

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting  
September 14, 2011

**Meeting Called to Order:**

|                   |                            |         |
|-------------------|----------------------------|---------|
| <b>ROLL CALL:</b> | John Berrey, Chairman      | Present |
|                   | Larry Ramsey, Secretary    | Present |
|                   | Ranny McWatters, Treasurer | Present |
|                   | Marilyn Rogers, Member     | Present |
|                   | Tamara Smiley, Member      | Present |

**DECLARATION OF QUORUM:** announced by Larry Ramsey

Steve Drewes/ Jani Cummings/ Ernie Caruthers/ Tim Montgomery/ Bill Goodwin/ Bill Cornell/ Kent Jones/ Bob Moritz/ Bob Bergquist/ Brian Kenney/ Dave Clark

JCJ Review

Bill Dow/ Kristina Ennis

CStore

- Propane exchange & refill
  - o Tank @ rear of property (west side)
- Additional truck parking @ CStore (21 on RV Lot/ 7 on CStore lot)
- 8,000 square feet
- Back up generator
- EVS will be responsible for deep clean of the store couple times a week, staff will handle day to day cleaning
- Manager office/Cash room
- 2 options presented for building design (RV Laundry/Shower)
  - o Consensus of the DDA for option A w/ seal moved center or on a standalone sign
- Concrete floor – similar to pavilion floor

Hotel

- Review previous discussion
- Look at power point w/ discussed changes (attached)
- BOH traffic flow
  - o How to get between the two towers
- Lower Level floor plan
  - o Children's Lounge
    - Staffed – arts& crafts, video games, movie corner
  - o Staff Area
    - Bathroom
    - Break area
  - o Laundry
    - 2 each commercial grade washer/dryer
- Guest Service/Registration
  - o Historical tribal info across from registration desk
  - o Sales office

Adjourn 2:50pm

# DOWNSTREAM

CASINO RESORT



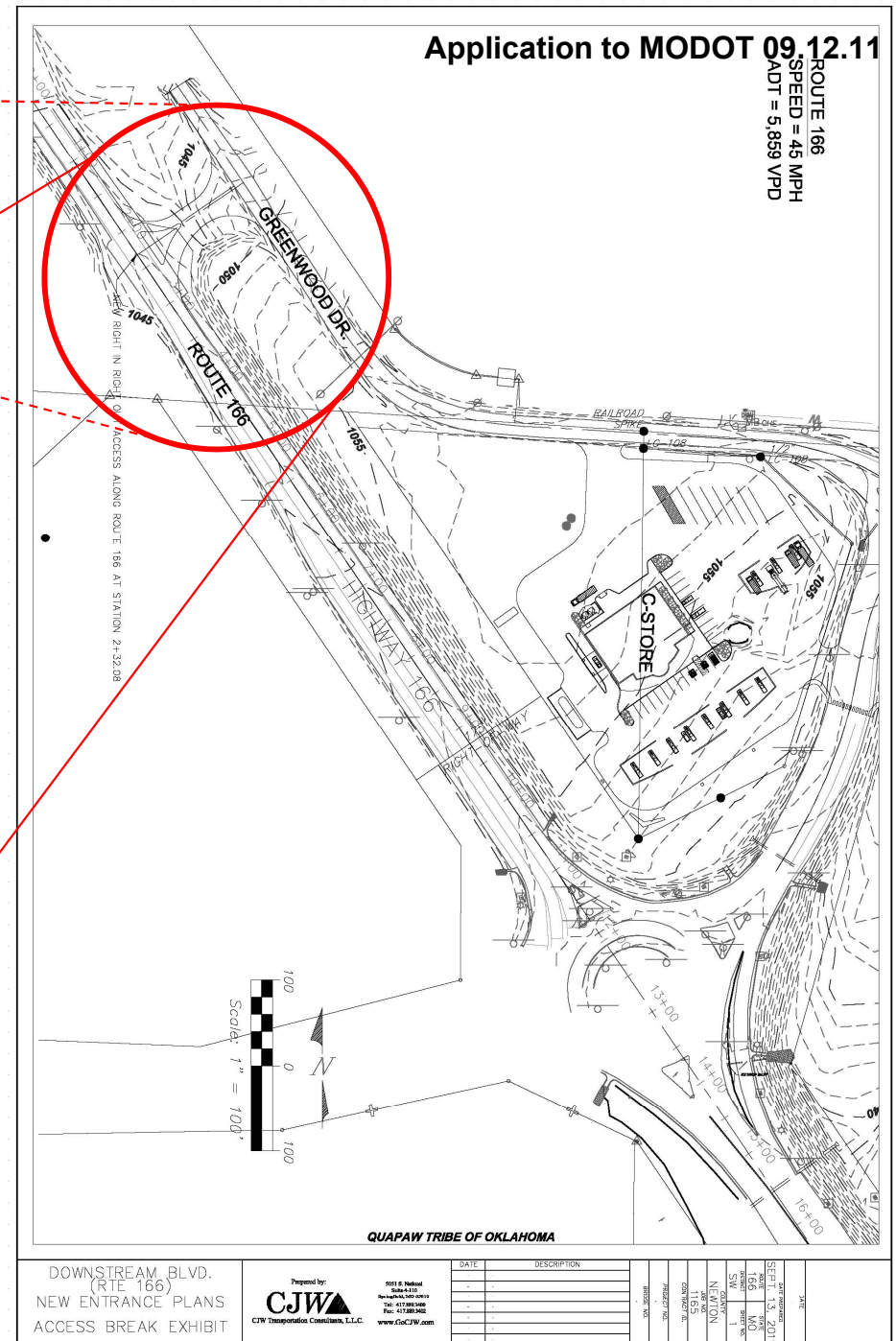
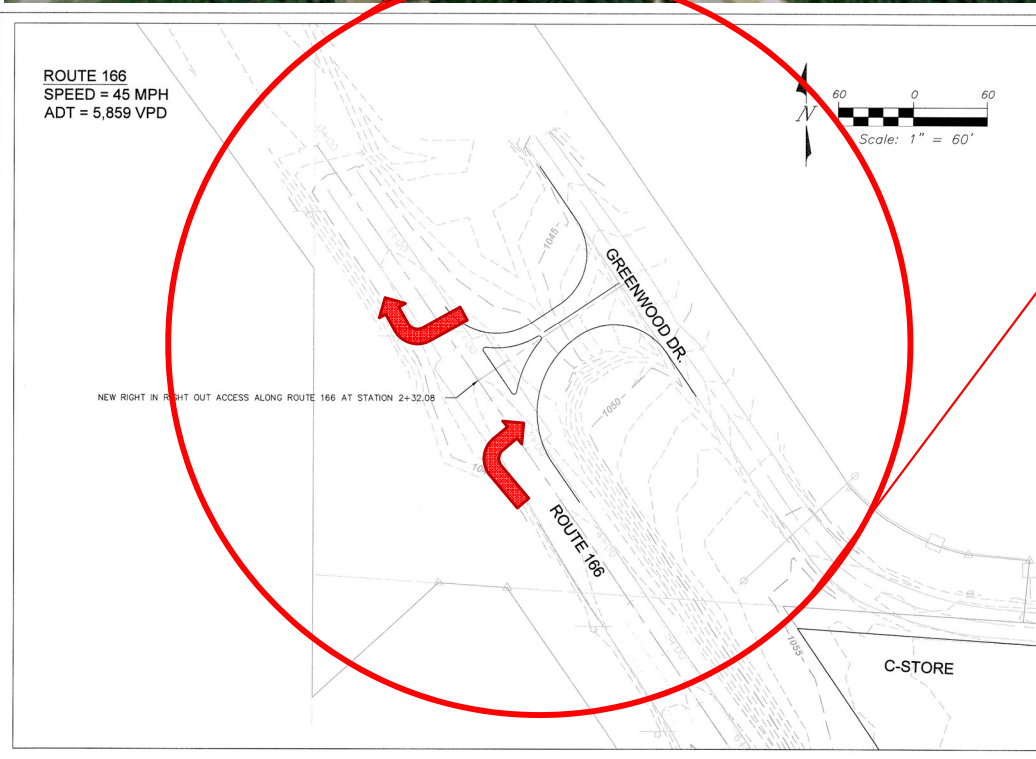
## Downstream Casino Resort Expansion

