

WILLIAM PEDUTO
MAYOR




KARINA RICKS
DIRECTOR

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

Memo

TO: Sarah Kinter, Licensing Director
Margaret Lanier, Director
Anthony Bilan, Assistant City Solicitor

DEPARTMENTS: Permits, Licenses and Inspections
Finance
Law

FROM: Karina Ricks 
Director

DATE: December 5, 2020

SUBJECT: **ENCROACHMENT PERMIT FOR
705 HAZELWOOD AVENUE
RETAINING WALL AND WOODEN STAIRS (BOTH EXISTING)**

We have a request for an encroachment permit at 705 Hazelwood Avenue in the 15th Ward, 5th Council District, as shown on the attached plan. A copy of the request is also attached.

SEAN WINNIE, is proposing improvements to install an existing retaining wall that extends into the right of way, and to properly permit an existing set of wooden steps that also extend into the right of way. Kindly let us know if you have objection to this request.

KR/JM

Attachments

cc: Jeff Skalican

WILLIAM
PEDUTO



KARINA RICKS
DIRECTOR

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

December 15, 2020

President and Members
City Council
City of Pittsburgh

**RE: 705 HAZELWOOD AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 705 Hazelwood Avenue in the 15th Ward, 5th Council District, as shown on the attached plan. The zoning in this area is R1D-H. A copy of the request is also attached.

SEAN WINNIE, is proposing improvements to an existing retaining wall that extends into the right of way, and to properly permit an existing set of wooden steps that also extend into the right of way.

The waiver of rule 8 is requested in order to expedite the legislative process and allow for the construction of the storm water tap and safety bollards to commence as soon as possible.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in black ink, appearing to read "Karina Ricks".

Karina Ricks
Director

KR:JM
Attachments

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 11/25/2020

Applicant Name Winnie Venture Capital, LLC

Property Owner's Name (if different from Applicant) Sean Winnie

Address 705 Hazelwood Avenue, Pittsburgh, PA 15217

Phone Number: 412-422-7755 Alternate Phone Number: _____

Location of Proposed Encroachment: Southeast corner of Frank and Exeter Streets

Ward: 15 Council District: 5 Lot and Block 55-H-200

What is the properties zoning district code? R1D-H (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable) ZDR 2020-04360

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

Width of Existing Right-of-Way (sidewalk or street): 40 Feet (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 134 Feet (Before encroachment)

Width of Proposed Encroachment: 1.5 Feet

Length of Proposed Encroachment: 124 Feet

Number of feet the proposed object will encroach into the ROW: 2.5 feet on Exeter St, 10 feet on Frank St

Description of encroachment: Existing 10-foot tall retaining wall on Exeter Street and
Landscape wall on Frank Street

Reason for application:

The existing retaining wall and landscape wall were not previously permitted. As part of the proposed improvements on this lot, the existing retaining wall along Exeter Street will remain. The stacked stone landscape wall along Frank Street will be removed and the hillside will be regraded. The portion of the landscape wall along Exeter Street will remain.

November 18, 2020

WINNI20001

Karina Ricks
Department of Mobility and Infrastructure (DOMI)
City-County Building, Room 301
414 Grant Street
Pittsburgh, PA 15219

RE: **705 Hazelwood Ave Encroachment Request**

Dear Ms. Ricks,

We are writing to request approval on existing encroachments into the right-of-way on Frank and Exeter streets located at 705 Hazelwood Avenue, Pittsburgh, PA 15217. We understand that the retaining wall on Exeter Street and the landscape wall on Frank Street are unpermitted encroachments and an encroachment permit is required as part of the redevelopment of this site.

As part of the redevelopment of this site, the existing retaining wall on Exeter Street is to remain, and the loose stone block wall on Frank Street is to be removed as depicted, and the ground will be repaired as necessary.

Should you have any questions or require additional information please contact me at 412-229-2817.

