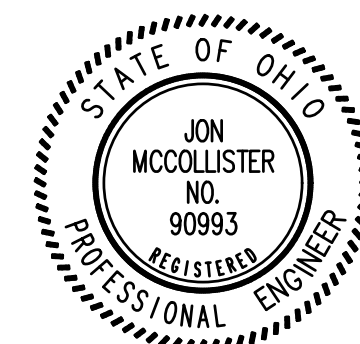
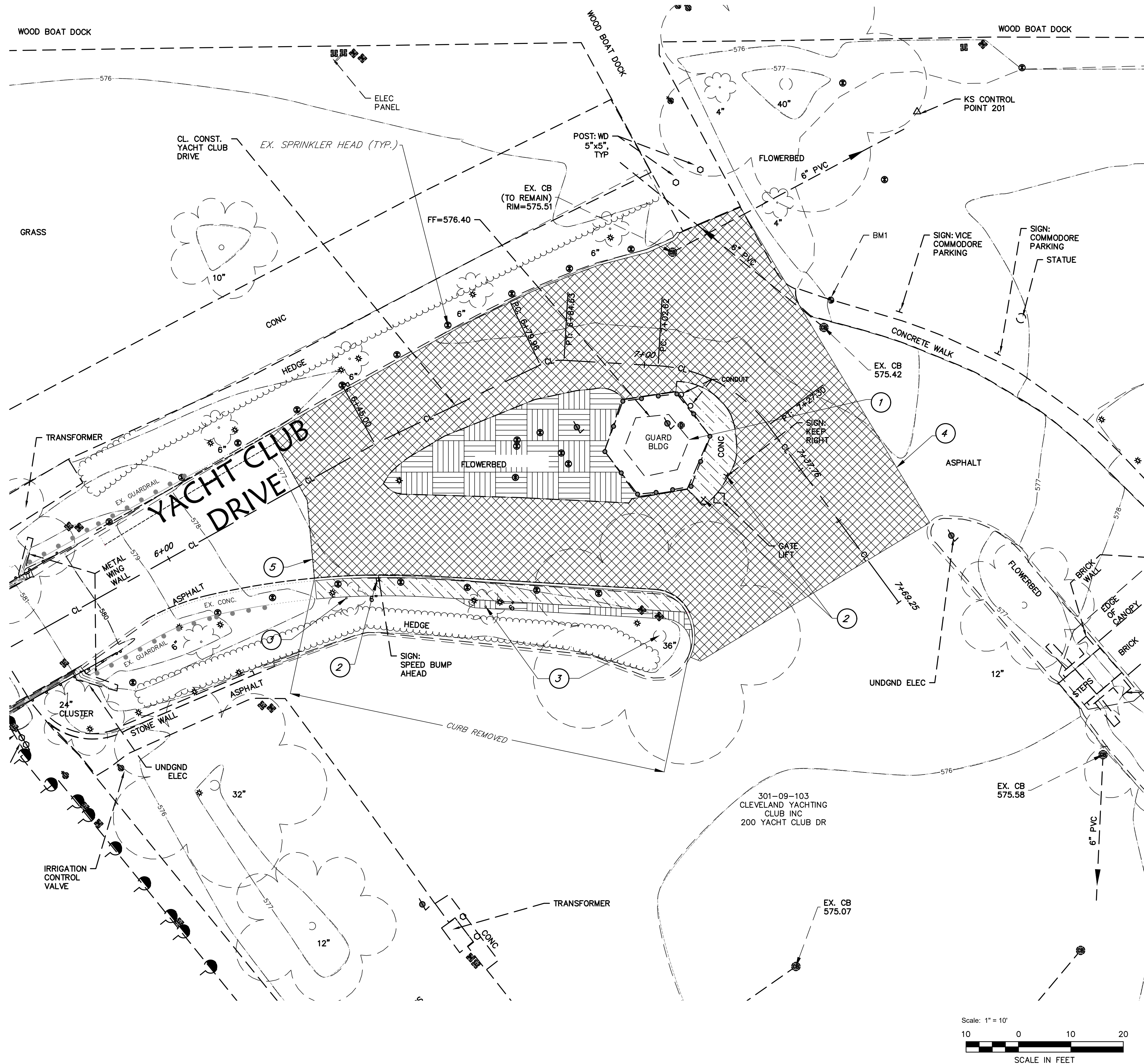
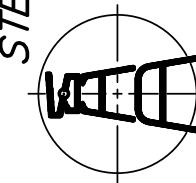




STEPHEN HOVANCSEK & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
TWO MERIT DRIVE
RICHMOND HEIGHTS, OHIO 44143
216-731-6255 216-731-4483 (FAX)



24-113

ENTRY DRIVE IMPROVEMENTS

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

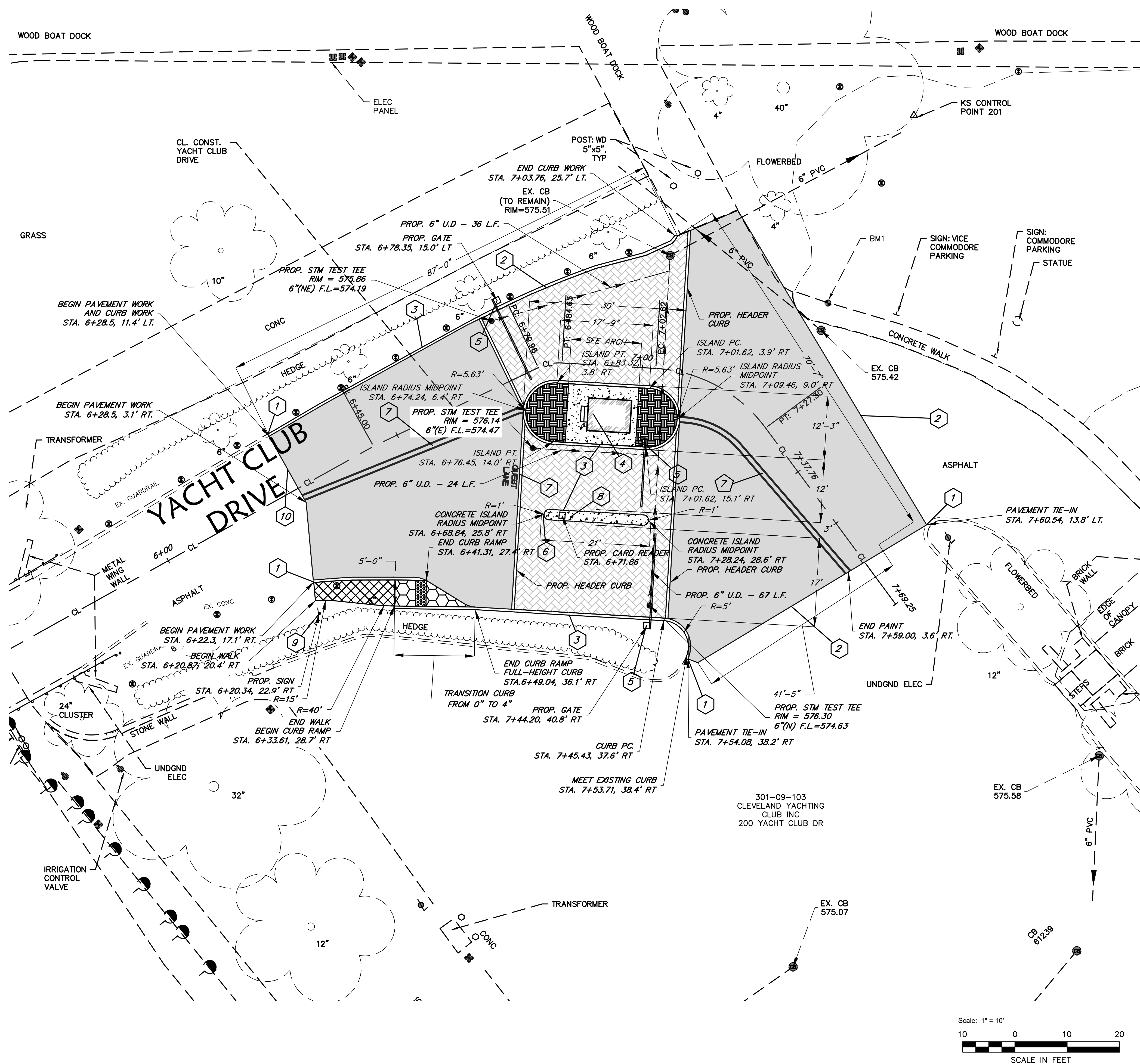
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07-18-2025

EXISTING SITE
AND DEMO PLAN

BID SET (07/18/2025)

