Menu Save Reset Cancel Help

Record Detail * *(This section is required.)*

Permit Type	Permit Number	Opened Date
Building/Residential/Addition/SFD	B25001931	05/15/2025

Description of Work

SFD/ CONSTRUCT NEW (2) STORY 36' X 22' ADDITION TO CREATE LIVING ROOM, CLOSET, BEDROOM, AND TWO BATHS, 2 STORY, Full Basement, 5R, 1FB, 1HB, 0FP, OTHER STRUCTURE = None, 1BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,

Online BP.
gf 5/24/25

check spelling

Address * *(This section is required.)*

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
2800	RUSTIC MANOR	CT

Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-77.01491	39.3048

City	State	Zip Code	Primary
GLENWOOD	MD	21738	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
905617	123	1.24	298600	968900	670300	RURAL

Legal Description

IMPSLOT 17 1.247 A[ ]2800 RUSTIC MANOR CT[ ]GWYNDYL OAK ESTATES

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	17	605601	5				

Plan Area	State Tax Id	Subdivision Name
	1404356136	GWYNDYL OAK ESTATES

Section	Area	Tax Map
		14

Grid	Zoning District	ADC Map
14-11	RC-DEO	4812-H2

SDP No.	Final Plan No.	WP File No.

Record Plat No.	WS Contract No.	FDP No.	Primary
11550			Yes

Owner Occupied	Year Built	Historic District
○ Yes ○ No	1997	○ Yes ◉ No

Historic District Registry No.	Stat Area	Flood Plain
	4-06	○ Yes ◉ No

Building No

Owner *(This section is not required.)*

Search Reset Clear

Name *
COFFI
Address Line 1
2800 Rustic Manor Ct
Address Line 2

Address Line 3

Mail City
Glenwood
Mail State
MD
Mail Zip Code
21738
Phone
443-465-9407
Primary
Yes
E-mail

andrewcoffmanmaryland@gmail.com

Cell Number 4434659407 **Fax Number**

Professionals *(This section is not required.)*

License # * 0
License Type * Property Owner
Primary Yes
Business Name PROPERTY OWNER TO ACT AS CONTRACTOR
First Name ANDREW **Middle Name** **Last Name** COFFMAN
Address Line 1 2800 RUSTIC MANOR CT
Address Line 2
City GLENWOOD **State** MD **ZIP Code** 21738
Phone 1 **Phone 2** **Fax**
E-mail

Applicant *(This section is not required.)*

Search As Owner As Lic. Prof As Contact

Type * Applicant
Relationship Applicant
Primary No
First Name Andrew **MI** **Last Name** Coffman
Full Name Andrew Coffman
Organization Name None
Street Address 2800 Rustic Manor Ct
Address Line 2
City Glenwood **State** MD **Zip Code** 21738
Phone 443-465-9407 **Cell** 443-465-9407 **Fax**
E-mail * andrewcoffmanmaryland@gmail.com

Contact *(This section is not required.)*

Search As Owner As Lic. Prof As Contact

Type Contact
Relationship Applicant
Primary Yes
First Name Andrew **MI** **Last Name** Coffman
Full Name Andrew Coffman
Organization Name None
Street Address 2800 Rustic Manor Ct
Address Line 2
City Glenwood **State** MD **Zip Code** 21738
Phone 443-465-9407 **Cell** 443-465-9407 **Fax**
E-mail andrewcoffmanmaryland@gmail.com

Addtl Info

Est Construction Cost * 250000 **Housing Units** * 0 **Number of Buildings** * 0 **Public Owned** No
Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee * ○ Yes ◉ No
Capital Project Number (Text)
Fee Exempt * ○ Yes ◉ No
Roadside Tree Project Permit ○ Yes ◉ No
Roadside Tree Pr

No of Stories * (Text): 2
Foundation *: Full Basement
Basement *: N/A
No of Rooms * (Text): 5
Full Baths * (Number): 1
Ha: 1

Model *
SFD/ CONSTRUCT NEW (2) STORY 36' X 22' ADDITION TO CREATE LIVING ROOM, CLOSET, BEDROOM, AND TWO BATHS
check spelling

Other Structure *: None
Bedrooms * (Number): 1
Porch Deck *: N/A
No of Fireplaces * (Number): 0
Type of Fireplace: --Select--

W & S Fees Paid: ○ Yes ○ No
Water *: Private
Sewage *: Private
Utilities *: Electric
Heating System *: Electric & Propane Gas
Sprinkler System *: None

1st Floor Width FT (Number)
1st Floor Depth FT (Number)
2nd Floor Width FT (Number)
2nd Floor Depth FT (Number)
Basement Width FT (Number)
Basement Depth FT (Number)
Height

Total Square Footage *: 1528 SQFT (Number)
Occupiable Square Footage *: 0 SQFT (Number)
Affordable Housing Funding *: N/A
Foundation Measurement (Text)

Walls (Text)
Roof (Text)
Change In Use: ○ Yes ◉ No
Grading Permit No (Text)
Senior Housing: ○ Yes ◉ No
MIHU Outside Downtown Columbia: ○ Yes ◉ No

Additional Description Info

Expiration Date: 11/18/2025

MIHU Required Units: 0 (Num

check spelling

GREEN INFORMATION

Goal Level: --Select--
Actual Level: --Select--
Leed Registration Number (Text)
Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1: ○ Yes ○ No
Permeable Pavements A2: ○ Yes ○ No
Reinforced Turf A3: ○ Yes ○ No
Disconnection of Rooftop Runoff N1 (Number)
Sheetflow to Conservation Areas N3: ○ Yes ○ No
Rainwater Harvesting M1 (Number)
Submerged Gravel Wetlands M2 (Number)
Landscape Infiltratior
Dry Wells M5 (Number)
Micro Bioretention M6 (Number)
Rain Gardens M7 (Number)
Swales M8 (Number)

PSWM Certification Received in CID on

Submit Cancel

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Thursday, May 29, 2025 7:47 AM
To: 'Andrew Coffman'
Subject: RE: B25001931_2800 Rustic Manor Court_Floor Plan Question

Hi Mr. Coffman,

Thanks for the confirmation. With this change, the new floor plan still shows 4 bedrooms. Your building permit has been approved by the Health Department.

