

G:\2025\25-208 CLEVELAND YACHT CLUB GAS DOCK.Dwg Sat\25-208 SITE PLAN.dwg 7/2/2025 9:05:30 AM

LEGEND:

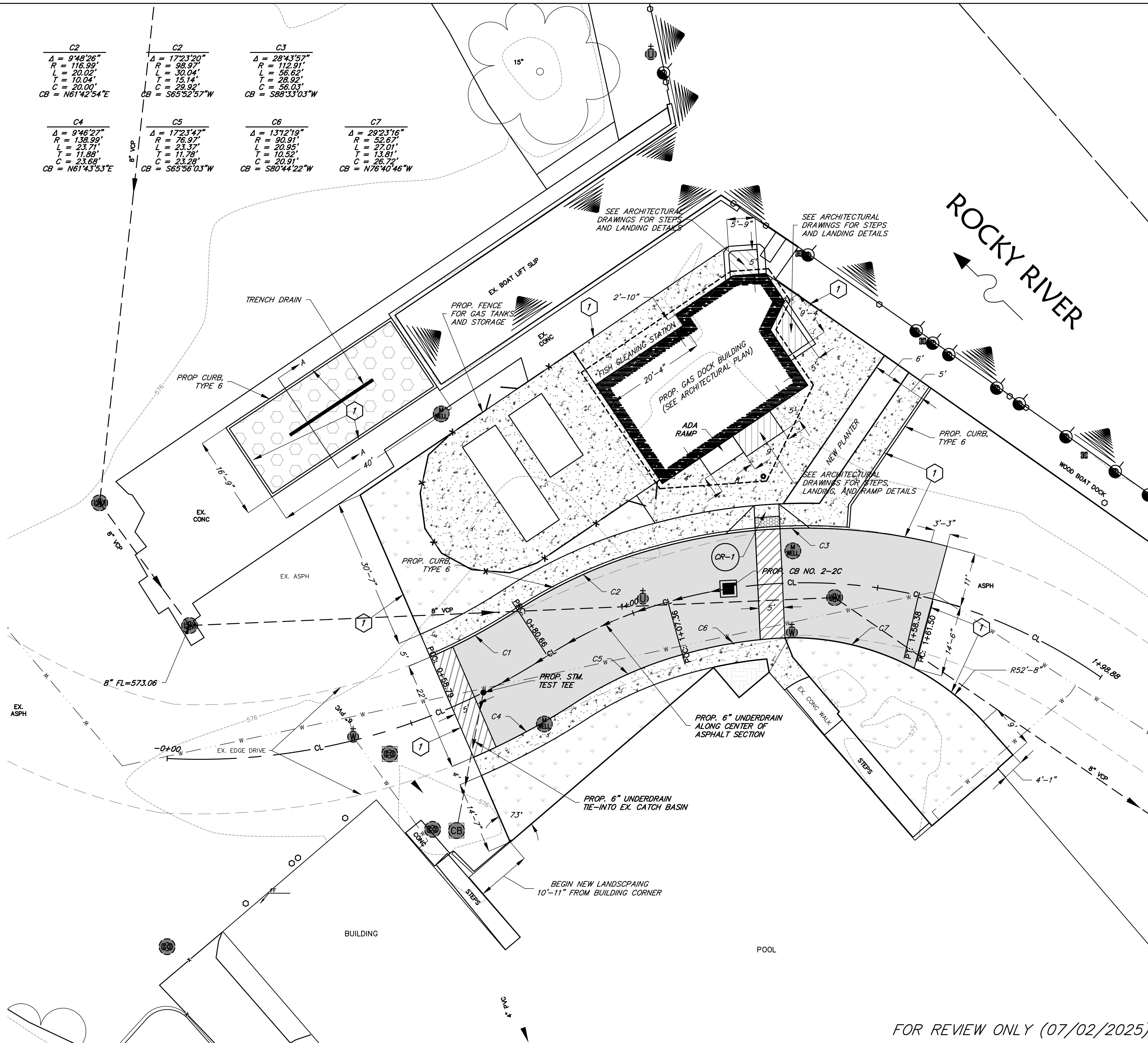
- PROPOSED ASPHALT PAVEMENT
- PROP. 4" CONCRETE SIDEWALK
- PROP. 6" CONCRETE CROSSWALK
- PROP. BOAT CLEANING STATION
- PROP. ADA LANDING
- PROP. LANDSCAPING AREA
- CR-1
PROP. CURB RAMP
WITH DETECTABLE WARNING
(SEE ODOT SCD BP-7.1)

PLAN NOTES:

- 1 SEAL ALL JOINTS BETWEEN EXISTING AND NEW JOINTS
USING ODOT ITEM 705.04: HOT APPLIED JOINT ADHESIVE

NOTES:

1. SEE SHEET C-501 FOR SECTION A-A



STATE OF OHIO
JON MCCOLLISTER
NO. 90993
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION
1	07-02-25	DESIGN & CONSTRUCTION REVIEW

STEPHEN HOVANCSEK & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
TWO MERIT DRIVE
RICHMOND HEIGHTS, OHIO 44143
PH: (216) 731-6255 FAX: (216) 731-4483

ROCKY RIVER, OHIO
CLEVELAND YACHT CLUB
GAS DOCK IMPROVEMENTS
SITE PLAN

JULY, 2025
25-208
C-201

FOR REVIEW ONLY (07/02/2025)

CR-1

PROP. CURB RAMP
WITH DETECTABLE WARNING
(SEE ODOT SCD BP-7.1)

1 SEAL ALL JOINTS BETWEEN EXISTING AND NEW JOINTS
USING ODOT ITEM 705.04: HOT APPLIED JOINT ADHESIVE

1. SEE SHEET C-501 FOR SECTION A-A

C7

$\Delta = 29^{\circ}23'16''$
 $R = 52.67'$
 $L = 27.01'$
 $T = 13.81'$
 $C = 26.72'$
 $CB = N76^{\circ}40'46''W$

SEE ARCHITECTURAL
DRAWINGS FOR STEPS
AND LANDING DETAILS

REVISIONS			
No.	DESCRIPTION	DATE	BY
1.)	DESIGN & CONSTRUCTION REVIEW	07-02-25	
2.)			
3.)			
4.)			
5.)			
6.)			



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ROCKY RIVER, OHIO
**CLEVELAND YACHT CLUB
GAS DOCK IMPROVEMENTS
SITE PLAN - ALTERNATE 1**

JULY, 2025
25-208
C-201A

FOR REVIEW ONLY (07/02/2025)

C:\2025\25-208 CLEVELAND YACHT CLUB GAS DOCK\Dwg Set\25-208 SITE PLAN.dwg 7/2/2025 9:05:30 AM

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROP. 4" CONCRETE SIDEWALK
- PROP. 6" CONCRETE CROSSWALK
- PROP. BOAT CLEANING STATION
- PROP. ADA LANDING
- PROP. LANDSCAPING AREA

76.00 = TOP CURB ADD 500 TO SPOT GRADE CALLOUTS TO GET ACTUAL ELEVATIONS
75.50 = BOT CURB
76.00 = SPOT GRADE ADD 500 TO SPOT GRADE CALLOUTS TO GET ACTUAL ELEVATIONS

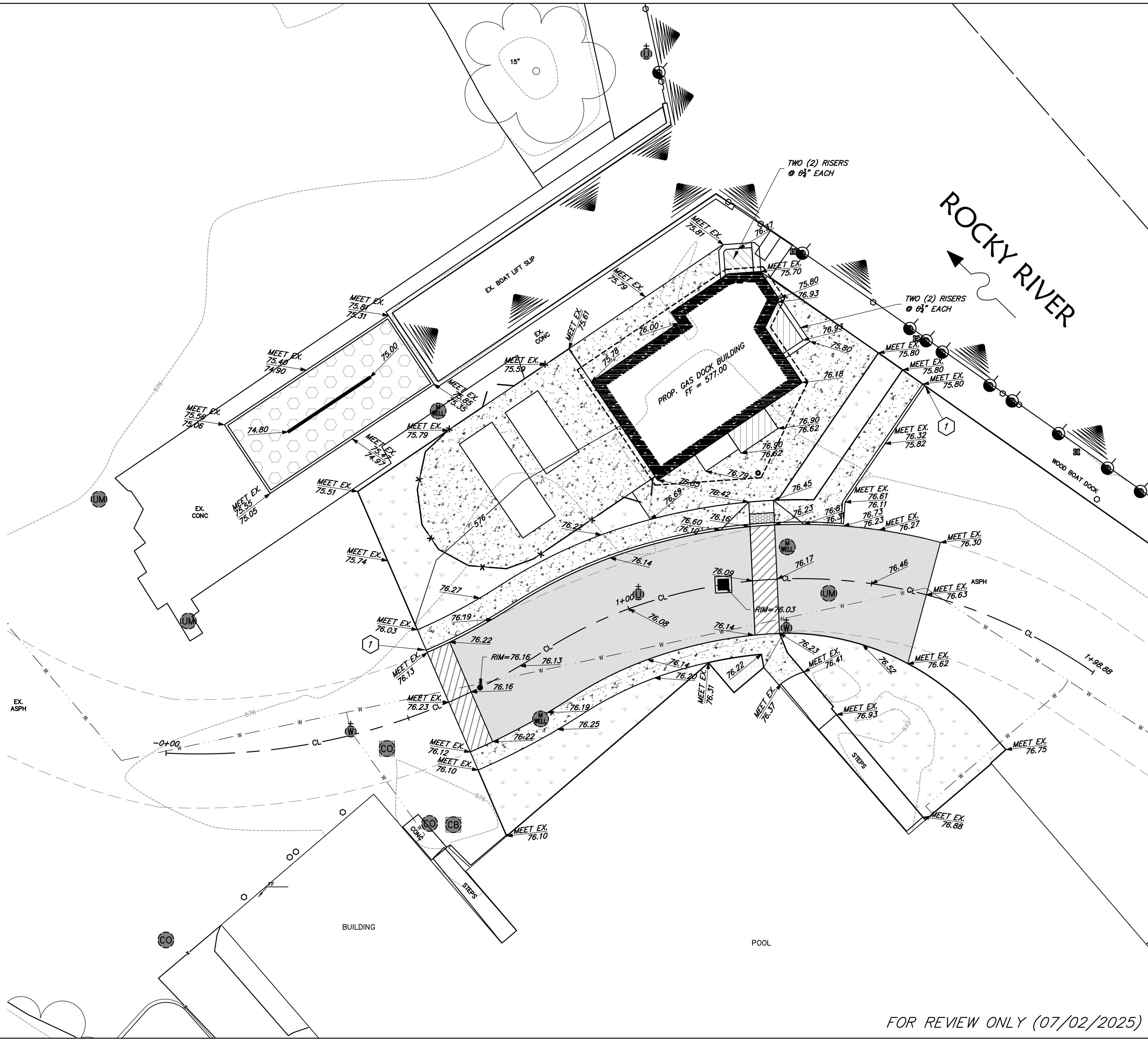
575 EX. CONTOUR
575 PROP. CONTOUR

PLAN NOTES:

1 TRANSITION CURB TO ZERO HEIGHT AT PAVEMENT TIE-IN POINT AT A RATE OF 1 INCH PER FOOT.

NOTES:

1. ALL EXISTING CASTINGS IN NEW CONCRETE, ASPHALT, AND DRIVEWAY PAVEMENT AREAS SHALL BE ADJUSTED TO GRADE.



NORTH

20
10
0
10
SCALE IN FEET (HORIZONTAL)

STATE OF OHIO
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NO. 90993
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REVISIONS	NO.	DESCRIPTION	DATE	BY
1	1	DESIGN & CONSTRUCTION REVIEW	07-02-25	
2	2			
3	3			
4	4			
5	5			
6	6			

