

RECEIVED

PERMIT NUMBER: B 21001599

DATE ACCEPTED:

APR 23 2021

RESIDENTIAL BUILDING PERMIT APPLICATION PERMITS DIVISION
 HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS
 3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4
 www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED
 Street Address: 3226 BODNES LANE Unit:
 City: ELLICOTT CITY State: MD Zip Code: 21042
 Subdivision/Village/Complex Name: SDP/WP/BA #:
 Lot: Tax Map: 0024 Parcel: 0609 Grading Permit #:

DESCRIPTION OF WORK REQUIRED
 Existing Use: SFD Proposed Use: 2car garage/breezeway Estimated Cost: \$
 Trade Work to Be Completed (Separate Permits Required): Mechanical (HVAC) Electrical Plumbing None
 3226 garage w/15' breezeway
 DETACHED W/OPEN T

PROPERTY OWNER INFORMATION REQUIRED
 Owner(s) Name(s) (As it appears on tax records): LT Ventures Primary Residence: Yes No
 Owner's Street Address: 3226 BODNES LANE SEE SDAT
 City: ELLICOTT CITY State: MD Zip Code: 21042 SEE SDAT
 Phone: 443 950 1399 Email: 200720@comcast.net

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION
 Business Name: PORTA CONSTRUCTION INC Contact Name: STEPHANIE PORTA
 Street Address: 10382 BARNHART NATIONAL PIKE
 City: ELLICOTT CITY State: MD Zip Code: 21042
 Phone: 410 467 4103 C-443 756 2117 Email: sporta@portacon.net

CONTRACTOR INFORMATION REQUIRED
 Business Name: PORTA CONSTRUCTION INC
 Licensee's Name: STEPHANIE PORTA License #: 120323
 Street Address: 10382 BARNHART NATIONAL PIKE
 City: ELLICOTT CITY State: MD Zip Code: 21042
 Phone: 410 467 4103 C-443 756 2117 Email: sporta@portacon.net

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE
 Business Name: RONALD JOHNSON ASS Name: RON JOHNSON
 Street Address: 11407 BARLEY FIELD WAY
 City: MARIODSVILLE State: MD Zip Code: 21047
 Phone: 410 442 3667 Email: rone@architel.com

BUILDING CHARACTERISTICS REQUIRED
 Primary Structure: SF Dwelling SF Townhouse SF Duplex Mobile Home Multi-Family Dwelling (MF*) Condo: Yes No
 Utilities: Electric Gas Water Supply: Public Private (Well) Sewage Disposal: Public Private (Septic)
 Heating System: Electric Natural Gas Propane Other: Roadside Tree Project: No Yes: #
 Sprinkler System: NFPA 13 NFPA 13R NFPA 13D None Fire Alarm System: Yes No Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)
 Model Name & Options:
 # of Bedrooms (SF): # of efficiency units (MF*): # of 1 BR (MF*): # of 2 BR (MF*): # of 3 BR (MF*):
 # Rooms: # Full Baths: # Half Baths: # Fireplaces:
 Garage/Carport Info: Attached Garage Detached Garage Integral Garage Carport None
 Basement/Foundation Info: Slab on Grade Post & Pier Unfinished Basement Finished Basement: Full or Partial
 1st Fl Width: 1st Fl Depth: 2nd Fl Width: 2nd Fl Depth: Bsmt Width: Bsmt Depth:
 Energy Method: Prescriptive Performance UA Alternative ERI Gross Area: sq ft Occupiable Area: sq ft

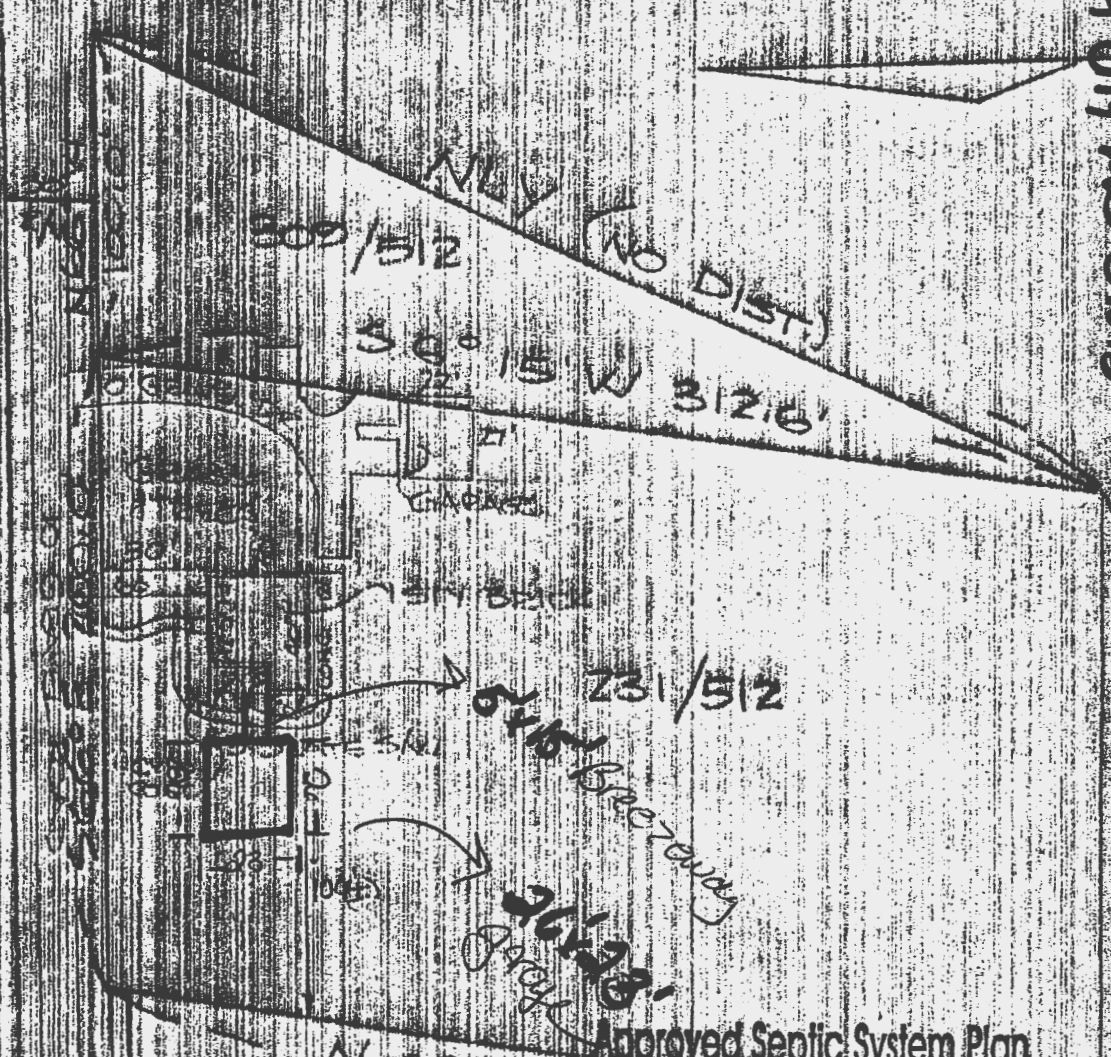
AGREEMENT/ DISCALIMER REQUIRED
 THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM 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.
 Stephanie Porta 4/21/21
 APPLICANT'S ORIGINAL SIGNATURE DATE SIGNED

