From: Bryan Broaddrick <bryan-broaddrick@edmondsonreed.com>

Sent: Thursday, July 12, 2018 2:51 PM

To: Matt Croll

Cc: Connor Hirning; Grace Fabian - JCJ Architecture (gfabian@jcj.com);

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Nicholas Torres; Rick Kosman; Scott Robinson

Subject: HRC4 - Bulletin #6

Attachments: 2018 0712 HRC4 - Bulletin #6.pdf; SHEET INDEX.pdf

Matt,

Attached is bulletin #6 containing the landscape bid set, as well as an updated sheet index.

Regards,

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Bryan Broaddrick Intern Architect Edmondson Reed Associates 1401 S. Denver Suite B Tulsa, OK 74119 918.884.6007

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CHEROKEE HARD ROCK CASINO

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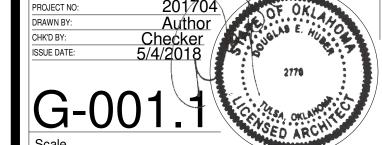
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SHEET INDEX

CONSTRUCTION SET



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GENERAL PROJECT NOTES

- 1. Work performed shall conform to these notes, construction drawings, and specifications.
- 2. Work performed shall conform to all applicable local, state, and federal ordinances and regulations.
- 3. Contractor shall be responsible for all damage to all utilities during the installation. Contractor shall confirm the location of the utilities prior to starting any work. All utility locations shown are approximate and are based on survey information, site development plans, utility records, etc.
- survey information, site development plans, utility records, etc.

 4. The contractor is responsible for contacting local underground utility services and/or one-call system at 1-800-522-6543 for utility location and identification,
- 5. Perform construction activities in the vicinity to existing utilities by hand, if necessary. The contractor bears full financial and legal responsibility for his/her work and damage to utilities shall be repaired immediately at no cost to the owner.

prior to commencing any construction activities.

- 6. Notify Landscape Architect of any site conditions that would not allow this plan to be installed as shown. If any part of this plan cannot be installed as shown due to site conditions or any other reason, notify the client's representative for clarification prior to commencing construction.
- 7. Verify base information. Source of surveyor, civil engineer, or architect base information is assumed to be correct. Report discrepancies to the landscape architect or Owner's Representative immediately.
- 8. When the contractor believes they are substantially complete, they are to request a punch-list walk-through with the owner's representative and landscape architect.

DEMOLITION NOTES

- 1. Items shall only be removed if designated for removal in the drawings. Trees, footings, paving, and other items to be removed to their full depth unless otherwise noted.
- 2. Significant items found below grade and not shown on drawings shall be brought to the attention of the landscape architect or owner's representative.
- 3. All concrete and asphalt removal shall be saw-cut. Damage to edges of paving to be saved shall be repaired to an acceptable quality by the contractor at no cost to the owner.
- 4. Remove demolished material from site and dispose of according to local, state, and federal regulations. No burning or burying is allowed.
- 5. Salvage existing site materials as requested by the landscape architect and stockpile on-site in an area that will not inhibit construction activities.

LAYOUT NOTES

- 1. Layout and verify dimensions and locations prior to construction. Bring discrepancies to the attention of the landscape architect for clarification.
- 2. Written dimensions take precedence over scaled drawings. Addenda, clarifications, and specifications take precedence over written dimensions.
- 3. For dimensions of existing buildings and proposed buildings, refer to the architectural drawings.
- 4. Dimensions are measured perpendicular from adjacent face of building, wall, or other fixed site improvement. Dimensions to centerlines are as indicated.
- 5. Where dimensions are called 'equal' or 'typical' (TYP.), space referenced items equally measured to their centerlines.
- 6. Install intersecting elements at 90 degree angles to each other unless otherwise noted.
- 7. Provide expansion joints where flatwork meets buildings, footings, wall, curbs, steps, or other fixed elements.
- 8. Install control joints as shown on plans. Control joints in concrete walkways spaced no more than distances equal to 24 to 30 times the slab thickness and be a minimum of 1/4 of the depth of the slab made 4-12 hours after concrete finishing.
- 9. All walkways shall be located from finished face of buildings.

GRADING AND DRAINAGE NOTES

- Drainage lines to be laid out in field and slope a minimum of 1% downhill.
 All hardscape surfaces shall drain toward drainage inlets and away from structures.
- 3. All planting beds to drain toward drain inlets or french drains as shown and away from building at a min. of 6" over 10". Finished grade of planting beds shall be a minimum 8" lower than the finished floor elevation of the building slab. Notify the landscape architect immediately of any perceived discrepancies.
- **4.** Erosion and control measures installed as required by all municipal codes and shall meet all municipal code specifications
- 5. All drainage pipes in lawn areas to have pop-up exits or drain to specified location.
- 6. The contractor is to install according to this plan but proper drainage and grading will be the ultimately be the responsibility of the Contractor on site. Discrepancies in drawing to be brought to the attention of Landscape Architect before or during construction.
- 7. Walls over 48" from top of wall to bottom of footing to be reviewed by designed by licensed Engineer.

PLANTING NOTES

- 1. The contractor shall familiarize himself/herself with the site conditions and verify them to his/her satisfaction.
- 2. The contractor is responsible for maintaining, in full all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by owner and/or Landscape Architect.
- 3. The landscape contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the landscape architect in writing within this period. No substitution shall be permitted without prior written approval. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution. Approved substituted materials must be offered at no additional costs to the owner.
- **4.** The landscape contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the landscape architect immediately of any perceived discrepancies a min. of two (2) working days prior to planting.
- **5.** The landscape architect reserves the right to review and approve all plant materials if requested, including sod, at the source nursery with the landscape contractor prior to delivery to the job site.
- **6.** All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
- **7.** Each tree shall be backfilled with 3 cubic feet of Back to Nature cotton burr compost mixed thoroughly with existing topsoil. Apply Biotone starter following Espoma Organic Bio-tone Starter Plus 4-3-3 following manufacturer's recommendations.
- **8.** For evergreen shrub and tree planting, apply Wilt-Pruf anti-desicant spray at a rate of 1:10 (Wilt-Pruf to water) the same day as planting.
- **9.** Refer to Civil Engineer's grading plans for grading information. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Landscape Architect for direction as to how to proceed.
- **10.** All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
- 11. All trees must be guyed or staked as shown in the details.
- 12. Installation- all plant material shall be installed in a sound, workman-like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- 13. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
- **14.** Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, and/or landscape architect shall declare the project substantially complete.
- 15. Contractor to replace rejected plant material within two (2) weeks of written notice.
- 16. Contractor shall mulch all plant material throughout and completely to a three-inch (3") depth of loose, weed free sterilized cedar mulch unless noted otherwise in plans or specifications. All disturbed areas to be covered with sod, mulch, planting, or gravel at completion of project. No bare soil shall remain on property or adjacent properties.
- 17. Contractor shall place all plant material on site and get landscape architect approval before planting.

