



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

March 15, 2022

Project Name

**Samuel U Rogers Housing & Wellness
Campus – Pediatric Wing**

Docket #7 Request

CD-CPC-2022-0010 – Development Plan.

Applicants

Brenton Sells, Taliaferro & Browne

Owners

Samuel U Rogers Health Center, Inc.

Developer

Brinshore Development

Location	825 Euclid Avenue
Area	About 5 acres
Zoning	R-0.5
Council District	3 rd
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: zoned R-1.5/ UR, Newhouse Women's Shelter.

South: zoned R-1.5/ B4-2, single family residences.

East: zoned R-6, vacant/ undeveloped/ single family residences.

West: zoned R-2.5, single family residences.

Major Street Plan

The streets within this development are not identified on the City's Major Street Plan at this location.

Land Use Plan

The Truman Plaza Area Plan recommends Institutional land use for the subject property. The request conforms to this recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to Independence Plaza Neighborhood Council and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on March 2, 2022, see attached summary.

EXISTING CONDITIONS

The project site is about 5 acres generally located at the southeast corner of E. 7th Street and Euclid Avenue. The overall parcel is approximately 8.78 acres in size but was recently subdivided to allow for a residential development. The site is currently developed with the Samuel U. Rogers Health Center, a metal building, a brick 2-story building and 2 surface parking lots. There is an existing oval walking track at the southeastern portion of the site.

Brooklyn Avenue has 2 lanes and is 25 feet wide. South of East 8th Street the west lane is 11 feet wide and the eastern lane is 14 wide. East 9th Street has 4 lanes and is 46 feet wide.

SUMMARY OF REQUEST

The applicant is seeking approval of a development plan to allow for a 4-story medical office building addition (two level parking and two-level office) on about 5 acres generally located at the southeast corner of E. 7th Street and Euclid Avenue.

PURPOSE

This will allow for a new office and parking addition of a new pediatric wing.

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Approval with conditions.

PLAN REVIEW

The request is to consider approval of a development plan in District R-0.5 (Residential 0.5) to allow for a 4-story medical office building addition (two level parking and two-level office) on about 5 acres generally located at the southeast corner of E. 7th Street and Euclid Avenue. The overall site is generally bordered by East 9th Street on the south, Euclid Avenue on the west, Brooklyn Avenue on the east and East 7th Street on the north (825 Euclid Avenue). The site is a multi-level with access on both Euclid Avenue and Brooklyn Avenue.

The submitted elevations show the building to be constructed primarily of multiple color metal panels accented with wooden planks. The plan also shows a gate at the main driveway. All parking for this development is on the west side of the proposed building.

AREA PLAN:

The site is within the Truman Plaza Area Plan which recommends Institutional land use for the subject property. The proposed development plan is in conformance with the Area Plan land use recommendation.

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO	N/A	
<i>Parkland Dedication (88-408)</i>	NO	N/A	
<i>Parking and Loading Standards (88-420)</i>	YES	NO	SEE ANALYSIS
<i>Landscape and Screening Standards (88-425)</i>	YES	NO	SEE ANALYSIS
<i>Outdoor Lighting Standards (88-430)</i>	YES	YES	
<i>Sign Standards (88-445)</i>	YES	YES	
<i>Pedestrian Standards (88-450)</i>	YES	NO	SEE ANALYSIS

PLAN ANALYSIS

The proposed use is consistent with the existing operation. Staff is working with the applicant to be able to adequately screen the parking garage architecturally to make sure that there is no headlight spillage towards the adjoining residences. The submitted landscaping plan will also be revised to provide year round evergreen trees and shrubs to help achieve this.

Development Plan Review Criteria (88-516-05)

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan complies with the zoning and development code and the Truman Plaza Area Plan recommendations.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed use is a permitted use in the existing zoning district.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

The plan provides for adequate vehicular connection subject to staff recommended corrections.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.
The plan provided for private and public sidewalks and additional connection subject to plan corrections.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
There are adequate utilities subject to Water Services Department approval.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.
The plan is compliant.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.
The plan is compliant subject to plan corrections.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.
The plan is compliant.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.
There are no trees on the site.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Development Review Committee

Report Date: March 10, 2022

Case Number: CD-CPC-2022-00010

Project: Samuel U Rogers Housing, Health, and Wellness Campus

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. That the landscape plan be revised to provide additional plantings such as evergreens (trees and shrubs) and ornamental trees to provide adequate screening for the east and south elevations of the bottom level. (3/03/2022)
2. A signage plan that meets the requirement of Chapter 88-445 in its entirety. This should include wayfinding signage for the existing health center. (3/03/2022)
3. Provide a pedestrian circulation/ walkability plan that shows how the proposed addition will integrate with existing health center, the approved residential development to the south and the surrounding neighborhood. (3/03/2022)
4. Show all existing and proposed material for gates and fences on the face of the plan. (3/03/2022)
5. That the developer continue to work with staff on the proposed screening of the garage prior to issuance of building permit. Revise Plans and Resubmit (3/09/2022)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (2/16/2022)
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (2/16/2022)
8. That the developer continue to work with planning staff to provide adequate screening of the proposed garage to meet the requirement of Chapter 88-425 prior to ordinance request. (2/16/2022)
9. That the plan is revised to show short-term and long-term bicycle parking as required of 88-420-09. (2/16/2022)
10. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 03/09/2022, via publicengagement@kcmo.org (2/16/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

11. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (2/03/2022)
12. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (2/03/2022)
13. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (2/03/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

14. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (2/03/2022)
15. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (2/03/2022)
16. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (2/03/2022)
17. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (2/03/2022)
18. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat. (2/03/2022)
19. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (2/03/2022)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

20. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (2/03/2022)
21. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). (2/03/2022)
22. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) The parking lot. (2/03/2022)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

23. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(2/04/2022)

Meeting Sign-In Sheet

Project Name and Address

Meeting Attendees

Brenton Sells	Taliaferro & Browne	1020 E. 8 th St.	816-645-5543	bsells@tb-engr.com
Robert Theis	Samuel Rodgers	825 Euclid Ave.	816-889-1843	btheis@samrodgers.org
Aaron Sirna	HJM Architects	7520 Washington St.	816-979-1650	asirna@hjmarch.com
Bethany Dyche	HJM Architects	7520 Washington St.	816-529-1816	bdyche@hjmarch.com
Richard Hu	HJM Architects	7520 Washington St.	816-979-1661	rhu@hjmarch.com
Travis Strong				travis.strong@cityunionmission.com
Megan Morgan				Meganna84@gmail.com
Trey Morgan				
Cynthia Herrington				herrington.cyn@gmail.com
Laura Palcious				
Sam Crowley				
Sheron Fulson				
Lorenzo				
Forestine Beasley				
Janice Love				



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Samuel U. Rodgers
Public Engagement Meeting
Minutes
7:00 P.M. March 2, 2022

[March 15 CPC Participation Link](#)

Webinar ID: 826 2283 0894

Join by phone: 1.312.626.6799

- Mr. Sells introduced the project team
- Mr. Theis introduced Samuel Rodgers Health Center services and goals and its commitment to the public and its neighbors.
- Mr. Hu presented the project with a series of slides created for the neighborhood group. Included were a site overview, and a level-by-level walkthrough of the new addition and its connection to the existing building.
- It was confirmed that a deck would be available for community use (Mr. Theis and Ms. Palcious).
- A question was raised regarding access to the pedestrian wing (Ms. Beasley and Ms. Palcious). Mr Hu explained the security requirement of a single visitor entrance. It was explained that ground floor parking is primarily for staff.
- Vehicle screening was discussed (in the form of slats on the garage and a wooden band).
- Interior design was presented with work-in-progress ideas for fixtures and finish. It was noted that windows shown on a slide were admired by Ms. Beasley. Ms. Dyche discussed the thematic nature of the interiors (warmth and nature).
- Potential donor wall ideas were presented. It was unknown at this time what threshold is going to be established for the new wall (Mr. Theis and Ms. Palcious).
- Mr. Hu confirmed accessibility for visually impaired (Ms. Palcious and Ms. Dyche).
- Ms. Palcious asked the team consider cultural and/or religious nods. Mr. Theis noted that there are 40+ languages spoken and many written at the facility. Mr. Theis noted that 20% of staff are former patients and the appeal of patients considering staff to look like them.
- Mr. Strong asked the projected costs for the addition. Mr. Theis confirmed a budget around \$15 million with a 18-month construction timeframe.
- Mr. Theis provided an update on the adjacent housing project.
- Mr. Theis is unaware where excess excavation from the site will be ultimately located (Ms. Palcious).

- Mr. Theis provided an update on potential funding (Ms. Beasley).
- Mr. Theis confirmed Samuel Rodgers qualifies as a Safety Net Facility.
- Ms. Beasley indicated that she will recuse herself at City Plan Commission regarding this project.
- Ms. Beasley indicated that she sees no additional items on the plan that need immediate attention.
- Mr. Theis and Ms. Dyche confirmed that project has no formal DBE obligations but DBE will be heavily involved in project construction.
- Ms. Palcious requested first dibs for the neighborhood association on the outdoor deck.
- Mr. Sells concluded the meeting at 7:50 P.M.

