



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: 3/15/19

Permit No.: B1900072

Building Address: 15211 Torino Way
City: Woodbine State: MD Zip Code: 21797
Suite/Apt. #: SDP/WP/BA #: 6P-18-35
Census Tract: Subdivision: Fairlane Farm
Section: Area: Lot: 26
Tax Map: Parcel: Grid:
Zoning: Map Coordinates: Lot Size:
Existing Use: Vacant lot
Proposed Use: Single family home
Estimated Construction Cost: \$230,000
Description of Work: New 2 story "Longwood" style, with 2 car garage, 1 car side garage, and finished lower level (Rec rm, Bath rm + Bedroom)
Occupant or Tenant:
Was tenant space previously occupied? ☐ Yes ☐ No
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Property Owner's Name: NVR Inc
Address: 9720 Patuxent Woods Drive
City: Columbia State: MD Zip Code: 21046
Phone: 410-379-5956 Fax:
Email:

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: Decatur Building Services
Address: PO Box 552
City: Woodbine State: MD Zip Code: 21797
Phone: 410-309-7792 Fax:
Email: Jim@DecaturbuildingServices.com

Contractor Company: NV Homes
Contact Person: Giat Gagle
Address: 9720 Patuxent Woods Drive
City: Columbia State: MD Zip Code: 21046
License No.: 56
Phone: 410-379-5956 Fax:
Email: GGagle@NVRInc.com

Engineer/Architect Company:
Responsible Design Prof.:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Commercial Building Characteristics	Residential Building Characteristics
Height:	☒ SF Dwelling ☐ SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 st floor: 47 x 64
Area of construction (sq. ft.):	2 nd floor: 39 x 50
Use group:	Basement: 47 x 64
Construction type:	☒ Finished Basement
☐ Reinforced Concrete	☐ Unfinished Basement
☐ Structural Steel	☐ Crawl Space
☐ Masonry	☐ Slab on Grade
☐ Wood Frame	No. of Bedrooms: 5
☐ State Certified Modular	Multi-family Dwelling
	No. of efficiency units:
	No. of 1 BR units:
	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
➤ Roadside Tree Project Permit	Footings:
☐ Yes ☒ No	Roof:
Roadside Tree Project Permit #	☐ State Certified Modular
	☐ Manufactured Home

Utilities
Water Supply
☐ Public
☐ Private
Sewage Disposal
☐ Public
☒ Private
Electric: ☒ Yes ☐ No
Gas: ☒ Yes ☐ No
Heating System
☒ Electric ☐ Oil
☐ Natural Gas ☒ Propane Gas
Other:
Sprinkler System:
☒ Yes ☐ No
Grading Permit Number: G19000067
Building Shell Permit Number:

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: Jim Kerwin
Email Address: Jim@DecaturbuildingServices.com
Title/Company: AGENT NV Homes

Print Name: Jim Kerwin
Date: 3/15/2019

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	4/1/19	H. Osgood

Is Sediment Control approval required for issuance? ☐ Yes ☒ No
☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side Setback:
All minimum setbacks met? ☐ Yes ☐ No
Is Entrance Permit Required? ☐ Yes ☐ No
Is Historic District? ☐ Yes ☐ No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ 100
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	241419

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

15211 Torino Way

Lot 26

LONGWOOD

Health Dept

B19000729



NVR, Inc.
Architectural Services
Architects
5285 Westview Drive, Suite 100
Frederick, MD 21703