Sincerely,

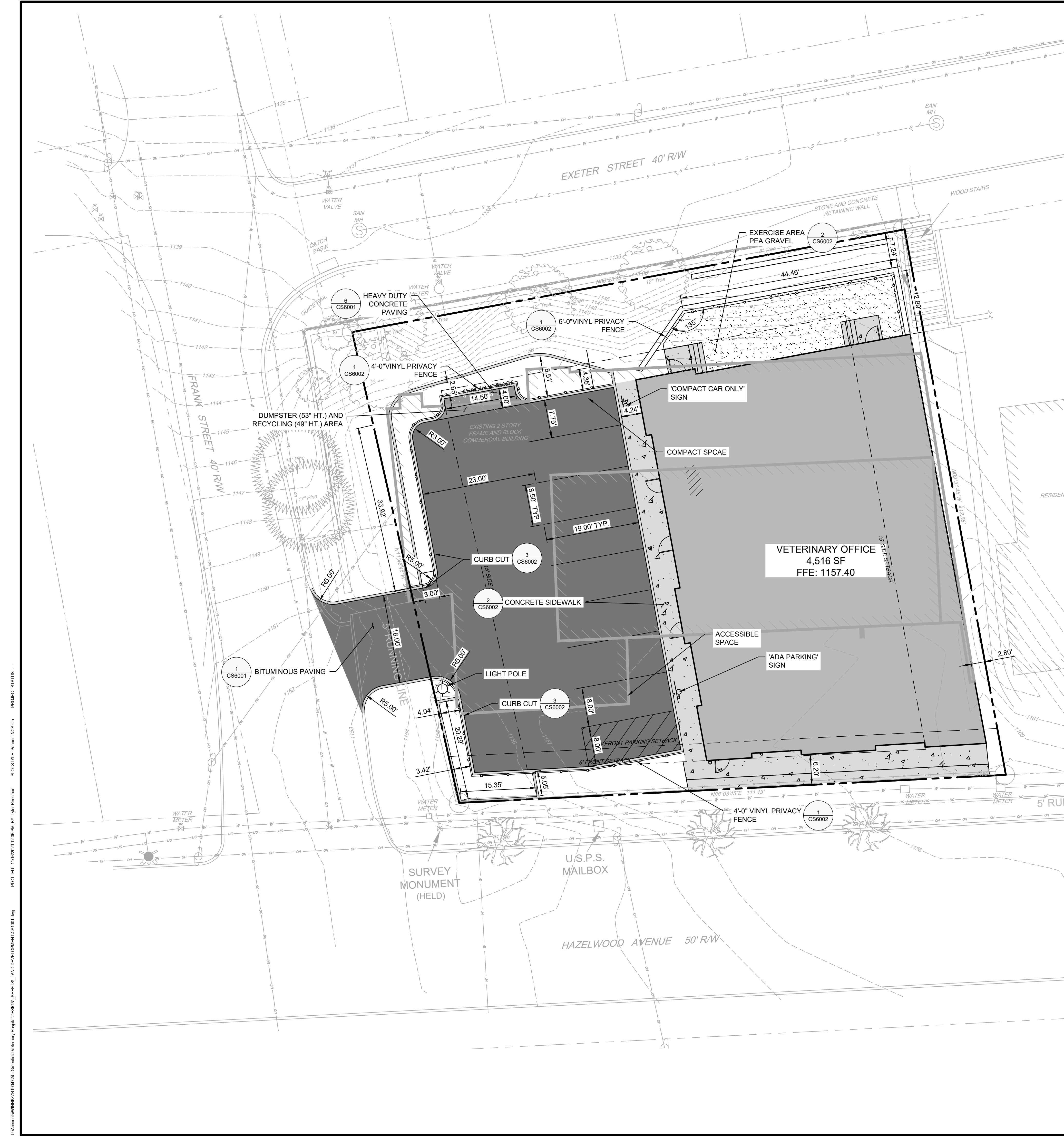
PENNONI ASSOCIATES INC.



Chelsea Herrity
Associate Engineer

Enclosures:

- Encroachment Profile Drawing
- Property Survey
- Site Plan
- Existing Conditions/Demolition Plan
- Legal Description



LEGEND

- PROPERTY LINE
- BITUMINOUS PAVING
- CONCRETE PAVING (HEAVY DUTY)
- CONCRETE SIDEWALK
- PEA GRAVEL
- CONCRETE CURB
- SIGNS
- WHEEL STOPS
- PARKING SPACE COUNT
- LIGHT POLE
- VINYL PRIVACY FENCE

SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR MUST PERFORM A ONE CALL (1-800-242-1776) AT LEAST THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH ACT 287 - 1974, OR AS AMENDED WITH ACT 287.
2. ALL WORK AND MATERIALS MUST COMPLY WITH CITY OF PITTSBURGH REGULATIONS, CODES, AND OSHA STANDARDS.
3. ADA ACCESSIBLE ROUTES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 INTERNATIONAL BUILDING CODE.
4. SEE ARCHITECTURAL PLANS FOR CONCRETE FOUNDATION DETAILS AT ALL DOORS.
5. SEE DETAILS FOR PAVEMENT MARKINGS.

Pennoni
PENNONI ASSOCIATES INC.
 Foster Plaza 9
 750 Holiday Drive, Suite 700
 Pittsburgh, PA 15220
 T 412.521.3000 F 412.521.1206

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GREENFIELD VETERINARY HOSPITAL
 700 HAZELWOOD AVENUE
 CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