Regards,

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: Andrew Coffman <andrewcoffmanmaryland@gmail.com>
Sent: Wednesday, May 28, 2025 12:29 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: Re: B25001931_2800 Rustic Manor Court_Floor Plan Question

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

Yes, that is correct. Thank you.

Andrew Coffman
443-465-9407
andrewcoffmanmaryland@gmail.com
https://www.linkedin.com/in/andrew-coffman-669b006b/

On Wed, May 28, 2025 at 10:40 AM Oswald Jr, Woodin <hoswald@howardcountymd.gov> wrote:

Hi Mr. Coffman,

Good morning. I have a question about the proposed 2nd floor plan. Will the new opening into existing bedroom #4 be at least 4 foot wide?

Regards,

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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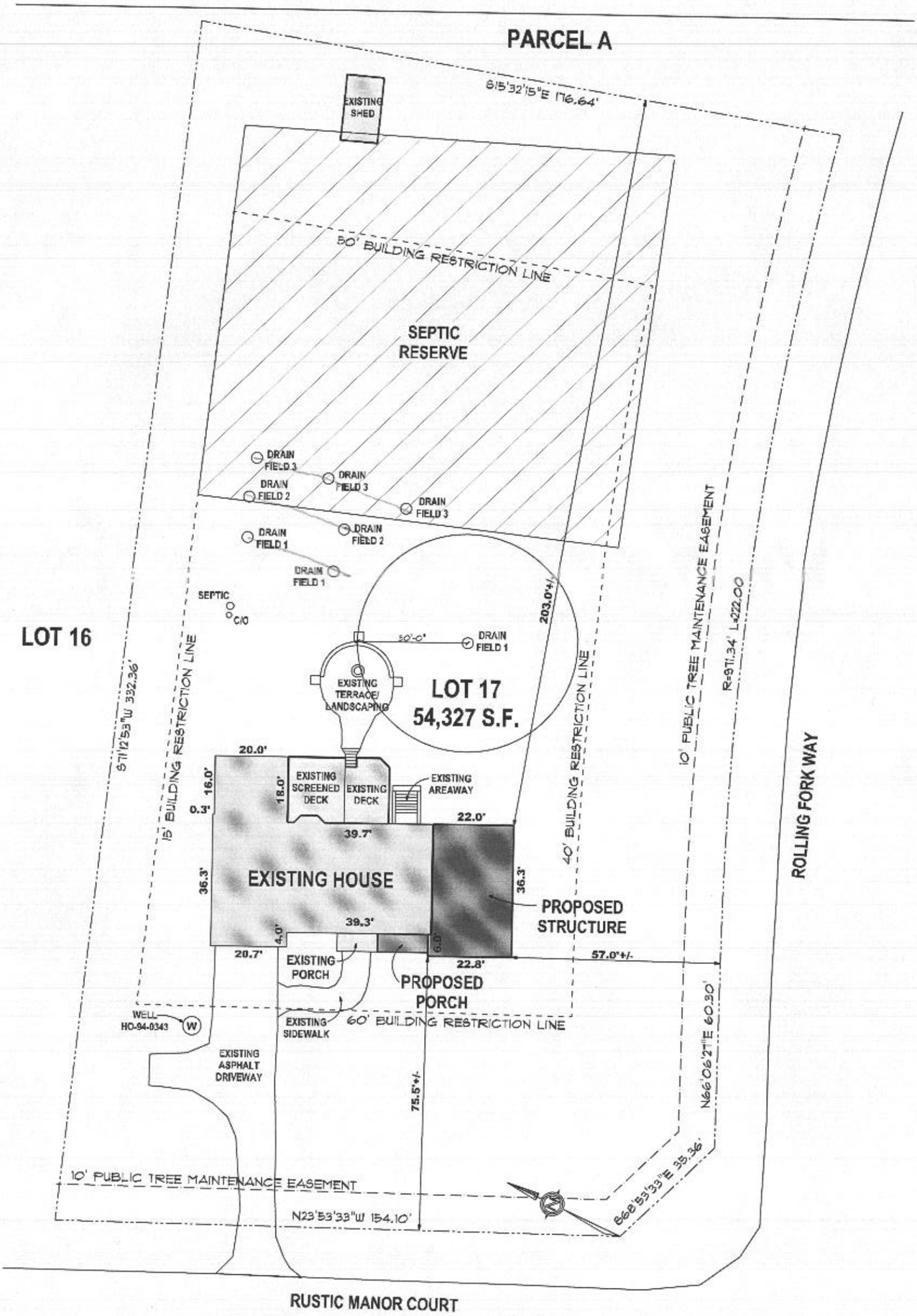
Approved 5/29/25
B2500193 (36 x 22' addition) - HO



PROPOSED SITEPLAN

SCALE: 1" = 30'

Coffman Residence

Living/ Bedroom Addition

2800 Rustic Manor Court, Glenwood, Maryland 21738

2021 IECC CODE COMPLIANCE

R301.1 Climate zone 4A

R401.2 Compliance Method: Mandatory and Prescriptive Provisions

R402.1.1 Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2018 Edition.

