

Approved
7/15/25

Record Detail (This section is required.)

Permit Type Building/Residential/Misc/Porch **Permit Number** B25002632 **Opened Date** 07/07/2025

Description of Work
SFD/ Create a 14' x 24' open Porch/Carport with a shed roof on driveway side of the existing home WITH Post and beam construction with asphalt shingle roof and gutters.

Online BP.
9/8 7/15/25

[check spelling](#)

Address (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 2267 **Street Name** DUVALL **Street Type** RD

Unit Type --Select-- **Unit #** **X Coordinate** -77.08642 **Y Coordinate** 39.31022

City WOODBINE **State** MD **Zip Code** 21797 **Primary** Yes

Parcel (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
907403	102	1.33	299500	558700	259200	RURAL

Legal Description
IMPS1.387 A[]2267 DUVALL RD[]WOODBINE

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
		605601	5				

Plan Area **State Tax Id** 1404341813 **Subdivision Name**

Section **Area** **Tax Map** 13

Grid 13-4 **Zoning District** RC-DEO **ADC Map** 4811-G1

SDP No. **Final Plan No.** **WP File No.**

Record Plat No. **WS Contract No.** **FDP No.** **Primary** Yes

Owner Occupied Yes No **Year Built** 1990 **Historic District** Yes No

Historic District Registry No. **Stat Area** 4-07 **Flood Plain** Yes No

Building No

Owner (This section is required.)

Search Reset Clear

Name
SMIAL

Address Line 1
2267 DUVALL RD
Address Line 2

Address Line 3

Mail City
WOODBINE
Mail State
MD
Mail Zip Code
21797

Phone
201-306-1194

Primary
Yes

E-mail
dennan001@gmail.com

Cell Number **Fax Number**

Professionals (This section is not required.)

License # 08010050128	Business Name BALANCE REMODELING LLC			
License Type MHIC Ind	First Name ▼ KEVIN	Middle Name	Last Name YOUNGBLOOD	
Primary No	Address Line 1 ▼ 6608 WOODBINE RD.			
	Address Line 2			
	City WOODBINE	State MD	ZIP Code 21797-0000	
	Phone 1 3015096236	Phone 2	Fax	
	E-mail KEVIN@BALANCEREMODEL.COM			

Applicant (This section is not required.)

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

Type Applicant	First Name KEVIN	MI	Last Name YOUNGBLOOD	
Relationship Applicant	Full Name ▼ KEVIN YOUNGBLOOD			
Primary Yes	Organization Name BALANCE REMODELING LLC			
	Street Address 6608 WOODBINE RD.			
	Address Line 2			
	City WOODBINE	State MD	Zip Code 21797-0000	
	Phone 3015096236	Cell	Fax	
	E-mail KEVIN@BALANCEREMODEL.COM			

Addtl Info

Est Construction Cost 20000	Housing Units 0	Number of Buildings 0	Public Owned No	▼
Construction Type 434 - Additions, Alterations and Conversions - Residential				▼

PORCH INFORMATION

PORCH INFORMATION

Capital Project-No Fee <input type="radio"/> Yes <input checked="" type="radio"/> No	Capital Project Number (Text)	Fee Exempt <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit # (Text)
Existing Use SFD	Type of Porch ▼ Open Porch	Type of Porch Foundation ▼ Post & Pier	Total Square Footage ▼ 325	SQFT (Number)
Water Supply Private	Sewage Disposal ▼ Private	Expiration Date 1/6/2026		

Submit **Cancel**

GENERAL & CODE INFORMATION

INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS

AN APPROVED SET OF PLANS ARE REQUIRED TO REMAIN ON-SITE AT ALL TIMES. NO INSPECTION WILL BE MADE UNLESS AN APPROVED SET OF PLANS IS ON JOB SITE

NO CHANGES TO PLANS ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM OWNER AND BUILDING DESIGNER.

