

New Gas Dock Building

Cleveland Yachting Club

200 Yacht Club Dr.

Rocky River, Ohio 44116



ARCHITECT

Perspectus Architecture
1300 E 9th Street
Suite 910
Cleveland, OH 44114
Phone: (216) 752-1800
Contact: Jim Wallis

CIVIL ENGINEER

Steven Hovansek & Associates, Inc.
Two Merit Drive
Richmond Heights, Ohio 44143
Phone: (216) 731-6255
Contact: Tom Cappello

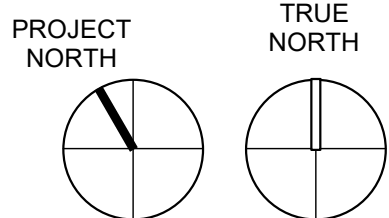
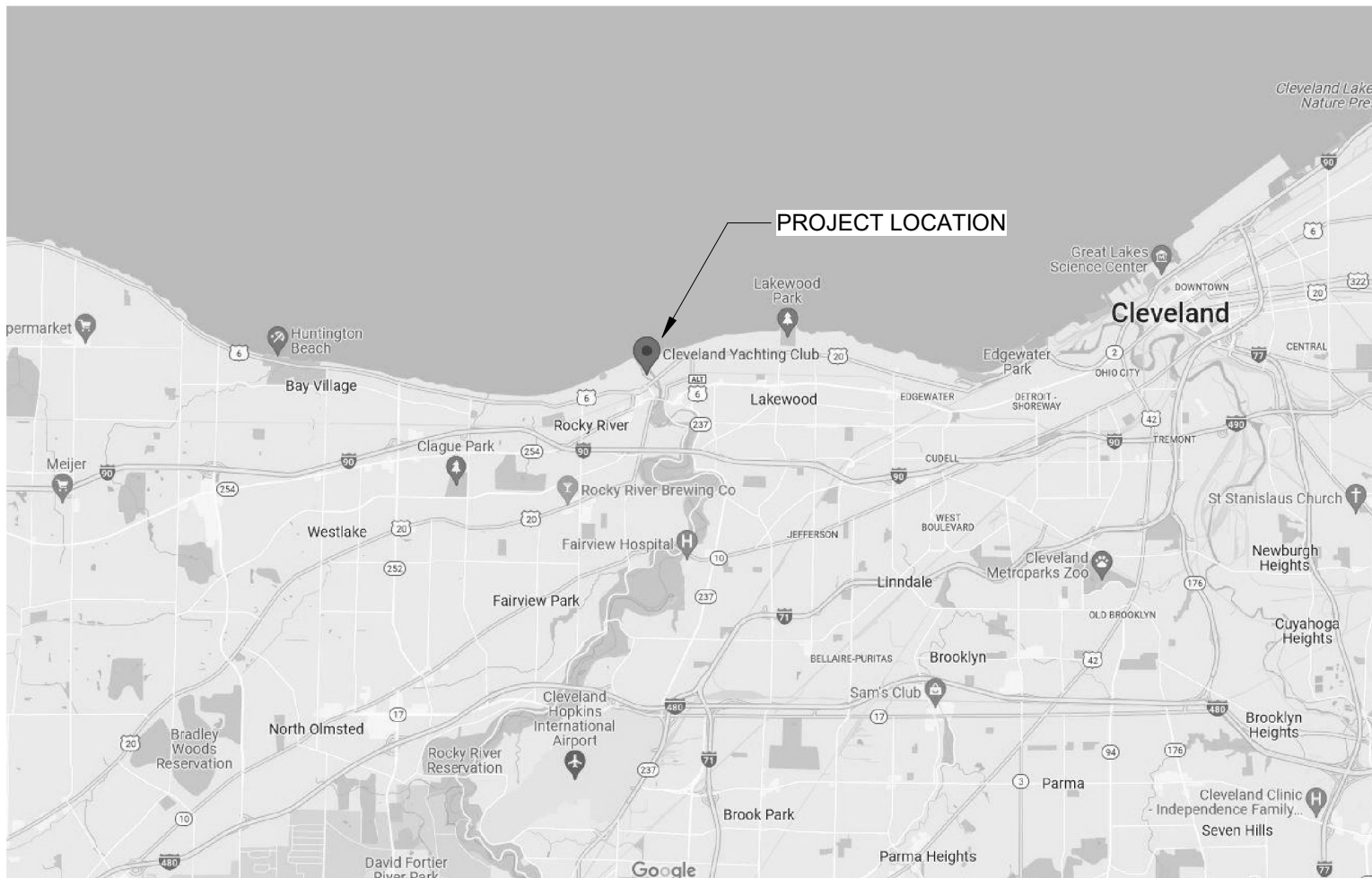
STRUCTURAL ENGINEER

Barber & Hoffman Inc.
2217 East 9th Street, Suite 350
Cleveland, Ohio 44115
Phone: (216) 875-0100
Contact: Brad Boomer

MEPT ENGINEER

Karpinski Engineering
3135 Euclid Avenue
Cleveland, Ohio 44115
Phone: (216) 391-3700
Contact: Matt Priebe

LOCATION PLAN



Planning Commission

GENERAL

G-000 COVER SHEET

CIVIL

1 OF 4 EXISTING SITE AND DEMO PLAN
2 OF 4 SITE PLAN
3 OF 4 GRADING PLAN
4 OF 4 MISCELLANEOUS DETAILS

ARCHITECTURAL

A-010 GAS DOCK - ARCHITECTURAL SITE & OVERALL ISLAND PLAN
A-101 GAS DOCK - DEMOLITION PLAN
A-111 GAS DOCK BLDG - PLANS
A-201 GAS DOCK BLDG - EXTERIOR ELEVATIONS
A-311 GAS DOCK BLDG - WALL SECTIONS

CODE INFORMATION

Description:	Project scope includes, but shall not limited to, the removal of existing 354sf Gas Dock Building and the construction of a new Gas Dock Building to provide an attendant work area, merchandise sales area, walk-in cooler and building support areas. Also included is the removal and replacement of the existing tank enclosure fence, an exterior work area and new landscape buffer.
Occupancy Classification:	Use Group M
Type of Construction:	Type VB
Allowable Area:	9,000sf
Project Area:	938sf
Allowable Height:	40' Non-sprinklered
Actual Height:	16'
Maximum Occupant Load:	Total Occupant load = 13 occupants

25-031

New Gas Dock Building

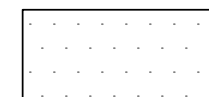
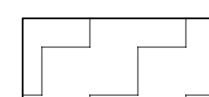
Cleveland Yachting Club

200 Yacht Club Dr.

Rocky River, Ohio 44116

G:\2025\25-208 CLEVELAND YACHT CLUB GAS DOCK.Dwg Sat 5/6/2025 12:18:46 PM

LEGEND:

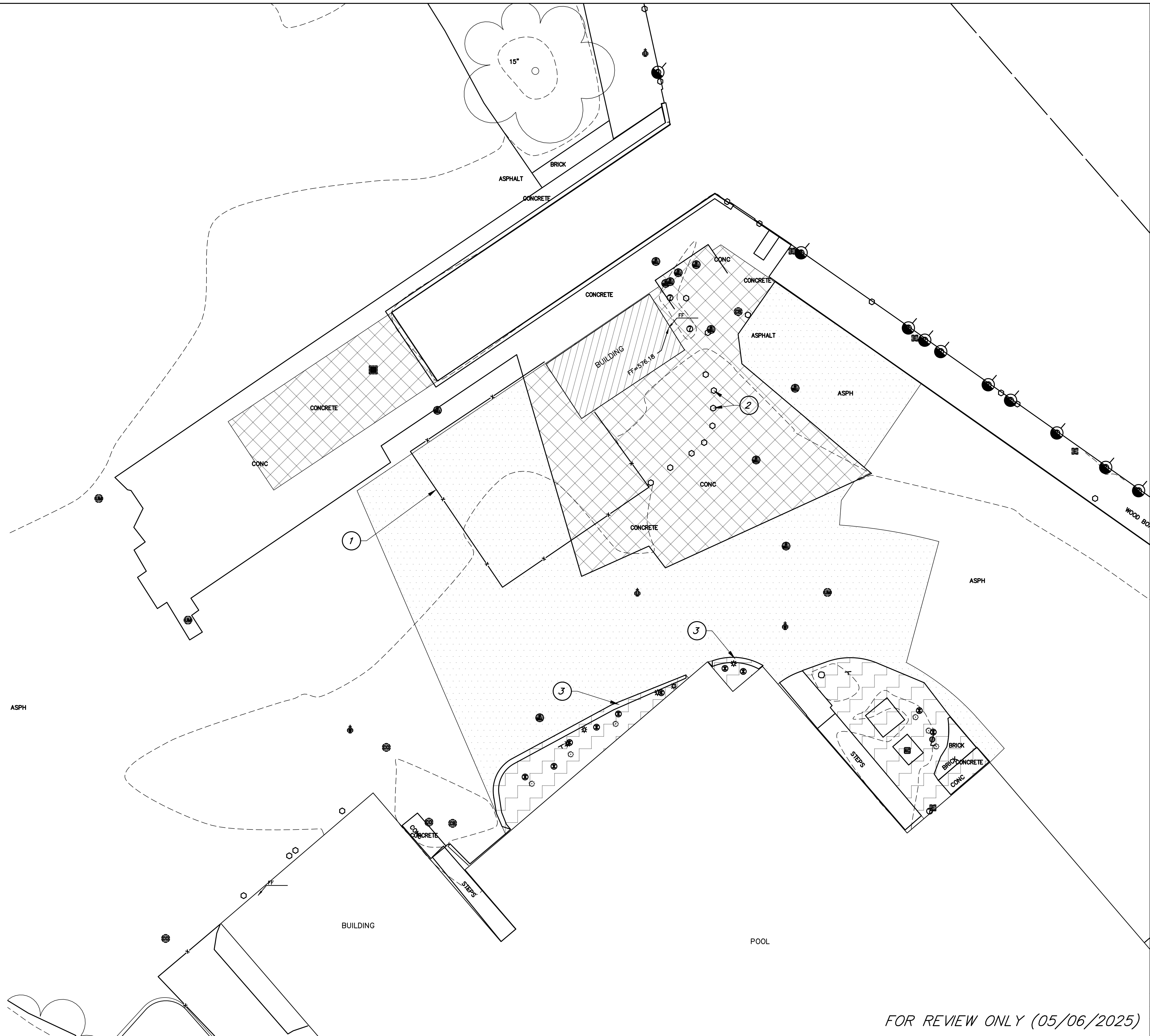
	CONCRETE REMOVED
	ASPHALT PAVEMENT REMOVED
	BUILDING REMOVED
	LANDSCAPING REMOVED

PLAN NOTES:

- 1 FENCE AND GAS TANKS REMOVED
- 2 BOLLARDS REMOVED (TYP.)
- 3 CURB REMOVED

NOTES:

1. ALL EXISTING MANHOLES, VALVES, BASINS, ETC. WITHIN CONCRETE REMOVED AREAS SHALL BE REMOVED AS WELL. ALL MANHOLES, VALVES, BASINS, ETC. WITHIN ASPHALT REMOVED SECTION SHALL BE ADJUSTED TO GRADE.
2. THE SPRINKLER SYSTEM WITHIN THE LANDSCAPE REMOVED AREAS SHALL BE REINSTALLED WITHIN THE NEW LANDSCAPE BED LIMITS. SEE SITE PLAN SHEET 2.





