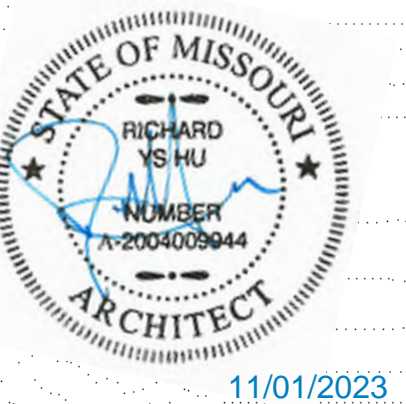


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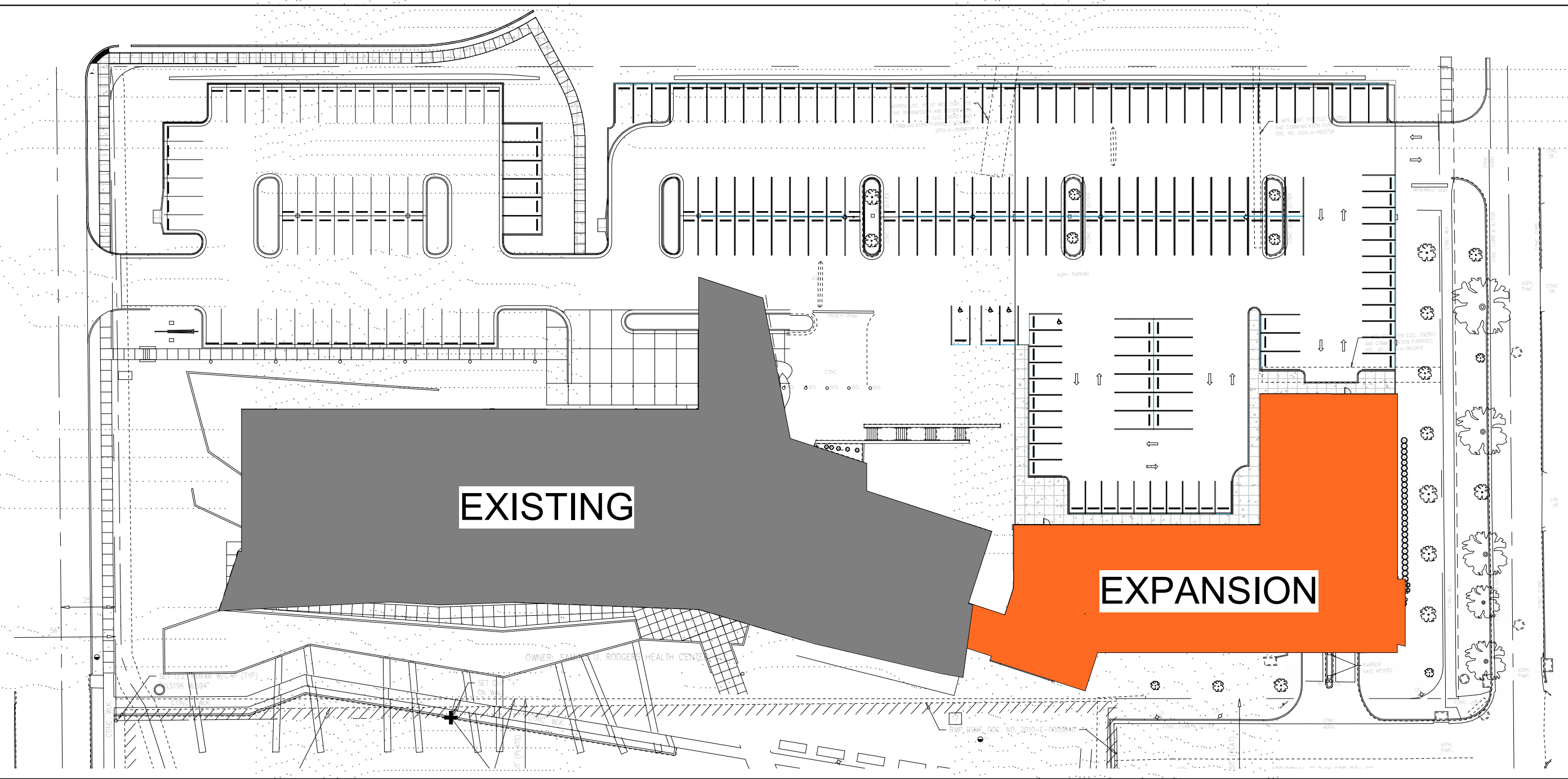


DEVELOPMENT PLAN FOR:  
SAMUEL U. RODGERS HEALTH CENTER  
PEDIATRIC WING

# SAMUEL U. RODGERS HEALTH CENTER PEDIATRIC WING

825 EUCLID AVENUE  
KANSAS CITY, MO 64124

**SAMUEL U. RODGERS HEALTH CENTER  
PEDIATRIC WING**  
825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER



**DEVELOPMENT SUMMARY:**

EXISTING ZONING:	R-0.5 (CHANGE TO O)
TOTAL LAND AREA:	5.28 ACRES 230,008 SQUARE FEET
PROPOSED BUILDING USE:	BUSINESS (MEDICAL OFFICE BUILDING)
HEIGHT ABOVE GRADE:	57'-0"
STORIES:	3 STORIES ABOVE GRADE
GROSS FLOOR AREA PER FLOOR:	FIRST FLOOR PARKING AREA: 45,384 SQ. FT. SECOND FLOOR AREA: 13,828 SQ. FT. THIRD FLOOR AREA: 13,828 SQ. FT.
GROSS FLOOR AREA TOTAL:	69,956 SQ. FT. BUILDING SQUARE FOOTAGE
TOTAL CAMPUS PARKING:	347 SPACES
BUSINESS BUILDING TYPE:	MEDICAL OFFICE BUILDING - TYPE IIIB CONS
BUILDING SITE COVERAGE:	46,280 SQ. FT.
FLOOR AREA RATIO:	.70

**KEY PLAN 1**  
1" = 50'-0"

16	12	8	4
15	11	7	3
14	10	6	2
13	9	5	1

**DEVELOPMENT SUMMARY:**

CS	COVER SHEET
A000	3D EXTERIOR
A001	FIRST & SECOND FLOOR AXON
A002	THIRD FLOOR AND ROOF AXON
AS102	ARCHITECTURAL SITE PLAN 1ST FLOOR
A102	SECOND FLOOR PLAN
A104	THIRD FLOOR PLAN
X201	EXTERIOR ELEVATIONS
X202	EXTERIOR ELEVATIONS
C000	EXISTING CONDITIONS
C110	CIVIL SITE PLAN
C120	PAVING PLAN
C150	PROPOSED UTILITY PLAN
C200	GRADING PLAN
C300	STORM WATER PLAN
L101	LANDSCAPE PLAN
L102	SCHEMATIC IRRIGATION PLAN
L103	PLANT SCHEDULES DETAILS NOTES
MEP 102	SITE PHOTOMETRICS

**SHEET LAYOUT GUIDE:**

**PROJECT OWNER:**  
SAMUEL U. RODGERS HEALTH CENTER  
825 EUCLID AVE  
KANSAS CITY, MO 64124

**ARCHITECT:**  
HJM ARCHITECTS, INC.  
7520 WASHINGTON STREET  
KANSAS CITY, MO 64114  
CONTACT: AARON SIRNA  
(O) 816.979.1650  
EMAIL: asirna@hjmarch.com

**CODE CONSULTANT:**  
CODE CONSULTANT SERVICE  
5050 MALCOLM LAKE ROAD  
EGGERTON, MO 64444  
CONTACT: JEFF BOYLE  
(O) 816.985.9669  
EMAIL: codeserve@aol.com

**CIVIL CONSULTANT:**  
TALIAFERRO & BROWNE, INC.  
1020 EAST 8TH STREET  
KANSAS CITY, MO 64106  
CONTACT: BRENTON SELLS  
(O) 816.283.3456 (X) 144  
EMAIL: bsells@t-b-engr.com

**STRUCTURAL CONSULTANT:**  
BOB D. CAMPBELL & CO.  
4338 BELLEVUE AVE.  
KANSAS CITY, MO 64111  
CONTACT: CLARK BASINGER  
(O) 816.531.4144  
EMAIL: cbasinger@bdc-engrs.com

**MEP CONSULTANT:**  
PKMR ENGINEERS  
13300 W. 98TH ST.  
LENEXA, KS 66215  
CONTACT: ANN PERATT  
(O) 913.312.0149  
EMAIL: ann.peratt@pkmrng.com

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CD-CPC-2022-00010** on **03-15-2022**

*Sarah Binkley, ACS*  
Diane Binkley, ACS  
Secretary of the City Plan Commission

**SHEET INDEX:**

REVISIONS	DESCRIPTION
NUMBER	DATE

**CITY PLANNING**

DATE: 10/13/2023

PROJECT NO: 2053

**COVER SHEET**

**CS**

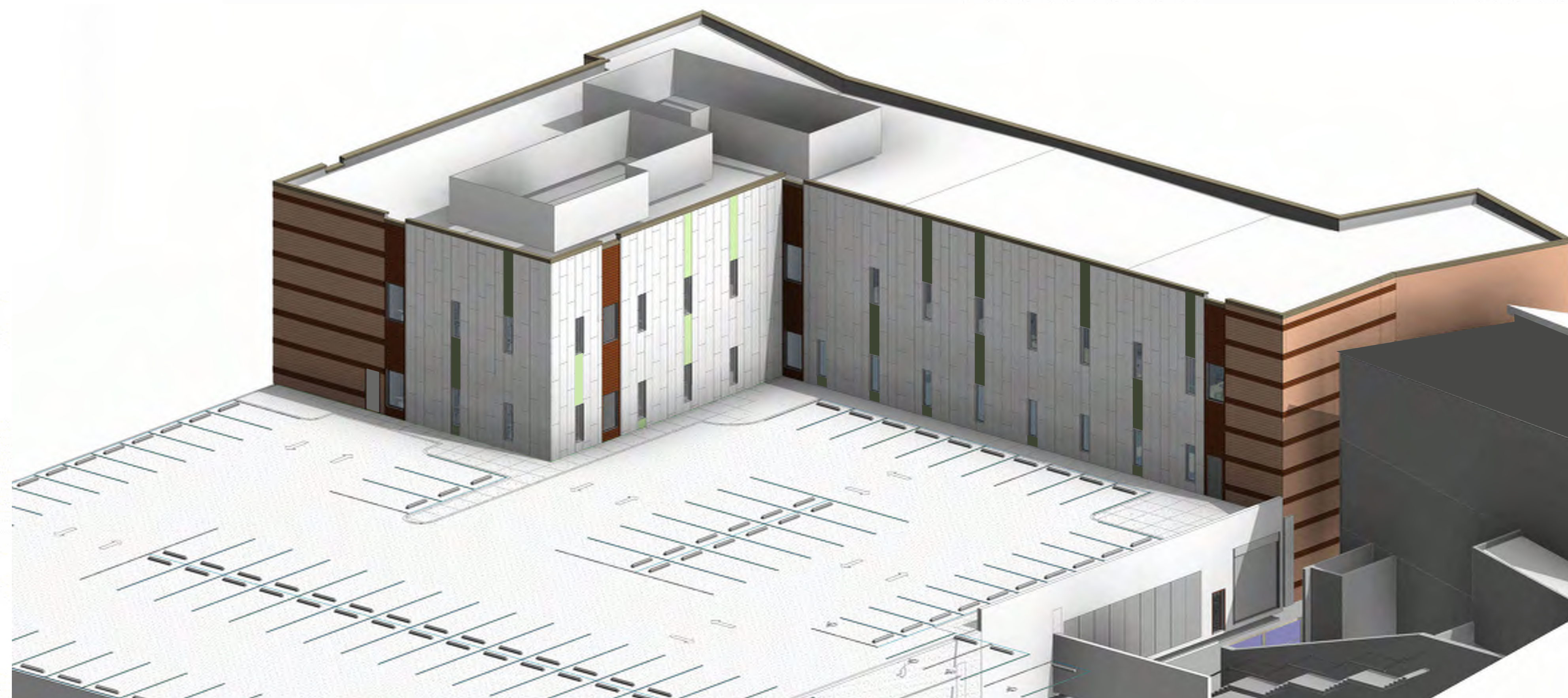
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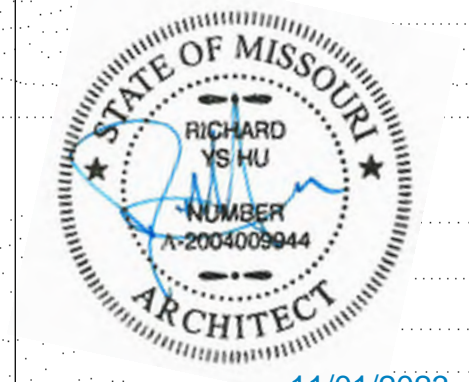
EXTERIOR SOUTHEAST VIEW 3



EXTERIOR NORTHEAST VIEW 2



EXTERIOR NORTHWEST VIEW 1



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**SAMUEL U. RODGERS HEALTH CENTER**  
**PEDIATRIC WING**  
825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER

REVISIONS	NUMBER	DATE	DESCRIPTION

CITY PLANNING

DATE: 10/13/2023

PROJECT NO: 2053

3D EXTERIOR

**A000**



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SAMUEL U. RODGERS HEALTH CENTER

EUCLID AVE.

BROOKLYN AVE.

EXISTING  
BUILDING  
ENTRY

STAIR

STAIR

ENTRY

SCREENING

PEDESTRIAN BRIDGE  
BETWEEN EXISTING  
AND NEW BUILDINGS

SECOND FLOOR AXON

EUCLID AVE.

BROOKLYN AVE.

STAIR

STAIR

EXIT

E. 8TH ST. ENTRY

ENTRY/EXIT

FIRST FLOOR AXON

REVISIONS	NUMBER	DATE	DESCRIPTION

CITY PLANNING
DATE: 10/13/2023
PROJECT NO: 2053
FIRST & SECOND FLOOR AXON

**A001**



11/01/2023

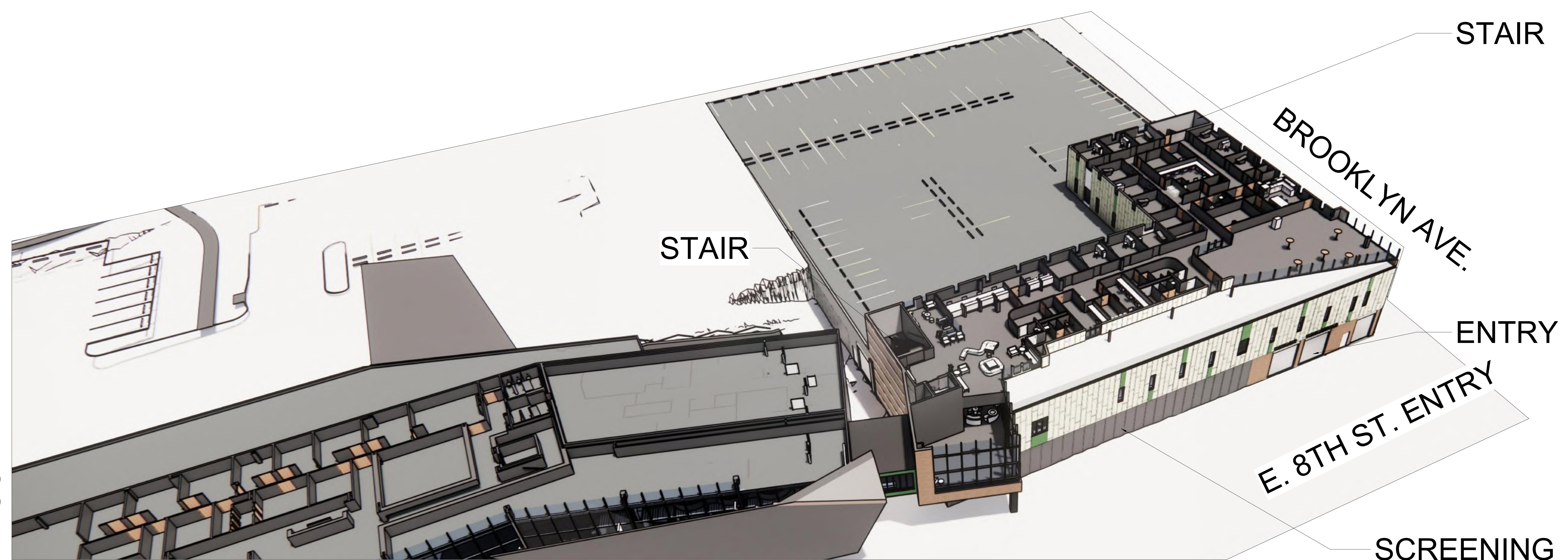
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825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER



E. 8TH ST. ENTRY

ROOF AXON



STAIR

STAIR

BROOKLYN AVE.

ENTRY

E. 8TH ST. ENTRY

SCREENING

THIRD FLOOR AXON

EUCLID AVE.

