



DATE: October 15th, 2026

FROM: The Schemmer Associates
1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436
Phone: (402) 493-4800
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TO: ALL PLANHOLDERS

RE: **Addendum No. 2** to the Construction Documents for:
NORTHERN PONCA TRIBE
MAINTENANCE BUILDING RENOVATION
Schemmer Project No. 011127.001

This Addendum is issued by the Architect to all Plan Holders. This Addendum shall be made a part of the Contract Documents.

This addendum consists of two pages of written addendum items, including this page, and six (6) pages of Specifications Sections.

THE SCHEMMER ASSOCIATES INC.

CHANGES TO THE DRAWINGS

SHEET L1000 – SITE LANDSCAPE PLAN

- a. The Landscaping Plan was left out of the Initially released Bid Drawings, and is hereby issued with this Addendum #2.

Please acknowledge receipt of this Addendum #2 on your bid form.

Respectfully Submitted,

SCHEMMER ASSOCIATES

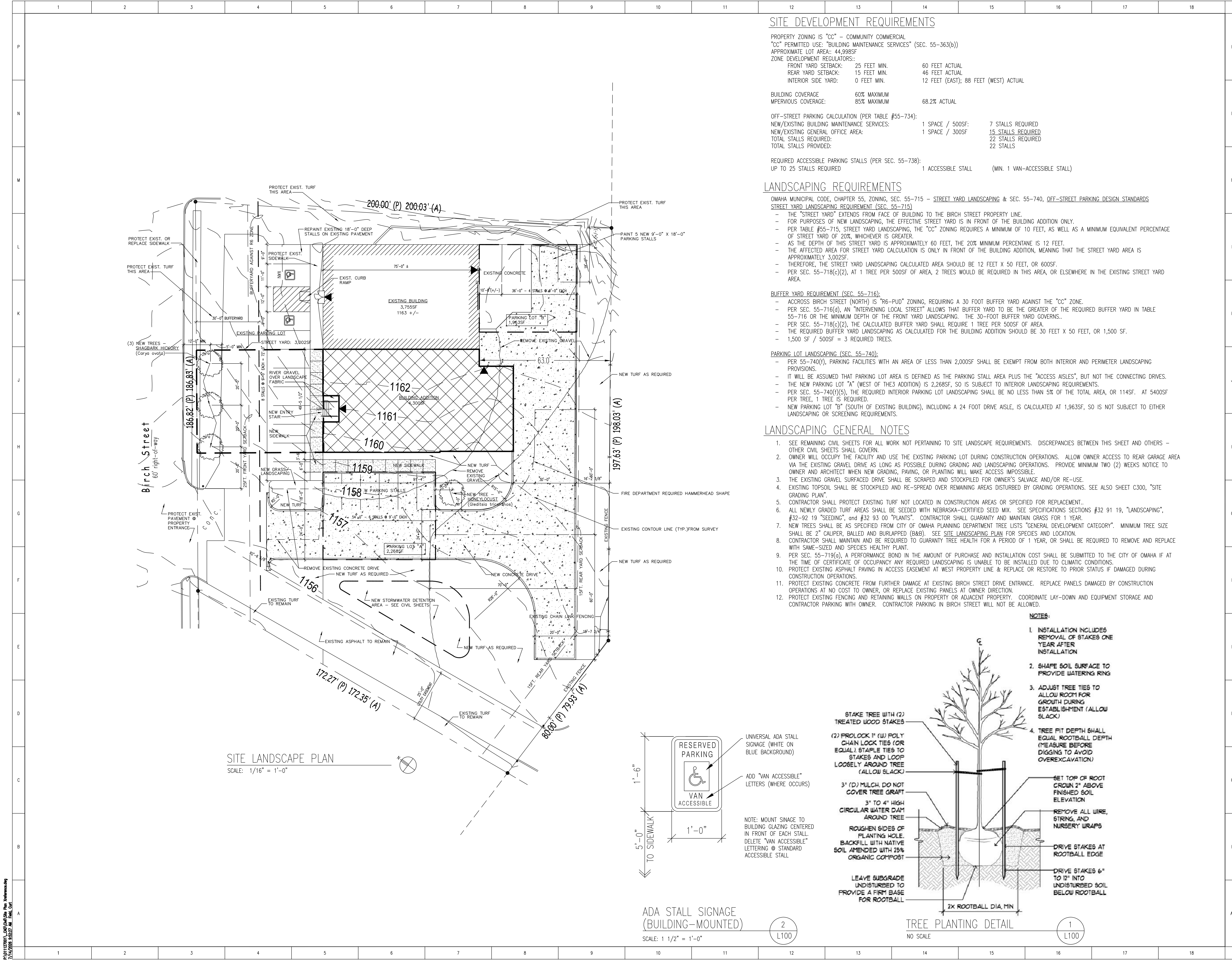
BY: 