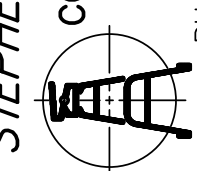
NORTH

20
10
0
10
SCALE IN FEET (HORIZONTAL)

STATE OF OHIO
JON MCCOLLISTER
NO. 90993
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS		DATE	BY
6			
5			
4			
3			
2			
1			
No.	DESCRIPTION		

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
EX. SITE AND DEMO PLAN**

MAY, 2025
25-208
1 OF 4

FOR REVIEW ONLY (05/06/2025)

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROP. CONCRETE
- PROP. BRICK PAVERS
- PROP. BOAT CLEANING STATION
- PROP. ADA LANDING
- PROP. LANDSCAPING AREA

PLAN NOTES:

1 FULL-DEPTH SAWCUT

C1
 $\Delta = 948'26''$
 $R = 116.99'$
 $L = 20.02'$
 $T = 10.04'$
 $C = 20.00'$
 $CB = N61'42'54''E$

C2
 $\Delta = 1723'20''$
 $R = 98.97'$
 $L = 30.04'$
 $T = 15.14'$
 $C = 29.92'$
 $CB = S65'52'57''W$

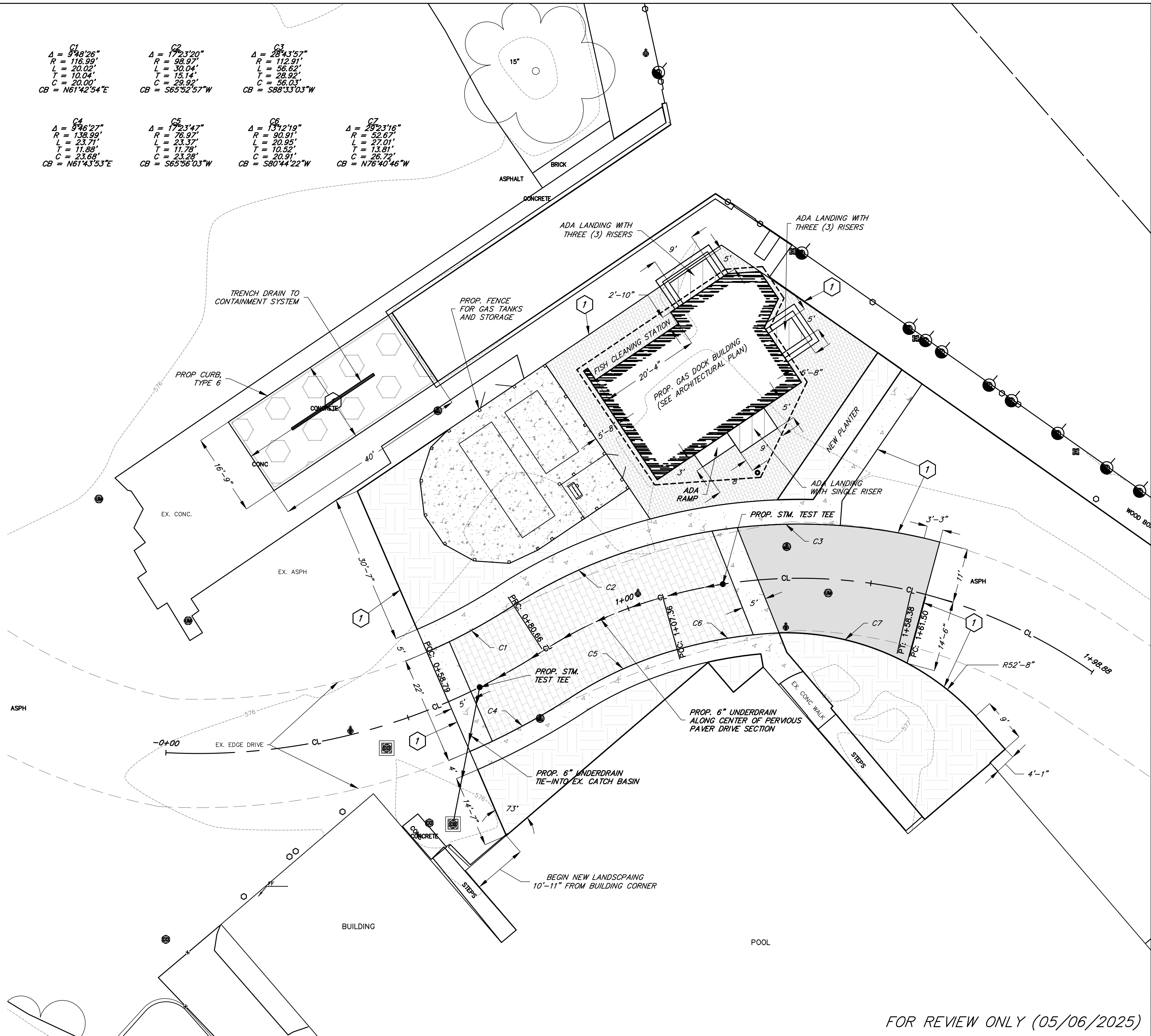
C3
 $\Delta = 2843'57''$
 $R = 112.91'$
 $L = 56.62'$
 $T = 28.92'$
 $C = 56.03'$
 $CB = S88'53'03''W$

C4
 $\Delta = 946'27''$
 $R = 138.99'$
 $L = 23.71'$
 $T = 11.88'$
 $C = 23.68'$
 $CB = N61'43'53''E$

C5
 $\Delta = 1723'47''$
 $R = 76.97'$
 $L = 23.37'$
 $T = 11.78'$
 $C = 23.28'$
 $CB = S65'56'03''W$

C6
 $\Delta = 1312'19''$
 $R = 90.91'$
 $L = 20.95'$
 $T = 10.52'$
 $C = 20.91'$
 $CB = S80'44'22''W$

C7
 $\Delta = 2823'16''$
 $R = 52.67'$
 $L = 27.01'$
 $T = 13.81'$
 $C = 26.72'$
 $CB = N76'40'46''W$



SCALE IN FEET (HORIZONTAL)



NO.	DESCRIPTION	DATE	BY
1	REVISIONS		
2			
3			
4			
5			
6			

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

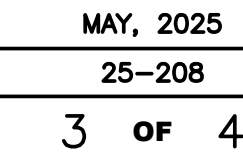
ROCKY RIVER, OHIO
CLEVELAND YACHT CLUB
GAS DOCK IMPROVEMENTS
SITE PLAN

MAY, 2025
25-208

2 OF 4

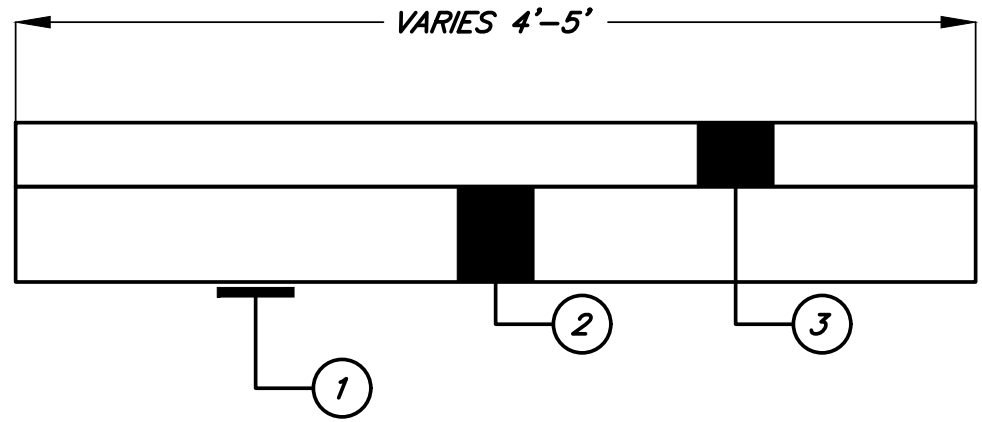
FOR REVIEW ONLY (05/06/2025)

————575———— PROP. CONTOUR



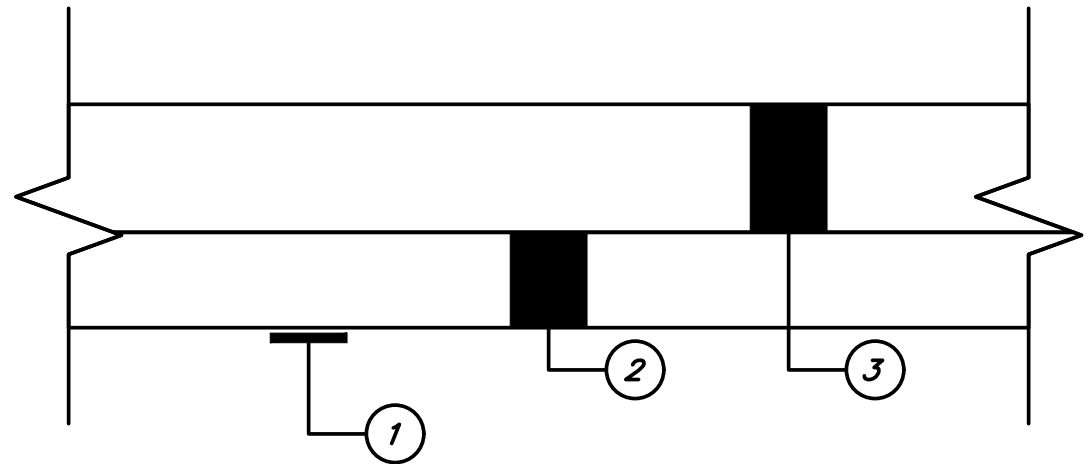
FOR REVIEW ONLY (05/06/2025)

G:\2025\25-208 CLEVELAND YACHT CLUB GAS DOCK.dwg Sat 12:25:18 PM 5/6/2025 12:25:18 PM



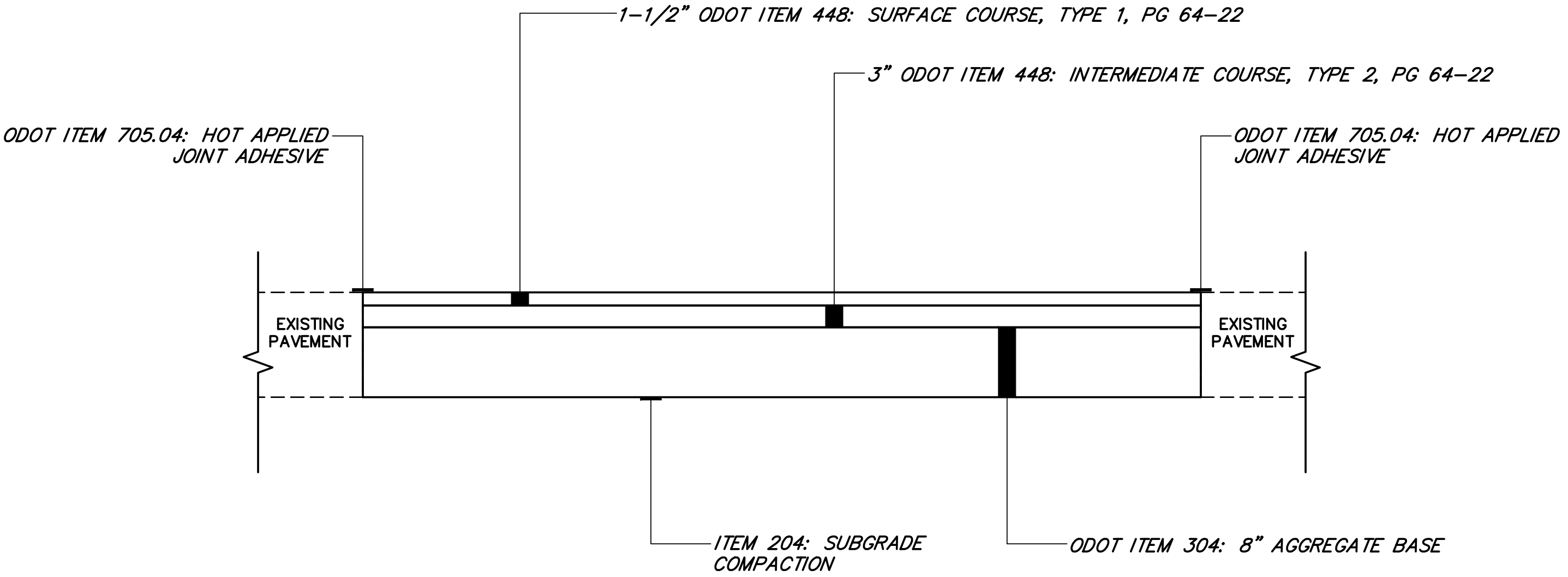
CONCRETE WALK TYPICAL SECTION
NOT TO SCALE

