

# Entry Drive Improvements

## 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

## Issued for Bidding

**GENERAL**  
G-000 COVER SHEET

- CIVIL**
- 1 OF 6 EXISTING AND DEMO PLAN
  - 2 OF 6 PROPOSED SITE PLAN
  - 3 OF 6 GRADING PLAN
  - 4 OF 6 NOTES + DETAILS
  - 5 OF 6 CURB RAMP DETAILS
  - 6 OF 6 BID ALTERNATE 1

- ARCHITECTURAL**
- A-101 ARCHITECTURAL SITE & OVERALL ISLAND PLAN
  - A-111 ENTRY DRIVE PLANS & DETAILS
  - A-112 ENLARGED ENTRY DRIVE ALTERNATES
  - A-121 LIFT GATE SPECIFICATIONS
  - A-411 GUARD HOUSE PLANS & ELEVATIONS

LOCATION PLAN



CODE INFORMATION

|                           |                                                                                                                                                                                                             |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description:              | Project consists of the removal of existing Guardhouse structure and surrounding planter, to be replaced with a new Entry Gate System, raised island (for future Guardhouse) and modified surrounding site. |
| Occupancy Classification: | "U" Utility Use Group                                                                                                                                                                                       |
| Type of Construction:     | Type VB                                                                                                                                                                                                     |
| Allowable Area:           | 5,500sf                                                                                                                                                                                                     |
| Actual Area:              | 80sf                                                                                                                                                                                                        |
| Maximum Occupant Load:    | Business Area = 150sf per occupant = One (1) Occupant                                                                                                                                                       |

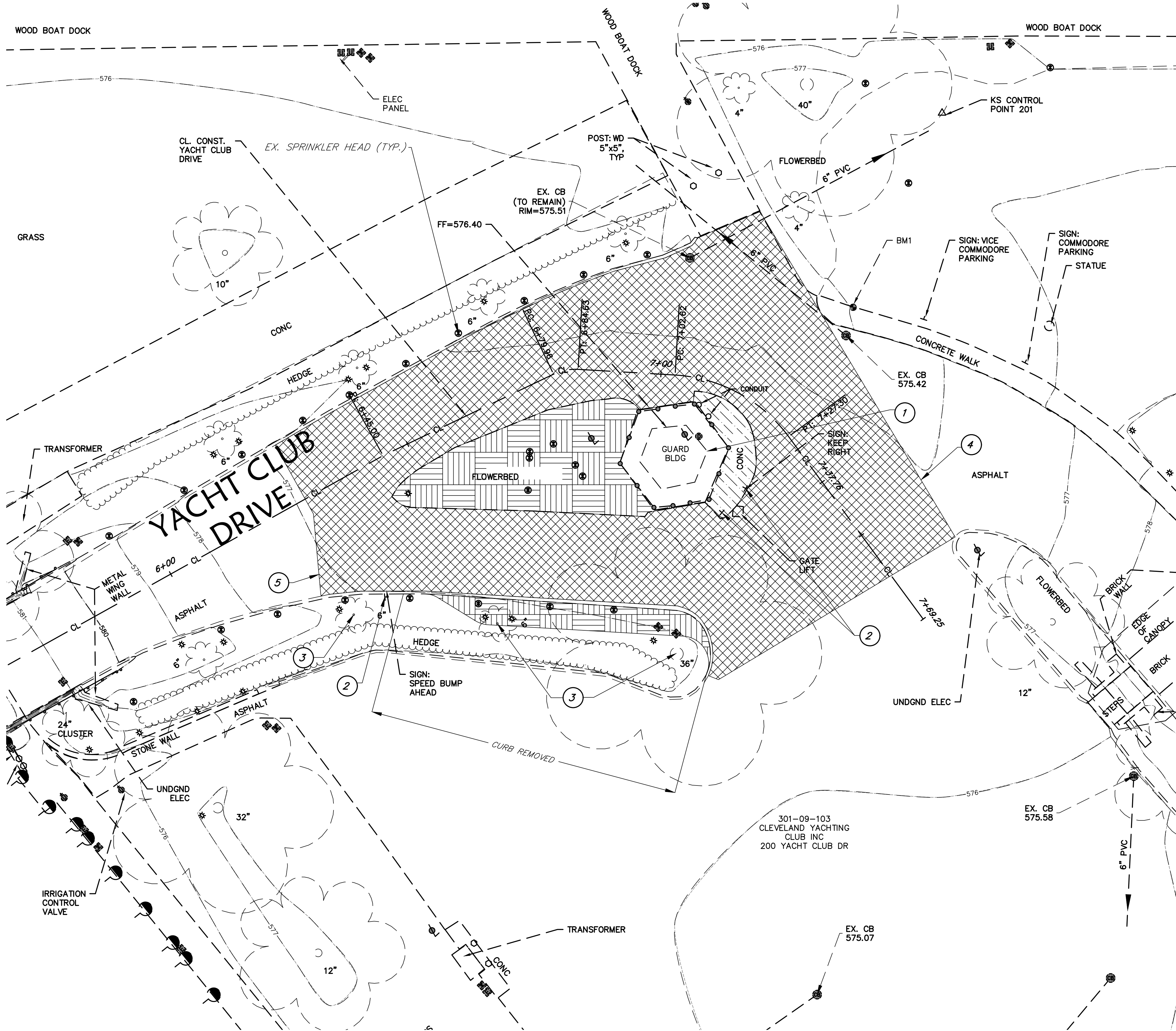
24-113  
**Entry Drive Improvements**  
Cleveland Yachting Club  
200 Yacht Club Dr.  
Rocky River, Ohio 44116

| ISSUE       | DATE       |
|-------------|------------|
| For Bidding | 03-10-2025 |

COVER SHEET

G-000

G:\2024\24-310 PERSPECTUS CLEVELAND YACHT CLUB ENTRANCE\DWG Sat\24-310 EXISTING AND DEMO PLAN.dwg 2/25/2025 12:49:16 PM



LEGEND:

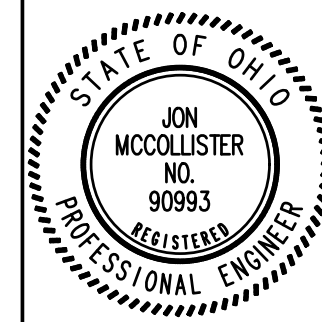
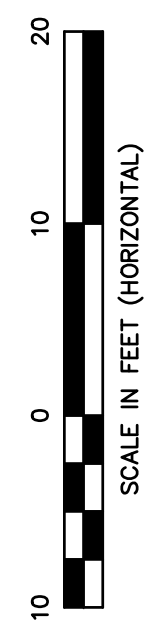
- ODOT ITEM 202: PAVEMENT REMOVED
- CONCRETE WALK/PAD REMOVED
- FLOWERBED REMOVED

PLAN NOTES:

1. GUARDHOUSE REMOVED  
INCLUDES ALL LIGHTS, RAILINGS,  
FOUNDATION, DECORATIONS,  
GATE LIFT, ETC.
2. SIGN REMOVED
3. TREE REMOVED
4. FULL-DEPTH SAW CUT
5. BRIDGE REPAIR PLANS TIE-IN.  
SEE ELR PLANS.

NOTES:

1. A SPRINKLER SYSTEM APPEARS TO  
EXIST WITHIN THE FLOWERBEDS BEING REMOVED.  
CONTRACTOR TO REMOVE AND REINSTALL SYSTEM TO A  
LOCATION BEHIND THE NEW BACK OF CURB WITHIN THE  
LIMITS OF THE FLOWER BED.
2. AFTER ODOT ITEM 202: PAVEMENT REMOVED IS PERFORMED,  
CONTRACTOR IS TO EXCAVATE DOWN TO A DEPTH  
NECESSARY FOR INSTALLATION OF DRIVE BASED ON TYPICAL  
SECTION SHOWN ON SHEET 4. EXCAVATION DEPTH IS  
UNKNOWN AS EXISTING PAVEMENT MAKEUP IS ALSO  
UNKNOWN.



| 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 YACHTING CLUB  
ENTRANCE IMPROVEMENTS  
EXISTING AND DEMO PLAN**

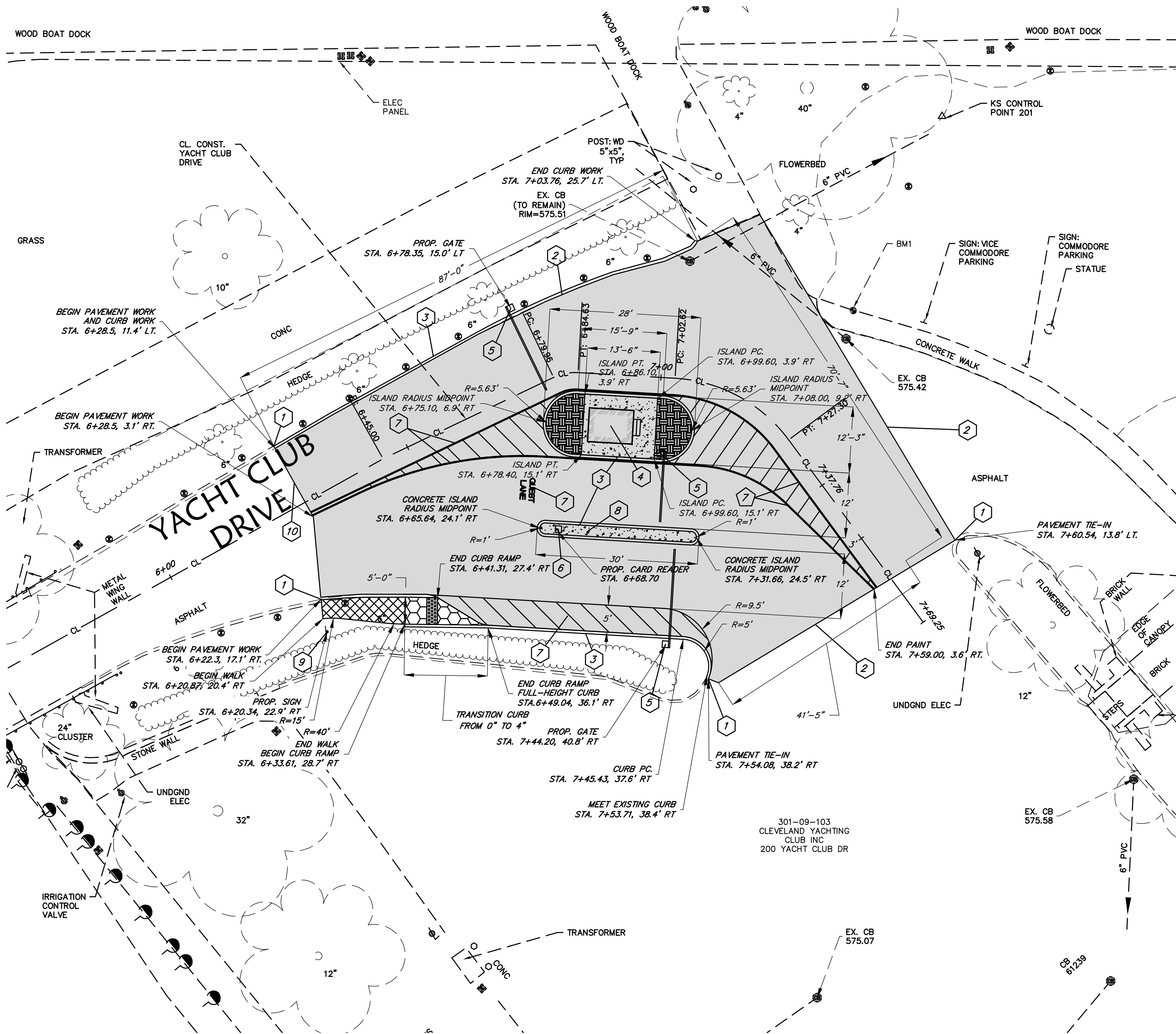
FEBRUARY, 2025

24-310

1 OF 6

NOT FOR CONSTRUCTION

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LEGEND:

- PROPOSED ASPHALT PAVEMENT, SEE DETAIL SHEET 4
- PROP. 8" CONCRETE PAD
- PROP. FLOWERBED

PLAN NOTES:

- MEET EXISTING EOP & CURB
- FULL-DEPTH SAWCUT
- ODOT ITEM 609, CURB, TYPE 4-C
- NEW GUARD HOUSE (SEE ARCHITECTURAL PLANS)
- NEW GATE (SEE ARCHITECTURAL PLANS)
- NEW MEMBER CARD READER (SEE ARCHITECTURAL PLANS)
- ODOT ITEM 642: PAVEMENT MARKING, YELLOW
- ODOT ITEM 609: 3 FOOT WIDE CONCRETE ISLAND (SEE DETAIL SHEET 4)
- NEW GUEST ENTRANCE SIGN
- BRIDGE REPAIR PLANS TIE-IN. SEE ELR PLANS.

NOTES:

- TRANSVERSE MARKINGS TO BE 4" WIDE SPACED AT THREE (3) FEET CENTER-TO-CENTER.
- CURB RADIUS CALLOUTS REPRESENT BACK-OF-CURB.

NORTH

20

10

0

10

SCALE IN FEET (HORIZONTAL)

STATE OF OHIO

JON MCCOLLISTER

NO. 90993

REGISTERED PROFESSIONAL ENGINEER

| REVISIONS | DATE | DESCRIPTION | BY |
|-----------|------|-------------|----|
| 6)        |      |             |    |
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STEPHEN HOVANCSEK & ASSOCIATES, INC.

CONSULTING ENGINEERS AND PLANNERS

TWO MERIT DRIVE

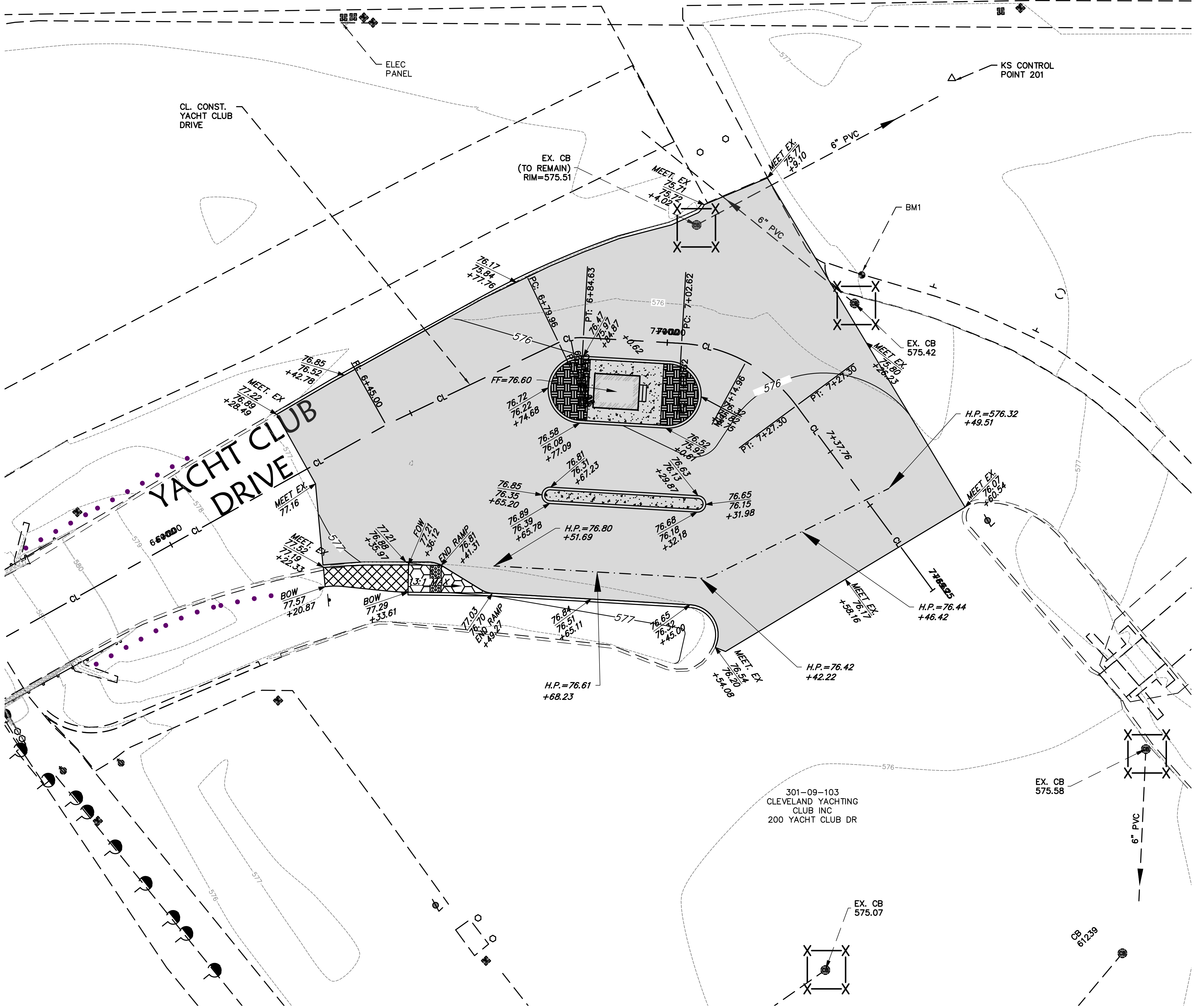
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ROCKY RIVER, OHIO  
CLEVELAND YACHTING CLUB  
ENTRANCE IMPROVEMENTS  
PROPOSED SITE PLAN

