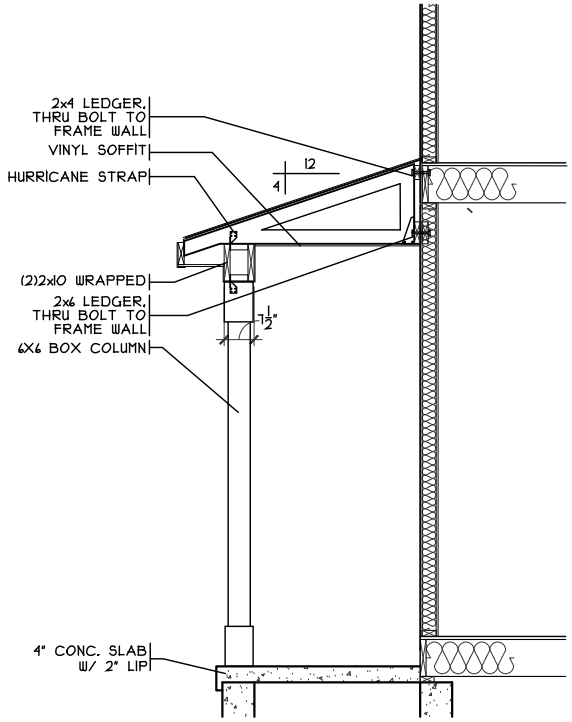


WV 104
1305 Ellington Ct
FRANKLIN, OH 45005

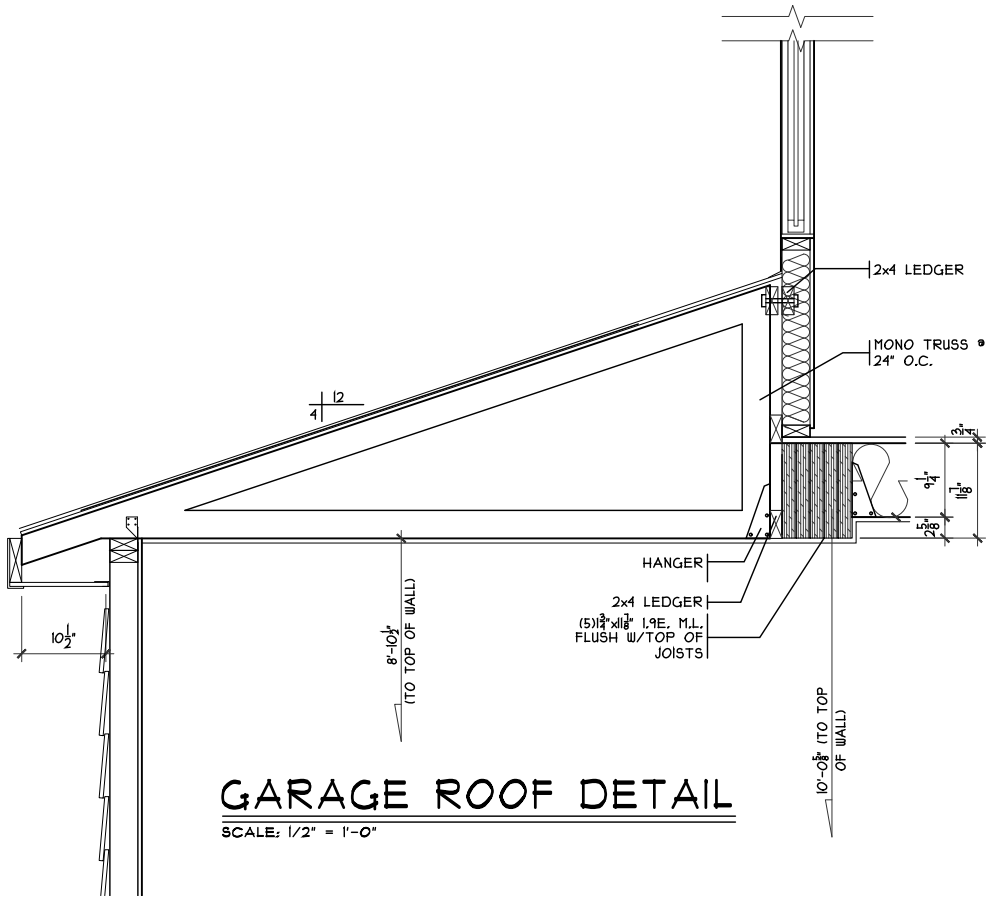
2 story basement
finished basement and bath
2 hose bibs - valves required
1 tubs
Radon Vent out roof
1 shower - tiled walls - 2 valves
softener bypass
AA on kit
Well Tank - No expansion tank , no pressure valve , no dual check !!