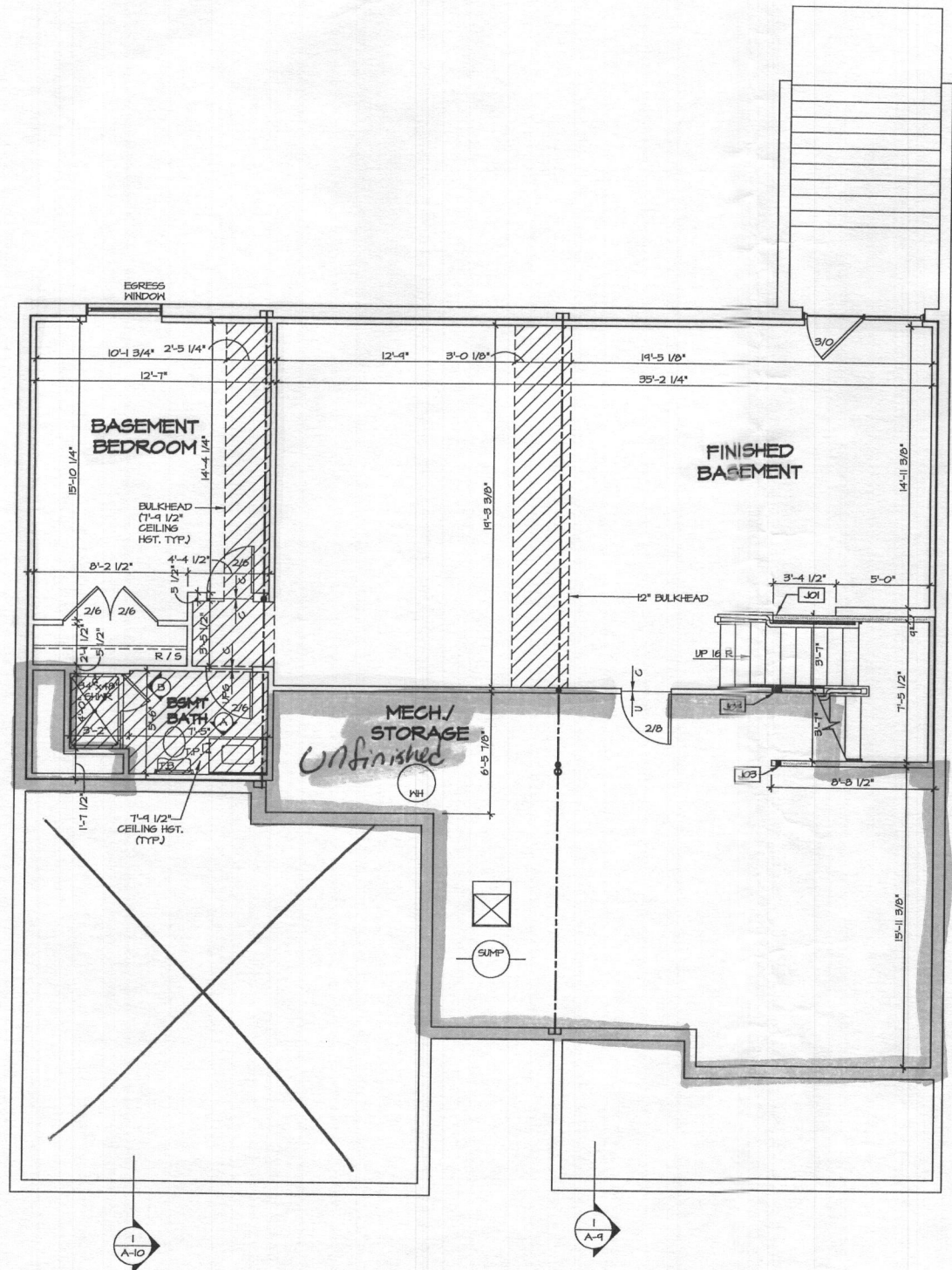
	FULL BASEMENT												STANDARD DETAILS
	STD. DWGS.												
SPEC SHEET	SS-1												AD-1
ELEVATIONS	5												DR-1
FOUNDATIONS	14												DR-2
FOUNDATION HOLD DOWNS	19/20												DR-3
PLUMBING	21												ET-1
BASEMENT FLOOR PLAN	22												ET-1b
FIRST FLOOR PLAN	24												ET-1c
SECOND FLOOR PLAN	26												ET-1e
BUILDING SECTIONS	30/32												ET-1f
STAIR SECTIONS	34												ET-1h
KITCHEN LAYOUT	37												ET-2
LAUNDRY CABINET LAYOUT	39												ET-3
CABINET LAYOUT (OPTIONAL)	40												ET-3b
BATH ELEVATIONS	41												F-1
BASEMENT ELECTRICAL	42												FC-1
FIRST FLOOR ELECTRICAL	44												FC-2
SECOND FLOOR ELECTRICAL	46												FC-4
FIRST FLOOR FRAMING	50												FD-1
SECOND FLOOR FRAMING	51												FD-2
ROOF FRAMING	53												FD-2b
ROOF FRAMING (OPTIONAL)	54												FD-3
TRUSS BRACING	58												FP-1
WALL BRACING LAYOUT	60												FP-1b
BASEMENT HVAC LAYOUT	64/65												GB-1
GRAVEL SPACE HVAC LAYOUT	66/67												IT-1
FIRST FLOOR HVAC LAYOUT	68/69/70/71												IT-1b
SECOND FLOOR HVAC LAYOUT	72/73												IT-1c
													IT-2
													JT-1
													JT-3
													JT-3b
													KT-1
													RF-1
													RF-1b
													SEP-1
													SEP-2
													SEP-3
													SEP-4
													SP-1
													SP-2
													SP-3
													ST-1
													ST-2
													ST-3b
													MB-1
													MB-2
													MD-1
													MD-2
													MD-3
													MS-1