Quapaw, OK

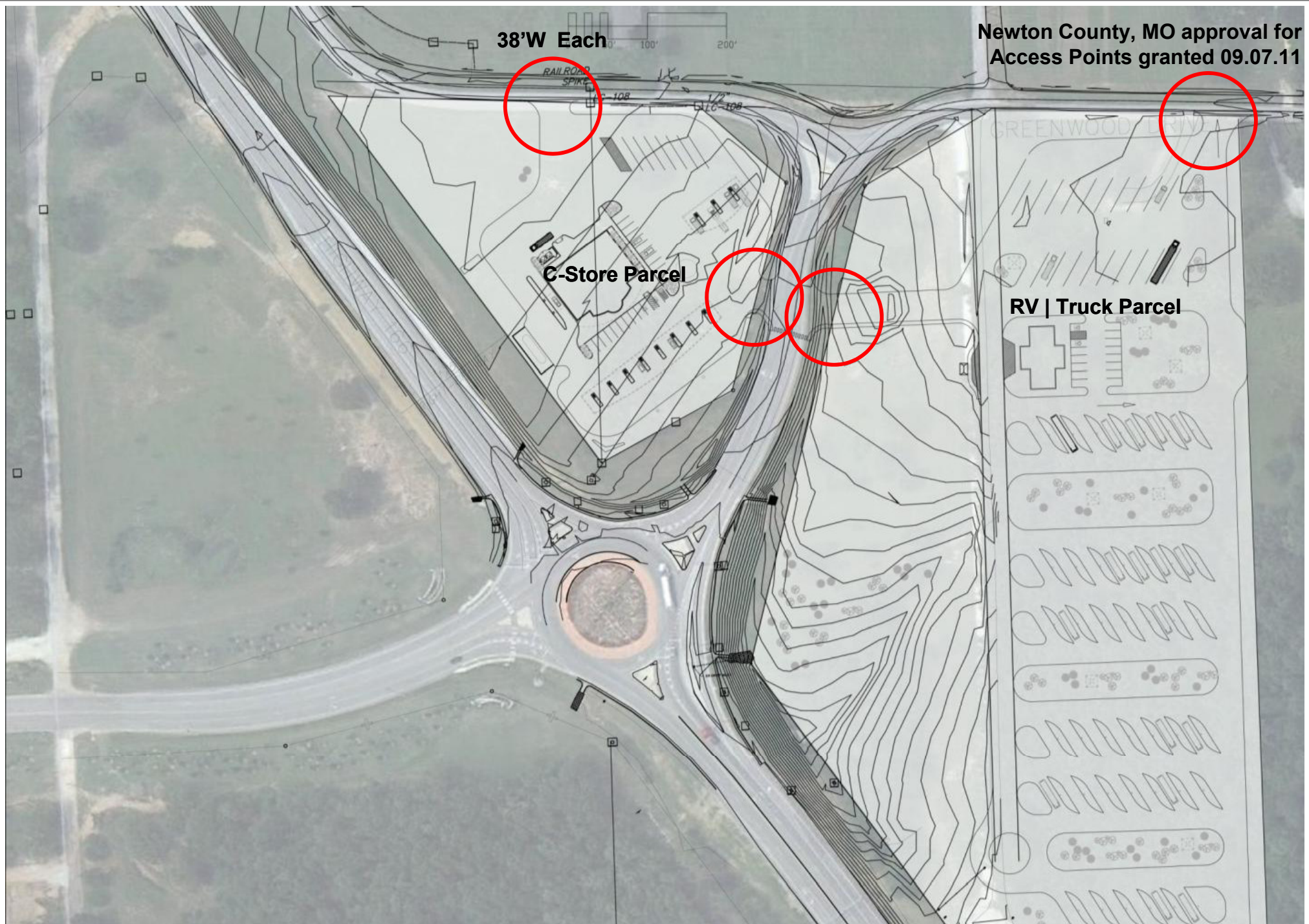
*Presented by:*

**JCJ** ARCHITECTURE

September 14, 2011



## HIGHWAY 166 ACCESS BREAK APPLICATION - RIGHT IN, RIGHT OUT



September 14, 2011

## NEWTON COUNTY, MO ACCESS POINT(S) APPROVAL



## C-STORE | FUELING SITE PLAN

September 14, 2011

**JCJ** ARCHITECTURE

DOWNSTREAM  
CASINO RESORT

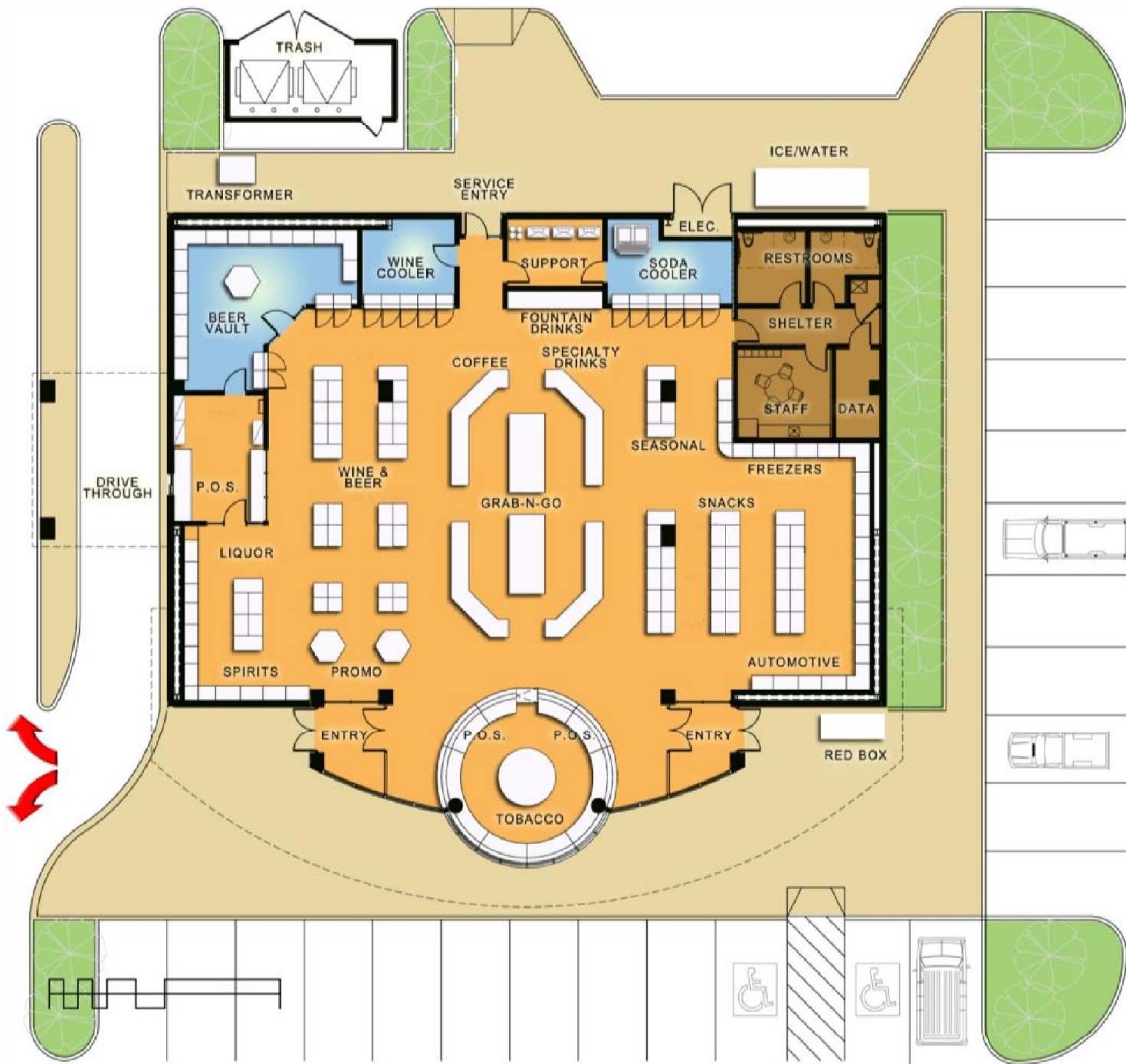
Downstream Casino Resort Expansion - Quapaw, Oklahoma