SOIL PREPARATION NOTES

- 1. Till and remove the top 8" of soil and stockpile on site. Amend and reuse by percentage as shown below or replace with new conforming mix. Till the 8" of soil mix into the next 6" of soil to obtain 14" of weed free de-compacted soil. Stones over 2" to be removed from the soil.
- The top 8" of planting bed soil to consist of the following percentages by volume:

Native or imported topsoil 40%
Sharp washed sand 10%
Leaf Compost 40%
Mushroom or Cotton Burr Compost 10%

* Planters Mix at Hardscape Materials in Bixby, OK conforms to this ratio.

2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication

IRRIGATION NOTES

- 1. Contractor shall install a fully functional and automated irrigation system utilizing both existing irrigation components and providing new irrigation components as needed. Irrigation system shall include components as shown in the plans and details. Contractor shall cut and remove any abandoned existing irrigation main lines and lateral lines within the project work area. Affected existing irrigation zones outside the project work area shall be repaired, modified, and returned to an operable condition.
- 2. This irrigation design is for diagrammatic purposes only. The intent is to show the general layout and logic of the system. Major adjustments to the design must immediately be brought to the attention of the Landscape Architect. Scaled measurements, quantities, and actual location of equipment may vary due to field adjustments. Piping layout is schematic. Locate heads, lines and wiring along back of curbs and bed edges, combine lines and wiring in common trenches where possible. Place heads directly adjacent to curbs and edges. Place valves in accessible locations. No lines are to be placed under vehicular paving areas unless in irrigation sleeves.
- 3. All irrigation sleeving under pavements shall be minimum 4" schedule 40 pvc (unless noted otherwise) placed 18"-24" below finish grade. Cap ends shut and backfill with crushed limestone gravel and compact according to earthwork specifications. Contractor shall field verify any existing sleeves. Temporarily mark ends of all sleeves with wood stakes or steel "t" posts. Permanently mark all sleeves with 1/4" deep "V" cut into pavements. Verify actual locations on site. All sleeving shall be bored underneath existing pavement or installed prior to new pavement. No existing pavement shall be removed for irrigation sleeving.
- **4.** Contractor shall verify design data water pressure and GPM flow and notify Tanner Consulting if pressure is less than or significantly higher than 40 PSI before proceeding with installation.
- 5. Install a Reduced Pressure Principle Backflow Preventer in accordance with all applicable local and state regulations. Size per waterline. An insulated, fiberglass enclosure is to be installed over the assembly. A GFI receptacle is to be installed within the enclosure and hard wired to an electrical supply. Landscape Architect shall approve of the backflow location if there is not an existing one
- 6. Install controller inside building or if installed outside it must be placed inside of a locking enclosure. Coordinate location with general contractor or landscape architect.
- 7. Appropriate size valve boxes are to be installed over all valves.
- 8. The general contractor to provide adequate electrical outlets for all irrigation controls.
- **9.** Contractor shall obtain any required permits, adhere to all municipal codes and follow standard and accepted local practices.
- **10.** An automatic drain valve shall be installed at the lowest portion of each zone and at 100' intervals on the mainline.
- 11. Provide 100% coverage for all landscape areas and make final adjustments to obtain optimal performance. 100% coverage is defined as having head to head coverage in all direction in all areas. There shall be no shrub heads or drip irrigation placed on the same zone with turf heads and vice versa.
- **12.** Review and report any discrepancies shown on the plan, for correction, prior to proceeding with related work.
- 13. Install all equipment in accordance with manufacturers details and specifications.
- **14.** Place all piping on the perimeter of landscape areas where possible. Place valves in planting areas or out of view where possible. Limit trenching around existing trees as much as possible, stay min. of 8' from trunk. Be aware of the location of new trees and shrubs and place piping away from the root balls.
- **15.** All spray heads in planting areas to be 12" pop-ups. All spray heads in lawn areas to be a 4" pop up minimum.
- **16.** Some piping may be shown off property or outside of sleeves for graphic purposes only. Place all irrigation components on the property and in appropriate sleeves.
- 17. All wire connections for the irrigation system shall be made with 3M Direct Bury Splice Ket DBR/Y-6 or approved equal.
- **18.** Control wires shall have looped slack at all valves, corners, and bores. Snake wire in trench to allow for contraction.
- 19. Detectable underground warning tape shall be installed with all main line and lateral lines.

TREE PRESERVATION NOTES

- 1. All trees to be preserved as indicated on the Landscape Demolition Plan shall be protected by 6' construction fence. The fence shall be located at a 5-ft. radius from the edge of the trunk. The fence shall be firmly anchored into the ground and shall remain upright and intact until all construction activity is complete. Construction activities or storage shall not occur within these protected areas. The Contractor shall stake the protective fencing location. The location of the protective fencing shall be approved onsite by the Landscape Architect prior to the start of any site work.
- 2. When excavation near a tree to be protected must be carried out, damage can be limited by root pruning. Root pruning shall be completed before grading is started and shall occur beneath the protective fencing as shown on the plan.
- 3. Root pruning shall be performed, when required, with a trencher such as a telephone cable puller or a "Ditch Witch" prior to adjacent excavation. The trenching shall be to a minimum depth of 24" or the depth of excavation. The contractor shall stake the limit of root pruning as per the plan. Limits of trenching shall be approved by the Landscape Architect prior to any trenching in the field. Do not trench for irrigation or electrical within drip lines of existing trees. Coordinate all trenching required for utility work with the landscape plans.
- 4. The best method to avoid soil compaction is to KEEP OFF. This includes restricting all traffic both vehicular and pedestrian from crossing over the root zones, and restricting even temporary material storage under trees.

LAWN NOTES

- Sod or seed all areas as shown on plans and all disturbed areas. If not shown on plans but within limits of work, contractor to confirm with landscape architect.
- 2. Provide ¾ inch of compost to be tilled into top 4" of lawn areas prior to seeding or sodding if heavy clay soils are present.
- 3. Top soil shall be free of weeds and foreign material immediately before
- **4.** Lay sod with closely fitted joints leaving no voids and with ends of sod strips staggered. Sod shall be laid within 24 hours of harvesting.
- **5.** Tamp and roll sod with approved equipment to eliminate minor irregularities and to form close contact with soil bed immediately after planting and watering. Submit type of tamping and rolling equipment to be used to the Landscape Architect for approval, prior to construction.
- **6.** Evenly spread fertilizer composite at a rate of 40 pounds per 5000 square feet or as recommended by manufacturer. Fertilizer shall not be placed until 2 weeks after placement of sod.
- 7. Lawn to receive a minimum 1/2 inch water for the first 3 weeks after area is sodded. After 3-week period, water twice a week with 3/4 inch of water each time unless comparable amount has been provided by rain.



