

To: Bidding Documents
Plan-Holders of Record
Project File

Date: April 18, 2024
Addendum Number: One
Architect's Project #: 20210217.06
Project Name: HACN Sequoyah
Heights Community
Center

**From: BLUERIVER ARCHITECTS,
LLC**
320 South Boston, Suite 100
Tulsa, Oklahoma 74103
Tel 918.587.6158
Fax 918.587.035

Professional Seal:



NOTICE.....

This Addendum supplements and amends the original Bidding Documents, shall be taken into account in preparing proposals, and shall become a part of the Construction Documents. The bidder shall indicate receipt of this addendum and all previously issued addenda on the Bid/Proposal Form.

1. **Question:** The civil documents show ADA ramps at the driveways however they only show two of the existing houses. Should these ramps be at every existing driveway?
Answer: Refer to the revised C400, C401, C402, & C500 for additional information on the ADA ramps at the driveways. The replacement of existing driveways and the addition of ADA curb ramps is dependent on the existing grades at the driveways. Where the grades require a curb ramp, an ADA curb ramp is required. Where existing driveways have a greater than 2% cross slope that portion of the driveway needs to be replaced.

LIST OF ATTACHMENTS
C400, C401, C402, C500

Sincerely,
Blue River Architects, LLC

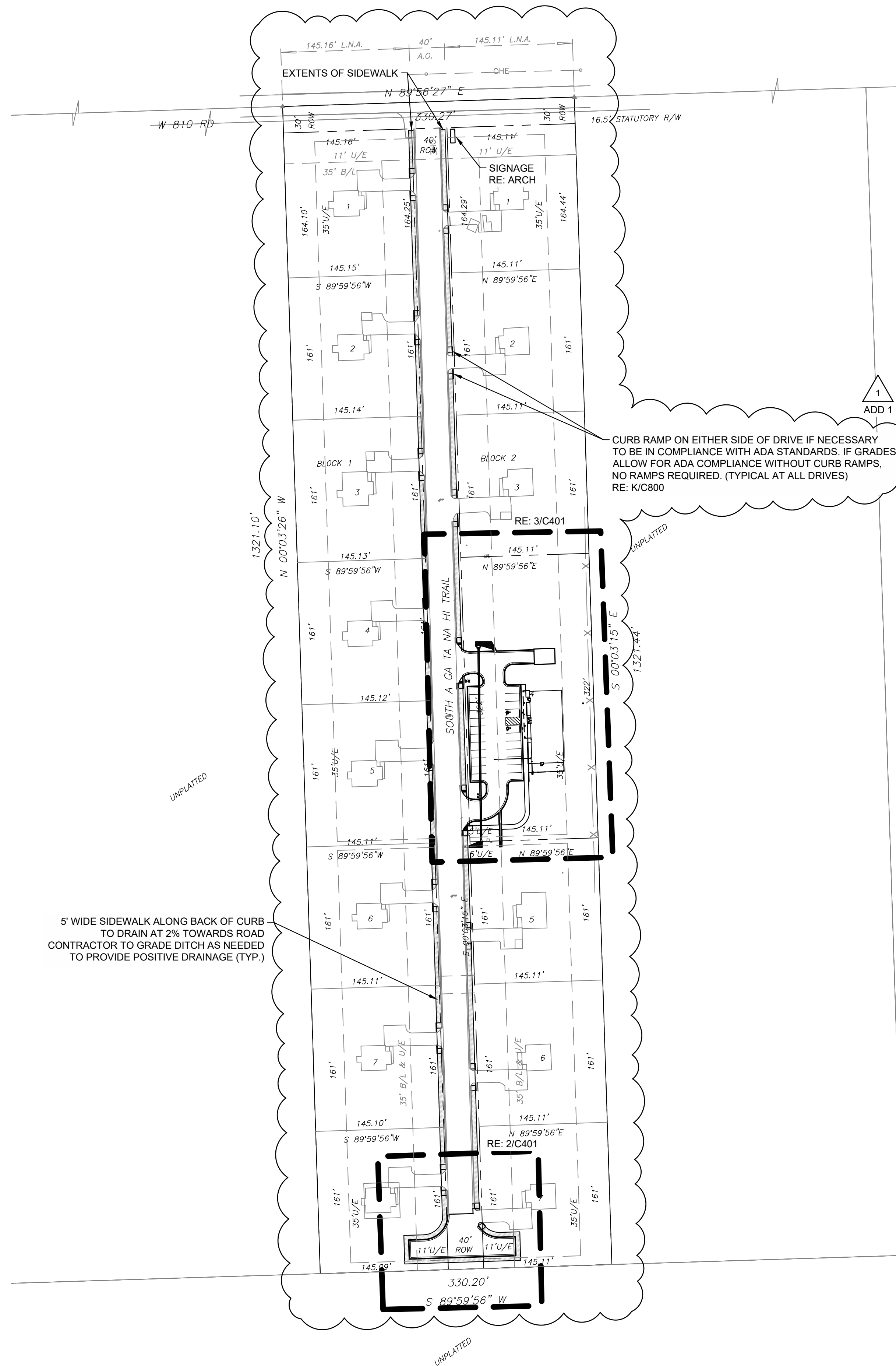
Chris Seat, AIA
Principal

Site Plan Notes:

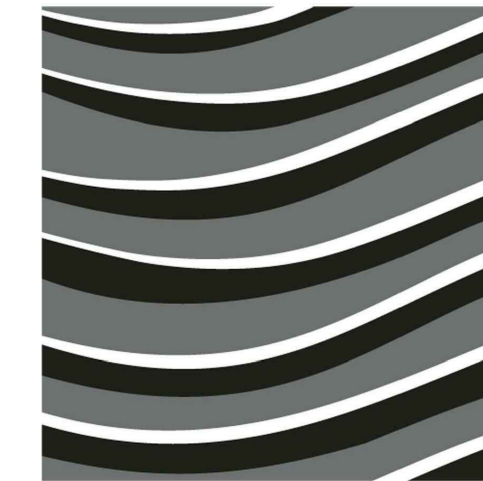
- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
- THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2) SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
- BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
- CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
- COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
- UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
- ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
- HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEYS BY BENNETT SURVEYING DATED MARCH 30TH, 2023.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE COUNTY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- VERTICAL DATUM BASED ON GPS DATA (NAVD88)
- HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
- FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

Site Data:

