

PROJECT DATA

BALTIMORE CITY : MAP 0027 SECTION 68
 BLOCK 4976 LOT 011
 TAX ACCOUNT #: 27-68-4976-001

ZONING: C-1-VC COMMERCIAL

PRINCIPAL HEIGHT STRUCTURE LIMIT: 40'-0"
 HEIGHT OF EXISTING STRUCTURE: 27'-9"

MIN FRONT SETBACK: 20'-0"
 MIN INTERIOR SIDE SETBACK: 10'-0"
 MIN CORNER SETBACK: 25'-0"
 MIN REAR SETBACK: 30'-0"

NO LOCAL HISTORIC DISTRICT
 NO NATIONAL REGISTER HISTORIC DISTRICT

CODE COMPLIANCE

BUILDING CODE:
 2021 INTERNATIONAL BUILDING CODE

MECHANICAL CODE:
 2021 INTERNATIONAL MECHANICAL CODE (IRC)

ELECTRIC CODE:
 2023 NATIONAL ELECTIC CODE (NEC)

LIFE SAFETY CODE:
 2018 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101

FIRE PREVENTION CODE:
 2018 EDITION NFPA 1 (AS AMENDED BY BALTIMORE COUNTY BILL 14-21)

ENERGY CODE:
 2021 INTERNATIONAL ENERGY CODE
 CLIMATE ZONE = 4
 SEE TABLE AND NOTES BELOW

-PENETRATIONS TO THE EXTERIOR WALLS MUST BE SEALED AGAINST THE FLOW OF AIR (THIS APPLIES TO THE WALLS ON THE OUTSIDE OF THE HOUSE).

- IN HOMES WITH AN ATTACHED GARAGE, THE COMMON WALL BETWEEN THE CONDITIONED PART OF THE HOUSE AND THE GARAGE (NON-CONDITIONED AREA) IS AN AIR BARRIER. ANY PENETRATIONS OF THIS WALL INTO THE GARAGE AREA MUST BE SEALED.

- INTERIOR PENETRATIONS TO WALLS OR CEILINGS BETWEEN CONDITIONED AND NON- CONDITIONED SPACES MUST BE SEALED.

- RECESSED FIXTURES INSTALLED BETWEEN CONDITIONED AND NON-CONDITIONED SPACES SHALL BE IC RATED AND LABELED AS MEETING THE REQUIREMENTS OF THE ASTM E283 STANDARD. (STICKERS THAT SAY A LUMINAIRE IS 'AIR-TIGHT', 'AIR-SEAL, OR AIR-LOCK' MAY INDICATE THE LUMINAIRE MEETS THIS STANDARD). ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

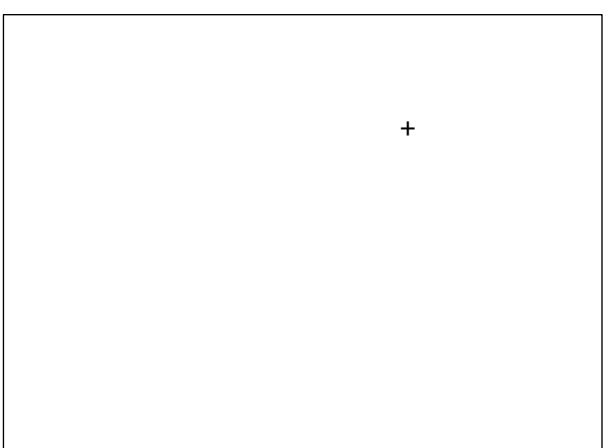
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING/COOLING SYSTEM.

- FOR HEAT PUMPS WITH SUPPLEMENTAL ELECTRIC RESISTANCE HEAT, THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTAL HEAT FROM COMING ON WHEN THE HEAT PUMP CAN MEET THE HEATING DEMAND.

- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE, THE THERMOSTAT MUST BE PROGRAMMABLE.

- A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

- SWIMMING POOL HEATERS AND PUMP MOTORS SHALL BE PROVIDED WITH AUTOMATIC TIMERS. THE POOL HEATER SHALL BE EQUIPPED WITH A READILY ACCESSIBLE ON-OFF SWITCH WHICH ALLOWS DISCONNECTION OF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING.



