

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

February , 2021

President and Members
City Council
City of Pittsburgh

**RE: 1709 5th AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 1709 5th Avenue, in the 3rd Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

1717 FIFTH LLC, is proposing to install (3) structural canopies on the existing building that will project over the right of way.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

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 02/04/2021

Applicant Name: Dario McPhee

Property Owner's Name (if different from Applicant) McAllister Equities

Address 3185 Penn Ave, Pittsburgh PA 15201

Phone Number: 412-363-3800 Alternate Phone Number: _____

Location of Proposed Encroachment: 1709 5th Ave, Pittsburgh, PA 15219

Ward: 19 Council District: 4 Lot and Block 11-E-37

What is the properties zoning district code? UPR-A (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable) ZDR-2019-05643

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

Width of Existing Right-of-Way (sidewalk or street): 60 feet (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 104' (Before encroachment)

Width of Proposed Encroachment: _____

Length of Proposed Encroachment: 25'- 1 1/8"

Number of feet the proposed object will encroach into the ROW: 3'

Description of encroachment: Encroachment includes two aluminum canopies located above main entrances to the building.

Reason for application: To articulate building entrances along the street in an attempt to satisfy zoning and neighborhood design requirements,



3185 Penn Avenue

Pittsburgh, PA 15201

p 412 363 3800

f 412 248 4185

www.indovina.net

November 11, 2020
Ms. Karina Ricks
Director
Mobility and Infrastructure- City of Pittsburgh
Pittsburgh PA, 15219

Encroachment Permit Application
1709 5th Avenue,
Pittsburgh PA, 15219

Director Ricks,

This letter serves as a statement of intent with regards to the 1709 5th Avenue project. We are seeking an encroachment permit for three structural canopies, that all project into the public right of way by 3'-0". The project is a six-story mixed use residential building with an enclosed parking garage, a retail entrance and a residential entrance all located at the first level (Fifth Avenue). Each of the canopies will cover and demarcate the above-mentioned building entrances. The existing sidewalk is approximately 12 feet wide.

If you have any questions about the project, do not hesitate to reach out to me for more information.

Regards

A handwritten signature in black ink, appearing to read 'Dario McPhee', followed by a small dot.

