

*Approved  
MRE 7/1/25*

Record Detail \* (This section is required.)

Permit Type Building/Residential/Alteration/SFD Permit Number B25002424 Opened Date 06/19/2025  
 Description of Work SFD/ THE PROJECT CONSISTS OF FINISHING APPROX. 1,775 SQUARE FEET OF THE EXISTING BASEMENT TO INCLUDE AN EXERCISE SPACE, A THEATER/VIEWING AREA, A POOL TABLE AREA, BANQUETTE SEATING, A WET BAR, AND A SELF-CONTAINED SAUNA SUPPLIED AND INSTALLED BY THE OWNERS.

*Online BP.  
JA 6/24/25*

[check spelling](#)

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner  
 Street # 14285 Street Name OLD FREDERICK Street Type RD  
 Unit Type -Select- Unit # X Coordinate -77.00739 Y Coordinate 39.33458  
 City COOKSVILLE State MD Zip Code 21723 Primary Yes

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner  
 GIS ID \* 908077 Parcel 268 Parcel Area 5.07 Land Value 220500 Improved Value 921200 Exemption Value 700700 Plan Area RURAL  
 Legal Description IMPS5.0750 A[ ]14285 OLD FREDERICK RD[ ]COOKSVILLE

[check spelling](#)

Block Lot Census Tract 605601 Council Dist 5 Inspection Dist Supervisor Dist Map # DAP Zone  
 Plan Area State Tax Id 1404324838 Subdivision Name  
 Section Area Tax Map 8  
 Grid Zoning District RC-DEO ADC Map 4692-J7  
 8-12 SDP No. Final Plan No. WP File No.  
 Record Plat No. WS Contract No. FDP No. Primary Yes  
 Owner Occupied Year Built 2020 Historic District Yes No  
 Historic District Registry No. Stat Area 4-03 Flood Plain Yes No  
 Building No

Owner (This section is not required.)

Search Reset Clear  
 Name \* WHITE  
 Address Line 1 14285 OLD FREDERICK ROAD  
 Address Line 2  
 Address Line 3  
 Mail City COOKSVILLE  
 Mail State MD  
 Mail Zip Code 21723  
 Phone 443-468-6442  
 Primary Yes  
 E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # \* 08050049783  
 License Type \* MHIC Co  
 Primary Yes

Business Name TALON CONSTRUCTION INC

First Name PAUL Middle Name FINLEY Last Name ROSNER

Address Line 1 302 E. 4TH STREET  
 Address Line 2

City FREDERICK State MD ZIP Code 21701-0000

Phone 1 2404056218 Phone 2 Fax 3016208612

E-mail PAUL@TALON-CONSTRUCTION.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type \* Applicant  
 Relationship Applicant  
 Primary No

First Name Ed MI Last Name Rasavage

Full Name Brady Rosner  
 Organization Name Talon Construction Inc.  
 Street Address 302 East 4th Street  
 Address Line 2

City Frederick State MD Zip Code 21701

Phone 301-620-8604 Cell Fax

E-mail \* permits@talon-construction.com

Contact (This section is not required.)

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 Primary Yes

First Name Ed MI Last Name Rasavage

Full Name Brady Rosner  
 Organization Name Talon Construction Inc.  
 Street Address 302 East 4th Street  
 Address Line 2

City Frederick State MD Zip Code 21701

Phone 301-620-8604 Cell Fax

E-mail permits@talon-construction.com

Addtl Info

Est Construction Cost \* 100000  
 Housing Units \* 0  
 Number of Buildings \* 0  
 Public Owned No

Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ALTERATION INFO

RESIDENTIAL ALTERATION INFORMATION


Total Square Footage \* 1775  
 No of Stories \* 1  
 Basement (Number) --Select--  
 Bedrooms (Number)  
 Full Baths (Number)  
 Half Baths (Number)  
 Water \* Private  
 Sewage \* Private

Existing Utilities \*  
Electric ▼

Existing Heating System \*  
Electric ▼

Existing Sprinkler System \*  
NFPA #13D ▼

Type of New Fireplace  
--Select-- ▼

Expiration Date  
12/20/2025 

Submit    Cancel

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS						FDR, INC 2021					
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	
			WEATHERING	FROST LINE DEPTH	TERMITES						DECAY
30 PSF (1.4 kN/m²)	115 MPH (105 KM/HR)	B	SEVERE	30 (610 MM)	MODERATE TO HEAVY	SLIGHT TO MODERATE	13°F (-10.6°C)	YES	July 7, 1979	300	55°F (12.8°C)

