

PREMIERE

RETAIL -
APPROACHABLE,
PROFESSIONAL
OFFICE IN
JOHNSON COUNTY,
KANSAS - KANSAS CITY

GATEWAY INTO
SHAWNEE

STAGS
RSC
BER
EY
K



10820 SHAWNEE MISSION PARKWAY, SHAWNEE, KANSAS



FOR SALE

**Class-A Office; Owner Partial
Occupancy / Investment - OpZone**

Stag's Creek

**10820 Shawnee Mission Parkway
Shawnee, KS**



- **Placed in service 2019**
- **Windows wrap building on each floor**
- **Building signage still available**
- **Low load factor property**
- **90%, Property Tax Abatement in Effect**
- **Heated, Underground Parking Garage**
- **High Efficiency VRF Mechanical System**
- **4-Stop Elevator from Garage to L3**
- **~50,000 vehicular passes per day**

Kevin Tubbesing
Owner/Broker

7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

KCEvergreen.com



EVER knowledgeable
EVER responsive
EVER honorable
EVERGREEN.



Location Aerial



Site Aerial



With an innovative design of steel and glass unique to northern Johnson County, the Class-A office property fills a strong need in the trade area. 35,091SF of professional office is steel framed with concrete slab floors throughout all stories providing quiet separation between tenant spaces. In many areas floor to ceiling glass skins the building. Heated, underground parking provides tenants an amenity rarely seen in Johnson County.

Variable Refrigerant Flow (VRF) provides all tenants the ability to regulate temperature throughout their space controlling individual room temperatures. Beautiful accent lighting promotes the building daily to the 45,000vpd to enhance the creative yet efficient design of the building. Two stairwell entrances to the upper levels as well as 4-stop elevator from garage to level 3 provide access to these Class-A spaces

Up to 18,889RSF coming available in September 2025 on the 2nd and whole floor 3rd levels. The parking garage and ATM income from Academy Bank bring additional income to the property over just the traditional rents.

THE BUILDING AND THEREFORE ALL TENANTS ARE IN A QUALIFIED FEDERAL OPPORTUNITY ZONE bringing potential, unprecedented, tax savings to the business entities that own and that occupy the building.



Spira Care - Blue
Cross Tenant



Beautiful
architecture



L1 South Facade

EVERknowledgeable
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Property Features

Building Size in SF	35,091
Building Dimensions	varies, L1 avg 70'; L2-3 avg 90' deep
Total Acres	2.89
Year Built	2019
Construction Material	Steel, Glass, Concrete
Roof	TPO
Clear Height in Feet	varies, avg 11'
Column Spacing	25'
Loading1	Dock-High Loading
Loading2	Van-High Loading
Loading3	Drive-In Loading

Building Systems

Sprinkler	Yes
Floor Drains	per TF
HVAC	VRF - Customizable for every room!
Lighting	LED per tenant
Electrical	3 Phase

Site

Parking	5:1
Zoning	CH - Commercial Highway
Floodplain	None
Access	Shawnee Mission Parkway @ Nieman or Goddard

Pricing

Lease_Type	Space Information:	Size (sf)	Rate
and/or	L1	12,453	
Sale Price	L2	14,113	
	L3	8,525	
	Total	35,091	

10820 Shawnee Mission Pkwy.
 Shawnee KS 66203

County: Johnson

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

**Contact your Broker/Agent at
 Evergreen for more information**

Kevin Tubbesing Kevin@KCEvergreen.com
 Owner/Broker

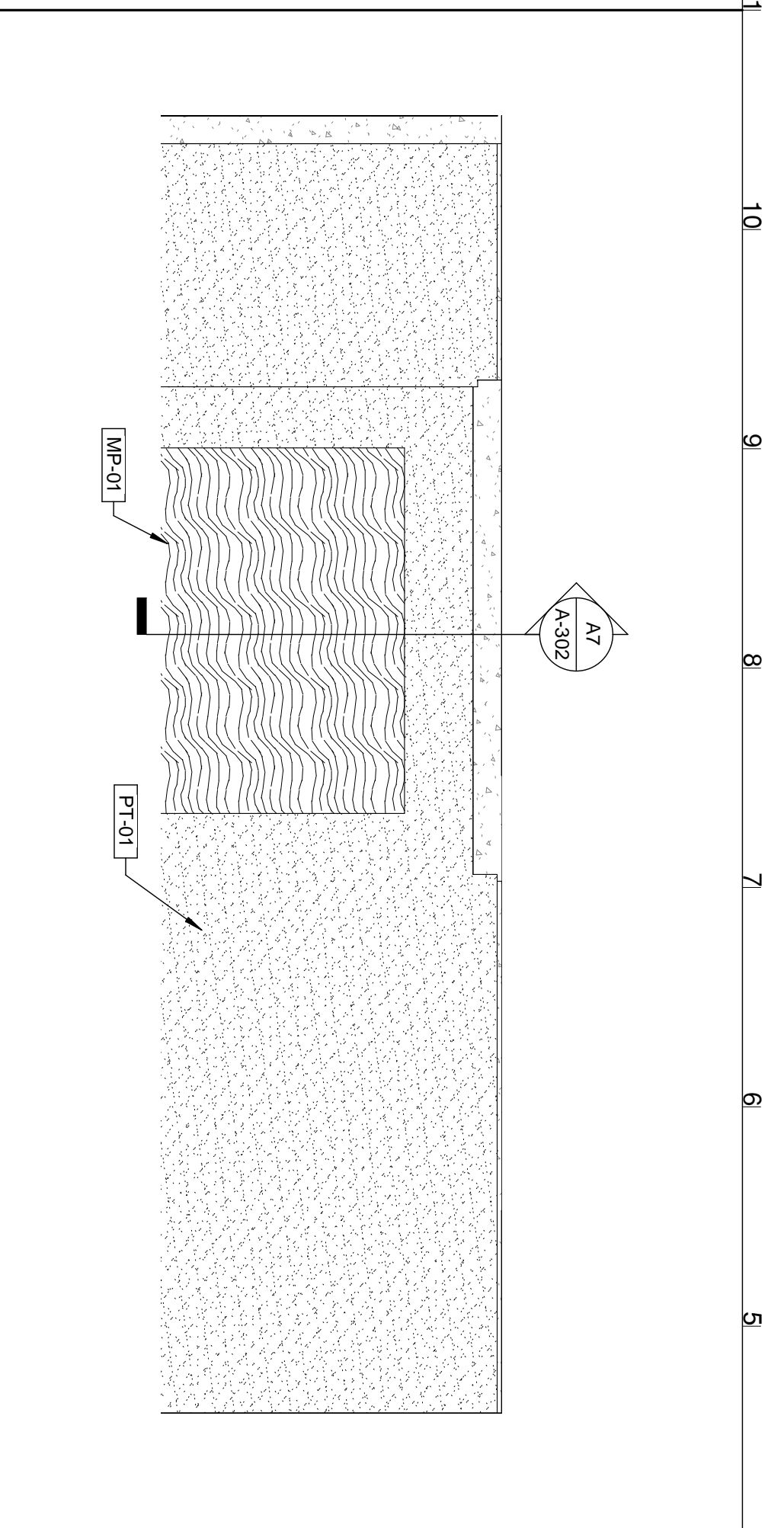
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913.562.5600

