

WV 89

1312 Ellington Court

FRANKLIN, OH 45005

2 story basement - finished bath basement

Radon Vent - run out roof

Tankless water heater

2 hose bibs - valves required

AA Kit Sink

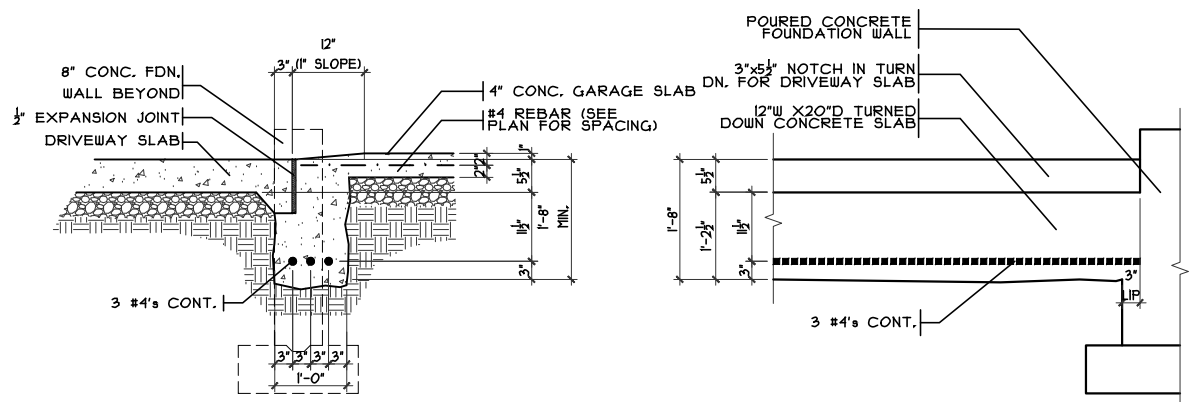
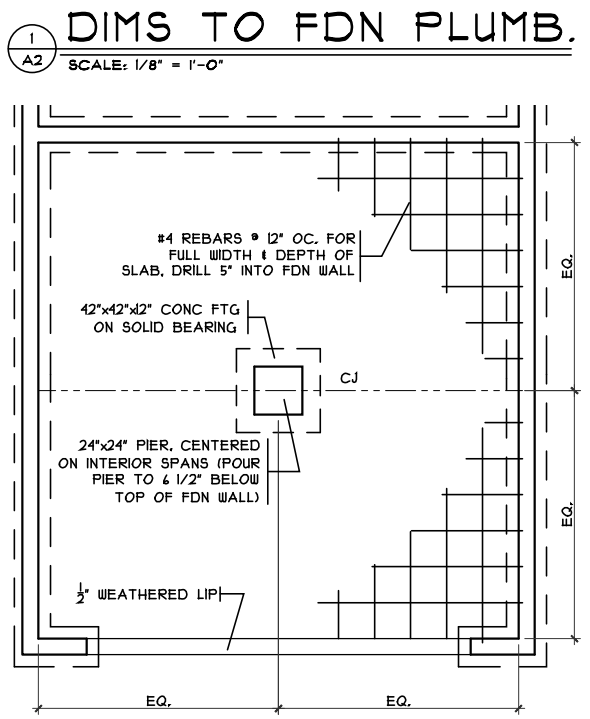
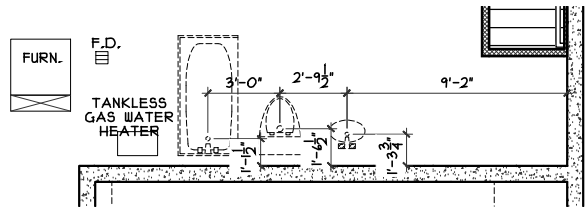
1 shower

