FT. TO A POINT ON THE WESTERLY SIDE OF SCRIP WAY, SAID LAST MENTIONED LINE ALSO BEING THE SOUTHERLY SIDE OF RESORT WAY, NOW VACATED; THENCE BY THE WESTERLY SIDE OF SCRIP WAY S 28° 30' 42" W A DISTANCE OF 95.70 FT. TO THE POINT OF BEGINNING.

BEARINGS AND COORDINATES ARE BASED ON PENNSYLVANIA STATE PLANE (NAD83) SOUTH ZONE, U.S. SURVEY FEET.

HAVING ERECTED THEREON A 19 STORY BRICK AND STEEL BUILDING KNOWN AS THE ALLEGHENY BUILDING, 429 FORBES AVENUE, PITTSBURGH, PENNSYLVANIA.

TOGETHER WITH AND SUBJECT TO ALL RIGHTS GRANTED IN EASEMENT AGREEMENT DATED MARCH 3, 1965, AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF ALLEGHENY COUNTY IN DEED BOOK VOLUME 4135, PAGE 254 AND IN LEASE DATED MARCH 3, 1965 AND RECORDED IN DEED BOOK VOLUME 4169, PAGE 39, AS SUCH LEASE HAS BEEN AMENDED FROM TIME TO TIME.

THE ABOVE DESCRIBED EASEMENT CONTAINS AN AREA OF 11,496 SQUARE FEET OR 0.2639 ACRES, MORE OR LESS.

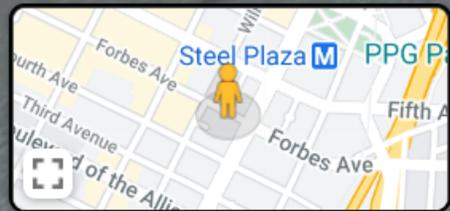
BEING KNOWN AS 429 FORBES AVENUE.

BEING TAX PARCEL NO. 2-E-155.