SITE LAYOUT PLAN

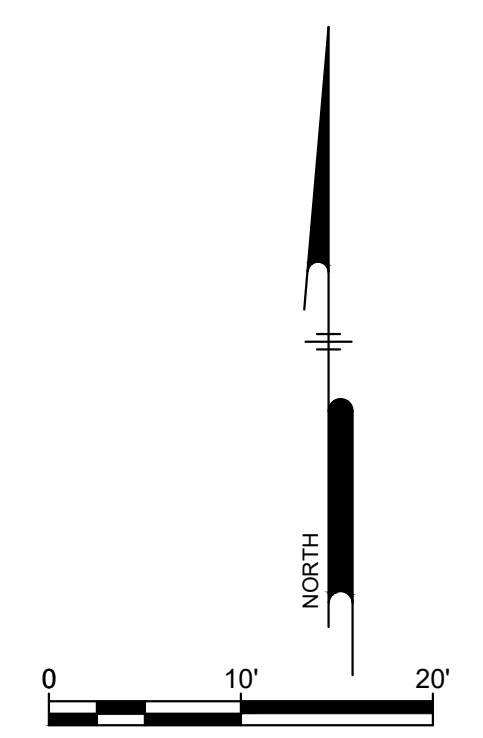
WINNIE VENTURE CAPITAL, LLC
 1 ROBERTSON PLACE
 PITTSBURGH, PENNSYLVANIA 15223

NO.	DATE	REVISIONS	BY
3	11.16.20	REV PER CITY COMMENTS DATED 11.15.2020	PD
2	10.29.20	REV PER CITY COMMENTS DATED 10.19.2020	PD
1	09.28.20	REV PER CITY COMMENTS DATED 7.2.2020	PD

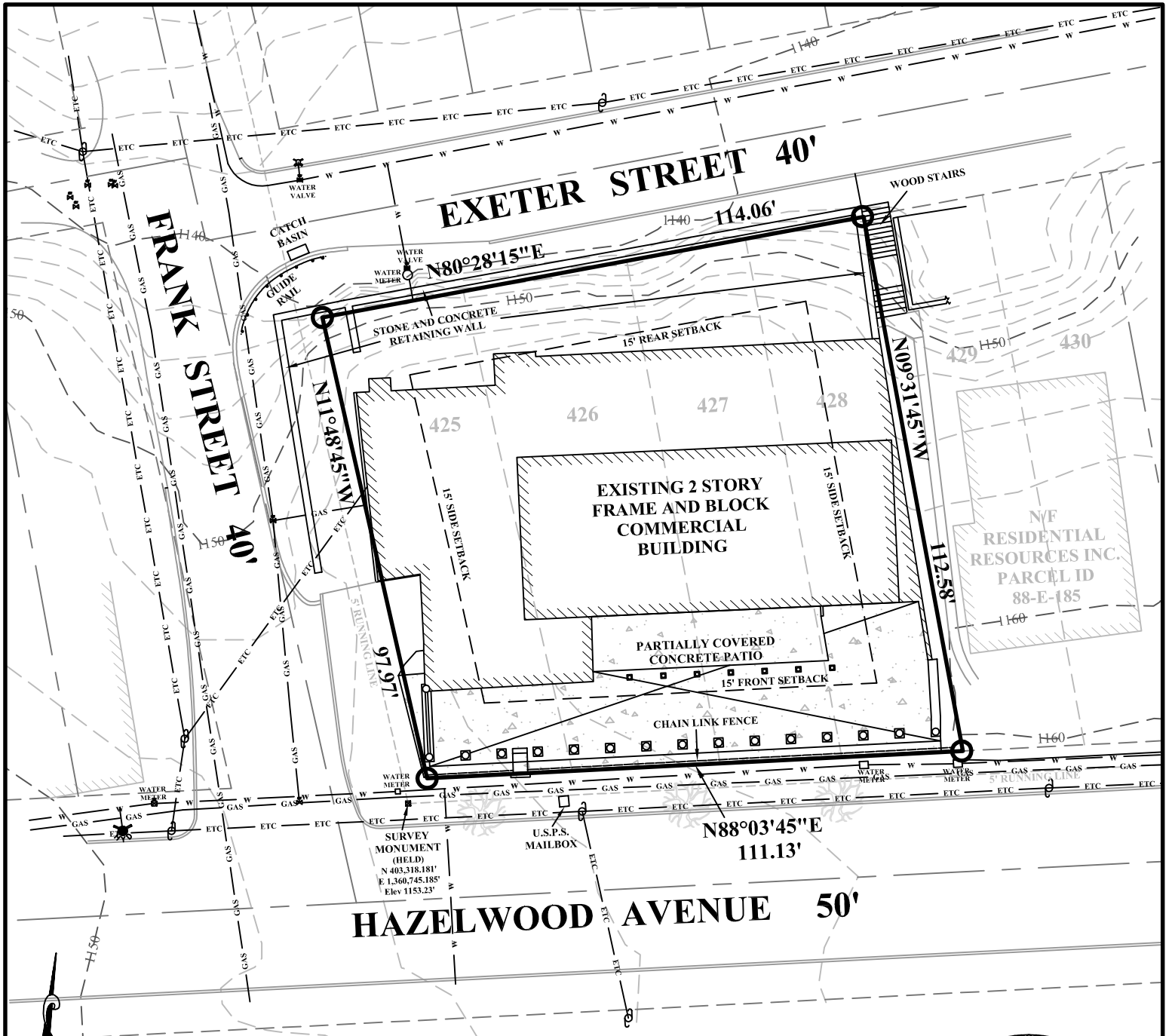
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WINNI20001
DATE	2020-05-06
DRAWING SCALE	1"=10'
DRAWN BY	CC/CH/TR
APPROVED BY	PD

