City of Pittsburgh Department of Mobility & Infrastructure

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

Before application can be filed, anyone affiliated with this application must submit a tax & fine clearance statement. This statement must be signed off by all listed in the attached Ordinance. This information request if from City Code 416.03C. (see page 3)

| Date01/30/2019 | |
|---|---|
| Name_CityStudio | |
| Address 5150 Penn Avenue, #300, Pittsburgh, | PA 15224 |
| Home Phone Number: | Business Phone Number: 412-346-8314 |
| Pager Number: Cell Pho | one Number: |
| Location of Proposed Encroachment: 5019 | Penn Avenue, Pittsburgh, PA 15224 |
| Ward: 10-07 Council District: 9 | |
| Lot and Block What is the properties zoning | g code? (zoning office 255-2235) 50-K-337 |
| Is the existing right-of-way, a street or a sig | lewalk? Sidewalk |
| Width of Existing Right-of-Way (sidewalk o | r street): 11'-9" (Before encroachment) |
| Length of Existing Right-of-Way (sidewalk of | or street): (Before encroachment) |
| Width of Proposed Encroachment: 3'-11" | |
| Length of Proposed Encroachment: 20'-0" | |
| Reason for application: ADA accessible ram | p at main entrance of the yoga studio |
| | |

PLEASE ATTACH ALL ADDITIONAL INFORMATION

| Į | Upon completion of the building, how many people will the structure accommodate? 31 |
|---|---|
| 1 | As a result of this encroachment, will the project create jobs and if so how many? 3 |
| I | have enclosed a picture or drawing of the proposed structure to be placed on the site of the |
| 6 | encroached property. (No Larger than 8" X 11") |
| I | If there are abutting property owners, I have enclosed the petition (attached at the end of the |
| (| application) received at the time of the application containing signatures of all adjacent |
| 1 | property owners. |
| | This petition has been witnessed and notarized. |
| ı | have enclosed a copy of the specifications. (No Larger than 8" X 11") |
| 1 | have enclosed a copy of a survey or plot plan of the property. |
| I | REMEMBER TO ATTACH ALL ADDITIONAL INFORMATION. (ie.: Letter to the |
| I | Director, Insurance forms (these are due when the encroachment is approved), maps, specs, |
| (| drawings, petitions, a check for \$150.00 payable to Treasurer City of Pittsburgh). |
| - | For Office Use: |
| (| Check for \$150.00 \ \pmu \ \pmu \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ |
| ١ | Received Required Insurance Petition signed and notarizedNA |
| I | Received Required Insurance Petition signed and notarized NA |
| ı | Received drawing or picture of completed project |
| | Received picture of proposed encroached property |
| ļ | Received signed, notarized Petition, if there are abutting property owners $\overline{\nu}$ |
| | All tax information in compliance delinquent |
| | |



citystudio

January 30, 2019

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

Dear Ms. Ricks,

The attached form is an encroachment application for 5019 Penn Avenue. This project proposes to add a 3'-11" by 20'-0" accessible ramp to the main entrance of One Point One Yoga Studio. Please note that the ramp slope is 1:10.5 due to the length of the parcel and inability to extend the ramp in front of the adjacent properties. We have been granted a variance from the Secretary of the Department of Labor and Industry, and the letter is attached. Also included with the application is a site plan, a ramp detail, an elevation, and a project narrative.

Please let me know if you have any other questions.

Sincerely,

Ryan England

Partner



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/25/2019

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 this certificate does not confer rights t | to the ter o the certi | rms and conditions of the figure of the figu | ne polic Ich end | cy, certain p lorsement(s) | olicies may : | require an endorsement. | Ast | atement on |
|--|--|--|--|--|---|--|--------------------|------------|
| PRODUCER | | | CONTAC NAME: | CT , | | | | |
| Lloyd's of Pittsburgh | | | PHONE | (412) 2 | 43-4120 | FAX (A/C, No): | (412) | 243-4121 |
| 1102 S. Braddock Ave. Ste 3 | | | PHONE (A/C. No E-MAIL ADDRE | service@ | lloydsofpittsb | | | |
| 1 102 S. Bladdock Ave. Sie S | | | | | | | | |
| Pittsburgh PA 15218 | | | INSURER A: FARMERS MUTUAL FIRE INSURANCE CO. OF MC 17108 | | | | | |
| INSURED | | | INSURER B: | | | | | |
| Easy Rentals LLC | | | INSURER C: | | | | | |
| 6636 Forward Ave. | | | INSURER D: | | | | | |
| | | | INSURER E: | | | | | |
| Pittsburgh | | PA 15217 | INSURER F: | | | | | |
| COVERAGES CER | TIFICATE | NUMBER: 2018 | | | | REVISION NUMBER: 1 | | |
| THIS IS TO CERTIFY THAT THE POLICIES INDICATED. NOTWITHSTANDING ANY R CERTIFICATE MAY BE ISSUED OR MAY EXCLUSIONS AND CONDITIONS OF SUCH | EQUIREME PERTAIN, POLICIES. | NT, TERM OR CONDITION THE INSURANCE AFFORD LIMITS SHOWN MAY HAVE | OF ANDED BY | IY CONTRACT THE POLICIE REDUCED BY | ' OR OTHER 'S DESCRIBE PAID CLAIMS. | DOCUMENT WITH RESPEC D HEREIN IS SUBJECT TO | ст то | WHICH THIS |
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| | | 0001002.00. | | | | GENERAL AGGREGATE \$ 2,000,000 | | |
| GEN'L AGGREGATE LIMIT APPLIES PER: PRO- JECT LOC | | | | | | | | 00,000 |
| | | | | | | | \$ | |
| OTHER: | | | | | | COMBINED SINGLE LIMIT | \$ | · |
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| AUTOS ONLY AUTOS ONLY | | | | | | (Per accident) | <u>*.</u> \$ | |
| UMBRELLA LIAB OCCUR | | | | | | | | |
| | | | | | | | \$ | |
| 1 OCAMO-MAGE | | | | | | | \$ | |
| DED RETENTION \$ WORKERS COMPENSATION | | | | | | PER OTH- | \$ | |
| AND EMPLOYERS' LIABILITY | | | | | | | | |
| ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? | N/A | | | | | | \$ | |
| (Mandatory in NH) | | | | | | E.L. DISEASE - EA EMPLOYEE | | |
| DÉSCRIPTION OF OPERATIONS below | | | | | | E,L, DISEASE - POLICY LIMIT | \$ | |
| | | | | | | | | |
| | | | | | | | | |
| DESCRIPTION OF OPERATIONS / LOCATIONS / VEHIC | • | | ule, may i | be attached if mo | re space Is requi | red) | | |
| For Location at 5019 Penn Ave, Pittsburgh | i, PA 1522 | 24, | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| CERTIFICATE HOLDER | | | CANCELLATION | | | | | |
| City of Pittsburgh | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. | | | | | | | |
| 200 Ross St. | | | | AUTHORIZED REPRESENTATIVE | | | | |