Gas Furnace



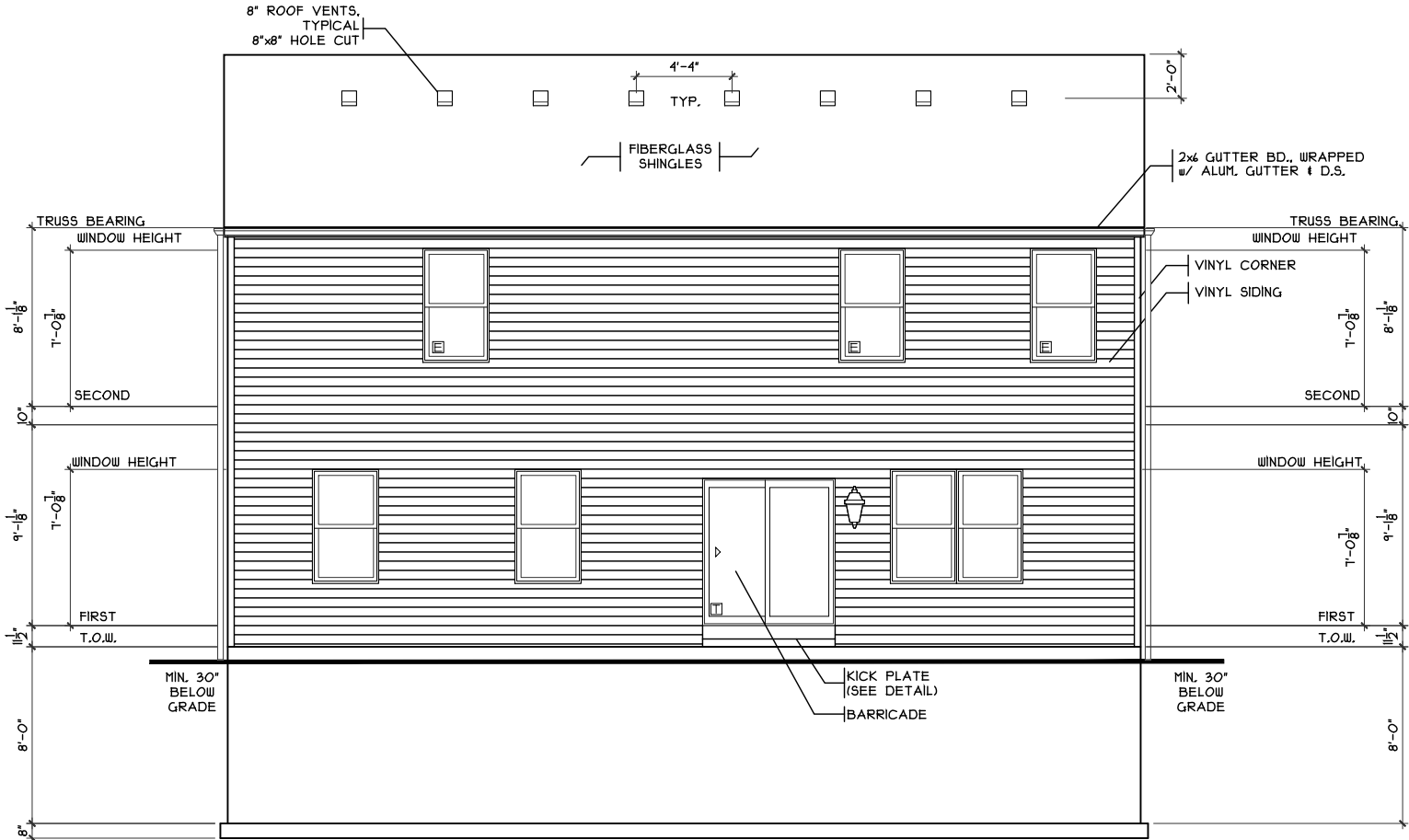
FRONT PORCH DETAIL

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



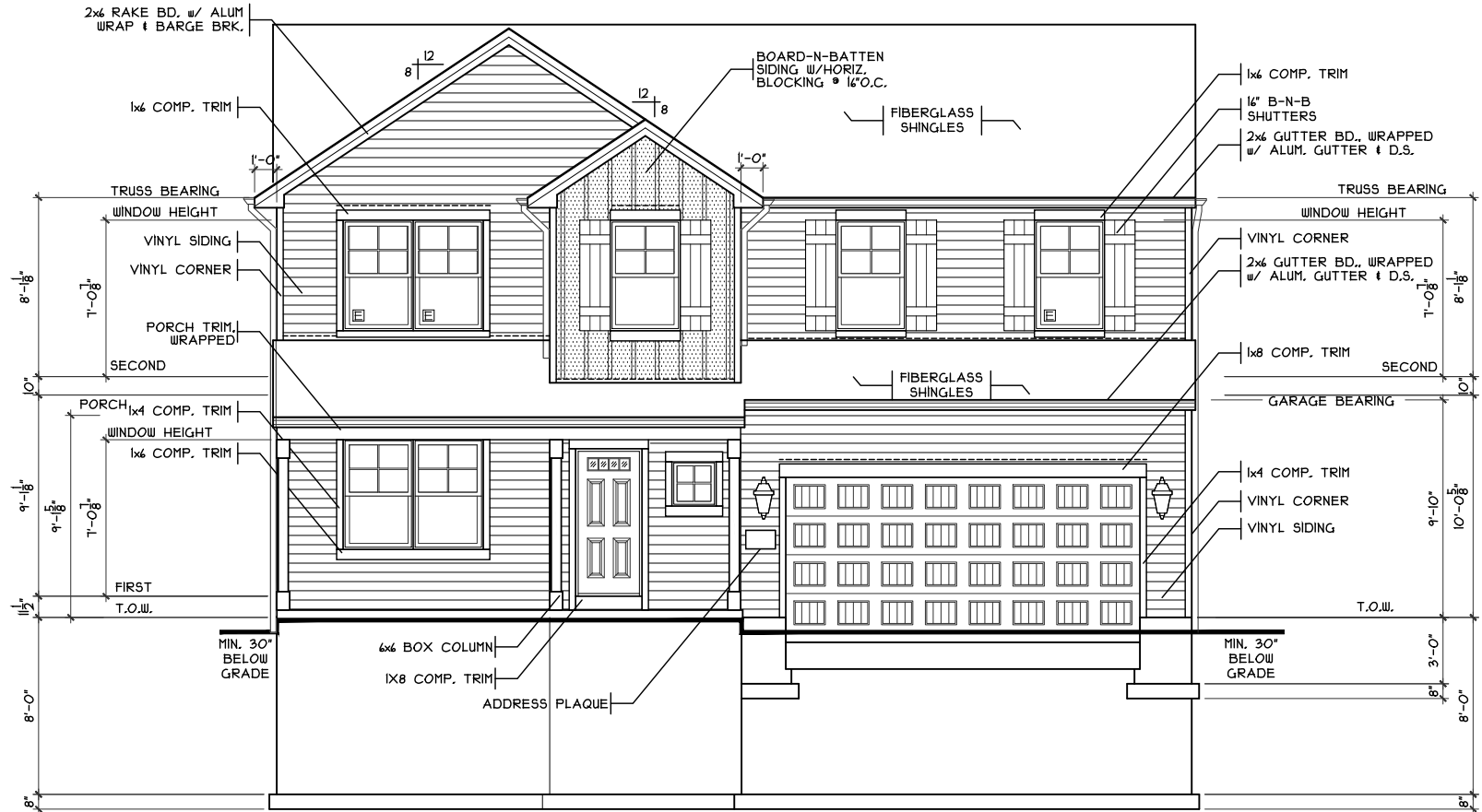
GARAGE ROOF DETAIL

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



REAR ELEVATION

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



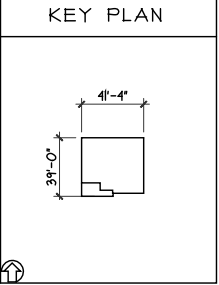
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Aluminum)
G1	General Notes
S1	First Floor Joist Layout / Roof Plan
S2	Second Floor Joist Layout
E1	Electrical Plan

NOTE:
PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE. 1/4" = 1'-0"
PLANS PRINTED ON 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

PLAN INFO.	
292254B4	
4 BDRMS	2254
2.5 BATH	1004
