

Approved 2/22/24
-H.O.

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type Building/Residential/Alteration/SFD Permit Number B24000381 Opened Date 02/06/2024
Description of Work SFD/ interior alterations to finish basement to create Rec Room, and 1 full bathroom, and wet bar.

Online BP.
g8 2/26/24

check spelling

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner
Street # 13605 Street Name NOBLE Street Type WAY
Unit Type -Select- Unit # X Coordinate -76.95756 Y Coordinate 39.19592
City HIGHLAND State MD Zip Code 20777 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner
GIS ID * 11059888 Parcel 0389 Parcel Area 58803 Land Value 243400 Improved Value 243400 Exemption Value 0 Plan Area RURAL
Legal Description LOT 8 58,803 SQ[]13605 NOBLE WAY[]THE ESTATES @ RIVER HILL

check spelling

Block 17 Lot 8 Census Tract 605101 Council Dist 5 Inspection Dist Supervisor Dist Map # DAP Zone
Plan Area State Tax Id 1405601936 Subdivision Name The Estates at River Hill
Section Area Tax Map 34
Grid 34-17 Zoning District RR-DEO ADC Map 4933-G9
SDP No. Final Plan No. ECP-16-064 WP File No.
Record Plat No. 25085-2509 WS Contract No. FDP No. Primary Yes
Owner Occupied Year Built Historic District
Historic District Registry No. Stat Area 5-04A Flood Plain
Building No

Owner (This section is not required.)

Search Reset Clear
Name * Joshua Pfau
Address Line 1 13605 Noble Way
Address Line 2 STE 301
Address Line 3
Mail City Highland Mail State MD Mail Zip Code 21784
Phone 443-762-8413 Primary Yes
E-mail
Cell Number 443-762-8413 Fax Number

Professionals (This section is not required.)

License # * 7646	Business Name TRINITY HOMES MARY LAND LLC			
License Type * Home Bldr	First Name ▼ TIM	Middle Name	Last Name KEANE	
Primary Yes	Address Line 1 ▼ 3675 PARK AVENUE SUITE 301			
	Address Line 2			
	City ELLCOTT CITY	State MD	ZIP Code 21043	
	Phone 1 410-480-0023	Phone 2 443-324-9806	Fax	
	E-mail TKEANE@TRINITYHOMES.COM			

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type * Applicant	First Name TIMOTHY	MI L	Last Name KEANE	
Relationship --Select--	Full Name ▼ TIMOTHY L KEANE			
Primary No	Organization Name ▼ TRINITY HOMES MARY LAND LLC			
	Street Address 3675 PARK AVENUE SUITE 301			
	Address Line 2			
	City ELLCOTT CITY	State MD	Zip Code 21043	
	Phone 4104800023	Cell 4433249806	Fax 4104800013	
	E-mail * tkeane@trinityhomes.com			

Contact (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type Contact	First Name TIMOTHY	MI L	Last Name KEANE	
Relationship Licensed Professional	Full Name ▼ TIMOTHY L KEANE			
Primary Yes	Organization Name ▼ TRINITY HOMES MARY LAND LLC			
	Street Address 3675 PARK AVENUE SUITE 301			
	Address Line 2			
	City ELLCOTT CITY	State MD	Zip Code 21043	
	Phone 4104800023	Cell 4433249806	Fax 4104800013	
	E-mail tkeane@trinityhomes.com			

