



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: 2/14/2022
Permit No.: B22000530

Building Address: 11525 Chancellor Lane
City: Ellicott City State: MD Zip Code: 21042
Suite/Apt # _____ SDP/WP/BA # _____
Subdivision: Kings Gift
Lot: 44 Tax Map: 16 Parcel: 161

Property Owner's Name: Walter Thompson
Address: 11525 Chancellor Lane
City: Ellicott City State: MD Zip Code: 21042
Phone: 443-871-6681 Fax: _____
Email: wthomp.ann@metreequipsales.com

Existing Use: Residence of Walter & Elizabeth Thompson
Proposed Use: Add a detached storage and workshop
Estimated Construction Cost: \$ 50,000.00

Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: KMA Assoc., Robert Gengede
Address: 4756 Woodland Road
City: Ellicott City State: MD Zip Code: 21042
Phone: 410-964-2973 Fax: 410-964-9612
Email: kma_assoc@verizon.net

Description of Work: Add a workshop in the back of our property. Workshop to have electrical service. Will be used for storage and a general workshop.
32x70 Storage

Contractor Company: KMA Associates
Contact Person: Robert Gengede
Address: 4756 Woodland Road
City: Ellicott City State: MD Zip Code: 21042
License No.: 29416
Phone: 410-964-2973 Fax: _____
Email: rcg@kma.com

Occupant/Tenant Name: _____
Was tenant space previously occupied? Yes No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Engineer/Architect Company: Donald Johnston and Assoc.
Responsible Design Prof.: Ronald Johnston
Address: 11407 Barley Field Way
City: Marietta State: MD Zip Code: 21104
Phone: 410-442-4617 Fax: _____
Email: kma_assoc@verizon.net

Commercial Building Characteristics	Residential Building Characteristics	
Height: <u>16'-8"</u>	<input type="checkbox"/> SF Dwelling	<input type="checkbox"/> SF Townhouse
No. of stories: <u>1</u>	Depth	Width
Gross area, sq. ft./Floor: <u>040</u>	1 st floor:	
Area of construction (sq. ft.): <u>950</u>	2 nd floor:	
Use group:	Basement:	
Construction type:	<input type="checkbox"/> Finished Basement	
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Craw Space	
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade	
<input checked="" type="checkbox"/> Wood Frame	Multi-family Dwelling	
<input type="checkbox"/> State Certified Modular	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:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply	
<input checked="" type="checkbox"/> Public:	<u>N/A</u>
<input type="checkbox"/> Private:	<u>N/A</u>
Sewage Disposal	
<input checked="" type="checkbox"/> Public:	<u>N/A</u>
<input checked="" type="checkbox"/> Private:	<u>N/A</u>
Heating System	
<input type="checkbox"/> Electric	<input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:	<u>N/A</u>
Sprinkler System:	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Grading Permit Number:	
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 HEREON; (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 OBTAINING NOTICES

Applicant's Signature: [Signature]
Email Address: kma_assoc@verizon.net
Title/Company: President, KMA Assoc.