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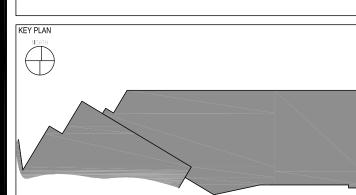
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OK LA0386 EXP. 6/30/2019

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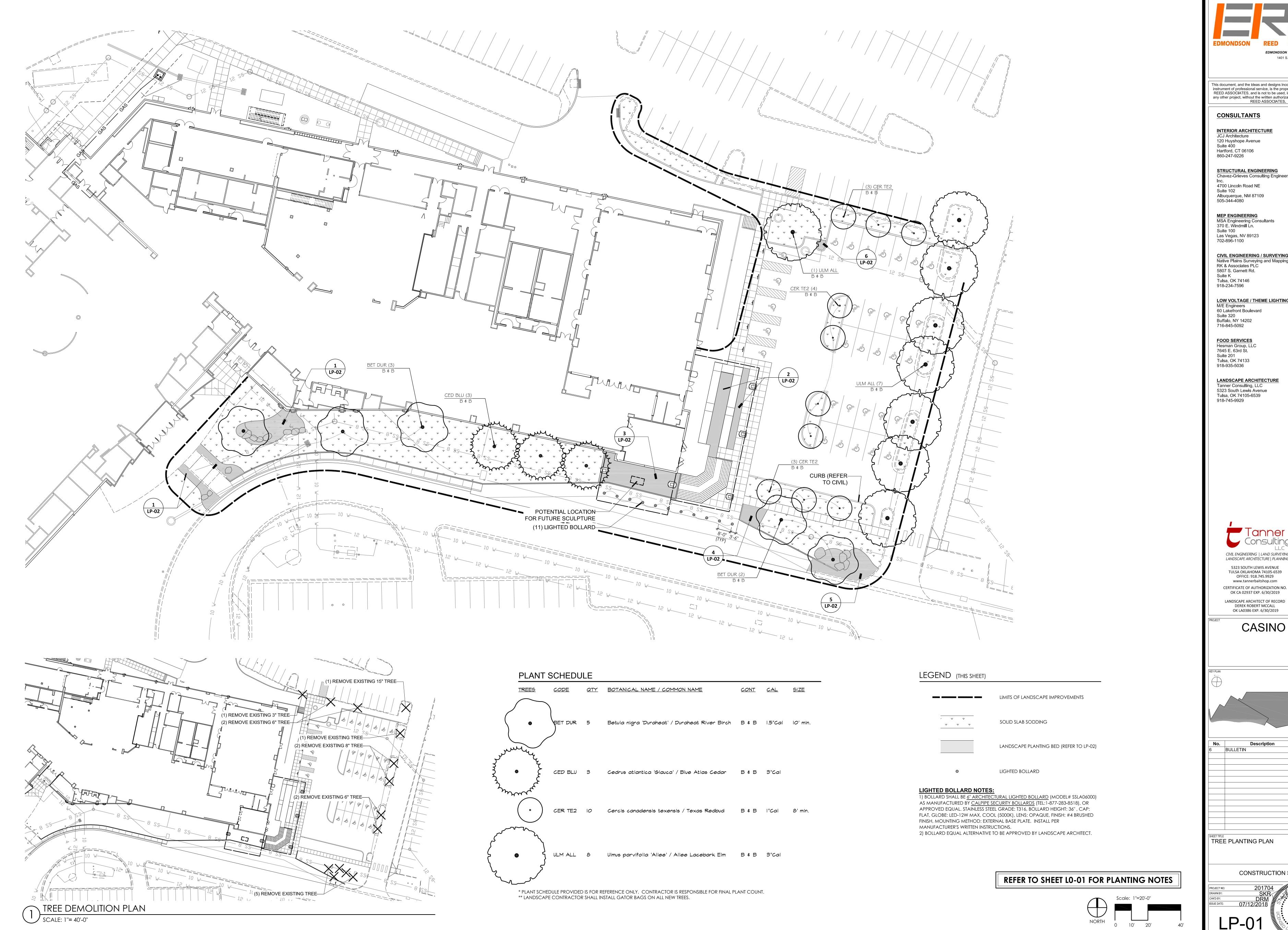