4 CAR GARAGE	190
1ST FLR. CLG.	540
SQUARE FOOTAGE	
TOTAL	2254
FIRST	1004
SECOND	190
LOW. LEV. FIN.	540
LOWER (SLAB)	418
GAR. (SLAB)	380



Front & Rear Elevations

Plan: Magellan Basement
Date: 11.5.2024
Drawn: SDG
Scale: As Noted
Revised: 11.21.2024
Sheet: 1 of 9

Royal - WV-104

Proposed Residence:

Name: Alex Delgado

Address: 1305 Ellington Ct.

Address: Waterbury Village Lot 104

Magellan - B1 - Vinyl

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Warren County

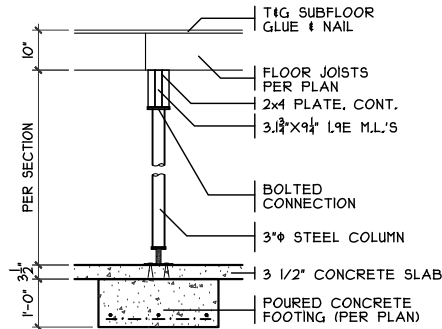
Issue Dates

Review



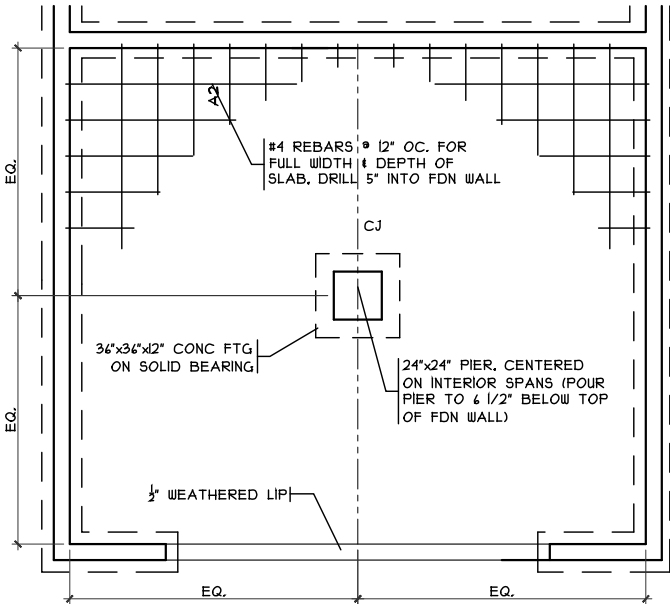
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West Chester, OH 40669
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A1