August, 2011 | ©2011 JCJ Architecture



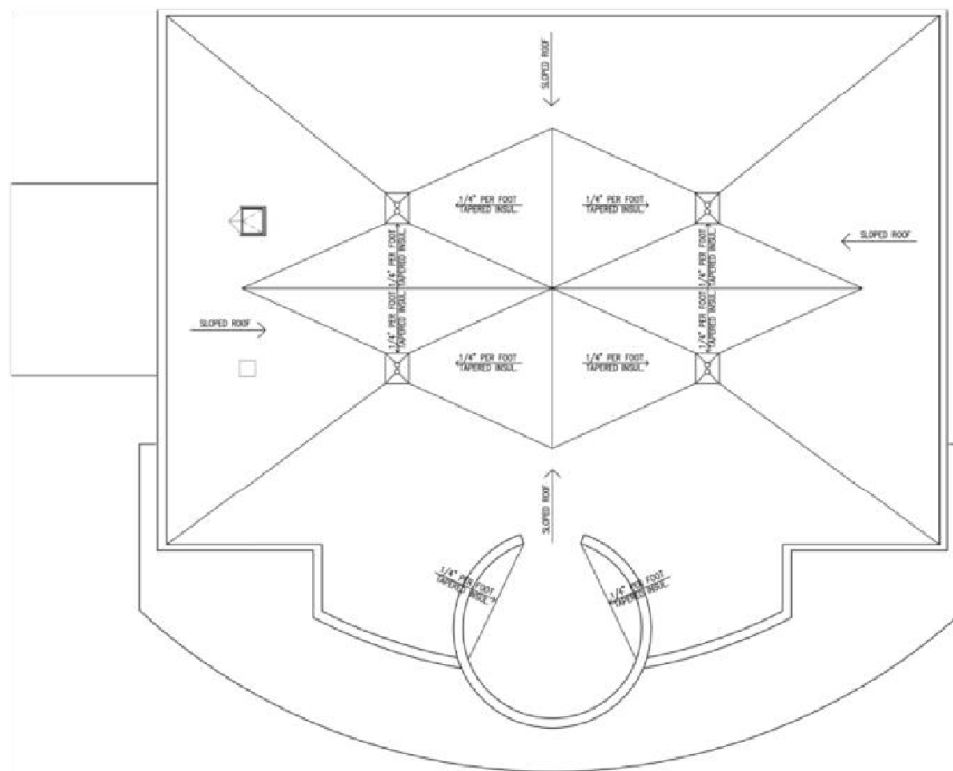
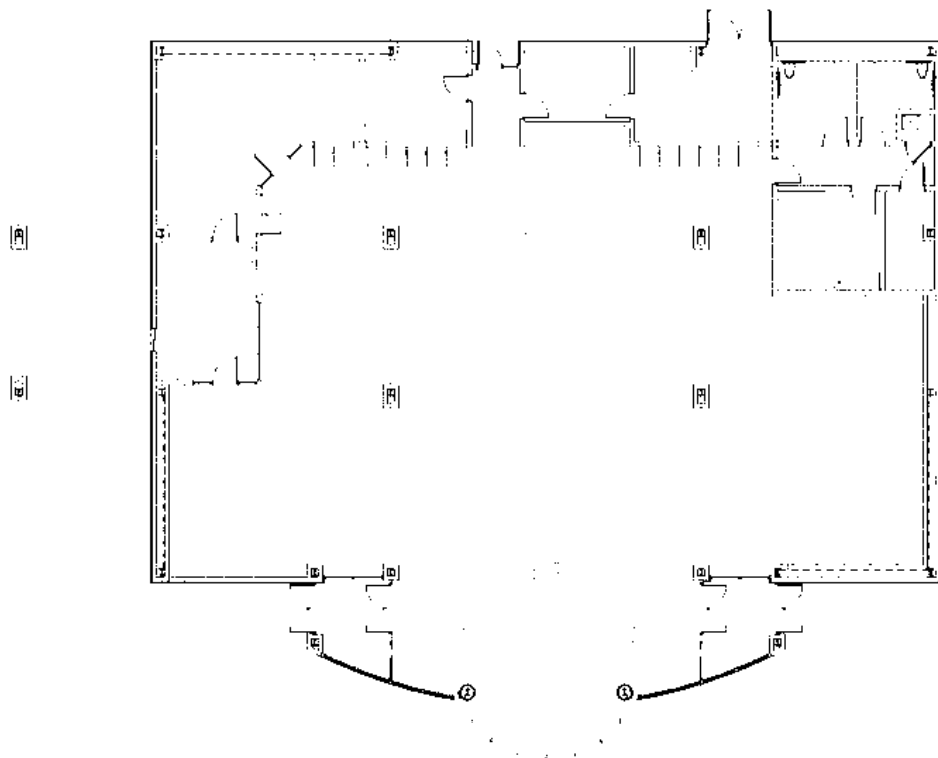
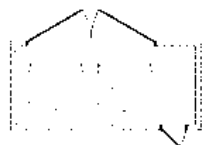
## C-STORE | FUELING SITE PLAN - ALTERNATE TRUCK PARKING