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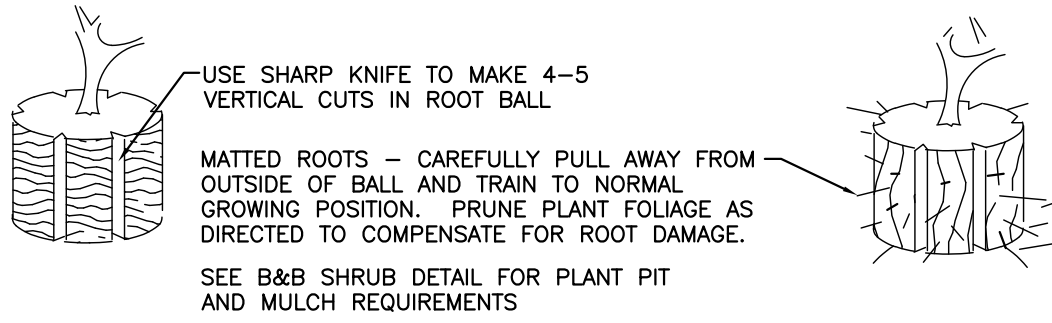
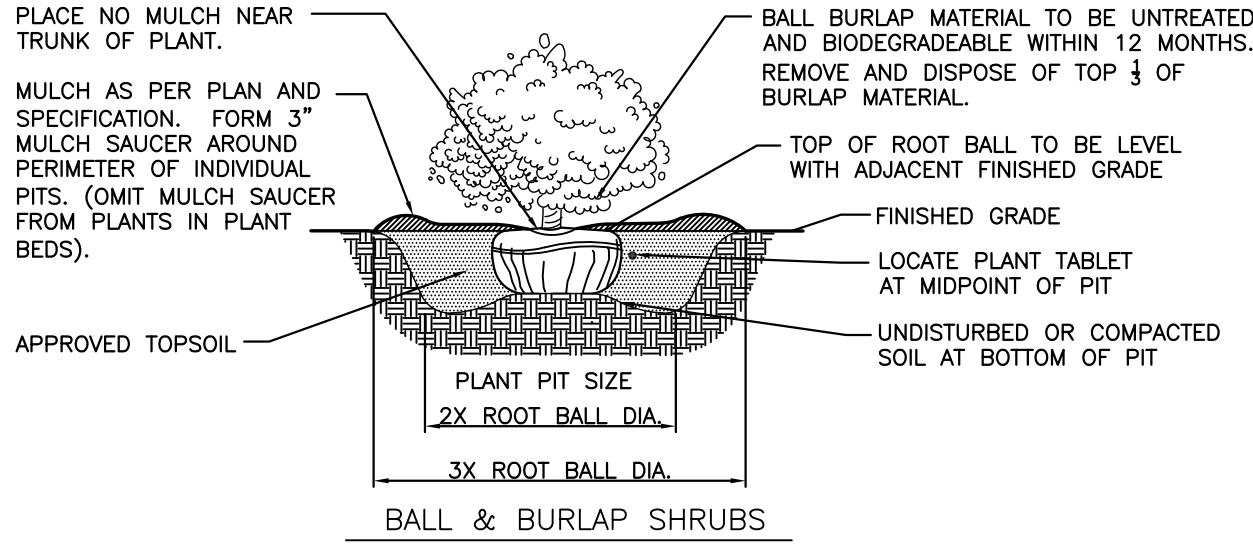
ROCKY RIVER, OHIO
CLEVELAND YACHT CLUB
GAS DOCK IMPROVEMENTS
GRADING PLAN

JULY, 2025
25-208
C-301

FOR REVIEW ONLY (07/02/2025)

PLANTING NOTES

1. TOPSOIL BACKFILL FOR SHRUBS SHALL BE WELL-MIXED WITH COARSE PEAT MATERIAL, 50% BY VOLUME AS APPROVED BEFORE PLANTING.
2. PLANT FERTILIZER - SHALL BE PLANT TABLETS (AGRIFORM 20-10-5 OR APPROVED EQUAL). USE (1) 21 TABLET FOR EACH 1' HEIGHT OR SPREAD OF SHRUB SIZE.
3. ALL PLANTS TO CONFORM TO ANSI Z 60.1 (LATEST EDITION).



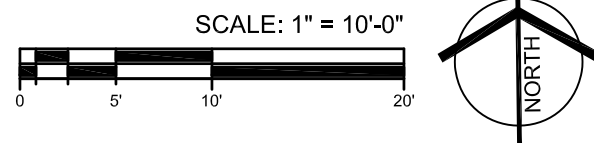
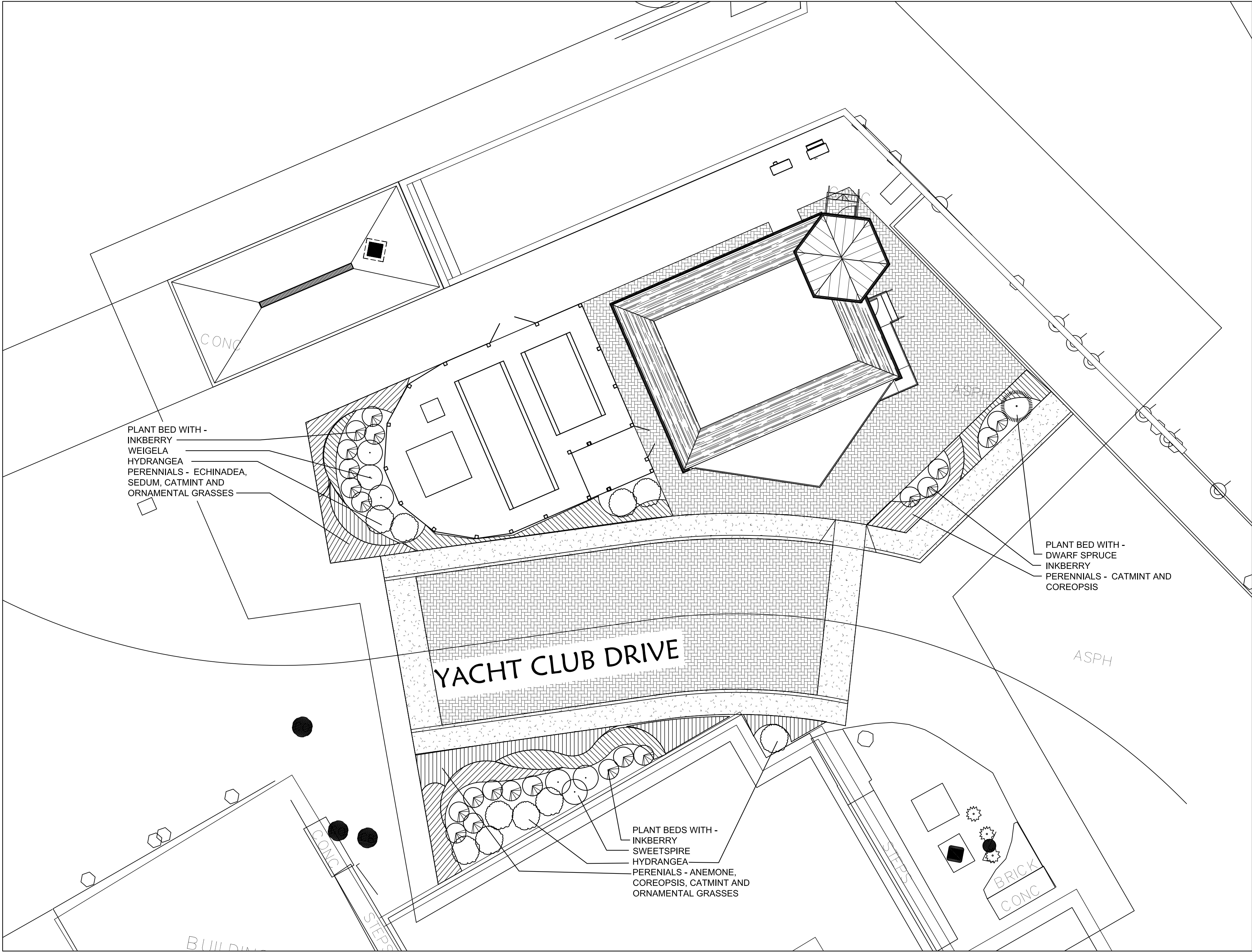
CONTAINER GROWN PLANTS

PLANTING DETAILS

SCALE: NOT TO SCALE

NOTE -

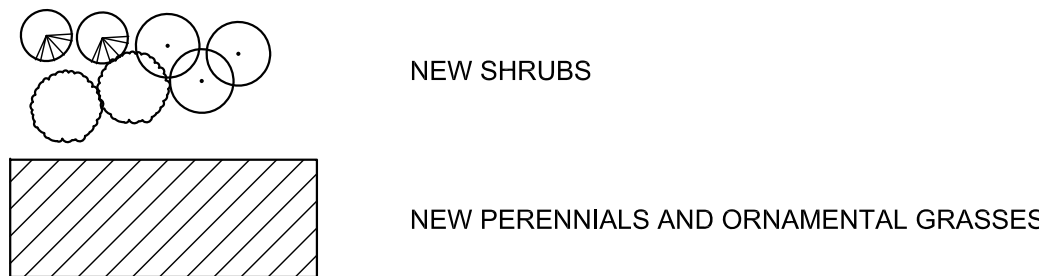
1. DATA NOT SHOWN -
FOR ALL PERTINENT DATA NOT SHOWN, SEE APPLICABLE CONTRACT DOCUMENTS.
2. MEASUREMENTS -
CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCY UNCOVERED IN THE FIELD, IMMEDIATELY, TO DETERMINE ANY MODIFICATIONS REQUIRED.
3. EXISTING UTILITIES -
THE EXISTING UTILITY DATA SHOWN IS FOR REFERENCE INFORMATION ONLY AND DOES NOT SHOW ALL EXISTING UTILITY DATA OR NEW UTILITIES. SEE SURVEY AND UTILITY PLANS.
4. TOPSOIL -
ALL SHRUB BEDS SHALL RECEIVE A MIN. OF 12" OF APPROVED TOPSOIL.



PRELIMINARY PLANT LIST

SCIENTIFIC NAME	COMMON NAME	QUANTITY	PLANTED SIZE	MATURE SIZE
SHRUBS				
CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	15" NO. 3 CONT.	3' HT. X 4' W.	
HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	15" NO. 3 CONT.	3-5' HT. X 3-5' W.	
HYDRANGEA PANICULATA 'BOBO'	HYDRANGEA BOBO	18" NO. 3 CONT.	3' HT. X 4' W.	
HYDRANGEA PANICULATA 'PINK DIAMOND'	PINK DIAMOND PANICLE HYDRANGEA	30" NO. 5 CONT.	6-8' HT. X 6-8' W.	
ILEX GLABRA 'SHAMROCK'	COMPACT INKBERRY	15" NO. 3 CONT.	3-4' HT. X 4-5' W.	
PICEA ABIES 'NIDFORMIS'	BIRDS' NEST SPRUCE	15" NO. 3 CONT.	3' HT. X 5' W.	
WEIGELA FLORIDA 'SPILLED WINE'	SPILLED WINE WEIGELA	15" NO. 3 CONT.	3' HT. X 4' W.	
ORNAMENTAL GRASSES				
HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	CLUMP NO. 2 CONT.	14" HT.	
MISCHANTHUS SINENSIS 'PURPURASCENS'	FLAME MAIDEN GRASS	CLUMP NO. 2 CONT.	4' HT.	
PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	CLUMP NO. 2 CONT.	4' HT.	
PERENNIALS				
ANEMONE X HYBRIDA 'HONORINE JOBERT'	WHITE JAPANESE ANEMONE	CLUMP NO. 2 CONT.	36" HT.	
COREOPSIS V. 'ZAGREB'	ZAGREB COREOPSIS	CLUMP NO. 2 CONT.	24" HT.	
ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	CLUMP NO. 2 CONT.	36" HT.	
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CLUMP NO. 2 CONT.	24" HT.	
PEROVSKIA ASTRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CLUMP NO. 2 CONT.	24" HT.	
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE SEDUM	CLUMP NO. 2 CONT.	24" HT.	