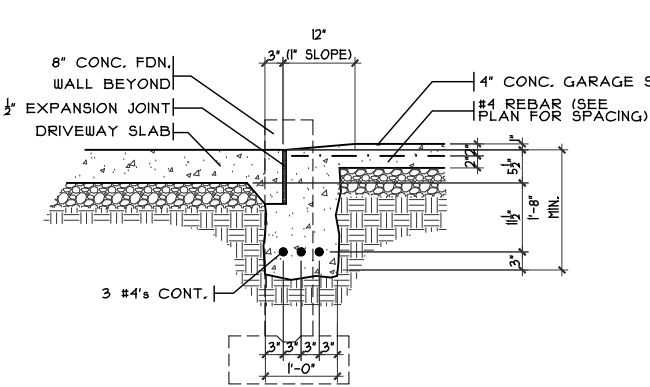
COLUMN DETAIL

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

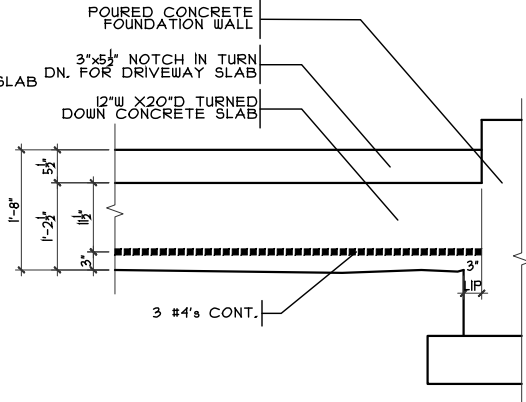


GRADE BM DETAIL

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



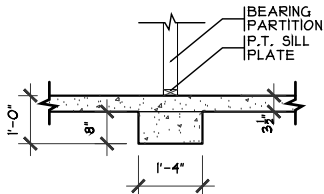
SECTION



ELEVATION

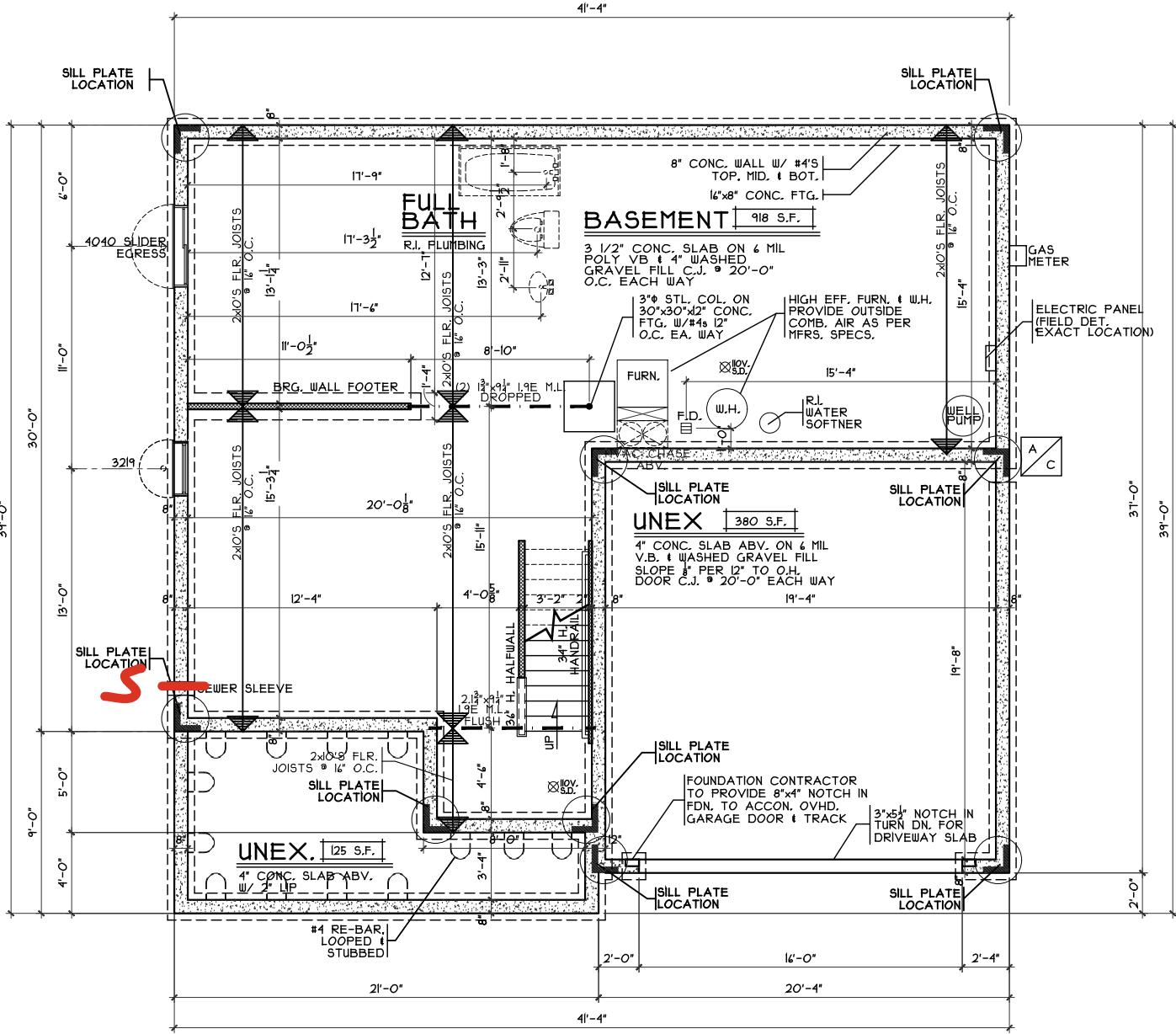
GARAGE DOOR GRADE BM

SCALE: 3/8" = 1'-0"



BRG WALL FOOTING

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



FOUNDATION PLAN

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

NOTE: ■ DENOTES BEARING CRIPPLES, THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER, CONTINUOUS TO SOLID BEARING BELOW.

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

Foundation Plan

Plan: Magellan Basement
Date: 11.5.2024
Drawn: SDG
Scale: As Noted
Revised: 11.21.2024
Sheet: 3 of 9

Royal - WV-104

Proposed Residence:

Name: Alex Delgado

Address: 1305 Ellington Ct.

Address: Waterbury Village Lot 104

Magellan - B1 - Vinyl

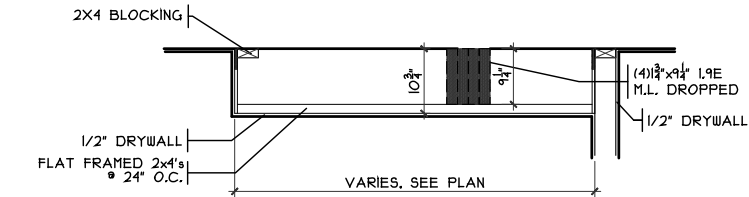
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Issue Dates

