

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Case

EH-PLANS-26-0

Type

EnvHealth/Environmental Health/Plan Check/Application

Status

In Review

Opened Date

01/05/2026

Single Entry Edit-View Record Form

Application Name

B25005342

Description

SFD/ CONSTRUCT 15 X 32 (1) STORY ATTACHED GARAGE/, 1 STORY, Slab on Grade, 1R, 0FB, 0HB, 0FP, OTHER STRUCTURE = Attached Garage, 0BR, PORCH/DECK = N/A, ENERGY METHOD = Prescriptive Method,

Total Invoiced

0.00

Total Paid

0.00

Balance

0.00

Assigned to Department Current Department

Well and Septic Progr

Assigned to Staff Current User

Zack Silvast

Address * (This section is required.)

2621 Melbn Road

New Search Delete Set Primary

Parcel (This section is not required.)

Search Delete Get Address & Owner Set Primary

Owner (This section is not required.)

Search Delete Set Primary

Applicant * (This section is required.)

Search As Owner As Lic. Prof As Contact

Single Entry Applicant Form

Type *

Applicant

Primary

Yes

First Name *

Stehanie

Middle Name

Last Name *

Porta

Home Phone ((xxx)xxx-xxxx)

Organization Name *

Porta Construction Inc.

Mobile Phone ((xxx)xxx-xxxx)

(410) 465-4103

E-mail

SPORTA@VERIZON.NET

Business Phone ((xxx)xxx-xxxx)

Preferred Channel

--Select--

Applicant Address

New Look Up Deactivate Remove

Custom Fields

DATE TRACKING

Received Date

1/2/2026

Due Date

1/16/2026

Dates to Complete

14

(Number)

Received by Food

Food Review Type

--Select--

Equipment Specification Sheets Submitted

Equipment Specification Sheet

Received by Community Hygiene

Received by Well and Septic

1/2/2026

FACILITY INFORMATION

Name of Business (dba) *

n/a (Text)

Associated Building Permit Number

(Text)

Owner Switch Date

Does the project include an Aquatic Facility such as a Public Pool? If Yes, forward to CH Program.

☐ Yes ☐ No

Does the project include Private Septic? If Yes, forward to WS Program.

☐ Yes ☐ No

Is this a Prototype Food Service Facility? If Yes, refer to State.

☐ Yes ☐ No

Facility Fax

0 (Text)

Days of Operation

0 (Text)

Does this project have a Building Permit?

☐ Yes ☐ No

Building Permit Issued Date

☐ Non-Profit

Does the project include Private Well? If Yes, forward to WS Program.

☐ Yes ☐ No

Does the project include Food Services? If Yes, forward to FP Program.

☐ Yes ☐ No

Facility Phone

0 (Text)

Facility Email

0 (Text)

PROPERTY INFORMATION

Water Source

--Select--

Sewage Disposal

--Select--

Design Wastewater Flow

(Number)

Permit Type

--Select--

PLAT STATS

Total Number of buildable lots to be recorded

0 (Number)

Total number of open space lots to be recorded

0 (Number)

Total number of bulk parcels to be recorded

0 (Number)

Total number of lots / parcels to be recorded

0 (Number)

New buildable lots created

0

(Number)

Date PLAT signed by Health Officer

PLAT Type

--Select--

Date Preliminary Plan Signed by HO

☐ Extension Granted**DEVELOPMENT PLANS**

Property Type

Residential

Plan Version

Initial

Signature Required

☐ Yes ☐ No

Engineer

0

(Text)

Number of paper copies

0

(Number)

Number of mylar copies

0

(Number)

Number of buildable lots created

0

(Number)

Number of non-buildable lots created

0

(Number)

Total Number of Lots

0

(Number)

Associated Plans

WELL AND SEPTIC INTERNAL

State Review Required

☐ Yes ☐ No

Coordinate State Review

☐ Yes ☐ No

Proposed Septic System Type

--Select--

FOOD ESTABLISHMENT FACILITY

Priority Assessment

--Select--

Licensed Type

--Select--

License Category

--Select--

FOOD ESTABLISHMENT INFORMATION

Hours of Operation

(Text)

☐ Operating Seasonally Only

If Operating Seasonally, What is the start month?

(Text)

Are pets allowed in a outdoor seating area?

☐ Yes ☐ No

Full Bar?

☐ Yes ☐ No**RESTAURANT AND FOOD SERVICE**

Food Service Facility Secondary Category

--Select--

Total Seating Capacity

(Number)

Number of Restrooms

(Number)

Interior Restaurant Seating Capacity

(Number)

Bar Seating Capacity

(Text)

Outdoor Seating Capacity

(Text)

Does the restaurant have outdoor seating

☐ Yes ☐ No**EQUIPMENT**

Evaluated non NSF, ANSI, CF or other standards

☐ Yes ☐ No

Description of Refrigeration Units

Number of Walk-In Refrigerator Units

(Number)

Description of Walk-In Freezer Units

(Text)

Is there a bulk ice machine available

☐ Yes ☐ No

Space Limitation

Number of Hand Sinks Available

(Number)

Hood System

(Text)

Ventless Equipment

(Text)

PLUMBING

Size and installation of the water heater?

(Text)

Is there a grease interceptor or grease trap?

--Select--

REFUSE AND RECYCLABLES

Dumpsters Located on a impervious surface?