Land Area Summary	
NET LAND AREA	46,726 SF (1.07 AC)
Site Data	
ZONING	RESIDENTIAL
Building Data	
PROPOSED BUILDING	2,943 SF
Parking Spaces	
PROPOSED PARKING	21 SPACES
PROPOSED HANDICAP PARKING	2 SPACES
TOTAL PROVIDED	23 SPACES
Impervious Area	
TOTAL SITE AREA:	46,276 SF (1.07 AC)
TOTAL DISTURBED AREA:	28,155 SF (0.65 AC)
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	16,932 SF
NET INCREASE:	16,932 SF



Benchmark #1	Benchmark #2	Benchmark #3
P-K NAIL IN ASPH. ELEV: 914.93 (NAVD88) N: 319595.755 E: 2853481.339	P-K NAIL IN ASPH. ELEV: 913.17 (NAVD88) N: 319351.123 E: 2853489.011	P-K NAIL IN ASPH. ELEV: 912.85 (NAVD88) N: 319147.771 E: 2853495.504



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4/18/2024

**HACN SEQUOYAH HEIGHTS
COMMUNITY CENTER**

23126 S GA TA NA HI TRAIL
TAHLEQUAH, OKLAHOMA 74464



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03.12.2024
ISSUE:
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OTHER ISSUE DATES:
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1 ADDENDUM 1 4/18/2024

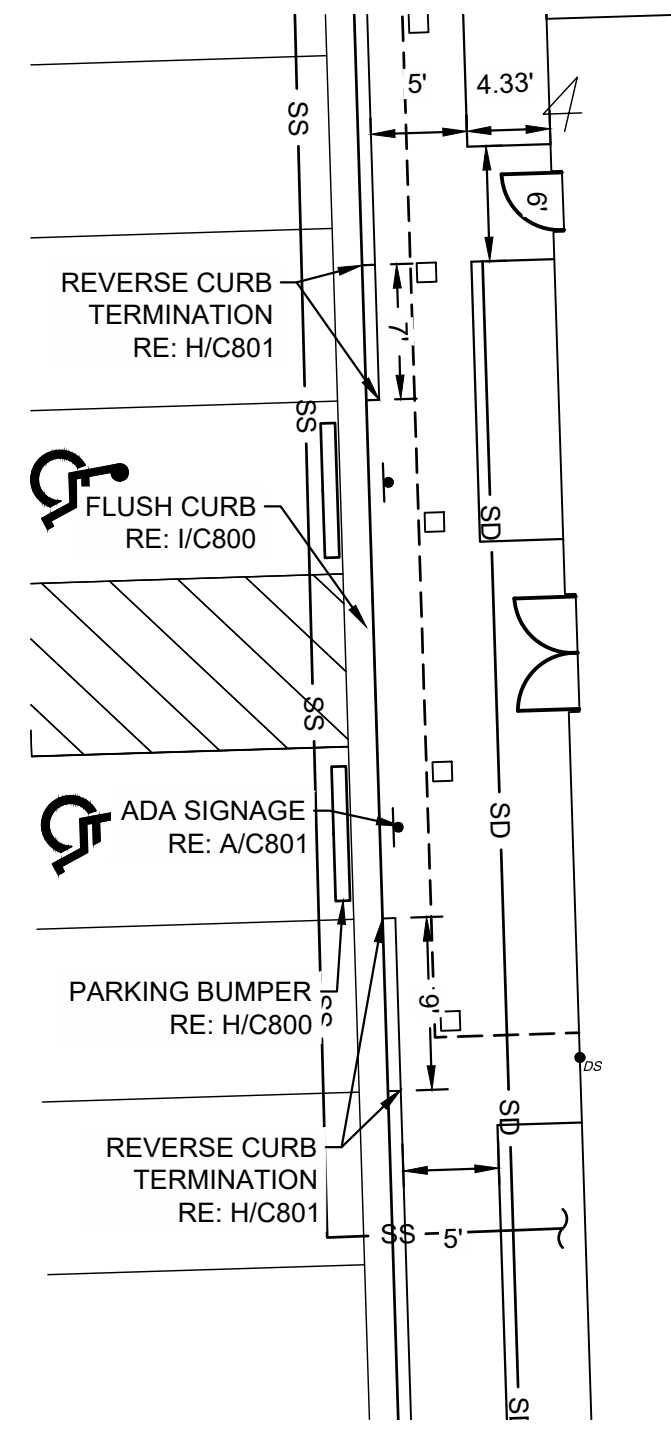
SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:
C400

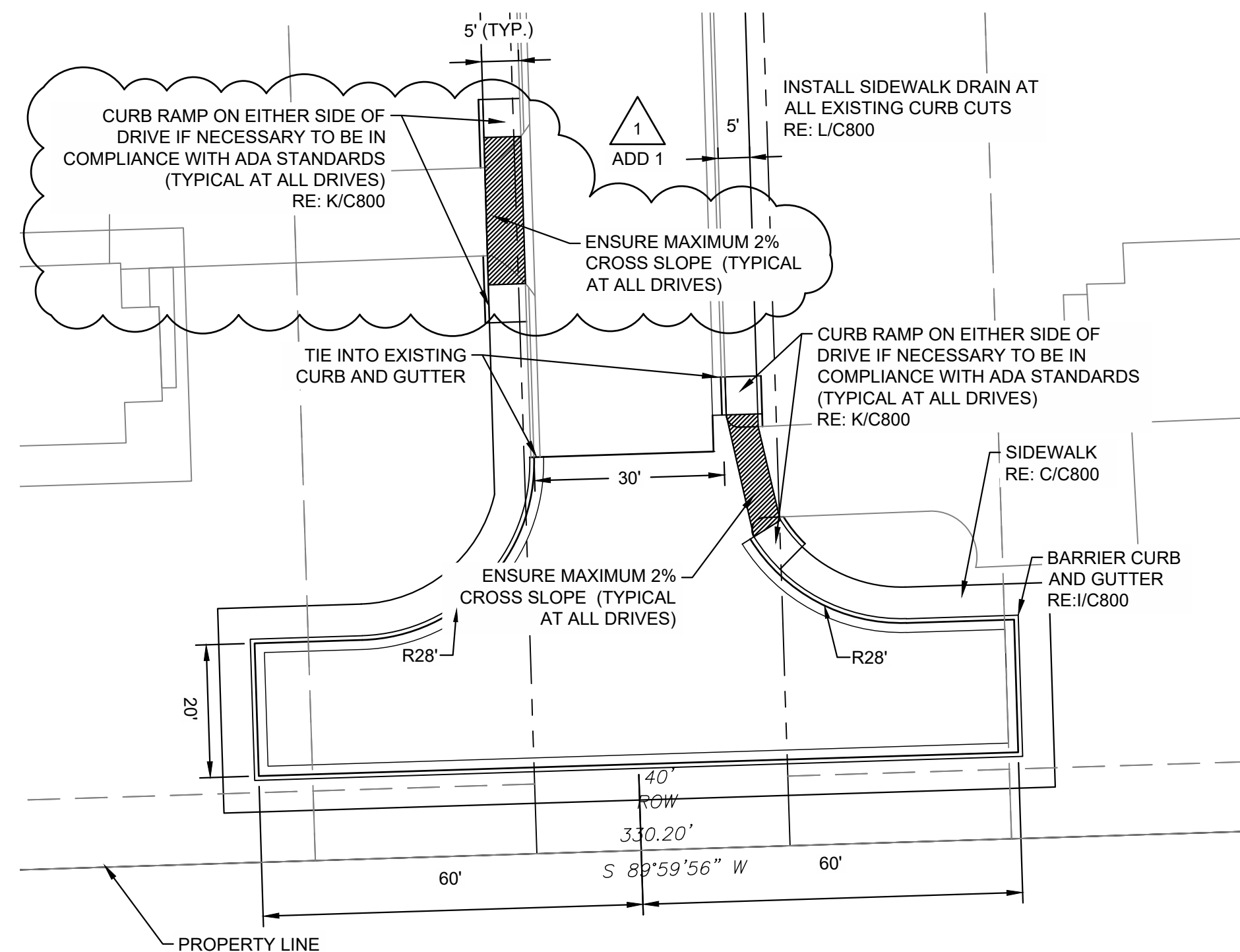
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Site Plan Notes:

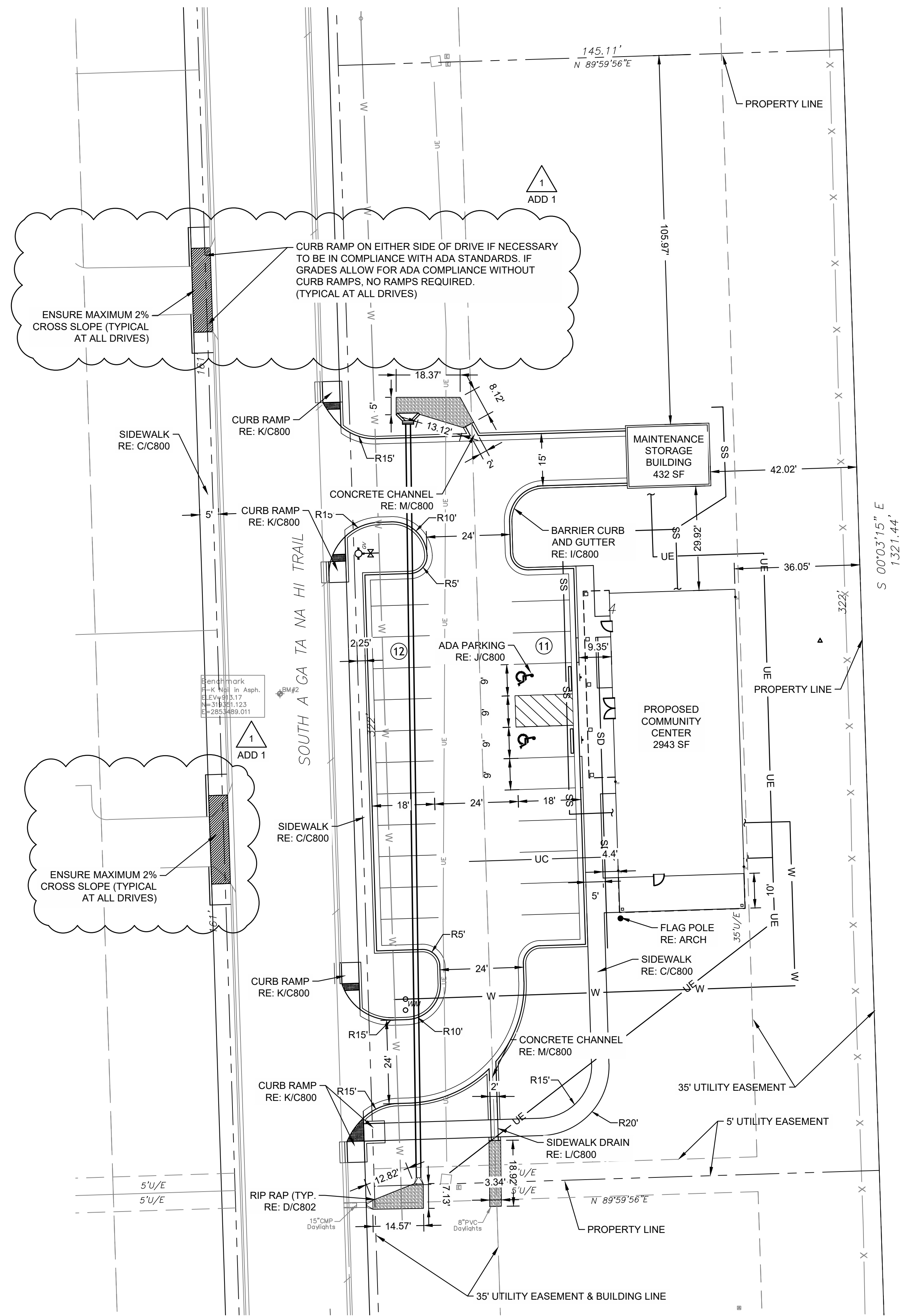
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- HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83)
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- ALL SIDEWALK AND SIDEWALK TO DRIVE CONNECTIONS TO BE IN ACCORDANCE WITH ADA STANDARDS.



