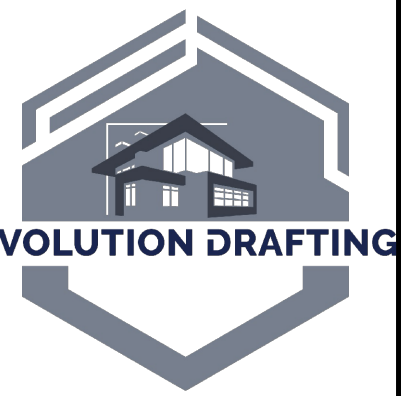


# ANTHONY FERNELIUS



EVOLUTION DRAFTING LLC

65 W WARREN AVE  
COLORADO CITY, AZ 86021  
PHONE: (435) 216-1353  
OFFICE@EVOLUTIONDRAFTING.COM

ALL RIGHTS RESERVED

PROPOSED BASEMENT FINISH  
FOR

ANTHONY FERNELIUS

PARCEL # 87701365000000  
1521 SW GEORGETOWN DR  
LEES SUMMIT, MO 64082

ISSUE DATES:	
I.C.	9/19/25
R1	9/25/25
	9/29/25
DRAWN BY:	
JMT & V.B.	

PAGE #

1

COVER PAGE

## BUILDING SUMMARY

### BUILDING DIMENSIONS

BASEMENT WIDTH	59'-4"
BASEMENT DEPTH	30'-2"
BASEMENT HEIGHT	8'-1"
FROST DEPTH	36"

### SQUARE FOOTAGE

LIVING AREA	1,386 S.F.
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### DESIGN CRITERIA

2018	INTERNATIONAL RESIDENTIAL CODE
2018	INTERNATIONAL FIRE CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL PLUMBING CODE
2017	NATIONAL ELECTRICAL CODE
2021	INTERNATIONAL ENERGY CONSERVATION CODE

### GENERAL NOTES

PROVIDE 5% MINIMUM SLOPE FOR 10'-0" AWAY ON ALL SIDES OF HOUSE

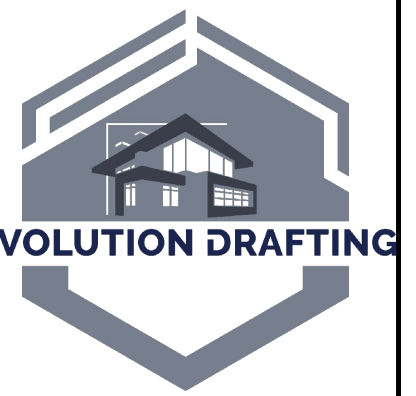
## PROJECT NARRATIVE

This project involves the remodel and finish of an existing basement in Lee's Summit, Missouri, to create a fully functional living and entertainment space. The design includes a new bedroom and full bathroom to provide additional private living accommodations. A dedicated theatre room will be constructed to serve as a home entertainment area, designed for comfort and sound quality. The plan also incorporates a wet bar to enhance the entertainment function of the basement, offering convenience for gatherings and social use. In addition, two separate flex spaces will be finished, providing versatile areas that can be used for a home office, fitness room, playroom, or additional lounge areas, depending on the owner's needs. This remodel maximizes the available square footage of the home, adding value and functionality while maintaining a cohesive design that integrates with the rest of the residence.

## SHEET INDEX

- COVER PAGE
- SITE PLAN
- FLOOR LAYOUT PLAN
- FLOOR DIMENSION PLAN
- CROSS SECTION
- ELECTRICAL PLAN
- PLUMBING PLAN
- MECHANICAL PLAN

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/08/2025 4:08:35



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ISSUE DATES:

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R1 9/25/25

9/29/25

DRAWN BY:

JMT & V.B.