2 tubs

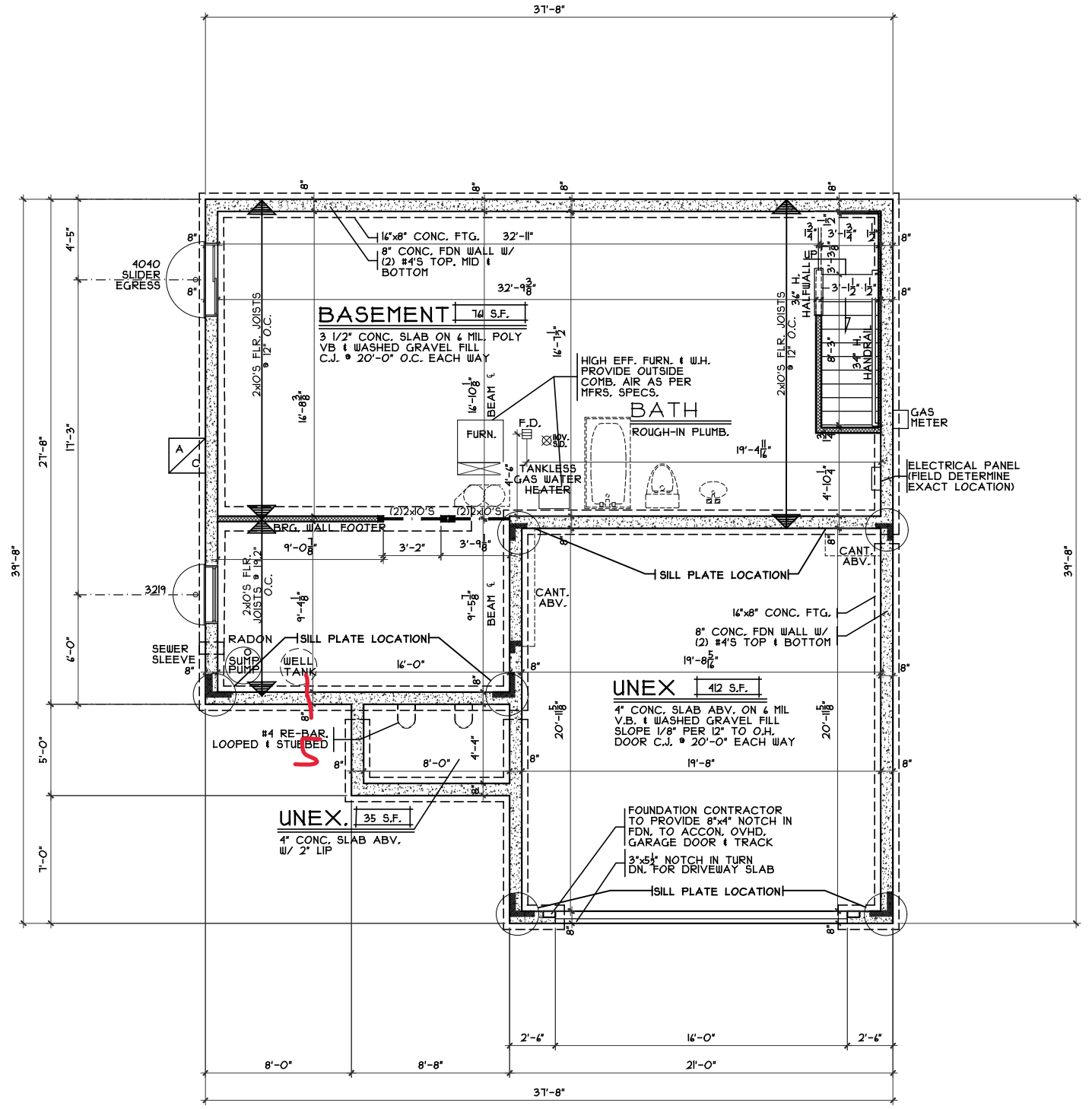
Well Tank - No expansion tank , no pressure valve , no dual check valve !!

ice maker

Gas Furnace , range and tankless heater



GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



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: Crownfield Basement
Date: 4-4-2024
Drawn: JRK
Scale: As Noted
Revised: 5.3.2024
Sheet: 3 of 9

Proposed Residence:
Crawford Residence
1312 Ellington Court
Waterbury Village Lot 89