SEPARATE PERMITS ARE REQUIRED TO INSTALL PLUMBING, ELECTRICAL, AND MECHANICAL EQUIPMENT IN EACH DWELLING UNIT, EACH STRUCTURE OR EACH AREA OF A STRUCTURE FOR WHICH A SEPARATE BUILDING PERMIT HAS BEEN ISSUED.

CONSTRUCTION DRAWINGS OF ALL RETAINING WALLS ON THIS SITE MUST BE SUBMITTED TO THE BUILDING PLAN REVIEWER FOR APPROVAL PRIOR TO CONSTRUCTION.

SUBMIT (3) COPIES OF TRUSS FABRICATORS SHOP DRAWINGS FOR APPROVAL PRIOR TO ERECTION. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE PROJECT'S JURISDICTION. SUBMIT SIGNED AND ENGINEERING FRAMING PLANS FOR ALL FLAT CHORD TRUSSES.

SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR TO PERMIT EMERGENCY EXIT OR RESCUE. WHERE WINDOWS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR AND SHALL PROVIDE NOT LESS THAN 5.7 SQUARE FEET OF OPERABLE AREA WITH NO DIMENSION LESS THAN 24" HIGH BY 20" WIDE.

A MINIMUM OF 7'-6" CLEAR CEILING HEIGHT SHALL BE PROVIDED FOR ALL HABITABLE ROOMS.

FIRESTOP ALL DUCT CHASES, BULKHEADS, LAUNDRY CHUTES, METAL FLUTES, AND ALL SHAFTS AT EACH FLOOR SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS.

ALL DETECTORS SHALL BE CONNECTED TO A SOUNDING DEVICE OR OTHER DETECTORS TO PROVIDE, WHEN ACTIVATED, AN ALARM WHICH WILL BE AUDIBLE IN ALL SLEEPING AREAS.

HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 30" AND 34", RESPECTIVELY, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ALL STAIRS. STAIRS WITH A TOTAL HEIGHT OF MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS WITH A MINIMUM HEIGHT OF 36". THE HANDGRIP PORTION OF ALL HANDRAILS SHALL BE A MAXIMUM OF 2" IN CROSS SECTIONAL DIMENSION.

PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT. REQUIRED GUARDRAILS SHALL HAVE INTERMEDIATE MEMBERS WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER.

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1" THICK OR EQUIVALENT. THE GARAGE SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY MEANS OF 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE.

EXTERIOR WALLS LOCATED LESS THAN 3' FROM PROPERTY LINES SHALL HAVE NOT LESS THAN A 1-HOUR FIRE RESISTIVE RATING. THE FIRE RESISTIVE RATING OF THE EXTERIOR WALLS LOCATED LESS THAN 3' FROM A PROPERTY LINE SHALL BE RATED FOR EXPOSURE ON BOTH SIDES. OPENINGS SHALL NOT BE PERMITTED IN EXTERIOR WALLS OF DWELLINGS LOCATED LESS THAN 3' FROM THE PROPERTY LINE.

DECK(S) ARE NOT APPROVED FOR FUTURE HOT TUB INSTALLATION UNLESS SPECIFICALLY NOTED.

ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCES STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THE TYPE, GRADE, AND SPECIES OF PLYWOOD, AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY.

COLUMNS SHALL BE ADEQUATELY ANCHORED TO PREVENT LATERAL DISPLACEMENT.

ALL FRAMING SHALL BE A MINIMUM OF 8" ABOVE GRADE AND ALL WOOD SIDING SHALL BE 6" ABOVE GRADE.

ALL FOOTINGS SHALL BE AT LEAST 30" BELOW GRADE.

A STRUCTURAL SLAB SHALL BE USED WHEN NON-COMPACTED FILL EXCEEDS 8".

THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL BE VENTILATED. FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA PROVIDE A MINIMUM NET AREA OF VENTILATION OF NOT LESS THAN 1 SQUARE FOOT. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING.

ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 300, PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY NOT BE LESS THAN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

GENERAL REQUIREMENTS

ALL WORK TO CONFORM WITH THE REQUIREMENTS OF BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE,

DESIGN LIVE LOADS

GROUND SNOW LOAD	30 PSF
FIRST FLOOR	40 PSF
SLEEPING ROOMS	30 PSF
ATTIC W/STORAGE	30 PSF
GARAGE FLOOR LOAD	50 PSF & 2000 LB POINT LOAD

DESIGN WIND LOADS ARE BASED ON A BASIC WIND SPEED OF 115 MPH

PRESUMPTIVE SOIL BEARING VALUE

2000 POUNDS PER SQUARE FOOT FOR COLUMN AND WALL FOOTINGS. THE G.C. SHALL IMMEDIATELY NOTIFY THE PROJECT DESIGNER OF ANY INDICATION IN THE SOILS OF INSUFFICIENT BEARING CAPACITY.

FOUNDATION

ALL SPREAD FOOTINGS SHALL EXTEND MINIMUM 1'-0" INTO UNDISTURBED SOIL OR SHALL BEAR ON UNDISTURBED SOIL.

THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF ____ BELOW THE FINISHED EXTERIOR GRADE UNLESS NOTED OTHERWISE.

STRUCTURAL CONCRETE

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. DETAILING SHALL BE IN ACCORDANCE WITH ACI MANUAL 315 AND STANDARD 318. CONCRETE SHALL BE NORMAL WEIGHT. DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE ACCORDING TO CHART BELOW.

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (PSI)
FOOTINGS, BASEMENT SLABS, AND INTERIOR SLABS ON GRADE (EXCEPT GARAGE FLOOR SLABS)	2,500
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000
EXTERIOR SLABS, CARPORT SLABS, STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS	3,500 WITH AIR-ENTRAINMENT

MASONRY

ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FOLLOWING STANDARDS: BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - ACI 530/ASCE 5. SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1/ASCE 6. SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY PUBLISHED BY NATIONAL CONCRETE MASONRY ASSOCIATION.

THE MINIMUM NET COMPRESSIVE STRENGTH OF MASONRY (F'm) SHALL BE 1500 PSI PER ACI 530.

HOLLOW AND SOLID LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND ASTM C145.

MORTAR AND GROUT SHALL CONFORM TO THE REQUIREMENTS OF THE ASTM TENTATIVE SPECIFICATIONS FOR MORTAR FOR UNIT MASONRY, ASTM C270, TYPE S MORTAR. HOLLOW UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS AND WEBS. SOLID UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS.

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL VERTICAL MASONRY REINFORCING SHALL BE INSTALLED IN FULLY GROUTED CELLS AS SHOWN ON THE DRAWINGS WITH MINIMUM 48 BAR DIAMETER SPLICES. PROVIDE LOOSE STEEL ANGLE LINTELS OR PRECAST CONCRETE LINTELS FOR ALL OPENINGS IN LOAD-BEARING MASONRY WALLS AS SHOWN ON THE STRUCTURAL DRAWINGS.

WOOD FRAMING

ALL LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE AMERICAN FOREST & PAPER ASSOCIATIONS (AFPA) NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - WOOD FRAME CONSTRUCTION MANUAL.

ALL STRUCTURAL WOOD MEMBERS SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR BETTER, UNLESS NOTED OTHERWISE.

ALL EXPOSED LUMBER SHALL BE PRESSURE TREATED WOOD MEMBERS SOUTHERN PINE (SP) #2 OR BETTER, UNLESS NOTED OTHERWISE.