429 Scrip Way
Pittsburgh, Pennsylvania

Google

Street View



Leech Tishman
David J. DelFiandra

Kaufmann's Clock

Eddie V's Prime Seafood
Takeout

Waffles, INC
Caffeinated,
Fifth Ave
Takeout

Frick Bldg

KeyBank

BNY Mello
Innovation

429 Forbes Ave
Pittsburgh, PA 15219

EVER Hotel
Pittsburgh Downtown
4.4 ★ (165)
3-star hotel

Allegheny Building

PNC Bank

Allegheny
County Treasurer

Allegheny Co
Courthouse
1888 landmark
turrets & a cour

Allegheny Co
Sheriff's Of

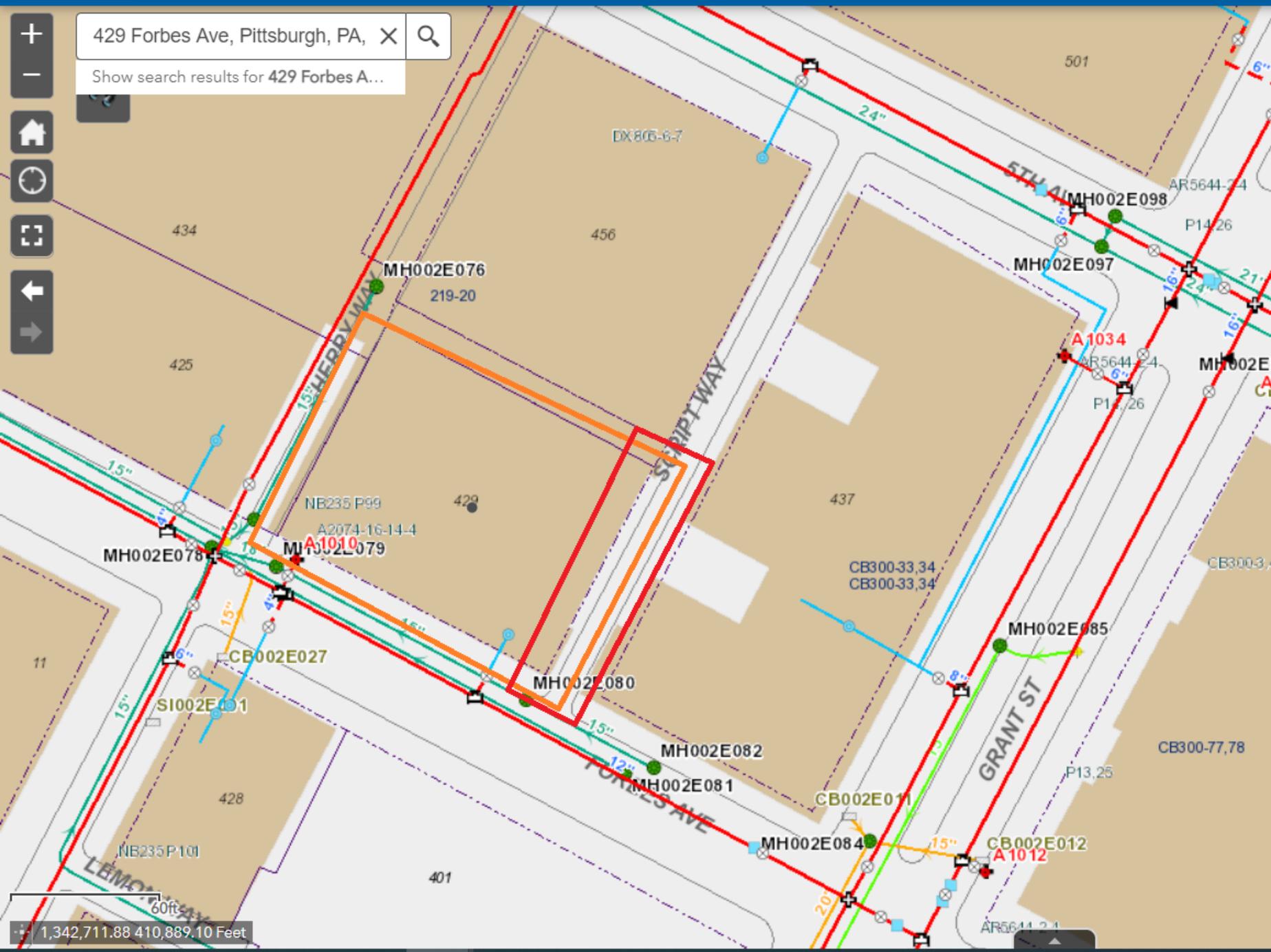
Zuckerman Law Firm

Morgan, Lewis
& Bockius LLP

Google

429 Forbes Ave, Pittsburgh, PA, X

Show search results for 429 Forbes A...



To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Executive Director
Date: February 19, 2021
Subject: Proposed Encroachment at 429 Forbes Avenue

The following is in response to the attached 2/10/2021 request regarding the encroachment into Script Way near 429 Forbes Avenue in the 2nd Ward of the City of Pittsburgh.

1. The Water Mapping (attached) indicates that there are no known PWSA waterlines within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no known PWSA sewerlines within the area of the proposed encroachment. Please note, PWSA does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

PWSA has no objection to the proposed encroachment under the conditions set forth above.

JMA

Attachment



January 20, 2021

Guido Milano
Project Manager
PMC Property Group
915 Penn Avenue
Pittsburgh, PA 15222

Re: Letter of Acceptance for Allegheny Building Vault Location, Scrip Way, Pittsburgh, PA 15219

Mr. Milano:

This letter is in response to your request concerning the location of the Allegheny Building Vault to be constructed in Scrip Way.

Duquesne Light Company agrees and accepts your plan to construct the vaults in Scrip Way.

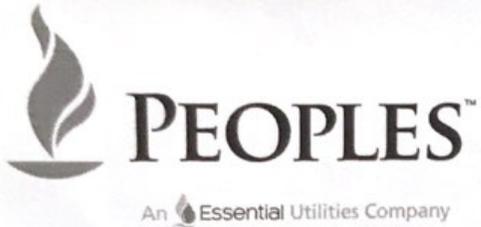
Duquesne Light will provide a hatch assembly drawing for your fabrication.

Please contact me if you have questions regarding this matter.

Respectfully,

Greg Alan

Greg Alan
Major Account Manager



Janice Saltzman
TEL 412.258.4669
MOBILE 412.580.9744
jsaltzman@peoples-gas.com

February 15, 2021

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

RE: Encroachment in City Street
429 Forbes Avenue and Scrip Way
Block/Lot 2-E-155
2nd Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Strada LLC regarding a below grade vault that is being designed within the public right of way of Scrip Way at the above-referenced location.

Based on the drawings provided to Peoples, the proposed vault does not interfere with our gas facilities in this area.

Peoples has no objection to the proposed encroachment.

Sincerely,

Janice Saltzman
Land Department



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/27/2021

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 The Graham Company The Graham Building 1 Penn Square West Philadelphia PA 19102	CONTACT NAME: Kevin Connelly PHONE (A/C, No, Ext): 215-567-6300 E-MAIL ADDRESS: connelly_unit@grahamco.com		FAX (A/C, No): 215-569-3025
	INSURER(S) AFFORDING COVERAGE INSURER A : Associated Industries Insurance Company, Inc.		NAIC # 23140
INSURED 429 Forbes Associates, LLC c/o Robert M. Currey & Associates, Inc. One Beacon Street, 22nd Floor Boston MA 02108	PMCPROP-01	INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 143260194

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 <input checked="" type="checkbox"/> 25,000 Ded. <input checked="" type="checkbox"/> \$10k Agg Cap GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			AES1186481-01	11/6/2020	11/6/2021	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$
							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 <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <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"/> EXCESS LIAB OCCUR <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) If yes, describe under DESCRIPTION OF OPERATIONS below						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)

RE: 429 Forbes Ave, Pittsburgh, PA 15219

The City of Pittsburgh are additional insureds on the above General Liability Policy s if required by written contract.

CERTIFICATE HOLDER**CANCELLATION**
 City of Pittsburgh
 414 Grant Street
 Room 301
 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

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