--Select--

Will there be a grease receptacle?

--Select--

WAREWASHING DISHWASHING

Dishwashing Method

--Select--

HACCP

Plan Review Response Letter Received

☐ Yes ☐ No

Date HACCP Approved by the State

Date HACCP Plan Submitted

HACCP Plan Approved

HACCP Plan Review

Plan Review Letter Mailed

HACCP Plan Revision Submitted

HACCP Fee Type

--Select--

FINISHING SCHEDULE

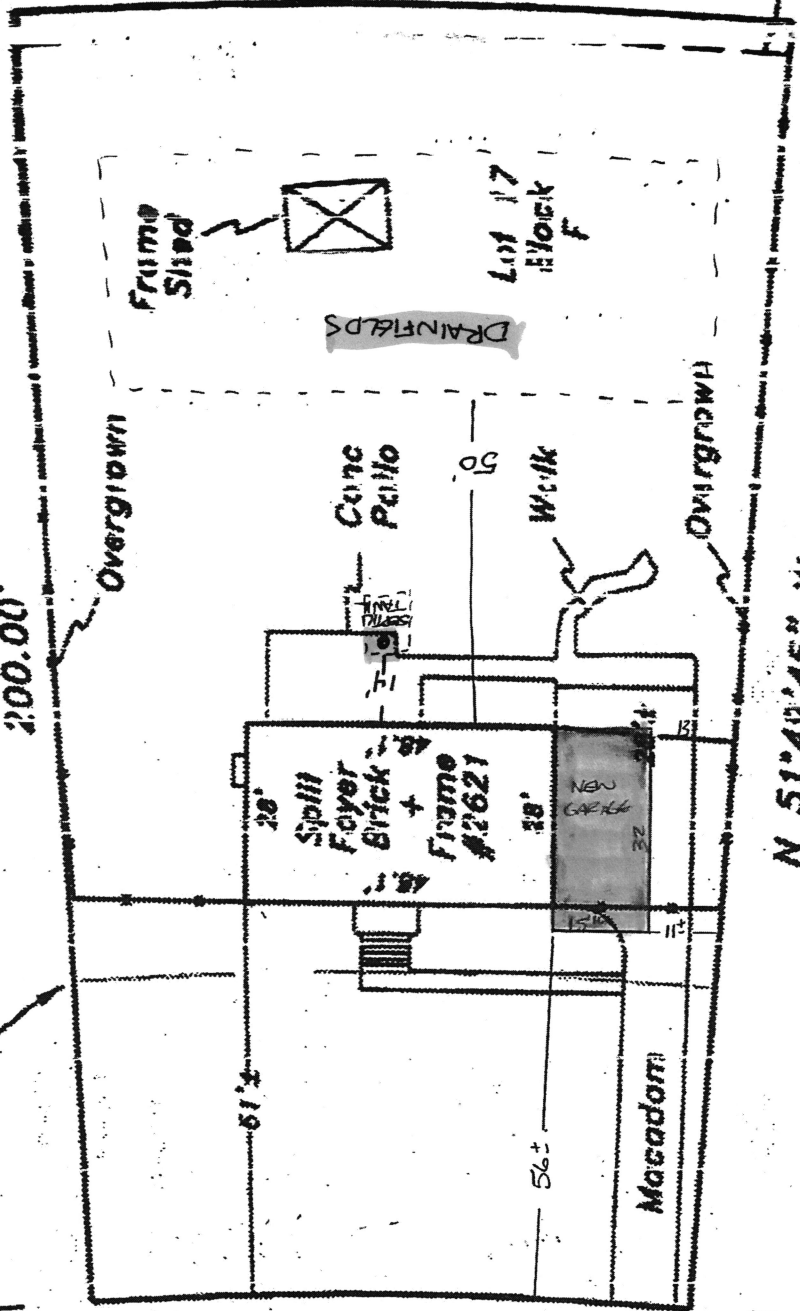
Kitchen Floor / Bar Flooring

--Select--

Kitchen Cove Base

--Select--

121.53'



Lot 18

This drawing is to locate, describe, and represent the buildings and substantial improvements affecting the town hereon, being known as:

Lot 17, Block F, Section Three,

WILTON ACRES ADDITION

among the land records of Howard County, Maryland in

Plat 16



LOCAL 252
2nd E
HOWARD

Melba Road

IPF



Bureau of Environmental Health
8930 Stanford Blvd | Columbia, MD 21045
410.313.2640 - Voice/Relay
410.313.2648 - Fax
1.866.313.6300 - Toll Free

Maura J. Rossman, M.D., Health Officer

APPLICATION FOR WAIVER

To Howard Co Code Subtitle 8: Onsite Sewage Disposal Systems and Subtitle 9: Individual Potable Water Supply Systems

Date Submitted: 1/16/26

Property Address: 2621 Melba Rd

2621 Melba Rd (H.O.)

Subdivision

Lot

Tax Map

Grid

Parcel

Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

In the area below, list the specific section of the Howard Co Code to which a waiver is being requested and provide a brief summary of the regulation and an explanation of why the waiver is being requested (Attach a separate sheet if necessary).

Regulation Section

Summary and Explanation

1. Section 3805(a)

Perc Certification Plan Requirements. Before a building permit is issued, a Perc certification plan shall be submitted and approved that complies with the provisions of this subtitle.