FOR OFFICE USE ONLY CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY
 AGENCIES REQUIRED/APPROVALS:
 PR DPZ EDD Health SHA CID
 SUBMITTAL FEES: 125.00 PAYMENT: ACCEPTED BY: [Signature]

410 CLK * need 3rd set *

3226 BOONES LANE
LIBER 309/512

LIBER 171/9
ST CHARLES COLLEGE FARMS
171/600



Approved Septic System Plan
Howard County Health Department

Gene Bernard T-82
Signature
8/20/75 Date

2002 TO BOONES LANE

The information on this plat shows only that the improvements indicated are contained within the outlines of the lot upon which they are shown and is not to be construed as establishment of property lines.

CASSELL
ENGINEERING

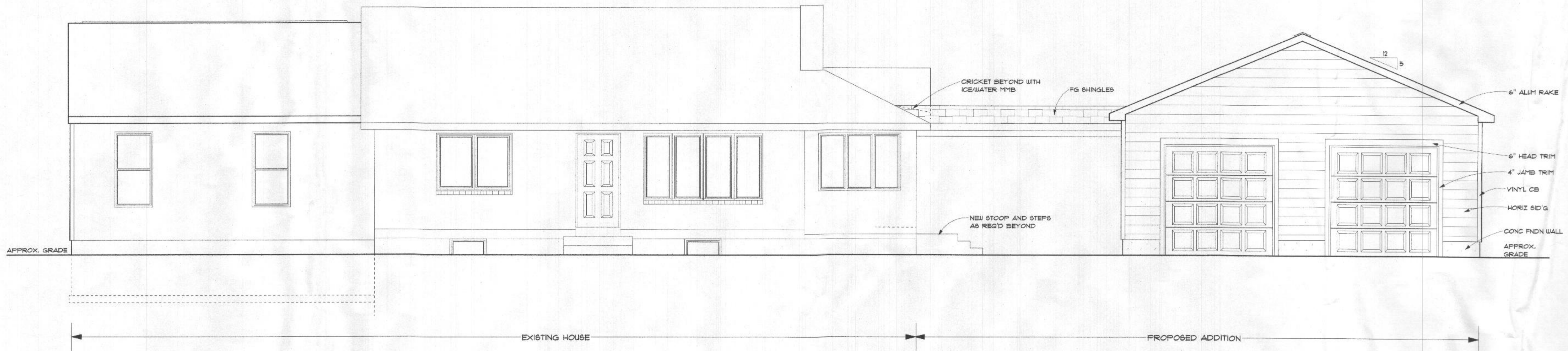
1015 Northchase Brook Road
Cockeysville, Maryland 21030
(301) 628-1930



