

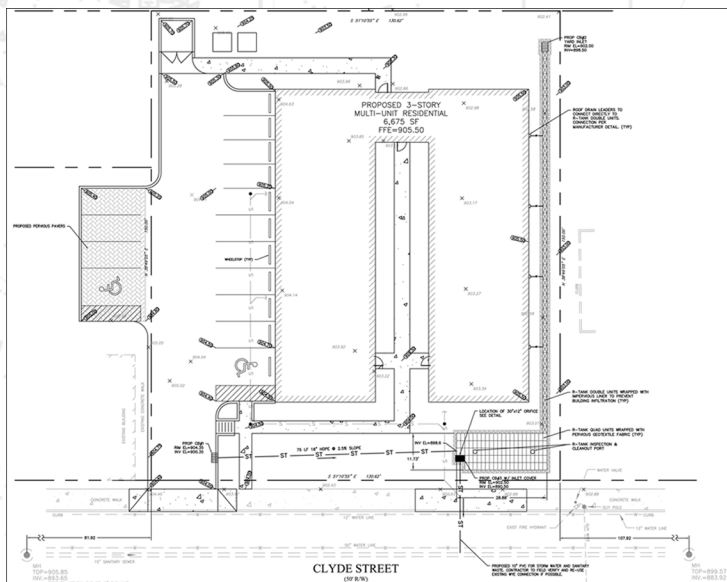
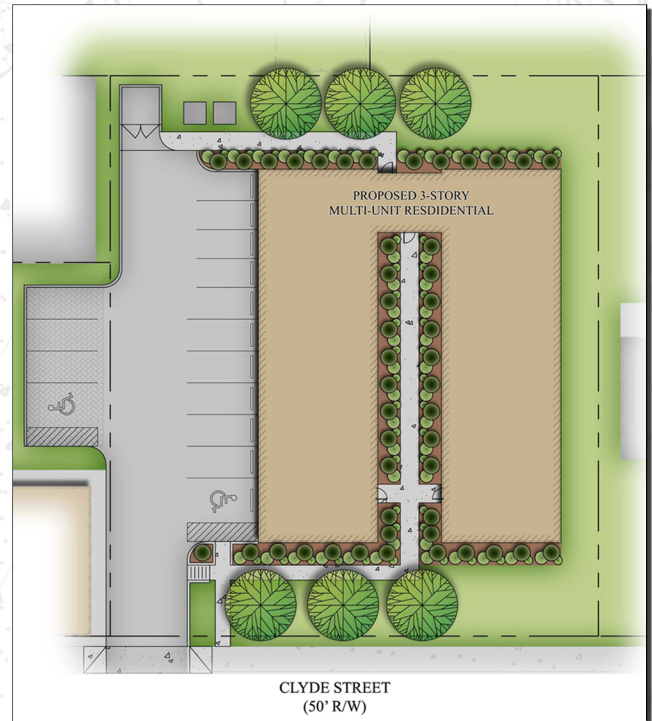
# SHADY OAKS ANNEX

## PITTSBURGH, PENNSYLVANIA



RED SWING GROUP WAS RETAINED TO REDESIGN AN EXISTING GRADING PLAN FOR A NEW 10-UNIT CONDOMINIUM-STYLE APARTMENT BUILDING LOCATED ON CLYDE STREET IN THE OAKLAND/SHADYSIDE NEIGHBORHOOD. SPECIFIC SCOPE OF SERVICES INCLUDED:

- GRADING PLAN REDESIGN
- UTILITY DESIGN, REVIEWS AND COORDINATION
- UTILITY VERIFICATION FOR PROPOSED REDESIGN
- SITE CIVIL ENGINEERING AND PERMITTING
- DESIGN OF A NEW UNDERGROUND STORMWATER RETENTION SYSTEM
- STORMWATER MANAGEMENT PLAN APPROVAL (PRE VS. POST RUNOFF ANALYSIS)
- EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN
- COORDINATION WITH PROJECT CONTRACTOR DURING CONSTRUCTION TO MODIFY INLETS
- COORDINATION WITH THE CITY OF PITTSBURGH AND THE PITTSBURGH WATER AND SEWER AUTHORITY



### PROJECT CHALLENGE:

- PRIOR GRADING PLAN REDESIGN: RED SWING MODIFIED THE STORMWATER DETENTION DESIGN TO REMOVE A PREVIOUSLY PROPOSED COLLECTION POND AND REPLACE IT WITH AN UNDERGROUND SYSTEM. THIS DESIGN PROVIDED THE BUILDING OWNER WITH MORE USABLE GROUND SPACE TO ACCOMMODATE OUTDOOR RECREATIONAL FACILITIES AND IMPROVE THE AESTHETICS OF THE STREET FRONTAGE.

**PROJECT STAFF:**  
**MATTHEW SMITH AND**  
**ROBERT MCCOLLIM**

**CLIENT:**  
**MOTHERAL, INCORPORATED; AND**  
**CONTRACTOR - JASON LARDO,**  
**LARDO DEVELOPMENT**

**PROJECT DATES:**  
**MARCH 2012 - JULY 2012**

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