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1670 SF
1ST FLOOR ELEV. "L" OR "R" (ADD SF)	28 SF
	1697 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1061 SF
2ND FLOOR ELEV. "L" (ADD. SF)	28 SF
2ND FLOOR ELEV. "L" AT OWNERS BEDROOM (ADD. SF)	20 SF
	1109 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
GARAGE	460 SF
	460 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	880 SF
BASEMENT BEDROOM (ADD. SF)	243 SF
	1123 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT STORAGE W/ ELEV. "L" OR "R"	352 SF
UNFINISHED BASEMENT STORAGE	323 SF
MECHANICAL	242 SF
	917 SF
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1670 SF
1ST FLOOR ELEV. "L" OR "R" (ADD SF)	28 SF
2ND FLOOR (BASE SF)	1061 SF
2ND FLOOR ELEV. "L" (ADD. SF)	28 SF
2ND FLOOR ELEV. "L" AT OWNERS BEDROOM (ADD. SF)	20 SF
	3607 SF

SET - VERSION
14000 - 01

CS-1

C:\NVR\Soiva\LONGWOOD_14000_01\WDE-FF-0026\1125702\Sheets\Lot Specific\CS-1 COVER SHEET.dwg 02/22/19 - 426 cm



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. ALL CASED OPENINGS AT T-11", UNLESS OTHERWISE NOTED.

- GYPSUM NOTES**
- AT GARAGE:
5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET
- WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA
- NOTES:**
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
 - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"X8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
 - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- L.V.L.
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