Microsoft Teams Meeting Attendance Report:

Meeting Summary						
Total Number of Participants	14					
Meeting Title	Samuel U. Rodgers Pediatric Wing Public Engagement Meeting					
Meeting Start Time	3/2/2022, 6:41:35 PM					
Meeting End Time	3/2/2022, 7:50:24 PM					
Meeting Id	63112e89-5b9d-4863-bf34-247e56681a67					
Full Name	Join Time	Leave Time	Duration	Email	Role	Participant ID (UPN)
Brenton Sells	3/2/2022, 6:41:35 PM	3/2/2022, 7:50:24 PM	1h 8m	bsells@tb-engr.com	Organizer	bsells@tb-engr.com
Bob Theis (Guest)	3/2/2022, 6:49:48 PM	3/2/2022, 7:50:24 PM	1h		Presenter	
Travis Strong (Guest)	3/2/2022, 6:50:30 PM	3/2/2022, 7:50:24 PM	59m 53s		Presenter	
Bethany Dyche	3/2/2022, 6:56:53 PM	3/2/2022, 7:50:23 PM	53m 30s	BDyche@hjmarch.com	Presenter	BDyche@hjmarch.com
Richard Hu	3/2/2022, 6:57:38 PM	3/2/2022, 7:50:24 PM	52m 45s	rhu@hjmarch.com	Presenter	rhu@hjmarch.com
Aaron Sirna	3/2/2022, 6:57:50 PM	3/2/2022, 7:50:24 PM	52m 34s	asirna@hjmarch.com	Presenter	asirna@hjmarch.com
Cynthia H (Guest)	3/2/2022, 6:58:02 PM	3/2/2022, 7:50:24 PM	52m 21s		Presenter	
Megan Morgan	3/2/2022, 7:00:41 PM	3/2/2022, 7:50:24 PM	49m 43s	Megan.Morgan@spiracare.com	Presenter	Megan.Morgan@spiracare.com
"forestine beasley (Guest (Guest))\\"	3/2/2022, 7:01:47 PM	3/2/2022, 7:50:24 PM	48m 36s		Presenter	
Laura Palacios (Guest)	3/2/2022, 7:03:50 PM	3/2/2022, 7:50:22 PM	46m 32s		Presenter	
sam crowley (Guest)	3/2/2022, 7:04:34 PM	3/2/2022, 7:50:24 PM	45m 49s		Presenter	
Sheron Fulson (Guest)	3/2/2022, 7:06:46 PM	3/2/2022, 7:50:24 PM	43m 37s		Presenter	
Lorenzo (Guest)	3/2/2022, 7:08:53 PM	3/2/2022, 7:11:28 PM	2m 35s		Presenter	
Janice Love	3/2/2022, 7:30:34 PM	3/2/2022, 7:50:24 PM	19m 49s	Janice.Love@usc.salvationarmy.org	Presenter	Janice.Love@usc.salvationarmy.org

SAMUEL U. RODGERS HEALTH CENTER PEDIATRIC WING

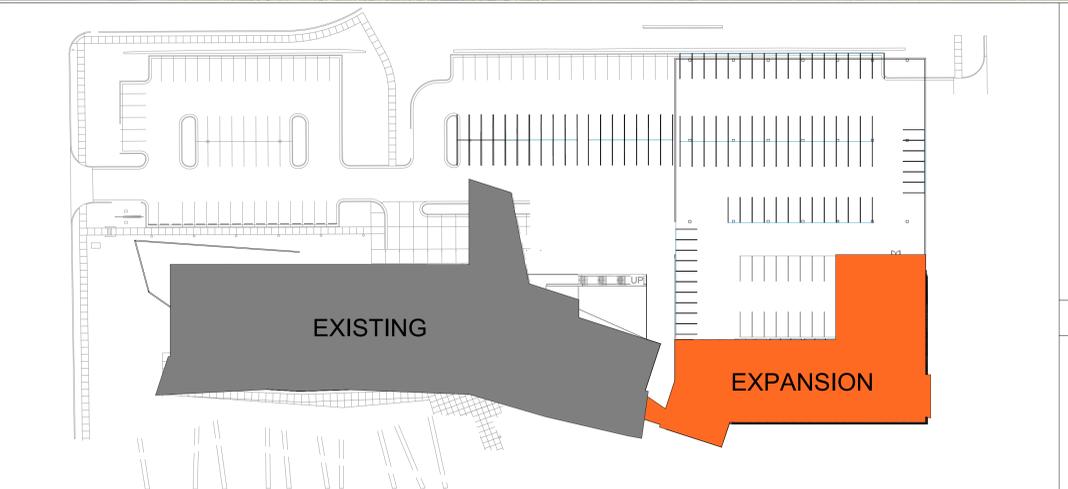
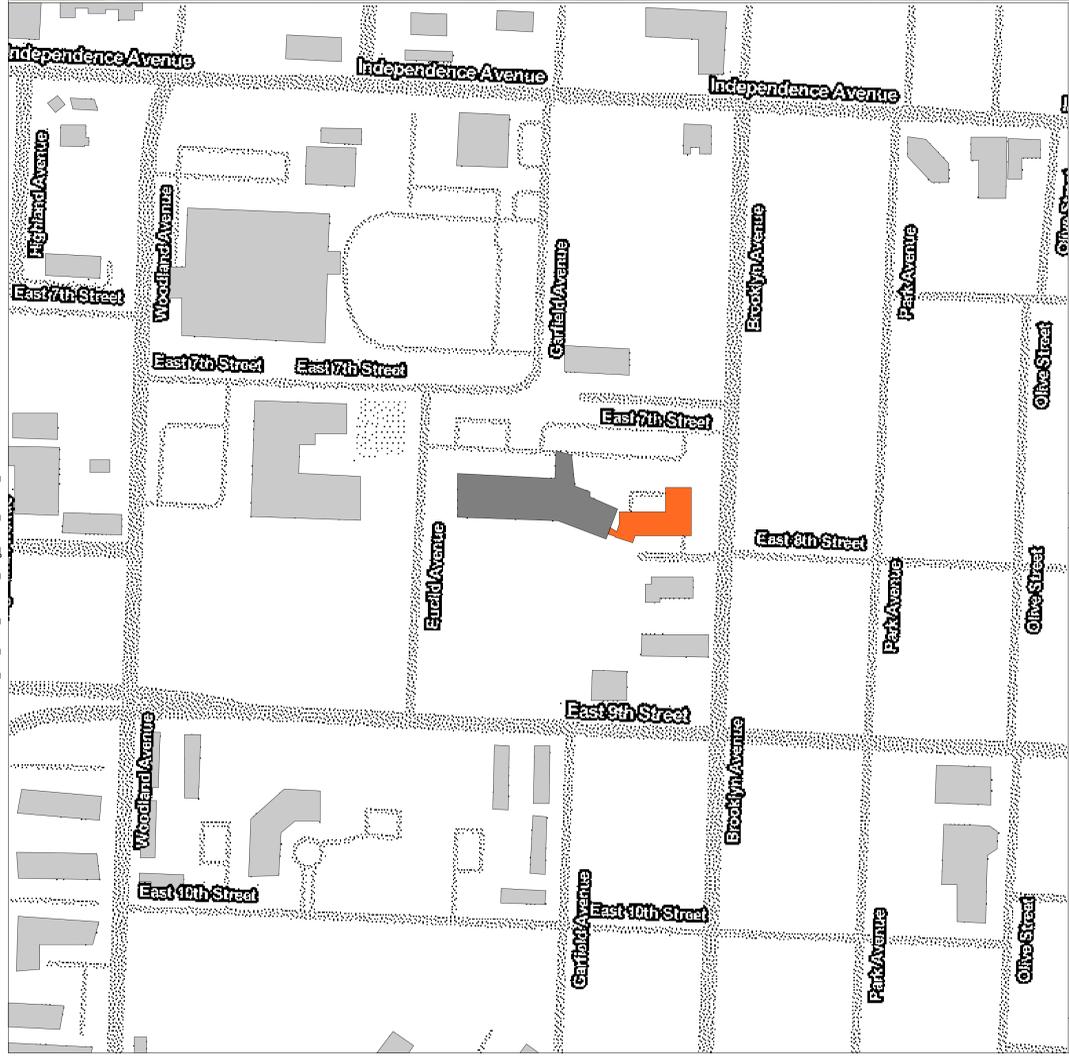
825 EUCLID AVENUE
KANSAS CITY, MO 64124

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



02/28/2022

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



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

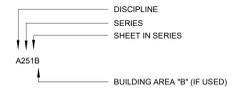
MEP CONSULTANT:
PKMR ENGINEERS
13300 W. 98TH ST.
LENEXA, KS 66215
CONTACT: ANN PERATTI
(O): 913.312.0149
EMAIL: ann.peratti@pkmreng.com

CODE CONSULTANT:
CODE CONSULTANT SERVICE
5050 MALCOLM LAKE ROAD
EDGERTON, 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 64111
CONTACT: BRENTON SELLS
(O): 816.283.3456 (X): 144
EMAIL: bsells@tb-engr.com

STRUCTURAL CONSULTANT:
TALIAFERRO & BROWNE, INC.
4338 BELLEVUE AVE.
KANSAS CITY, MO 64111
CONTACT: CLARK BASINGER
(O): 816.531.4144
EMAIL: CBasinger@tbdc-engrs.com

PROJECT DIRECTORY:



DISCIPLINE ABBREVIATIONS:

A	ARCHITECTURAL	F	FURNITURE & EQUIPMENT
AS	ARCHITECTURAL SITE	G	GENERAL
C	CIVIL	K	KITCHEN
D	DEMOLITION	L	LANDSCAPE
E	ELECTRICAL	M	MECHANICAL
EL	ELECTRICAL - LIGHTING	P	PLUMBING
EP	ELECTRICAL - POWER	S	STRUCTURAL
		T	TECHNOLOGY

SHEET NUMBER GUIDE:

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

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: 59'-0"

STORIES: 4 STORIES ABOVE GRADE

GROSS FLOOR AREA PER FLOOR:
FIRST FLOOR PARKING AREA = 46,255 SQ. FT.
FIRST FLOOR BUILDING AREA = 1,233 SQ. FT.
SECOND FLOOR PARKING AREA = 45,000 SQ. FT.
SECOND FLOOR BUILDING AREA = 2,246 SQ. FT.
THIRD FLOOR BUILDING AREA = 14,000 SQ. FT.
FOURTH FLOOR BUILDING AREA = 14,750 SQ. FT.