C-101



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

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

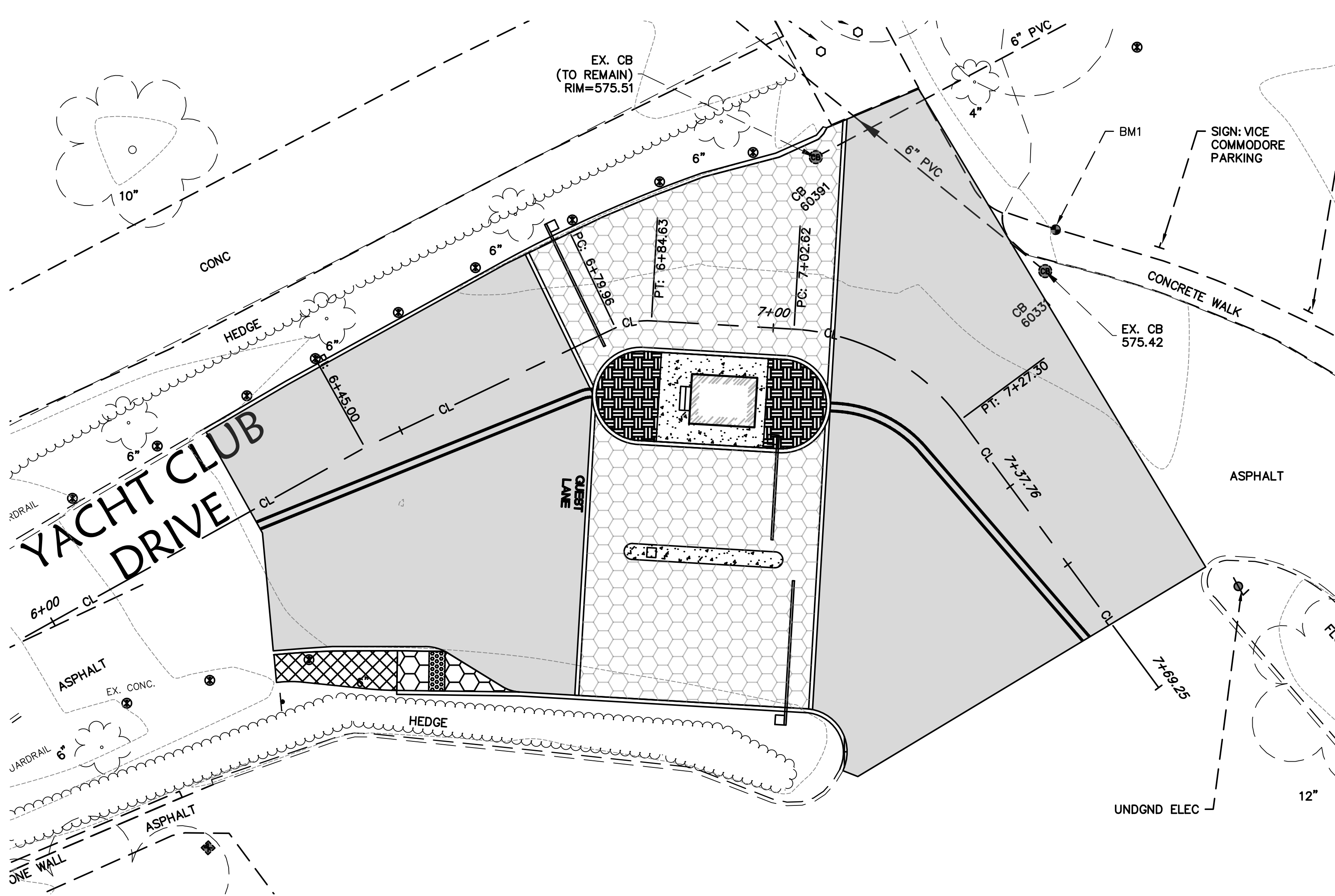
24-113

ISSUE 100CD For Bidding DATE 07-18-2025

SITE PLAN

BID SET (07/18/2025)

C-201

**LEGEND:**

PROPOSED ASPHALT PAVEMENT,
SEE DETAIL SHEET C-401



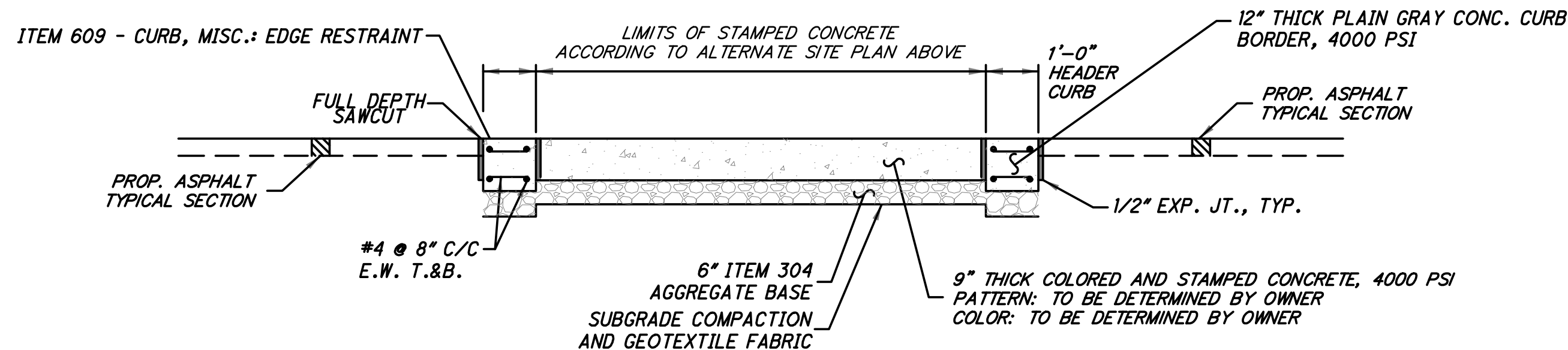
PROP. 8" CONCRETE PAD



PROP. FLOWERBED



PROP. STAMPED CONCRETE (ALTERNATE 1)



ITEM 452 – NON-REINFORCED CONCRETE PAVEMENT, MISC.: COLORED AND STAMPED DECORATIVE CROSSWALK

ITEM 609 – CURB, MISC.: CURB EDGE RESTRAINT

NOT TO SCALE

PAVEMENT

ITEM 452 – NON-REINFORCED CONCRETE PAVEMENT, MISC.: COLORED AND STAMPED DECORATIVE WALK

AS SPECIFIED ON THE PLANS, THE CONTRACTOR SHALL FURNISH AND INSTALL COLORED AND STAMPED REINFORCED CONCRETE AS PER THE DETAIL ON SHEET 9 AND AS SPECIFIED HEREIN.

FURNISHING AND INSTALLATION OF THE INTEGRALLY COLORED CONCRETE ADMIXTURE AND STAMPING OF THE CONCRETE SHALL BE IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:

1. MATERIALS

THE ADMIXTURE SHALL BE IN A COLORED, WATER-REDUCING ADMIXTURE CONTAINING NO CALCIUM CHLORIDE WITH COLORING AGENTS THAT ARE LIMEPROOF AND UV RESISTANT. THE COLORED ADMIXTURE SHALL CONFORM TO THE FOLLOWING:

a) ASTM C979 – STANDARD SPECIFICATION FOR PIGMENTS FOR INTEGRALLY COLORED CONCRETE

b) ASTM C494 – STANDARD SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE

c) AASHTO MA94 – CHEMICAL ADMIXTURES

2. CURING COMPOUND

CURING COMPOUND SHALL COMPLY WITH ASTM C309 AND BE APPROVED BY COLOR ADDITIVE MANUFACTURER FOR USE WITH COLORED CONCRETE.

3. EXPANSION JOINT SEALANT

JOINT SEALERS SHALL BE COLOR-MATCHED TO THE CONCRETE AND SPECIFICALLY FORMULATED FOR HIGH-PERFORMANCE VEHICULAR TRAFFIC AREAS.

4. CONCRETE MIX DESIGN

a) CAST-IN-PLACE CONCRETE SHALL BE CLASS MS CONCRETE AND PROVIDED IN ACCORDANCE WITH THE ODOT CMS.

b) CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE MIX.

c) SUPPLEMENTAL ADMIXTURES, SUCH AS ADDITIONAL WATER-REDUCING ADMIXTURES, WATER-PROOFING AGENTS, AND SUPER PLASTICIZERS SHALL NOT BE USED.

d) COLOR ADDITIVES: MIX IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. MIX UNTIL COLOR ADDITIVES ARE UNIFORMLY DISPERSED WITHOUT MIXTURE AND DISINTEGRATING BAGS, IF USED, HAVE DISINTEGRATED.

e) DO NOT ADD WATER TO THE MIX IN THE FIELD.

5. CONCRETE COLORS

a) COLORS FOR THE DECORATIVE CROSSWALK SHALL BE AS SHOWN ON THE PLANS. CONTRACTOR IS TO COORDINATE COLOR WITH ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

b) COLORED ADMIXTURE SHALL BE ADDED TO THE MIX PER MANUFACTURER'S WRITTEN INSTRUCTIONS IN A PREMEASURES BAG AND SHALL NOT BE ADDED BY WEIGHT OF CEMENT CONTENT.