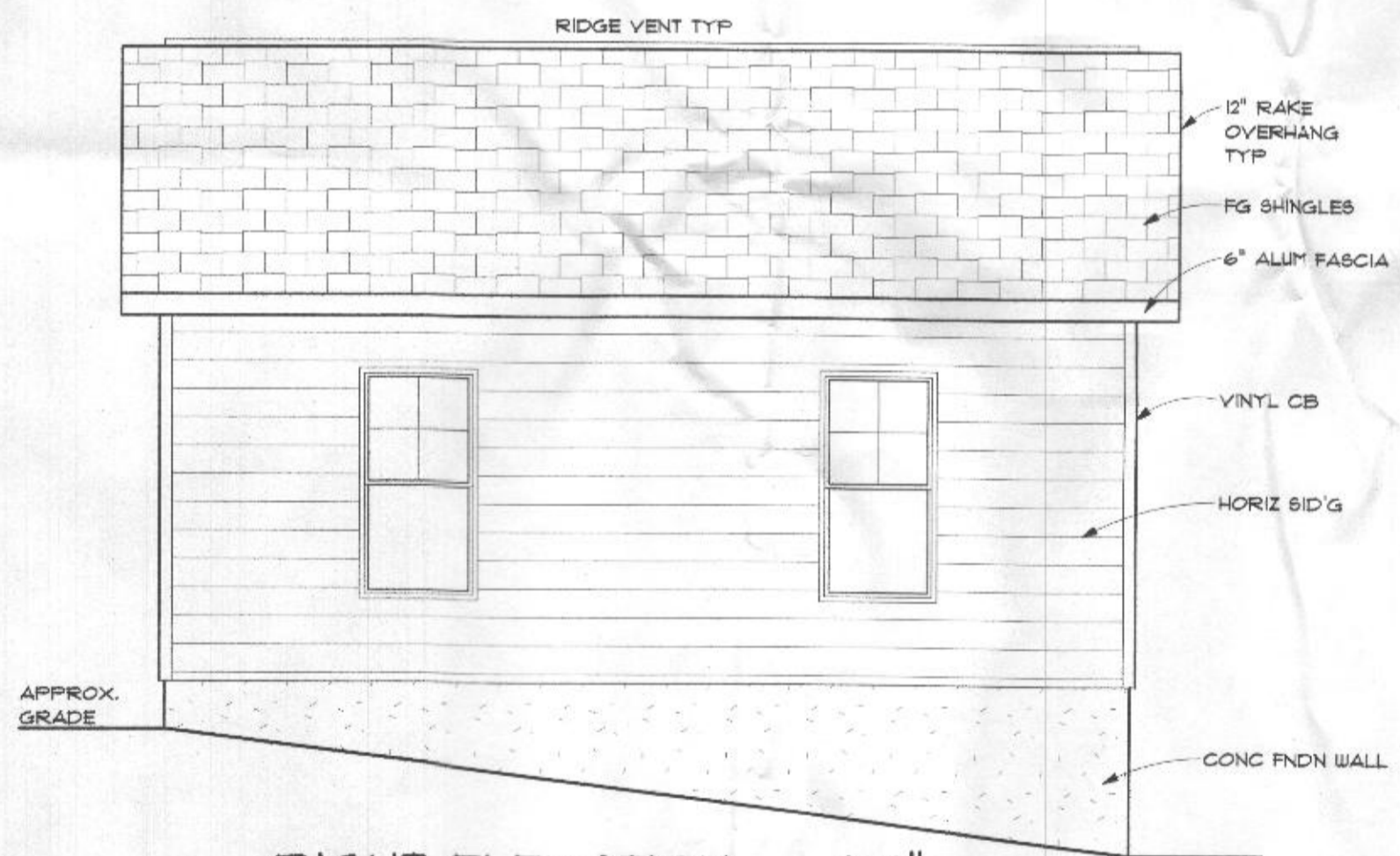
HOUSE LOCATION SURVEY

3226 BOONES LANE
LIBER 309/512 ; LIBER 2
HOWARD CO. MD

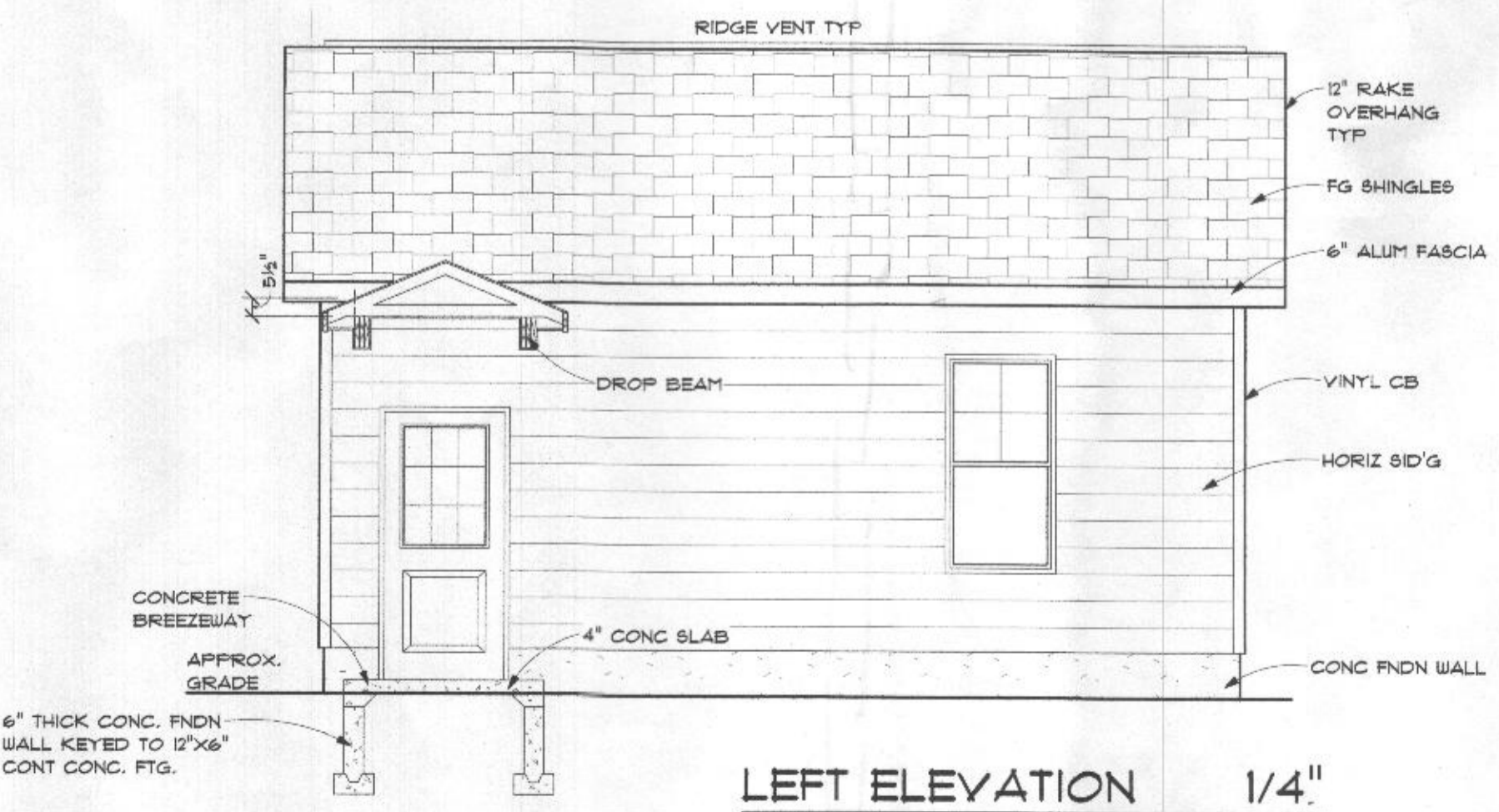
DATE	SIGNED	SCALE
7/20/88	GG/RHC	File



FRONT ELEVATION 1/4"



RIGHT ELEVATION 1/4"



LEFT ELEVATION 1/4"

NOTES

1.0 GENERAL

1.01 THE BUILDER SHALL BE RESPONSIBLE AND LIABLE FOR FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND AMENDMENTS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION, WHETHER OR NOT SUCH CODES AND REQUIREMENTS ARE EXPLICITLY DOCUMENTED IN THESE DRAWINGS. CONSTRUCTION SHALL COMPLY WITH THE INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE PLANS OR SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY. USE OF THESE DRAWINGS TO OBTAIN A BUILDING PERMIT OR TO CONSTRUCT THE STRUCTURE DOCUMENTED HEREIN SHALL CONSTITUTE ACCEPTANCE OF THESE CONDITIONS BY THE BUILDER.

1.02 IN THE EVENT OF A DISCREPANCY BETWEEN THE ARCHITECTURAL PLANS OR SPECIFICATIONS AND THE STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

1.03 DESIGN LOADS:

TYPE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
ROOF	40	15
SLEEPING ROOMS	30	10
OTHER LIVING AREAS	40	15
GARAGE FLOORS	50	50
DECKS	40	10
EXTERIOR BALCONIES	40	10

2.01 SITE WORK IS NOT ADDRESSED IN THESE DOCUMENTS. 2000 PSF SOIL BEARING CAPACITY ASSUMED.

3.0 CONCRETE/FOUNDATIONS

3.01 ALL REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 318, CURRENT EDITION. ALL PLAIN CONCRETE SHALL CONFORM TO ACI 318.1 AND ACI 332R GUIDE TO RESIDENTIAL CAST-IN-PLACE CONCRETE CONSTRUCTION.

3.02 MINIMUM SPECIFIED COMPRESSIVE STRENGTH @ 28 DAYS:

LOCATION OF CONCRETE	F _c (PSI)
BASEMENT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER	2500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE	2500