ALL STRESS GRADE LUMBER MEMBERS (MSR) SHALL BE CLEARLY STAMPED WITH THE LUMBER INSPECTION ASSOCIATION SEAL SHOWING THE STRESS GRADE. ALL FABRICATION, ERECTION AND OTHER PROCEDURES SHALL CONFORM TO THE CURRENT NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

ALL EXTERIOR WOOD STUD WALLS AND INTERIOR BEARING WOOD STUD WALLS SHALL BE CONTINUOUSLY BRIDGED WITH WOOD BLOCKING AT A MAXIMUM SPACING OF 4'-0" ON CENTER BETWEEN THE FLOORS AND THE ROOF. ALL WOOD STUD WALLS SHALL HAVE A MINIMUM OF TWO 2X TOP PLATES. ALL TOP PLATES SPLICES SHALL BE STAGGERED AND LOCATED OVER WALL STUDS.

LAMINATED VENEER LUMBER (LVL)

LVL MEMBERS SHALL BE INSTALLED AND BRACED PER THE MANUFACTURERS SPECIFICATIONS. THE MEMBERS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE MANUFACTURER.

WHERE MULTIPLE MEMBERS ARE INDICATED ON THE DRAWINGS, MECHANICALLY FASTEN THE MEMBERS PER LVL MANUFACTURERS RECOMMENDATIONS IN ORDER THAT THE COMBINED MEMBERS SHARE ALL OF THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADERS AND POSTS.

LVL MEMBERS SHALL CONFORM TO THE FOLLOWING MINIMUM ALLOWABLE STRESSES:	
MODULUS OF ELASTICITY	2,000,000 PSI
FLEXURAL (BENDING) STRESS	2,600 PSI

PLYWOOD

PLYWOOD SHALL BE IDENTIFIED WITH THE APA TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