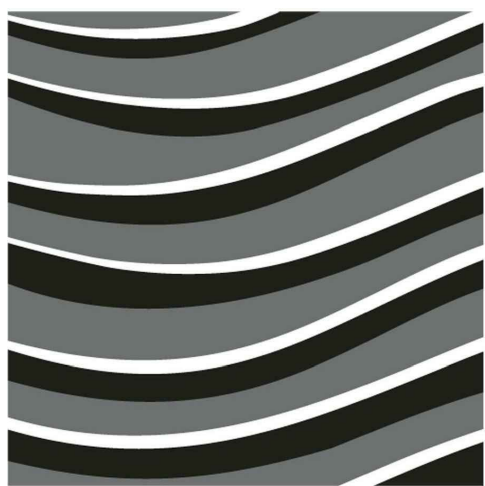
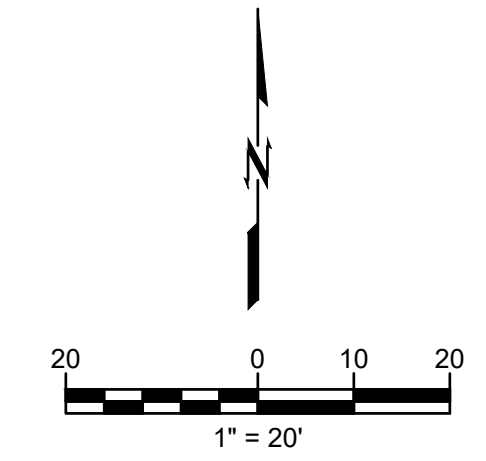
1 MAIN ENTRANCE
SCALE: 1" = 20'



2 SOUTH END - ROAD
SCALE: 1" = 20'



3 COMMUNITY CENTER
SCALE: 1" = 20'



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SHEET NAME:
DETAILED SITE PLAN

SHEET NUMBER:
C401



Know what's below.
Call before you dig.

Benchmark #1	Benchmark #2	Benchmark #3
P-K NAIL IN ASPH. ELEV: 914.93 (NAVD88) N: 319595.755 E: 2853481.339	P-K NAIL IN ASPH. ELEV: 913.17 (NAVD88) N: 319351.123 E: 2853489.011	P-K NAIL IN ASPH. ELEV: 912.85 (NAVD88) N: 319147.771 E: 2853495.504

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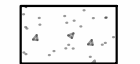

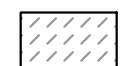
Concrete Pavement

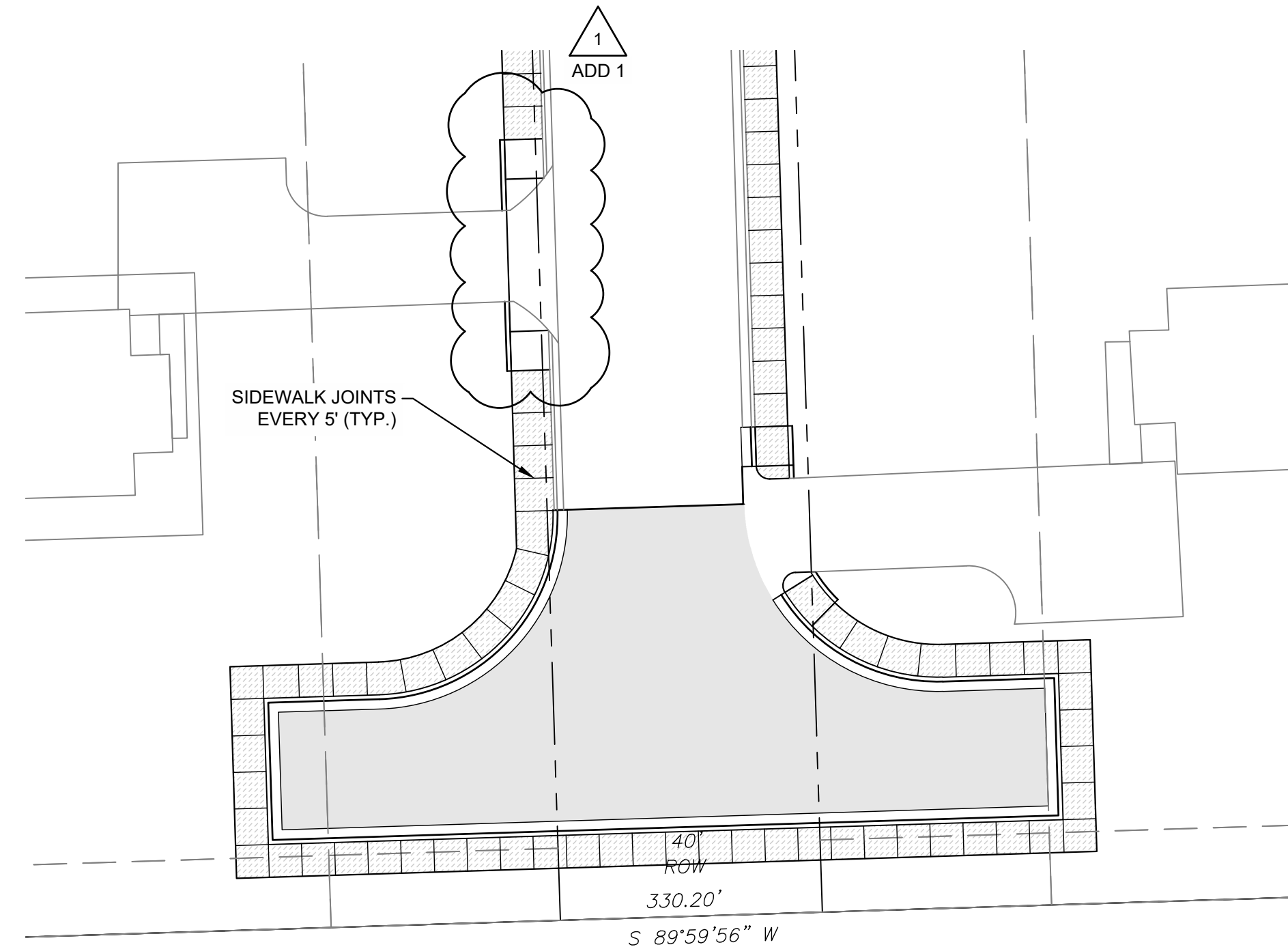
1. CONCRETE PLACEMENT TO CONFORM TO ACI 301 / 306 / 330 REQUIREMENTS.
2. CONCRETE MATERIAL:
 - 2.1. 28 DAY COMPRESSIVE STRENGTH: 4000 PSI MINIMUM
 - 2.2. MAXIMUM W/C RATIO AT POINT OF PLACEMENT: 0.45
 - 2.3. SLUMP: 4 INCHES PLUS OR MINUS 1 INCH
 - 2.4. AIR CONTENT: 6 PERCENT PLUS OR MINUS 1-1/2 PERCENT
3. STEEL:
 - 3.1. GRADE 60
 - 3.2. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATION, PLACEMENT, AND SUPPORT.
4. JOINTS:
 - 4.1. FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS WITH FACES PERPENDICULAR TO SURFACE PLAN OF CONCRETE. WHEN JOINING EXISTING PAVING, PLACE JOINTS TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.
 - 4.2. FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING LIGHT STANDARD FOUNDATIONS, MANHOLES, INLETS, STRUCTURES, OR OTHER FIXED OBJECTS. EXTEND JOINT FILLERS THE FULL WIDTH AND DEPTH OF PAVEMENT.
 - 4.3. CONTRACTION JOINT DEPTH TO BE 1/4 OF THE TOTAL CONCRETE THICKNESS.
 - 4.4. JOINTS SHOULD EXTEND THROUGH ADJACENT CURB AND GUTTER.
5. JOINT SPACING
 - 5.1. JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS (E.G. 0.5' THICK CONCRETE x 30 = 15' MAXIMUM JOINT SPACING), WITH A MAXIMUM SPACING OF 15 FEET.
 - 5.2. LAYOUT JOINTS TO FORM SQUARE PANELS. WHEN THIS IS NOT PRACTICAL, RECTANGULAR PANELS CAN BE USED, BUT THE LENGTH SHALL NOT BE MORE THAN 25% LONGER THAN THE WIDTH (E.G. A 15' LONG PANEL CANNOT BE WIDER THAN 12').
 - 5.3. CONTRACTOR TO SUBMIT A JOINT LAYOUT PLAN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING PAVING OPERATIONS.
6. REINFORCEMENT OF IRREGULARLY SHAPED PANELS OR MISMATCHED JOINTS
 - 6.1. PANELS WITH RADII THAT TAPER TO A SHARP ANGLE, AND/OR WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 1.25, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN BOTH DIRECTIONS ACROSS THE ENTIRE PANEL.
 - 6.2. WHERE JOINT PATTERNS OF ABUTTING PAVEMENTS DO NOT MATCH AND ARE NOT SEPARATED BY AN EXPANSION JOINT, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN THE PAVEMENT OPPOSITE OF THE MISMATCHED JOINT FOR A DISTANCE OF THREE FEET BACK FROM THE JOINT ALONG THE FULL WIDTH OF THE PANEL.
7. WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION, WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.
8. PROVIDE MEDIUM TO FINE TEXTURED BROOM FINISH UNLESS OTHERWISE INDICATED ON THE PLANS.
9. INSTALLATION TOLERANCES
 - 9.1. ELEVATION: 1/4 INCH
 - 9.2. THICKNESS: PLUS 3/8 INCH, MINUS 1/4 INCH
 - 9.3. SURFACE: 1/4 INCH IN 10 FEET