BASEMENT WALLS, EXTERIOR FOUNDATION WALLS AND OTHER WORK EXPOSED TO WEATHER	3000
DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, STEPS/STAIRS AND UNHEATED GARAGE SLABS EXPOSED TO WEATHER	3500

3.03 THICKNESS AND REINFORCING OF CONCRETE FOUNDATION WALLS SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE, CURRENT EDITION, TABLE R404.1.2 (1-4), OR WITH SEALED STRUCTURAL DRAWINGS SPECIFIC TO THE SITE SOIL AND GRADE CONDITIONS.

4.0 MASONRY

4.01 ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE BIA AND NCMA "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION."

4.02 BRICK VENEER WALLS SHALL HAVE NON-CORROSIVE METAL TIES AT MINIMUM 16" O.C. VERTICALLY AND HORIZONTALLY, AND WEEP HOLES AT 24" O.C. AT BASE FLASHING AND CAVITY INTERRUPTIONS.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 6'-0" O.C. AND 12" FROM THE END OF EACH PLATE SECTION, WITH MINIMUM TWO (2) ANCHORS PER SECTION OF PLATE. ANCHOR STRAPS SPACED TO ACHIEVE EQUIVALENT CAPACITY MAY BE SUBSTITUTED FOR ANCHOR BOLTS.

5.02 ALL METAL ANCHORS, FASTENERS, HANGERS ETC. SHALL BE GALVANIZED. ALL STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A-992 WITH MINIMUM STRENGTH F_y = 50 KSI. ALL STRUCTURAL STEEL CHANNELS, ANGLES, RODS AND BAR STOCK SHALL CONFORM TO ASTM A-36 WITH MINIMUM STRENGTH F_y = 36 KSI.

5.03 ADJUSTABLE STEEL COLUMNS SHALL BE MINIMUM 11 GAUGE, ASTM A513 OR BETTER, AND SHALL MEET OR EXCEED AISA PUBLISHED ALLOWABLE LOAD CAPACITY. STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B WITH MINIMUM STRENGTH F_y = 35 KSI. COLUMNS SHALL HAVE A MINIMUM 8"x4"x1/4" BEARING PLATE. SCREW JACK SHALL BE ENCASED IN CONCRETE OR TACK WELDED AFTER INSTALLATION.