7021 Johnson Drive

Mission, KS 66202



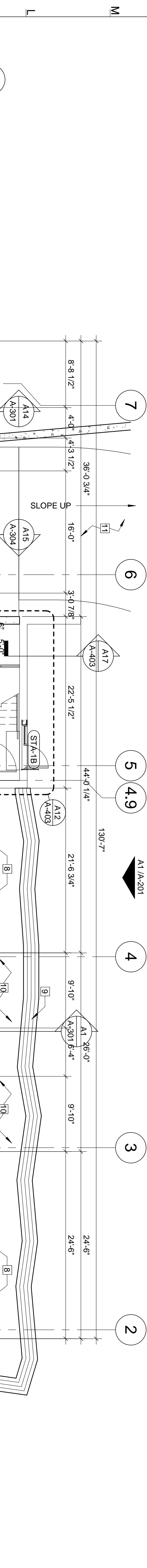


1. ALL INTERIOR DIMENSIONS TAKEN FROM FINISH FACE TO FINISH FACE UNLESS NOTED.
2. PROVIDE 2X FRAM BLOCKING IN WALL AND CEILING CABINETS, AND COUNTERTOP SUPPORTS, ELECTRICAL, MECHANICAL, AND PLUMBING. PROVIDE 2X FRAM BLOCKING FOR EXTINGUISHERS, SHELVEING AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL. IN ADDITION, PROVIDE BLOCKING FOR ALL OWNER FURNISHED ITEMS.
3. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
4. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPARATION WALLS AND CEILING WITH FIRE-RATED SEALANT.
5. CONTRACTOR MUST EXAMINE THE CONDITIONS, UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE ARCHITECT IN WRITING ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THAT WORK. DO NOT PROCEED WITH WORK UNLESS THE ARCHITECT'S WRITTEN CONSENT IS OBTAINED. THE ARCHITECT'S CONSENT DOES NOT CONSTITUTE ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
6. PATCH, LEVEL, AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
7. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS, AS APPROPRIATE, TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH NO WORK. TEMPORARY PARTITIONS/BARRIERS TO BE CONSTRUCTED TO CEILING STRUCTURE ABOVE TO PREVENT DUST FROM ENTERING WORK AREAS. VERIFY ALL SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
8. EXTEND ALL DIMENSION WALLS TO STRUCTURE ABOVE.

STRIPING DETAIL M1
1/2" = 1'-0"

ELEVATION @ GARAGE LOBBY M4
1/4" = 1'-0"

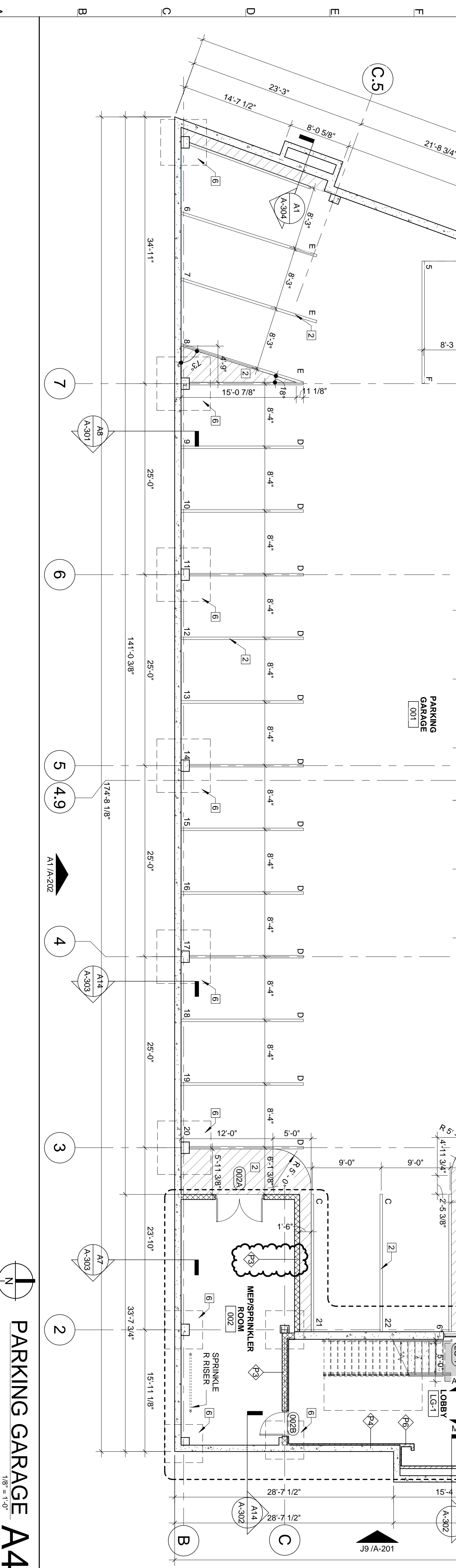
GEN. PLAN NOTES N1
N.T.S.



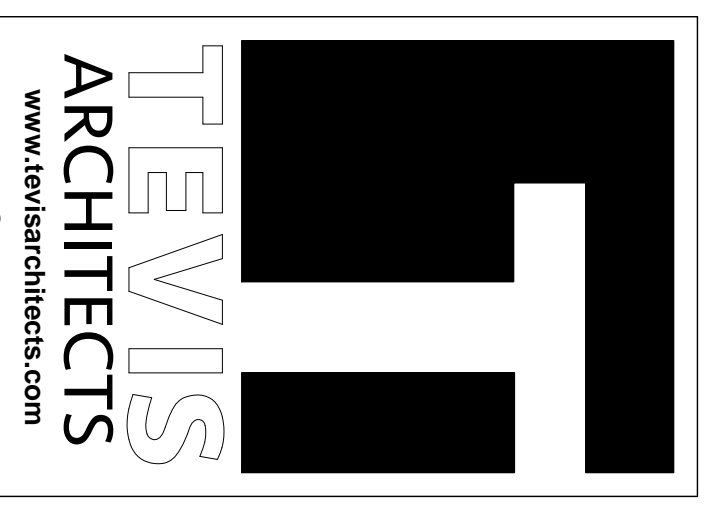
- PARKING SPOT SIZES**
- | | |
|--------------------------------------|------|
| A - 9'-0" X 16'-0" | (4) |
| B - 8'-3" X 13'-0" | (1) |
| C - 9'-0" X 18'-0" | (9) |
| D - 8'-4" X 16'-0" | (12) |
| E - 8'-3" X 18'-0" @ 70/72.5 DEGREES | (3) |
| F - 8'-3" X 16'-0" | (4) |
- 33

PARKING SUMMARY K1
N.T.S.