R402.1.2 Attic Insulation: Raised Heel Trusses R-49 R-38

R402.1.2 Wood Frame Wall: R-20 or R13 + R5 continuous insulation.

R402.1.2 Basement Wall Insulation: R-13/R-10 Foil Faced Continuous, uninterrupted Batts Full Height

R402.1.2 Crawl Space Wall Insulation: R-13/R-10 Foil faced Continuous Batts Full Height extending from floor above to finish grade level and then vertically or horizontally an additional 2' -0".

R402.1.2 Floor Insulation over Unconditioned Space: R-19 batt insulation.

R402.1.2 Heated Slab Insulation: R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

R402.1.2 Window U-Value/SHGC .32 (U-Value)/.40 (SHGC)

R402.2.10 Slab on Grade Floors Less Than 12" Below Grade: R-10 Rigid Foam Board Under Slab Extending Either 2' -0" Horizontally or 2'-0" Vertically

R402.2.4 Attic Access: Attic access scuttle will be weather-stripped and insulated R-49

R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2018 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.

R402.4.1.1 Installation: The components of the building thermal envelope as indicated in Table

R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction.

R402.4.1.2 Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.7/15

R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 127 (factory built fireplace) and UL 907 (masonry fireplace).

R402.4.4 Rooms containing fuel-burning appliances where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope.
Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.

R402.4.5 Recessed Lighting: Recessed luminaries installed in the building thermal envelope shall be sealed to limit air leakage.

R403.1 Controls: All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2018 IECC Section 403.1.1.

R403.1.2 Where a Heat pump system having supplementary electric resistance heat is used the thermostat shall prevent the supplementary heat from coming on when heat pump can meet heating load.

R403.3.1 Mechanical Duct Insulation: Supply and Return Ducts in Attic R-8 minimum. R-6 when less than 3 inches. Supply and Return Ducts outside of conditioned spaces R-8 minimum. All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 minimum.

R403.3.2 Duct Sealing: All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC. A duct tightness test ("Duct Blaster" duct total leakage test) will be performed on all homes and shall be verified by either a post construction test or a rough-in test. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.

R403.3.6 Ducts Buried Within Ceiling Insulation: The supply and return ducts shall have an insulation R-value not less than R-8. At all points along each duct, the sum of the ceiling insulation R-value against and above the top of the duct, and against and below the bottom of the duct, shall be not less than R-19, excluding the R-value of the duct insulation. Sections of the supply duct that are less than 3 feet (914 mm) from the supply outlet shall not be required to comply with these requirements

R403.6 Mechanical Ventilation: Outdoor (make-up and exhausts) air ducts to be provided with automatic or gravity damper that close when the ventilation system is not operating.

R403.6.1 Whole-house mechanical ventilation system fan efficiency to comply with TABLE R403.6.1.

R403.7 Equipment Sizing shall comply with R403.7.

R404.1 Lighting Equipment: A minimum of 90% of all lamps (lights) must be high-efficacy lamps. This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

R406.4 ERI-Based Compliance: Compliance based on an ERI analysis requires that the rated design be shown to have an ERI less than or equal to the appropriate value indicated in Table R406.4 when compared to the ERI reference design.

GENERAL NOTES

- All work shall comply to all applicable local codes.
- All construction shall be classified as and comply to either of the following:
  -- Use Group R-4 under the 2021 International Residential Code & Howard County Code
- All work shall comply to International Energy Conservation Code, 2021 edit.
  SEE IECC CODE COMPLIANCE notes
- These plans and notes are the property and sole responsibility of JRArchitecture, LLC. Use of these plans without the written consent of JRArchitecture, LLC. is prohibited.
- These plans are subject to modification as necessary to meet code requirements and or facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect and the Owner reserves the right to make any changes, for any reason, at any time, providing they comply with the code.
- The Sub-Contractor shall compare and coordinate all drawings. When a discrepancy or an error or omission exists, he shall comply with the code and contact the Architect and the Owner in writing for proper adjustment.
- These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference.
- In the event certain features of Construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- Integral garages in dwelling units shall be separated from all adjacent living space with fire separation as required by local code.
- Field verify ALL dimensions

GENERAL FRAMING NOTES

- Double all floor joists under walls above, that are framed parallel to floor framing unless noted otherwise on the plans.
- Provide solid 2x10 blocking to be located between floor joists where posts, from above, carrying structural headers land between floor joist below. blocking to be built up to the same width as post it is carrying above.
- Provide adequate clearance @ plumbing stacks as req.
- All dimensions must be verified in the field by the contractor before start of construction. any discrepancies on the plans, or specifications, must be reported to the architect or engineer prior to the start of construction.
- Any variation from these plans that will require changes to the structural members shall be brought to the attention of the architect immediately.