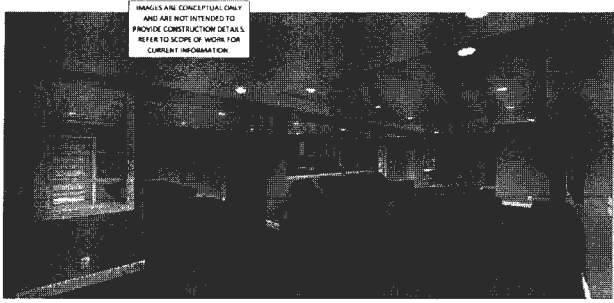
- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS.
  - FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
  - THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. ANY INCONSISTENCIES FOUND BETWEEN THE DRAWING AND EXISTING CONDITIONS OR BETWEEN THE DRAWINGS THEMSELVES SHALL BE REPORTED TO THE DESIGNER.
  - ALL WORK SHALL COMPLY WITH THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), THE 2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER APPLICABLE CODES, REGULATIONS AND ORDINANCES.
  - ALL WORK SHALL BE COMPLETED BY EXPERIENCED TRADESMEN.
  - FOLLOW INDUSTRY GUIDELINES AND REGULATIONS FOR SELECTION, APPLICATION AND INSTALLATION OF EACH MATERIAL. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
  - PROTECT ALL JOBSITE CONDITIONS NOT SPECIFICALLY AFFECTED BY THE WORK. THE CONTRACTOR SHALL MAINTAIN THE JOBSITE FREE AND CLEAR OF TRASH AND DEBRIS. RECYCLE MATERIALS PER GOOD WASTE MANAGEMENT PRACTICES.
  - SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

### PROJECT DESCRIPTION

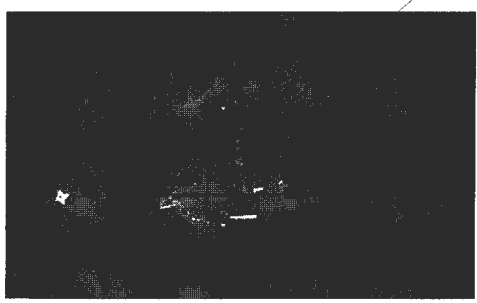
THE PROJECT CONSISTS OF FINISHING APPROX. 1,775 SQUARE FEET OF THE EXISTING BASEMENT TO INCLUDE AN EXERCISE SPACE, A THEATER/VIEWING AREA, A POOL TABLE AREA, BANQUETTE SEATING, A WET BAR, AND A SELF-CONTAINED SAUNA SUPPLIED AND INSTALLED BY THE OWNERS.

REFER TO SCOPE OF WORK FOR COMPLETE AND CURRENT INFORMATION.

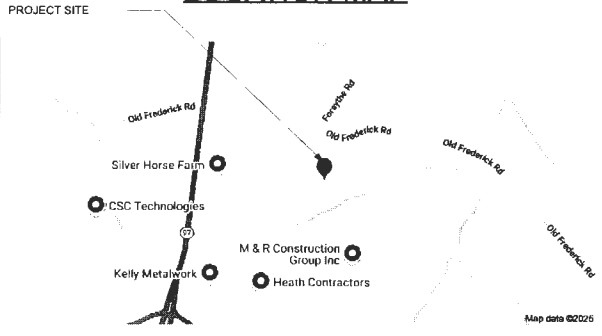
### PROPERTY ACCESS



IMAGES ARE CONCEPTUAL ONLY AND ARE NOT INTENDED TO PROVIDE CONSTRUCTION DETAILS. REFER TO SCOPE OF WORK FOR CURRENT INFORMATION.



### LOCATION MAP



INTERIOR ALTERATIONS TO:  
**THE WHITE RESIDENCE**  
 VICTOR AND JESSICA  
 14285 OLD FREDERICK ROAD  
 COOKSVILLE, MD 21723

