

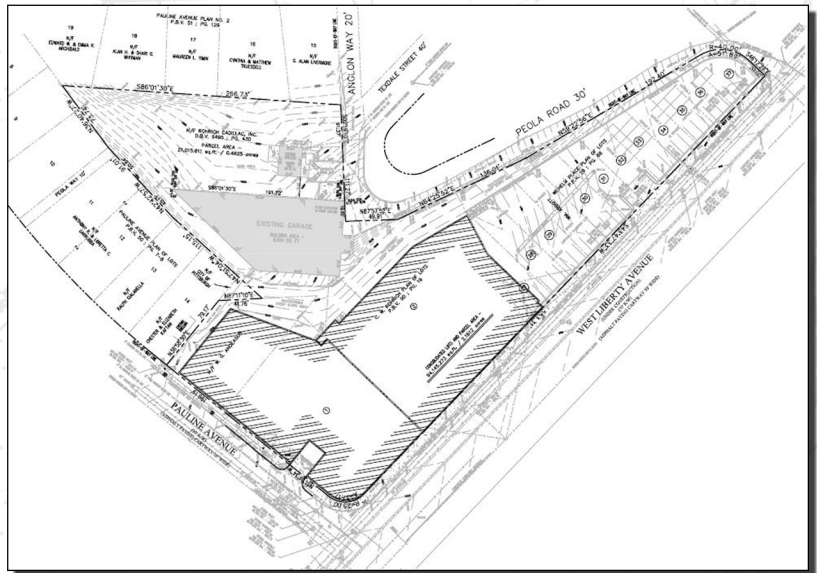
ROHRICH CADILLAC

PITTSBURGH, PENNSYLVANIA



ROHRICH CADILLAC INC. ENGAGED RED SWING GROUP TO ASSIST WITH RENOVATIONS TO ITS FIRST-STORY SHOWROOM, ADDITION OF SECOND-FLOOR VEHICLE STORAGE, EXPANSION OF THE SERVICE BAY AREA, AND OTHER RENOVATIONS TO ITS CADILLAC LOCATION ALONG WEST LIBERTY AVENUE IN THE CITY OF PITTSBURGH.

THE EXISTING STRUCTURE WAS TWO ADJOINING BUILDINGS WITH MULTIPLE OPENINGS BETWEEN FOR CIRCULATION, WITH OFF-SETTING FLOOR ELEVATIONS WHICH CREATED OPERATIONAL ISSUES FOR THE DEALERSHIP. TO REMEDY THIS ISSUE, OF THE TWO BUILDINGS, ONE WAS BEING DEMOLISHED WHILE THE OTHER BUILDING WAS BEING EXPANDED TO INCLUDE THE EXPANDED SERVICE GARAGE AND A SECOND STORY THAT WOULD SERVE AS VEHICLE STORAGE. RED SWING'S SCOPE INVOLVED:



- FACILITATION OF SITE PLAN AND ZONING VARIANCE (SETBACK) APPROVALS.
- SECURING A PENNDOT HIGHWAY OCCUPANCY PERMIT FOR NEW CURB, SIDEWALK, AND HANDICAPPED RAMPS.
- COORDINATING WITH THE CITY OF PITTSBURGH FORESTRY DIVISION ON THE PLANTING OF STREET TREES PER THE CITY'S TREE ORDINANCE.
- COLLABORATING WITH PITTSBURGH WATER AND SEWER AUTHORITY (PWSA) AND PENNSYLVANIA AMERICAN WATER ON UTILITIES AND APPROVALS.

SITE CHALLENGES:

- UNDOCUMENTED STORM AND SANITARY TAP-INS: NEW STORM AND SANITARY DISCHARGE TAP-INS WERE REQUIRED FOR THE BUILDING ADDITION. HOWEVER, IN THE PROCESS OF IDENTIFYING ACCEPTABLE TAP-IN LOCATIONS, RED SWING



DISCOVERED MULTIPLE UNDOCUMENTED SANITARY AND STORMWATER TAPS. AFTER COORDINATING WITH PWSA ON A LENGTHY APPROVAL PROCESS, RED SWING WORKED WITH THE CONTRACTOR ON CAPPING THE NEWLY DISCOVERED TAPS AND INCORPORATED NEW ONES FOR THE STORM AND SANITARY LINES.

- IRREGULAR SITE ELEVATIONS: OLD DRAWINGS USED TO START THE BUILDING EXPANSION CREATED ELEVATION-VERIFICATION ISSUES BECAUSE THEY DID NOT ACCOUNT FOR A SLOPING SIDE STREET THAT REQUIRED VERTICALLY SEPARATED ENTRANCE RAMPS INTO THE SITE AND NEW BUILDING. TO ADDRESS THIS, RED SWING, WORKING CLOSELY WITH THE ARCHITECT, CALCULATED AND VERIFIED FLOOR, SLAB AND RAMP ELEVATIONS, AS WELL AS PERFORMED SPOT GRADING, TO ENSURE THAT EXISTING GRADES EVENLY TIED IN TO THE SLOPED SIDE ROAD.

CLIENT/CONTACT:

ROHRICH CADILLAC INC.

PROJECT DATES:

MAY 2011- PRESENT

KEY PERSONNEL:

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