REVISIONS	NUMBER	DATE	DESCRIPTION

CITY PLANNING	
DATE:	10/13/2023
PROJECT NO.:	2053
THIRD FLOOR & ROOF AXON	

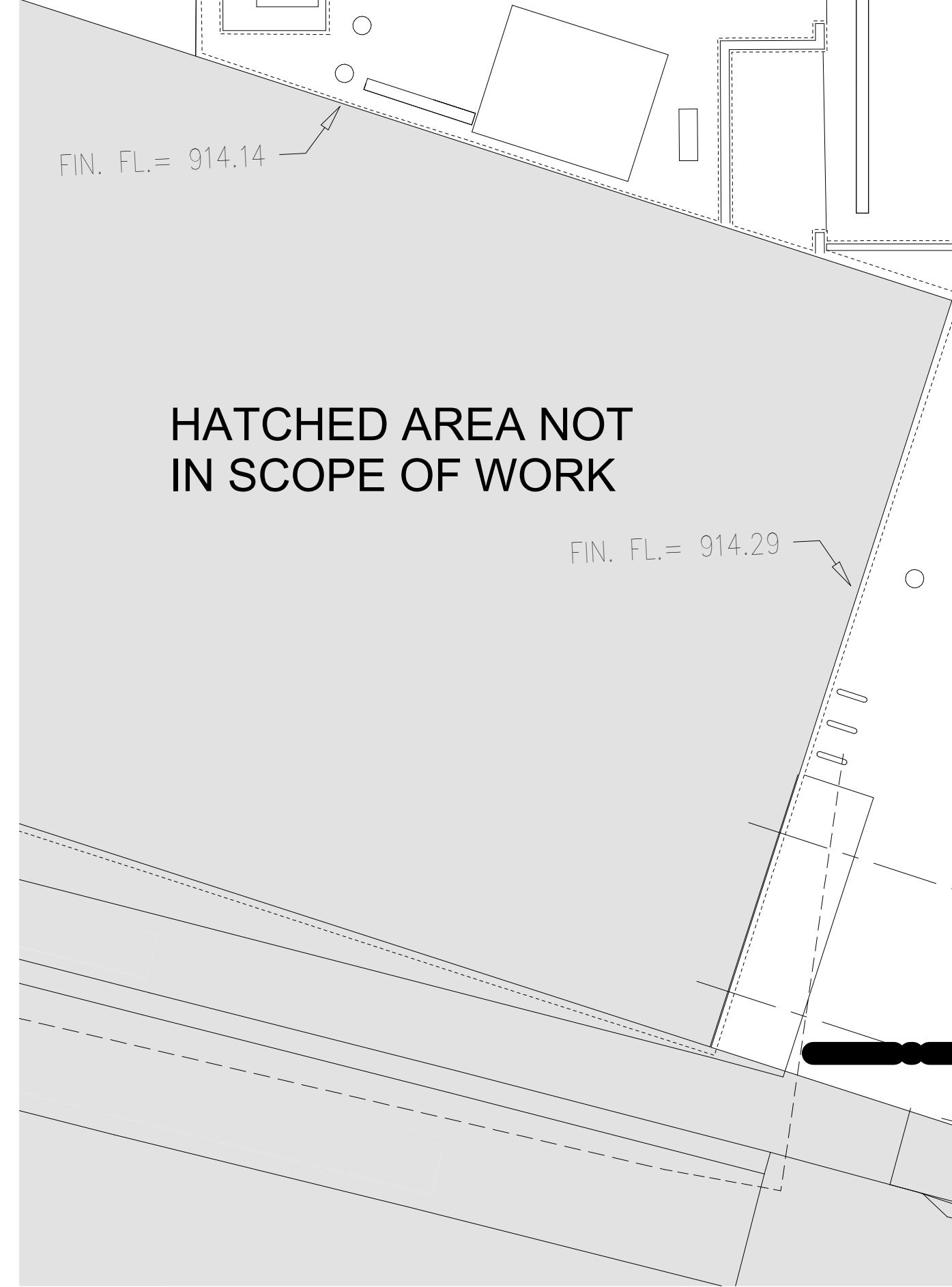
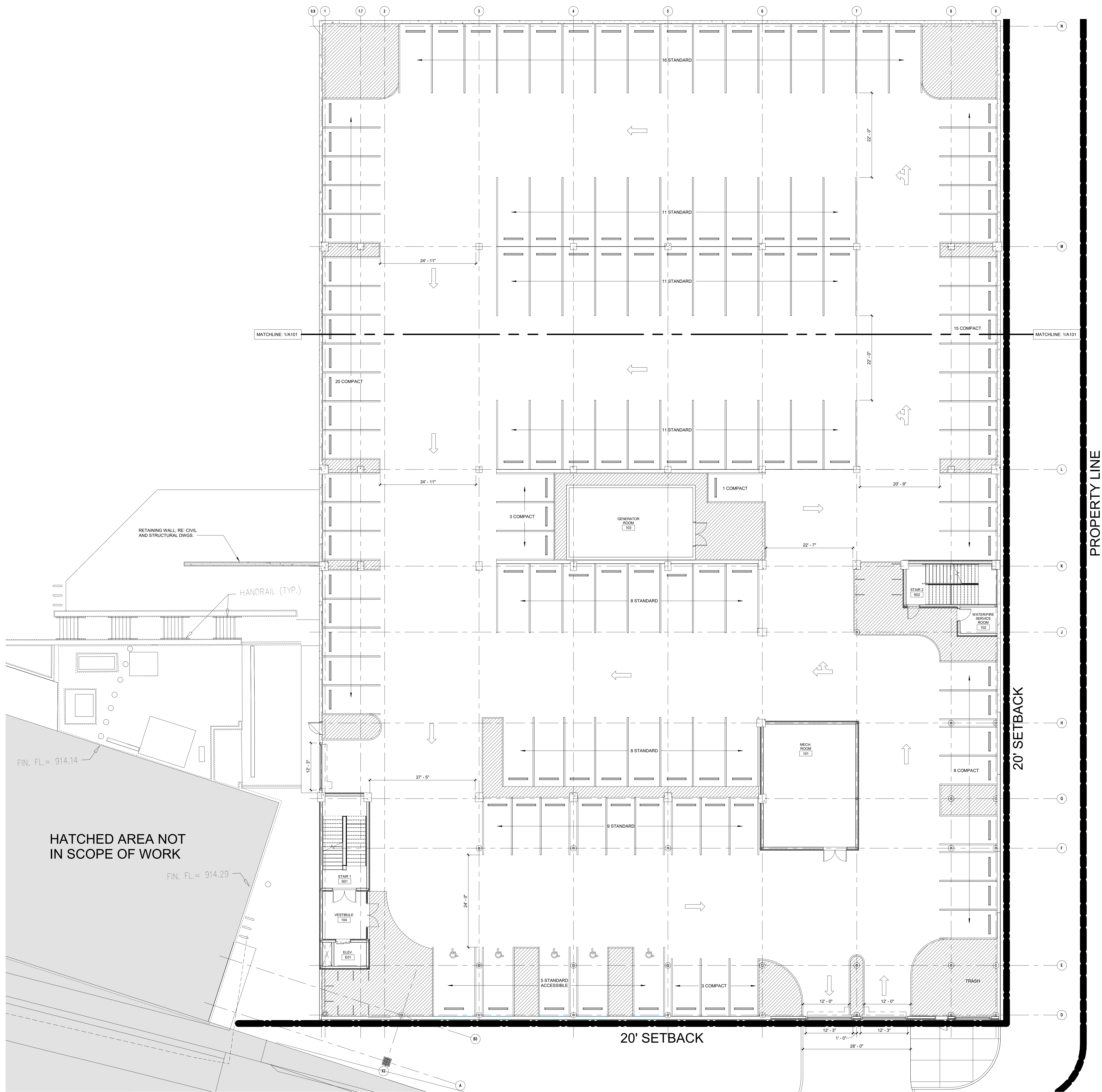
**A002**



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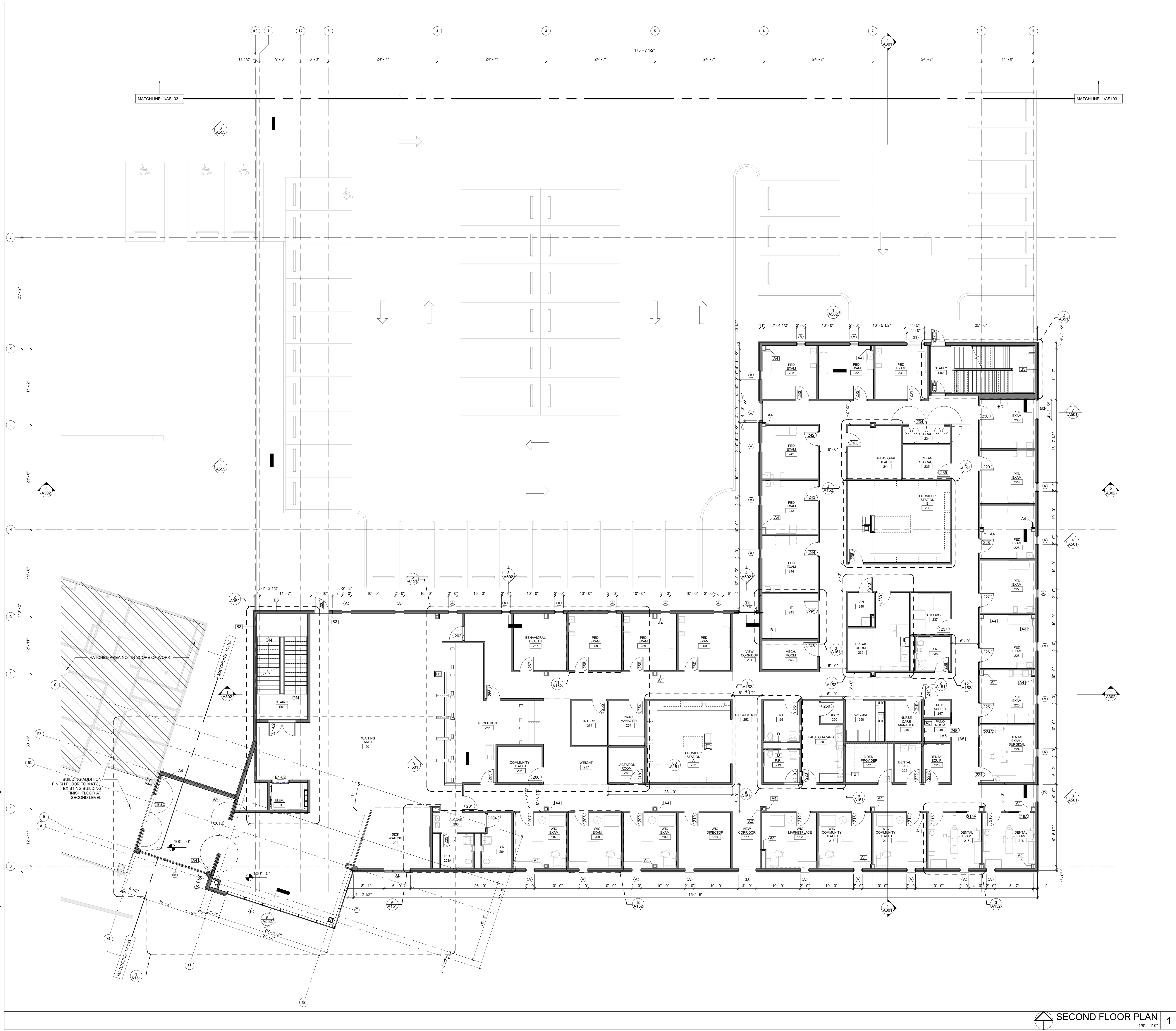


HATCHED AREA NOT  
IN SCOPE OF WORK

REVISIONS NUMBER	DATE	DESCRIPTION

CITY PLANNING  
DATE: 10/13/2023  
PROJECT NO: 2053  
ARCHITECTURAL SITE PLAN 1ST FLOOR

**AS102**

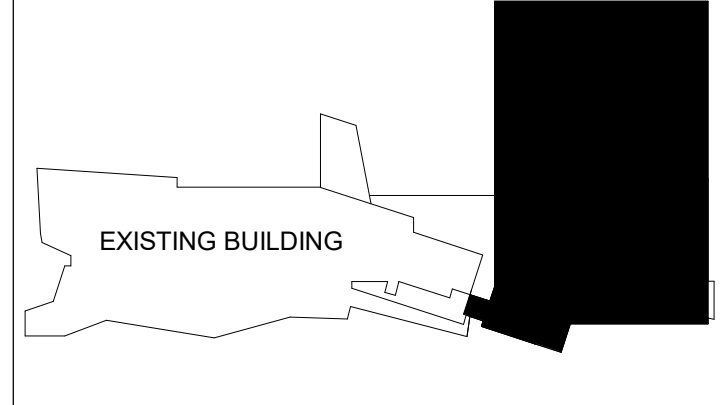


1. ALL WALLS TO BE WAL TYPE A UNLESS NOTED OTHERWISE.
2. RE: FINISH PLAN & SCHEDULE FOR WALL BASE & FINISH INFORMATION
3. COORDINATE METAL STUD GAUGE WITH PRE-APPROVED EQUIPMENT ANCHORAGE. WHERE A DISCREPANCY OCCURS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
4. WHERE "SEALANT" IS INDICATED ON WALL TYPES: PROVIDE ACOUSTIC (SOUND) SEALANT AT BOTH SIDES OF NON-RATED WALLS & UNDER TOP AND BOTTOM OF TRUCKS. PROVIDE FIRE-RATED SEALANT ON BOTH SIDES. TOP, AND BOTTOM OF FIRE-RATED WALLS, AS REQUIRED BY FIRE RATING.
5. EXTEND FIRE-RATED WALL CONSTRUCTION BEHIND RECESSED OR BUILT-IN EQUIPMENT. SUCH AS FIRE EXTINGUISHER CABINETS (FEC), ELECTRICAL WATER COOLERS (EWC) AND ELECTRICAL PANELS, ETC., UNO.
6. PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL FLOOR MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR LABORATORY EQUIPMENT.
7. WHERE HVAC OR OTHER MEP ITEMS PENETRATE PARTITIONS: STUDS SHALL BE BRACED AND FRAMED TO STRUCTURE AS REQUIRED TO PROVIDE ADEQUATE SUPPORT. ALL PENETRATIONS THROUGH RATED WALLS SHALL BE SEALED TO PROVIDE FIRE, SMOKE, AND/OR ACOUSTICAL ISOLATION OF SPACES WITH APPROPRIATE FIRESTOP MATERIAL.
8. PROVIDE GLASS-MAT, WATER RESISTANT BACKING BOARD AT ALL WET LOCATIONS.
9. EXCEPT AT FIRE-RATED PARTITIONS, ALL WALL AND COLUMN OPSIUM BOARD FACING SHALL BE HELD AT 5/8" INCH BELOW STRUCTURE, UNO.
10. ALL PATIENT ROOMS, EXAM ROOMS, & CONSULTATION ROOMS SHALL HAVE A MINIMUM STC WALL RATING OF 51 & A CAC RATING OF 60.
11. ALL PENETRATIONS AND OPENINGS THROUGH FIRE RATED ASSEMBLIES TO MEET REQUIREMENTS OF UL 1479.
12. REFER TO LIFE SAFETY SHEETS FOR FIRE RATED WALLS.
13. REFER TO SHEET A152 FOR ALL TYP. EXAM TYPE LAYOUTS.
14. PANORAMIC IMAGING UNIT (2D OR 3D) - SUPPLIED AND INSTALLED BY HENRY SCHEIN DENTAL. BLOCKING & ELECTRICAL BY CONTRACTORS. CONFIRM POWER REQUIREMENTS WITH HENRY SCHEIN DENTAL EQUIPMENT SPECIALIST.
15. BLOCKING - UPPER SUPPORT - CONTRACTOR TO SUPPLY AND INSTALL BACKING FOR WALL MOUNTED DENTAL UNITS & WALL HUNG CABINETS. SEE HENRY SCHEIN DENTAL EQUIPMENT SPECIALIST FOR EXACT LOCATION.
16. STERILIZATION EQUIPMENT PLACEMENT TO BE COORDINATED WITH OWNER, CABINET MAKER AND HENRY SCHEIN EQUIPMENT SPECIALIST.
17. DENTAL MECHANICAL EQUIPMENT PLACEMENT TO BE COORDINATED WITH OWNER, CONTRACTOR AND HENRY SCHEIN EQUIPMENT SPECIALIST.

GENERAL NOTES

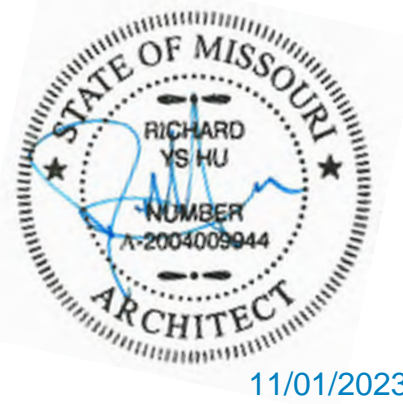
	NEW WALL, RE: G121 FOR WALL TYPE INFO
	EXISTING WALL TO REMAIN
	WALL TAG
	NEW DOOR
	EXISTING DOOR TO REMAIN
	DOOR TAG
	NEW WINDOW, RE: A451 FOR WINDOW TYPE INFO.
	NEW CURTAINWALL, RE: A451 FOR CURTAIN WALL TYPE INFO.
	WINDOW TAG
	ROOM TAG

LEGEND - FLOOR PLAN



SECOND FLOOR PLAN 1/8" = 1'-0"

KEY PLAN - N.T.S.



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**PEDIATRIC WING**  
 825 EUCLID AVE.  
 KANSAS CITY, MO 64124  
 SAMUEL U. RODGERS HEALTH CENTER

REVISIONS	NUMBER	DATE	DESCRIPTION

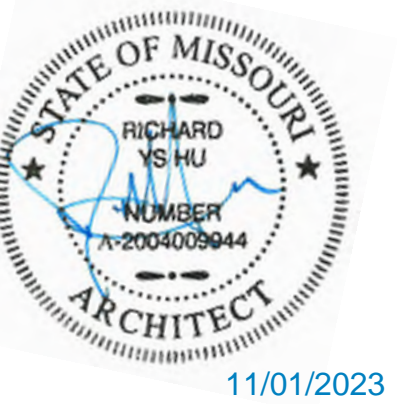
CITY PLANNING

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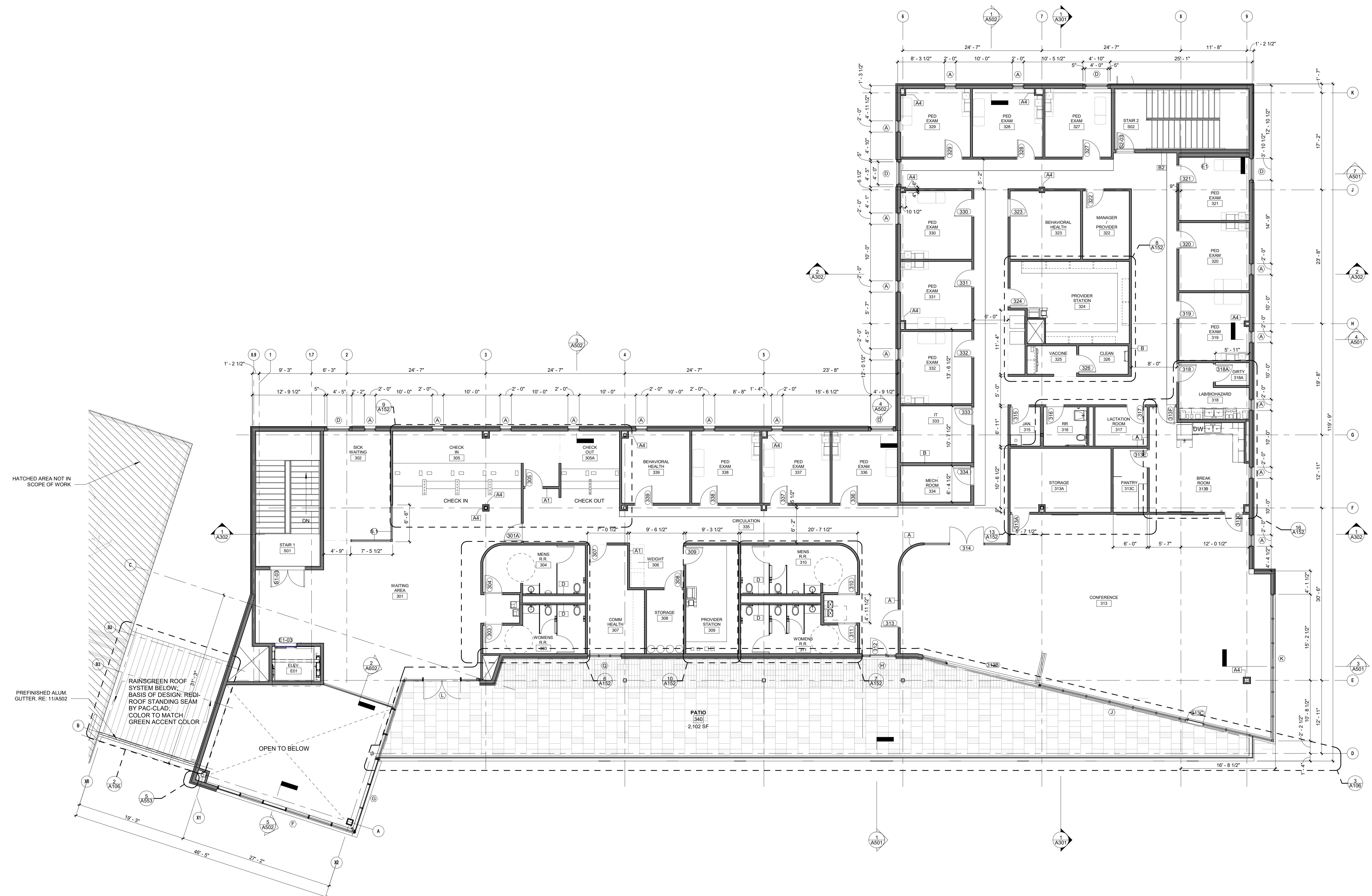
SECOND FLOOR PLAN

**A102**



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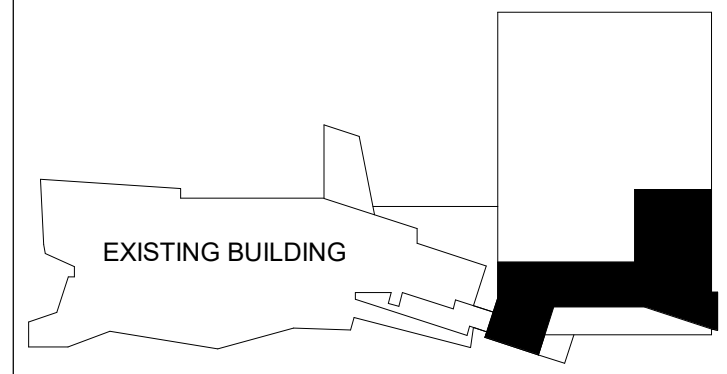


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GENERAL NOTES

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	EXISTING DOOR TO REMAIN
	DOOR TAG
	NEW WINDOW, RE: A451 FOR WINDOW TYPE INFO.
	NEW CURTAINWALL, RE: A451 FOR CURTAIN WALL TYPE INFO.
	WINDOW TAG
	ROOM TAG