Print Name: Robert Gengede
Date: February 9, 2022

RECEIVED
FEB 14 2022
LICENSES & PERMITS DIVISION

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	<u>9/8 3/1/22</u>	

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

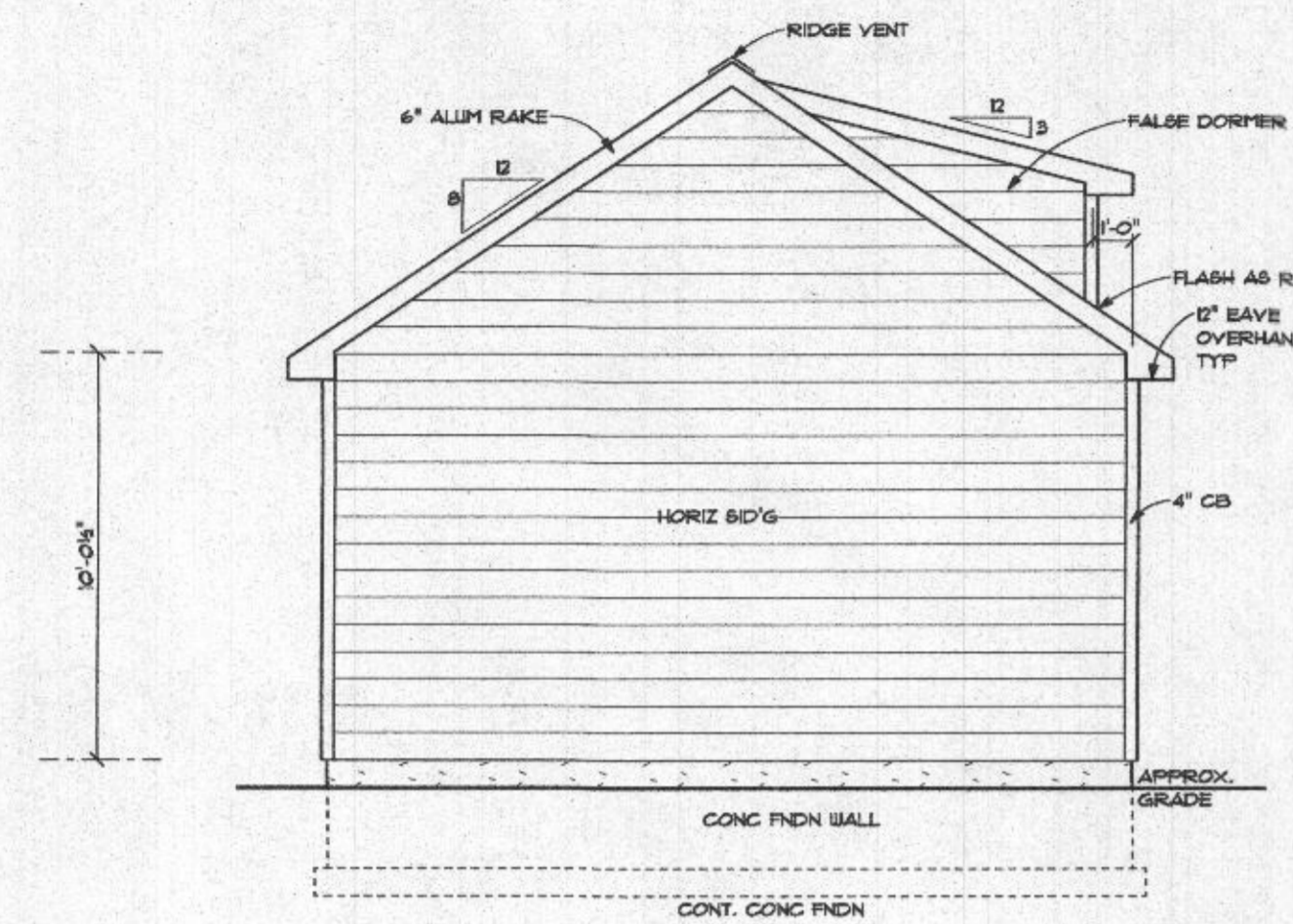
DPZ SETBACK INFORMATION

Front: _____
Rear: _____
Side: _____