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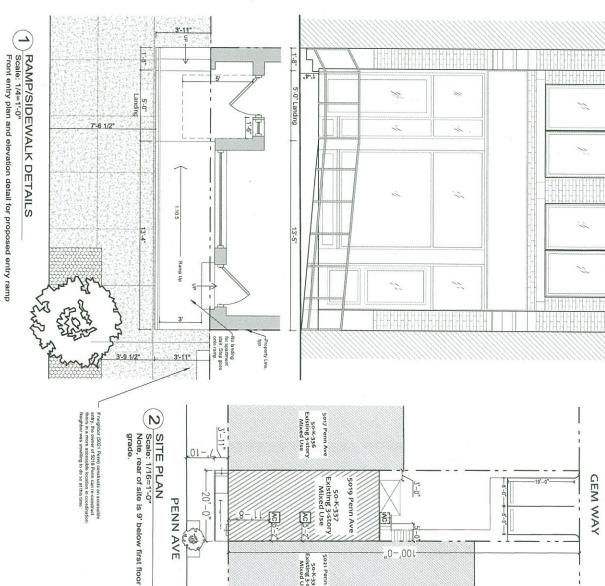
PA 15219

Tona Dal

Room 320

Pittsburgh

New **Entry Ramp** Accessible Detail: 5019 Penn Ave.





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www.citystudiopgh.com 5150 Penn Ave. Pittsburgh PA 15224 412.345.1999

CITYSTUDIO

ω PHOTO **EXISTING CONDITIONS**

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This existing three story structure has a first floor yoga studio with entrance on the left in the photo, and two apartments above with door on the right in photo. Both entrances are 16" above sidewalk grade.

There are several constraints on this site: the height of entrance and first floor above grade, the need to ramp up and step down, space for landing, and 20' wide building frontage.

50-K-338 Existing 3-story Mixed Use 5021 Penn Ave

Within those constraints, we have explored multiple options and determined that the approach on this page most closely conforms to code. The proposed ramp slope is 1:10.5 instead of the required 1:12, but the landing, turning space, and door clearance all meet code. The apartment exit steps onto the cross slope of the landing, a condition with no accessibility concerns as the apartments are neither accessible or visitable

Both adjacent property owners were contacted to attempt to create a better collaborative solution, and neither was willing. If adjacent owners decide to rework their entries in the future, this owner is willing to rebuild their ramp. If two properties constructed a shared ramp, full accessibility would be

The state of the s

OWNER: 5019 Penn Ave Renovations Pittsburgh, PA 15224

EASY RENTALS LLC

RAMP DRAWINGS

DATE ISSUED: September 25, 2018

SITE PLAN

REVISED: April 18, 2019 5019 Penn Ave

November 20, 2018

Ryan England citySTUDIO 5150 Penn Avenue Pittsburgh, PA 15224

Re:

1.1 Yoga

5019 Penn Avenue Pittsburgh, PA 15224

Dear Mr. England:

Acting upon the recommendation from Pennsylvania's Accessibility Advisory Board, the Designee of the Secretary of the Department of Labor & Industry has ruled the following:

Variance from §705.1 of the International Existing Building Code (IEBC), 2015 edition, as well as §1105.1 of the International Building Code (IBC), 2015 edition, as they pertain to §405.2 of the American National Standards Institute (ANSI) A117.1, 2009 edition, to accept a nominal 1:10 slope on the entry ramp.

The variance is **GRANTED** provided signage be placed at the bottom of the ramp announcing that the ramp is steep and that assistance may be needed, along with a call button, within proper reach range of the sidewalk.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Matthew W. Kegg, Director

For: Secretary of Labor & Industry

nmg

cc:

E. Harless, BCO