- LEGEND
- 1 ITEM 204: SUBGRADE COMPACTION
 - 2 ITEM 304: 6" AGGREGATE BASE (#57 LIMESTONE)
 - 3 ITEM 608: 4" CONCRETE WALK, AS PER PLAN

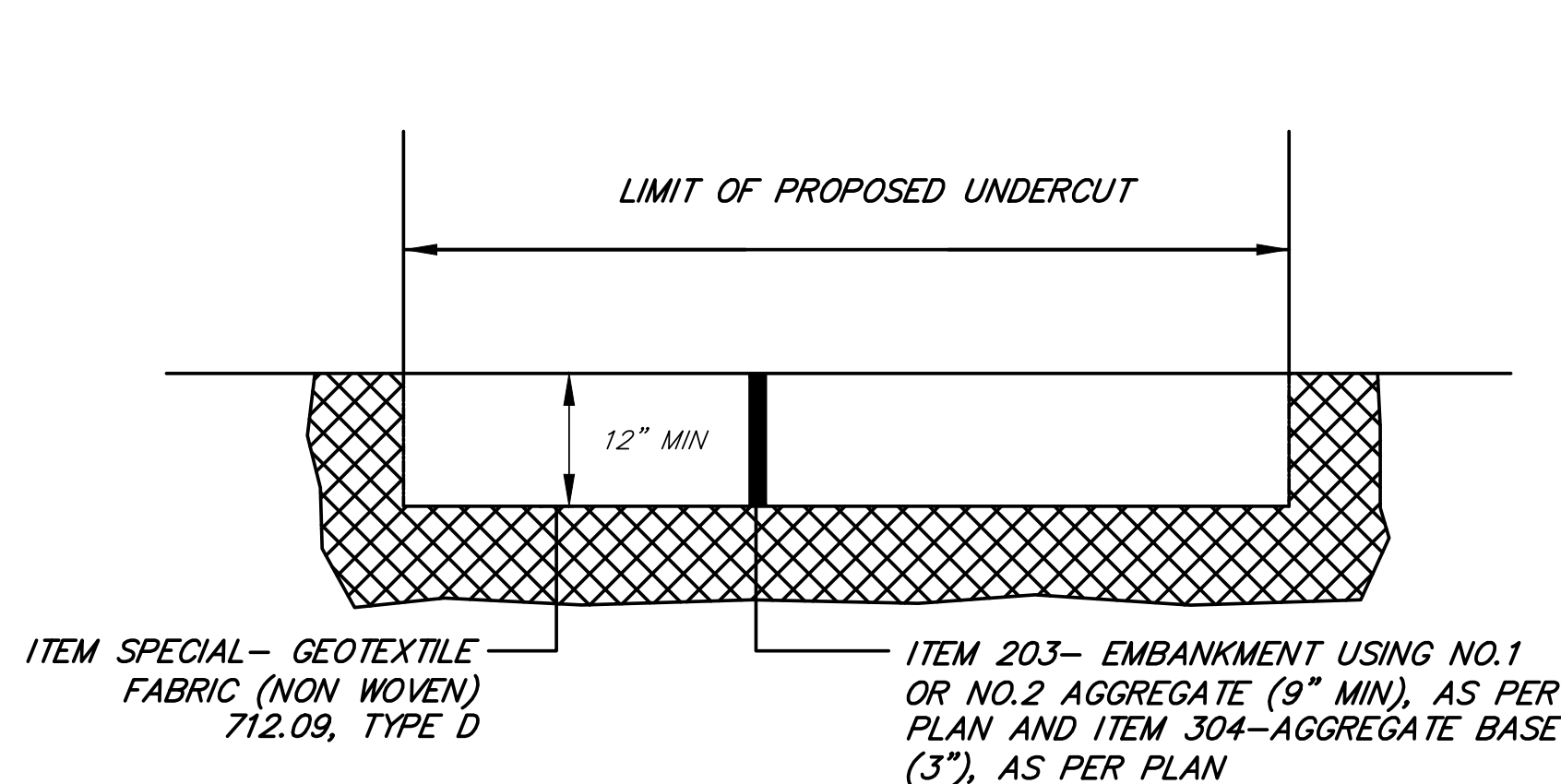


CONCRETE PAD FOR GAS TANKS TYPICAL SECTION
NOT TO SCALE

- LEGEND
- 1 ITEM 204: SUBGRADE COMPACTION
 - 2 ITEM 304: 6" AGGREGATE BASE (#57 LIMESTONE)
 - 3 ITEM 608: 8" CONCRETE WALK, AS PER PLAN

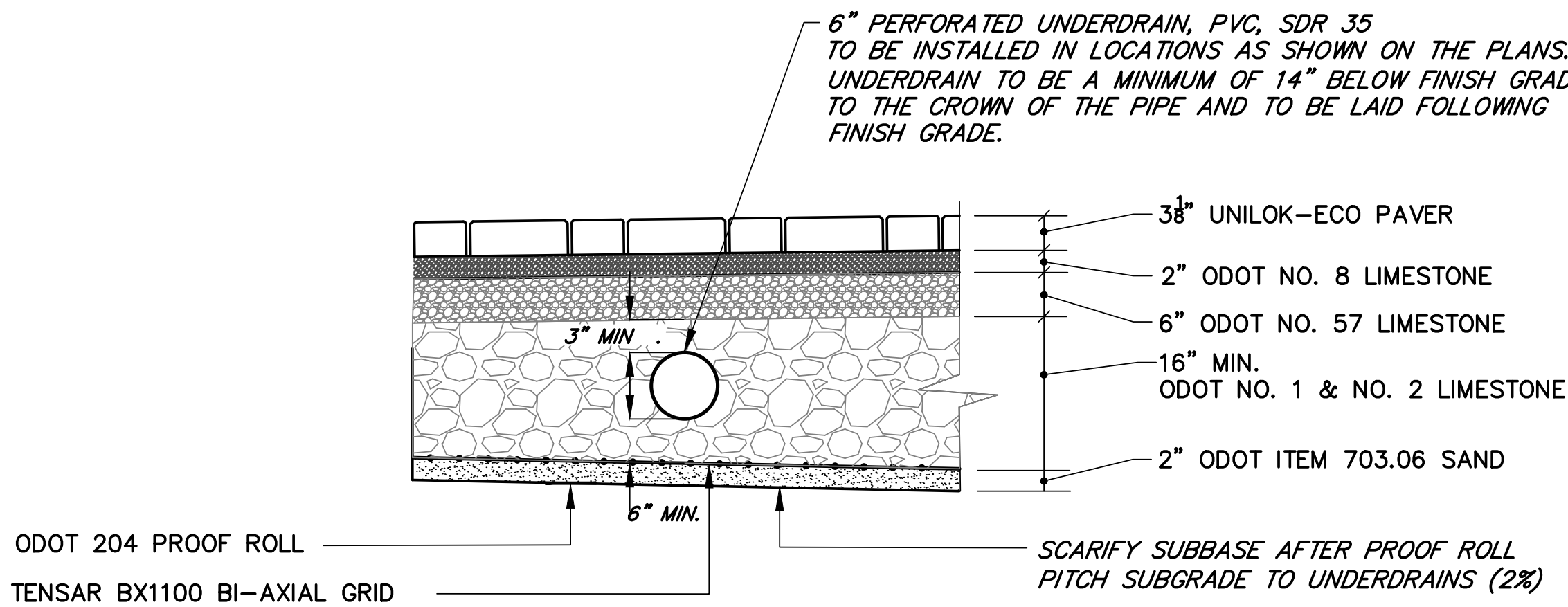


ASPHALT PAVEMENT TYPICAL SECTION
NOT TO SCALE



UNDERCUT AND PREMIUM BACKFILL DETAIL

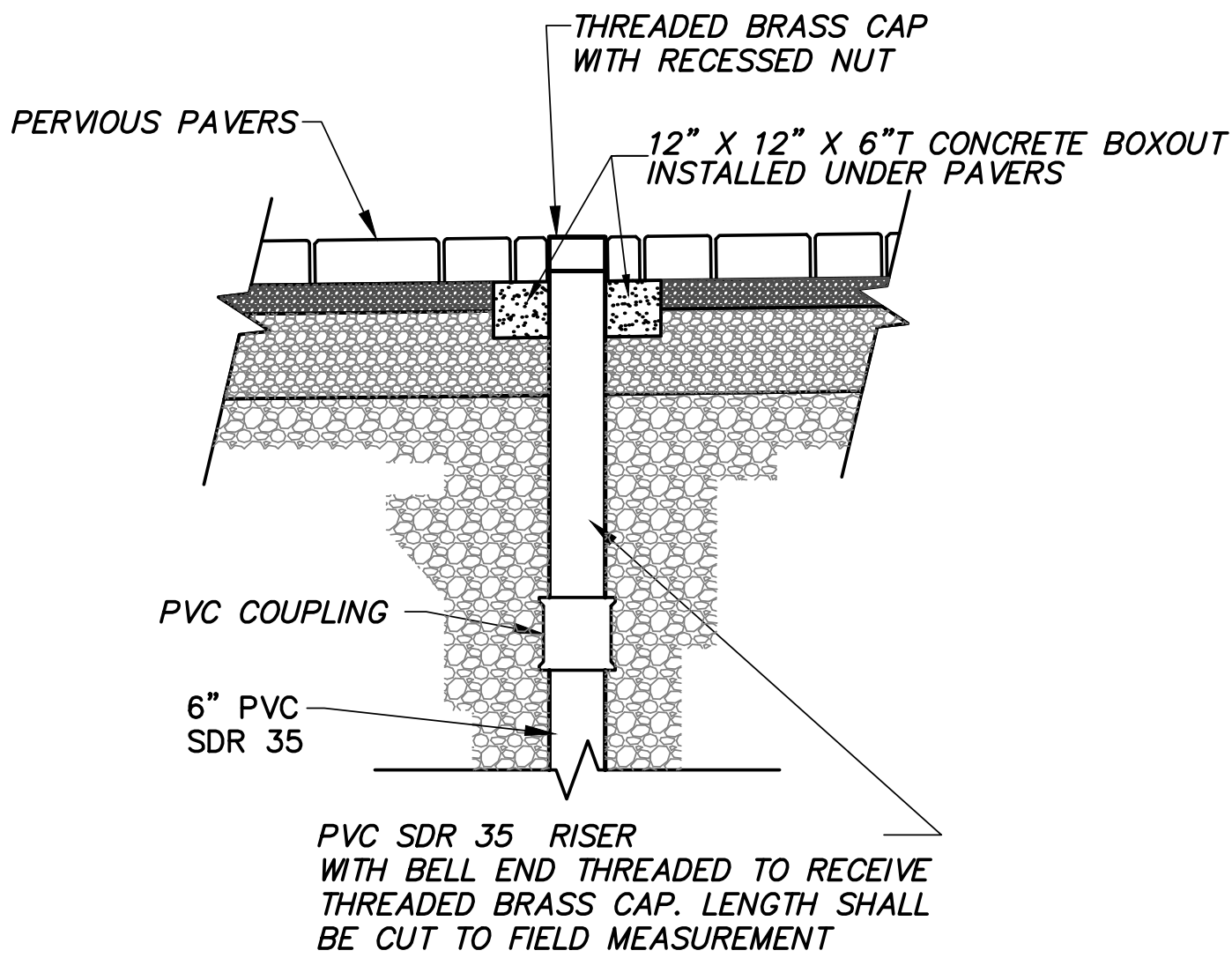
NOTE:
AREAS THAT DO NOT MEET SUBGRADE COMPACTION REQUIREMENTS SHALL BE UNDERCUT TO ACCEPTABLE SUBGRADE AND BACKFILLED PER DETAIL (IF REQUIRED AND DIRECTED BY THE ENGINEER)



PERVIOUS PAVEMENT PARKING LOT SECTION

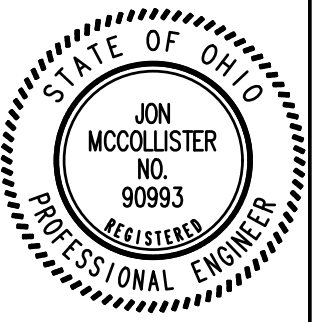
NOT TO SCALE

AFTER THE COMPLETION OF THE PROOF ROLL CONTRACTOR SHALL SCARIFY THE SUBGRADE USING THE TEETH OF THE EXCAVATION BUCKET.