07/12/2018

SHEET TITLE
GENERAL NOTES

BULLETIN







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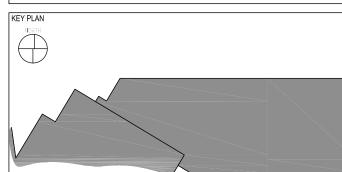
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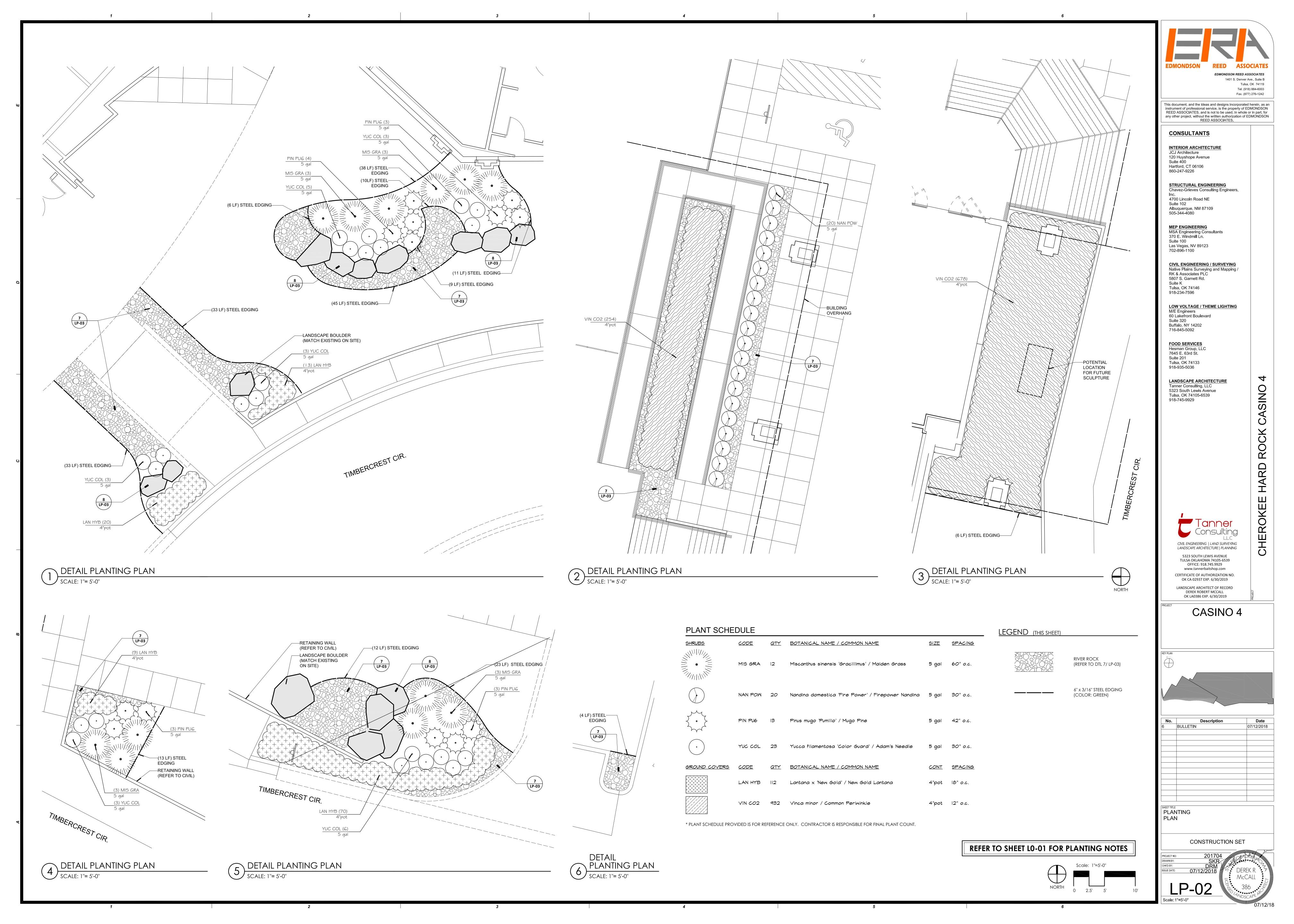
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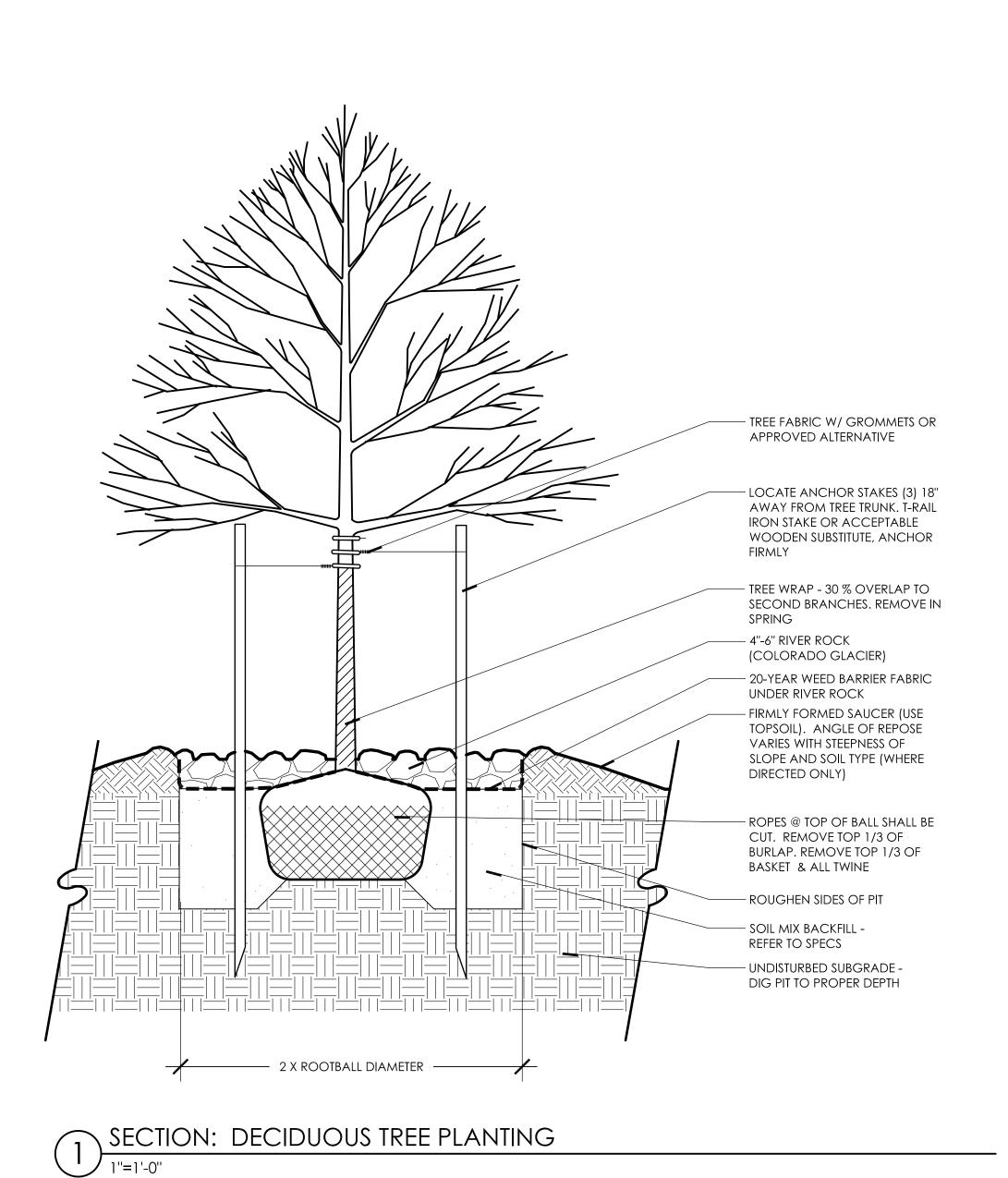


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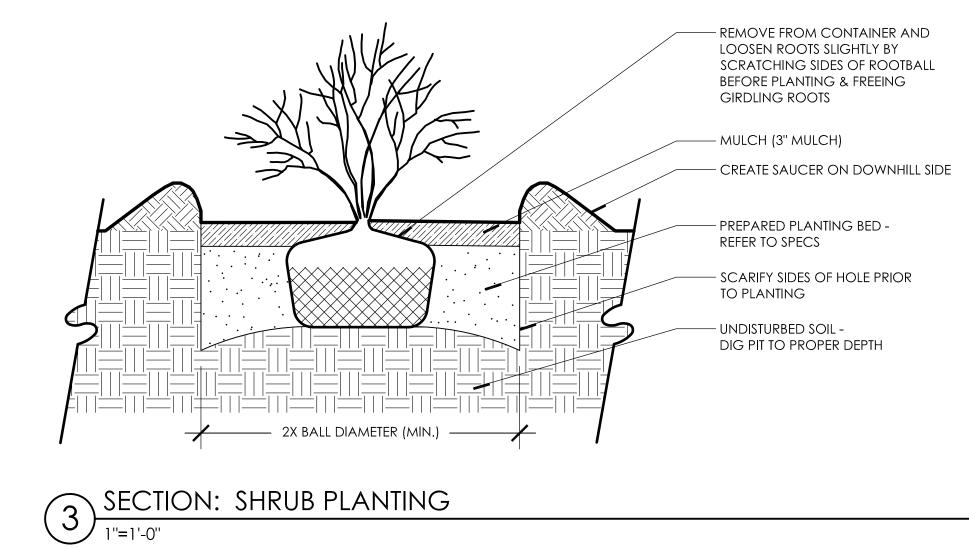
TREE PLANTING PLAN







— 4"-6" RIVER ROCK (COLORADO GLACIER) - 20-YEAR WEED BARRIER FABRIC UNDER RIVER ROCK — SOIL MIX BACKFILL -REFER TO SPECS — SUBGRADE METAL STAKE FOR TREE-GUIDE ROPE — UNDISTURBED SUBGRADE 2 X ROOTBALL DIAMETER



SECTION: EVERGREEN TREE PLANTING

1"=1'-0"

- SHRUB, ORNAMENTAL GRASS,

– EQUAL DISTANCE SPACING,

VARIES BY PLANT TYPE,

- EDGE OF PLANTING BED

SEE PLANT SCHEDULE

PERENNIAL, OR GROUNDCOVER

NOTES:

1) REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 4" OF SOIL 2) RIP SUBGRADE PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL 3) TILL TOPSOIL AND SOIL AMENDMENTS TO A MIN. OF 6" DEPTH 4) CONTRACTOR TO ASSURE PLANTING BEDS ARE FREE OF WEED SEEDS AND EXISTING LAWN GRASSES

– DOUBLE GROUND

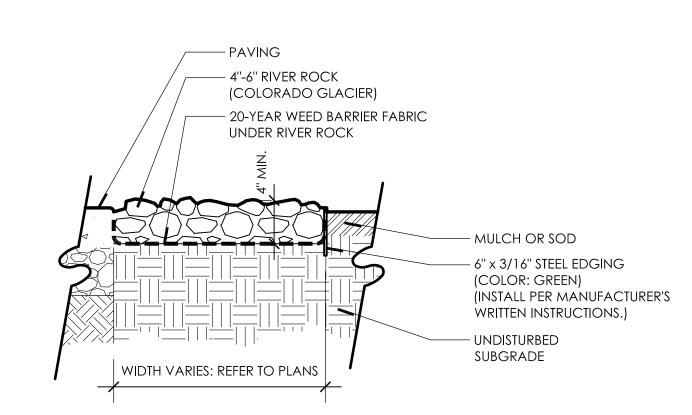
- IMPORTED TOPSOIL:

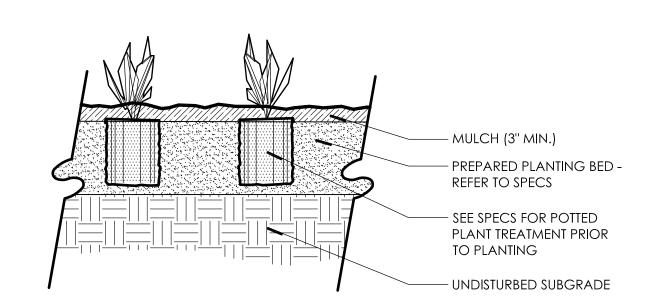
- EXISTING SUBGRADE

Sandy Loam

- SPEC. SOIL AMENDMENTS

CEDAR MULCH





SECTION: PERENNIAL & GROUNDCOVER PLANTING

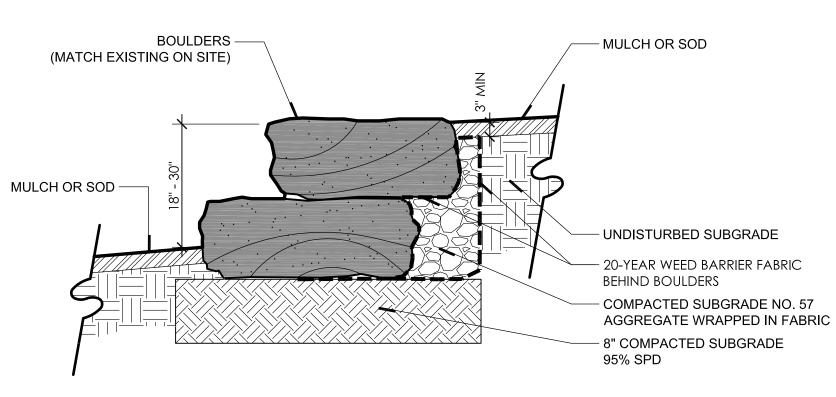
1"=1'-0"



