

Rothschild Doyno

COLLABORATIVE

ARCHITECTURE AND URBAN DESIGN

PENN AT 29TH
2847 PENN AVENUE
PITTSBURGH PA 15222
t 412.224.6500 f 412.224.6501
WWW.RDCOLLAB.COM

April 24, 2024

Director of Department of Mobility and Infrastructure
414 Grant Street, 215B
Pittsburgh, PA 15219
Submitted via OneStop

Re: The Standard on Fifth
Encroachment Permit request

To Whom It May Concern:

We are writing on behalf of the owner of the property noted above to respectfully request the approval of an encroachment permit for the construction of the foundation (underground footing extending up to 6" into the street right of way) for the proposed building and a 16" projection of the building mounted sign on the face of the building. We are in the process of contacting the utility companies as required by the city as well.

Should you have any questions or comments, please feel free to call this office.

Sincerely,



Geoff Campbell
Principal, AIA, LEED AP



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

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

Date: SEPTEMBER 4, 2024

Applicant Name: GEOFFREY CAMPBELL

Property Owner's Name (if different from Applicant): THE STANDARD BC, LLC

Address: 2120 FIFTH AVE

Phone Number: 412.224.6500 Alternate Phone Number: 412.224.6505

Location of Proposed Encroachment: AT FIFTH AVE SIDEWALK

Ward: 04-01 Council District: 6 Lot and Block: 11-K-48

What is the properties zoning district code: UPR-B (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR- 2023-02426

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

Width of Existing Right-of-Way (sidewalk or street): 9'-3" (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 842' (Before encroachment)

Width of Proposed Encroachment: 4" below grade, 1'-6" at 10'-0" above sidewalk

Length of Proposed Encroachment: 34'-6"

Number of feet the proposed object will encroach into the ROW: 4" / 1'-6"

Description of encroachment: Below grade footing, and signage band above first floor

Reason for application:

All contextual buildings in area are built to the property line. Encroachment is needed to fit into context.

LEGEND

- YD EXISTING YARD DRAIN
- CO EXISTING CLEANOUT
- WCB WATER CURB BOX
- GCB GAS CURB BOX
- ⌘ EXISTING POWER POLE
- ⊕ EXISTING STORM/COMBO MANHOLE
- ⊕ EXISTING TELEPHONE MANHOLE
- + 1018.50 EXISTING SPOT ELEVATION
- OW EXISTING OVERHEAD ELECTRIC
- G EXISTING GAS LINE
- x - x - EXISTING CHAINLINK FENCE
- EXISTING COMBINATION SEWER
- W EXISTING WATERLINE



The Standard BC, LLC
Owner
Sota Construction
Contractor
Rothschild Deyno
Collaborative
Architects
FAHRINGER,
MCCARTY,
GREY, INC.
LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
1410 GREENWILE HIGHWAY, SUITE 100
WWW.PHGINC.US | (724) 327-0599



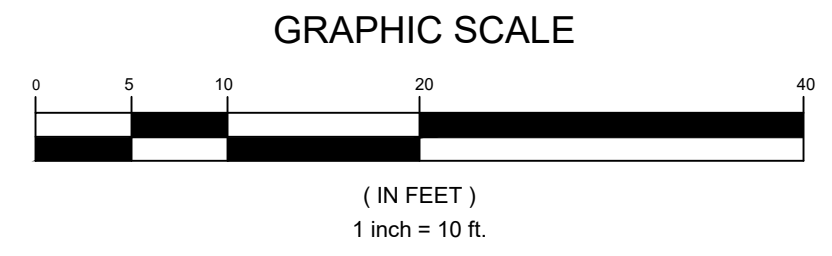
NO.	DATE	BY	DESCRIPTION
1			

THE STANDARD ON FIFTH
CITY OF PITTSBURGH, ALLEGHENY COUNTY PA
2116 TO 2130 FIFTH AVENUE | PITTSBURGH, PENNSYLVANIA
PREPARED FOR
BEACON COMMUNITIES, LLC
C/O BEACON COMMUNITIES, LLC
2 CENTER PLAZA, SUITE 700 | BOSTON MA 02108



Call BEFORE YOU DIG
IN PENNSYLVANIA
1-800-242-1776
PENNSYLVANIA
ONE CALL SYSTEM, INC.
PA STATE LAW REQUIRES 3
WORKING DAYS NOTICE