2.

Property Owner's Signature

Health Department Use Only

Reviewed by

Hank Oswald
HCHD Staff

1/26/26
Date

Comments/Conditions:

Approved by:

[Signature]
BEH Deputy Director

1/29/26
Date

SITE INSPECTION SHEET

OWNER: Ferrite Residence PHONE #: _____

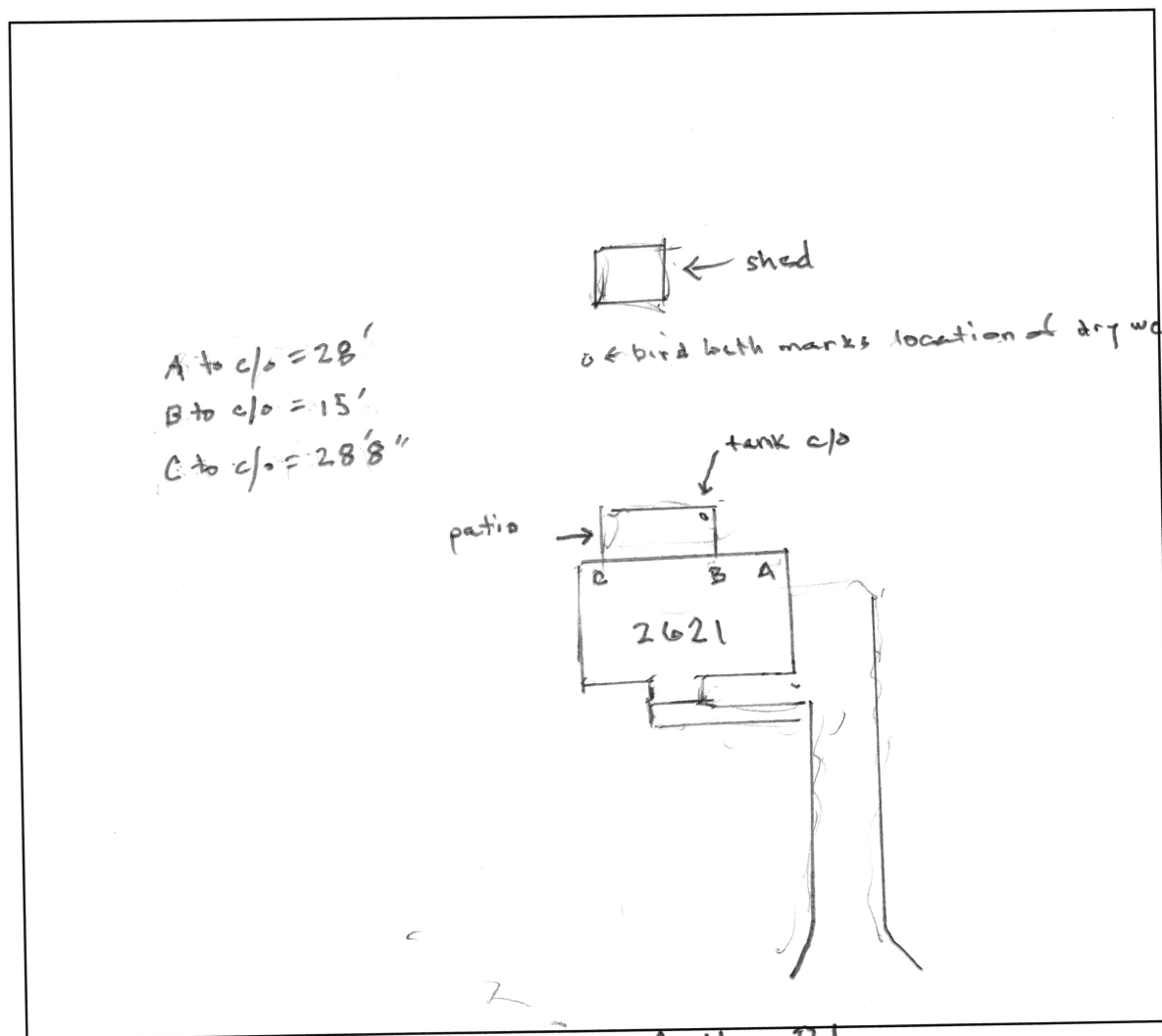
ADDRESS: 2621 Melba Road CONTRACTOR: _____