HOWARD COUNTY

### DRAWING LIST

- A0 COVER SHEET
- A1 EXISTING/DEMOLITION PLAN
- A2 NEW WORK PLAN
- A3 ELEVATIONS AND DETAILS

**CONTRACTOR**  
  
 302 EAST 4TH STREET  
 FREDERICK, MD 21701  
 301-420-8604

**CLIENT**  
 VICTOR AND JESSICA WHITE  
 14285 OLD FREDERICK ROAD  
 COOKSVILLE, MD 21723  
 HOWARD COUNTY

**REVISIONS**

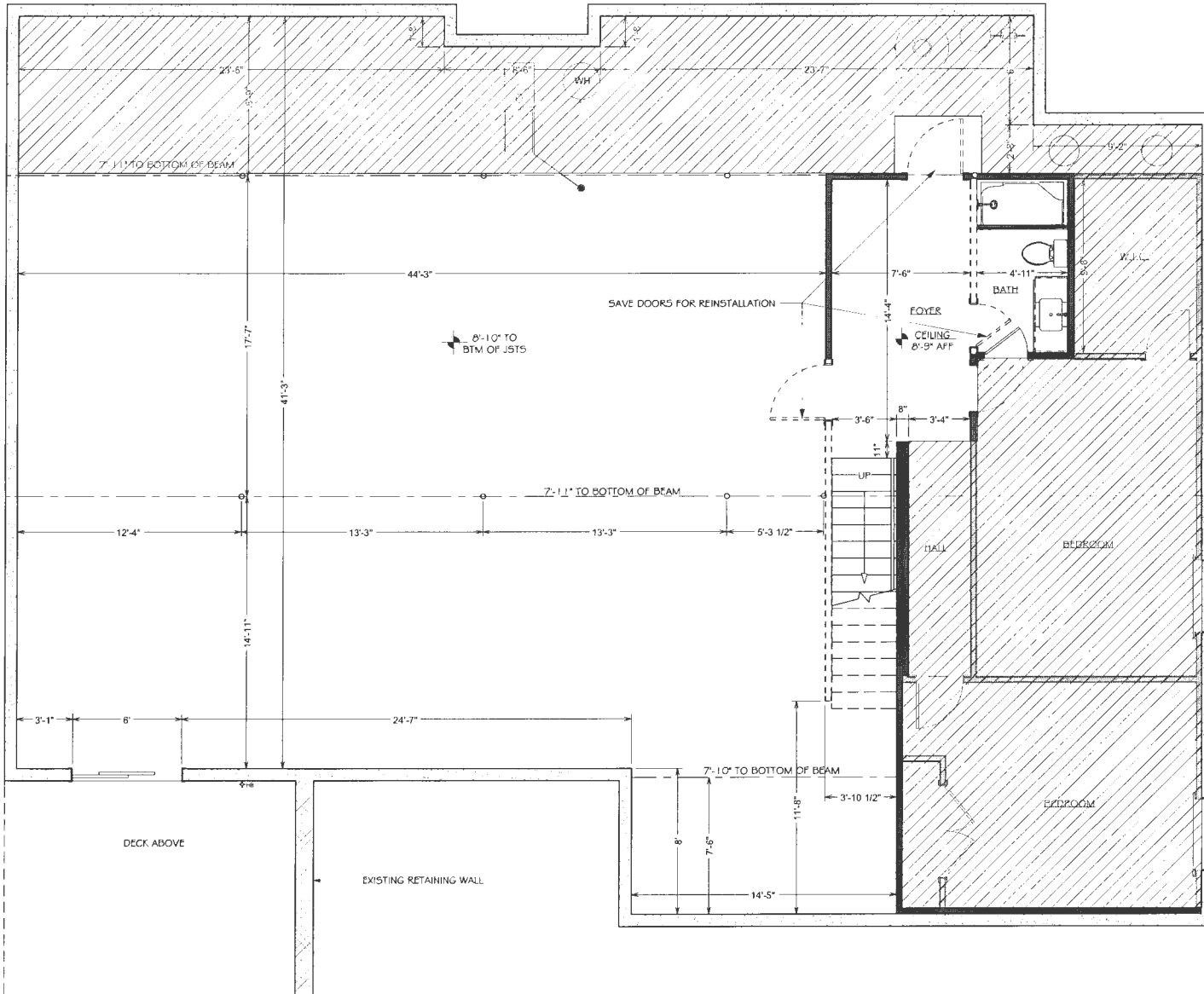
**DESIGNER**  
 J. ORLANDO

**PROJECT DESCRIPTION**  
 FINISHING APPROX. 1,775 SQ. FT. OF EXISTING BASEMENT

**DRAWING NAME**  
 COVER SHEET

**ISSUED FOR PERMIT**  
 06.19.2024

**DRAWING NUMBER**  
 A0



**DEMOLITION NOTES:**

- 1 SEE GENERAL NOTES ON SHEET A0.
- 2 TRIM: REMOVE & DISCARD BASEBOARD AND SHOE MOULDING TRIM AROUND PERIMETER OF BATH, FOYER, AND STAIRS. REMOVE CASING FROM DOOR BETWEEN BATH & FOYER, AND BOTH DOORS BETWEEN FOYER AND UNFINISHED BASEMENT.
- 3 CEILING: EXISTING DRYWALL CEILING IN HALL AND BATH ARE TO REMAIN.
- 4 FLOORING: REMOVE CONCRETE AS NECESSARY TO CREATE CHANNEL FOR ELECTRICAL WIRING AT BAR ISLAND. REMOVE & DISCARD EXISTING CERAMIC TILE FLOOR FROM BATH. REMOVE & DISCARD CARPET FROM STAIRS AND BASEMENT FOYER ONLY. CARPET IN HALL IS TO REMAIN. PREPARE SURFACES TO RECEIVE NEW FINISHES.
