

ZONING APPROVAL
FOR ALL BUSINESSES
EXCEPT HOME OCCUPATIONS

DATE: 09/18/2025
APPLICANT: ALL-IN HOSPITALITY GROUP, LLC
BUSINESS NAME: ANCHO & AGAVE
ADDRESS: 860 NW BLUE PARKWAY, SUITE A, LEE'S SUMMIT, MO 64086
TYPE OF BUSINESS: FULL-SERVICE RESTAURANT
TELEPHONE: (816) 892-2700 ZONING DISTRICT: _____
(To be completed by the Planning Dept.)

X _____ NEW BUSINESS _____ CHANGE OF ADDRESS
_____ CHANGE OF OWNERSHIP

If applicable, what type of business previously occupied the space? (Include name of business if known)
A BEAUTY BRANDS STORE WAS PREVIOUSLY IN THIS LOCATION.

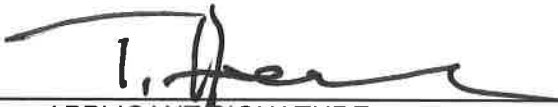
If locating in a previously occupied space, are there any building structural, mechanical, plumbing or electrical alterations or additions proposed? If so, please describe the nature of the alterations or additions.

WE ARE CONVERTING IT TO A RESTAURANT. ADDING PATIO AND KITCHEN.

SIGNIFICANT CONSTRUCTION IS UNDERWAY. BUILDING PERMIT AND DEVELOPMENT
PLANS ARE ATTACHED.

BUSINESS ADDRESS (Administrative Use)
AFTER THIS ZONING APPROVAL FORM HAS BEEN SIGNED, AN
OCCUPANTIONAL/BUSINESS LICENSE APPLICATION AND FEE MAY BE ACCEPTED
FOR FINAL PROCESSING IN THE FINANCE DEPARTMENT AT LEE'S SUMMIT, MISSOURI
CITY HALL.

NOTE: This form is required prior to acceptance of an application for an occupational/business license and issuance of a temporary permit to operate if the business location is within the limits of the City of Lee's Summit. New businesses with no physical location within the city do not require this form.


APPLICANT SIGNATURE

APPROVED BY:

DEPT. OF PLANNING & DEV.

☐ If checked, permits are required prior to performing any framing, mechanical, electrical or plumbing alterations or additions.

CODES ADMINISTRATION

FIRE DEPARTMENT

DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: ANCHO AGAVE Work Desc: CHANGE OF TENANT	Permit No: PRCOM20251690 Date Issued: May 28, 2025
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Project Address: 860 NW BLUE PKWY, Unit:A, LEES SUMMIT, MO 64086 Legal Description: SUMMIT FAIR, LOTS 31 & 32-PT LOT 32 DAF: BEG NW COR SE 1/4 SEC-36 TWP-48 RNG-32 TH S 2 DEG 28 MIN 52 SEC E & RAD 139') 74.01' TH S 00 DEG 57 MIN 28 SEC W 65.80' TH S 89 DEG 10 MIN 24 SEC E 231.21' TH S TH SELY ALG LF CURV (RAD 111') 67.86' TO POINT OF REVERSE CURV SELY & SLY ALG RI CURV (RAD 139') 85. W 44.01' TH S 79 DEG 07 MIN 37 SEC E 49.50' TH S 10 DEG 52 MIN 23 SEC W 54.98' TH S 2 DEG 59 MIN 20 Parcel No: 51700033700000000 County: JACKSON	Permit Holder: Unified Construction Group 900 Oakmont Lane, STE 110 Westmont, IL 60559
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Activities Included for this Project: zChange of Tenant, License Tax, License Tax Credit, Alarm Permit, Sprinkler Permit, Commercial Hood Permit,

THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS. NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.



ANCHO & AGAVE

SUMMIT FAIR SHOPPING CENTER

D-BUILDING

860-A NW BLUE PARKWAY

LEE'S SUMMIT, MO 64086

PROJECT DESCRIPTION

INTERIOR BUILD-OUT OF EXISTING RETAIL (GROUP M) TENANT SPACE
FOR NEW RESTAURANT (GROUP A-2) IN AN EXISTING ONE STORY
FULLY SPRINKLERED BUILDING (TYPE II-B NON-COMBUSTABLE)
WITH EXTERIOR MODIFICATIONS



PROJECT NOTES:

- INCLUDED AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION", AIA DOCUMENT A-201, ARTICLE THRU 14 INCLUSIVE.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR SHALL FURNISH ALL OF THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT IN A FIRST CLASS WORKMANSHIP LIKE MANNER.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS SHOWN ON THE PROJECT DRAWINGS AND AS REQUIRED BY THE LOCAL CODES.
- INTERIOR FINISHES SHALL NOT EXCEED CLASS A, 0-25 FLAME SPREAD, 200 SMOKE.
- THE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE ADHERENCE TO COMPLY WITH ALL APPLICABLE CITY, STATE AND NATIONAL CODES AND ORDINANCES.
- THE SUBCONTRACTORS SHALL VERIFY ALL PARTITION LAYOUTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY FRAMING.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.
- WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. DO NOT SCALE DRAWINGS.
- GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL CITY, STATE AND NATIONAL CODES AND ORDINANCES. PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LIKE MANNER AND IN NO WAY DAMAGE OR WEAKEN THE STRUCTURAL STRENGTH OF THE BUILDING. REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE OCCUPANCY SAFETY AND HEALTH ACT. (OSHA) LATEST ADDITION. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND ARCHITECT.
- THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL COMPLETELY HOOKUP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES.
- ALL WINDOW GLASS, MIRRORS, FLOORS AND WALL TILE SHALL BE CLEANED AND WASHED UPON COMPLETION OF THE PROJECT BY THE GENERAL CONTRACTOR.
- THE PREMISES SHALL BE KEPT IN A BROOM SWEEP FINISH CONDITION DURING ALL PHASES OF THE CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIAL ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THIS PROJECT.
- THE ENTIRE INSTALLATION SHALL BE PERFORMED WITH A FIRST CALL WORKMANSHIP LIKE MANNER THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL. ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT.
- ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCE, PRESERVE MAXIMUM HEAD ROOM AND AVOID OMISSIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRICADES AROUND THE ENTIRE CONSTRUCTION SITE AS REQUIRED BY THE CITY OF OMAHA TO BE PROTECTED AND AT ANY OPENINGS THAT MIGHT PRESENT A HAZARD.
- ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.
- ALL GLAZED DOORS, ALL SKYLIGHTS AND ALL GALZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE STHE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FOOR SHALL BE GLAZED WITH SAFETY GLAZING MATERIAL NO WINDOW SILLS SHALL HAVE A SILL HEIGHT OF LESS THAN 2'-0" ABOVE THE FLOOR UNLESS NOTED OTHERWISE.
- ALL SUB-CONTRACTORS SHALL PROVIDE FIRE-STOPPING EQUAL IN RATING TO THE FLOOR/CEILING AND WALL ASSEMBLIES THROUGH WHICH PENETRATIONS ARE MADE. THE GENERAL CONTRACTOR SHALL ENSURE FIRE-STOPPING IS INCLUDED IN ALL SUB CONTRACTORS SCOPE OF WORK.

DRAWING INDEX:

T1.0 TITLE SHEET - DRAWING INDEX, PROJECT LOCATION

C1.00 CIVIL - SITE PLAN
C2.00 CIVIL - GRADING PLAN
C3.00 CIVIL - DETAIL SHEET

L1 LANDSCAPE PLAN - EXISTING OVERSTORY
L2 LANDSCAPE PLAN - EXISTING UNDERSTORY
L3 LANDSCAPE PLAN - PROPOSED

G0.1 GENERAL REQUIREMENTS & NOTES
G0.2 SPECIFICATIONS

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A0.1 SITE PLAN
A0.2 DEMOLITION - FLOOR PLAN
A0.3 DEMOLITION - EXTERIOR ELEVATIONS
A1.1 CODE ANALYSIS - OCCUPANCY & EGRESS/EXIT PLAN
A1.2 ACCESSIBILITY - DIMENSIONS, ELEVATIONS, & NOTES
A1.3 FLOOR PLAN - EXTERIOR DIMENSIONS & NOTES
A1.4 DEPRESSED/RAISED SLAB PLAN
A2.1 REFLECTED CEILING PLAN
A2.2 DIMENSION LIGHTING PLAN
A2.3 LIGHT FIXTURE SCHEDULE
A3.1 ROOF PLAN AND NOTES
A3.2 ROOF DETAILS
A4.1 EXTERIOR ELEVATIONS
A6.1 BUILDING AND WALL SECTIONS
A8.1 ENLARGED RESTROOM PLANS & SCHEDULES
A8.2 RESTROOM ELEVATIONS & LEGENDS
A8.3 EMPLOYEE TOILET ROOM PLAN AND ELEVATIONS
A9.1 STOREFRONT AND DOOR SCHEDULE AND HARDWARE
A9.2 FINISH LEGENDS AND SCHEDULES
A9.3 ROOM FINISH AND RESPONSIBILITY SCHEDULES
A10.1 INTERIOR ELEVATIONS
A10.2 INTERIOR ELEVATIONS
A11.1 WALL TYPES & INTERIOR DETAILS
A11.2 ENLARGED BAR PLAN & ELEVATIONS
A11.3 ENLARGED BAR DETAILS
A11.3 MILLWORK DETAILS AND HOST STAND PLAN
A12.1 FLOOR FINISH PLAN, SCHEDULE AND NOTES

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S2.0 STRUCTURAL - PATIO FRAMING DETAILS
S2.1 STRUCTURAL - ROOF FRAMING PLAN
S3.0 STRUCTURAL - BAR FRAMING DETAILS

E0.1 SYMBOLS LIST LIGHTING FIXTURE SCHEDULE & DETAILS
E0.2 PANEL SCHEDULES
E0.3 LIGHTING FIXTURE SCHEDULES
E0.4 KITCHEN EQUIPMENT SCHEDULES
E0.5 ROOF PLAN - POWER AND MECHANICAL SCHEDULES
E0.6 ELECTRICAL DETAILS
E1.1 FLOOR PLAN - LIGHTING FRONT OF HOUSE
E2.1 FLOOR PLAN - POWER AND SPECIAL SYSTEMS
E3.0 ELECTRICAL SPECIFICATIONS
E3.1 ELECTRICAL SPECIFICATIONS

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M1.2 MECHANICAL NOTES, SYMBOLS, & SCHEDULES
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M2.1 MECHANICAL PLAN
M2.2 MECHANICAL GAS PLAN
M2.3 MECHANICAL ROOF PLAN
M3.1 MECHANICAL DETAILS
M3.2 MECHANICAL DETAILS
M4.1 'CAPTIVE AIRE' DRAWINGS
M4.2 'CAPTIVE AIRE' DRAWINGS
M4.3 'CAPTIVE AIRE' DRAWINGS
M4.4 'CAPTIVE AIRE' DRAWINGS
M4.5 'CAPTIVE AIRE' DRAWINGS
M4.6 'CAPTIVE AIRE' DRAWINGS
M4.7 'CAPTIVE AIRE' DRAWINGS
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M4.9 'CAPTIVE AIRE' DRAWINGS
M4.10 'CAPTIVE AIRE' DRAWINGS
M4.11 'CAPTIVE AIRE' DRAWINGS
M4.12 'CAPTIVE AIRE' DRAWINGS
M4.13 'CAPTIVE AIRE' DRAWINGS
M4.14 'CAPTIVE AIRE' DRAWINGS
M4.15 'CAPTIVE AIRE' DRAWINGS
M5.1 MECHANICAL SPECIFICATIONS
M5.2 MECHANICAL SPECIFICATIONS
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P1.1 PLUMBING NOTES AND SYMBOLS
P2.1 PLUMBING UNDER SLAB PLAN - WASTE
P2.4 PLUMBING FLOOR PLAN - WATER & VENT
P3.1 PLUMBING SCHEDULES
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K-1 FOODSERVICE EQUIPMENT PLAN
K-2 ELECTRICAL SPOT PLAN
K-3 UNDERGROUND PLUMBING SPOT PLAN
K-3A PLUMBING SPOT PLAN
K-4 SPECIAL CONDITIONS PLAN
K-5 EXHAUST HOOD DRAWINGS

