

Approved 3/4/25

- H.O.

Record Detail (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Alteration/SFD	B25000648	02/19/2025
Description of Work		
SFD/ FIRST FLOOR ALTERATIONS TO CREATE BEDROOM, BATH AND CLOSET IN EXISTING SUNROOM		

Online BP.
gsl 2/26/25

[check spelling](#)

Address (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
12816	AMBERWOODS	WAY
Unit Type	Unit #	X Coordinate
-Select-		-76.95849
		Y Coordinate
		39.34089
City	State	Zip Code
SYKESVILLE	MD	21784
	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
831270	333	3.2	242700	703900	461200	RURAL
Legal Description						
IMPSLOT 36 3.2011 A[]12816 AMBERWOODS WAY[]AMBERWOODS SEC 1						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	36	603000	5				
Plan Area	State Tax Id	Subdivision Name					
	1403315096						
Section	Area	Tax Map					
		9					
Grid	Zoning District	ADC Map					
9-4	RC-DEO	4693-G6					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
9702			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1992	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	3-01	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name
DIEP K

Address Line 1
12816 Amberwoods Wau

Address Line 2

Address Line 3

Mail City
Sykesville

Mail State
MD

Mail Zip Code
21784

Phone
267-979-1062

Primary
Yes

E-mail

Existing Utilities
Electric

Existing Heating System
Electric

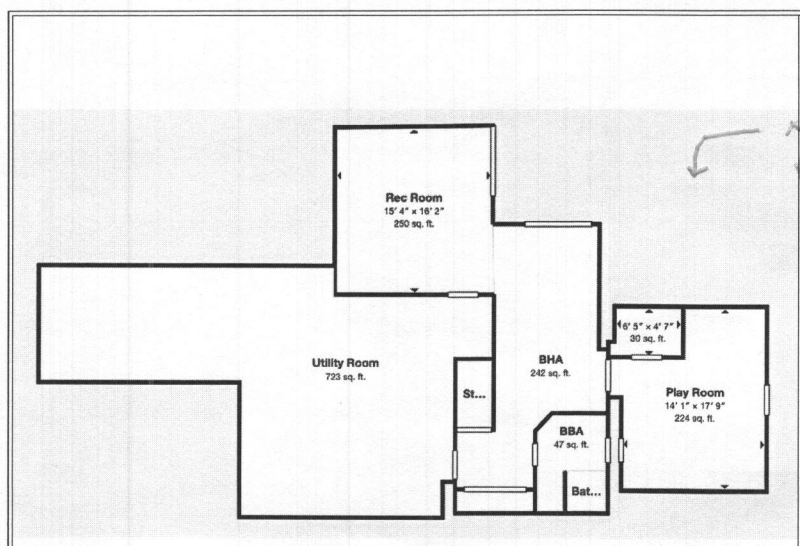
Existing Sprinkler System
None

Type of New Fireplace
--Select--

Expiration Date
8/25/2025

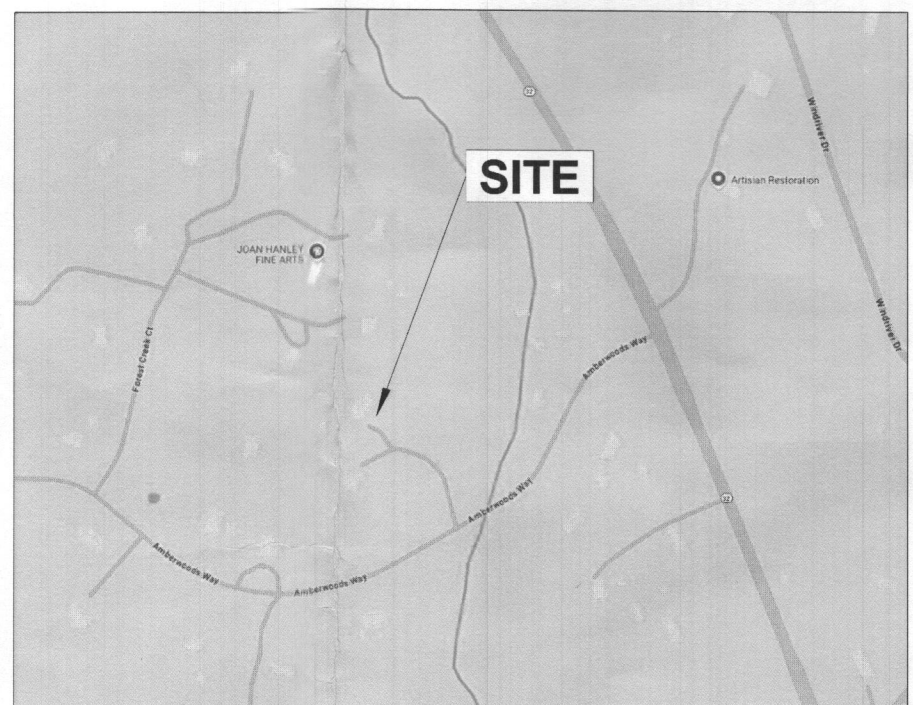
Submit Cancel

B25 000648



BASEMENT AS BUILT
N.T.S.

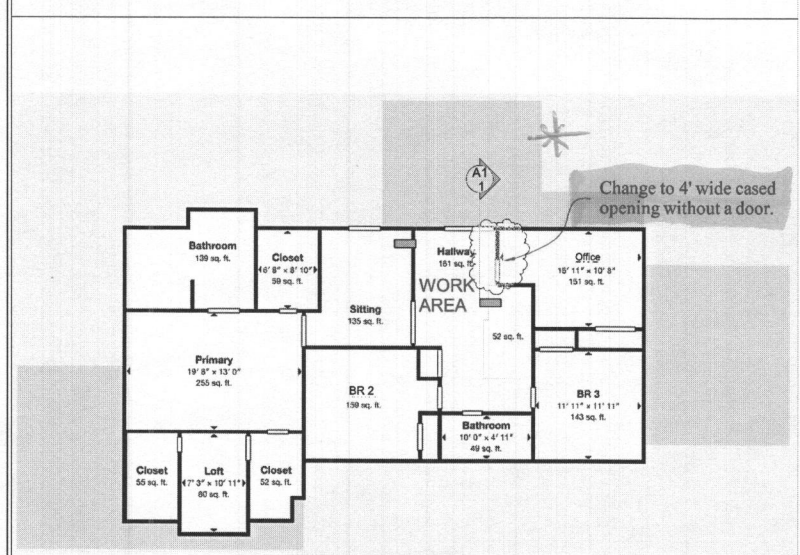
No bathroom & no rough in per email dated 2.27.25



SITE



MAIN LEVEL AS BUILT
N.T.S.