Renaissance - WV-89
Crownfield Bsmt - D5 - Vinyl

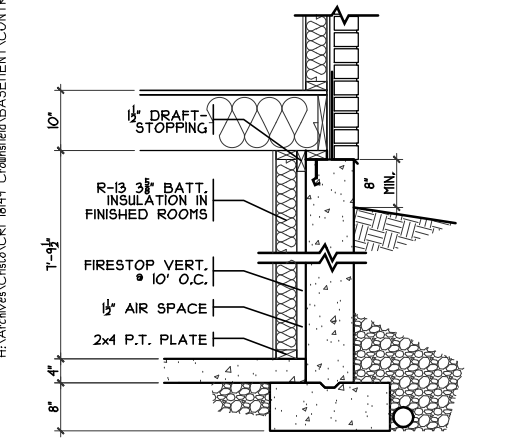
Germantown
Montgomery County

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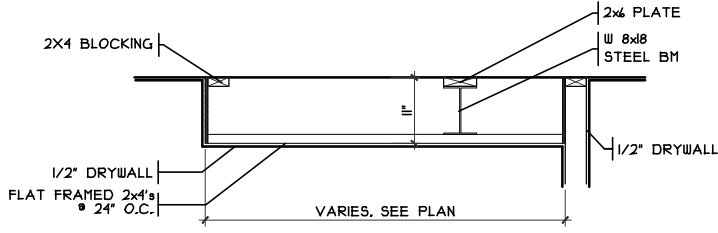
Review	Issue Dates

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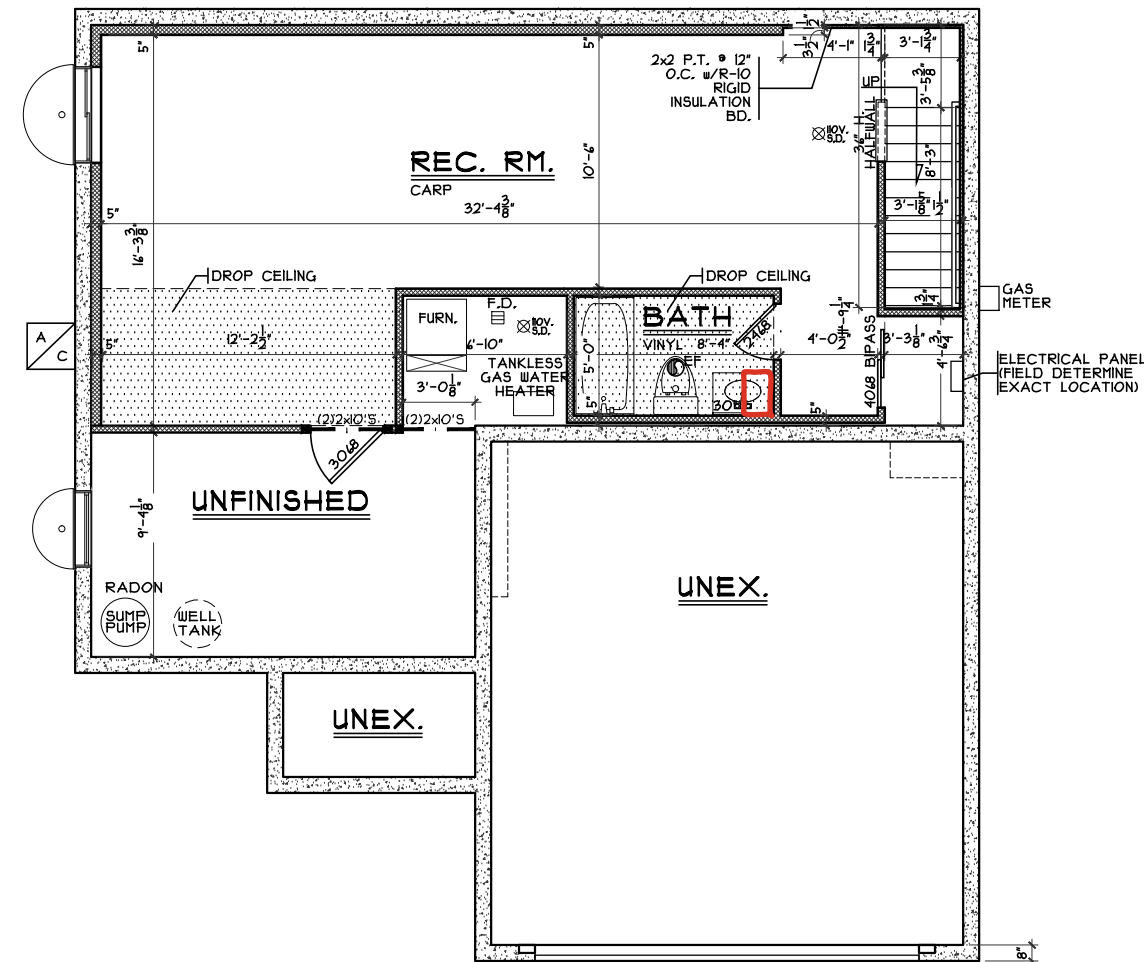
A2



FIN. LL WALL DETAIL
SCALE: 3/8" = 1'-0"



DROP CLG. DETAIL
SCALE: 3/8" = 1'-0"



FINISHED LOWER LEVEL
SCALE: 1/8" = 1'-0" 551 SQ. FT.