Dario McPhee, AIA
Indovina Associates Architects

Indovina Associates Architects, LLC

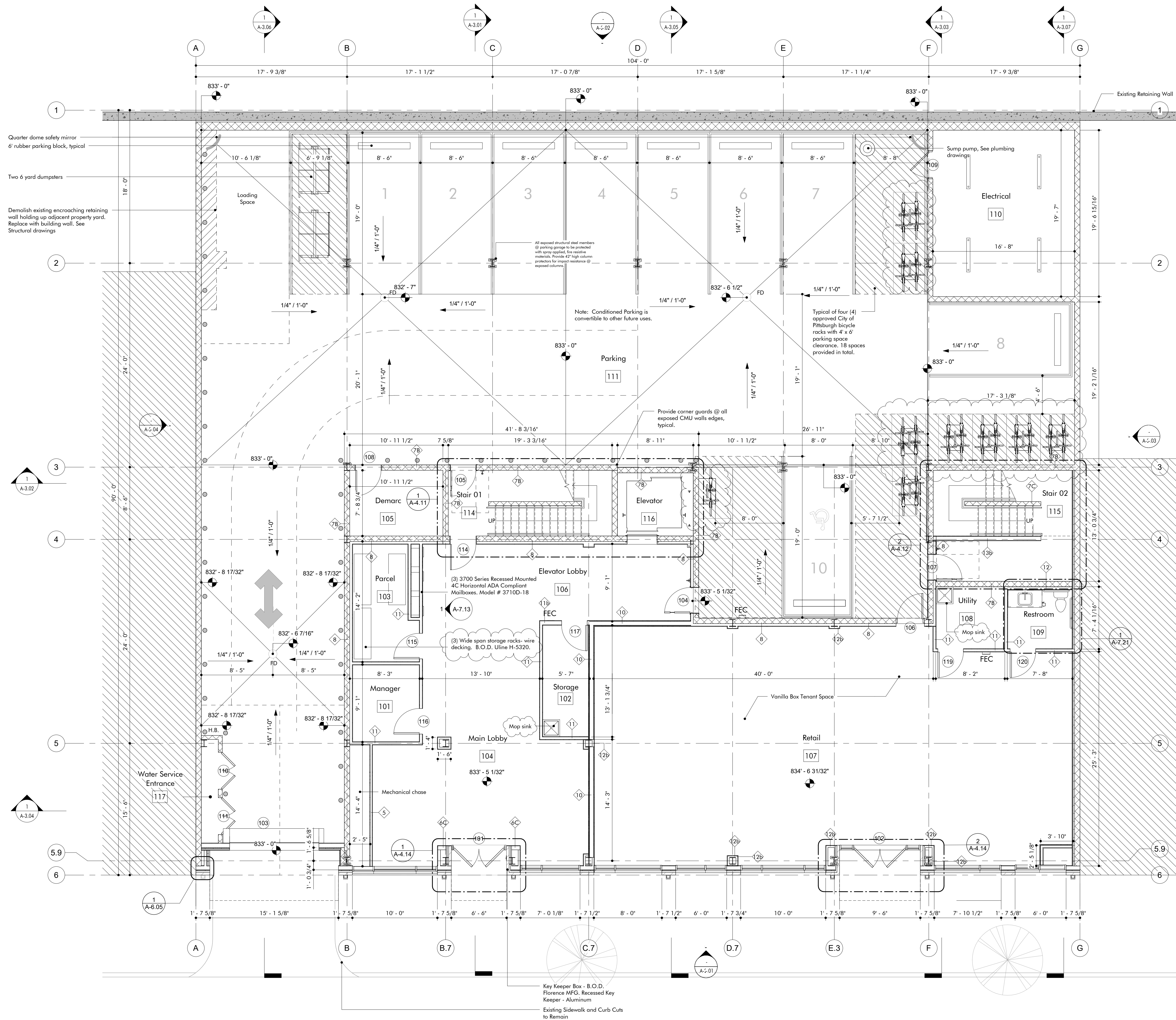
Robert A. Indovina AIA

Ryan D. Indovina RA LEED AP

Brian E. Kaminski AIA LEED AP

Martin A. Busser AIA

Luna E. Fruensgaard MAA, LEED GA



General Notes

- 1: All dimensions are to rough framing or centerline of grids, and doors unless otherwise noted. Rough framing located along grid lines are centered on grid unless otherwise noted/shown.
- 2: See A-9 series for unit plans.
- 3: See Building Elevations for windows
- 4: See A-7 Series for enlarged plans.
- 5: Vehicle Barrier system @ parking garage to be delegated design.
- 6: All window dimensions are to rough framing
- 7: See A-6 Series for roofing plans.

Residential Development
1717 Fifth Avenue
Pittsburgh, PA 15219

Indovina
Associates
Architects