LEGEND - FLOOR PLAN



REVISIONS NUMBER	DATE	DESCRIPTION

CITY PLANNING  
DATE: 10/13/2023  
PROJECT NO: 2053

THIRD FLOOR PLAN

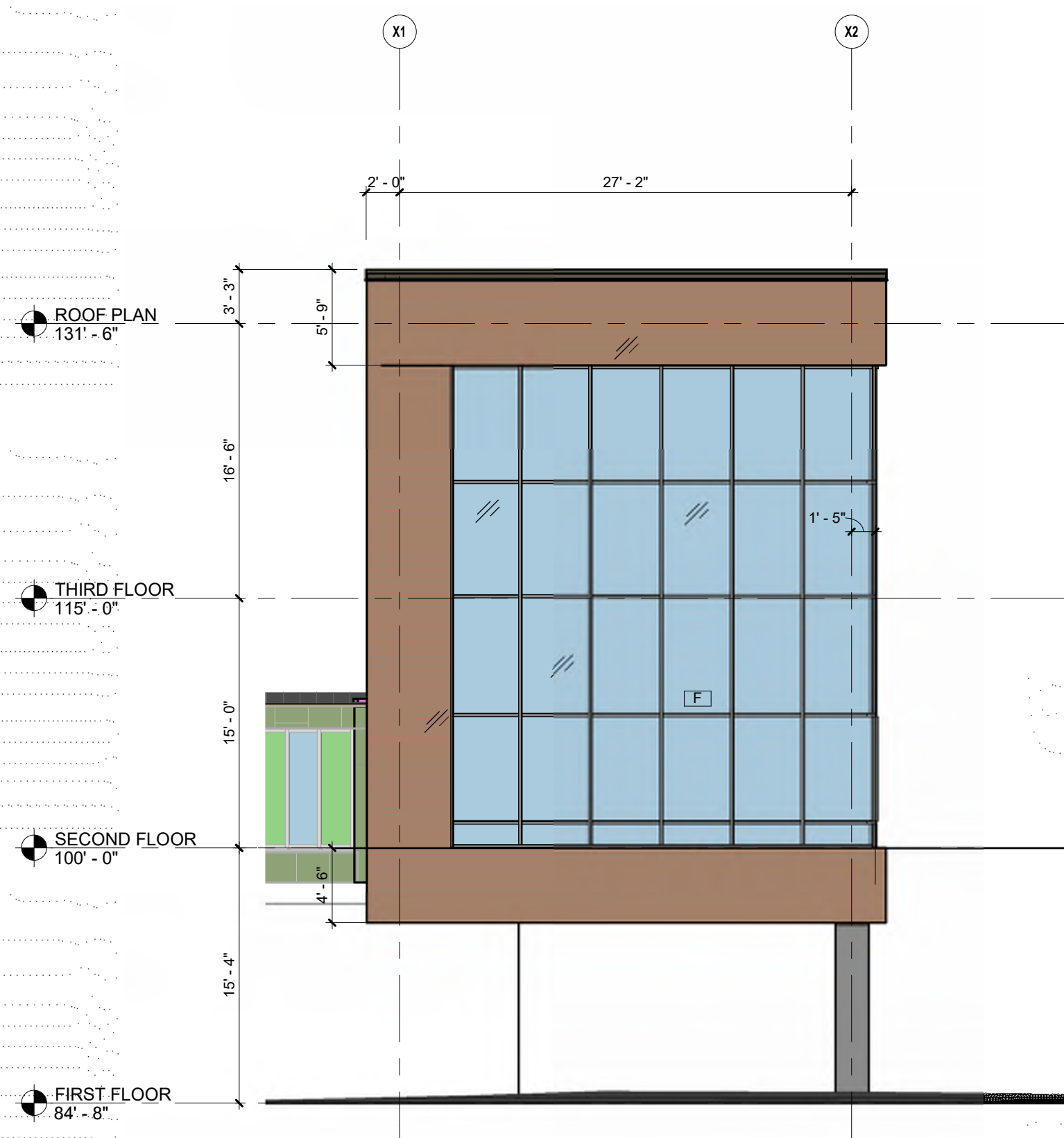
**A104**



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**SAMUEL U. RODGERS HEALTH CENTER  
PEDIATRIC WING**  
825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER



EXTERIOR ELEVATION - LOBBY ATRIUM - COLORED 3  
1/8" = 1'-0"



EXTERIOR ELEVATION - EAST - COLORED 2  
1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH - COLORED 1  
1/8" = 1'-0"

- EXTERIOR ELEVATION MATERIALS**
- MARK - PC1 MANUFACTURER - TBD  
PRODUCT - PRECAST CONCRETE  
FINISH - TBD
  - MARK - MP1 MANUFACTURER - ALUCOBOND PLUS  
PRODUCT - METAL PANEL  
FINISH - TBD
  - MARK - MP2 ACCENT MANUFACTURER - ALUCOBOND PLUS  
PRODUCT - METAL PANEL  
FINISH - TBD
  - MARK - AB1 MANUFACTURER - ARCHITECTURAL  
PRODUCT - 6" PLANK  
FINISH - SUPER DARK NATIONAL WALNUT - QPC
  - MARK - AB2 MANUFACTURER - ARCHITECTURAL  
PRODUCT - 6" PLANK  
FINISH - SOUTHERN PECAN - QPC
- A. DIRECTIONAL ELEVATION NAMING CONVENTION  
ESTABLISHED BASED ON PLAN NORTH
- B. WINDOW SYSTEM COLOR TO BE: KAWNEER PERMAIDZE  
DARK BRONZE
- C. FLASHING COLOR @ WINDOW SYSTEM TO BE: PAC-CLAD  
DARK BRONZE
- D. COPING COLOR @ ARCHITECTURAL FABRICATIONS METAL  
WOODGRAIN SIDING TO BE: PAC-CLAD DARK BRONZE
- E. COPING COLOR @ ALUCOBOND PANELING TO BE:  
PAC-CLAD DARK BRONZE
- F. RE: SPECS & STOREFRONT & WINDOW TYPES SHEET FOR  
ADDITIONAL INFO
- PERFORATED SLAT OVERHEAD DOOR  
FOR PARKING GARAGE ENTRY, EXIT AND  
TRASH ENCLOSURE.
- BACKLIT SIGN BY MFR  
Q.C. TO PROVIDE BOX  
FOR POWER
- 22'-10"
- 11'-8"
- 23'-9"
- 3'-9"
- 3'-6"
- 3'-9"
- 11'-10"
- 6'-5 1/2"
- 24'-7"
- 24'-7"
- 49'-2"
- 24'-7"
- 24'-7"
- 9'-3"
- 6'-3"
- 9'-3"
- 12'-5"
- 34'-9"
- 59'-1"
- 15'-4"
- 15'-4"
- 4'-6"
- 4'-6"
- ROOF PLAN  
131'-6"
- THIRD FLOOR  
115'-0"
- SECOND FLOOR  
100'-0"
- FIRST FLOOR  
84'-8"
- ROOF PLAN  
131'-6"
- THIRD FLOOR  
115'-0"
- SECOND FLOOR  
100'-0"
- FIRST FLOOR  
84'-8"
- ROOF PLAN  
131'-6"
- THIRD FLOOR  
115'-0"
- SECOND FLOOR  
100'-0"
- FIRST FLOOR  
84'-8"

REVISIONS	NUMBER	DATE	DESCRIPTION

CITY PLANNING	
DATE:	10/13/2023
PROJECT NO:	2053
EXTERIOR ELEVATIONS - COLORED	
<b>X201</b>	

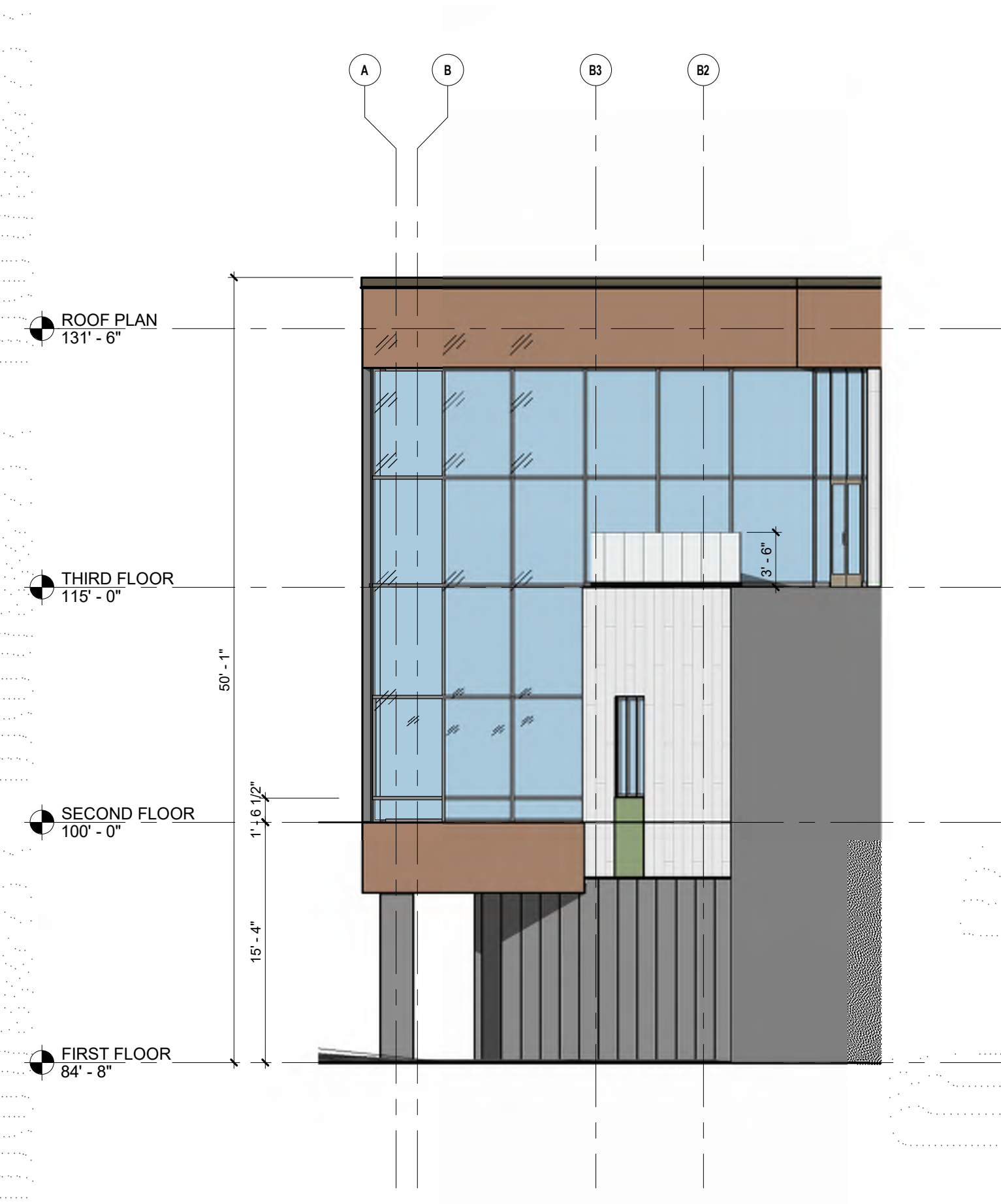




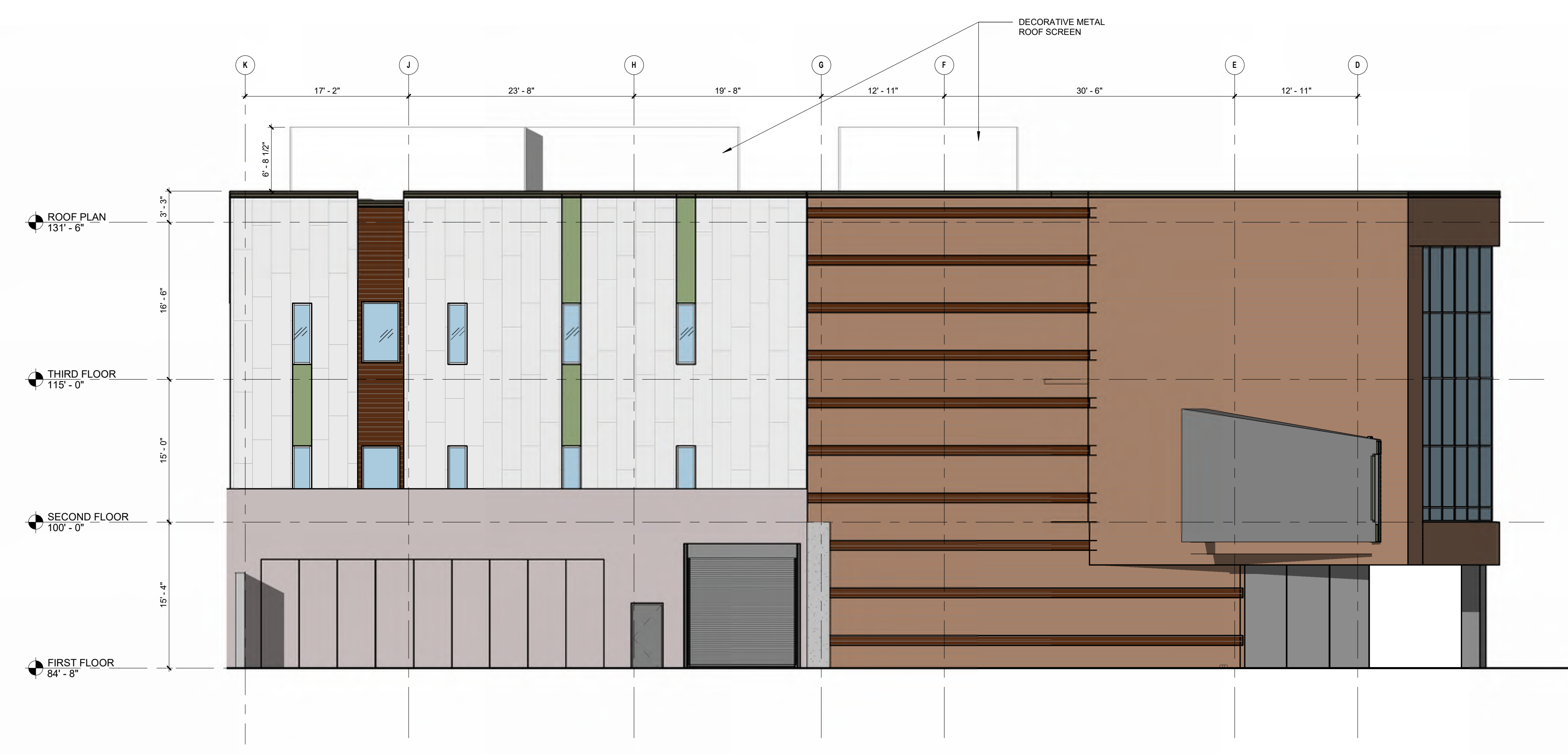
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SAMUEL U. RODGERS HEALTH CENTER



EXTERIOR ELEVATION - LOBBY ATRIUM - EAST - COLORED 3  
1/8" = 1'-0"



EXTERIOR ELEVATION - WEST - COLORED 2  
1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH - COLORED 1  
1/8" = 1'-0"

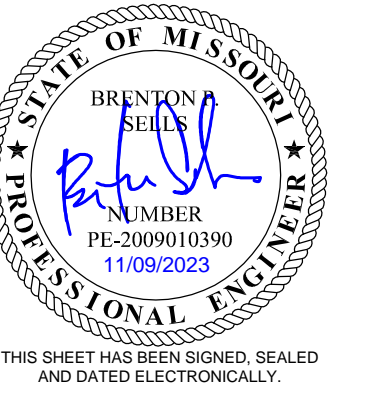
EXTERIOR ELEVATION MATERIALS

- MARK - PC1 MANUFACTURER - TBD  
PRODUCT - PRECAST CONCRETE  
FINISH - TBD
- MARK - MP1 MANUFACTURER - ALUCOBOND PLUS  
RANSSCREEN + CI  
PRODUCT - METAL PANEL
- MARK - MP2 ACCENT MANUFACTURER - ALUCOBOND PLUS  
RANSSCREEN + CI  
PRODUCT - METAL PANEL
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FABRICATION  
PRODUCT - 6" PLANK  
FINISH - SUPER DARK NATIONAL  
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FABRICATION  
PRODUCT - 6" PLANK  
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- F. RE: SPECS & STOREFRONT & WINDOW TYPES SHEET FOR  
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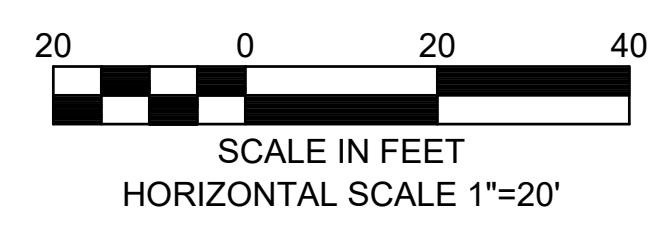
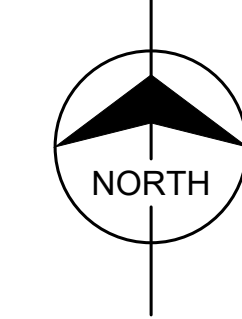
REVISIONS	DESCRIPTION	DATE
NUMBER		

CITY PLANNING	
DATE:	10/13/2023
PROJECT NO:	2053
EXTERIOR ELEVATIONS - COLORED	
<b>X202</b>	



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APPROVAL ONLY**

**SAMUEL U. RODGERS HEALTH CENTER  
PEDIATRIC WING**  
825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER

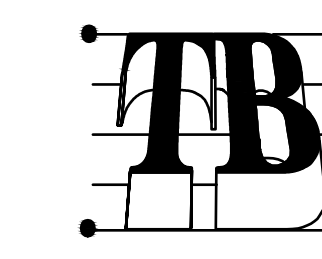


**UTILITY LEGEND**

- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. POTABLE WATER
- EX. ELECTRIC
- EX. NATURAL GAS
- EX. COMMUNICATIONS

REVISIONS	NUMBER	DATE	DESCRIPTION

<b>CITY PLANNING</b>	
DATE:	10/13/2023
PROJECT NO:	2053
<b>EXISTING CONDITIONS</b>	
<b>C000</b>	



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SAMUEL U. RODGERS HEALTH CENTER SAMUEL U. RODGERS HEALTH CENTER

SAMUEL U. RODGERS HEALTH CENTER SAMUEL U. RODGERS HEALTH CENTER

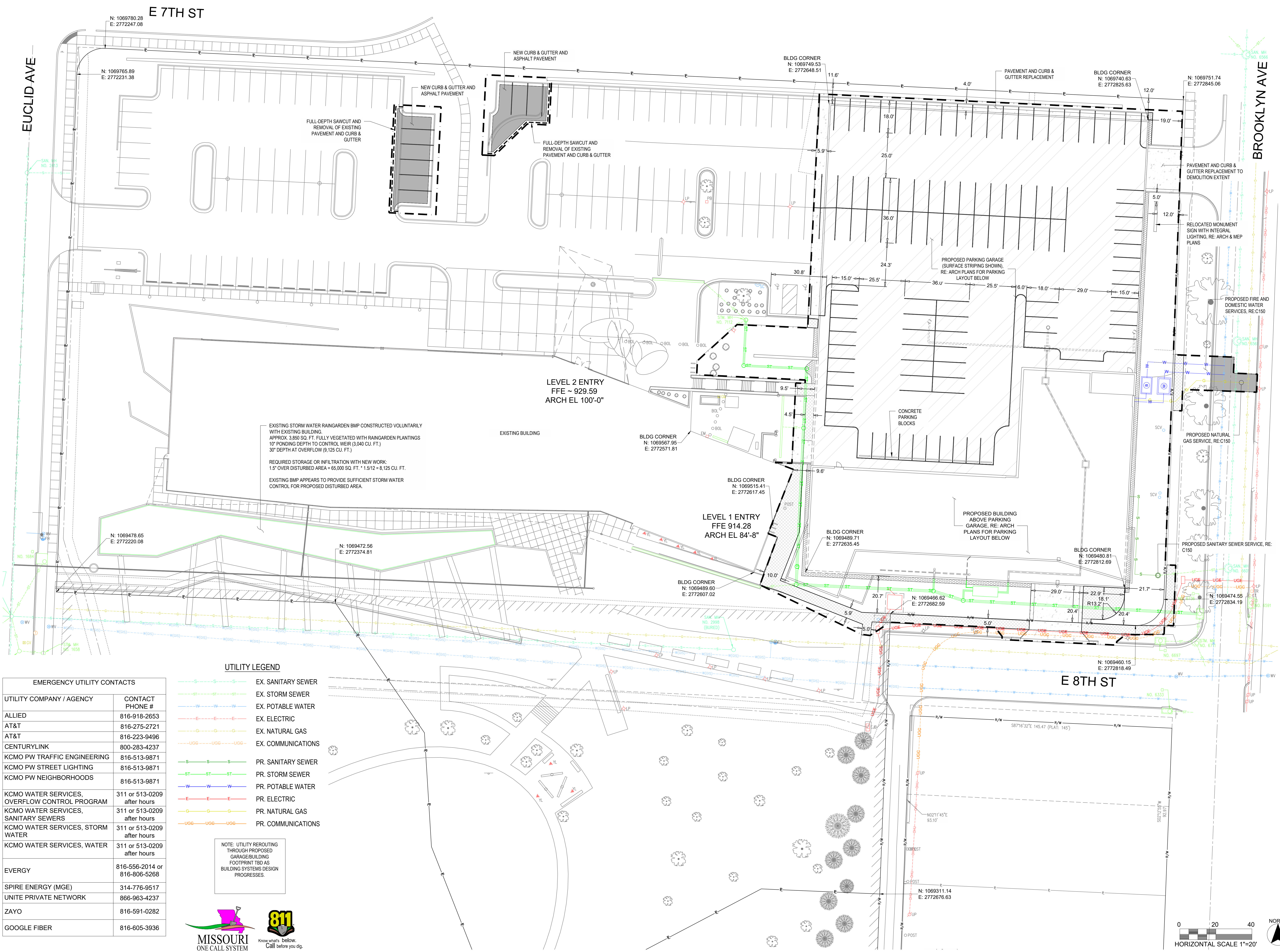
SAMUEL U. RODGERS HEALTH CENTER SAMUEL U. RODGERS HEALTH CENTER

SAMUEL U. RODGERS HEALTH CENTER SAMUEL U. RODGERS HEALTH CENTER

SAMUEL U. RODGERS HEALTH CENTER SAMUEL U. RODGERS HEALTH CENTER

SAMUEL U. RODGERS HEALTH CENTER SAMUEL U. RODGERS HEALTH CENTER

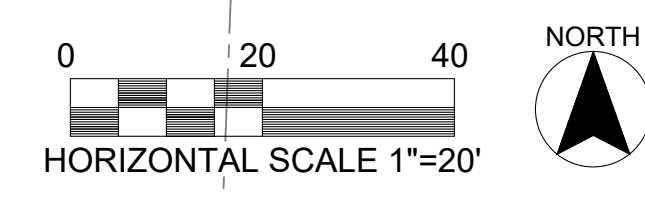
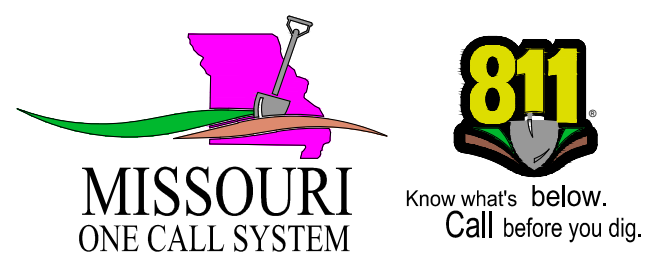
SAMUEL U. RODGERS HEALTH CENTER SAMUEL U. RODGERS HEALTH CENTER



EMERGENCY UTILITY CONTACTS table with columns for Utility Company / Agency and Contact Phone #.