- 5 WALLS: REMOVE FRAMED WALL SEPARATING BATH AND FOYER IN ITS ENTIRETY. REMOVE DRYWALL IN FOYER AS REQUIRED BY NEW WORK. REMOVE DRYWALL AND FRAMING AS NECESSARY TO ALLOW FOR LARGER OPENING BETWEEN FOYER AND BASEMENT AREA. SEE NEW WORK DRAWINGS.
- 6 DOORS: REMOVE DOORS AS SHOWN ON PLANS AND SAVE FOR REINSTALLATION. ALL OTHER DOORS ARE EXISTING TO REMAIN.
- 7 WINDOWS: ALL WINDOWS ARE EXISTING TO REMAIN.
- 8 FF & E: REMOVE ALL BATHROOM ACCESSORIES. REMOVE EXISTING TOILET, VANITY, AND VANITY TOP, INCLUDING BACKSPASH AND SAVE FOR RE-INSTALL.
- 9 ELECTRICAL: DISCONNECT ELECTRIC FROM FIXTURES AS REQUIRED BY NEW WORK. ALL ELECTRICAL WIRING AND DEVICES TO BE CAPPED AND REWORKED AS NECESSARY BY LICENSED ELECTRICIAN.
- 10 HVAC: SALVAGE ANY EXISTING MECHANICAL LINES AS REQUIRED BY NEW WORK. ALL MECHANICAL LINES TO BE CAPPED AND REWORKED AS NECESSARY BY LICENSED TECHNICIAN.
- 11 PLUMBING: DISCONNECT PLUMBING FROM FIXTURES AS REQUIRED BY NEW WORK. ALL PLUMBING LINES TO BE CAPPED AND REWORKED AS NECESSARY BY LICENSED PLUMBER.

