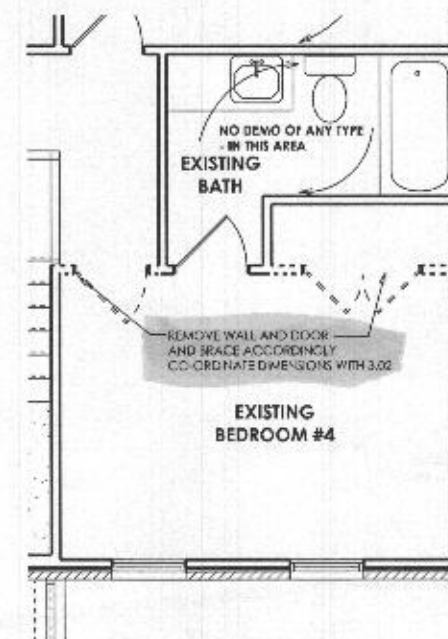


FOUNDATION DEMO

FIRST FLOOR DEMO



SECOND FLOOR DEMO

JONATHAN RIVERA
ARCHITECT

443.224.5745

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

THIS DOCUMENT IS THE PROPERTY OF JONATHAN RIVERA ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF JONATHAN RIVERA ARCHITECT IS STRICTLY PROHIBITED. ALL RIGHTS RESERVED.

PROPOSED ADDITION

COFFMAN RESIDENCE

2800 Rustic Manor Court
Glenwood, Maryland 21738

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.224.5745
rivera@jonathanrivera.com

ISSUE DATES:
4-28-25 REVIEW SET
5-7-25 PERMIT SET

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

DEMO
0.51

PRINT DATE:
Wednesday, May 7, 2025



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 #14578
 Expiration Date: 6/30/2026

Copyright © 2025
 Jonathan Rivera Architect
 All Rights Reserved

PROPOSED ADDITION

COFFMAN RESIDENCE

2800 Rustic Manor Court
 Glenwood, Maryland 21738

ARCHITECT
 Jonathan Rivera AIA, NCARB
 Howard County, Maryland

443.226.5745
 jrivera@jonathrivera.com

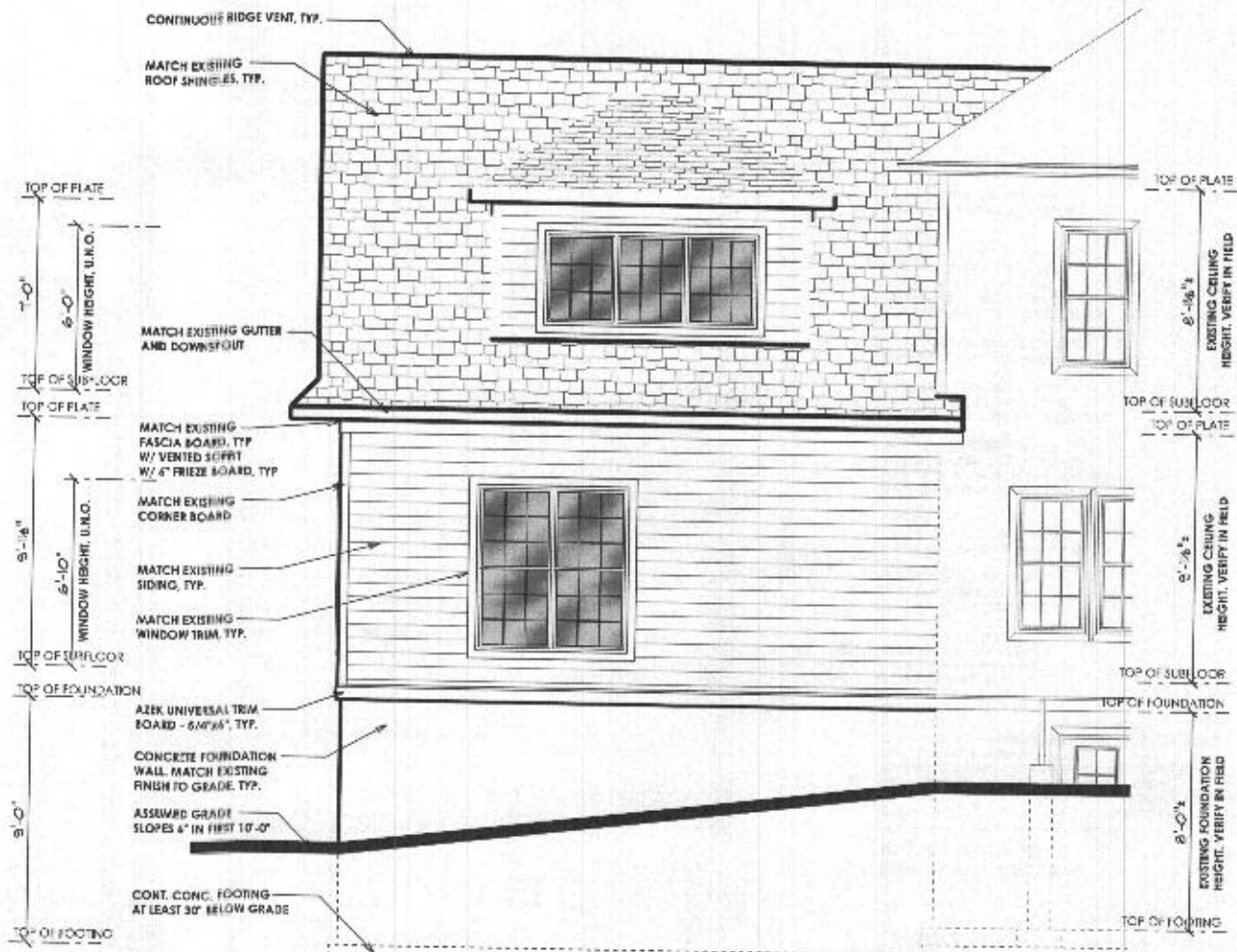
ISSUE DATES:

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

SCALE: 1/4" = 1'-0"
ELEVATIONS

1.02

PRINT DATE:
 Wednesday, May 7, 2025



REAR ELEVATION

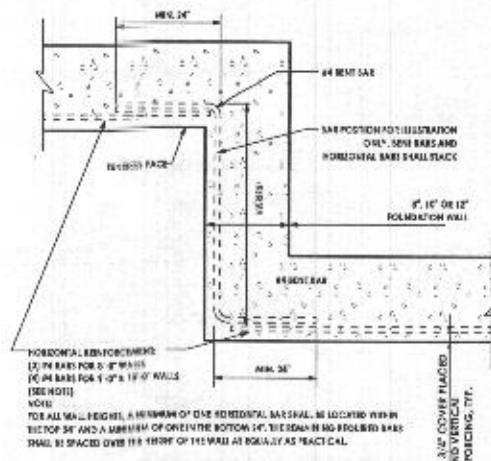


RIGHT ELEVATION

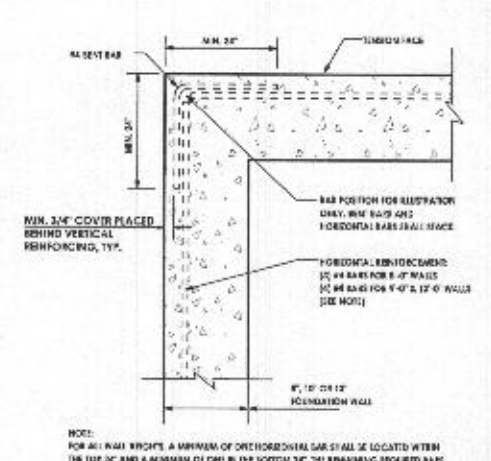


PROFESSIONAL CERTIFICATION
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.
 License Number #14678
 Expiration Date: 6/30/2024