3185 Penn Avenue
Pittsburgh, PA 15201
p 412.363.3800
f 412.363.0483



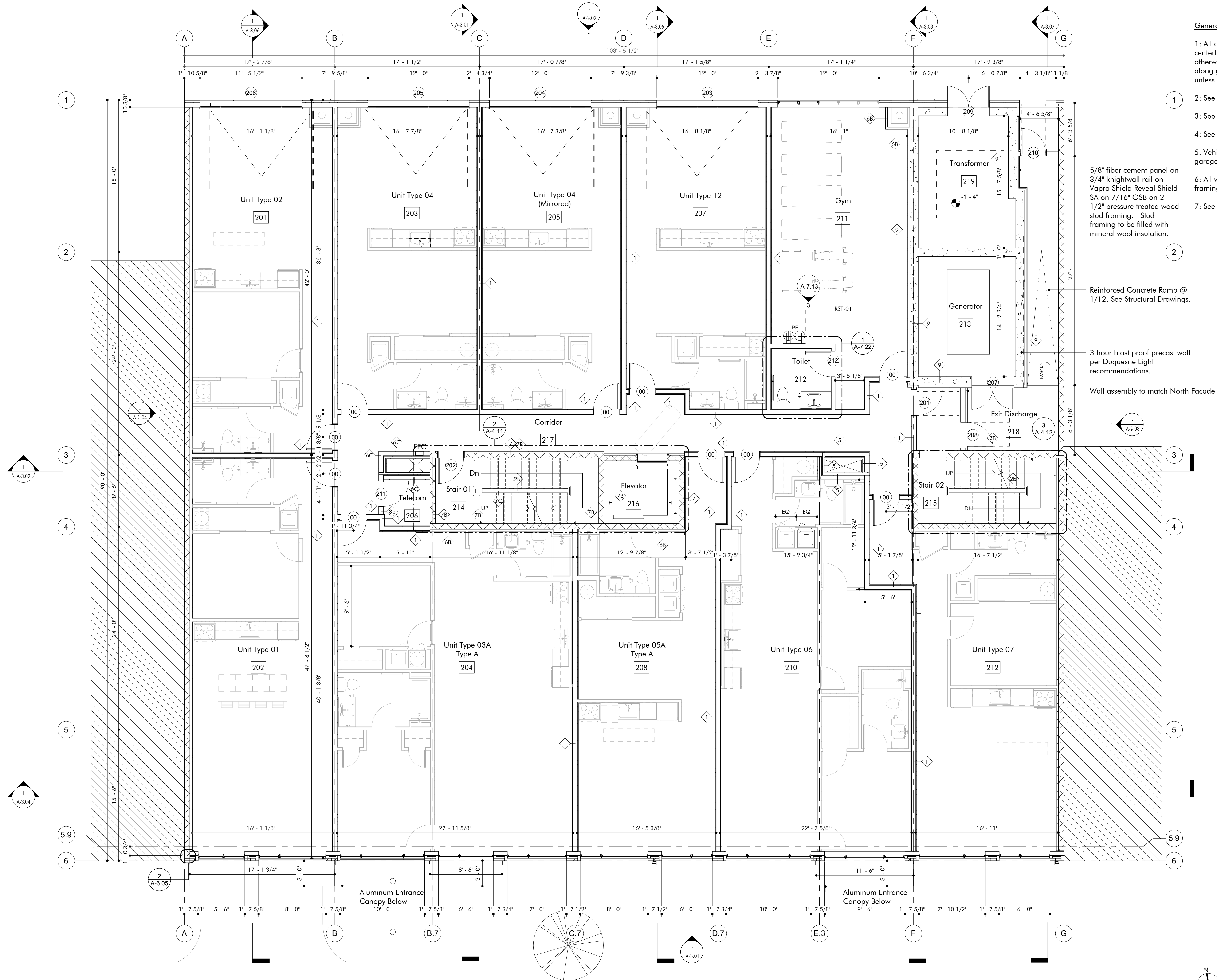
All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.

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Project Number 19121
Date 04/01/2020
Revisions 1 06/05/2020 Addenda 02
2 09/03/2020 Addenda 03

Floor Plan - Level 01

A-1.01



- General Notes
- 1: All dimensions are to rough framing or centerline of grids, and doors unless otherwise noted. Rough framing located along grid lines are centered on grid unless otherwise noted/shown.
 - 2: See A-9 series for unit plans.
 - 3: See Building Elevations for windows
 - 4: See A-7 Series for enlarged plans.
 - 5: Vehicle Barrier system @ parking garage to be delegated design.
 - 6: All window dimensions are to rough framing
 - 7: See A-6 Series for roofing plans.