2ND LEVEL AS BUILT
N.T.S.

Change to 4' wide cased opening without a door.

GENERAL NOTES

- A. ALL CONSTRUCTION SHALL CONFORM WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
- B. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES AS AMENDED BY MONTGOMERY COUNTY MD.

DESIGN LOADS: (PER SECTION R301 OF IRC 2021)

- A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS & INDICATED IN THE GENERAL NOTES.
- B. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADS FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:

FLOOR LOADS (U.L.O.)	LL-60 PSF / DL-10 PSF
SLEEPING PMS/ATTIC W/HEXED STAIR	LL-30 PSF / DL-10 PSF
GARAGE FLOOR	LL-50 PSF / 2000' POINT
ROOF LIVE LOAD	MIN 30 PSF
ATTIC & TRUSS BOTTOM CHORD	LL-20 PSF (LTD. STORAGE)
	LL-10 PSF (NO STORAGE)
- C. ROOF SNOW GROUND SNOW LOAD (Pg)- 30 PSF
 FLAT ROOF SNOW LOAD (Pp)- 21 PSF
- D. WIND LOAD DESIGN CRITERIA:
 BASIC WIND SPEED- 115 MPH
 WIND EXPOSURE- B
- E. EARTHQUAKE LOAD DESIGN CRITERIA:
 SEISMIC DESIGN CATEGORY- B
 SPECTRAL RESPONSE COEFFICIENT (S_{DS})- 0.159
 (S_{DI})- 0.101

SITE CLASS-

- F. SUBJECT TO DAMAGE FROM:
 WEATHERING SEVERE
 FROST DEPTH LINE 30"
 TERMITES MODERATE
 DECAY SLIGHT TO MODERATE

TEMPERATURE & FLOODING:

- G. WINTER DESIGN TEMPERATURE 13° F
 ICE SHEILD UNDERLAYMENT REQUIRED YES
 FLOOD HAZARDS 1979/2006
 AIR FREEZING INDEX 300
 MEAN ANNUAL TEMPERATURE 55° F

H. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS & ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION & SHALL PROVIDE ALL TEMPORARY BRACING & SHORING REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE & TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTOR'S RESPONSIBILITY.

SPREAD FOOTING FOUNDATIONS:

- A. THE BOTTOM OF THE EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 30" BELOW FINISH GRADE FOR FROST PROTECTION.
- B. ALL FOOTING HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
- C. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION & SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.

CONCRETE SLAB-ON-GRADE:

- A. ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL CONSIST OF A 4 INCH THICK CONCRETE SLAB REINFORCED WITH ONE LAYER OF 6" X 6" WELDED WIRE FABRIC & PLACED OVER A 4 MIL POLYETHYLENE VAPOR RETARDER & 4 INCHES OF COMPACTED GRANULAR BASE. ALL EDGES OF VAPOR RETARDER SHALL BE LAPPED A MINIMUM 12 INCHES & TAPED. MAXIMUM AGGREGATE SIZE OF GRANULAR BASE SHALL BE 1/2 INCH.
- B. FILL DEPTHS UNDER SLAB SHALL NOT EXCEED 24 INCHES FOR CLEAN SAND OR GRAVEL & 8 INCHES FOR COMPACTED SOIL. SLABS ON GREATER FILL SHALL BE ENGINEER SUPPORTED SLABS. COORDINATE WITH ENGINEER WHERE REQUIRED.
- C. PLACE CONCRETE PER ACI 302. CONTRACTOR SHALL READ, UNDERSTAND & FOLLOW GUIDELINES SET FORTH FOR PREPARING SUBGRADE, PLACING, CONSOLIDATING, FINISHING & CURING CONCRETE SLABS.

STRUCTURAL & MISCELLANEOUS STEEL:

- A. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS- ALLOWABLE STRESS DESIGN & PLASTIC DESIGN & THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS & BRIDGES.
- B. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50 OR ASTM 36 AT THE CONTRACTORS OPTION.
- C. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF F_y=36,000 PSI.
- D. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501 HAVING A MINIMUM YIELD STRENGTH OF F_y=36,000 PSI OR TO ASTM A53, TYPE "E" OR "S" GRADE "B" HAVING A MINIMUM YIELD STRENGTH OF F_y=35,000 PSI.
- E. ALL STRUCTURAL STEEL PIPE TUBES SHALL CONFORM TO ASTM A500, GRADE "B" HAVING A MINIMUM YIELD STRENGTH OF F_y=46,000 PSI.
- F. ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE SHEAR CONNECTIONS DESIGNED & DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF 1-1/2 INCHES & BOLT SPACING OF 3 INCHES.
- G. THE CONTRACTOR SHALL NOT SLICE OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.

WINDOWS & DOORS:

- A. ALL WINDOW NUMBERS INDICATE MODEL NUMBERS FOR "ANDERSEN" WINDOW UNITS.
- B. WINDOWS INDICATED ON DRAWINGS AS "EGRESS" SHOULD MEET BUILDING CODE REQUIREMENTS PER SECTION R310 OF THE IRC.
- C. WINDOWS IN DOORS, SIDE LIGHTS, & WINDOWS WITHIN 24" OF DOORS SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.
- D. GLASS AT TUBS & SHOWER ENCLOSURES SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.

WOOD FRAMING

- A. ALL THE WOOD FRAMING SHALL BE FABRICATED & ERECTED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" PUBLISHED BY THE NATIONAL WOOD PRODUCT ASSOCIATION.
- B. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
- C. MILLING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE MILLING SCHEDULE OF THE IRC BUILDING CODE.
- D. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS, UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS, & ABOVE ALL WALL OPENINGS UNLESS OTHERWISE INDICATED.