General Paving Notes

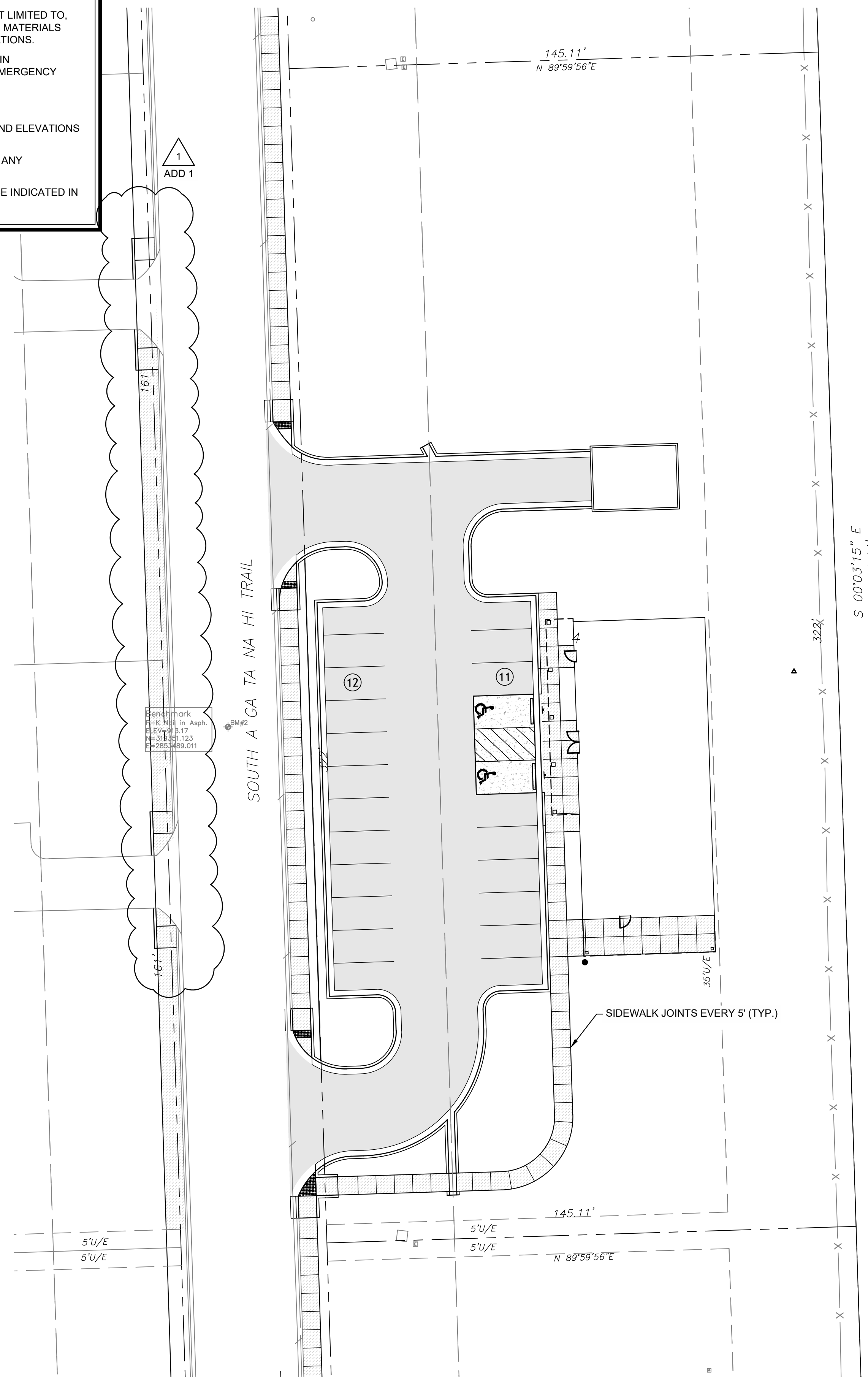
1. ALL MATERIALS, EXECUTION, AND TESTING TO CONFORM TO AHJ REQUIREMENTS (I.E. LOCAL OR STATE DOT STANDARDS AND SPECIFICATIONS).
2. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
3. CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTALS INCLUDING, BUT NOT LIMITED TO, DESIGN MIXES, MATERIAL CERTIFICATES, AND MATERIAL TEST REPORTS FOR MATERIALS AND PRODUCTS ASSOCIATED WITH PAVING AND PAVEMENT MARKING OPERATIONS.
4. CONTRACTOR SHALL DEVELOP AND IMPLEMENT PROPER TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST REVISION OF THE MUTCD. ACCESS FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
5. PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND TO THE GRADES AND ELEVATIONS REQUIRED BY THE CONSTRUCTION DOCUMENTS.
6. PAVEMENT CONTRACTOR TO INSPECT PAVEMENT SUBGRADE AND CORRECT ANY DEFICIENCIES PRIOR TO PAVING OPERATIONS.
7. CONTRACTOR TO COORDINATE CONSTRUCTION TESTING UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.