6. MANUFACTURERS

a) L.M. SCOFIELD COMPANY
4155 SCOFIELD ROAD, DOUGLASVILLE, GA 30134
PHONE: (770)920-6000
WEB SITE: WWW.SCOFILED.COM

b) SOLOMON COLORS, PO BOX 8288, SPRINGFIELD, ILLINOIS 62791
PHONE: (800)624-0261, (217)522-3112
FAX: (800)624-3147, (217)522-3145
WEB SITE: WWW.SOLOMONCOLORS.COM
EMAIL: SGS@SOLOMONCOLORS.COM

c) OR APPROVED EQUAL

7. CONCRETE PIGMENTS

a) LIQUID IRON OXIDE PIGMENTS: SGS COLOR-FLO LIQUID COLORS.
1. COLOR: TO BE SELECTED BY ENGINEER
2. COMPLIANCE: ASTM C 979
3. MATERIAL: PREDISPERSED IRON OXIDE PIGMENTS CONTAINING HIGH PIGMENT SOLIDS IN AQUEOUS BASE LIQUID
4. PRODUCE UNIFORM AND CONSISTENT COLOR
5. PERMANENT; INERT, STABLE TO ATMOSPHERIC CONDITIONS, SUNFAST, WEATHER RESISTANT, ALKALI RESISTANT, WATER INSOLUBLE, LIME PROOF, AND NONBLEEDING
6. FREE OF DELETERIOUS FILLERS AND EXTENDERS
7. PARTICLE SIZE: 95 TO 99 PERCENT MINUS 325 MESH
8. SPECIFIC GRAVITY: 1.9 TO 2.0

8. CONCRETE MATERIALS

a) MATERIALS
1. READY-MIXED CONCRETE: ASTM C 94
2. PORTLAND CEMENT: ASTM C 150. USE SAME SOURCE, BRAND, TYPE, AND COLOR THROUGHOUT PROJECT
3. COARSE AND FINE AGGREGATES: ASTM C 33. USE SAME SOURCE AND COLOR THROUGHOUT PROJECT
4. ADMIXTURES: DESIGNED FOR USE WITH CONCRETE PIGMENTS. DO NOT USE CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDES. USE SAME ADMIXTURES THROUGHOUT PROJECT.

b) CONCRETE MIX DESIGN: AS SPECIFIED EXCEPT AS SPECIFIED IN THIS SECTION
1. COLOR PIGMENT WEIGHT: MAXIMUM 10 PERCENT OF CEMENT WEIGHT
2. WATER TO CEMENT RATION: MAXIMUM 0.50
3. USE SAME CONCRETE MIX DESIGN THROUGHOUT PROJECT

9. CURING

APPLY CURING COMPOUND FOR COLORED CONCRETE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS USING MANUFACTURER'S RECOMMENDED APPLICATION TECHNIQUES. APPLY CURING COMPOUND AT CONSISTENT TIME FOR EACH POUR TO MAINTAIN CLOSE COLOR CONSISTENCY.

10. STAMPING

a) STAMPED PATTERNS FOR THE DECORATIVE CROSSWALK SHALL BE AS SHOWN ON THE PLANS. CONTRACTOR IS TO COORDINATE PATTERN WITH ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

b) THE CONCRETE SHALL BE PLACED AND CONSOLIDATED SO AS TO COMPLETELY FILL SPACES IN THE FORMS AND TO PROVIDE SUITABLE SURFACE FOR FINISHING. THE CONCRETE ADJACENT TO THE FORMS SHALL BE SPADED. ALL SURROUNDING SURFACES SHALL BE PROTECTED TO PREVENT DISCOLORATION. WATER MUST NOT BE SPRAYED IN THE SURFACE TO RETEMPER THE PLASTIC CONCRETE FOR ADDITIONAL TROWELING. HARD STEEL TROWELING SHALL BE MINIMIZED TO AVOID TROWEL BURNS.

c) THE SURFACE SHALL BE BROOM FINISHED (LIGHT) AND HAVE A FLAT SURFACE.

11. SEALING

a) THE SEALANT REQUIRED FOR THIS WORK SHALL BE AS RECOMMENDED BY THE COLORING MANUFACTURER.

b) ALL STAMPED CONCRETE TO BE SEALED SHALL BE SUFFICIENTLY CURED PRIOR TO APPLICATION OF SAID SEALANT. ALSO, ALL EXPANSION JOINT WORK SHALL BE FULLY CURED PRIOR TO APPLICATION OF THE SEALANT. THE COVERAGE RATE SHALL BE 100 TO 125 SQUARE FEET PER GALLON, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER AND APPROVED BY THE CITY.

c) THE MATERIAL INVOLVED IN THIS APPLICATION SHALL BE GUARANTEED BY THE MANUFACTURER. THE GUARANTEE SHALL ENSURE THE MOISTURE PERFORMANCE OF THE SYSTEM FOR A PERIOD OF FIVE YEARS FROM THE DATE OF APPLICATION. PROVISIONS OF THE GUARANTEE SHALL INCLUDE RESPONSIBILITY FOR WATER PENETRATIONS, CHLORIDE (SALT), AND FREEZE-THAW DAMAGE THROUGH STRUCTURALLY SOUND AREAS.

d) APPLICATION OF THE SEALER WILL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. APPLICATION METHODS MAY RANGE FROM BRUSH/PUSH BROOM TO AIRLESS SPRAY. THERE MAY BE A NEED TO BROOM THE SEALING COMPOUND INTO THE SURFACE EVEN WITH AN AIRLESS APPLICATION. THE ENGINEER WILL DETERMINE THE NEED FOR BROOMING AN AIRLESS APPLICATION.

e) ALL MATERIALS SHALL BE DELIVERED IN THE ORIGINAL MANUFACTURER'S SEALED CONTAINERS. MATERIALS SHALL BE STORED TO PREVENT DAMAGE TO THE CONTAINERS. THE SEALER SHALL BE THOROUGHLY STIRRED BEFORE AND DURING USE. SURFACE, AIR, AND MATERIAL TEMPERATURES SHALL NOT BE LESS THAN 50° F DURING APPLICATION OR WITHIN 4 HOURS AFTER SAID APPLICATION. PROTECT OTHER SURFACES NOT BEING SEALED AS NECESSARY DURING THE APPLICATION PROCESS.

f) THE CONTRACTOR SHALL NOT ALLOW FOOT OR VEHICULAR TRAFFIC ON SURFACES WHICH HAVE BEEN SEALED UNTIL SUCH TIME AS THEY ARE THOROUGHLY DRY, AS DETERMINED BY THE ENGINEER.

12. MOCK UP APPROVAL

a) INSTALL A 5 FT X 8 FT AREA PER EACH CROSSWALK INDICATING ALL SIZES, PATTERNS, AND COLORS.

b) USE THIS AREA TO DETERMINE SURCHARGE OF THE SETTING BED SAND LAYER, JOINT SIZES, PATTERNS, AND LEVELNESS. THIS AREA WILL SERVE AS THE STANDARD BY WHICH THE WORKMANSHIP WILL BE JUDGED.

c) SUBJECT TO ACCEPTANCE BY ENGINEER, MOCK-UP MAY BE RETAINED AS PART OF FINISHED WORK.

d) IF MOCK-UP IS NOT RETAINED, REMOVE AND DISPOSE LEGALLY.

13. PAYMENT

THE QUANTITY AS PROVIDED SHALL BE PAID FOR AT THE APPLICABLE CONTRACT PRICE PER UNIT OF MEASUREMENT, WHICH PRICE AND PAYMENT SHALL BE FULL COMPENSATION FOR ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND INCIDENTALS NECESSARY TO COMPLETE THE WORK REQUIRED BY THIS SECTION, INCLUDED BUT NOT LIMITED TO ALL PAVEMENT REMOVAL INCLUDING SAWCUTTING, SUBGRADE COMPACTION, GEOTEXTILE FABRIC, AGGREGATE BASE, REINFORCING, AND ADDITIONAL MAINTENANCE OF TRAFFIC REQUIRED.

SUPPLEMENTAL SPECIFICATION 875

SEE SUPPLEMENTAL SPECIFICATION 875 – LONGITUDINAL JOINT ADHESIVE.