DRAWING INDEX

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- A-202 REAR ELEVATION

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- S-102 STRUCTURAL NOTES AND DETAILS

PROFESSIONALS

ARCHITECT:

MYERSGREENE

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 VINCENT GREENE, AIA
 410.366.9982
 733 W 40TH ST, SUITE 250PS
 BALTIMORE, MD 21211

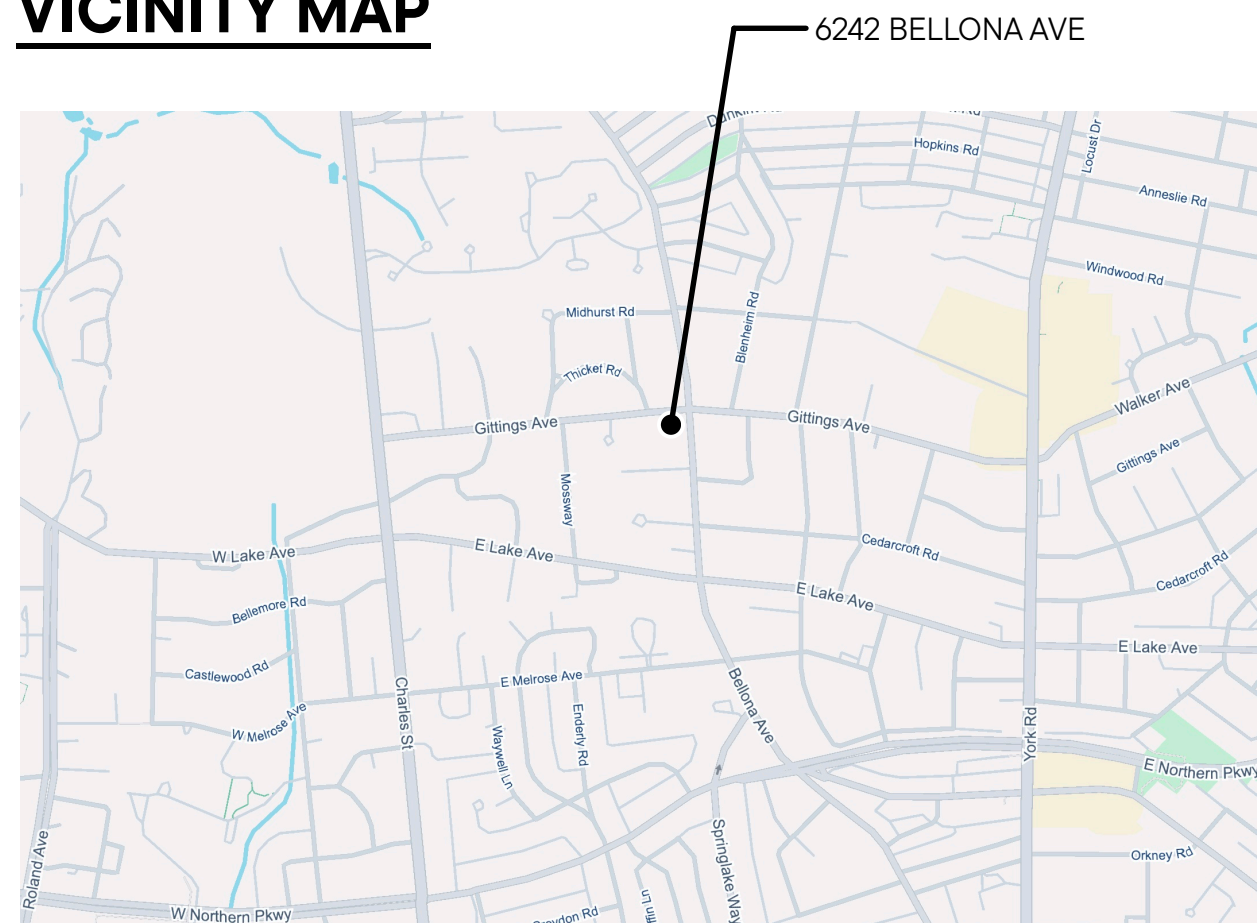
STRUCTURAL ENGINEER:

MICHAEL J. WALKLEY, P.A.
 410.889.7700
 20 E SUSQUEHANNA AVE
 TOWSON, MD 21286

MECHANICAL / ELECTRICAL / PLUMBING

GR ENGINEERING, INC
 JOE NORTON
 443.255.7283
 7210 Oxford Rd
 Baltimore, MD 21212