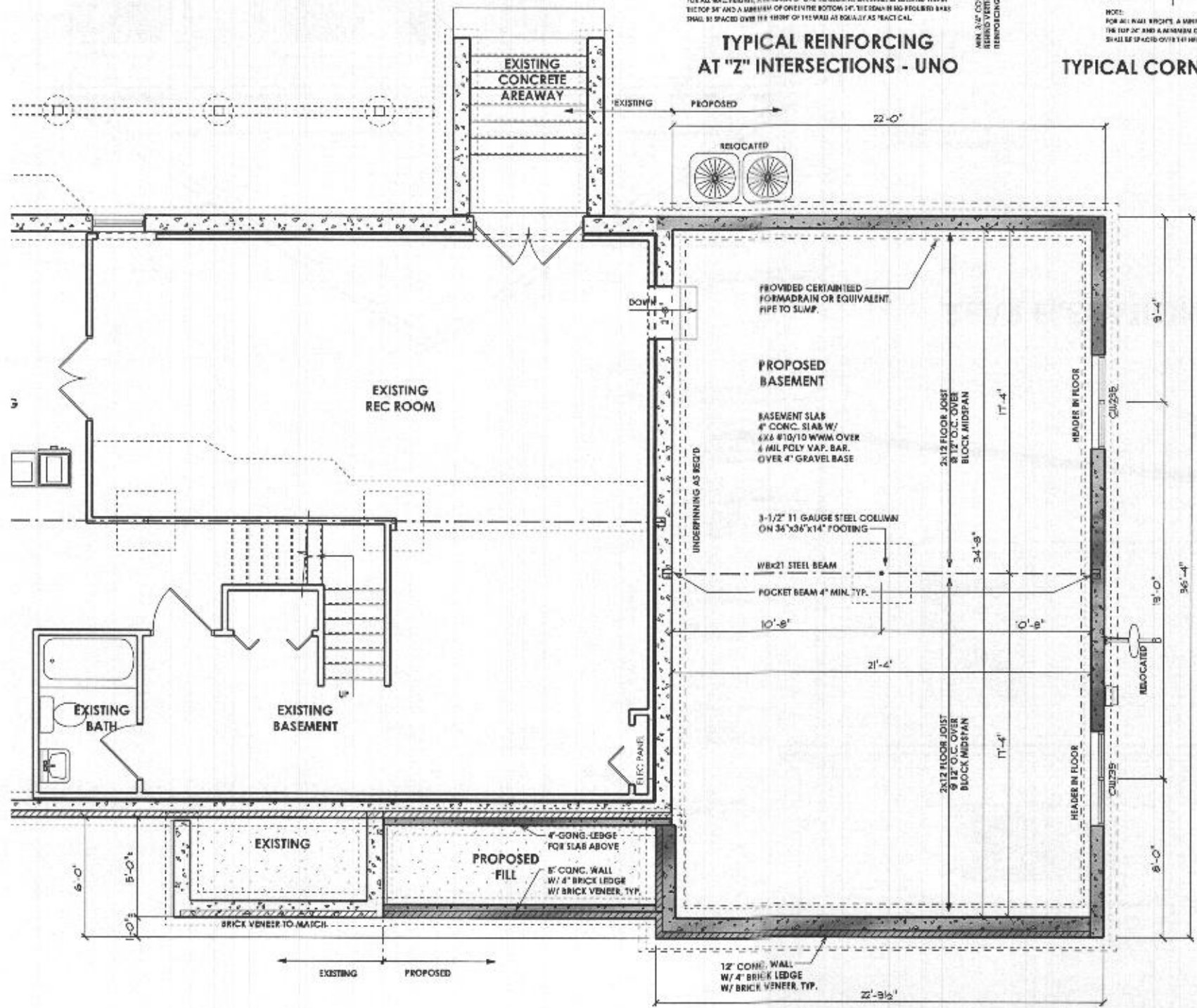
ADDRESS: 2800 Rustic Manor Court, Glenwood, Maryland 21738
 ARCHITECT: Jonathan Rivera AIA, NCARB, Howard County, Maryland
 443.226.5745
 jrivera@jonathanrivera.com
 Copyright © 2025 Jonathan Rivera Architect All Rights Reserved