5/8" fiber cement panel on 3/4" knightwall rail on Vapro Shield Reveal Shield SA on 7/16" OSB on 2 1/2" pressure treated wood stud framing. Stud framing to be filled with mineral wool insulation.

Reinforced Concrete Ramp @ 1/12. See Structural Drawings.

3 hour blast proof precast wall per Duquesne Light recommendations.

Wall assembly to match North Facade

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General Notes - Elevations

- 1: See A-5 series for window information
2: See Structural drawings for all brick relieving angles and lintels

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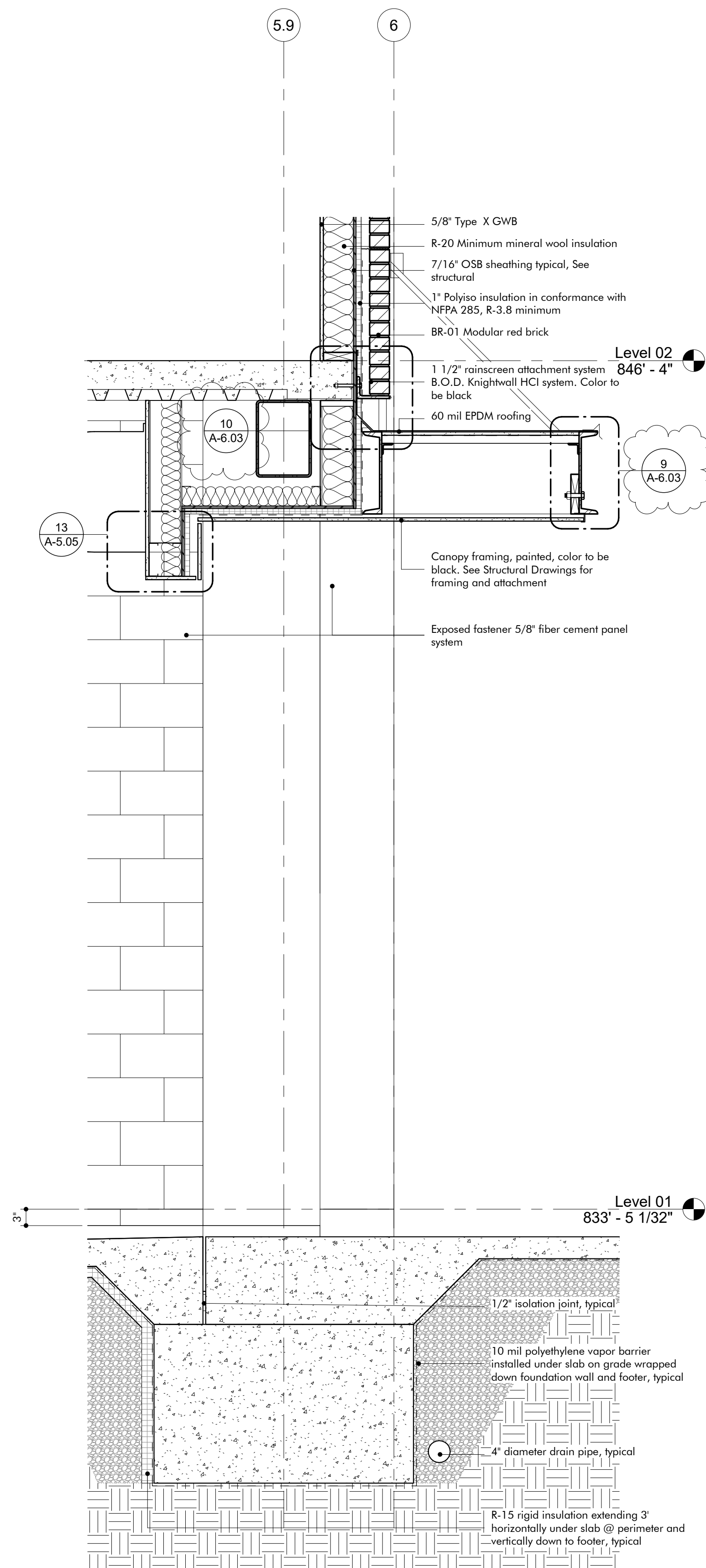
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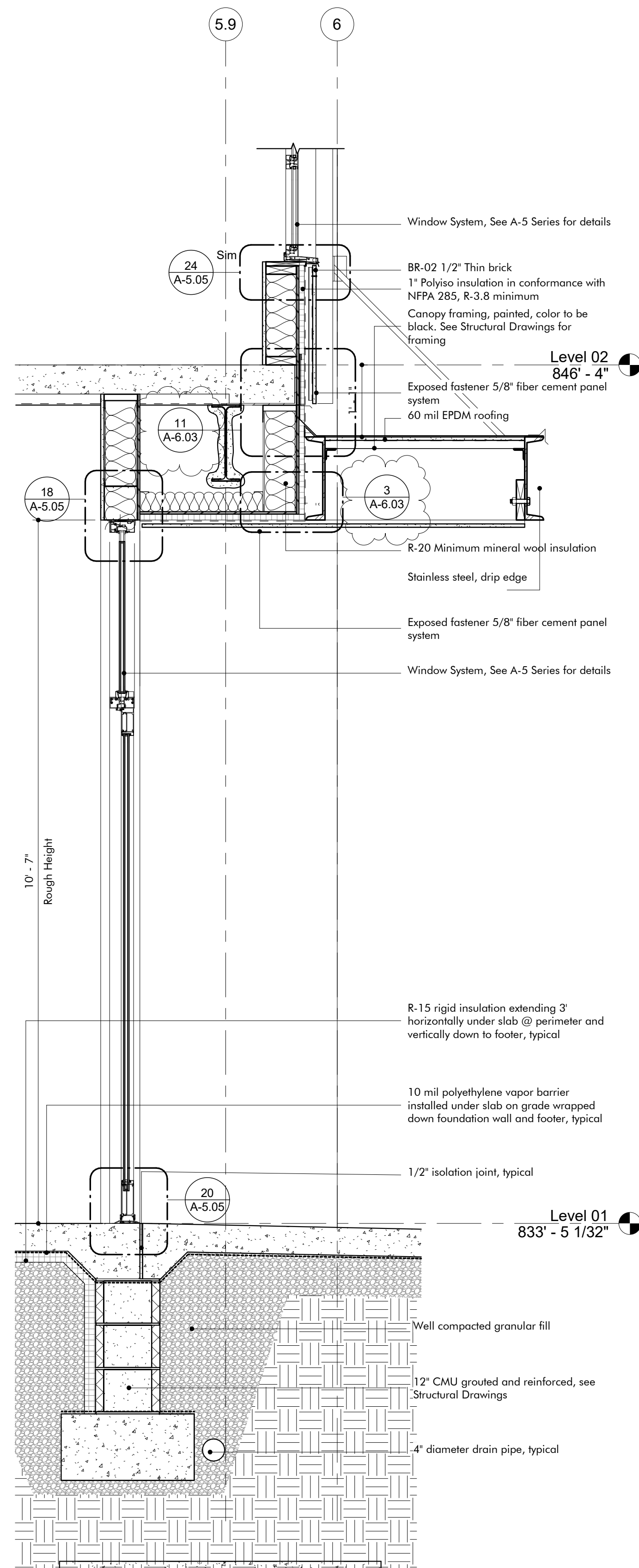
Project Number	19121
Date	04/01/2020
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Building Elevation

