THE ESTATES AT RIVER HILL INTERIOR TRIM PACKAGE

DOORS:	1ST AND 2ND FLOORS - HOLLOW CORE, ONE-FLAT PANEL
DOOR HARDWARE:	SATIN NICKEL STOPS, KNOBS, HINGES, AND HANDLES
DOOR TRIM:	1ST AND 2ND FLOORS - 3¼" BEADED EDGE CASING, FINGER JOINT
BASE:	1ST AND 2ND FLOORS - 5¼" WM-163E
CHAIR RAIL:	TWO PIECES WM-302 W/ 4¼" BEADED BOTTOM BACKER IN DINING ROOM * WOOD EXTENSIONS & CASINGS AROUND ALL WINDOWS EXCEPT IN THE GARAGE
CROWN MOULDING:	THREE PIECE 4 5/8" CROWN W/ BEADED BOTTOM BACKER W/ #183 TRIM IN DINING ROOM, FOYER, STUDY, BEDROOM #5 AND SECOND FLOOR HALL. COFFERED CEILINGS: TWO PIECE 4 5/8" CROWN W/ BOTTOM BACKER

NOTE: CARPENTER
ALLOW 4" FOR 3¼" CASING ON 1ST FLOOR AND 2ND FLOOR

NOTE: ELECTRICIAN:
HARDWIRE BOX INSIDE FIREPLACE

FAMILY ROOM FIREPLACE: HEATILATOR FIREPLACE8 ELECTRIC PRE ENGINEERED FIREPLACE

F.P. ROUGH OPENING, FIREPLACE

_____:

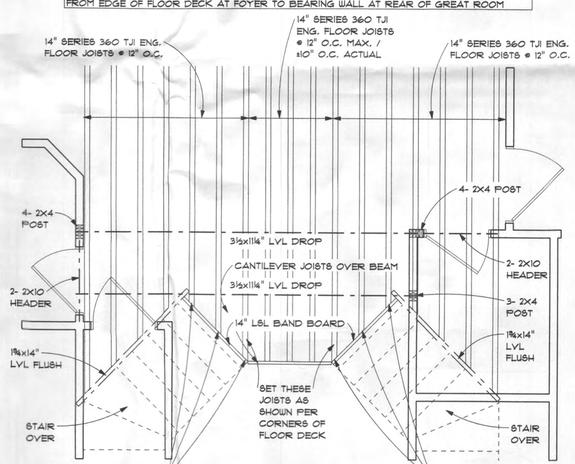
_____W x _____H x _____D

CONTACT INFO:
FIRESIDE HEARTH & HOME
BONNIE GEYER (703) 367-9218
CALL TO:
1) SET/INSTALL F.P.
2) SET MANTEL & SURROUND & START UP F.P.

GARAGE DOOR OPENERS

ADULT HEIGHT POWDER ROOM VANITY

NOTE: ALL JOISTS ILLUSTRATED HERE (AT EXTENT OF GREAT ROOM) ARE TO BE CONTINUOUS FROM EDGE OF FLOOR DECK AT FOYER TO BEARING WALL AT REAR OF GREAT ROOM



Partial Framing Plan at Stairs
SCALE: 3/8" = 1'-0"

NOTE: 10' CEILINGS U.O.N.
2X6 EXTERIOR WALLS

NOTE: ENGINEERED FLOOR JOISTS TO BE MINIMUM WEYERHAEUSER TJI 210 SERIES OR EQUAL UNLESS OTHERWISE NOTED. FLOOR JOISTS TO BE DESIGNED FOR L/480 MAX DEFLECTION (L/540 @ TILE/BRITTLE FINISHES) TYPICAL THROUGHOUT.

NOTE: 1'-0" HI INTERIOR DOORS THIS FLOOR ONLY

NOTE: BLACK COLOR FRAME WINDOWS AT FRONT ONLY

TYPICAL METAL SPINDLES
INCLUDES BLACK IRON BASKET AND STRAIGHT BALUSTERS FRONT & REAR STAIRS (PER PLAN)

NOTE: 10'-1⅛" WALL HEIGHT ANGLES 45 DEGREES TYP U.O.N.