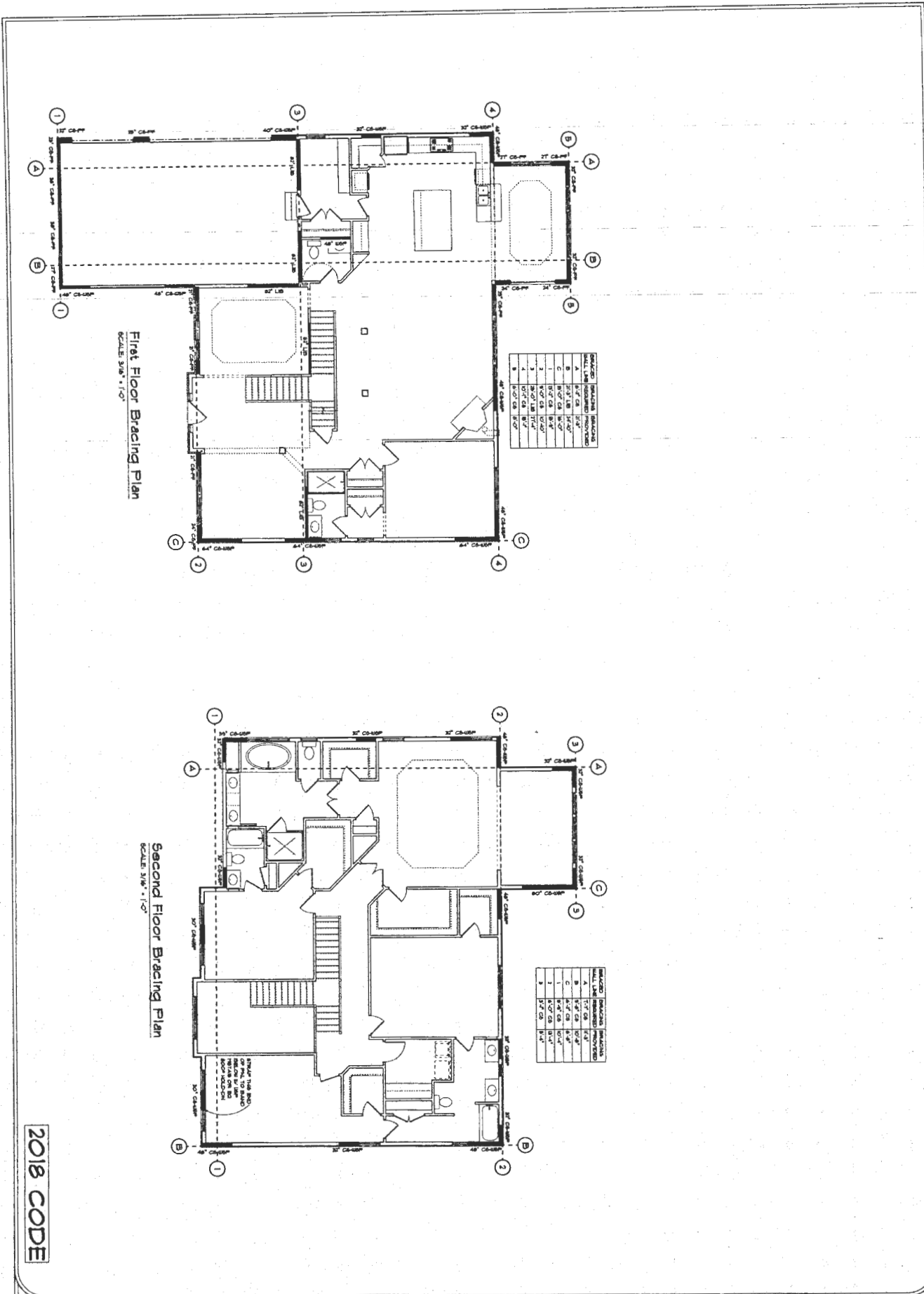
Addtl Info

Est Construction Cost * 30000	Housing Units * 0	Number of Buildings * 0	Public Owned No	▼
Construction Type --Select--				▼

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION

Total Square Footage * 1200	No of Stories * SQFT 0	Basement Unfinished w/Rough-In ▼ 0	Bedrooms 0	Full Baths 1	Half Baths 0	Water * Private ▼	Sewage * Private ▼	▼
Existing Utilities * Electric ▼	Existing Heating System * Electric ▼	Existing Sprinkler System * NFPA #13R ▼	Type of New Fireplace ▼ Prefab	Expiration Date ▼ 8/20/2024	Fee Exempt * <input type="checkbox"/> Yes <input type="checkbox"/> No			