E.C. 21042 WELL TAG #: N/A - Public Water

SUBDIVISION: _____ LOT: 17 COUNTY #: _____

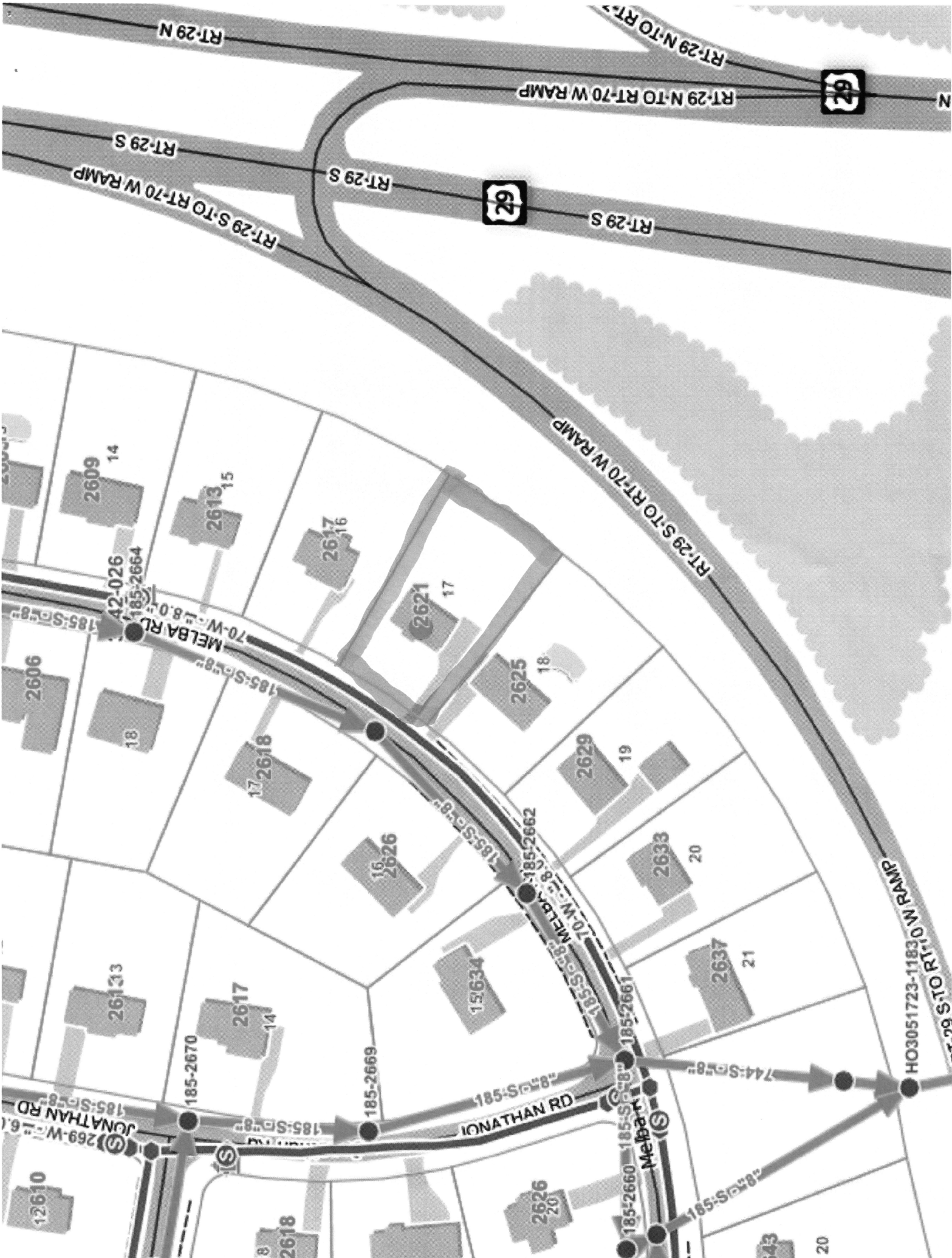
PROPOSAL: Attached garage

LOCATION DIAGRAM



COMMENTS: No observed issues w/ the septic system.

DATE: 1/8/26 INSPECTOR: Hank Oswald



Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Wednesday, January 7, 2026 10:52 AM
To: 'SPORTA@VERIZON.NET'
Cc: 'jasonfermite@icloud.com'
Subject: B25005342_2621 Melba Road_Plan Review Comments
Attachments: County Waiver Form interactive_Perc Cert Plan Requirements.pdf

Hi Stephanie,

Good morning. In review of the building permit for a garage addition located at 2621 Melba Road, the site plan did not include the location of the septic system components. Please revise the site plan to include these components and resubmit to DILP. In addition, the proposed garage addition triggers the perc cert plan requirements. Since public sewer is available in the road, the homeowner may ask for a waiver by completing/signing the attached form. I will need to conduct a site visit as soon as the location of the components are identified on the site plan. If the homeowner cannot provide these details, a septic contractor should be consulted. If the septic tank hasn't been pumped in a while, this may be a good time to have that done.

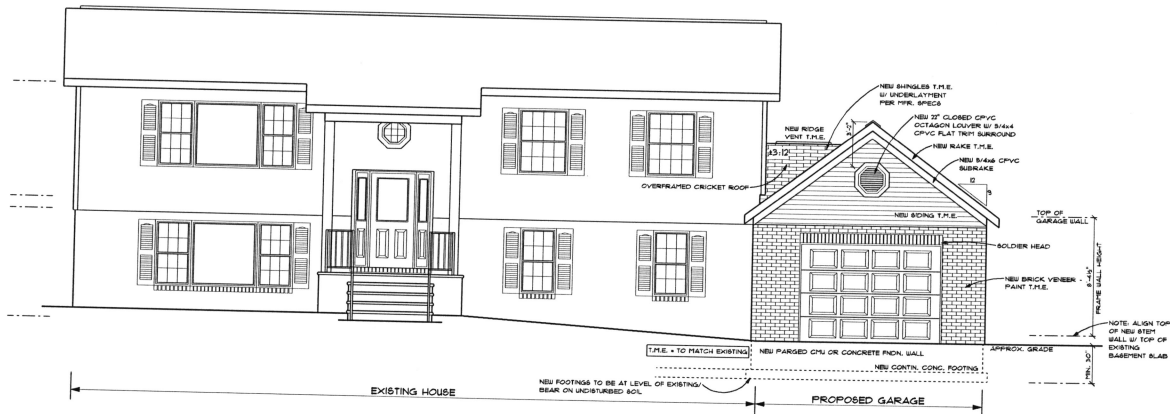
Please let me know if you have any questions.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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