6.0 WOOD

6.01 SILL PLATES AND ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE, AND ALL EXPOSED EXTERIOR LUMBER, SHALL BE PRESSURE TREATED TO MEET AWPI STANDARDS.

6.02 MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19%.

6.03 WOOD BEAMS, JOISTS, HEADERS AND RAFTERS SHALL BE MINIMUM S-P-F #1/#2 OR EQUAL UNLESS OTHERWISE NOTED.

6.04 LVL MEMBERS SHALL BE 1-3/4" WIDE, DEPTH PER PLANS, GANGED PER MANUFACTURER'S SPECIFICATIONS, WITH THE FOLLOWING MINIMUM PROPERTIES: F_b=2,600 PSI; F_c⊥ = 750 PSI; F_c∥ = 2,510 PSI; F_v=285 PSI; E=2,000,000 PSI.

6.05 PSL MEMBERS SHALL BE SIZED PER PLANS, WITH THE FOLLOWING MINIMUM PROPERTIES: F_b=2,900 PSI; F_c⊥ = 750 PSI; F_c∥ = 2,900 PSI; F_v=290 PSI; E=2,000,000 PSI.

6.06 PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH TPI RECOMMENDATIONS TO CARRY ALL IMPOSED LIVE AND DEAD LOADS. THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD-DOWN STRIPS, SHEAR PANELS AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.07 JOISTS SHALL BE DOUBLED UNDER PARALLEL WALLS THAT EXCEED ONE-THIRD THE JOIST LENGTH. JOISTS SHALL BE SPACED CLOSER UNDER BATH TUBS, CERAMIC OR MARBLE TILE, POTENTIAL WATER BEDS AND SIMILAR ANTICIPATED LOADING CONDITIONS. JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED EXCEPT AS PERMITTED BY IRC 2015 R502.8 OR OTHER APPLICABLE CODE.

6.08 HEADERS OVER FRAMED OPENINGS IN BEARING WALLS SHALL BE MINIMUM 2-2X10 UNLESS OTHERWISE NOTED ON DRAWINGS, BUT SHALL IN NO EVENT BE LESS THAN SPECIFIED IN IRC 2015 TABLE R602.7 OR OTHER APPLICABLE CODE.

6.09 STAIR TREADS SHALL HAVE A MINIMUM DEPTH OF 10". TREADS SHALL HAVE A PROJECTING NOSING OF MINIMUM 3/4", MAXIMUM 1 1/4", UNLESS TREAD DEPTH IS 1 1/4" OR GREATER. STAIR RISERS SHALL HAVE A MAXIMUM HEIGHT OF 7 1/4".

6.10 STAIR HANDRAILS SHALL BE LOCATED BETWEEN 34" AND 38" ABOVE THE SLOPED PLANE CONNECTING THE NOSINGS OF THE ASSOCIATED STAIR. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH FLIGHT OF STAIRS OF FOUR OR MORE RISERS AND SHALL BE CONTINUOUS OVER THAT FLIGHT. UNLESS OTHERWISE NOTED IN THESE PLANS, STAIR HANDRAILS SHALL HAVE A GRIP OF TYPE 1. CIRCULAR HANDRAILS SHALL HAVE A DIAMETER OF BETWEEN 1 1/4" AND 2"; NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER OF BETWEEN 4" AND 6 1/4" AND A MAXIMUM CROSS-SECTION WIDTH OF 2 1/4".