BRACE	LOCATION	SIZE	TYPE
1	Living Area	2x4	Diagonal
2	Kitchen	2x4	Diagonal
3	Dining Area	2x4	Diagonal
4	Bedroom	2x4	Diagonal
5	Bedroom	2x4	Diagonal
6	Bedroom	2x4	Diagonal
7	Bedroom	2x4	Diagonal
8	Bedroom	2x4	Diagonal
9	Bedroom	2x4	Diagonal
10	Bedroom	2x4	Diagonal
11	Bedroom	2x4	Diagonal
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13	Bedroom	2x4	Diagonal
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19	Bedroom	2x4	Diagonal
20	Bedroom	2x4	Diagonal

First Floor Bracing Plan
SCALE: 3/8" = 1'-0"

Second Floor Bracing Plan
SCALE: 3/8" = 1'-0"

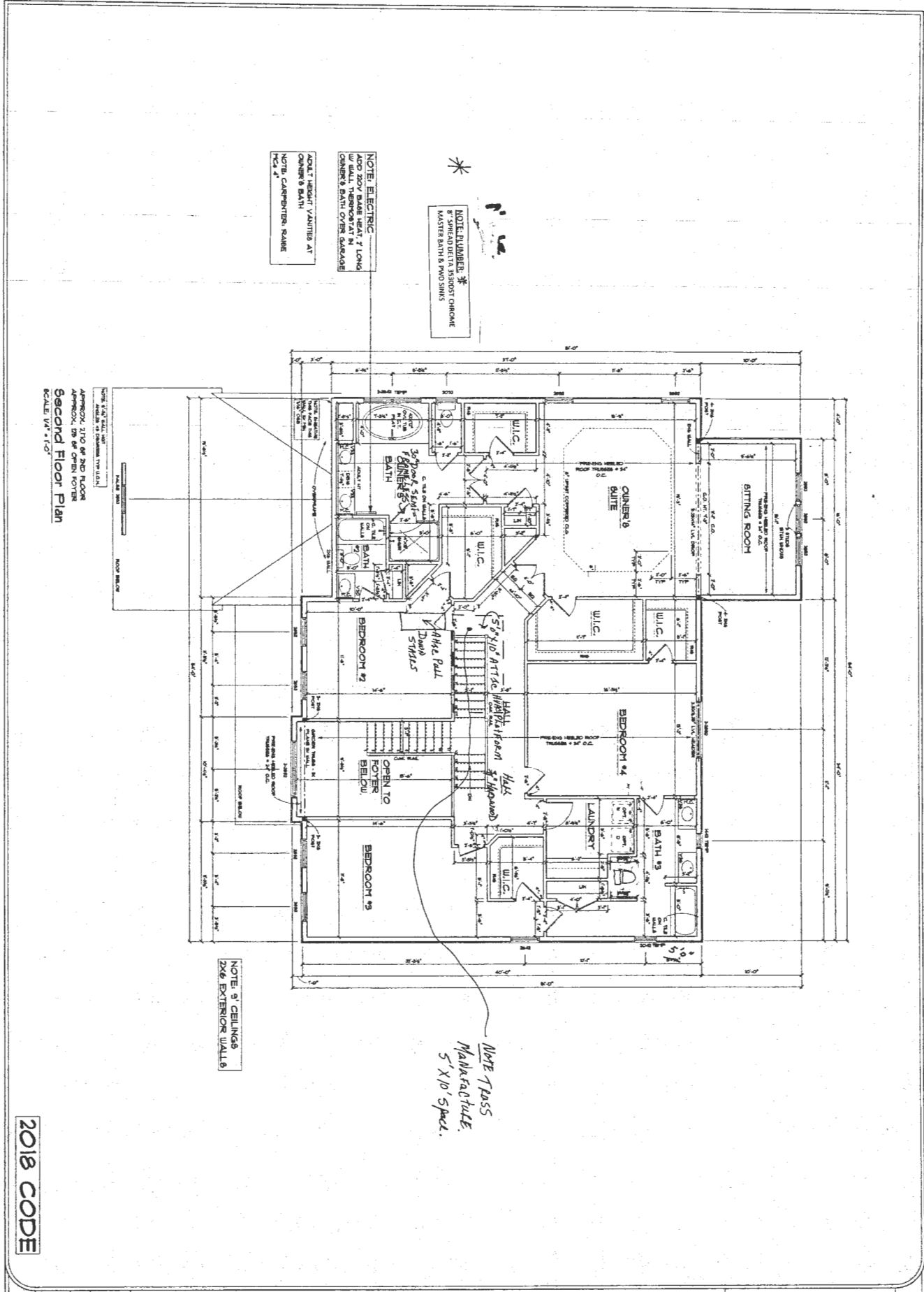
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DATE	REVISION
09-13-2022	