- NO WORK IN THIS AREA
- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED

**1** EXISTING/DEMOLITION PLAN  
**A1** SCALE: 1/4" = 1'-0"

CONTRACTOR



302 EAST 4TH STREET  
 FREDERICK, MD 21702  
 301-430-8604

CLIENT

VICTOR AND JESSICA WHITE  
 14285 OLD FREDERICK ROAD  
 COOKSVILLE, MD 21723  
 HOWARD COUNTY

REVISIONS

DESIGNER

J. SPANARD

PROJECT DESCRIPTION

FINDING APPROX. L 1/2"  
 1/4" OF EXISTING MEASUREMENT

DRAWING NAME

EXISTING/DEMOLITION PLAN

ISSUED FOR PERMIT

06 19 2024

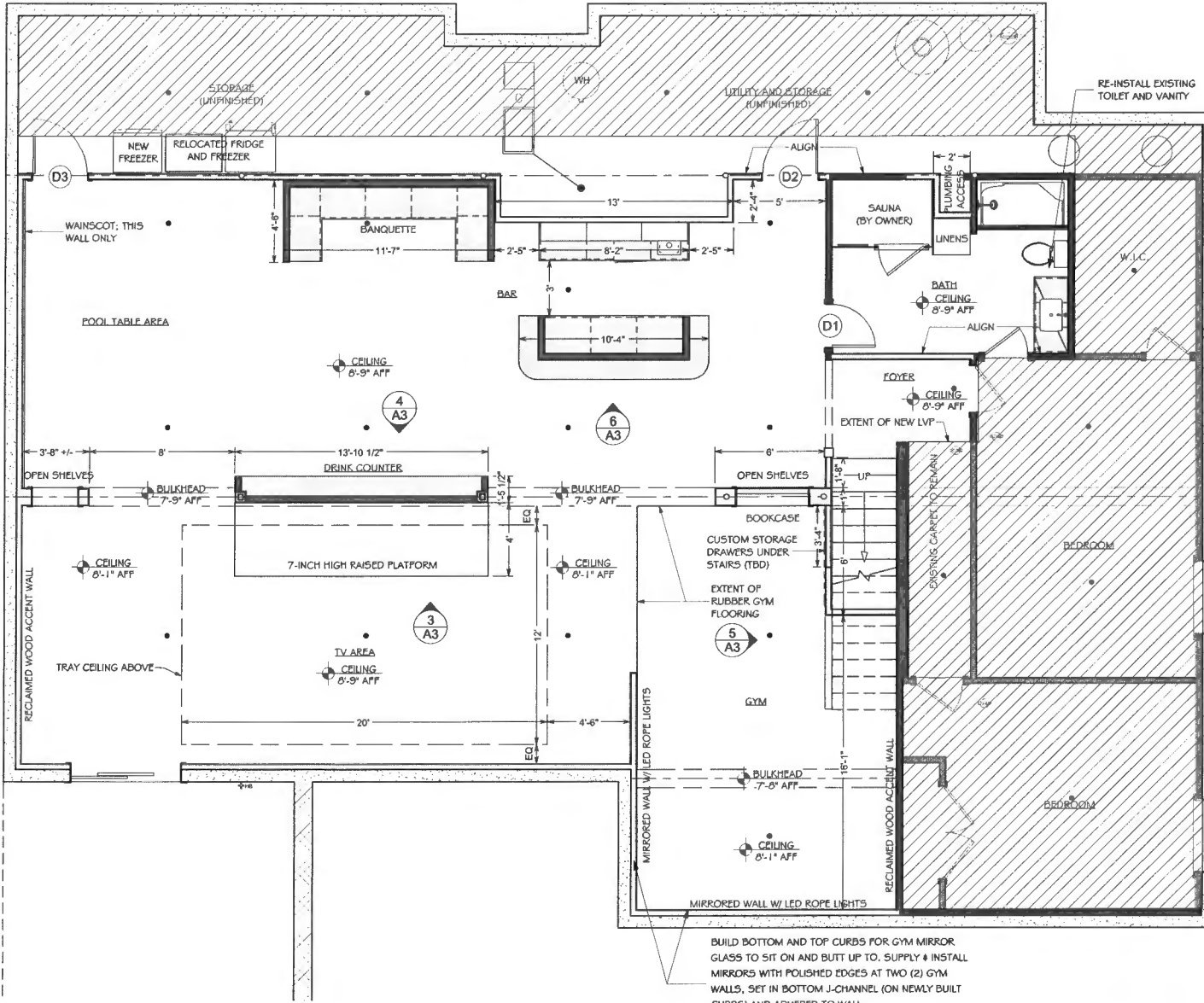
DRAWING NUMBER

**A1**

DOOR SCHEDULE

	TYPE	STYLE	WIDTH	HEIGHT	HEADER	NOTES
D1	HINGED, RELOCATED	EXISTING	2'-4"	6'-8"	(2) 2x6	
D2	HINGED, RELOCATED	EXISTING	3'-0"	6'-8"	(2) 2x6	
D3	HINGED, RELOCATED	EXISTING	3'-0"	6'-8"	(2) 2x6	

NOTE: ALL OTHER DOORS ARE EXISTING. DOOR INFORMATION AND LOCATIONS TO BE VERIFIED BEFORE ORDERING.