September 14, 2011



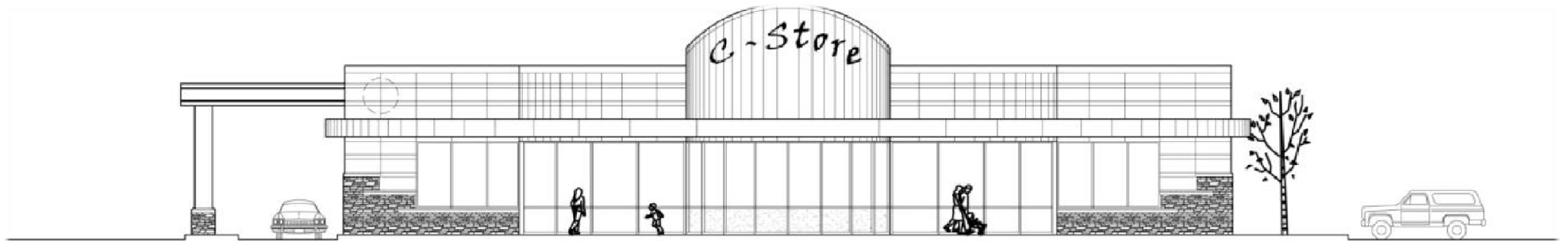
**C-STORE FLOOR PLAN**

1 2 3 4 5 6 7 8 9

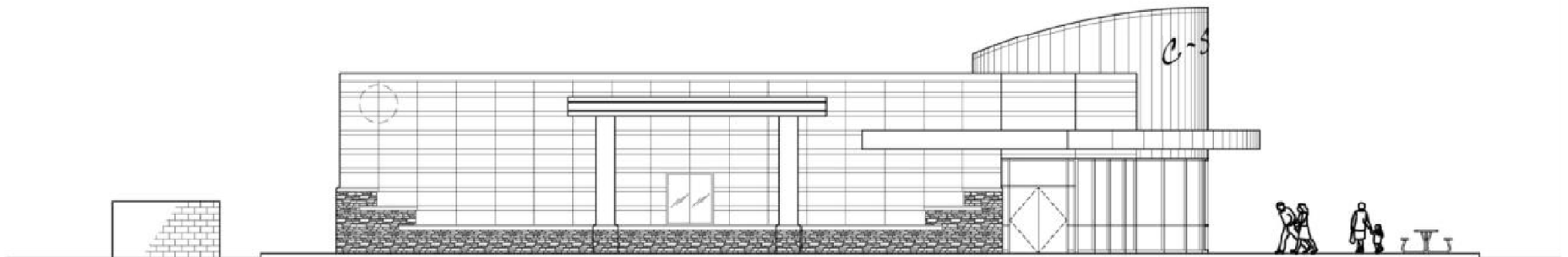


## C-STORE STRUCTURAL PLAN & ROOF PLAN

September 14, 2011



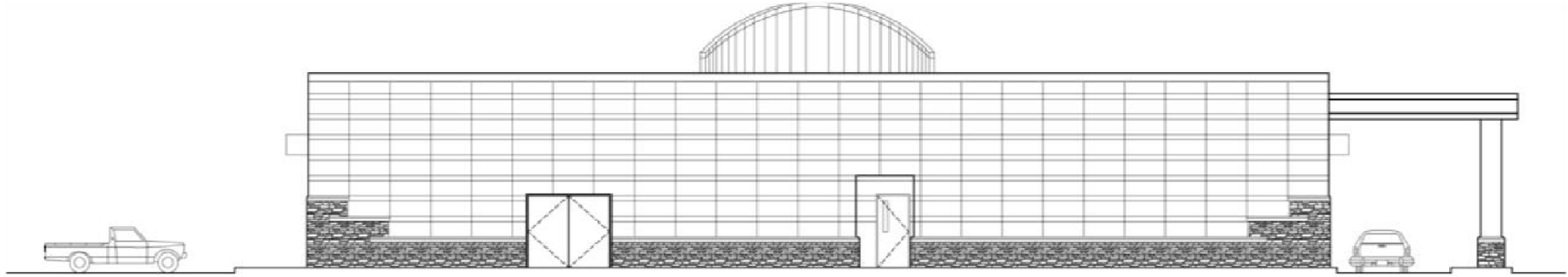
**Front Elevation**



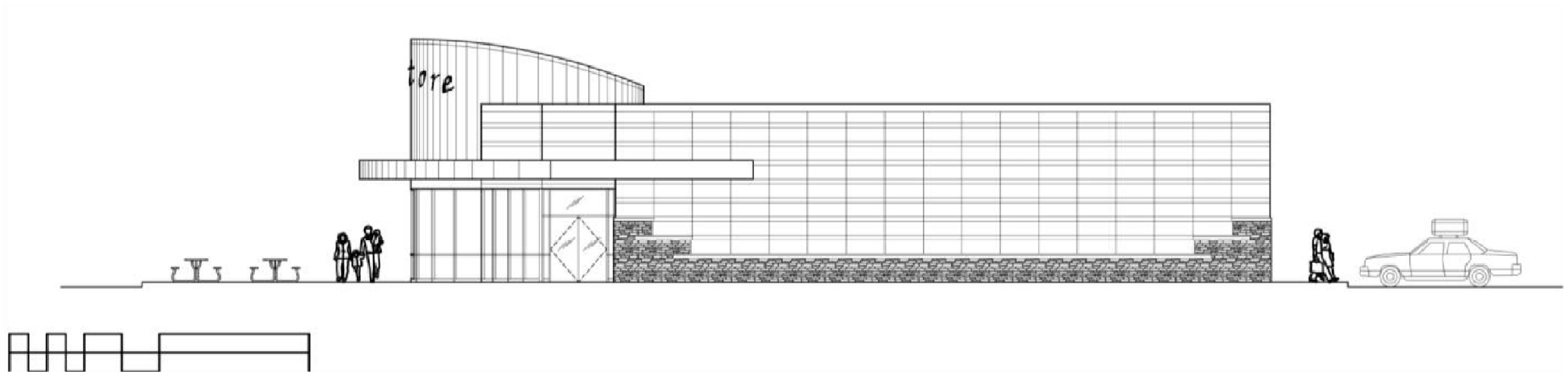
**Side Elevation**

## **C-STORE ELEVATIONS**

September 14, 2011



**Back Elevation**



**Side Elevation**

## C-STORE ELEVATIONS

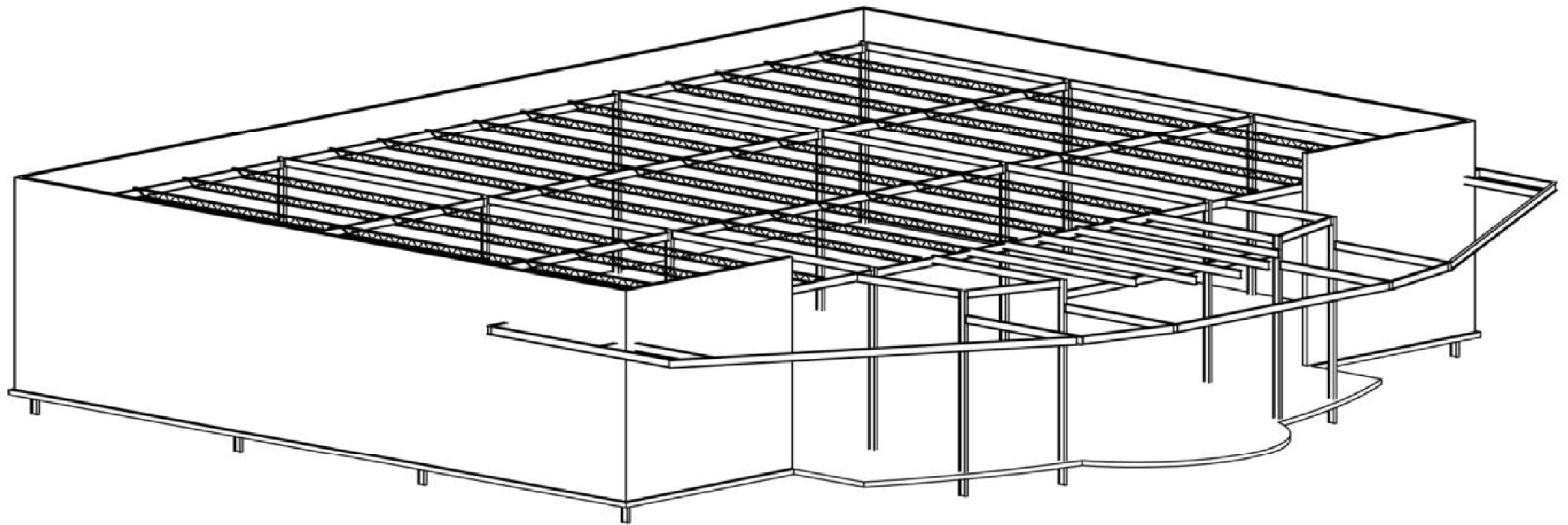
September 14, 2011

**JCJ** ARCHITECTURE

**DOWNSTREAM**  
CASINO RESORT

**Downstream Casino Resort Expansion - Quapaw, Oklahoma**

August, 2011 | ©2011 JCJ Architecture



## PROPOSED C-STORE STRUCTURAL SYSTEM

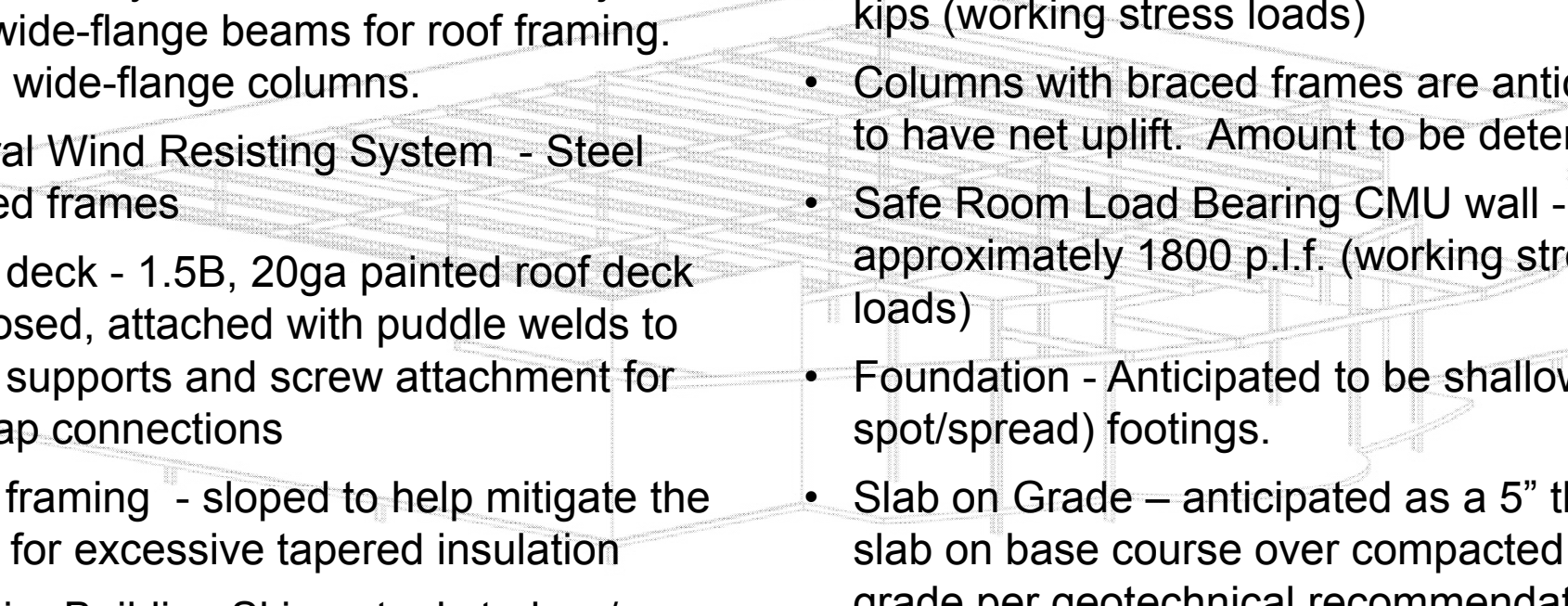
September 14, 2011

**JCJ** ARCHITECTURE

DOWNSTREAM  
CASINO RESORT

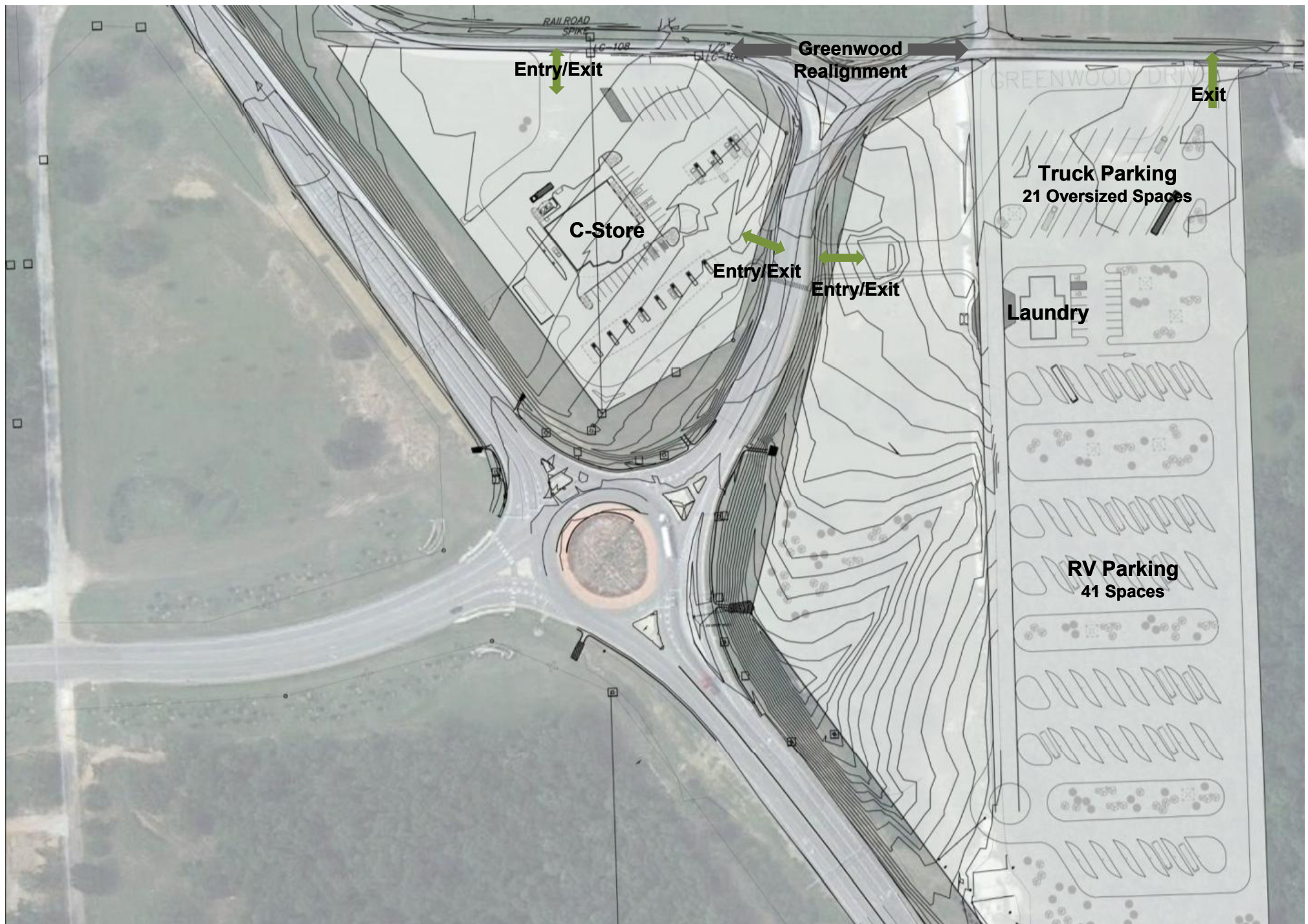
Downstream Casino Resort Expansion - Quapaw, Oklahoma