Finished Lower Level
Plan: Crownfield Basement
Date: 4.4.2024
Drawn: JRK
Scale: As Noted
Revised: 5.3.2024
Sheet: 4 of 9

Renaissance - WV-89
Proposed Residence:
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1312 Ellington Court
Waterbury Village Lot 89

Germantown
Montgomery County

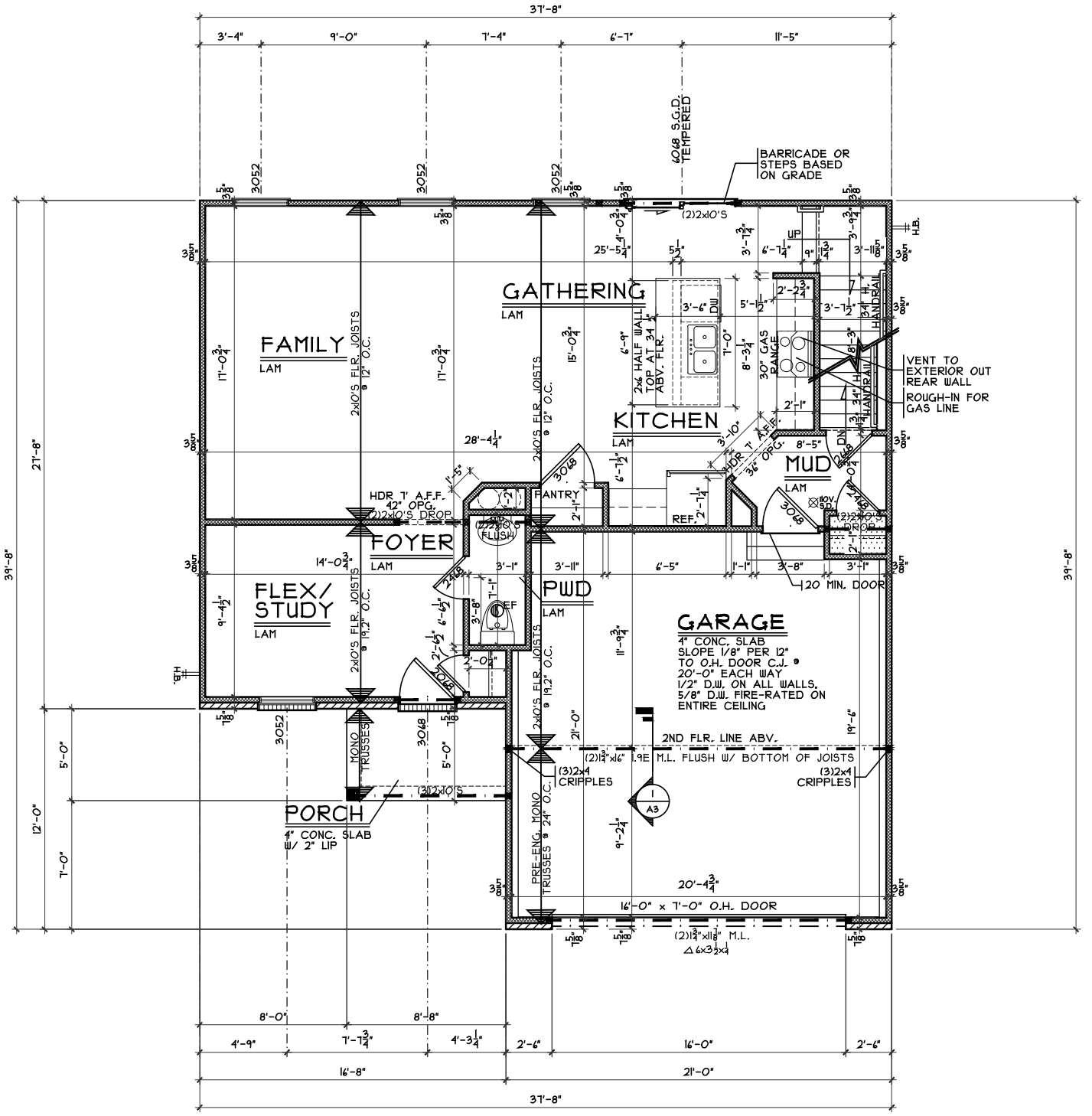
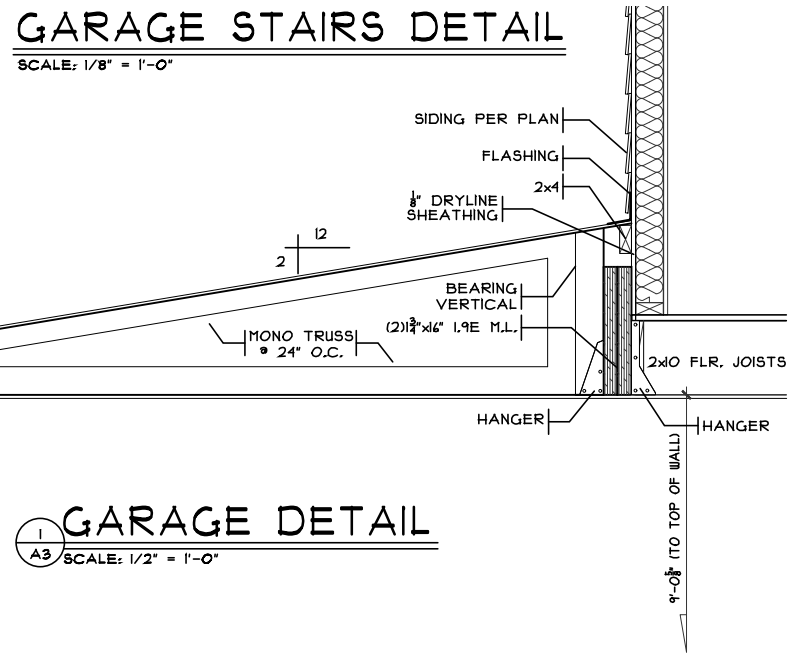
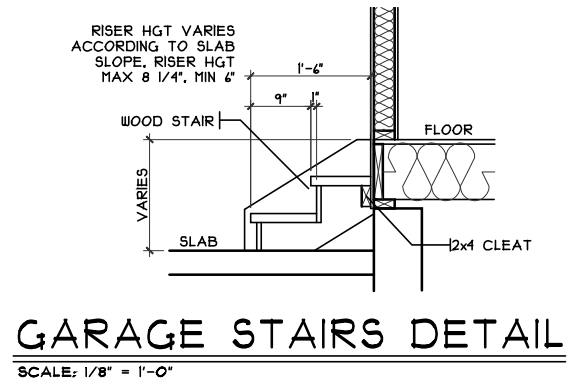
Crownfield Bsmt - D5 - Vinyl