DESIGN CRITERIA

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - table 301.2 (1)

GROUND SNOW LOAD (lbs./s.f.)		40
DESIGN WIND SPEED		115 m.p.h.
SEISMIC CONDITION BY ZONE		A
SUBJECT TO DAMAGE	WEATHERING	SEVERE
	FROST LINE DEPTH	30"
	TERMITE	MODERATE to HEAVY
	DECAY	MODERATE
WINTER DESIGN TEMP. FOR HEAT. FACILITIES		20˚
RADON RESISTANT CONSTRUCTION REQ		
FLOOD ZONE		

ITEMS OF PARTICULAR NOTE

- Contractor, sub-contractor or supplier shall verify all job conditions and measurements prior to commencing work or ordering materials. Discrepancies between dimensions shown on drawings and actual field conditions should be brought to the Architect and Owner's attention immediately for clarification prior to proceeding with work. These plans are not to be scaled for Construction purposes. Written dimensions and notes supersede all scaled reference. If there are any conflicts, discrepencies or ambiguity with dimensioning the Contractor shall notify the Architect immediately for clarification. Field verify ALL proposed dimensions
- As a matter of record, JRArchitecture, LLC shall not be responsible for construction means and methods or omissions by the contractor, sub-contractor or any other persons performing work in accordance with these drawings.
- On this Project. the Contractor shall have sole supervision over, and exclusive responsibility for: demolition and temporary construction; construction means, methods, techniques, sequences, procedures, safety precautions and safety programs in connection with all demolition and construction work; and protection of persons and property during construction until final completion is attained. Services performed by Architect or its consultants during construction, if any, are intended to promote the goal that, in general, the construction work, when fully completed, will be consistent with the design intent reflected in the permit or construction drawings. Means and methods responsibility always shall be the exclusive responsibility of the Contractor and Contractor shall separately engage specialty engineers or other consultants as required to fulfill this responsibility.

DRAWING LIST

AREA INFO

FLOOR	SQUARE FOOTAGE
FIRST FLOOR	792 s.f.
BASEMENT	736 s.f.

CODE INFORMATION

2021 International Residential Code
2021 Existing Building Code
2021 Energy Conservation Code
2021 National Fuel Gas Code
2021 International Plumbing Code
2021 International Mechanical Code
2023 National Electrical Code
2021 NFPA 101 Life Safety Code

DESIGN - LIVE LOADS

- RECOMMENDED MINIMUMS:

- Ground Snow Load	40 psf
- Roof Live Load	30 psf
- Sleeping Floors	30 psf
- Living Floors	40 psf
- Exterior Decks	40 psf
- Stairs	40 psf
- Garage Slabs	40 psf
- Wind Load	18 psf
- Guardrails	200' at any point in any direction.

(or as per local code)

JONATHAN RIVERA
(443) 226-5745
JonathanRivera.com

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678 Expiration Date: 4/30/2026

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PROPOSED ADDITION

COFFMAN RESIDENCE

2800 Rustic Manor Court
Glenwood, Maryland 21738

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jrivera@jonathanrivera.com

ISSUE DATES:

4-28-25	REVIEW SET
5-7-25	PERMIT SET

SCALE:

INFO SHEET

0.01

PRINT DATE :
Wednesday, May 7, 2025

MASONRY

- Maximum vertical distance of unbalanced fill measured from the top of the lower level slab to outside finished grade shall not exceed the following, for unreinforced walls where unstable soil or ground water conditions do not exist.

Type of Wall	Height of Fill
8" C.M.U.	4'-0"
12" C.M.U. (hollow)	6'-0"
12" C.M.U. (solid)	7'-0"
8" Poured Concrete	7'-0"
10" Poured Concrete	8'-0"

- Masonry veneer shall be installed over 15# felt or approved water repellant sheathing. Through-wall flashing and weeps shall be provided at any location where interior space projects beyond the face of the veneer, i.e. bay windows. Off-set chimneys, etc..

- Masonry veneer shall be attached and anchored in accordance with the local code requirements.

- Walls over 7'-0" or on unstable soil shall be engineered and certified by a registered professional engineer.

- Concrete masonry units shall meet ASTM C-90 Grade A solid block or ASTM C-145 Grade B Standards and be 28 DAYS OLD before installation. Minimum net compression strength of block to be 2000 psi.

- Parging over CMU walls to be not less than 3/8" Portland cement parging from footing to finished grade. Parging and poured concrete walls shall be covered with a coat of approved bituminous material applied at the recommended rate below grade.

- MASONRY LINTELS: Provide lightweight pre-cast lintels for all openings and and recesses in CMU walls. Provide (1) 4x8 lintel for each 4" of wall thickness. Reinforce each lintel with two #4 bars at top and bottom and with #2 ties spaced 9" O.C., unless noted otherwise. Precast lintel to have minimum 8" bearing at each end. Such lintels shall not support any superimposed loads.

- Use Type "M" mortar for masonry below grade in contact with earth.

- Use Type "S" mortar for exterior above-grade load bearing and non-load bearing walls, and for other applications where another type is not indicated.

- Galvanized metal brick veneer ties shall be installed 16" o.c. each way.

- Steel lintels for all opening and recesses in brick or Brick faced Masonry wall not specifically detailed: Provide (1) steel angle for each 4" of wall thickness. Steel angles to have minimum 6" bearing at each end, Horizontal leg shall be 3 ½, unless noted otherwise.

- LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):

L-1	3 ½"x3-1/2"x5/16"	steel angle	up to 3' opg.
L-2	4"x 3-1/2"x5/16"	steel angle	3' to 5' opg.
L-3	5"x 3-1/2"x3/8"	steel angle	5' to 6'-6" opg.
L-4	6"x3-1/2"x1/2"	steel angle	up to 9' opg.
L-5	6"x 4"x5/8"	steel angle	up to 10'-0"
L-6	8" OR 9"x4"x9/16"	steel angle	16' garage

- Lintels shown shall not support any superimposed loads.

- All steel angles in masonry walls are to be flashed and painted.

- Paint all exterior ferrous or galvanized metals EXCEPT completely pre-finished factory items.

- All work shall comply to local code.