August, 2011 | ©2011 JCJ Architecture

- 
- Approximately 8,000 sf; 1 story
  - Mean Roof Deck Elevation - approximately 14ft with 10ft ceilings.
  - Top of Parapet - approximately 19ft.
  - Structural System - steel frame, bar joists and wide-flange beams for roof framing. Steel wide-flange columns.
  - Lateral Wind Resisting System - Steel braced frames
  - Roof deck - 1.5B, 20ga painted roof deck proposed, attached with puddle welds to steel supports and screw attachment for sidelap connections
  - Roof framing - sloped to help mitigate the need for excessive tapered insulation
  - Exterior Building Skin - steel studs w/ EIFs/Stucco finishes, minor stone veneer
  - Safe Room – located in rear corner of structure; likely CMU block with a structural concrete lid/ceiling
  - Approximate Column Dead Load = 35 to 55 kips (working stress loads)
  - Column Dead Load - approximately 35 to 55 kips (working stress loads)
  - Column Live Load - approximately 40 to 65 kips (working stress loads)
  - Columns with braced frames are anticipated to have net uplift. Amount to be determined.
  - Safe Room Load Bearing CMU wall - approximately 1800 p.l.f. (working stress loads)
  - Foundation - Anticipated to be shallow (i.e.: spot/spread) footings.
  - Slab on Grade – anticipated as a 5" thick slab on base course over compacted sub-grade per geotechnical recommendations. Slab will have #4 bars at 18 o.c. each way located in the center of slab.
  - Canopy Structure for fuel pumps TBD.

## PROPOSED C-STORE STRUCTURAL SYSTEM

September 14, 2011



## RV LAUNDRY | SHOWER FLOOR PLAN

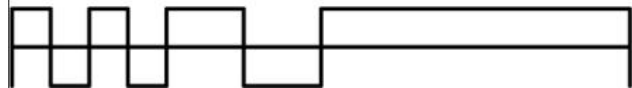
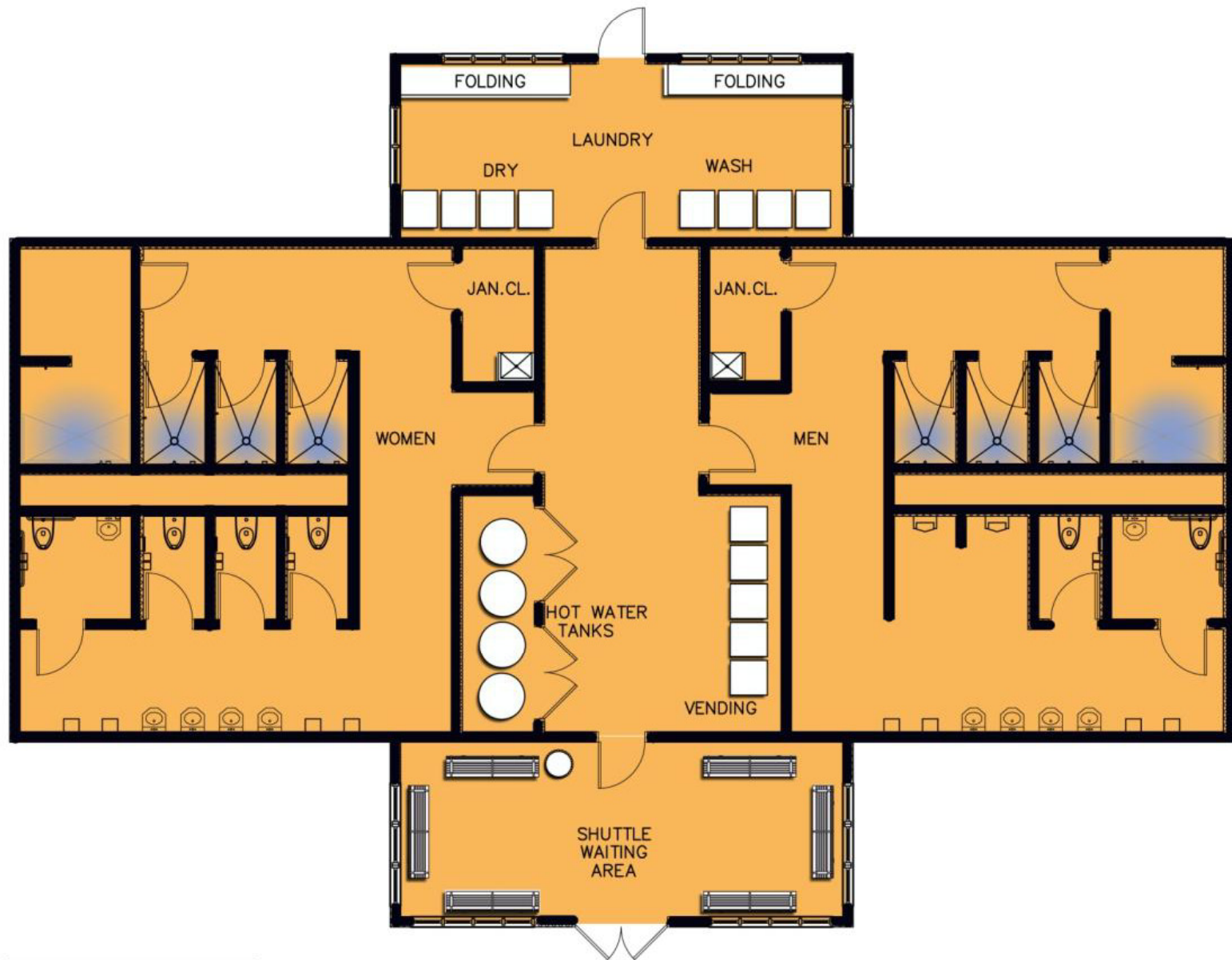
September 14, 2011