NOT FOR CONSTRUCTION

G:\2024\24-310 PERSPECTUS CLEVELAND YACHT CLUB ENTRANCE\DWG Set\24-310 GRADING PLAN.dwg 2/25/2025 4:27:40 PM



LEGEND:



PROPOSED PAVEMENT ASPHALT, SEE DETAIL SHEET



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

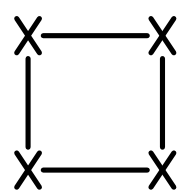
EX. CONTOUR

575

PROP. CONTOUR

---

HIGH POINT DELINEATION LINE



PROPOSED INLET PROTECTION  
SEE DETAIL SHEET 4



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |
| 6   |      |             |

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ROCKY RIVER, OHIO  
CLEVELAND YACHTING CLUB  
ENTRANCE IMPROVEMENTS  
GRADING PLAN

FEBRUARY, 2025

24-310

3 OF 6

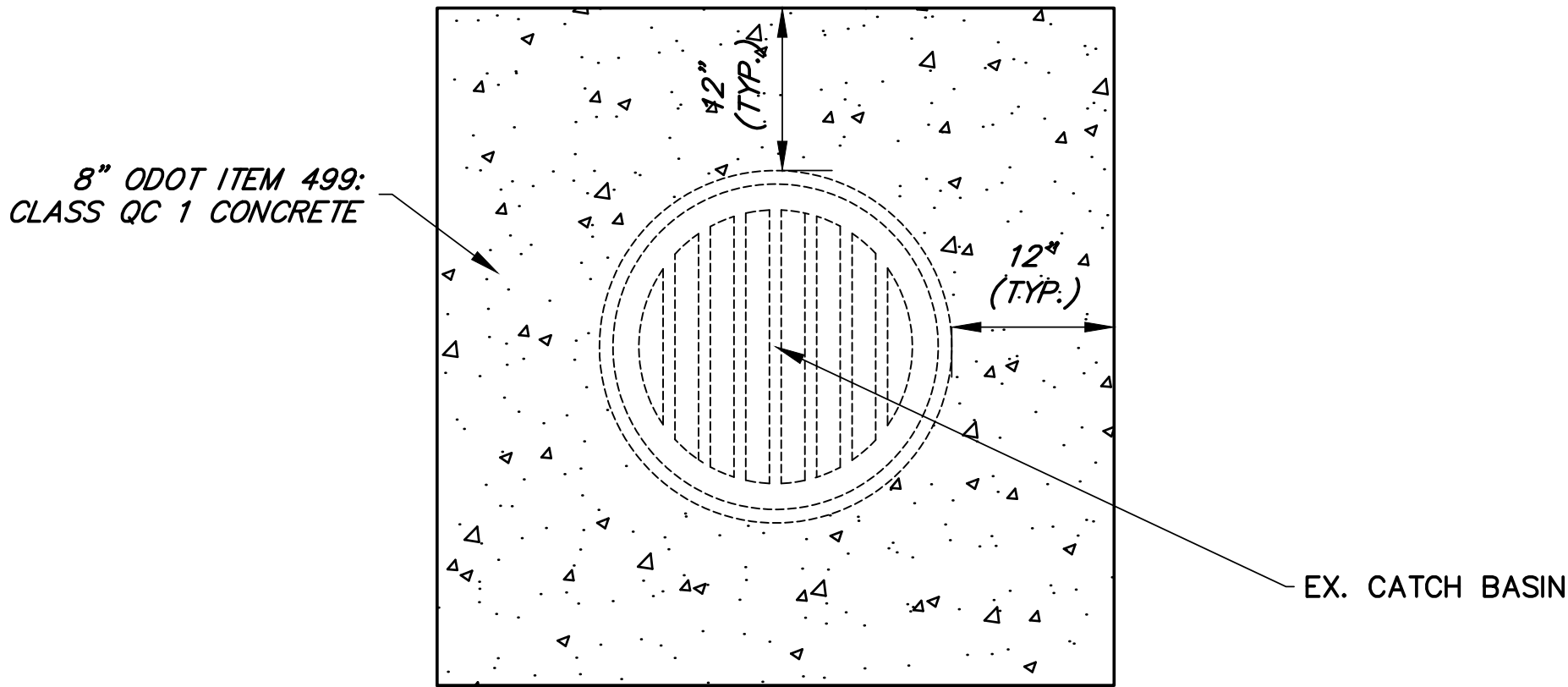
NOT FOR CONSTRUCTION

GENERAL

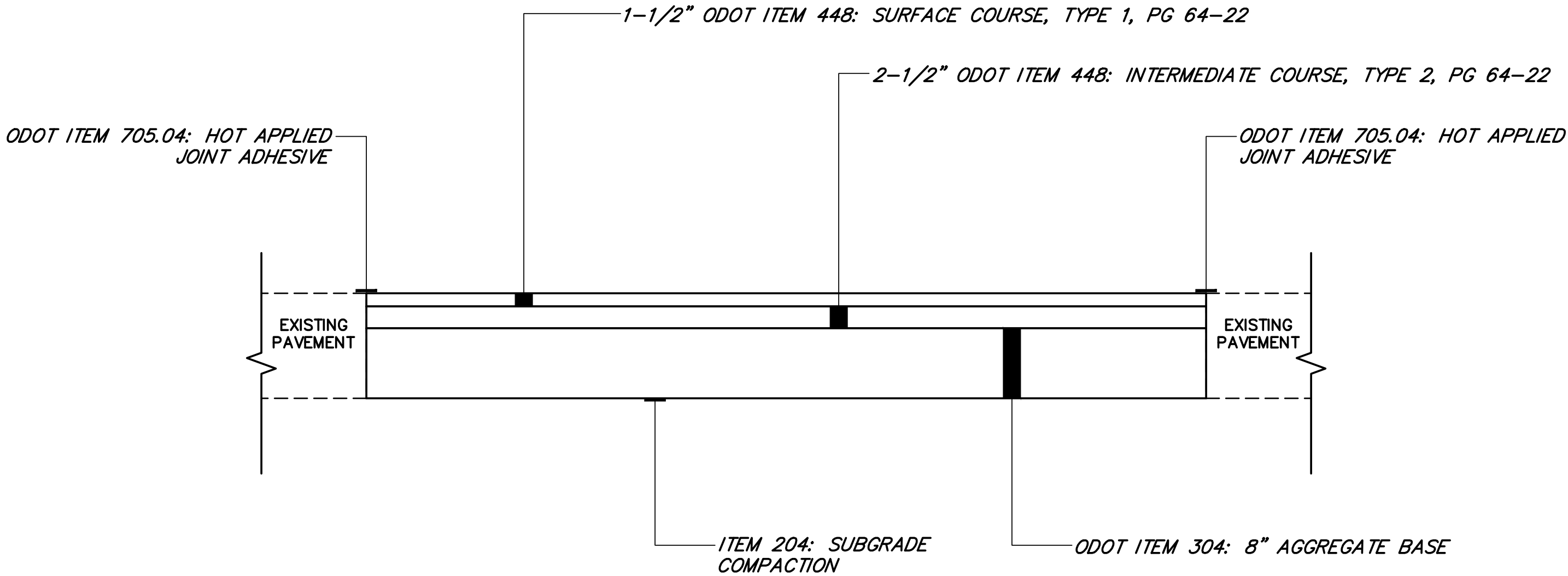
CONTRACTOR TO CLEAN EXISTING STORM SYSTEM PRIOR TO BEGINNING CONSTRUCTION.  
CONTRACTOR TO CLEAN EXISTING STORM SEWER AND STORM SYSTEM INSTALLED DURING THIS PROJECT UPON COMPLETION OF CONSTRUCTION. VIDEOS ARE TO BE TAKEN OF BOTH STORM SYSTEMS UPON COMPLETION OF CLEANING AND SUBMITTED TO OWNERS.

CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INCLUDING FEES, REQUIRED FOR THIS JOB.

ALL DISTURBED AREAS, NOT TO BE PAVED, SHALL HAVE 2" OF ODOT ITEM 660 TOPSOIL PLACED & GRADED AND THEN SEEDED & MULCHED PER ODOT ITEM 659, LAWN SEED MIX.

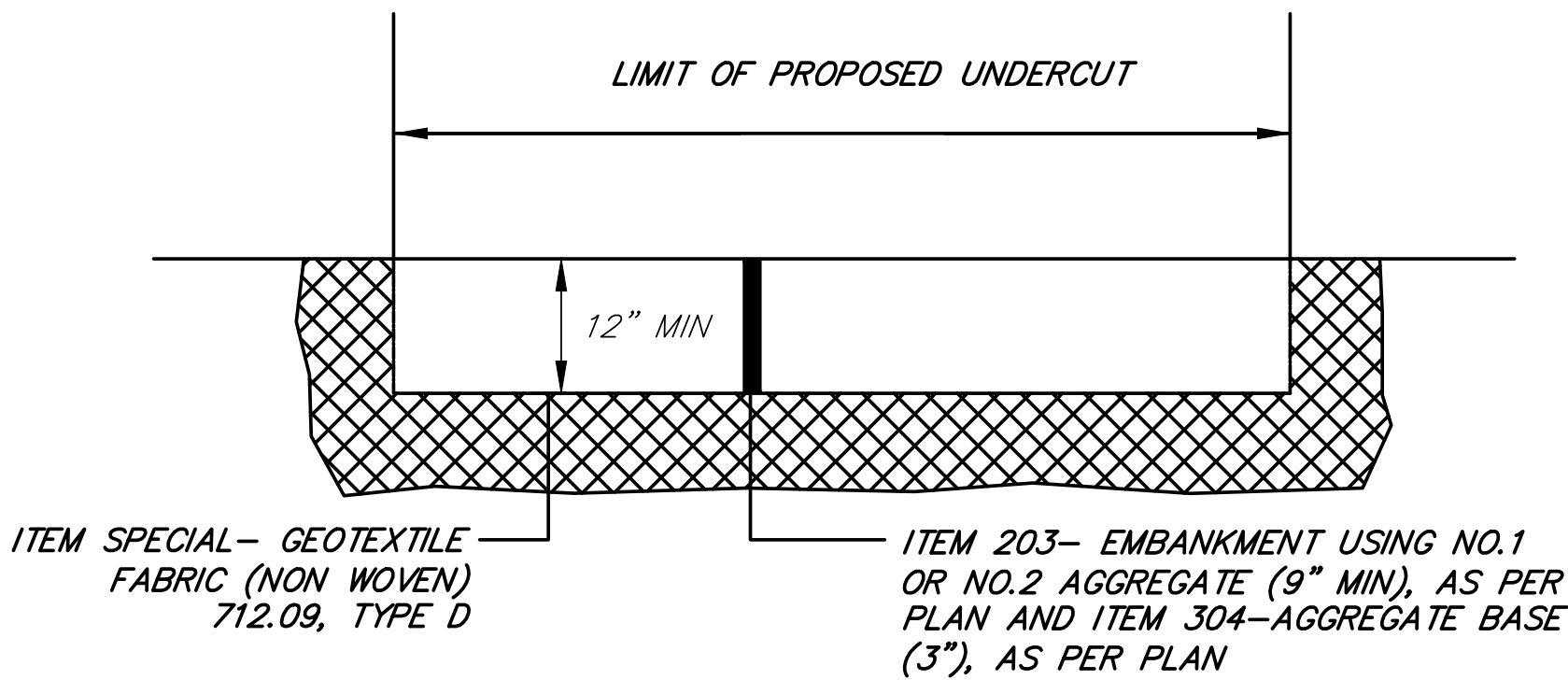


CONCRETE PAD AROUND CASTINGS  
ADJUSTED TO GRADE



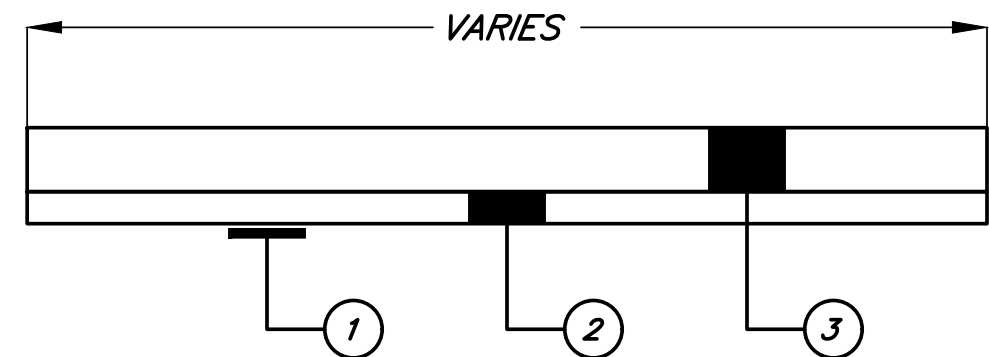
ASPHALT PAVEMENT TYPICAL SECTION

1" = 1'-0"



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)