- E. THE CONTRACTOR SHALL CUT OR NOTCH THE WOOD FRAMINGS ONLY AS REQUIRED & IN ACCORDANCE WITH THE IRC BUILDING CODE, THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", OR AS SHOWN ON THE CONTRACT DRAWINGS.
- F. PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES, OF OPENINGS, & BENEATH ALL WOOD BEAMS & LINTELS, UNLESS OTHERWISE INDICATED.
- G. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED & ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S "NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS.
- H. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & DESIGN CALCULATIONS FOR ALL WOOD TRUSSES INCLUDING MEMBER LAYOUT, WOOD SPECIES & GRADE, MEMBER SIZES, TRUSS BEARING CONNECTION DETAILS, CAPACITY OF CONNECTOR PLATES & THE SIZE & LOCATION OF ALL REQUIRED BRIDGING. THE CALCULATIONS & SHOP DRAWINGS SHALL BE SIGNED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WHERE WORK IS BEING DONE.
- I. THE CONTRACTOR SHALL PROVIDE TRUSS TIES EQUIVALENT TO OR BETTER THAN THE UPLIFT LOADS INDICATED ON THE TRUSS SHOP DRAWINGS.

INSULATIONS & MOISTURE PROTECTION:

- A. PROVIDE 30 LB. BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENING TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
- B. PROVIDE MINIMUM ONE LAYER OF 15LB. ROOFING FELT AT THE ROOF TO PROVIDE A WATER-RESISTANT BASE FOR FIBERGLASS COMPOSITION ROOF SHINGLES.
- C. PROVIDE INSULATION AS FOLLOWS:

ROOF AREAS:	R-49, FIBERGLASS BATT OR BLOWN
EXTERIOR WALLS:	R-21, KRAFT-FACED, FIBERGLASS BATT
BASEMENT EXTERIOR WALLS:	R-11, FOIL-FACED, FIBERGLASS BATT
	R-10 CONTINUOUS INSULATION
WINDOWS/GLASS DOORS:	U-FACTOR ≤ 0.32
	U-FACTOR ≥ 0.32
- D. THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOW & DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. SIMILAR FLASHING SHALL BE PROVIDED AT ROOF VALLEYS & ROOF OPENINGS, WOOD OR METAL COPING & SILLS.
- E. THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES & A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

SPECIALTIES:

- A. SMOKE ALARMS & CO DETECTORS SHALL COMPLY WITH SECTION R314 & R215 OF THE IRC. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM. SMOKE ALARMS & CO DETECTORS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.
- B. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SMOKE ALARMS SHALL RECEIVE POWER FROM A BATTERY.