SHEET NO. **A-8**
S-2
 © 2022

The Yorkshire Manor III - 3 Car





* NOTE: RUBBER MATS
 8" SPREADER'S POST CHAIRS
 MASTER BATH & PASSAGES

NOTE: ELECTRIC
 ADD ZOV BASE HEAT 7' LONG
 IN QUEEN'S SUITE
 QUEEN'S BATH OVER GARAGE

ADULT HEIGHT VANITIES AT
 QUEEN'S BATH
 NOTE: CARPENTER, SABLE
 PCD # 4

NOTE: 9' CEILING @
 2X6 EXTERIOR WALLS

NOTE: GLASS
 MANUFACTURE
 5' X 10' SPAC.

APPROX. 210 sq. 2ND FLOOR
 APPROX. 29 sq. OPEN LOVER
 Second Floor Plan
 SCALE: 1/4" = 1'-0"

2018 CODE

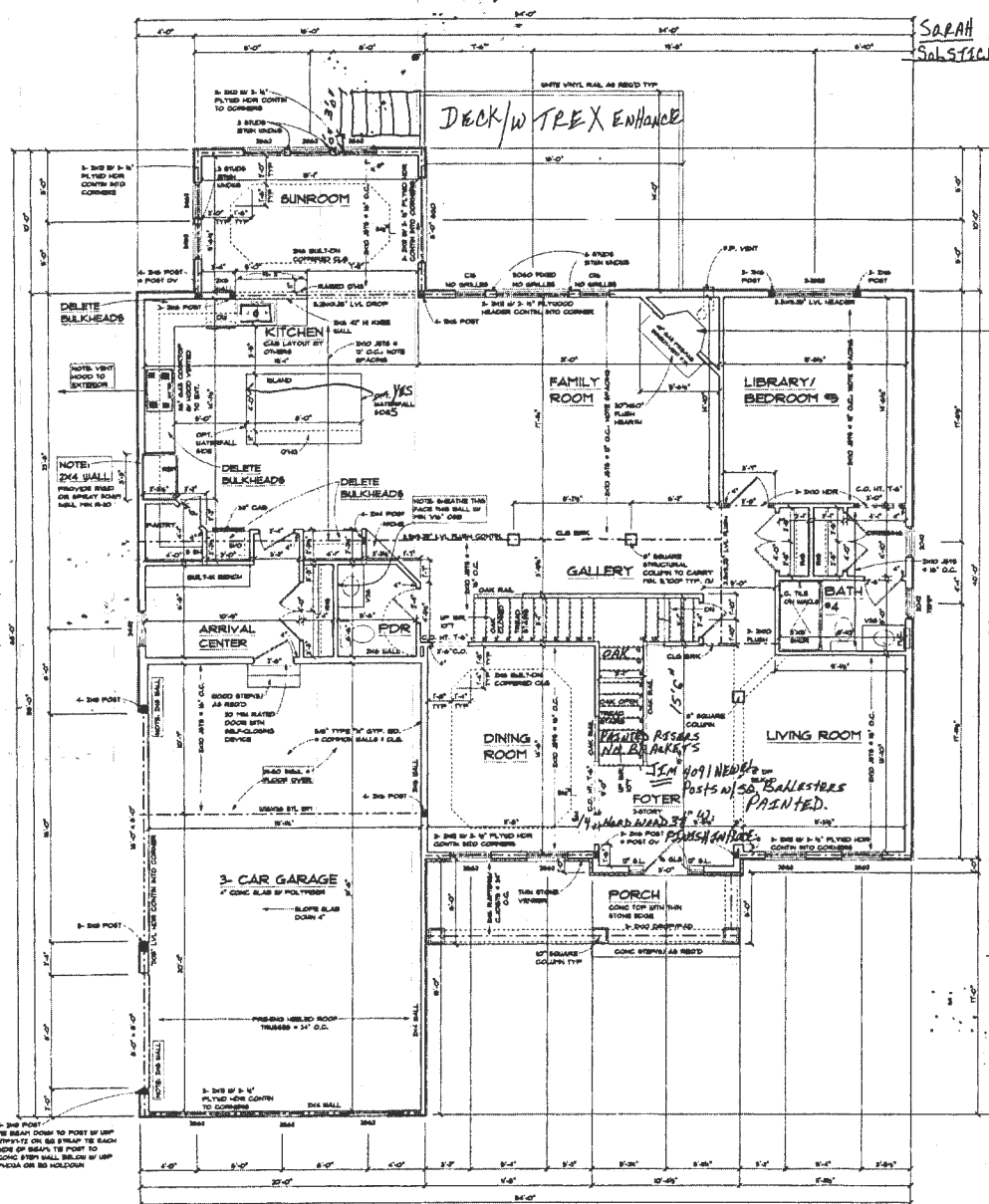
REVISIONS	DATE

DATE: 05-13-2022
 SHEET NO.: A-5
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The Yorkshire Manor III - 3 Car



TRINITY HOMES MARY LAND LLC 7/4



SARAH
Substrate

THE ESTATES AT RIVER HILL INTERIOR TRIM PACKAGE
 DOORS: 1ST & 2ND FLOORS - FRESHLY PAINTED
 BATH NICKEL, STOPS, TOILETS, WASHES, AND HANDLES