JCJ ARCHITECTURE

DOWNSTREAM  
CASINO RESORT

Downstream Casino Resort Expansion - Quapaw, Oklahoma

August, 2011 | ©2011 JCJ Architecture



## RV LAUNDRY | SHOWER FLOOR PLAN

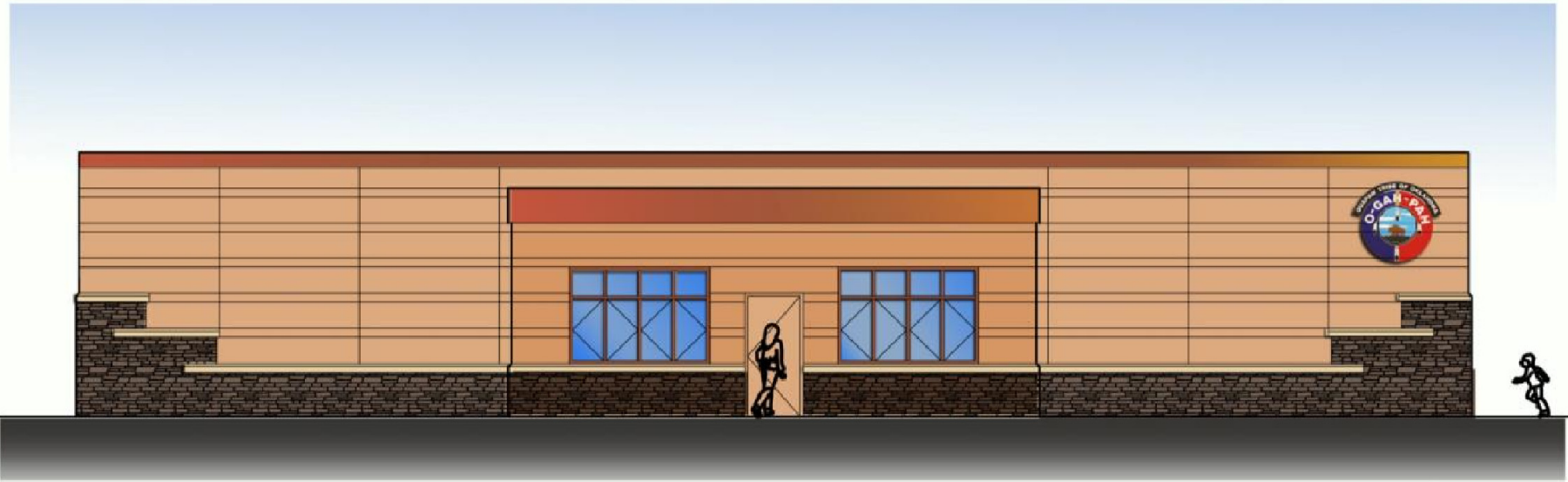
September 14, 2011

**JCJ** ARCHITECTURE

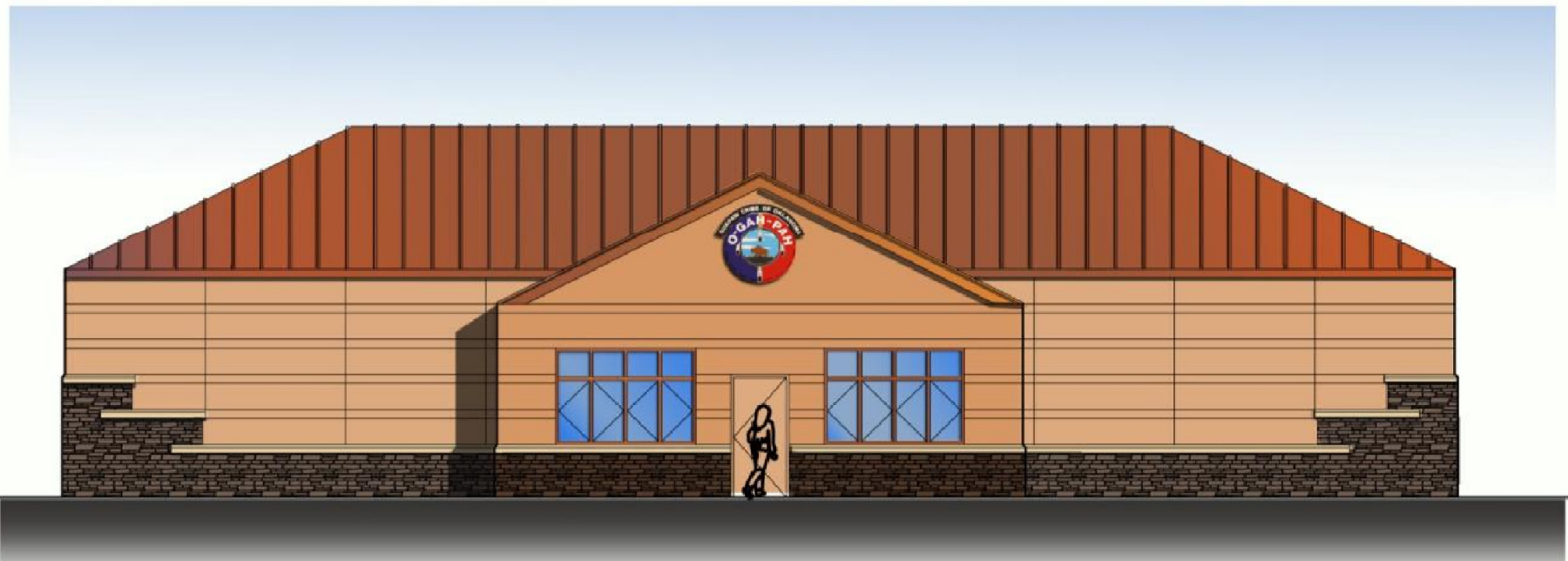
DOWNSTREAM  
CASINO RESORT

Downstream Casino Resort Expansion - Quapaw, Oklahoma

August, 2011 | ©2011 JCJ Architecture



Option A



Option B

## RV LAUNDRY | SHOWER PRELIMINARY ELEVATION OPTIONS

September 14, 2011

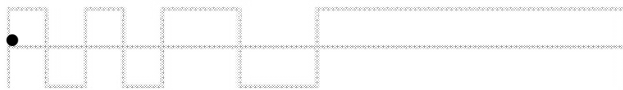
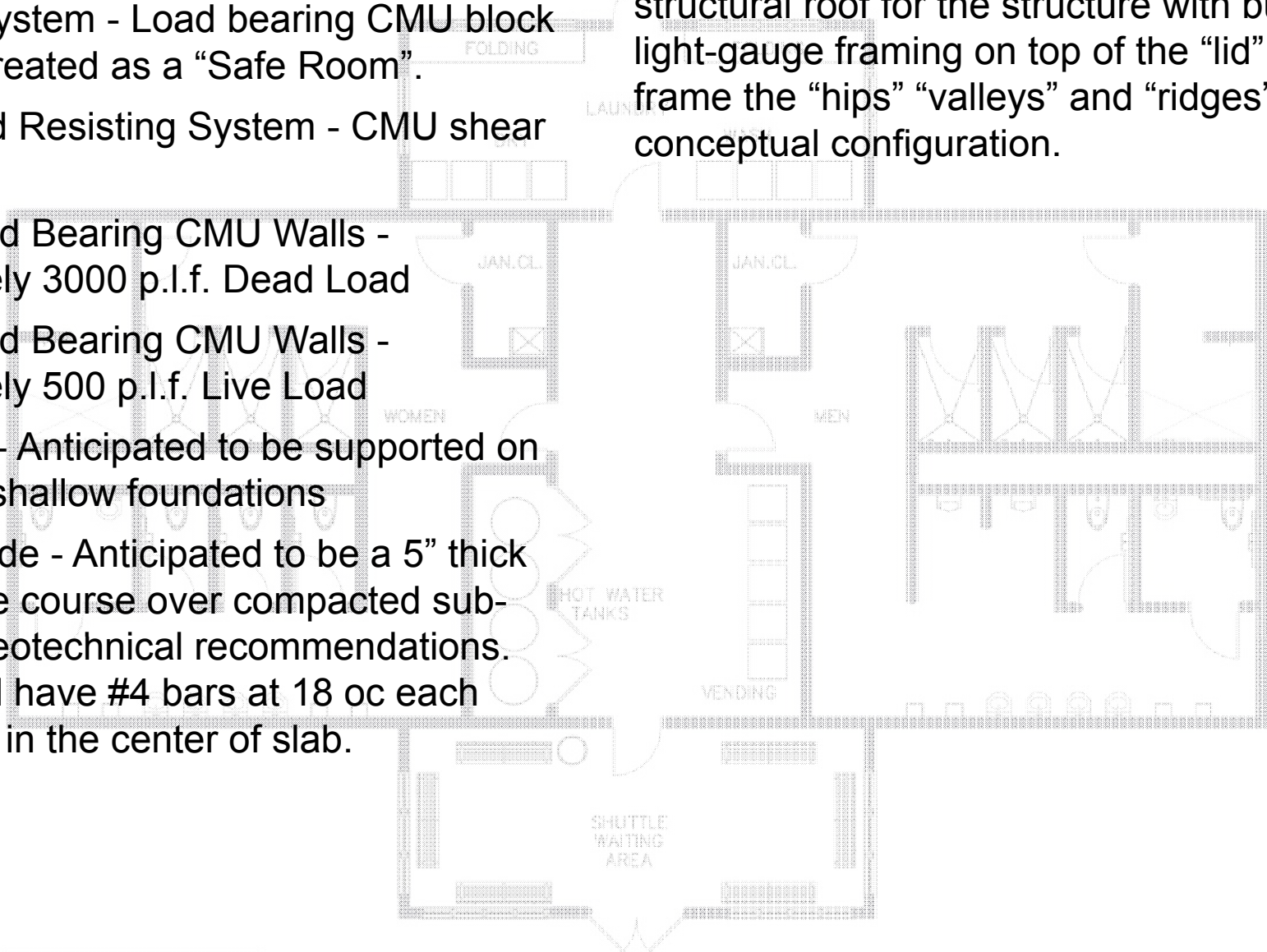
JCJ ARCHITECTURE