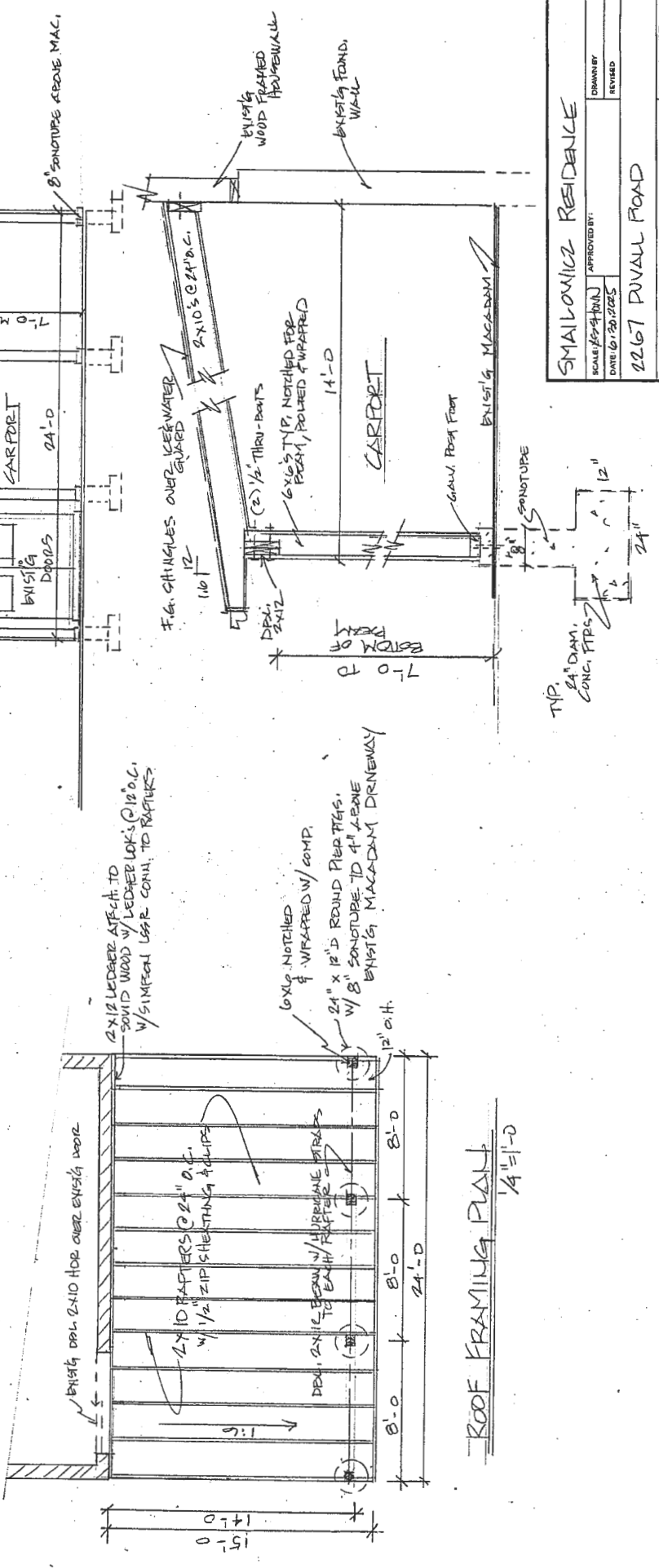
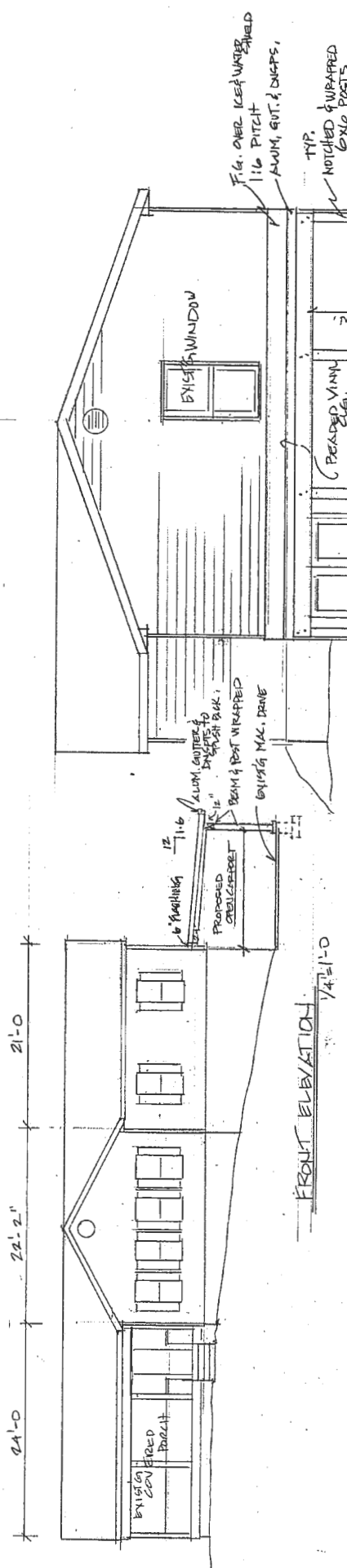
ROOF STRUCTURAL SHEATHING

UNLESS NOTED OTHERWISE ON PLANS 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES AND PANEL FIELD.

WALL STRUCTURAL SHEATHING

UNLESS NOTED OTHERWISE ON PLANS 8d COMMON NAILS @ 6" O.C. PANEL EDGES AND 12" O.C. PANEL FIELD.

SMALOWICZ RESIDENCE		
22207 DUVALL ROAD		
WOODBINE, MD. 21797		
1321 Western Chapel Rd., NEW WINDSOR, MD 21776		KEVIN@BALANCEMODEL.COM
BALANCE REMODELING, MIC#50128		(301) 509-6236
SCOPE: ADD CARPORT - 33x6'		
NEW OUTLOOK HOME DESIGN (301) 641-2938		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: V. FRANK
DATE: 6.30.2025		REVISED
		DRAWING NUMBER 9001