TEST TEE / MONITOR WELL
INSTALLED IN BRICK PAVER AREA

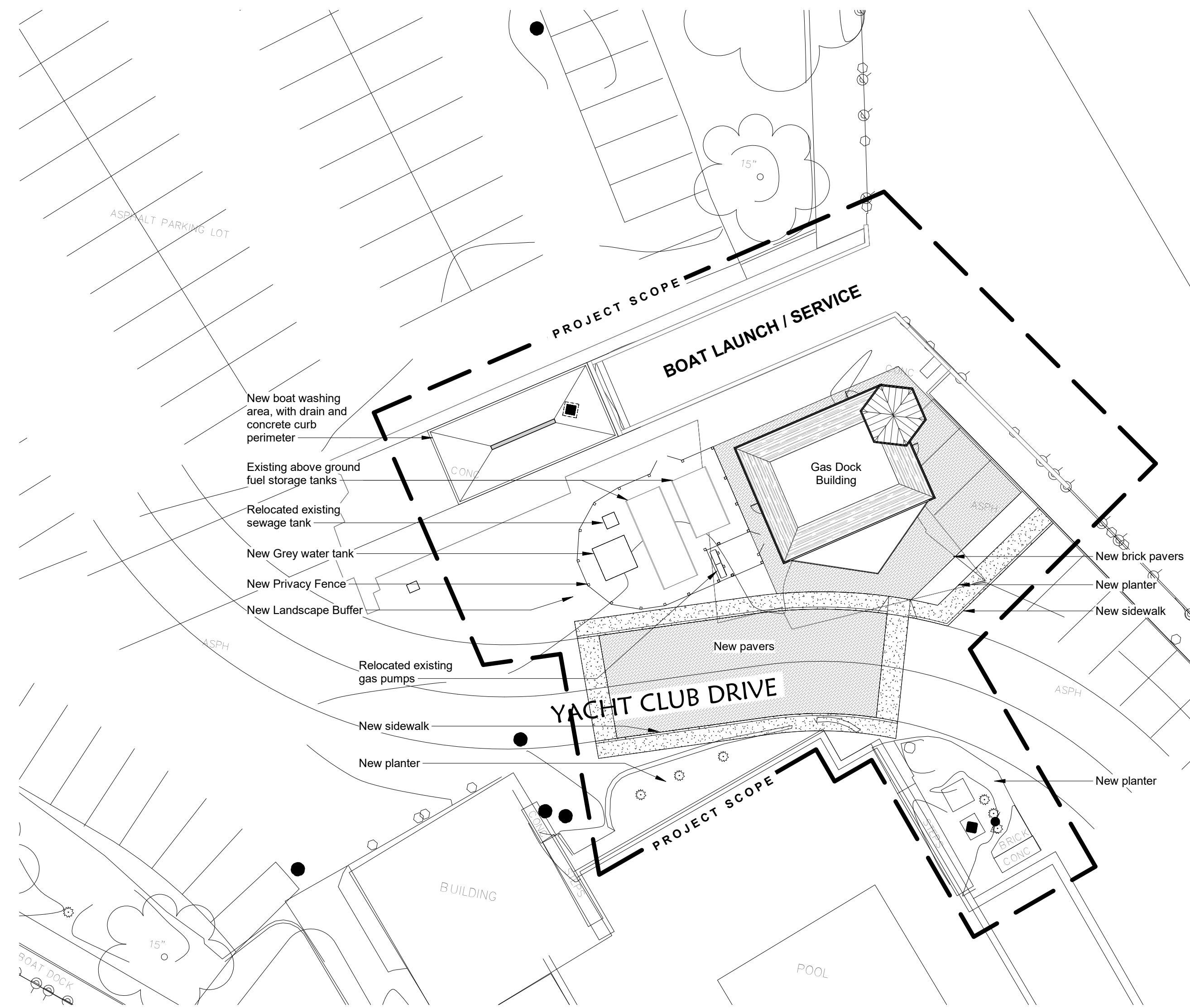
NOT TO SCALE



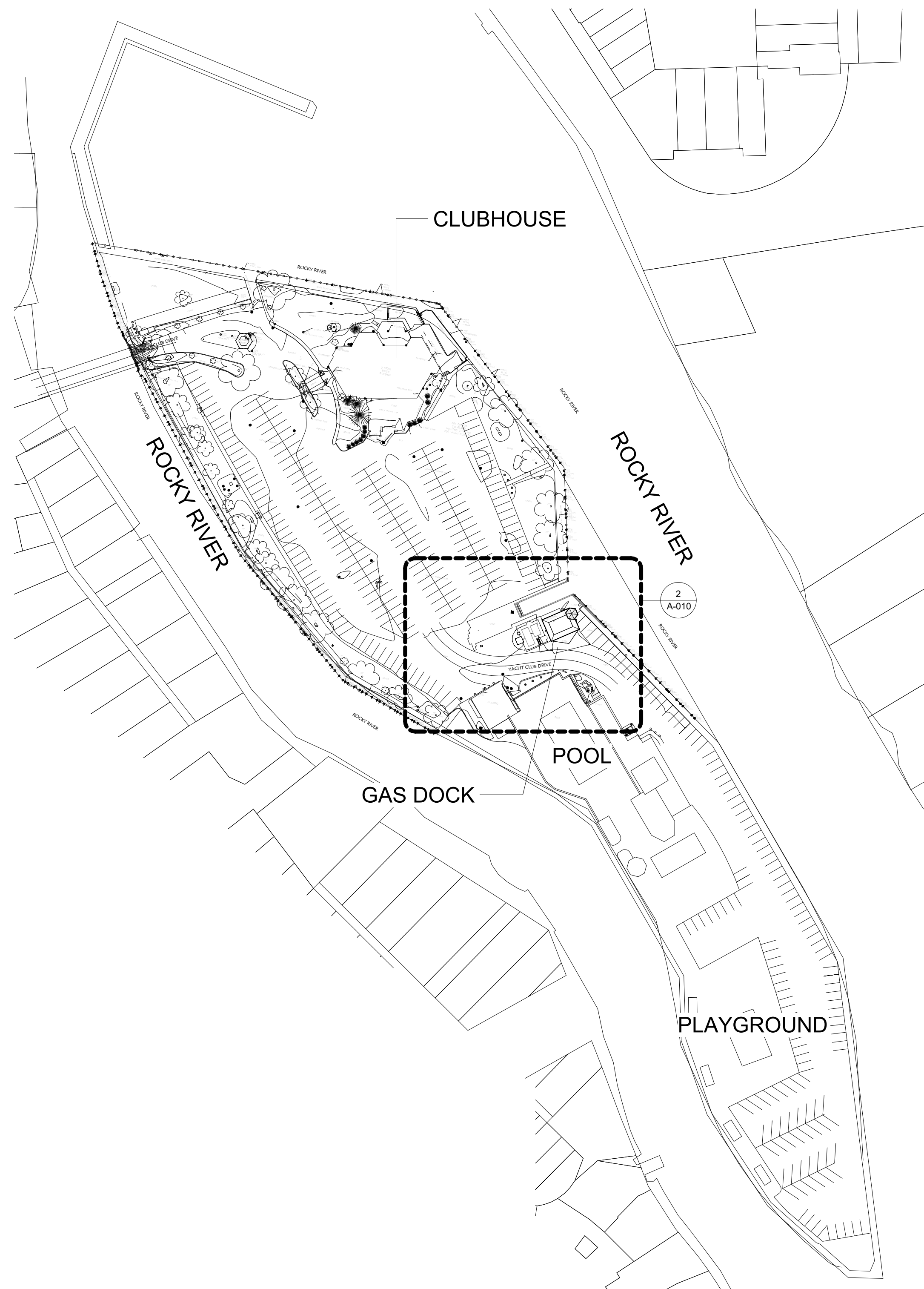
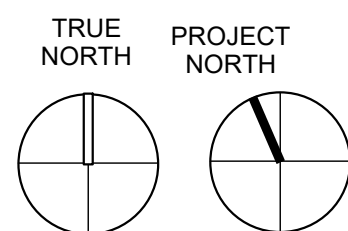
REVISIONS		DATE	BY
6			
5			
4			
3			
2			
1			
DESCRIPTION			

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

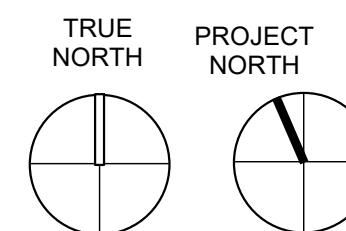
ROCKY RIVER, OHIO
CLEVELAND YACHT CLUB
GAS DOCK IMPROVEMENTS
MISCELLANEOUS DETAILS

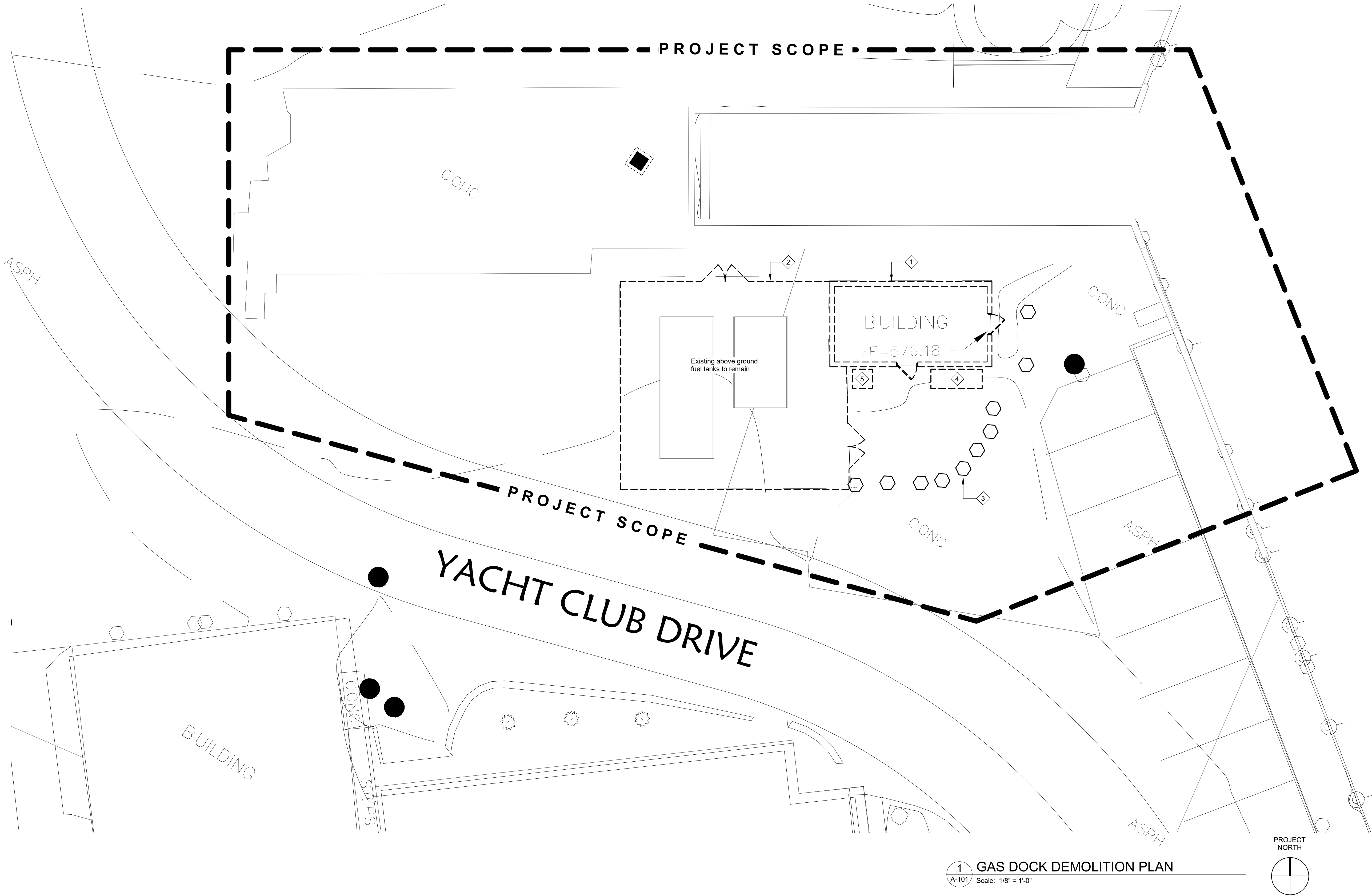


2 ARCHITECTURAL SITE PLAN
A-010 Scale: 1" = 20'-0"



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





CODED NOTES - DEMOLITION

- 1 Remove existing building in it's entirety. Salvage merchandising and TECH/AV equipment as directed by Owner.
- 2 Remove portion of wall as required for new opening. Patch/repair adjacent surfaces to match existing. Prepare wall/opening to receive scheduled finishes.
- 3 Remove existing concrete surface bollards, salvage as directed by Owner
- 4 Remove existing bag ice storage chest, salvage for relocation.
- 5 Remove existing soda dispenser, salvage for relocation.