OWNER/LANDLORD: XXX
ONE EAST WASHINGTON STREET, #300
PHOENIX, AZ 85004
(480) 556-7732
DUSTIN CLEVELAND DCleveland@reddevelopment.com

TENANT/APPLICANT: ALL IN HOSPITALITY
1705 CLEARWATER AVENUE
BLOOMINGTON, IL 61704
(309) 664-2148 #211
TODD HOVENDEN todd@biaggis.com

ARCHITECT: CARR WARNER ARCHITECTS, LTD.
3711 N. RAVENSWOOD, #104
CHICAGO, IL 60613
(773) 477-9009
RICHARD CARR rick@carrwarner.com
WILLIAM WARNER bill@carrwarner.com

DESIGNER:
PROJECT CONTACT: ALL IN HOSPITALITY
1705 CLEARWATER AVENUE
BLOOMINGTON, IL 61704
(309) 218-4327
PAM VALENTA pvalenta@biaggis.com

CIVIL ENGINEER: OLSSON ENGINEERING
7301 WEST 133rd. STREET, STE #200
OVERLAND PARK, KS 66213
(913) 381-1170
BRAD SONNER bsonner@olsson
LUKE MOORE

STRUCTURAL ENGINEER: SOUND STRUCTURES, INC.
152 E. MAIN STREET
LAKE ZURICH, IL 60047
(847) 749-0923
NATHAN SCHUETTE nathan@soundstructures.net

ELECTRICAL ENGINEER: DICKERSON ENGINEERING, INC.
3343 N. RIDGE AVENUE
ARLINGTON HEIGHTS, IL 60004
(847) 966-0290
STEPHAN BARNARD steve.barnard@dei-pe.com
KALEO PEDRINA

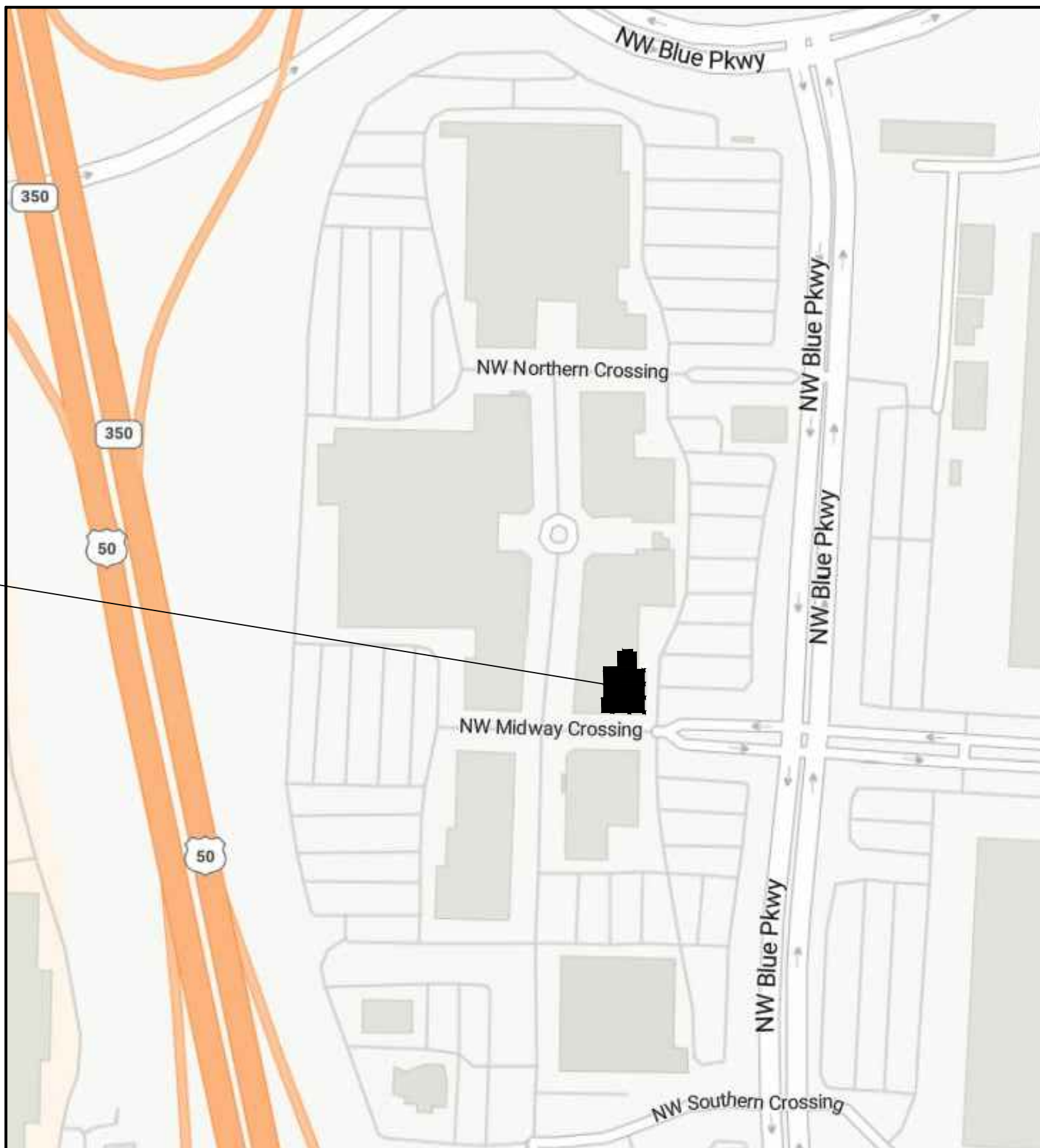
MP + FP ENGINEER: WCW ENGINEERS, INC.
760 CREEL DRIVE
WOOD DALE, IL 60191
(630) 595-8800
SUNG KWON sung.kwon@wcwengineers.com
MATT ZOOK

KITCHEN CONSULTANT: ADE RESTAURANT SERVICES, INC.
471 SOUTH IRMEN DRIVE
ADDISON, IL 60101
(630) 628-0811
STEVE SCHOOP sschoop@adefoodservice.com
ROB THOMPSON

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
05/27/2025

PROJECT LOCATION/SITE:



ANCHO & AGAVE
SUMMIT FAIR SHOPPING CENTER
D-BUILDING
860-A NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086
(PREVIOUS TENANT 'BEAUTY BRANDS')

1
T0.1 PROJECT LOCATION PLAN
SCALE: NOT TO SCALE

PROJECT TEAM:

PERMIT
REVISION #1

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EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE REPRODUCED, CHANGED OR
COPIED IN ANY FORM OR BY ANY MEANS, WITHOUT
THE WRITTEN PERMISSION OF CARR WARNER
ARCHITECTS, LTD.

OWNER RELEASE: I HAVE REVIEWED THESE DRAWINGS
FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY
COMPLY IN ALL RESPECTS TO MY DESIGN CRITERIA
AND ARE APPROVED.

BY: DATE:

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A
SIZE DIFFERENT THAN ORIGINALLY DRAWN. OWNER
AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE
OF INCORRECT SCALE.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS
PRIOR TO PROCEEDING WITH CONSTRUCTION AND
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES
OR CONFLICTS.

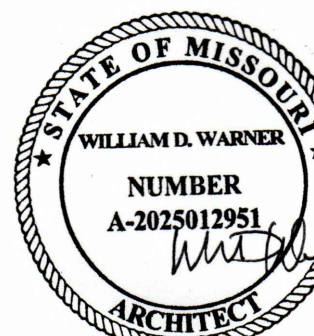
NO	DATE	DESCRIPTION
1	04.25.25	ISSUE FOR PERMIT
2	05.14.25	PERMIT REVISION #1

NOTE:
REFER TO SHEET #A1.1
FOR ALL CODE DATA AND
BUILDING ANALYSIS

I hereby certify that these drawings
are prepared by me or under my
supervision and to the best of my
professional knowledge and belief
conform to the City of Lee's
Summit Building Codes and
Ordinances.

WILLIAM D. WARNER

Missouri License No. A-2025012951
Exp. Date: 12-31-2025



DATE: 05/14/2025
EXP. DATE: 12/31/2025

ANCHO
&
AGAVE

SUMMIT FAIR SHOPPING CENTER
D-BUILDING
860-A NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086

ARCHITECTS
ARCHITECTURE
INTERIORS
PLANNING

3711 N. RAVENSWOOD SUITE #104
CHICAGO, ILLINOIS 60613
p 773-477-9009
f 773-477-6888
WWW.CARRWARNER.COM

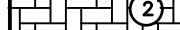
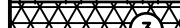
TITLE SHEET:
SITE PLAN
PROJECT INFORMATION

JOB NO:
ANCHO -
SUMMIT FAIR
DATE:
05.14.2025

SHEET NO:
T0.1

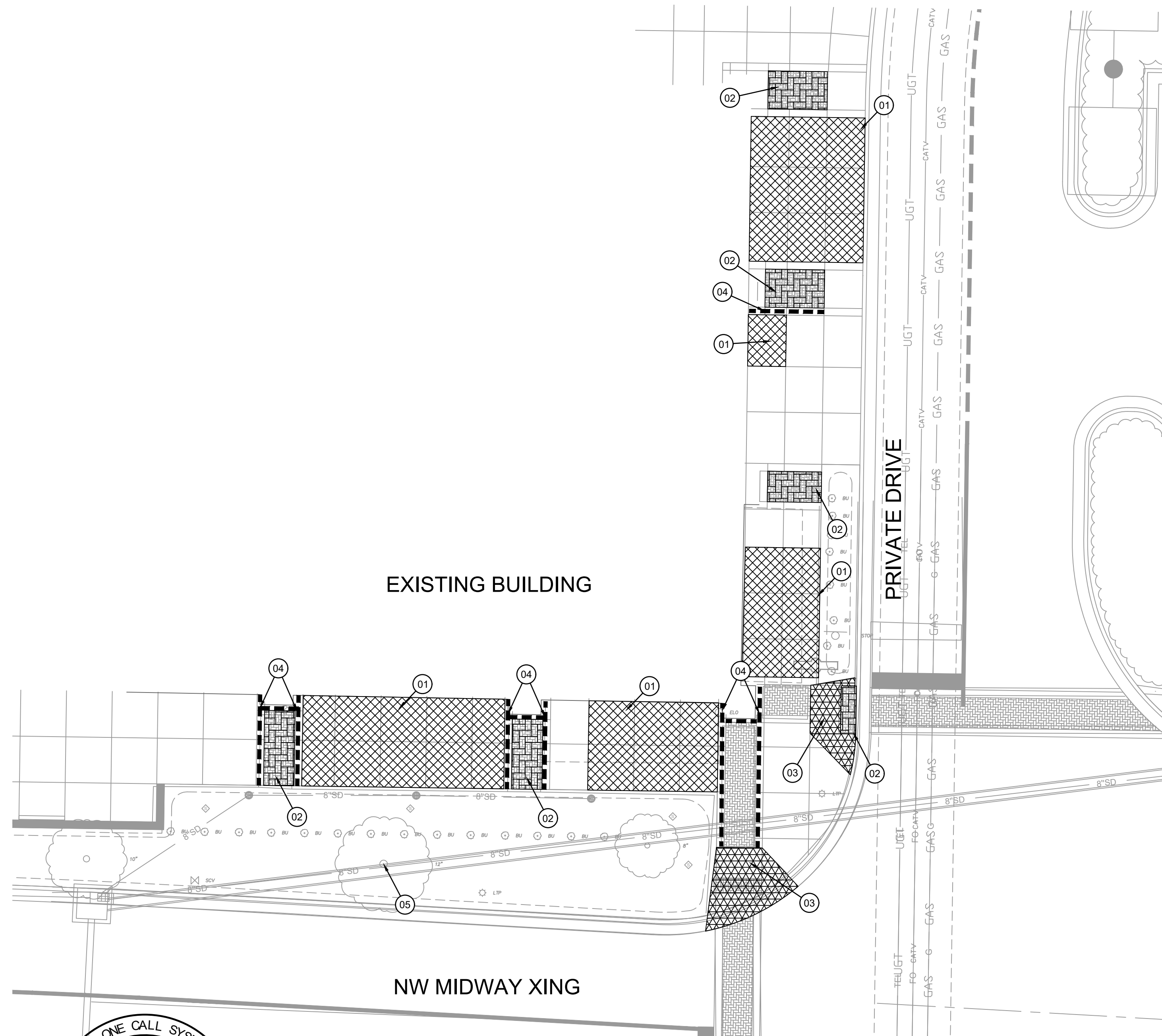
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1. PRIOR TO ANY DEMOLITION EROSION CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED.
2. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED AND/OR PROTECTED WITH SITE OWNER AND UTILITY OWNERS.
3. THE CONTRACTOR SHALL NOT INTERRUPT ANY UTILITY SERVICES TO ANY ADJACENT PROPERTIES. SHOULD ANY INTERRUPTIONS BECOME NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY AND UTILITY OWNER AND MINIMIZE THE LENGTH OF TIME THE UTILITY IS INTERRUPTED TO THE GREATEST EXTENT POSSIBLE.
4. SECONDARY WIRING, SERVICES, IRRIGATION AND OTHER MINOR SITE IMPROVEMENTS THAT ARE NOT TO REMAIN IN SERVICE ARE TO BE DEMOLISHED AND REMOVED.
5. ALL PAVEMENT SAWCUTS ARE TO BE MADE IN STRAIGHT, CLEAN LINES LEAVING A CLEAN AND STABLE EDGE AT FULL PAVEMENT DEPTH.
6. ALL PCC PAVEMENT AND ALL CURB SHALL BE REMOVED TO NEAREST JOINT.
7. ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN STRICT CONFORMANCE WITH LOCAL CODES AND ORDINANCES.
8. ALL TREE REMOVAL SHALL INCLUDE STUMPS AND ROOTS. DEPRESSIONS CREATED SHALL BE FILLED TO PROVIDE DRAINAGE.

