

# 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.

2. 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.

4. THE ELECTRICAL CONTRACTOR SHALL INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS SHOWN ON THE PROJECT DRAWINGS AND AS REQUIRED BY THE LOCAL

INTERIOR FINISHES SHALL NOT EXCEED CLASS A, 0-25 FLAME SPREAD, 200 SMOKE.

6. 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.

8. 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.

10. WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. DO NOT SCALE DRAWINGS.

11. GENERAL CONTRACTORS AND SUBCONTRACORS 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 OCCUPATIONAL 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.

12. THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL COMPLETELY HOOKUP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES.

13. ALL WINDOW GLASS, MIRRORS, FLOORS AND WALL TILE SHALL BE CLEANED AND WASHED UPON COMPLETION OF THE PROJECT BY THE GENERAL CONTRACTOR

14. THE PREMISES SHALL BE KEPT IN A BROOM SWEPT 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.

15. 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.

16. ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCE . PRESERVE MAXIMUM HEAD ROOM AND AVOID OMISSIONS.

17. 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.

18. 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

19. 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.

20. ALL SUB-CONTRACTORS SHALL PROVIDE FIRE-STOPPING EQUAL IN RATING TO THE FLOOR/CELING AND WALL ASSEMBLIES THROUGH WHICH PENETRATIONS ARE MADE. THE GENERAL CONTRACTOR SHALL ENSURE FIRE-STOPPING IS INCLUDED IN ALL SUB CONTRACTORS SCOPE OF WORK

T1.0 TITLE SHEET - DRAWING INDEX, PROJECT LOCATION

C1.00 CIVIL - SITE PLAN C2.00 CIVIL - GRADING PLAN

C3.00 CIVIL - DETAIL SHEET

L.1 LANDSCAPE PLAN - EXISTING OVERSTORY

L.2 LANDSCAPE PLAN -EXISTING UNDERSTORY

L.3 LANDSCAPE PLAN - PROPOSED

G0.1 GENERAL REQUIREMENTS & NOTES G0.2 SPECIFICATIONS

A0.0 ABBREVIATION AND SYMBOLS

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

ANCHO & AGAVE

SUMMIT FAIR SHOPPING CENTER

D-BUILDING

860-A NW BLUE PARKWAY

LEE'S SUMMIT, MO 64086

(PREVIOUS TENANT 'BEAUTY BRANDS')

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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S2.1 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

M1.1 MECHANICAL NOTES, SYMBOLS, & SCHEDULES

M1.2 MECHANICAL NOTES, SYMBOLS, & SCHEDULES

M2.0 MECHANICAL DEMO FLOOR PLANS

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

M4.8 'CAPTIVE AIRE' DRAWINGS

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 M5.3 MECHANICAL SPECIFICATIONS P1.1 PLUMBING NOTES AND SYMBOLS

P2.1 PLUMBING UNDER SLAB PLAN - WASTE P2.4 PLUMBING FLOOR PLAN - WATER & VENT

P3.1 PLUMBING SCHEDULES

P4.1 PLUMBING ISOMETRICS - WASTE AND VENT

P4.2 PLUMBING ISOMETRICS - WATER P5.1 PLUMBING DETAILS

P5.2 PLUMBING DETAILS P6.1 PLUMBING SPECIFICATIONS

P6.2 PLUMBING SPECIFICATIONS

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

RELEASED FOR CONSTRUCTION

As Noted on Plan Review

**Development Services Department** Lee's Summit, Missouri

05/27/2025

PROJECT TEAM:

ONE EAST WASHINGTON STREET, #300

PHOENIX, AZ 85004

(480) 556-7732 DUSTIN CLEVELAND DCleveland@reddevelopment.com

TENANT/APPLICANT:

OWNER/LANDLORD:

ARCHITECT:

**DESIGNER:** 

PROJECT CONTACT

**CIVIL ENGINEER:** 

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(309) 664-2148 #211

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CARR WARNER ARCHITECTS, LTD.

3711 N. RAVENSWOOD, #104 CHICAGO, IL 60613

(773) 477-9009 RICHARD CARR rick@carrwarner.com

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OLSSON ENGINEERING 7301 WEST 133rd, STREET, STE #200

**OVERLAND PARK, KS 66213** 

(913) 381-1170

BRAD SONNER bsonner@olsson **LUKE MOORE** 

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(847) 749-0923 NATHAN SCHUETTE nathan@soundstructures.net

**ELECTRICAL ENGINEER:** 

STRUCTURAL ENGINEER:

DICKERSON ENGINEERING, INC. 3343 N. RIDGE AVENUE

ARLINGTON HEIGHTS, IL 60004 (847) 966-0290 STEPHAN BARNARD steve.barnard@dei-pe.com

MP + FP ENGINEER:

WCW ENGINEERS, INC. 760 CREEL DRIVE WOOD DALE, IL 60191

(630) 595-8800

MATT ZOOK

KALEO PEDRINA

KITCHEN CONSULTANT:

ADE RESTAURANT SERVICES, INC. **471 SOUTH IRMEN DRIVE** 

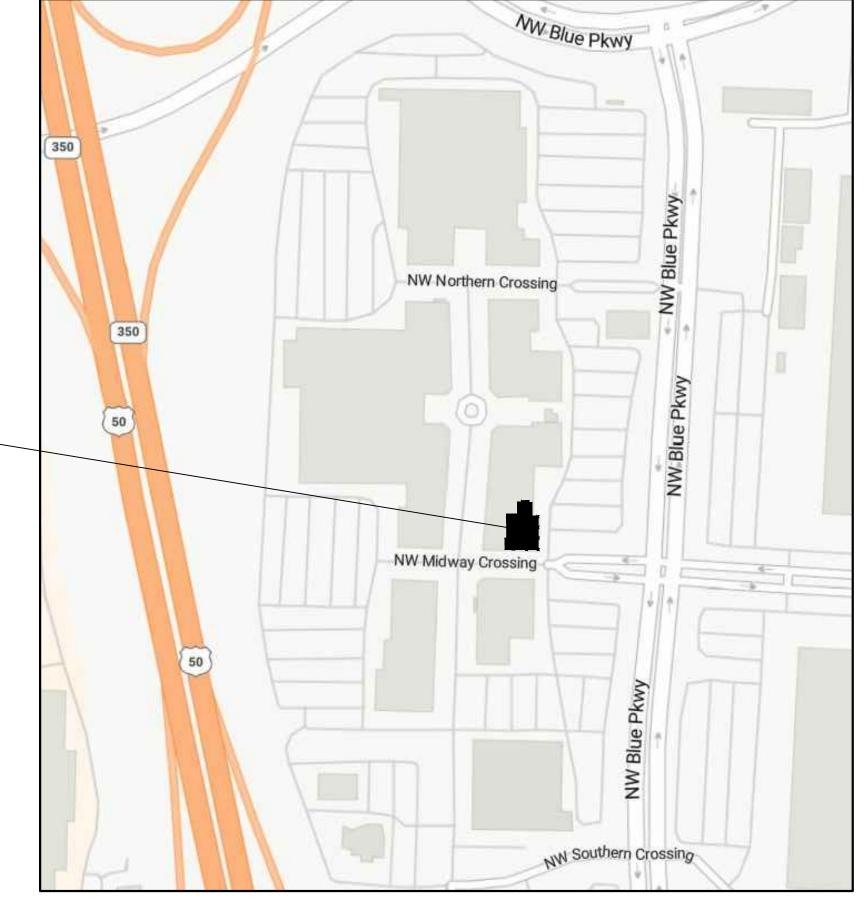
SUNG KWON sung.kwon@wcwengineers.com

(630) 628-0811 STEVE SCHOOP sschoop@adefoodservice.com **ROB THOMPSON** 

ADDISON, IL 60101

PRCOM20251690

## PROJECT LOCATION/SITE:



PROJECT LOCATION PLAN

PERMIT REVISION #1

IND OTHER PROPERTY RIGHTS IN THESE PLANS. THE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR E THEY TO BE ASSIGNED TO ANY THIRD PARTY, THOUT FIRST OBTAINING THE EXPRESSED WRITTEN RMISSION AND CONSENT OF CARR WARNER

ZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNE ND ARCHITECT ASSUME NO RESPONSIBILITY FOR US FINCORRECT SCALE.

DO NOT SCALE DRAWINGS

OR DESIGN INTENT AND HEREBY CERTIFY THAT THE CONFORM IN ALL RESPECTS TO MY DESIGN CRITERIA

NO DATE DESCRIPTION 04.25.25 | ISSUE FOR PERMIT

05.14.25 | PERMIT REVISION #1

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

are prepared by me or under my supervision and to the best of my professional knowledge and belie conform to the City of Lee's Summit Building Codes and NUNDUM

I hereby certify that these drawings

Exp. Date: 12-31-2025 WILLIAM D. WARNER NUMBER A-2025012951

WILLIAM D. WARNER

Aissouri License No. A-202501295

ANCHO AGAVE SUMMIT FAIR SHOPPING CENTER D-BUILDING

860-A NW BLUE PARKWAY

LEE'S SUMMIT, MO 64086

12/31/2025

EXP. DATE:

**ARCHITECTS** ARCHITECTUR PLANNING 3711 N. RAVENSWOO

www.carrwarner.co

p 773.477.900

CHICAGO, ILLINOIS 6061

SITE PLAN, PROJECT INFORMATION SUMMIT FAIR

TITLE SHEET:

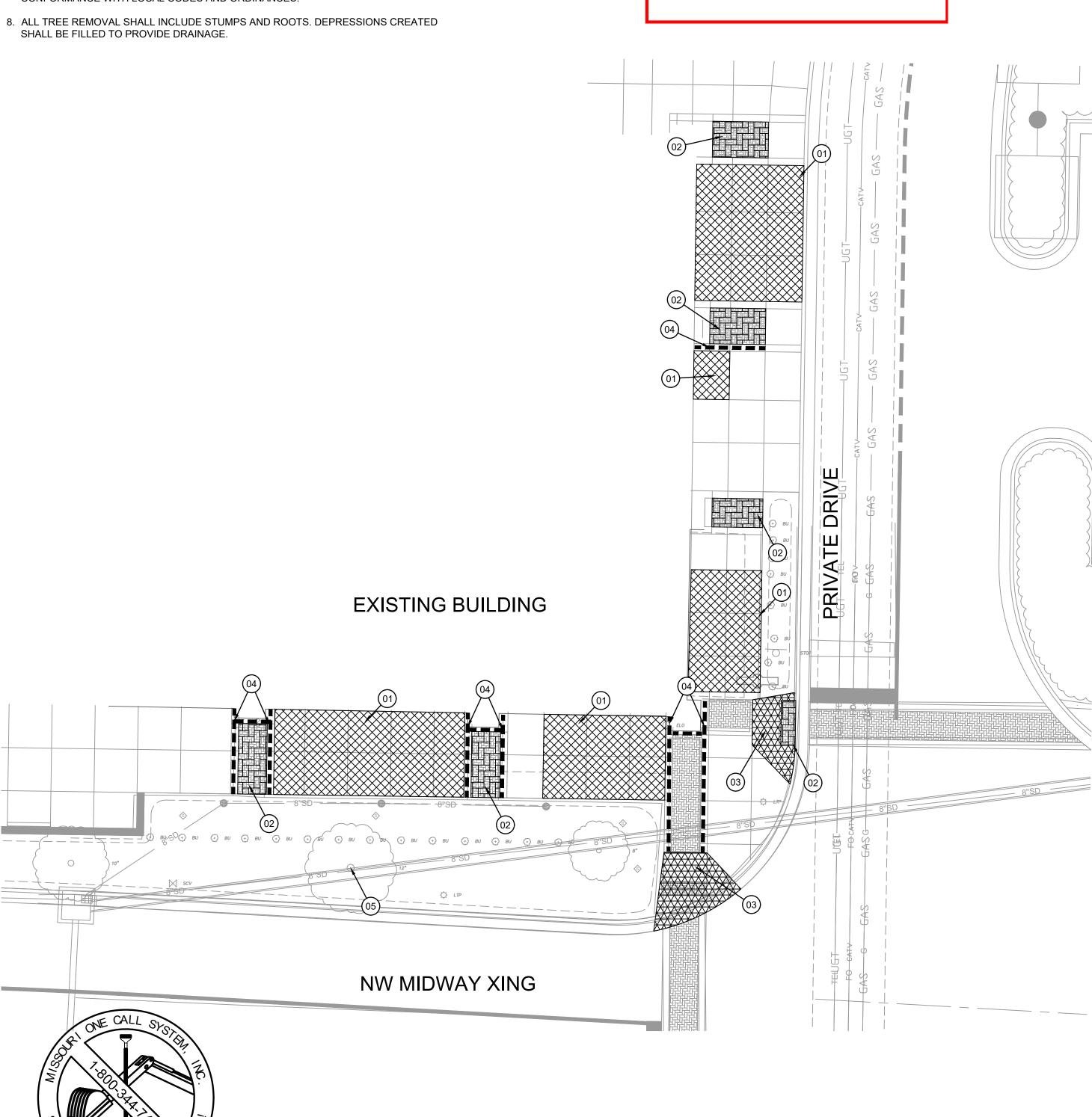
#### **DEMOLITION PLAN NOTES**

- 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.