Hatch Legend

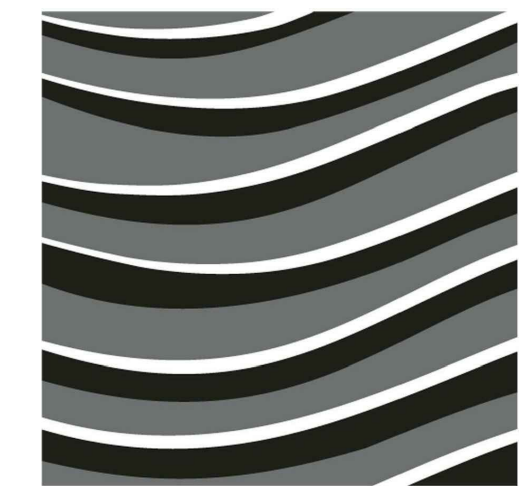
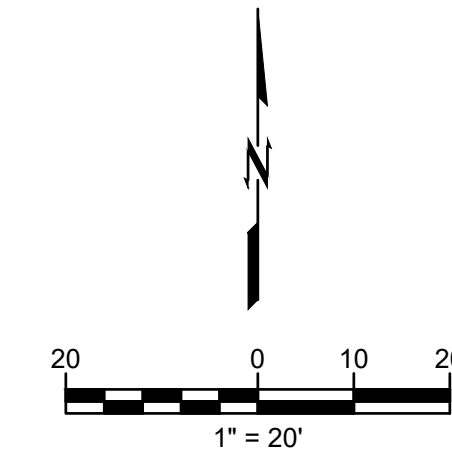
-  STANDARD DUTY CONCRETE PAVEMENT (RE: A/C800)
-  STANDARD DUTY ASPHALT PAVEMENT (RE: B/C800)
-  SIDEWALK (RE: C/C800)



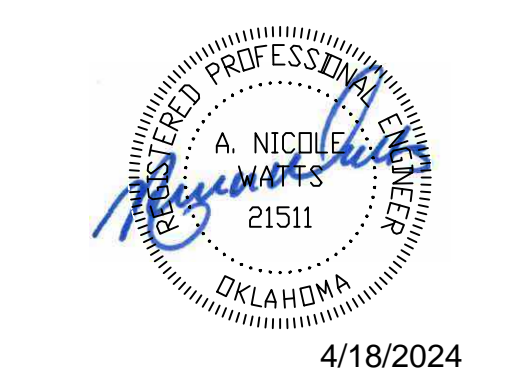
1 SOUTH END - ROAD
SCALE: 1" = 20'



2 COMMUNITY CENTER
SCALE: 1" = 20'



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HACN SEQUOYAH HEIGHTS
COMMUNITY CENTER
23126 S GA TA NA HI TRAIL
TAHLEQUAH, OKLAHOMA 74464



BLUE RIVER PROJECT NUMBER:
20210217.06
ISSUE DATE:
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ISSUE:
CONSTRUCTION DOCUMENTS
OTHER ISSUE DATES:
NO. DESCRIPTION DATE
1 ADDENDUM 1 4/18/2024