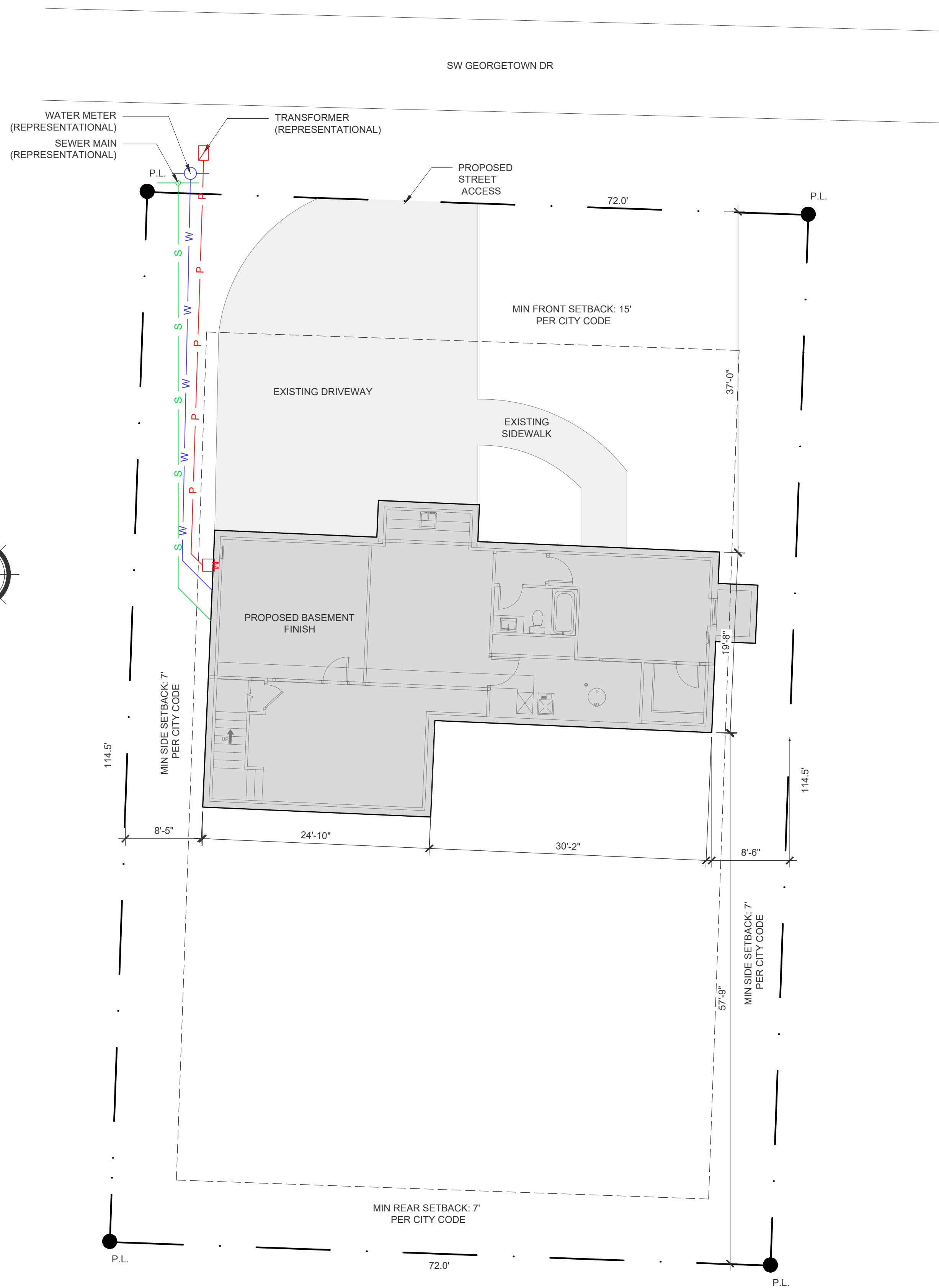
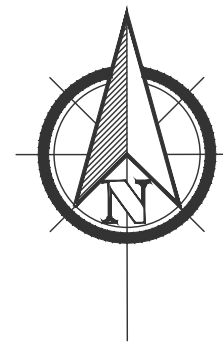
PAGE #

2

REVIEW FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/08/2025 4:08:36

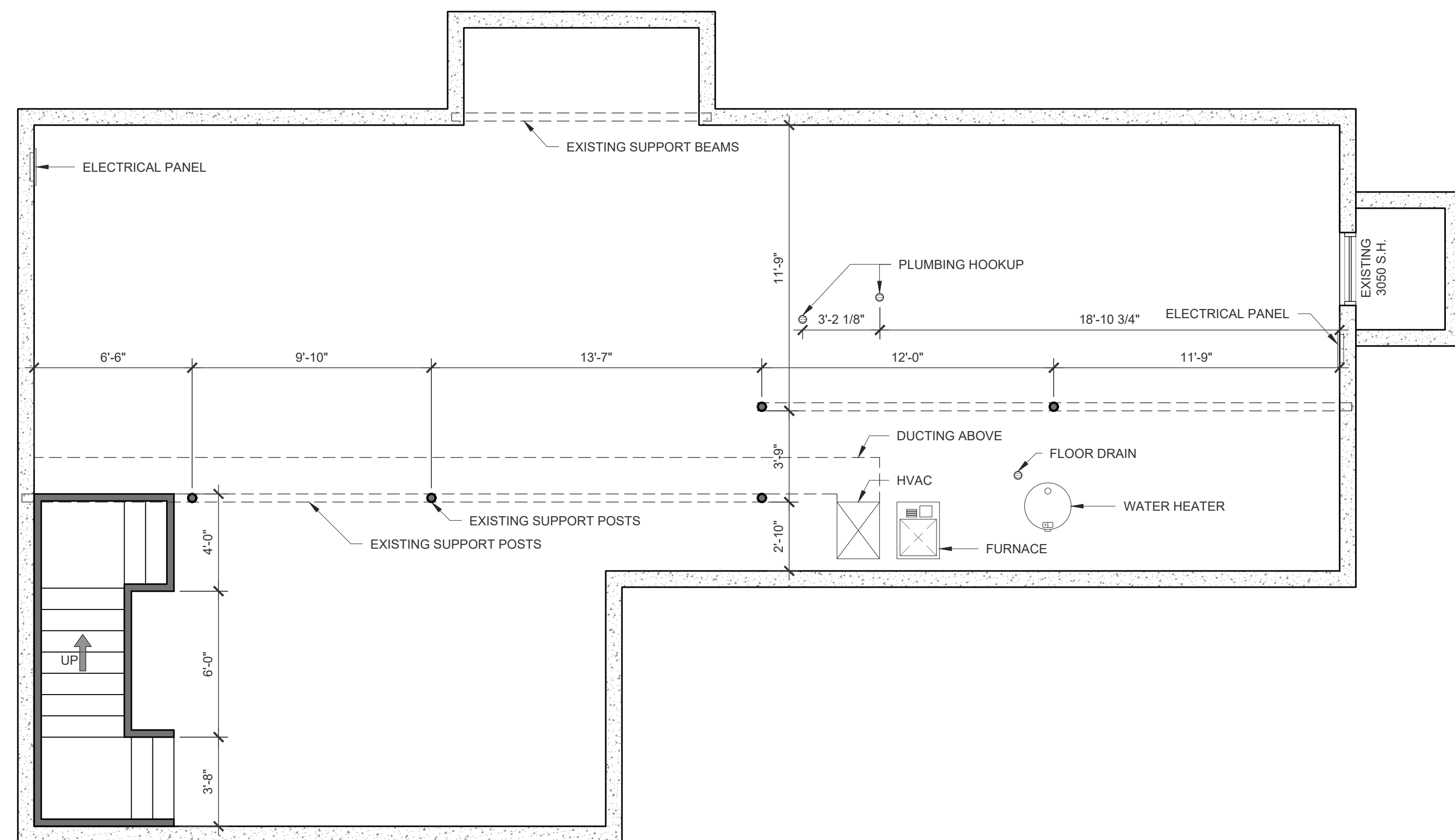
PARCEL # 6970013050000000  
(LOT SIZE = .21 ACRES)  
1521 SW GEORGETOWN DR,  
LEES SUMMIT, MO 64082

