



DESMONE ARCHITECTS
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04.16.2019

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

Re:
Encroachment Permit for 2515 Penn Ave - Renovation
Project No. 4737

Dear Ms. Ricks,

I am writing this letter on behalf of the owners of Kindred Cycles, who I am currently working with to renovate their space located at 2515 Penn Ave within the Strip District. They are seeking to update their space to conform with current fire safety and ADA regulations.

To achieve accessibility within their space they will need to construct a new ADA compliant ramp at the entrance. We are looking for an encroachment permit for a new concrete ramp and landing that will extend 5'-5" into the ROW at its widest. The attached site plan has dimensions clearly showing the lengths and widths of the different ramp components as well as the width of remaining ROW. Because the ramp rise is 6", we will not need handrails or guardrails. The overall configuration of the new ramp and landing aims to be as unobtrusive and low-profile as possible.

Please let me know what additional information that you will need me to share in order to acquire this permit for the ramp and landing. Thank you very much.

Best Regards,

Katelyn Walsh, Designer; Assoc. AIA
Desmone Architects



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/28/2019

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 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 NEOFES INSURANCE GROUP LLC 704 MCKNIGHT PARK DR PITTSBURGH PA 15237-6536	CONTACT NAME: PHONE (A/C No, Ext): E-MAIL ADDRESS:	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
INSURED NICOLA DICIO 2515 - 2517 PENN AVE PITTSBURGH PA 15222-4603	INSURER A: NATIONWIDE MUTUAL INSURANCE COMPANY NAIC # 23787	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **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	X		ACP GLO 5465945352	01/01/2019	01/01/2020	EACH OCCURRENCE	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						\$ 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	\$ 2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:							\$	
AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> HIRED AUTOS							COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	
<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> 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	
Y/N <input type="checkbox"/> N/A							\$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
CITY OF PGH 611 SECOND AVE PITTSBURGH, PA 15219 - IS NAMED AS ADDITIONAL INSURED ON THE POLICY. WITH RESPECT TO BUILDINGS LOCATED AT 2515 AND 2517 PENN AVE PGH PA 15222.

CERTIFICATE HOLDER **CANCELLATION**

CITY OF PGH 611 SECOND AVE 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 DOUGLAS WIENAND



CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

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 is from City Code 416.03C. (see page 3)

Date 04.09.2019

Name Desmone Architects, Contact K. Walsh

Address 3400 Butler St. Pittsburgh PA 15201

Home Phone Number: — Business Phone Number: 412.683.3230

Pager Number: — Cell Phone Number: —

Location of Proposed Encroachment: 2515 Penn Ave Pittsburgh PA 15222

Ward: 2 Council District: 7

Lot and Block What is the properties zoning code? (zoning office 255-2235)

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

Width of Existing Right-of-Way (sidewalk or street): 12' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 23' (Before encroachment)

Width of Proposed Encroachment: 5'-5"

Length of Proposed Encroachment: 12'-2"

Reason for application: Permit to construct ADA compliant entry
ramp for 2515 Penn Ave Property

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



CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

Upon completion of the building, how many people will the structure accommodate? 30

As a result of this encroachment, will the project create jobs and if so how many? 0

I have enclosed a picture or drawing of the proposed structure to be placed on the site of the encroached property. (No Larger than 8" X 11")

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 property owners.*

This petition has been *witnessed and notarized.*

I have enclosed a copy of the specifications. (No Larger than 8" X 11")

I have enclosed a copy of a survey or plot plan of the property.

REMEMBER TO ATTACH ALL ADDITIONAL INFORMATION. (*ie.: Letter to the*

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 ✓ #5351 Received Plot Plan or Survey ✓

Received Required Insurance _____ Petition signed and notarized ✓

Received detailed map of proposed encroachment ✓

Received drawing or picture of completed project ✓

Received picture of proposed encroached property ✓

Received signed, notarized Petition, if there are abutting property owners ✓

All tax information in compliance ✓ delinquent .



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04.09.2019

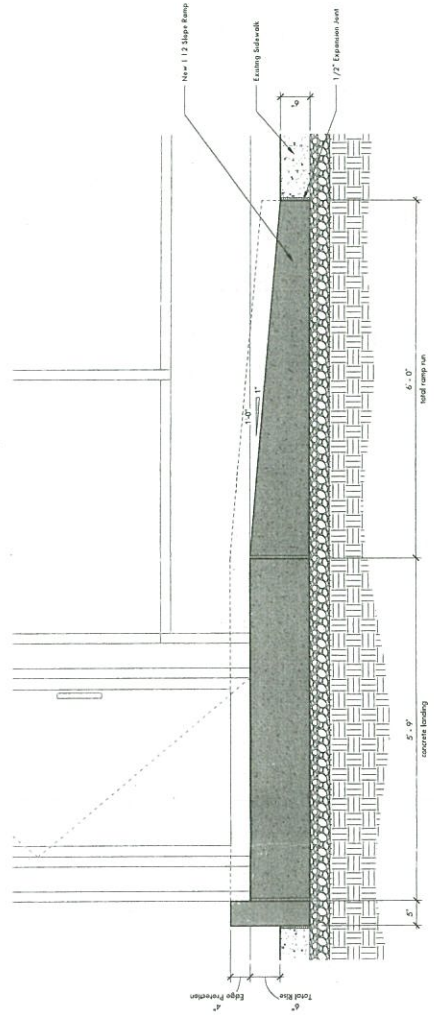
Philip L. St. Moritz
Property Owner - 2511 Penn Avenue