STAIR CRITERIA

- INTERIOR and EXTERIOR STAIRS

- All stairs shall comply with all local codes.
  - Minimum finish width: 36"
  - Minimum finished headroom height: 6'-8"
  - Maximum riser height: 7 3/4"
  - Minimum tread depth: 11"
  - Maximum space between ballsters: 4"
  - Handrail height shall not be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.

- Provide a minimum of 1 1/2" space between handrail and wall.

- Stair winder shall have a minimum inside width of 6" and a minimum of a 9" tread when measured 12" from inside corner.

- Stair landings shall be a minimum of 36" x 36"

- Stairways with 3 or more risers are required to have a handrail.

WOOD

- Wall bracing shall be installed as per local code.

- All roof trusses and floor systems shall be engineered by others.

- All roof trusses and floor systems shall be braced and installed per manufacturer's specifications and as per local code. See manufacturer's plans for exact layout and construction.

- All trusses are stamped and certified by a registered engineer and meet TPI manufacturers minimum requirement.

- See drawings for type of floor construction.
  - Tongue and groove floor decking glued and nailed on (SPF #2) 2x8 or 2x10 or 2x12 floor joists at 16" o.c. maximum to meet the American Plywood Association Sturd-I-Floor system.
  - Tongue and groove floor decking glued and nailed on pre-engineered wood joists/trusses at 24"o.c. maximum to meet the American Plywood Association Sturd-I-Floor system.

- Fire-stopping shall be provided to cut-off concealed draft openings and to form an effective fire barrier between stories as per local code.

- Structural sawn lumber shall be SPF #2 or better

- All exterior walls are 2x6 stud @16" centers, minimum SPF stud grade unless otherwise noted.

- All interior walls are 2x4 stud @16" centers, minimum SPF stud grade unless otherwise noted.

- All opening headers to be 3-2x10's unless noted otherwise

- Joist hangers to be installed as required.

- All wood less than 8" from grade shall be pressure treated. All sole plates on slabs shall be pressure treated.

- Provide bearing at all structural members as required by local code.

- All materials shall be installed per manufacturer's specifications and as per applicable building codes.

- All laminted veneer lumber (LVL) beams, girders and headers labeled on the plans, to have a Fb rating of 2,950 and modulus of elasticity of 2,000,000 min. unless otherwise noted. Structural laminted beams to be installed as per manufacturer specifications.

- Where applicable, refer to engineered lumber manufacturer specifications for multi-member installation & connection requirements

- Fasten multiple jacks together w/ min. 10d nails @ 6" o.c. staggered both sides - along the entire length of members. Provide nailing within 3.5" of top or bottom of members.

- Fasten multiple member beams together w/ min. 16d nails @ 12" o.c. staggered along the entire length of members. Two rows requiered for depths up to 12". Three rows required for depths of 12-18". Provide nailing within 22" of each end of members. For beams 7" or greater in width provide bolted connection w/ ASTM Grade A-307 (or better) 1/2" dia. bolts in two rows 3" from each end of beam @ 24" o.c. staggered.

- All work shall comply to local code.

CONCRETE

- Concrete works shall conform to American Concrete Institute Standard 318-19

- Bottom of all footings shall be located a minimum of 30", (or as per local code) below finished grade. Steps or depth of footing / foundation may vary according to local site or frost conditions.

- All interior concrete slabs shall have 6"x6"-W1.4x1.4 W.W.M. or control joints. Monolithic turned down slabs for townhouses shall have a control joint between units.

- Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.

- Foundation walls of habitable rooms located below grade shall be dampproofed or water proofed using materials and methods approved by local building jurisdiction.

Type of Concrete Construction	Minimum Specified Compressive Strength
- Footings	3500 PSI
- Interior Basement Slabs	2500 PSI
- Foundation Walls	3500 PSI
- Garage and Exterior Slabs	3500 PSI
- Rat Slabs	2500 PSI

(or as per local code)

- Deformed reinforcing bars: ASTM A-615 Grade 60 and A-305 Mesh: 6x6–W1.4x1.4 WWF ASTM A-185. Reinforcing in footings is required where variations in soil conditions may exist.

- All interior slabs of 30 FEET or more in any dimension shall have WWF, Control Joints, or Fiber Reinforcemnt.

- Vapor barrier under all slabs EXCEPT garages:
  10 MIL Polyethylene. Lap all edges 6", Lay over 4" Gravel bed.

- Exterior Concrete Slabs: 5% to 7% Air Entrained and shall have a minimum 28 Day Compressive Strength of 2500 psi - unless noted otherwise.

- All work shall comply to local code.

WEATHER/THERMAL

- Insulation for slab on grade construction shall begin at the inside intersection of the slab and the foundation wall and shall extend for a minimum distance of 24" down the inside face of the foundation wall and horizontally 24" under the slab. For unheated slabs a material with an R-value of 42 is required: for heated slabs an R-value of 63 is required (or as per local code)

- Sill Sealer-compressible material shall be installed under all mud plates (foundation wall and wood floor systems) and sole plates (slab on grade)

R-Value	Thickness	Location
R-11 FS25	3 1/2"	Basement Walls
R-21	5 1/2"	2x6 Walls (exterior)
R-38	9"	Crawl Space
R-38	'	Floors exposed to unheated condition
R-49 Batt.	12"	Roof
R-49 Blown	'	Apply blown insulation as required by manufacturer's specifications

- Provide vents as per local code.

- Flashing: Prefinished aluminum or equal, at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall.

- Contractor shall maintain in all circumstances proper fire, sound and insulation ratings when penetrating through walls, floors, ceilings and roofs.

- All miscellaneous penetrations during construction shall be patched and repaired according to manufacturer's specifications and as per code.