APPLICABLE CODE: 2021 IRC AS AMENDED BY HOWARD COUNTY

NOTES

1.0 GENERAL

1.01 THE BUILDER SHALL BE RESPONSIBLE AND LIABLE FOR FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND REQUIREMENTS OF THE BIA AND NCA "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION". THESE DRAWINGS, CONTRACT SHALL COMPLY WITH THE INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS IN VARIANCE WITH THESE PLANS OR SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY. USE OF THESE DRAWINGS TO OBTAIN A BUILDING PERMIT OR TO CONDUCT 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	10
DECKS	40	10
EXTERIOR BALCONIES	40	10

2.0 SITE WORK

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 AC 308, CURRENT EDITION. ALL PLAIN CONCRETE SHALL CONFORM TO ACI 318.1 (AND ACI 308 GUIDE TO REINFORCED CONCRETE) IN PLACE CONCRETE CONSTRUCTION.

3.02 MINIMUM SPECIFIED COMPRESSIVE STRENGTH = 28 MPA.

LOCATION OF CONCRETE

EX (PSF)

2500

2500

3000

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

1500

4.0 MASONRY

4.01 ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE BIA AND NCA "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION". THESE DRAWINGS, CONTRACT SHALL COMPLY WITH THE INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS IN VARIANCE WITH THESE PLANS OR SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY. USE OF THESE DRAWINGS TO OBTAIN A BUILDING PERMIT OR TO CONDUCT THE STRUCTURE DOCUMENTED HEREIN SHALL CONSTITUTE ACCEPTANCE OF THESE CONDITIONS BY THE BUILDER.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 8" O.C. AND 12" FROM THE END OF EACH PLATE SECTION, WITH MINIMUM TWO (2) ANCHORS PER SECTION OF PLATE. ANCHOR STRIPS 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 WELD-FLANGE BEAMS SHALL CONFORM TO ASTM A-992. ANGLES, RODS AND BAR STOCK SHALL CONFORM TO ASTM A-36 WITH MINIMUM YIELD STRENGTH $F_y = 36$ KSI.

5.03 ADJUSTABLE STEEL COLUMNS SHALL BE MINIMUM 11 GAUGE, ASTM A513 OR BETTER, AND SHALL MEET OR EXCEED AISC 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 $8" \times 11/4"$ WEARING PLATE. STEEL JACK SHALL BE ENCASED IN CONCRETE OR JACK WELDED AFTER INSTALLATION.

6.0 WOOD

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

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

6.03 WOOD BEAMS, JOISTS, HEADERS AND RAFTERS SHALL BE MINIMUM 5" P-F R2X8 OR EQUAL, UNLESS OTHERWISE NOTED.

6.04 1X6 MEMBERS SHALL BE 5" 3/4" WIDE, DEPTH PER PLATE, GANGED PER MANUFACTURER'S SPECIFICATIONS, WITH THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2,200$ PSI, $E = 1,750$ PSI, $F_v = 2,510$ PSI, $F_t = 285$ PSI, $E = 1,000,000$ PSI.

6.05 2X6 MEMBERS SHALL BE SIZED PER PLANS, WITH THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2,200$ PSI, $E = 1,750$ PSI, $F_v = 2,510$ PSI, $F_t = 285$ PSI, $E = 1,000,000$ PSI.

6.06 PREPARED FLOOR JOISTS OR FLOOR TRUSSES SHALL BE DESIGNED TO CARRY ALL IMPOSED LIVE AND DEAD LOADS WITH THE LIVE LOAD DEFLECTION NOT TO EXCEED $L/360$. ALL LAMINATED BEAMS AND BUILT-UP JOISTS TO BE DESIGNED/ENGINEERED BY A PROFESSIONAL ENGINEER. THE BLOCKING/BRACING AND OTHER REQUIRED COMPONENTS, THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED 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 BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.08 JOISTS

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 RISKS AND SIMILAR ANTICIPATED DAMAGING CONDITIONS. JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED EXCEPT AS PERMITTED BY 2021 IRC R602.3.1 OR OTHER APPLICABLE CODE.

6.09 HANGERS OVER FRAMED OPENINGS IN BEARING WALLS SHALL BE MINIMUM 2" X 8" UNLESS OTHERWISE NOTED ON DRAWINGS, BUT SHALL IN NO EVENT BE LESS THAN SPECIFIED IN 2021 IRC R602.3.1 OR OTHER APPLICABLE CODE.

6.10 STAIR TREADS SHALL HAVE A MINIMUM DEPTH OF 10" TREADS SHALL HAVE A PROJECTING NOSE OF MINIMUM 3/4". MAXIMUM 1/4", UNLESS TREAD DEPTH IS 1" OR GREATER. STAIR RISERS SHALL HAVE A MAXIMUM HEIGHT OF 7 1/2".