TYPICAL REINFORCING AT "Z" INTERSECTIONS - UNO



TYPICAL CORNER REINFORCING UNO



ALL DIMENSIONS TO BE VERIFIED IN FIELD

- = EXISTING WALL/PARTITION
- = EXISTING FOUNDATION WALL
- = PROPOSED FOUNDATION WALL

TYPICAL 9'-0" ADDITION FOUNDATION WALL

8" REINFORCED CONCRETE FOUNDATION WALL WITH #4 REBAR AT 18" O.C. VERTICAL AND #4 REBAR HORIZONTAL ONE AT THE TOP AND ONE AT MID HEIGHT. VERTICAL REINFORCING TO BE LOCATED WITH 1-1/4" COVER FROM THE INSIDE FACE OF WALL.
 8"x18" CONCRETE FOOTING WITH (2) #4 REBAR LONGITUDINAL AND #4 REBAR @ 18" O.C. TRANSVERSE WITH 3" CLEARANCE OF BOTTOM.

FOUNDATION NOTES

- 1) 1500 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPP #1, #2 OR EQ. TYP THROUGHOUT U.N.O.
- 3) BASEMENT WINDOW AND DOOR LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 8" OR 10" WHERE STEEL WALL AT BRICK LEDGE EXCEEDS 12" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.
- 8) REFER TO WALL SECTION(S) FOR FOUNDATION WALL DETAILS.

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

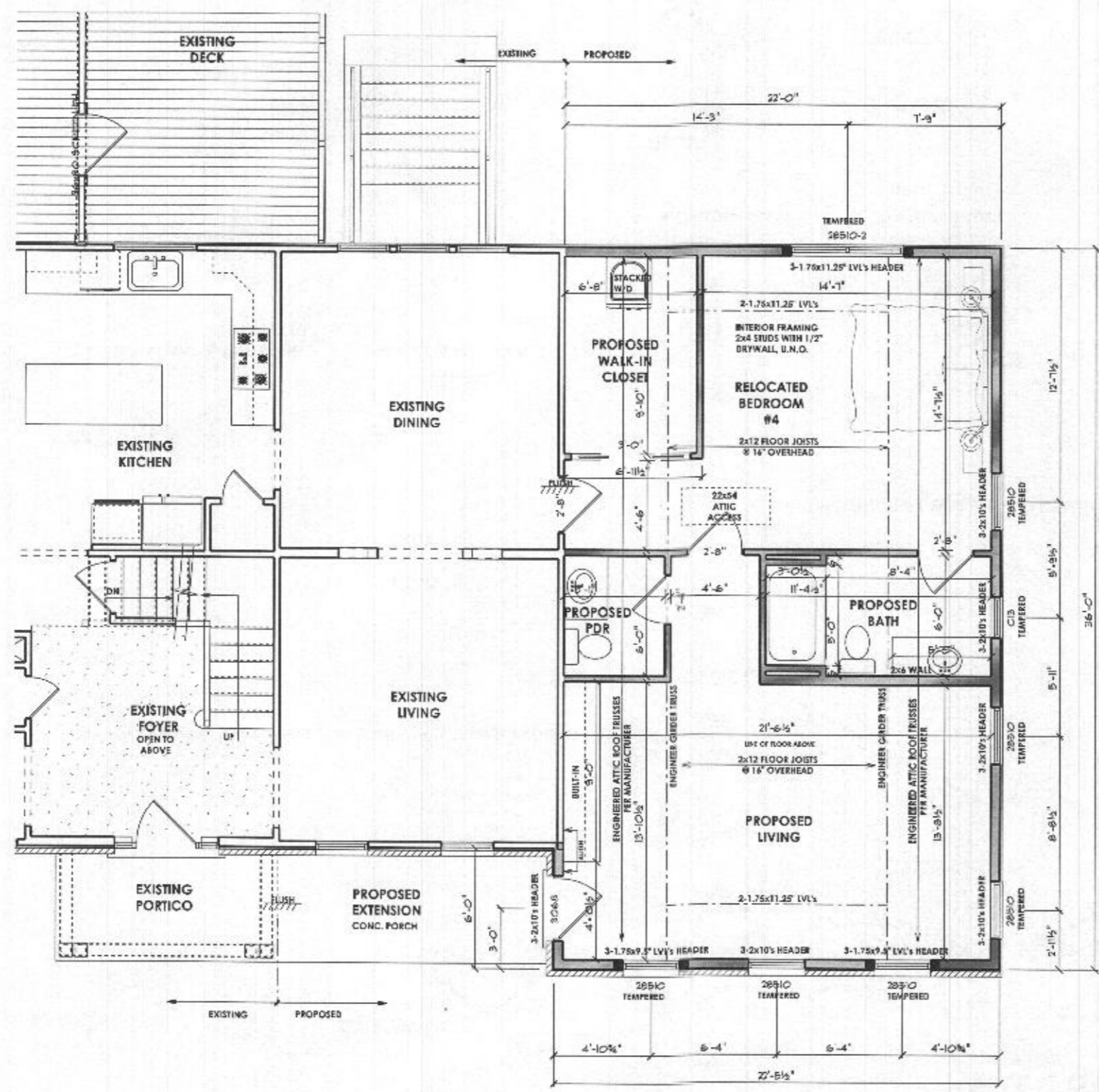
ISSUE DATES:

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

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

FOUNDATION 2.01

PRINT DATE: Wednesday, May 7, 2025



ALL DIMENSIONS TO BE VERIFIED IN FIELD

TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL
 TYPICAL METHOD OF WALL CONSTRUCTION - 8502.10.5
 CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL

— = EXISTING WALL/PARTITION
 — = PROPOSED NEW WALL/PARTITION



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: 914478
 Expiration Date: 6/30/2024

WARNING: THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS THE PROPERTY OF JONATHAN RIVERA ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JONATHAN RIVERA ARCHITECT.

Copyright © 2025
 Jonathan Rivera Architect
 All Rights Reserved

PROPOSED ADDITION

COFFMAN RESIDENCE
 2800 Rustic Manor Court
 Glenwood, Maryland 21738

ARCHITECT
 Jonathan Rivera AIA, NCARB
 Howard County, Maryland
 443.226.5745
 jrvera@jonathanrivera.com

ISSUE DATES:

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

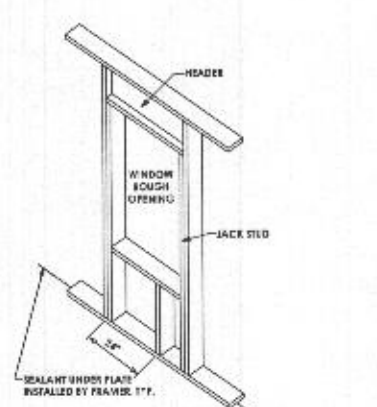
SCALE: 1/4" = 1'-0"
FIRST FLOOR
3.01
 PRINT DATE:
 Wednesday, May 7, 2025

NOTE: ALL LOAD BEARING STUD WALLS TO BE DOUBLE TOP PLATE PER WALL SECTIONS

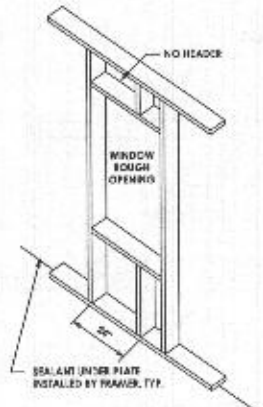


PROFESSIONAL CERTIFICATION
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.
 License Number: 814478
 Expiration Date: 6/30/2026

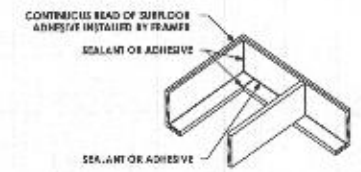
WARNING: THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS THE PROPERTY OF JONATHAN RIVERA ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF JONATHAN RIVERA ARCHITECT IS STRICTLY PROHIBITED. ALL RIGHTS RESERVED.