1. BOX TYPE FLOOR DRAIN WITH CLEANOUTS. RE: MEP FOR SIZE AND LOCATION
2. PAVEMENT STRIPING, RE: FINISH SCHEDULE AND SPEC. FOR PAINT, SIGNING, AND PATTERN.
3. MECHANICAL & PLUMBING CHASE
4. THROUGH WALL LOUVERED VENT. RE: MECHANICAL FOR SIZES
5. POLE MOUNTED FIRE EXTINGUISHER MOUNT 4'-0" AFF
6. FOOTING OUTLINE. RE: STRUCTURAL
7. OVERHEAD DOOR. RE: DOOR SCHEDULE AND SPECS
8. CONDENSER UNITS ON PAD. RE: MECHANICAL FOR SIZE AND LOCATION
9. SPILT FACE CONCRETE RETAINING WALL BLOCK. RE: CIVIL
10. 2" RIVER ROCK OVER WEED BLOCKER LANDSCAPE FABRIC AT MECHANICAL PIT BASE
11. RADIANT SLAB AT GARAGE RAMP. RE: MEP FOR DETAILS
12. GATE AT LANDING LEVEL OF DISCHARGE TO PREVENT UNINTENTIONAL EGRESS TO LOWER LEVEL PARKING GARAGE



- PARKING GARAGE A4**
1/8" = 1'-0"
- PLAN NOTES A1**
N.T.S.



LENEKA OFFICE:
8726 ROSEHILL RD STE 400
LENEKA, KS 66213
P: 913.589.3093
F: 913.589.3093

TOPEKA OFFICE:
1250 SW OAKLEY STE 200
TOPEKA, KS 66604
P: 785.234.6664

STRUCTURAL ENGINEER
STAND STRUCTURAL ENGINEERING
12417 CONNELL DR.
OVERLAND PARK, KS 66213
P: 913.462.9113

CIVIL ENGINEER
SCHLAGEL & ASSOCIATES*
1402 W 53 RD 7TH STREET
LENEKA, KS 66213
P: 913.482.5158
F: 913.482.8400

MECHANICAL/PLUMBING ENGINEER/ROOFING ENGINEERS*
11205 W. 79TH STREET
LENEKA, KS 66214
P: 913.362.9090
F: 913.396.8686

ELECTRICAL ENGINEER
CASBURN CONSULTANTS*
18913 JACKSON CIRCLE
OVERLAND PARK, MO 64657
P: 916.785.0297

STAG'S CREEK
10816 FRONTAGE ROAD
SHAWNEE MISSION, KS 66203

PN: 216002
DRAWN BY: ZSS/SB
CHECKED BY: TTLS

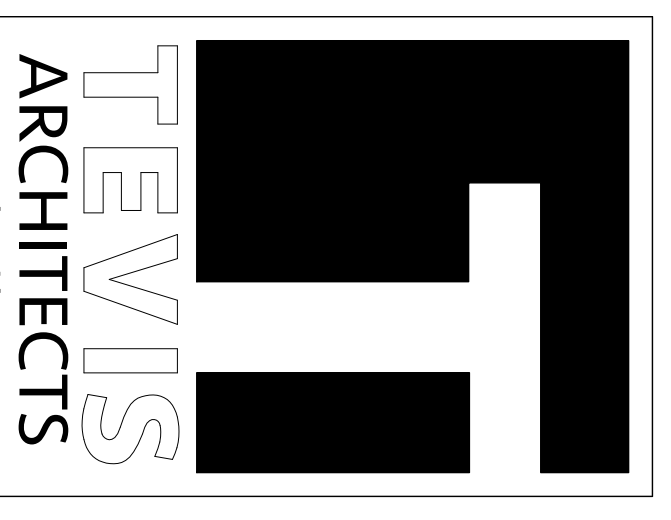
NO.	ISSUE/REVISION	DATE
1	Civil Comments	9/16/2016
2	AS/ME	1/25/2017
3	AS/ME	07/24/2016
4	AS/ME	07/24/2016

GARAGE PLAN
A-100
10/19/2017

1. ALL INTERIOR DIMENSIONS TAKEN FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE.
2. PROVIDE 2X PARTW BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CABINETS, AND COUNTERTOP SUPPORTS. ELECTRICAL, MECHANICAL, AND PLUMBING SHALL BE INSTALLED PRIOR TO THE EXTERIOR SHEETWORK AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL. IN ADDITION, PROVIDE BLOCKING FOR ALL OWNER FURNISHED ITEMS.
3. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
4. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPARATION WALLS AND CEILINGS WITH FIRE-RATED SEALANT.
5. CONTRACTOR MUST EXAMINE THE CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE ARCHITECT IN WRITING ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THAT WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED AND THE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
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8. EXTEND ALL DEMISING WALLS TO STRUCTURE ABOVE.

GEN. PLAN NOTES M1

1. HOLLOW DRINKING FOUNTAIN, RE: 0301
2. OVERHEAD HANGING SIGNAGE, RE: STRUCTURAL FOR MOUNTING DETAILS
3. EXTERIOR DISPLAY, RE: A13A-405
4. FIRE EXTINGUISHER CABINET, MOUNT 4'-0" AFF
5. POLEMOUNT MOUNTED FIRE EXTINGUISHER AT 4'-0" AFF
6. SITE BOLLARDS
7. 4" H. EXTERIOR GUARDRAILS @ GRADE CHANGE MAX. 4" MORE THAN A 30° DROP
8. MOP SINK
9. TENANT SPACE TO BE "WHITE BOX" FINISHED
10. PLUMBING AND MECHANICAL CHASE
11. 24" X 8" CURB @ DRIVE THROUGH SIDE OF BUILDING, RE: CIVIL AND DETAILS
12. 4" CONCRETE SPINWALK, RE: STRUCTURE AND CIVIL
13. GATE AT LANDING LEVEL OF DISCHARGE TO PREVENT UNAUTHORIZED ACCESS TO LOWER LEVEL PARKING GARAGE
14. DELETE STOREFRONT DOORS 101C, 102C, 103C, 104C.
15. REPLACE WITH STOREFRONT TO MATCH ADJACENT PANEL. THAT CAN BE CHANGED BACK TO DOOR IN FUTURE
16. DELETE ACCESS DOOR TO DISPLAYS 101D, 102D, 103D, 104D. REPLACE WITH STOREFRONT TO MATCH ADJACENT PANEL.
17. DELETE STOREFRONT AND PROVIDE OPENING TO ACCOMMODATE DOOR AND OPERATOR BY TENANT
18. RELOCATE DOOR 100A APPROXIMATELY 10' TO SOUTH PER TENANT REQUIREMENT AND PER STOREFRONT WINDOW AT CURRENT LOCATION OF THIS DOOR
19. DELETE INTERIOR DOORS, PARTITIONS AND FIXTURES TO ROOM NUMBERS 100, 100A, 100B, 101, 101A, 102, 102A, 103, 103A
20. RECONFIGURE THREE WINDOWS ON NORTH WALL
21. DELETE INTERIOR WALLS OF SUITE DISPLAY
22. ENCLOSE HALL WITH NEW WALL