 DOOR HARDWARE: 1ST & 2ND FLOORS - 3A" *TWO Flat PANEL w/ FLAT CASSING w/*
 DOOR TRIM: 1ST & 2ND FLOORS - 3A" *MINI-ROSE CHAINS, PINGER JOINT*
 BASE: 1ST & 2ND FLOORS - 3A" *Zipped*
 CHAIR RAIL: TWO PIECES 3/4" x 1/4" BEADED BOTTOM BACKER IN DINING ROOM
 *WOOD EXTENSIONS / CASINGS AROUND ALL WINDOWS EXCEPT IN THE GARAGE
 THREE PIECE 4 1/2" x 3/4" CHAIRS W/ BEADED BOTTOM BACKER W/ 1/4" TRIM IN
 LIVING ROOM, DINING ROOM, FOYER, SECOND FLOOR HALL, AND
 LIBRARY / BEDROOM #5
 COFFERED CEILING: TWO PIECE 4 1/2" CHAIRS W/ BOTTOM BACKER

NOTE: CARPENTER
 ALLOW 4" FOR 3A" CASING
 ON 1ST & 2ND FLOORS

NOTE: ELECTRICIAN:
 HARDWARE BOX 3A" x 6" FIREPLACE

FAMILY ROOM FIREPLACE: HEATILATOR FIREPLACES
 HEATILATOR CALIBER PROPANE GAS PRE-ENGINEERED DIRECT VENT FIREPLACE
 F.P. ROUGH OPENING, HEATILATOR FIREPLACES
 CALIBER CD342/27R/4" 49" W X 42 3/4" H X 22" 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 OPENER