SYCAMORE DESIGN BUILD, INC.
4427 CHESTNUT LANE, ROCKVILLE, MD 20853
301-924-9322
MATT@SYCAMOREDB.COM

OWNER / ADDRESS:
DIEP RESIDENCE
12816 AMBERWOODS WAY
SYKESVILLE, MD 21784

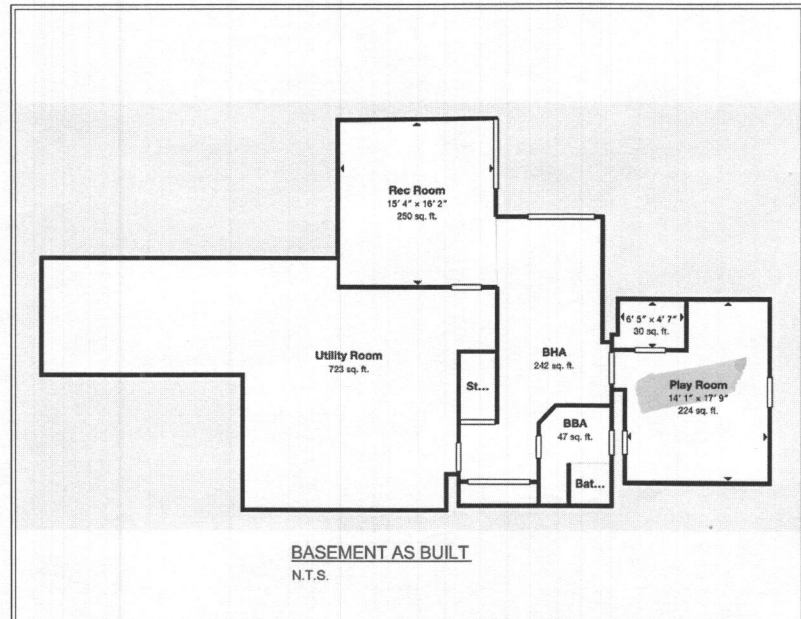
DATE:
3/3/2025

DRAWN BY:
RMW

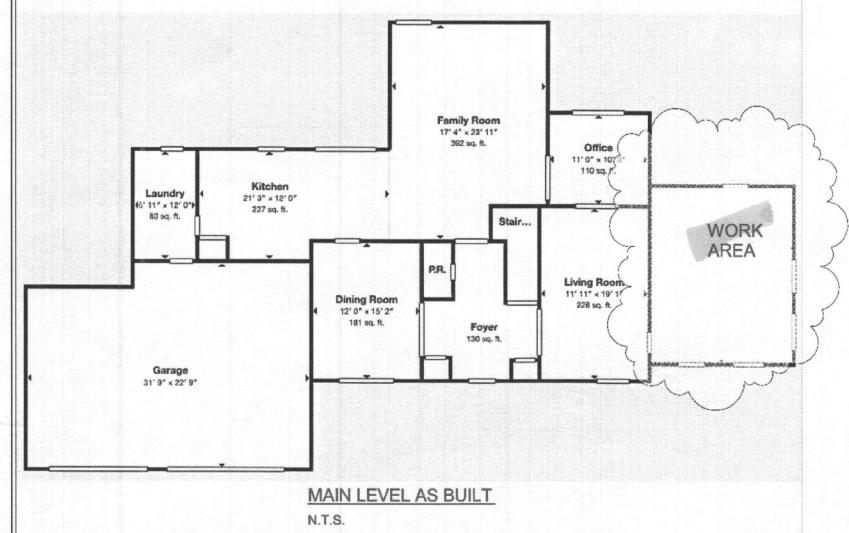
PROJECT:
BEDROOM RELOCATION

TABLE OF CONTENTS
COVER SHEET
A1 PLANS/SECTION

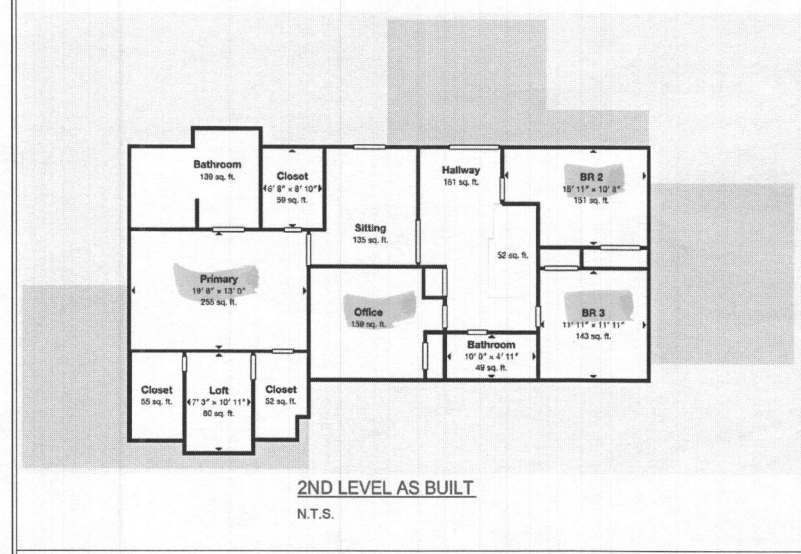
COVER



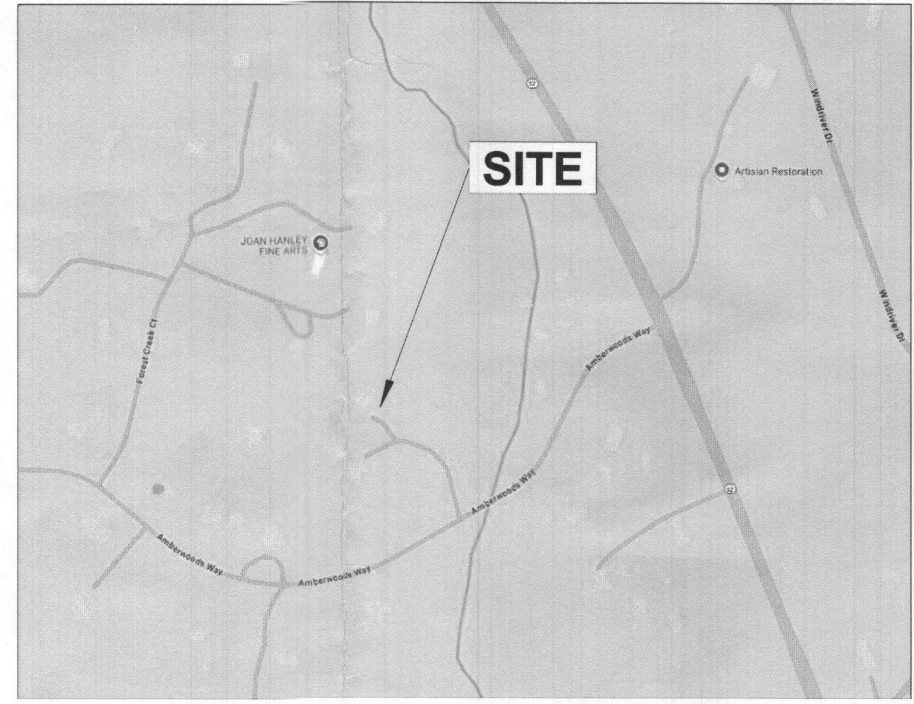
BASEMENT AS BUILT
N.T.S.



MAIN LEVEL AS BUILT
N.T.S.



2ND LEVEL AS BUILT
N.T.S.



SITE

GENERAL NOTES

- A. ALL CONSTRUCTION SHALL CONFORM WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
- B. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES AS AMENDED BY MONTGOMERY COUNTY MD.

DESIGN LOADS: (PER SECTION R301 OF IRC 2021)

- A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS & INDICATED IN THE GENERAL NOTES.
- B. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADS FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:

FLOOR LOADS (L.L.D.)	LL=60 PSF / DL=10 PSF
SLEEPING RMS, ATTIC W/ MIXED STAIR	LL=30 PSF / DL=10 PSF
GARAGE FLOOR	LL=30 PSF / 2000' POINT
ROOF LIVE LOAD	MIN 30 PSF
ATTIC & TRUSS BOTTOM CHORD	LL=20 PSF (LTD. STORAGE)
	LL=10 PSF (NO STORAGE)
- C. ROOF SNOW

GROUND SNOW LOAD (Pg)	30 PSF
FLAT ROOF SNOW LOAD (P _f)	21 PSF
- D. WIND LOAD DESIGN CRITERIA:

BASIC WIND SPEED	115 MPH
WIND EXPOSURE	B
- E. EARTHQUAKE LOAD DESIGN CRITERIA:

SEISMIC DESIGN CATEGORY	B
SPECTRAL RESPONSE COEFFICIENT (C _s)	0.199
	(C _s) ₁ = 0.101
	(C _s) ₂ = 0.101
SITE CLASS	D
- F. SUBJECT TO DAMAGE FROM:

WEATHERING	SEVERE
FROST DEPTH LINE	30"
TERMITES	MODERATE
DECAY	SLIGHT TO MODERATE
- G. TEMPERATURE & FLOODING:

WINTER DESIGN TEMPERATURE	13° F
ICE SHEILD UNDERLAYMENT REQUIRED	YES
FLOOD HAZARDS	1979/2006
AIR FREEZING INDEX	300
MEAN ANNUAL TEMPERATURE	53° F
- H. THE STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF THE FLOORS & ROOF. THE CONTRACTOR IS RESPONSIBLE FOR THE METHOD OF CONSTRUCTION & SHALL PROVIDE ALL TEMPORARY BRACING & SHORING REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE & TO SUPPORT CONSTRUCTION LOADS DURING CONSTRUCTION, INCLUDING SOILS ON WALLS FROM BACK FILLING PRIOR TO PLACING SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTOR'S RESPONSIBILITY.