- All exterior joints between windows, doors and other surfaces shall be caulked and sealed appropriately.

- DAMPPROOFING: Apply (1) coat of asphalt emulsion to exterior of all below grade walls at basement conditions. When habitable space occurs below grade, provide waterproofing membrane, aqueous based elastometric, vinyl acrylic mastic, 36 Mil. min. thickness or other approved equal.

- SLAB VAPOR BARRIER: 6 Mil. polyethlene sheet where noted on drawings. Overlay all edges 6".

- SILL SEALER: ½" x 5 ½" compressible fiberglass beneath all exterior sill plates or other approved sill sealer.

- Provide approved corrosion-resitive flashing at the intersections of masonry and wood frame construction; over projecting wood trim; where decks, porches etc. attach to wood frame construction; at wall and roof intersection; at chimney and roof intersections; in roof valleys; at all roof penetrations; and at wall openings if recommneded by window and door manufactuers.

- Slab perimeters exposed to outside or within 30" of grade: 4.5x24", either vertical or horizontal from slab intersection.

- ROOFING: unless noted otherwise, roofing shall be min 200# Class "C" Fiberglass based asphalt shingles over 15 pound felt. Eave flashing to a point 24" inside of interior face of wall line may be also installed at the owner discretion.

- WALL SHEATHING: As shown on drawings and installed in accordance with MANUFACTURER'S RECOMMENDATIONS.

- GUTTERS AND LEADERS: .032" Prefinished aluminum gutters with .024" prefinished aluminum leaders. Lead to splashblocks or collector as required.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of mechanical systems including duct sizes, trunk and register size for air conditioning and heating. Systems shall be installed per manufacturer's specifications and recommendations and as per all applicable building codes.

- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturer's specifications and recommendations and as per all applicable codes.

- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.

- Smoke & Carbon Monoxide detectors - Provide a minimum of one ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup. Provide detectors at each sleeping room if required by local code. Provide detectors outside each sleeping area within 10'-0" of each door.

- Fire suppression systems shall be installed as per local building code.

- All work shall comply to local code.

SITEWORK

- GENERAL: These drawings do not cover sitework, grading or landscaping

- Building foundations have been designed based on an assumed soil bearing capacity of 1500 PSF. Additional engineering is required if soil bearing capacity is less than 1500 PSF.

- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1 1/2" dia. bleeder pipes through mid line of footing at max 8" o.c. Typically, drains shall lead to sump pits or to positive daylight discharge points.

- Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.

- All work shall comply to local code.

DOORS and WINDOWS

- Provide safety glazing as required by local code.

- Garage door into dwelling shall be fire rated minimum 45 minute or as per local building code. The threshold of the door opening between the garage and the adjacent interior space shall not be less than 4" above the garage door. (or as per local code)

- All doors and windows shall be installed in accordance with manufacturer's specifications, and as per local code.

STRUCTURAL STEEL

- All materials and workmanship shall comply with the requirements of the following codes and standards:

- "Steel Construction Manual", Fourteenth Edition, 2011, American Institutes of Steel Construction (including specifications for structural steel buildings, specifications for structural joints using ASTM A325 or A490 bolts, and AISC code of standard practice)

- "Detailing for steel construction", American Institutes of Steel Construction

- "Structural welding code ANSI/AWSd D.1", American Welding Society

Channels, angles, & plates:	ASTM A36
Wide flange shapes:	ASTM A992
Structural tubing (rect):	ASTM A500; Grade B, Fy=46 KSI
Structural pipe:	ASTM A53, Grade B, TYPE S Fy=35 KSI
High-strength bolts:	ASTM A325-N
Anchor rods:	ASTM F1554 Grade 36
Nuts:	ASTM A563, Heavy Hex
Washers:	ASTM A436
Plate washers:	ASTM A36
Threaded rod:	ASTM A36
Headed shear studs:	ASTM A108
Welding electrodes:	AWS A5.1 or A5.5 E70xx
Nonshrink grout:	ASTM C1107, nonmetallic
Expansion bolts:	Hilti Kwik-Bolt II, ITW Ramset/Redhead Tru-bolt or approved equal
Adhesive anchors:	Hilti Hit Hy150 System, ITW Ramset/Redhead Epcon System or approved equal

- Verify as built plan dimensions, anchor bolt locations, projections, etc. and bearing elevations prior to erection. Notify the structural engineer in writing of any discrepancies, fabrication or erection errors or deviations and receive written approval before any field corrections are made.

- Cutting or burning of structural steel in the field is not allowed.

- The framing shown on the completed drawings has been designed for the loads indicated on the drawings. The fabricator and erector are solely responsible for the design of temporary bracing and recommended erection procedures.

- All column and equipment base plates shall be set on the concrete, shimmed to level, and grouted with non-shrink grout unless noted otherwise.

- All shop and field connections shall be made with high strength bolts installed snug tight unless otherwise indicated or welds. All bolts and nuts shall be clearly marked as required by aisc specifications. All connections made with unmarked nuts and bolts will be rejected.

- All connections shall be standard double angle connections with a minimum of 5/16 inch thick angle and (2) 3/4 inch dia. high strength bolts per row with threads not excluded from the shear plane or welds of equal strength. All connections shall conform to AISC requirements and shall be designed for the loads shown using allowable stress design methods. The number of bolt rows per maximum nominal beam depth shall be as follows: 2 rows - W12; 3 rows - W18; 4 rows - W21, 5 rows - W30, 6 rows - W36.