I/E	VAIOTE LEGEND						
KEY NOTE LEGEND							
	REMOVE EXISTING CONCRETE						
2	REMOVE EXISTING PAVERS						
	REMOVE EXISTING ADA CONCRETE CURB RAMP						
44	REMOVE EXISTING CONCRETE BANDS						
5	REMOVE EXISTING TREE						

#### **RELEASED FOR CONSTRUCTION** As Noted on Plan Review

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



SITE PLAN NOTES

- 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)
- 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.

### **KEYNOTES**

DETAIL A - SHEET C1.01

- 1. CONSTRUCT CONCRETE PAVING; REF: C3.00
- 2. CONSTRUCT CONCRETE PAVERS, CONCRETE PAVER 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.

**EXISTING BUILDING** 

**NW MIDWAY XING** 

3. CONSTRUCT ADA CONCRETE CURB RAMP; REF: C.300

EXISTING UNDERGROUND TELECOMM EXISTING UNDERGROUND FIBER OPTICS Suite 200

**LEGEND** 

PROPOSED PATIO FENCE

CONCRETE SIDEWALK

CONCRETE PAVERS

EXISTING GAS LINE

EXISTING STORM SEWER

REPLACE CONCRETE PANEL AND RIBBON

REPLACE CURB ALONG RAMP FRONTAGE

CURB. ENSURE POSITIVE SLOPE AWAY FROM STORE FRONT AND COLUMN. CONTACT

ENGINEER IF POSITIVE SLOPE CANNOT BE MET.

7301 West 133rd Street Overland Park, KS 66213 olsson.com

TEL 913.381.1170 FAX 913.381.1174 Olsson - Engineering Missouri COA #001592



DEMOLITION & SITE PLAN PATIO IMPROVEMENTS ANCHO & AGAVE 860-A NW BLUE PARKWAY

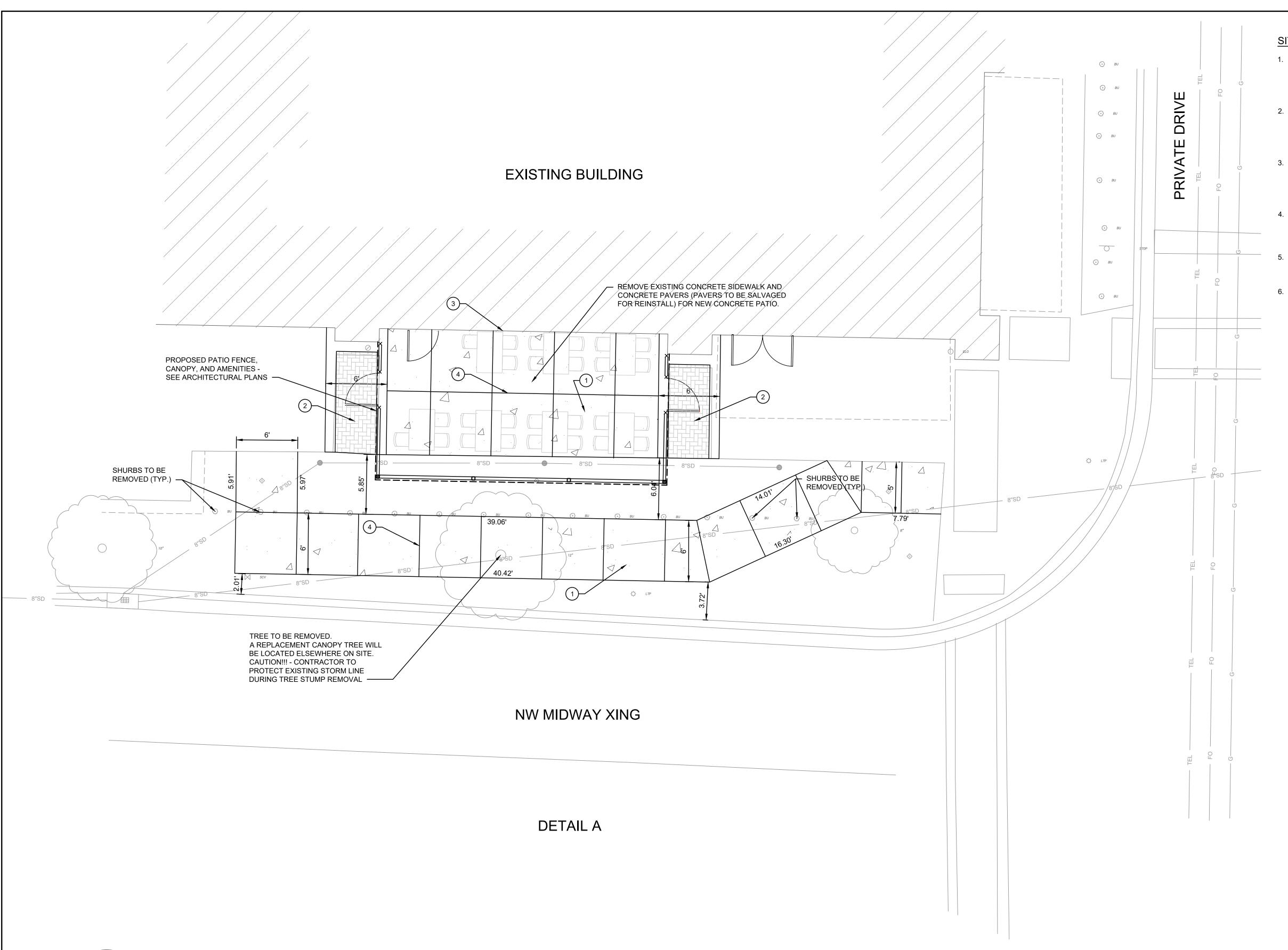
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> SHEET C1.00

SCALE IN FEET

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

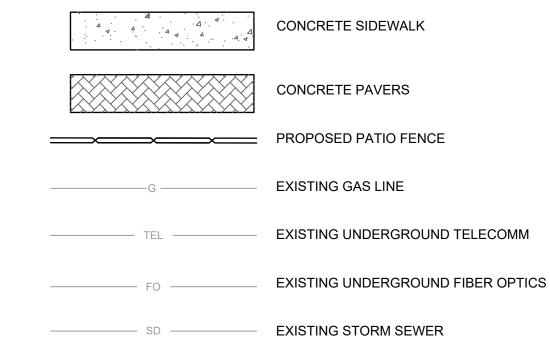
HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.