GENERAL NOTES - DEMOLITION

- A Refer to specifications section 024119 - Selective Demolition for additional requirements and information.
- B Project Scope line is indicated for general intent only. Additional demolition will be req'd. outside of this line. Architectural demolition drawings are for schematic purposes. Contractor shall coord. all demolition with the entire set of contract documents for full scope of demolition work req'd for the project.
- C Exist. conditions shown on these drawings are not guaranteed to be complete. The contractor shall verify all exist. conditions, dimensions, and materials req'd for the contracted work. Report all discrepancies to architect prior to fabrication, erection, and/or installation.
- D Coord. all new penetrations and/or openings with other associated trades.
- E The Owner may select and tag items for demolition to be salvaged. The contractor shall remove selected items from the scope of work and deliver to the Owner's requested location within the exist. facility.
- F Contractor shall provide HEPA filtered negative air machine(s) to maintain negative pressure to scope of work area ensuring no dust will be transferred to occupied areas. Provide visual pressure monitoring device at dust proof barricade to confirm pressure.
- G The Facility's exist. smoke and fire suppression system shall remain in operation during the entire construction phase.
- H All demolition work being done outside of temporary partitions is to be appropriately sealed off to prevent the transmission of dust and debris and minimize disruption to visitors, residents, and staff. Coord. location of barriers with Owner.

GENERAL NOTES - DEMOLITION

- J Remove partitions indicated to the underside of the structure above.
- K Some items may be indicated in the demolition drawings and demolition notes which are not necessarily demolition work but are included to describe the overall scope of the project and to aid in the demolition coord. The contractor is responsible for all work required to complete the intended work of the overall project.
- L Flooring demolition includes the removal of exist. floor finishes, including vct., sheet vinyl, ceramic tile, quarry tile, carpet and other finishes, grouts, mastics, and setting beds complete to exist. conc. floor slab or other substrate ready for new floor finishes. Floor preparation shall be by the installing contractor.
- M Remove misc. items within limits of demolition. Coord with Owner any items to be salvaged.
- N Demolition of ceilings includes, grid, tile, supports, soffits, and related items as well as any ceiling mtd. elec. and mech. fixtures contained therein.
- O Plug abandoned floor openings with new conc. Plug shall match exist. slab depth and be structurally sound to carry floor load of 100 lbs./ sq. ft. unless noted otherwise.
- P All fire rated assemblies (columns, shafts, walls, etc.) shall be maintained or be relocated/ patched. Match exist. fire rating unless noted otherwise.
- Q Where new doors are indicated, cut openings in exist. wall. Prepare openings for new door. Patch adj. walls to match exist. Provide lintels as req'd. for new openings.

LEGEND - DEMOLITION PLAN

- Existing construction to remain
- Construction to be demolished

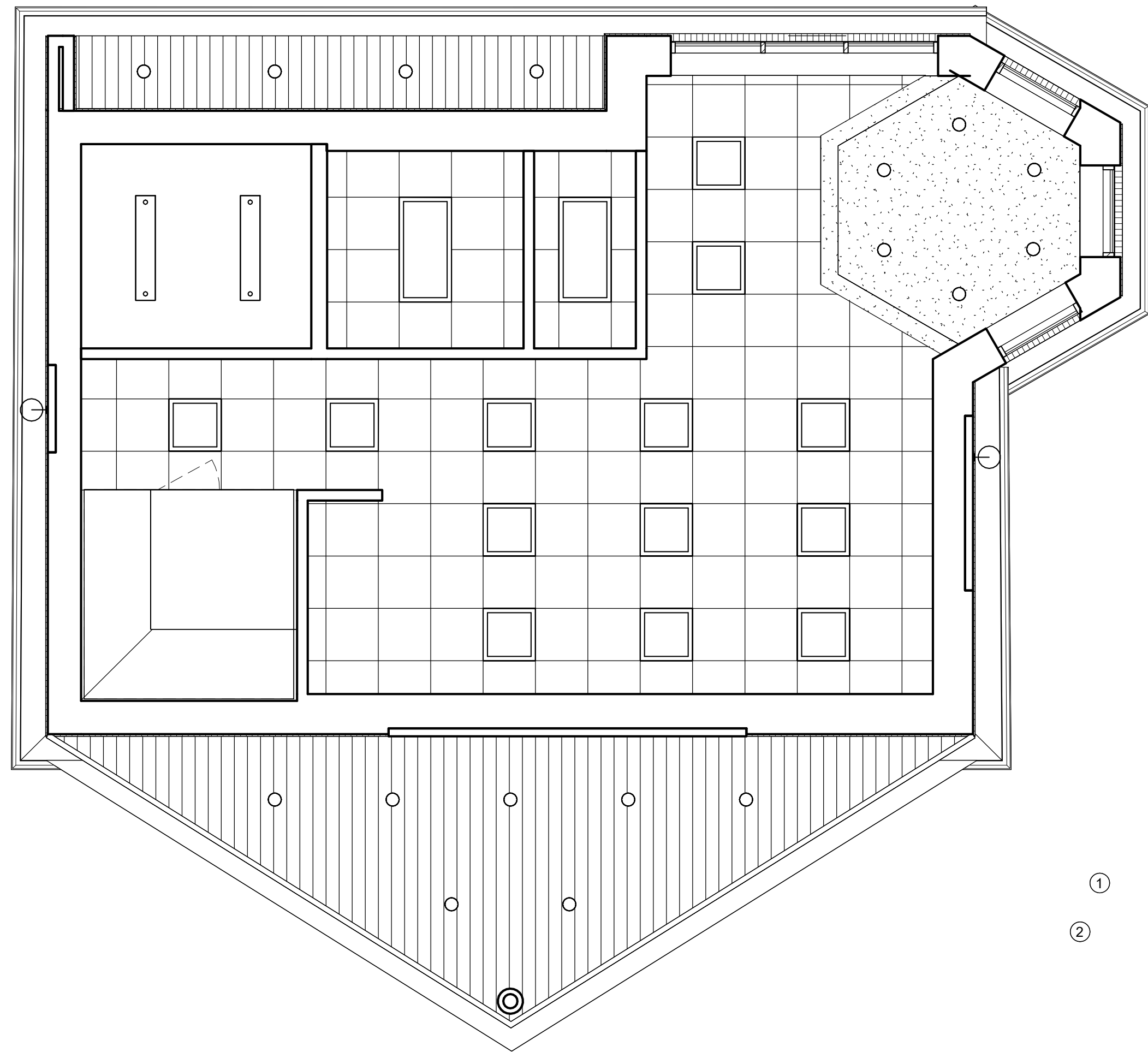
25-031

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

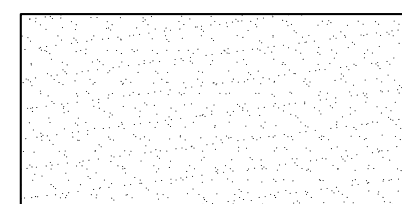
ISSUE
Planning Commission

DATE
05-06-2025

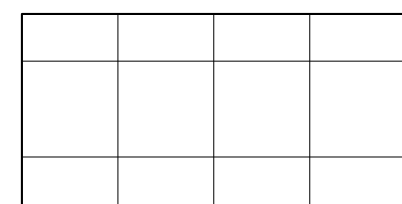
**GAS DOCK -
DEMOLITION PLAN**



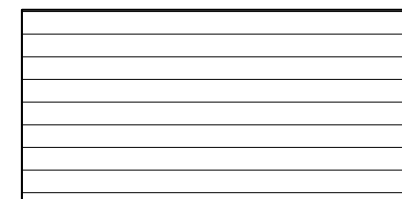
REFLECTED CEILING PLAN LEGEND



Gyp. bd. clg. or Soffit



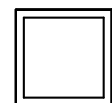
Acoustical Ceiling Panel w/ suspension system (ACT-1). See Project Manual for additional information..



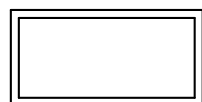
T&G Wood Plank



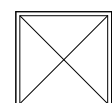
Recessed can light fixture



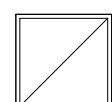
2x2 recessed light fixture



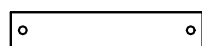
2x4 recessed light fixture



Supply Diffuser



Return Diffuser



Suspended light fixture

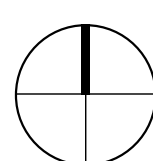


Exit sign

2 GAS DOCK BLDG - REFLECTED CEILING PLAN

A-111 Scale: 1/4" = 1'-0"

PROJECT
NORTH



GENERAL NOTES - REFL CLG PLAN

- All ceilings are "X"-X" AFF unless noted otherwise.
- Center and/or edge align all ceiling tiles, as indicated graphically, unless noted otherwise.
- Refer to electrical drawings for light fixture descriptions and all ceiling mounted electrical devices.
- Refer to mechanical drawings for diffuser descriptions and all ceiling mounted mechanical devices.
- Refer to technology drawings for identification and description of ceiling mounted technology equipment.
- CT = cut tile
- Ceiling height dimensions shown on rcp. and details are from finish floor to finish ceiling.
- Unless noted otherwise, light fixtures shall be located as shown on the reflected ceiling plans.
- Where light fixtures, devices and accessories are shown to be recessed in ceiling tiles, they shall be centered in the ceiling tiles unless noted otherwise.
- Provide access panels as required by applicable codes and as required for mechanical, electrical, and plumbing equipment. Access panels located in finished areas shall be painted to match adjacent surfaces. Locations shall be reviewed with the Architect prior to proceeding with the installation.
- All gypsum, board ceilings and soffits are to be painted.
- No mechanical equipment in the ceiling cavity requiring normal maintenance shall be installed above a gypsum, board ceiling. Notify architect if any such items are indicated above gypsum, board ceilings.
- Exit signs and smoke detectors located in hard ceilings shall be centered in corridors and located a distance of 1'-0" from wall to the center of the fixture unless noted otherwise. Locate exit signs as required by the authority having jurisdiction.
- Soffits and bulkheads shall be laterally braced to resist horizontal movement.

#

-
-

#

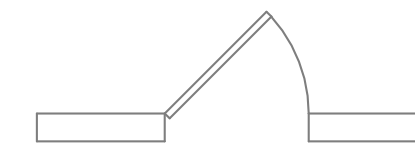
-
-

CODED NOTES - FLOOR PLAN

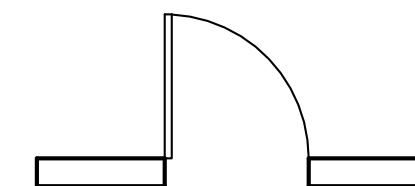
GENERAL NOTES - FLOOR PLAN

- 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.