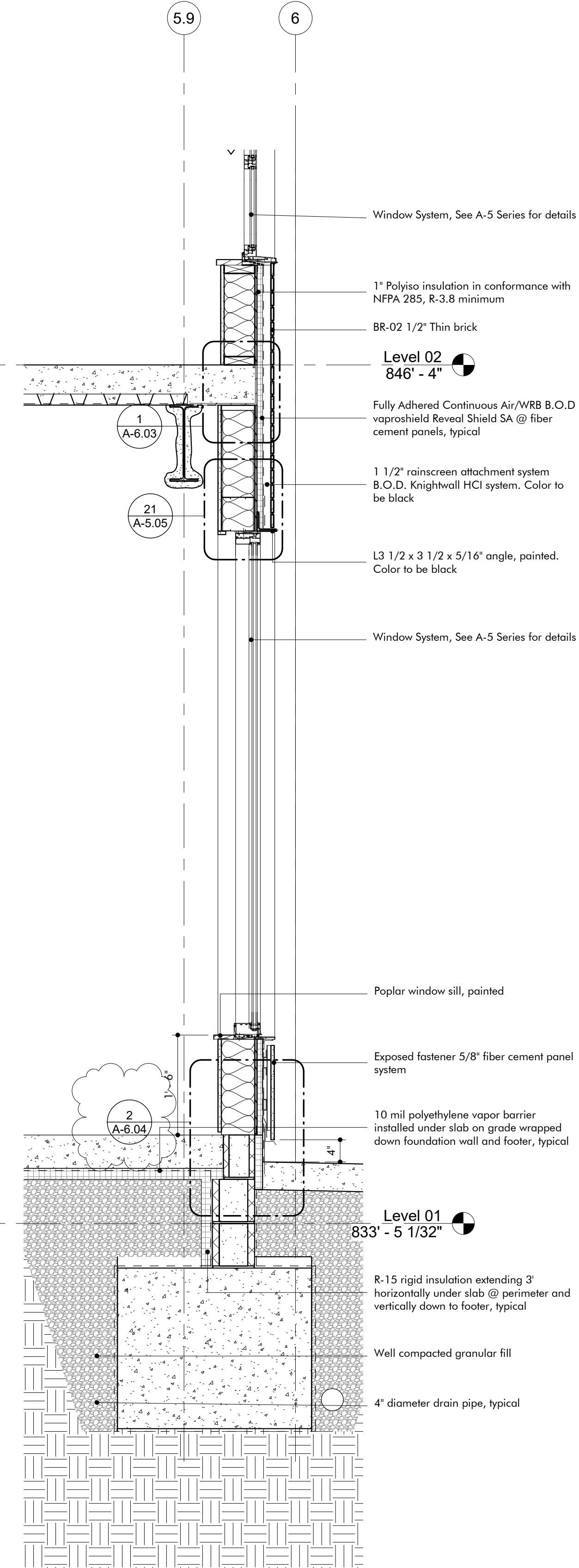
A-2.01



1 Wall Section @ Garage Door
3/4" = 1'-0"



2 Wall Section @ Entrance
3/4" = 1'-0"



3 Wall Section @ Storefront, Typ.
3/4" = 1'-0"

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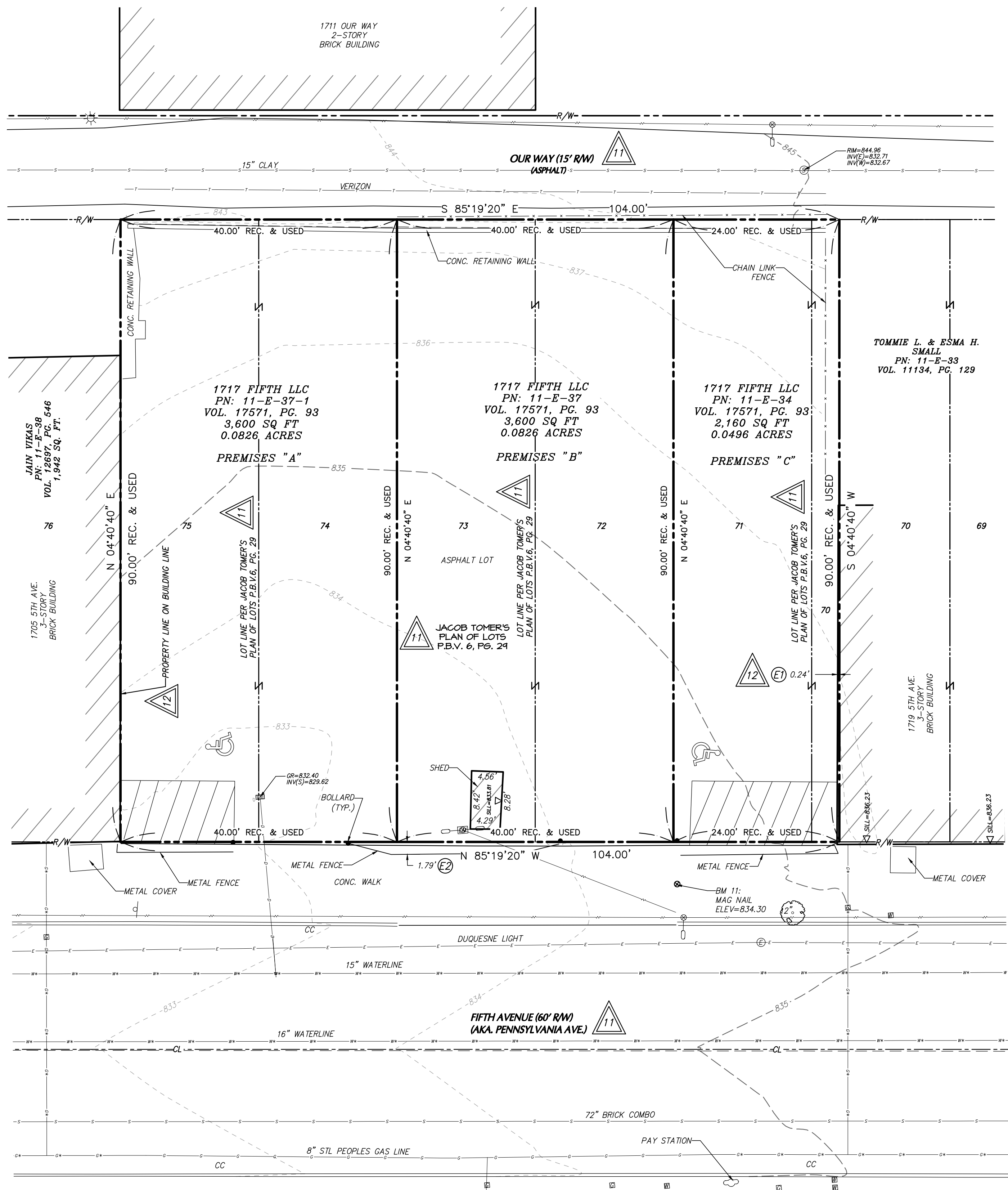
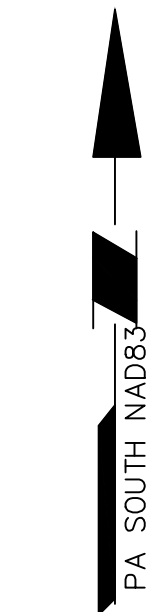
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Project Number 19121
Date 04/01/2020
Revisions 1 06/05/2020 Addenda 02

Wall Sections

A-4.04



ZONING
AS PER THE CITY OF PITTSBURGH INTERACTIVE ZONING DISTRICTS MAP, THE SUBJECT PARCEL IS ZONED UPR-A, UPTOWN PUBLIC REALM DISTRICT, MIXED-USE URBAN CORE. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF PITTSBURGH, PENNSYLVANIA DEVELOPMENT CODE.

FLOOD CERTIFICATION	
AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "ALLEGHENY COUNTY, PENNSYLVANIA AND INCORPORATED AREAS, PANEL 353 OF 558, MAP NUMBER 4200300353H," WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED). AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.	
SITE DEVELOPMENT STANDARD	UPR-A DISTRICT
MINIMUM HEIGHT	30 FEET
MAXIMUM HEIGHT WITHOUT BONUS	60 FEET
MAXIMUM HEIGHT WITH BONUS	180 FEET
MINIMUM INTERIOR SIDEYARD SETBACK	0 FEET
MINIMUM FRONT AND EXTERIOR SIDEYARD SETBACKS	
FIRST 50 FEET FROM GROUND LEVEL	0 FEET
51-90 FEET FROM GROUND LEVEL	10 FEET
91-120 FEET FROM GROUND LEVEL	15 FEET
MINIMUM REAR SETBACK	
WHEN NOT ADJACENT TO WAY,	20 FEET
TUSTIN STREET OR WATSON STREET	
WHEN ADJACENT TO WAY,	0 FEET
TUSTIN STREET OR WATSON STREET	

NOTE: ZONING INFORMATION NOT PROVIDED FROM CLIENT, PROVIDED BY THE CITY OF PITTSBURGH ZONING WEBSITE.