#### SITE PLAN NOTES

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- 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.

# <u>LEGEND</u>



### **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

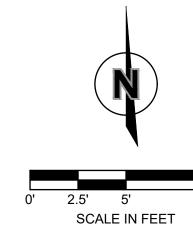
# RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri

05/27/2025



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olsson

7301 West 133rd Street Suite 200 Overland Park, KS 66213 olsson.com TEL 913.381.1170 FAX 913.381.1174

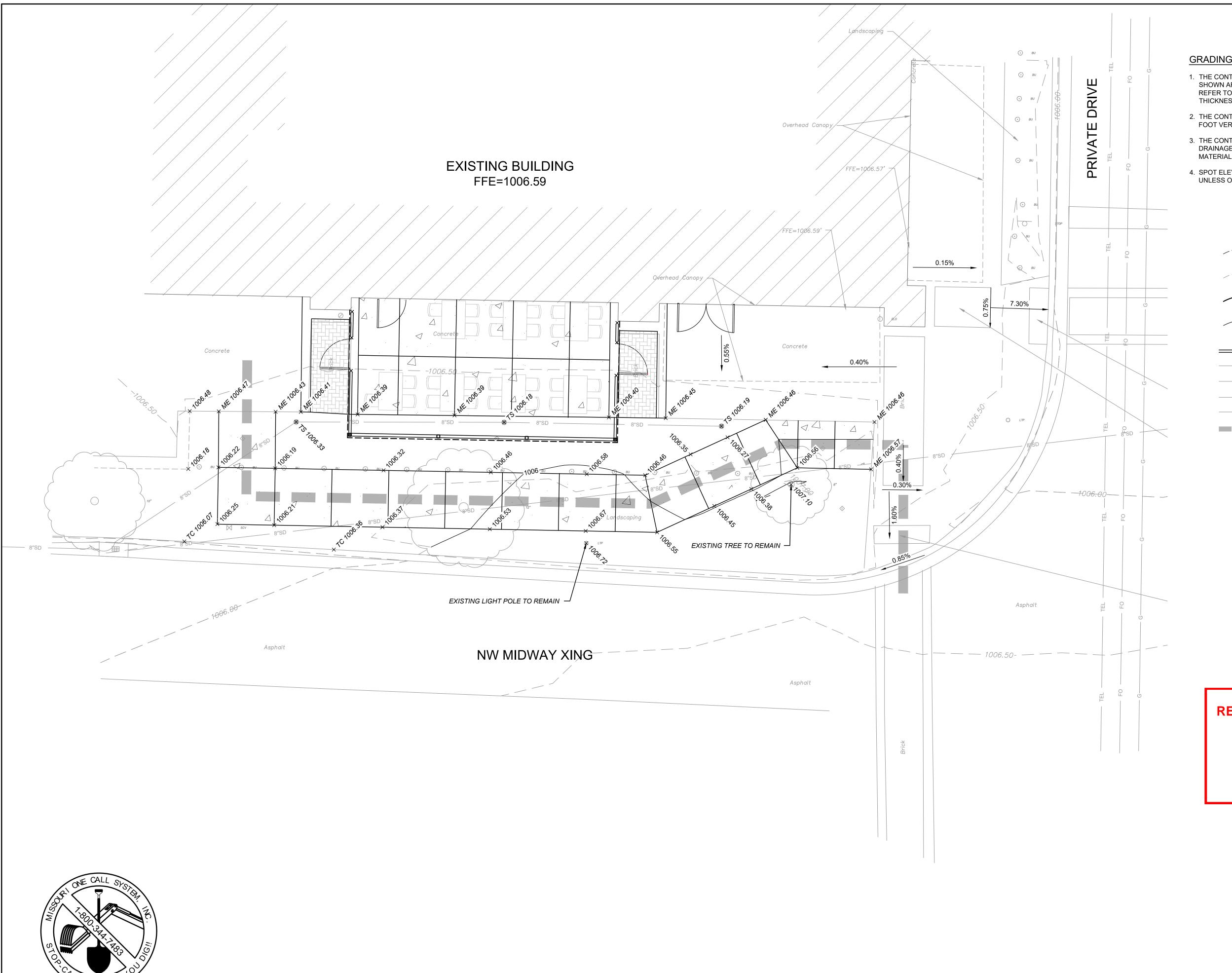
Olsson - Engineering Missouri COA #001592
TERRYM. PARSONS NUMBER PE-2018010505

DESCRIPTION					REVISIONS
DATE					
REV. NO.					
				1000	2025

SITE PLAN
PATIO IMPROVEMENTS
ANCHO & AGAVE
860-A NW BLUE PARKWAY

A 860-A SSUMMIT, MO

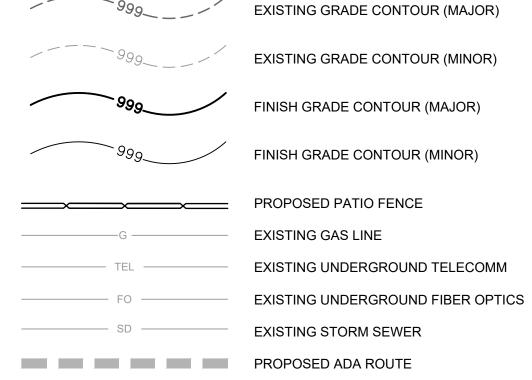
> SHEET C1.01



#### **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



## **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 W

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

# RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri

05/27/2025



SCALE IN FEET

drawn by: \_\_\_\_\_\_designed by: \_\_\_\_\_\_project no.: \_\_\_\_\_date: \_\_\_\_\_