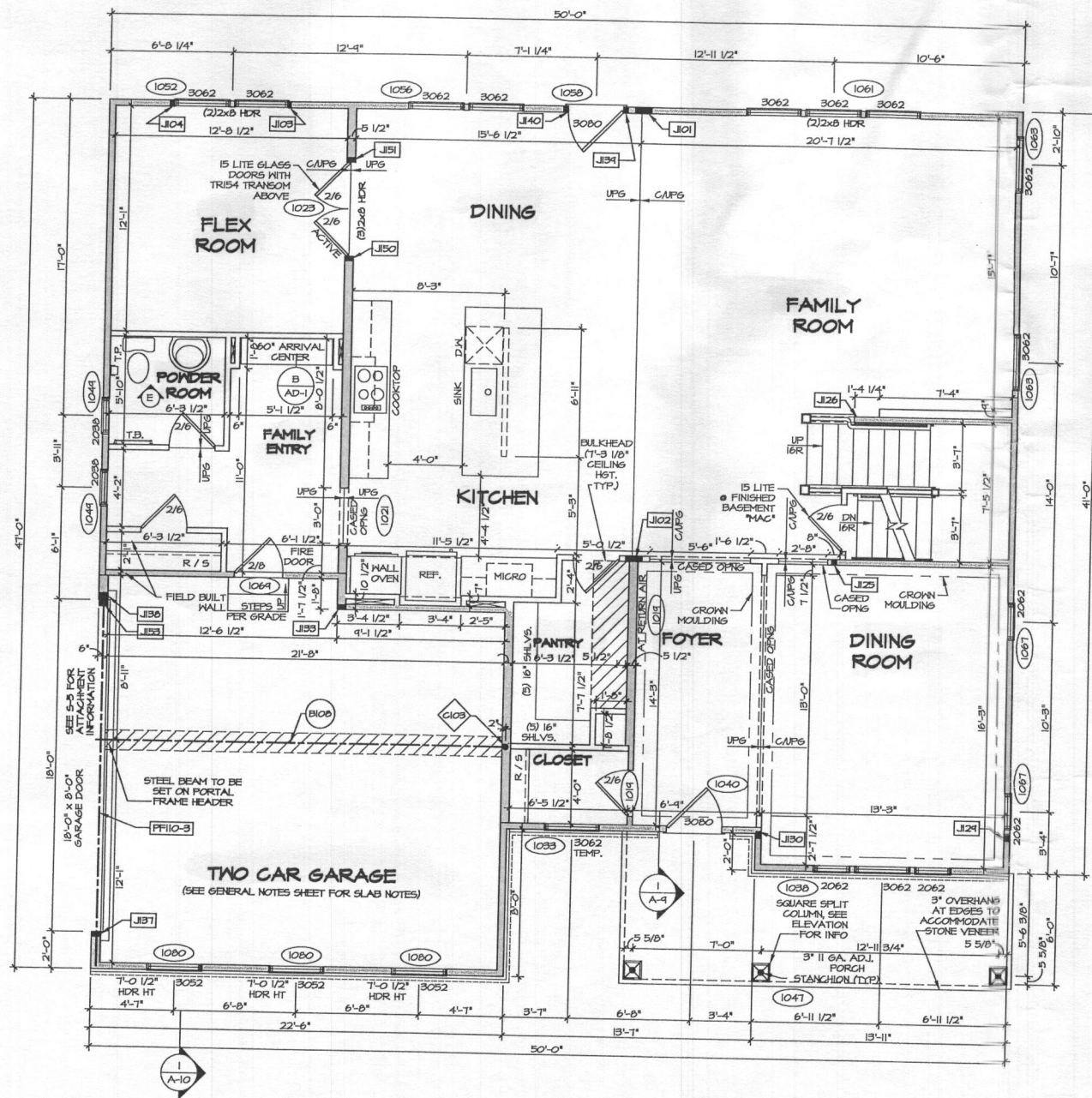
BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	MAG	BO020	
J02	JACK - (4) 2X4 SFF STUD GRADE	MAG	BO016, BO018	
J03	JACK - (2) 2X4 SFF STUD GRADE	MAG	BO016	

NVR, Inc., owner, expressly warrants that the design, engineering, and other professional services provided herein are the work of NVR, Inc. and that NVR, Inc. is duly licensed to provide such services in the State of Maryland. NVR, Inc. shall be responsible for obtaining all necessary permits and for obtaining the expressed written consent of NVR, Inc.

NVR
NVR, Inc.
Architectural Services
21 Byrds Court, Suite A
Frederick, MD 21702

MODEL: LONGWOOD	SET NO. 14000
DRAWING TITLE: BASEMENT FLOOR PLAN	VERSION 01
OPTION DESCRIPTION:	DRAWN BY: NGB
	DATE:
	OPTION:
SHEET NO. A-6	22

ALL WINDOWS HAVE
8'-0" 1/2" HEADER HEIGHT
UNLESS OTHERWISE NOTED.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CATEGORY "IT" SHEETS FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE 8'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.