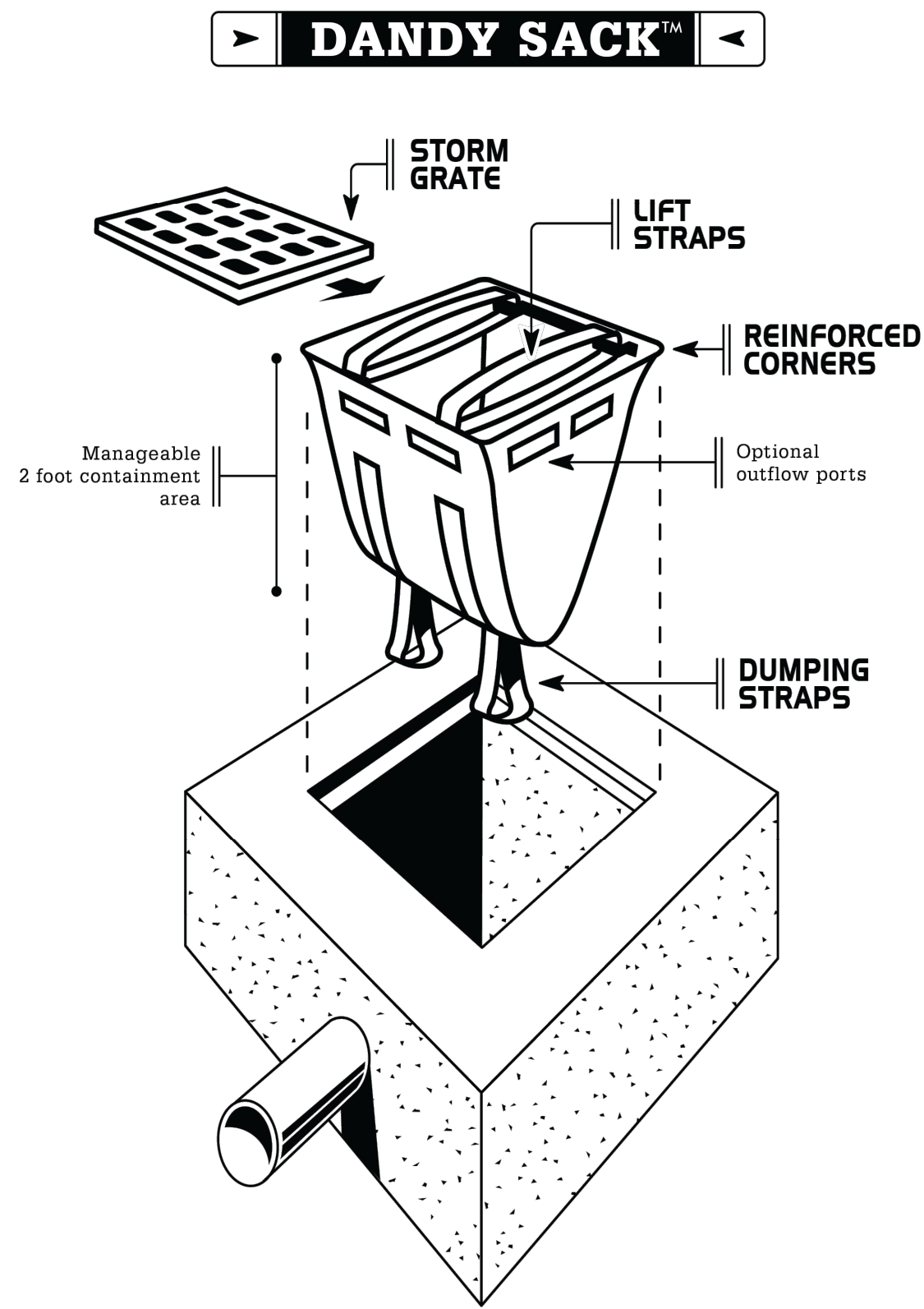


CONCRETE WALK TYPICAL SECTION

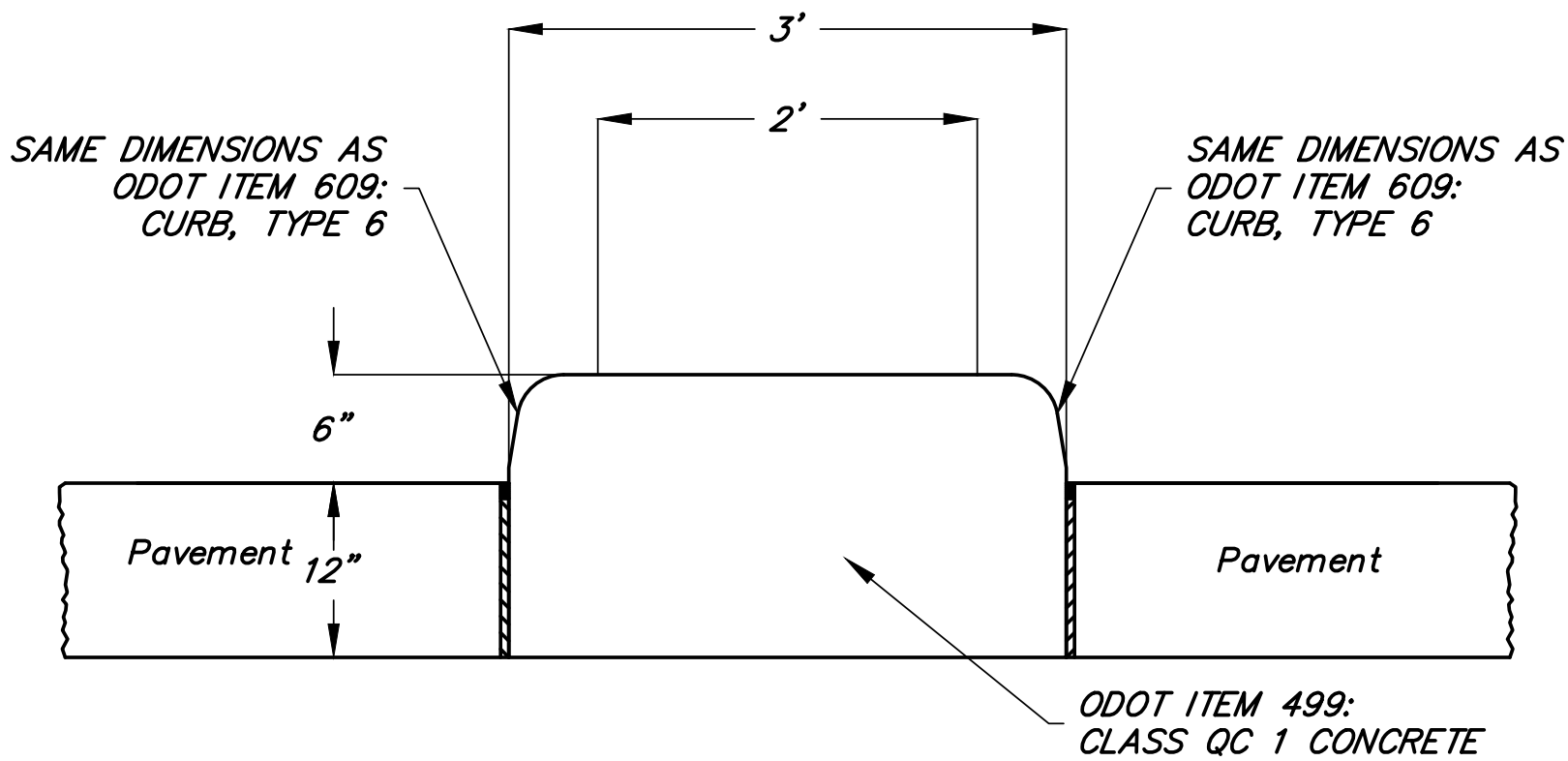
NOT TO SCALE

LEGEND

- 1 ITEM 204: SUBGRADE COMPACTION
- 2 ITEM 304: 2" AGGREGATE BASE
- 3 ITEM 608: 4" CONCRETE WALK, AS PER PLAN

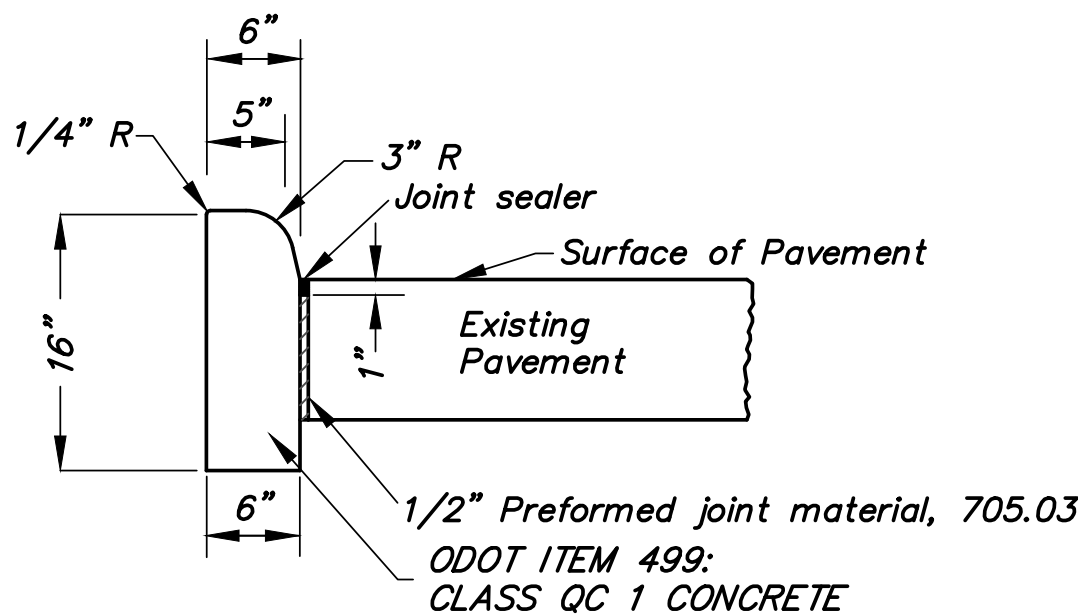


DANDY SACK INLET PROTECTION  
NOT TO SCALE



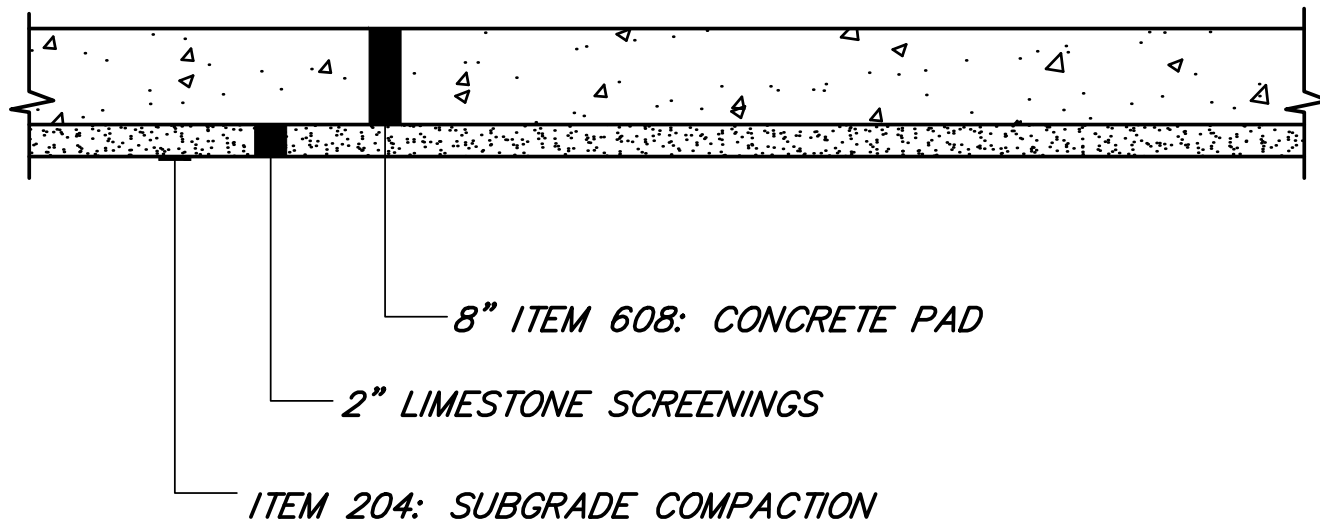
CONCRETE ISLAND

SCALE: NTS



TYPE 4-C CURB

SCALE: NTS



CONCRETE PAD DETAIL FOR GUARD HOUSE

1" = 1'-0"