7.0 THERMAL AND MOISTURE PROTECTION

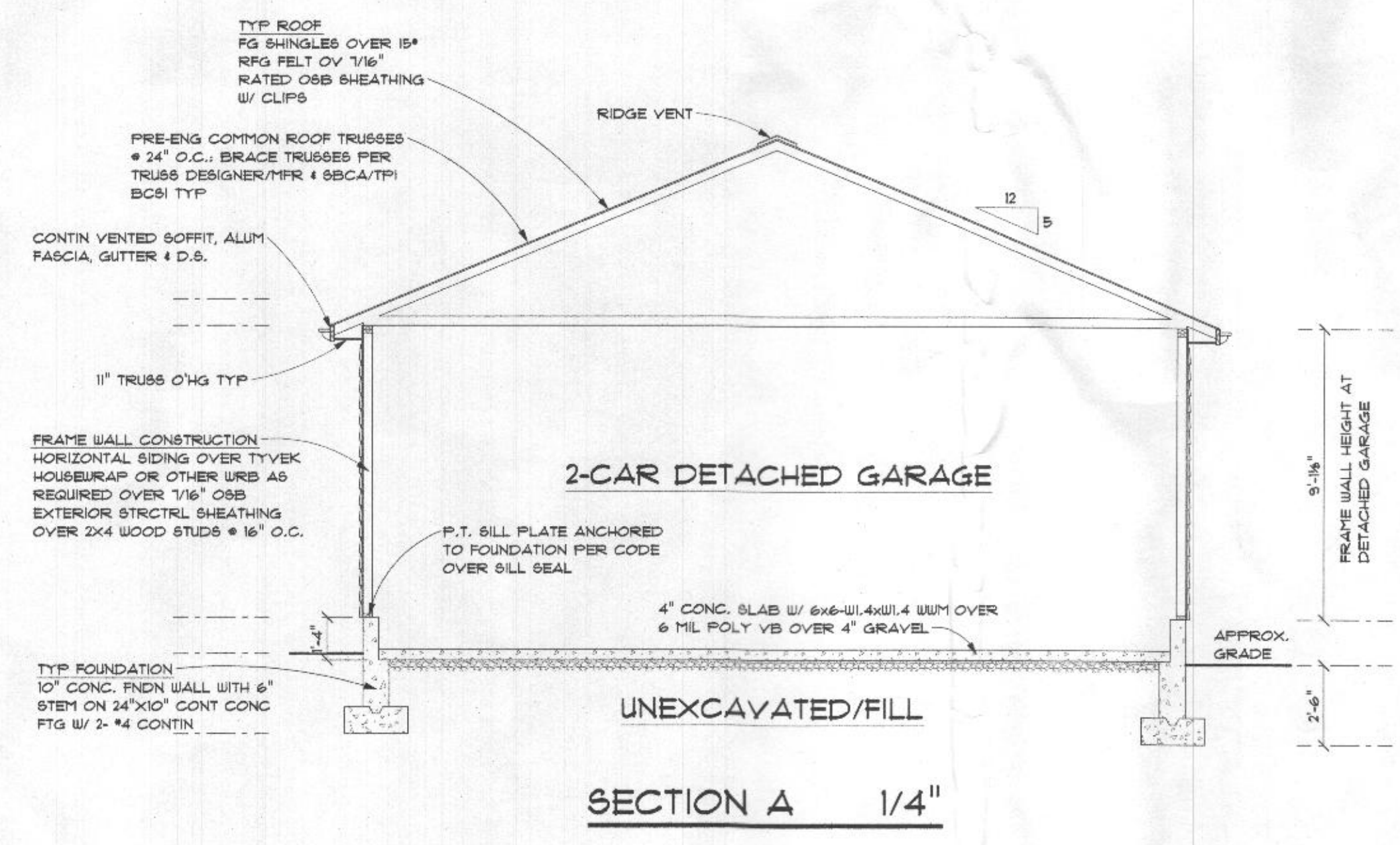
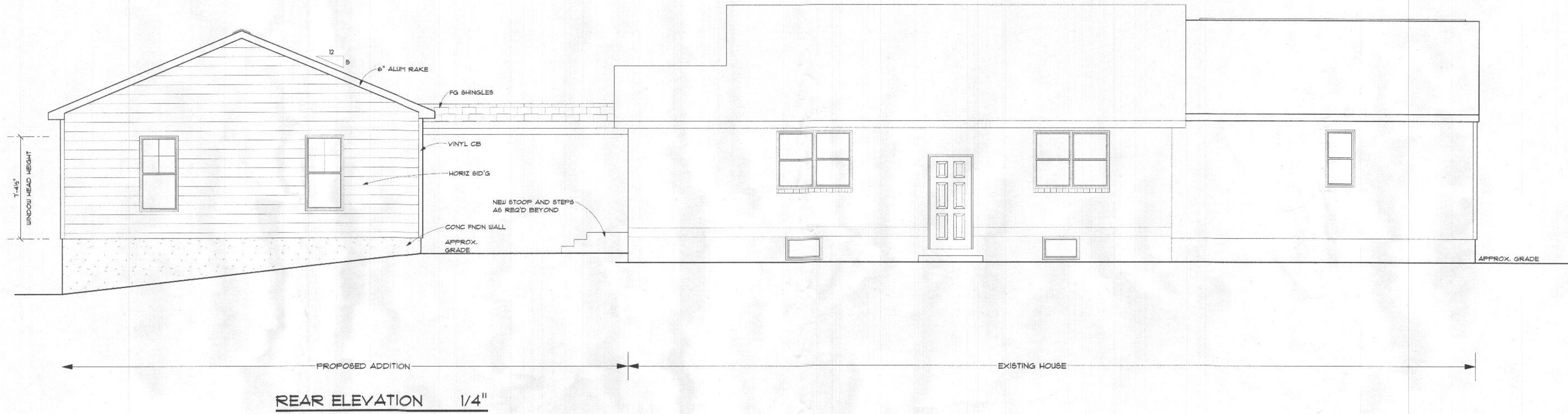
7.01 1/2" X 3-3/4" MIN COMPRESSIBLE SILL SEAL SHALL BE PROVIDED BENEATH ALL EXTERIOR SILL PLATES.

7.02 PROVIDE APPROVED CORROSION-RESISTIVE FLASHING AT THE INTERSECTION OF MASONRY AND WOOD FRAME CONSTRUCTION; OVER PROJECTING TRIM; WHERE DECKS, PORCHES, AND THE LIKE ARE ATTACHED TO WOOD FRAME CONSTRUCTION; AT ROOF TO WALL AND ROOF TO CHIMNEY INTERSECTIONS; IN ROOF VALLEYS; AT ALL ROOF PENETRATIONS; AT ALL WALL OPENINGS; AT ALL CAVITY INTERRUPTIONS AT MASONRY VENEER; AND ALL OTHER LOCATIONS REQUIRED TO PREVENT WATER PENETRATION OF THE STRUCTURE.

7.03 PROVIDE EXTERIOR FINISHES AS SHOWN ON DRAWINGS. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS OVER APPROVED WATER/WEATHER-RESISTANT BARRIER.

7.04 PROVIDE SOFFIT VENTS AND RIDGE VENTS AS SHOWN ON THE DRAWINGS, AND SUPPLEMENTAL ROOF VENTS IF/AS REQUIRED TO MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BAFFLES IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF ATTIC TO ALLOW FREE AIR FLOW.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING HEATING AND COOLING LOADS, EXTENDING EXISTING SYSTEMS, AND/OR SIZING NEW HVAC UNITS IN FULL COMPLIANCE WITH IRC 2015 M1401.3.