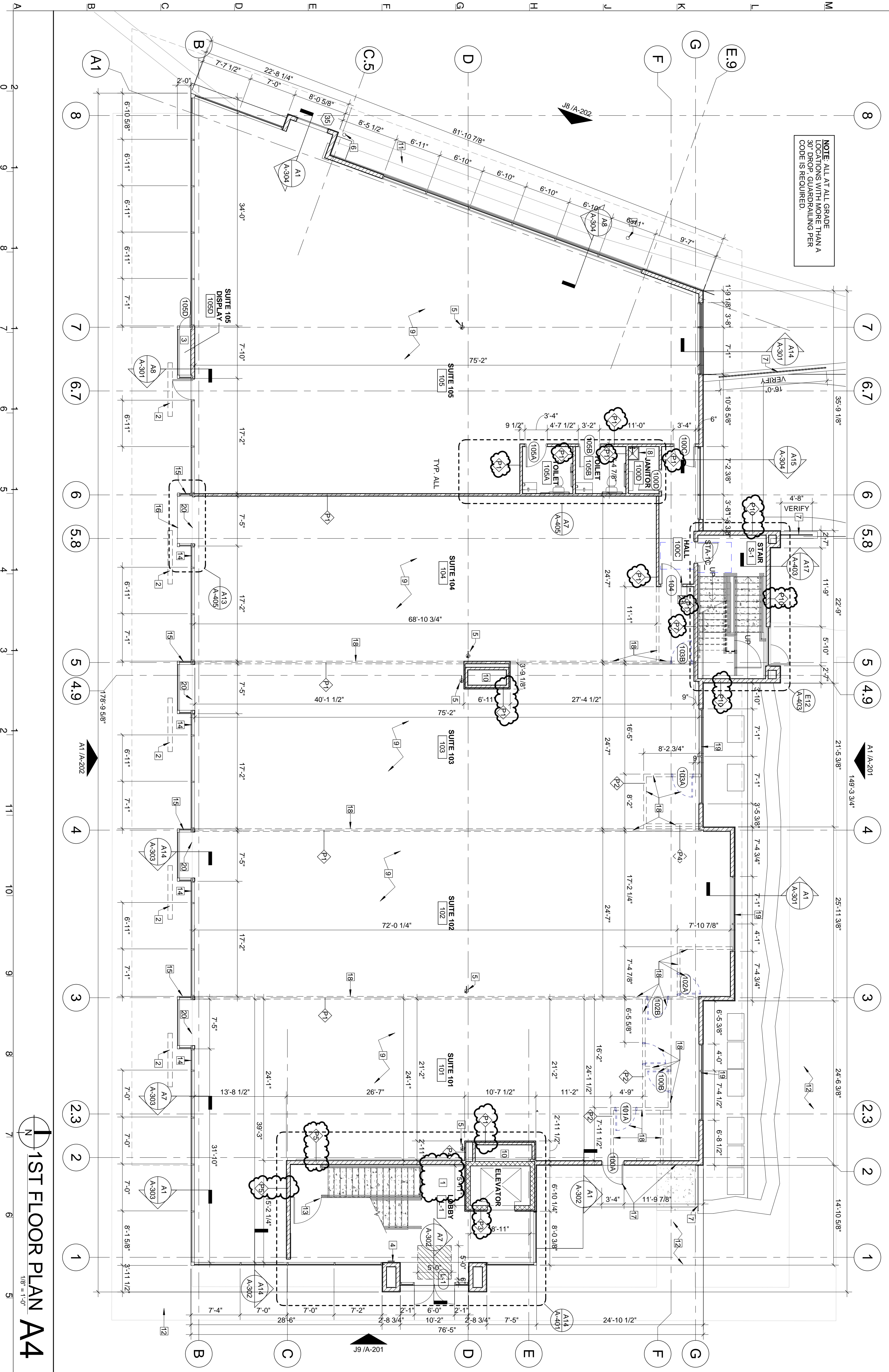


STAG'S CREEK
10816 FRONTAGE ROAD
SHAWNEE MISSION, KS 66203

PN: 216002
DRAWN BY: J0ZSS/SDW
CHECKED BY: TTLS

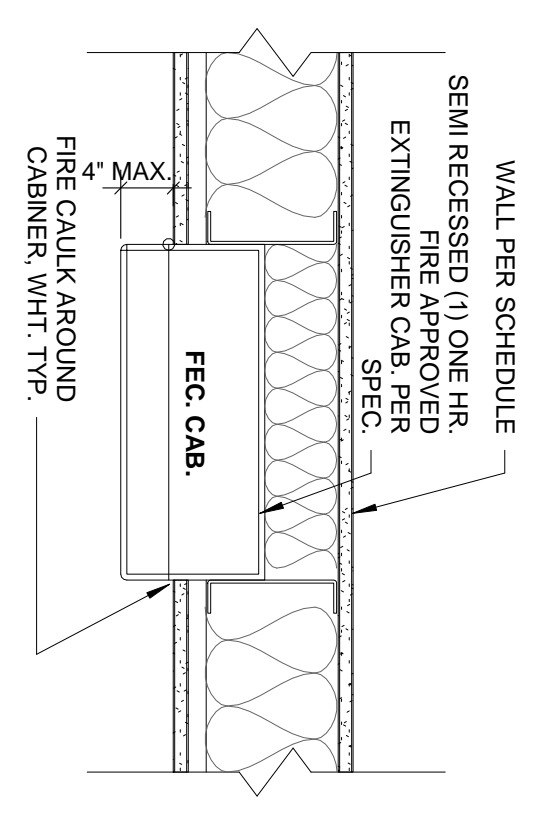
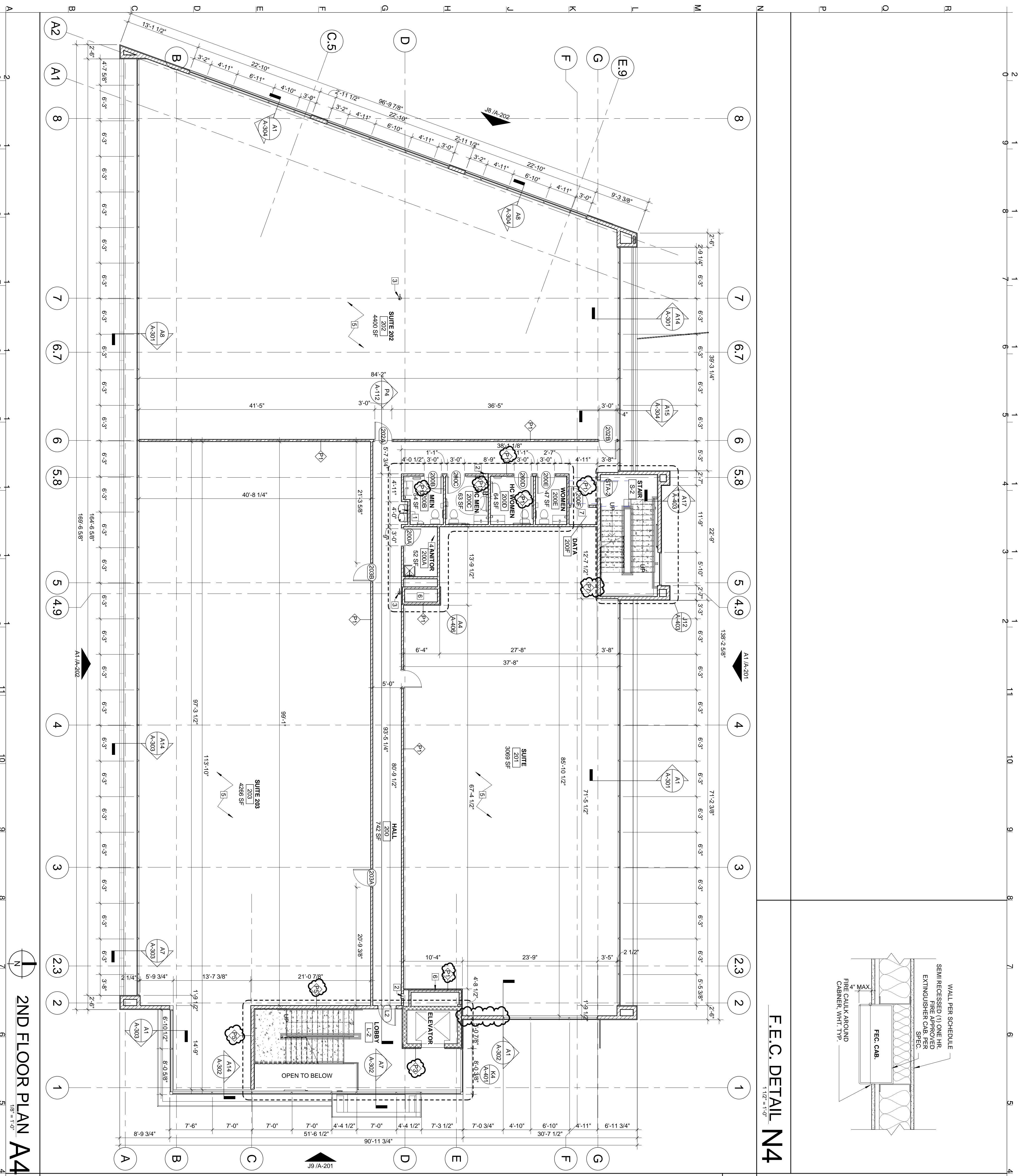
NO.	ISSUE/REVISION	DATE
1	Civil Comments	9/16/2016
2	Civil Coordination	1/25/2017
3	Proposed Request	7/17/2017
4	AS1.2	9/8/2017
5	AS1.4	9/20/2017
6	AS1.6	10/24/2016