LEGEND

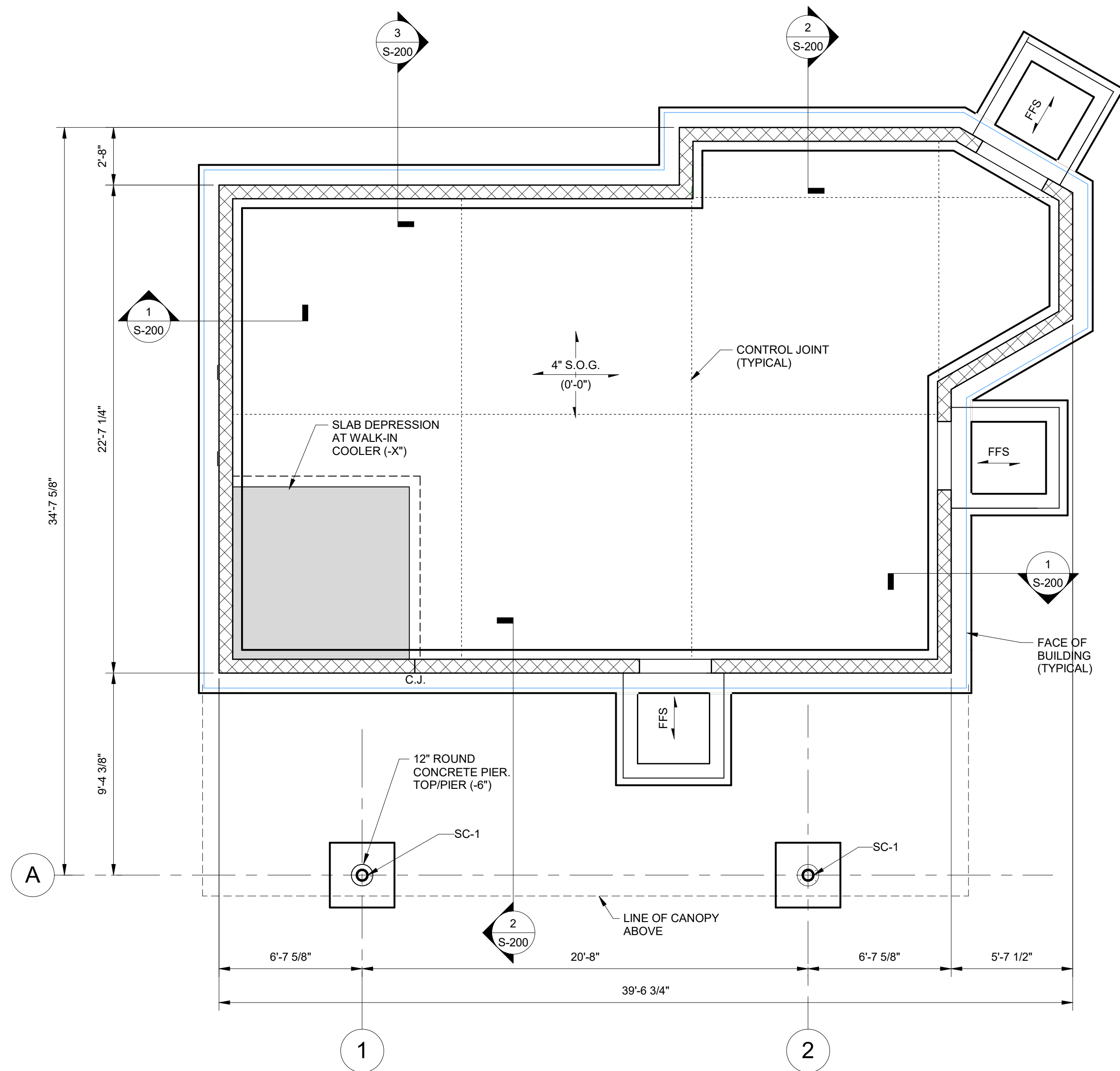


25-031

Gas Dock Improvements
Cleveland Yachting Club
200 Yacht Club Dr.
Rocky River, Ohio 44116

ISSUE
Planning Commission
Design + Construction Review

DATE
06-03-2025
07-02-2025



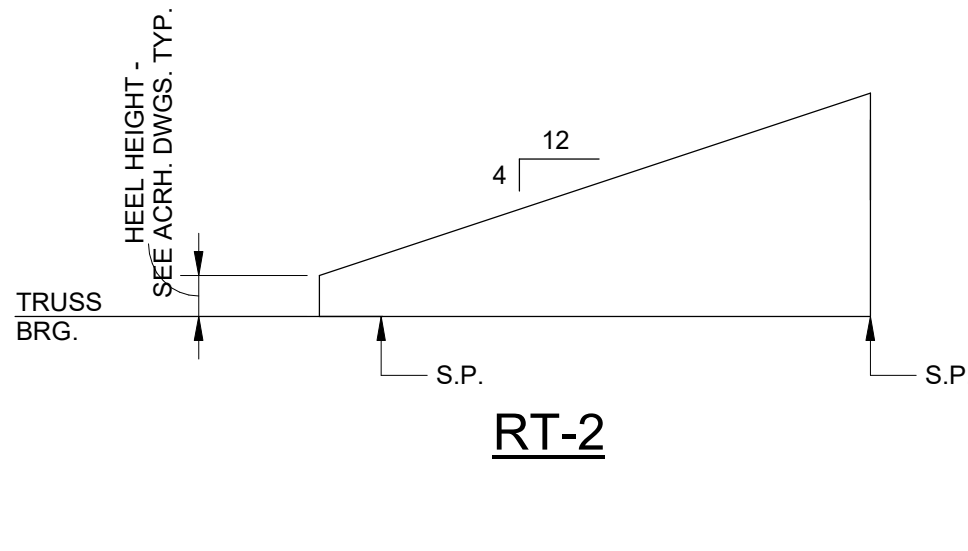
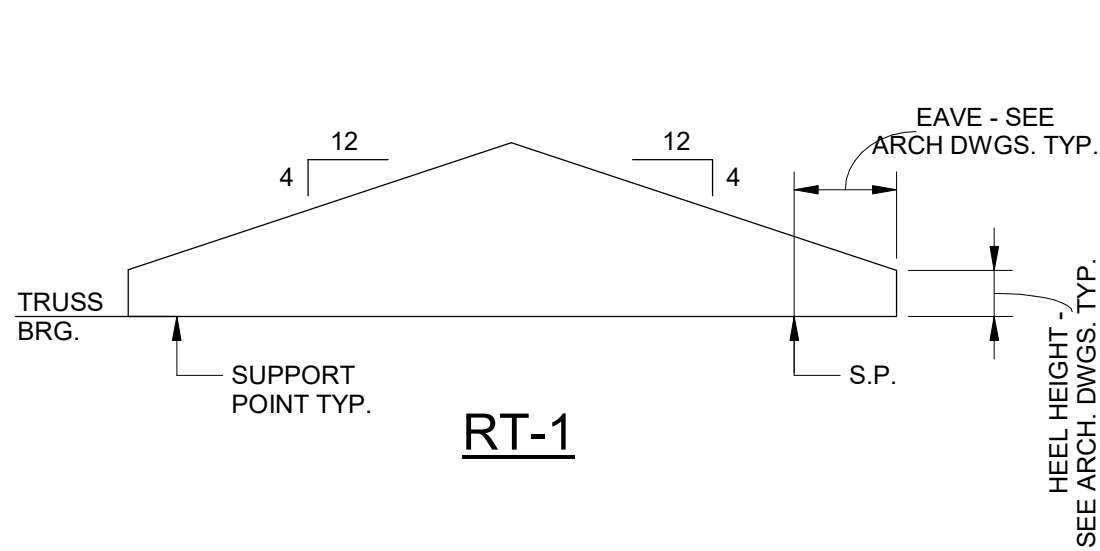
FOUNDATION PLAN
1/4" = 1'-0"

NOTES:

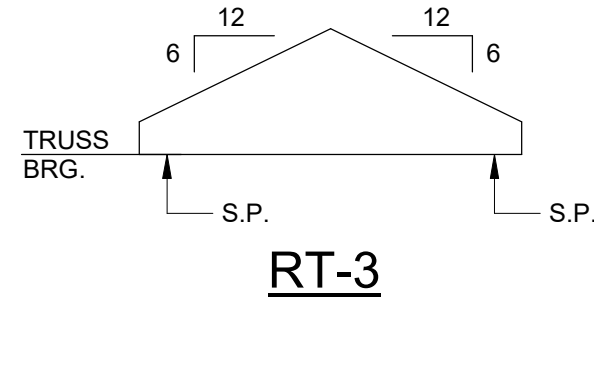
- FIRST FLOOR ELEVATION 577.00' = REFERENCE ELEVATION (0'-0").
- ELEVATIONS GIVEN ARE TO TOP OF FOOTING AND ARE AT (-2'-0") UNLESS OTHERWISE NOTED.
- FOUNDATION THICKNESSES NOTED ARE MINIMUM. BOTTOM OF FOOTING SHALL BE AT A MINIMUM OF 3'-6" BELOW FINAL GRADE AT EXTERIOR FOOTINGS.
- COORDINATE FINISHED FLOOR ELEVATIONS, SLAB DEPRESSIONS AND SLOPES WITH ARCHITECTURAL DRAWINGS.

LEGEND:

- 4" S.O.G. 4" SLAB ON GROUND WITH 6x6-W2 9xW2 9 WELDED WIRE REINFORCEMENT. SEE DETAILS ON SHEET S-300 FOR ADDITIONAL REINFORCING REQUIREMENTS.
- OR
- 4" SLAB ON GROUND WITH 3.8 PCY OF SYNTHETIC MACRO FIBER "EUCLID TUF-STRAND SF" OR APPROVED. SEE DETAILS FOR ADDITIONAL REINFORCING REQUIREMENTS.
- FFS FROST FREE SLAB. SEE DETAIL. COORDINATE DIMENSIONS WITH ARCHITECTURAL, LANDSCAPE AND CIVIL DRAWINGS.
- F30A INDICATES 3'-0" BY 3'-0" BY 2'-8" DEEP SPREAD FOOTING. PROVIDE (3) #4 REINFORCING BARS TOP & BOTTOM.
- 2'-0"x2'-8" INDICATES 2'-0" WIDE BY 2'-8" DEEP CONTINUOUS WALL FOOTING. PROVIDE (3) #5 CONTINUOUS REINFORCING BARS TOP & BOTTOM.
- 8" CMU WALL WITH #5@48" O.C. VERTICAL REINFORCEMENT WITH (2) #5 AT ENDS OF WALLS, JAMBS, AND CORNERS. GROUT REINFORCED CELLS, AND CELLS BELOW GRADE SOLID.
- C.J. MASONRY CONTROL JOINT.
- SC-1 HSS6x0.500 STEEL COLUMN WITH 3/4"x11"x0'-11" BASE PLATE WITH (4) 3/4" DIA. F1554 ANCHOR RODS. APPLY BITUMINOUS COATING OVER STEEL BELOW GRADE. COORDINATE FINISH WITH ARCH. DWGS.