CONCRETE SLAB - ON GRADE:

- A. ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL CONSIST OF A 4 INCH THIN CONCRETE SLAB REINFORCED WITH ONE LAYER OF 6" X 6" WELDED WIRE FABRIC & PLACED OVER A 6 MIL POLYETHYLENE VAPOR RETARDER & 4 INCHES OF COMPACTED GRANULAR BASE. ALL EDGES OF VAPOR RETARDER SHALL BE LAPPED A MINIMUM 12" & TAPED. MAXIMUM AGGREGATE SIZE OF GRANULAR BASE SHALL BE 1/2 INCH.
- B. FILL DEPTH UNDER SLAB SHALL NOT EXCEED 24 INCHES FOR CLEAN SAND OR GRAVEL & 8 INCHES FOR COMPACTED SOIL. SLABS ON GREATER FILL SHALL BE ENGINEER SUPPORTED SLABS. COORDINATE WITH ENGINEER WHERE REQUIRED.
- C. PLACE CONCRETE PER ACI 302. CONTRACTOR SHALL READ, UNDERSTAND & FOLLOW GUIDELINES SET FORTH FOR PREPARING SUBGRADE, PLACING, CONSOLIDATING, FINISHING & CURING CONCRETE SLABS.

STRUCTURAL & MISCELLANEOUS STEEL:

- A. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN & PLASTIC DESIGN" & THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS & BRIDGES".
- B. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50 OR ASTM 36 AT THE CONTRACTOR'S OPTION.
- C. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF F_y=36,000 PSI.
- D. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501 HAVING A MINIMUM YIELD STRENGTH OF F_y=36,000 PSI OR TO ASTM A53, TYPE "E" OR "S" GRADE "B" HAVING A MINIMUM YIELD STRENGTH OF F_y=35,000 PSI.
- E. ALL STRUCTURAL STEEL PIPE TUBES SHALL CONFORM TO ASTM A500, GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF F_y=46,000 PSI.
- F. ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE SHEAR CONNECTIONS DESIGNED & DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF 1-1/2 INCHES & BOLT SPACING OF 3 INCHES.
- G. THE CONTRACTOR SHALL NOT SPLICE OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.

WINDOWS & DOORS:

- A. ALL WINDOW NUMBERS INDICATE MODEL NUMBERS FOR "ANDERSEN" WINDOW UNITS.
- B. WINDOWS INDICATED ON DRAWINGS AS "EGRESS" SHOULD MEET BUILDING CODE REQUIREMENTS PER SECTION, R310 OF THE IRC.
- C. WINDOWS IN DOORS, SIDE LIGHTS, & WINDOWS WITHIN 24" OF DOORS SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.
- D. GLASS AT TUBS & SHOWER ENCLOSURES SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.

WOOD FRAMING

- A. ALL THE WOOD FRAMING SHALL BE FABRICATED & ERRECTED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- B. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
- C. MAILING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE MAILING SCHEDULE OF THE IRC BUILDING CODE.
- D. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS, UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS, & ABOVE ALL WALL OPENINGS UNLESS OTHERWISE INDICATED.

INSULATIONS & MOISTURE PROTECTION:

- A. PROVIDE 30 LB. BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENING TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
- B. PROVIDE MINIMUM ONE LAYER OF 15lb. ROOFING FELT AT THE ROOF TO PROVIDE A WATER-RESISTANT BASE FOR FIBERGLASS COMPOSITION ROOF SHINGLES.
- C. PROVIDE INSULATION AS FOLLOWS:

ROOF AREAS:	R-49, FIBERGLASS BATT OR BLOWN
EXTERIOR WALLS:	R-21, KRAFT-FACED, FIBERGLASS BATT
BASEMENT EXTERIOR WALLS:	R-13, FOIL-FACED, FIBERGLASS BATT
STEEL CONSTRUCTION:	R-10 CONTINUOUS INSULATION
GLASS DOORS:	U-FACTOR ≤ 0.32
SKYLIGHTS:	U-FACTOR ≤ 0.32
- D. THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOW & DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. SIMILAR FLASHING SHALL BE PROVIDED AT ROOF VALLEYS & ROOF OPENINGS, WOOD OR METAL COPING & SILLS.
- E. THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES & A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

SPECIALTIES:

- A. SMOKE ALARMS & CO DETECTORS SHALL COMPLY WITH SECTION R314 & R315 OF THE IRC. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM. SMOKE ALARMS & CO DETECTORS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS ON EACH ADDITIONAL STORY OF THE HOUSE INCLUDING THE BASEMENT.
- B. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SMOKE ALARMS SHALL RECEIVE POWER FROM A BATTERY.

SPREAD FOOTING FOUNDATIONS:

- A. THE BOTTOM OF THE EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 10" BELOW FINISH GRADE FOR FROST PROTECTION.
- B. ALL FOOTING HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
- C. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION & SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.

SYCAMORE DESIGN BUILD, INC.
4427 CHESTNUT LANE, ROCKVILLE, MD 20853
301-924-9332
MATT@SYCAMOREDB.COM

SEAL

OWNER / ADDRESS
DIEP RESIDENCE
12816 AMBERWOODS WAY
SYKESVILLE, MD 21784

DATE:
2/17/2025

DRAWN BY:
RMW

PROJECT
BEDROOM RELOCATION

TABLE OF CONTENTS
COVER SHEET
PLANS/SECTION

COVER

NEW LOT NO.	AVERAGE PERCOLATION TIME IN MINUTES FOR 200 INCHES	MAXIMUM DEPTH PERMITTED FOR SPREADER PITS TO ENTER SEWAGE DISPOSAL AREA AT 17 1/2 INCHES ELEVATION WITH REFERENCE TO THE EXISTING GRADE AT THE TIME OF PERC.	COMMENTS
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42			

⊕ First floor elevation shall be no lower than the elevation of ground @ highest test used.
 * Wall to be drilled before final record plat is recorded (-2.0PM min flow)
 + Exist well
 ● MUST HAVE FIELD SURVEY BEFORE FINAL SUBMISSION.