KEY NOTE LEGEND	
	REMOVE EXISTING CONCRETE
	REMOVE EXISTING PAVERS
	REMOVE EXISTING ADA CONCRETE CURB RAMP
	REMOVE EXISTING CONCRETE BANDS
	REMOVE EXISTING TREE

Development Services Department
Lee's Summit, Missouri

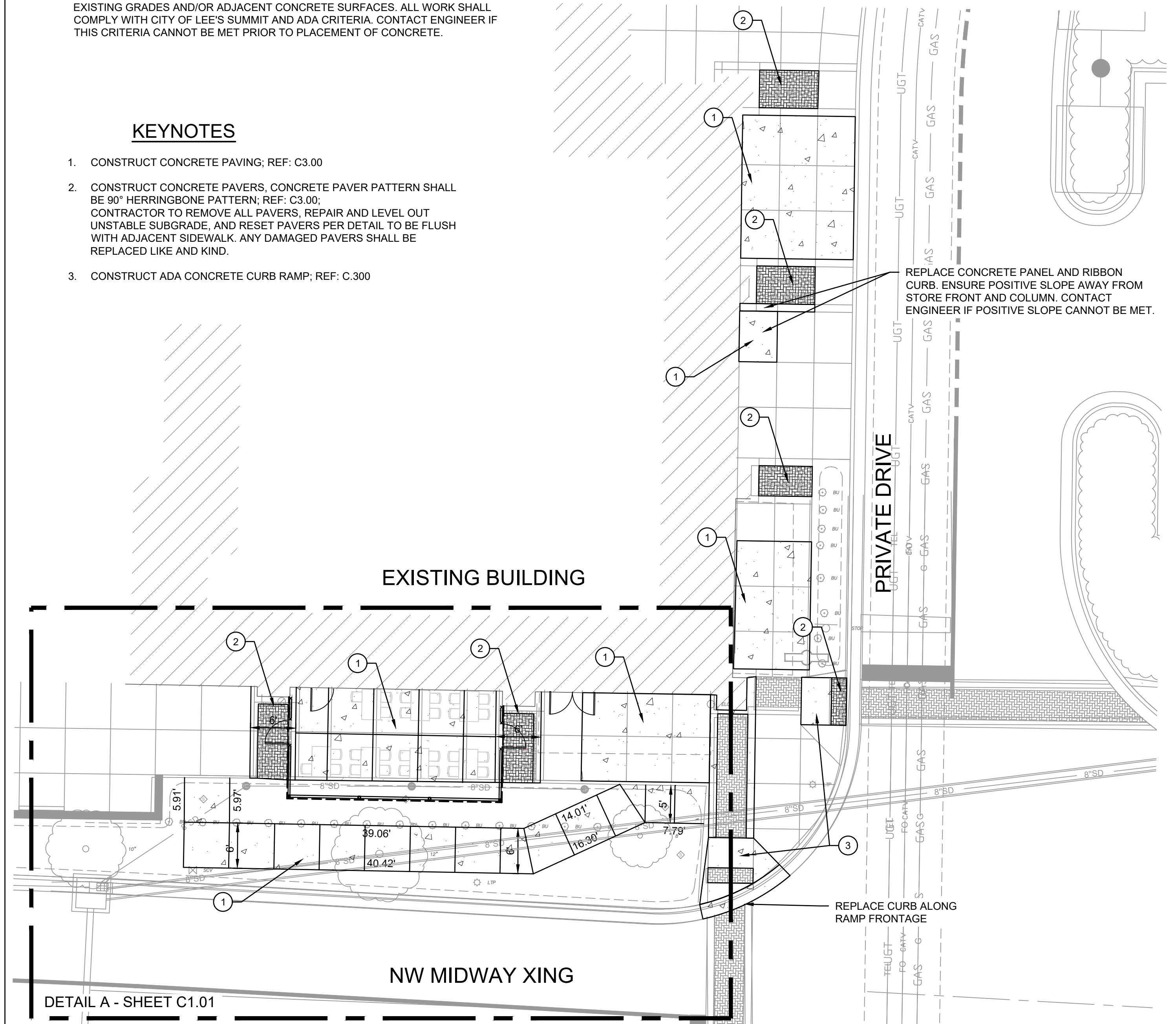
05/27/2025



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

1. ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB, OR EDGE OF PAVEMENT WHERE NO CURB IS PRESENT, UNLESS OTHERWISE NOTED. DIMENSIONED TIES BETWEEN PROPERTY LINES AND BUILDING FACES OR PAVEMENT ARE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ANY ADJUSTMENTS NECESSARY FOR FOUNDATIONS, BEDDING EXTENSIONS, SURCHARGING, ETC.
2. INSTALLED PAVEMENT SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS. INSTALLED CURB & GUTTER SHALL MATCH EXISTING CURB & GUTTER IN SIZE AND TYPE OR CONTRACTOR SHALL INCLUDE A TRANSITION FROM NEW TO EXISTING OF NO LESS THAN 5' AS MEASURED ALONG BACK OF CURB.
3. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.
4. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEER INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
5. UNLESS OTHERWISE NOTED ON THE GRADING PLAN WITH SPECIFIC GRADES, CONTRACTOR SHALL REPLACE BACK CONCRETE SIDEWALK AND RAMPS TO MATCH EXISTING GRADES AND/OR ADJACENT CONCRETE SURFACES. ALL WORK SHALL COMPLY WITH CITY OF LEE'S SUMMIT AND ADA CRITERIA. CONTACT ENGINEER IF THIS CRITERIA CANNOT BE MET PRIOR TO PLACEMENT OF CONCRETE.

1. CONSTRUCT CONCRETE PAVING; REF: C3.00
2. CONSTRUCT CONCRETE PAVERS, CONCRETE PAVES PATTERN SHALL BE 90° HERRINGBONE PATTERN; REF: C3.00;
CONTRACTOR TO REMOVE ALL PAVERS, REPAIR AND LEVEL OUT UNSTABLE SUBGRADE, AND RESET PAVERS PER DETAIL TO BE FLUSH WITH ADJACENT SIDEWALK. ANY DAMAGED PAVERS SHALL BE REPLACED LIKE AND KIND.
3. CONSTRUCT ADA CONCRETE CURB RAMP; REF: C.300



CONCRETE SIDEWALK

CONCRETE PAVERS

PROPOSED PATIO FENCE

EXISTING GAS LINE

EXISTING UNDERGROUND TELECOMM

EXISTING UNDERGROUND FIBER OPTICS

EXISTING STORM SEWER

olson®

7301 West 133rd Street
Suite 200
Overland Park, KS 66213
olsson.com
TEL 913.381.1170
FAX 913.381.1174
Olsson - Engineering
Missouri COA #001592

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DEMOLITION & SITE PLAN PATIO IMPROVEMENTS

ANCHO & AGAVE
3360-A NW BLUE PARKWAY

LEE'S SUMMIT, MO

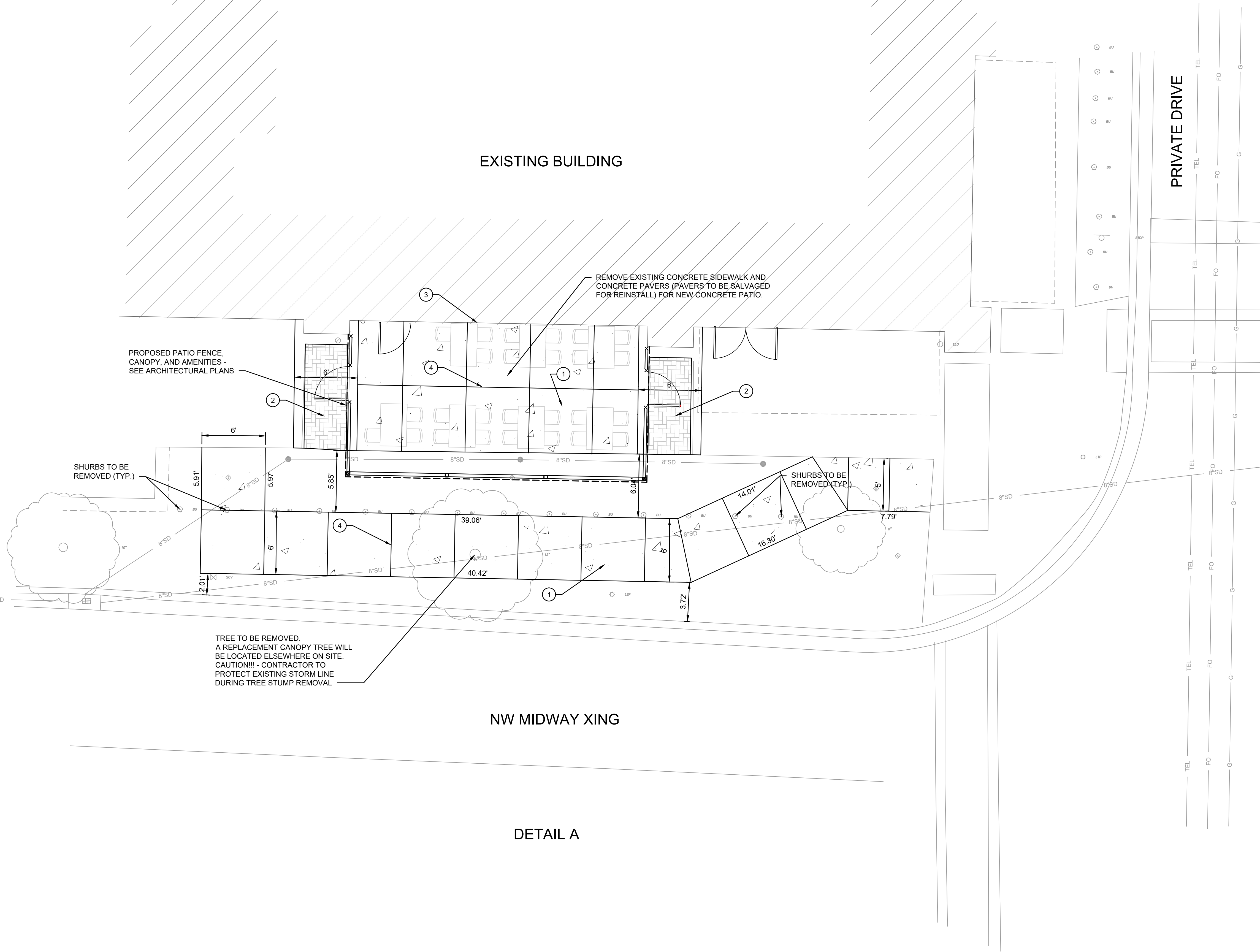
drawn by: _____ JMA
designed by: _____ JMA
project no.: _____ 025-01325
date: _____ 05.21.2025

SHEET
C1.00

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DATE: May 21, 2025 3:55pm USER: jalm1aff



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT- OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.