DOWNSTREAM  
CASINO RESORT

Downstream Casino Resort Expansion - Quapaw, Oklahoma

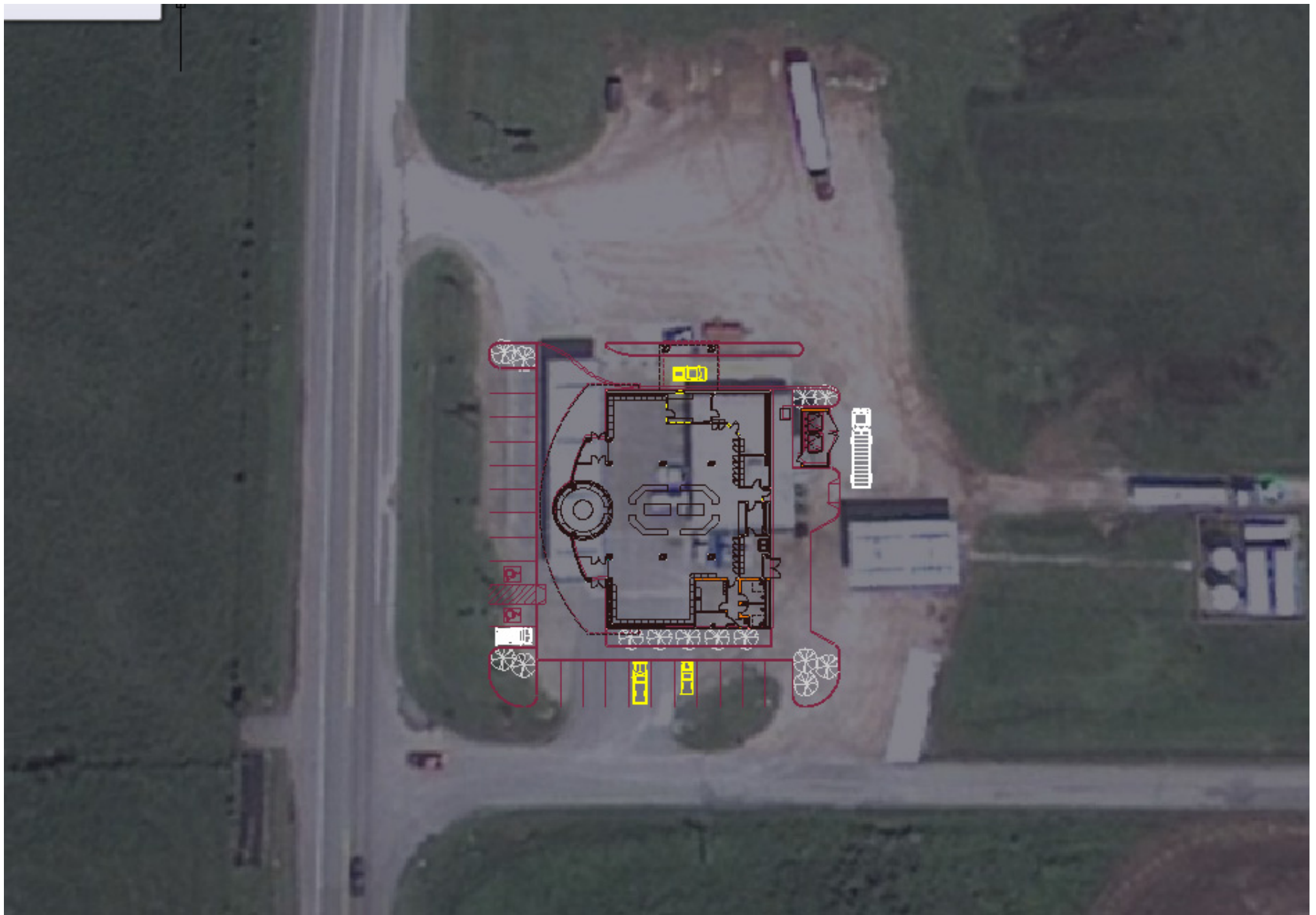
August, 2011 | ©2011 JCJ Architecture

- Approximately 1500 sf, 1 story
- Structural System - Load bearing CMU block walls; also treated as a “Safe Room”.
- Lateral Wind Resisting System - CMU shear walls
- Exterior Load Bearing CMU Walls - approximately 3000 p.l.f. Dead Load
- Exterior Load Bearing CMU Walls - approximately 500 p.l.f. Live Load
- Foundation - Anticipated to be supported on continuous shallow foundations
- Slab on Grade - Anticipated to be a 5” thick slab on base course over compacted sub-grade per geotechnical recommendations. The slab will have #4 bars at 18 oc each way located in the center of slab.
- Safe Room Lid - may also serve as the structural roof for the structure with built-up light-gauge framing on top of the “lid” to frame the “hips” “valleys” and “ridges” of the conceptual configuration.



## PROPOSED RV LAUNDRY | SHOWER STRUCTURAL SYSTEM

September 14, 2011



## QUAPAW TRAVEL PLAZA

September 14, 2011

**JCJ** ARCHITECTURE

**DOWNSTREAM**  
CASINO RESORT

Downstream Casino Resort Expansion - Quapaw, Oklahoma

August, 2011 | ©2011 JCJ Architecture



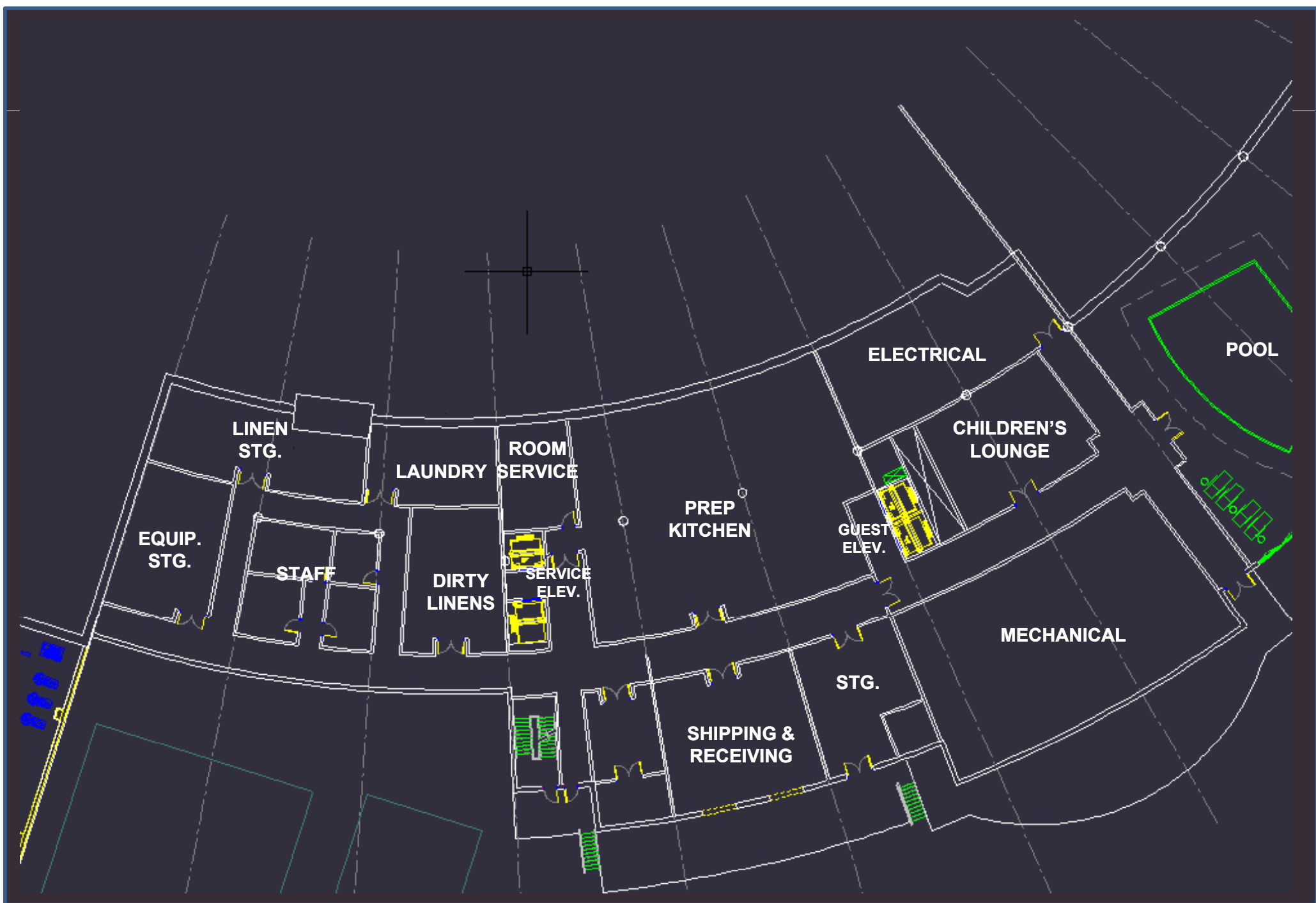
## HOTEL EXPANSION - LEVEL 1 FLOOR PLAN

September 14, 2011



**HOTEL EXPANSION - FIRST FLOOR PLAN**

September 14, 2011



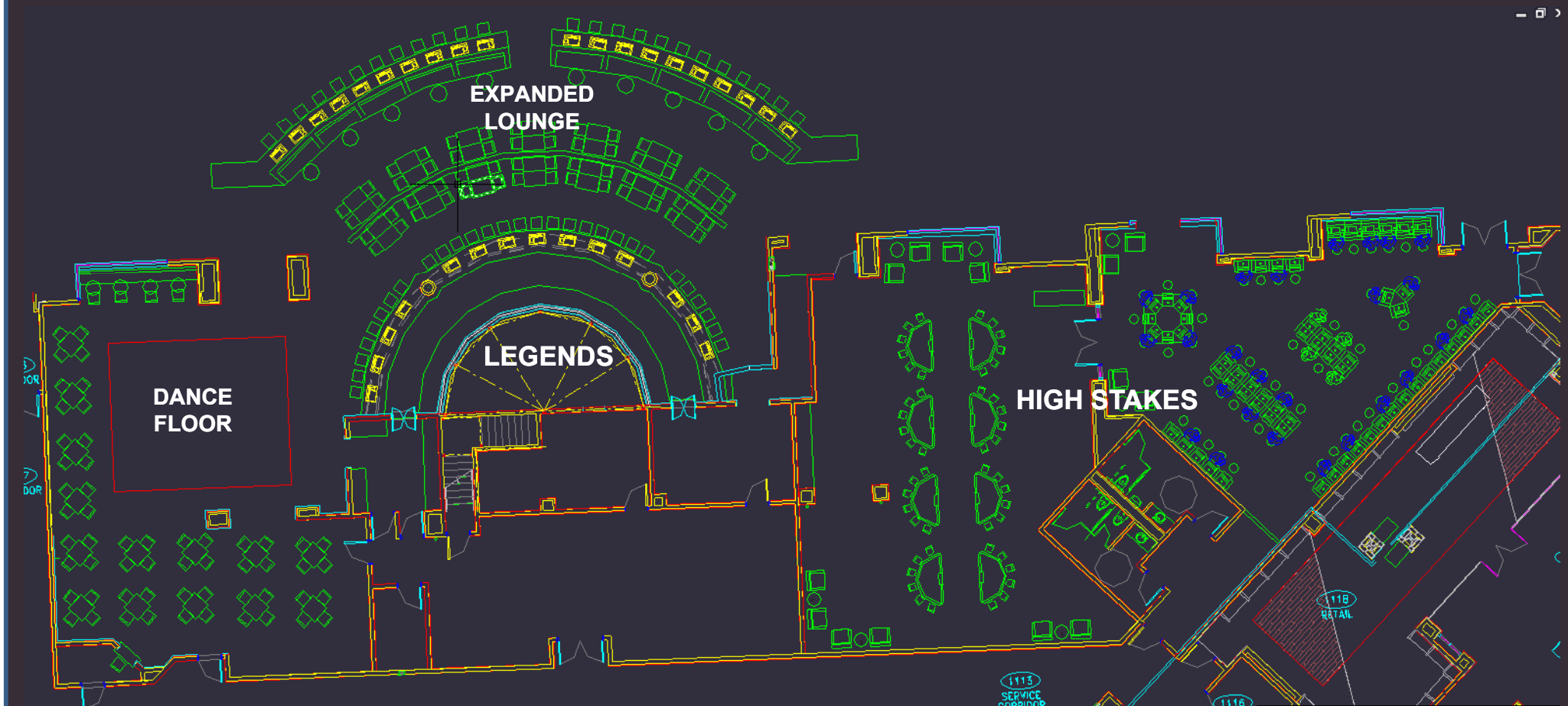
## HOTEL EXPANSION - LOWER LEVEL FLOOR PLAN