— EQUAL DISTANCE SPACING,

VARIES BY PLANT TYPE,

SEE PLANT SCHEDULE



8 SECTION: BOULDER RETAINING WALL SCALE: 1"= 1'-0"

REFER TO SHEET LO-01 FOR PLANTING NOTES



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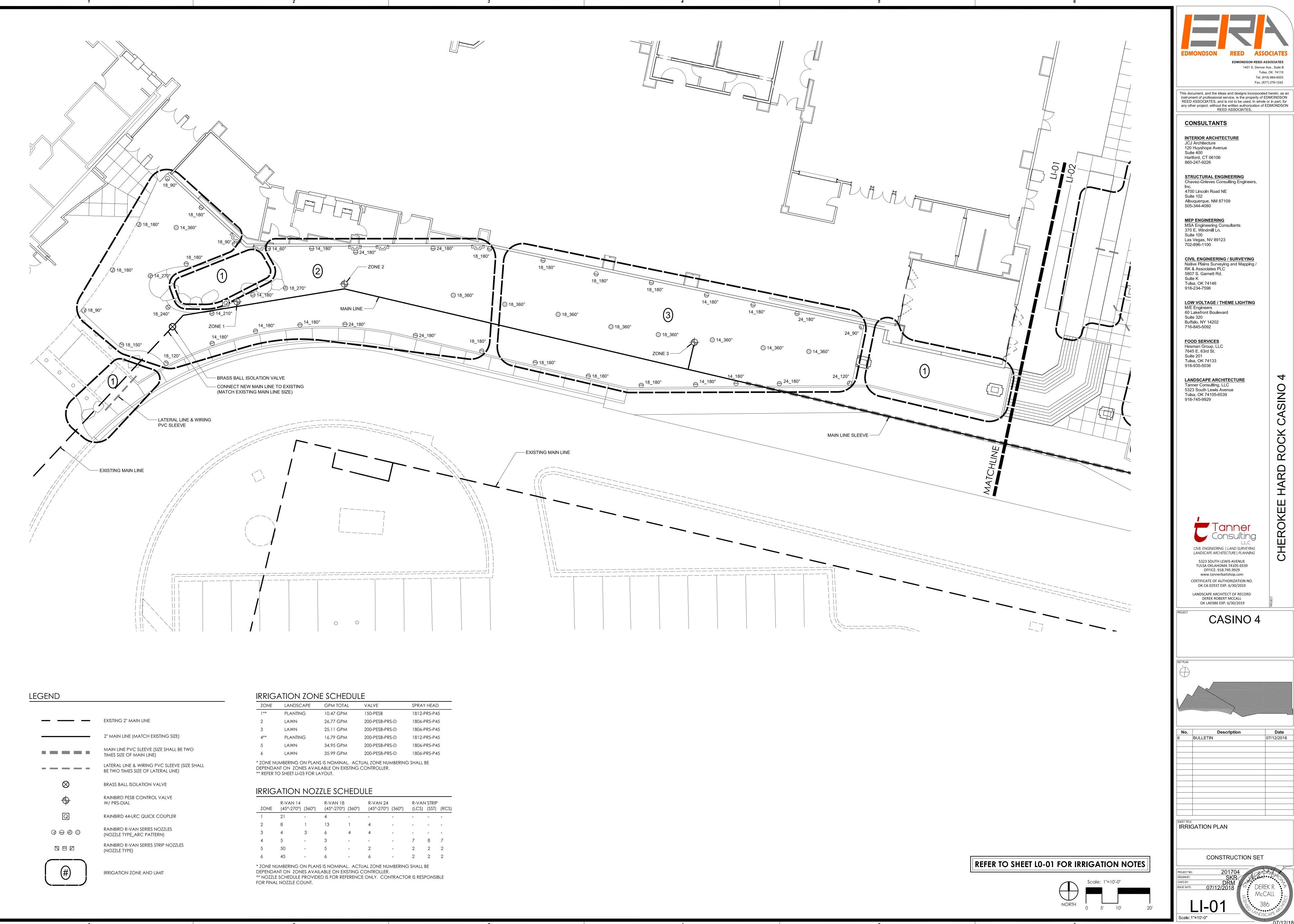
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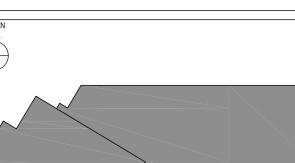
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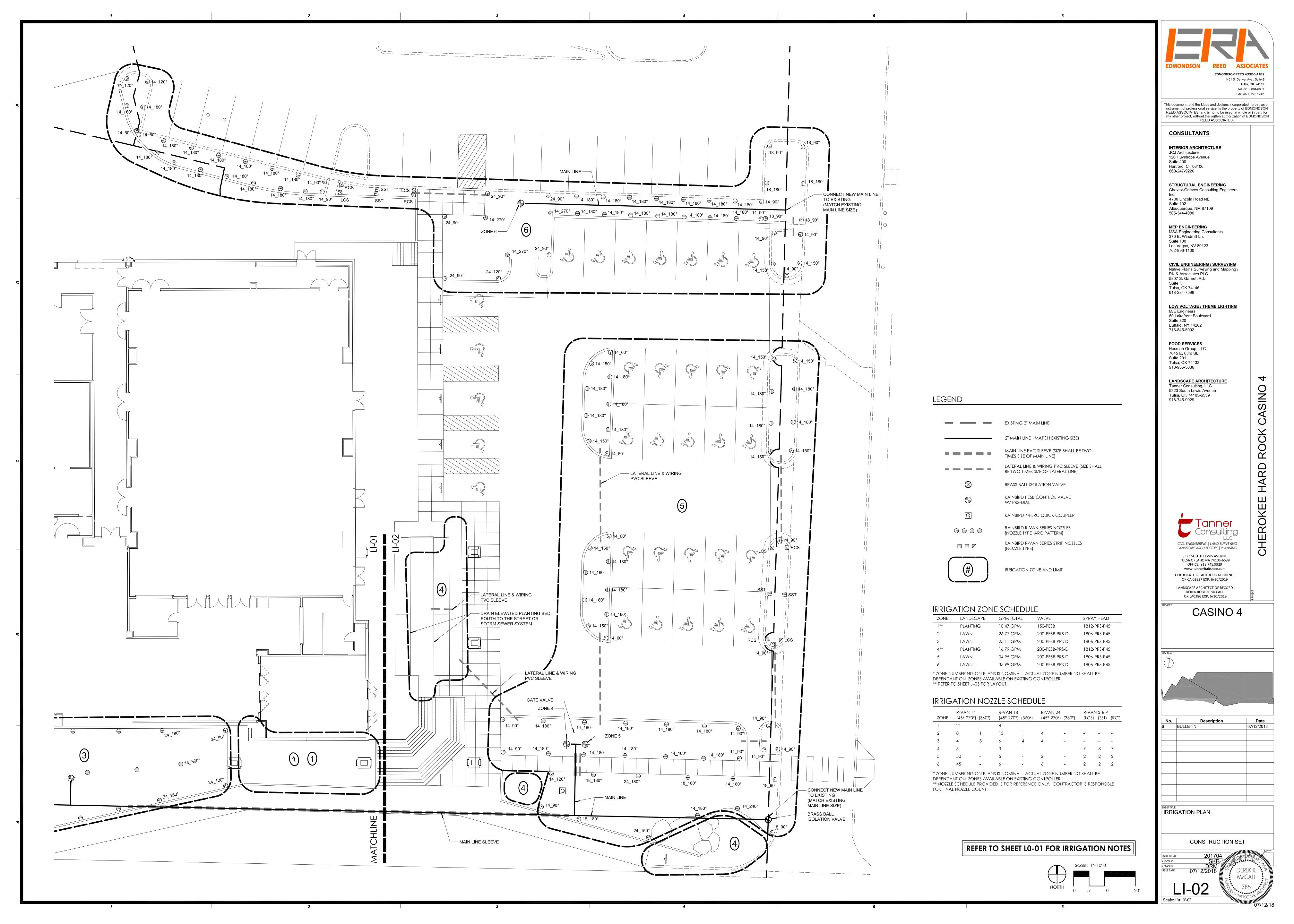
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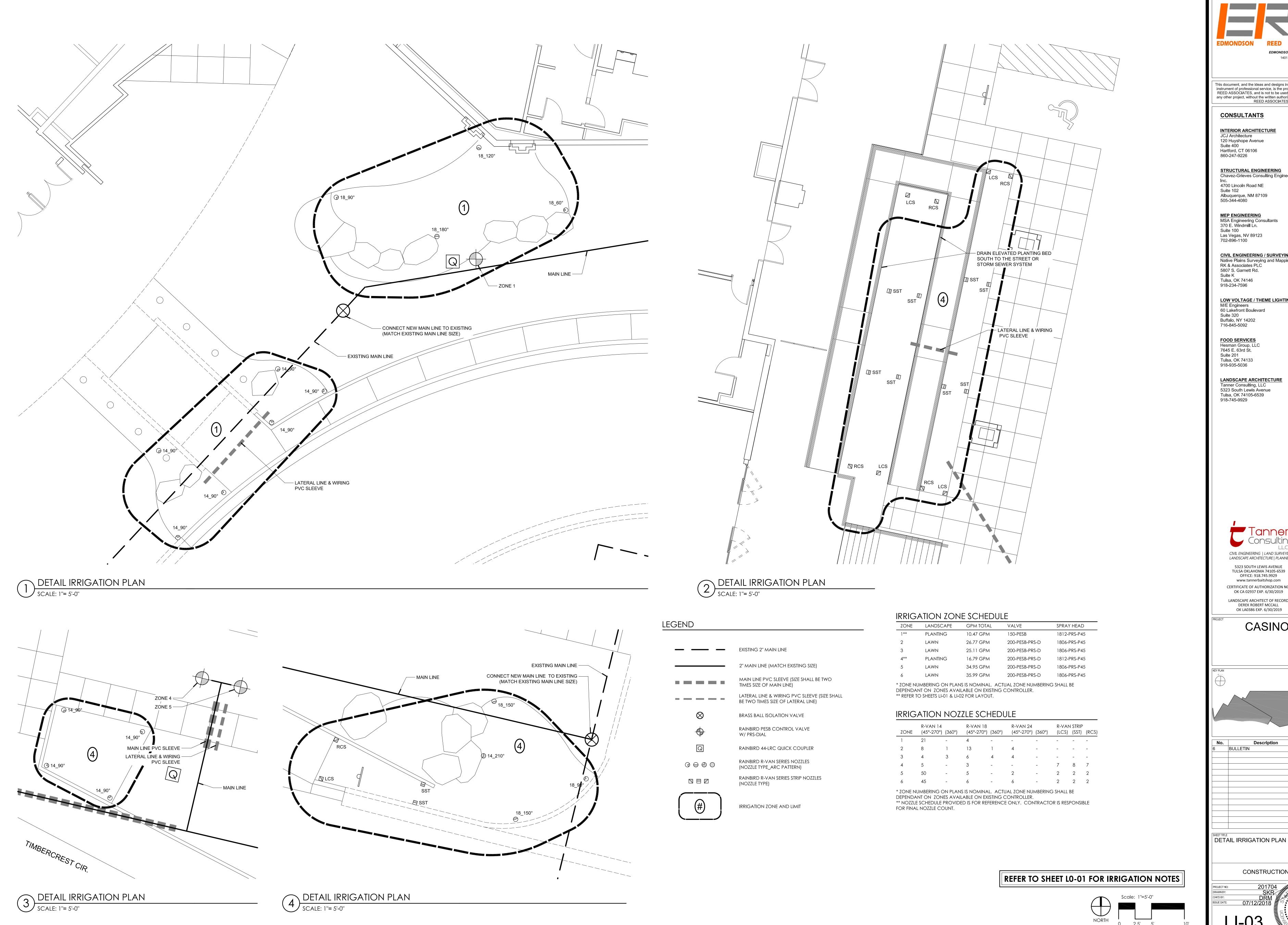
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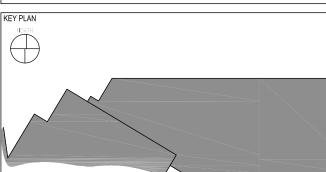
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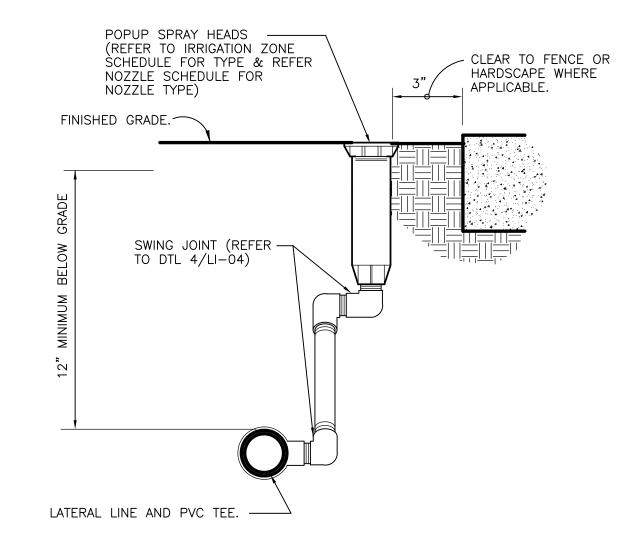
DETAIL IRRIGATION PLAN