LOT COVERAGE	
BASEMENT FINISH:	1,386 S.F.
LOT SIZE:	~9,148 S.F.
COVERAGE:	~ 15.1%



SITE PLAN

SCALE: 1/8" = 1'-0"



GENERAL NOTES

- 8" CONCRETE EXTERIOR WALLS. 2X4 INTERIOR FRAMING UNLESS NOTED OTHERWISE ON PLAN.
- 8'-1" WALL HEIGHT THROUGHOUT UNLESS NOTED OTHERWISE ON PLAN.
- 6'-8" WINDOW HEADER HEIGHT, & 6'-8" TALL INTERIOR & EXTERIOR DOORS UNLESS NOTED OTHERWISE ON PLAN.
- ENSURE THAT ALL OPENINGS PASSING THROUGH FIREWALLS AND ROOF SURFACES ARE PROPERLY SEALED WITH FLASHING AND CAULKING.
- REFER TO THE STRUCTURAL DRAWINGS TO DETERMINE THE SIZE AND PLACEMENT OF ALL STRUCTURAL COMPONENTS



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PROPOSED BASEMENT FINISH  
 FOR  
 ANTHONY FERNELIUS

PARCEL # 87701365800000  
 1521 SW GEORGETOWN DR  
 LEES SUMMIT, MO 64082

ISSUE DATES:	
I.C.	9/19/25
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	9/29/25
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BUILDING AREAS

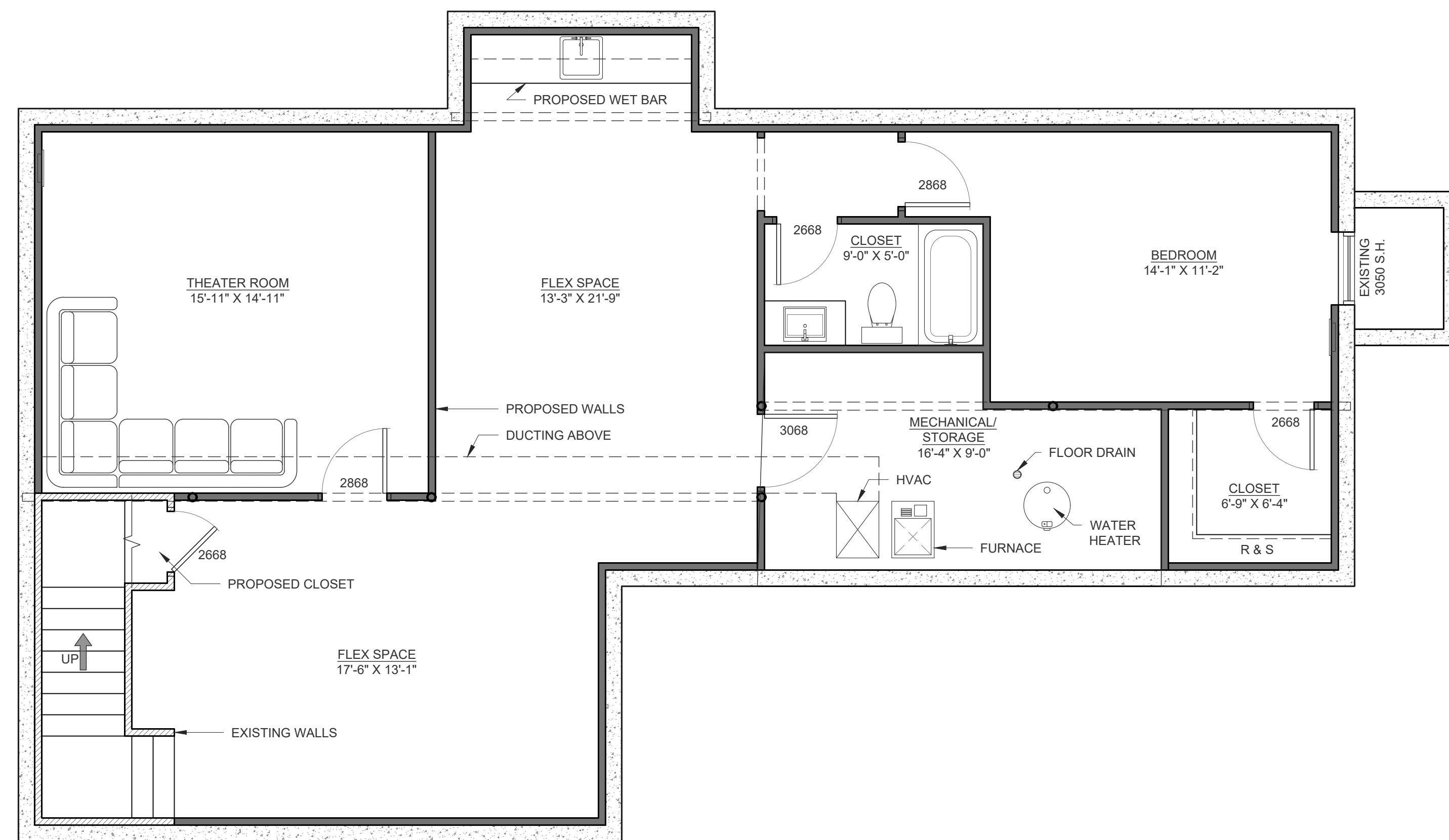
BASEMENT AREA:	1,386 S.F.
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**3**