Side St.: _____

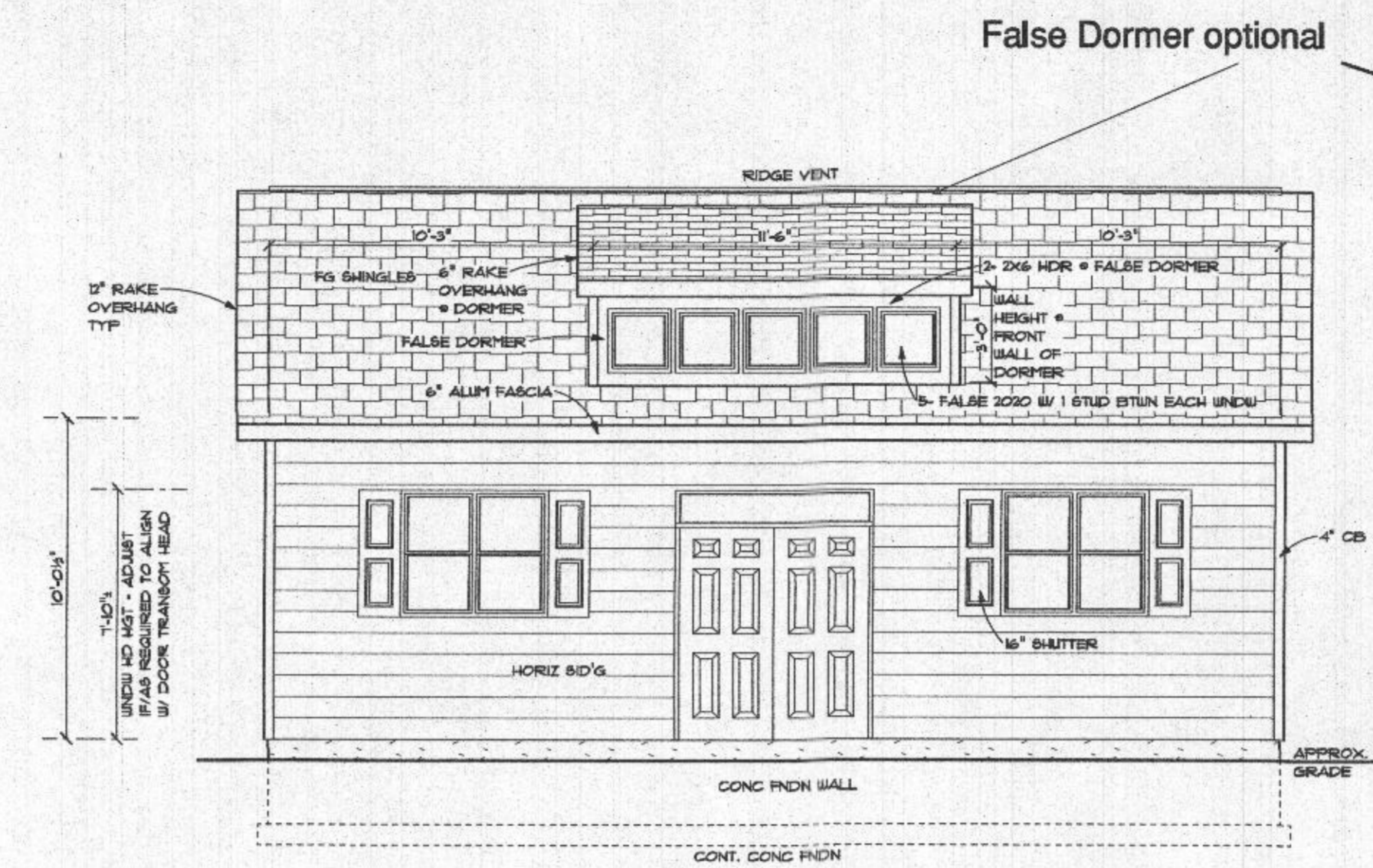
All minimum setbacks met? Yes No
Is Entrance Permit Required? Yes No
Historic District? Yes No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$ <u>2500</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub Total Paid	\$
Balance Due	\$
Check #	<u>7639</u>