Re:
Encroachment Permit for 2515 Penn Avenue Accessible Ramp
Desmone Project No. 4737

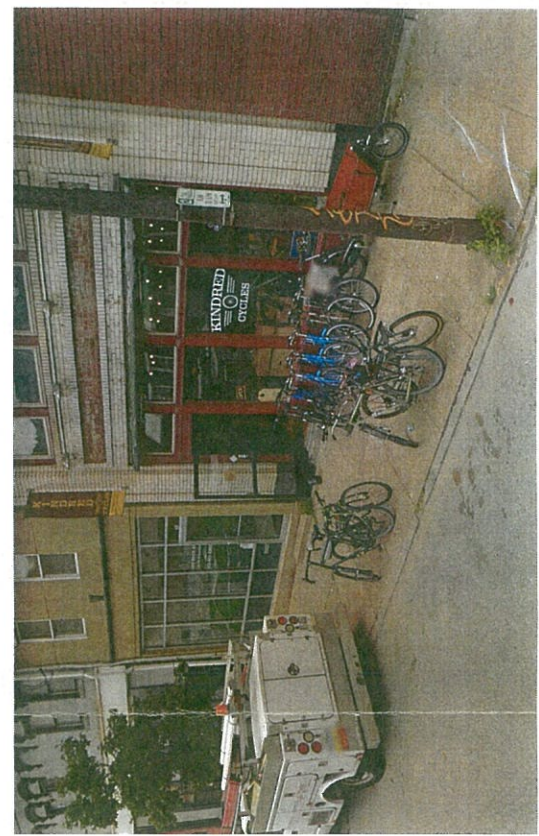
I, Philip L. St. Moritz, hereby acknowledge and approve the above referenced exterior entry ramp and outward swinging door encroachments at the above referenced property(s). I have been shown the proposed encroachment drawings and understand that the new entry ramp will extend approximately 5'-5" into the public ROW. The new accessible ramp will extend approximately 12'-2" across the façade of the proposed building providing accessible access to all building entrances and exits. These encroachments shall not interfere with my property, and shall not be changed or altered without my prior consent.

Notice to Proceed with Encroachment as outlined:

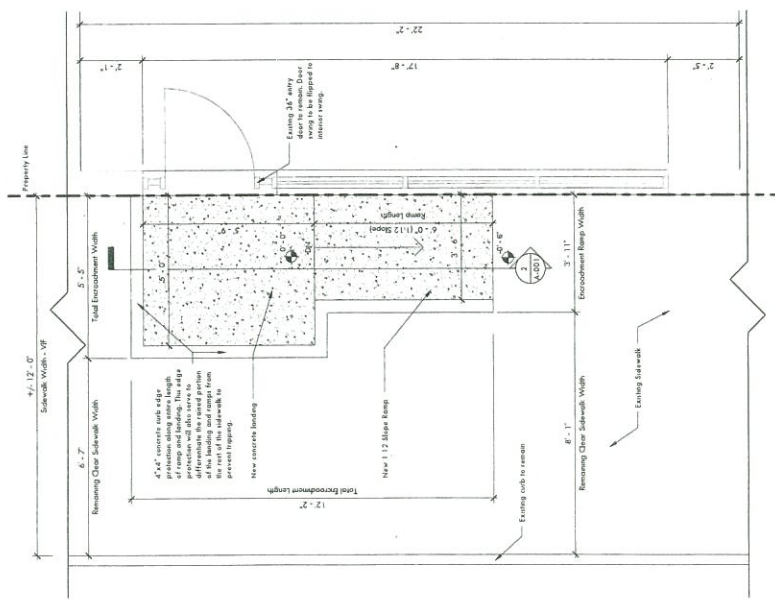
Name: Philip L. St. Moritz
Signature: [Handwritten Signature]
Date: 4/22/19



① ADA Compliant Entry Ramp - Section
 1/2" = 1'-0"



Existing Entry



① ADA Compliant Entry Ramp - Plan
 1/2" = 1'-0"