1  
A2 NEW WORK PLAN  
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

- SEE GENERAL NOTES ON SHEET A0.
- TRIM: SUPPLY & INSTALL PAINT-GRADE BASEBOARD MOULDING, TO MATCH EXISTING, IN MAIN FINISHED BASEMENT AREA, FOYER, AND BATH. SUPPLY & INSTALL PAINT-GRADE CASING AT THREE (3) NEW DOORS. SUPPLY & INSTALL PAINT-GRADE JAMB EXTENSIONS AND TRIM TO EXISTING SLIDING DOOR. SUPPLY & INSTALL PAINT-GRADE CROWN MOULDING FOR ROPE LIGHTING ABOVE MIRRORED WALLS IN GYM AREA AND IN TRAY CEILING IN TV AREA. SUPPLY & INSTALL WAINSCOTING PANELS ON ONE (1) WALL AT POOL TABLE AREA.
- CEILING: SUPPLY & INSTALL ROCK WOOL INSULATION FOR SOUND PURPOSES IN BASEMENT CEILING. SUPPLY & INSTALL NEW 1/2" STANDARD DRYWALL ON CEILINGS AND BULKHEADS IN NEWLY FINISHED BASEMENT AREA. SUPPLY & INSTALL NEW 1/2" MOISTURE RESISTANT DRYWALL IN BATH AT POINT OF WALL REMOVAL AND AT NEW BULKHEAD CREATED OVER NEW FULL-HEIGHT LINEN CABINET.
- FLOORING: SUPPLY & INSTALL 2x4 FRAMING TO CREATE RAISED PLATFORM IN TV AREA IN FRONT OF DRINK COUNTER. SUPPLY & INSTALL LVP FLOORING IN NEWLY FINISHED BASEMENT AREA, FOYER AT BOTTOM OF STAIRS, AND ON STAIRS. SUPPLY & INSTALL CERAMIC TILE FLOOR IN BATH, INCLUDING CEMENT BOARD/SCHLUTER SYSTEM. SUPPLY & INSTALL RUBBER GYM FLOORING, INCLUDING PRIMER AND ADHESIVE, IN GYM AREA AS SHOWN ON PLANS.
- WALLS: SUPPLY & INSTALL NEW 2x4 FRAMING FOR BASEMENT AS PER PLAN, INCLUDING NEW OPENING BETWEEN BASEMENT AND FOYER AREA, BOXES AROUND COLUMNS, FRAMING AT UNDER-STAIR AREA, AND TO CREATE OPEN SHELVING UNITS. SUPPLY & INSTALL 2x4 FRAMING TO BUILD BOTTOM AND TOP CURBS FOR GYM MIRROR GLASS TO SIT ON AND BUTT UP TO. SUPPLY & INSTALL NEW 1/2" STANDARD DRYWALL ON NEW FRAMING AND PATCHED AREAS AS NEEDED. SUPPLY & INSTALL NEW 1/2" MOISTURE RESISTANT DRYWALL ON ALL AREAS CLOSE TO COUNTERS AND WET AREAS.
- FINISHES: INSTALL OWNER SUPPLIED RECLAIMED WOOD AS ACCENT WALLS BEHIND BAR SINK, AT BAR ISLAND WALLS, IN GYM AREA, AND BY SLIDING GLASS DOOR. SUPPLY & INSTALL MIRRORS WITH POLISHED EDGES AT TWO (2) GYM WALLS, SET IN BOTTOM J-CHEL (ON NEWLY BUILT CURBS) AND ADHERED TO WALL. SEE SCOPE OF WORK FOR EXTENT OF PAINTING. ALL FINISH STYLES AND COLORS TO BE DETERMINED BY OWNER.
- DOORS: SEE DOOR SCHEDULE.
- FF & E: RE-INSTALL EXISTING BATHROOM VANITY AND TOILET THAT WERE SAVED DURING DEMO. SUPPLY & INSTALL BAR CABINETRY AND COUNTERTOPS, INCLUDING ISLAND AND VIEWING AREA, PER VENDOR LAYOUT. SUPPLY & INSTALL BANQUETTE; BANQUETTE TO CONSIST OF FIVE (5) CABINETS WITH DRAWERS AND WOOD CAPPED PARTIAL HEIGHT WALLS. SUPPLY & INSTALL TWO (2) STEP RAIL SECTIONS ON STAIRWAY; SEE PLAN AND ELEVATIONS. SUPPLY & INSTALL ONE (1) COMPLETE HANDRAIL ON OPPOSITE SIDE OF STAIRS. SUPPLY & INSTALL TWO (2) PAINT-GRADE OPEN SHELVING UNITS AS SHOWN ON PLAN. INSTALL OWNER SUPPLIED BATHROOM ACCESSORIES. COORDINATE EXACT LOCATIONS WITH OWNER.
- PLUMBING: INSTALL NEW PLUMBING FIXTURES AS SHOWN ON NEW WORK PLANS. PLUMBING LINES TO BE REWORKED AND INSTALLED BY LICENSED PLUMBER.
- ELECTRICAL: ALL ELECTRICAL WIRING AND DEVICES TO BE REWORKED AND INSTALLED BY LICENSED ELECTRICIAN.
- HVAC: MECHANICAL LINES TO BE REWORKED AS NECESSARY BY LICENSED TECHNICIAN.
- Radiant Health E2.5H Sauna Specifications:
  - Inside: 40"D x 61"W x 72"H
  - Outside: 44" D x 65" W x 77" H (48" D with overhang)
  - Plus: 20 amp 110-120 volt outlet
  - Hidden latching system for a finished look and fast assembly