FIRST FLOOR PLAN
A-101
10/19/2017



1ST FLOOR PLAN A4

PLAN NOTES A1



F.E.C. DETAIL N4
1/12" = 1'-0"

1. ALL INTERIOR DIMENSIONS TAKEN FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE.
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6. PATCH, LEVEL, AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
7. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS AS APPROPRIATE TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH NO WORK. TEMPORARY PARTITIONS/BARRIERS TO BE CONSTRUCTED TO CEILING/STRUCTURE ABOVE TO MAINTAIN EXISTING, SECURITY MECHANICAL, FIRE, AND LIFE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
8. EXTEND ALL DEMISING WALLS TO STRUCTURE ABOVE.

GEN. PLAN NOTES N1
N.T.S.

- 1] H-LOW DRINKING FOUNTAIN, RE: G301
- 2] FIRE EXTINGUISHER CABINET, MOUNT 4'-0" AFF FLOOR PLAN
- 3] FOLEMOUNTED FIRE EXTINGUISHER AT 4'-0" AFF RE: FLOOR PLAN
- 4] MOP SINK
- 5] TENANT SPACE TO BE WHITE BOX FINISHED
- 6] PLUMBING AND MECHANICAL CHASE
- 7] DATA ROOM TO HOUSE BUILDING CONTROL AND ACCESS SERVER FOR DOOR ACCESS CONTROL, SECURITY, AND LIGHTING ON EXTERIOR AND ATRIUM SPACES.

TEVVIS ARCHITECTS
www.tevvisarchitects.com

LENEKA OFFICE:
8726 ROBERTS RD STE 400
TOPEKA, KS 66604
P: 913.592.3003
F: 913.592.3093

TOPEKA OFFICE:
1250 SW OAKLEY STE 200
TOPEKA, KS 66604
P: 785.234.6664

STRUCTURAL ENGINEER
STRAND STRUCTURAL ENGINEERING
12417 CONNELL DR.
OVERLAND PARK, KS 66213
P: 913.424.3113

CIVIL ENGINEER
SCHLAGEL & ASSOCIATES*
1420 W 53RD NORTH STREET
LENEKA, KS 66214
P: 913.492.5190
F: 913.492.8400

MECHANICAL/PLUMBING ENGINEER/ROOFING ENGINEERS*
11205 W. 79TH STREET SUITE 102
LENEKA, KS 66214
P: 913.362.8990
F: 913.362.8688

ELECTRICAL ENGINEER
CASBURN CONSULTANTS*
18913 JACKSON CIRCLE
CHESAPEAKE, VA 04457
P: 916.795.0297

STAG'S CREEK
10816 FRONTAGE ROAD
SHAWNEE MISSION, KS 66203

PN: 216002
DRAWN BY: ZSS/SB
CHECKED BY: TTLS

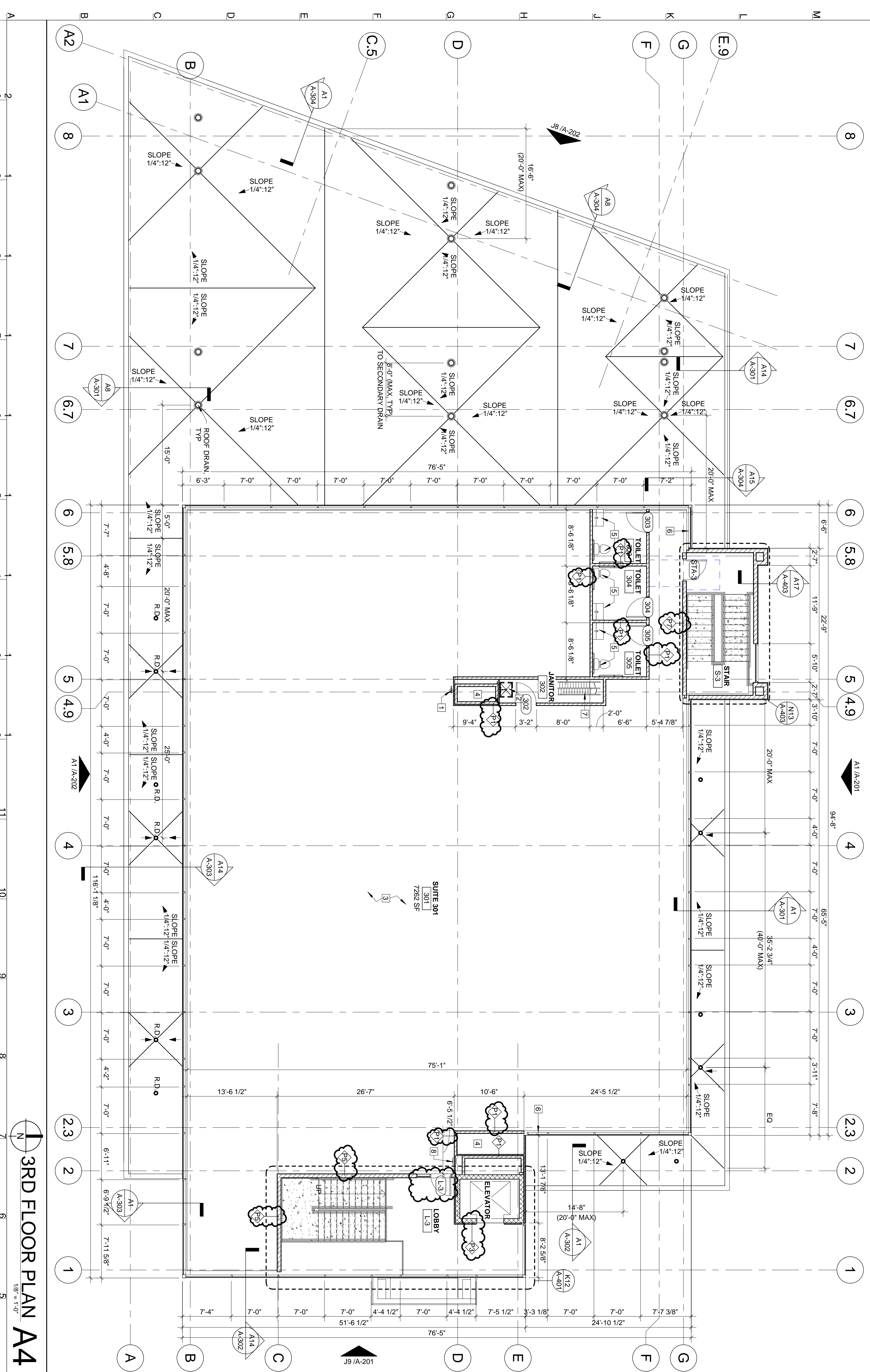
NO.	ISSUE/REVISION	DATE
1	ISSUE FOR PERMIT	09/16/2016
2	CIV COMMENTS	09/16/2016
3	ASR REVISIONS	07/24/2016