GROSS FLOOR AREA TOTAL: 32,229 SQ. FT. BUILDING SQUARE FOOTAGE

TOTAL CAMPUS PARKING: 382 SPACES

BUSINESS BUILDING TYPE: MEDICAL OFFICE BUILDING - TYPE IIA CONSTRUCTION

BUILDING SITE COVERAGE: 46,280 SQ. FT.

FLOOR AREA RATIO: .70

COVER SHEET

FIRST FLOOR AXON
SECOND FLOOR AXON
THIRD FLOOR AXON
FOURTH FLOOR AXON
ROOF AXON
FIRST FLOOR PLAN
SECOND FLOOR PLAN
THIRD FLOOR PLAN
FOURTH FLOOR PLAN
EXTERIOR ELEVATIONS
EXISTING CONDITIONS
CIVIL SITE PLAN
GRADING PLAN
LANDSCAPE PLAN
PLANT SCHEDULE DETAILS AND NOTES
SITE PHOTOMETRICS

CVR
A001
A002
A003
A004
A005
A006
A007
A008
A009
A200
A201
C1.01
C1.02
C1.03
L101
L102
MEP 102

KEY PLAN 1
1" = 50'-0"

DEVELOPMENT SUMMARY:

SHEET INDEX:

SHEET LAYOUT GUIDE:

REVISIONS

NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 02/28/2022

PROJECT NO: 2053

COVER SHEET

CVR

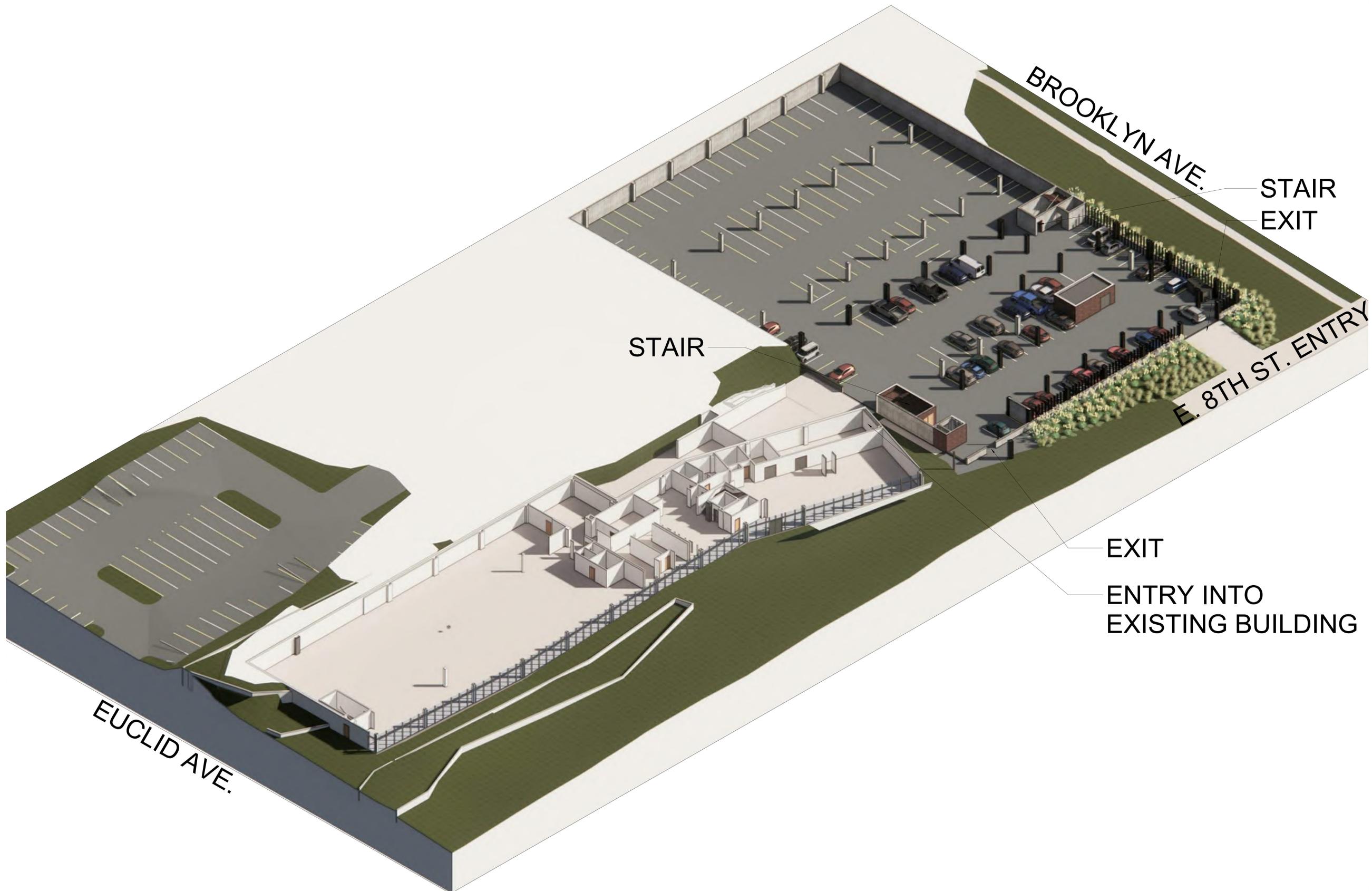


02/28/2022

SAMUEL U. RODGERS HEALTH CENTER

PEDIATRIC WING

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



EUCLID AVE.

BROOKLYN AVE.

E. 8TH ST. ENTRY

STAIR

STAIR
EXIT

EXIT

ENTRY INTO
EXISTING BUILDING

REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 02/28/2022

PROJECT NO: 2053

FIRST FLOOR
AXON

A001

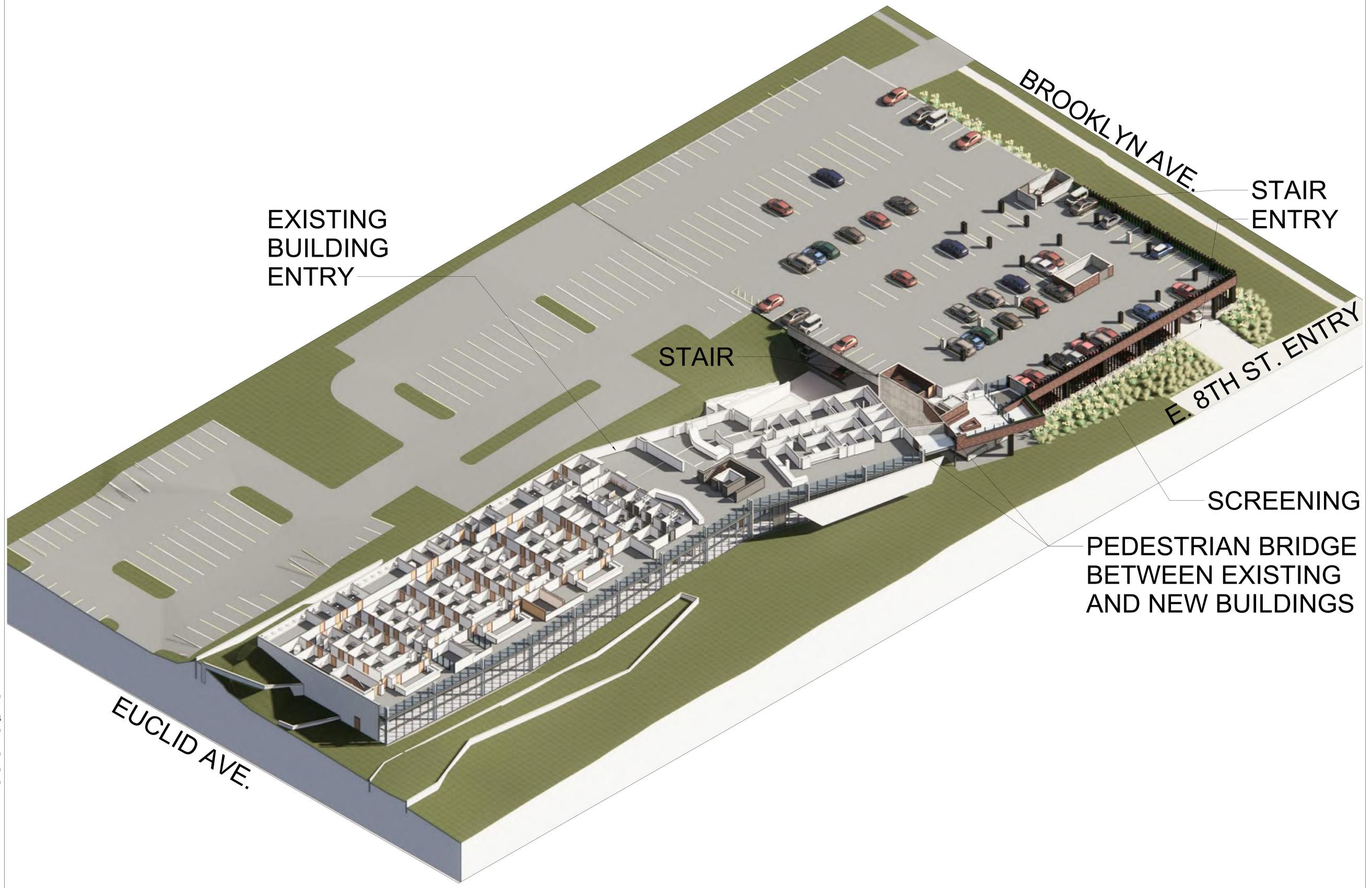


02/28/2022

SAMUEL U. RODGERS HEALTH CENTER

PEDIATRIC WING

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



EXISTING
BUILDING
ENTRY

STAIR

STAIR
ENTRY

SCREENING

PEDESTRIAN BRIDGE
BETWEEN EXISTING
AND NEW BUILDINGS

BROOKLYN AVE.