UTILITY LEGEND table with symbols for EX. SANITARY SEWER, EX. STORM SEWER, EX. POTABLE WATER, EX. ELECTRIC, EX. NATURAL GAS, EX. COMMUNICATIONS, PR. SANITARY SEWER, PR. STORM SEWER, PR. POTABLE WATER, PR. ELECTRIC, PR. NATURAL GAS, PR. COMMUNICATIONS.

NOTE: UTILITY REROUTING THROUGH PROPOSED GARAGE/BUILDING FOOTPRINT TBD AS BUILDING SYSTEMS DESIGN PROGRESSES.



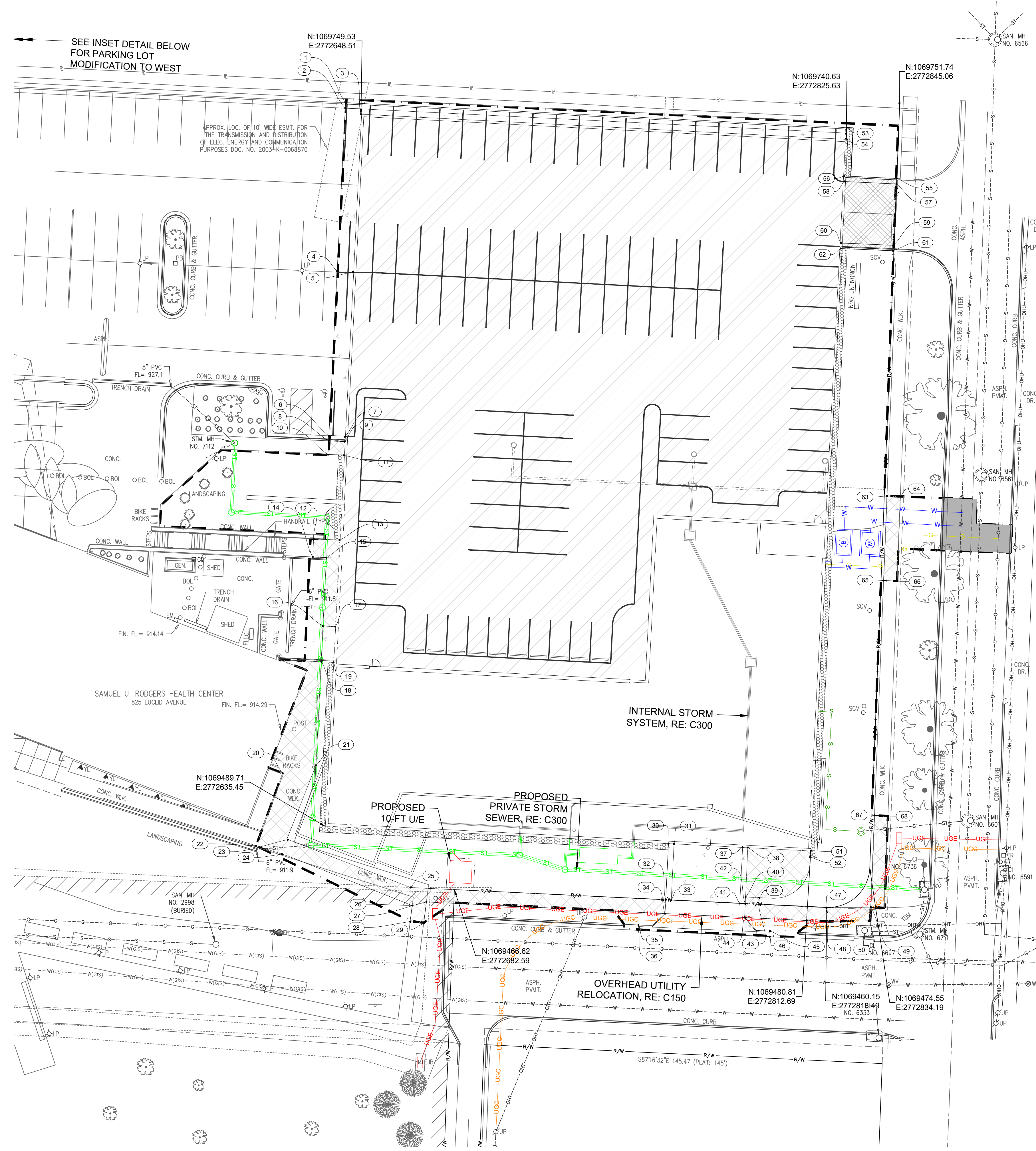
REVISIONS table with columns for NUMBER, DATE, and DESCRIPTION.

CITY PLANNING table with fields for DATE (10/13/2023), PROJECT NO. (2053), and CIVIL SITE PLAN (C110).



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**UTILITY LEGEND**

- S---S--- EX. SANITARY SEWER
- ST---ST--- EX. STORM SEWER
- W---W---W--- EX. POTABLE WATER
- E---E---E--- EX. ELECTRIC
- G---G---G--- EX. NATURAL GAS
- UGG---UGG--- EX. COMMUNICATIONS
- S---S--- PR. SANITARY SEWER
- ST---ST--- PR. STORM SEWER
- W---W--- PR. POTABLE WATER
- E---E--- PR. ELECTRIC
- G---G--- PR. NATURAL GAS
- UGG---UGG--- PR. COMMUNICATIONS

**LEGEND**

- PROPOSED CONCRETE PAVEMENT AND CURB & GUTTER
- PROPOSED SIDEWALK AND CURB & GUTTER
- PUBLIC STREET CUT & RECONSTRUCTION
- MOW STRIP, RE: LANDSCAPE PLANS
- PROPOSED GARAGE

**Point Table**

Point #	Northing	Easting	Description	Elevation
1	1069753.77	2772642.89	TC	933.21
2	1069751.77	2772642.79	GT	932.97
3	1069749.53	2772648.51	GC	932.59
4	1069692.31	2772639.82	PV	930.26
5	1069692.02	2772645.63	PV	930.11
6	1069632.16	2772636.82	GT	928.21
7	1069631.87	2772642.61	GT	928.14
8	1069630.36	2772636.73	TC	928.69
9	1069630.07	2772642.52	TC	928.64
10	1069625.37	2772636.48	SW	928.75
11	1069625.08	2772642.26	SW	928.88
12	1069594.59	2772631.22	SW	915.02
13	1069594.12	2772640.71	SW	914.01
14	1069587.99	2772630.91	SW	914.81
15	1069587.75	2772635.88	SW	914.76
16	1069562.79	2772634.63	SW	915.20
17	1069562.56	2772639.12	SW	914.18

**Point Table**

Point #	Northing	Easting	Description	Elevation
18	1069549.75	2772634.05	TC	913.81
19	1069549.53	2772638.47	TC	913.81
20	1069509.12	2772619.92	SW	914.18
21	1069511.93	2772632.08	SW	915.52
22	1069482.63	2772610.24	SW	913.79
23	1069484.84	2772621.78	SW	914.04
24	1069479.56	2772619.70	SW	913.93
25	1069467.38	2772666.63	SW	914.48
26	1069460.80	2772667.21	SW	914.63
27	1069462.10	2772672.41	SW	914.68
28	1069454.92	2772666.45	SW	914.89
29	1069454.28	2772671.39	SW	914.94
30	1069483.42	2772760.73	TC	913.24
31	1069483.32	2772762.76	GT	913.20
32	1069462.86	2772759.72	SW	912.87
33	1069462.76	2772761.73	GT	912.82
34	1069457.86	2772759.48	SW	912.84

**Point Table**

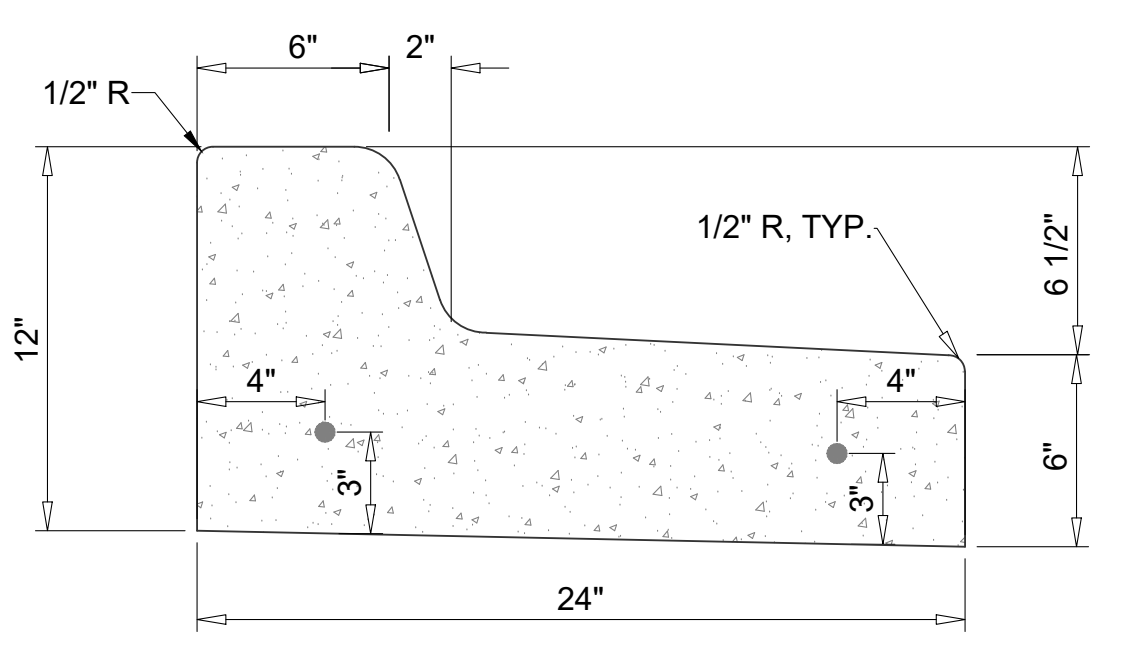
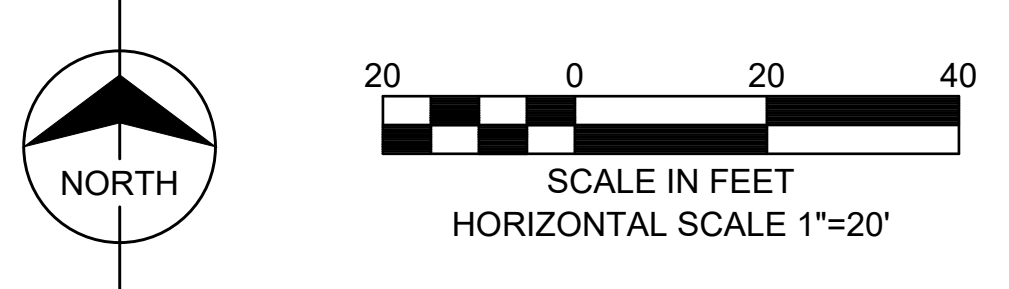
Point #	Northing	Easting	Description	Elevation
35	1069453.68	2772749.78	TC	913.18
36	1069451.78	2772749.69	GT	912.64
37	1069482.06	2772787.79	GT	912.48
38	1069481.96	2772789.69	TC	912.49
39	1069483.68	2772793.87	SW	911.68
40	1069483.93	2772788.88	SW	911.79
41	1069461.54	2772786.76	GT	911.77
42	1069461.44	2772788.76	SW	911.72
43	1069461.20	2772793.75	SW	911.59
44	1069456.45	2772788.51	SW	911.59
45	1069451.50	2772797.82	TC	911.11
46	1069449.45	2772797.72	GT	911.07
47	1069460.00	2772818.49	SW	911.27
48	1069455.00	2772818.40	SW	911.03
49	1069460.22	2772834.59	SW	910.80
50	1069455.22	2772834.37	SW	910.44
51	1069480.81	2772812.69	GC	911.95

**Point Table**

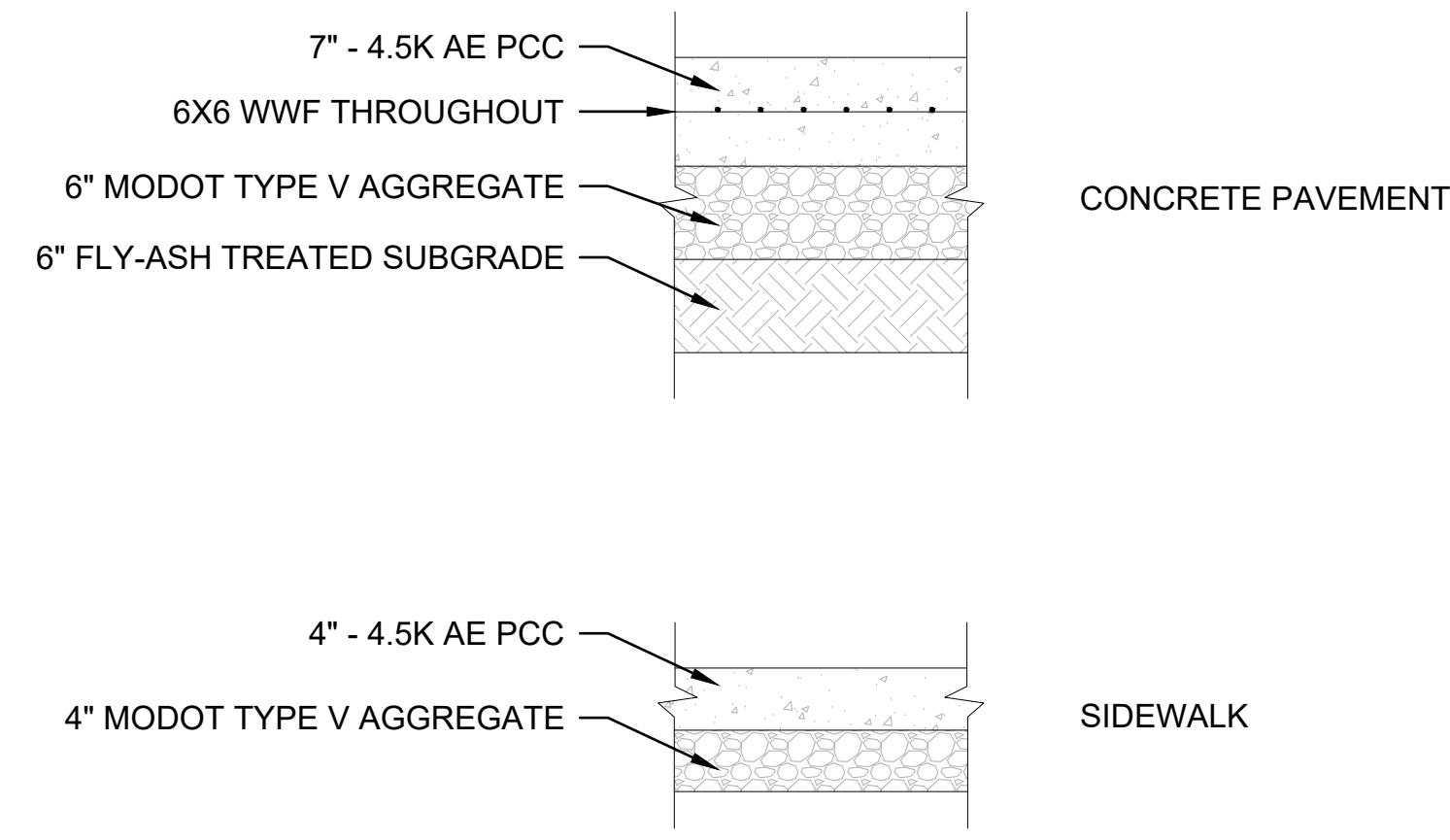
Point #	Northing	Easting	Description	Elevation
52	1069478.50	2772812.46	SW	911.91
53	1069744.65	2772825.83	TC	930.21
54	1069740.63	2772825.63	GC	929.80
55	1069726.08	2772844.06	TC	928.10
56	1069727.00	2772824.95	TC	929.23
57	1069724.09	2772843.96	GT	927.93
58	1069725.00	2772824.85	GT	929.15
59	1069701.71	2772842.78	GT	926.78
60	1069702.55	2772823.72	GT	928.26
61	1069699.71	2772842.70	TC	927.23
62	1069700.55	2772823.62	TC	928.18
63	1069610.25	2772840.49	SW	920.67
64	1069610.07	2772845.37	SW	920.61
65	1069579.39	2772839.26	SW	918.45
66	1069579.17	2772844.18	SW	918.38
67	1069493.69	2772835.93	SW	912.77
68	1069493.49	2772840.82	SW	912.70