CS1001



U:\projects\WINNI20001\0501\Greenfield_Veterinary_Hospital\CS1001.dwg PLOTTED: 11/16/2020 12:58 PM BY: JTP/Resman PROJECT: GREENFIELD VETERINARY HOSPITAL



HAZELWOOD AVENUE 50'

EXETER STREET 40'

FRANK STREET 40'

**EXISTING 2 STORY
FRAME AND BLOCK
COMMERCIAL
BUILDING**

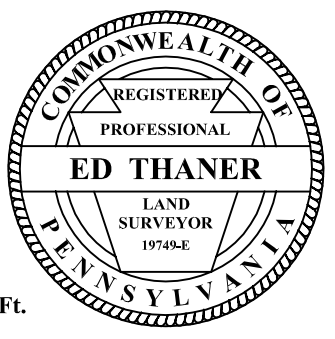
**PARTIALLY COVERED
CONCRETE PATIO**

CHAIN LINK FENCE

**STONE AND CONCRETE
RETAINING WALL**

**N/F
RESIDENTIAL
RESOURCES INC.
PARCEL ID
88-E-185**

NOTE:
SETBACKS SHOWN IN ACCORDANCE WITH THE CITY OF PITTSBURGH CODE OF ORDINANCES
TITLE NINE, ARTICLE II, 903.03 FOR ZONING DISTRICT R1D-H



701 Hazelwood Avenue

**TOTAL PLAN AREA: 11,784 Sq Ft.
0.27 acres**

EXISTING CONDITIONS

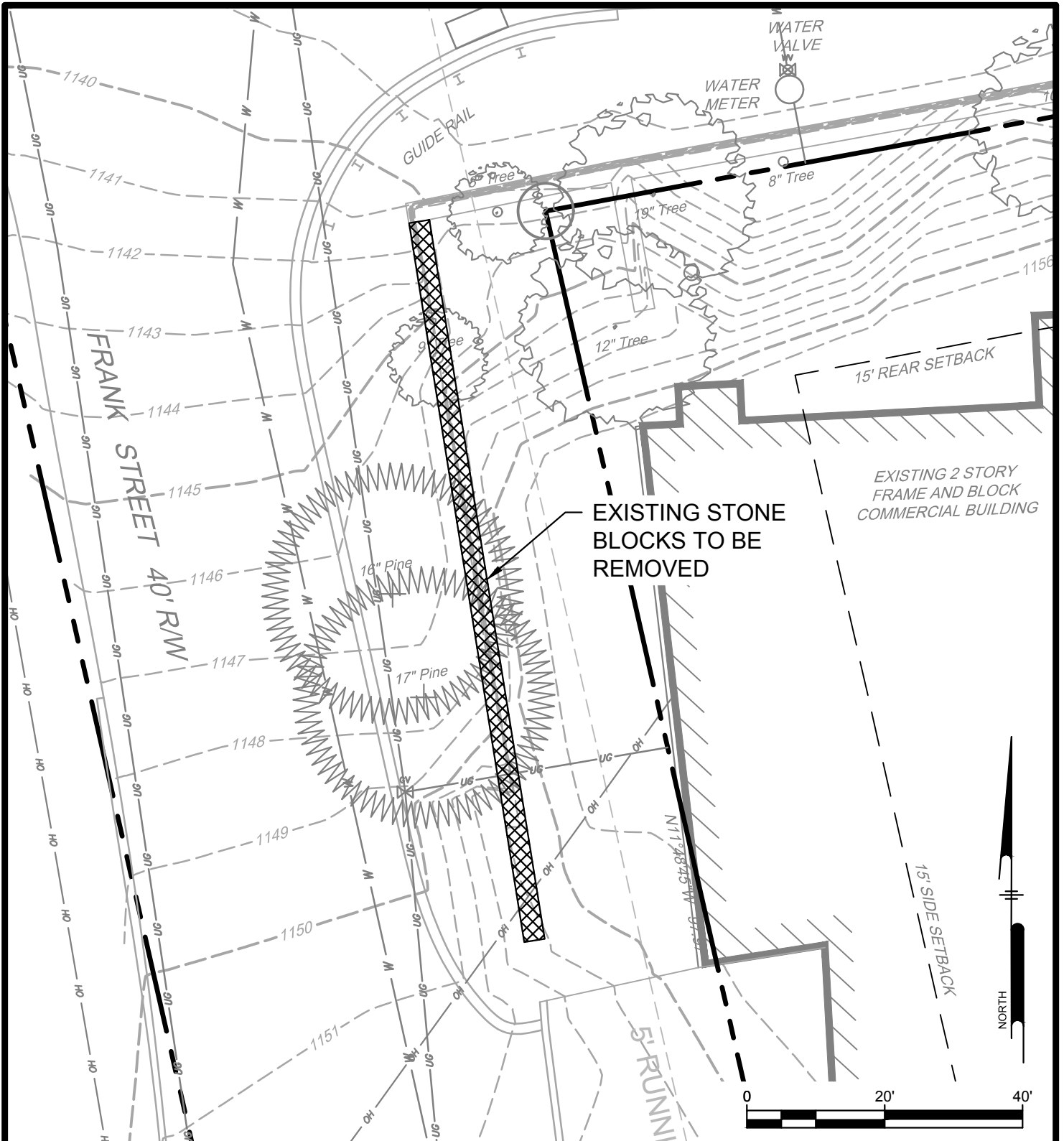
TAX PARCEL ID: 55-H-200
BEING
LOTS 425, 426, 427, AND 428
IN THE
BEECHWOOD IMPORT COMPANY LTD.,
PLAN OF LOTS
RECORDED AS PBV 21 PG 34
SITUATE IN
15TH WARD, CITY OF PITTSBURGH, ALLEGHENY CO., PA
MADE FOR
SEAN WINNIE



GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724 - 935 - 8188 FAX: 724 - 935 - 8189

DATE	REVISIONS:
05-23-2019	02-27-2020 TOPO & I-CALL UTILITIES
SCALE	03-03-2020 PAS Translation & PASDA Lidar TOPO
1" = 30'	
DRAWING NO. PP-1	

U:\ACCOUNTS\WINNIZR1904724 - GREENFIELD VETERINARY HOSPITAL\DESIGN\EXHIBITS\ENCROACHMENT EXHIBIT.DWG
 PLOTTED: 11/18/2020 3:58:34 PM, BY: TYLER REESMAN, PLOTSTYLE: PENNONI.NCS.STB, PROJECT STATUS: ---



PENNONI ASSOCIATES INC.
 Foster Plaza 9
 750 Holiday Drive, Suite 700
 Pittsburgh, PA 15220
 T 412.521.3000 F 412.521.1206

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GREENFIELD VETERINARY HOSPITAL
 700 HAZELWOOD AVENUE
 CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

ENCROACHMENT EXHIBIT

WINNIE VENTURE CAPITAL, LLC
 1 ROBERTSON PLACE
 PITTSBURGH, PENNSYLVANIA 15223

PROJECT **WINNI20001**

DATE 2020-11-18

DRAWING SCALE 1"=20'

DRAWN BY TLR

APPROVED BY PGD

EXHIBIT

SHEET 1 OF 1



SITE DEMOLITION PLAN
GENERAL NOTES:

1. THE CONTRACTOR MUST PERFORM A PA ONE CALL (1-800-242-1776) AT LEAST THREE (3) WORKING DAYS PRIOR TO PERFORMING ANY DEMOLITION ACTIVITIES IN ACCORDANCE WITH ACT 287 - 1974, OR AS AMENDED WITH ACT 287. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO PERFORMING ANY WORK. LOCATIONS SHOWN ON PLANS ARE ASSUMED FROM EVIDENCE GATHERED ABOVE THE SURFACE AND/OR FROM HISTORIC DOCUMENTS PROVIDED BY UTILITY AUTHORITIES.
2. CONTRACTOR MUST ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES. CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
3. CONTRACTOR IS TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND ENGINEER FOR ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES THAT MAY OCCUR DURING DEMOLITION AND CONSTRUCTION AS DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED PER THE E&S PLANS PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO THE ANTICIPATED CONSTRUCTION SEQUENCE.
5. CONTRACTOR IS TO INSTALL AND MAINTAIN TEMPORARY 6'-0" TALL CHAIN LINK FENCING WITH SANDBAG BALLASTS (NO DIRECT BURIAL FENCING) ALONG THE CONSTRUCTION LIMITS. COORDINATE GATE LOCATIONS WITH THE OWNER AND PLANS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING, AND/OR ABANDONMENT MUST BE COORDINATED WITH EACH APPROPRIATE UTILITY AUTHORITY. THIS INCLUDES STORMWATER.
7. CONTRACTOR MUST PROVIDE AND MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH PENNDOT AND LOCAL AGENCY REQUIREMENTS WHEN WORKING IN AND/OR ALONG STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH SAID AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING SUCH TRAFFIC CONTROL MEASURES.
8. HAZARDOUS MATERIAL, IF ENCOUNTERED, MUST BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR AND DISPOSED OF AT A PADEP APPROVED FACILITY. CONTRACTOR MUST NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
9. CONTRACTOR MUST PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR IS TO COORDINATE TO RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
10. SAWCUTS WHERE SHOWN ON PLANS MUST BE COMPLETED PRIOR TO PAVING/CONCRETE REMOVAL. ALL SAWCUTS ARE TO BE STRAIGHT, SMOOTH, AND CLEAN.
11. COORDINATE STAGING / LAYDOWN / EQUIPMENT STORAGE / CONTRACTOR PARKING / ETC. AREAS WITH THE INSTALLATION OF THE UNDERGROUND STORMWATER DETENTION FACILITIES. NOTE THAT STORMWATER FROM ADJACENT PROPERTIES MUST ALWAYS BE MAINTAINED AND UNINTERRUPTED.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
13. EXISTING STREET LIGHTS AND SIGNAGE TO BE PROTECTED DURING CONSTRUCTION OR TO BE TEMPORARILY REMOVED DURING CONSTRUCTION AND RE-INSTALLED AFTER SIDEWALK HAS BEEN REPLACED. (TYP.)
14. CONTRACTOR SHALL REFER TO THE PROJECTS HEALTH AND SAFETY PLAN AND SOIL MANAGEMENT PLAN FOR RESPONSIBILITIES AND PROCEDURES RELATED TO THE SITE ACTIVITIES ASSOCIATED WITH THEIR CONSTRUCTION DOCUMENTS.
15. SITE CONTRACTOR TO COORDINATE WITH DUQUESNE LIGHT TO CONFIRM DISCONNECT OF PRIMARY POWER PRIOR TO ANY DEMOLITION.