| REVISIONS | DATE | BY |
|-----------|------|----|
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STEPHEN HOVANCSEK & ASSOCIATES, INC.  
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TWO MERIT DRIVE  
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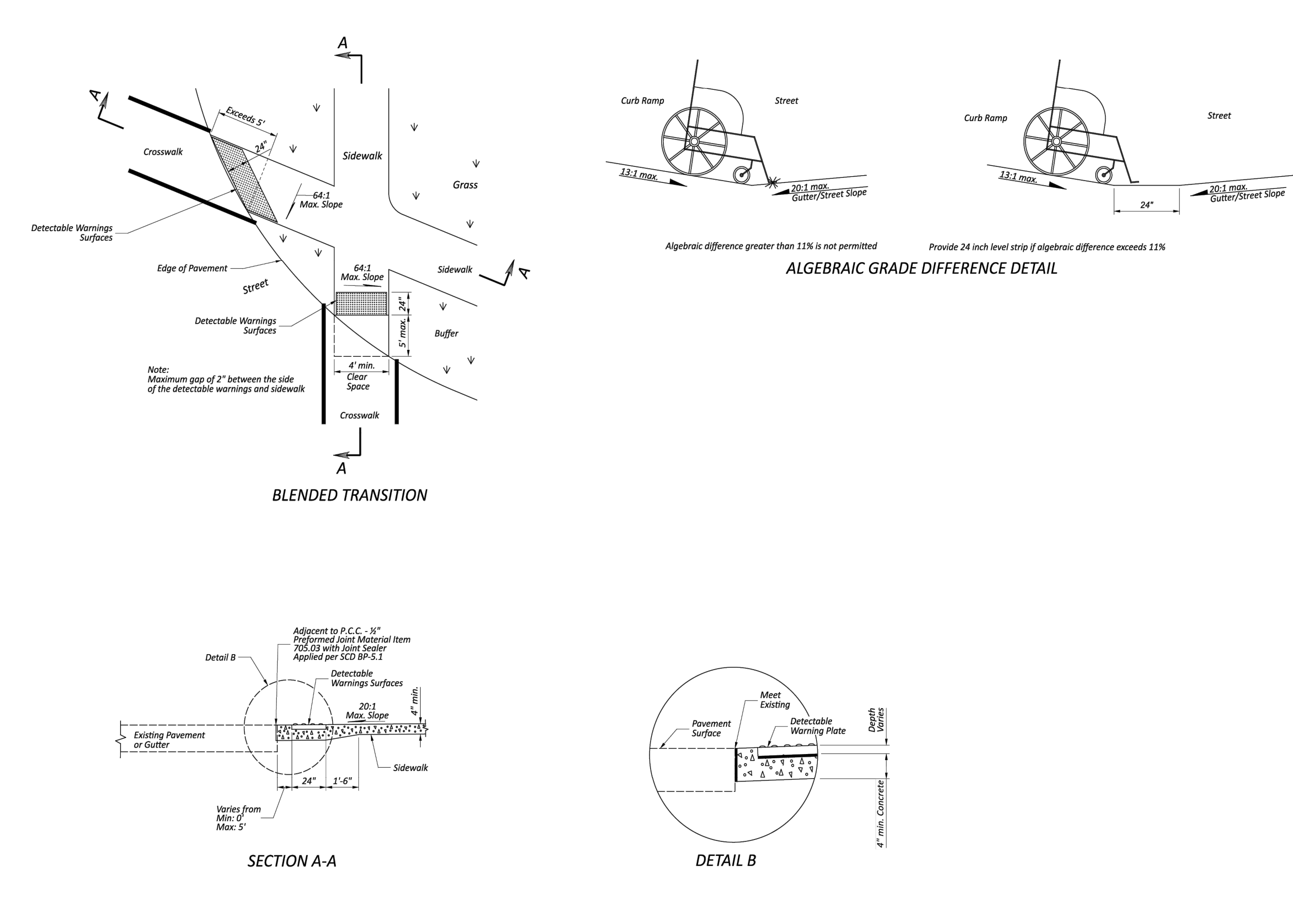
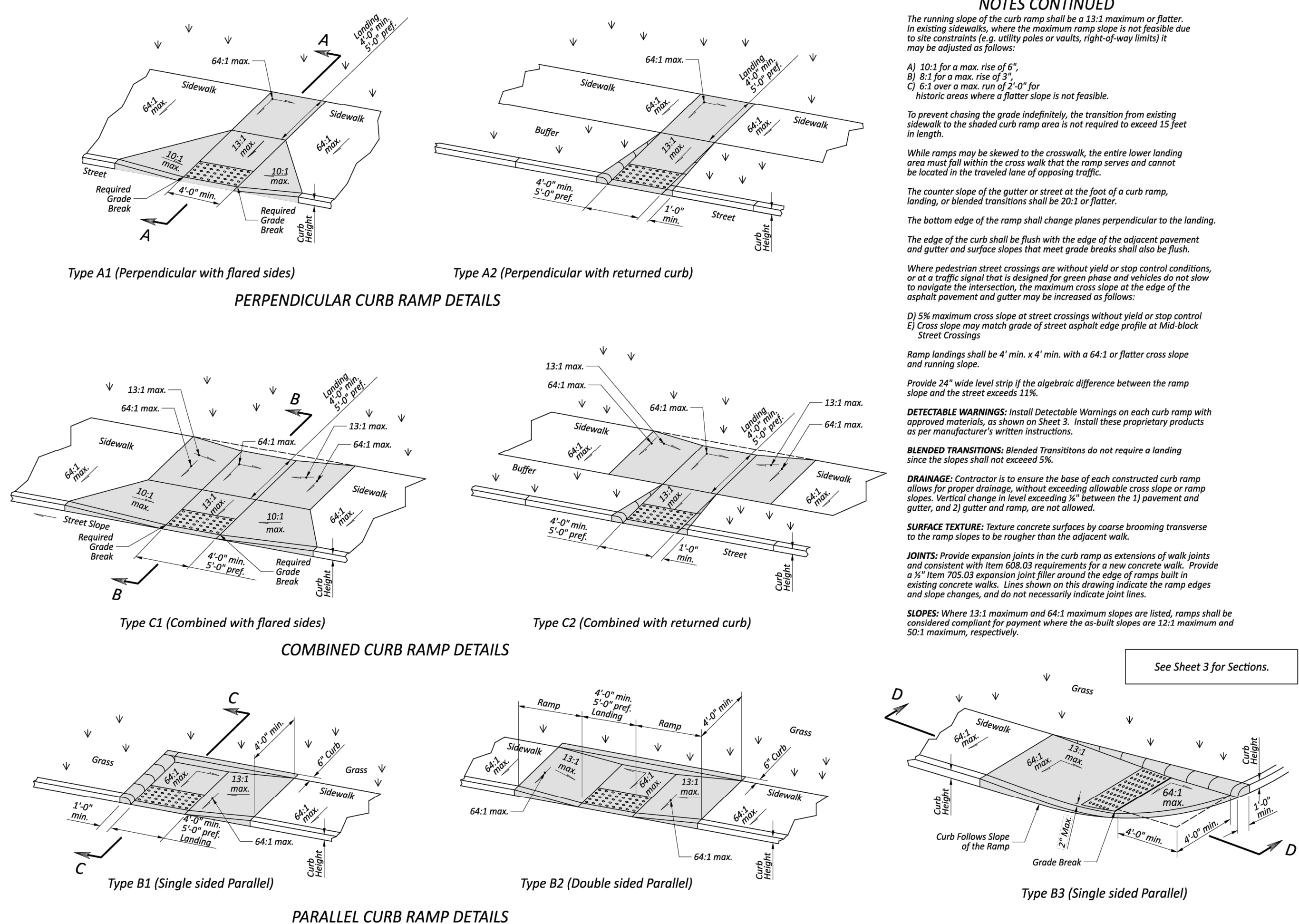
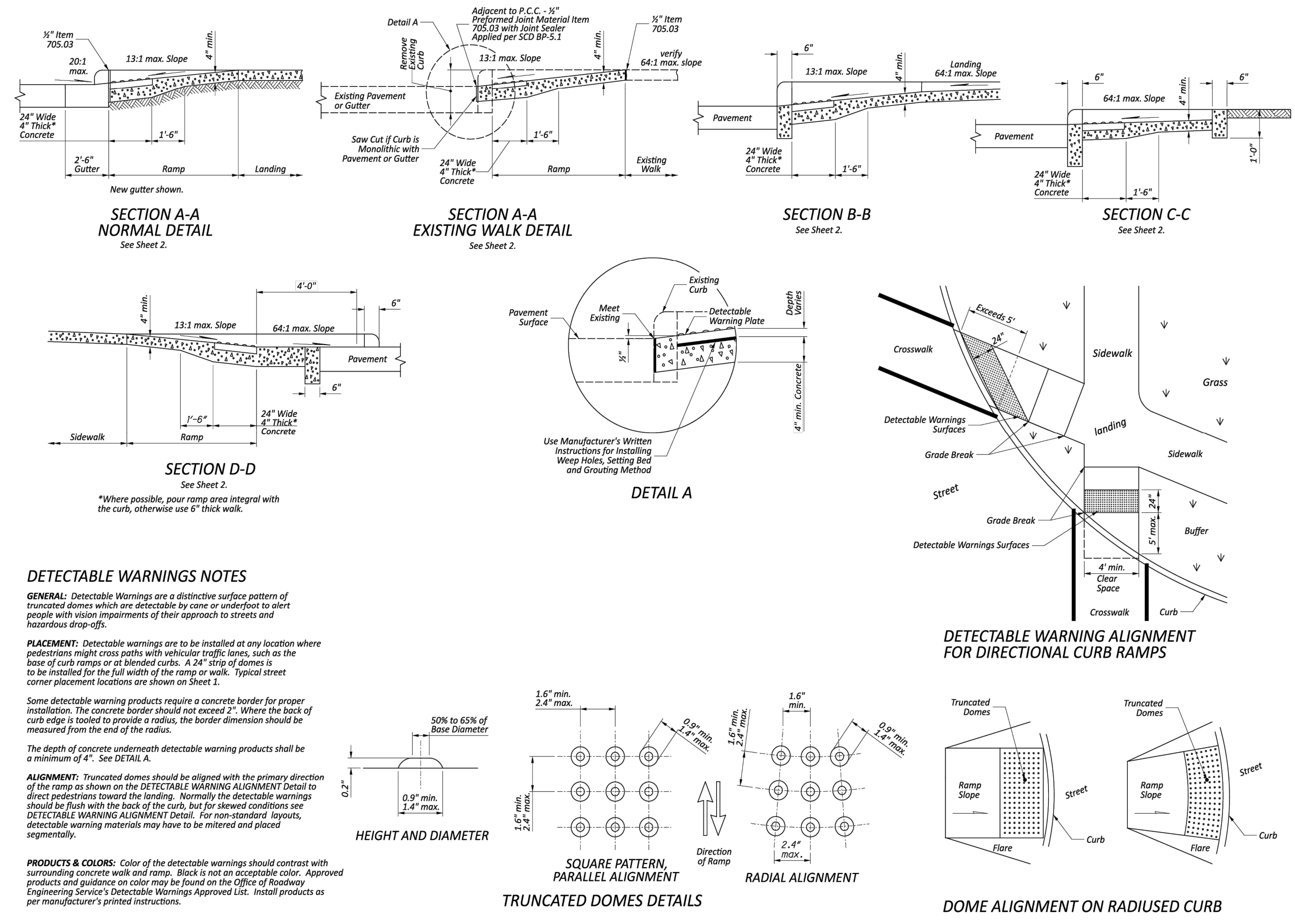
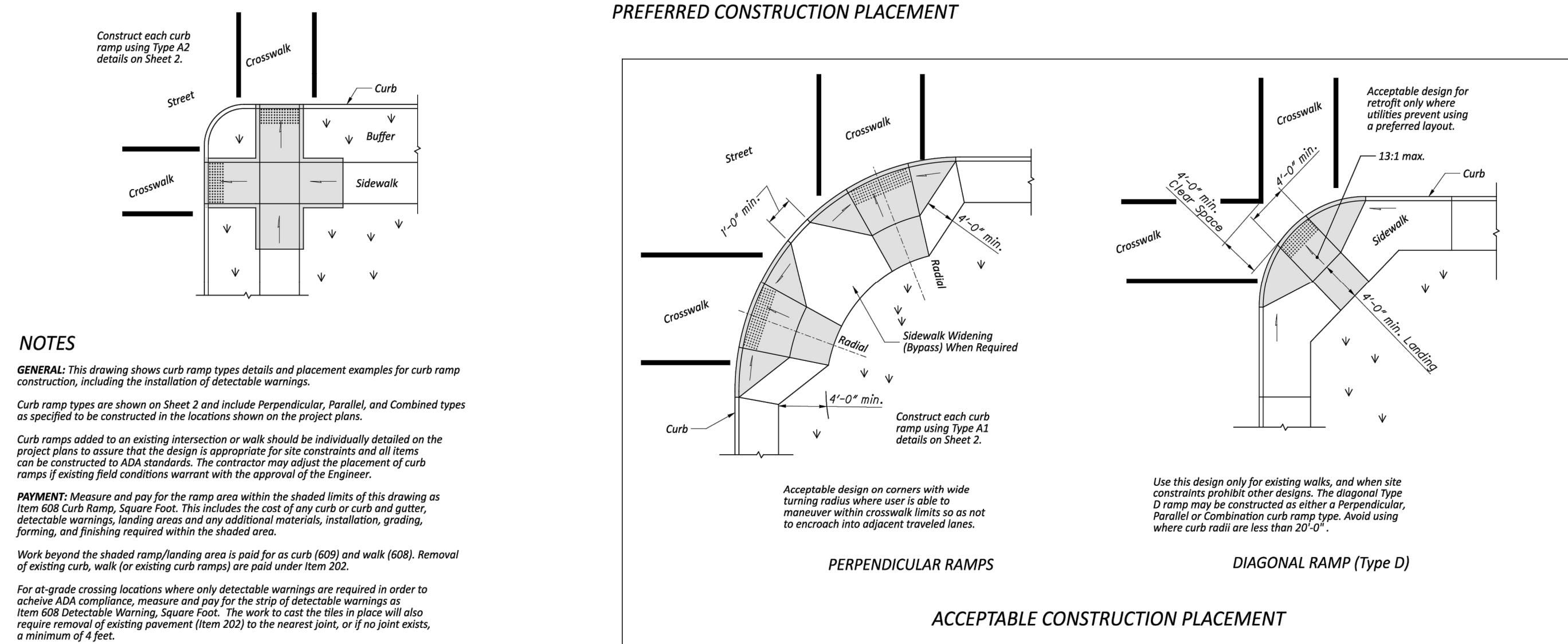
ROCKY RIVER, OHIO  
CLEVELAND YACHTING CLUB  
ENTRANCE IMPROVEMENTS  
NOTES + DETAILS

FEBRUARY, 2025

24-310

4 OF 6

NOT FOR CONSTRUCTION



|                                                               |                                                                                               |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| STATE OF OHIO OFFICE OF ROADWAY<br>ENGINEERING ADMINISTRATION | OFFICE OF<br>ROADWAY<br>ENGINEERING                                                           |
|                                                               | REVISIONS<br>01-21-2022<br>01-20-2023<br>07-21-2023<br>01-19-2024<br>07-19-2024<br>01-17-2025 |
|                                                               | STDS ENGINEER<br>D. Fisher                                                                    |
|                                                               | Adam Koenig                                                                                   |

STANDARD ROADWAY CONSTRUCTION DRAWING  
 NEW CURB RAMPS  
 (with Detectable Warnings)

DESIGN AGENCY 

CD NUMBER  
 BP-7.1

|                                                              |                                                                                               |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| STATE OF OHIO OFFICE OF ROADWAY<br>ENGINEERING ADMINISTRATOR | ENGINEERING                                                                                   |
|                                                              | REVISIONS<br>01-21-2022<br>01-20-2023<br>07-21-2023<br>01-19-2024<br>07-19-2024<br>01-17-2025 |
|                                                              | STOS ENGINEER<br>D. Fisher                                                                    |
|                                                              | Adam Koenig                                                                                   |

STANDARD ROADWAY CONSTRUCTION DRAWING  
NEW CURB RAMPS  
(with Detectable Warnings)

DESIGN AGENCY



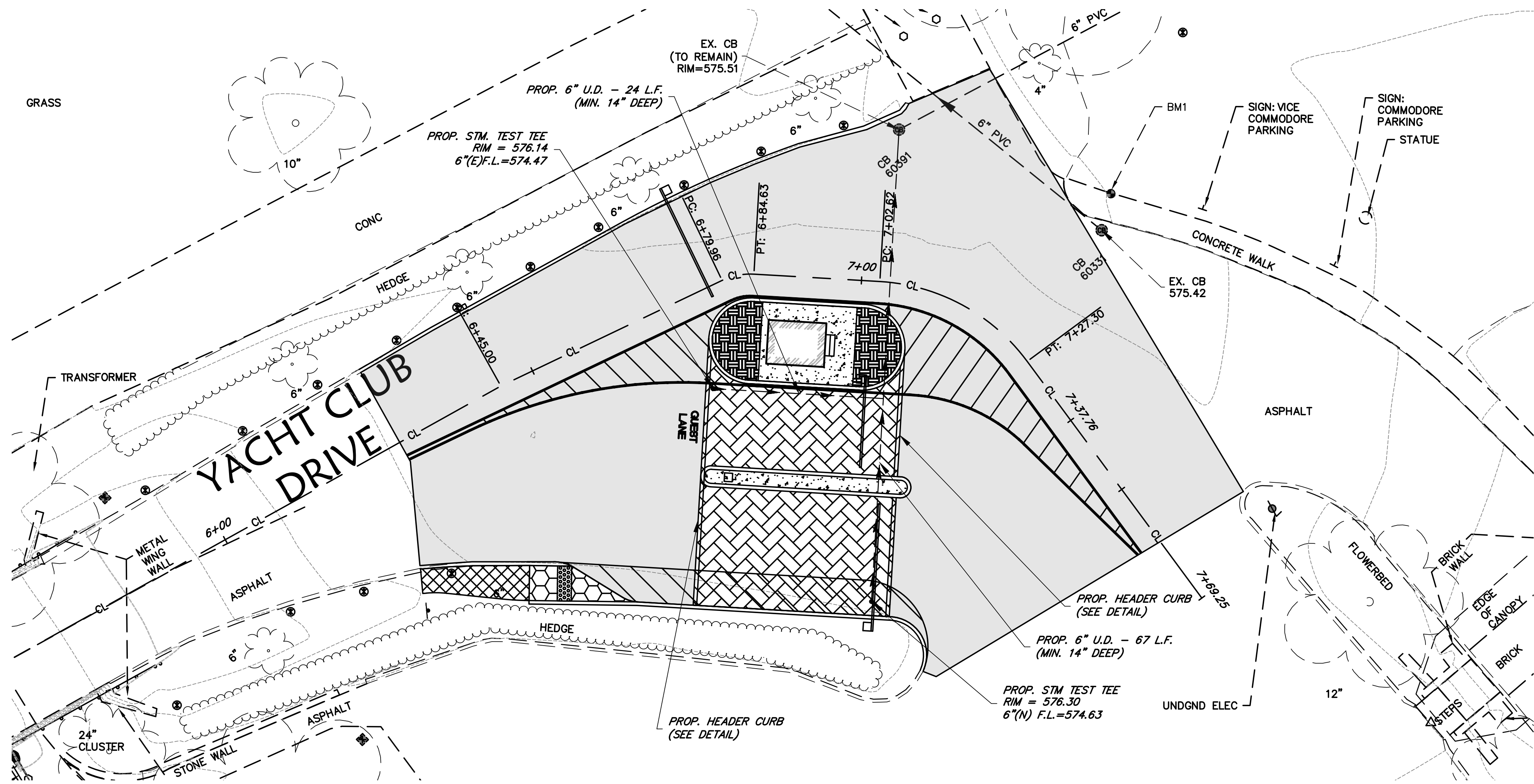
SCD NUMBER  
BP-7.1

SHEET  
P.4

TOTAL  
4

|                                                                                                                                                                                                                                                                                                                                                        |             |                                                                                     |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------|----|
| ROCKY RIVER, OHIO<br><b>CLEVELAND YACHTING CLUB</b><br><b>ENTRANCE IMPROVEMENTS</b><br><b>CURB RAMP DETAILS</b>                                                                                                                                                                                                                                        |             | FEBRUARY, 2025<br>24-310<br>5 OF 6                                                  |    |
|  <p> <b>STEPHEN HOVANCSEK &amp; ASSOCIATES, INC.</b><br/>           CONSULTING ENGINEERS AND PLANNERS<br/>           TWO MERIT DRIVE<br/>           RICHMOND HEIGHTS, OHIO 44143<br/>           PH: (216) 731-6255<br/>           FAX: (216) 731-4483         </p> |             |  |    |
|                                                                                                                                                                                                                                                                                                                                                        |             | REVISIONS                                                                           |    |
| 6.                                                                                                                                                                                                                                                                                                                                                     |             |                                                                                     |    |
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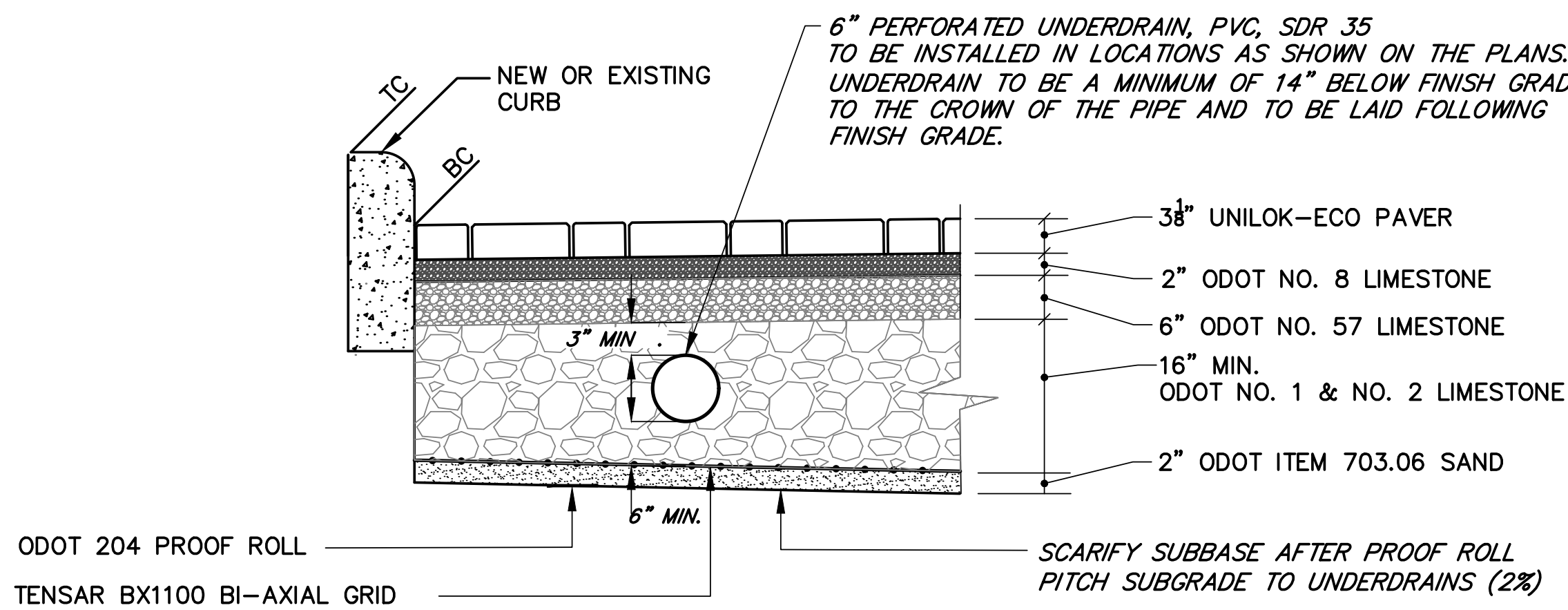