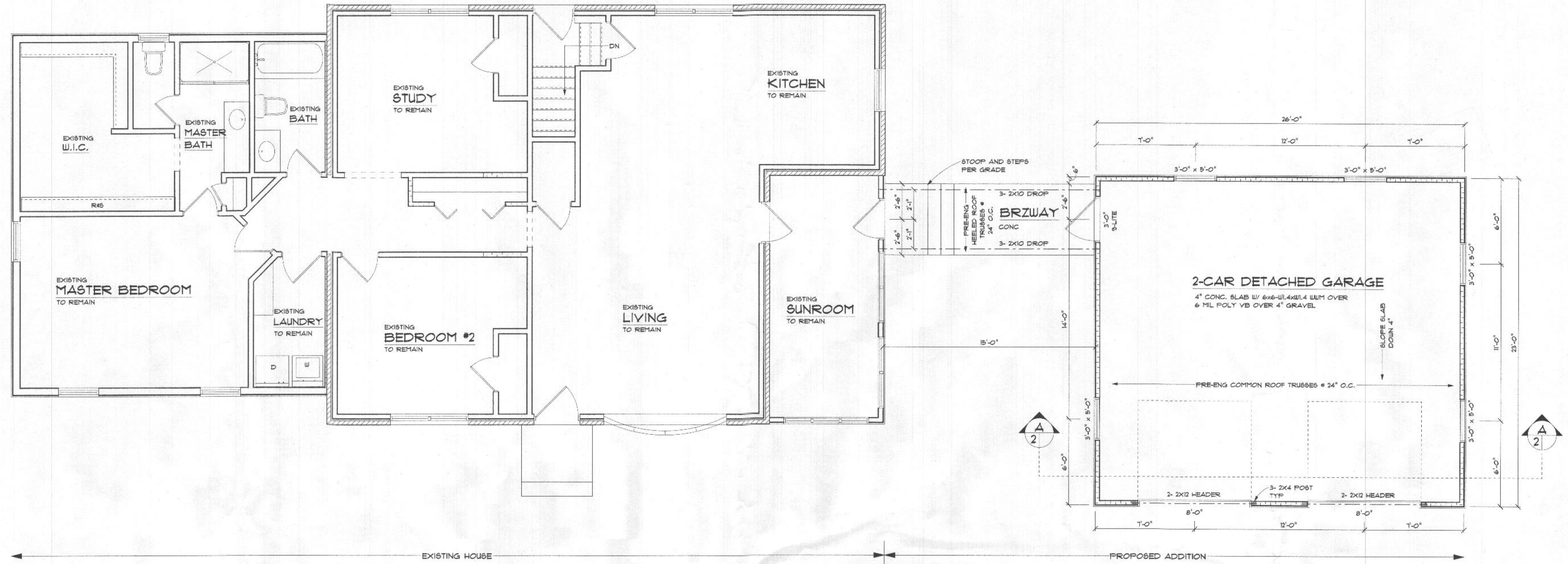
RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
 11407 BARLEY FIELD WAY
 MARRIOTTVILLE, MD 21104 • 410-442-3667

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NUMBER: 10092
 EXPIRATION DATE: 07/14/2022

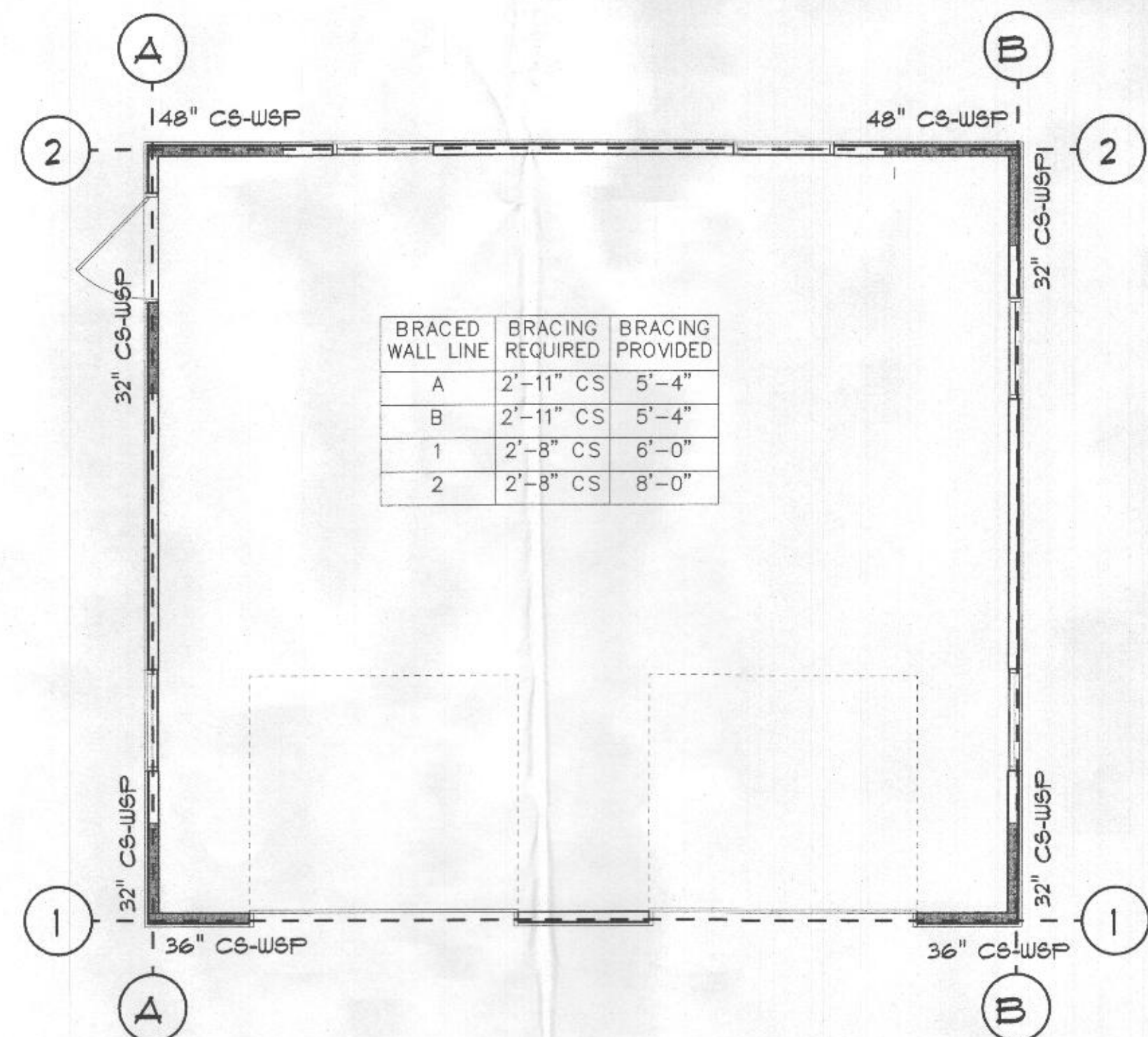
PROPOSED DETACHED GARAGE FOR THE
PORTA RESIDENCE
 10382 BALTO NATIONAL PIKE, ELLICOTT CITY, HOWARD COUNTY, MD