LEGEND

- ☆ LIGHT POLE
- UTILITY POLE
- BOLLARD
- ⊕ UTILITY ACCESS COVER
- ⊕ UTILITY VALVE
- ⊕ SIGN
- ▨ DRAINAGE CATCH BASIN
- ⊕ FIRE HYDRANT
- 1120 --- EXISTING MAJOR CONTOUR
- 1122 --- EXISTING MINOR CONTOUR
- 0E --- OVERHEAD UTILITY WIRE
- W --- WATER
- S --- SANITARY SEWER
- UG --- GAS
- D --- STORM DRAIN
- OC --- TELECOMMUNICATIONS
- UE --- UNDERGROUND ELECTRIC
- ⊕ JUNCTION BOX
- ▨ BUILDING
- TREE
- ▨ RETAINING WALL TO REMAIN
- ▨ RETAINING WALL TO BE REMOVED

EXISTING CONDITIONS
GENERAL NOTES:

1. A FIELD SURVEY OF THE SITE WAS PERFORMED BY GIBSON-THOMAS ASSOCIATES.
2. THIS SITE IS CURRENTLY ZONED R1D-H, ACCORDING TO THE PITTSBURGH ZONING MAP.
3. SURVEY DATUMS
A. VERTICAL DATUM IS USGS NAVD88
B. HORIZONTAL DATUM IS PA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83.
4. THERE ARE NO WETLANDS ON-SITE PER NWI MAPPING.
5. THE SITE IS LOCATED OVER AN ABANDONED MINE ON THE PITTSBURGH COAL SEAM AND MINING IS COMPLETE ACCORDING TO DEPARTMENT OF ENVIRONMENTAL PROTECTION DIRECT MINING OPERATIONS.
6. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO PERFORMING ANY WORK. LOCATIONS ARE ASSUMED FROM EVIDENCE GATHERED ABOVE THE SURFACE. NOTIFY THE ENGINEER AND THE OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
7. EXISTING MANHOLE, INLET, AND HYDRANT LABELS PROVIDED ON THIS PLAN HAVE BEEN TAKEN FROM MAPPING PROVIDED BY THE PITTSBURGH WATER AND SEWER AUTHORITY.
8. ENGINEERS SEAL SIGNIFIES HIS APPROVAL OF THE PLAN BUT IS NOT A SEAL OF THE SURVEY.

Pennoni
PENNONI ASSOCIATES INC.
Foster Plaza 9
750 Holiday Drive, Suite 700
Pittsburgh, PA 15220
T 412.521.3000 F 412.521.1206

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GREENFIELD VETERINARY HOSPITAL
700 HAZELWOOD AVENUE
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

EXISTING CONDITIONS AND DEMOLITION PLAN

WINNIE VENTURE CAPITAL, LLC
1 ROBERTSON PLACE
PITTSBURGH, PENNSYLVANIA 15223

NO.	DATE	REVISIONS	BY
3	11.16.20	REV PER CITY COMMENTS DATED 11.15.2020	PD
2	10.29.20	REV PER CITY COMMENTS DATED 10.19.2020	PD
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PROJECT	WINNI20001
DATE	2020-05-06
DRAWING SCALE	1"=10'
DRAWN BY	CC/CH/TR
APPROVED BY	PD

CS0201

U:\Account\W\W2020\05071_Greenfield_Veterinary_Hospital\CS0201.dwg PLOTTED: 11/16/2020 12:04 PM BY: JTB/Reeman PROJECT: WINNI20001 PENNONI ASSOCIATES INC.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/30/2020

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

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

PRODUCER Wagner Agency, Inc 5020 Centre Avenue Pittsburgh PA 15213-1898		CONTACT NAME: David Rasch PHONE (A/C, No, Ext): (412) 681-2700 E-MAIL ADDRESS: dgr@wagneragency.com	FAX (A/C, No): (412) 622-0488
INSURED Greenfield Veterinary Hospital, Inc. 611 Greenfield Ave. Pittsburgh PA 15207		INSURER(S) AFFORDING COVERAGE INSURER A: Evanston Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 2020-21 Liability Master**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 checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		3AA385808	02/24/2020	02/24/2021	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ Excluded						
	<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) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$						BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				EACH OCCURRENCE \$ AGGREGATE \$
							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)