SITE PLAN NOTES

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2. INSTALLED PAVEMENT SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS. INSTALLED CURB & GUTTER SHALL MATCH EXISTING CURB & GUTTER IN SIZE AND TYPE OR CONTRACTOR SHALL INCLUDE A TRANSITION FROM NEW TO EXISTING OF NO LESS THAN 5' AS MEASURED ALONG BACK OF CURB.
3. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.
4. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEER INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
5. CONTRACTOR TO REMOVE ALL PAVERS, REPAIR AND LEVEL OUT UNSTABLE SUBGRADE, AND RESET PAVERS PER DETAIL TO BE FLUSH WITH ADJACENT SIDEWALK. ANY DAMAGED PAVERS SHALL BE REPLACED LIKE AND KIND.
6. UNLESS OTHERWISE NOTED ON THE GRADING PLAN WITH SPECIFIC GRADES, CONTRACTOR SHALL REPLACE BACK CONCRETE SIDEWALK AND RAMPS TO MATCH EXISTING GRADES AND/OR ADJACENT CONCRETE SURFACES. ALL WORK SHALL COMPLY WITH CITY OF LEE'S SUMMIT AND ADA CRITERIA. CONTACT ENGINEER IF THIS CRITERIA CANNOT BE MET PRIOR TO PLACEMENT OF CONCRETE.

LEGEND

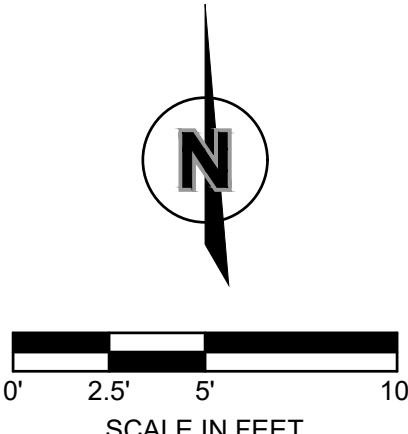
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- PROPOSED PATIO FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELECOMM
- EXISTING UNDERGROUND FIBER OPTICS
- EXISTING STORM SEWER

KEYNOTES

1. CONSTRUCT CONCRETE PAVING; REF: C3.00
2. CONSTRUCT CONCRETE PAVERS, CONCRETE PAVER PATTERN SHALL BE 90° HERRINGBONE PATTERN; REF: C3.00
3. EXPANSION JOINT; REF: C3.00
4. CONTROL JOINT; REF: C3.00

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05/27/2025

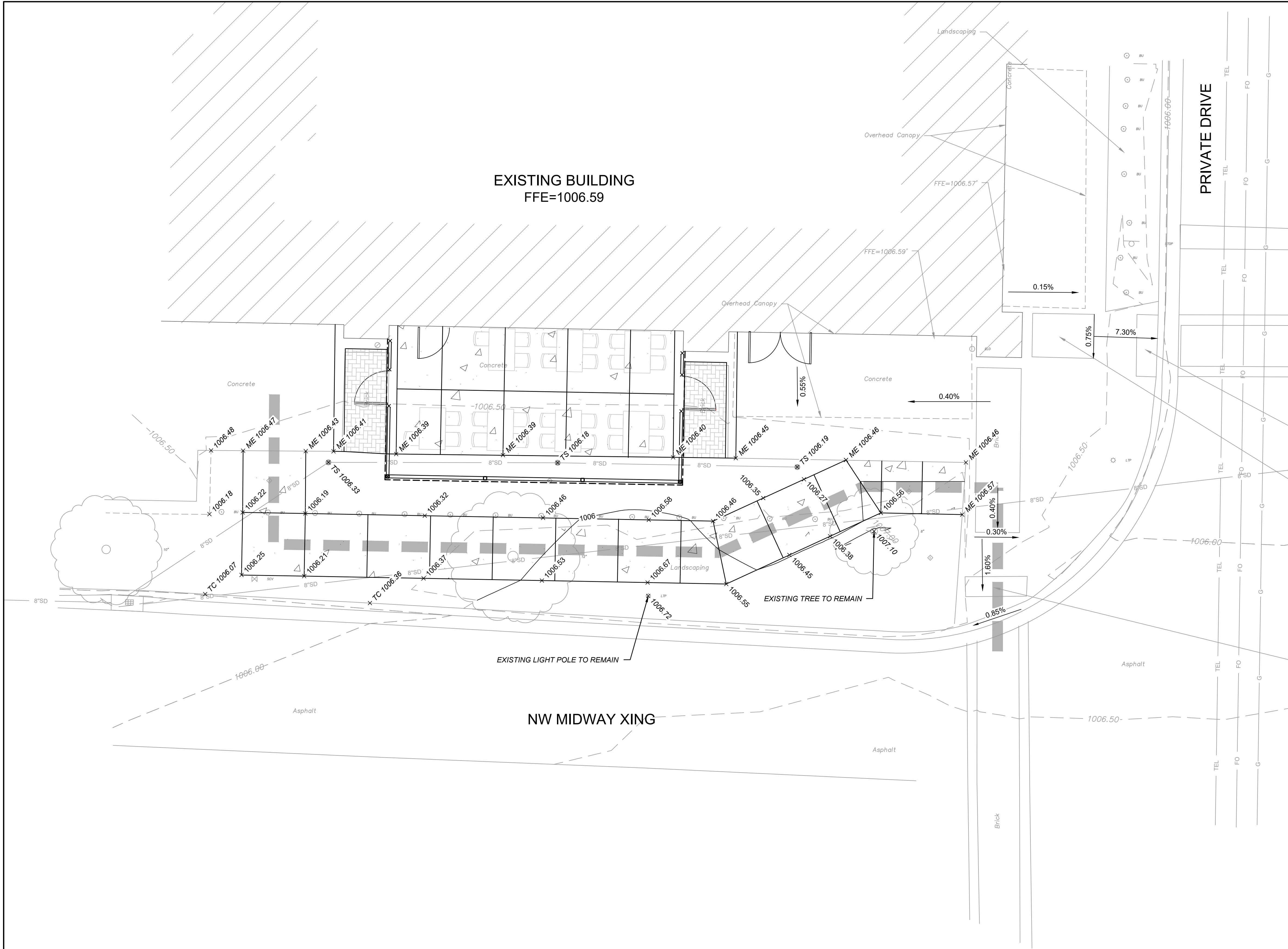


drawn by: _____ JMA		2025	REVISIONS
designed by: _____ JMA			
project no.: _____ 025-01325			
date: _____ 05-21-2025			
SHEET C1.01			
SITE PLAN PATIO IMPROVEMENTS			
ANCHO & AGAVE 860-A NW BLUE PARKWAY			
LEE'S SUMMIT, MO			

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DATE: May 21, 2025 3:56pm USER: jalm1aff



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT- OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.



GRADING PLAN NOTES

1. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE, SURFACE OF PAVEMENT, TOP OF CURBS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT PAVEMENT DEPTH FROM ELEVATIONS SHOWN.
2. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
3. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
4. SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED. (SEE LEGEND)

LEGEND

- EXISTING GRADE CONTOUR (MAJOR)
- EXISTING GRADE CONTOUR (MINOR)
- FINISH GRADE CONTOUR (MAJOR)
- FINISH GRADE CONTOUR (MINOR)
- PROPOSED PATIO FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELECOMM
- EXISTING UNDERGROUND FIBER OPTICS
- EXISTING STORM SEWER
- PROPOSED ADA ROUTE

SPOT ELEVATION LEGEND:

ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF CURB ELEVATION.
TP TOP OF PAVEMENT
TC TOP OF CURB
FG FINISHED GRADE WITHIN GREENSPACE
TS TOP OF STRUCTURE
FC CURB DEPRESSED TO BE FLUSH WITH ADJACENT PAVEMENT
HP HIGH POINT
LP LOW POINT
ME MATCH EXISTING
FFE FINISH FLOOR ELEVATION AT TOP OF SLAB

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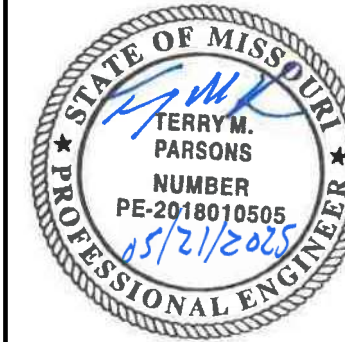
Development Services Department
Lee's Summit, Missouri
05/27/2025



0' 2.5' 5' 10'
SCALE IN FEET

olsson

7301 West 133rd Street
Suite 200
Overland Park, KS 66213
olsson.com
TEL 913.381.1170
FAX 913.381.1174
Olsson - Engineering
Missouri COA #001592



BY		DESCRIPTION		DATE		REV. NO.	