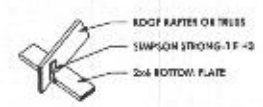
LOAD BEARING WALL OPENING



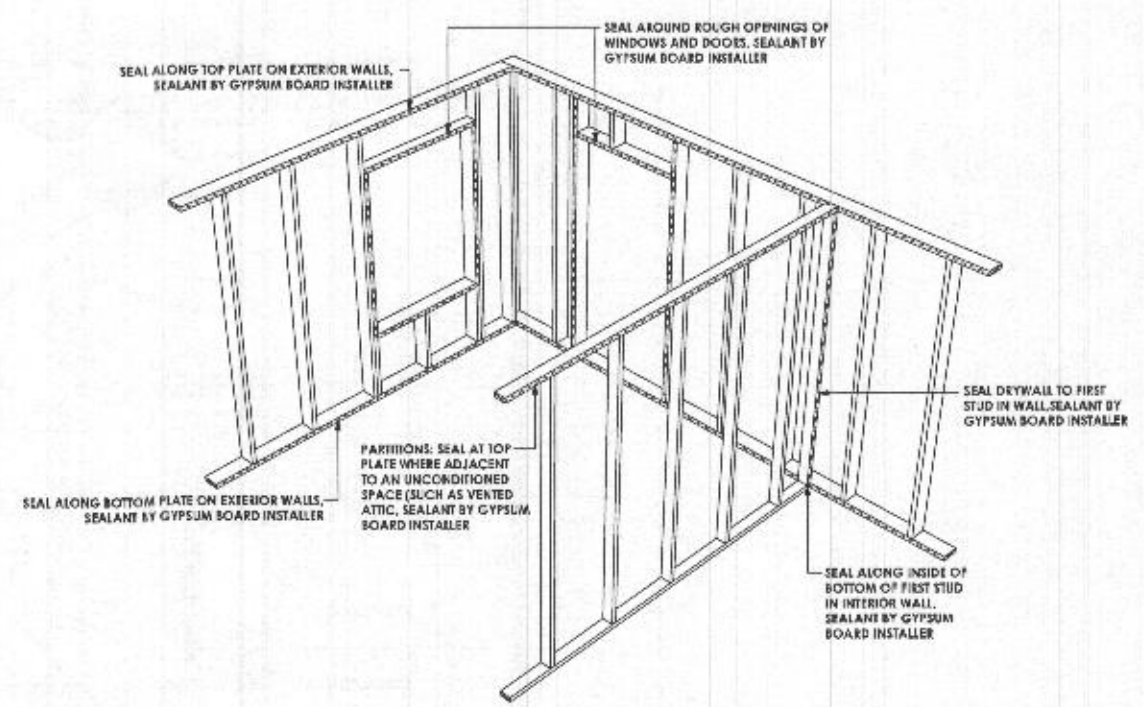
NON-LOAD BEARING WALL OPENING



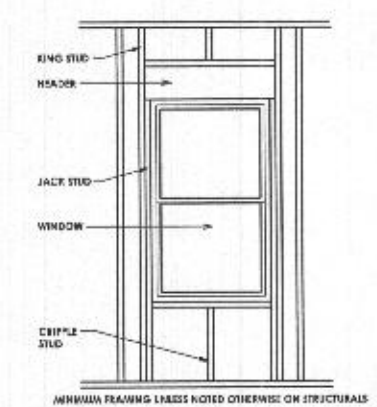
14 RIM JOIST AIR SEALING
NOT TO SCALE



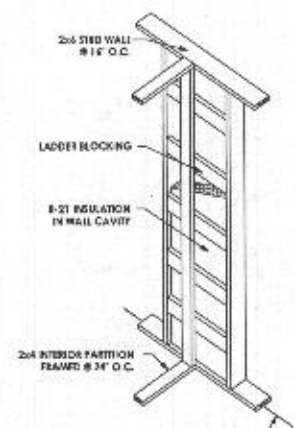
15 ROOF WALL FRAMING CONNECTION



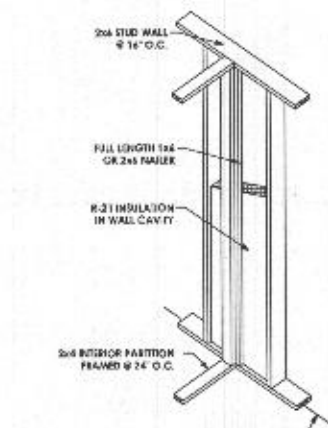
AIR BARRIER AT WALLS AND CEILING PERSPECTIVE