LEGEND:

- PROPOSED ASPHALT PAVEMENT, SEE DETAIL SHEET 4
- PROP. 8" CONCRETE PAD
- PROP. FLOWERBED
- PROP. PERVIOUS PAVERS

NOTES:

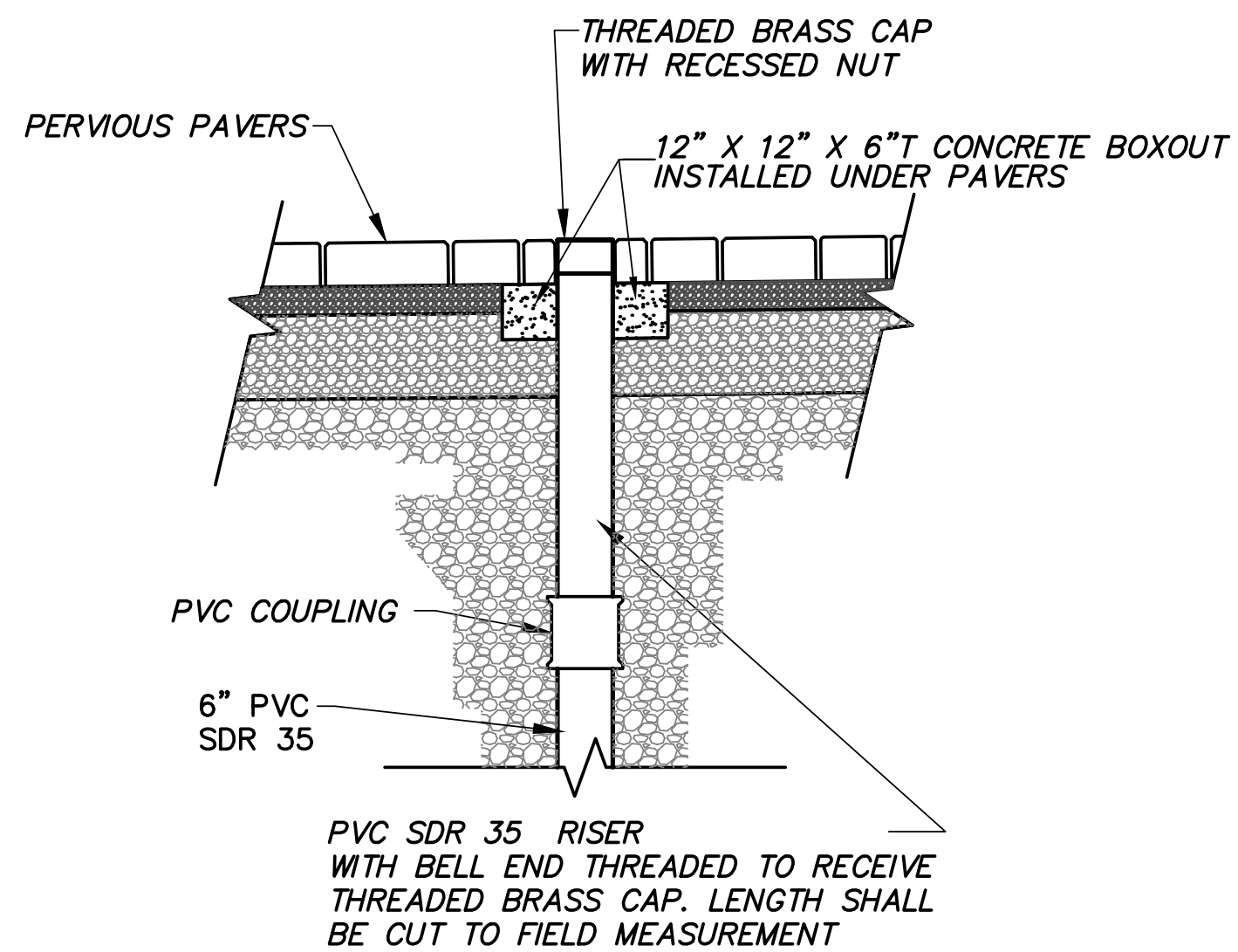
- IN ORDER TO VERIFY MINIMUM DEPTH OF 6" UNDERDRAIN CAN BE MET, CONTRACTOR SHALL FIELD VERIFY FLOW LINE OF EXISTING 6" PIPE OUTLETING FROM STRUCTURE WHERE PROPOSED 6" UNDERDRAIN IS SHOWN TO TIE INTO. CONTRACTOR TO REPORT FINDINGS TO ENGINEER.



PERVIOUS PAVEMENT PARKING LOT SECTION

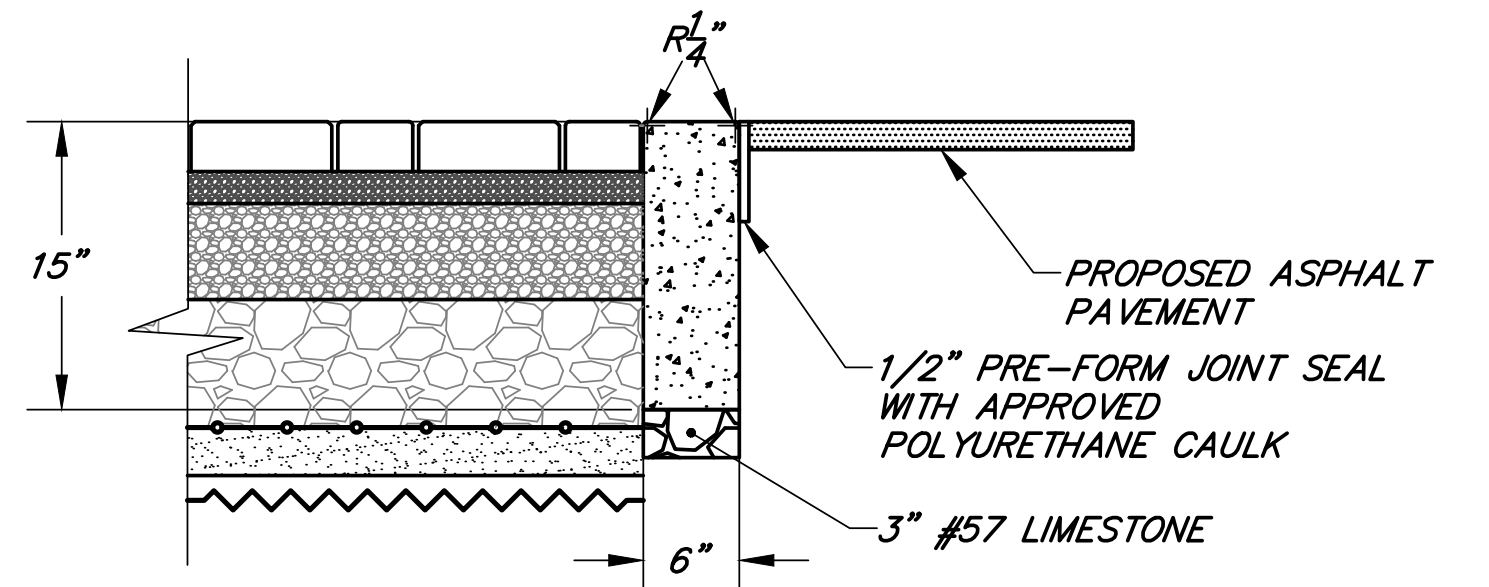
SCALE: 1"=1'-0"

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

SCALE: N.T.S.



NOTE: ASPHALT REPAIR AREA TO BE INCLUDED IN THE COST OF THE CURB.

HEADER CURB  
ODOT ITEM 609 CURB, TYPE  
6, MODIFIED AS PER PLAN

SCALE: 1"=1'-0"

NORTH

SCALE IN FEET (HORIZONTAL)

STATE OF OHIO  
JON MCCOLLISTER  
NO. 90993  
PROFESSIONAL ENGINEER

| REVISIONS | DATE | BY |
|-----------|------|----|
| 6         |      |    |
| 5         |      |    |
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DESCRIPTION

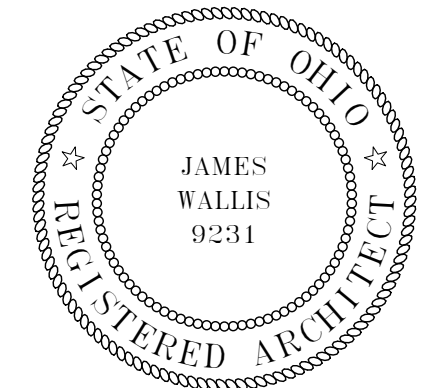
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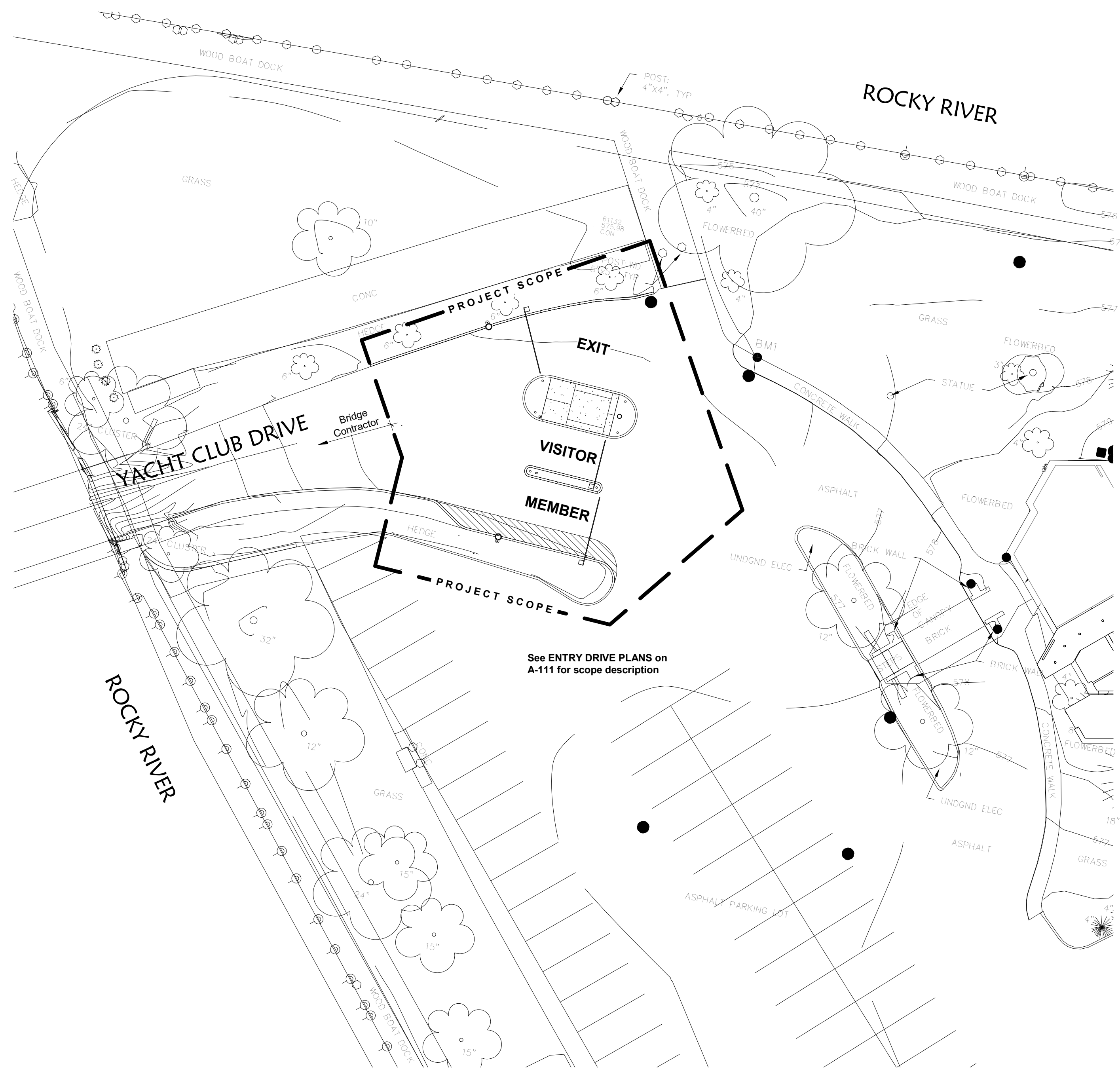
ROCKY RIVER, OHIO  
CLEVELAND YACHTING CLUB  
ENTRANCE IMPROVEMENTS  
BID ALTERNATE 1