September 14, 2011



## HOTEL EXPANSION - LOWER LEVEL FLOOR PLAN

September 14, 2011





## HOTEL EXPANSION - GUEST SERVICES | REGISTRATION

September 14, 2011

**JCJ** ARCHITECTURE

DOWNSTREAM  
CASINO RESORT

Downstream Casino Resort Expansion - Quapaw, Oklahoma

August, 2011 | ©2011 JCJ Architecture



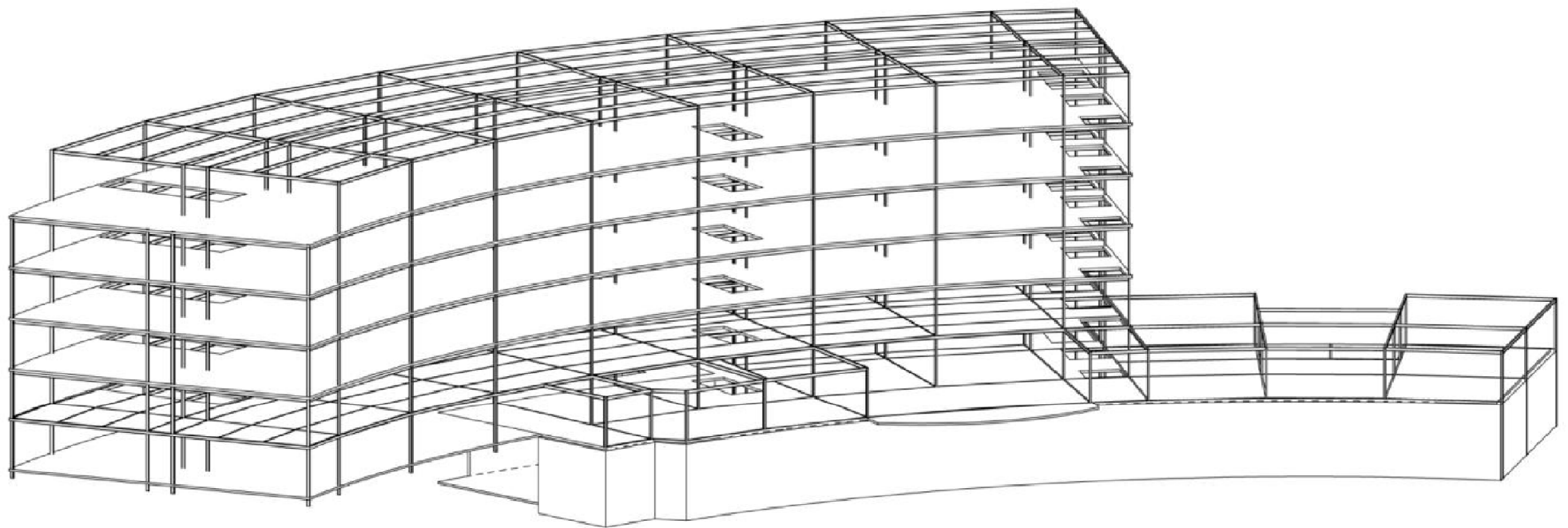
September 14, 2011

## HOTEL EXPANSION - 3 MEAL RESTAURANT



## HOTEL EXPANSION - SPA & SALON

September 14, 2011



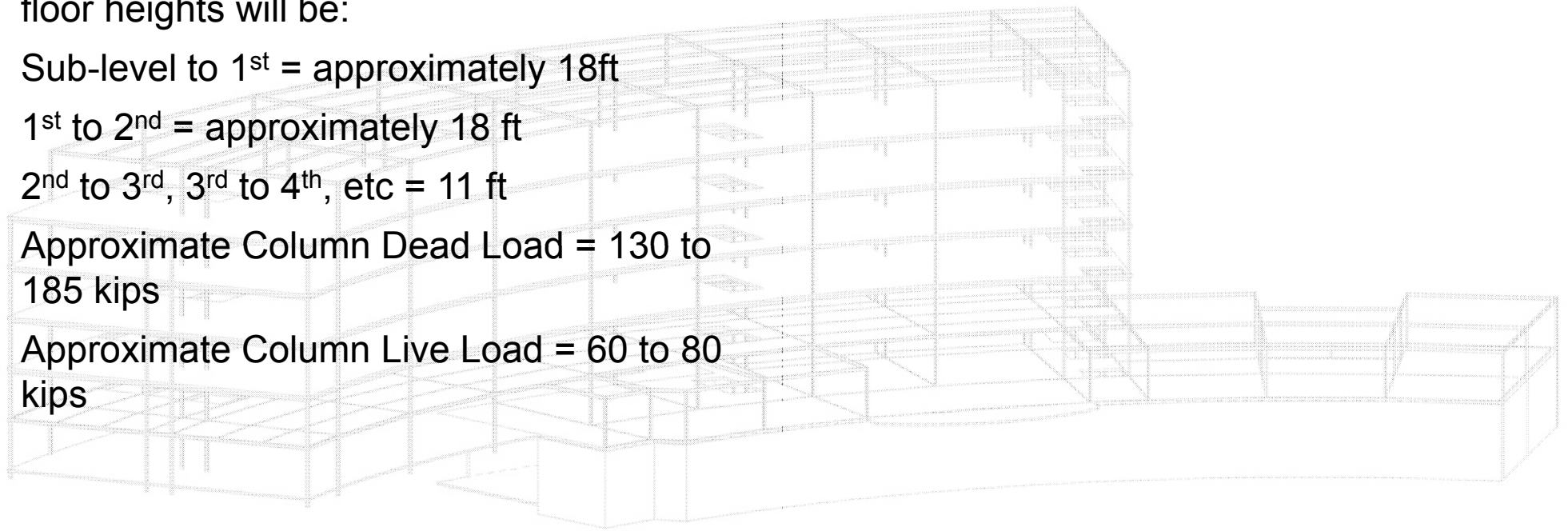
## PROPOSED HOTEL EXPANSION STRUCTURAL SYSTEM

September 14, 2011

- Approximately 174,000 sf
- 7 story structure (w/ one partial sub-level)
- Structural System - Steel frame (composite wide-flange beams with wide-flange columns) with concrete on metal decking for each floor level.
- Slab on Metal Deck Elevate Floor Systems - 3.25" Lightweight Concrete over a 3", 20ga metal deck (G60 galvanized) will serve as the elevated floor systems. This system provides a 2 hr fire rating system for the floors. Beams and columns will need to be fireproofed.
- Roof- roof deck is anticipated to be a 1.5B, 20ga, G60 galvanized structural roof deck. The deck will be attached steel supports with puddle welds and screw sidelap connections.
- Roof Steel - Sloped to help the roof to drain and mitigate the need for excessive tapered insulation
- Roof Framing - will consist of K-series joists and wide-flange beams.
- Lateral Wind Resisting System: Steel braced frames in the traverse direction; Steel moment frames in the longitudinal direction so as to better coordinate with the architectural layout.
- This building is anticipated to be supported on deep foundations (i.e.: drilled piers / caissons)
- Slab on Grade - to be a 5" thick slab on base course over compacted subgrade per geotechnical recommendations. The slab will have #4 bars at 18 o.c. each way located in the center of slab

## PROPOSED HOTEL EXPANSION STRUCTURAL SYSTEM

- Exterior Skin of Building: 6" metal studs with EIFS/Stucc finishes and some minor stone veneer. An 8" stud may be needed at the Lower Level to 1<sup>st</sup> and from 1<sup>st</sup> to 2<sup>nd</sup> floor level. This will depend on the floor-to-floor heights. It anticipated that those floor-to-floor heights will be:
- Sub-level to 1<sup>st</sup> = approximately 18ft
- 1<sup>st</sup> to 2<sup>nd</sup> = approximately 18 ft
- 2<sup>nd</sup> to 3<sup>rd</sup>, 3<sup>rd</sup> to 4<sup>th</sup>, etc = 11 ft
- Approximate Column Dead Load = 130 to 185 kips
- Approximate Column Live Load = 60 to 80 kips



## PROPOSED HOTEL EXPANSION STRUCTURAL SYSTEM

September 14, 2011

# DOWNSTREAM

CASINO RESORT