- ENCROACHMENTS**
- (E) BUILDING ENCROACHES ONTO SUBJECT PARCEL AS SHOWN
 - (F) METAL FENCE ENCROACHES ONTO RIGHT OF WAY AS SHOWN

UTILITY COMPANY	ADDRESS
PEOPLES GAS COMPANY LLC	375 NORTH SHORE DRIVE, PITTSBURGH, PA. 15212
VERIZON PENNSYLVANIA LLC	1026 HAY ST, PITTSBURGH, PA. 15221
PITTSBURGH WATER & SEWER AUTHORITY	1200 PENN AVE., PITTSBURGH, PA. 15222
PITTSBURGH CITY DEPT. OF PUBLIC WORKS	611 SECOND AVE. PITTSBURGH, PA. 15219
DUQUESNE LIGHT COMPANY	2645 NEW BEAVER AVE., PA-TD, PITTSBURGH, PA. 15233
NRG ENERGY CENTER PITTSBURGH LLC	111 S COMMONS AVE, PITTSBURGH, PA. 15212
LIGHTOWER FIBER NETWORKS LLC	N/A
CENTURY LINK	1025 ELDORADO BLVD, BROOMFIELD, CO. 80021
COMCAST CABLEVISION	1530 CHARTIERS AVE, PITTSBURGH, PA. 15204
UPMCM MERCY HEALTH SYSTEM	1400 LOCUST STREET, PITTSBURGH, PA. 15219
PACT STANWIX PLANT	120 CECIL WAY, PITTSBURGH, PA. 15222

- LEGEND (NOT SHOWN TO SCALE)**
- | | | |
|--|---------|--|
| MONUMENTATION FOUND (TYPE AS NOTED) | REC. | DEED OF RECORD |
| SET 3/4" X 30" STEEL PIN WITH CAP "LANGAN" | AC. | ACRES |
| SET DRILL HOLE | CALC. | CALCULATED |
| HYDRANT | OBS. | OBSERVED |
| STAND PIPE | SQ. FT. | SQUARE FEET |
| ROOF DRAIN | CSR. | CITY SURVEY RECORD |
| BOLLARD | AFN | AUDITOR'S FILE NUMBER |
| STREET LIGHT | PN | PARCEL NUMBER |
| AREA LIGHT | VOL | DEED VOLUME |
| SIGNAL POLE | PC. | PAGE |
| POWER POLE | LSA | LANDSCAPE AREA |
| GUY WIRE | CP | CONCRETE PAD |
| MANHOLE (TYPE AS LABELED) | CC | CONCRETE CURB |
| WATER VALVE | EP | EDGE OF PAVEMENT |
| GAS VALVE | | FENCE (TYPE AS NOTED) |
| UNKNOWN VALVE | | SUBJECT PROPERTY LINE |
| CATCH BASIN | | ADJOINING PROPERTY LINE |
| CLEAN OUT | | EASEMENT LINE |
| SIGN | | TREE LINE |
| BOLLARD | | GUIDE RAIL (TYPE AS NOTED) |
| ELECTRIC BOX | | STEAM LINE |
| ELECTRIC METER | | OVERHEAD WIRE |
| GAS METER | | COMBINED SEWER LINE |
| WATER METER | | GAS LINE |
| TELEPHONE BOX | | WATER LINE |
| TRAFFIC SIGNAL POLE | | ELECTRIC LINE |
| DOOR | | COMMUNICATION LINE |
| DOUBLE DOOR | | SANITARY LINE |
| GARAGE DOOR | | DRAINAGE LINE |
| | | REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING |

SURVEYOR'S CERTIFICATION

- 1717 FIFTH LLC.
- FIRST AMERICAN TITLE INSURANCE COMPANY

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, 5, 7(A), 7(B-1), 8, 9, 11, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JUNE 2019.

SHAUN F. HIGGINS
PROFESSIONAL LAND SURVEYOR
PA LIC. No. SU-051088-E

SCHEDULE B SECTION II EXCEPTIONS -

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 20180082 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018

ITEMS 1 THROUGH 10 NOT SURVEY RELATED

- Subject to all matters shown on the Plan as recorded in the Department of Real Estate Office of Allegheny County Pennsylvania in Plan Book Volume 6, Page 29. (INCLUDES SUBJECT PARCEL AND MORE LAND, PLAN SHOWS THE LOT LINES, STREETS AND ALLEYS, SHOWN HEREON.
- Subject to easements of party walls and the rights of adjoining owners therein. (INCLUDES SUBJECT PARCEL AND MORE LAND, PARTY WALL PER VOL. 17671, PG. 93, SHOWN HEREON.)

LEGAL DESCRIPTION - PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 20180082 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2018.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALLEGHENY, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

PREMISES A:
ALL THOSE TWO CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE THIRD (FORMERLY PART OF THE 7TH) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NOS. 72 AND 73, AS SHOWN ON A CERTAIN PLAN ENTITLED JACOB TOMER'S PLAN OF LOTS, AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY PLAN BOOK VOLUME 6, PAGE 29, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE NORTHERLY LINE OF FIFTH AVENUE WHERE INTERSECTED BY THE DIVIDING LINE BETWEEN LOTS NOS. 73 AND 745 IN SAID PLAN THENCE WESTWARDLY ALONG THE NORTHERLY LINE OF FIFTH AVENUE, FORTY (40) FEET TO THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS NOS. 75 AND 76 IN SAID PLAN; THENCE NORTHWARDLY ALONG LAST MENTIONED LINE NINETY (90) FEET TO THE SOUTHERLY LINE OF AN ALLEY KNOWN AS OUR ALLEY; THENCE EASTWARDLY ALONG LAST MENTIONED LINE FORTY (40) FEET TO THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS NOS. 73 AND 74 IN SAID PLAN; THENCE SOUTHWARDLY ALONG LAST MENTIONED LINE NINETY (90) FEET TO THE NORTHERLY LINE OF FIFTH AVENUE AT THE POINT OF BEGINNING.
BLOCK AND LOT: 11-E-37-1

PREMISES B:
ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATE IN THE THIRD (FORMERLY PART OF THE 7TH) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOTS NOS. 72 AND 73, AS SHOWN ON A CERTAIN PLAN ENTITLED JACOB TOMER'S PLAN OF LOTS, AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 6, PAGE 29. BLOCK AND LOT: 11-E-37