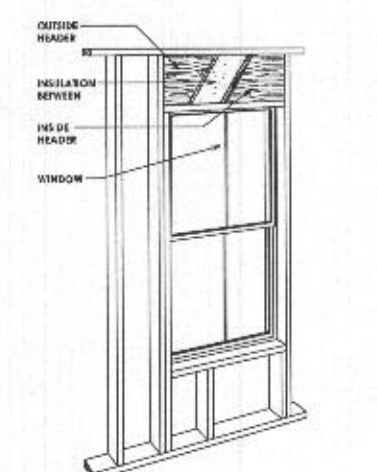
WINDOW FRAMING ELEVATION



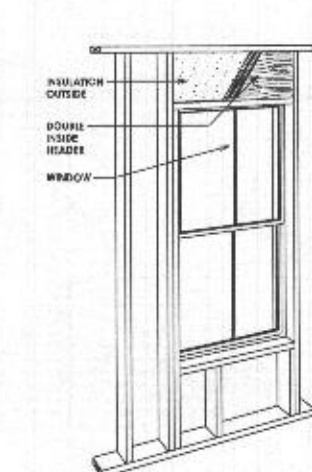
LADDER FRAMING @ PARTITION



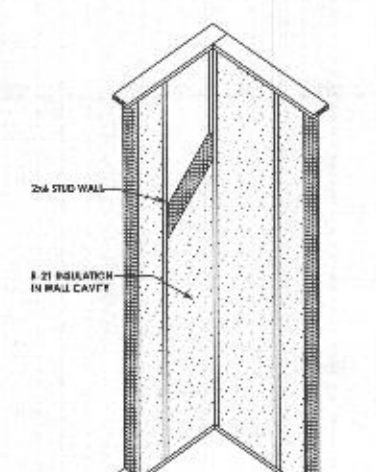
NAILER @ PARTITION



HEADER INSULATION BETWEEN



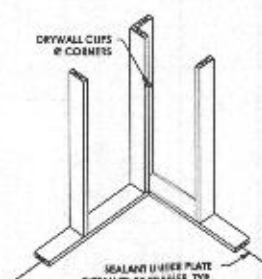
HEADER INSULATION OUTSIDE



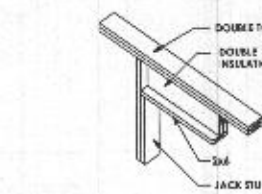
TWO-STUD CORNER-INSULATION



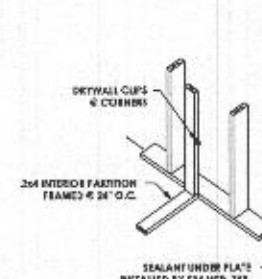
TWO-STUD CORNER-TOP



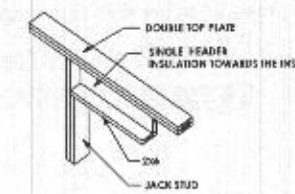
TWO-STUD CORNER-BOTTOM



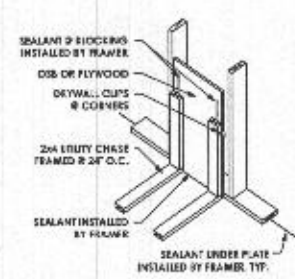
DOUBLE HEADER



BOTTOM PLATE @ PARTITION



SINGLE HEADER



AIR SEALING @ MECH CHASE

PROPOSED ADDITION

COFFMAN RESIDENCE

2800 Rustic Manor Court
Glenwood, Maryland 21738

ARCHITECT

Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jrvera@jonathrivera.com

ISSUE DATES:

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

SCALE: N.T.S.

DETAILS

3.02

PRINT DATE:
Wednesday, May 7, 2025