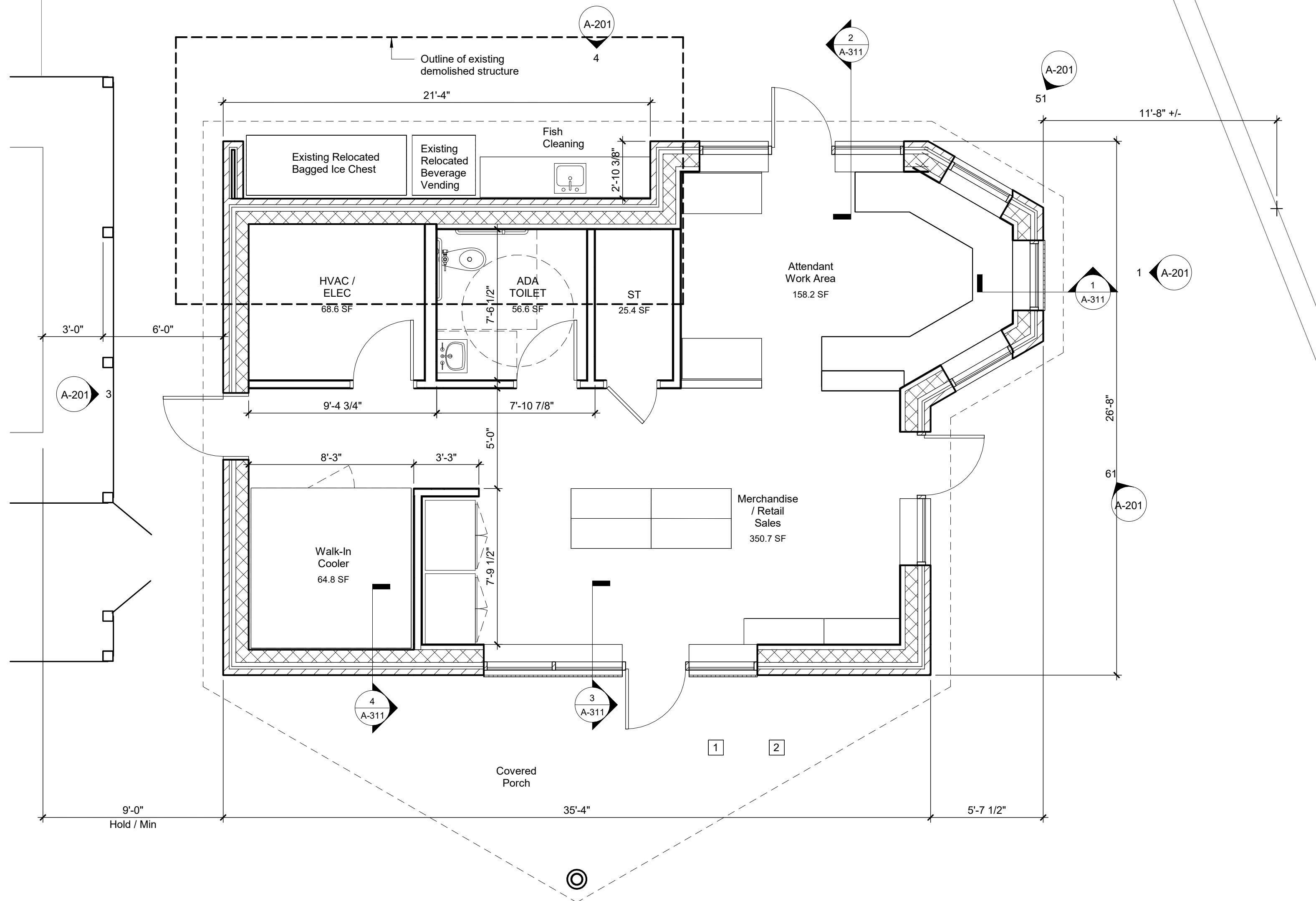
LEGEND - FLOOR PLAN



Existing construction to remain



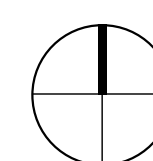
New construction



1 GAS DOCK BLDG - FLOOR PLAN

A-111 Scale: 1/4" = 1'-0"