Review	Issue Dates

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A2a



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First Floor Plan
Plan: Crownfield Basement
Date: 4.4.2024
Drawn: JRK
Scale: As Noted
Revised: 5.3.2024
Sheet: 5 of 9

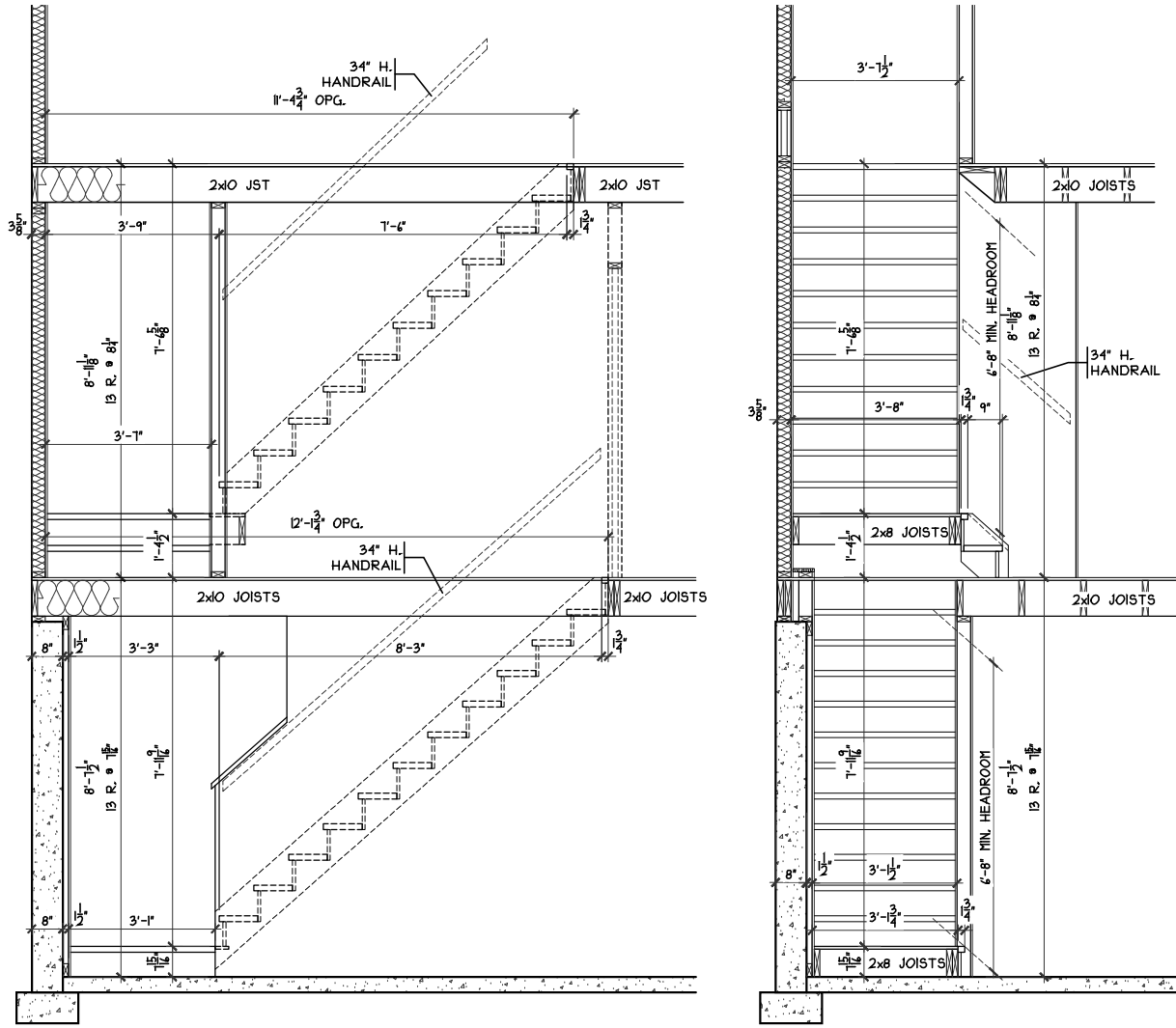
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Crownfield Bsmt - D5 - Vinyl
Gemantown
Montgomery County