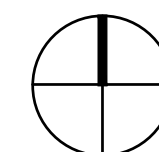
ITEM SS875 – LONGITUDINAL JOINT ADHESIVE

50 LBS

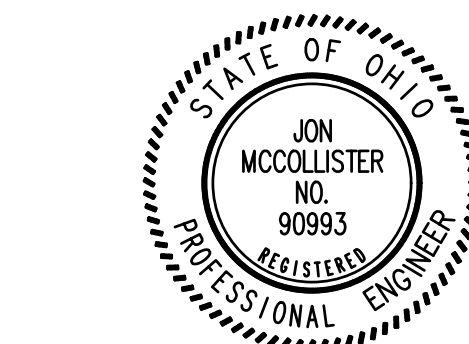
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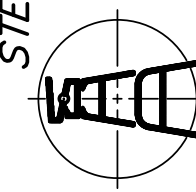
SCALE IN FEET



BID SET (07/18/2025)



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216-731-6255
216-731-4483 (FAX)



24-113

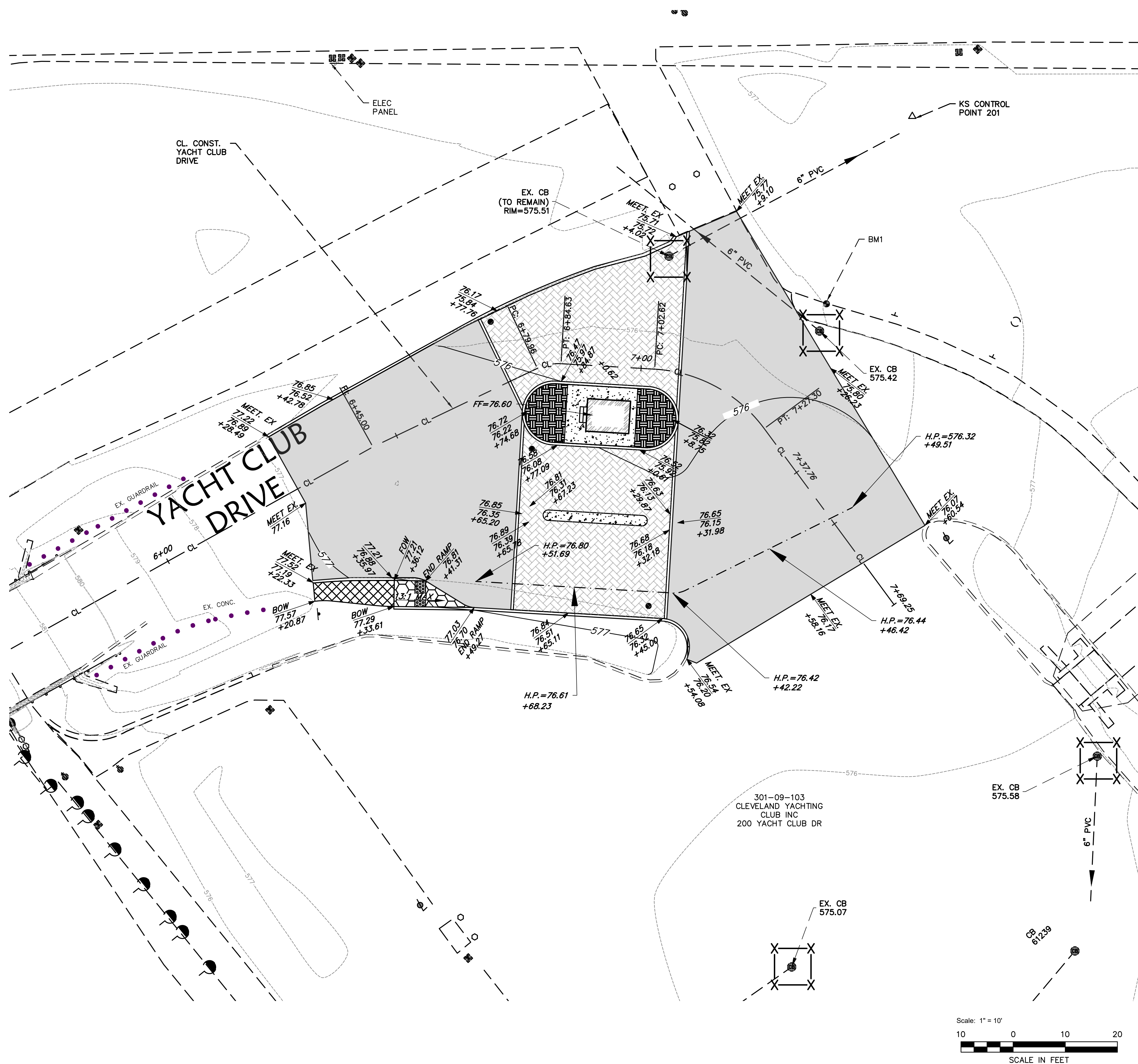
ENTRY DRIVE IMPROVEMENTS
Cleveland Yachting Club
200 Yacht Club Dr.
Rocky River, Ohio 44116

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DATE
07-18-2025

SITE PLAN
ALT 1 - STAMPED
CONCRETE

C-201A



LEGEND:



PROPOSED PAVEMENT ASPHALT, SEE DETAIL SHEET C-401



PROP. 8" CONCRETE PAD



PROP. FLOWERBED

76.00
75.50

TOP CURB
BOT CURB

ADD 500 TO SPOT GRADE CALLOUTS TO GET ACTUAL ELEVATIONS

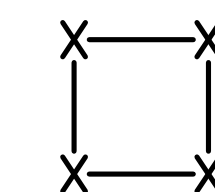
575

EX. CONTOUR

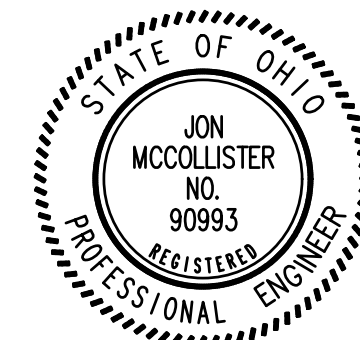
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PROP. CONTOUR

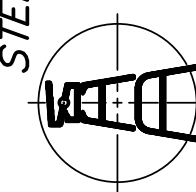
HIGH POINT DELINEATION LINE



PROPOSED INLET PROTECTION
SEE DETAIL SHEET C-401



STEPHEN HOVANCSEK & ASSOCIATES, INC.
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24-113