APPROX. 2,186 SF 1ST FLOOR

First Floor Plan
SCALE: 1/4" = 1'-0"

2018 CODE

TRINITY HOMES MARY LAND LLC T/A
TRINITY HOMES

The Berkshire III

REVISIONS

DATE 06-17-2021

SHEET NO. A-4

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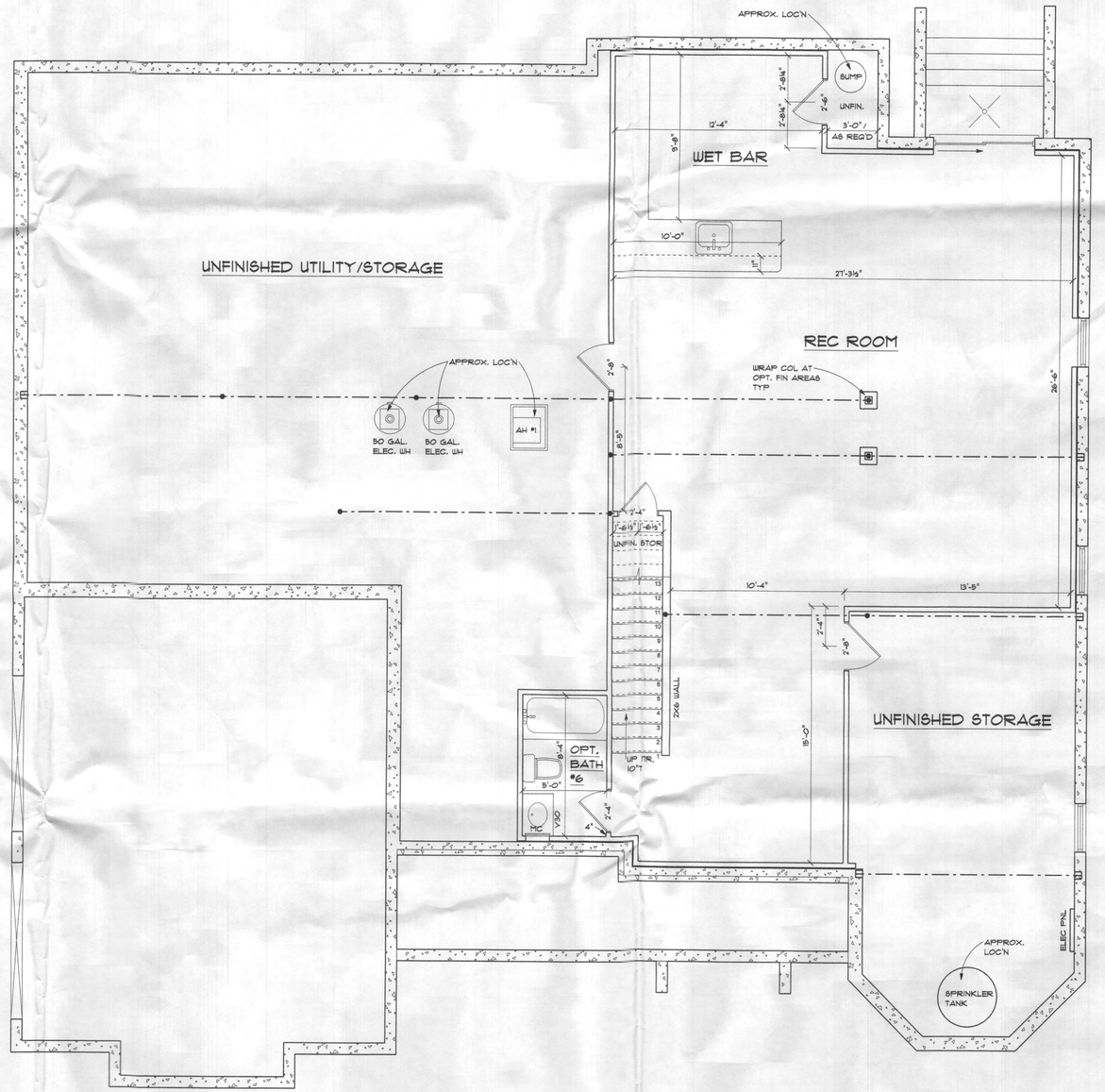