PROJECT
NORTH

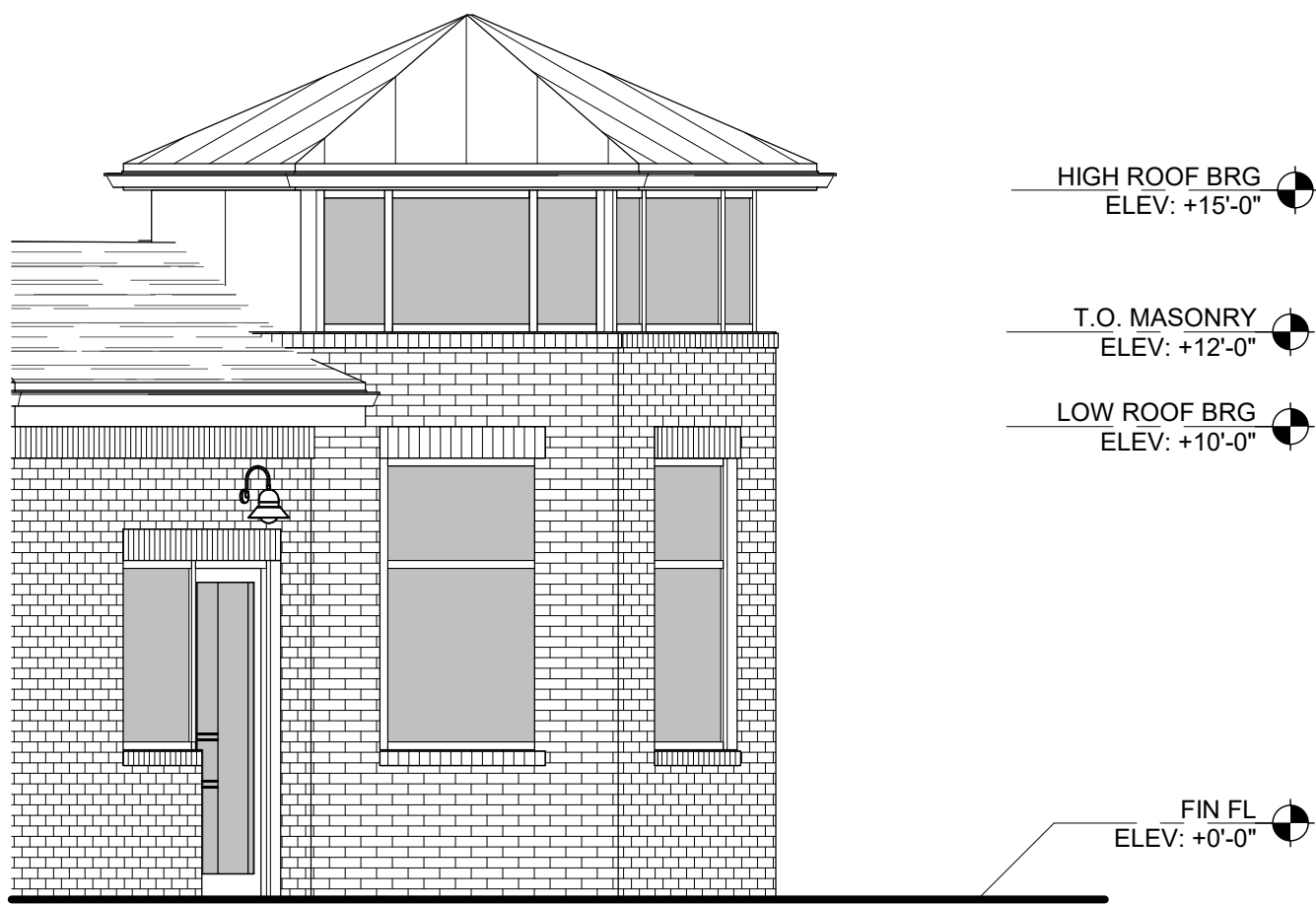


CODED NOTES - REFL CLG PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND - EXTERIOR ELEVATIONS

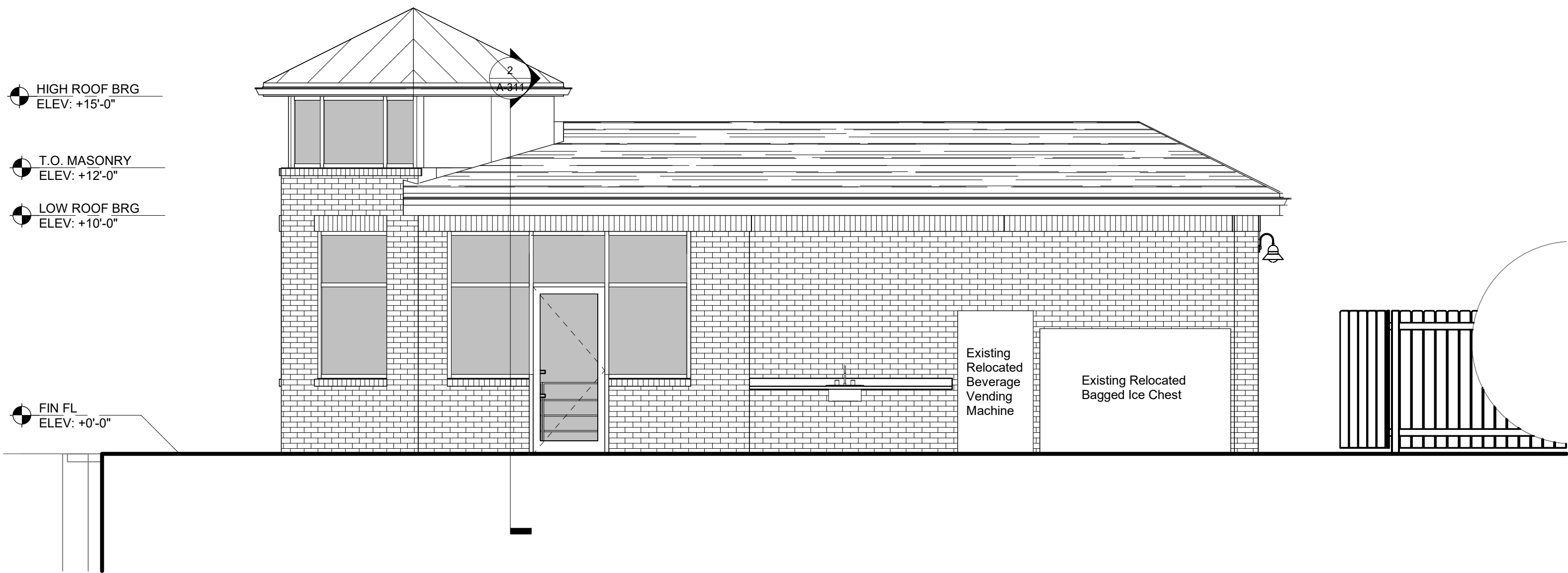
- Glazing
- Brick
- Metal



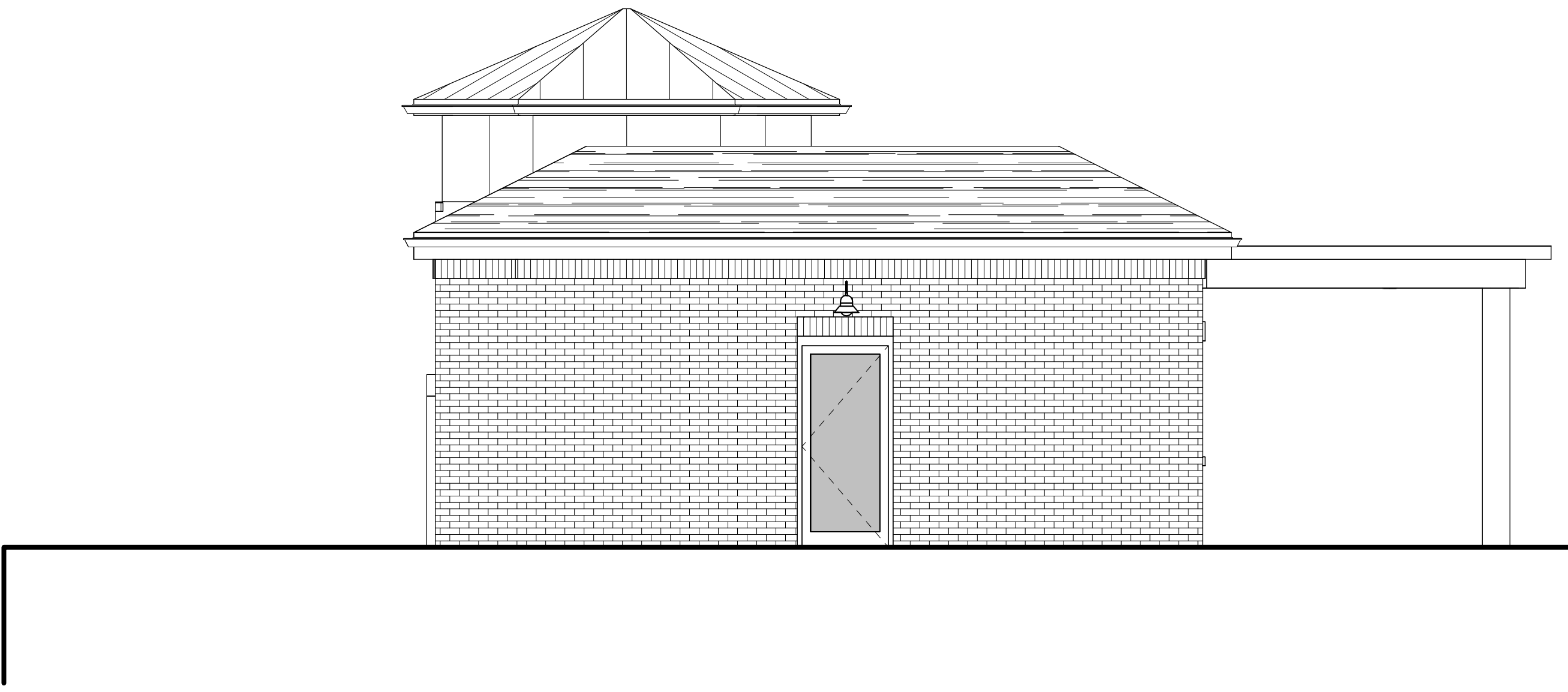
61 SOUTHEAST ELEVATION
A-201 Scale: 1/4" = 1'-0"



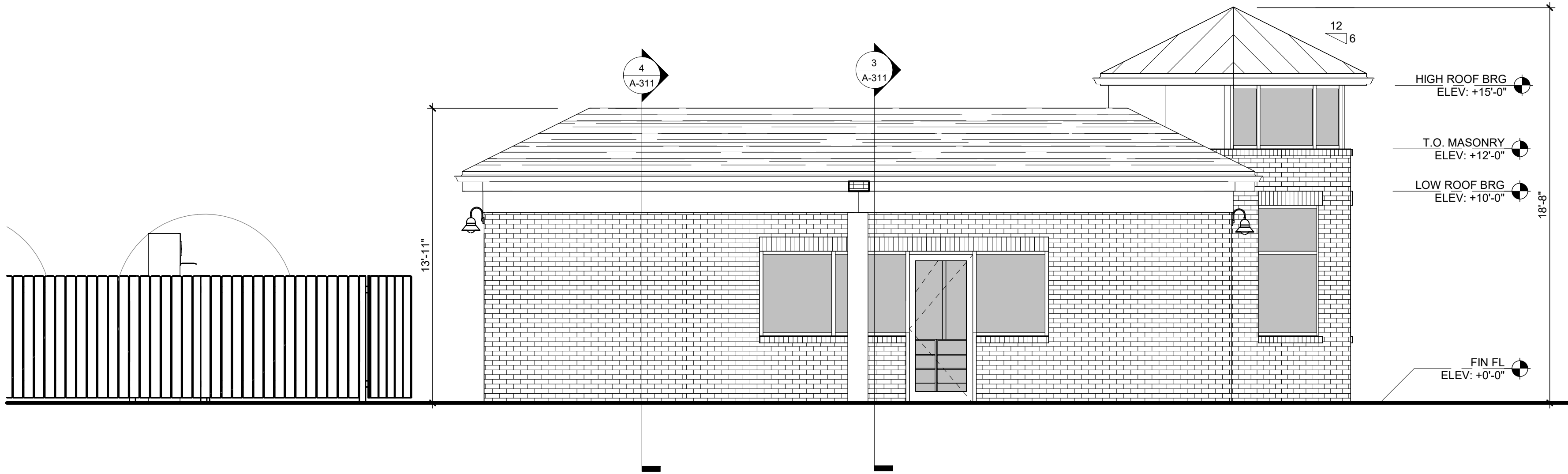
51 NORTHEAST ELEVATION
A-201 Scale: 1/4" = 1'-0"



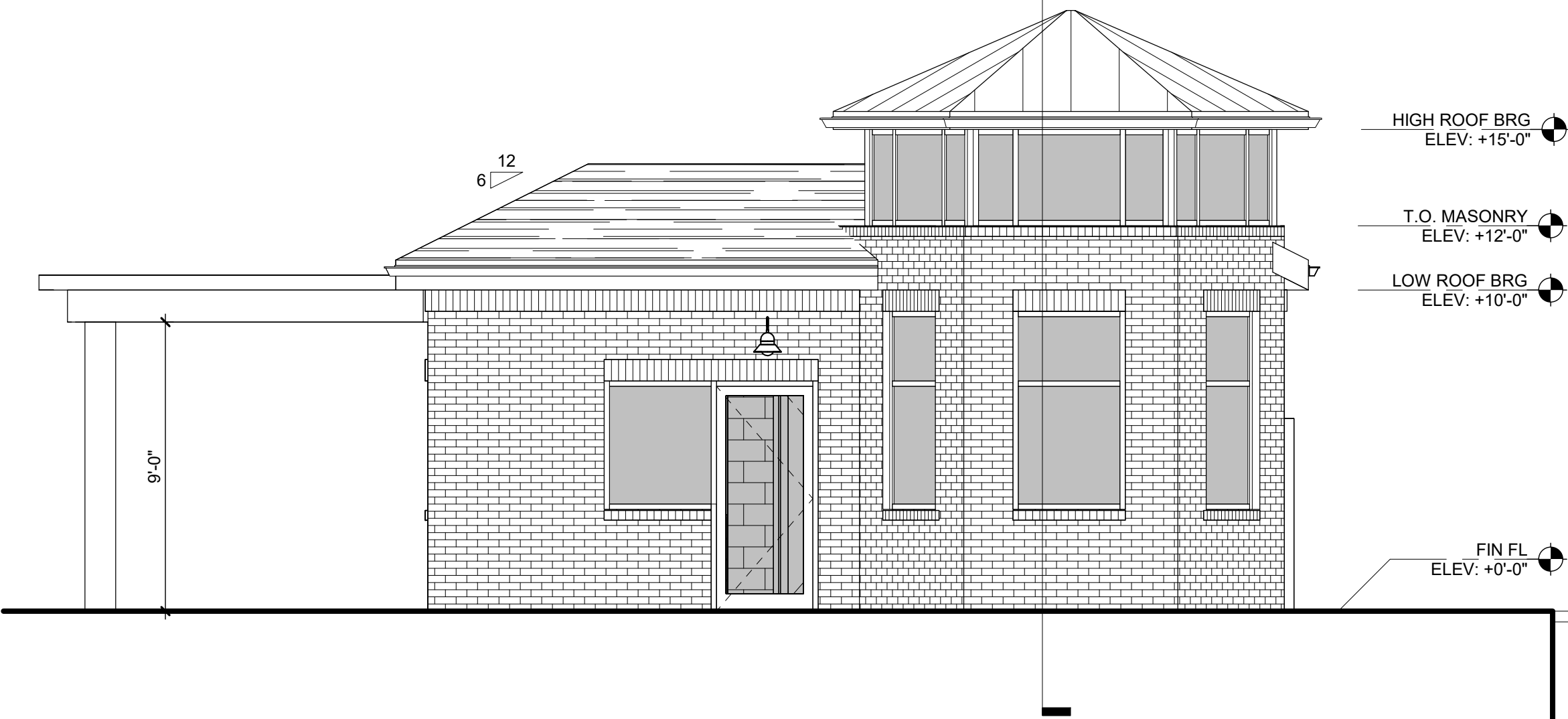
4 NORTH ELEVATION
A-201 Scale: 1/4" = 1'-0"



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



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



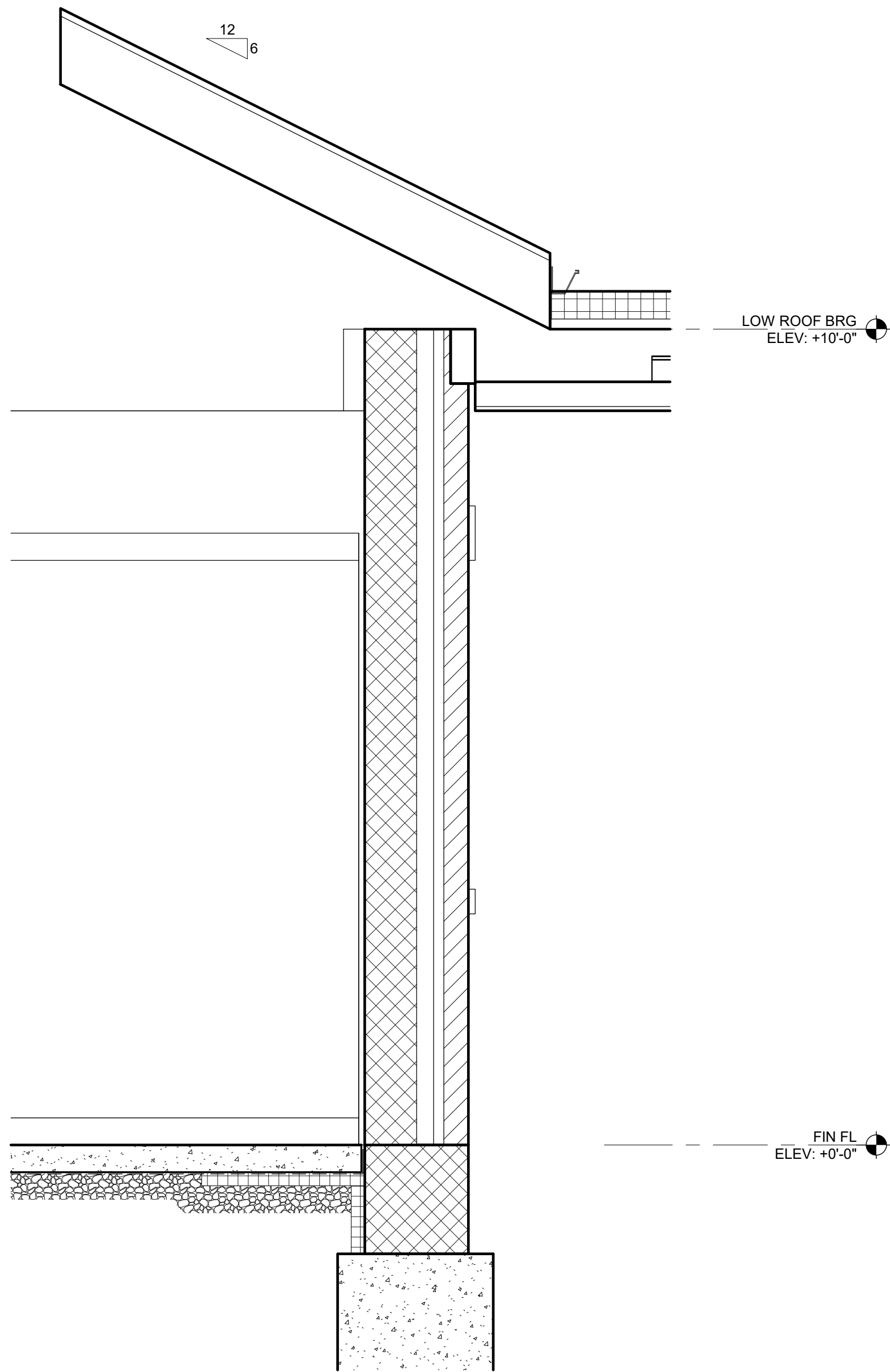
1 EAST ELEVATION
A-201 Scale: 1/4" = 1'-0"