6.11 STAIR HANDRAILS SHALL BE LOCATED BETWEEN 34" AND 38" ABOVE THE SLOPED PLANE CONNECTING THE NOSINGS OF THE ASSOCIATED STAIR. HANDRAILS SHALL BE CONNECTED 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 1/2" AND 2". NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER OF BETWEEN 4" AND 6" AND A MAXIMUM CROSS SECTION WIDTH OF 2 1/2".

7.0 THERMAL AND MOISTURE PROTECTION

7.01 1/2" X 3/4" X 3/4" COMPRESSION RESISTIVE SEAL SHALL BE PROVIDED BETWEEN ALL EXTERIOR SOIL PLATES.

7.02 PROVIDE APPROVED CORROSION RESISTIVE FLASHING AT THE INTERSECTION OF MASONRY AND WOOD FRAME CONSTRUCTION, OVER THE PROTECTING IRON, NICKEL, IRON, COPPER, AND THE LIKE ARE ATTACHED TO WOOD FRAME CONSTRUCTION, AT ROOF TO WALL AND ROOF TO AT ALL WALL OPENINGS, AT ALL CAVITY INTERSECTIONS AT MASONRY VENEER, AND AT 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 RESISTANT BARRIER.

7.04 PROVIDE SOffit VENTS AND RIDGE VENTS AS SHOWN ON THE DRAWINGS, AND SUPPLEMENTAL ROOF VENTS AS REQUIRED TO MAINTAIN MINIMUM 1" AIR FLOW VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARBONADO BARRIERS IN EACH TRUSSPACE BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF AT THE ALLOW FREE AIR FLOW.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING HEATING AND COOLING LOADS, EXTENDING EXISTING SYSTEMS, AND/OR USING NEW HVAC UNITS IN FULL COMPLIANCE WITH 2021 IRC K401.3.

7.05 PROVIDE 50% VENTS AND RIDGE VENTS AS SHOWN ON THE DRAWINGS, AND SUPPLEMENTAL ROOF VENTS AS REQUIRED TO MAINTAIN MINIMUM 1" AIR FLOW VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARBONADO BARRIERS IN EACH TRUSSPACE BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF AT THE ALLOW FREE AIR FLOW.

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7.10 PROVIDE 50% VENTS AND RIDGE VENTS AS SHOWN ON THE DRAWINGS, AND SUPPLEMENTAL ROOF VENTS AS REQUIRED TO MAINTAIN MINIMUM 1" AIR FLOW VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARBONADO BARRIERS IN EACH TRUSSPACE BAY TO MAINTAIN FREE AIR FLOW. ALL REVERSE GABLES SHALL BE OPEN TO MAIN ROOF AT THE ALLOW FREE AIR FLOW.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS AND PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY.

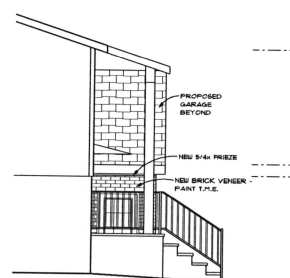
3. ALL PROJECT DEBRIS SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

4. THE CONTRACTOR SHALL PROTECT EXISTING, TERMINATE OR OTHERWISE MOODY EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS, AS MAY BE REQUIRED.

5. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS. CONTRACTOR SHALL VERIFY ADEQUACY OF EXISTING STRUCTURE TO RECEIVE NEW CONSTRUCTION.

6. PROVIDE ACCESS PANELS AS REQUIRED AT ALL VALVE, CLEANOUT, UTILITY PANELS, CABLE HOME RUNS, AND ALL OTHER LOCATIONS THAT READY ACCESS MAY BE REQUIRED.

NOTE: NO TOLERANCE OR INADEQUATE INVESTIGATION OF EXISTING CONDITIONS WAS PERFORMED. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS. IF A SIGNIFICANT DISCREPANCY OR UNANTICIPATED CONDITION IS DISCOVERED, CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER BEFORE PROCEEDING WITH THE WORK, AND SHALL NOT PROCEED UNTIL A MANUALLY ACCEPTABLE RESOLUTION IS REACHED.



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

PORTA CONSTRUCTION, INC.