ROOF TRUSS PROFILES



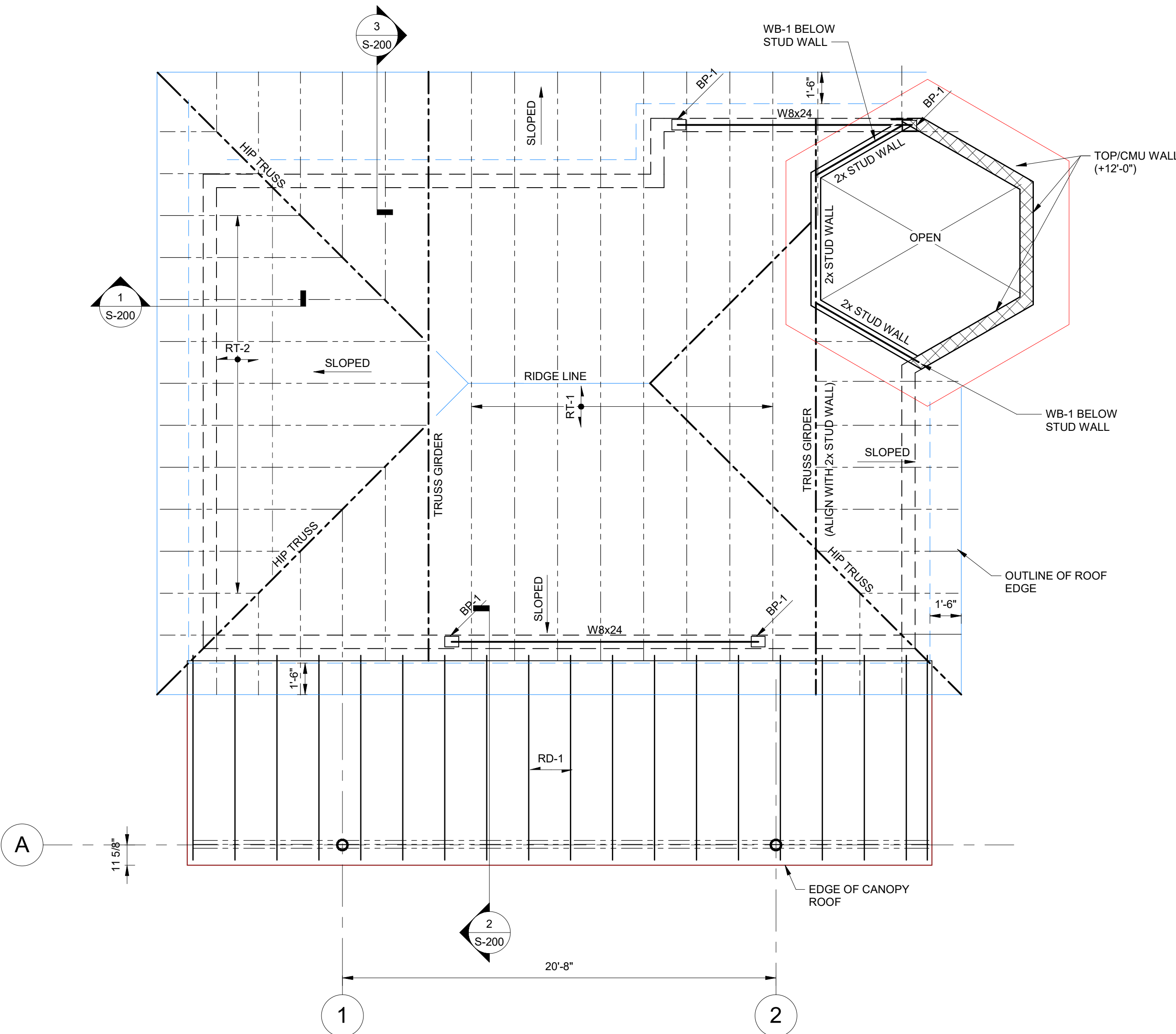
RT-3

NOTES:

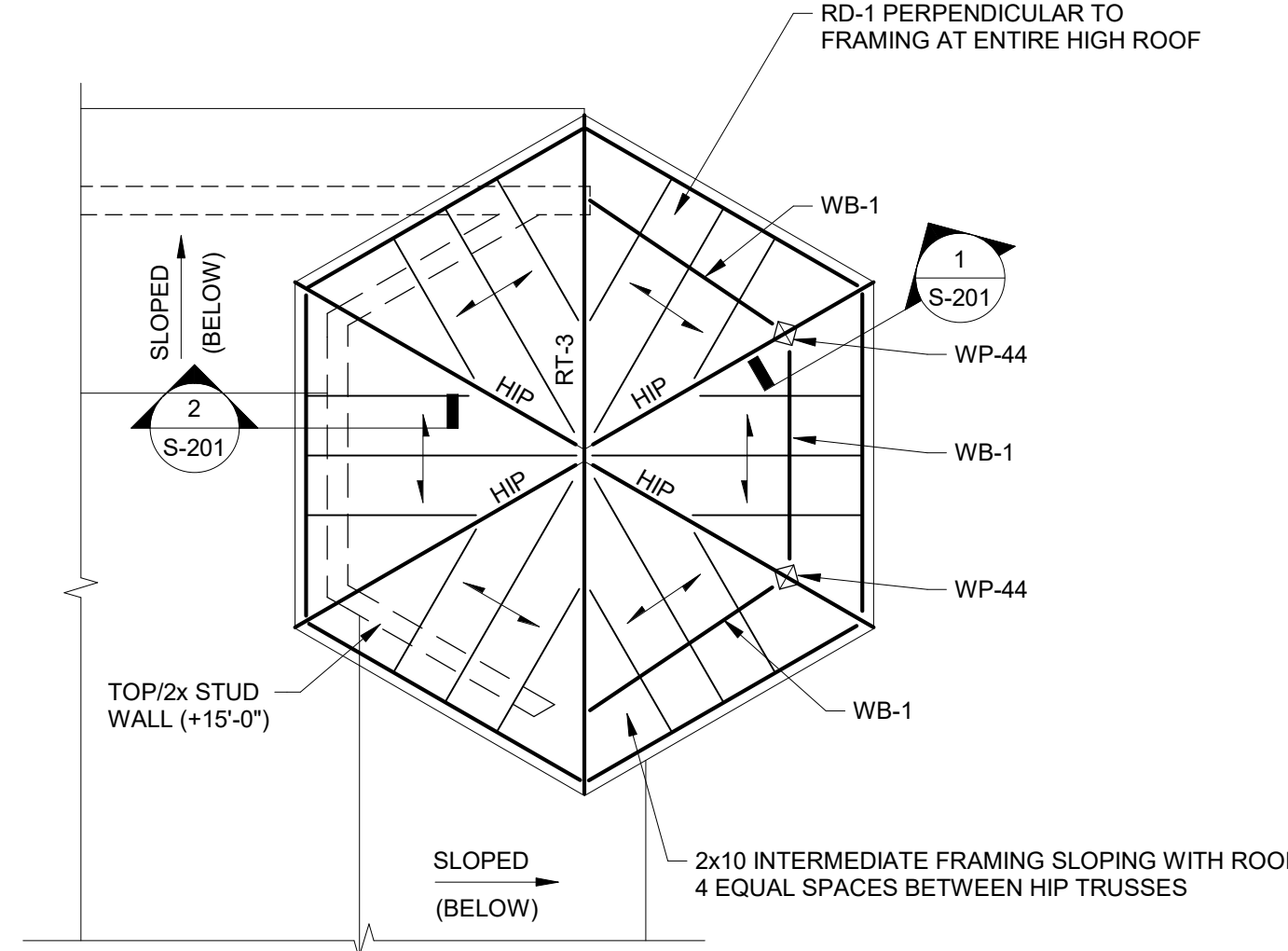
- TOP OF MASONRY WALL = (+10'-0") UNLESS OTHERWISE NOTED.
- TRUSS BEARING = (+10'-3") UNLESS OTHERWISE NOTED.
- COORDINATE LOCATIONS AND SIZE OF ALL ROOF OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. SEE OPENING DETAILS.

LEGEND:

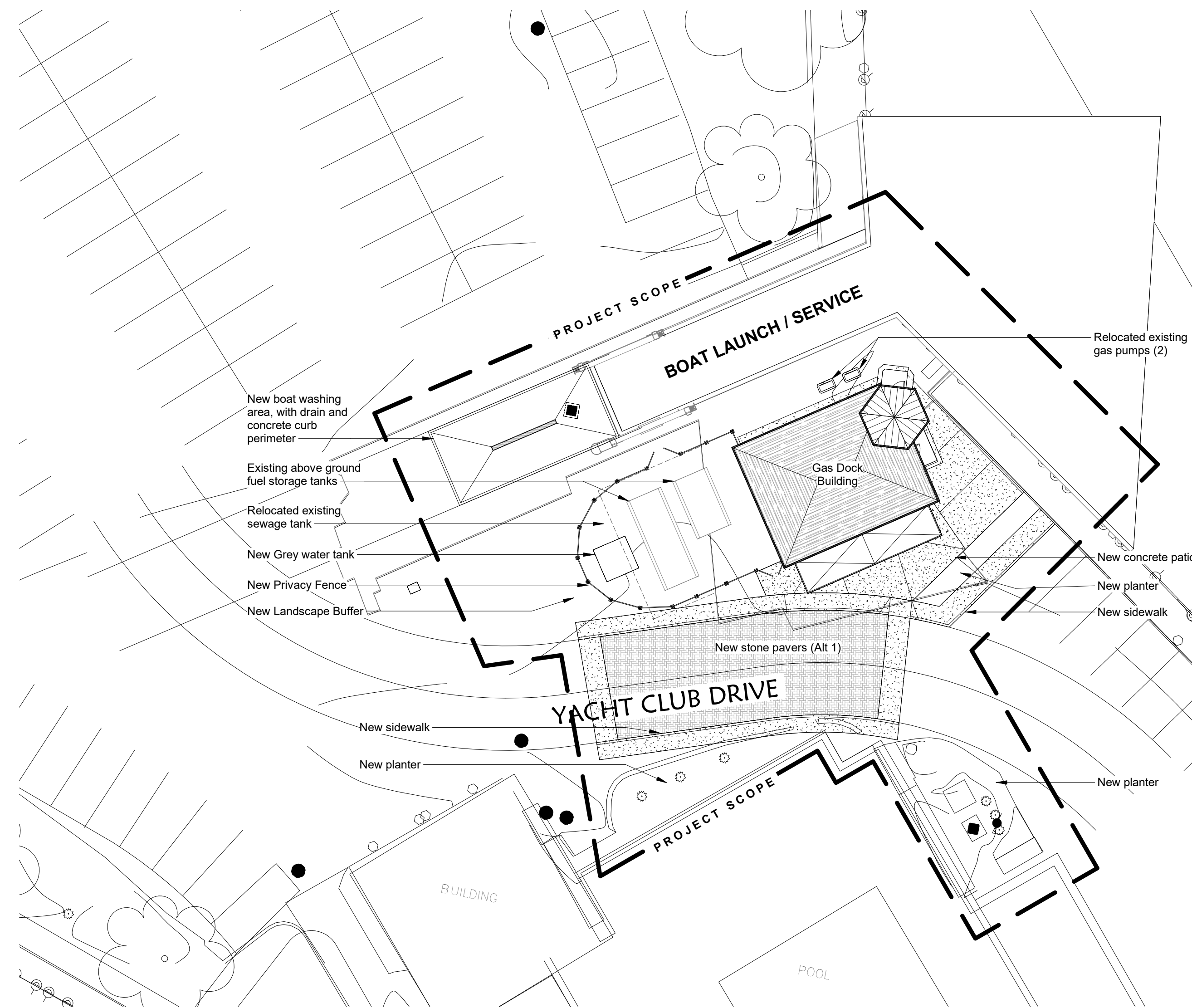
- RD-1 5/8" THICK, EXTERNAL GRADE, APA RATED ROOF SHEATHING. SEE DETAILS FOR ADDITIONAL INFORMATION.
- RT-X 24" DEEP METAL PLATE CONNECTED WOOD TRUSSES AT 2'-0" ON CENTER (MAX.) SEE GENERAL NOTES ON S-100 AND S-101 FOR ADDITIONAL INFORMATION.
- HT HIP TRUSS
- WB-1 DENOTES WOOD BEAM
- WP-44 DENOTES 4x4 WOOD POST
- BP-1 DENOTES BEAM BEARING PLATE