ENTRY DRIVE IMPROVEMENTS

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

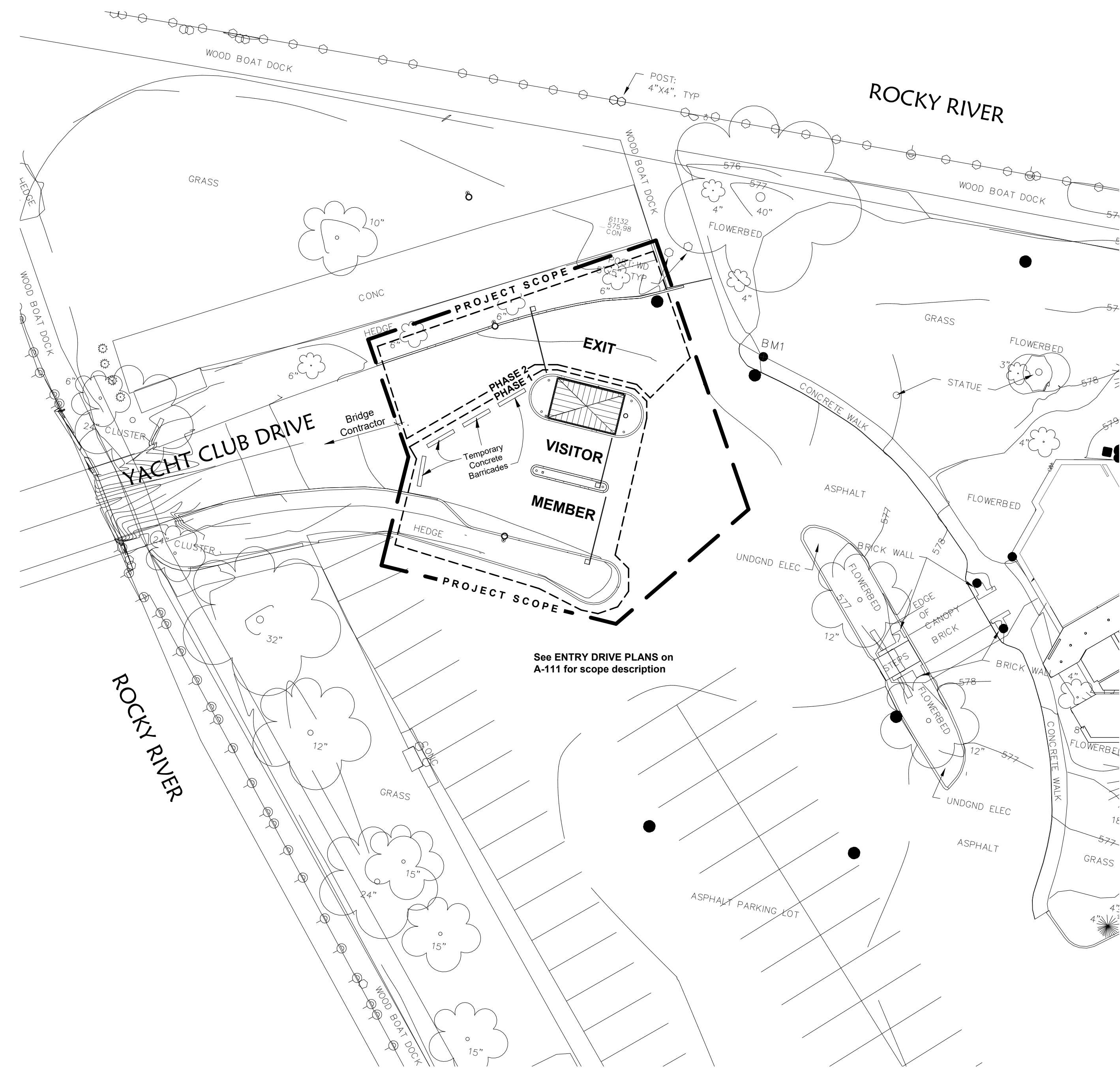
ISSUE
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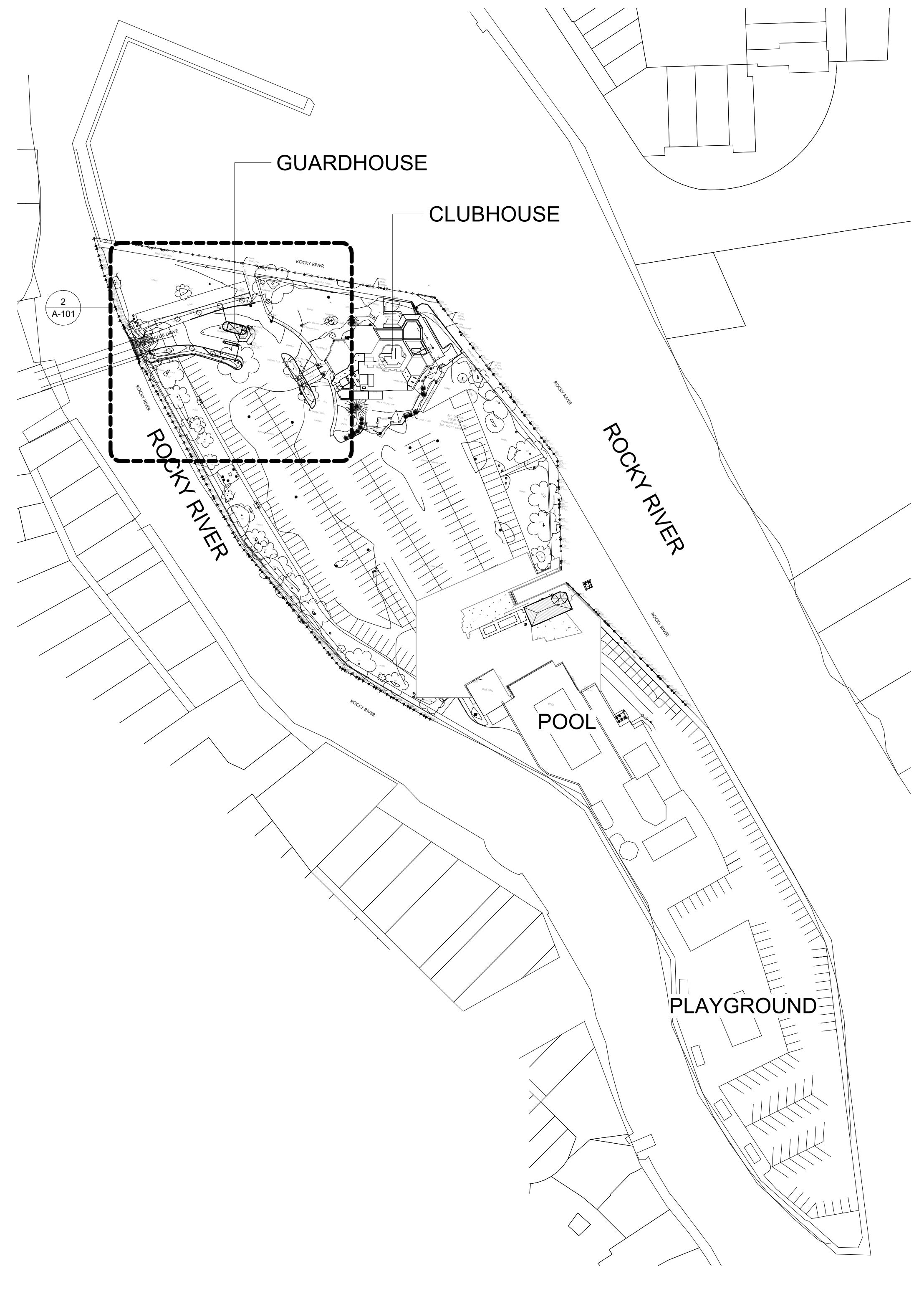
GRADING PLAN

BID SET (07/18/2025)

C-301



2 ARCHITECTURAL SITE PLAN
A-101 Scale: 1" = 20'-0"



1 OVERALL ISLAND PLAN
A-101 Scale: 1" = 100'-0"

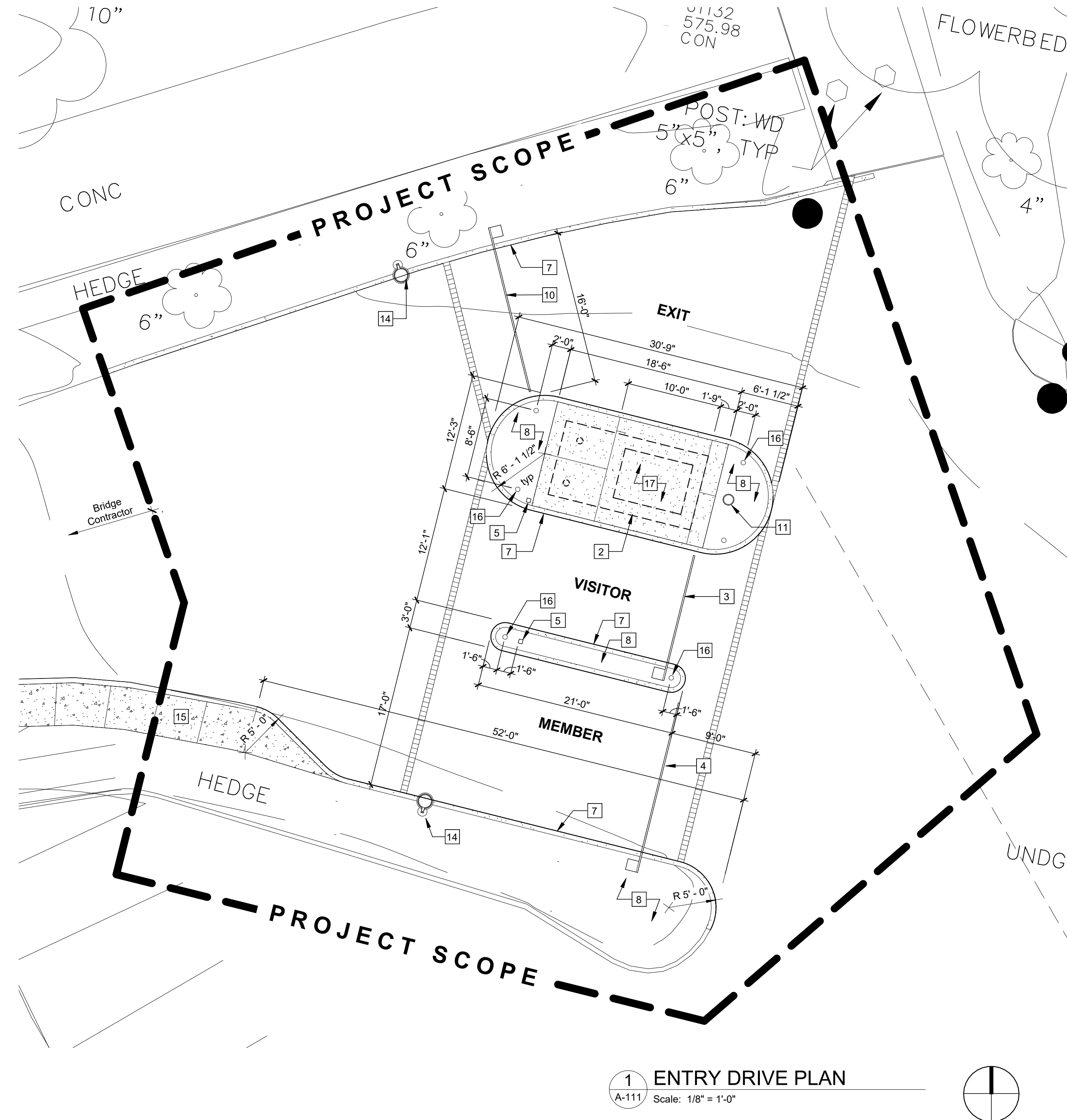
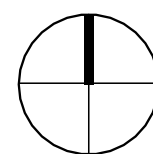
Entry Drive Improvements
Cleveland Yachting Club
200 Yacht Club Dr.
Rocky River, Ohio 44116