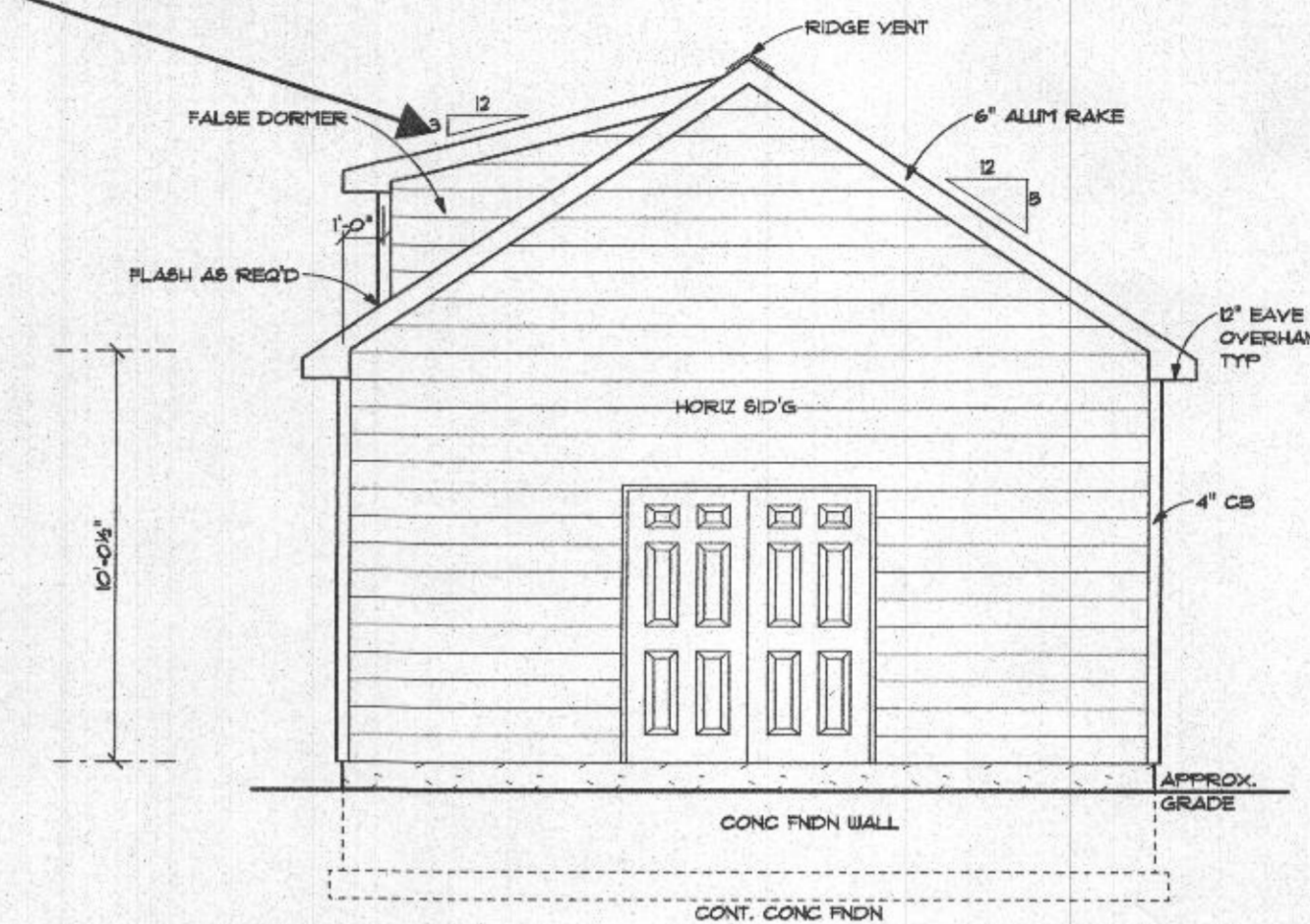
PLANS RECEIVED



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



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



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

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 AUTHORIZED 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	30	20
SLEEPING ROOMS	30	10
OTHER LIVING AREAS	40	10
GARAGE FLOORS	50	10
DECKS	40	10
EXTERIOR BALCONIES	60	10

2.01 SITE WORK IS NOT ADDRESSED IN THESE DOCUMENTS. 3000 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 PLAN CONCRETE SHALL CONFORM TO ACI 318.1 AND ACI 308R 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	2800
BASEMENT SLABS AND INTERIOR SLABS ON GRADE	2800
BASEMENT WALLS, EXTERIOR FOUNDATION WALLS AND OTHER WORK EXPOSED TO WEATHER	3000
DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, STEPPED 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 R401.2 (4-4), 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 SEA 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 BEEP HOLES AT 24" O.C. AT BASE FLASHINGS 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 THAT BE SUBSTITUTED FOR ANCHOR BOLTS.

5.02 ALL METAL ANCHORS, FASTENERS, HANGERS ETC. SHALL BE GALVANIZED. ALL STRUCTURAL STEEL SIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A-588 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 COLLUMS SHALL BE MINIMUM 1" GAUGE, ASTM A490 OR BETTER, AND SHALL MEET OR EXCEED AIAA PUBLISHED ALLOWABLE LOAD CAPACITY. STEEL PIPE COLLUMS SHALL CONFORM TO ASTM A53 GRADE B WITH MINIMUM STRENGTH F_y = 35 KSI. COLLUMS SHALL HAVE A MINIMUM 6"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 PRESURE TREATED TO MEET AWPI STANDARDS.