EXISTING FLOOR LAYOUT PLAN

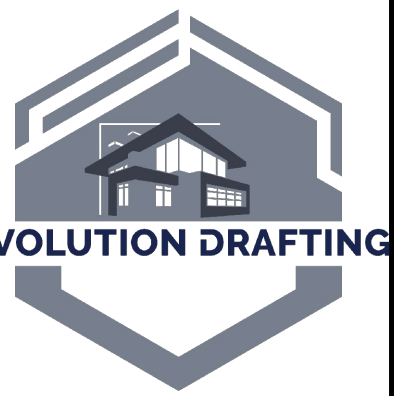
SCALE: 1/4" = 1'-0"

EXISTING FLOOR LAYOUT PLAN  
 RELEASED FOR CONSTRUCTION  
 ALL NOTED ON PLANS REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 10/08/2025 4:08:36



GENERAL NOTES

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PROPOSED BASEMENT FINISH  
 FOR  
 ANTHONY FERNELIUS

PARCEL # 87701365000000  
 1521 SW GEORGETOWN DR  
 LEES SUMMIT, MO 64082

ISSUE DATES:

I.C.	9/19/25
R1	9/25/25
	9/29/25

DRAWN BY:

JMT & V.B.

BUILDING AREAS

LIVING AREA:	1,240 S.F.
TOTAL BASEMENT AREA:	1,386 S.F.