ADULT HEIGHT POND
 BOOTH VANITY

NOTE: INTERIOR STAIRS SHALL CONFORM TO THE FOLLOWING GEOMETRY:
 STRAIGHT:
 RISER HEIGHT 1 1/8" MAX
 TREAD DEPTH 10" MIN
 NOSING: 7/8" FIN 1/2" MAX
 NOTE: NOSING MAY BE OMITTED •
 TREAD DEPTH OF 11" OR GREATER

NOTE: 9' CEILINGS U.O.N.
2x6 EXTERIOR WALLS U.O.N.

NOTE: 3/4" WALL NOT
 ANGLE OR CHAIRS TYP. U.O.N.
 APPROX. 2.083 SF 1ST FLOOR
First Floor Plan
 SCALE: 1/4" = 1'-0"



The Yorkshire Manor III - 3 Car

REVISIONS:
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NOTE: PLUMBER
 PASSIVE RADON SYSTEM
 3" PVC PIPE VENTED THROUGH
 ROOF (LOCATION PER PLUMBER)

HVAC EQUIPMENT - GOODMAN
 ZONE 1: 50% EFFICIENCY PROPANE GAS
 FURNACE WITH 14 BEER A/C UNIT 3/4 TON
 ZONE 2: 14 BEER HEAT PUMP 1/2 TON
 * VENT RANGE HOOD TO EXTERIOR

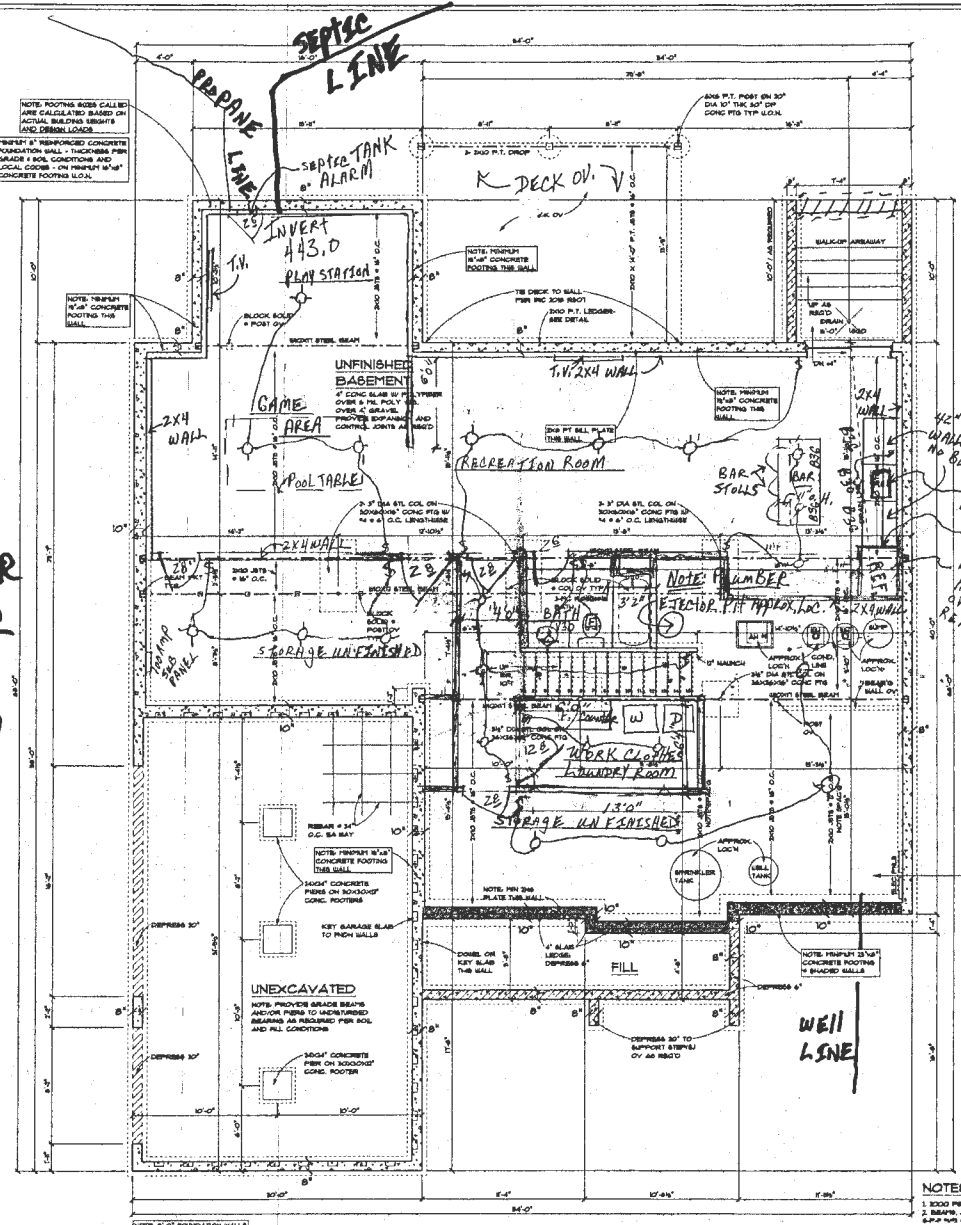
NOTE PLUMBER/TAMES
 WATER SOFTNER REQUIRED/PROVIDED
 BY: NATIONAL WATER SERVICES
 NO BULK CABINETS HOME OWNER TO MASH TREN