E. 8TH ST. ENTRY

EUCLID AVE.

REVISIONS	NUMBER	DATE	DESCRIPTION

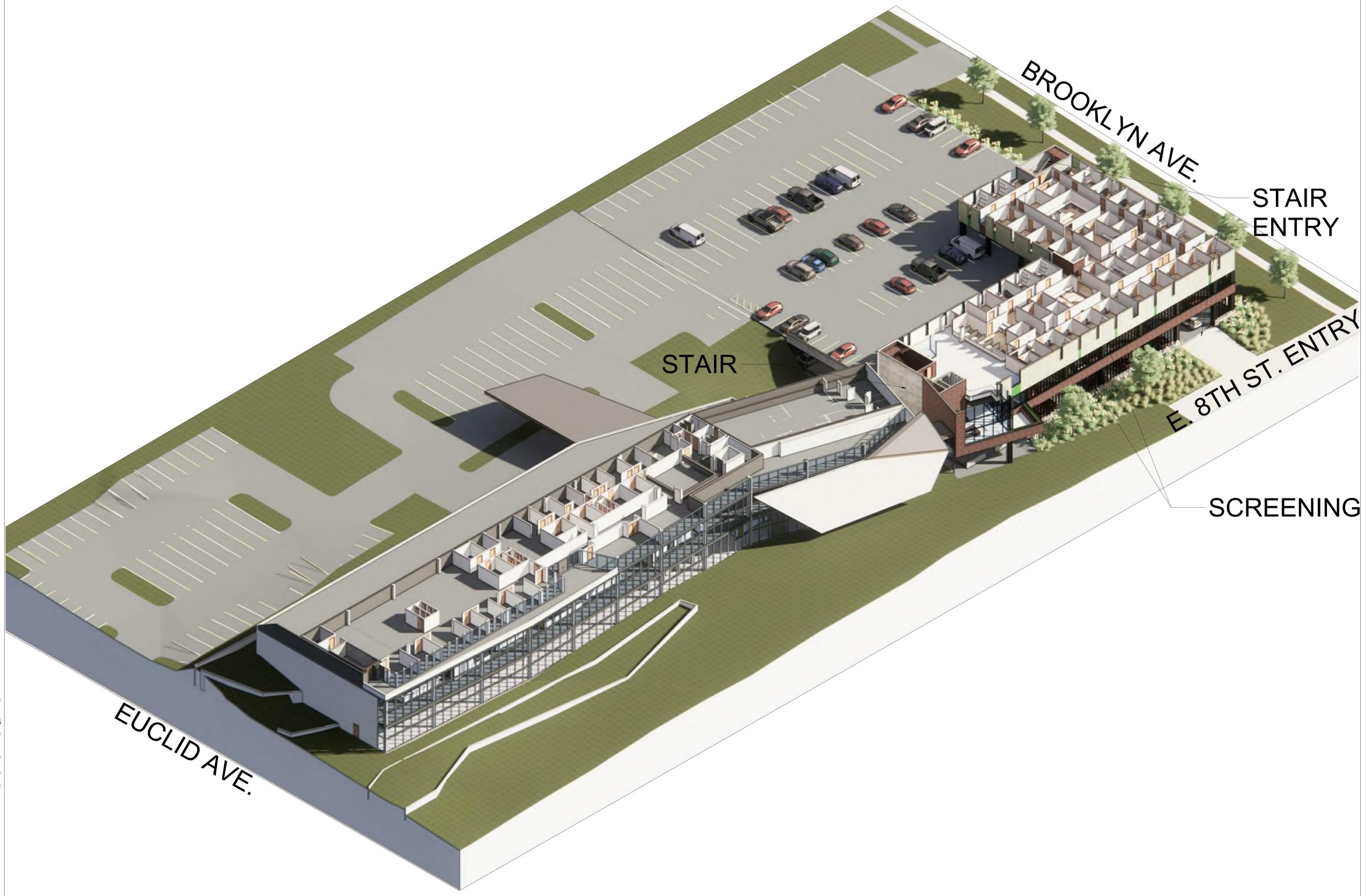
DESIGN
DEVELOPMENT

DATE: 02/28/2022

PROJECT NO: 2053

SECOND FLOOR
AXON

A002



**SAMUEL U. RODGERS HEALTH CENTER
PEDIATRIC WING**

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

REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT
DATE: 02/28/2022
PROJECT NO: 2053