VICINITY MAP



ABBREVIATIONS

- ABV. ABOVE
- ACOUST. ACOUSTIC
- ADJ. ADJUSTABLE
- A.F.F. ABOVE FINISH FLOOR
- OR & AND.
- ALUM. ALUMINUM
- B.C. BRICK COURSE
- BD. BOARD
- BTM. BOTTOM
- C. CENTERLINE
- C.I. CAST IRON
- CL. CLOSET
- CLG. CEILING
- C.M.U. CONCRETE
- MASONRY UNIT
- C.O. CLEAN OUT
- CONC. CONCRETE
- CONT. CONTINUOUS
- C.T. CERAMIC TILE
- DET. DETAIL
- DIA OR O DIAMETER
- DN. DOWN
- D.S. DOWNSPOUT
- EA. EACH
- EL. ELEVATION
- ELECT. ELECTRICAL
- EQ. EQUAL
- EQUIP. EQUIPMENT
- EX. OR EX. EXISTING
- EXP. EXPANSION
- EXT. EXTERIOR
- E.T.R. EXISTING TO REMAIN
- FCU FAN COIL UNIT
- FIN. FINISH
- FIX. FIXTURE
- F.D. FLOOR DRAIN
- FLR. FLOOR
- FT. FOOT OR FEET
- GALV. GALVANIZED
- GL. GLASS OR GLAZED
- GYP. BD. GYPSUM BOARD
- G.W.B. GYPSUM WALL BOARD
- HDWR. HARDWARE
- HD. HEAD
- HORIZ. HORIZONTAL
- HR. HOUR
- HT. HEIGHT
- I.D. INSIDE DIAMETER
- INSUL. INSULATION
- INT. INTERIOR
- JT. JOINT
- LAV. LAVATORY
- LB. POUND
- LIN. FT. LINEAR FOOT/FEET
- LT. LIGHT
- MAS. MASONRY
- MAT. MATERIAL
- MAX. MAXIMUM
- MECH. MECHANICAL
- MIN. MINIMUM
- M.O. MASONRY OPENING
- MTD. MOUNTED
- MTL. METAL
- NO. OR # NUMBER
- N.T.S. NOT TO SCALE
- N.I.C. NOT IN CONTRACT
- O.C. ON CENTER
- O.D. OUTSIDE DIAMETER
- OPEN'G. OPENING
- PL. PLATE
- PTD. PAINTED
- QT. QUARRY TILE
- QUAN. QUANTITY
- REQ'D. REQUIRED
- R.D. ROOF DRAIN
- RM. ROOM
- R.O. ROUGH OPENING
- S.F., SQ. SQUARE FOOT / FEET
- SIM. SIMILAR
- SQ. SQUARE
- STD. STAINED
- STL. STEEL
- STOR. STORAGE
- SUSP. SUSPENDED
- TEL. TELEPHONE
- T&G TONGUE AND GROOVE
- THRESH. THRESHOLD
- T.O.S. TOP OF SLAB
- TYP. TYPICAL
- V.C.T. VINYL COMPOSITION TILE
- VERT. VERTICAL
- VWC VINYL WALL COVERING
- W/ WITH
- W x H. WIDTH BY HEIGHT
- WD. WOOD
- WDW. WINDOW
- W.P. WATERPROOF
- WR. WATER RESISTANT
- WT. WEIGHT
- WW.F. WELDED WIRE FABRIC

MYERSGREENE

CONTACT

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 410-366-9982

PROJECT NAME

ADDITIONS to
 PINEHURST
 WINE SHOPPE

PROJECT ADDRESS

6242 BELLONA AVENUE
 BALTIMORE, MD 21212

SEAL



PROFESSIONAL CERTIFICATION:

I HEREBY 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 NUM: 9806
 EXPIRATION: 1/13/2028