GYPSUM NOTES

AT GARAGE:

5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.

AT STAIRS:

1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET.

WITH OPTION "SC1" - DRYWALL UNFINISHED BASEMENT CEILING AREA.

NOTES:

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

LVL PLY TO FLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- 1A - (2) FLY UP TO AND INCLUDING 11 7/8" TALL. FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) FLY 14" TO AND 18" TALL (INCLUSIVE). FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) FLY 20" TALL AND OVER. FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) FLY UP TO AND INCLUDING 11 7/8" TALL. FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE.
- 5A - (3) FLY 14" TO AND 18" TALL (INCLUSIVE). FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE.
- 6A - (3) FLY 20" TALL AND OVER. FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE.

FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B108	BEAM STEEL - 10X44	22'-5"	SCC	1071, 1075, 1076	
PF10-3	LVL - 22	20'-2 1/2"	SCC/ZDK	1087, 1089, 1091	PORTAL FRAME - 6A

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C103	STANCHION - 3 IN SCHED 40	8'-1 5/8"	SCC	1071, 1075, 1076	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (1) 2X4 SFF STUD GRADE		1024	
J102	JACK - (1) 2X4 SFF STUD GRADE		1024	
J103	JACK - 2X4 SFF STUD GRADE		1052	
J104	JACK - (2) 2X4 SFF STUD GRADE		1052	
J105	JACK - (2) 2X4 SFF STUD GRADE		1052	
J106	JACK - (2) 2X4 SFF STUD GRADE		1011	
J107	JACK - (3) 2X4 SFF STUD GRADE		1013	
J108	JACK - (3) 2X4 SFF STUD GRADE		2008	
J109	JACK - (3) 2X4 SFF STUD GRADE		2008	
J110	JACK - (2) 2X6 SFF STUD GRADE	ELB, ELK, ELL, ELR	1017	
J111	JACK - (2) 2X6 SFF STUD GRADE	SCC	1087, 1089, 1091	
J112	JACK - (2) 2X6 SFF STUD GRADE	SCC	1087, 1089, 1091	
J113	JACK - (2) 2X4 SFF STUD GRADE		1056	
J114	JACK - (2) 2X4 SFF STUD GRADE		1056	
J115	JACK - (2) 2X6 SFF STUD GRADE	MCF	1023	
J116	JACK - (2) 2X6 SFF STUD GRADE	MCF	1023	
J117	JACK - (2) 2X6 SFF STUD GRADE	SCC, ELB/ELK/ELL/ELR	1017	CRIPPLES