1 ELECTRIC REMOTE CONTROL VALVE

10"X15" RECTANGULAR BOX WITH 6" EXTENSION. SET BOX FLUSH TO GRADE. BRASS BALL ISOLATION VALVE, SAME SIZE AS MAIN LINE. SCHEDULE 80 THREADED NIPPLE AS REQUIRED. ADAPTER. PVC MAIN LINE. TWO 6X2X16 CONCRETE BLOCK CAPS, ONE ON EACH SIDE OF BOX. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES.

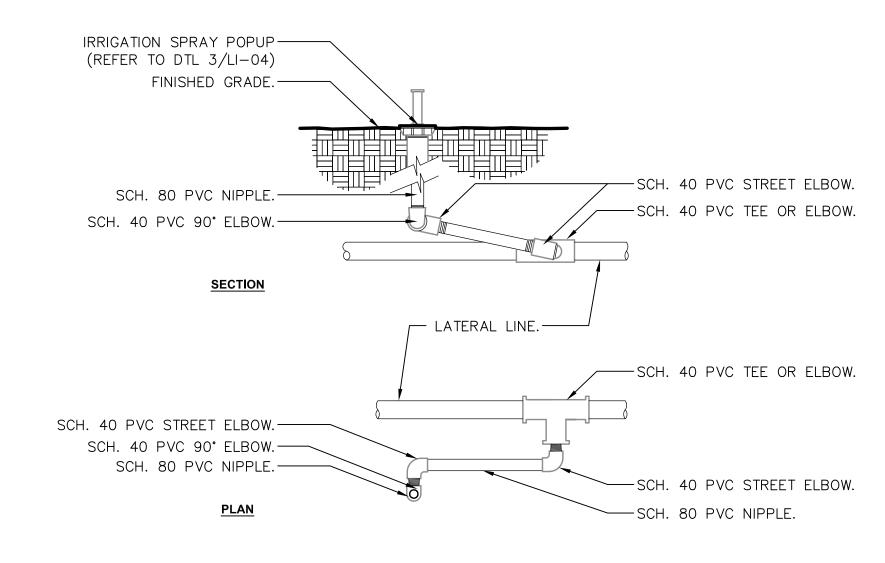
—— Base rock.



SPRAY HEAD

3" = 1'-0"

FX-IR-FX-HEAD-08



NOTE: 1— ALL THREADED CONNECTIONS FROM SCH. 40 PVC TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.

SWING JOINT

3" = 1'-0"

SWING JOINT

OPEN SOURCE FREE TO USE

FX-IR-FX-AUXEQ-06

MINIMUM BEARING SURFACE AREA

1-1/2" | 0.45 FEET ² | 0.63 FEET ² | 0.34 FEET ²

2" | 0.69 FEET ² | 0.97 FEET ² | 0.53 FEET ²

3" | 1.48 FEET 2 | 2.10 FEET 2 | 1.14 FEET 2

4" 2.43 FEET ² 3.45 FEET ² 1.87 FEET ²

6" 5.25 FEET 2 7.41 FEET 2 4.02 FEET 2

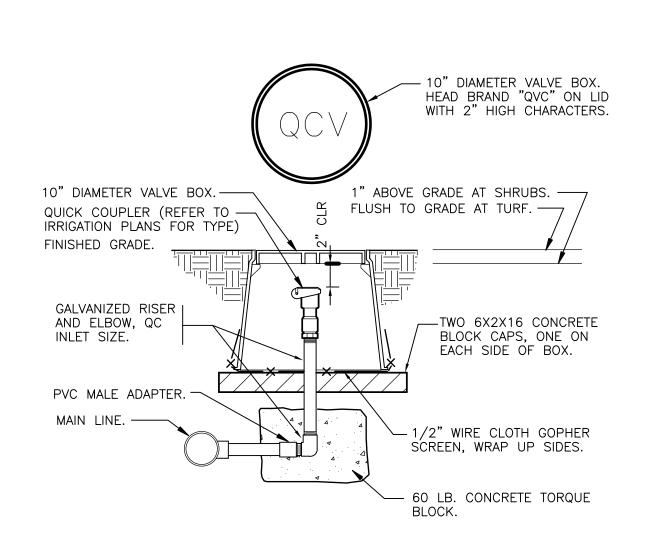
8" 9.08 FEET 2 | 12.83 FEET 2 | 6.96 FEET 2