PREMISES C:
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE THIRD (FORMERLY PART OF THE 7TH) WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING THE WHOLE OF LOT NO. 71 AND THE WESTERLY 4 FEET OF LOT NO. 70 IN JACOB TOMER'S PLAN OF LOTS AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY IN PLAN BOOK VOLUME 6, PAGE 29 BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF FIFTH AVENUE, 320 FEET WESTWARDLY FROM THE WESTERLY LINE OF DINWIDDIE STREET AND ON THE LINE DIVIDING LOTS NOS. 71 AND 72 IN SAID PLAN, THENCE NORTHWARDLY BY SAID DIVIDING LINE, 90 FEET TO THE SOUTHERLY LINE OF OUR ALLEY; THENCE EASTWARDLY BY SAID LINE OF SAID ALLEY, 24 FEET TO A POINT; THENCE SOUTHWARDLY BY A LINE PARALLEL TO THE DIVIDING LINE BETWEEN LOTS NOS. 70 AND 71, AND A DISTANCE OF 4 FEET EASTWARDLY THEREFROM, AND PARTLY THROUGH A PART WALL, 90 FEET TO THE NORTHERLY LINE OF FIFTH AVENUE; THENCE WESTWARDLY B SAID LINE OF SAID AVENUE, 24 FEET TO THE PLACE OF BEGINNING.
BLOCK AND LOT: 11-E-34



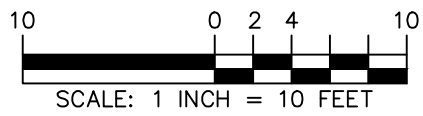
- PARKING**
- | | |
|---|-------------------------|
| 0 | PARKING SPACES |
| 2 | HANDICAP PARKING SPACES |
| 2 | TOTAL PARKING SPACES |

BASIS OF BEARINGS
MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER GPS OBSERVATIONS IN DECEMBER, 2017.

DATUM
VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 12/13/2017

BENCHMARK
BM 11 - MAG NAIL, ELEV=834.30

UTILITY INFORMATION
DESIGN TICKET 20191550939-000 & 0191550940-000
DIG TICKET 20191550929-000 & 0191550930-000



Date	Description	No.
REVISIONS		
LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 2400 Ansys Drive, Suite 403 Canonsburg, PA 15317 T: 724.514.5100 F: 724.514.5101 www.langan.com		
Project		
1717 FIFTH LLC. PN: 11-E-37, 11-E-37-1, & 11-E-34 3RD WARD CITY OF PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA Drawing Title		
Project No. 250088601		Drawing No. VL101
Date JUNE 19, 2019	Sheet 1 of 1	
Drawn By BLR		
Checked By ALM		



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/29/2021

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 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 Conway E & S, Inc. 100 Allegheny Dr, Suite 100 Warrendale PA 15086		CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Colony Insurance Company NAIC # 39993	
INSURED 1717 Fifth LLC 10 Stony Brook Road Westport CT 06880		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 <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		600 GL 0188160-00	10/26/2020	10/26/2021	EACH OCCURRENCE \$ 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
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB 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	Y / N <input checked="" type="checkbox"/> N	N / A				PER STATUTE 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)

The Certificate Holder is listed as an Additional Insured.