GRADING PLAN		PATIO IMPROVEMENTS		2025	
		ANCHO & AGAVE			
		860-A NW BLUE PARKWAY			
		LEE'S SUMMIT, MO			

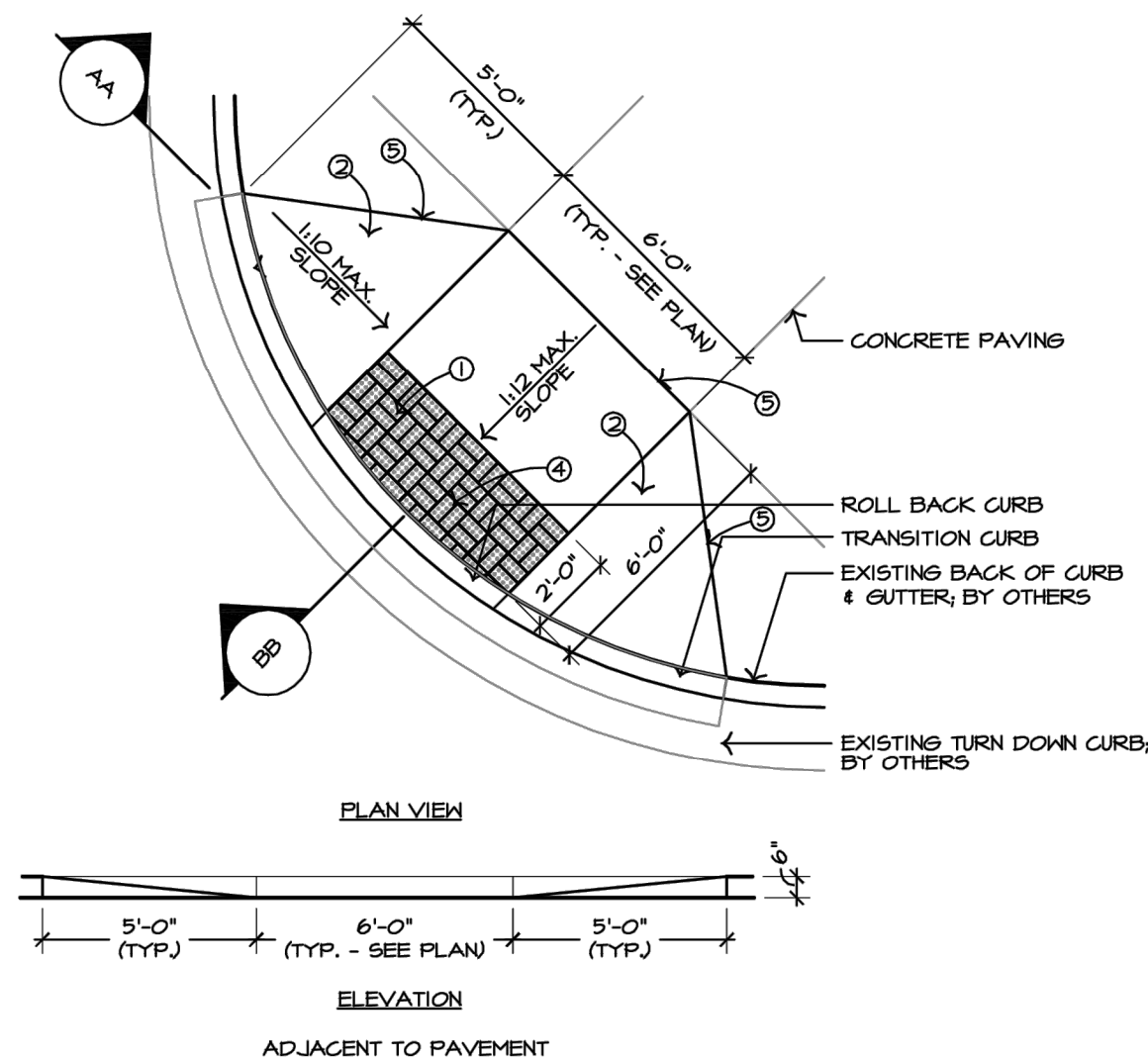
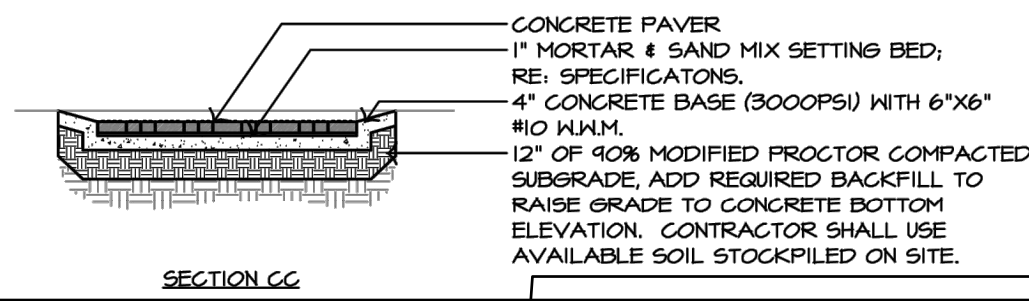
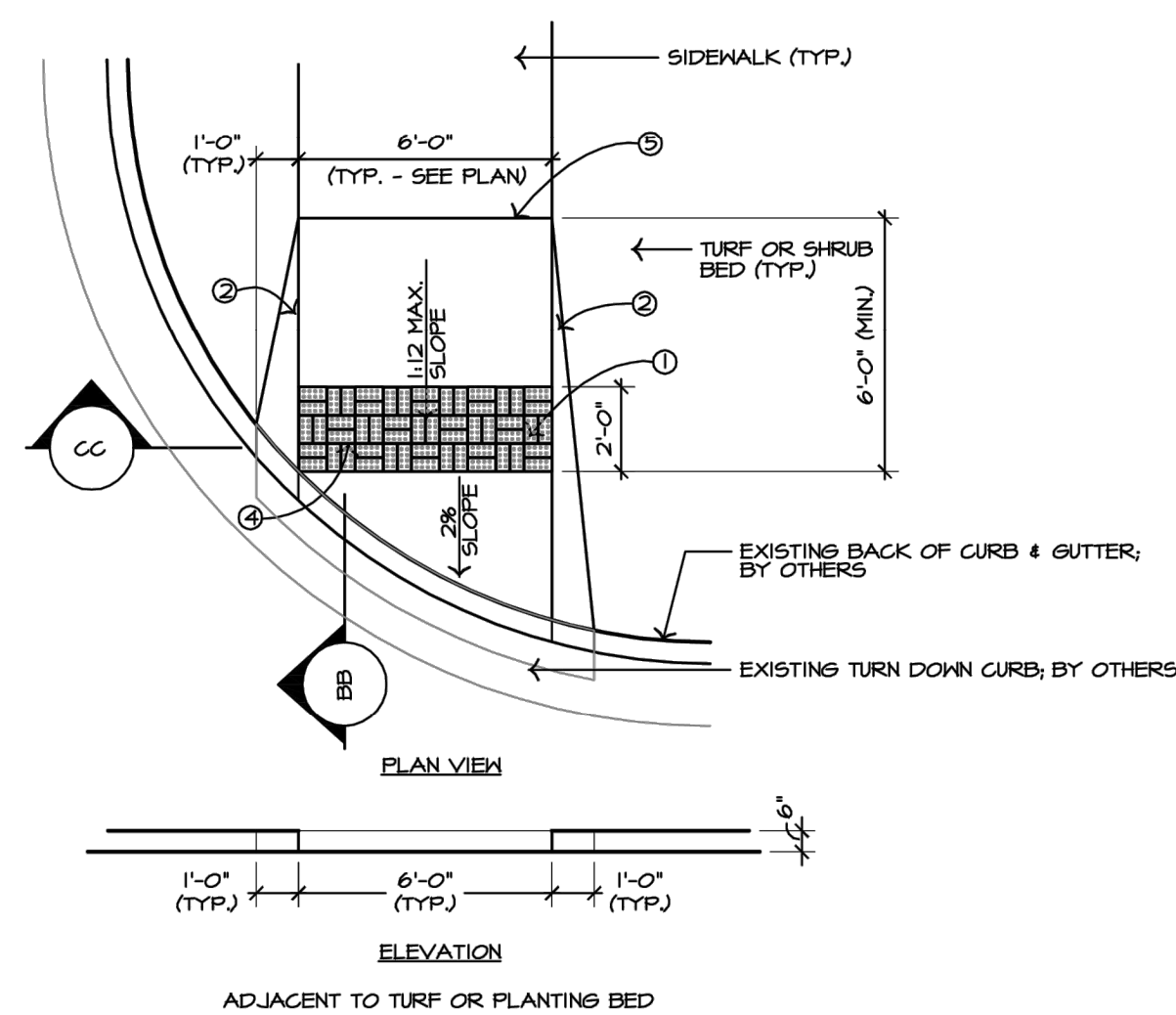
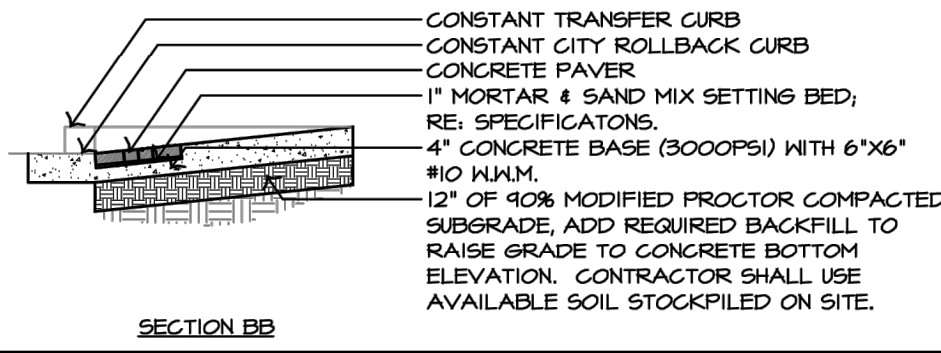
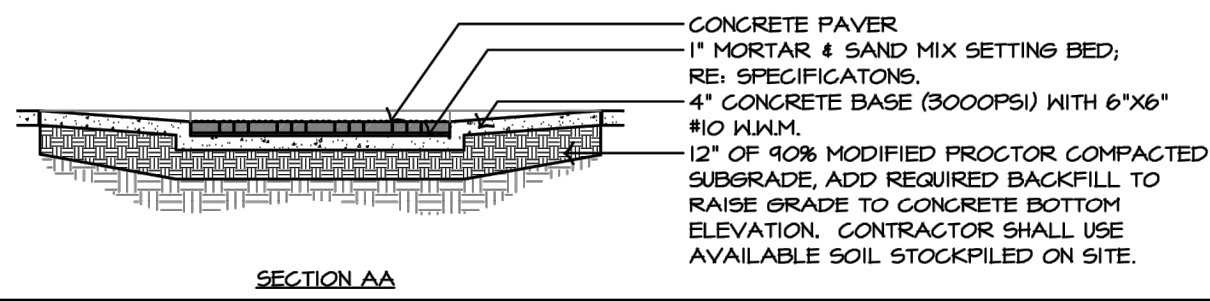
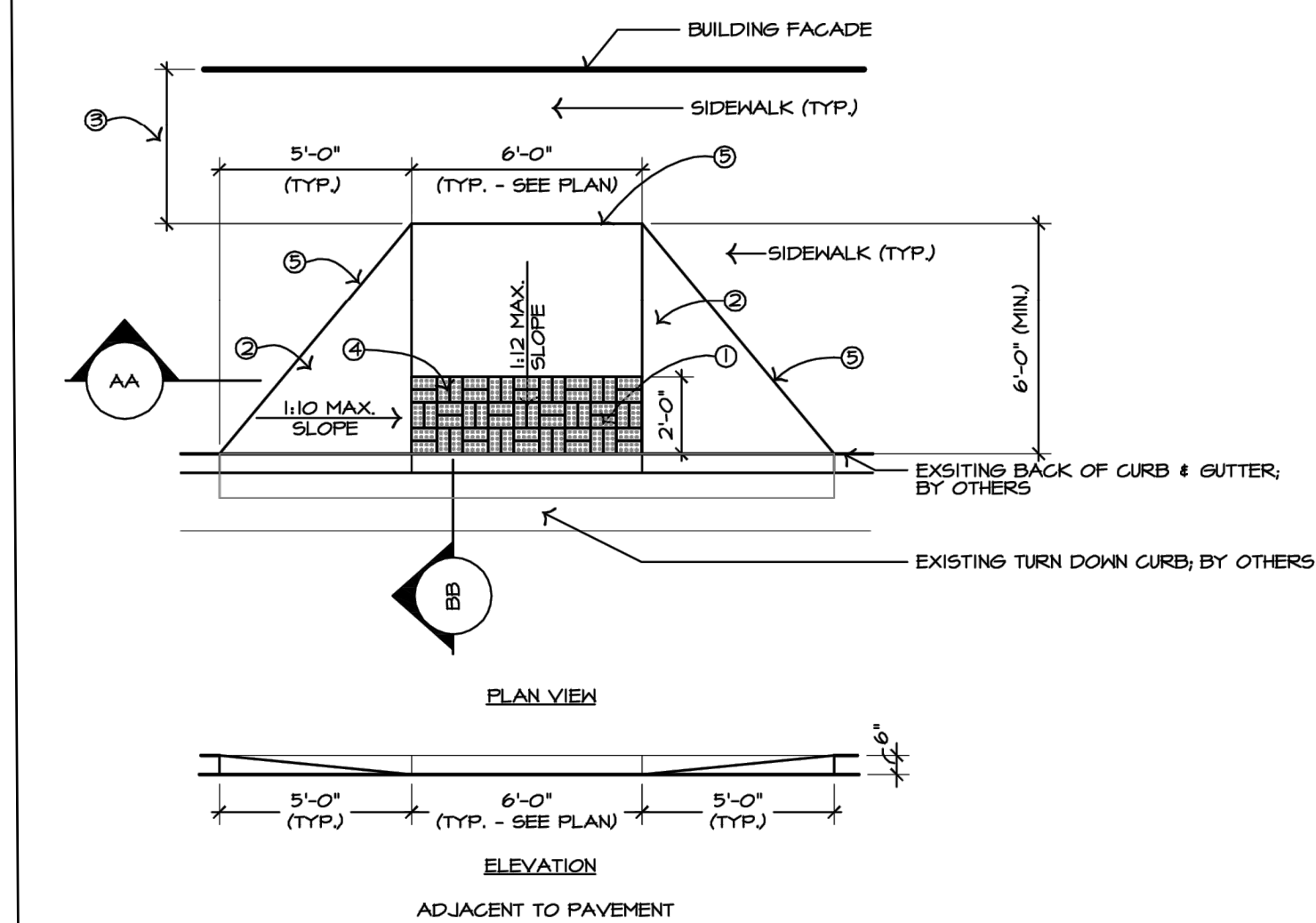
drawn by: JMA
designed by: JMA
project no.: 025-01325
date: 05.21.2025