SMALONICZ RESIDENCE
 SCALE 1/8" = 1'-0"
 DATE 10/20/2025
 2267 DUVAL ROAD
 WOODBINE, MD 21797
 DRAWING NUMBER
 A002



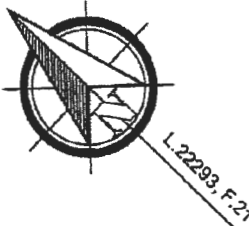
- LEGEND:**
- - FENCE
 - B/E - BASEMENT ENTRANCE
 - BSMT - BASEMENT
 - C/S - CONCRETE STOOP
 - CONC - CONCRETE
 - DAW - DRIVEWAY
 - MAC - MACADAM
 - OH - OVERHANG
- COLOR KEY:**
- (RED) - RECORD INFORMATION
 - (BLUE) - IMPROVEMENTS
 - (GREEN) - EASEMENTS & RESTRICTION LINES

BURIAL GROUND NOTE:
AN EXISTING PRIVATE FAMILY BURIAL GROUND IS ON THIS LOT (Per Deed)

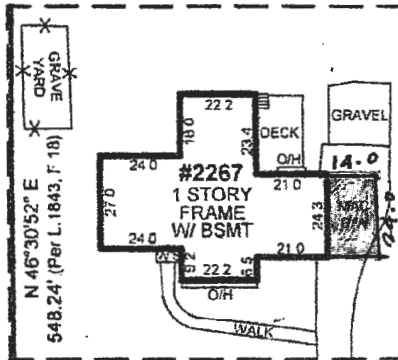
THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **3'±**

NOTE:
THE CURRENT LEGAL DESCRIPTION FOUND IN LIBER 22293 FOLIO 21 HAS APPARENT ERRORS AND/OR OMISSIONS. A PRIOR DESCRIPTION FOUND IN LIBER 1843 FOLIO 18 WAS USED FOR THIS LOCATION DRAWING. CHECK TITLE.

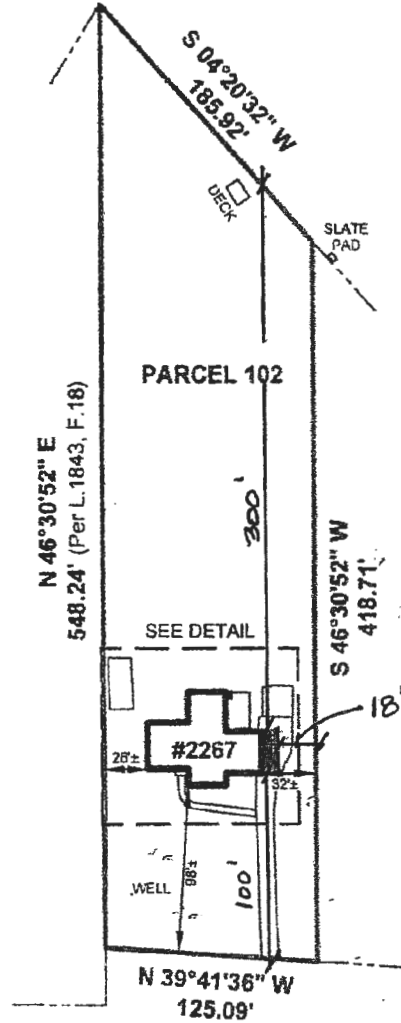
ENCROACHMENTS MAY EXIST



DETAIL: 1"=50'



LOCATION DRAWING OF:
#2267 DUVALL ROAD
PARCEL 102 TAX MAP 13
N/F PROPERTY OF
DENNIS & NANCY SMIALOWICZ
LIBER 22293, FOLIO 21
HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: 04-12-2024
DRAWN BY: CP/AP FILE #: 242987-200



DUVALL ROAD



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09 13.09 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAN DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAN IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3'±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

A Land Surveying Company

DULEY
and
Associates, Inc.

Serving D.C. and MD.

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