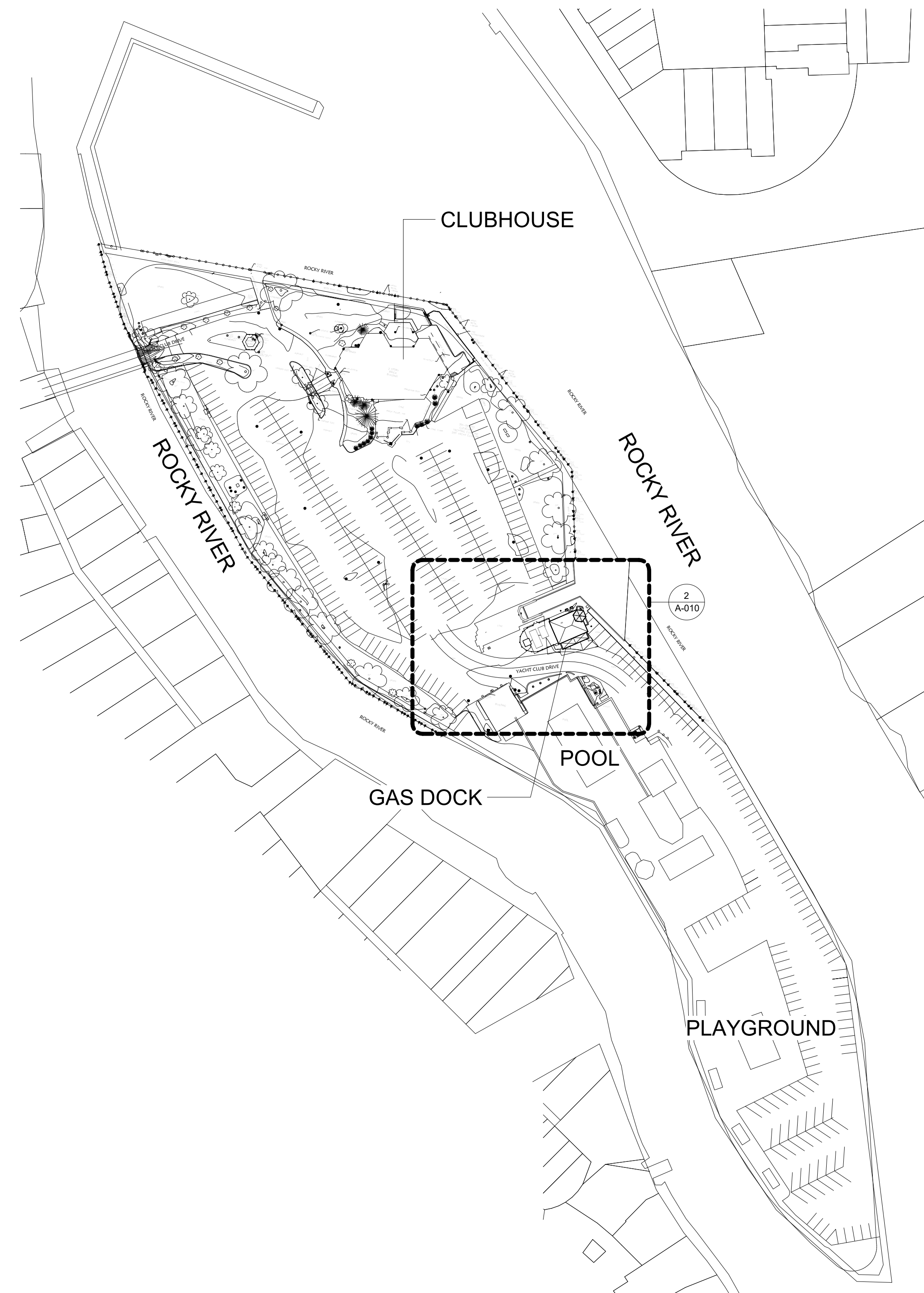
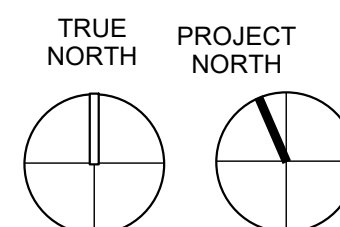
LOW ROOF FRAMING PLAN
1/4" = 1'-0"



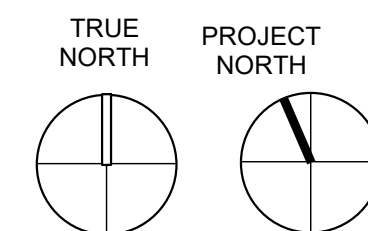
HIGH ROOF FRAMING PLAN
1/4" = 1'-0"



2 ARCHITECTURAL SITE PLAN
A-010 Scale: 1" = 20'-0"



1 OVERALL ISLAND PLAN
A-010 Scale: 1" = 100'-0"



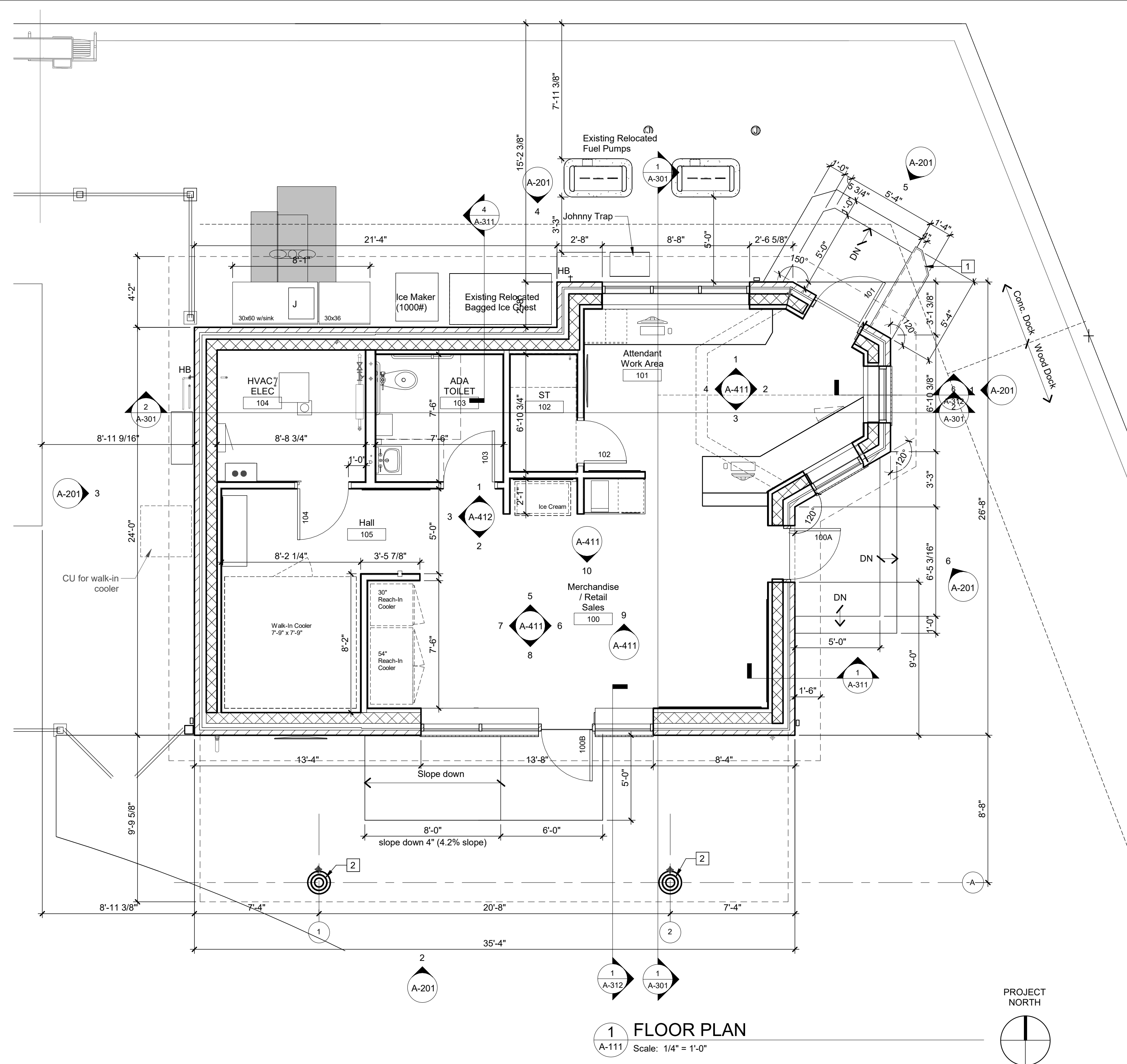
25-031

Gas Dock Improvements
Cleveland Yachting Club
200 Yacht Club Dr.
Rocky River, Ohio 44116

ISSUE	DATE
Planning Commission	05-06-2025
Design Development	05-27-2025
Planning Commission	06-03-2025
Design + Construction Review	07-02-2025

ARCHITECTURAL SITE
& OVERALL ISLAND
PLAN

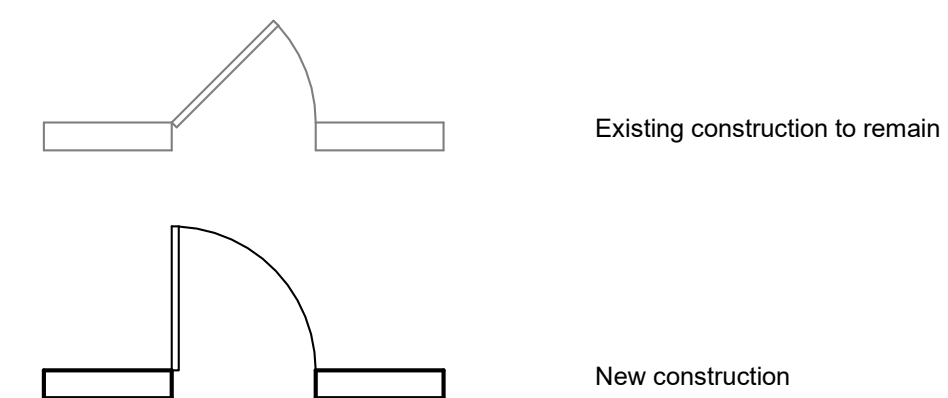
A-010

**# CODED NOTES - FLOOR PLAN**

- 1 Face brick on CMU low wall with stone cap Top of wall to be 3'-8" AFF
2 Cast in place concrete column

GENERAL NOTES - FLOOR PLAN

- A All partitions to be Type 'A1' unless noted otherwise. Refer to A6 series drawings for partition information.
B Contractor to verify all dimensions and conditions in the field prior to commencement of work. If drawings conflict with actual field conditions, contact Architect prior to proceeding with work.
C Refer to Life Safety Plans for rated wall locations.
D Dashed furniture and equipment items shown for reference only and is not part of the General Contract. These items will be provided and installed by Owner. Contractor may need to coordinate specific fixture and equipment requirements if noted.
F Provide concealed in-wall reinforcing/blocking for attachment of all millwork, casework, and/or accessories as required.
G All dimensions are to finish face of wall unless noted otherwise.
H Verify in field with designer final locations of all light switches, strobes, fire extinguisher cabinets, fire alarm pulls and other devices on walls.

LEGEND - FLOOR PLAN

25-031

Gas Dock Improvements
Cleveland Yachting Club
200 Yacht Club Dr.
Rocky River, Ohio 44116