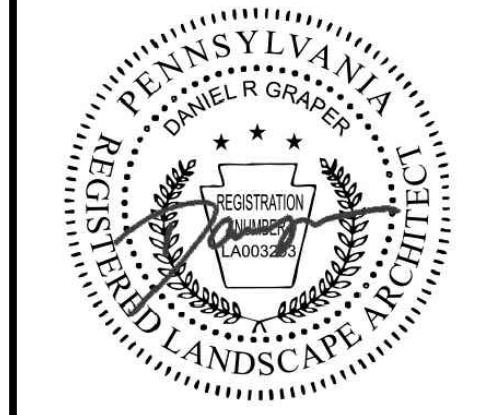
GENERAL NOTES:
PROPERTY LINE LOCATIONS ARE BASED ON A PLAN OF SURVEY PREPARED BY THIS OFFICE IN MARCH/APRIL 2022. AT THAT TIME, A TITLE REPORT WAS NOT PROVIDED TO THIS OFFICE.
SURFACE UTILITY STRUCTURES, WHERE VISIBLE, WERE FIELD LOCATED. UNDERGROUND LINES BETWEEN STRUCTURES ARE APPROXIMATE AND ESTIMATED. SOME UTILITIES WERE PLOTTED FROM UTILITY OWNERS' EXHIBITS, SOME FROM A PA ONE CALL AND SOME FROM COORDINATION WITH THE BEST SITE INVESTIGATION. THESE SHOULD BE CONSIDERED APPROXIMATE.
FAHRINGER, MCCARTY GREY, INC. PA ONE CALL SERIAL NUMBER 20220894615
BEARINGS ARE BASED ON THE PA STATE PLANE COORDINATE SYSTEM GRID NORTH, PA SOUTH ZONE NAD83.



EXISTING CONDITIONS PLAN

JOB NO. 5269	DRAWN MDW	DATE 09/22/2023
SCALE	1" = 10'	
SD-1.0		

100% CONSTRUCTION DOCUMENTS
PHFA No. TC2022-437 (TC2023-412)