Review

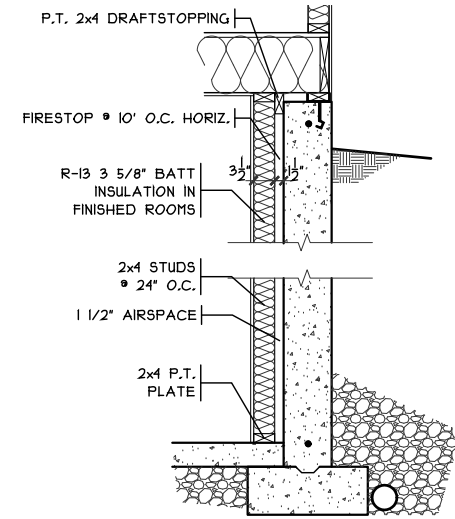
Carlsle
Warren County

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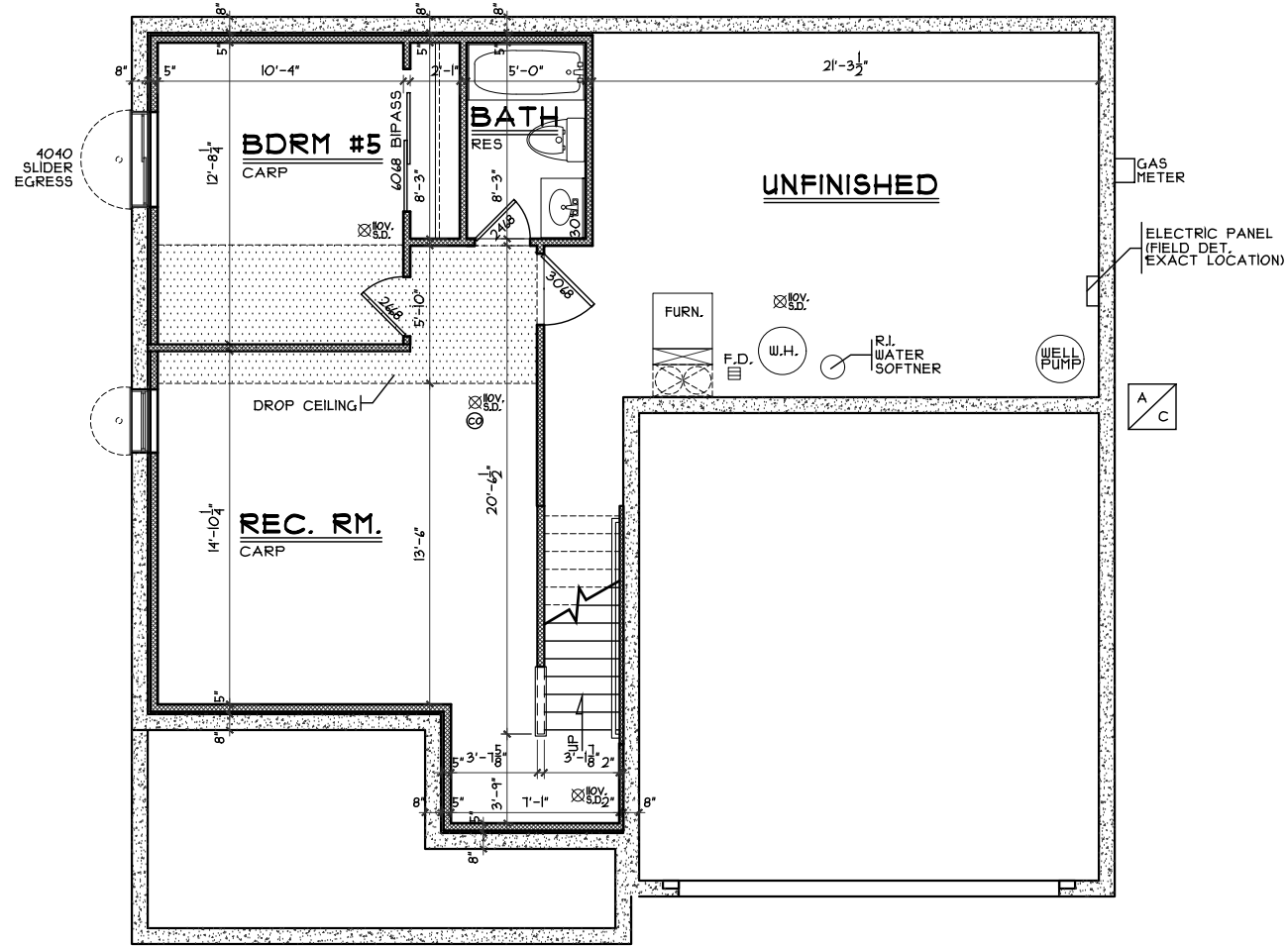
DROP CLG. DETAIL

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



FIN. LL WALL DETAIL

SCALE: 3/8" = 1'-0"