Approved for private water and sewage disposal systems (Lots 1 through 38). Open space Lots 39-41-42, have not been evaluated for private water systems or private sewage systems suitability and as such have no status. Howard County Department of Environmental Health.
 County Health Officer
 Date 7-6-87

OWNER:
 RICHARD ARKINGTON
 1050 SYDNEYVILLE ROAD
 WEST FRIENDSHIP, MD.

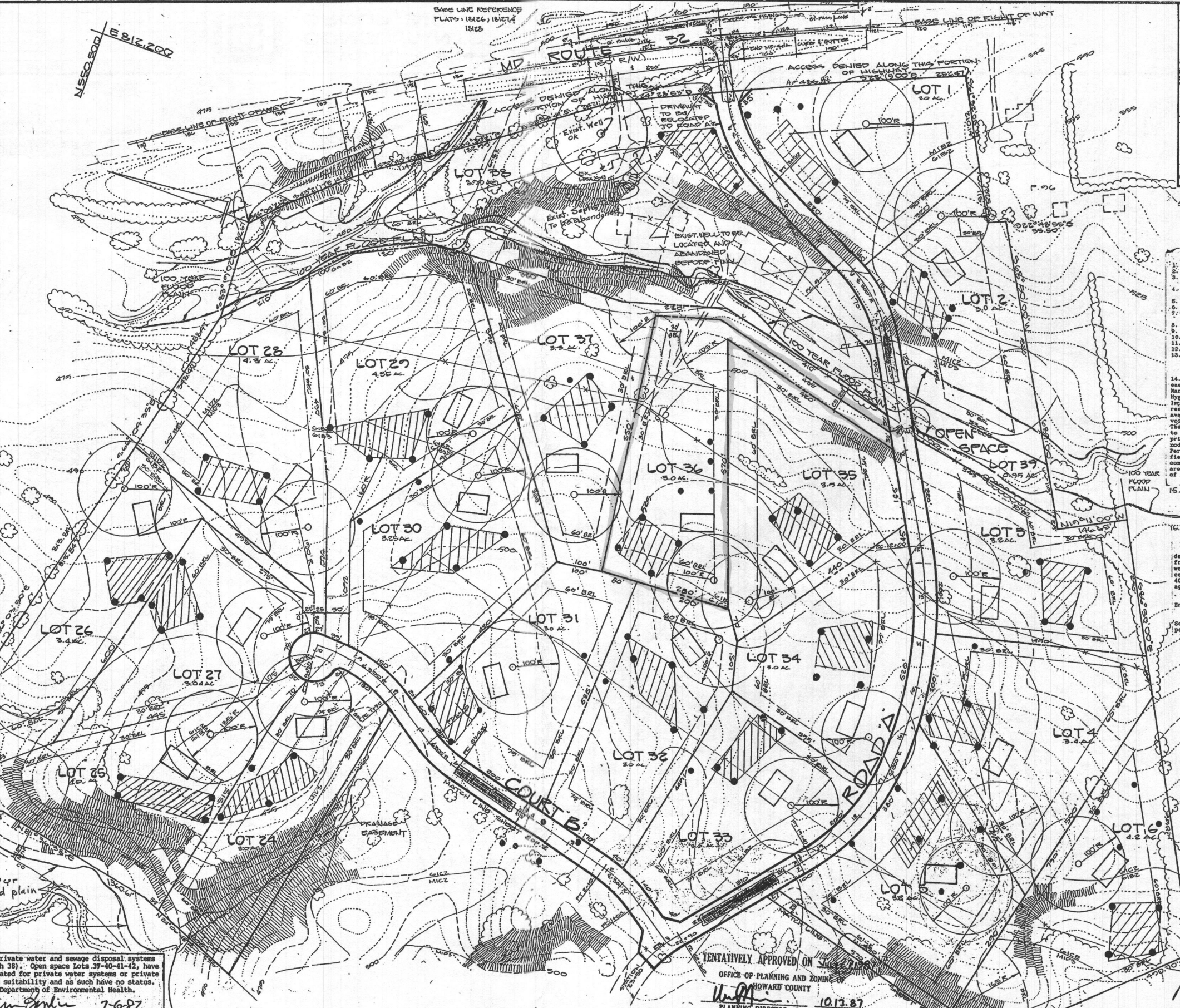
Owner/Developer:
 STANDARD MANAGEMENT
 1420 FENWICK LANE
 SILVER SPRING, MD. 20910
 (301) 921-5455

NO.	REVISIONS	DATE

DEVELOPMENT CONSULTANTS GROUP, INC.
 17904 GEORGIA AVENUE # 102
 OLNEY, MARYLAND 20832
 301-924-4570

TENTATIVELY APPROVED ON 10/13/87
 OFFICE OF PLANNING AND ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR

PRELIMINARY PLAN
AMBERWOODS
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 3, PARCEL 241A
 DATE JUNE 1987
 DRAWN M.A.M.
 CHECKED M.L.G.
 SCALE 1"=100'
 SHEET 1 of 2
 PROJECT NO. 154-04



- GENERAL NOTES:**
- Property Area: 150.6 acres
 - Property Zoned: Rural (3 acres)
 - Private Water Supply and Sewage Disposal System
 - No. Lots: 38-Residential
 - 4 Open Space
 - Total length roadway = 5,760 (feet)
 - Area of Roadway = 6.8 acres
 - VP-87-85 Granted Jan. 5, 1987 for length of Col. 66 feet - Court
 - (Soil Map # 4)
 - Dated Reference: 1/4/81, 835/102
 - Area of Lots = 138.67 acres
 - Area of Open Space = 9.55 acres
 - Average Lot Area = 3.47 acres
 - Setbacks: Front = 75' Side = 60' street = 50' lot Rear = 60'
 - This area designates a private sewage treatment of 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for Individual Sewage Disposal.
 - Improvements of any nature in this area are restricted until public sewage system is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary. Percolation test holes shown herein have been field located as shown. The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland State Department of Health and Mental Hygiene, § 1.
 - Lots 39, 40, 41 & 42 are open space lots and have not been evaluated for private water systems or private sewage systems suitability and as such have no status.
 - REGULATION OF BULWATER AREA ON SHEET 202.