NO.	DATE	BY	DESCRIPTION
1			

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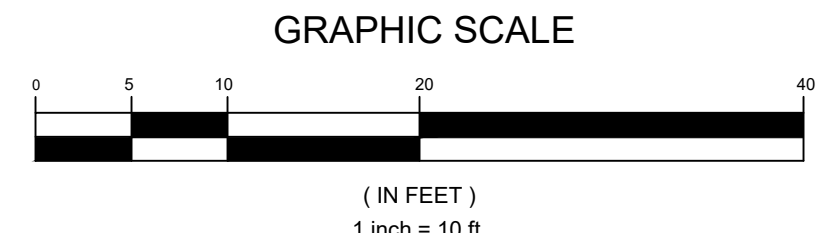
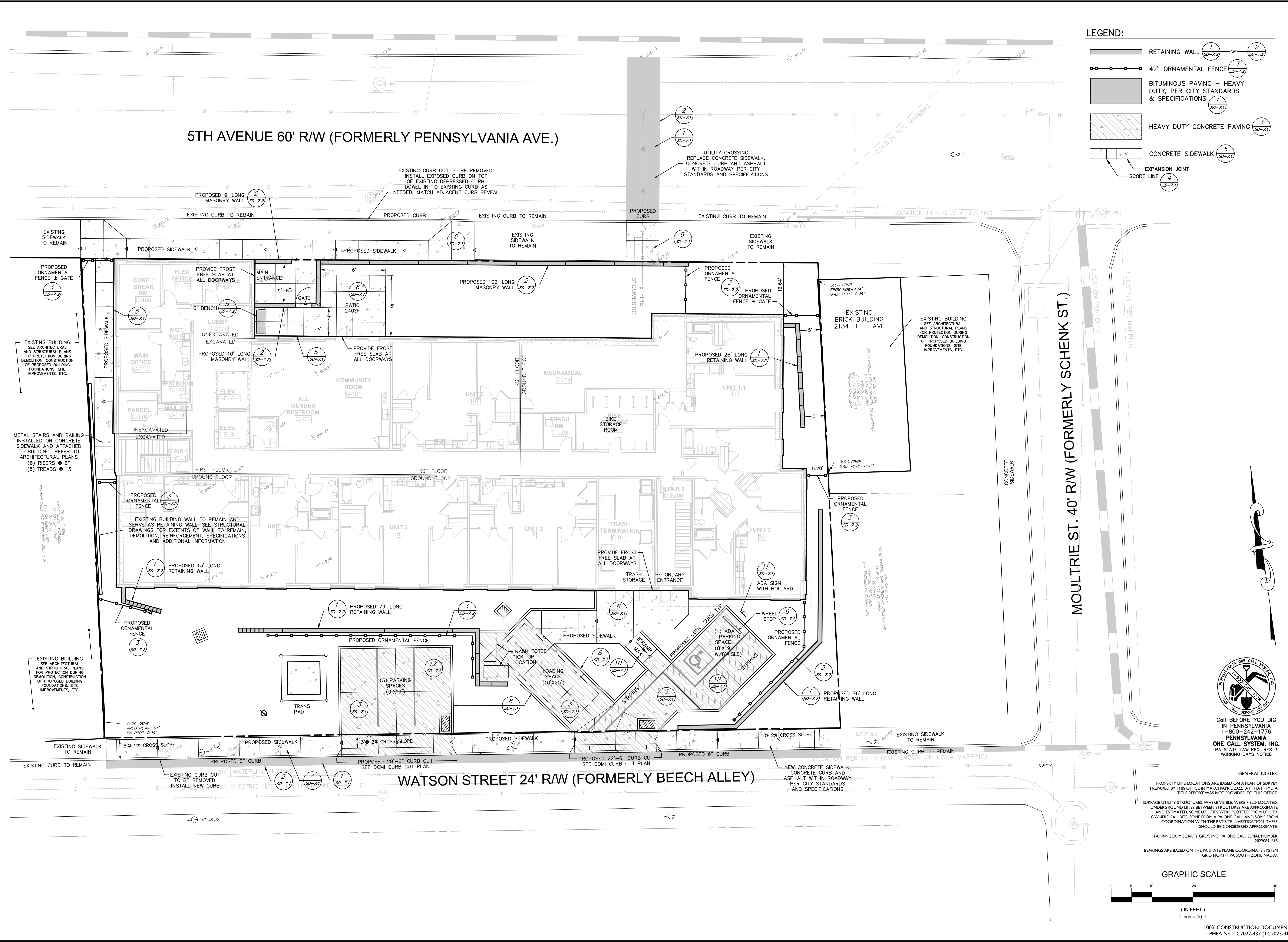
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 GRID NORTH, PA SOUTH ZONE NAD83.

SITE DEVELOPMENT PLAN

JOB NO: 5269 DRAWN: DRG/MDW DATE: 09/22/2023
 SCALE: 1" = 10'
 SHEET NUMBER: SD-3.0

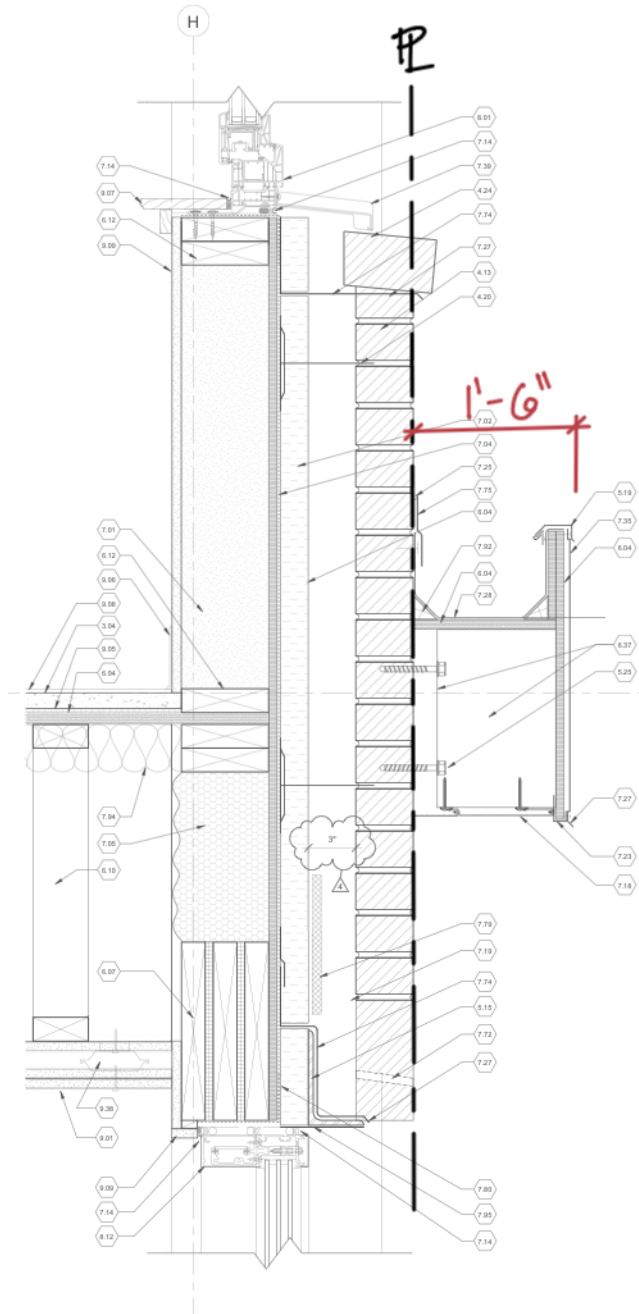
LEGEND:

- RETAINING WALL (1) 50-7.2 OR (2) 50-7.2
- 42" ORNAMENTAL FENCE (3) 50-7.2
- BITUMINOUS PAVING - HEAVY DUTY, PER CITY STANDARDS & SPECIFICATIONS (1) 50-7.1
- HEAVY DUTY CONCRETE PAVING (3) 50-7.1
- CONCRETE SIDEWALK (5) 50-7.1
- EXPANSION JOINT (4) 50-7.1
- SCORE LINE (4) 50-7.1

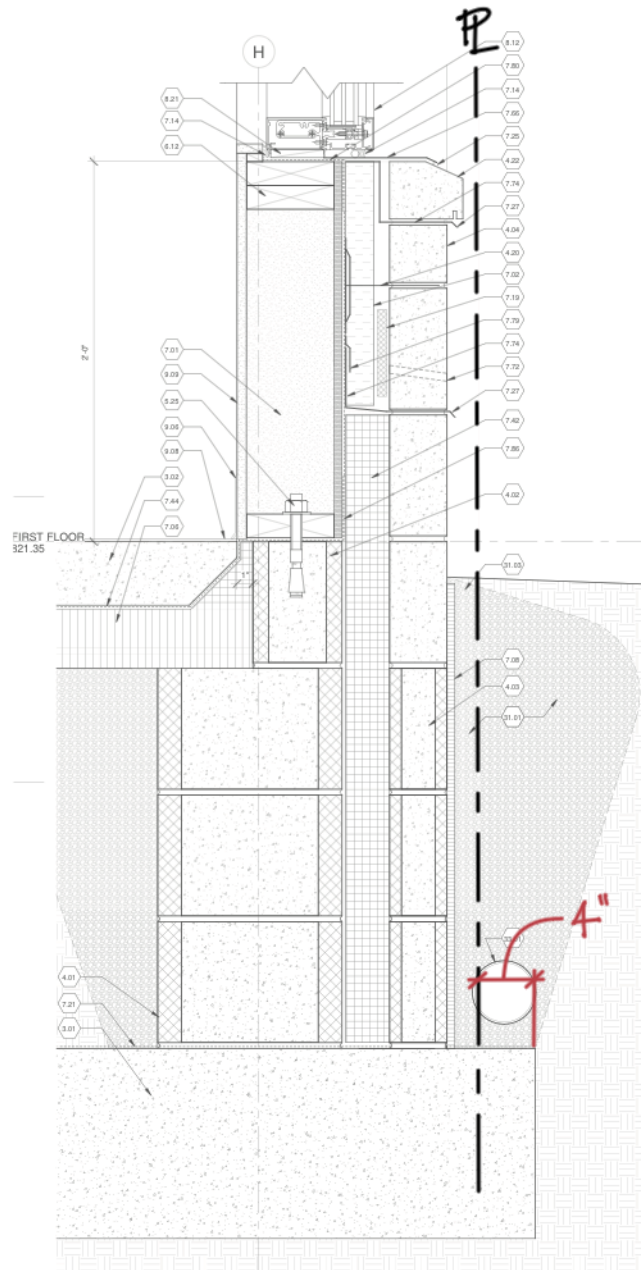


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ENCROACHMENT DETAILS



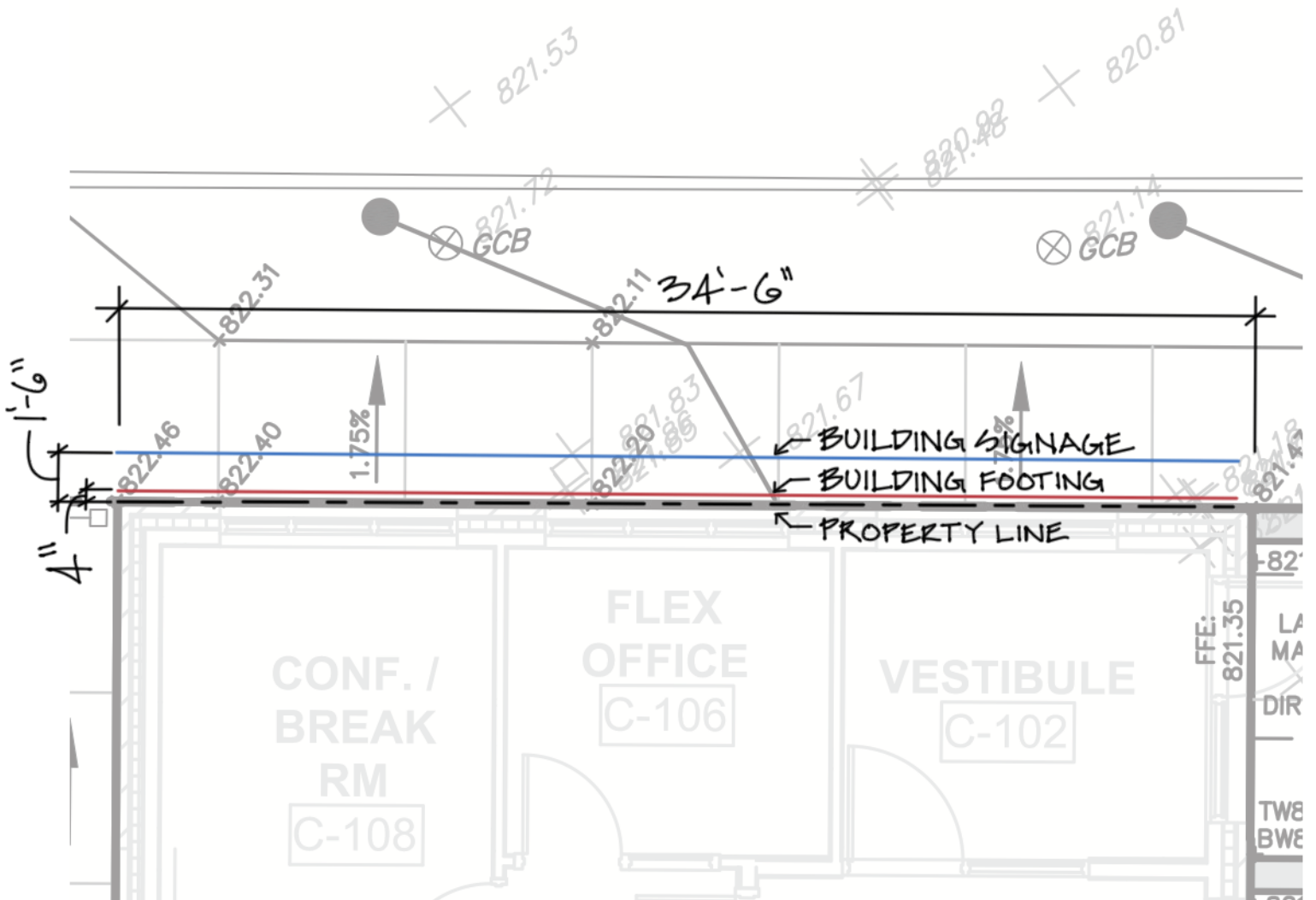
BUILDING SIGNAGE



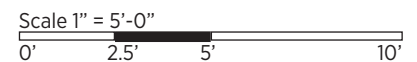
BUILDING FOOTING



ENCROACHMENT DETAILS



PARTIAL SITE PLAN



STEPHANIE K. LEWIS

(412)584-5015

April 26, 2024

Dan Graper
Fahringer, McCarty, Grey, Inc.
Landscape Architects & Engineers
1610 Golden Mile Highway
Monroeville, PA 15146

**Re: The Standard on Fifth
 2120 5th Avenue
 Pittsburgh, PA 15219
 Tax Parcel 11-K-48**

Dear Mr. Graper:

Columbia Gas of Pennsylvania does not have facilities in the vicinity of 2120 Fifth Avenue and will be unaffected by the proposed work at that location. Please reach out if plans change and there will be further encroachment other than along Fifth Av.