10382 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042

Proposed Garage for

2621 Melba Rd

Ellicott City, Maryland 21042

REVISIONS

DATE

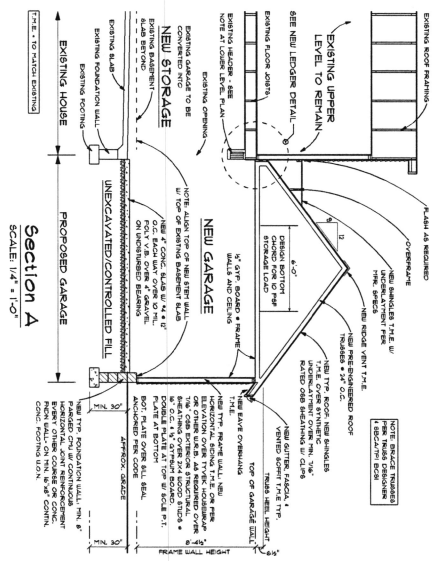
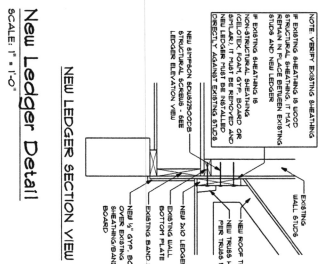
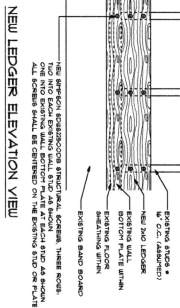
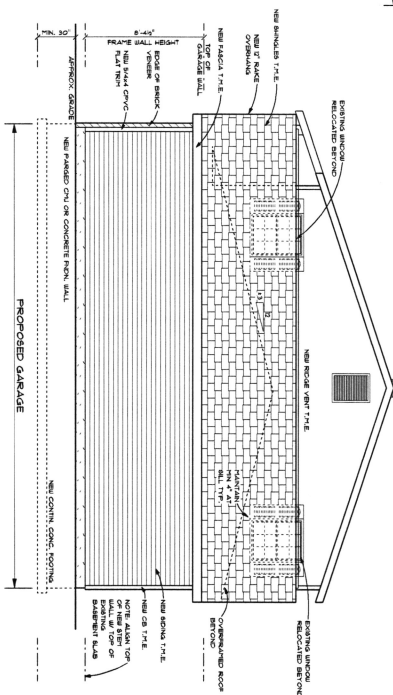
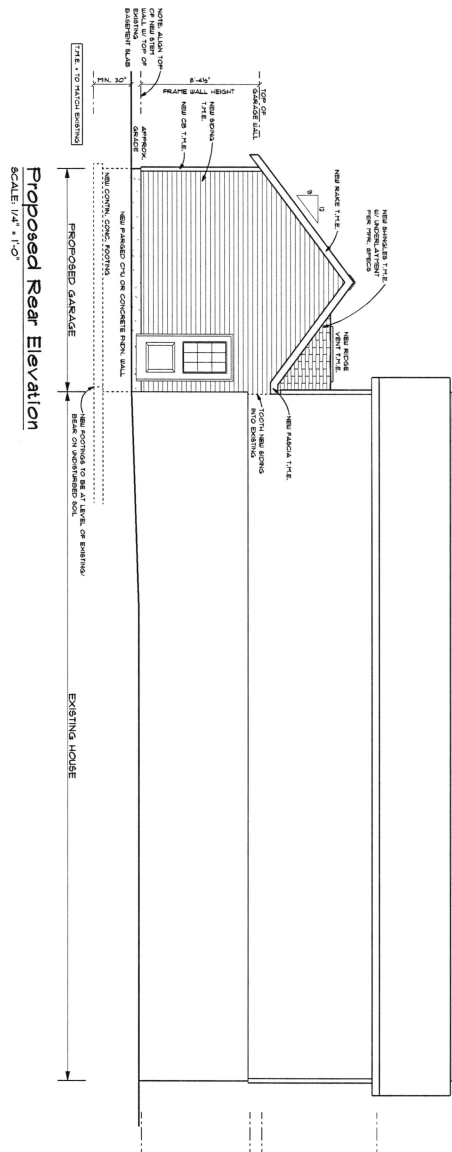
10-24-2025

SHEET NO.

A-1

© 2025

BUILDING AREAS
APPROX. 500 SQ. FT. NEW GARAGE



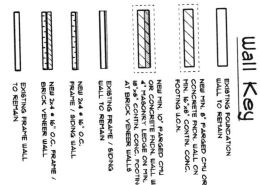


Diagram illustrating the removal of existing windows and the installation of new windows. The diagram shows a roof layout with dimensions (3'-0", 3'-6", 3'-0") and labels for 'EXISTING WINDOW', 'NEW WINDOW', and 'EXISTING ROOF'. A curved arrow indicates the 'EXISTING WINDOW TO REMAIN'.

Diagram illustrating the removal of existing windows and the installation of new windows. The diagram shows a roof layout with dimensions (3'-0", 3'-6", 3'-0") and labels for 'EXISTING UPPER LEVEL TO REMAIN', 'REMOVE AND RELOCATE EXISTING WINDOW', and 'NEW ROOF WINDOW'. A dashed line indicates the path of the window relocation.

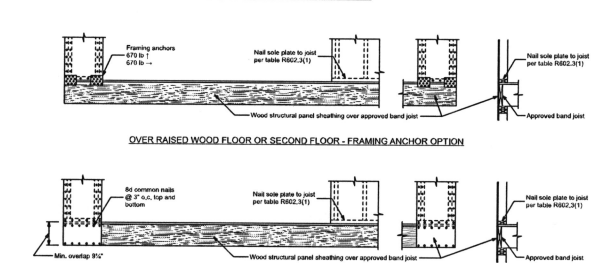
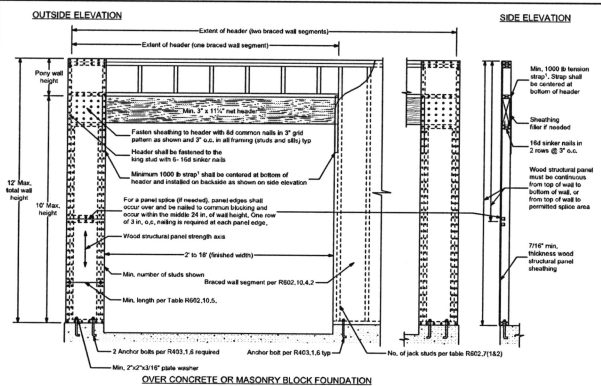
[illegible][illegible][illegible]

Methods WSP & CS-WSP: Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.