SHEET C2.00

025-01325 05.21.2025

ANCHO & AGAVE 860-A NW BLUE PARKWAY

GRADING PLAN PATIO IMPROVEMENTS

7301 West 133rd Street

Overland Park, KS 66213

Suite 200

olsson.com

TEL 913.381.1170 FAX 913.381.1174

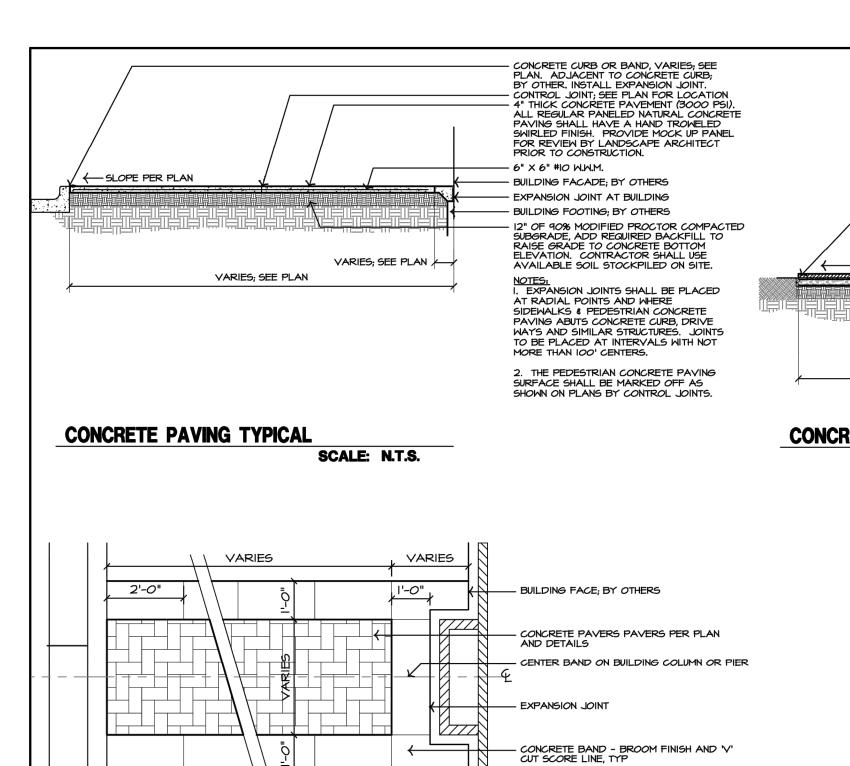
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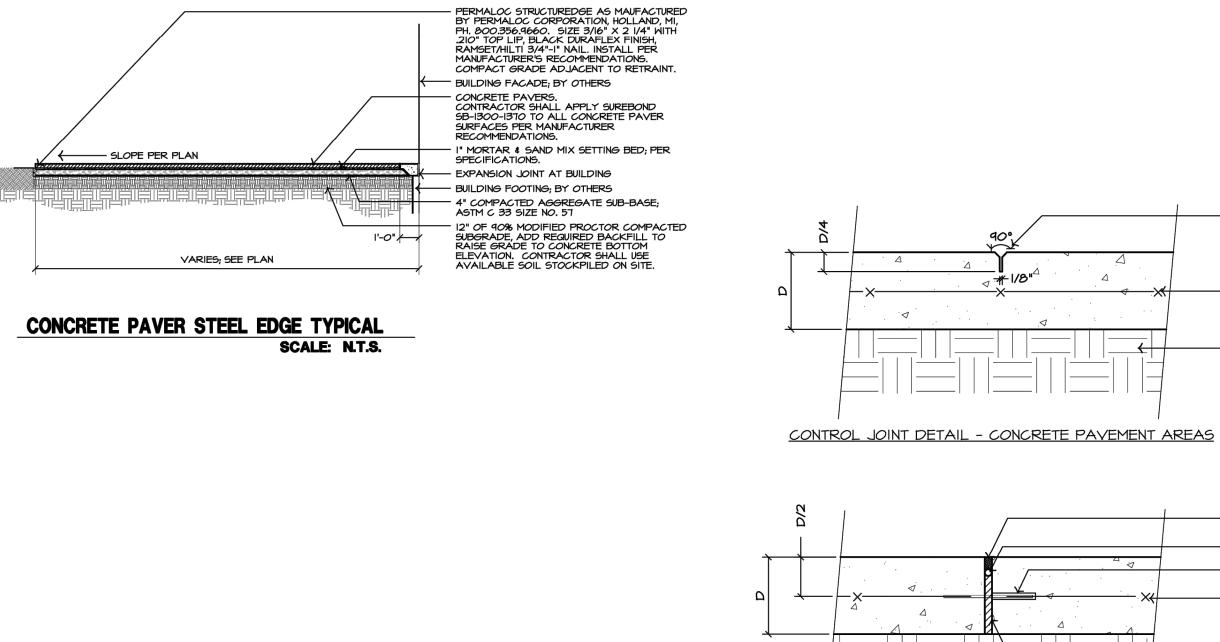
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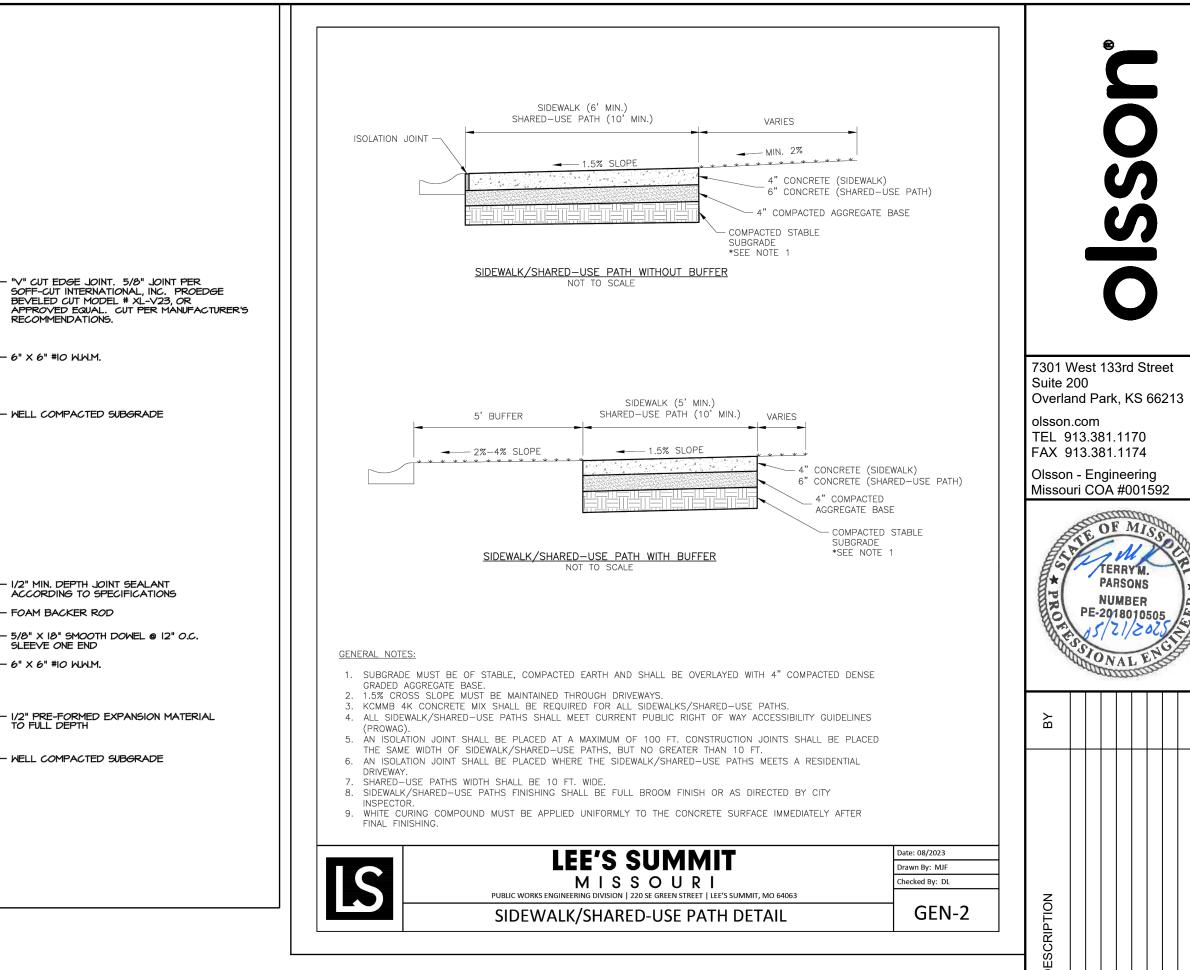
HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.