SECOND FLOOR PLAN
A-102
10/19/2017

1. ALL INTERIOR DIMENSIONS TAKEN FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE.
2. PROVIDE 2X PARTW BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CABINETS, SINKS, COUNTERTOPS, SPOCKETS, ELECTRICAL, MECHANICAL, AND PLUMBING. PROVIDE 2X PARTW BLOCKING FOR EXTINGUISHERS, SHELVING, AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL. IN ADDITION, PROVIDE BLOCKING FOR ALL OWNER FURNISHED ITEMS.
3. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
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6. PATCH LEVEL AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
7. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS, AS APPROPRIATE, TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH NO WORK. TEMPORARY PARTITIONS/BARRIERS TO REMAIN UNTIL ALL WORK IS COMPLETE. REMOVE AND LIFE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
8. EXTEND ALL DEMISING WALLS TO STRUCTURE ABOVE.

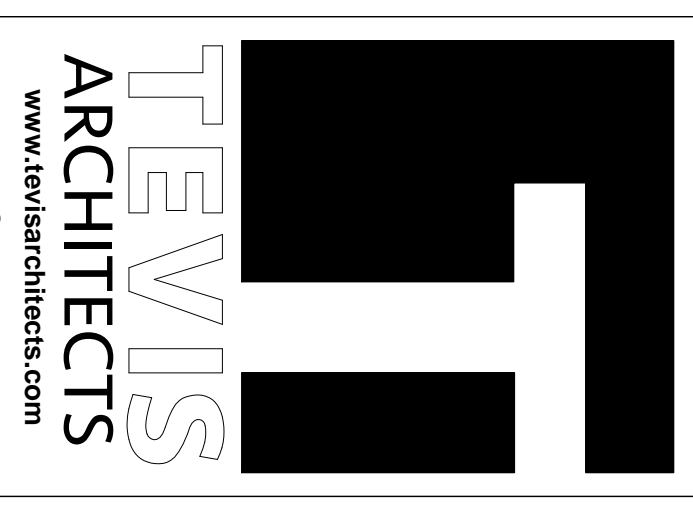
GEN. PLAN NOTES N1

1. POLE-WALL MOUNTED FIRE EXTINGUISHER AT 4'-0" AFF
2. FUTURE MOP SINK. PROVIDE CONNECTIONS
3. TENANT SPACE TO BE "WHITE BOX" FINISHED
4. PLUMBING AND MECHANICAL CHASE
5. FUTURE LAVATORY AND TOILET. PROVIDE CONNECTIONS
6. WINDOW TO BE OPERABLE FOR ACCESS TO ROOF FOR CLEANING AND MAINTENANCE
7. ALTERNATING TREAD DEVICE TO PROVIDE ROOF ACCESS
8. FIRE EXTINGUISHER CABINET. MOUNT AT 4'-0" AFF



3RD FLOOR PLAN A4

PLAN NOTES A1



LENEKA OFFICE:
 8726 ROSEHILL RD STE 400
 OVERLAND PARK, KS 66213
 P: 913.592.3003
 F: 913.592.3093
 TOPEKA OFFICE:
 1250 SW OAKLEY STE 200
 TOPEKA, KS 66604
 P: 785.234.6664

STRUCTURAL ENGINEER
 STRAND STRUCTURAL ENGINEERING
 12417 CONNELL DR.
 OVERLAND PARK, KS 66213
 P: 913.424.9113

CIVIL ENGINEER
 SCHLAGEL & ASSOCIATES*
 1402 W 53RD STREET
 LEWIS AND CLARK BLVD
 P: 913.492.5158
 F: 913.492.8400

MECHANICAL/PLUMBING ENGINEER/ROOFING ENGINEERS*
 11205 W. 79TH STREET SUITE 102
 LENEKA, KS 66214
 P: 913.362.8090
 F: 913.362.8688