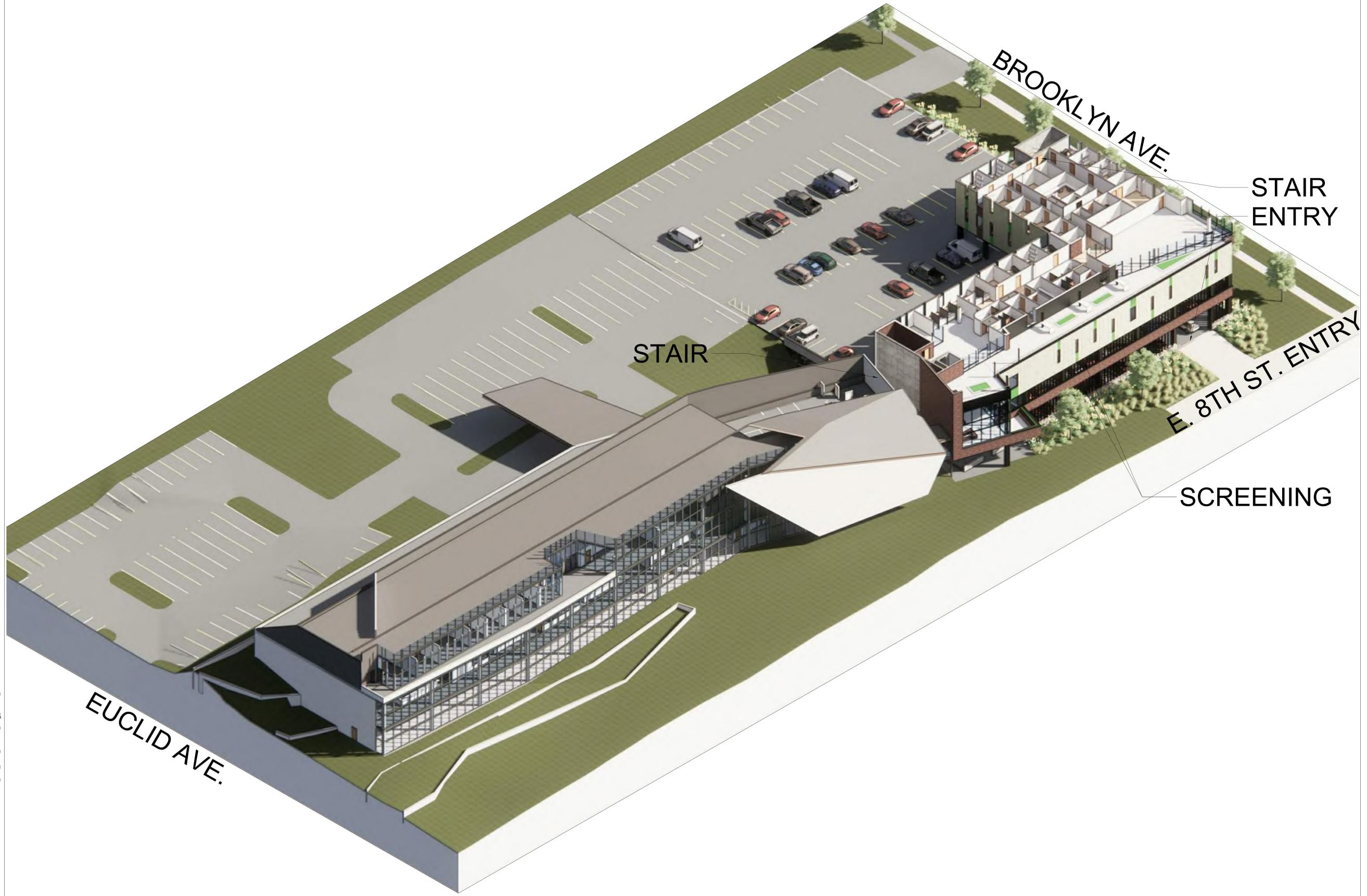
THIRD FLOOR
AXON

A003

THIRD FLOOR AXON



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



REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 02/28/2022

PROJECT NO: 2053

FOURTH FLOOR AXON

A004

FOURTH FLOOR AXON



02/28/2022

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

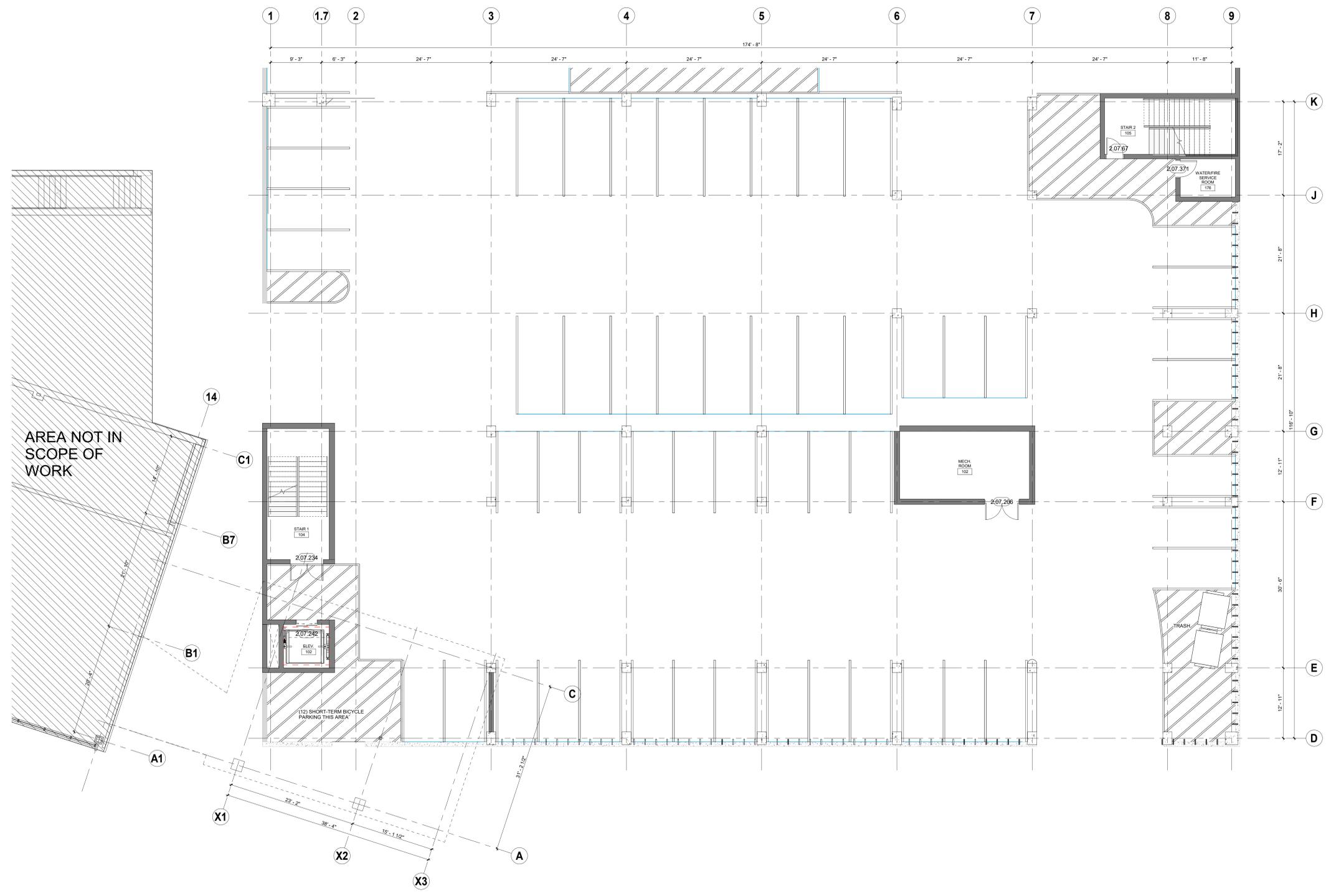
REVISIONS	NUMBER	DATE	DESCRIPTION

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ROOF AXON
A005



SAMUEL U. RODGERS HEALTH CENTER
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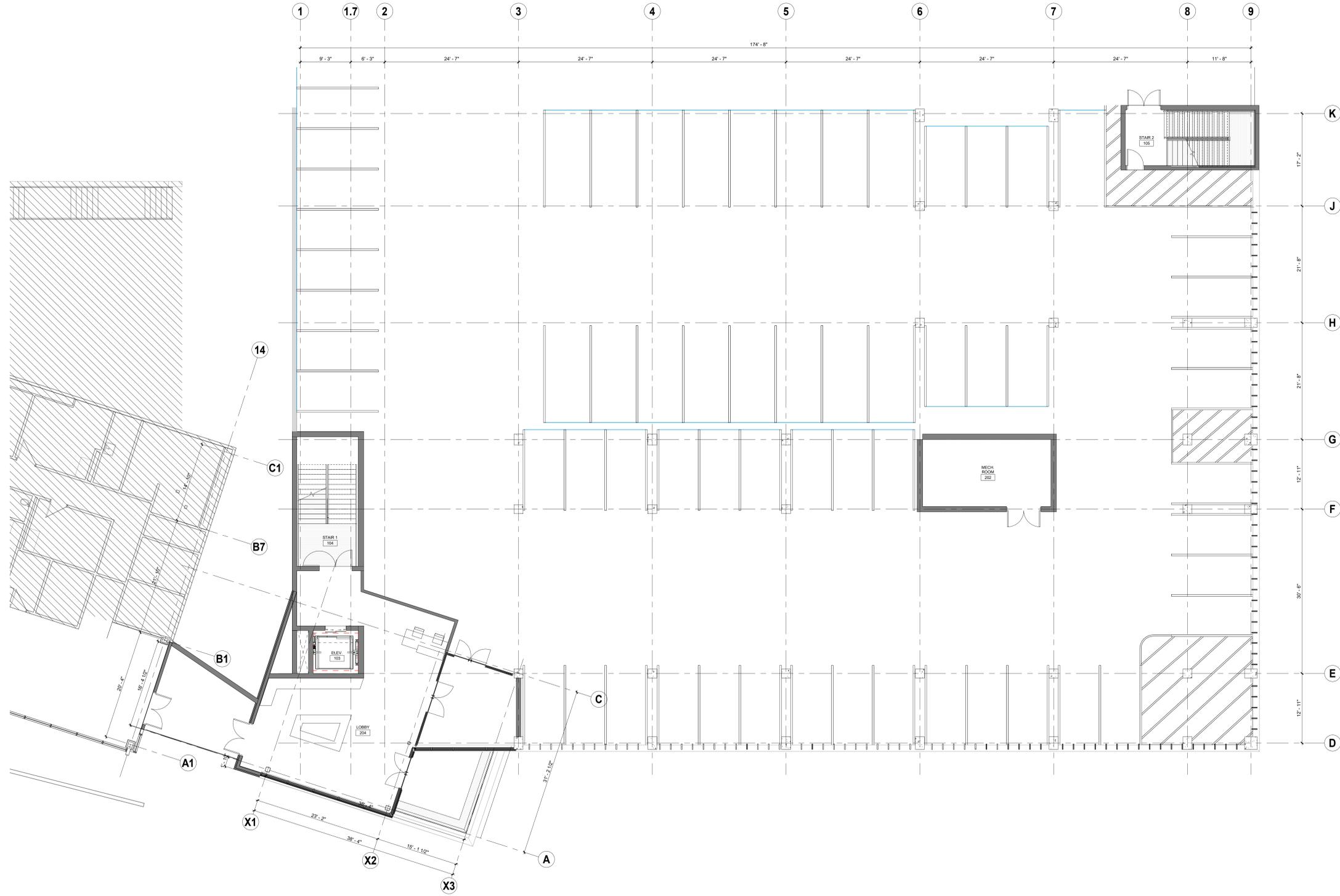
FIRST FLOOR PLAN

A006



02/28/2022

**SAMUEL U. RODGERS HEALTH CENTER
PEDIATRIC WING**
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KANSAS CITY, MO 64124
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SECOND FLOOR PLAN

A007



SECOND FLOOR PLAN

1/8" = 1'-0"



EXTERIOR ELEVATION MATERIALS

	MARK - PC1 MANUFACTURER - TBD PRODUCT - TBD FINISH - TBD
	MARK - MP1 MANUFACTURER - ALUCOBOND PRODUCT - METAL PANEL FINISH - WHITE GOLD / SPECTRA
	MARK - MP2 MANUFACTURER - ALUCOBOND PRODUCT - METAL PANEL FINISH - COLOR MATCH SW-9039
	MARK - AB1 MANUFACTURER - ALUMABOARD PRODUCT - 6" PLANK FINISH - LIGHT NATIONAL WALNUT

HJM ARCHITECTS
7520 WASHINGTON ST.
KANSAS CITY, MO 64114
WWW.HJMARCH.COM

STATE OF MISSOURI
RICHARD YS HU
NUMBER 200402064
ARCHITECT

02/28/2022

EXTERIOR ELEVATION - NORTH RENDERED 1/8" = 1'-0" 2



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

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EXTERIOR ELEVATION

A200



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



EXTERIOR ELEVATION - WEST RENDERED 1
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS

-  MARK - PC1
MANUFACTURER - TBD
PRODUCT - TBD
FINISH - TBD
-  MARK - MP1
MANUFACTURER - ALUCOBOND
PRODUCT - METAL PANEL
FINISH - WHITE GOLD / SPECTRA
-  MARK - MP2
MANUFACTURER - ALUCOBOND
PRODUCT - METAL PANEL
FINISH - COLOR MATCH SW-9039
-  MARK - AB1
MANUFACTURER - ALUMABOARD
PRODUCT - 6" PLANK
FINISH - LIGHT NATIONAL WALNUT