SCALE: N.T.S.

- CONCRETE CURB AND GUTTER OR STEEL; EDGE; BY OTHERS.

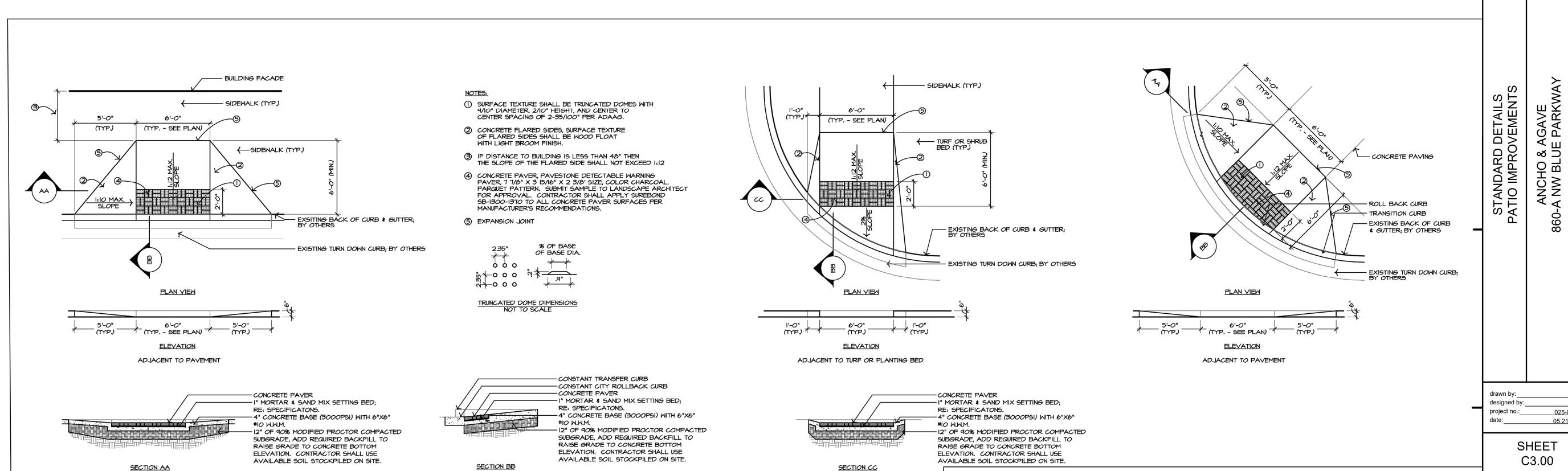






**Development Services Department** Lee's Summit, Missouri

05/27/2025



EXPANSION JOINT DETAIL

SCALE: N.T.S.

**CONCRETE JOINTS TYPICAL** 



CONCRETE PAVER LAYOUT TYPICAL

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.

- 6" X 6" #10 W.W.M.

- WELL COMPACTED SUBGRADE

- 1/2" MIN. DEPTH JOINT SEALANT ACCORDING TO SPECIFICATIONS

- 5/8" X I&" SMOOTH DOWEL @ 12" O.C. SLEEVE ONE END

- 1/2" PRE-FORMED EXPANSION MATERIAL TO FULL DEPTH

- WELL COMPACTED SUBGRADE

- FOAM BACKER ROD

— 6" X 6" #10 W.W.M.