ISSUE DATE
100 CD FOR BIDDING 07-18-2025

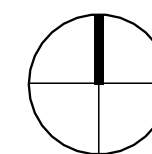
ARCHITECTURAL SITE
& OVERALL ISLAND
PLAN

-
- 10"
- CONC
- HEDGE
- 6"
- PROJECT SCOPE
- POST: WD 5" x 5", TYP
- 6"
- 6"
- 1
- 18
- FLOWERBED
- Refer to Civil drawings for additional demolition coordination
- GUARD BLDG
- CONC
- CONDUIT
- 1
- GATE LIFT
- UNDG
- 36"
- 5'-6"
- 52'-0"
- 6"
- HEDGE
- 9
- PROJECT SCOPE
- 2 ENTRY DRIVE DEMOLITION PLAN
- A-111 Scale: 1/8" = 1'-0"

2 ENTRY DRIVE DEMOLITION PLAN
A-111 Scale: 1/8" = 1'-0"



1 ENTRY DRIVE PLAN
A-111 Scale: 1/8" = 1'-0"

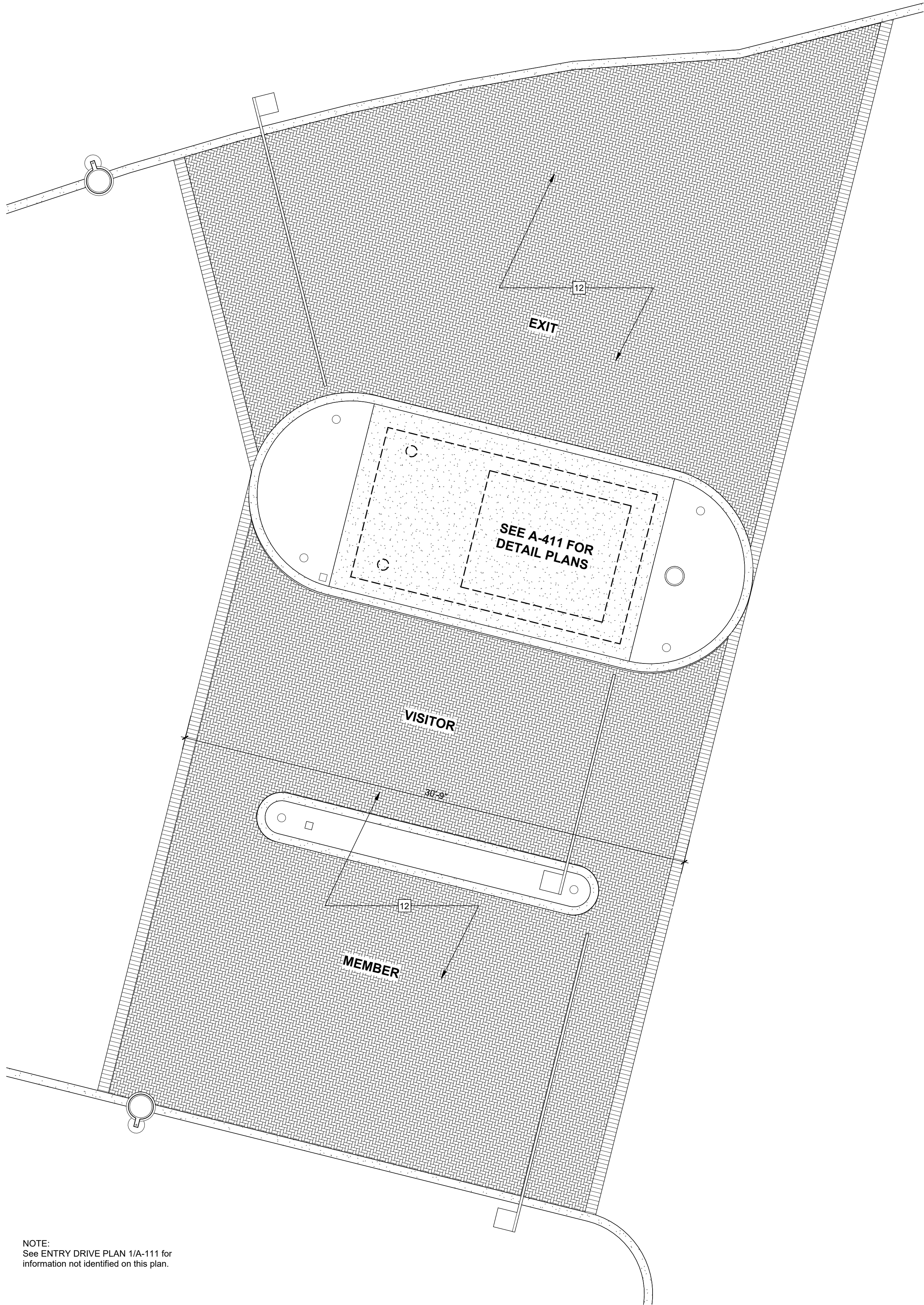


Entry Drive Improvements
Cleveland Yachting Club
200 Yacht Club Dr.
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ISSUE	DATE
00 CD FOR BIDDING	07-18-2025

CODED NOTES - ENTRY DRIVE PLANS

- 1 Existing concrete island curb, flowerbed and guardhouse to be removed, prepare area for new construction.
- 2 8'-0" x 10'-0" Guard House slab / footer
- 3 Visitors Gate; with Guard House and Clubhouse Reception Desk controls.
- 4 Members Gate; with Card Reader access
- 5 Lift Master Portal Kiosk; Smart Video Intercom-L CAPXLV, 120 vac, provide 4" square post and mount, 18"dia x 42" deep concrete base, provide (4) 1/2" conduits from Guard house to lift gate concrete base.
- 6 Remove portion of existing curb, sod and tree(s) ; Provide new expanded roadway with striped walkway area, sized for larger vehicles and boat trailer access.
- 7 Concrete curb. Refer to Civil Drawings.
- 8 Planting / flower bed
- 9 Existing Concrete Sidewalk
- 10 Exit Gate; automatic with optional Guard House and Clubhouse Reception Desk secondary controls.
- 11 Flagpole with light
- 12 Brick pavers Refer to Civil Drawings
- 13 Concrete slab (228sf) on grade, to be flush with drive pavement
- 14 Light pole Refer to Electrical Drawings
- 15 Sidewalk by others
- 16 Illuminated bollard; typical of 4 on guardhouse island and 2 on raised lane divider. Refer to Electrial Drawings.
- 17 Concrete slab on grade. Refer to Civil Drawings.
- 18 Protect existing ground irrigation coordinate and reconnect to existing service line



NOTE:
See ENTRY DRIVE PLAN 1/A-111 for
information not identified on this plan.

1 ENLARGED ENTRY DRIVE - BRICK PAVER PLAN
A-112 Scale: 1/4" = 1'-0"

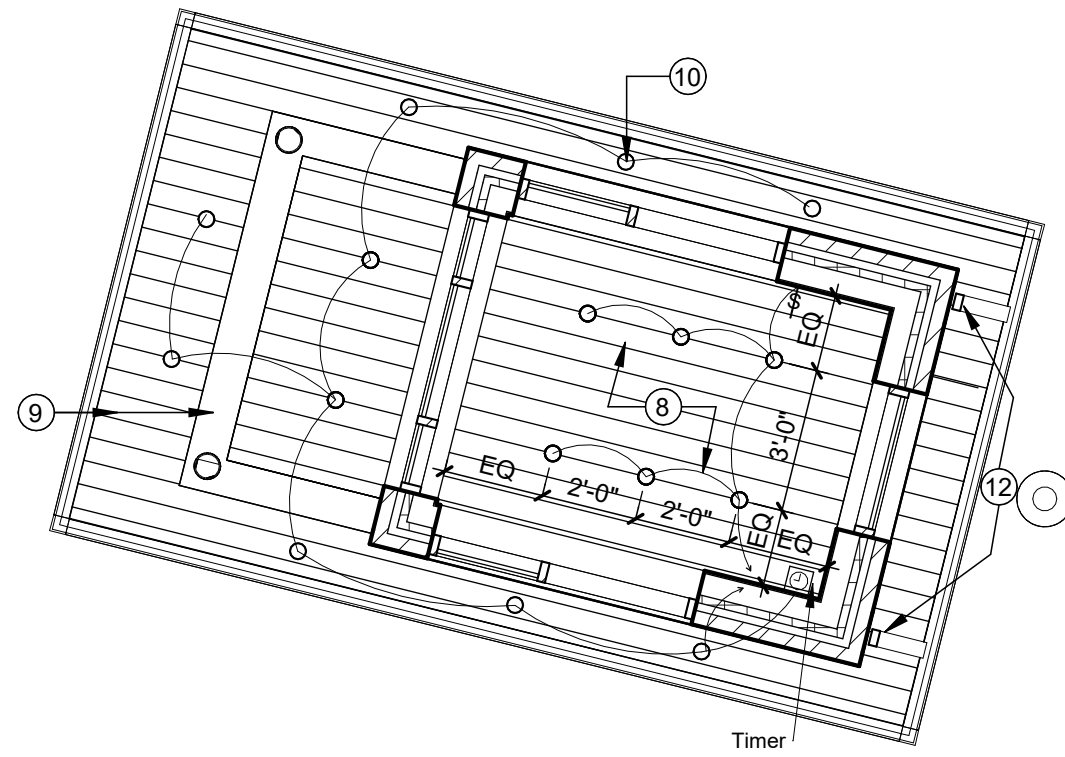
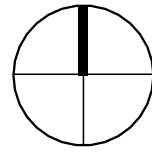
24-113
Entry Drive Improvements
Cleveland Yachting Club
200 Yacht Club Dr.
Rocky River, Ohio 44116