Please contact me at the above phone number should you have any questions.

Sincerely,



Stephanie K. Lewis
Field Engineering Leader

Dan Graper

From: Craven II, David <David_Craven2@comcast.com>
Sent: Thursday, March 28, 2024 1:35 PM
To: Craven II, David; Dan Graper
Cc: Levi, Eugene (Business Partner); Francioni, Anthony; Callan, Marcie; Carey, Damion
Subject: RE: ROW Encroachment - City of Pittsburgh

Good afternoon Dan,

I'm emailing you to confirm that Comcast does not contest the planned encroachment for "*The Standard on Fifth*" at 2120 5th Ave, Pittsburgh, PA 15219. Comcast does not have any facilities at this location that would be affected by this project.

Thank you,

David Craven
Manager, Residential Construction
412-910-5850

From: Eugene Levi <Eugene.Levi@decisiveinc.net>
Sent: Thursday, March 28, 2024 10:45 AM
To: Francioni, Anthony <Anthony_Francioni@comcast.com>; Craven II, David <David_Craven2@comcast.com>
Subject: [EXTERNAL] FW: ROW Encroachment - City of Pittsburgh

Trying again...with attachment

From: Dan Graper <dgraper@fmginc.us>
Sent: Wednesday, March 27, 2024 3:23 PM
To: eugene_levi@comcast.com
Subject: [EXTERNAL] ROW Encroachment - City of Pittsburgh

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To whom it may concern,

We are writing on behalf of the property owner for the project noted below, to respectfully request the approval of a ROW encroachment in the City of Pittsburgh. The project information is as follows:

The Standard on Fifth
2120 5th Avenue
Pittsburgh, PA 15219
Tax Parcel: 11-K-48

As you are likely aware, the city requires that each utility company responds before an encroachment permit can be reviewed and approved at the city level. Please see attached (3-page) encroachment exhibit - we have the bldg.

foundation/drain @ 4" and bldg. signage/overhang at 18". Please let me know if you need any additional information, thank you very much!

Dan Graper

Fahringer, McCarty, Grey, Inc.

Landscape Architects & Engineers

1610 Golden Mile Highway

Monroeville, PA 15146

724.327.0599 x238



Jill Marie Groves
TEL 412.258.4691
MOBILE 412.588.4219
jill.groves@peoples-gas.com

April 6, 2024

Kimberly Lucas, Director
Department of Mobility and Infrastructure
City of Pittsburgh
611 Second Avenue
Pittsburgh, PA 15219

RE: Encroachment: Building Foundation/Drain and Signage/Overhang
Location: 2120 5th Avenue
Lot Block: 11-K-48
4th Ward, City of Pittsburgh

Dear Ms. Lucas:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Fahringer, McCarty, Grey, Inc. regarding encroachments of a building foundation/drain and signage/overhang for a project at the above-referenced location.

Based on the drawing plan provided to Peoples, the existing encroachment does not interfere with our gas facilities in this area.

Peoples has no objection to the proposed encroachment.

Sincerely,

Jill Marie Groves

Jill Marie Groves
Land Department

To: Kim Lucas, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: April 23, 2024
Subject: Proposed Encroachment at 2120 Fifth Ave