Additional Insured: City of Pittsburgh

RE: 701 Hazelwood Avenue, Pittsburgh, PA 15217

CERTIFICATE HOLDER**CANCELLATION**City of Pittsburgh Department of Mobility & Infrastructure
611 Second Avenue

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

Matthew Metosky

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LEGAL DESCRIPTION

For

701 Hazelwood Avenue

Situate in

15th Ward, City of Pittsburgh, Allegheny County, PA

November 17, 2020

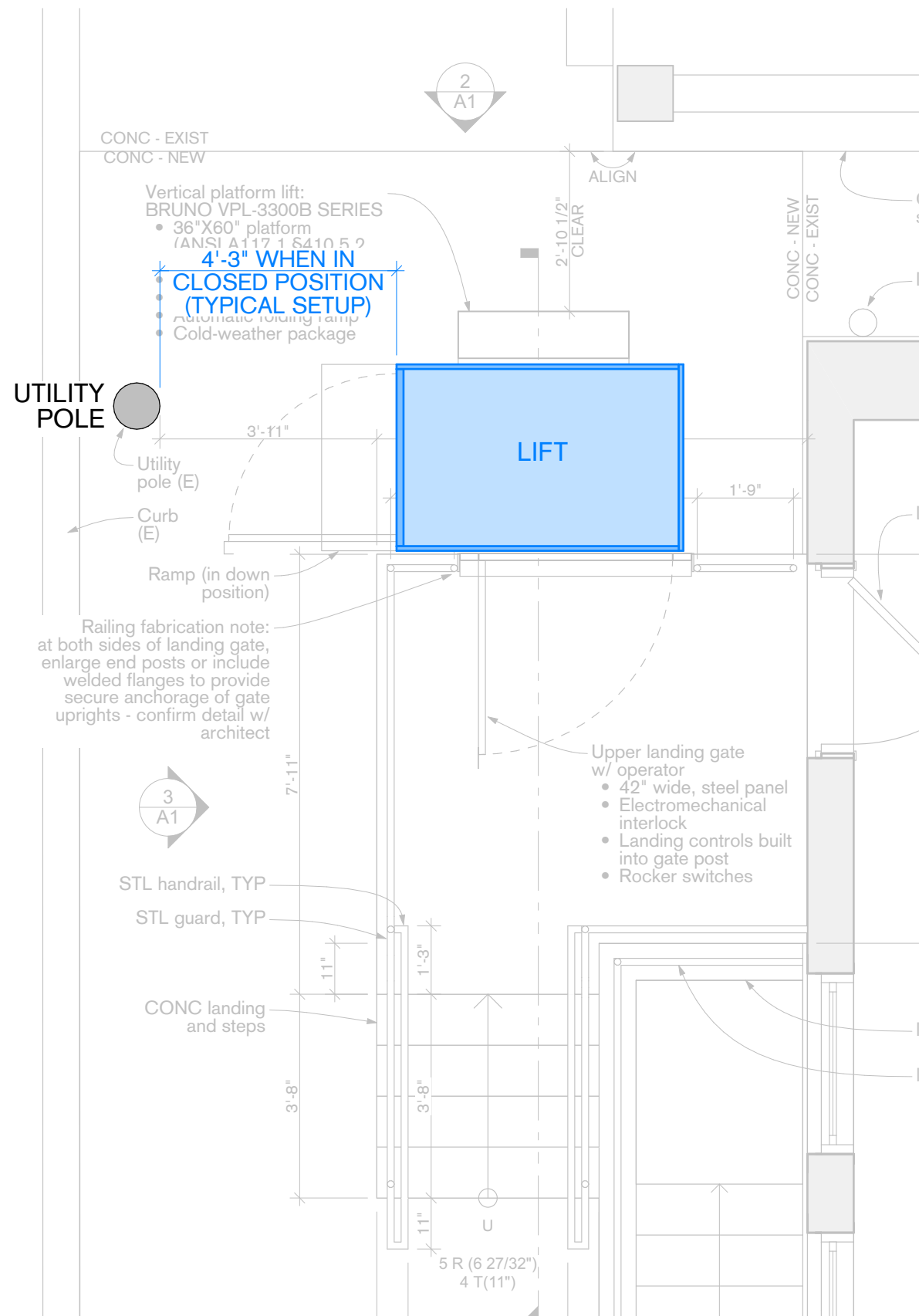
BEGINNING at a point, said point being located N38°07'30"E a distance of 6.53' from a City of Pittsburgh Survey Monument, said monument being situated at the intersection of a 5' running line on the northern side of Hazelwood Avenue (50') and a 5' running line on the eastern side of Frank Street (40') and having the State Plane coordinates of NAD83 PAS, N: 403,318.181', E: 1,360,745.185', Z: 1153.23'. Said point of beginning is also the southwest corner of lands herein described; thence from said point of beginning, the following courses and distances;