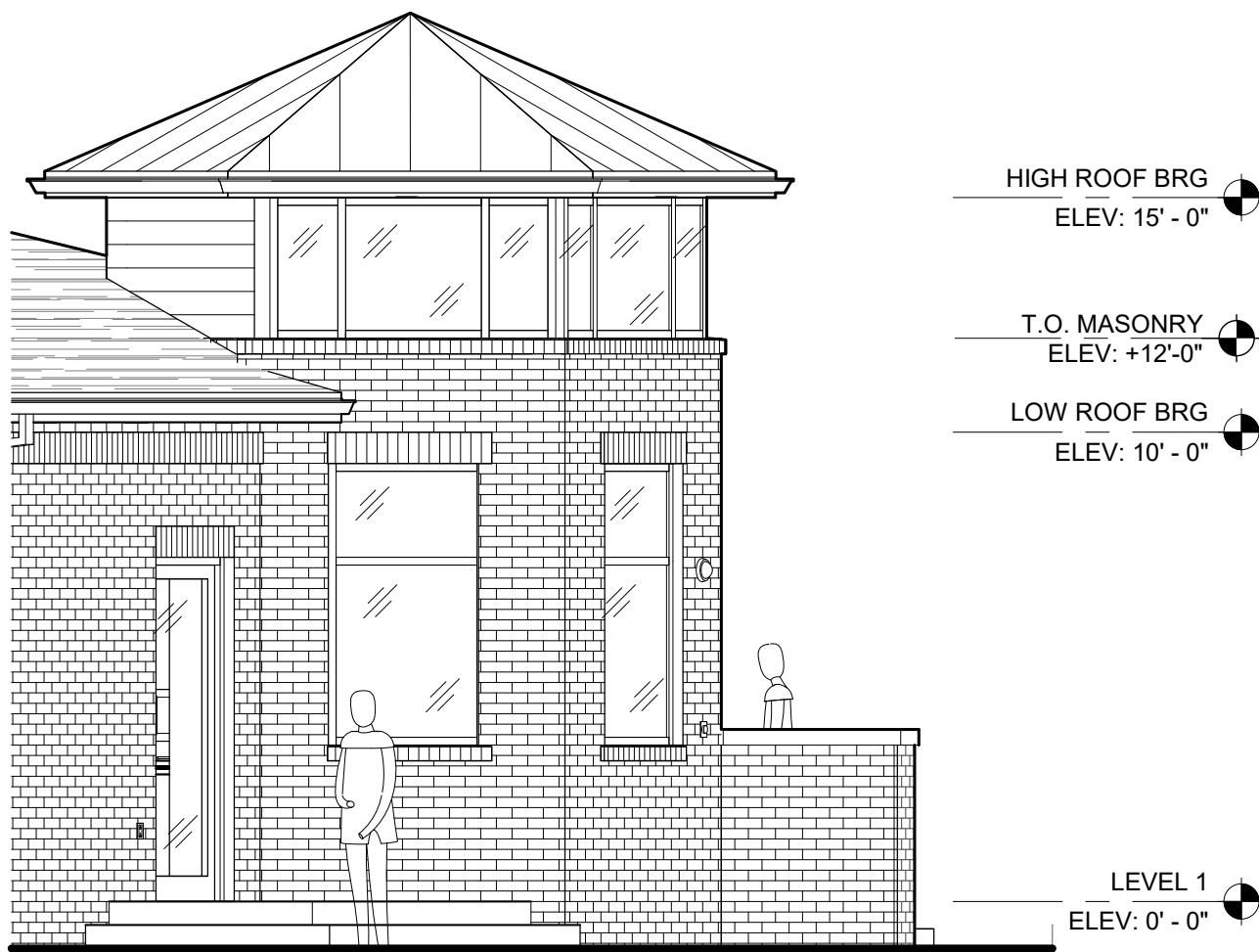
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CODED NOTES - EXTERIOR...

- 073113 - Asphalt shingles, to match existing Clubhouse
- 074113.16 - Standing seam metal roof
- 084313 - Pre-finished aluminum storefront system with 1" insulated glass
- 076200 - Pre-finished aluminum gutter system
- 061000 - Wood framed canopy with pre-finished metalpainted and fiber cement fascia
- 051200 - Steel tube / cast in place concrete column
- Gas pricing blade sign

LEGEND - EXTERIOR ELEVATIONS

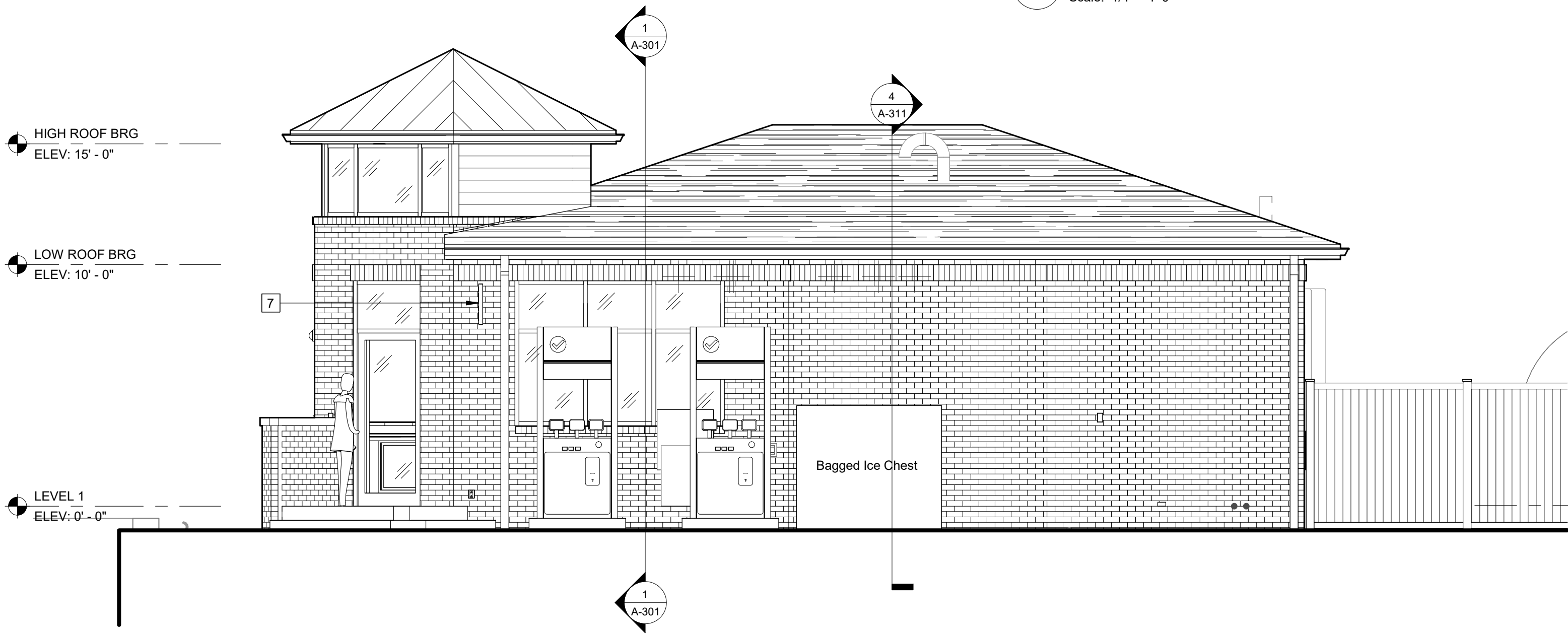
- Glazing
- Brick
- Horizontal Siding



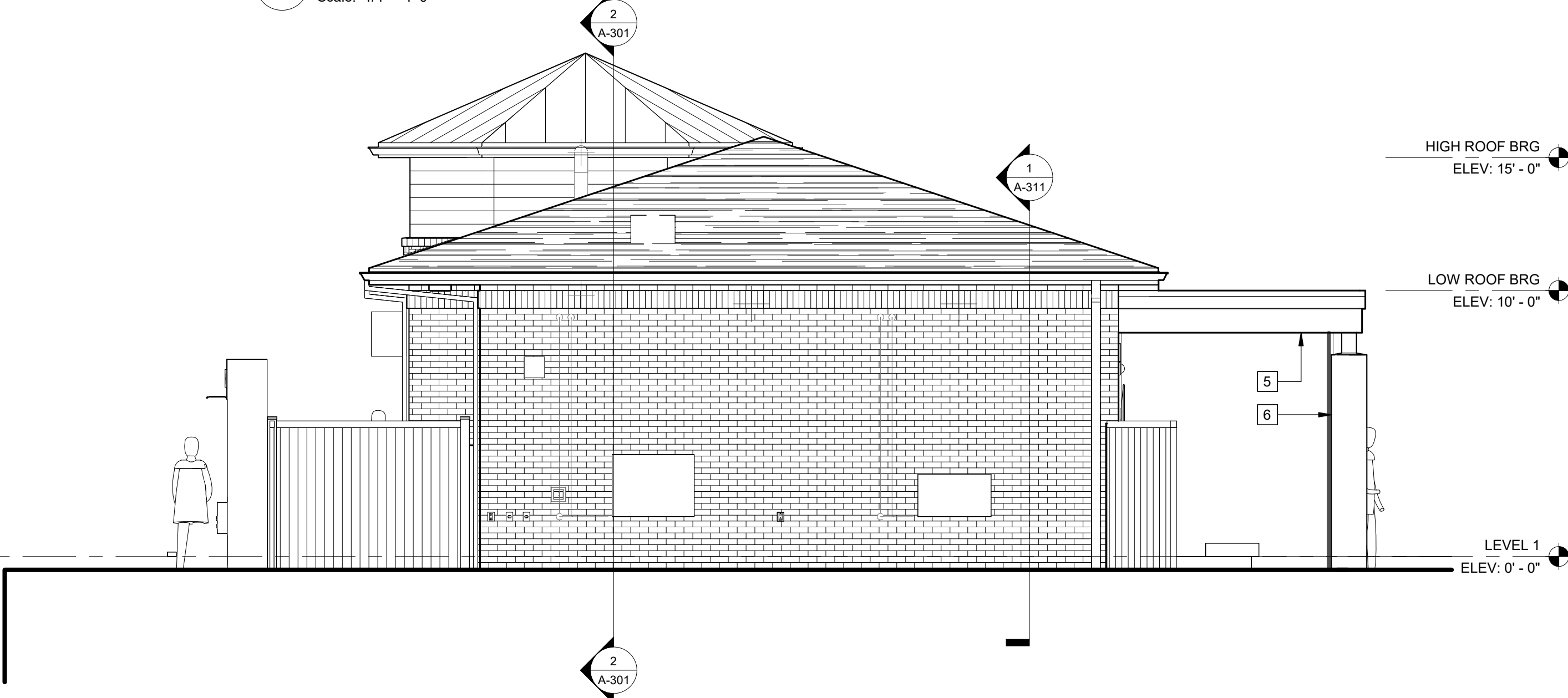
6 SOUTHEAST ELEVATION
A-201 Scale: 1/4" = 1'-0"



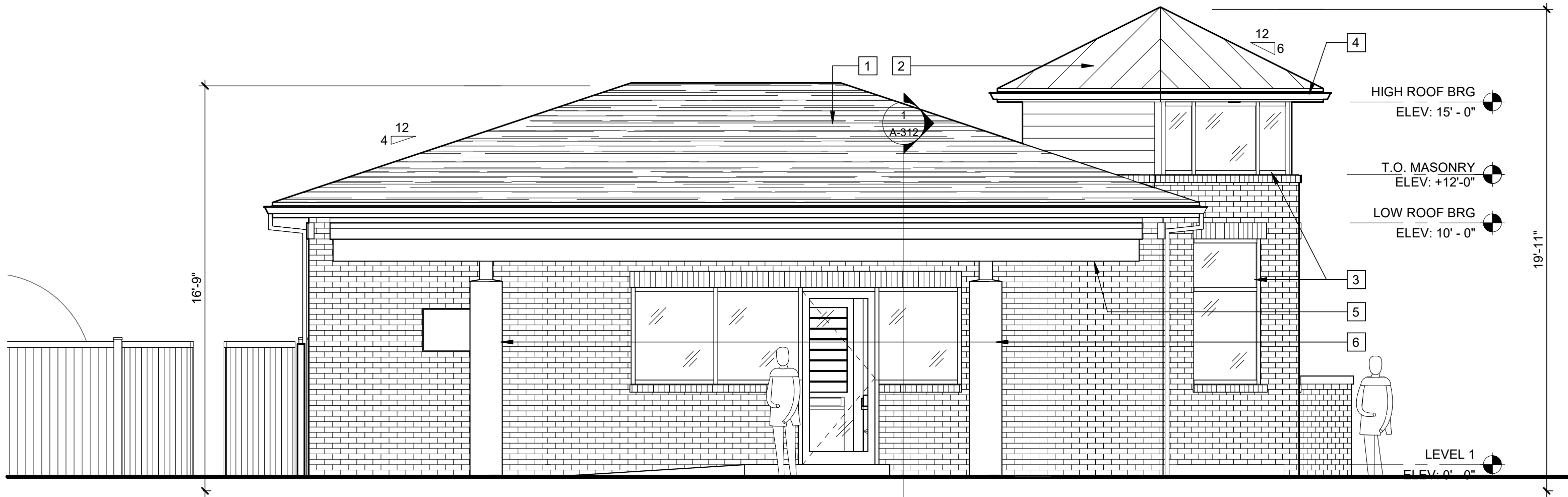
5 NORTHEAST ELEVATION
A-201 Scale: 1/4" = 1'-0"