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

6.03 WOOD BEAMS, JOISTS, HEADERS AND BATTERS SHALL BE MINIMUM 6x6 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=2600 PSI, F_v=180 PSI, F_v=288 PSI, E=1,800,000 PSI.

6.05 PSL MEMBERS SHALL BE SIZED PER PLANS, WITH THE FOLLOWING MINIMUM PROPERTIES: F_b=2300 PSI, F_v=180 PSI, F_v=280 PSI, E=1,800,000 PSI.

6.06 PREFABRICATED FLOOR JOISTS OR FLOOR TRUSSES SHALL BE DESIGNED TO CARRY ALL IMPOSED LIVE AND DEAD LOADS WITH THE LIVE LOAD DEFLECTION NOT TO EXCEED L/480. ALL LAMINATED BEAMS AND BUILT-UP JOISTS TO BE DESIGNED/ENGINEERED BY THE MANUFACTURER THROUGHOUT. THE MANUFACTURER SHALL PROVIDE ALL REQUIRED HANGERS, SHEAR PANELS, BLOCKING/BRACING 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 PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE 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.

6.08 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 BEGS AND SIMILAR ANTICIPATED LOADING CONDITIONS. JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED EXCEPT AS PERMITTED BY IRC 208 R602.6 OR OTHER APPLICABLE CODE.

6.09 HEADERS OVER FRAMED OPENINGS IN BEARING WALLS SHALL BE MINIMUM 2x24 UNLESS OTHERWISE NOTED ON DRAWINGS, BUT SHALL IN NO EVENT BE LESS THAN SPECIFIED IN IRC 208 TABLE R602.1 OR OTHER APPLICABLE CODE.

7.0 THERMAL AND MOISTURE PROTECTION

7.01 1/2" X 3/4" MIN COMPRESSIBLE GEL 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, AND AT ALL CAVITY INTERRUPTIONS AT MASONRY VENEER.

7.03 PROVIDE EXTERIOR FINISHES AS SHOWN ON DRAWINGS. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS OVER APPROVED WATERWEATHER-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 12000 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD Baffles IN EACH TRUSS/RAPPER BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF ATTK TO ALLOW FREE AIR FLOW.

False Dormer optional


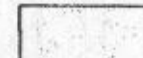


RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
11407 BARLEY FIELD WAY
MARRIOTTSVILLE, MD 21104 • 410-442-3667

The Thompson Workshop

REVISIONS
DATE: 03-08-2018
SHEET NO. A-1
© 2018

NOTES:

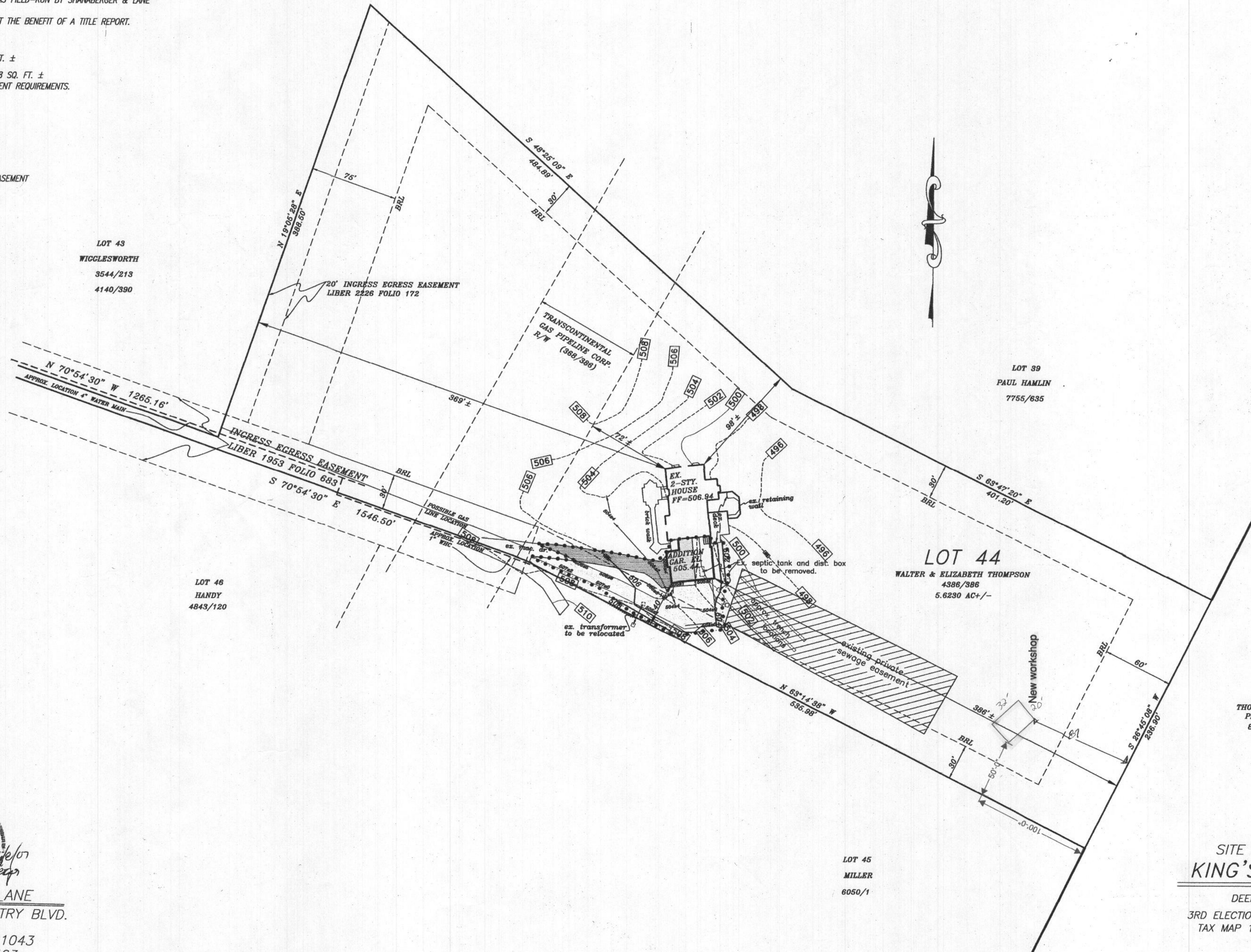
1. BASIS FOR BEARINGS SHOWN ON THIS TOPOGRAPHY IS DEED 4386 / 386
2. BASIS FOR COORDINATES & BENCHMARKS : HOWARD COUNTY TRAVERSE POINTS
3437004 N 532394.006 E 821309.541 ELEV 529.87
3338005 N 531879.938 E 823008.200 ELEV 559.69
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD-RUN BY SHANABERGER & LANE IN MAY OF 2007
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. LOT IS SERVED BY PUBLIC WATER
6. TOTAL DISTURBED AREA: 7,724 SQ. FT. ±
7. TOTAL NEW IMPERVIOUS AREA: 2,085.8 SQ. FT. ±
EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS.
8. LEGEND


-  PAVING TO BE REMOVED
-  NEW PAVING
-  EXISTING PRIVATE SEWAGE EASEMENT
-  LIMIT OF DISTURBANCE

SEPTIC SYSTEM DATA

INV. AT HOUSE	501.80**
SEPTIC TANK	
EX. GRADE	503.3
FIN. GRADE	503.8
INV. IN	501.2
INV. OUT	500.9
DISTRIBUTION BOX	
EX. GRADE	503.2
FIN. GRADE	503.2
INV. IN	500.8
INV. OUT	500.5

EXISTING TRENCHES TO REMAIN
 **INLET OF HIGHEST TRENCH: 501.0 per 1988 site plan
 ** ITEMS MARKED WITH ASTERISK ARE FROM ORIGINAL SITE PLAN IN JULY, 1988




SHANABERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 SUITE 201
 ELLICOTT CITY, MD. 21043
 PHONE: 410-461-9563
 FAX: 410-461-9693

**SITE PLAN FOR ADDITION
 KING'S GIFT LOT 44**
 DEED REFERENCE: 4386/386
 3RD ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 16 GRID 15 PARCEL 361
 ZONED: RC-DEO
 SCALE: 1"=40'
 DATE: MAY 30, 2007