GAS:	PROPANE
Gas Furnace Zones:	ONE
Fire Place	YES
Cook Top	YES

* VENT EXTERIOR HOOD

NOTE: 9'-0" FOUNDATION WALLS

NOTES
 1. 2000 P.S.F. SOIL BEARING CAPACITY ASSUMED.
 2. BEAMS, JOISTS, HEADINGS AND BATTENS TO BE
 6" MIN. OR SHALL BE TYPICAL THROUGHOUT.
 3. VERIFY SIZE AND LOCATIONS OF DOORS AND
 WINDOWS THIS PLAN FOR GRADE AND BUILDUP.



NOTE: FOOTING BARS CALLED
 ARE CALCULATED BASED ON
 ACTUAL BUILDING HEIGHTS
 AND SPACING LOGS.

FINISH 2" REINFORCED CONCRETE
 FOUNDATION WALL - THICKNESS PER
 GARAGE & SOIL CONDITIONS AND
 LOCAL CODES. ON FINISH 1/2" 1/2"
 CONCRETE FOOTING LOCAL.

NOTE: FINISH
 1/2" 1/2" CONCRETE
 FOOTING THIS WALL.

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 1/2" 1/2" CONCRETE
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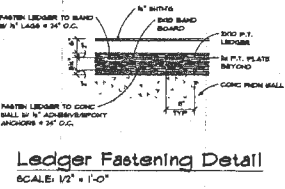
NOTE: FINISH 1/2"
 CONCRETE FOOTING
 THIS WALL.

NOTE: FINISH 1/2"
 CONCRETE FOOTING
 THIS WALL.