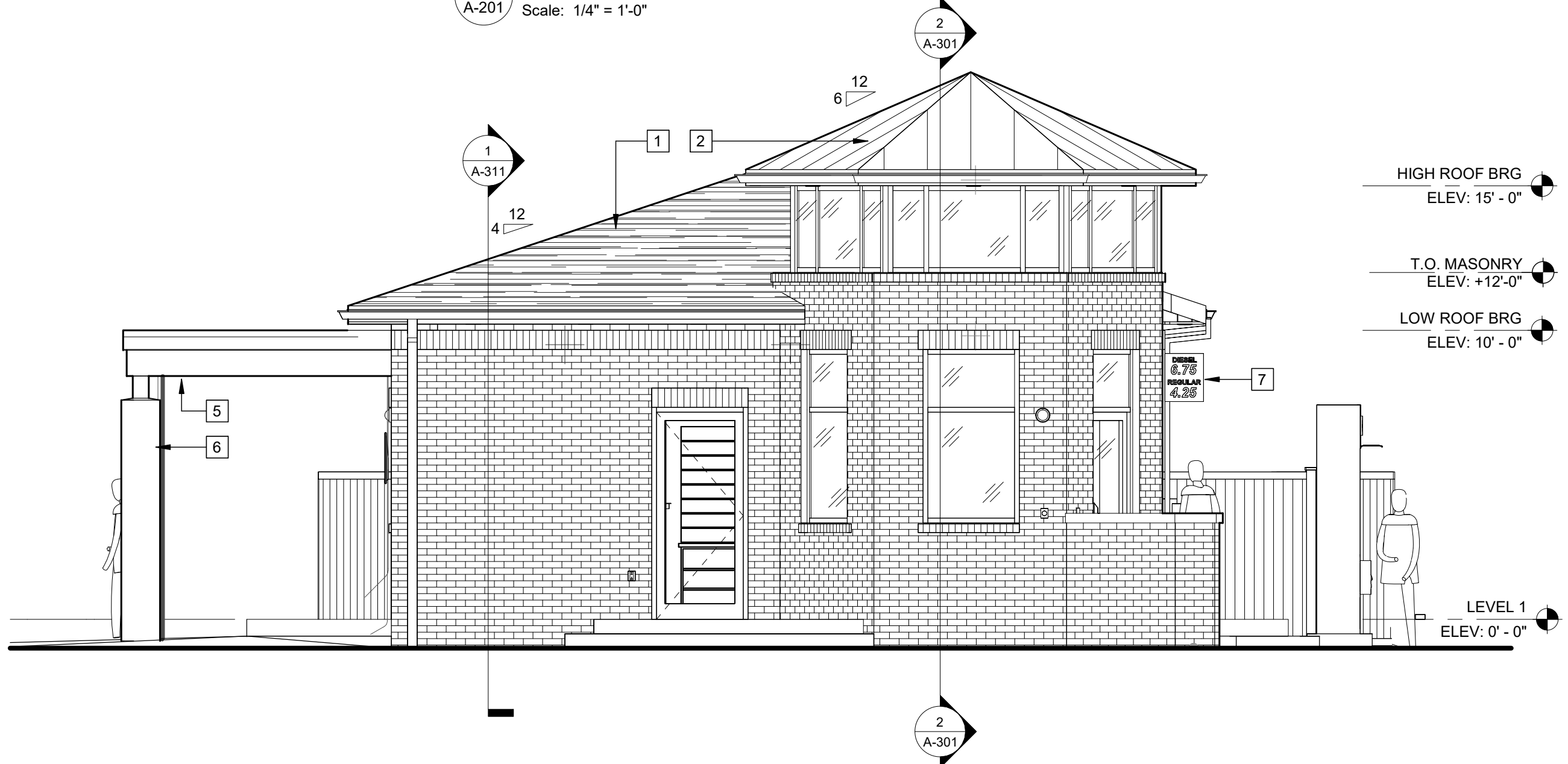
4 NORTH ELEVATION
A-201 Scale: 1/4" = 1'-0"



3 WEST ELEVATION
A-201 Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
A-201 Scale: 1/4" = 1'-0"

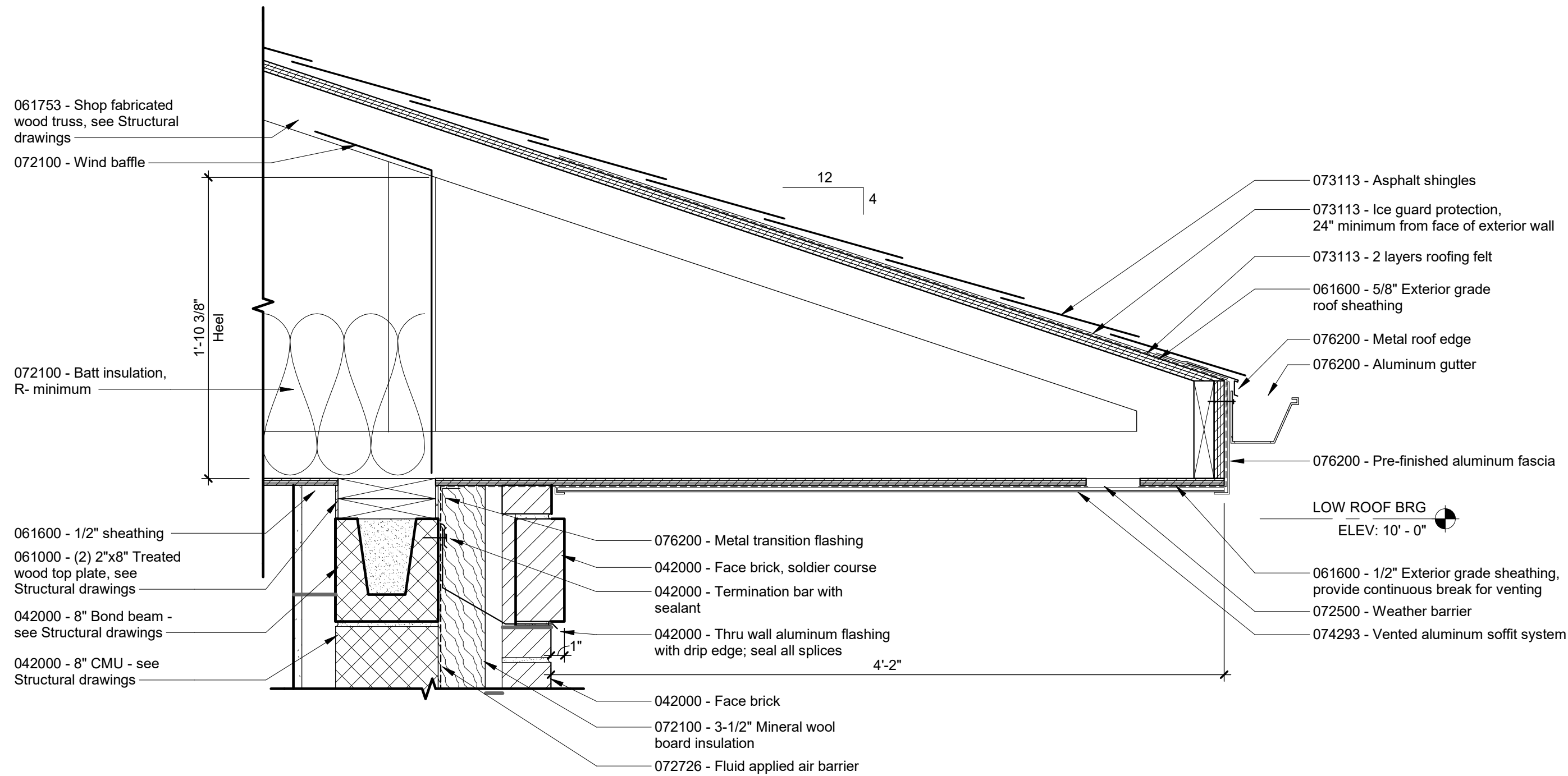


1 EAST ELEVATION
A-201 Scale: 1/4" = 1'-0"

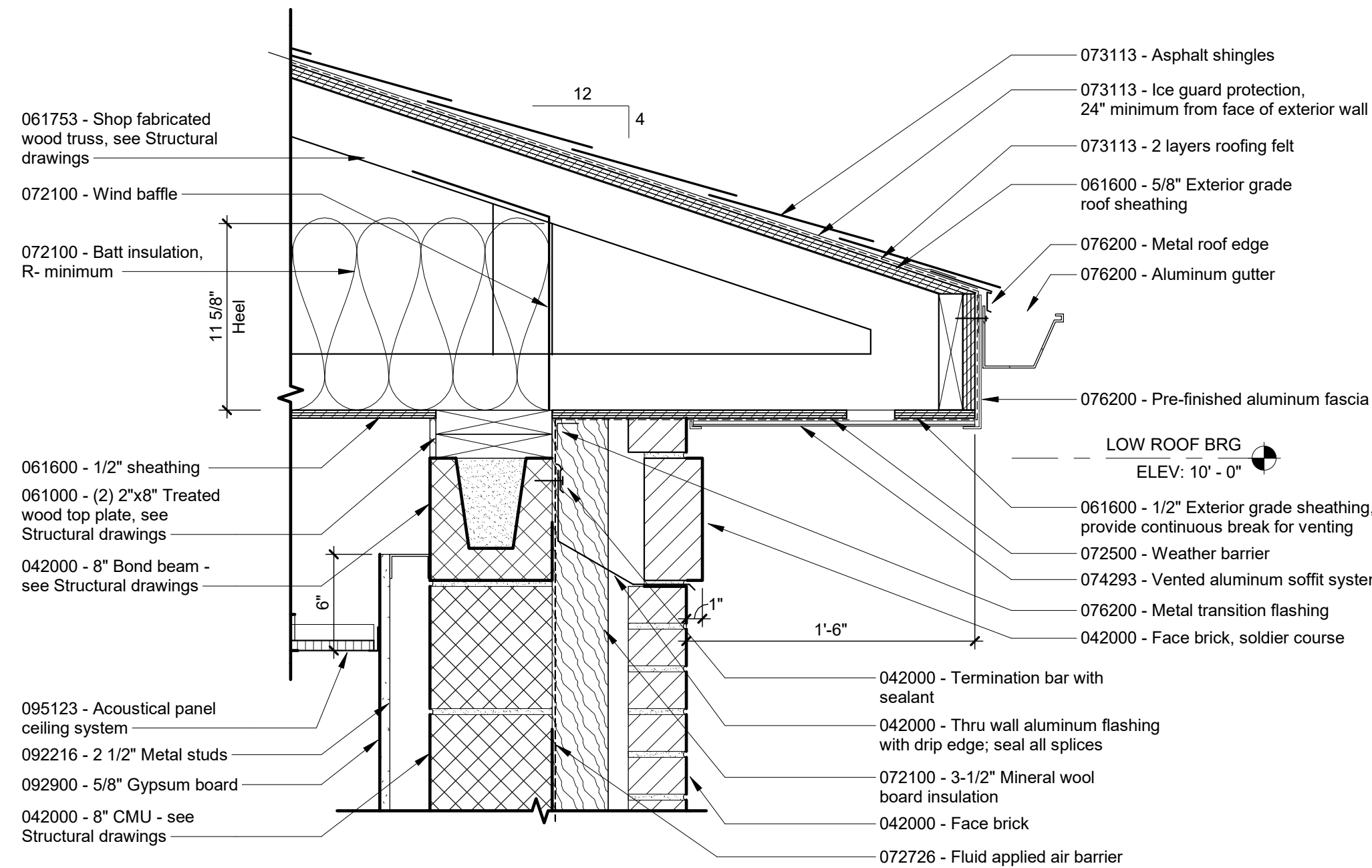
25-031
New Gas Dock Building
Cleveland Yachting Club
200 Yacht Club Dr.
Rocky River, Ohio 44116