SHEET NAME:
PAVING PLAN

SHEET NUMBER:
C402
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Benchmark #1 P-K NAIL IN ASPH. ELEV: 914.93 (NAVD88) N: 319595.755 E: 2853481.339	Benchmark #2 P-K NAIL IN ASPH. ELEV: 913.17 (NAVD88) N: 319351.123 E: 2853489.011	Benchmark #3 P-K NAIL IN ASPH. ELEV: 912.85 (NAVD88) N: 319147.771 E: 2853495.504
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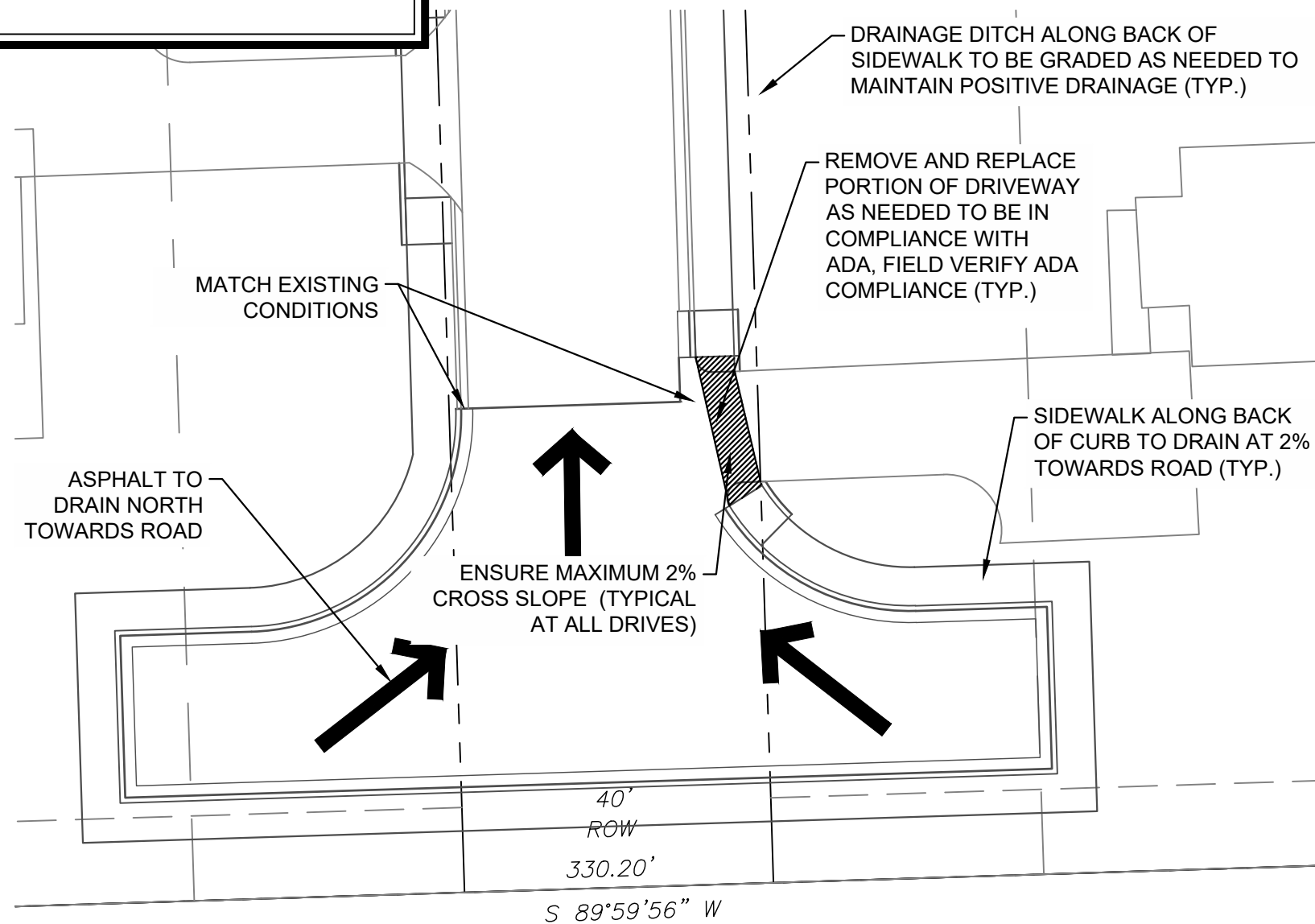
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Grading Notes