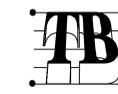
SAMUEL U. RODGERS HEALTH CENTER
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EXTERIOR ELEVATIONS

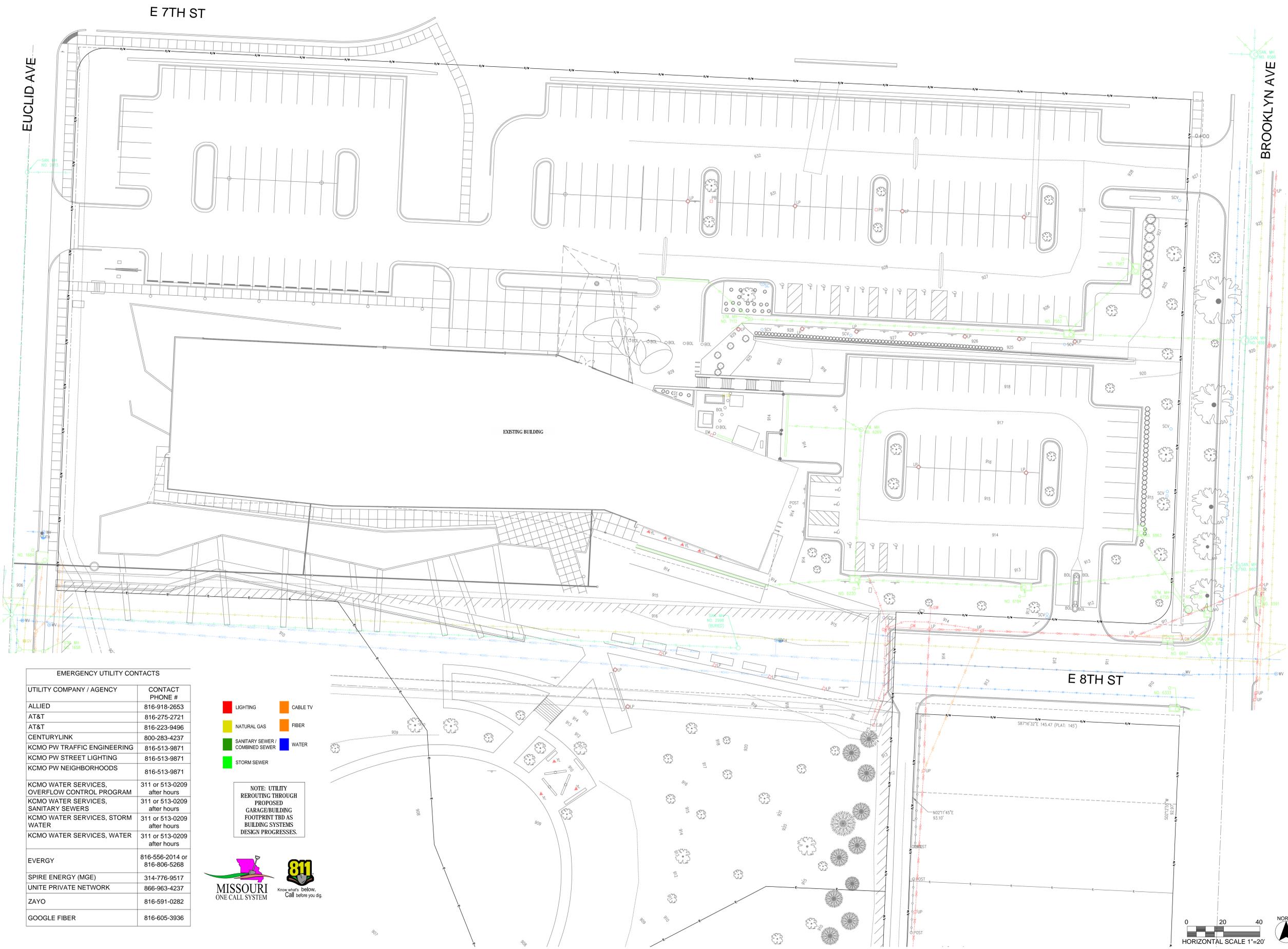
A201



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

REVISIONS	NUMBER	DATE	DESCRIPTION

DESIGN DEVELOPMENT	
DATE:	01/24/2022
PROJECT NO:	2053
EXISTING CONDITIONS	
C100	



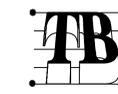
EMERGENCY UTILITY CONTACTS

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

- LIGHTING
- CABLE TV
- NATURAL GAS
- FIBER
- SANITARY SEWER / COMBINED SEWER
- WATER
- STORM SEWER

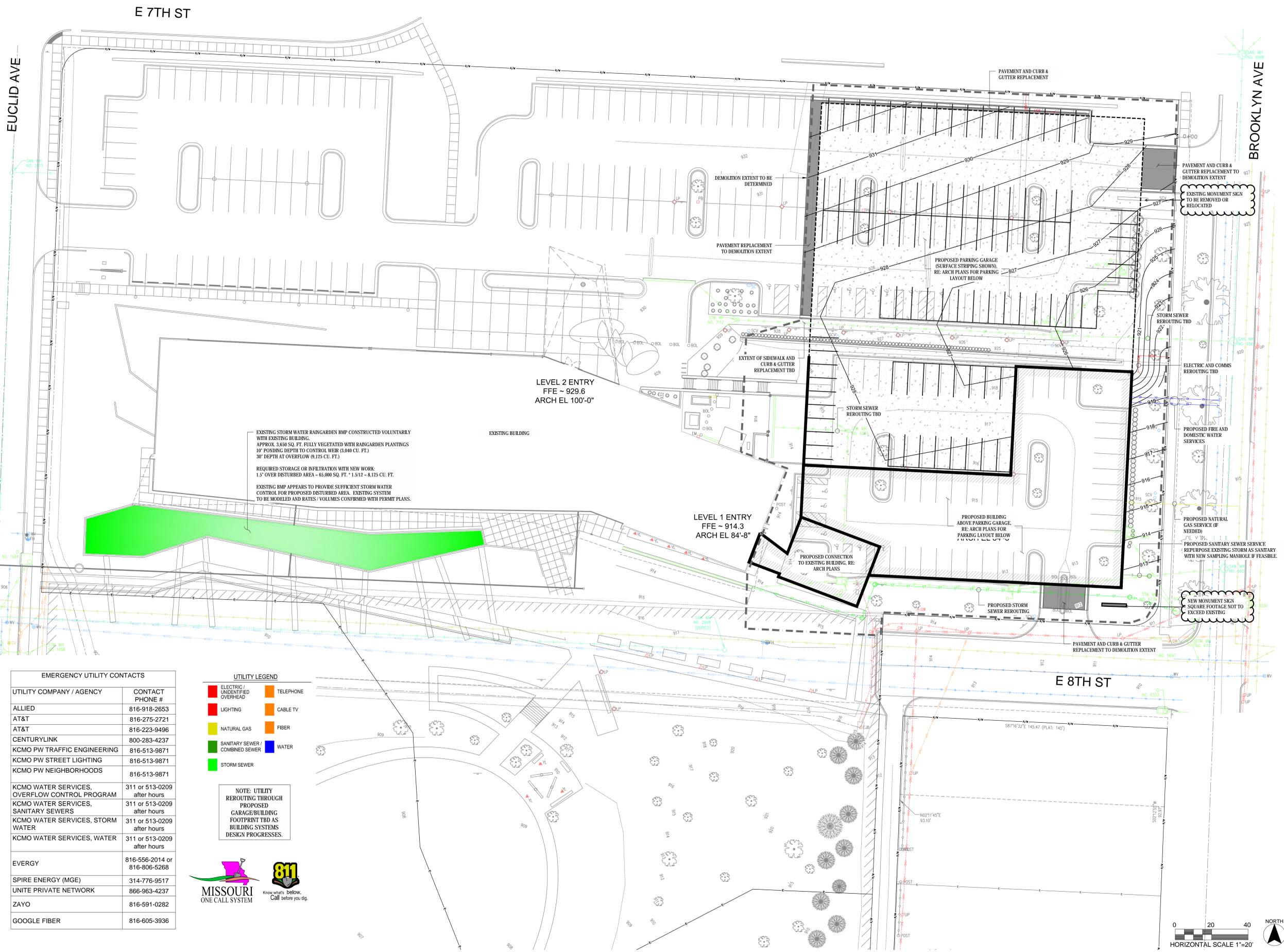
NOTE: UTILITY REROUTING THROUGH PROPOSED GARAGE/BUILDING FOOTPRINT TBD AS BUILDING SYSTEMS DESIGN PROGRESSES.





SAMUEL U. RODGERS HEALTH CENTER PEDIATRIC WING

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



EXISTING STORM WATER RAINGARDEN BMP CONSTRUCTED VOLUNTARILY WITH EXISTING BUILDING. APPROX. 3,650 SQ. FT. FULLY VEGETATED WITH RAINGARDEN PLANTINGS

REQUIRED STORAGE OR INFILTRATION WITH NEW WORK. 1.5" OVER DISTURBED AREA = 65,000 SQ. FT. * 1.5/12 = 8,125 CU. FT.

EXISTING BMP APPEARS TO PROVIDE SUFFICIENT STORM WATER CONTROL FOR PROPOSED DISTURBED AREA. EXISTING SYSTEM TO BE MODELED AND RATES / VOLUMES CONFIRMED WITH PERMIT PLANS.