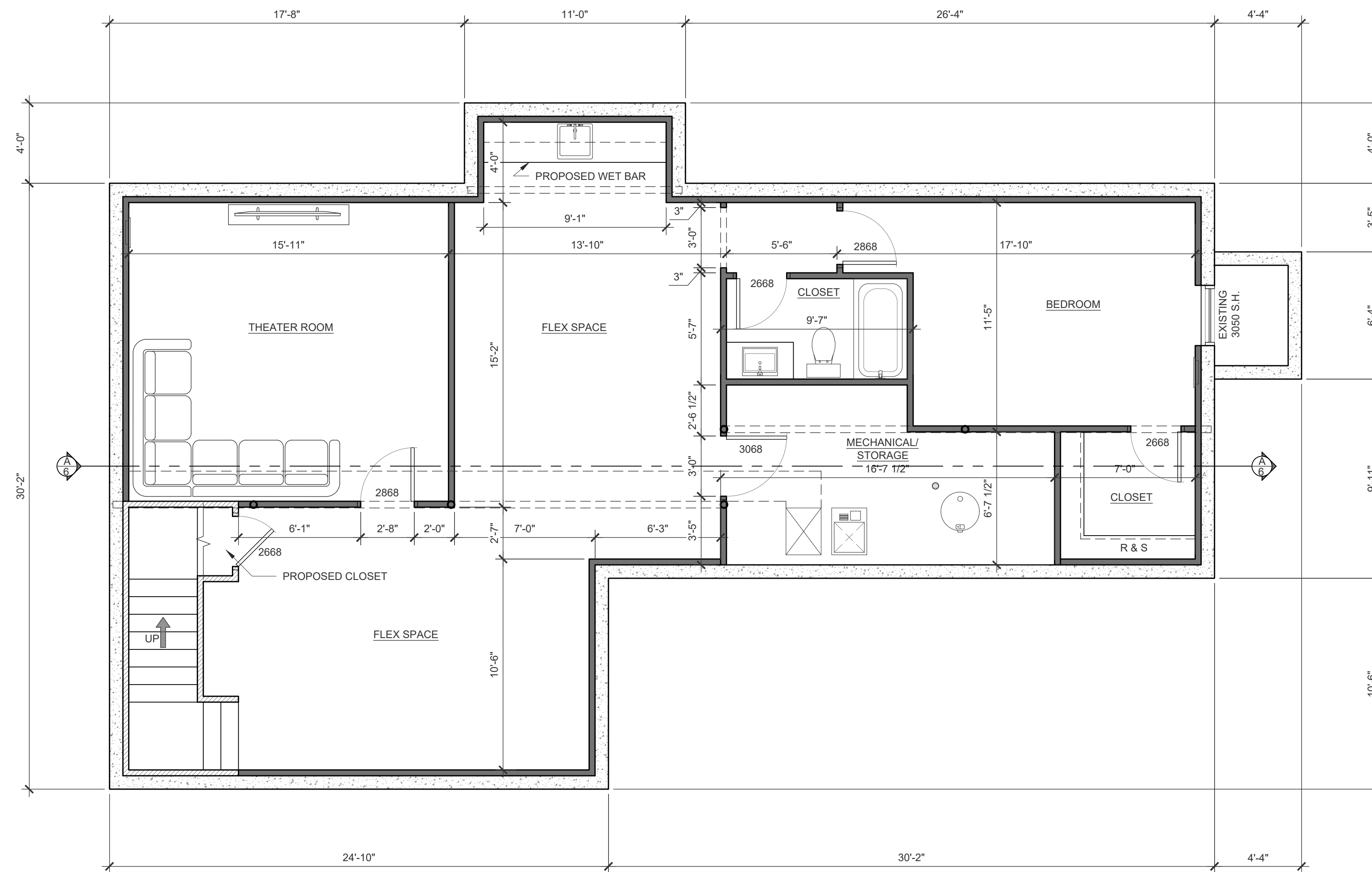
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PROPOSED FLOOR LAYOUT PLAN

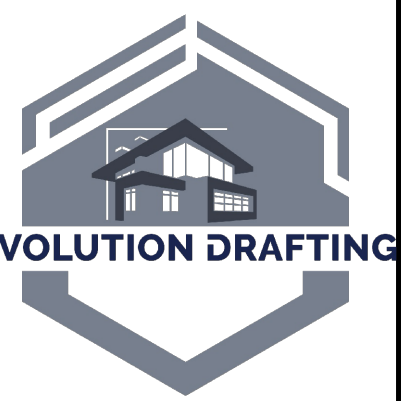
SCALE: 1/4" = 1'-0"

PROPOSED FOR CONSTRUCTION  
 RELEASE FOR CONSTRUCTION  
 ALL NOTED ON PLANS REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 10/08/2025 4:08:36



**GENERAL NOTES**

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**PROPOSED BASEMENT FINISH**

**FOR ANTHONY FERNELIUS**

PARCEL # 87701365800000  
 6.25 ACRES  
 1521 SW GEORGETOWN DR  
 LEES SUMMIT, MO 64082

**ISSUE DATES:**

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	9/29/25

**DRAWN BY:**

JMT & V.B.

**BUILDING AREAS**

LIVING AREA:	1,240 S.F.
TOTAL BASEMENT AREA:	1,386 S.F.

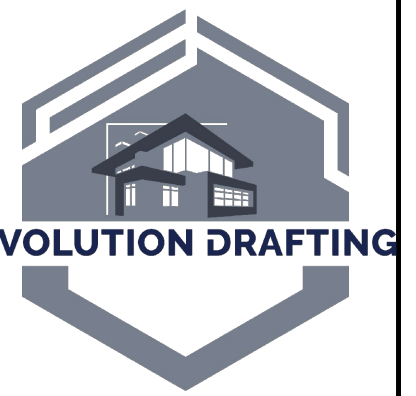
**PAGE #**

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**PROPOSED FLOOR DIMENSION PLAN**

SCALE: 1/4" = 1'-0"