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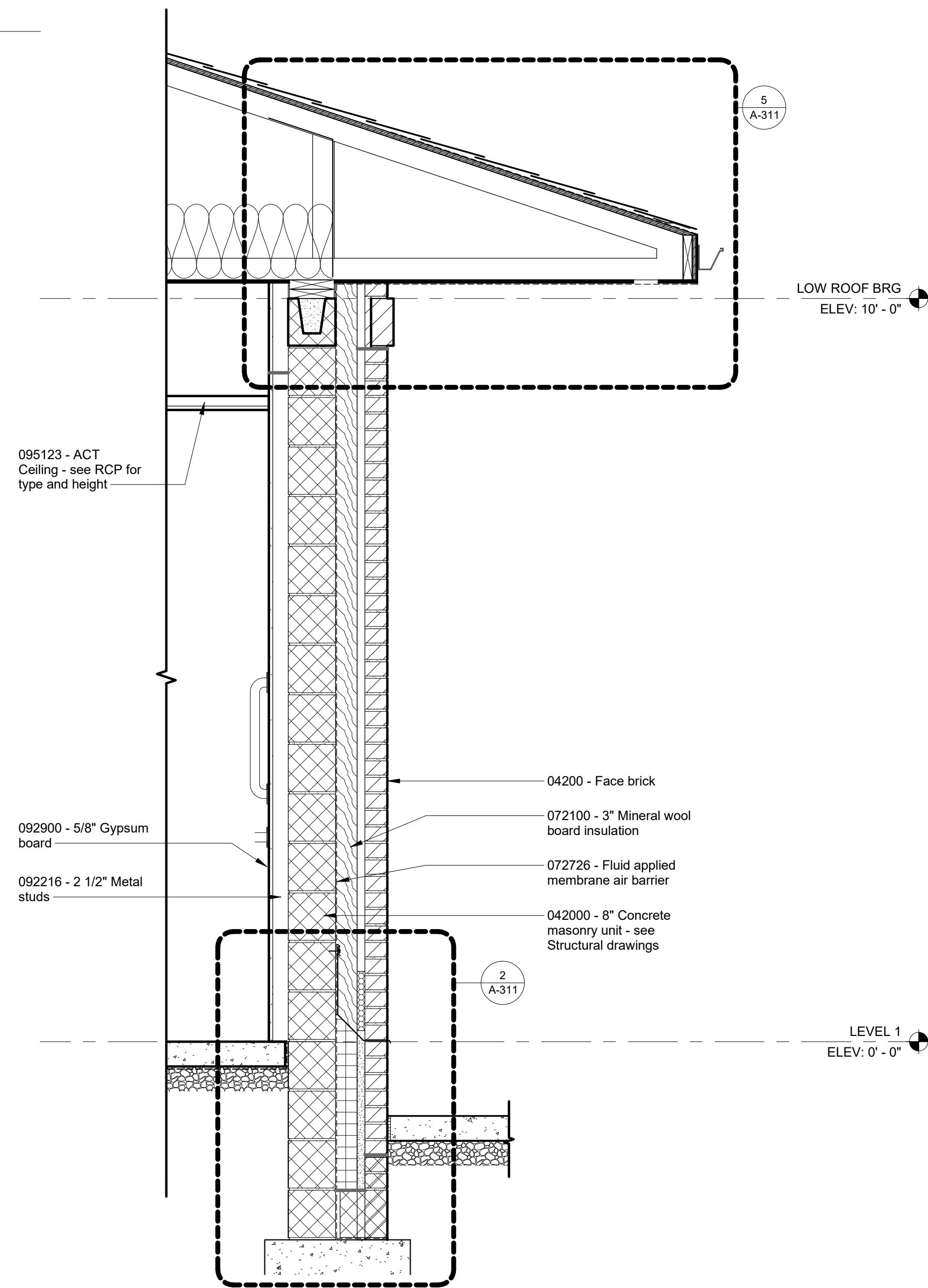
EXTERIOR ELEVATIONS



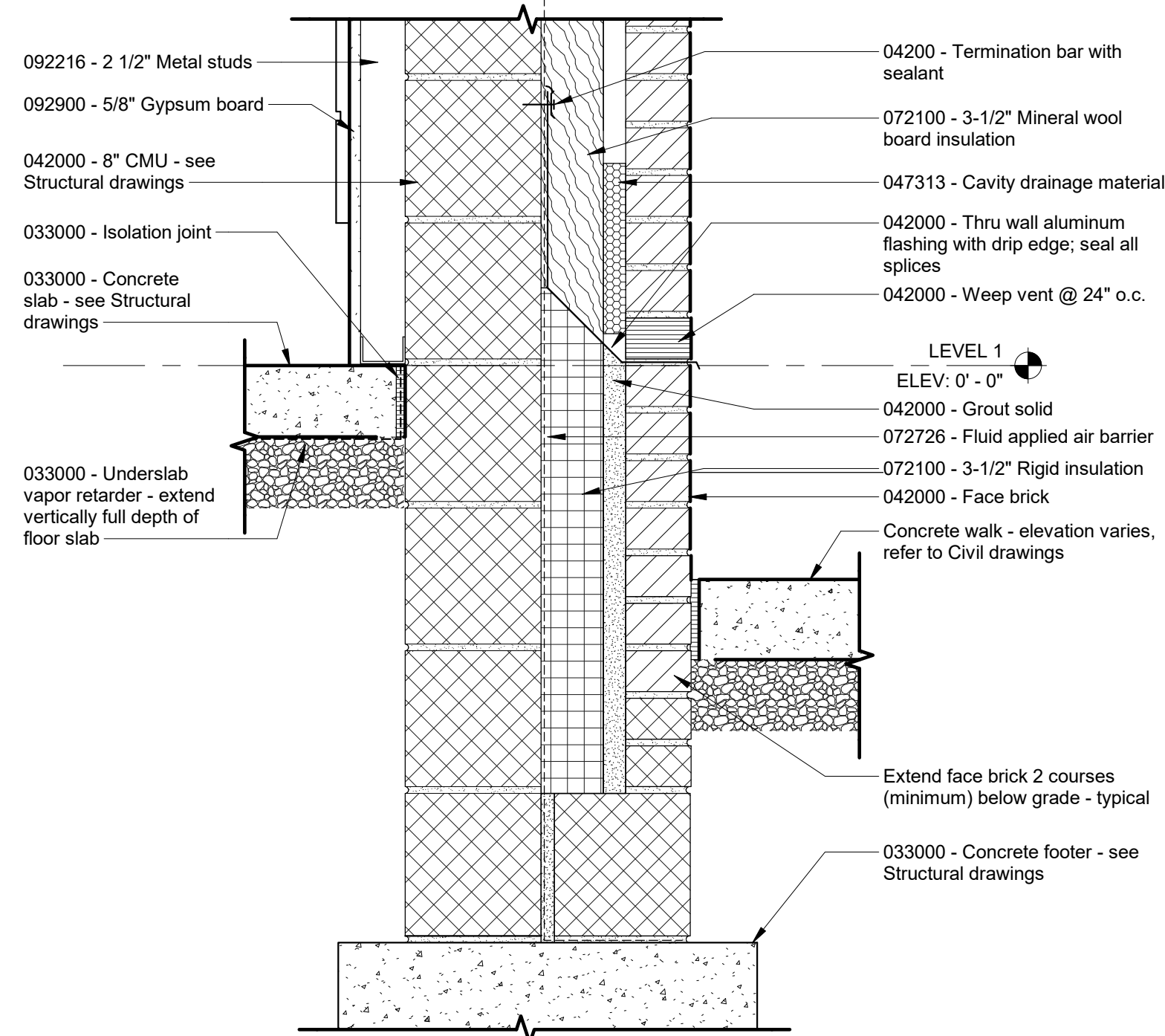
5 SECTION DETAIL
A-311 Scale: 1 1/2" = 1'-0"



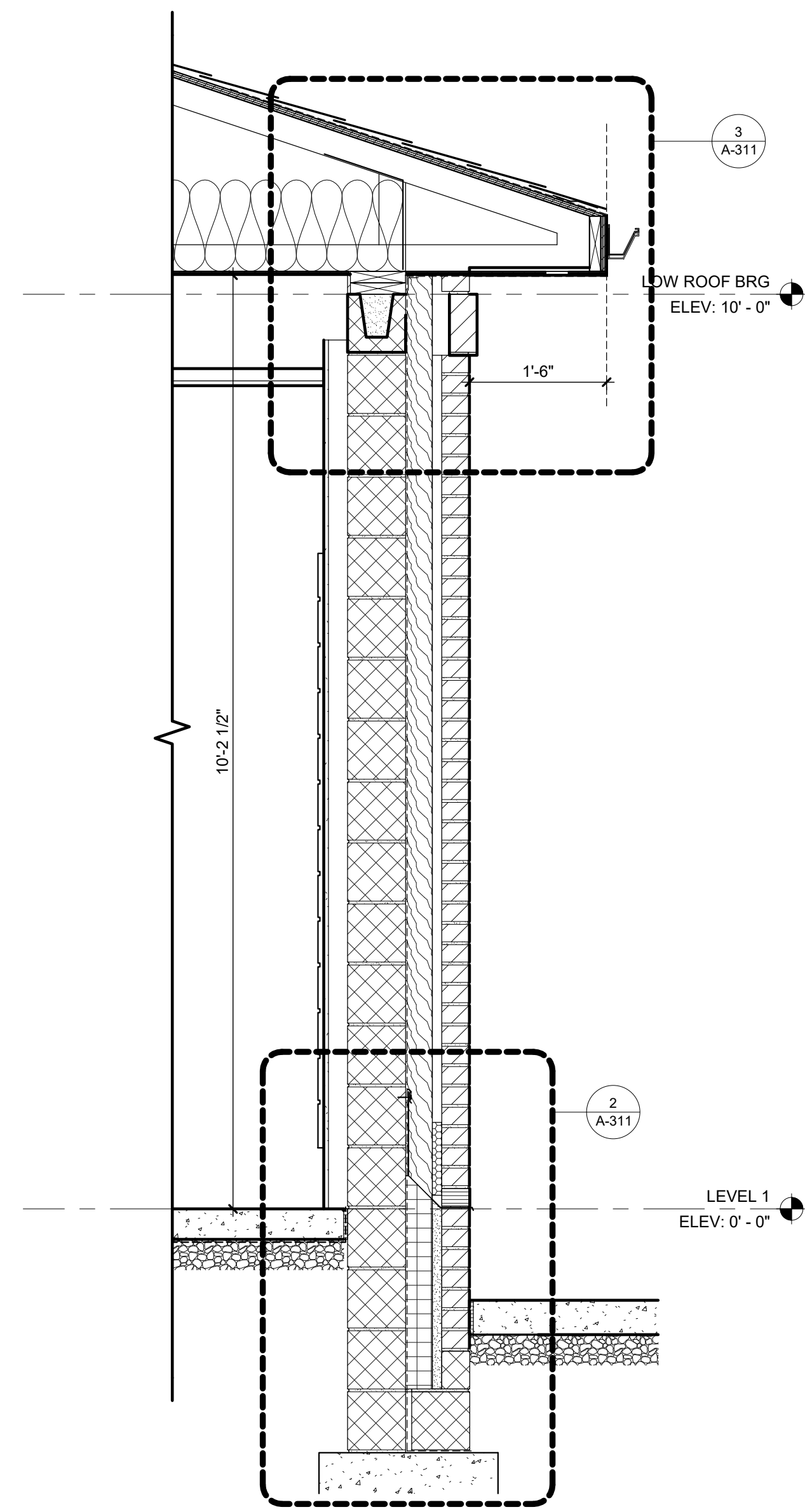
3 SECTION DETAIL
A-311 Scale: 1 1/2" = 1'-0"



4 WALL SECTION
A-311 Scale: 3/4" = 1'-0"



2 SECTION DETAIL
A-311 Scale: 1 1/2" = 1'-0"



1 TYPICAL WALL SECTION
A-311 Scale: 3/4" = 1'-0"

25-031
Gas Dock Improvements
Cleveland Yachting Club
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PROGRESS
PRINT NOT FOR
CONSTRUCTION



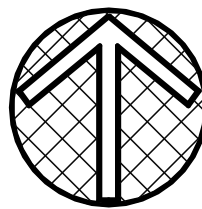
Karpinski
ENGINEERING

3135 Euclid Ave.
Cleveland, OH 44115
216-391-3700
karpinskieng.com

25-031
New Gas Dock Building
Cleveland Yachting Club
200 Yacht Club Dr.
Rocky River, Ohio 44116

ISSUE	DATE
1 DESIGN DEVELOPMENT	05-27-2025
2 Design + Construction Review	07-02-2025

FIRST FLOOR HVAC
PLAN



H-111