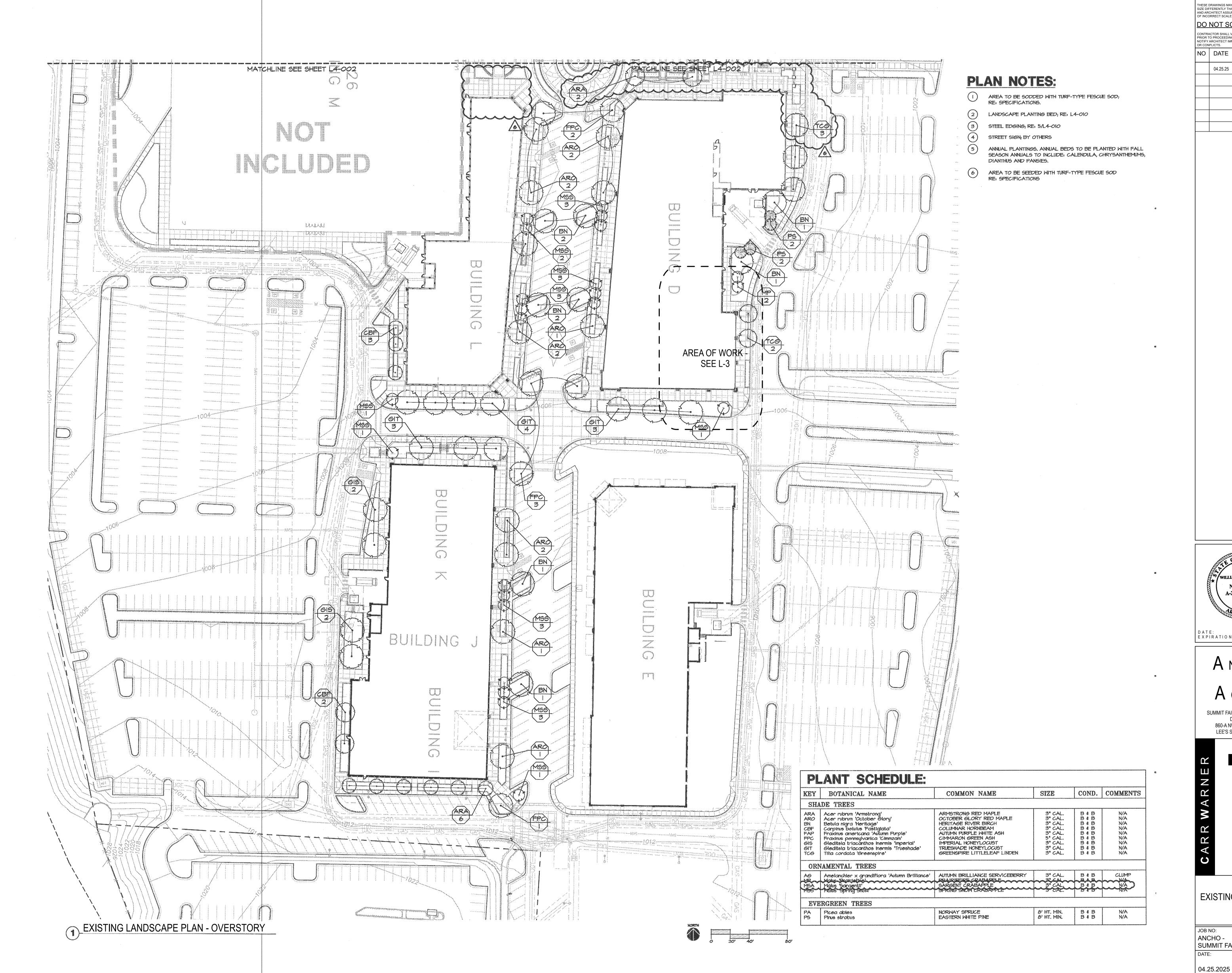
project no.:\_\_\_\_ 025-01325 05.21.2025