REVISIONS	DATE	SHEET NO.
	04-12-2021	A-2

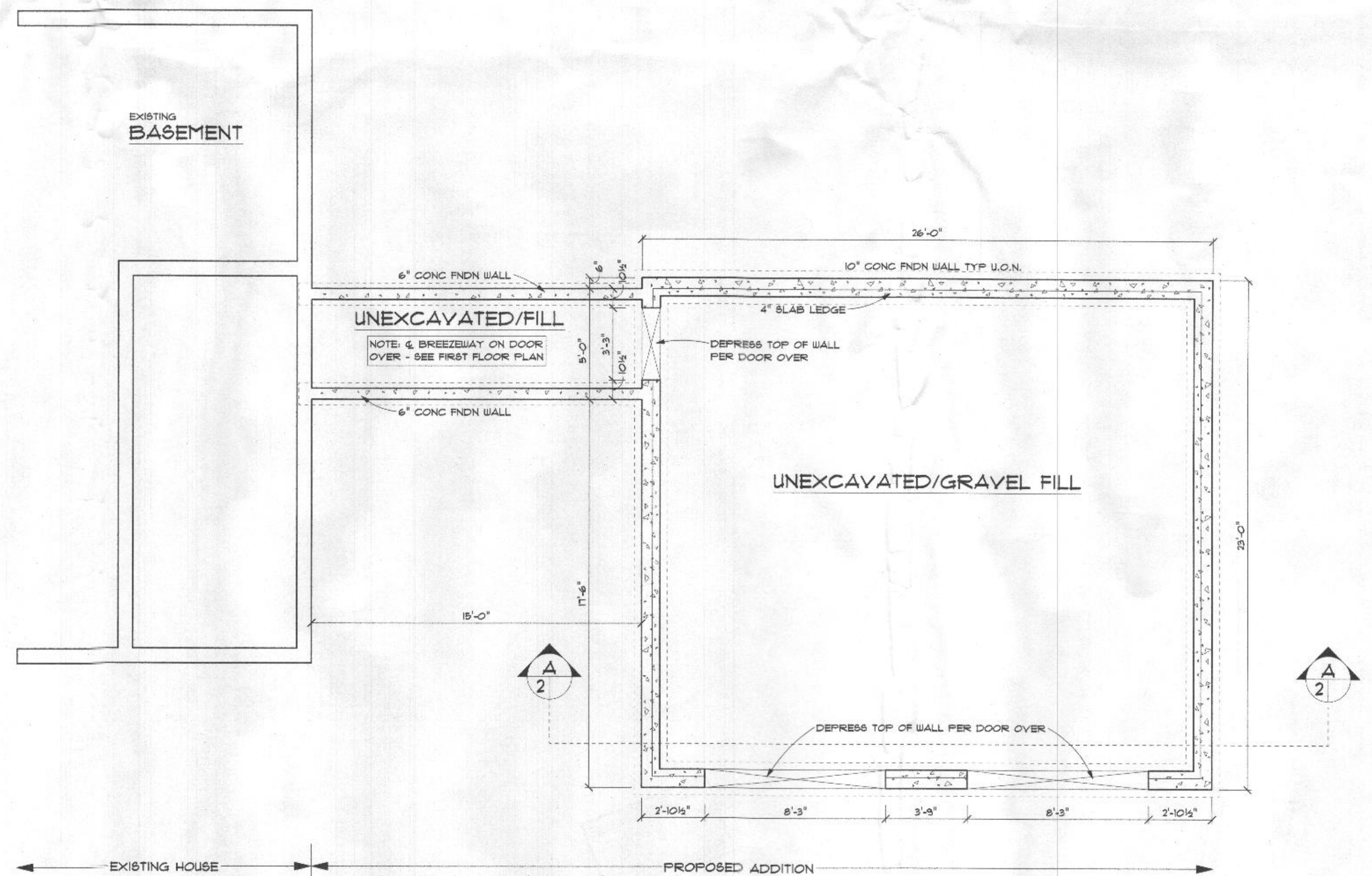
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FLOOR PLAN 1/4"



BRACING PLAN 1/4"



FOUNDATION PLAN 1/4"