Issue Dates	Review

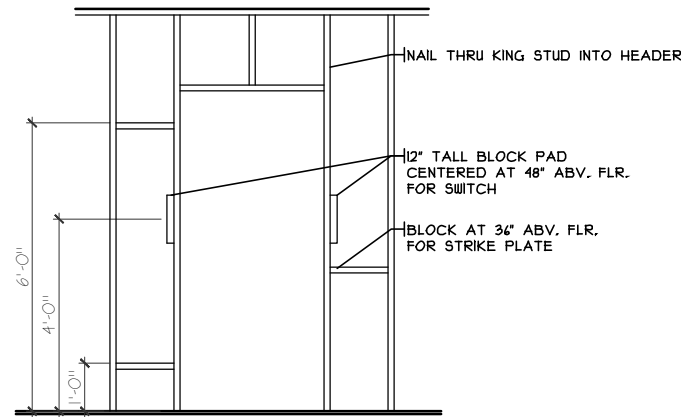
A3

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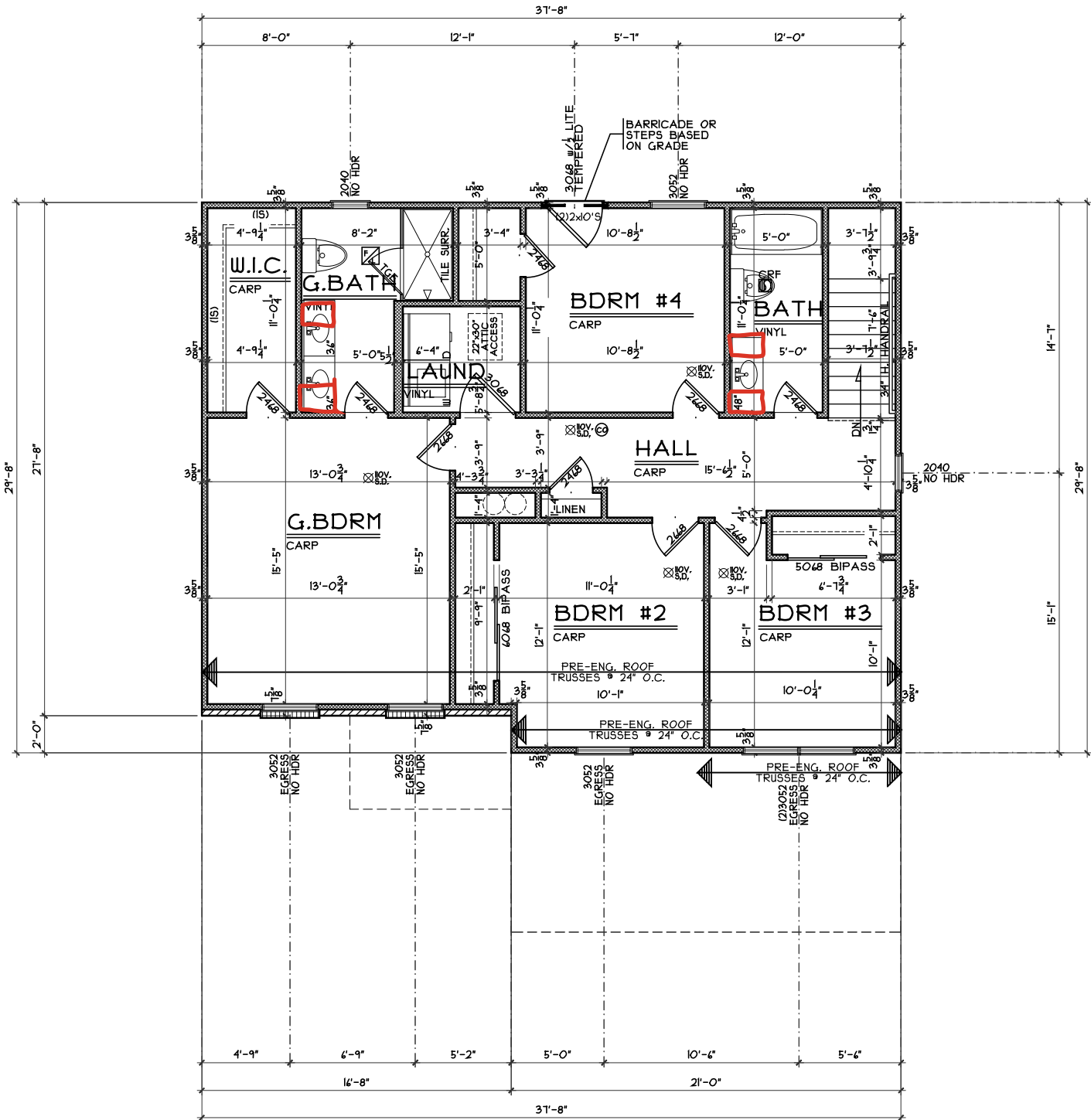
STAIR SECTION

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



NO JACK STUD FRAMING DETAIL

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



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1042 SQ. FT.

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Second Floor Plan

Plan: Crownfield Basement
 Date: 4.4.2024
 Drawn: JRK
 Scale: As Noted
 Revised: 5.3.2024
 Sheet: 6 of 9

Renaissance - WV-89

Proposed Residence:

Crawford Residence
 1312 Ellington Court
 Waterbury Village Lot 89

Crownfield Bsm1 - D5 - Vinyl

Germantown
 Montgomery County

Issue Dates

Review	Issue Dates

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