Curtis Field, AIA

Attachments:

Drawing Sheet L1000 – Site Landscaping Plan (30" x 42")

END OF ADDENDUM NO. 2



SITE DEVELOPMENT REQUIREMENTS

PROPERTY ZONING IS "CC" – COMMUNITY COMMERCIAL
"CC" PERMITTED USE: "BUILDING MAINTENANCE SERVICES" (SEC. 55-363(b))
APPROXIMATE LOT AREA: 44,998SF
ZONE DEVELOPMENT REGULATORS:
FRONT YARD SETBACK: 25 FEET MIN. 60 FEET ACTUAL
REAR YARD SETBACK: 15 FEET MIN. 46 FEET ACTUAL
INTERIOR SIDE YARD: 0 FEET MIN. 12 FEET (EAST); 88 FEET (WEST) ACTUAL

BUILDING COVERAGE: 60% MAXIMUM 68.2% ACTUAL
IMPERVIOUS COVERAGE: 85% MAXIMUM

OFF-STREET PARKING CALCULATION (PER TABLE #55-734):
NEW/EXISTING BUILDING MAINTENANCE SERVICES: 1 SPACE / 500SF: 7 STALLS REQUIRED
NEW/EXISTING GENERAL OFFICE AREA: 1 SPACE / 300SF: 15 STALLS REQUIRED
TOTAL STALLS REQUIRED: 22 STALLS REQUIRED
TOTAL STALLS PROVIDED: 22 STALLS

REQUIRED ACCESSIBLE PARKING STALLS (PER SEC. 55-738):
UP TO 25 STALLS REQUIRED 1 ACCESSIBLE STALL (MIN. 1 VAN-ACCESSIBLE STALL)

LANDSCAPING REQUIREMENTS

OMAHA MUNICIPAL CODE, CHAPTER 55, ZONING, SEC. 55-715 – STREET YARD LANDSCAPING & SEC. 55-740, OFF-STREET PARKING DESIGN STANDARDS
STREET YARD LANDSCAPING REQUIREMENT (SEC. 55-715)
THE "STREET YARD" EXTENDS FROM FACE OF BUILDING TO THE BIRCH STREET PROPERTY LINE.
FOR PURPOSES OF NEW LANDSCAPING, THE EFFECTIVE STREET YARD IS IN FRONT OF THE BUILDING ADDITION ONLY.
PER TABLE #55-715, STREET YARD LANDSCAPING, THE "CC" ZONING REQUIRES A MINIMUM OF 10 FEET, AS WELL AS A MINIMUM EQUIVALENT PERCENTAGE OF STREET YARD OF 20%, WHICHEVER IS GREATER.
AS THE DEPTH OF THIS STREET YARD IS APPROXIMATELY 60 FEET, THE 20% MINIMUM PERCENTAGE IS 12 FEET.
THE AFFECTED AREA FOR STREET YARD CALCULATION IS ONLY IN FRONT OF THE BUILDING ADDITION, MEANING THAT THE STREET YARD AREA IS APPROXIMATELY 3,002SF.
THEREFORE, THE STREET YARD LANDSCAPING CALCULATED AREA SHOULD BE 12 FEET X 50 FEET, OR 600SF.
PER SEC. 55-718(c)(2), AT 1 TREE PER 500SF OF AREA, 2 TREES WOULD BE REQUIRED IN THIS AREA, OR ELSEWHERE IN THE EXISTING STREET YARD AREA.