GENERAL NOTES:
 The developer is advised that this development may be required to obtain permits from the Corp of Engineers for activities in wetlands (Sec 404) and a water quality certification from the state Health Dept (Sec 401) prior to the execution of the developer agreement; the following will be required:
 a) a copy of the permits issued by the Corp of Engineers and the Department of Health.
 b) a certification from the engineer that Sec. 404 and Sec. 401 do not apply and the permits are not required.

EDNA D. STRECKER, ET AL.
 7/30/87

- LEGEND**
- PROPOSED HOUSE 40'x70'
 - PROPOSED SEPTIC AREA 10,000 sq ft
 - PROPOSED WELL & SETBACK
 - 20% SLOPE
 - 100 YEAR FLOOD PLAIN
 - TEST LOCATIONS
 - SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT.

DATE JUNE 1987
 DRAWN M.A.M.
 CHECKED M.L.G.
 SCALE 1"=100'
 SHEET 1 of 2
 PROJECT NO. 154-04

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Tuesday, March 4, 2025 7:54 AM
To: Sycamoredb - new
Subject: RE: B25000648_12816 Amberwoods Way_Floor Plan Questions

Hi Matt,

Good morning. Thanks for the updated floor plan showing a 4 ft. wide cased opening w/o a door into one of the bedrooms on the 2nd floor. I've approved the building permit under the condition that this residence remains at 4 bedrooms under local code bedroom definition with the above-mentioned change.

Should you have any questions, please don't hesitate to ask.

Regards,

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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From: Sycamoredb - new <matt@sycamoredb.com>
Sent: Monday, March 3, 2025 1:18 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: Re: B25000648_12816 Amberwoods Way_Floor Plan Questions

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I did it, but forgot to upload the revised plan. I've uploaded it. 'Cover.3.3.2025.pdf'

Thanks,

Matt Webb
Sycamore Design Build, Inc.

C. 301.252.1355

On Mar 3, 2025, at 11:34 AM, Oswald Jr, Woodin <hoswald@howardcountymd.gov> wrote:

Hi Matt,

I saw the word doc, but that's not what I am looking for. I need a note (changing to a 4 foot wide cased opening without a door) placed on the actual floor plan next to the work area on the 2nd floor. Let me know if you have any questions.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
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From: Sycamoredb - new <matt@sycamoredb.com>
Sent: Monday, March 3, 2025 10:02 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: Re: B25000648_12816 Amberwoods Way_Floor Plan Questions

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

All fine. This is my second time working in HoCo in 5 years. I'm not sure how to tell if the project is waiting on me or someone in the county.

I modified the cover sheet per your request and uploaded another word doc with notes about the revision. I guess things will happen on the county's end and I just wait for a response?

Thanks,

Matt Webb
Sycamore Design Build, Inc.

C. 301.252.1355

On Mar 3, 2025, at 9:36 AM, Oswald Jr, Woodin
<hoswald@howardcountymd.gov> wrote:

Hi Matt,

I should have been more specific about the floor plan. Would you add a note to the floor plan next to the work area to indicate “change to a 4 foot wide cased opening without a door”. I saw the letter, but we need to see the note on the floor plan so it’s clear.

Let me know if you have any questions.

Regards,

Hank

Hank Oswald
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From: Sycamoredb - new <matt@sycamoredb.com>
Sent: Friday, February 28, 2025 7:55 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: Re: B25000648_12816 Amberwoods Way_Floor Plan Questions

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Happy Monday Hank!

After all that we are widening the door and patching in the floor. Revised plans uploaded.

Thanks,

Matt Webb
Sycamore Design Build, Inc.

On Feb 28, 2025, at 10:06 AM, Oswald Jr, Woodin
<hoswald@howardcountymd.gov> wrote:

Hi Matt,

Please see attached bedroom definition. I highlighted the part about the 4 foot wide opening. It reads, minimum 4 foot wide, so a 5 foot wide opening would be fine to. Yes, the homeowner could change it late on, but we keep record of it.

Hank

Hank Oswald
Licensed Environmental Health Specialist
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From: matt@sycamoredb.com <matt@sycamoredb.com>
Sent: Friday, February 28, 2025 9:31 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: Re: B25000648_12816 Amberwoods Way_Floor Plan Questions

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I proposed the upper half only simply to avoid having to patch the hardwood and carpet. I think cost is a factor. I don't mean to throw the pity card, but this is a young couple with 3 young kids and the husband with ALS is out of work already. They initially called me about installing an elevator. I talked them in to this plan because it's less expensive. They like the idea of a

legal 5th bedroom and resale value, but they jumped on the low price to open the wall at the top only. That's why I think cost is the main factor.

I'm not questioning you or the validity of the rule, but can you share the exact verbal of this rule? I want to get this done for them correctly and legitimately. These are rule following people and I don't want to waste your time going back and forth trying to understand. Not that I won't have more interpretations to hash out with you. I'm also looking at the option of a knee wall you mentioned. The bedroom labeled #2 in the plan shares a wall that could be opened to the family room below. You can see this overlook in the picture I sent yesterday. Based on the shadowing in the plan it wouldn't be very wide opening before running in to the side of the family room.

Another question regarding the 4' wide opening. Is the requirement restricted to 4'? I imagine a 5' wide opening would be too easy for someone to install a 5' door after inspection.

Thanks,
Matt Webb
Sycamore Design Build, Inc.
[301-252-1355](tel:301-252-1355)

On Feb 28, 2025, at 8:50 AM, Oswald Jr, Woodin
<hoswald@howardcountymd.gov> wrote:

Hi Matt,

The entire opening into the room must be 4 foot wide cased opening without a door and labeled as such. Why are you proposing to open just the upper half? I understand the one room with the railing in the way, but what about the other room with the picture frames on the wall? Couldn't that be opened from top of door frame to the floor?