ISSUE DATE
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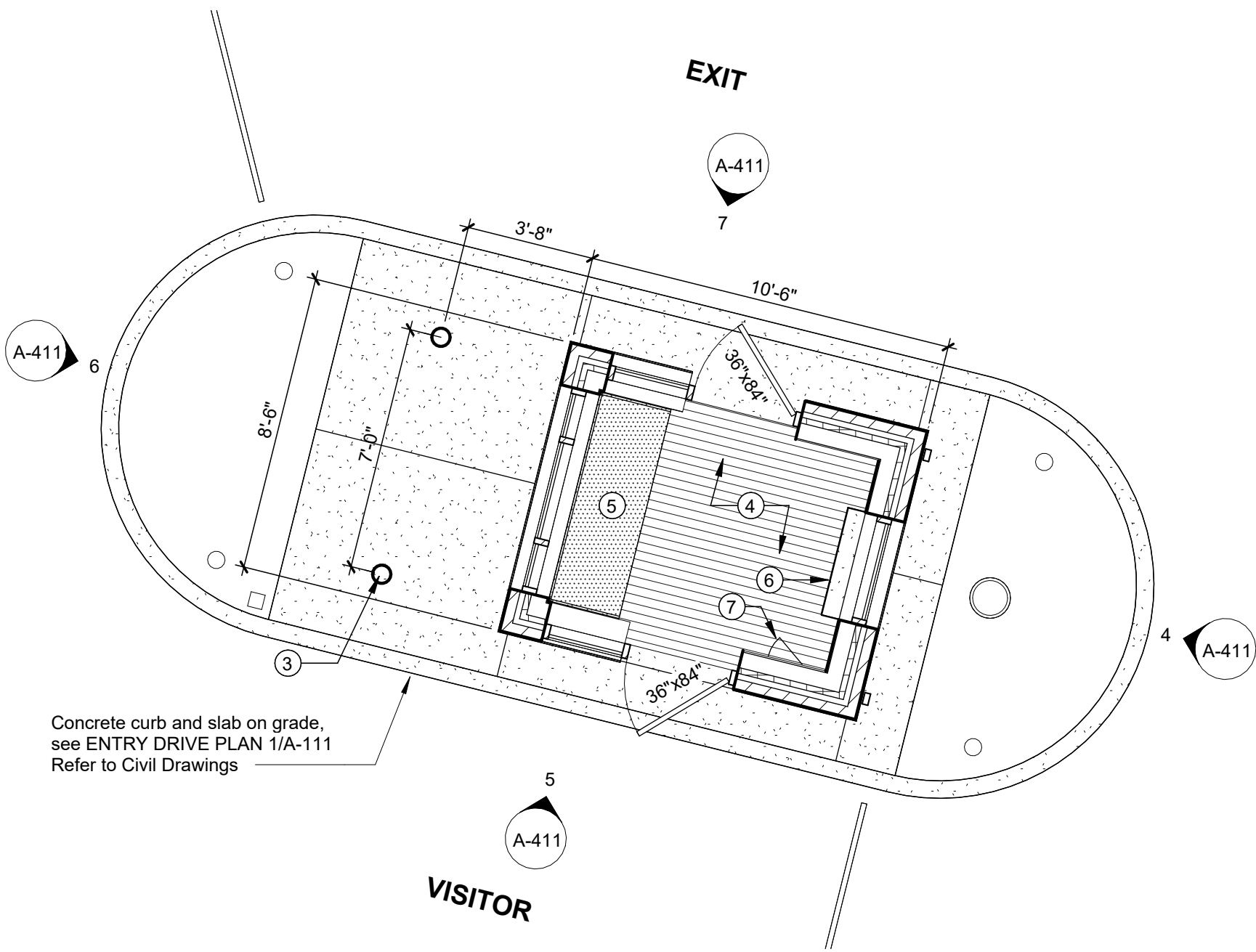
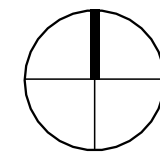
ENLARGED ENTRY
DRIVE

-
- 9
A-411
- Concrete Foundation
W/ 2 #515
- 4'-0"
- 1'-2"
- 1'-0"
- 5/8" Gyp. B.D.
2x6 P.T. Wood Framing
2" Zip System
2" Air Gap
4" Face Brick
Brick Rowlock Course
- Brick Pavers
On Sand Bed
4" Concrete
6" Stone Base
- LEVEL 1
0'-0"
- LEVEL 1
0'-0"
- NEW DOWNSPOUTS TO USE
EXISTING DRAINAGE (KEEP
PROTECTED DURING DEMO)
- Metal Roof System on Ice Guard
5/8" Zip Sheathing
2x8 16" O.C.
Aluminum Gutter
Brick Soldier Course