**LEGEND**

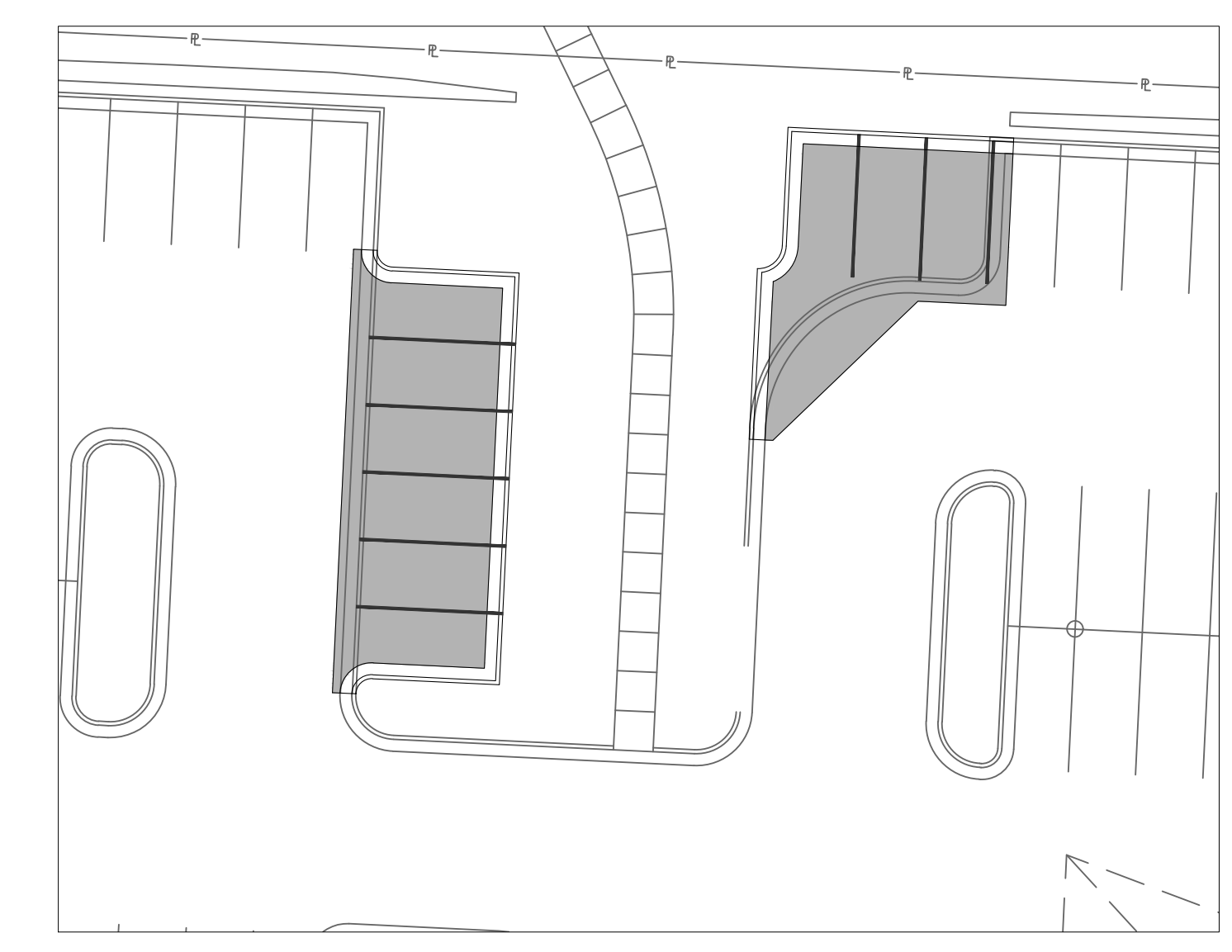
- GC GARAGE CORNER
- GT GUTTER
- PV PAVEMENT
- SW SIDEWALK
- TC TOP OF CURB



**CG-1 MOD CURB & GUTTER**  
NO SCALE



**PAVEMENT SECTIONS**  
NO SCALE



**WEST PARKING LOT MODIFICATION**  
1" = 20'

**REVISIONS**

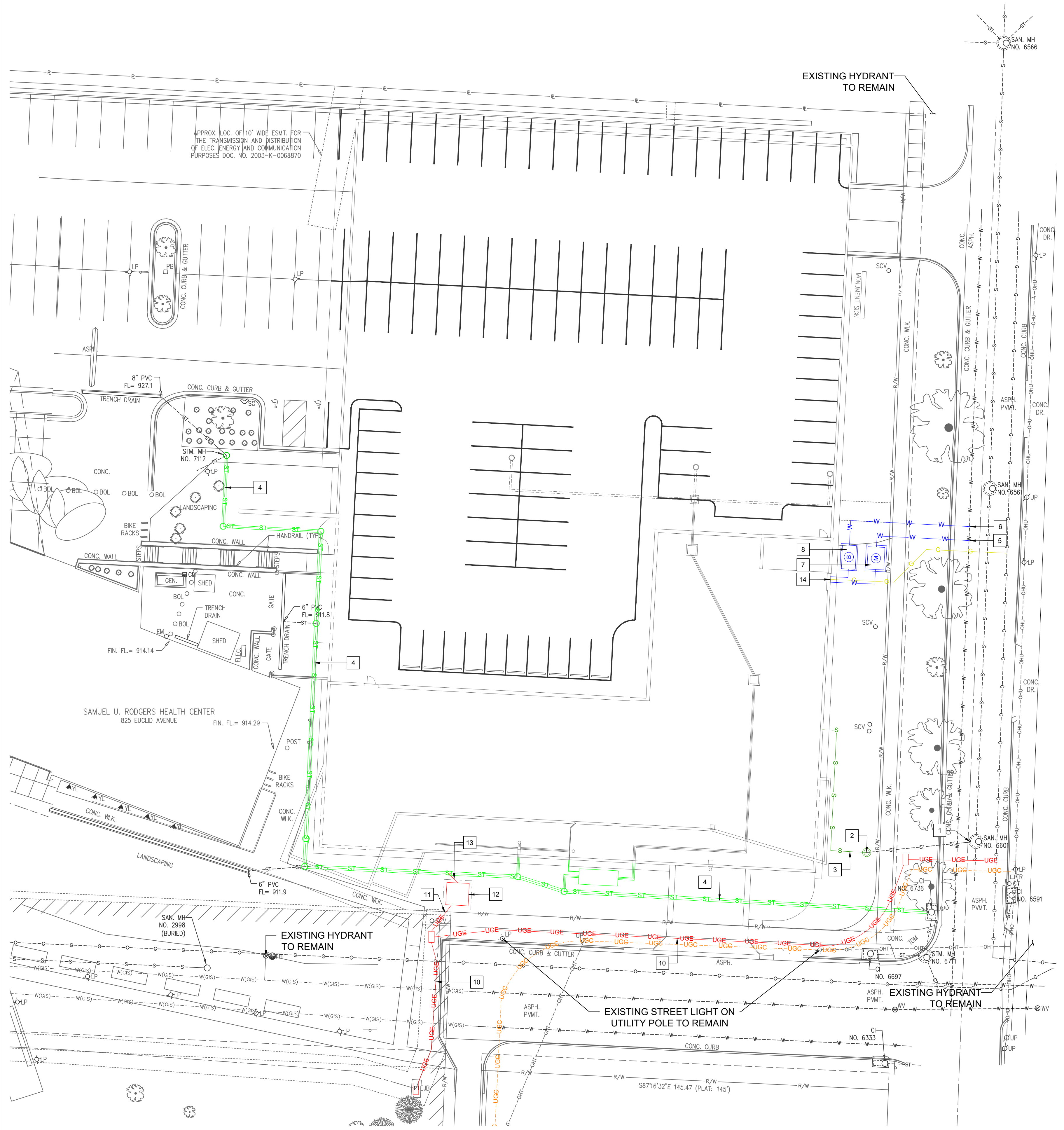
NUMBER	DATE	DESCRIPTION

**CITY PLANNING**  
DATE: 10/13/2023  
PROJECT NO: 2053



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**SAMUEL U. RODGERS HEALTH CENTER  
PEDIATRIC WING**  
825 EUCLID AVE  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER



**GENERAL NOTES**

- ALL PROPOSED UTILITIES CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE CURRENT CITY STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT, KANSAS CITY, MISSOURI.

**UTILITY KEYNOTES**

SANITARY SEWER SERVICE (72" MIN. COVER - STREET & ALLEY RIGHT-OF-WAYS;  
48" MIN. COVER - PRIVATE PROPERTY AND DEEP ENOUGH TO SERVE EXISTING BASEMENTS AND BUILDINGS WITH NO BASEMENTS)

- CONNECT TO EXISTING COMBINED SEWER MANHOLE, INSTALL APPROX. 35 L.F. 6" PVC SDR-25 PIPE THROUGH EXISTING 12" HDPE PIPE @ 1.5%. SEE DETAIL, THIS SHEET. EX. 12" HDPE PIPE FL = 902.60, NEW 6" PVC PIPE FL = 902.85.
- INSTALL NEW KCMO STD. MH-1 MANHOLE FOR SAMPLING PER KCMO WATER SERVICES STANDARDS.
  - TOP EL. = 912.5
  - FL OUT (W-6") = 903.4
  - FL IN (E-4") = 903.9
- INSTALL APPROX. 60 L.F. 4" PVC SDR 26 @ 2% MIN SLOPE INCLUDING TWO (2) 90-DEGREE FITTINGS TO BUILDING AS SHOWN. SEE MEP PLANS FOR CONTINUATION

**STORM WATER (18" MIN. COVER)**

- PRIVATE STORM SEWER SYSTEM, RE: C300, TYP.
- POTABLE WATER (48" MIN COVER)
  - DOMESTIC: CONNECT TO EXISTING 10" CAST IRON MAIN WITH RESTRAINED 10"x6" TEE, SOLID SLEEVE (SOUTH), 10" VALVE (ON MAIN), 6" VALVE (ON SERVICE LINE), AND 6"x3" REDUCER PER WATER SERVICES RULES AND REGULATIONS. SEE DETAIL, THIS SHEET. INSTALL APPROX. 37 L.F. 3" DIP (INCLUDING RESTRAINED 90° FITTING) TO METER PIT AS SHOWN.
  - FIRE: CONNECT TO EXISTING 10" CAST IRON MAIN WITH RESTRAINED 10" TEE, SOLID SLEEVE (NORTH), 10" VALVE (ON MAIN), AND 6" VALVE (ON FIRE LINE), PER WATER SERVICES RULES AND REGULATIONS. SEE DETAIL, THIS SHEET. INSTALL APPROX. 52 L.F. 6" DIP (INCLUDING RESTRAINED 90° FITTING) TO BFP VAULT AS SHOWN.
  - DOMESTIC METER: INSTALL VAULT AND APPARATUS FOR 3" METER PER WATER SERVICES STANDARDS (RELIABLE PRECAST 8.5'x5' WITH 8" WALLS OR APPROVED EQUAL), RISER TOP EL. = 919.5.
    - METER SHALL BE PURCHASED FROM KCMO WATER SERVICES.
    - INSTALL APPROX. 21 L.F. 3" DIP INCLUDING 90° FITTING TO BUILDING AS SHOWN. SEE MEP PLANS FOR CONTINUATION.
  - FIRE BFP: INSTALL VAULT AND APPARATUS FOR 6" BFP VAULT (INCLUDING 8" DOUBLE CHECK DETECTOR BFP) PER WATER SERVICES STANDARDS (TRAFFIC-RATED RELIABLE PRECAST 8.5'x5' WITH 6" WALLS OR APPROVED EQUAL). RISER TOP EL. = 919.7.
  - INSTALL APPROX. 10 L.F. 6" DIP PIPE INCLUDING RESTRAINED 90° FITTING TO BUILDING AS SHOWN. SEE MEP PLANS FOR CONTINUATION.
- IRRIGATION IS DESIGN-BUILD SCOPE. REFER TO LANDSCAPE PLANS FOR ZONING CONCEPT. NO ATTEMPT TO QUANTIFY IMPACT ON EXISTING IRRIGATION SYSTEMS IS SHOWN ON THESE PLANS.

**ELECTRIC (48" MIN. COVER) - VERIFY ALL CONDUIT COUNTS AND SIZES WITH UTILITY AND MEP**

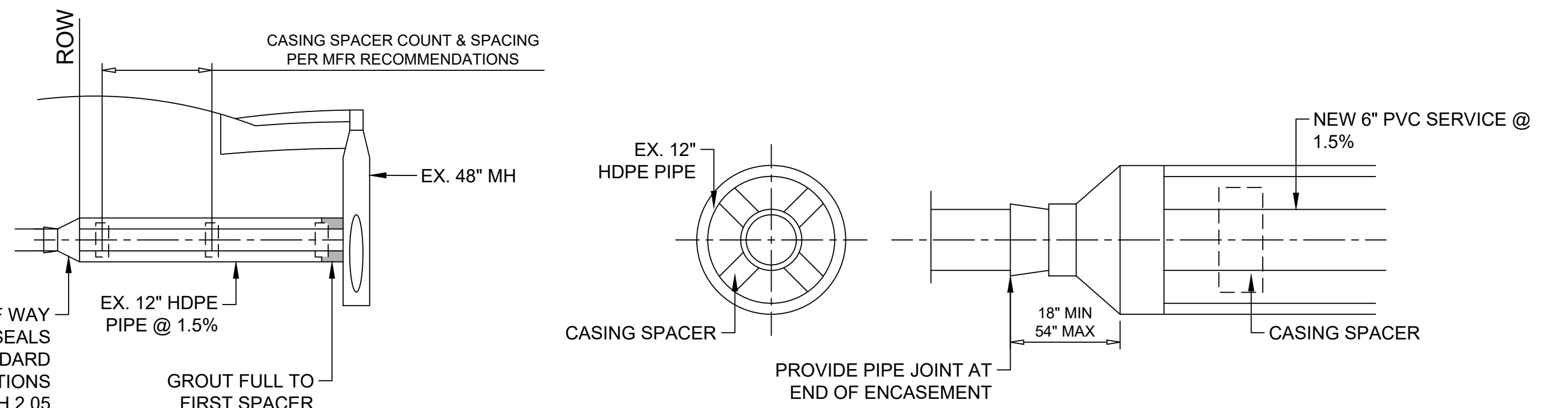
- PROJECT INCLUDES RELOCATION OF EXISTING OVERHEAD ELECTRIC AND OTHER ATTACHED UTILITIES UNDERGROUND GENERALLY AS SHOWN.
- INSTALL TWO (2) 4" PVC CONDUITS FOR PRIMARY ELECTRIC TO PROPOSED TRANSFORMER PAD (COORDINATE QUANTITY AND SIZE AND SCOPE WITH UTILITY) GENERALLY AS SHOWN.
- INSTALL TRANSFORMER PAD PER UTILITY STANDARDS. COORDINATE FINAL SIZING WITH UTILITY, MEP ENGINEER, AND CIVIL ENGINEER.
- INSTALL FOUR (4) 4" PVC CONDUITS FOR SECONDARY ELECTRIC FROM TRANSFORMER PAD TO BUILDING GENERALLY AS SHOWN. SEE MEP PLANS FOR WIRING, VERIFICATION OF FINAL CONDUIT QUANTITY, AND CONTINUATION.

**NATURAL GAS (18" MIN. COVER)**

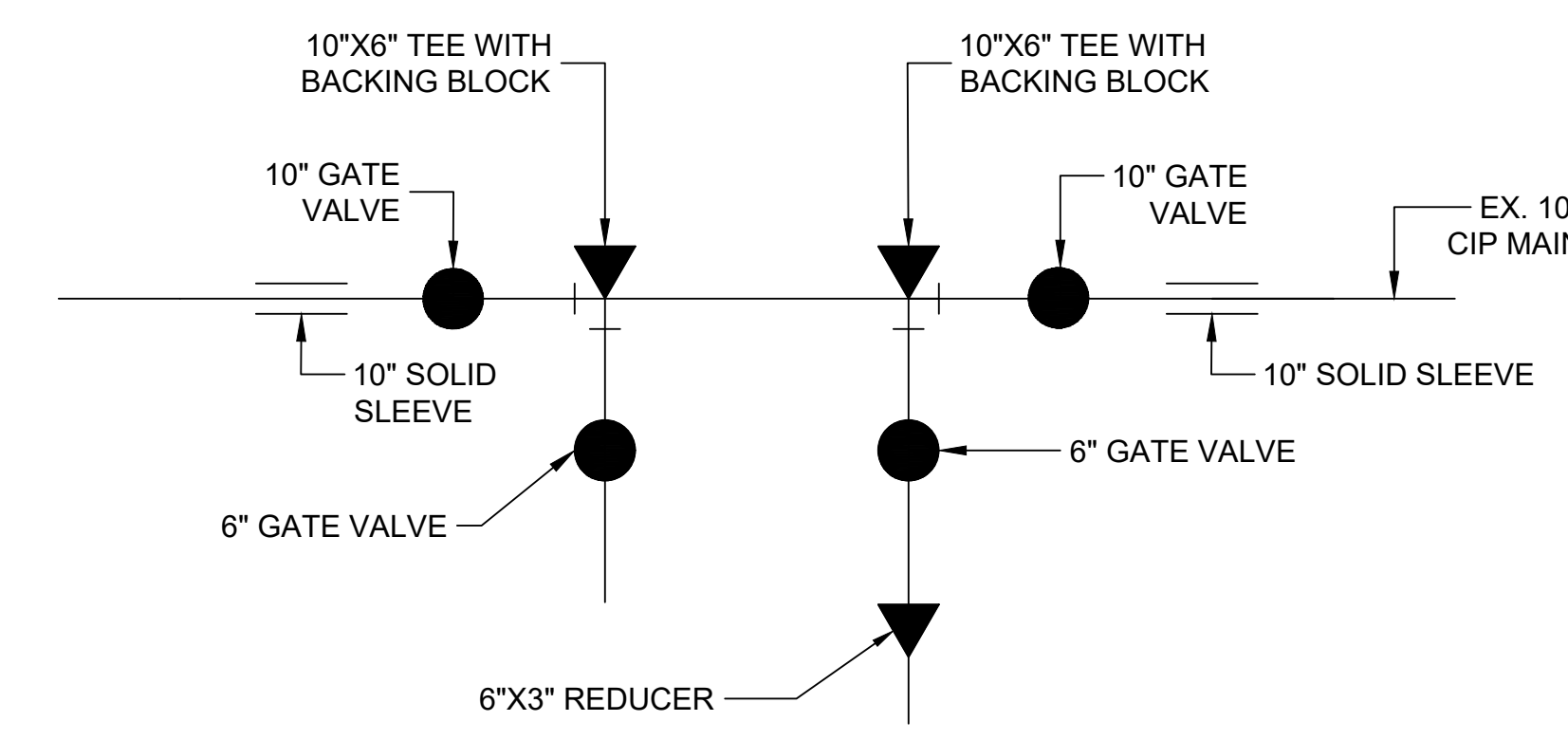
- COORDINATE WITH UTILITY TO PROVIDE NATURAL GAS SERVICE/MAIN EXTENSION. RECOMMENDED ROUTING AS SHOWN. SEE MEP PLANS FOR CONTINUATION.

**COMMUNICATIONS (MIN. COVER PER UTILITY)**

- (NOT SHOWN ON PLAN) COORDINATE WITH UTILITIES TO COMMUNICATIONS SERVICE(S). PROVIDE THREE (3) 4" PVC CONDUITS FROM BUILDING TO POINT(S) OF SERVICE. COORDINATE SERVICE WITH MEP ENGINEER, ARCHITECT, AND UTILITY PROVIDER(S). SEE MEP PLANS FOR CONTINUATION.