SHEET
C2.00

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DATE: May 21, 2025 3:56pm USER: jalm1aff



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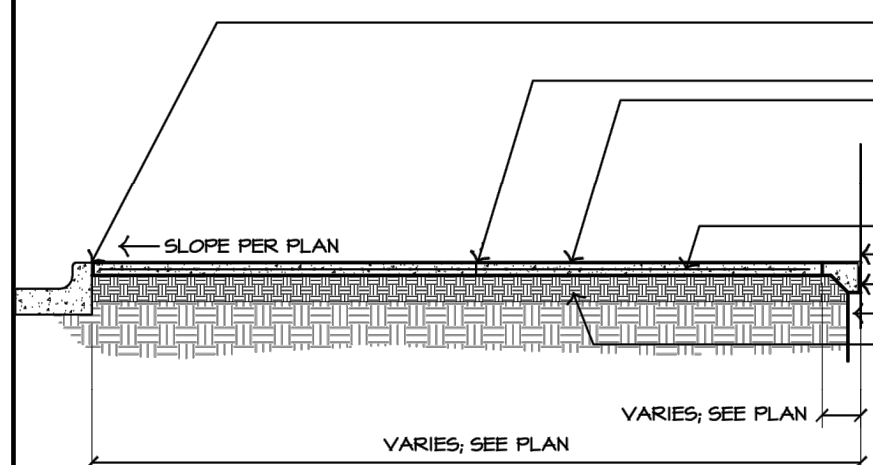
STANDARD DETAILS
PATIO IMPROVEMENTS

ANCHOR & AGAVE
860-A NW BLUE PARKWAY

LEE'S SUMMIT, MO

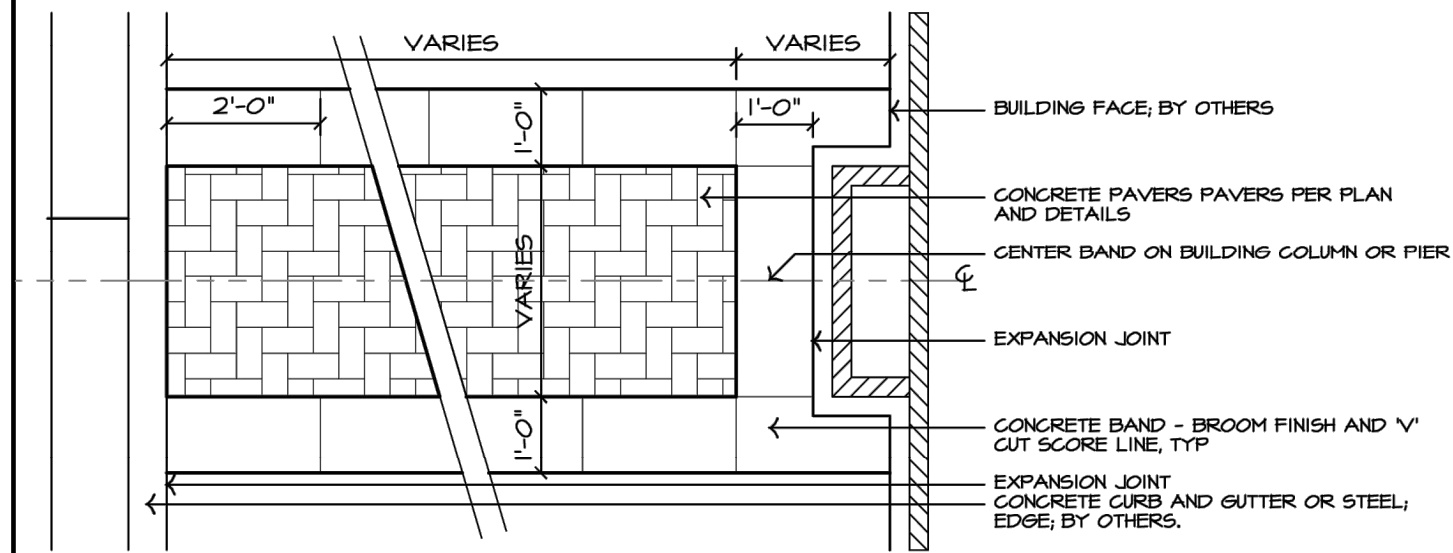
drawn by: JMA
designed by: JMA
project no.: 025-01325
date: 05.21.2025

SHEET
C3.00



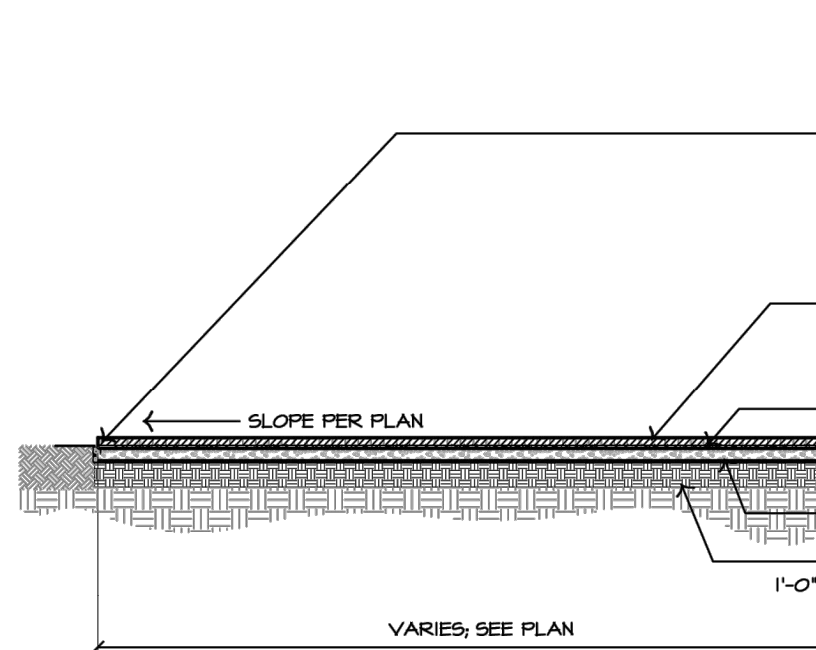
CONCRETE PAVING TYPICAL

SCALE: N.T.S.



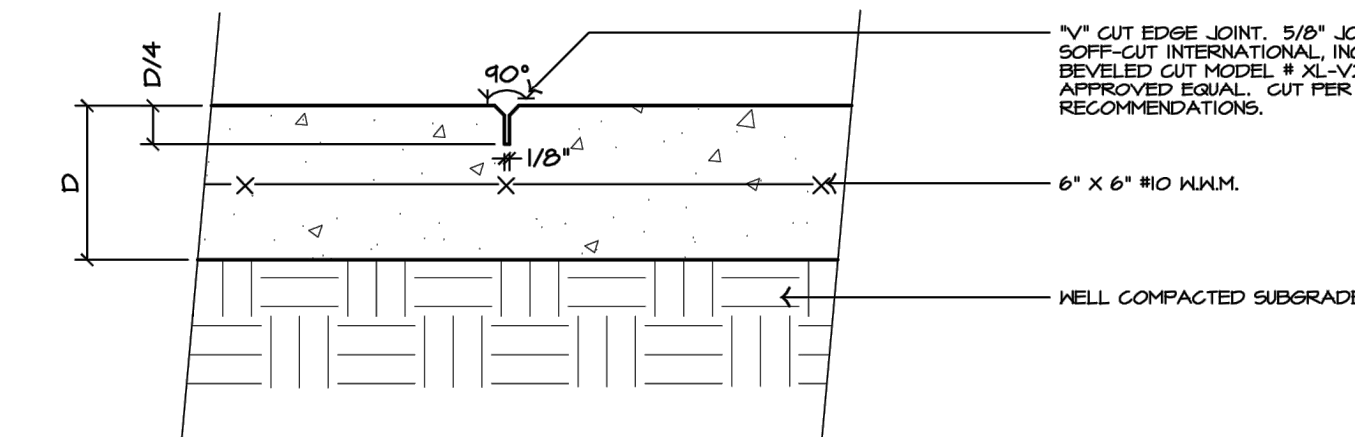
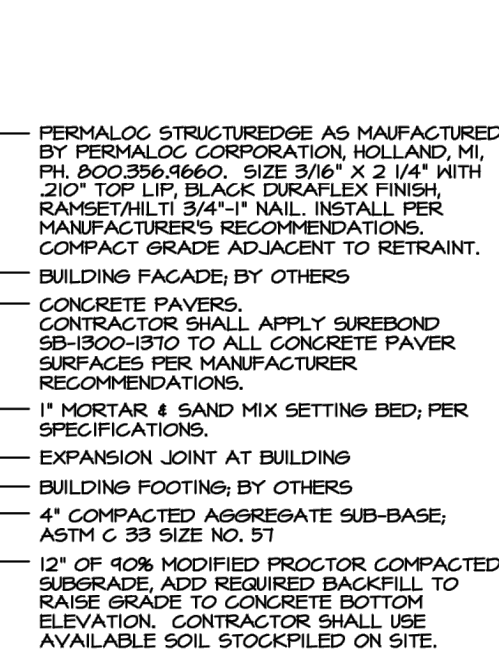
CONCRETE PAVER LAYOUT TYPICAL

SCALE: N.T.S.

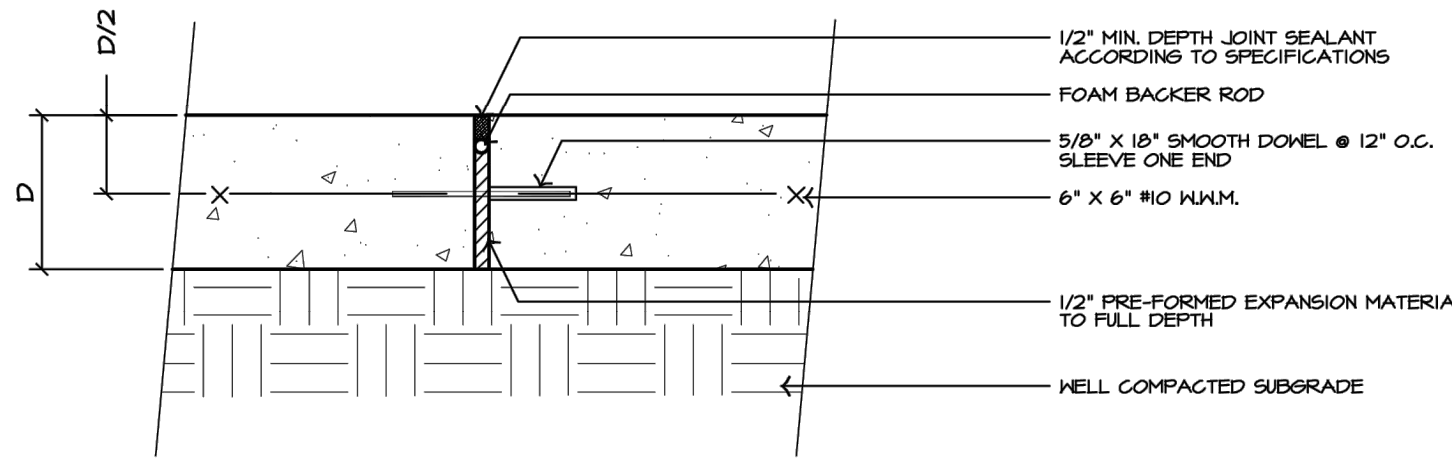


CONCRETE PAVER STEEL EDGE TYPICAL

SCALE: N.T.S.