BUFFER YARD REQUIREMENT (SEC. 55-716):

ACROSS BIRCH STREET (NORTH) IS "R6-PUD" ZONING, REQUIRING A 30 FOOT BUFFER YARD AGAINST THE "CC" ZONE.
PER SEC. 55-716(d), AN "INTERVENING LOCAL STREET" ALLOWS THAT BUFFER YARD TO BE THE GREATER OF THE REQUIRED BUFFER YARD IN TABLE 55-716 OR THE MINIMUM DEPTH OF THE FRONT YARD LANDSCAPING. THE 30-FOOT BUFFER YARD GOVERNS..
PER SEC. 55-718(c)(2), THE CALCULATED BUFFER YARD SHALL REQUIRE 1 TREE PER 500SF OF AREA.
THE REQUIRED BUFFER YARD LANDSCAPING AS CALCULATED FOR THE BUILDING ADDITION SHOULD BE 30 FEET X 50 FEET, OR 1,500 SF.
1,500 SF / 500SF = 3 REQUIRED TREES.

PARKING LOT LANDSCAPING (SEC. 55-740):

PER 55-740(f), PARKING FACILITIES WITH AN AREA OF LESS THAN 2,000SF SHALL BE EXEMPT FROM BOTH INTERIOR AND PERIMETER LANDSCAPING PROVISIONS.
IT WILL BE ASSUMED THAT PARKING LOT AREA IS DEFINED AS THE PARKING STALL AREA PLUS THE "ACCESS AISLES", BUT NOT THE CONNECTING DRIVES.
THE NEW PARKING LOT "A" (WEST OF THE3 ADDITION) IS 2,268SF, SO IS SUBJECT TO INTERIOR LANDSCAPING REQUIREMENTS.
PER SEC. 55-740(f)(5), THE REQUIRED INTERIOR PARKING LOT LANDSCAPING SHALL BE NO LESS THAN 5% OF THE TOTAL AREA, OR 114SF. AT 5400SF PER TREE, 1 TREE IS REQUIRED.
NEW PARKING LOT "B" (SOUTH OF EXISTING BUILDING), INCLUDING A 24 FOOT DRIVE AISLE, IS CALCULATED AT 1,963SF, SO IS NOT SUBJECT TO EITHER LANDSCAPING OR SCREENING REQUIREMENTS.