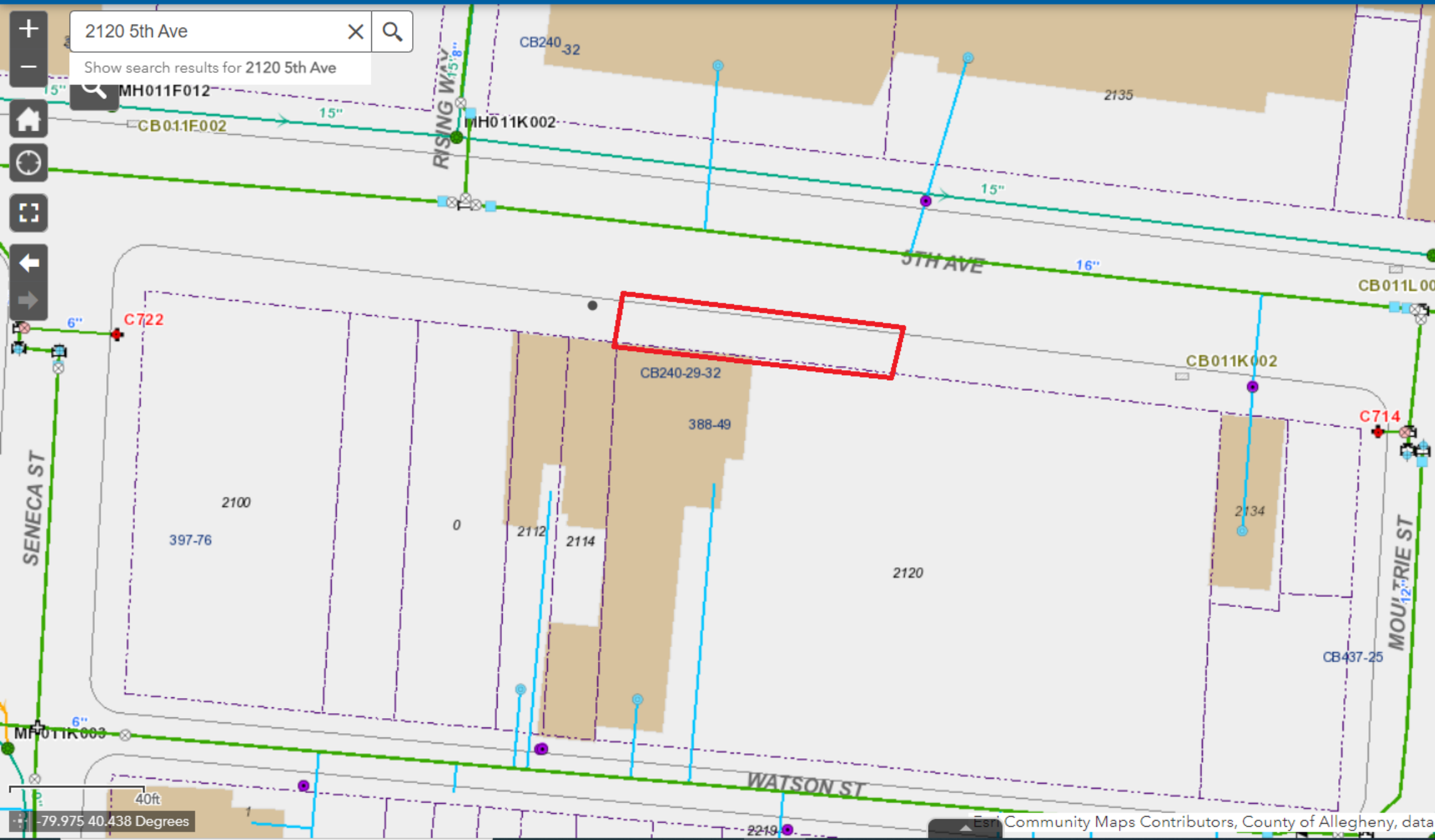
The following is in response to the attached 3/27/2024 request regarding the encroachment at 2120 Fifth Ave in the 4th Ward of the City of Pittsburgh.

1. The Water Mapping (attached) indicates that there are not water facilities within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no sewer facilities 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.

JAT

Attachment





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/6/2024

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.

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.

PRODUCER: New York-Alliant Ins Svc Inc
CONTACT NAME: Eda Mahmutaj
INSURER(S) AFFORDING COVERAGE: Crum and Forster Insurance Company
INSURED: The Standard BC LLC, ISAOA ATIMA

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.

Table with columns: INSR LTR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liability, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Coverage Effective Upon Date of Closing.

RE: Standard on Fifth, 2120 Fifth Ave., Pittsburgh, PA 15219
Certificate holder is included as additional insured as required by written contract. There are no exclusions or limitations for assault/battery/punitive damages.

CERTIFICATE HOLDER: City of Pittsburgh
CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.