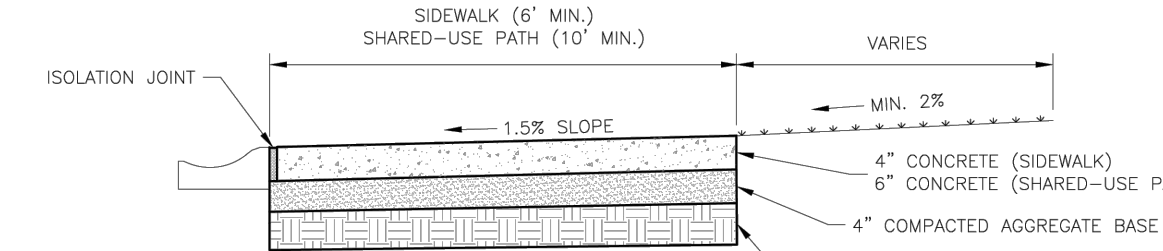
CONTROL JOINT DETAIL - CONCRETE PAVEMENT AREAS



EXPANSION JOINT DETAIL

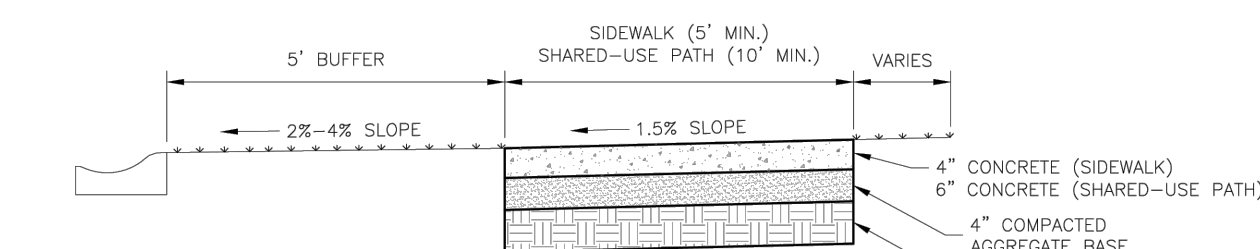
CONCRETE JOINTS TYPICAL

SCALE: N.T.S.



SIDEWALK/SHARED-USE PATH WITHOUT BUFFER

NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITH BUFFER

NOT TO SCALE

GENERAL NOTES:

1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KOMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME. WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64663

SIDEWALK/SHARED-USE PATH DETAIL

Date: 08/2023

Drawn By: MIF

Checked By: DL

GEN-2

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

05/27/2025

REVISIONS

2025

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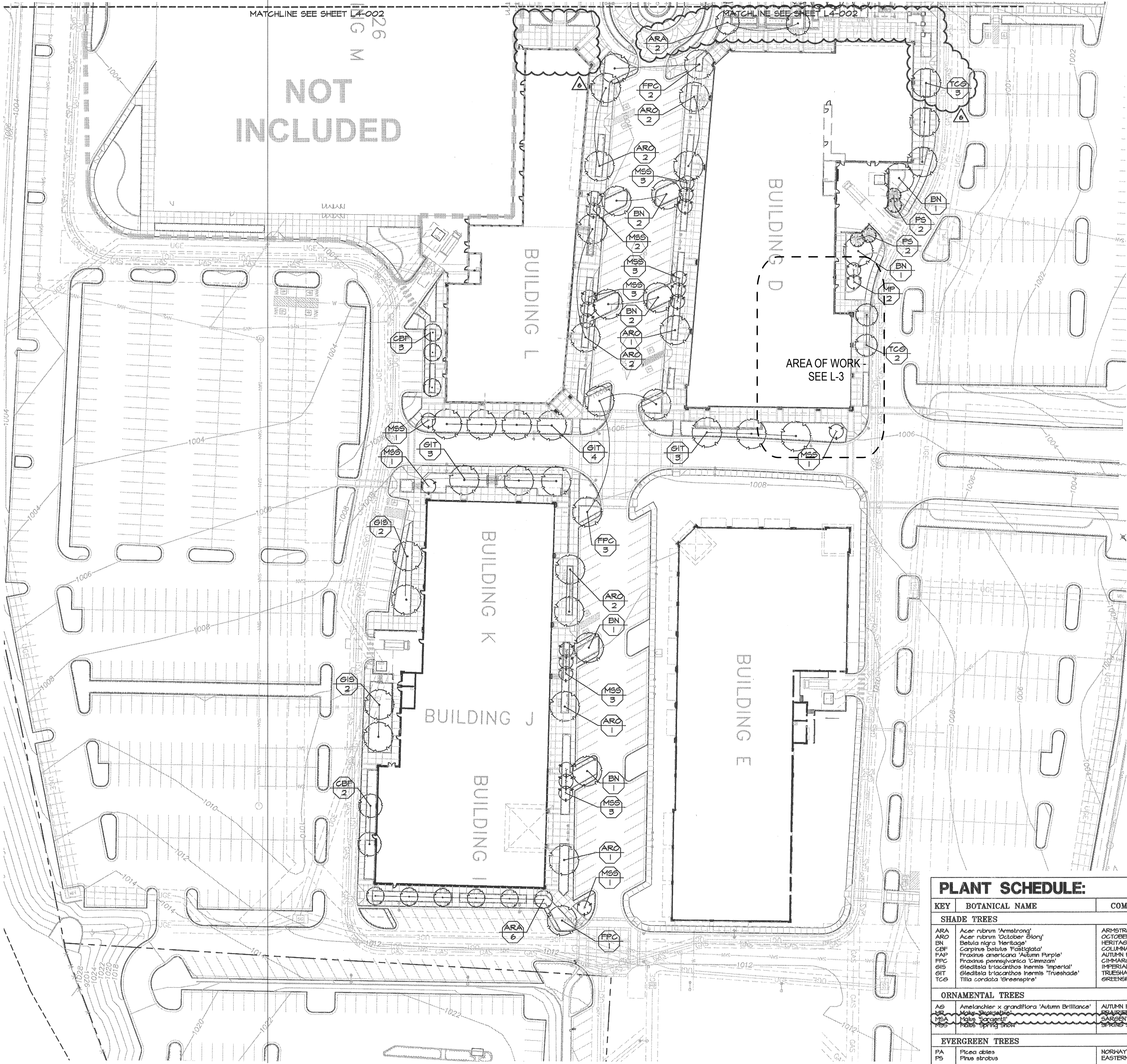
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PLAN NOTES:

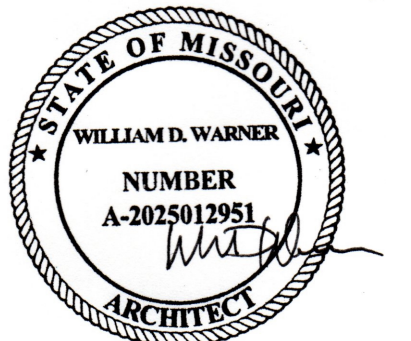
- AREA TO BE SOODED WITH TURF-TYPE FESCUE SOD;
RE: SPECIFICATIONS.
- LANDSCAPE PLANTING BED; RE: L4-010
- STEEL EDGING; RE: 5A.4-010
- STREET SIGN, BY OTHERS
- ANNUAL PLANTINGS, ANNUAL BEDS TO BE PLANTED WITH FALL
SEASON ANNUALS TO INCLUDE: CALENDULA, CHRYSANTHEMUMS,
DIANTHUS AND PANSIES.
- AREA TO BE SEEDED WITH TURF-TYPE FESCUE SOD
RE: SPECIFICATIONS



PLANT SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
SHADE TREES					
ARA	Acer rubrum 'Armstrong'	ARMSTRONG RED MAPLE	3" CAL.	B 4 B	N/A
ARO	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	3" CAL.	B 4 B	N/A
BN	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH	3" CAL.	B 4 B	N/A
CBF	Carpinus betulus 'Fastigiata'	COLUMNAR HORNBEAM	3" CAL.	B 4 B	N/A
FAP	Fraxinus americana 'Autumn Purple'	AUTUMN PURPLE WHITE ASH	3" CAL.	B 4 B	N/A
FPC	Fraxinus pennsylvanica 'Cinnamon'	CINNAMON GREEN ASH	3" CAL.	B 4 B	N/A
GIB	Gleditsia triacanthos 'Imperial'	IMPERIAL HONEYLOCUST	3" CAL.	B 4 B	N/A
TCD	Tilia cordata 'Virensperle'	GREENSPICE LITTLELEAF LINDEN	3" CAL.	B 4 B	N/A
ORNAMENTAL TREES					
AG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	3" CAL.	B 4 B	CLUMP
ME	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	3" CAL.	B 4 B	N/A
MSB	Malus 'Sargant'	SARGANT CRABAPPLE	3" CAL.	B 4 B	N/A
EVERGREEN TREES					
PA	Picea abies	NORWAY SPRUCE	6" HT. MIN.	B 4 B	N/A
PS	Pinus strobus	EASTERN WHITE PINE	6" HT. MIN.	B 4 B	N/A

1 EXISTING LANDSCAPE PLAN - OVERSTORY



DATE: 04.25.2025
EXPIRATION DATE: 12.31.2025

ANCHO
&
AGAVE

SUMMIT FAIR SHOPPING CENTER
D-BUILDING
860 A NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086