PROPOSED FOR CONSTRUCTION  
 RELEASE OF PLANS REVIEW  
 DEVELOPMENT SERVICES  
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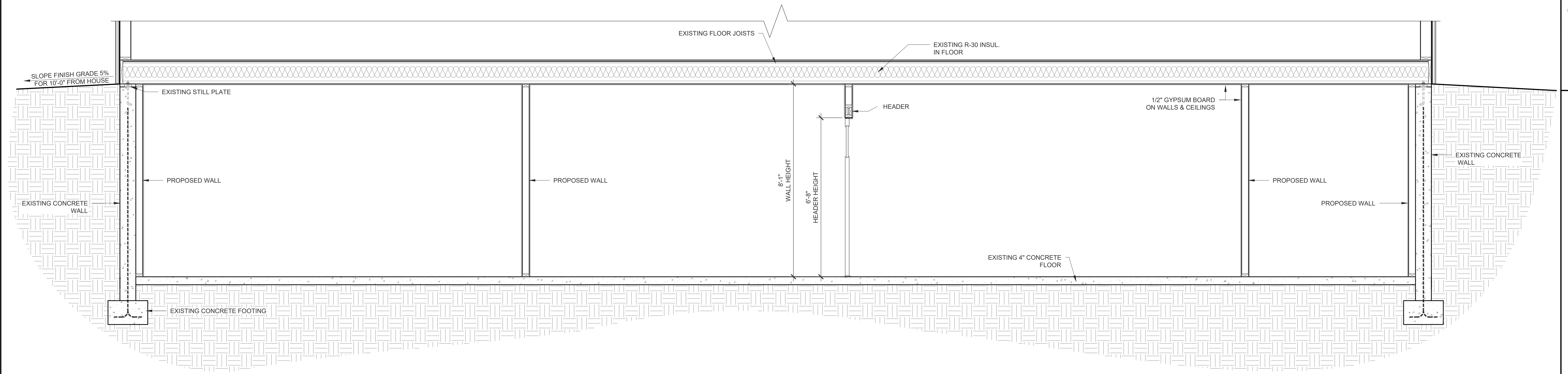
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CROSS SECTION A/6

SCALE: 1/2" = 1'-0"

CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/08/2025 4:08:36



SLOPE FINISH GRADE 5%  
FOR 10'-0" FROM HOUSE

EXISTING STILL PLATE

PROPOSED WALL

EXISTING CONCRETE WALL

EXISTING CONCRETE FOOTING

EXISTING FLOOR JOISTS

EXISTING R-30 INSUL.  
IN FLOOR

HEADER

1/2" GYPSUM BOARD  
ON WALLS & CEILINGS

EXISTING CONCRETE  
WALL

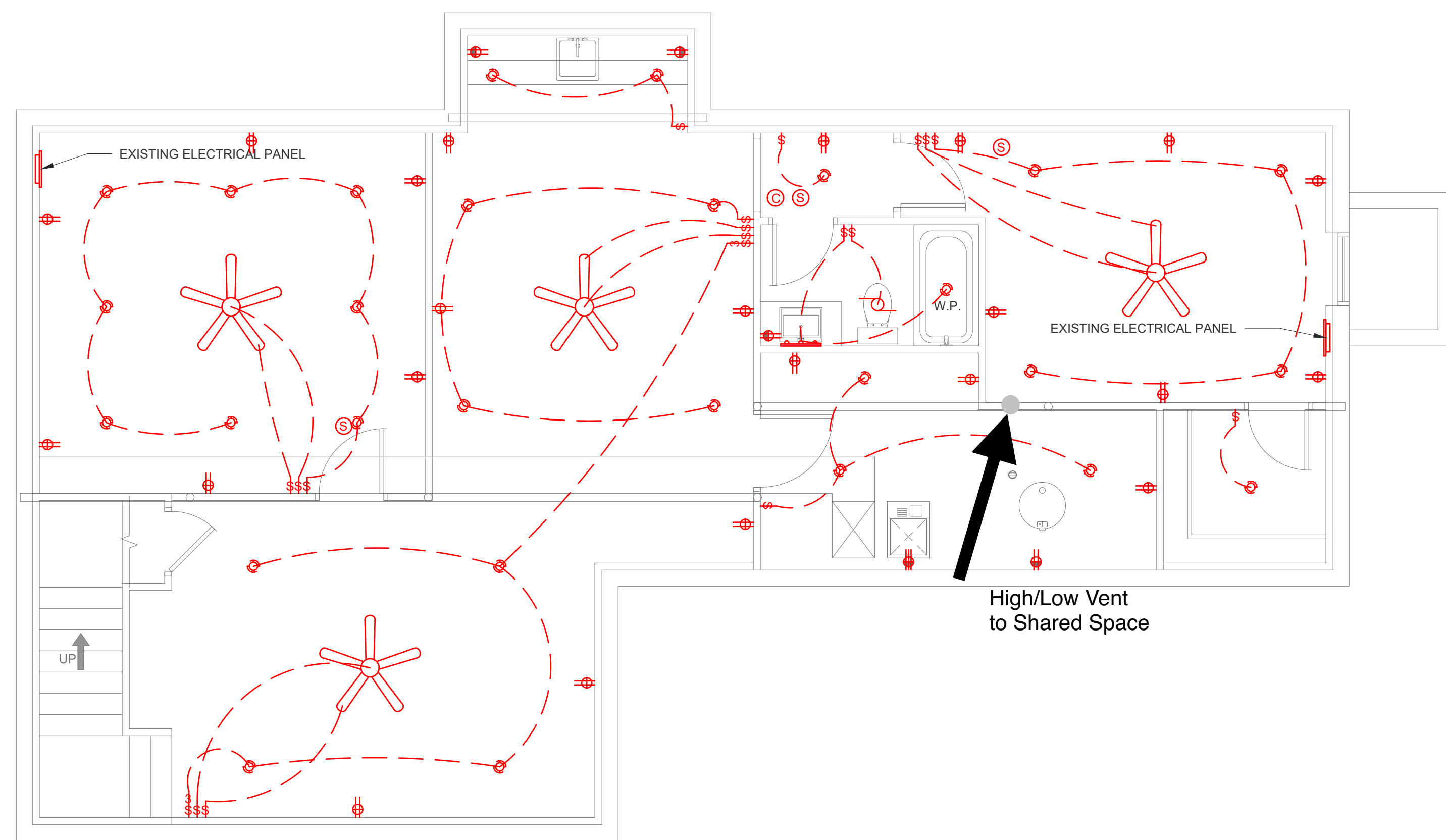
PROPOSED WALL

PROPOSED WALL

8'-4"  
WALL HEIGHT

6'-8"  
HEADER HEIGHT

EXISTING 4" CONCRETE  
FLOOR



GENERAL NOTES

1. THIS PLAN IS FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR TO DESIGN FULL ELECTRICAL SYSTEM
2. ARC FAULT ALL BEDROOM CIRCUITS
3. INSTALL A DEDICATED GFI BREAKER FOR DISHWASHER



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ELECTRICAL LEGEND

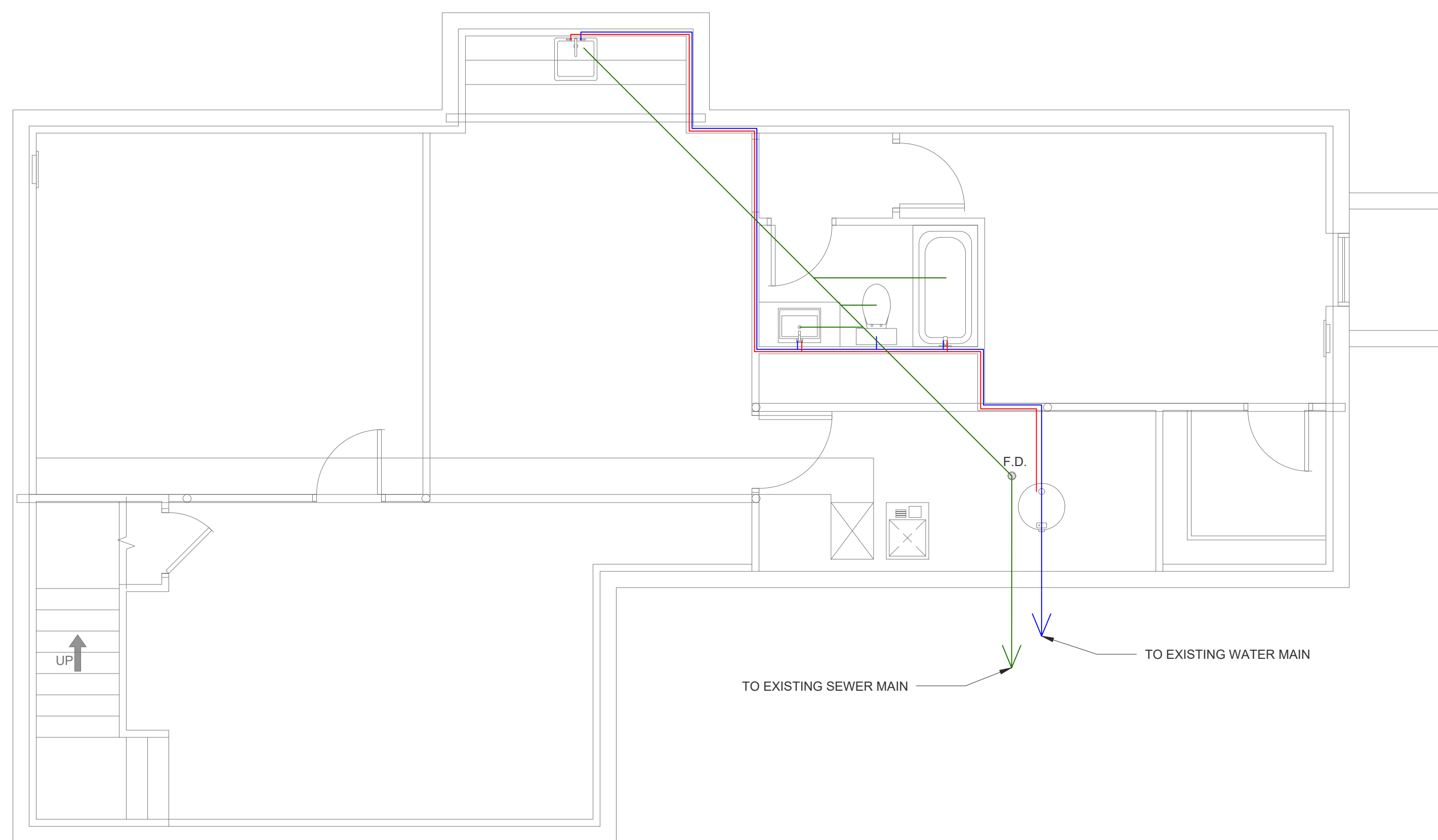
- POWER METER
- PANEL BOARD
- EXHAUST FAN
- CEILING FAN
- LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- VANITY LIGHT FIXTURE
- DUPLEX OUTLET
- GFCI DUPLEX OUTLET
- 220v OUTLET
- SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- JUNCTION BOX
- SMOKE DETECTOR
- CARBON DETECTOR
- FUSE DISCONNECT
- FLORESCENT LIGHT
- CIRCLE LED LIGHT

PROPOSED BASEMENT FINISH FOR ANTHONY FERNELIUS

PARCEL # 87701385800000  
1521 SW GEORGETOWN DR  
LEES SUMMIT, MO 64082

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JMT & V.B.	