- Shop prime all steel with rust-inhibitive metal primer applied at a spreading rate recommended by the manufacturer to achieve a total dry film thickness of not less than 1.5 mils (0.038 mm).

- After erection, clean field welds and abraded areas and apply paint using same material as used for shop painting to achieve a total dry film thickness of not less than 1.5 mils (0.038 mm).

- All steel at and below finished grade or floor slab shall receive two coats of bituminous paint or 3" minimum concrete cover

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4-28-25	REVIEW SET
5-7-25	PERMIT SET

SCALE:

GENERAL INFO

0.02

PRINT DATE:
Wednesday, May 7, 2025

The provisions of this Section shall be applied as part of the prescriptive compliance path of Section N1102.1.3.1. Additional energy efficiencies from Table N1108.3 must be selected to meet or exceed a minimum percentage increase of 6% for climate Zone 4 and 6% for Climate Zone 5.

	Table N1108.3 (R408.3) Additional Energy Features[1]		
	Energy Feature	Percentage Increase for Climate Zone 4	Percentage Increase for Climate Zone 5
1	≥ 2.5% reduction in total UA[3]	1%	1%
2	≥ 5% reduction in total UA[3]	2%	3%
3	> 7.5% reduction in total UA[3]	2%	3%
4	0.22 U-factor windows[4]	3%	4%
5	High performance cooling system (Greater than or equal to 18 SEER and 14 EER air conditioner)[2]	3%	2%
6	High performance cooling system (Greater than or equal to 16 SEER and 12 EER air conditioner)[2]	2%	3%
7	High performance gas furnace (Greater than or equal to 96 AFUE natural gas furnace)[2]	5%	7%
8	High performance gas furnace (Greater than or equal to 92 AFUE natural gas furnace)[2]	4%	5%
9	High performance heat pump system (Greater than or equal to 10 HSPF/18 SEER air source heat pump.)[2]	6%	6%
10	High performance heat pump system (Greater than or equal to 9 HSPF/16 SEER air source heat pump.)[2]	5%	5%
11	Ground source heat pump (Greater than or equal to 3.5 COP ground source heat pump.)[2]	6%	8%
12	Fossil fuel service water heating system (Greater than or equal to 82 EF fossil fuel service water-heating system.)	3%	2%
13	High performance heat pump water heating system option (Greater than or equal to 2.9 UEF electric service water-heating system.)	8%	6%
14	High performance heat pump water heating system. (Greater than or equal to 3.2 UEF electric service water-heating system.)	8%	6%
15	Solar hot water heating system (Greater than or equal to 0.4 solar fraction solar water-heating system.)	6%	6%
16	More efficient HVAC distribution system. (100 percent of ductless thermal distribution system or hydronic thermal distribution system located completely inside the building thermal envelope.)	10%	12%
17	100% of ducts in conditioned space. (100 percent of duct thermal distribution system located in conditioned space as defined by Section R403.3.2.)	12%	15%
18	Reduced total duct leakage. (When ducts are located outside conditioned space, the total leakage of the ducts, measured in accordance with R403.3.5, shall be in accordance with one of the following. a. Where air handler is installed at the time of testing, 2.0 cubic feet per minute per 100 square feet of conditioned floor area. b. Where air handler is not installed at the time of testing, 1.75 cubic feet per minute per 100 square feet of conditioned floor area.)	1%	1%
19	2 ACH50 air leakage rate with ERV or HRV installed. (Less than or equal to 2.0 ACH50, with either an Energy Recovery Ventilator (ERV) or Heat Recovery Ventilator (HRV) installed.)[3]	10%	13%
20	2 ACH50 air leakage rate with balanced ventilation. (Less than or equal to 2.0 ACH50, with balanced ventilation as defined in Section 202 of the 2021 International Mechanical Code.)[4]	4%	5%
21	1.5 ACH50 air leakage rate with ERV or HRV installed. (Less than or equal to 1.5 ACH50, with either an ERV or HRV installed.)[4]	12%	15%
22	1 ACH50 air leakage rate with ERV or HRV installed. (Less than equal to 1.0 ACH50, with either an ERV or HRV installed.)[4]	14%	17%
23	Energy Efficient Appliances (Minimum 3 appliances not to exceed 1 form each type with follow efficiencies. Refrigerator - Energy Star Program Requirements, Product Specification for Consumer Refrigeration Products, Version 5.1 (08/05/2021), Dishwasher - Energy Star Program Requirements for Residential Dishwashers, Version 6.0 (01/29/2016), Clothes Dryer - Energy Star Program Requirements, Product Specification for Clothes Dryers, Version 1.1 (05/05/2017) and Clothes Washer - Energy Star Program Requirements, Product Specification for Clothes Washers, Version 8.1 (02/05/2018)	7%	5%
24	Renewable Energy Measure.[5]	11%	9%

[1] Energy efficiency percentage increases as established by PNNL.

[2] For multiple cooling systems, all systems shall meet or exceed the minimum efficiency requirements in this section and shall be sized to serve 100 percent of the cooling design load. For multiple heating systems, all systems shall meet or exceed the minimum efficiency requirements in this section and shall be sized to serve 100 percent of the heating design load. Increases to minimum efficiency requirements are limited to one selection.

Assemblies with R-value of insulation materials equal to or greater than that specified in Table N1102.1.3.1 shall be an alternative to the U-factor in Table N1102.1 when combined with Section N1108.3. The provisions of Section N1108.2.1 shall be applied to the base model house to establish the reference base design establishing energy efficiency.