ARCHITECTS
ARCHITECTURE
INTERIORS
PLANNING

3711 N. Ravenswood
Suite 104
Chicago Illinois 60613
p 773.477.9009
f 773.477.6888
www.carrwarner.com

EXISTING LANDSCAPE
PLAN

JOB NO:
ANCHO -
SUMMIT FAIR
DATE:
04.25.2025

SHEET NO:
L-1

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Lee's Summit, Missouri

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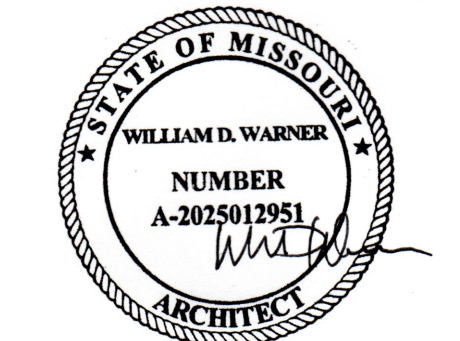
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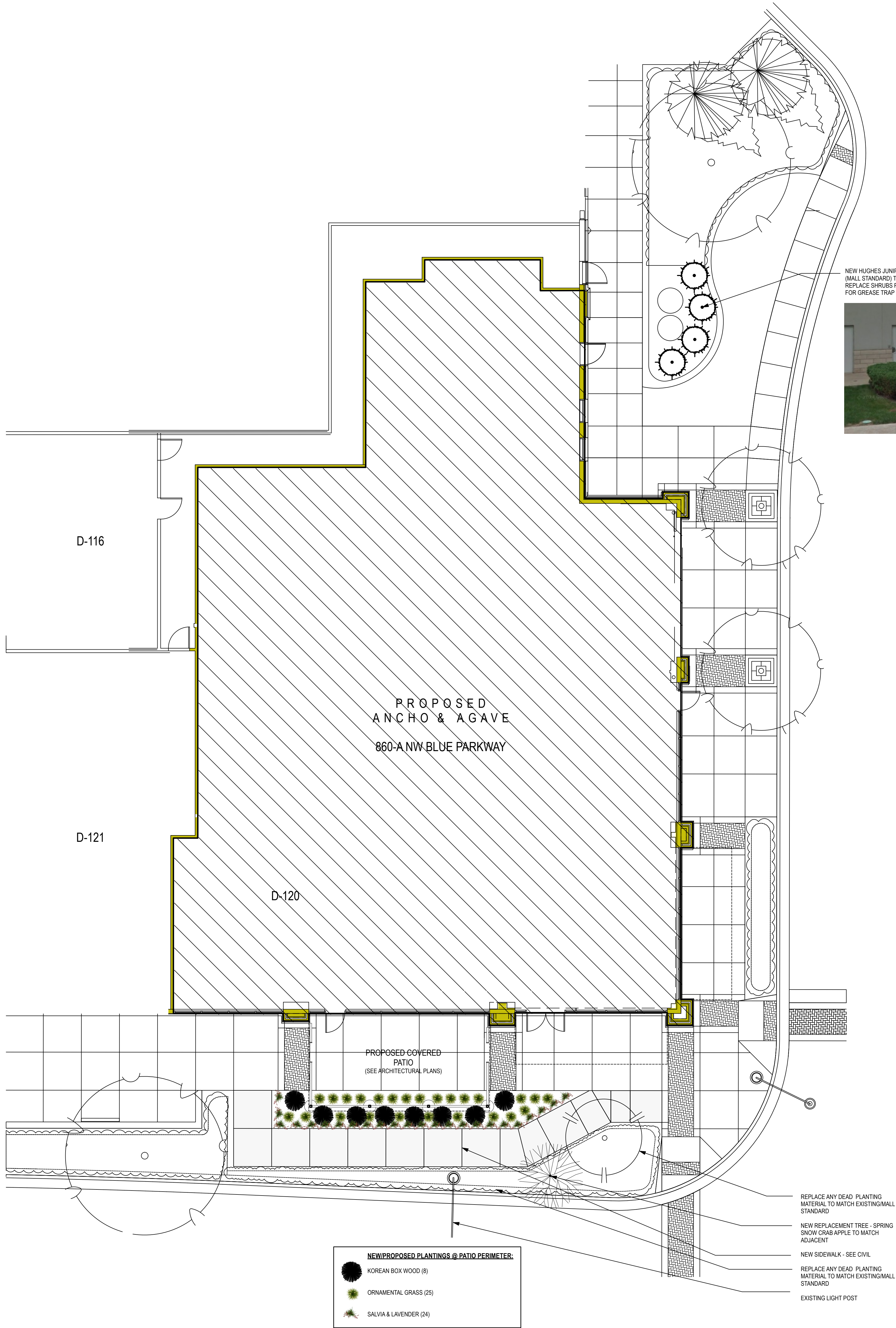
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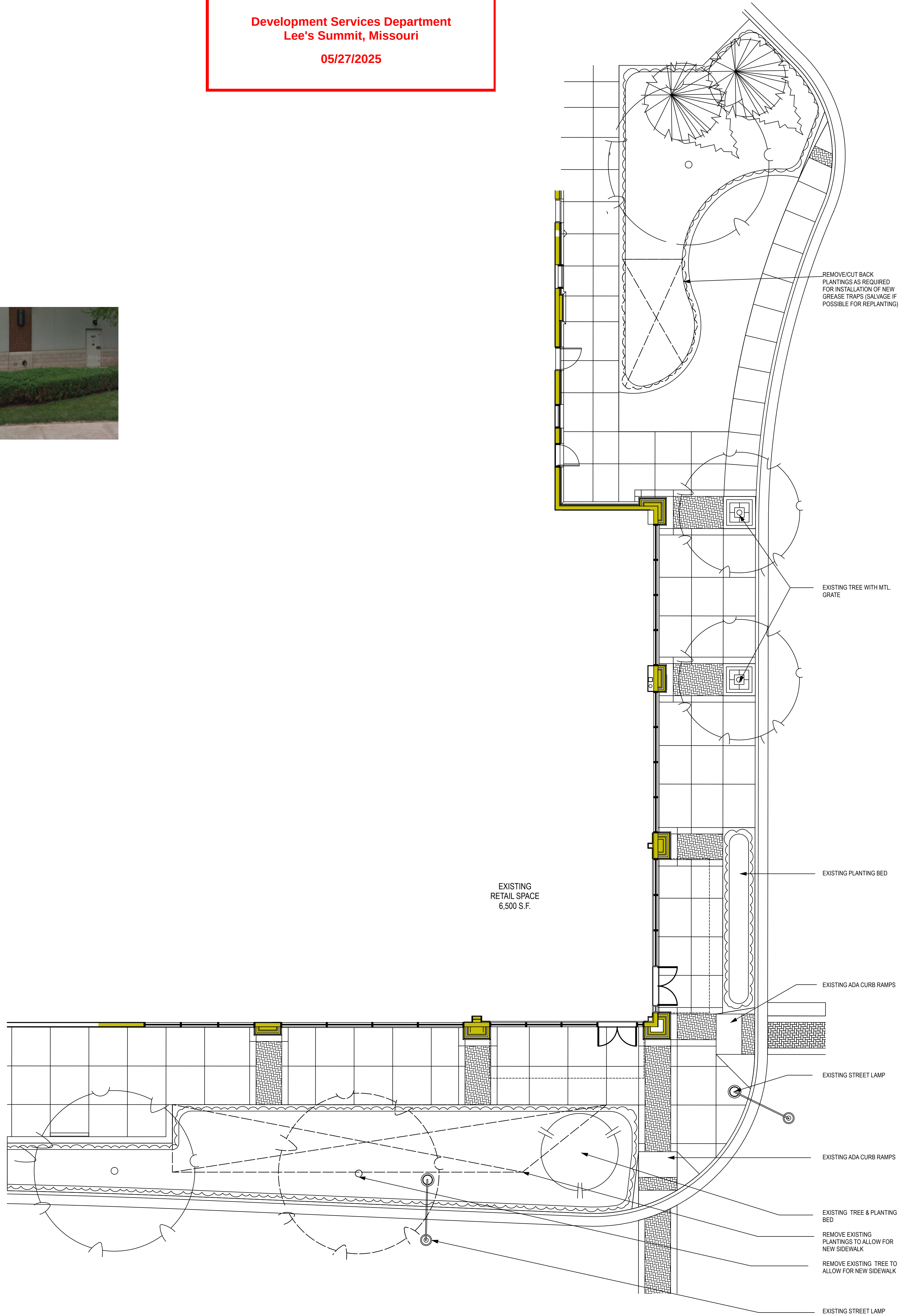
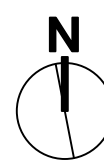
LANDSCAPE PLAN

JOB NO:
ANCHO -
SUMMIT FAIR
DATE:
04.25.2025

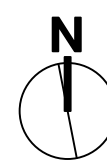
SHEET NO:
L-3



B PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"



A EXISTING/DEMO LANDSCAPE PLAN
1/8" = 1'-0"



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ANCHO & AGAVE - EXTERIOR RENDERINGS - 1/8"=1'-0"
LEE SUMMIT, MO APRIL 18, 2025

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As Issued on Plan Review
Development Services Department
Lee's Summit, Missouri
05/27/2025



AFTER - EAST ELEVATION - 1/8"=1'-0"

EAST ELEVATION EXTERIOR UPDATES:

1. NEW STOREFRONT - COLOR: BLACK (SAME AS EXISTING)
2. RELOCATE ENTRY DOORS - COLOR: BLACK
3. UPDATE SIGNAGE - COLOR: YELLOW
4. PAINT STEEL AWNINGS - COLOR: SW 6258 BLACK
5. INSTALL MARQUEE LIGHTS UNDER STEEL AWNING - COLOR: BLACK
6. INSTALL JAMES HARDIE BOARD ABOVE AWNING - COLOR: CW -685 AMBER SLATE (DARK GREY)
7. UPDATE ALL EXTERIOR WALL SCONCES - COLOR: YELLOW
8. INSTALL STAR LIGHTS - SILVER AT ENTRY (1) AND BLACK AT EXISTING STONE
9. REMOVE EXISTING FABRIC AWNINGS
10. ADD WALL INFILL FOR MURAL - COLORS: WHITE & GREYS
11. EXISTING BRICK TO REMAIN - NO CHANGES
12. EXISTING STONE TO REMAIN - NO CHANGES
13. EXISTING EIFS TO REMAIN - NO CHANGES



BEFORE - EAST ELEVATION

ANCHO & AGAVE - EXTERIOR RENDERINGS - 1/8"=1'-0"
LEE SUMMIT, MO APRIL 18, 2025

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05/27/2025



AFTER - SOUTH ELEVATION 1/8"=1'-0"

SOUTH ELEVATION UPDATES:

1. NEW STOREFRONT - COLOR: BLACK (SAME AS EXISTING)
2. RELOCATE ENTRY DOORS - COLOR: BLACK
3. ADD NEW EXIT DOOR AT PATIO - COLOR: BLACK
4. UPDATE SIGNAGE - COLOR: YELLOW
5. PAINT STEEL AWNINGS - COLOR: SW 6258 BLACK
6. INSTALL MARQUEE LIGHTS UNDER STEEL AWNING - COLOR: BLACK
7. INSTALL JAMES HARDIE BOARD ABOVE AWNING - COLOR: CW -685 AMBER SLATE (DARK GREY)
8. UPDATE ALL EXTERIOR WALL SCONCES - COLOR: YELLOW
9. INSTALL STAR LIGHTS - SILVER AT ENTRY (1) AND BLACK AT EXISTING STONE
10. REMOVE EXISTING FABRIC AWNINGS
11. ADD SHED ROOF OVER PATIO SEATING - COLOR: CHARCOAL GREY
12. NEW PATIO AND PATIO FENCE WITH GATES - COLOR: SW 6258 BLACK
13. RELOCATED SIDE WALK AROUND NEW PATIO
14. UPDATE LANDSCAPE BEDS IN FRONT OF NEW PATIO, INCLUDES NEW TREE
15. EXISTING BRICK TO REMAIN - NO CHANGES
16. EXISTING STONE TO REMAIN - NO CHANGES
17. EXISTING EIFS TO REMAIN - NO CHANGES



BEFORE - SOUTH ELEVATION

LANDSCAPE NOTES
& SELECTIONS



SPRING SNOW CRABAPPLE TREE



KOREAN BOXWOOD



ORNAMENTAL GRASSES

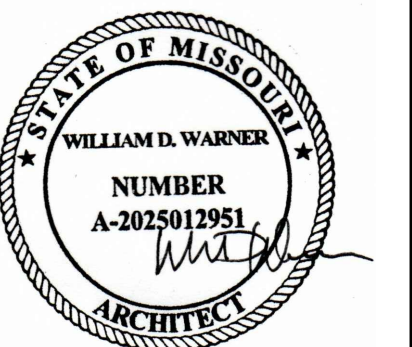


SALVIA

EXISTING SHRUBS (YEW'S)
REMOVED:
REPLACED WITH KOREAN
BOXWOODS,
ORNAMENTAL GRASSES &
SALVIA

TREE REMOVED AND
REPLACED WITH
SPRING SNOW CRABAPPLE
TREE, SAME AS MALL
STANDARD

RED BUBBLED AREA
INDICATES AREA OF WORK



DATE: 05/14/2025
EXP. DATE: 12/31/2028

ANCHO
&
AGAVE

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860-A NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086

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RENDERINGS

JOB NO: ANCHO - SUMMIT FAIR DATE: 05.14.2025	SHEET NO:
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