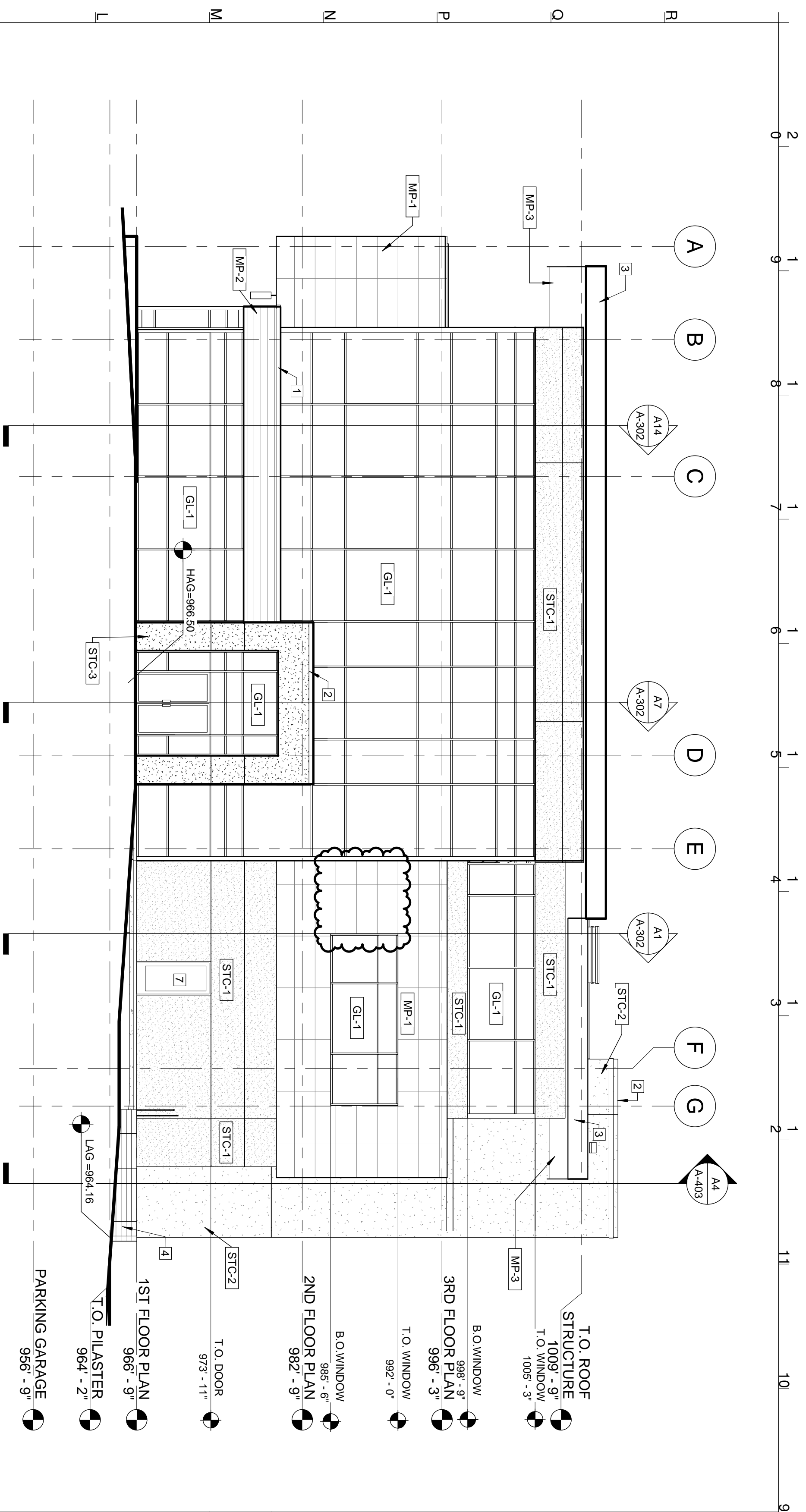
ELECTRICAL ENGINEER
 CASBURN CONSULTANTS*
 18913 JACKSON CIRCLE
 CLIFTONSPRING, MO 64057
 P: 816.726.0297

STAG'S CREEK
 10816 FRONTAGE ROAD
 SHAWNEE MISSION, KS 66203

PN: 216002
 DRAWN BY: ZS/SBRK
 CHECKED BY: TTLS

NO.	ISSUE/REVISION	DATE
1	AS PER	07/24/2016
2	AS PER	07/24/2016

THIRD FLOOR PLAN
A-103
 10/19/2017



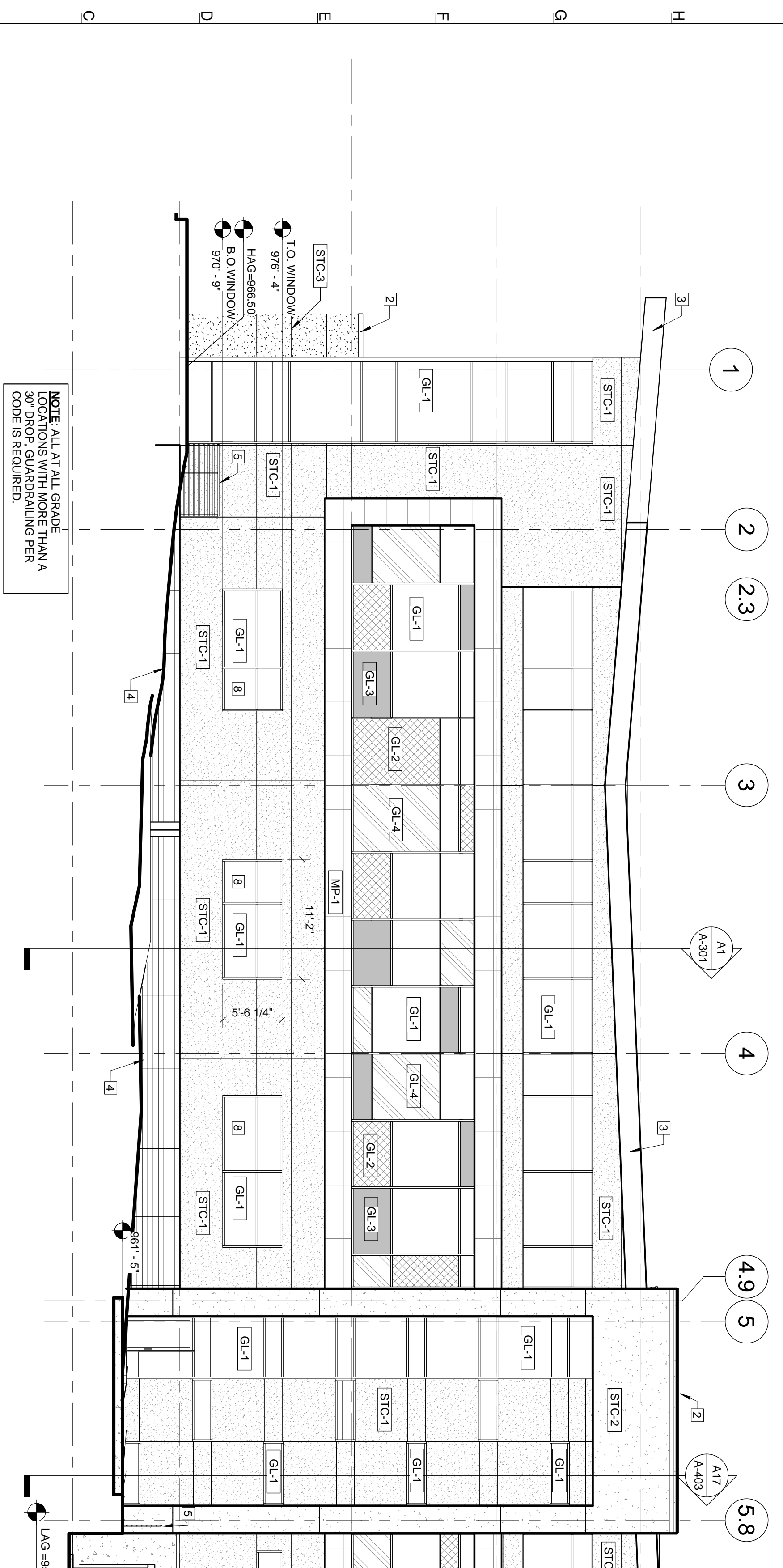
EAST ELEVATION J9
1/8" = 1'-0"