**REUSE OF 12" HDPE PIPE AS CASING FOR NEW 6" SEWER SERVICE**

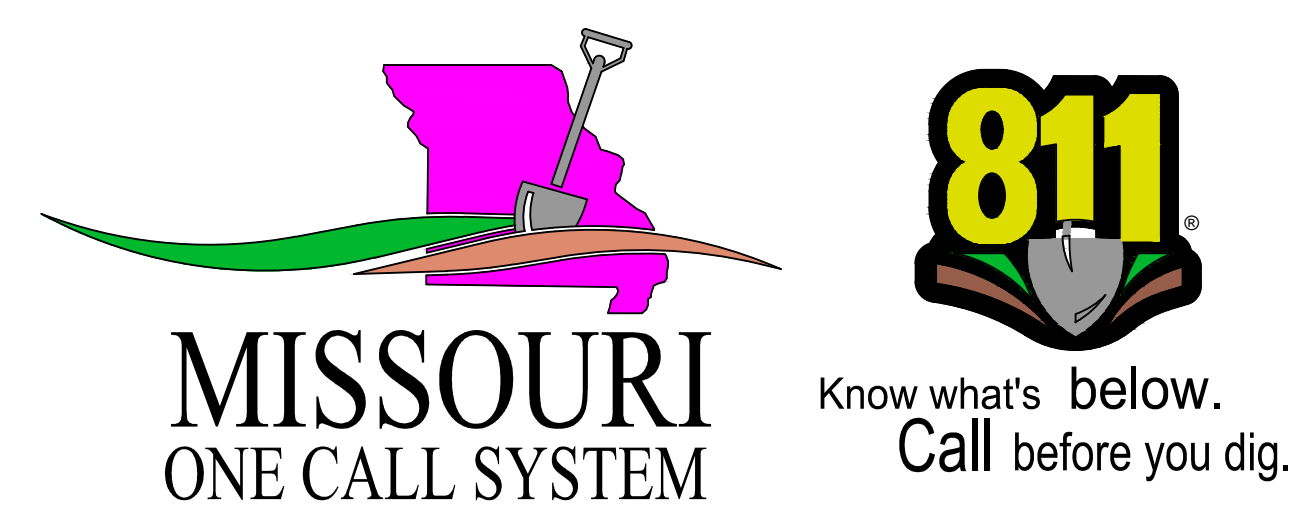
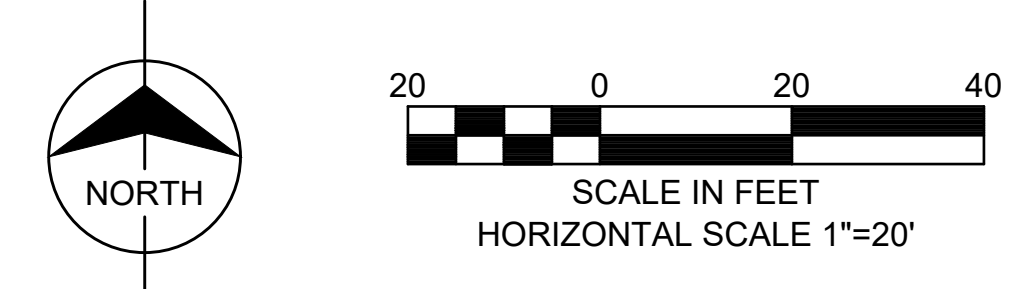


**WATER MAIN CONNECTION (NO SCALE)**

EMERGENCY UTILITY CONTACTS	
UTILITY COMPANY / AGENCY	CONTACT PHONE #
ALLIED	816-918-2653
AT&T	816-275-2721
AT&T	816-223-9496
CENTURYLINK	800-283-4237
KCMO PW TRAFFIC ENGINEERING	816-513-9871
KCMO PW STREET LIGHTING	816-513-9871
KCMO PW NEIGHBORHOODS	816-513-9871
KCMO WATER SERVICES, OVERFLOW CONTROL PROGRAM	311 or 513-0209 after hours
KCMO WATER SERVICES, SANITARY SEWERS	311 or 513-0209 after hours
KCMO WATER SERVICES, STORM WATER	311 or 513-0209 after hours
KCMO WATER SERVICES, WATER	311 or 513-0209 after hours
EVERGY	816-556-2014 or 816-806-5268
SPIRE ENERGY (MGE)	314-776-9517
UNITE PRIVATE NETWORK	866-963-4237
ZAYO	816-591-0282
GOOGLE FIBER	816-605-3936

**UTILITY LEGEND**

- S---S---S--- EX. SANITARY SEWER
- ST---ST---ST--- EX. STORM SEWER
- W---W---W--- EX. POTABLE WATER
- E---E---E--- EX. ELECTRIC
- G---G---G--- EX. NATURAL GAS
- UGG---UGG---UGG--- EX. COMMUNICATIONS
- S---S---S--- PR. SANITARY SEWER
- ST---ST---ST--- PR. STORM SEWER
- W---W---W--- PR. POTABLE WATER
- E---E---E--- PR. ELECTRIC
- G---G---G--- PR. NATURAL GAS
- UGG---UGG---UGG--- PR. COMMUNICATIONS



REVISIONS	DESCRIPTION	
	NUMBER	DATE

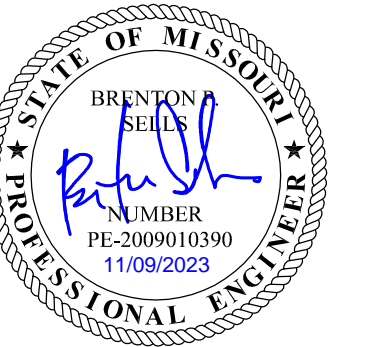
CITY PLANNING

DATE: 10/13/2023

PROJECT NO: 2053

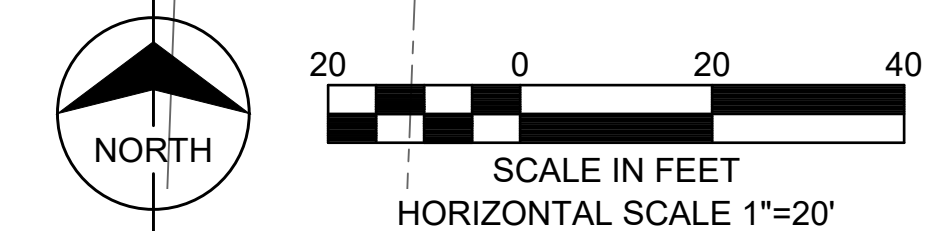
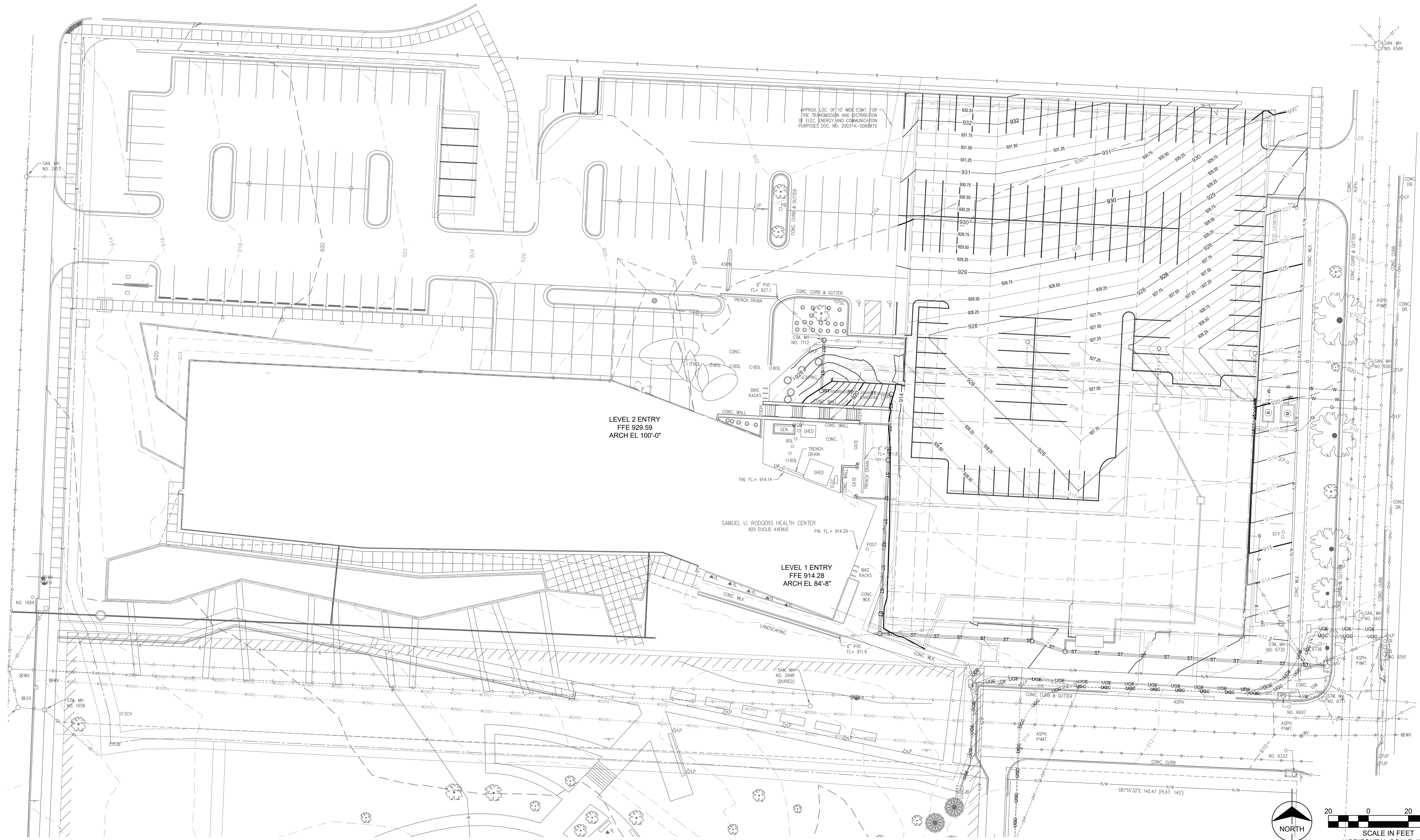
PROPOSED UTILITY PLAN

**C150**



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SAMUEL U. RODGERS HEALTH CENTER



**GRADING LEGEND**

- EXISTING MINOR
- EXISTING MAJOR
- PROPOSED MINOR
- PROPOSED MAJOR

**GENERAL NOTES**

1. REFER TO DRAWING C-010 FOR ADDITIONAL GRADING NOTES.
2. UNLESS SUPERCEDED BY THESE PLANS, THE PROJECT GEOGRAPHICAL REPORT AND RECOMMENDATIONS, OR THE PROJECT SPECIFICATIONS, CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE KANSAS CITY, MISSOURI CONSTRUCTION SPECIFICATIONS AS CURRENTLY ADOPTED BY THE CITY.

REVISIONS NUMBER	DATE	DESCRIPTION

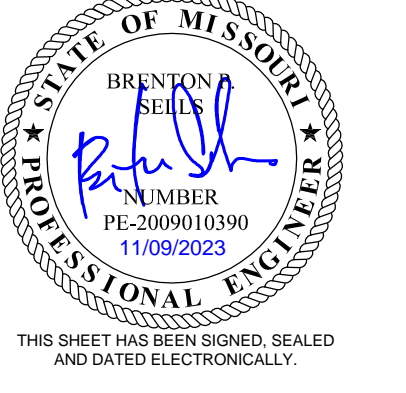
**CITY PLANNING**

DATE: 10/13/2023

PROJECT NO: 2053

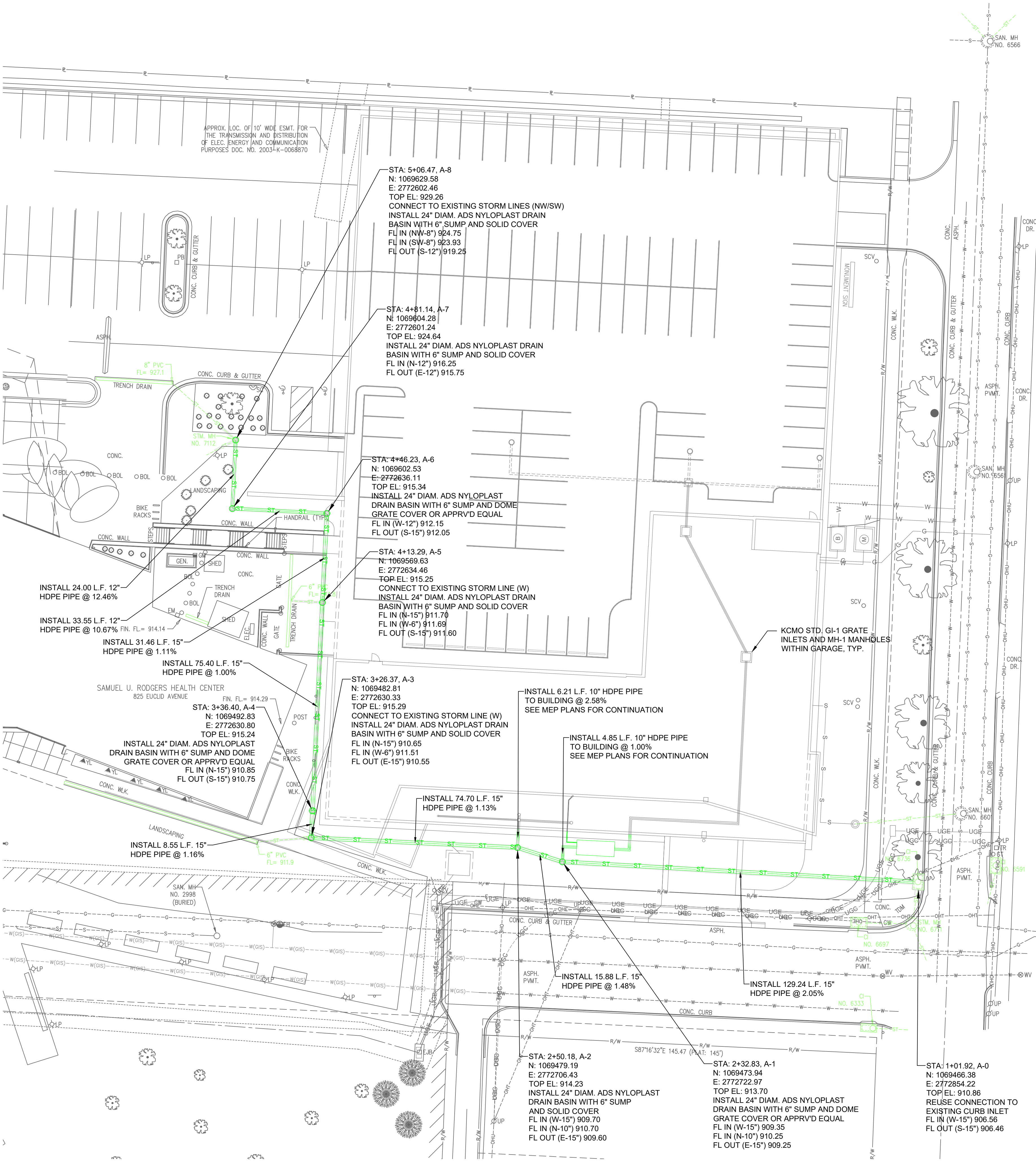
**OVERALL GRADING PLAN**

**C200**



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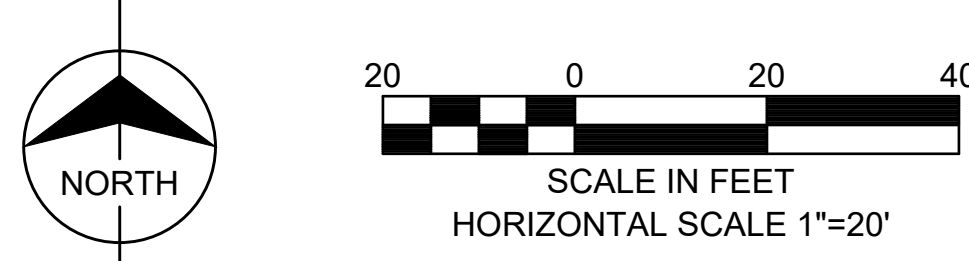
**SAMUEL U. RODGERS HEALTH CENTER  
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SAMUEL U. RODGERS HEALTH CENTER



KCMO NO.	T&B NO.	TOP ELEV.	FLOWLINE - IN			FLOWLINE - OUT			PIPE		NOTES
			DIR.	DEPTH	ELEV.	DIR.	DEPTH	ELEV.	SIZE	MAT.	
000-000	CI NO. 6194	913.06	W	6.65	906.41	E	8.80	904.26	12"	HDPE	3'x5' CONC. CURB INLET
	CI NO. 6230	913.88	W	5.15	908.73	N	6.05	907.83	12"	HDPE	3'x5' CONC. CURB INLET
	MH NO. 6269	915.03	NW	4.10	910.93	W	5.91	909.12	6"	PVC	2' DIA. NYLOPLAST
	CI NO. 6333	909.89	W	8.85	911.63	S	6.35	908.68	10"	PVC	2'x5' CONC. CURB INLET
	MH NO. 6561	920.48	N	14.26	906.22	E	3.73	906.16	12"	HDPE	4' DIA. SAN. SEW. MANHOLE
000-000	MH NO. 6566	929.87	NW	6.08	923.79	NE	7.91	921.96	12"	VCP	4' DIA. SAN. SEW. MANHOLE
	CI NO. 6591	910.48	N	13.23	916.64	W	13.37	916.50	15"	VCP	4' DIA. SAN. SEW. MANHOLE
	MH NO. 6601	911.60	W	9.00	902.60	S	13.21	916.66	15"	VCP	4' DIA. SAN. SEW. MANHOLE
	CI NO. 6697	910.31	N	13.36	898.24	SSW	5.24	905.24	12"	PVC	3'x5' CONC. CURB INLET
	MH NO. 6711	909.72	W	4.50	905.22	E	3.60	906.71	15"	RCP	4' DIA. BRK. STM. MANHOLE
	MH NO. 6735	911.10	N	4.50	905.22	SE	4.70	905.02	12"	VCP	4' DIA. CONC. STM. MANHOLE
	CI NO. 6736	910.86	NW	2.15	908.95	W	2.35	908.51	15"	RCP	3'x5' CONC. CURB INLET
	CI NO. 6863	914.09	W	2.91	911.18	S	4.40	906.46	15"	RCP	3'x5' CONC. CURB INLET
	MH NO. 7112	929.26	W	4.51	924.75	SE	4.67	909.42	4"	PVC	3'x5' CONC. CURB INLET
	CI NO. 7552	925.99	SW	5.33	923.93	E	7.33	921.93	8"	PVC	2' DIA. NYLOPLAST
	CI NO. 7587	926.60	NE	4.77	921.22	W	5.85	920.14	12"	HDPE	3'x5' CONC. CURB INLET
			W	5.85	920.14	E	6.61	919.38	12"	HDPE	3'x5' CONC. CURB INLET
						SW	4.73	921.87	12"	HDPE	3'x5' CONC. CURB INLET

**LEGEND**  
 STORM TO REMAIN  
 PROPOSED STORM

**GENERAL NOTES:**  
 1. LOCATION OF EXISTING UTILITIES BASED ON FIELD SURVEY INFORMATION. FIELD VERIFY TYPE, SIZE, AND LOCATION PRIOR TO CONSTRUCTION.  
 2. PLUG EXISTING PIPE ENTRANCE(S) AT STRUCTURES TO REMAIN.  
 3. EXISTING DRAINAGE SYSTEMS TO BE REVIEWED AND POSITIVE DRAINAGE PROVIDED IN FINAL DESIGN.



REVISIONS	NUMBER	DATE	DESCRIPTION

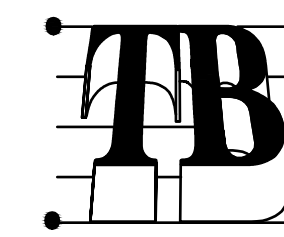
CITY PLANNING

DATE: 10/13/2023

PROJECT NO: 2053

STORM WATER PLAN

**C300**



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SAMUEL U. RODGERS HEALTH CENTER PEDIATRIC WING 825 EUCLID AVE KANSAS CITY, MO 64124 SAMUEL U. RODGERS HEALTH CENTER



LANDSCAPE GENERAL NOTES

- 1. LOCATE UTILITIES PRIOR TO COMMENCE LANDSCAPE OPERATIONS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING.
3. PLANTING SPECIFICATIONS ARE IN THE PROJECT SPECIFICATION MANUAL.
4. CONTRACTOR SHALL NOT COMMENCE LANDSCAPE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS.
5. THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE GRADES AND CONDITION OF THE SITE PRIOR TO THE PLANTING OPERATIONS.
6. THE BUTTERFLY GARDEN QUANTITIES ARE INCLUDED IN THE OVERALL LANDSCAPE PLANT SCHEDULE.
7. ALL SHRUBS AND ORNAMENTAL GRASS PLANTINGS SHALL BE LOCATED SO THAT MATURE SIZE REMAINS 1 FOOT FROM ADJACENT PEDESTRIAN OR VEHICULAR PAVEMENT.
8. CONTRACTOR SHALL LAYOUT ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE BOULDERS PLACED IN THE BUTTERFLY GARDEN WILL BE REVIEWED BY THE LANDSCAPE ARCHITECT FOR FINAL LOCATIONS.
10. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS ACCORDING TO THE PLANS AND SPECIFICATIONS HEREIN.
11. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY.
12. THIS PROJECT IS REQUIRED TO MEET CITY ORDINANCE SECTION 88-425 LANDSCAPING AND SCREENING.
13. ALL DISTURBED AREAS INSIDE THE AREA WILL BE PLANTED WITH LANDSCAPE AND TURFGRASS SOD. GSI AREAS WILL BE PLANTED WITH LANDSCAPE AND STONE SPLASH PAD.
14. ALL DISTURBED LAWN AREAS SHALL BE FERTILIZED, SODDED WITH A TURF-TYPE TALL FESCUE GRASS SEED BLEND AND WATERED IN THOROUGHLY.
15. ALL PLANTING BEDS AND TREE DISHS, EXCEPT WHERE NOTED, SHALL BE MULCHED WITH 3 INCHES OF SHREDDED DYED DARK BROWN MULCH WITH NO WEED BARRIER FABRIC.
16. ALL PLANTING BEDS SHALL BE TREATED WITH THE PRE-EMERGENCE HERBICIDE TUPERSAN OR APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
17. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK AND PLANT MATERIALS FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE OF THE OWNER.
19. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING THE NEXT NORMAL PLANTING SEASON.
20. PLANT TAGS FOR ALL PLANTS SHALL NOT HAVE PLANT TAGS REMOVED.

PLANT SCHEDULE

Table with columns for Deciduous Trees, Evergreen Trees, Ornamental Trees, Deciduous Shrubs, Ornamental Shrubs, Ornamental Grasses, Perennials, Sedges, and Sod/Seed. Includes codes and botanical/common names for various plants like Quercus bicolor, Juniperus chinensis, etc.

1. LANDSCAPE PLAN

LANDSCAPE LEGEND

- LANDSCAPE METAL EDGING
DECORATIVE GRAVEL (COORDINATE WITH ARCHITECT FOR FINAL SELECTION)
LANDSCAPE PLANT SYMBOLS
TURF TALL FESCUE SOD

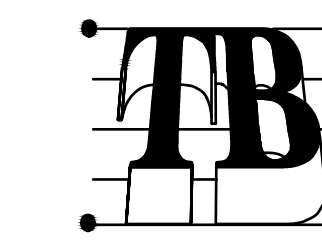
REFERENCE NOTES SCHEDULE

Table with columns for Symbol and Description. Symbols 1-6 correspond to landscape features like Hardwood Mulch, New Sod, Metal Edging, Decorative Gravel, New Backfill Imported Topsoil, and 4" SCH. 40 Irrigation Sleeve.