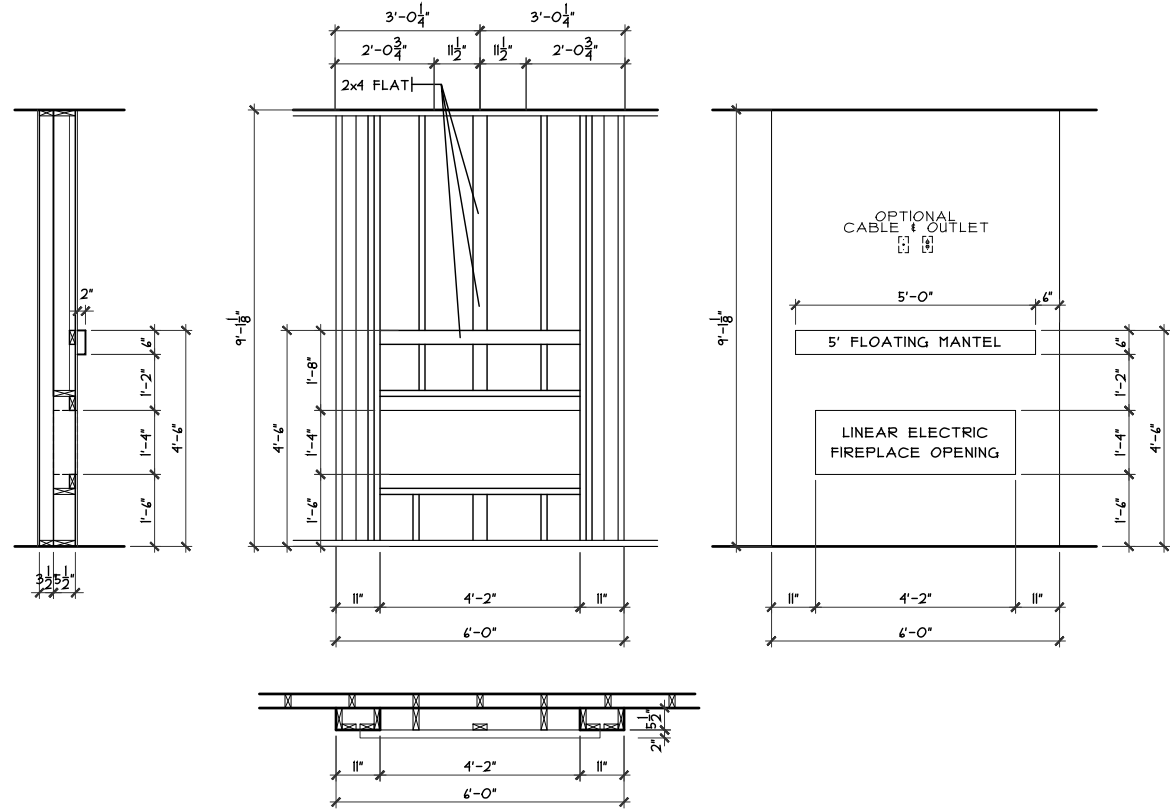
FINISHED LOWER LEVEL

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

540 SQ. FT

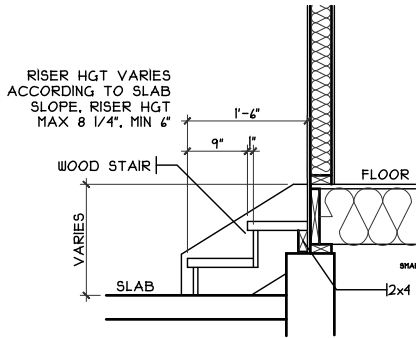
FIREPLACE FRAMING DETAIL

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



GARAGE STEPS

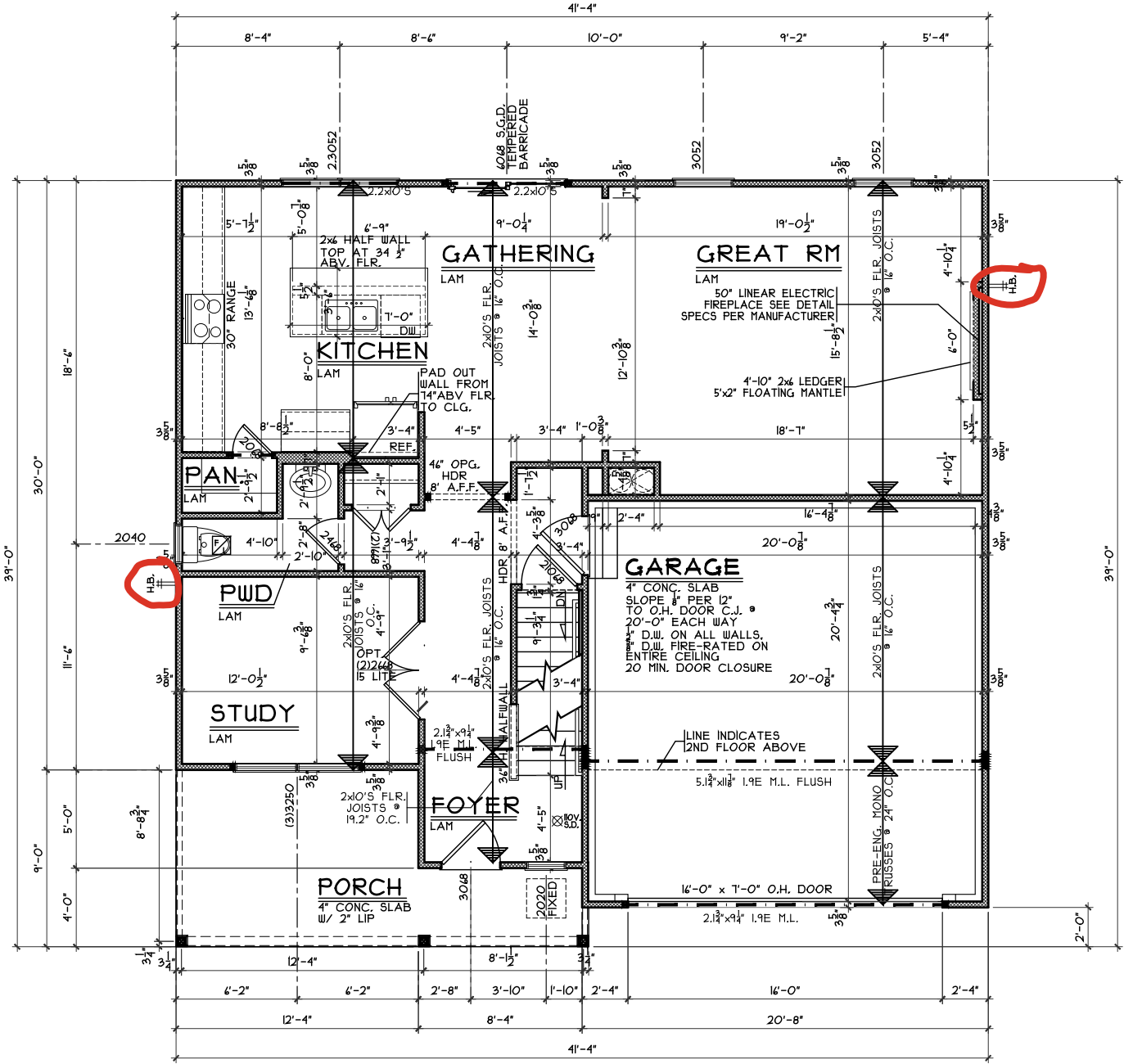
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

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

1004 SQ. FT.



NOTE: ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

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First Floor Plan

Plan: Magellan Basement
Date: 11.5.2024
Drawn: SDG
Scale: As Noted
Revised: 11.21.2024
Sheet: 5 of 9



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Royal - WV-104

Proposed Residence:

Name: Alex Delgado

Address: 1305 Ellington Ct.