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PLUMBING PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. THIS PLAN IS FOR REFERENCE ONLY. PLUMBING CONTRACTOR TO DESIGN FULL PLUMBING SYSTEM



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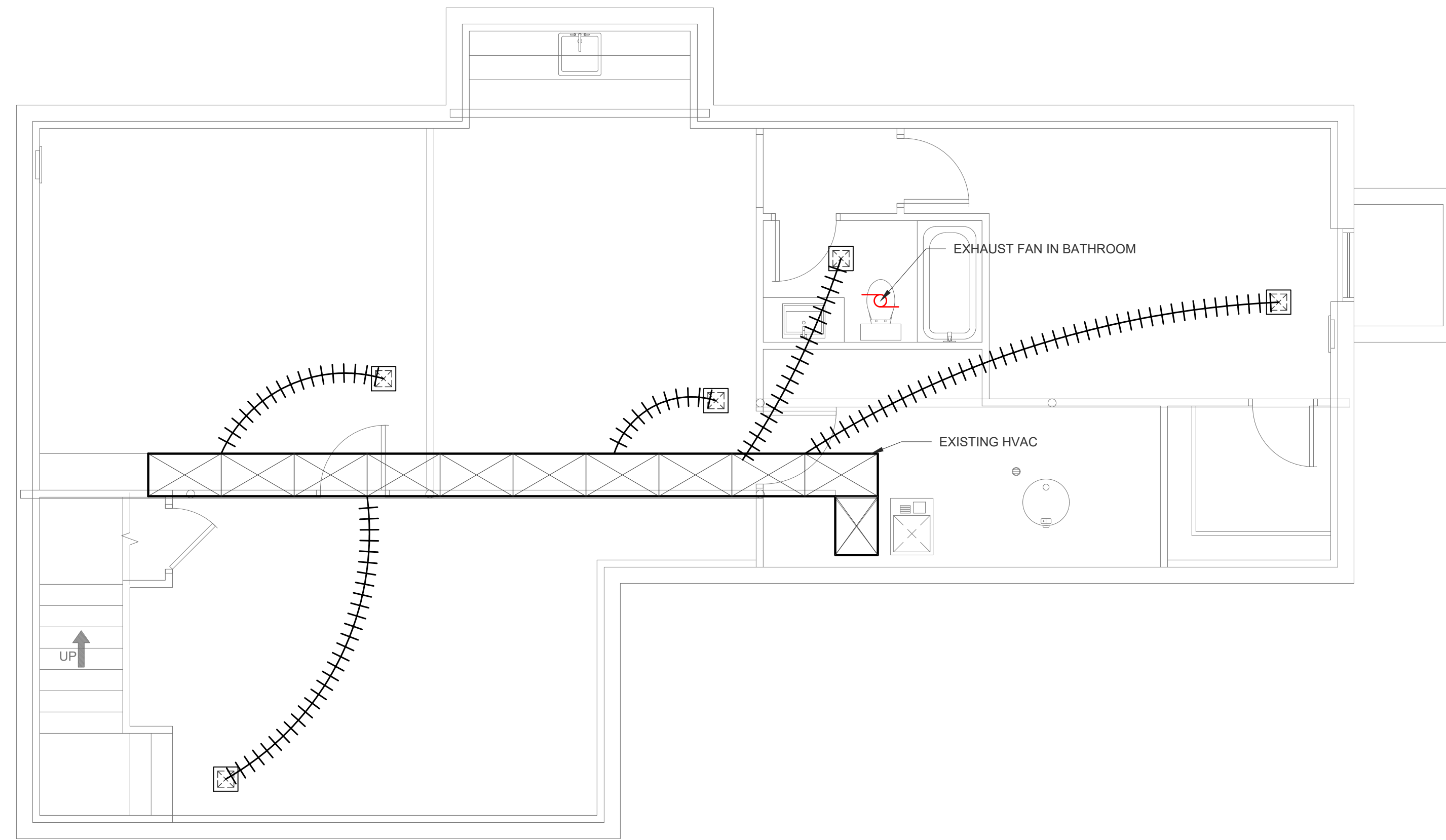
9/29/25

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JMT & V.B.

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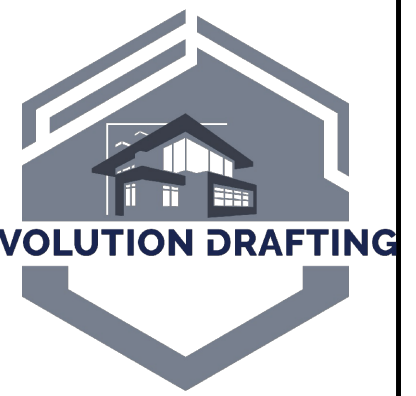


MECHANICAL PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. THIS PLAN IS FOR REFERENCE ONLY. MECHANICAL CONTRACTOR TO DESIGN FULL MECHANICAL SYSTEM



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