REVISIONS table with columns for Number, Date, and Description.

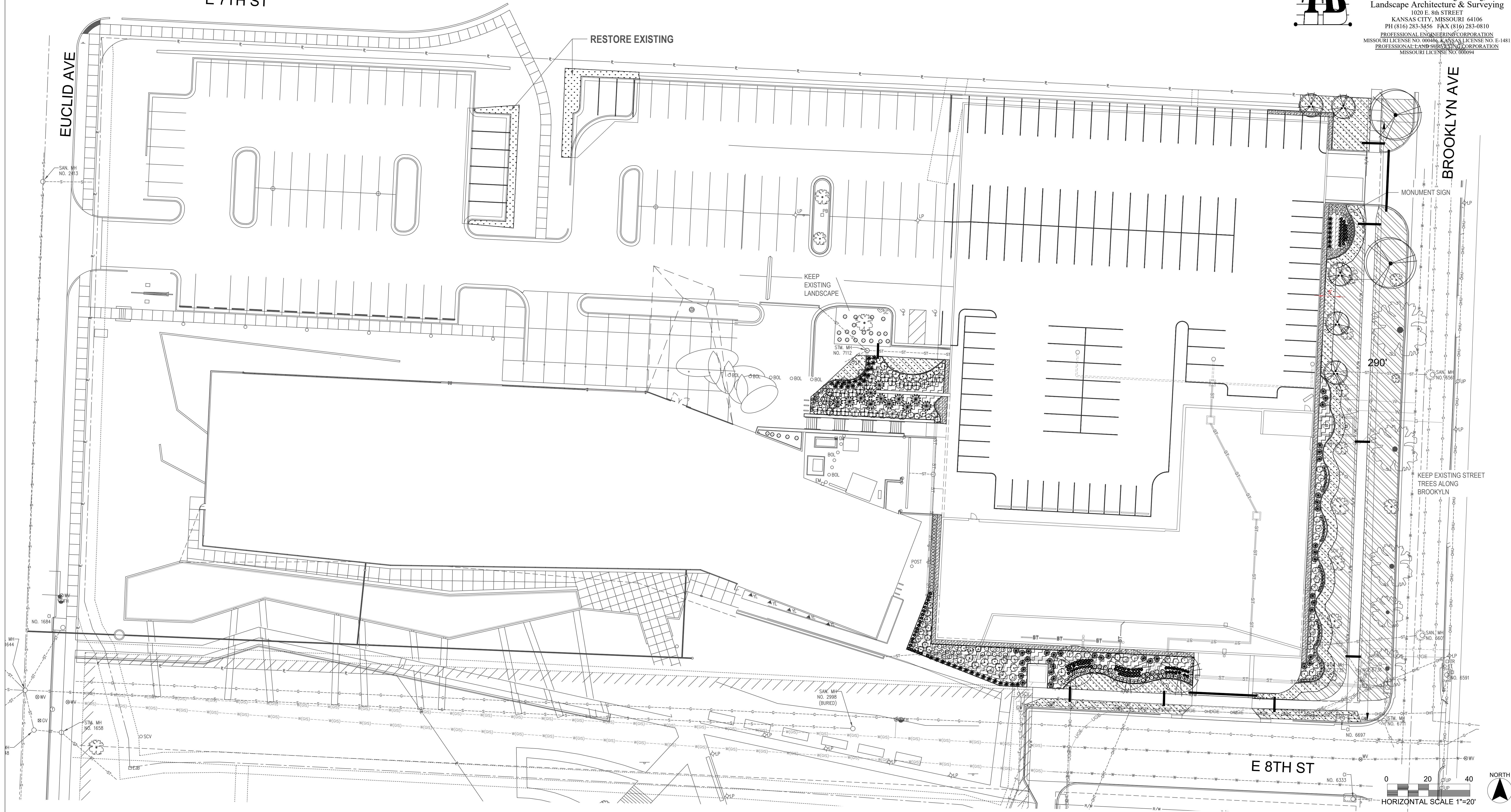
CITY PLANNING table with fields for Date (10/13/2023), Project No. (2053), and Plan Title (LANDSCAPE PLAN L101).





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IRRIGATION NOTES

- 1. IF AN IRRIGATION SYSTEM DESIGN IS NOT PROVIDED WITH THE LANDSCAPE PLANS, THE CONTRACTOR IS TO DESIGN A 100 PERCENT COVERAGE IRRIGATION SYSTEM, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA INDICATED PER OWNER'S DIRECTION.
2. IRRIGATION CONTRACTOR TO DESIGN, INSTALL SYSTEM AND SHALL INCLUDE ALL REQUIRED COMPONENTS INCLUDING, BUT NOT LIMITED TO, RAIN SHUT OFF SENSOR, CONTROLLER, TAPS, ALL APPROVALS, AND ALL FEES REQUIRED BY KANSAS CITY, MISSOURI. COMPONENTS TO BE MANUFACTURED BY ONE ONE MANUFACTURER AND PREFERABLY TO MATCH THE EXISTING IRRIGATION MANUFACTURER. OTHER ALTERNATIVE MANUFACTURERS CAN BE SUBMITTED FOR APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE.
3. VERIFY ALL CONDITIONS SHOWN ON PLAN AT THE SITE PRIOR TO COMMENCEMENT OF WORK.
4. VERIFY EXISTING PRESSURE AND FLOW RATES TO SITE WITH THE LOCAL WATER DEPARTMENT AND NOTIFY LANDSCAPE ARCHITECT IF PRESSURE DOES NOT MEET DESIGN CRITERIA.
5. IRRIGATION CONTRACTOR SHALL SUBMIT A COPY OF THE PLAN TO THE OWNER'S REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.
6. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WATER APPLICATION RATES AND TIMER SETTINGS. THE IRRIGATION CONTRACTOR WILL INSTRUCT AND PROVIDE WRITTEN INSTRUCTIONS TO THE OWNER ON THE OPERATION AND PROGRAMMING OF THE CONTROLLER.
7. ALL ZONES AND MAIN LINES WILL BE PRESSURE-TESTED AT THE TIME OF INSTALLATION AND AGAIN PRIOR TO BUILDING TURNOVER. RESULTS SHALL BE SUBMITTED IN WRITING TO PROJECT LANDSCAPE ARCHITECT, OWNER AND OWNER'S REPRESENTATIVE.
8. IRRIGATION CONTRACTOR SHALL CONDUCT A TRAINING SESSION WITH THE OWNER (OR REPRESENTATIVE) DEMONSTRATING THE OPERATION OF THE SYSTEM AND THE CONTROLLER. AS APART OF THIS TRAINING, CONTRACTOR SHALL PROVIDE ONE SPRING START-UP AND ONE FALL SHUTDOWN OF THE SYSTEM. THIS SHALL BE INCLUDED IN THE OVERALL IRRIGATION BID.
9. IRRIGATION SYSTEM SHALL BE TESTED AND APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO BACKFILLING TRENCHES. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL PRIOR TO THE INSTALLATION OF PLANT MATERIALS.
10. GENERAL CONTRACTOR SHALL SUPPLY ALL POWER REQUIRED TO OPERATE IRRIGATION SYSTEM.
11. ALL NEW LANDSCAPE BEDS, TURF AREAS SHALL BE WATERED BY THE IRRIGATION SYSTEM.

- 11. EXERCISE EXTREME CARE IN EXCAVATION AND WORK NEAR EXISTING TREES AND UTILITIES. VERIFY LOCATION AND CONDITION OF ALL EXISTING AND PROPOSED UTILITIES AND CONTRACTOR ID RESPONSE FOR ANY DAMAGE TO TREES OR UTILITIES. FIELD ADJUST IRRIGATION PIPING, VALVES, AND SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, INLETS, UTILITY LINE, ETC.).
12. CONTRACTOR SHALL NOT COMMENCE IRRIGATION WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. IRRIGATION WORK SHALL BEGIN AFTER THE OWNER HAS GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DEVIATION DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
13. THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE GRADES AND CONDITION OF THE SITE PRIOR TO THE START IRRIGATION OPERATIONS.
14. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT, REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.
15. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE LOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATION PRESSURE FOR EACH ZONE.
16. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT WIND CONDITIONS, OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. BRING SUCH OBSTRUCTIONS OR DIFFERENCES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ALL NECESSARY REVISIONS.
17. PLACE VALVES BOXES 12" FROM AND PARALLEL TO CURBS AND WALKS, GROUPED VALVES TO BE EQUALLY SPACED AND SET SQUARE TO ANY ADJACENT WALKS OR CURBS.
18. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB, STRUCTURE MAINTAINING EVEN COVERAGE OF PLANTING AREAS.
19. INSTALL HEADS 6" FROM CURBS, WALKS AND WALLS. TRENCHING SHALL BE DONE 2' FROM ALL WALL STRUCTURES.
20. OVERSPRAY ON BUILDING OR PAVEMENT IS NOT ACCEPTABLE. HEADS SHALL BE ADJUSTED PRIOR TO FINAL INSPECTIONS.

- 21. THIS IRRIGATION SYSTEM IS DESIGNED TO BE PURGED OF ALL RESIDUAL WATER WITH COMPRESSED AIR FOR THE WINTER. PROVIDE MANUAL DRAIN VALVES AT SYSTEM LOW POINTS.
22. THE FINAL LOCATION AND EXACT POSITIONING OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER.
23. ALL PIPING BENEATH PAVEMENT SHALL BE INSTALLED IN 4-INCH SCH. 40 PVC SLEEVE. ALL CONTROL WIRING BENEATH PAVEMENT SHALL BE IN SEPARATE 2.5-INCH SCH. 40 PVC SLEEVES.
24. GREAT CARE PLACING THE IRRIGATION SLEEVES WHERE THE PAVEMENT HEATING COILS WILL NEED TO BE COORDINATED. ALL IRRIGATION PIPING, SLEEVES NEED TO BE REVIEWED AND ACCEPTED IN WRITING BY THE OWNER REPRESENTATIVE PRIOR TO THE CONCRETE POUR. SLEEVE LOCATIONS ON THE PLAN HAVE BEEN PROVIDED AS SUGGESTIONS ONLY.
25. IRRIGATION SLEEVING FOR THE RAISED PLANTERS WILL BE 2" SIZE AND DRILLED THROUGH THE WALL BELOW GRADE AND NOT VISIBLE. THE SLEEVE WILL BE A MINIMUM TWICE THE SIZE OF THE WALL THICKNESS. CAULK AROUND BOTH SIDES WITH A SILICONE PRODUCT TO ELIMINATE SEEPAGE.

1. SCHEMATIC IRRIGATION PLAN

LANDSCAPE LEGEND

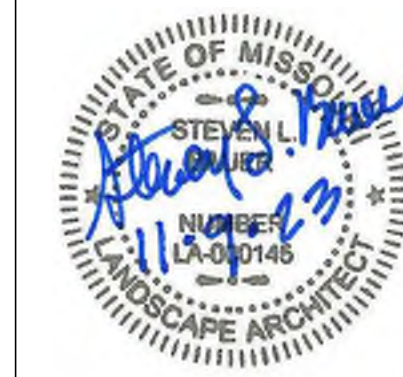
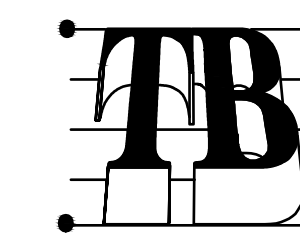
- LANDSCAPE METAL EDGING
DECORATIVE GRAVEL (COORDINATE WITH ARCHITECT FOR FINAL SELECTION)
LANDSCAPE PLANT SYMBOLS
TURF TALL FESCUE SOD

IRRIGATION COVERAGE LEGEND

- TURF TYPE SPRAY HEAD (6" POP-UP) ADJUST EXISTING HEADS AS NECESSARY
PERENNIAL / SHRUB BED SPRAY BED SPRAY HEAD (12" POP-UP)
DRIP IRRIGATION
4" SCHEDULE 40 PVC SLEEVE FOR IRRIGATION

Table with 2 columns: REVISIONS, DESCRIPTION. Includes sub-columns for NUMBER, DATE.

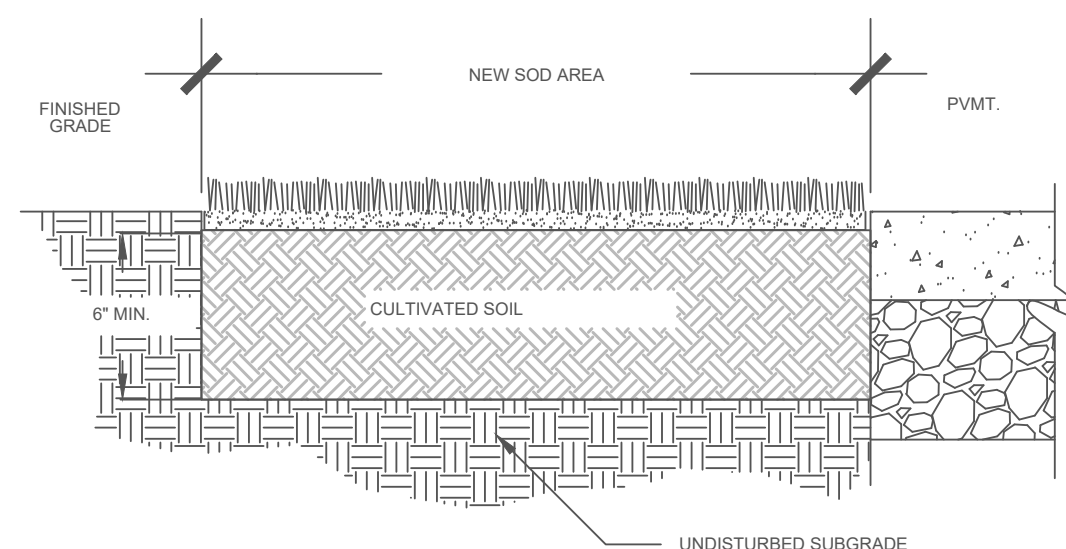
Table with 2 columns: CITY PLANNING, DATE: 10/13/2023. Includes PROJECT NO.: 2053, SCHEMATIC IRRIGATION PLAN, and L102.



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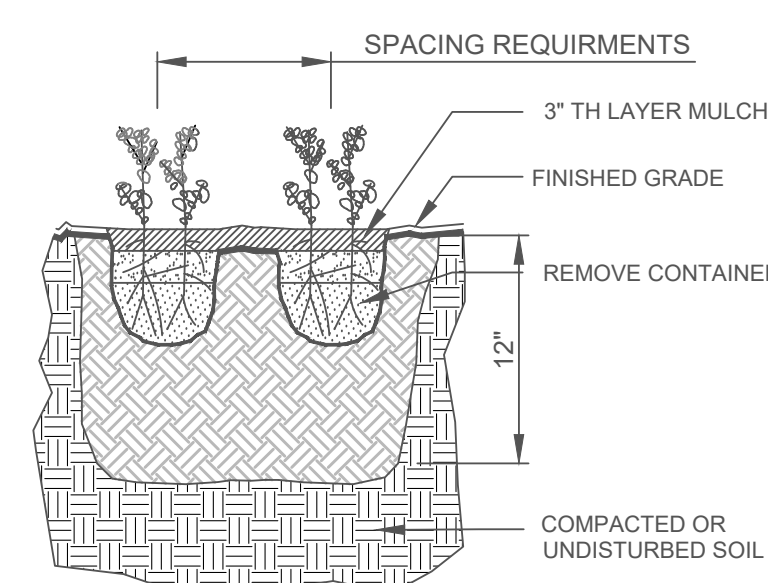
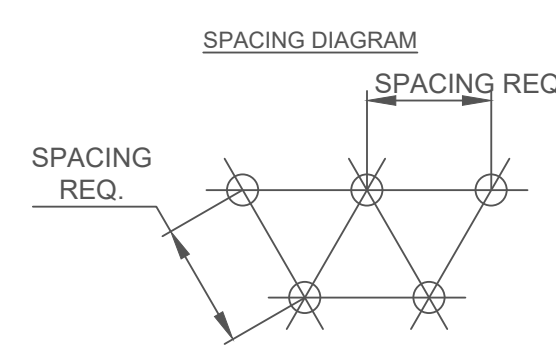
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PEDIATRIC WING**  
825 EUCLID AVE.  
KANSAS CITY, MO 64124  
SAMUEL U. RODGERS HEALTH CENTER

- SOD INSTALLATION NOTES**
- 1) FINISHED GRADES SHALL BE ACCURATE.
  - 2) CULTIVATE ENTIRE AREA TO A MINIMUM 6" DEPTH. EXCEPTIONS TO AREAS MAY BE MADE IF TREE ROOTS ARE ENCOUNTERED WITHIN THE DRIPLINE OF EXISTING TREES. HAND RAKE SMOOTH.
  - 3) ADD ADDITIVES (AS PER SOIL TEST RECOMMENDATIONS) AND FILL INTO THE CULTIVATED SOIL.
  - 4) LAY AND ROLL SOD. WATER THOROUGHLY.

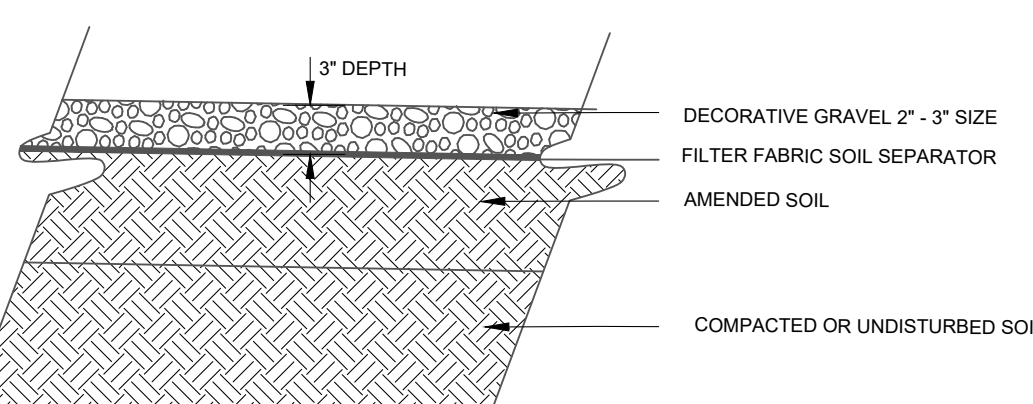


**7 SOD DETAIL**  
NOT TO SCALE

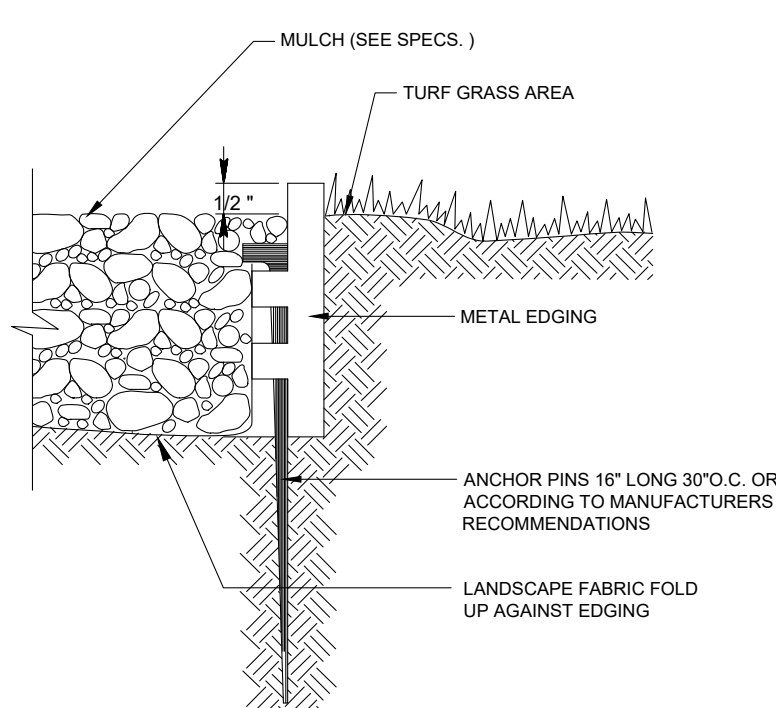
- PERENNIAL PLANTING NOTES:**
- 1) BREAK UP EXISTING TOPSOIL TO A DEPTH OF 24"
  - 2) PROVIDE NEW TOPSOIL TO A DEPTH OF 18"
  - 3) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
  - 4) DO NOT ALLOW PERENNIALS TO DRY OUT. KEEP MOST MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING.
  - 5) PLACE PLANT IN VERTICAL PLUMB POSITION
  - 6) DO HOLE AS DEEP AS INITIAL ROOT SYSTEM
  - 7) BACKFILL W/ SOIL AND PACK FINELY BY HAND. ADD ROOT STIMULATOR PER MANUFACTURER'S RECOMMENDATIONS. WATER THOROUGHLY TO FINISH PACKING SOIL AROUND ROOTS.
  - 8) APPLY 3" TH LAYER OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS



**3 CONTAINER PLANTING DETAIL**  
NOT TO SCALE

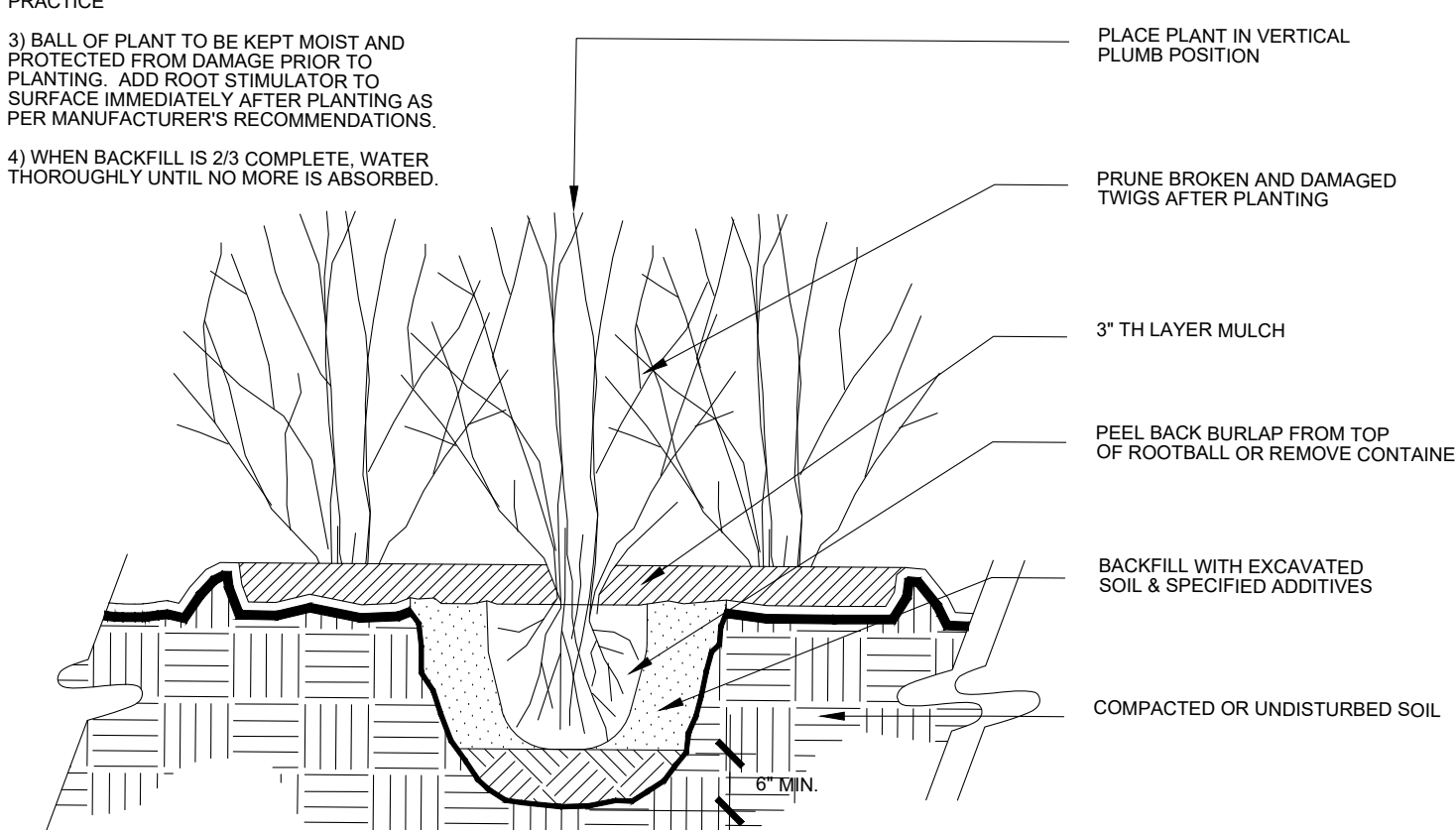


**6 DECORATIVE GRAVEL DETAIL**  
NOT TO SCALE



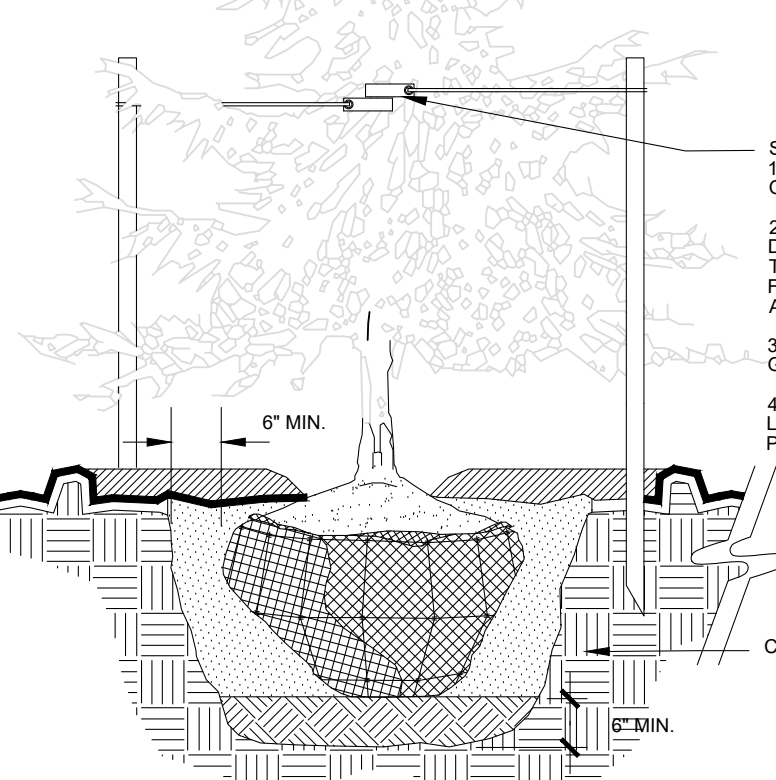
**5 METAL EDGING DETAIL @ DECORATIVE GRAVEL**  
NOT TO SCALE

- SHRUB PLANTING NOTES:**
- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
  - 2) PRUNE. TRIM & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE.
  - 3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.
  - 4) WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.



**2 SHRUB PLANTING DETAIL**  
NOT TO SCALE

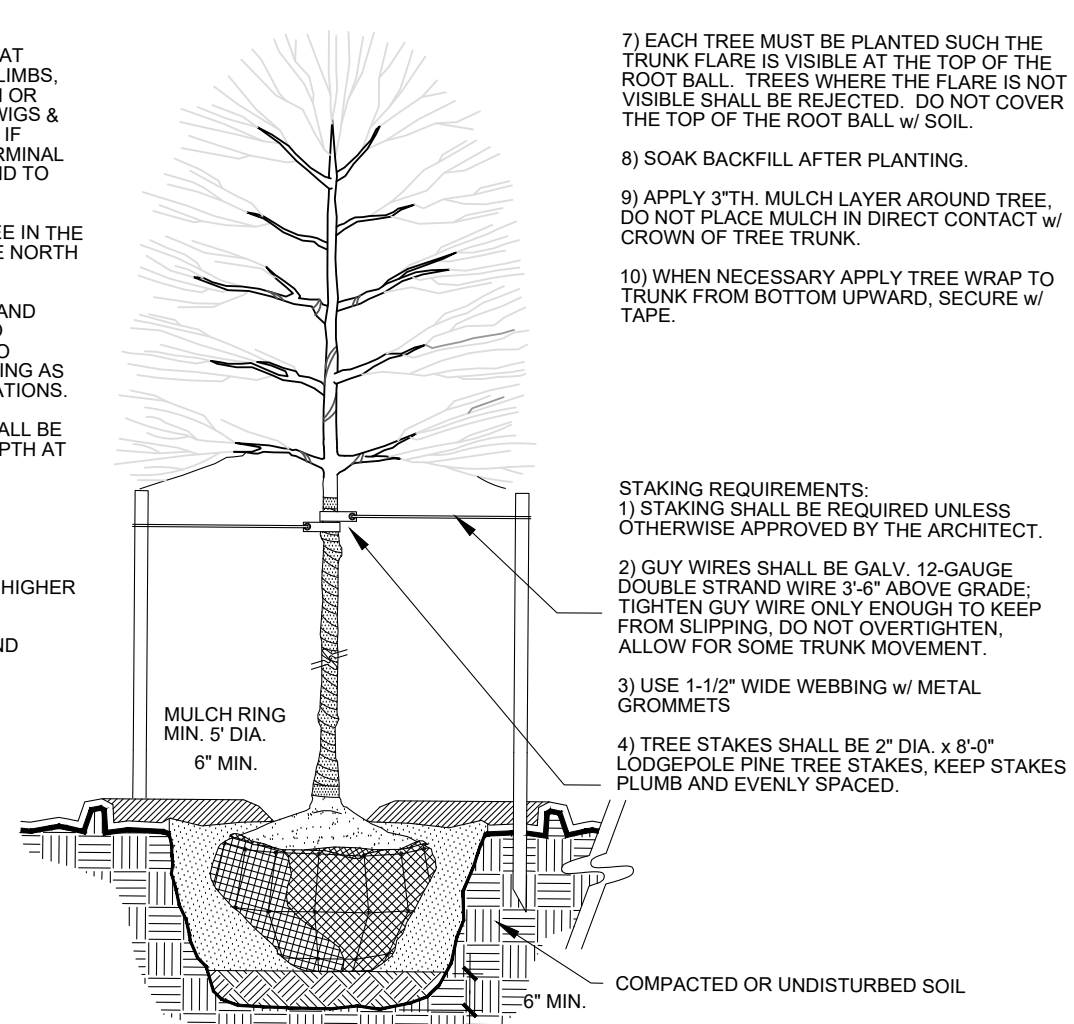
- EVERGREEN TREE PLANTING NOTES:**
- 1) DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & UNBROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED IF REQUIRED. DO NOT REMOVE THE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
  - 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
  - 3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.
  - 4) PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL. TYP. SCARPY HOLE & BACKFILL WITH SOIL EXCAVATED FROM HOLE & SPECIFIED AMENDMENTS.
  - 5) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
  - 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL.



**4 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

- 7) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
- 8) SOAK BACKFILL AFTER PLANTING.
- 9) APPLY 3" TH MULCH LAYER AROUND TREE. DO NOT PLACE MULCH IN DIRECT CONTACT W/ CROWN OF TREE TRUNK.

- DECIDUOUS TREE PLANTING NOTES:**
- 1) DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & UNBROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED IF REQUIRED. DO NOT REMOVE THE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
  - 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
  - 3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.
  - 4) PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL. TYP. SCARPY HOLE & BACKFILL WITH SOIL EXCAVATED FROM HOLE & SPECIFIED AMENDMENTS.
  - 5) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
  - 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL.



**1 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	SWO2	3	Quercus bicolor / Swamp White Oak	B & B	2"	Cal
	SRO	2	Quercus shumardii / Shumard Red Oak	B & B	2"	Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	KCJ	20	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B & B	8'-9'	HT
	TEJ	40	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B & B	6'-7'	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	OKR	5	Cercis canadensis 'Oklahoma' / Oklahoma Redbud TRANSPLANT	B & B	2.5"	Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD
	BCB	28	Buddleja x 'Blue Chip Jr.' / Blue Chip Jr. Lo & Behold Butterfly Bush	3 gal		CONT
	KDD	23	Cornus sericea 'Kelsey' / Kelsey Dwarf Dogwood	3 gal		CONT
	LLH	10	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal		CONT
	LDN	18	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	3 gal		CONT
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD
	FRG	44	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal		CONT
	BB2	52	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal		CONT
	MAG	26	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal		CONT
	CLB	22	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem	1 gal		CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD
	DWM	23	Hosta x 'Dance With Me' / Dance With Me Hosta 16" HT x 40" SP	2 gal		CONT
	FH	23	Hosta x 'Francoe' / Francoe Hosta 15" HT x 24" SP	2 gal		CONT
	LGS	26	Rudbeckia fulgida var. 'Little Goldstar' / Coneflower	3 gal		CONT
	SDP	64	Salvia nemorosa 'Sensation Deep Blue Improved' / Deep Blue Sage	1 gal		CONT
	AJS	13	Sedum spectabile 'Autumn Joy' / Autumn Joy Stonecrop	1 gal		CONT
SEDGES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD
	BZC	114	Carex flacca 'Blue Zinger' / Blue Sedge	1 gal		CONT
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD
	FEB	3,216 sf	Festuca arundinacea Blend / Turf Tall Fescue	sod		Rolls

REVISIONS	DESCRIPTION	
	NUMBER	DATE

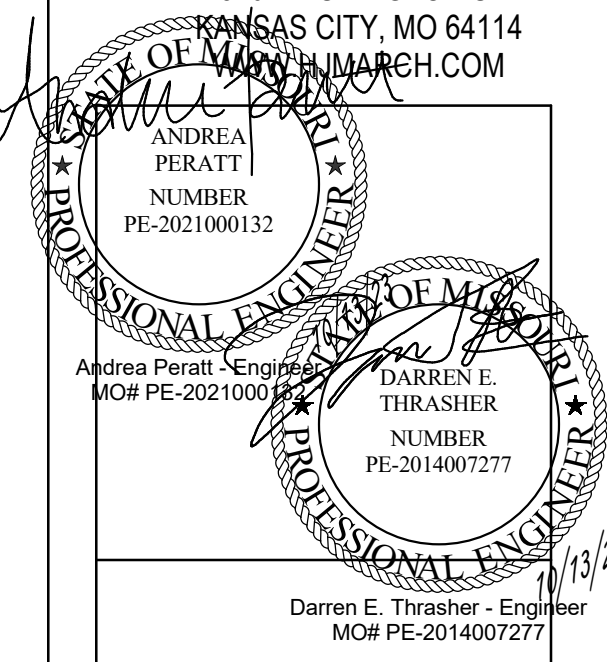
**CITY PLANNING**

DATE: 10/13/2023

PROJECT NO: 2053

**PLANT SCHEDULE DETAILS & NOTES**

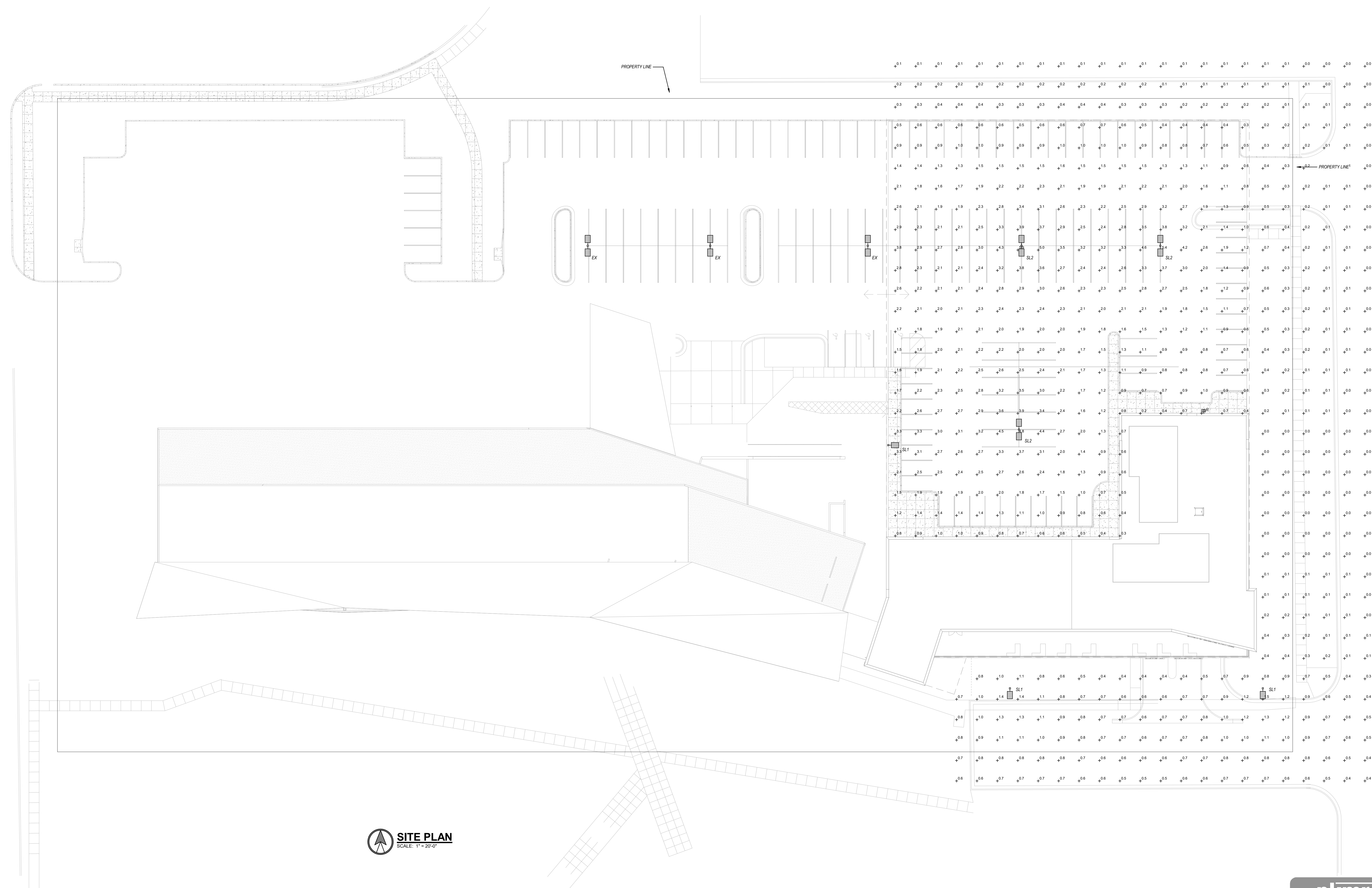
**L103**



**LIGHT FIXTURE SCHEDULE - SITE LIGHTING**

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER							REMARKS
				ID	WATTS	LUMENS	CRI	CCT	DIMMING	VOLTAGE	
R	HUBBELL	SS1-20	LOW PROFILE EXTERIOR WALL MOUNTED FIXTURE - ONE-PIECE DIE-CAST ALUMINUM HOUSING - IMPACT RESISTANT, COMFORT EYES, FORWARD THROW OPTICS, POWDER COAT FINISH DARK BRONZE - COORDINATE WITH ARCHITECT/BUILDING OWNER. UL LISTED WET LOCATION.	-	29	2375	70	4000K	NO	120	1
SL1	HUBBELL	BEACON VOPER	ARCHITECTURAL POLE MOUNTED FIXTURE - DIE-CAST ALUMINUM HOUSING - DIE-CAST DOOR FRAME WITH CAM LATCH, INTEGRAL HINGE, AND FULL SILICONE GASKETING - TYPE IV WIDE DISTRIBUTION. PROVIDE WITH CAST ALUMINUM SUPPORT ARM - UL LISTED WET LOCATION. PROVIDE WITH 17 HIGH SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH MATTE ALUMINUM - COORDINATE EXACT COLOR WITH ARCHITECT.	160L	100	12,500	70	4000K	NO	120	1,2,3
SL2	HUBBELL	BEACON VOPER	SAME AS TYPE SL1 EXCEPT DUAL HEAD ARRANGMENT.	160L	200	25000	70	4000K	NO	120	1,2,3
EX	-	-	EXISTING POLE LIGHT TO REMAIN	-	-	-	-	-	NO	120	-

**REMARKS:**  
 1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.  
 2. FIXTURE POLE FINISH AND LAMP CCT TO MATCH EXISTING POLE LIGHTS ON SITE. CONFIRM ON SITE PRIOR TO ORDERING.  
 3. FIXTURE IS TO MATCH EXISTING POLE LIGHTS ON SITE. IF EXISTING POLE LIGHT IS NOT AVAILABLE THE SCHEDULED FIXTURE MAY BE USED.



**SITE PLAN**  
SCALE: 1" = 20'-0"

**SAMUEL U. RODGERS HEALTH CENTER  
 PEDIATRIC WING**  
 825 EUCLID AVE  
 KANSAS CITY, MO 64124  
 SAMUEL U. RODGERS HEALTH CENTER

REVISIONS NUMBER	DATE	DESCRIPTION

**CITY PLANNING**

DATE: 10/13/2023

PROJECT NO: 2053

SITE PHOTOMETRICS

**MEP102**