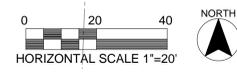
LEVEL 2 ENTRY FFE ~ 929.6 ARCH EL 100'-0"

LEVEL 1 ENTRY FFE ~ 914.3 ARCH EL 84'-8"

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

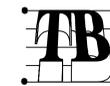
UTILITY LEGEND table with color-coded boxes for Electric, Telephone, Lighting, Cable TV, Natural Gas, Fiber, Sanitary Sewer, Water, and Storm Sewer.

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



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

DESIGN DEVELOPMENT DATE: 01/24/2022 PROJECT NO: 2053 CIVIL SITE PLAN



THIS SHEET HAS BEEN BOUND, SEALED AND DATED ELECTRONICALLY.

SAMUEL U. RODGERS HEALTH CENTER PEDIATRIC WING

825 EUCLID AVE KANSAS CITY, MO 64124

SAMUEL U. RODGERS HEALTH CENTER

Table with 2 columns: REVISIONS, DESCRIPTION. Includes fields for NUMBER, DATE, and DESCRIPTION.

DESIGN DEVELOPMENT

DATE: 01/24/2022

PROJECT NO: 2053

GRADING PLAN

C201

E 7TH ST

EUCLID AVE

BROOKLYN AVE



LEVEL 2 ENTRY FFE ~ 929.6 ARCH EL 100'-0"

LEVEL 1 ENTRY FFE ~ 914.3 ARCH EL 84'-8"

LEVEL 1 FFE ~ 914.3 ARCH EL 84'-8"

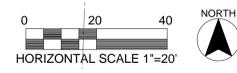
PAVEMENT AND CURB & GUTTER REPLACEMENT TO DEMOLITION EXTENT

E 8TH ST

EMERGENCY UTILITY CONTACTS table with columns for UTILITY COMPANY / AGENCY and CONTACT PHONE #.

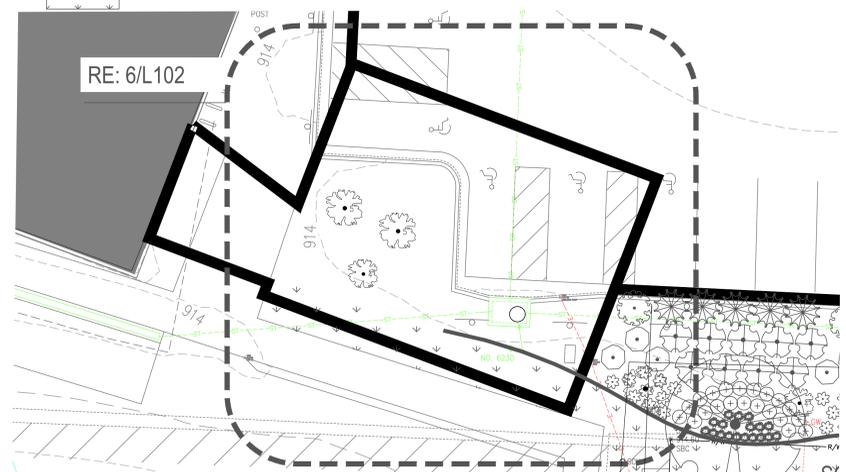
UTILITY LEGEND table with color-coded boxes for Electric, Lighting, Natural Gas, Sanitary Sewer, Storm Sewer, Telephone, Cable TV, Fiber, and Water.

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



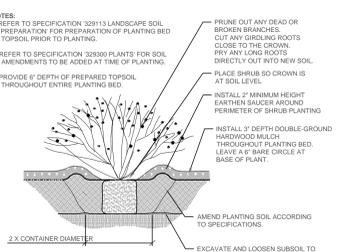
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	SWO2	4	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
	KCJ	42	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B & B	8'-9' HT
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	OKR	4	Cercis canadensis 'Oklahoma' / Oklahoma Redbud TRANSPLANT	B & B	2.5"Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2
	BCB	47	Buddleja x 'Blue Chip Jr.' / Blue Chip Jr. Lo & Behold Butterfly Bush	3 gal	CONT
	LLH	9	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal	CONT
	SOH	5	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	5 gal	CONT.
	LDN	5	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	3 gal	CONT.
	NFS	3	Spiraea japonica 'Neon Flash' / Neon Flash Spirea	3 gal	CONT
	KSV	9	Viburnum carlesii / Korean Spice Viburnum	5 gal	CONT.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2
	GGB	3	Buxus x 'Green Gem' / Green Gem Boxwood	3 gal	CONT.
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2
	FRG	84	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal	CONT
	BZC	75	Carex flacca 'Blue Zinger' / Blue Sedge	1 gal	CONT
	BB2	11	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	CONT
	MAG	27	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.	CONT
	CLB	104	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem	1 gal	CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2
	LGS	20	Rudbeckia fulgida sullivantii 'Little Goldstar' / Coneflower	3 gal	CONT.
	AJS	21	Sedum spectabile 'Autumn Joy' / Autumn Joy Stonecrop	1 gal	CONT.
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2
	FEB	5,219 sf	Festuca arundinacea Blend / Turf Tall Fescue	sod	Rolls



6. EMPLOYEE ENTRY COURTYARD

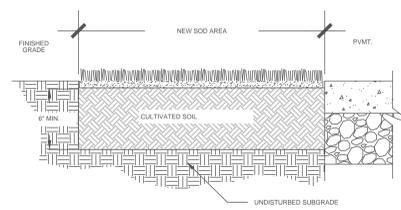
NOTE: FURTHER PROGRAM AND DESIGN IN NEXT SUBMITTAL.



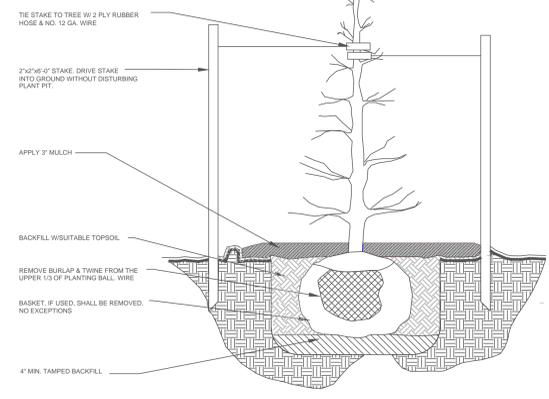
3. SHRUB PLANTING

- NOTES:
- REFER TO SPECIFICATION 120113 LANDSCAPE SOIL PREPARATION FOR PREPARATION OF PLANTING BED TOPSOIL PRIOR TO PLANTING.
 - REFER TO SPECIFICATION 120200 PLANTS FOR SOIL AMENDMENTS TO BE ADDED AT TIME OF PLANTING.
 - PROVIDE 6" DEPTH OF PREPARED TOPSOIL THROUGHOUT ENTIRE PLANTING BED.
 - INSTALL 3" DEPTH DOUBLE-GROUND HARDWOOD MULCH THROUGHOUT PLANTING BED. LEAVE A 6" BARE CIRCLE AT BASE OF PLANT.
 - AMEND PLANTING SOIL ACCORDING TO SPECIFICATIONS.
 - EXCAVATE AND LOOSEN SUBSOIL TO 12" DEPTH FOR ENTIRE PLANTING BED. ALL SUBSOIL SHALL BE LOOSENED AND BROKEN UP BEFORE PLACEMENT OF TOPSOIL AND INSTALLATION OF SHRUB PLANTING.
 - PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY GROUNDING ROOTS CLOSE TO THE CROWN. PRUNE LONG ROOTS DIRECTLY OUT INTO NEW SOIL.
 - PLACE SHRUB SO CROWN IS AT SOIL LEVEL.
 - INSTALL MINIMUM HEIGHT EARTHEN GAUCES AROUND PERIMETER OF SHRUB PLANTING.
 - INSTALL 2" MINIMUM HEIGHT HARDWOOD MULCH THROUGHOUT PLANTING BED.
 - REMOVE BURLAP & TWINE FROM THE UPPER 1/3 OF PLANTING BALL WIRE.
 - BASKET, IF USED, SHALL BE REMOVED. NO EXCEPTIONS.
 - 4" MIN. TAMPED BACKFILL.

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



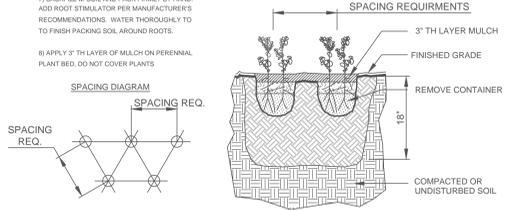
5. SOD DETAIL



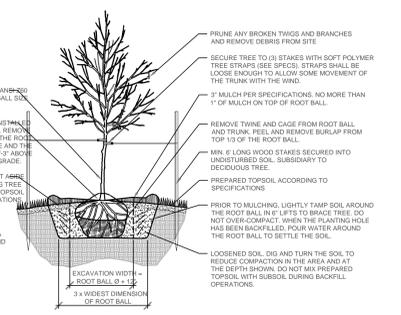
2. EVERGREEN TREE

- NOTES:
- TIE STAKE TO TREE W/ 2 PLY RUBBER HOSE & NO. 12 GA. WIRE.
 - 2"x4"x6" STAKE. DRIVE STAKE INTO GROUND WITHOUT DISTURBING PLANT PIT.
 - APPLY 3" MULCH.
 - BACKFILL W/USABLE TOPSOIL.
 - REMOVE BURLAP & TWINE FROM THE UPPER 1/3 OF PLANTING BALL WIRE.
 - BASKET, IF USED, SHALL BE REMOVED. NO EXCEPTIONS.
 - 4" MIN. TAMPED BACKFILL.