FEBRUARY, 2025  
24-310  
6 OF 6

NOT FOR CONSTRUCTION



James A. Wallis, License #9231  
Expiration Date 12/31/2025



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

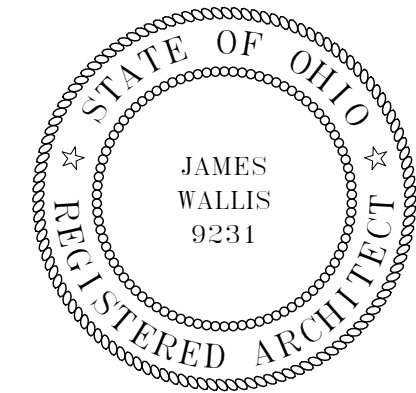


1 OVERALL ISLAND PLAN  
A-101 Scale: 1" = 100'-0"

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

ISSUE For Bidding DATE 03-10-2025

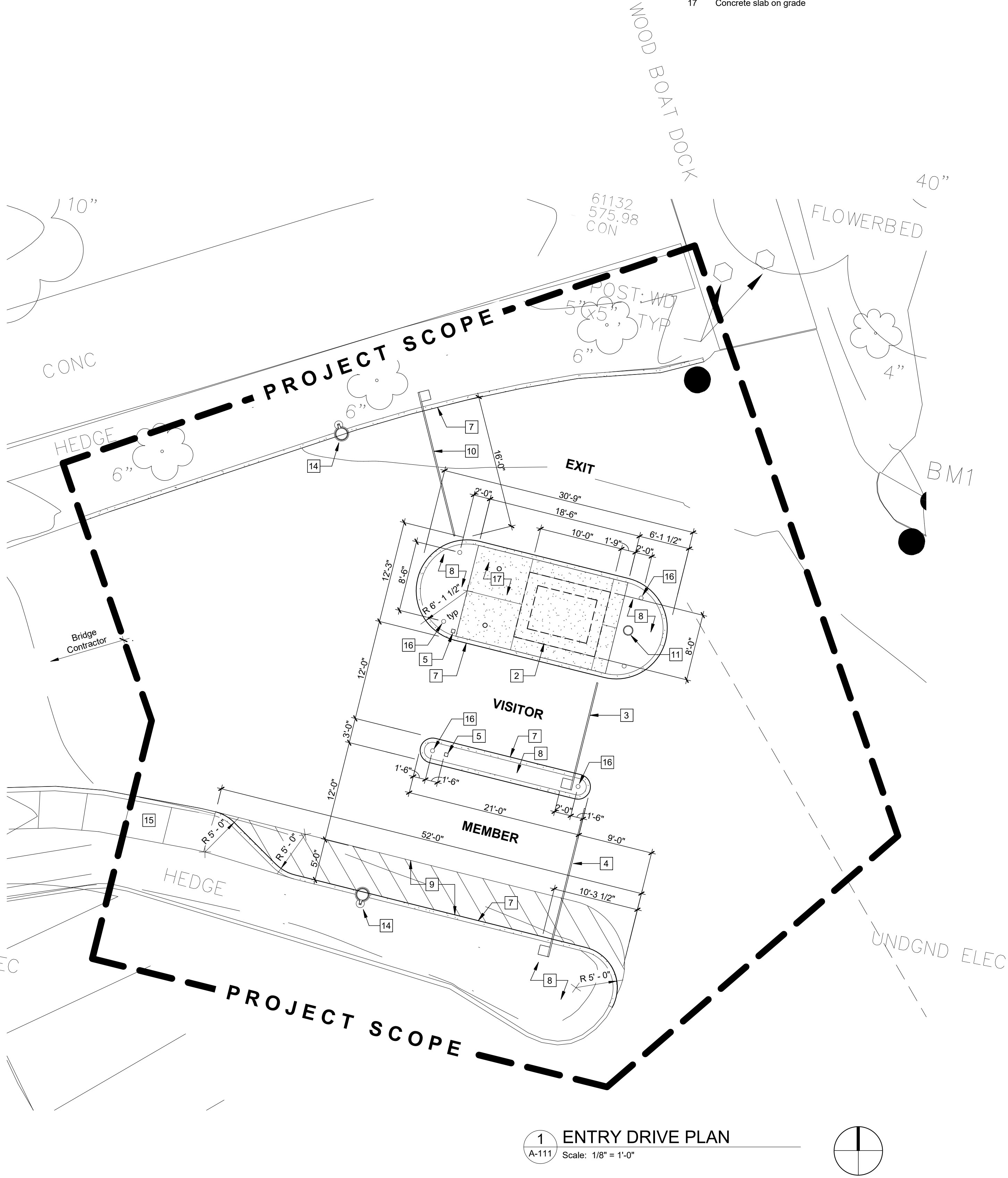
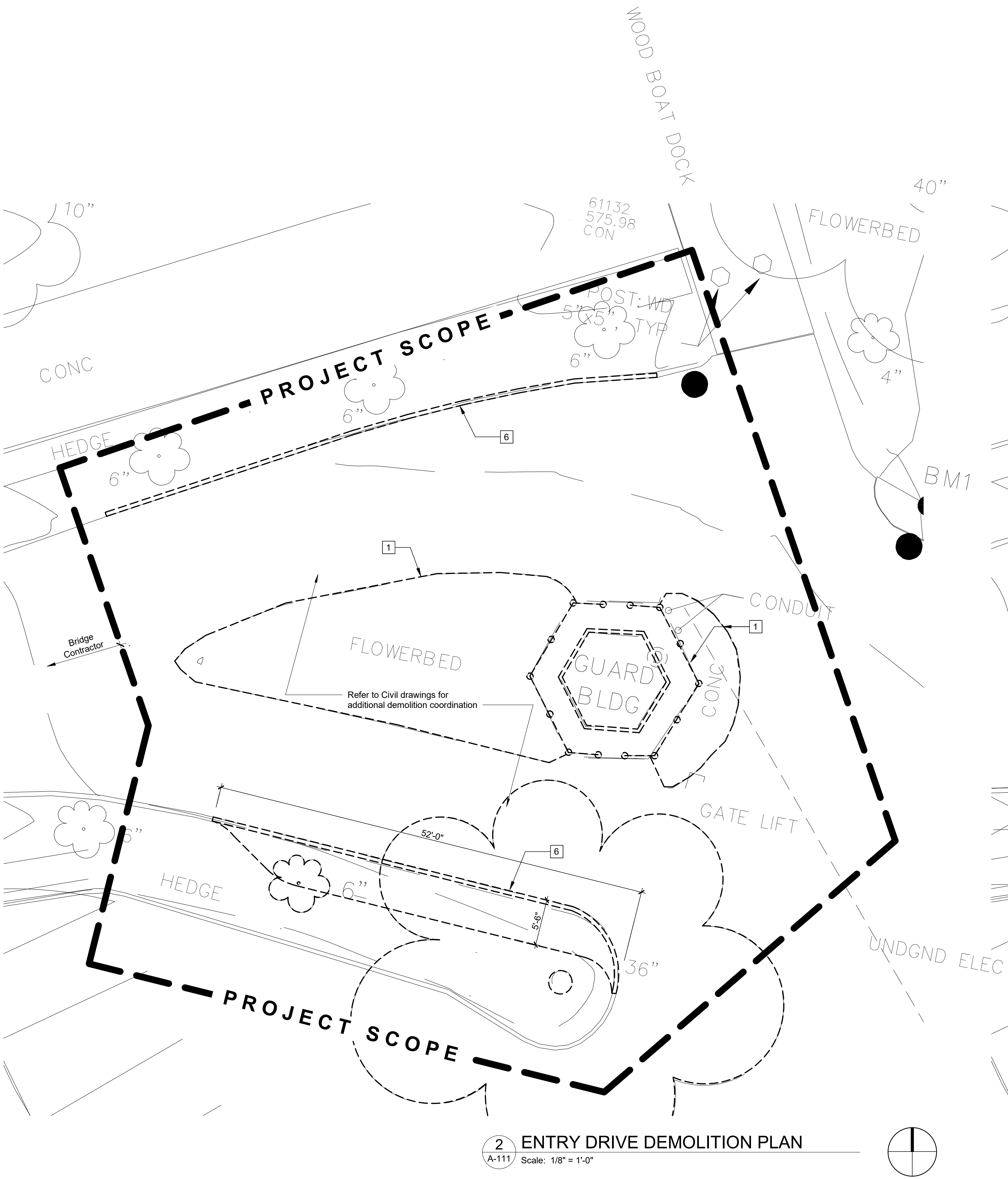
ARCHITECTURAL SITE  
& OVERALL ISLAND  
PLAN



James A. Wallis, License #9231  
Expiration Date 12/31/2025

# 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
- 8 Planting / flower bed
- 9 Safety paint striping for pedestrian traffic zone
- 10 Exit Gate; automatic with optional Guard House and Clubhouse Reception Desk secondary controls.
- 11 Flagpole with light
- 12 Brick pavers (680sf) on washed well graded angular sand on concrete slab, vibrate sand into 1/4" maximum paver joints - ALTERNATE
- 13 Concrete slab (228sf) on grade, to be flush with drive pavement - ALTERNATE
- 14 Light pole
- 15 Sidewalk by others
- 16 Illuminated bollard; typical of 4 on guardhouse island and 2 on raised lane divider
- 17 Concrete slab on grade

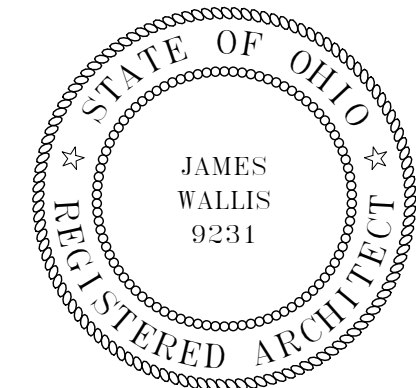


24-113  
**Entry Drive Improvements**  
Cleveland Yachting Club  
200 Yacht Club Dr.  
Rocky River, Ohio 44116

ISSUE  
For Bidding

DATE  
03-10-2025

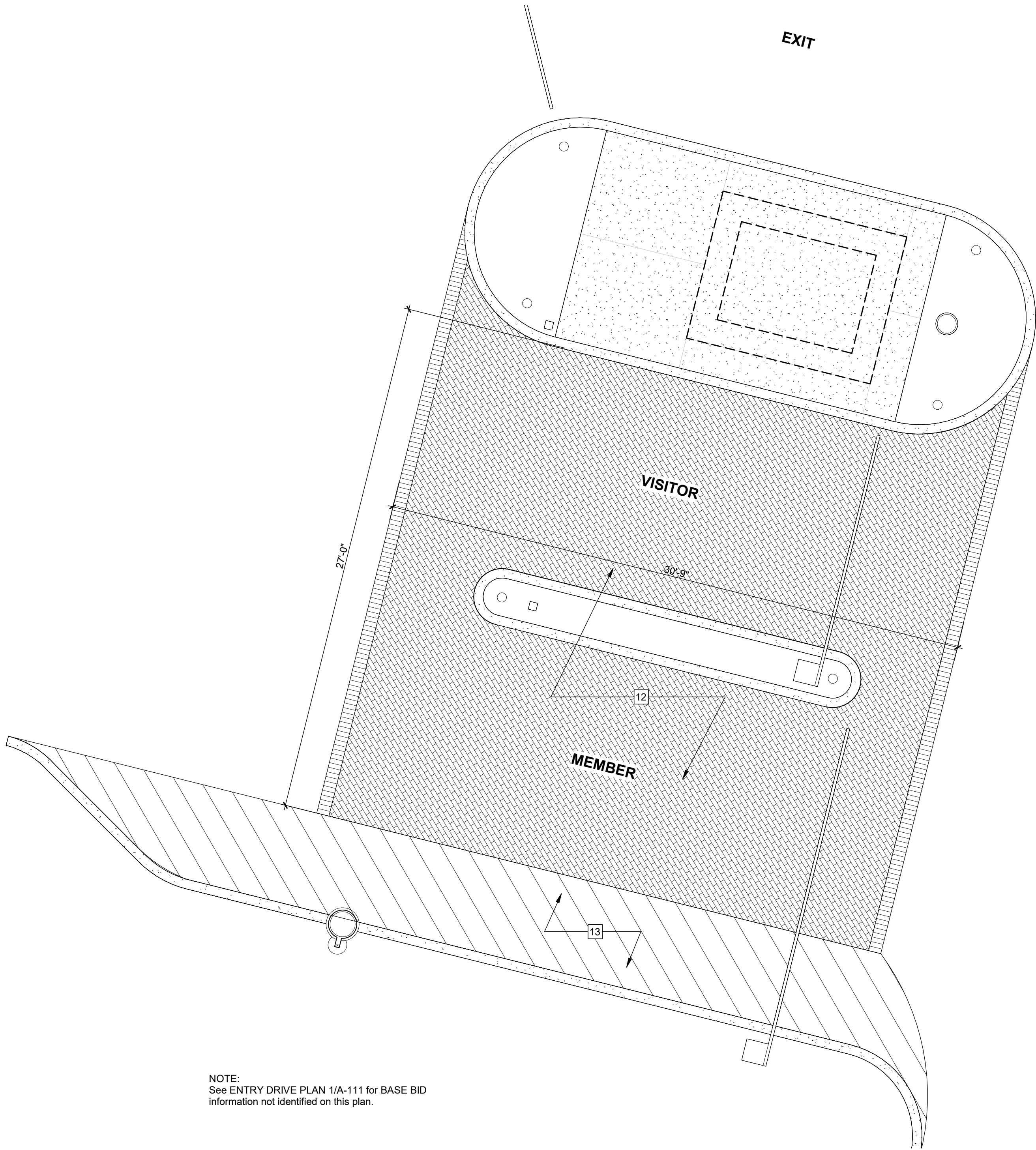
ENTRY DRIVE PLANS &  
DETAILS



James A. Wallis, License #9231  
Expiration Date 12/31/2025

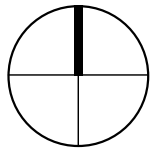
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- 13 Concrete slab (228sf) on grade, to be flush with drive pavement - ALTERNATE
- 14 Light pole
- 15 Sidewalk by others
- 16 Illuminated bollard; typical of 4 on guardhouse island and 2 on raised lane divider
- 17 Concrete slab on grade



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

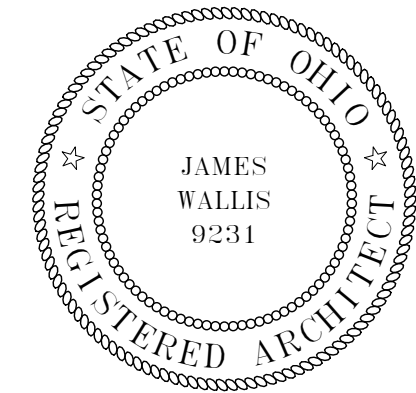
1 ENLARGED ENTRY DRIVE - ALTERNATE  
A-112 Scale: 1/4" = 1'-0"



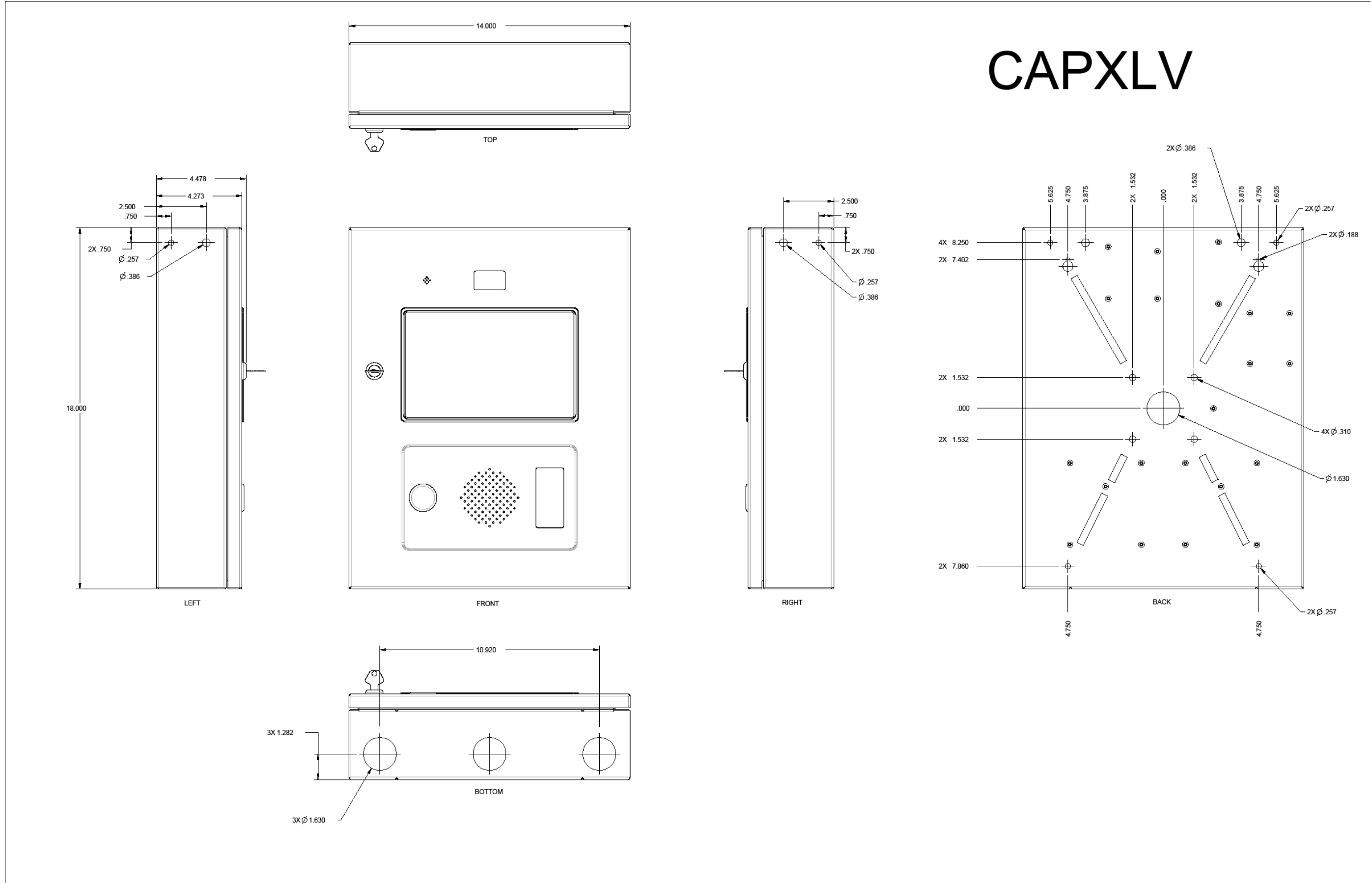
24-113  
**Entry Drive Improvements**  
Cleveland Yachting Club  
200 Yacht Club Dr.  
Rocky River, Ohio 44116

ISSUE DATE  
For Bidding 03-10-2025

ENLARGED ENTRY  
DRIVE ALTERNATES



James A. Wallis, License #9231  
Expiration Date 12/31/2025



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SECTION 32 31 11 – GATE OPERATORS

PART 1

GENERAL

1.1 SUBMITTALS

A. Action Submittals:

1. Shop Drawings: Illustrate products, installation, and relationship to adjacent construction.

2. Product Data: Manufacturer's descriptive data and product attributes.

B. Closeout Submittals:

1. Operation and Maintenance Data.

1.2 QUALITY ASSURANCE

A. Installer Qualifications: Firm specializing in work of this Section, with minimum [2] [ ] years' experience.

1.3 WARRANTY

A. Manufacturer's [2] [5] [7] year warranty against material and manufacturing defects.

PART 2

PRODUCTS

2.1 MANUFACTURERS

A. Contract Documents are based on products by LiftMaster. [www.LiftMaster.com](http://www.LiftMaster.com)

B. Substitutions: [Refer to Division 01.] [Not permitted.]

2.2 MANUFACTURED UNITS

A. Slide Gate Operators:

1. Model: CSL24UL.

2. Operation: Gear driven.

3. Meet UL 325, UL 991, ASTM F2200, and CAS C22.2 No. 247.

4. Motor: 24 VDC, continuous duty type, sized to gate conditions.

5. Traveling speed: 12 inches per second.

6. Battery backup: [7Ah.] [33Ah.]

7. Monitoring and controls:

a. Internet connectivity: MyQ technology with 50 channel FHSS.

b. Radio receiver: Security+ 2.0 technology.

c. Monitored retro-reflective photo eyes.

d. Monitored small profile wired safety edge.