STC-1	MP-3
ACRYLIC STUCCO TYPE 1 MANUFACTURER: DRYVIT FINISH: SMOOTH COLOR: (MOUNTAIN FOG / VERY LIGHT GREY)	MANUFACTURER: FUNDERMAX PRODUCT: ESSENTIAL COLOR/FINISH: (MEDIUM BROWN / WOOD LOOK)
STC-2 ACRYLIC STUCCO TYPE 2 MANUFACTURER: DRYVIT FINISH: SMOOTH COLOR: (FOREST GREEN / GREY/GREEN)	GL-1 GLASS TYPE 1 MANUFACTURER: SUNGLARD COLOR/FINISH: (GUARDIAN CRYSTALGRAY / CLEAR W/ BLUE HUE)
STC-3 ACRYLIC STUCCO TYPE 3 MANUFACTURER: DRYVIT FINISH: SMOOTH COLOR: (WINTER BLUE / GREY/BLUE)	GL-2 GLASS TYPE 2 MANUFACTURER: SUNGLARD COLOR/FINISH: (GUARDIAN SILVER 20 / REFLECTIVE)
MP-1 METAL PANEL TYPE 1 MANUFACTURER: BRIDGESS SELECT SERIES CS-620 COLOR/FINISH: (MEDIUM/DARK GREY) SIZE: 60" W X 24" H	GL-3 GLASS TYPE 3 MANUFACTURER: SUNGLARD COLOR/FINISH: (SUNGLARD SPANDEBEL HT - WHITE / ON FLOWN GLASS / DARK)
MP-2 METAL PANEL TYPE 2 MANUFACTURER: CENTRIA CONCEPT SERIES CW-10A SELECT WHITE COLOR/FINISH: (VERY LIGHT GREY / WHITE)	GL-4 GLASS TYPE 4 MANUFACTURER: SUNGLARD COLOR/FINISH: (WHITE)
MP-2A METAL PANEL TYPE 2A MANUFACTURER: CENTRIA CONCEPT SERIES CW-10A SELECT WHITE COLOR/FINISH: (VERY LIGHT GREY / WHITE)	

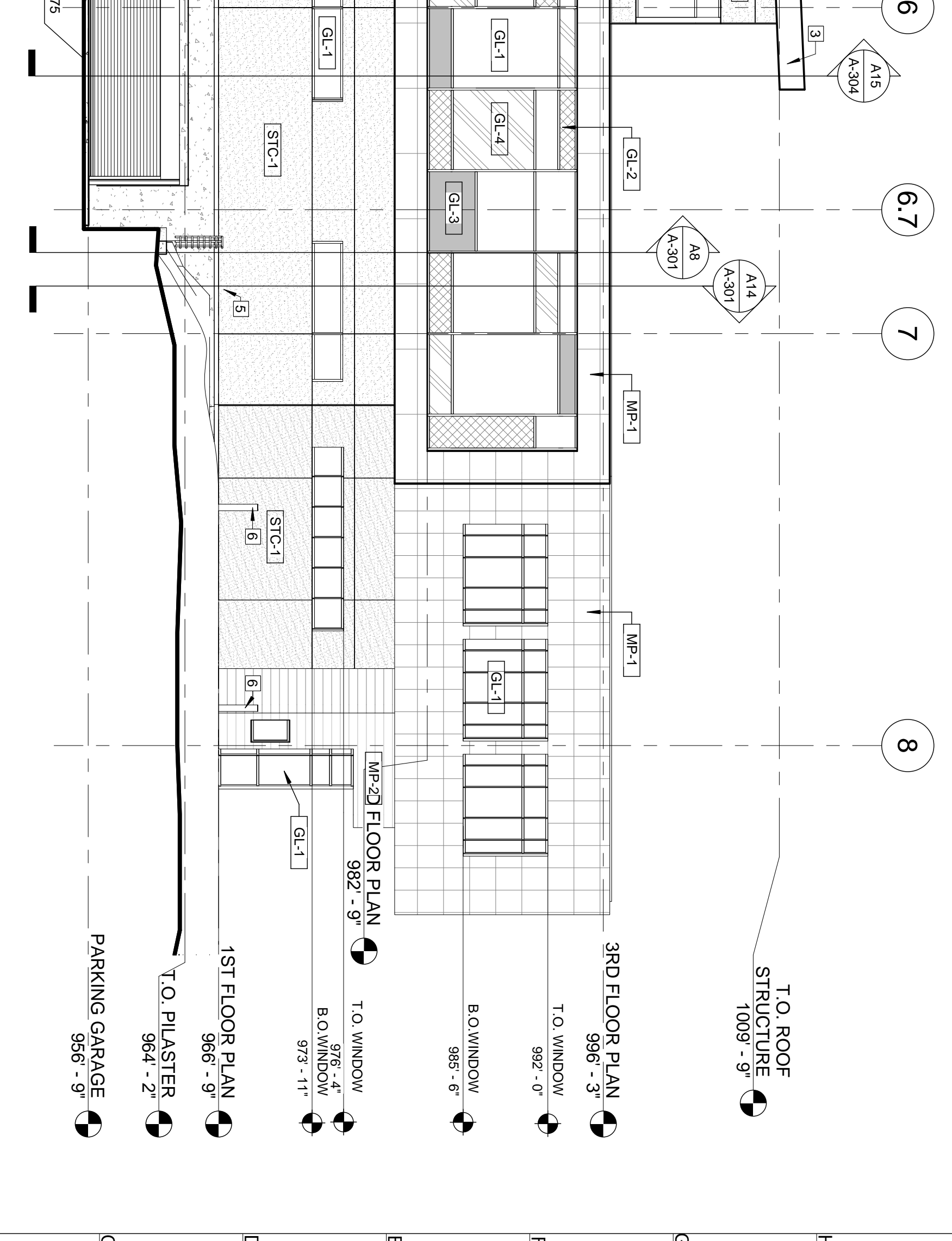
MATERIAL LEGEND M1
N.T.S.

- 1 METAL PARAPET CAP
- 2 METAL PARAPET CAP, MATCH STUCCO
- 3 ANODIZED ALUMINUM FASCIA, BRONZE
- 4 EXTERIOR LANDSCAPE WALL
- 5 42" GUARDRAIL
- 6 PIPE BOLLARD RE. AS-101
- 7 RELOCATE DOORS 100A APPROXIMATELY 1'-0" TO SOUTH PER TENANT REQUIREMENT. PROVIDE STOREFRONT WINDOW AT CURRENT LOCATION OF THIS DOOR
- 8 RECONFIGURE THREE WINDOWS ON NORTH WALL

ELEVATION NOTES J1
N.T.S.



NORTH ELEVATION A1
1/8" = 1'-0"



NOTE: ALL AT ALL GRADE LOCATIONS WITH MORE THAN A 30" DROP. GUARDRAILING PER CODE IS REQUIRED.

NO.	ISSUE/REVISION	DATE
1	Civil Comments	9/16/2016
2	Civil Coordination	1/25/2017
3	AS-101	02/23/17
4	AS-102	02/23/17
5	AS-103	02/23/17
6	AS-104	02/23/17
7	AS-105	10/01/2017
8	AS-106	10/19/2017

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SCHLAGEL & ASSOCIATES*
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LENEXA, KS 66215
P: 913.482.5158
F: 913.482.8400

MECHANICAL/PLUMBING ENGINEER-IN-CHARGE
11205 W. 79TH STREET, SUITE 102
LENEXA, KS 66214
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F: 913.336.8686

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LENEA, MO 64583
P: 913.589.3093
F: 913.589.3093

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1250 SW OAKLEY STE 200
TOPEKA, KS 66604
P: 785.234.6664

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STAND STRUCTURAL ENGINEERING
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EXTERIOR ELEVATIONS
10/19/2017
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Stag's Creek