Note: At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2018 Tables R602.3(1), R602.3(2), and R602.3(3).

Method GB: Min. ½" gypsum board applied to each side of framing with adhesive and Type S or W screws or nails per IRC 2018 Table R702.3.5 @ 7" o.c. at panel edges and all intermediate framing members.

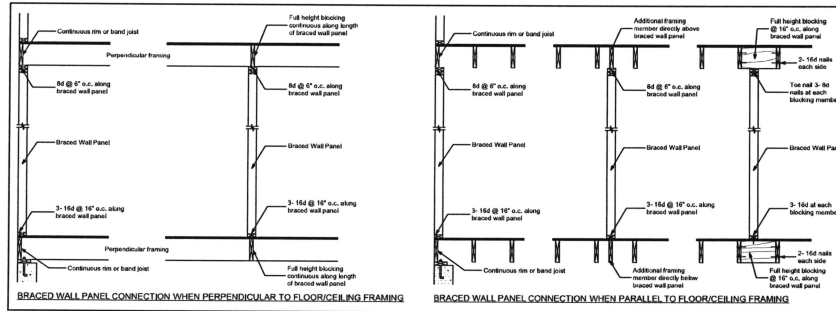
Method L1B: Simpson WB/WBC straps installed in an "X" pattern on one face of wall; fasten with 2- 16d nails at top and bottom plates and 1- 8d nail per stud. 8' tall walls to use either WB106/WB106C installed at 60° from horizontal (4'-8" linear wall length) or WB126/WB126C installed at 45° from horizontal (8'-1" linear wall length); 9' tall walls to use WB126/WB126C installed at 53° from horizontal (6'-10" linear wall length); 10' tall walls to use WB143C installed at 45° from horizontal (10'-1" linear wall length).



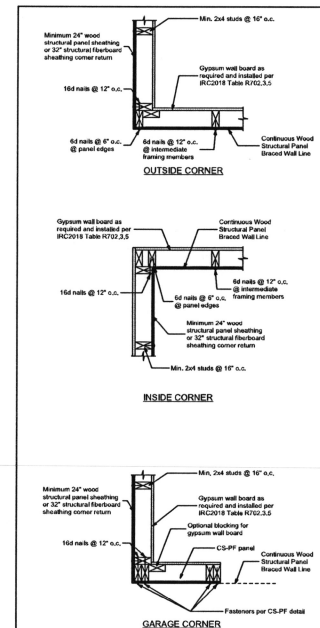
¹Tension Strap Capacity Required for Method CS-PF

Minimum Wind Fretting Normal Size and Grade	Maximum Penetration Wind Fretting Height (Feet)	Maximum Penetration Wind Fretting Height (Feet)	Maximum Opening Wind Fretting Height (Feet)	Wind Exposure B		Wind Exposure C
				Tension joint capacity required (k)	Wind Exposure C	
2d No. 2 Grade	1	10	18	1000	1000	
	1	10	18	1000	1000	
				1075	2500	
				1210	2800	
	2	10	18	9	1900	1875
				10	2175	4125
				10	2500	0
	2	12	18	9	1500	3175
				10	2375	0
				10	3075	0
4	12	18	9	2775	0	
			10	3000	2515	
			10	3500	0	
2d No. 4 Grade	2	12	18	9	2500	3075
				10	3160	3125
				10	3400	0
				10	3600	0

Notes: 1. Ultimate Design Wind Speed of 115mph, For other Basic Wind Speeds, see IRC 2018 Table R602.10.6.4
2. DR = Design Required

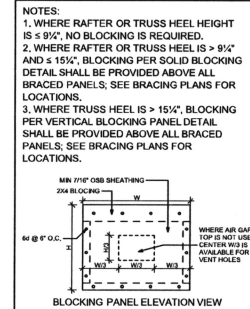


Braced Wall Panel Connections to Floor and Ceiling Framing

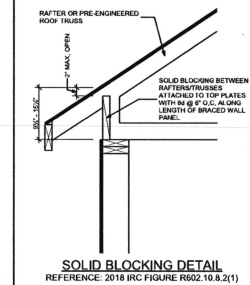


Corner Framing Details

NOT TO SCALE



VERTICAL BLOCKING PANEL DETAIL
REFERENCE: 2018 IRC FIGURE R602.10.8.2(3)



SOLID BLOCKING DETAIL
REFERENCE: 2018 IRC FIGURE R602.10.8.2(1)

Roof Blocking Details

Oswald Jr, Woodin

From: Allen, Nancy
Sent: Wednesday, January 7, 2026 10:35 AM
To: Oswald Jr, Woodin
Subject: RE: Public Connection Inquiry_2621 Melba Road

Good Morning and Happy New Year to you.
2621 Melba Road is connected to public water only. 06/04/2009
Not connected to public sewer. Water Only account.
Nancy Allen
nallen@howardcountymd.gov

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Wednesday, January 7, 2026 10:24 AM
To: Allen, Nancy <nallen@howardcountymd.gov>
Subject: Public Connection Inquiry_2621 Melba Road

Hi Nancy,

Good morning and Happy New Year. I am working with this property, and I would like to know if the residence is connected to public water and/or sewer. The address is 2621 Melba Road. Any info would be appreciated.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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