- NO WORK IN THIS AREA
- EXISTING WALL TO REMAIN
- NEW FULL HEIGHT PARTITION
- NEW PARTIAL HEIGHT PARTITION
- SPRINKLER

CONTRACTOR  
  
 802 EAST 4TH STREET  
 FREDERICK, MD 21701  
 301-630-8604

CLIENT

VICTOR AND JESSICA WHITE  
 14285 OLD FREDERICK ROAD  
 COOKSVILLE, MD 21723  
 HOWARD COUNTY

REVISIONS

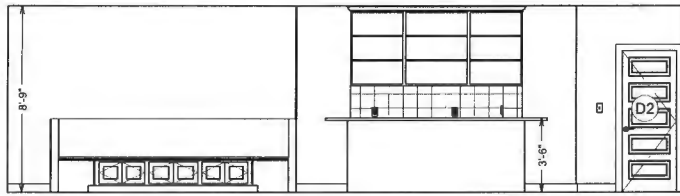
DESIGNER  
 I. OSWALD

PROJECT DESCRIPTION  
 FINISHING APPROX. 1,775  
 SQ. FT. OF EXISTING RESIDENTIAL

DRAWING NAME  
 NEW WORK PLAN

ISSUED FOR PERMIT  
 06-18-2024

DRAWING NUMBER  
**A2**

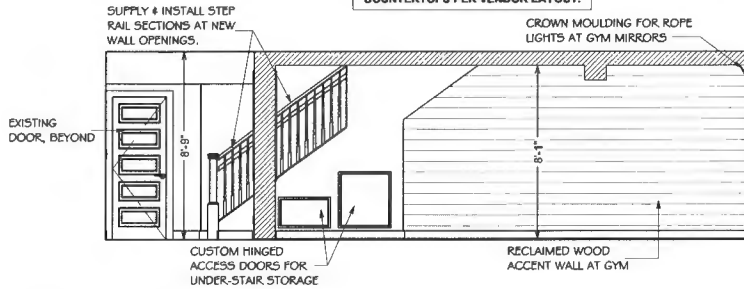


BANQUETTE TO CONSIST OF FIVE (5) CABINETS WITH DRAWERS AND WOOD CAPPED PARTIAL HEIGHT WALLS

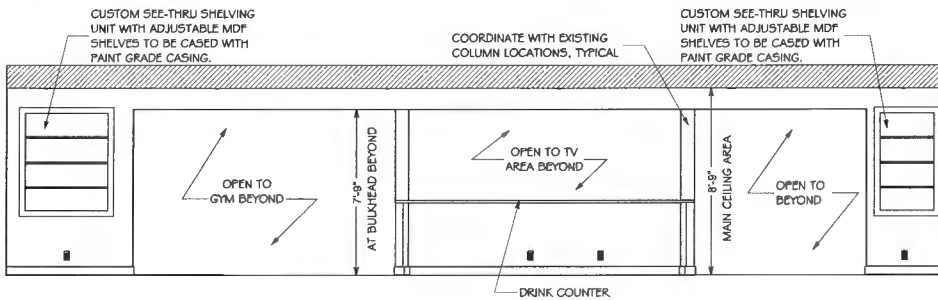
**6**  
**A3** ELEVATION - BAR AREA  
SCALE: 1/4" = 1'-0"



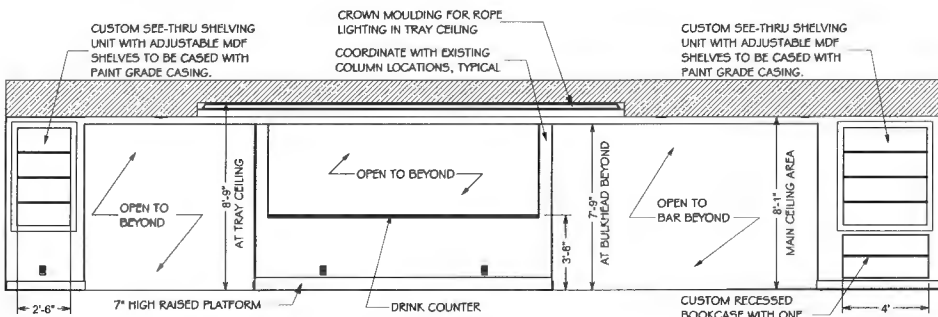
IMAGES ARE CONCEPTUAL ONLY. SUPPLY AND INSTALL CABINETRY AND COUNTERTOPS PER VENDOR LAYOUT.



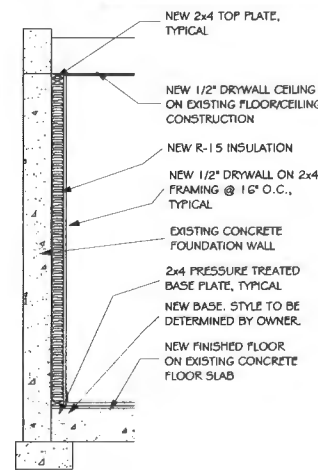
**5**  
**A3** ELEVATION - STAIRS AT GYM AREA  
SCALE: 1/4" = 1'-0"



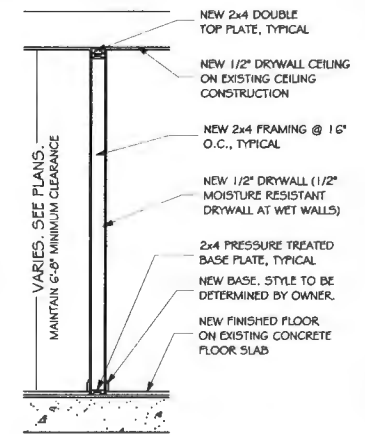
**4**  
**A3** ELEVATION - DRINK COUNTER  
SCALE: 1/4" = 1'-0"