NOTE: 9'-0" FOUNDATION WALLS
 APPROX. 2036 SF UNFINISHED BASEMENT
 Foundation Plan
 SCALE: 1/4" = 1'-0"

HYVAC
 C.F.A. = 4253

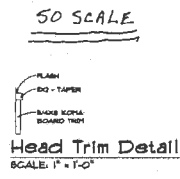
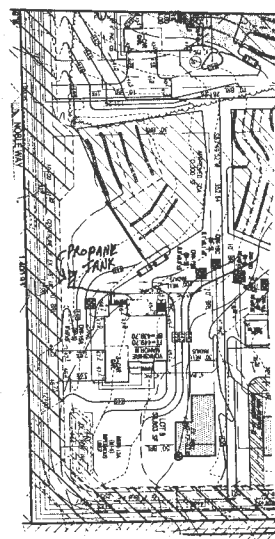
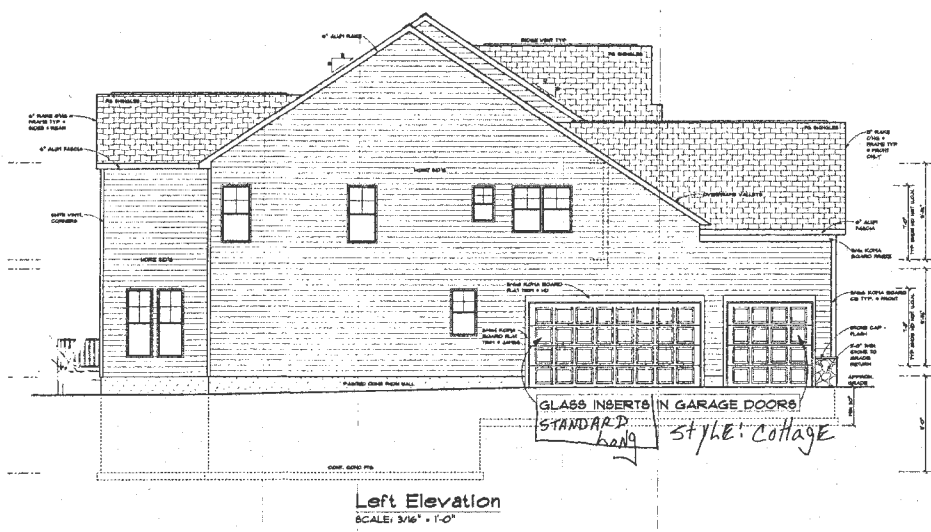
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Ledger Fastening Detail
 SCALE: 1/2" = 1'-0"

* NOTE: PLUMBER
 Hang SEWER
 3 PC/ROUGH-IN
 ADD EJECTOR
 Pit.

The Yorkshire Manor III - 3 Car



MASTER SHOWER FLOOR/C. SHEET

JTM/SEIDING CONTRACTOR SUPPLY
 PAINT GRADE SHIELD

NOTE! RUDY GATHERS DARK BRONZE.

NOTE! DENNY/CARTER GRIFF LOT 8 PATTERN ON W/FIELDS.
 THE ESTATES AT RIVER HILL

30 YEAR HERITAGE! RUSTIC BLACK



NOTE: FRONT, SIDES & REAR. WHITE ALUM. SOFFIT & FASCIA.

NOTE: INSULATOR ANTI-AIR INFILTRATION SYSTEM. CAULKING AT EXTERIOR JOINTS, BEAMS, AND OPENINGS AROUND DOOR AND WINDOW JAMBS, FOAM SEALER AT OPENINGS ON EXTERIOR WALLS.

NOTE: CARPENTER TYPIC HOUSE WRAP ALL 4 SIDES

UNITED DOUBLE-HUNG WINDOWS 8400 DOUBLE HUNG, LOW-E TLT & WASH WINDOWS W/ GRILLES, SCREENS, WOOD EXTENSIONS & CABINETS EXCEPT GARAGE R 32 ARGON GAS
 NOTE: USE WINDOW DEVICES WHERE REQUIRED PER IRC 2018 R302.2

NOTE: HERITAGE 30 YEAR LAYERED ARCHITECTURAL SHINGLE BY TAMKO

INTERIOR SPRINKLER STANDARD HEADS EXPOSED

2018 CODE

PLOT PLAN
 THE ESTATES AT RIVER HILL - LOT 8
 13805 NOBLE WAY
 HIGHLAND, MD 20777
 B. PERMIT # B19003293