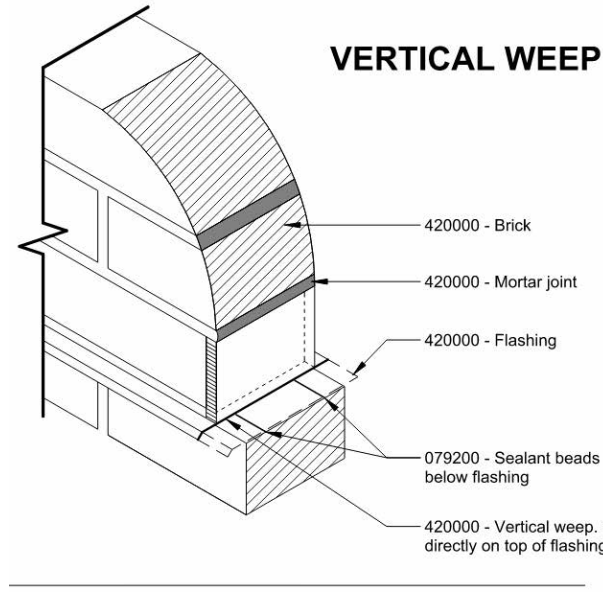
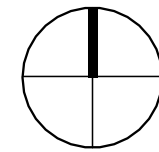
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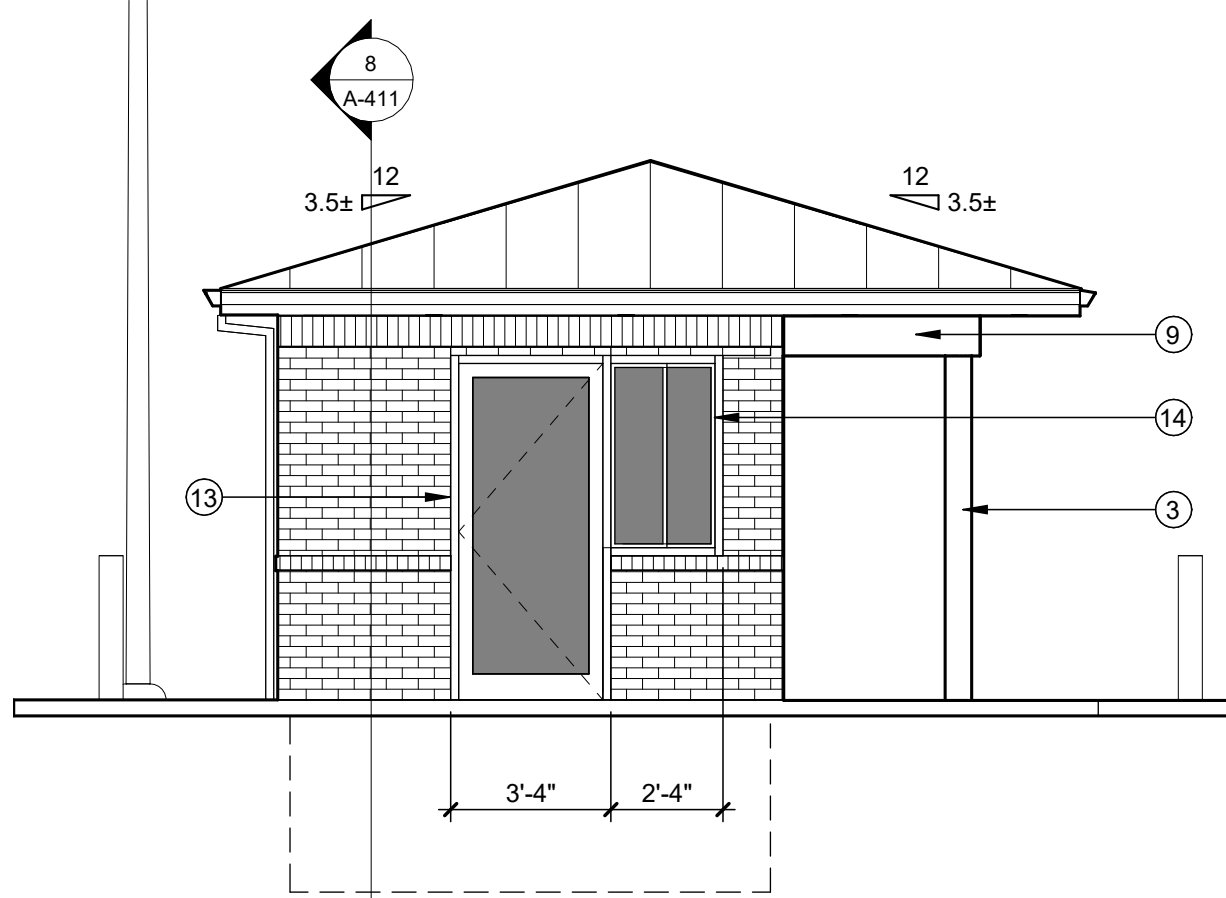
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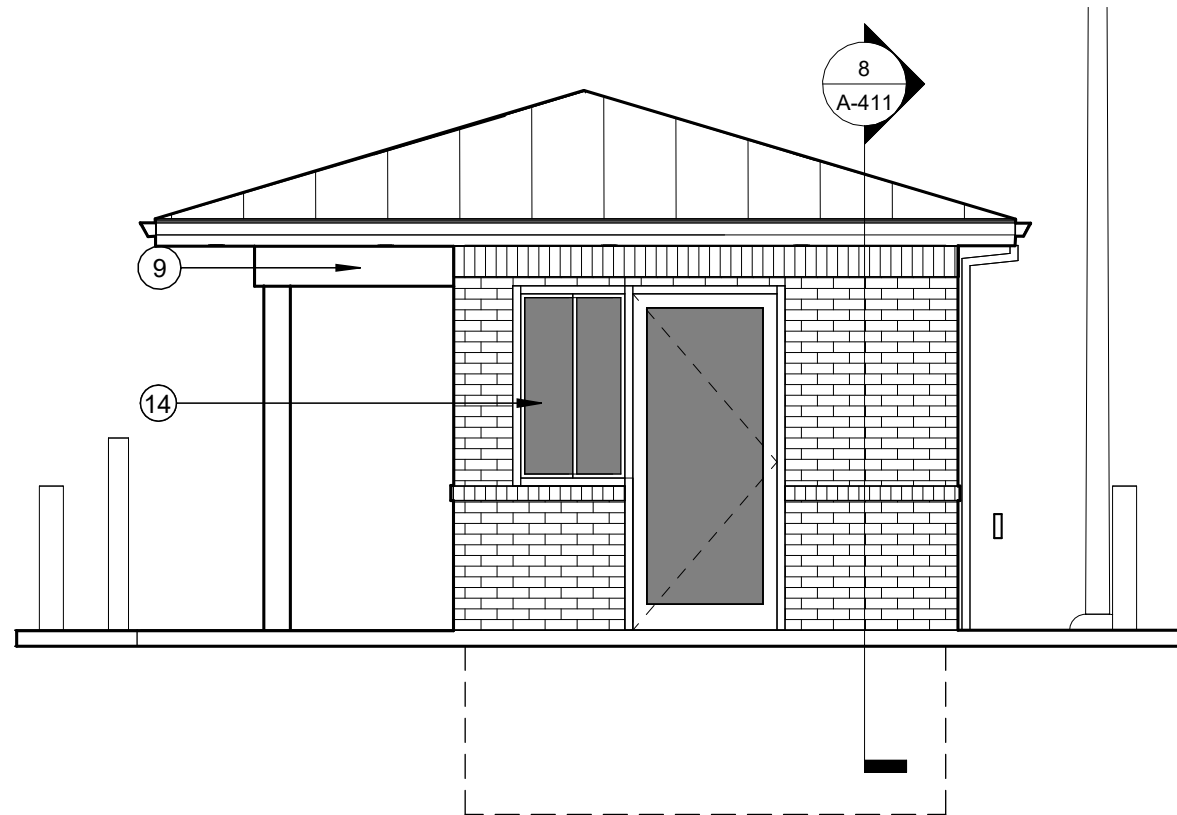
A-411 Scale: 1/4" = 1'-0"



(A-411) Scale: 1 1/2" = 1'-0"

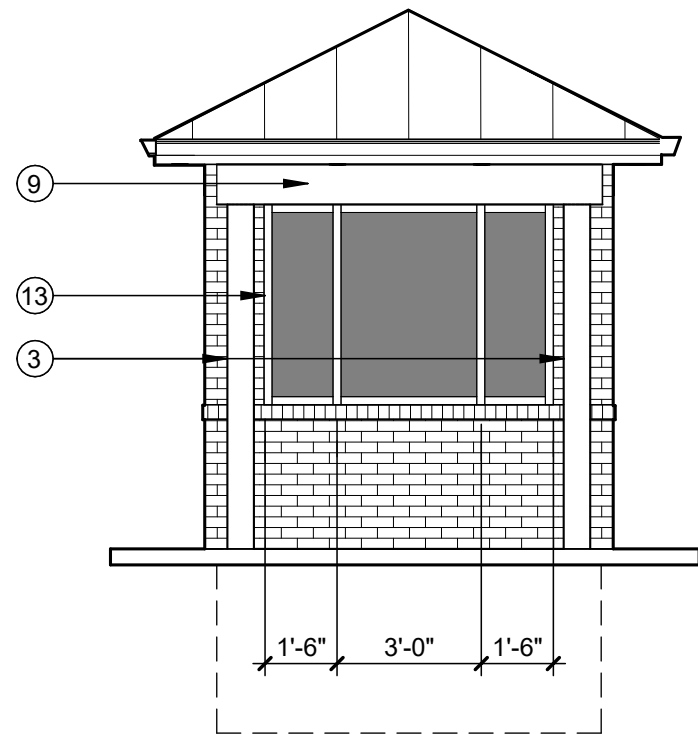


(A-411) Scale: $\frac{1}{4}" = 1'-0"$

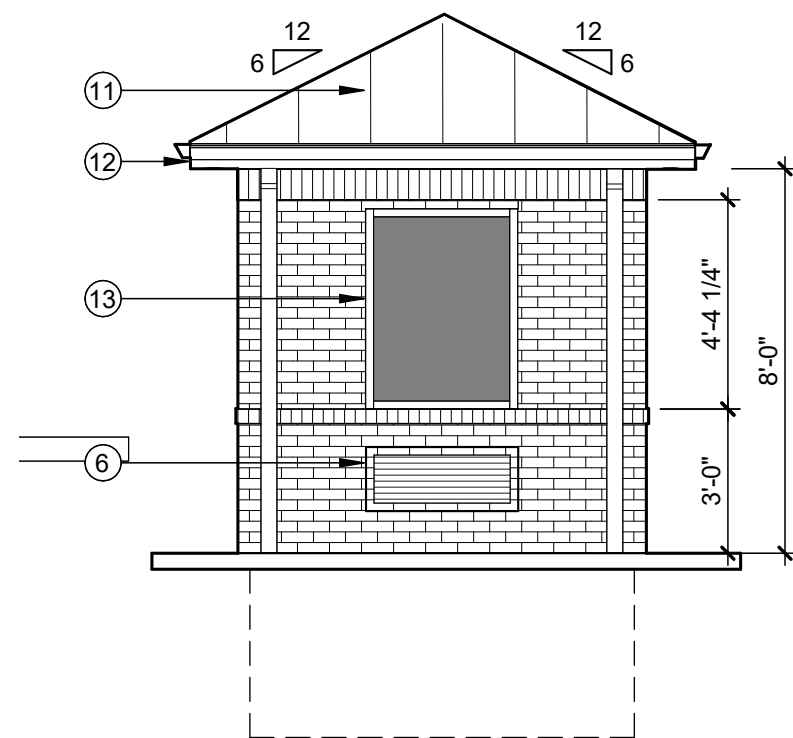


A-411 Scale: 1/4" = 1'-0"

A-411 Scale: 1/2" = 1'-0"



A-411 Scale: 1/4" = 1'-0"



A-411 Scale: 1/4" = 1'-0"