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

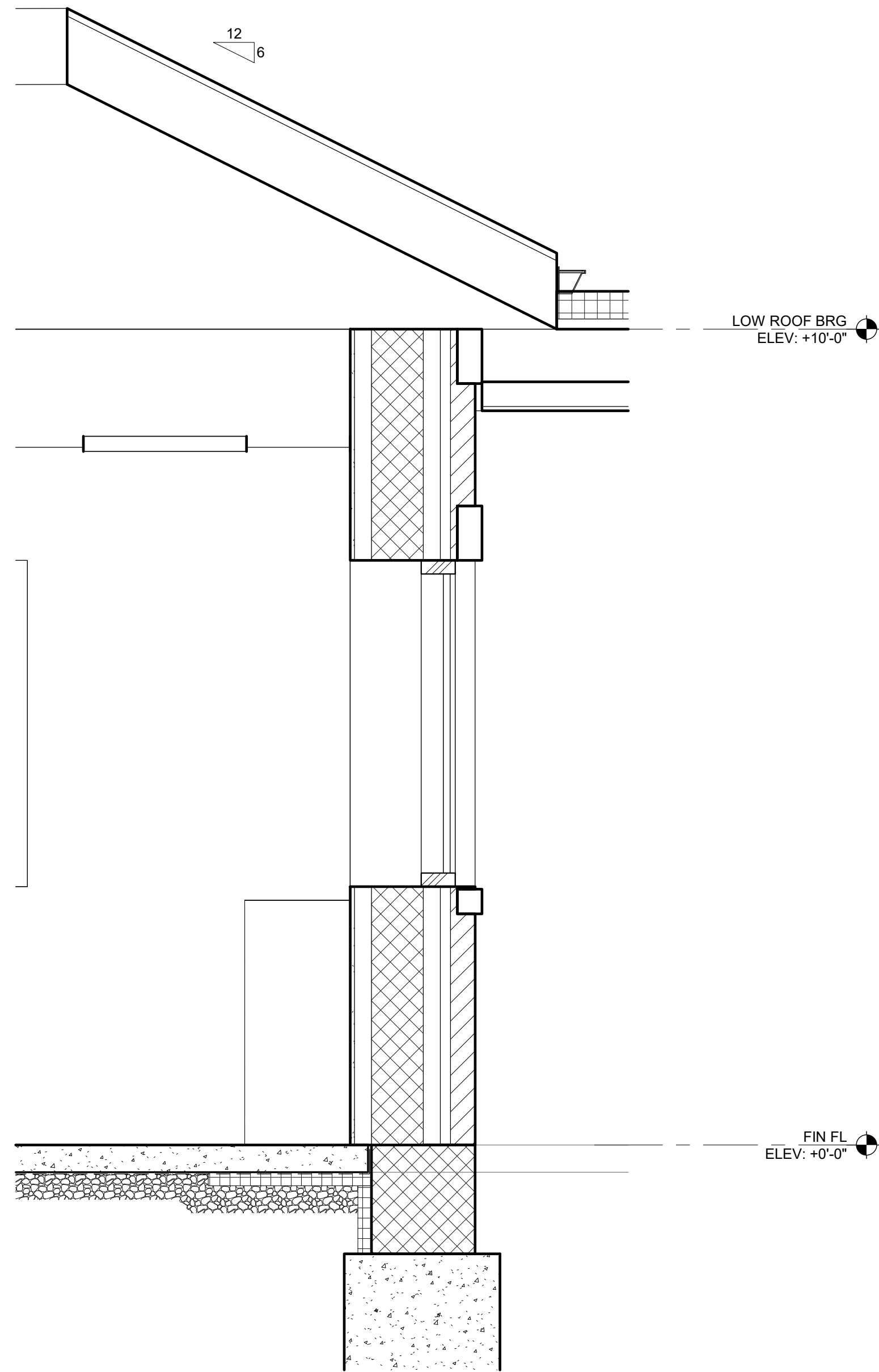
ISSUE
Planning Commission

DATE
05-06-2025

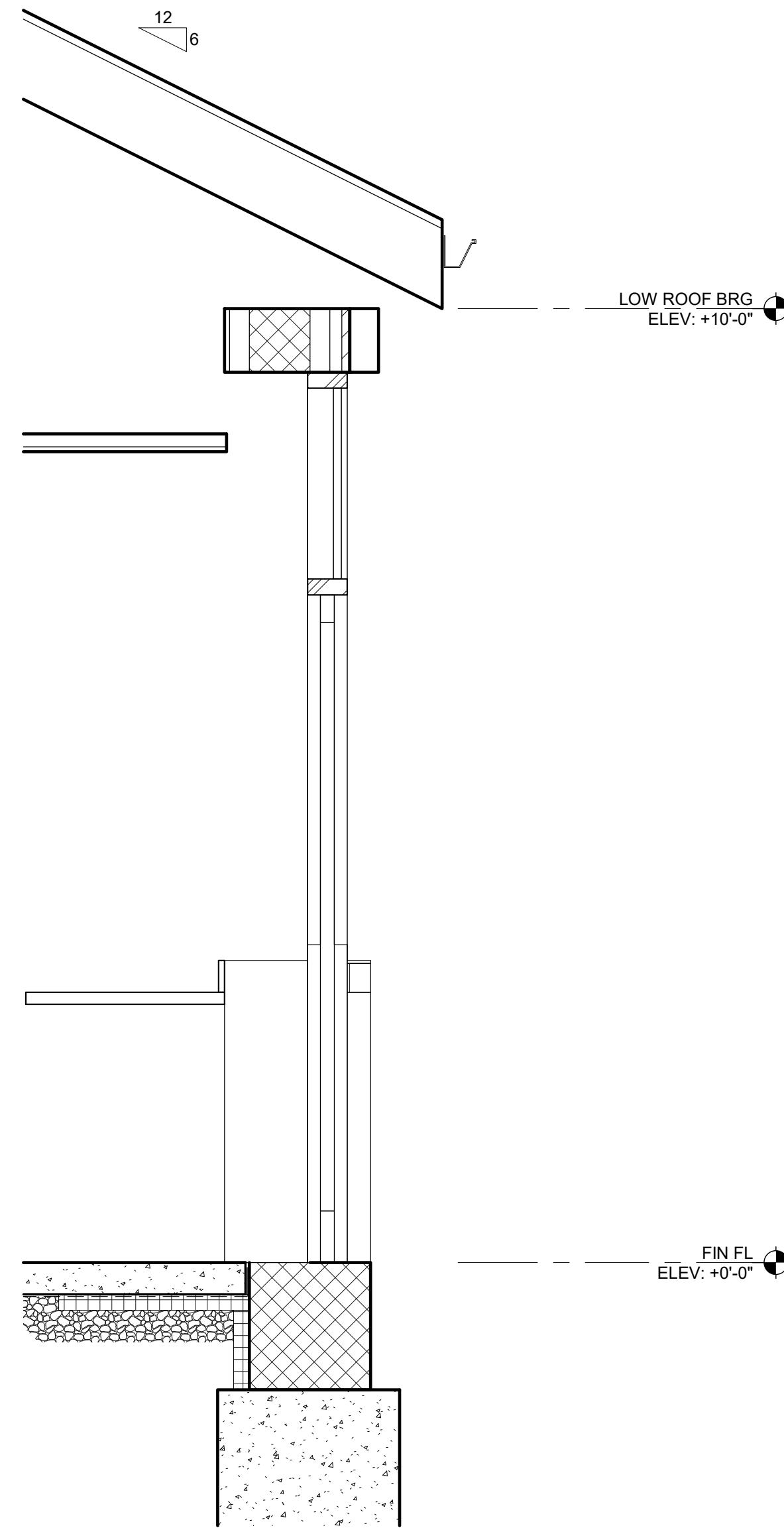
GAS DOCK BLDG -
EXTERIOR ELEVATIONS



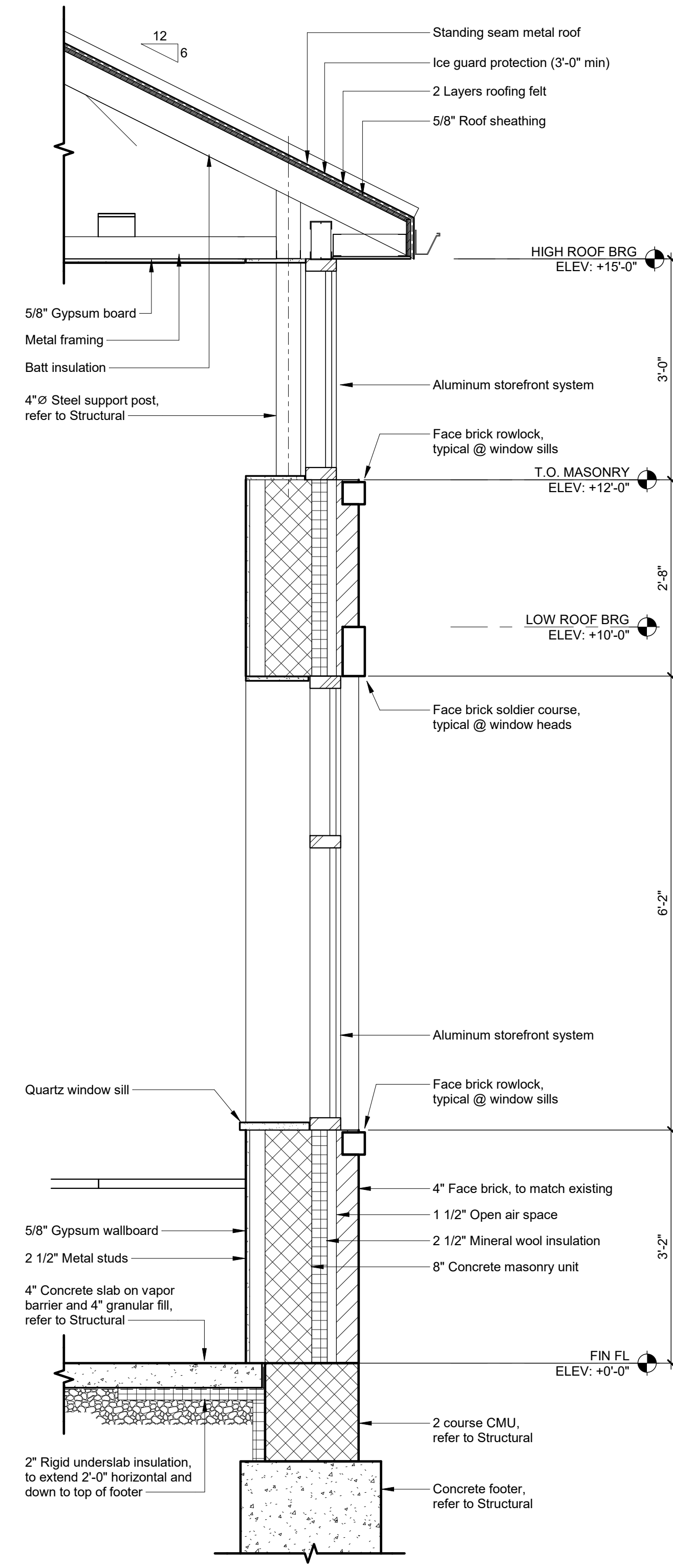
4 WALL SECTION
A-311 Scale: 3/4" = 1'-0"



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



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



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

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

ISSUE
Planning Commission

DATE
05-06-2025

GAS DOCK BLDG -
WALL SECTIONS