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



4. PERENNIAL PLANTING



1. DECIDUOUS TREE

- NOTES:
- PRUNE ANY BROKEN TWIGS AND BRANCHES AND REMOVE DEBRIS FROM SITE.
 - SECURE TREE TO (3) STAKES WITH SOFT POLYMER TREE STRAPS (SEE SPEC). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND.
 - 3" MULCH PER SPECIFICATIONS. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
 - REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP 1/3 OF THE ROOT BALL.
 - MIN. 6" LONG WOOD STAKES SECURED INTO UNDISTURBED SOIL SUBSIDIARY TO DECIDUOUS TREE.
 - PREPARED TOPSOIL ACCORDING TO SPECIFICATIONS.
 - PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVERCOMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
 - LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE COMPACTION IN THE AREA AND AT THE DEPTH SHOWN. DO NOT MIX PREPARED TOPSOIL WITH SUBSOIL DURING BACKFILL OPERATIONS.
 - EXCAVATION WITH 2" DIRT BALLS 1/2" - 2" 3 x WIDEST DIMENSION OF ROOT BALL.
 - TRUNK CALIPER SHALL MEET ANSI Z39.1 CURRENT EDITION FOR ROOT BALL SIZE.
 - FIRST LATERAL ROOTS SHALL BE INSTALLED EVEN WITH SURROUNDING GRADE. REMOVE ANY SOIL IN THE ROOT BALL ABOVE THE ROOT FLARE. ROOT FLARE MUST BE VISIBLE AND THE TOP OF THE ROOT FLARE MUST BE 1" ABOVE THE SURROUNDING GRADE.
 - REMOVE TOPSOIL AND SET HANG PRIOR TO EXCAVATING TREE. PLANTING PIT. REPLACE TOPSOIL AFTER BACKFILL OPERATIONS.
 - REMOVE TOPSOIL AND SET HANG PRIOR TO EXCAVATING TREE. PLANTING PIT. REPLACE TOPSOIL AFTER BACKFILL OPERATIONS.
 1. ALL SHADE TREES MUST HAVE A SINGLE STRAIGHT LEADER AND WELL BALANCED BRANCH STRUCTURE.

KCMO LANDSCAPE & SCREENING STANDARDS

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	10	2	Keep existing 8 Trees along Brooklyn Ave. for Street Tree Count and add 2 more.	
88-425-04-D General Trees				
Building Square Footage Area: Gross 32,229SF / 5,000 SF per Tree	6	6	6 Evergreen Trees from Section 88.425-05 goes towards general trees	
88-425-05 Perimeter Vehicular Use Area				
Adjacent to Streets				
Buffer Width	10'	10' plus		
Trees				
Shrubs / Berms / Wall - 428X LF / 4 = 107	107 Shrubs	81 Shrubs	South edge of Garage 140' LF plus East of Garage 290' LF = 430 LF / 4 = 107 Shrubs	
Adjacent to Residential Zones				
Buffer Width	10'	10' plus		
Shrubs / Berms / Fence / Wall				
Added Shrubs to Screen Parking Garage	N/A	81		
Added Evergreen Trees to Screen Parking Garage	N/A	42		
88-425-06 Interior Vehicular Use Area				
Interior Area - (94 pkg spaces x 35 SF per space - 3,290 SF)	3,290 SF	5,078 SF	Outside of the screen around the garage	
Trees - (94 pkg spaces / 5 pkg spaces per tree = 19 trees)	19	8	Numbers based on new parking garage deck	
Shrubs - (94 pkg spaces x 1 shrub per pkg = 94 shrubs)	94	0	Numbers based on new parking garage deck.	
88-425-08 Mechanical/Utility Equipment Screening				
88-425-09 Outdoor Use Screening			Describe	
Describe. There will be landscape screening where there Mechanical Units and Utility equipment once the final design and locations are shown.				

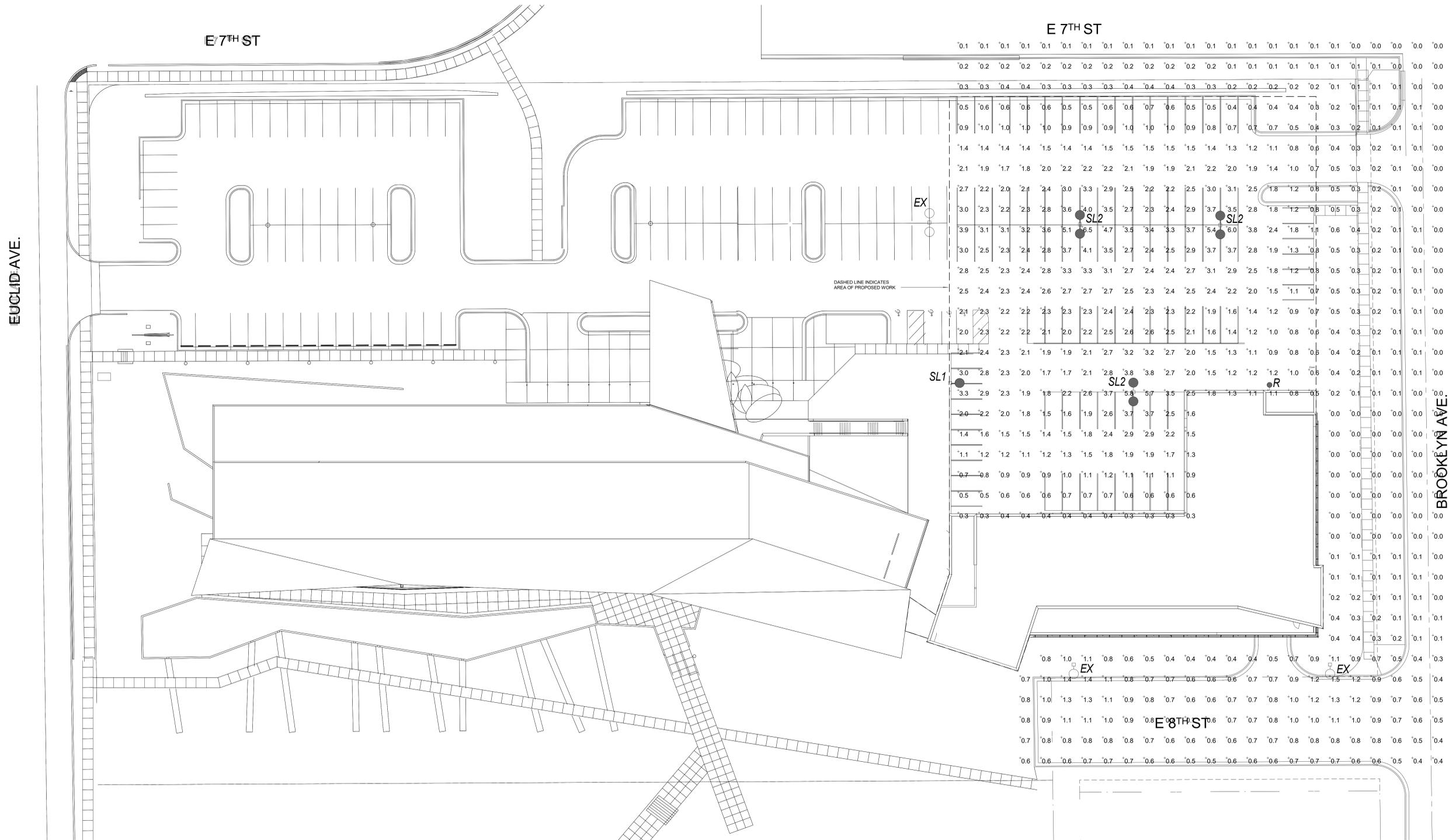
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PLANT SCHEDULE DETAILS & NOTES	



LIGHT FIXTURE SCHEDULE - SITE LIGHTING

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER						
				ID	WATTS	LUMENS	CRI	CCT	DIMMING	VOLTAGE
R	HUBBELL	SST-30	LOW-PROFILE EXTERIOR WALL-MOUNTED FIXTURE. ONE-PIECE, DIE-CAST ALUMINUM HOUSING. IMPACT-RESISTANT, COMFORT LENS. FORWARD THROW OPTICS. POWDER COAT FINISH DARK BRONZE - COORDINATE WITH ARCHITECT/BUILDING OWNER. UL LISTED WET LOCATION.	-	39	2,975	10	4000K	NO	120
SL1	LITHONIA	DSX0	ARCHITECTURAL POLE-MOUNTED FIXTURE. DIE-CAST ALUMINUM HOUSING. DIE-CAST DOOR FRAME WITH CAM LATCH, INTEGRAL HINGE, AND FULL SILICONE GASKETING. TYPE IV MEDIUM DISTRIBUTION. PROVIDE WITH CAST ALUMINUM SUPPORT ARM. UL LISTED WET LOCATION. PROVIDE WITH 17 HIGH SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT.	P4	92	10,335	70	4000K	NO	120
SL2	LITHONIA	DSX0	SAME AS TYPE SL1 EXCEPT DUAL HEAD ARRANGEMENT.	P4	184	20670	70	4000K	NO	120
EX	-	-	EXISTING POLE LIGHT TO REMAIN	-	-	-	-	-	NO	120



SAMUEL RODGERS HEALTH CENTER

825 EUCLID AVE.
KANSAS CITY, MO 64124

REVISIONS	NUMBER	DATE	DESCRIPTION

FDP

DATE: 02.04.22

PROJECT NO: 2053

SITE
PHOTOMETRICS

MEP 102



PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
1330 W 9TH STREET
LINCOLN, KS 66515
913.492.2400
WWW.PKMRENG.COM