8. Accessories:

a. Monitored safety devices: [Reflective photo eyes.] [Thru-beam photo eyes.] [Wireless edge with transmitter and receiver.] [Wireless edge transeiver.]

b. Wired monitored edges: [Small profile monitored edge.] [Large profile monitored edge.]

c. Plug-in loop detector.

d. Wireless commercial keypad.

e. Internet gateway.

f. [CAPXLV] [CAPXM] Smart video intercom.

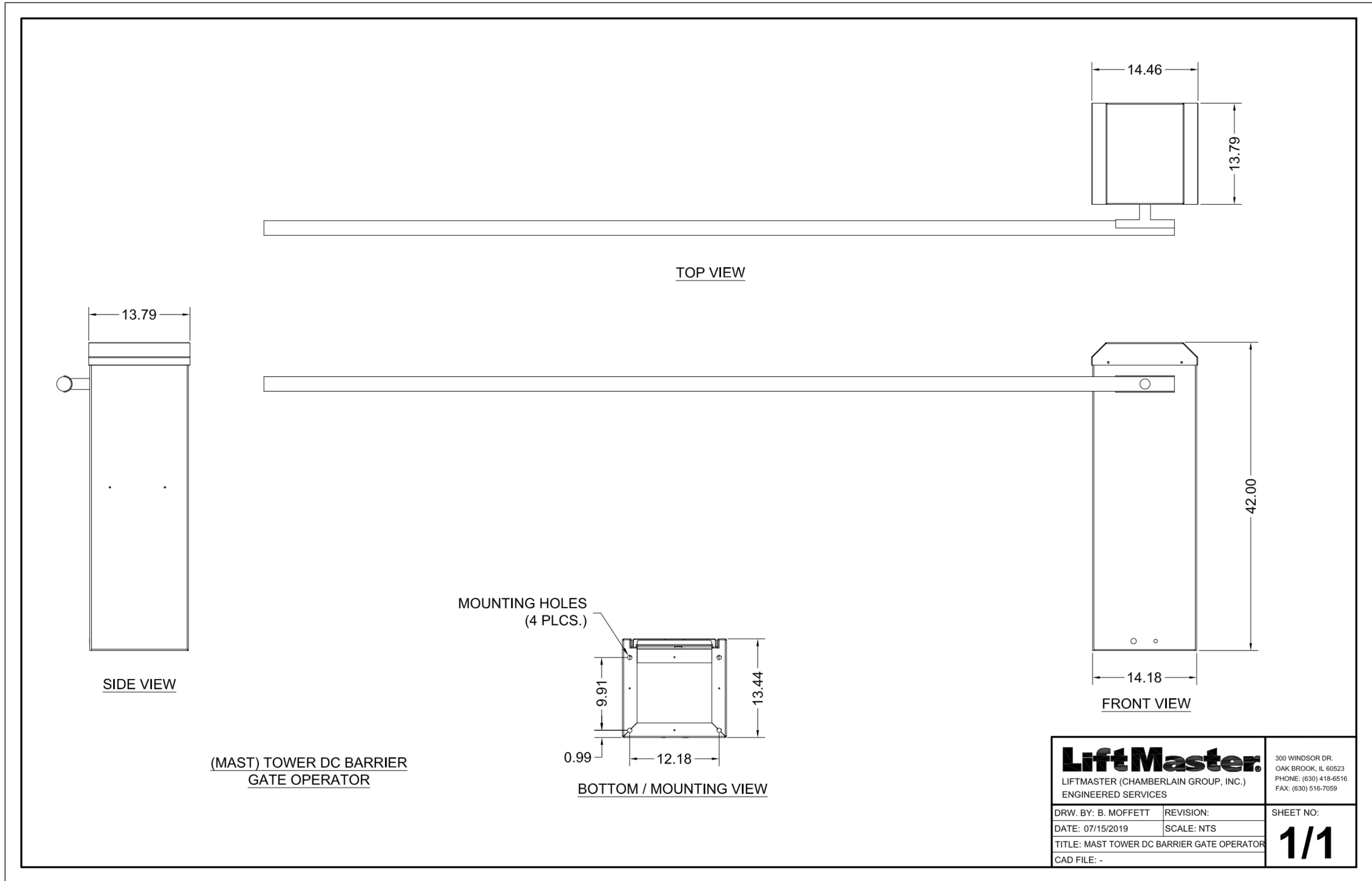
g. Commercial access control receiver.

h. Heater kit.

Gate Operators

04/15/2022

32 31 11-1



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SECTION 11 12 33 – PARKING GATES

PART 1 GENERAL

1.1 SUBMITTALS

A. Action Submittals:

1. Product Data: Manufacturer's descriptive data and product attributes.

B. Closeout Submittals:

1. Operation and Maintenance Data.

1.2 QUALITY ASSURANCE

A. Installer Qualifications: Firm specializing in work of this Section, with minimum [2] [ ] years' experience.

1.3 WARRANTY

A. Manufacturer's warranties against material and manufacturing defects:

1. Cabinet: 10 years.

2. Electrical and mechanical components: 2 years.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Contract Documents are based on products by LiftMaster. [www.LiftMaster.com](http://www.LiftMaster.com)

B. Substitutions: [Refer to Division 01.] [Not permitted.]

2.2 MANUFACTURED UNITS

A. Parking Gates:

1. Model: MAST.

2. Operation: Gear reduced.

3. Meet UL 325.

4. Rated duty cycle: Maximum 10,000 per day.

5. Opening speed: 0.9 seconds.

6. Battery backup capable.

7. Motor: 24 VDC, continuous duty, prewired, listed by Underwriters Laboratories.

8. Controls: Sequenced access management system.

9. Cabinet: Aluminum.

10. Aluminum 8 foot arm with yellow padding.

11. Clutch.

12. Retro-reflective phot eye.

13. Security+2.0 radio receiver: Accept Security+ 2.0 rolling code technology remote controls and binary DIP switch.

14. Red/green traffic light.

15. Low power loop detector.

16. Commercial access control receiver.

17. Heater.

18. Timer-to-close module.

19. High-capacity connected access portal.

Parking Gates

04/13/2022

11 12 33-1

|                                                                                |  |
|--------------------------------------------------------------------------------|--|
| <b>PART 3 EXECUTION</b>                                                        |  |
| 3.1 INSTALLATION                                                               |  |
| A. Install in accordance with manufacturer's instructions.                     |  |
| 3.2 CLOSEOUT ACTIVITIES                                                        |  |
| A. Test and adjust operators for proper operation.                             |  |
| B. Demonstration: Demonstrate operation and programming of operators to Owner. |  |
| END OF SECTION                                                                 |  |

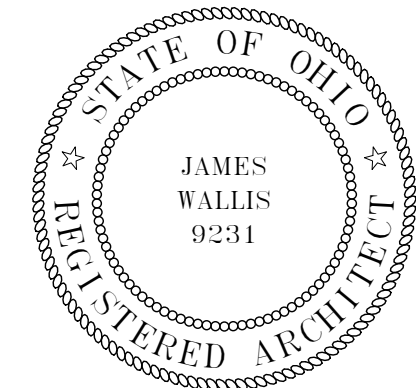
|                                                                                |  |
|--------------------------------------------------------------------------------|--|
| 20. Two door connected access portal.                                          |  |
| <b>PART 3 EXECUTION</b>                                                        |  |
| 3.1 INSTALLATION                                                               |  |
| A. Install in accordance with manufacturer's instructions.                     |  |
| 3.2 CLOSEOUT ACTIVITIES                                                        |  |
| A. Test and adjust operators for proper operation.                             |  |
| B. Demonstration: Demonstrate operation and programming of operators to Owner. |  |
| END OF SECTION                                                                 |  |

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

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For Bidding

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03-10-2025

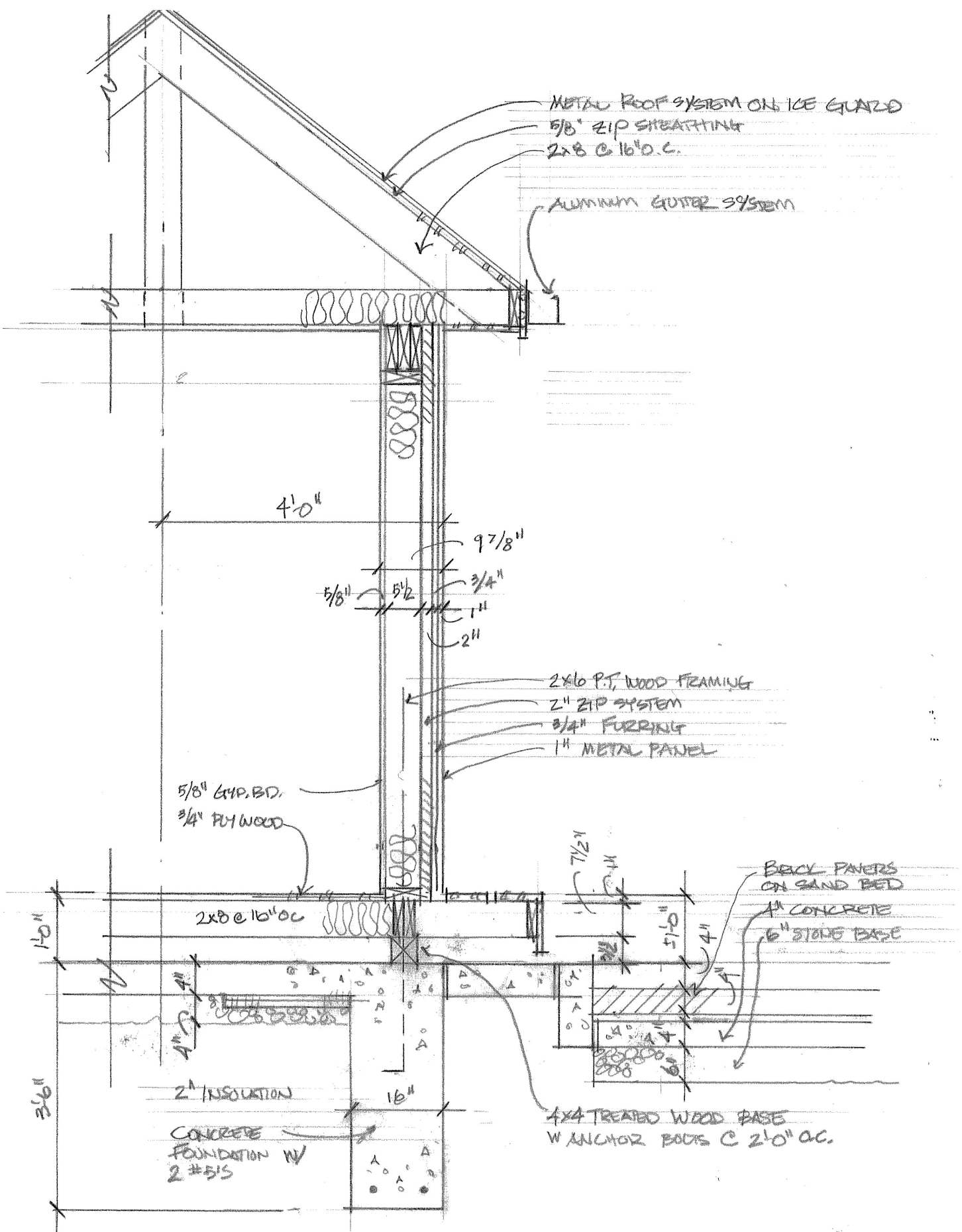
LIFT GATE  
SPECIFICATIONS



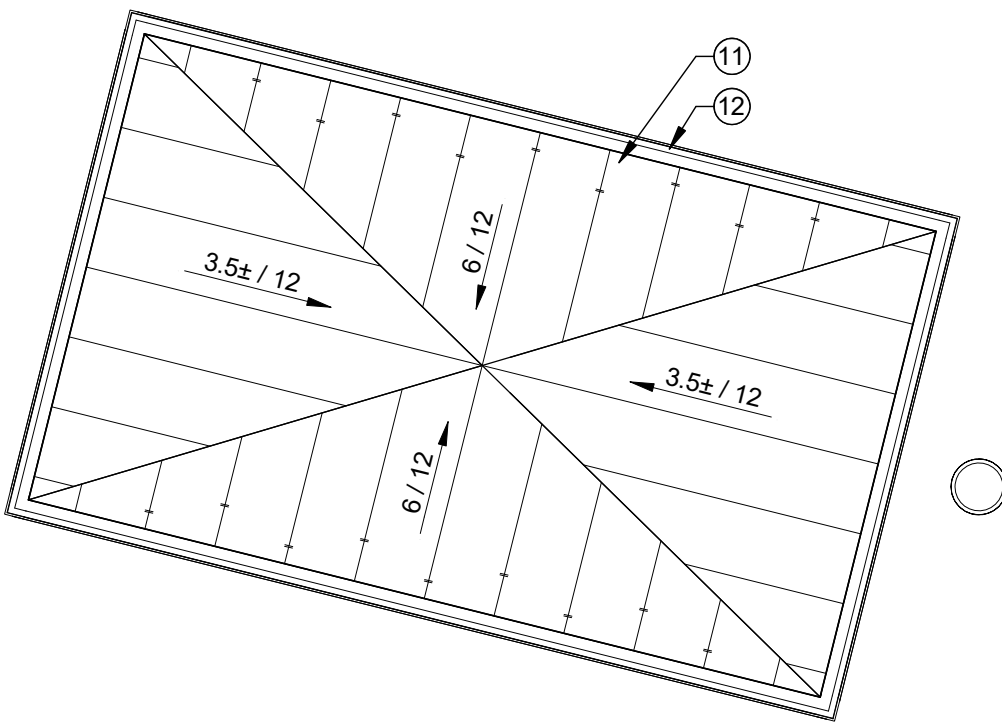
James A. Wallis, License #9231  
Expiration Date 12/31/2025

# CODED NOTES - GUARD HOUSE PLANS

- 1 Wall Make-up: Exterior metal panel on 3/4" furring on 2" Insulated R sheathing Zip system on 6" wall studs with 5/8" gypsum wallboard
- 2 Raised platform base with Trex decking system
- 3 6" Steel pipe support column (2)
- 4 Resilient sheet flooring on 3/4" exterior grade plywood subfloor
- 5 High pressure decorative laminate countertop
- 6 PTAC Unit; Amana package terminal air conditioner wit heat, PTH-073J, 230V / 240V fed from new 100amp panel
- 7 Electric Panel; 100 amp, 24 spaces, provide (2) 2" conduits from existing transformer serving the existing Guard House
- 8 Metal (wood look) ceiling system at underside of roof framing, typical throughout
- 9 Metal panel soffit and fascia board, soffit at 7'-2" AFF
- 10 4" Recessed downlight with lense, typical of 16, align as indicated
- 11 Standing seam metal roof (with snow guards) on 5/8" zip sheathing on 2x roof framing
- 12 Metal gutter and downspouts, to match fascia color
- 13 Aluminum framed storefront windows and doors
- 14 Aluminum framed sliding storefront window