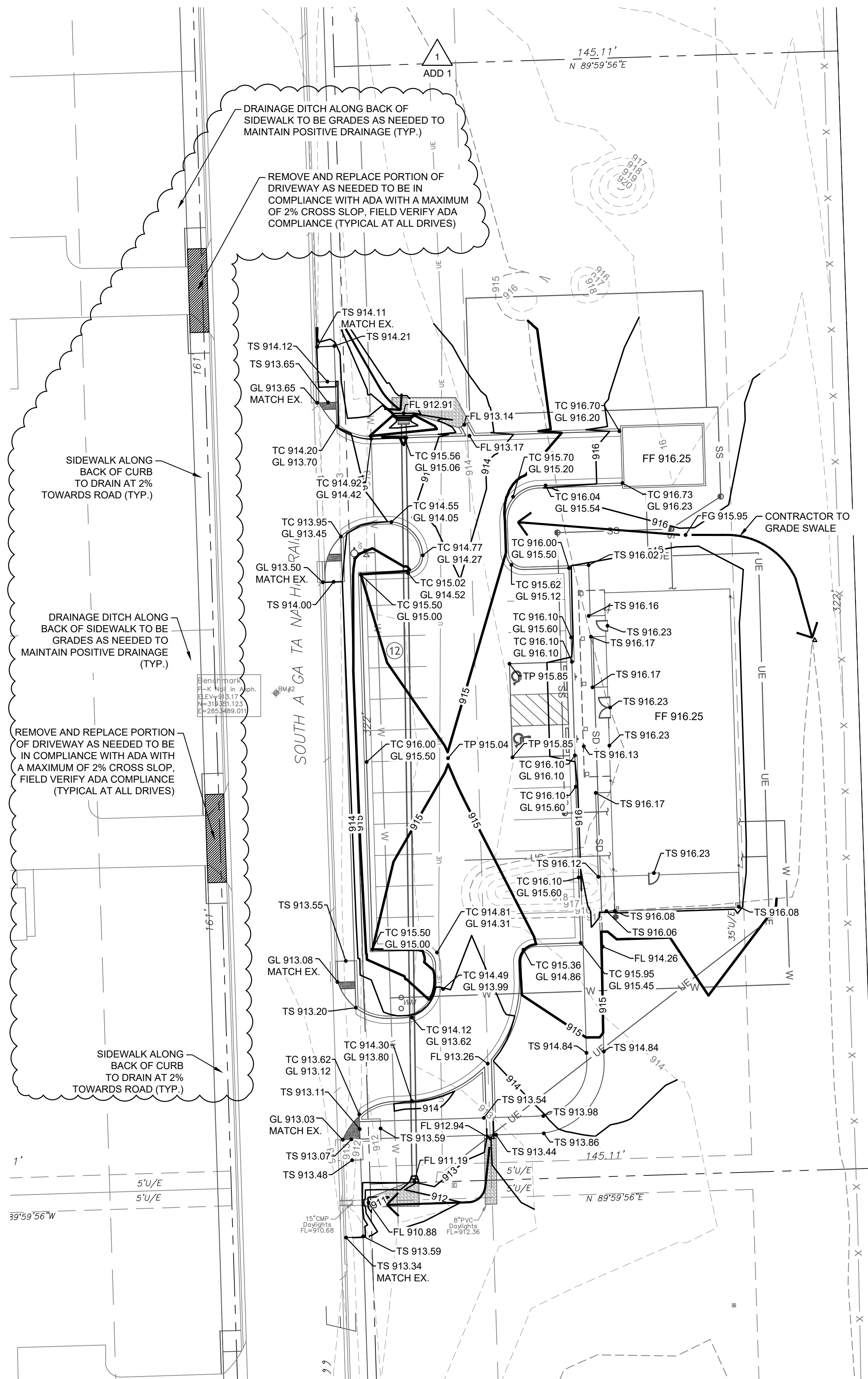
- ALL GRADING SHALL MEET OR EXCEED THE COUNTY CONSTRUCTION STANDARDS AND MUNICIPAL POLICY.
- THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.
- TOPSOIL SHALL BE STRIPPED TO A DEPTH WHERE SOIL IS FREE OF ROOTS AND VEGETATION.
- SUBGRADE STABILIZATION SHALL BE AT THE DIRECTION OF THE ENGINEER, OR AS SPECIFIED IN SUBSURFACE GEOTECHNICAL REPORT.
- CIVIL ENGINEER WILL NOT INTERPRET SOILS REPORTS OR ACCEPT RESPONSIBILITY FOR ALTERNATIVE METHODS PROPOSED BY THE CONTRACTOR.
- UNDERCUTTING OF SOFT SPOTS AND PLACEMENT OF EARTHWORK IS GOVERNED FIRST BY THE GEOTECHNICAL REPORT. OBSERVATION AND TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER TO VERIFY THAT THE SOFT SPOTS ARE PROPERLY OVEREXCAVATED AND REPLACED OR STABILIZED.
- CONTRACTOR SHALL PROVIDE WATER AS REQUIRED TO OBTAIN SPECIFIED COMPACTION.
- STRIPPING, PROOFROLLING, SUBGRADE SCARIFICATION AND COMPACTION, AND FILL CONSTRUCTION IN THE BUILDING AND PAVING AREAS SHALL BE PERFORMED ACCORDING TO THE SUBSURFACE GEOTECHNICAL REPORT. EMBANKMENT BENEATH BUILDING PADS OR FOR PAVING SUBGRADE SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED THEREIN.
- THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO IMPORT OR EXPORT MATERIAL AS NECESSARY TO ACHIEVE THE GRADES SHOWN ON THE CIVIL ENGINEER'S DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL IN-PLACE FINAL TRIM AREAS TO CONDITION PRIOR TO PLACING TOPSOIL. TOPSOIL SHALL BE PLACED AND ACCEPTED PRIOR TO THE PLACEMENT OF SOD.
- THE SIDEWALK CONTRACTOR IS RESPONSIBLE FOR ALL REMAINING FINAL TRIM.
- FINAL GRADES OF ABOVE SURFACE UTILITIES NOT IN PAVED AREAS, INCLUDING BUT NOT LIMITED TO STORM SEWER MANHOLE LIDS, WATER METER LIDS AND SEWER CLEANOUTS, ARE TO BE ADJUSTED BY THE UTILITY CONTRACTOR TO CONFORM TO LANDSCAPING SOD INSTALLATION.
- TRANSFORMER PADS AND PEDESTALS ARE TO BE LEVEL AND PLUMB.
- CARE SHALL BE TAKEN TO ADJUST GAS METERS AND MANIFOLDS SO AS TO APPEAR CORRECTLY POSITIONED.
- GENERAL CONTRACTOR SHALL MONITOR INSTALLATION OF SERVICE PEDESTALS, SHALL ACCEPT THE CONDITION OF THE WORK BY OTHERS, AND SHALL BE RESPONSIBLE TO EMPLOY CONTRACTORS AS NECESSARY TO CORRECT POOR WORKMANSHIP.
- PAVING CONTRACTOR IS RESPONSIBLE TO REVIEW ALL FIELD ESTABLISHED GRADES PRIOR TO PLACEMENT OF MATERIALS SO AS TO PROVIDE POSITIVE DRAINAGE IN ALL CASES.
- CORRECTIVE MEASURES DIRECTED BY THE ENGINEER MAY INCLUDE COMPLETE REMOVAL AND REPLACEMENT AT NO COST TO OWNER IN CASES OF POOR WORKMANSHIP OR UNSATISFACTORY IN-PLACE CONDITIONS.
- CONTRACTOR SHALL COORDINATE AND PROVIDE ALL STAKING NECESSARY TO INSTALL CONDUITS SUFFICIENT FOR UTILITY AND IRRIGATION SERVICES WHETHER OR NOT SHOWN ON THE CIVIL ENGINEER'S PLANS.
- CONTRACTOR SHALL BE OBLIGATED TO KEEP DUST AT A MINIMUM AS REQUIRED BY COUNTY ENGINEER.
- CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES WILL BE REQUIRED TO MAINTAIN NORMAL WORKING HOURS IF SIGNIFICANT PUBLIC REQUEST ARE MADE TO THE CITY TO THIS REGARD.
- CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES ARE REQUIRED TO MAINTAIN NORMAL NOISE LEVELS AND ALL EQUIPMENT AND VEHICLES ARE REQUIRED TO BE PROPERLY MUFFLED.

Grading Legend

BW	BASE OF WALL FINISH GRADE
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
GU	GUTTER
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE



1 SOUTH END - ROAD
SCALE: 1" = 20'



2 COMMUNITY CENTER
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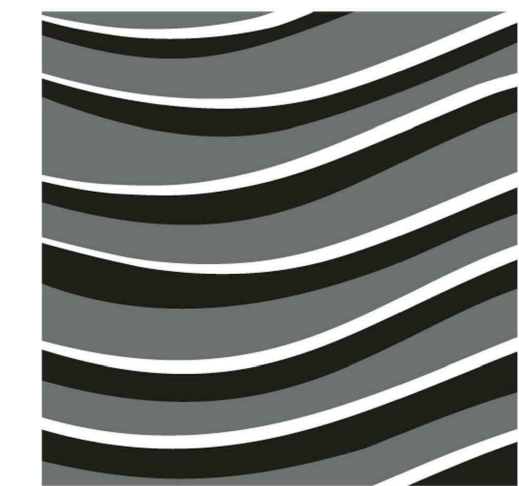
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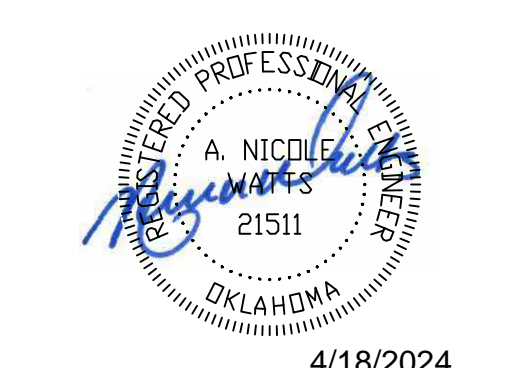
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GRADING PLAN

SHEET NUMBER:
C500