1. Along the eastern side of Frank Street (40'), N11°48'45"W a distance of 97.97' to a point, thence;
2. Along the southern side of Exeter Street (40'), N80°28'15"E a distance of 114.06' to a point, thence;
3. Along the dividing line of lots 428 and 429 in the Beechwood Import Company Ltd., Plan of Lots, S09°31'45"E a distance of 112.58' to a point on the northern side of Hazelwood Avenue (50'), thence
4. Along the northern side of Hazelwood Avenue (50'), S88°03'45"W a distance of 111.13' to the place of beginning

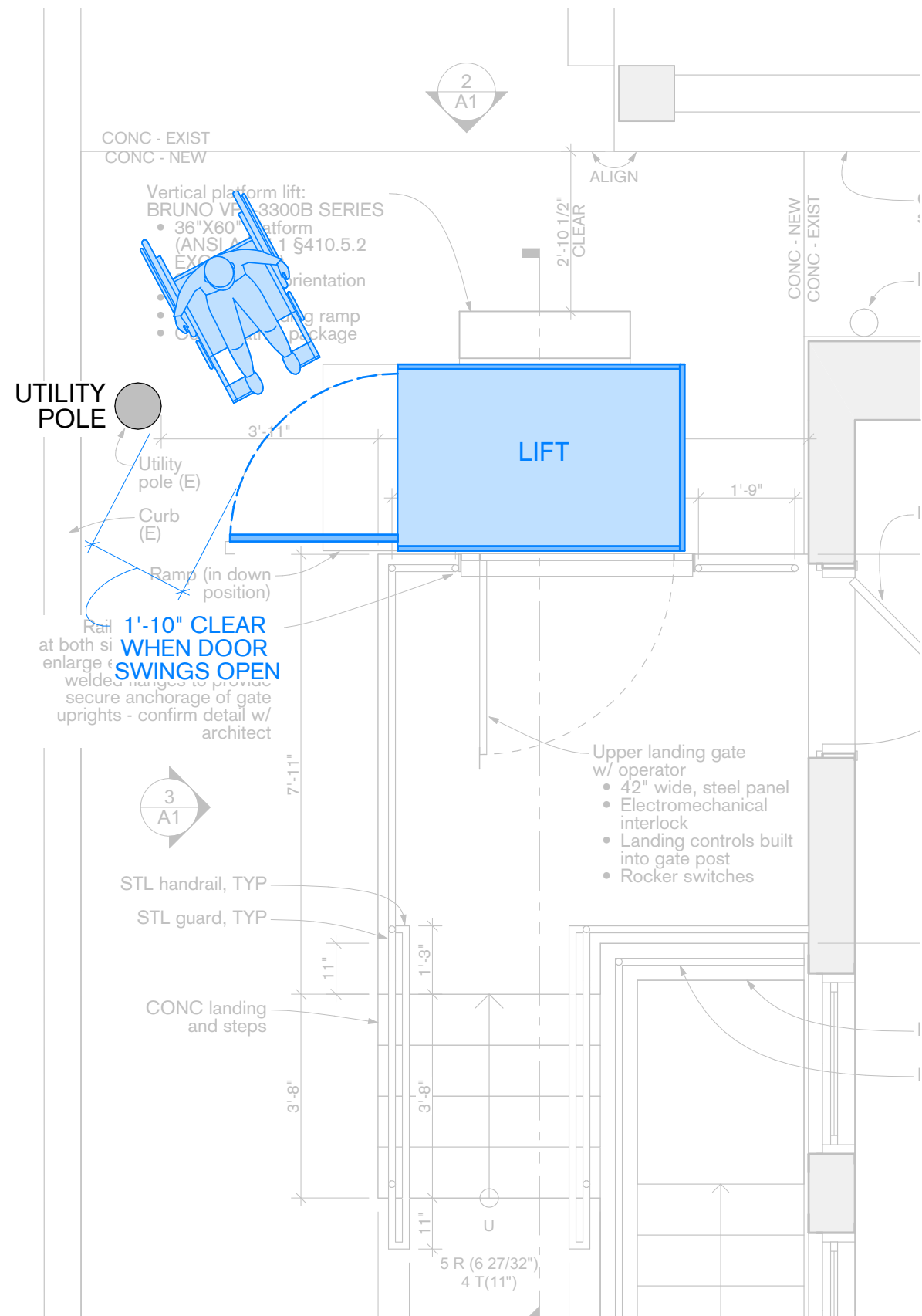
BEING lots 425, 426, 427, and 428 in the Beechwood Import Company Ltd., Plan of Lots as recorded in the office of the Recorder of Deeds in Allegheny County as Plan Book Volume 21, Page 34, known as Tax Parcel ID 55-H-200, and having physical address of 701 Hazelwood Avenue, Pittsburgh, PA 15217.



ESTABLISHED 1916



LIFT IN CLOSED POSITION



LIFT IN OPEN POSITION



**COMMUNITY ACTIVITY CENTER
NEW EXTERIOR LIFT**
113 N. Pacific Avenue, Pittsburgh, PA 15224

project #: SB0731
client: BLOOMFIELD-GARFIELD CORP.

Springboard Design
www.springboarddesign.net

ZON.2 DEC. 9, 2020