Address: Waterbury Village Lot 104

Magellan - B1 - Vinyl

Issue Dates

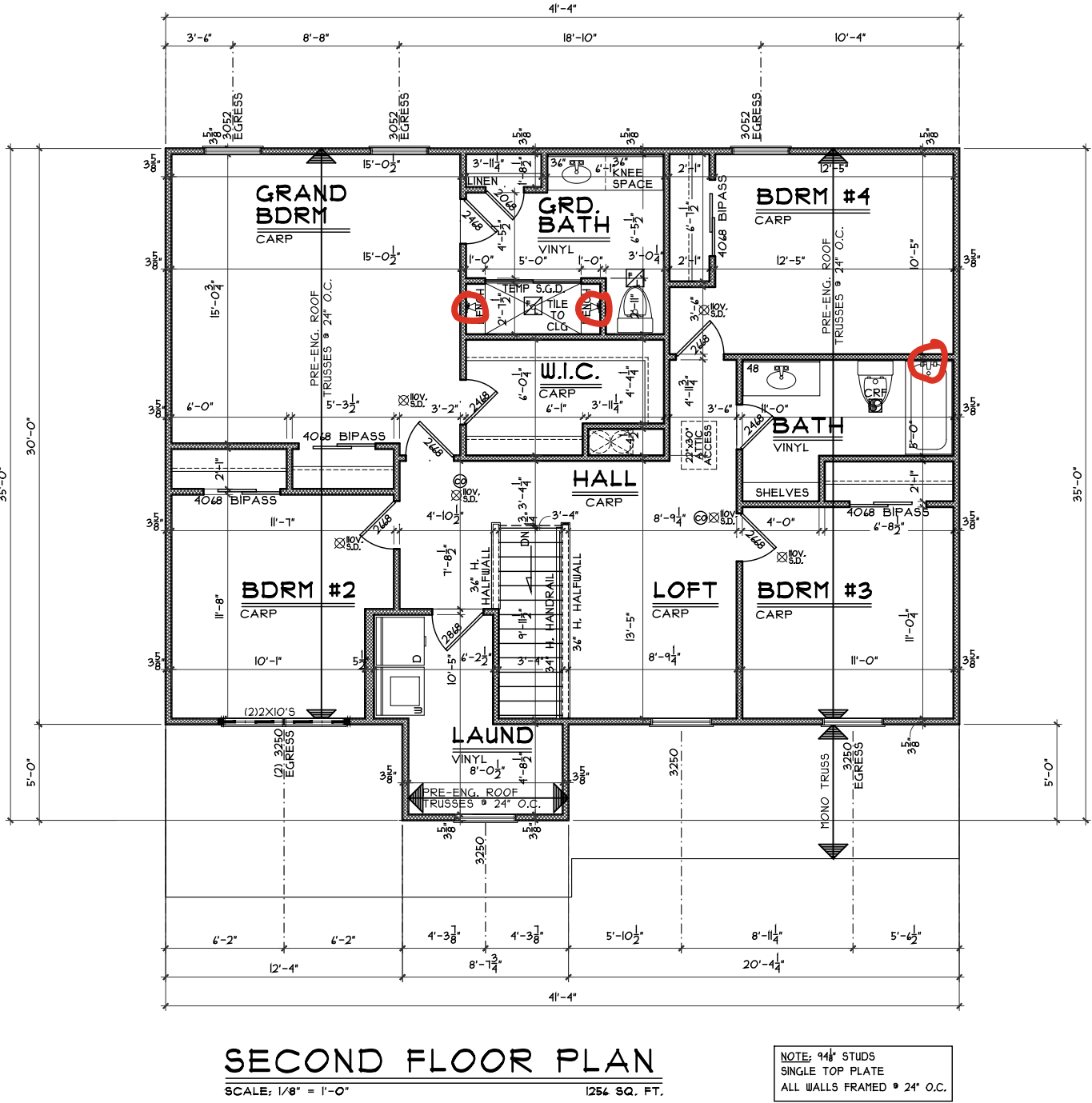
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Warren County

A3



Second Floor Plan

Plan: Magellan Basement
Date : 11.5.2024
Drawn: SDG
Scale : As Noted
Revised: 11.21.2024
Sheet : 6 of 9

Royal - WV-104

Proposed Residence:

Name: Alex Delgado

Address: 1305 Ellington Ct.

Address: Waterbury Village Lot 104

Magellan - B1 - Vinyl

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Carlise

Warren County

Issue Dates

Review

A4