**3**  
**A3** ELEVATION - TV AREA/DRINK COUNTER  
SCALE: 1/4" = 1'-0"



**2**  
**A3** PARTITION AT EXTERIOR WALL DETAIL  
SCALE: 1/2" = 1'-0"



**1**  
**A3** TYPICAL PARTITION DETAIL  
SCALE: 1/2" = 1'-0"

CONTRACTOR



302 EAST 4TH STREET  
FREDERICK, MD 21701  
301-620-8804

CLIENT

VICTOR AND JESSICA WHITE  
14285 OLD FREDERICK ROAD  
COOKSVILLE, MD 21723  
HOWARD COUNTY

REVISIONS

DESIGNER

I. GRABINO

PROJECT DESCRIPTION

REVISIONS: APPROX. 1/2" U.P. OF EXISTING WALLS/ET

DRAWING NAME

SECTIONS AND DETAILS

ISSUED FOR PERMIT

06-19-2024

DRAWING NUMBER

**A3**

AUG 14 2019

HOWARD

A-3

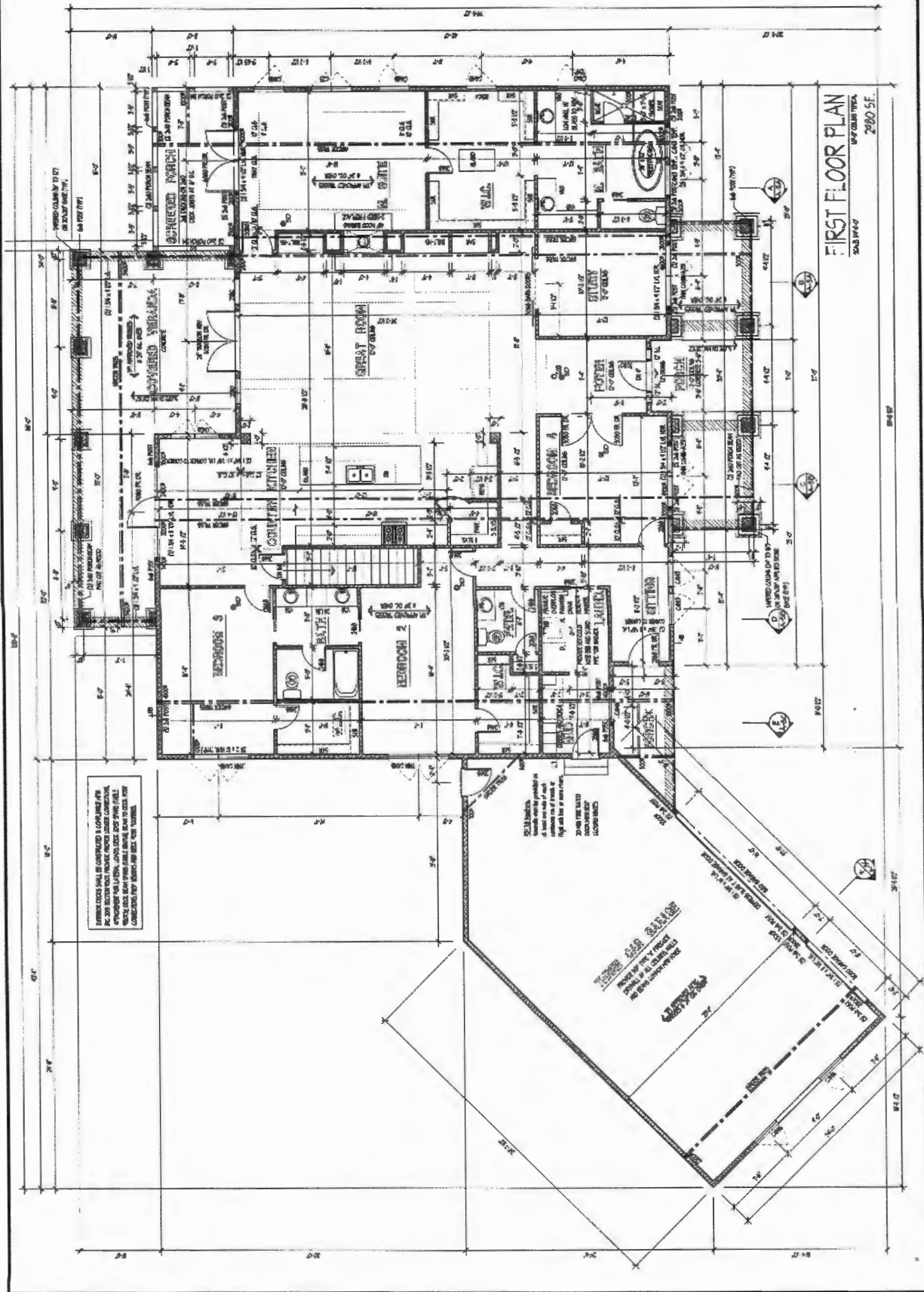
FIRST FLOOR PLAN

WHITE RESIDENCE



C.E. Rinkberger & Family Builders  
Woodbury, MD 21798  
301-371-8042

JB HOME DESIGN, LLC  
4000 ROCKY CREEK  
MIDDLEBURY, VT 05750  
802-243-1000  
www.jbdesign.com



FIRST FLOOR PLAN  
2600 SF.

ALL DIMENSIONS SHALL BE CONTROLLING. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

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