10" | 14.93 FEET 2 | 21.07 FEET 2 | 11.44 FEET 2

1.41 FEET 2 0.77 FEET 2

2-1/2" | 1.0 FEET ²

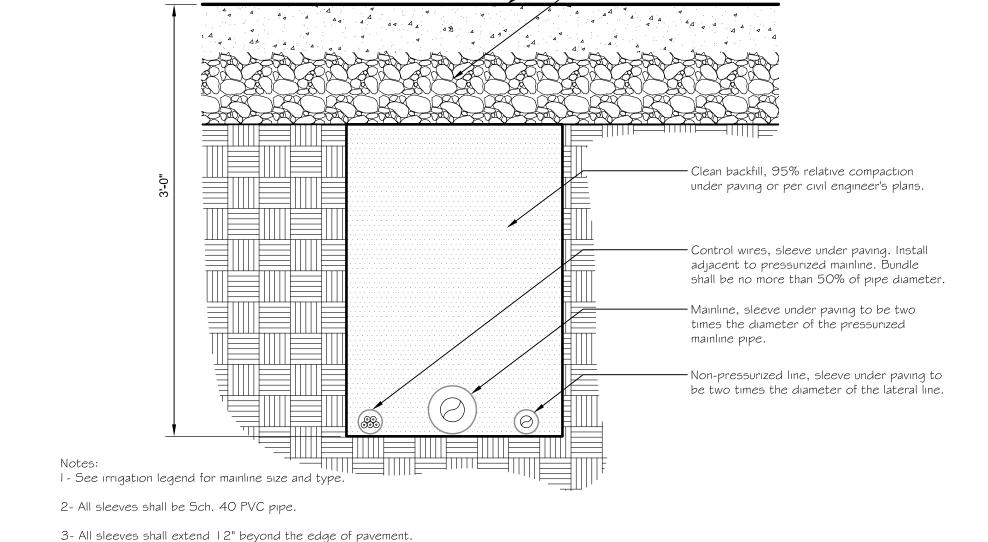
PIPE SIZE TEE AND PLUG 90° BEND 45° BEND



QUICK COUPLER VALVE IN BOX

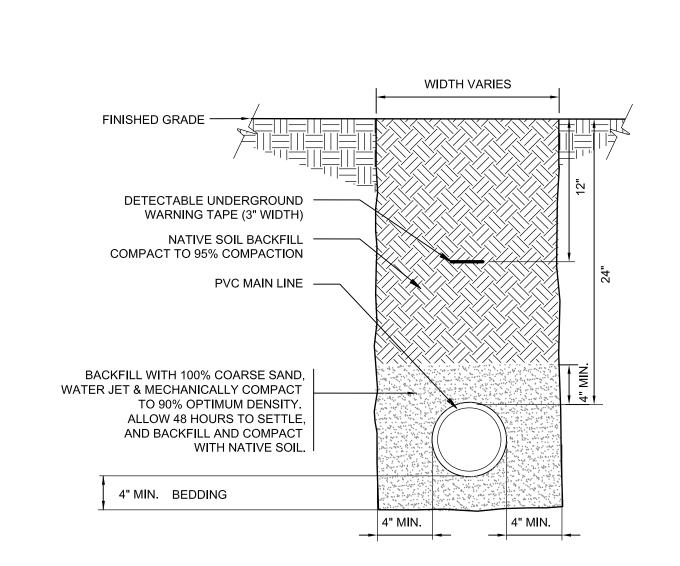
FX-IR-FX-QUIC-05

FX-IR-FX-RCV-04

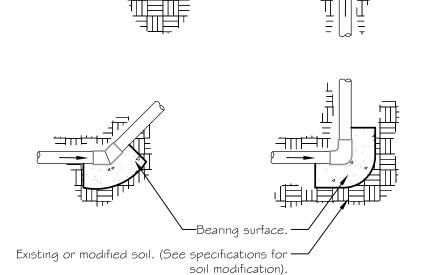


PIPE BENEATH PAVEMENT

1 1/2" = 1'-0" FX-IR-FX-AUXEQ-05



7 MAINLINE WITH SAND BEDDING



–Bearing surface. —

Notes:

I - Size thrust blocks shall be specified as show in the table above.

2- Control wires shall not be encased in concrete.

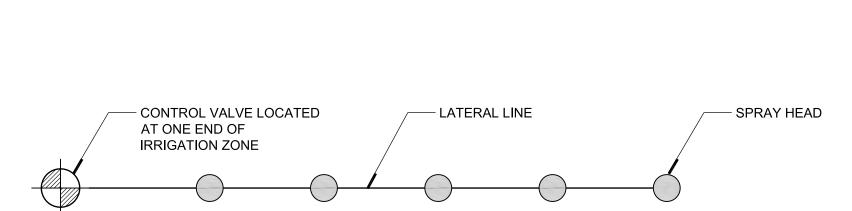
3- All fittings shall be wrapped with polyethylene to prevent concrete from adhering to pipe, fittings or bolts.4- Joints and bolts shall be accessible for repairs.

5- Thrust blocks shall be a minimum of 6" thick.
6- One 80 lbs. sack of concrete shall cover .6 ft.³

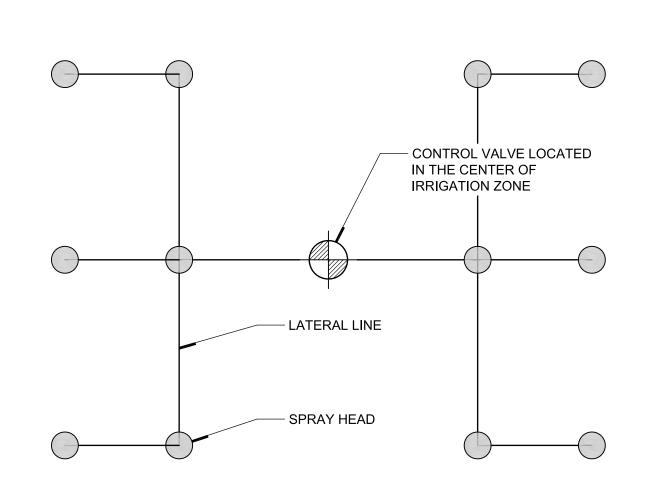
FX-IR-FX-AUXEQ-13

THRUST BLOCK

| 1 | 1/2" = 1'-0" | FX-IR-FX-AUXEQ-07



INCORRECT LATERAL LINE LAYOUT



CORRECT LATERAL LINE LAYOUT

9 LATERAL LINE DIAGRAMMATIC LAYOUT
SCALE: 1"= 1'-0"

REFER TO SHEET LO-01 FOR IRRIGATION NOTES



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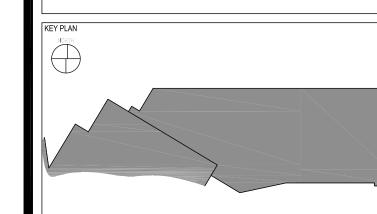


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SHEET TITLE IRRIGATION DETAILS								
INNIGATION DETAILS								



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