APPROX. 1,045 SF FUTURE FINISHED BASEMENT

Future Finished Basement Plan

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

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NOTE: ELECTRICIAN:
HARDWIRE BOX INSIDE FIREPLACE

OWNER'S SUITE FIREPLACE: HEATILATOR FIREPLACES ELECTRIC PRE ENGINEERED FIREPLACE

F.P. ROUGH OPENING, FIREPLACE

_____:

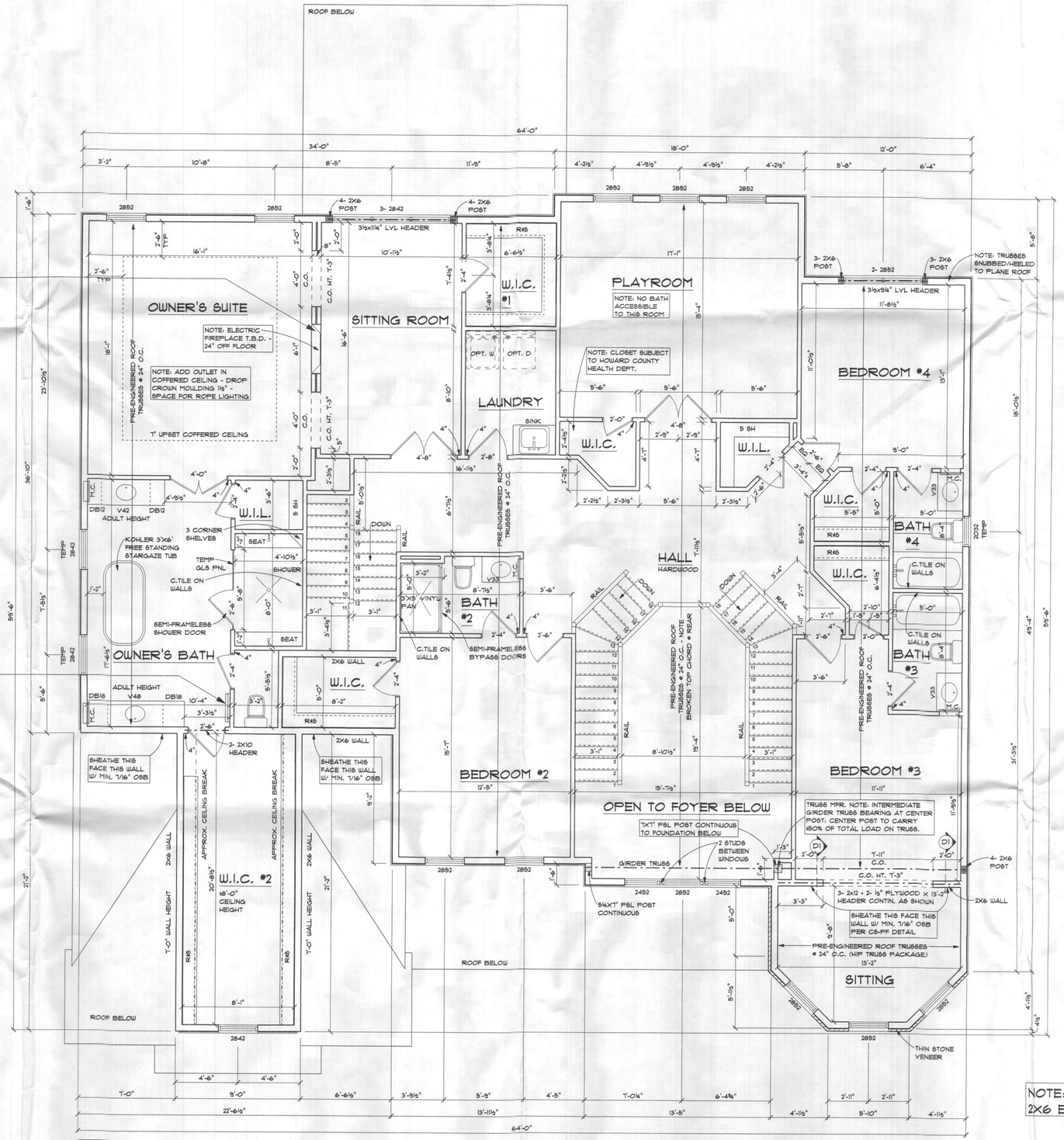
_____W x _____H x _____D

CONTACT INFO:
FIRESIDE HEARTH & HOME
BONNIE GEYER (703) 367-9218
CALL TO:
1) SET/INSTALL F.P.
2) SET MANTEL & SURROUND & START UP F.P.

NOTE: ELECTRIC
ADD 220V BASE HEAT, 2' LONG W/ WALL THERMOSTAT IN OWNER'S BATH OVER GARAGE

ADULT HEIGHT OWNER'S BATH VANITIES

NOTE: CARPENTER:
RAISE MCs 4"



NOTE: 9'-1⅛" WALL HEIGHT ANGLES 45 DEGREES TYP U.O.N.

APPROX. 2,884 SF 2ND FLOOR
APPROX. 218 SF OPEN FOYER

Second Floor Plan

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

NOTE: 9' CEILINGS U.O.N.
2X6 EXTERIOR WALLS

NOTE: 6'-8" HI INTERIOR DOORS THIS FLOOR ONLY

NOTE: BLACK COLOR FRAME WINDOWS AT FRONT ONLY

NOTE: (3) COMFORT HEIGHT TOILETS - LOCATION T.B.D.

2018 CODE

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