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

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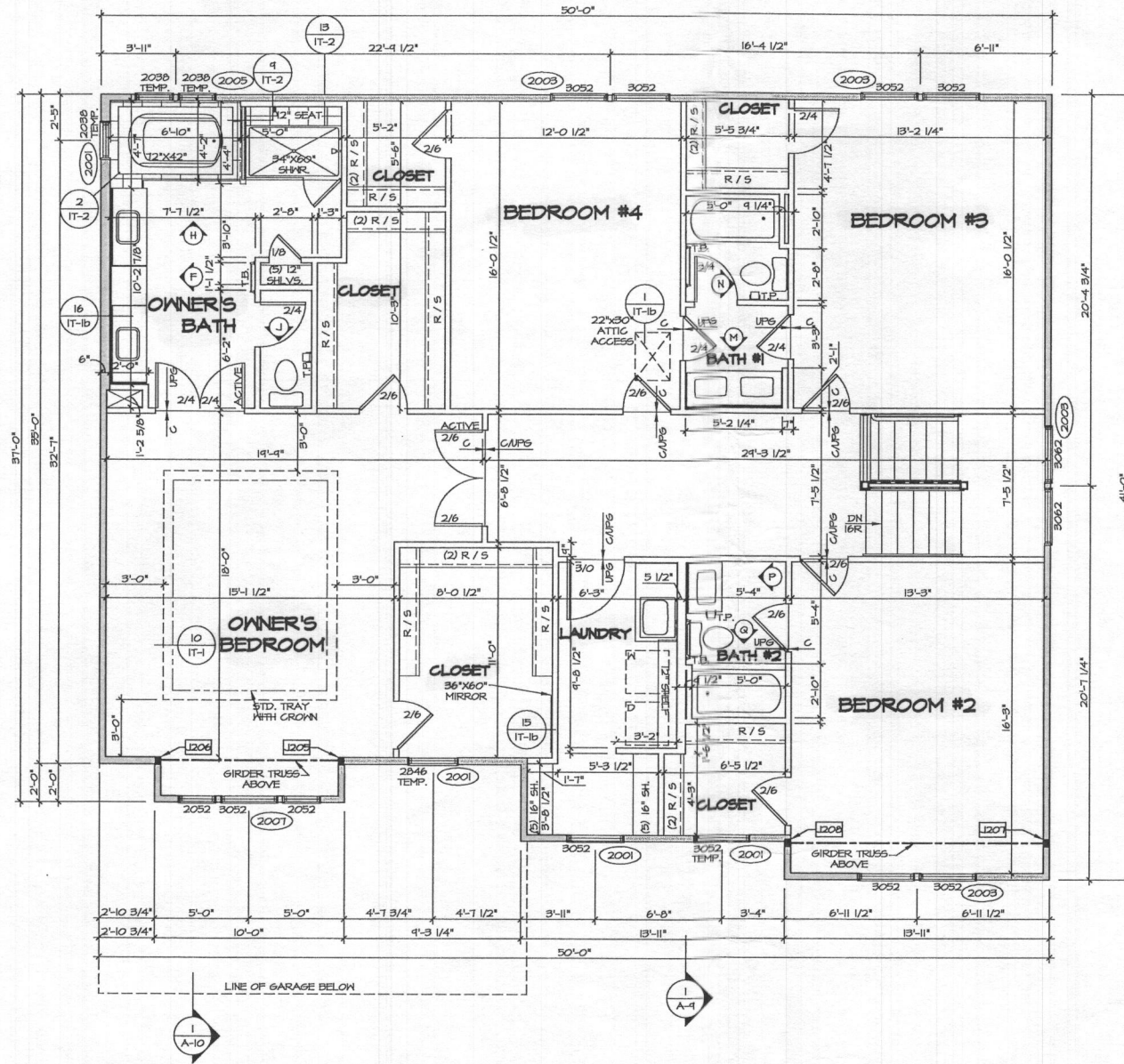
NVR, Inc.
Architectural Services
21 Bye Court, Suite A
Frederick, MD 21702

MODEL
LONGWOOD
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NO.
A-7

24

CA: NVR Solveset LONGWOOD 14009 01 NVR-FF-1026 1125 02A Shared at Spelling 23 A-7 PNT LS.dwg 07/27/19 - 4:28 am



1 SECOND FLOOR PLAN
A-B SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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GYPSUM NOTES

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5/8" DRYWALL ON COMMON WALLS, CEILING, AND BEARING WALLS AS REQUIRED.

AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

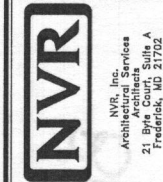
LEGEND

- BEARING WALL
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 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FG DETAILS FOR FRAMING CONNECTORS

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J205	JACK - (3) 2X4 SPF STUD GRADE	ELL	2008	
J206	JACK - (3) 2X4 SPF STUD GRADE	ELL	2008	
J207	JACK - (3) 2X4 SP#1	ELL	2008	EXTEND THRU TOP PLATE
J208	JACK - (3) 2X4 SP#1	ELL	2008	EXTEND THRU TOP PLATE

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SET NO. 14000
VERSION 01
DRAWN BY CAP
DATE:
OPTION

SHEET NO. A-8
MODEL LONGWOOD
DRAWING TITLE SECOND FLOOR PLAN
OPTION DESCRIPTION
26