Once the revised floor plan has been submitted to DILP, please let me know. Please let me know if you have any questions or concerns.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
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From: Sycamoredb - new <matt@sycamoredb.com>
Sent: Thursday, February 27, 2025 9:45 PM
To: Oswald Jr, Woodin
<hoswald@howardcountymd.gov>
Subject: Re: B25000648_12816 Amberwoods
Way_Floor Plan Questions

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hank,

I discussed the options with the homeowners and they are opting to open a door way for the sake of timing. As I understand it, the room we've labeled office in the current plan won't qualify because the entry cannot be opened wider than 36" due to the perpendicular walls on each side. Therefore we've identified two other bedrooms that would work. If you take a look at the attached picture you can see the two optional doorway cutouts I'm proposing. Am I correct in that opening the upper portion of either doorway as shown at/or greater than 4 ft would suffice? The opening would be cased without a door.

Assuming your answer for the above is yes, we will revise the plan to show this other room to be changed to the office and detail widening of the door. Anything else required that I'm missing?

Thanks,

Matt Webb
Sycamore Design Build, Inc.

C. 301.252.1355

<image001.jpg>

On Feb 27, 2025, at 3:03 PM,
Oswald Jr, Woodin
<hoswald@howardcountymd.gov
> wrote:

Hi Matt,

To clarify, there is adequate trench to support a 5 bedroom residence, but the septic tank is undersized. The septic record indicates a 1250 gal tank. The next tank size up is 1500 gallons which is adequate up to 5 bedrooms. With that said, this office would be open to approving the building permit prior to the installation of the new tank, but I would need to review and approve the site plan to install the new tank from a licensed septic contractor. The site plan must include a septic profile with invert elevations out of the house, invert at the existing tank and new tank. In addition, the licensed septic contractor will need to apply for the septic permit and pay the permit fee (\$288). Once this office has an approved site plan for the new tank installation and the aforementioned permit related items, the BP can be approved.

Please let me know if you have any questions.

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Thursday, February 27, 2025 3:04 PM
To: 'Sycamoredb - new'
Subject: RE: B25000648_12816 Amberwoods Way_Floor Plan Questions

Hi Matt,

To clarify, there is adequate trench to support a 5 bedroom residence, but the septic tank is undersized. The septic record indicates a 1250 gal tank. The next tank size up is 1500 gallons which is adequate up to 5 bedrooms. With that said, this office would be open to approving the building permit prior to the installation of the new tank, but I would need to review and approve the site plan to install the new tank from a licensed septic contractor. The site plan must include a septic profile with invert elevations out of the house, invert at the existing tank and new tank. In addition, the licensed septic contractor will need to apply for the septic permit and pay the permit fee (\$288). Once this office has an approved site plan for the new tank installation and the aforementioned permit related items, the BP can be approved.

Please let me know if you have any questions.

Regards,

Hank

Hank Oswald
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From: Sycamoredb - new <matt@sycamoredb.co m>
Sent: Thursday, February 27, 2025 1:18 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: Re: B25000648_12816 Amberwoods Way_Floor Plan Questions

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Hank,

Thank you for the detailed options in your response. While it pretty well covers all the options, I wanted to inquire if there are any chances of making a special exception. Even a temporary exception. This homeowner (husband) has ALS and is degrading quickly. The goal for this modification is simply to get

him on the main level with his wife. I haven't brought this to her attention yet, but I think she'd be inclined to go with a larger septic tank. I'm wondering if there are any options to allow us to start the construction prior to completing a tank replacement. You say "it appears to be enough linear feet of trench". Does that mean enlarging the tank might not be an option?

If we were allowed to start the renovation before the tank, I would certainly get it priced out so she can make that final decision before we move forward. Thoughts? Feel free to call me if that's easier.

Thanks,

Matt Webb
Sycamore Design Build, Inc.

C. 301.252.1355

On Feb 27, 2025, at 10:54 AM, Oswald Jr, Woodin <hoswald@howardcountymd.gov> wrote:

Hi Matt,

Thanks for the quick reply. The room labeled "office" on the 2nd floor meets the definition of a bedroom under local code (please see attached). With that said, the floor plan shows 4 bedrooms on the 2nd floor. You are proposing an additional bedroom on the 1st floor. According to the septic record, the septic system was sized for 4 bedrooms (see attached). The 1250 gallon tank is only adequate for 4 bedrooms. There appears to be enough linear feet of trench to accommodate a 5th bedroom. At this point, the homeowners could choose to install a larger septic tank to accommodate a 5th bedroom or reduce the # of bedrooms on a revised floor plan by choosing one of the following.

1. Show a 4 foot wide cased opening without a door into one of bedrooms.
2. Show permanently built-in bookcases, a permanent desk or other permanent features around the perimeter of the room to basically prevent it from being used as a bedroom.
3. Show a half wall (4 foot max height) between the room and another room

If the homeowners wish to upgrade the tank, they will need to hire a licensed septic contractor and apply for a tank upgrade. The application will require a site plan with necessary installation details.

Should you have any questions, please feel free to contact me.

Regards,

Hank

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From: Sycamoreddb - new <matt@sycamoreddb.com>
Sent: Thursday, February 27, 2025 8:41 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: Re: B25000648_12816 Amberwoods Way_Floor Plan Questions

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,



No bathroom in the basement and no rough in. The sewer exits mid wall of the basement.
No ejector pit.

Yes, the office does have windows. I didn't realize, but many of the windows on the top floor didn't get picked up.

Thanks,

Matt Webb
Sycamore Design Build, Inc.

C. 301.252.1355

On Feb 27, 2025, at 8:36 AM, Oswald Jr, Woodin
<hoswald@howardcountymd.gov> wrote:

Hi Matt,

I have a couple of questions regarding the existing floor plans for 12816 Amberwoods Way. The building permit # is B25000648.

1. Is there a full bathroom or a full bathroom rough-in in the basement?
2. Does the office on the 2nd floor have widows?

Thanks,

Hank