CERTIFICATE HOLDER**CANCELLATION**

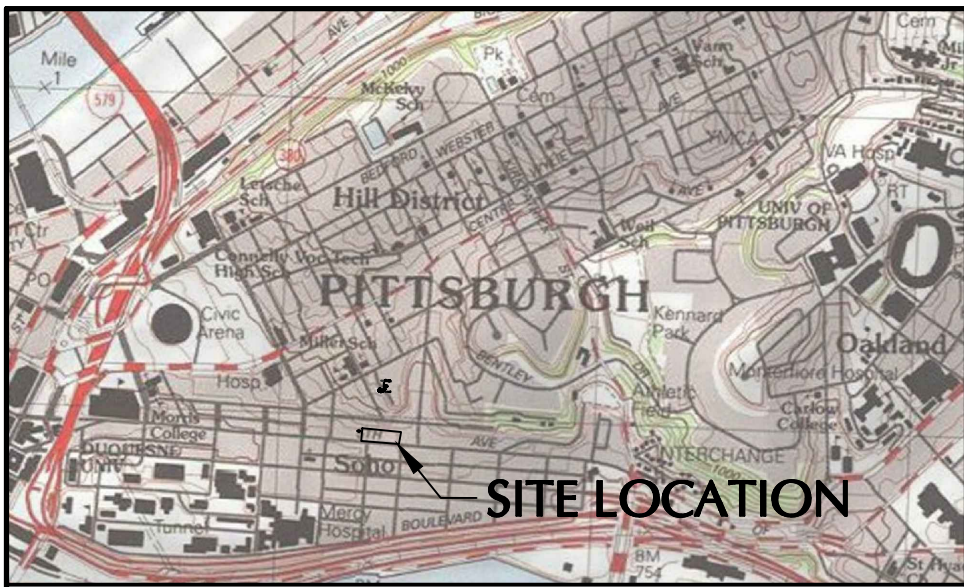
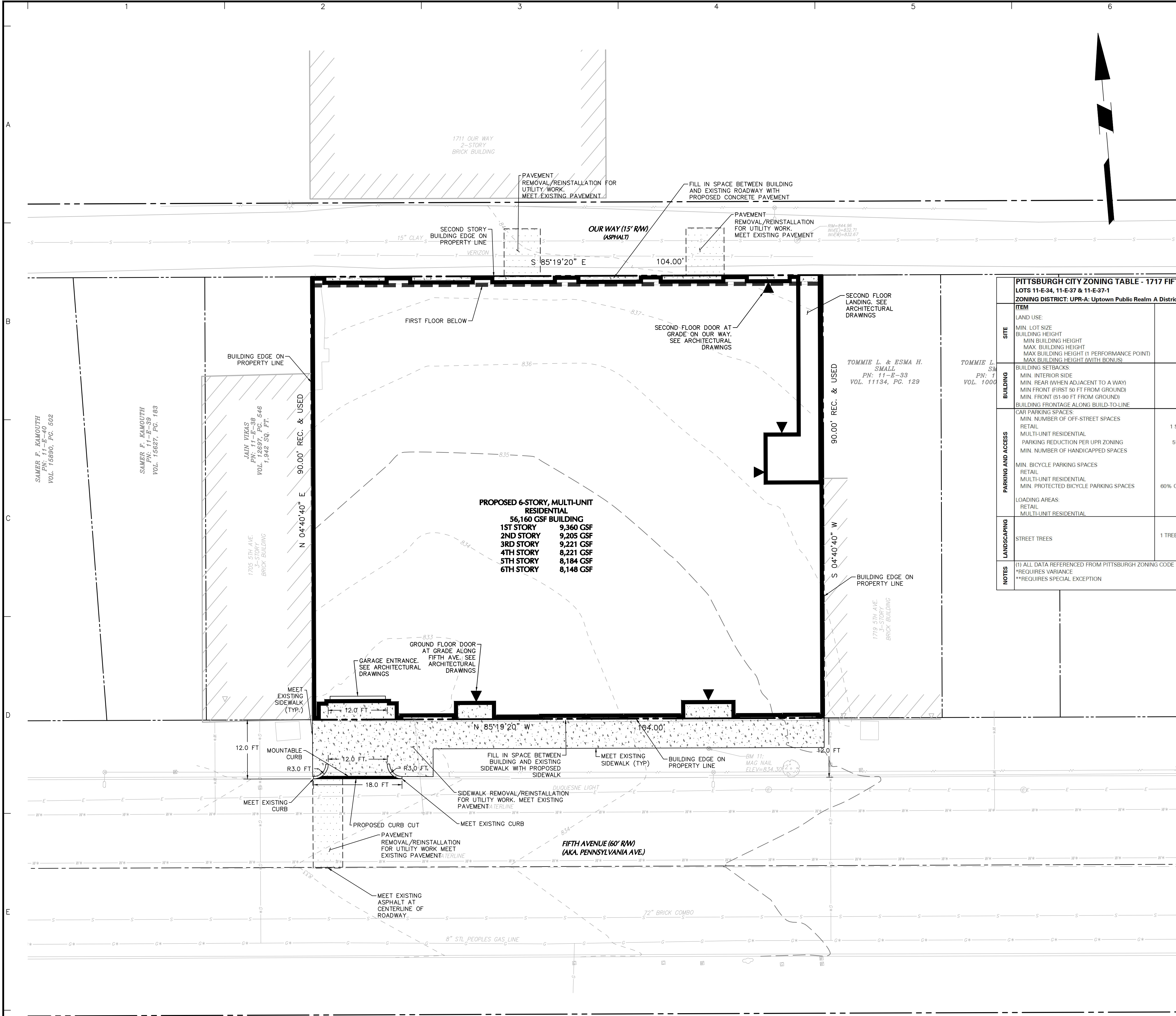
City of Pittsburgh
611 Second Avenue

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

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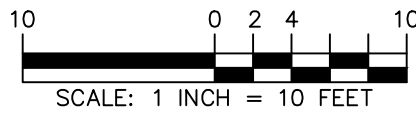


GENERAL NOTES

- THESE PLANS ARE DESIGN DEVELOPMENT LEVEL PLANS NOT INTENDED FOR CONSTRUCTION. THESE PLANS ARE COMPLETED WITH EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION BASED ON A PLAN TITLED "ALTA/ NSPS LAND TITLE SURVEY" FOR PROJECT "1717 FIFTH AVENUE, LLC" BY LANGAN AND DATED JUNE 19, 2019.
- THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- EXISTING CURB AND SIDEWALK TO REMAIN AS SHOWN ON THE DEMOLITION PLAN. REMOVE EXISTING PAVEMENT AS NECESSARY TO ACCOMMODATE UTILITY WORK AND REPLACE CURB AND SIDEWALK IN KIND AS SHOWN ON THIS PLAN. REPAIR PAVEMENT AND ADJACENT CURB AS NECESSARY.
- PAVEMENT AFFECTED BY TRENCHING OR OTHER CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL AND PROPER CONDITION.
- THESE PLANS ARE SUBJECT TO CHANGE PENDING THE FOLLOWING REGULATORY AGENCY REVIEW AND APPROVAL:
 - PENNSYLVANIA DEP
 - ALLEGHENY COUNTY HEALTH DEPARTMENT
 - ALLEGHENY COUNTY CONSERVATION DISTRICT
 - CITY OF PITTSBURGH
 - PITTSBURGH WATER AND SEWER AUTHORITY

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
BUILDING LINE	///	---
CONCRETE PAVEMENT	---	---
CONCRETE CURB	---	---
DOOR		▼
FENCE	---	---
MANHOLE	⊙	⊙
INLET	⊙	⊙
ASPHALT PAVEMENT	---	---



02/06/20	CONSTRUCTION DOCUMENTS	2
12/06/19	PERMIT SET	1
Date	Description	No.
REVISIONS		

LANGAN
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SCOTT ROWLAND
REGISTERED PROFESSIONAL ENGINEER
PA Lic. No. PE080563

SIGNATURE DATE SIGNED

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Project
1717 FIFTH AVENUE
PN: 11-E-34, 11-E-37, AND 11-E-37-1
CITY OF PITTSBURGH
ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
SITE PLAN

Project No.
25008601
Date
11/21/2019
Drawn By
NRK
Checked By
BDH

Drawing No.
CS101
Sheet 2 of 10