TERRY M. PARSONS

NUMBER PE-2018010505

# RELEASED FOR CONSTRUCTION As Noted on Plan Review

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



PERMIT

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ISSUE

FOR

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NO DATE DESCRIPTION

04.25.25 ISSUE FOR PERMIT

WILLIAM D. WARNER

NUMBER

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

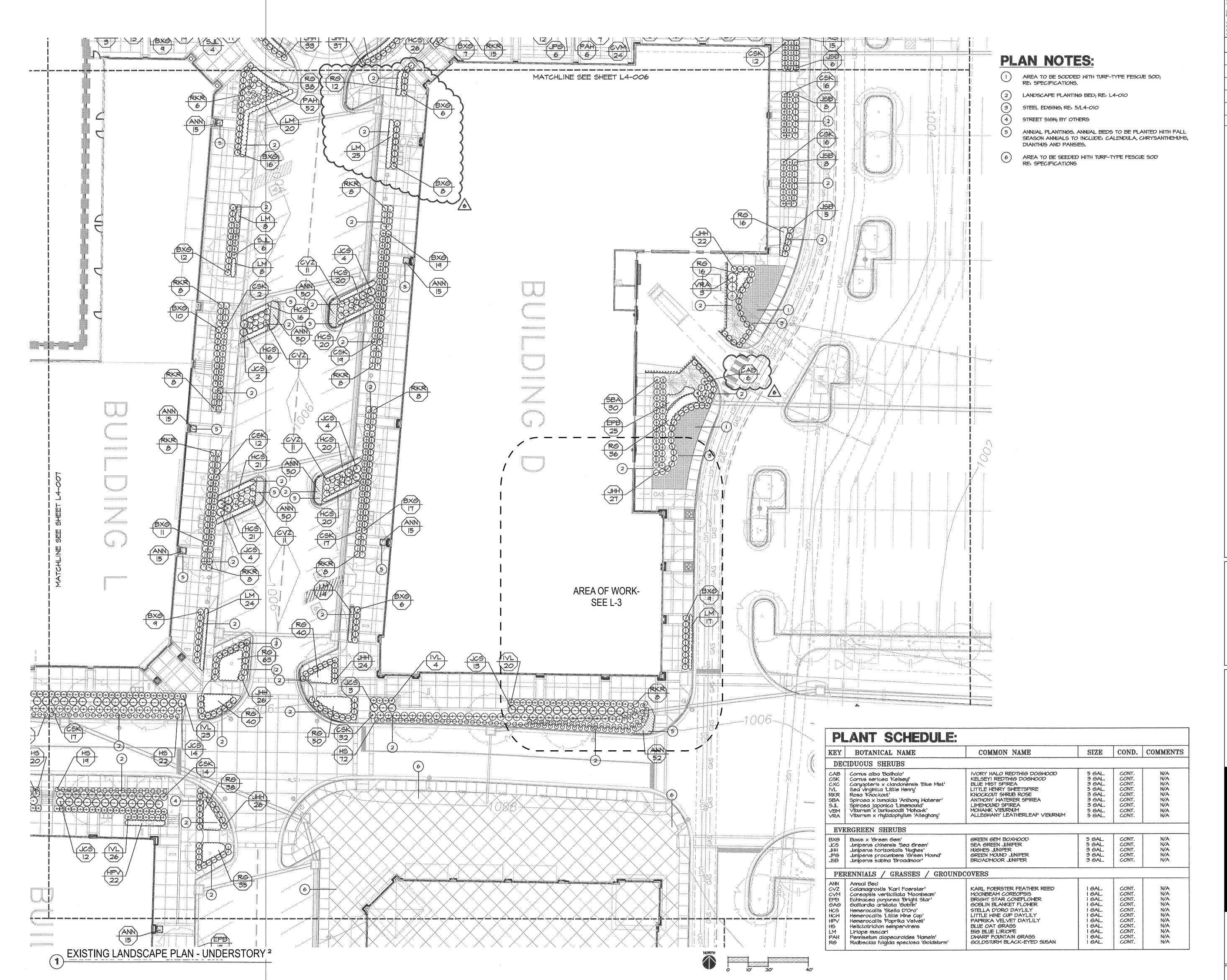
EXISTING LANDSCAPE PLAN

JOB NO:
ANCHO SUMMIT FAIR
DATE:

# RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri

05/27/2025



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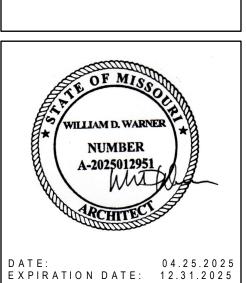
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NO DATE DESCRIPTION

04.25.25 ISSUE FOR PERMIT



ANCHO & AGAVE

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



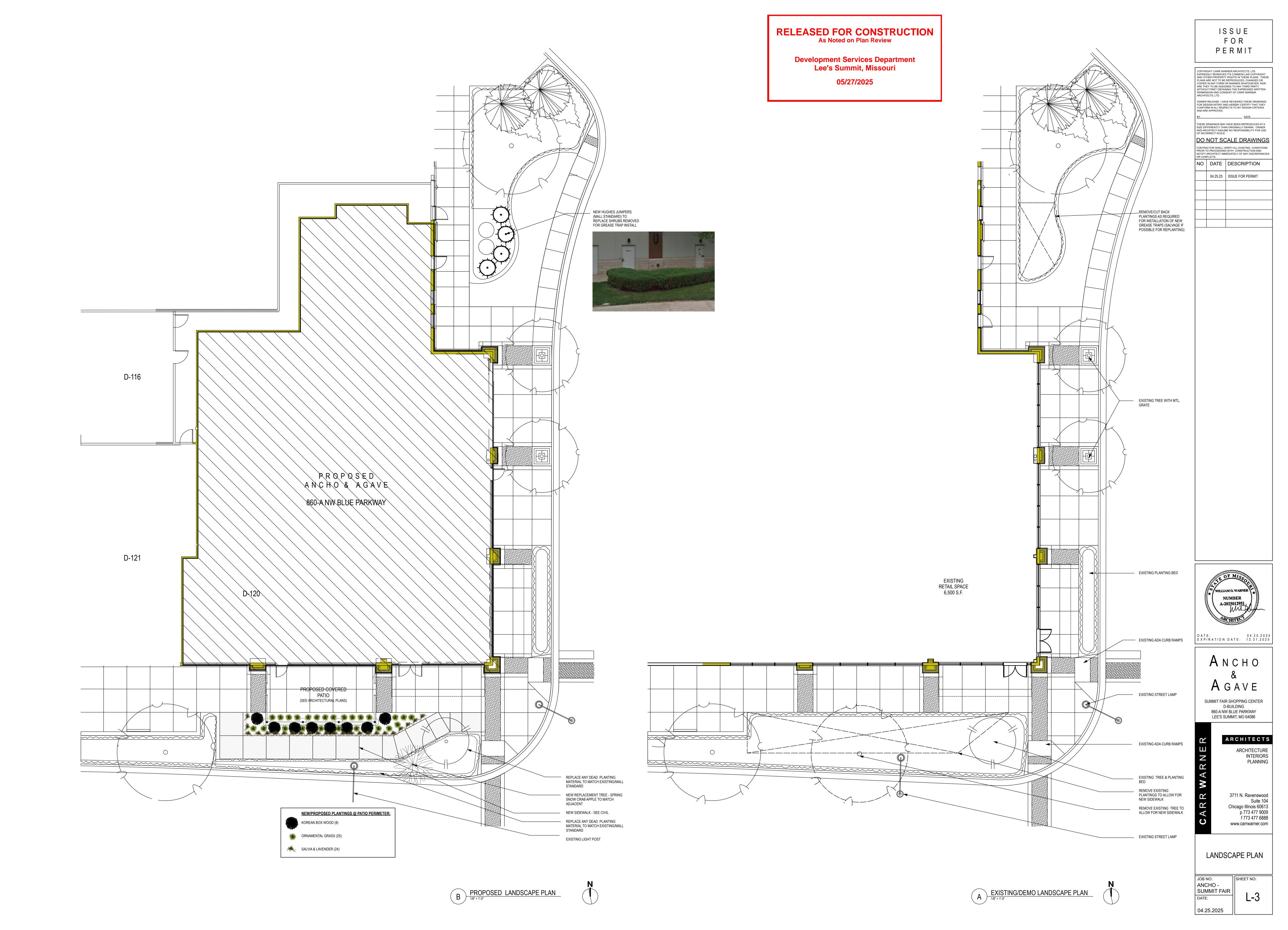
3711 N. Ravenswood Suite 104 Chicago Illinois 60613 p 773 477 9009 f 773 477 6888 www.carrwarner.com

EXISTING LANDSCAPE UNDERSTORY

JOB NO:
ANCHO SUMMIT FAIR
DATE:

SHEET NO:
L-2

04.25.2025



### ANCHO & AGAVE - EXTERIOR RENDERINGS - 1/8"=1'-0

LEE SUMMIT, MO APRIL 18, 2025

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

**RELEASED FOR CONSTRUCTION** 



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 EXERIOR 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



### ANCHO & AGAVE - EXTERIOR RENDERINGS - 1/8" = 1'-0"

LEE SUMMIT, MO APRIL 18, 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 EXERIOR 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** 

#### RELEASED FOR CONSTRUCTION

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

# LANDSCAPE NOTES & SELECTIONS



SPRING SNOW CRABAPPLE TREE



**KOREAN BOXWOOD** 



**ORNAMENTAL GRASSES** 



SALVIA

EXISTING SHRUBS (YEWS) 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