Table N1102.1.3.1 (R402.1.3.1)										
MD Alternative Insulation Minimum R-Values and Fenestration Requirements by Component[6]										
Climate Zone	Fenestration U-Factor[b, i]	Skylight[b] U-Factor	Glazed Fenestration SHGC[b, c]	Ceiling R-Value	Wood Frame Wall R-Value[d]	Mass Wall R-Value[h]	Floor R-Value	Basement[c, g] Wall R-Value	Slab[d] R-Value & Depth	Crawl Space[c, g] Wall R-Value
4 except Marine	0.30	0.55	0.40	49	20 or 13+5[h]	8/13	19	10ci or 13	10ci, 4ft	10ci or 13
5	0.30[i]	0.55	0.40	49	20 or 13+5[h]	13/17	30	15ci or 19 or 13 + 5ci	10ci, 4ft	15ci or 19 Or 13 + 5ci

For SI: 1 foot = 304.8 mm.
ci = continuous insulation.

R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.

The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestrations. Exception: In Climate Zones 0 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.

"10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "15ci or 19 or 13 & 5ci" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of the wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.

R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.

There are no SHGC requirements in the Marine Zone.

Basement wall insulation is not required in Warm Humid locations as defined by Figure R301.1 and Table R301.1.

The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "13 & 5" means R-13 cavity insulation plus R-5 continuous insulation.

Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

A maximum U-factor of 0.32 shall apply in Climate Zones 3 through 8 to vertical fenestration products installed in buildings located either:

1. Above 4,000 feet in elevation, or
2. In windborne debris regions where protection of openings is required by Section R301.2.1.2 of the International Residential Code.

i. Minimum HRV and ERV requirements, measured at the lowest tested net supply airflow, shall be greater than or equal to 75 percent Sensible Recovery Efficiency (SRE), less than or equal to 1.1 cubic feet per minute per watt (0.03 m3/min/watt) and shall not use recirculation as a defrost strategy. In addition, the ERV shall be greater than or equal to 50 percent Latent Recovery/ Moisture Transfer (LRM).

j. Renewable energy resources shall be permanently installed that have the capacity to produce a minimum of 1.0 watt of on-site renewable energy per square foot of conditioned floor area. The installed capacity shall be in addition to any onsite renewable energy required by Section R404.A. To qualify for this option, one of the following forms of documentation shall be provided to the code official:

a. Substantiation that the RECs associated with the on-site renewable energy are owned by, or retired on behalf of, the homeowner.

b. A contract that conveys to the homeowner the RECs associated with the on-site renewable energy or conveys to the homeowner an equivalent quantity of RECs associated with other renewable energy.

c. Reduction in total UA from lines 1, 2 or 3 and higher performance windows from line 4 are limited to a single selection.

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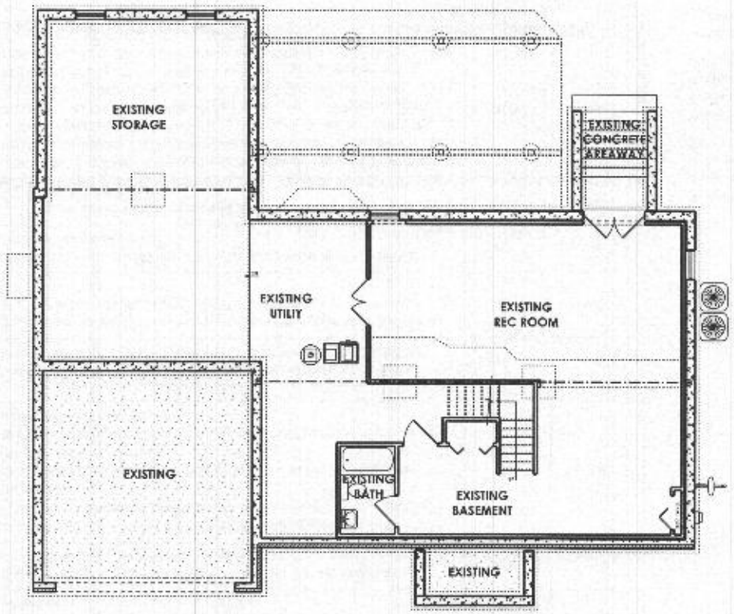

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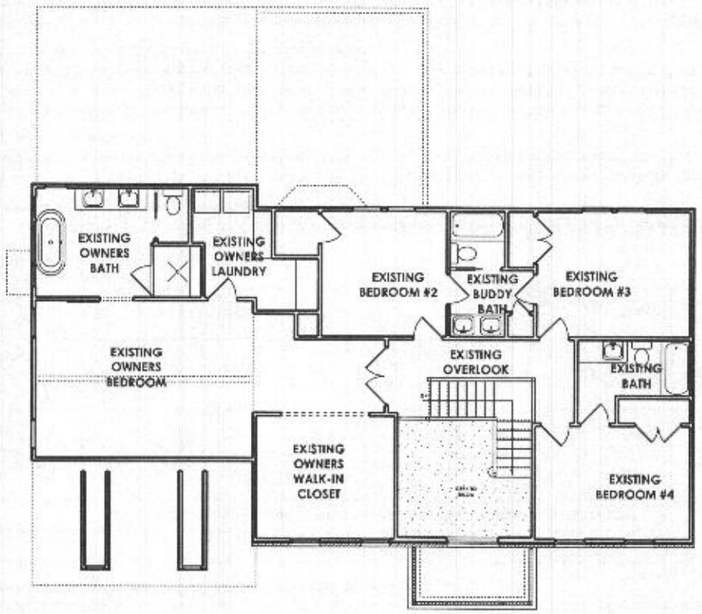

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0.04

PRINT DATE:
Wednesday, May 7, 2025