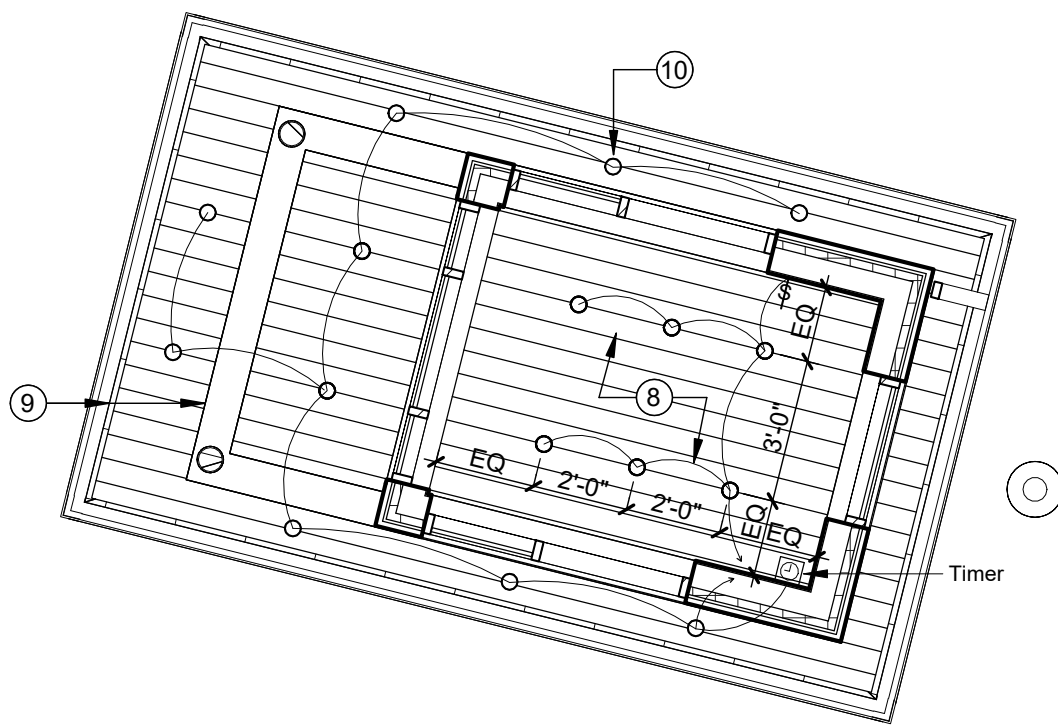


WALL SECTION



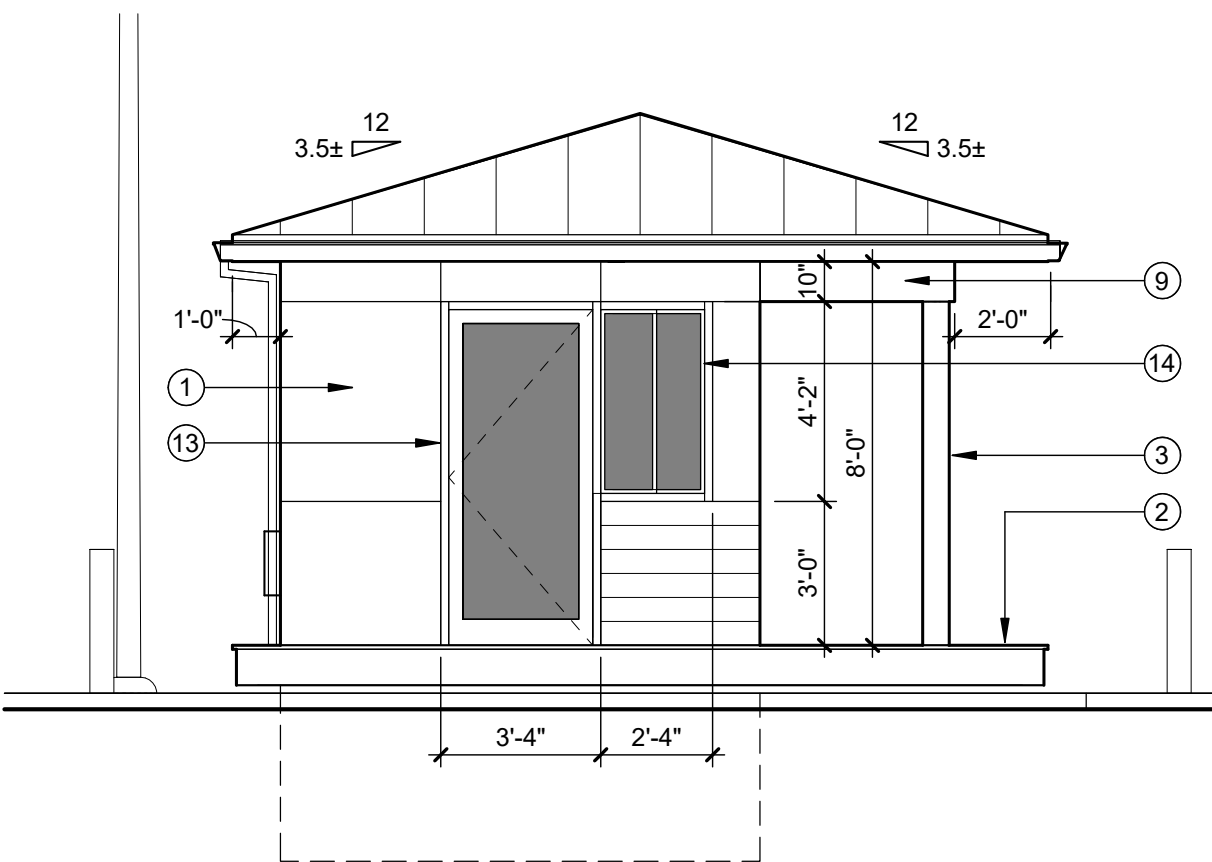
3 GUARD HOUSE - ROOF PLAN

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



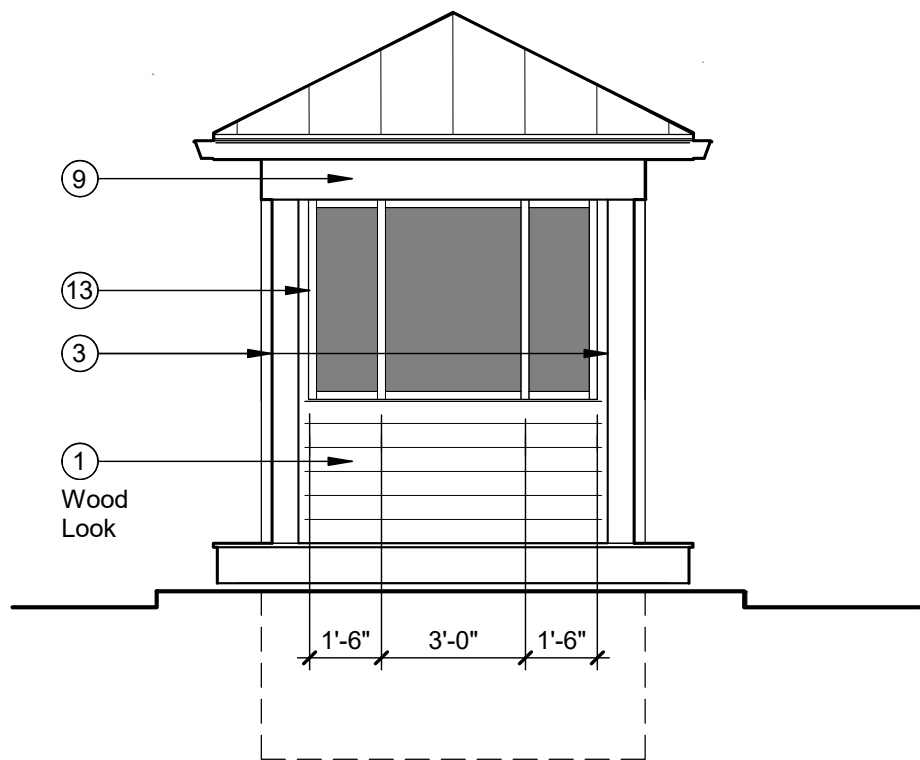
2 GUARD HOUSE - REFLECTED CEILING PLAN

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



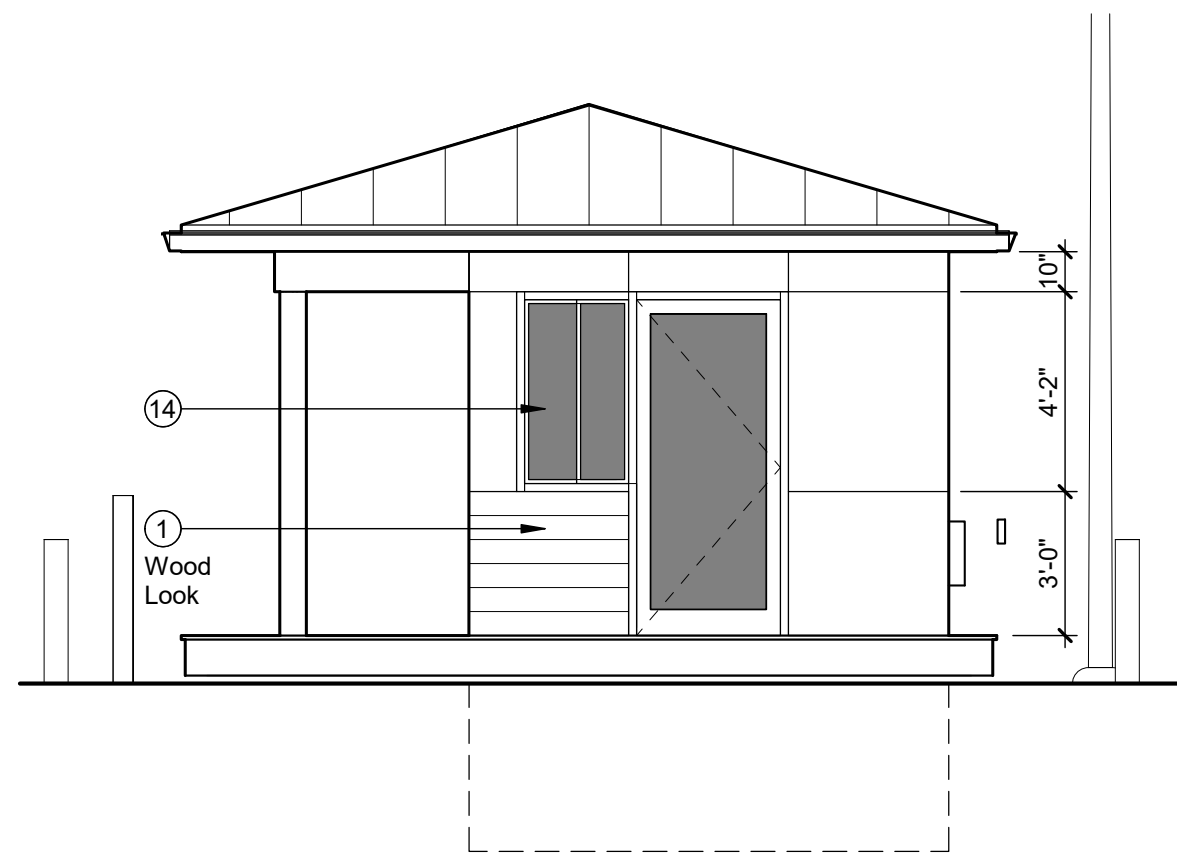
7 GUARD HOUSE - NORTH ELEVATION

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



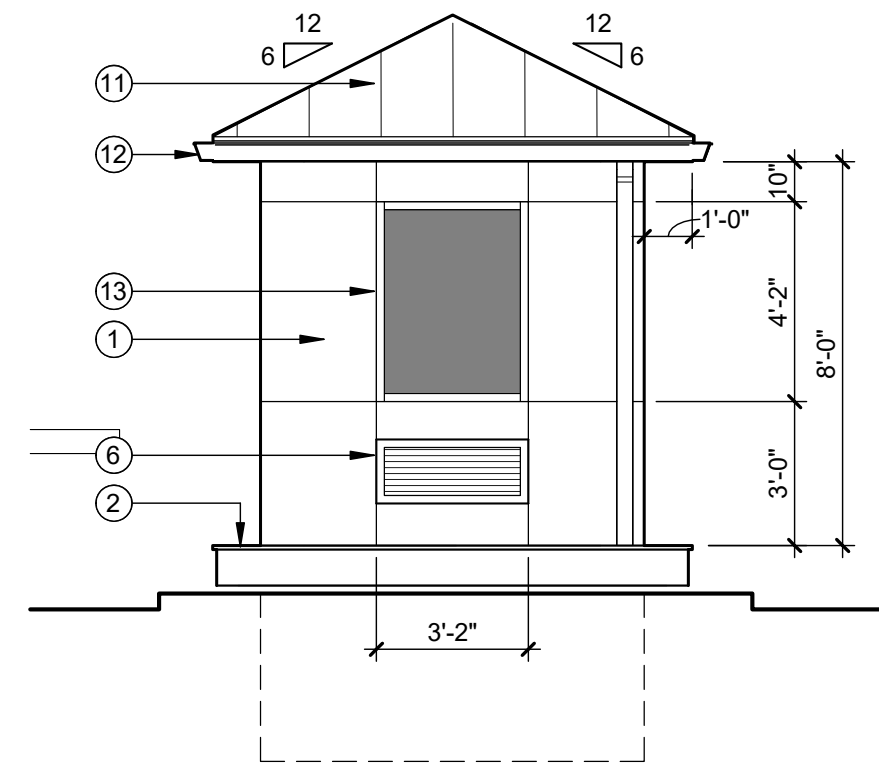
6 GUARD HOUSE - WEST ELEVATION

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



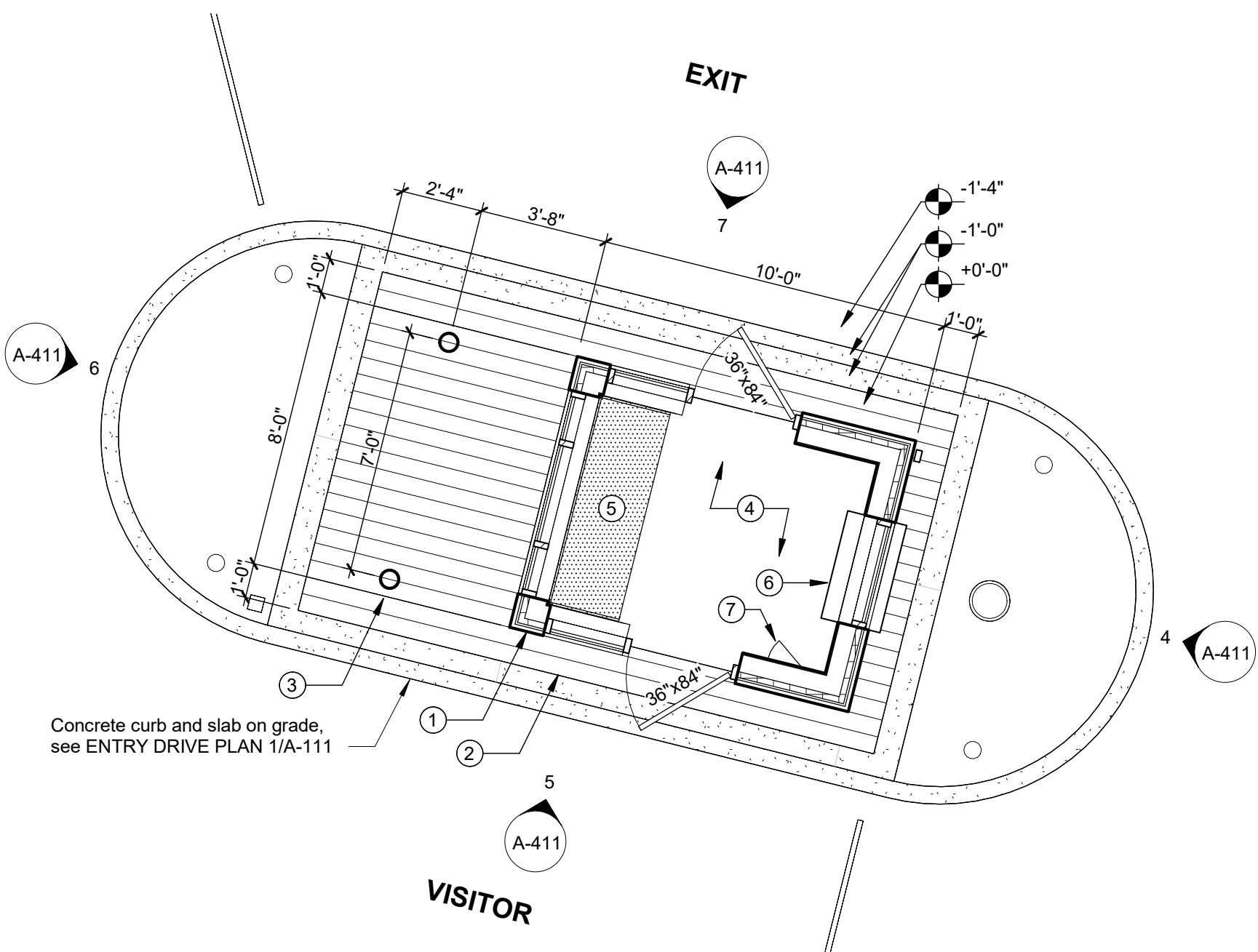
5 GUARD HOUSE - SOUTH ELEVATION

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



4 GUARD HOUSE - EAST ELEVATION

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



1 GUARD HOUSE - FLOOR PLAN

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

24-113  
**Entry Drive Improvements**  
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ISSUE DATE

GUARD HOUSE PLANS  
& ELEVATIONS

A-411