LANDSCAPING GENERAL NOTES

- SEE REMAINING CIVIL SHEETS FOR ALL WORK NOT PERTAINING TO SITE LANDSCAPE REQUIREMENTS. DISCREPANCIES BETWEEN THIS SHEET AND OTHERS – OTHER CIVIL SHEETS SHALL COVER.
- OWNER WILL OCCUPY THE FACILITY AND USE THE EXISTING PARKING LOT DURING CONSTRUCTION OPERATIONS. ALLOW OWNER ACCESS TO REAR GARAGE AREA VIA THE EXISTING GRAVEL DRIVE AS LONG AS POSSIBLE DURING GRADING AND LANDSCAPING OPERATIONS. PROVIDE MINIMUM TWO (2) WEEKS NOTICE TO OWNER AND ARCHITECT WHEN NEW GRADING, PAVING, OR PLANTING WILL MAKE ACCESS IMPOSSIBLE.
- THE EXISTING GRAVEL SURFACED DRIVE SHALL BE SCRAPED AND STOCKPILED FOR OWNER'S SALVAGE AND/OR RE-USE.
- EXISTING TOPSOIL SHALL BE STOCKPILED AND RE-SPREAD OVER REMAINING AREAS DISTURBED BY GRADING OPERATIONS. SEE ALSO SHEET C300, "SITE GRADING PLAN".
- CONTRACTOR SHALL PROTECT EXISTING TURF NOT LOCATED IN CONSTRUCTION AREAS OR SPECIFIED FOR REPLACEMENT..
- ALL NEWLY GRADED TURF AREAS SHALL BE SEEDED WITH NEBRASKA-CERTIFIED SEED MIX. SEE SPECIFICATIONS SECTIONS #32 91 19, "LANDSCAPING", #32-92 19 "SEEDING", and #32 93 00 "PLANTS". CONTRACTOR SHALL GUARANTY AND MAINTAIN GRASS FOR 1 YEAR.
- NEW TREES SHALL BE AS SPECIFIED FROM CITY OF OMAHA PLANNING DEPARTMENT TREE LISTS "GENERAL DEVELOPMENT CATEGORY". MINIMUM TREE SIZE SHALL BE 2" CALIPER, BALLED AND BURLAPPED (B&B). SEE SITE LANDSCAPING PLAN FOR SPECIES AND LOCATION.
- CONTRACTOR SHALL MAINTAIN AND BE REQUIRED TO GUARANTY TREE HEALTH FOR A PERIOD OF 1 YEAR, OR SHALL BE REQUIRED TO REMOVE AND REPLACE WITH SAME-SIZED AND SPECIES HEALTHY PLANT.
- PER SEC. 55-719(a), A PERFORMANCE BOND IN THE AMOUNT OF PURCHASE AND INSTALLATION COST SHALL BE SUBMITTED TO THE CITY OF OMAHA IF AT THE TIME OF CERTIFICATE OF OCCUPANCY ANY REQUIRED LANDSCAPING IS UNABLE TO BE INSTALLED DUE TO CLIMATIC CONDITIONS.
- PROTECT EXISTING ASPHALT PAVING IN ACCESS EASEMENT AT WEST PROPERTY LINE & REPLACE OR RESTORE TO PRIOR STATUS IF DAMAGED DURING CONSTRUCTION OPERATIONS.
- PROTECT EXISTING CONCRETE FROM FURTHER DAMAGE AT EXISTING BIRCH STREET DRIVE ENTRANCE. REPLACE PANELS DAMAGED BY CONSTRUCTION OPERATIONS AT NO COST TO OWNER, OR REPLACE EXISTING PANELS AT OWNER DIRECTION.
- PROTECT EXISTING FENCING AND RETAINING WALLS ON PROPERTY OR ADJACENT PROPERTY. COORDINATE LAY-DOWN AND EQUIPMENT STORAGE AND CONTRACTOR PARKING WITH OWNER. CONTRACTOR PARKING IN BIRCH STREET WILL NOT BE ALLOWED.

NOTES:

- INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
- SHAPE SOIL SURFACE TO PROVIDE WATERING RING
- ADJUST TREE TIES TO ALLOW ROOM FOR GROWTH DURING ESTABLISHMENT (ALLOW SLACK)
- TREE PIT DEPTH SHALL EQUAL ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVEREXCAVATION)

STAKE TREE WITH (2) TREATED WOOD STAKES
(2) PROLOCK 1" (10) POLY CHAIN LOCK TIES (OR EQUAL) STAPLE TIES TO STAKES AND LOOP LOOSELY AROUND TREE (ALLOW SLACK)
3" (D) MULCH, DO NOT COVER TREE GRAFT
3" TO 4" HIGH CIRCULAR WATER DAM AROUND TREE
ROUGHEN SIDES OF PLANTING HOLE. BACKFILL WITH NATIVE SOIL AMENDED WITH 25% ORGANIC COMPOST
LEAVE SUBGRADE UNDISTURBED TO PROVIDE A FIRM BASE FOR ROOTBALL
2X ROOTBALL DIA. MIN
SET TOP OF ROOT CROWN 2" ABOVE FINISHED SOIL ELEVATION
REMOVE ALL WIRE, STRING, AND NURSERY WRAPS
DRIVE STAKES AT ROOTBALL EDGE
DRIVE STAKES 6" TO 12" INTO UNDISTURBED SOIL BELOW ROOTBALL

PONCA HOUSING AUTHORITY
MAINTENANCE BUILDING ADDITION
10635 BIRCH STREET
OMAHA, NE 68134

SITE LANDSCAPING PLAN

PROJECT NO.: 011127.001