ISSUED DRAWINGS

BID SET: 06.06.25
 PERMIT 1: 01.28.26

DRAWING TITLE

COVER SHEET

SHEET #

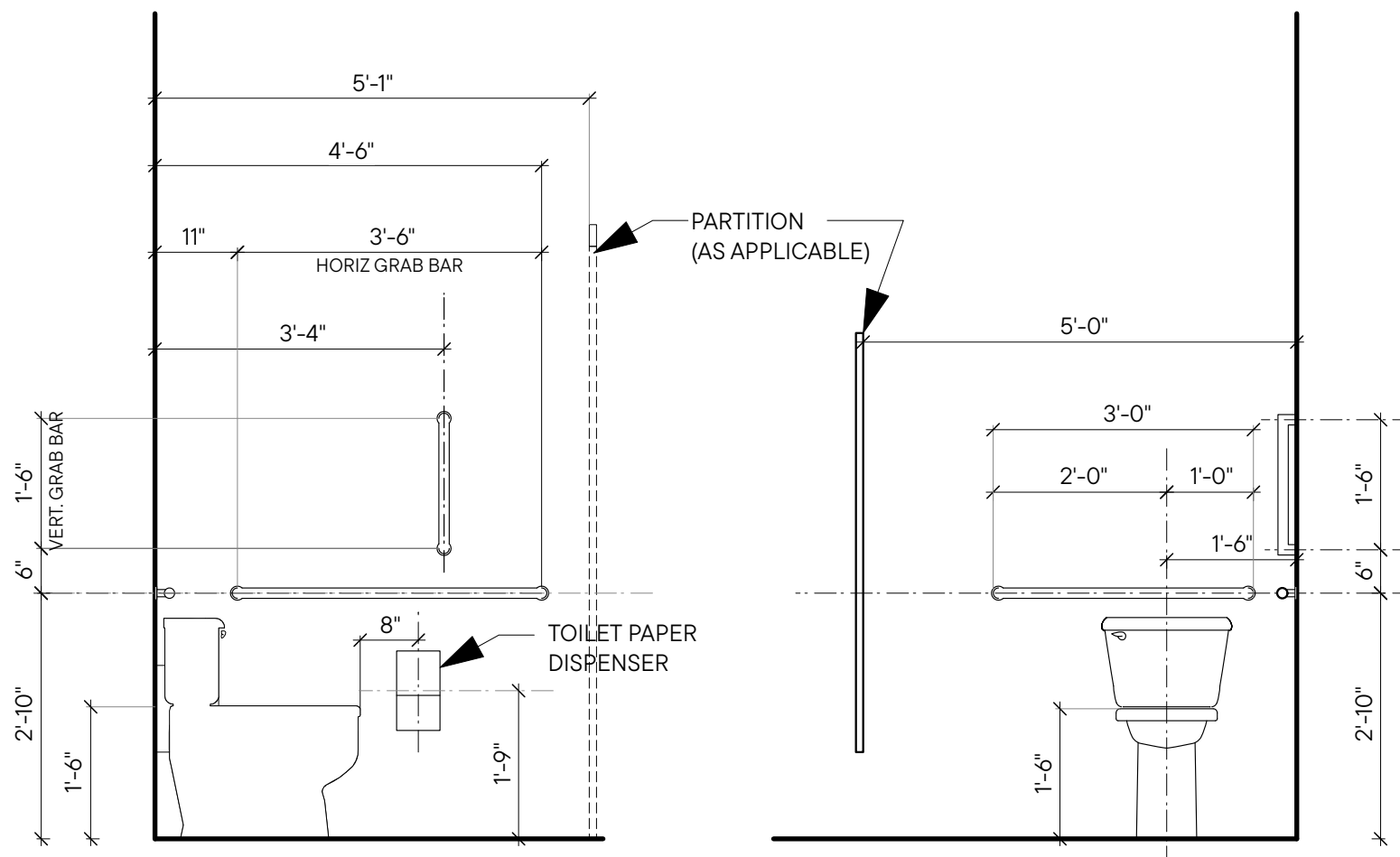
CS-1



WALL SIGNAGE (TYP.)
Scale NTS

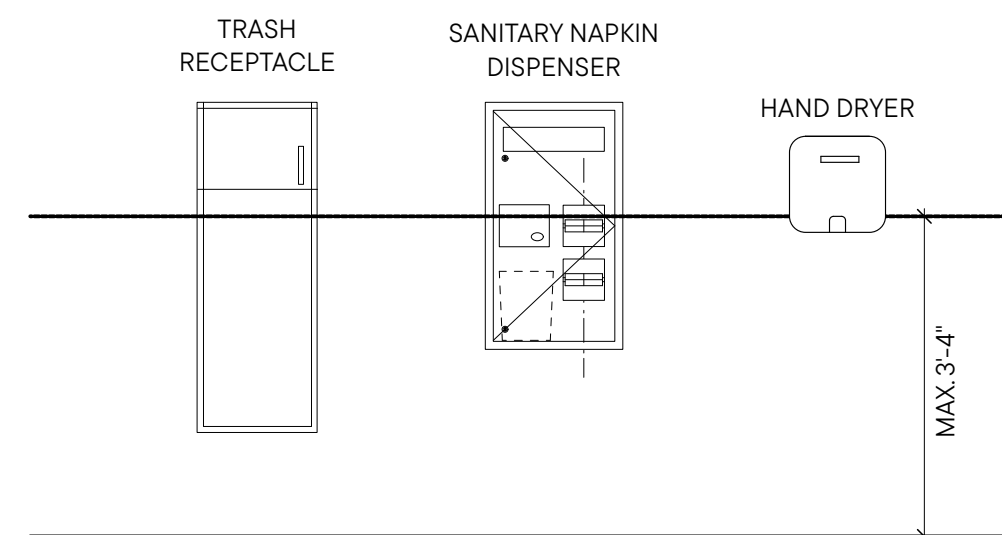
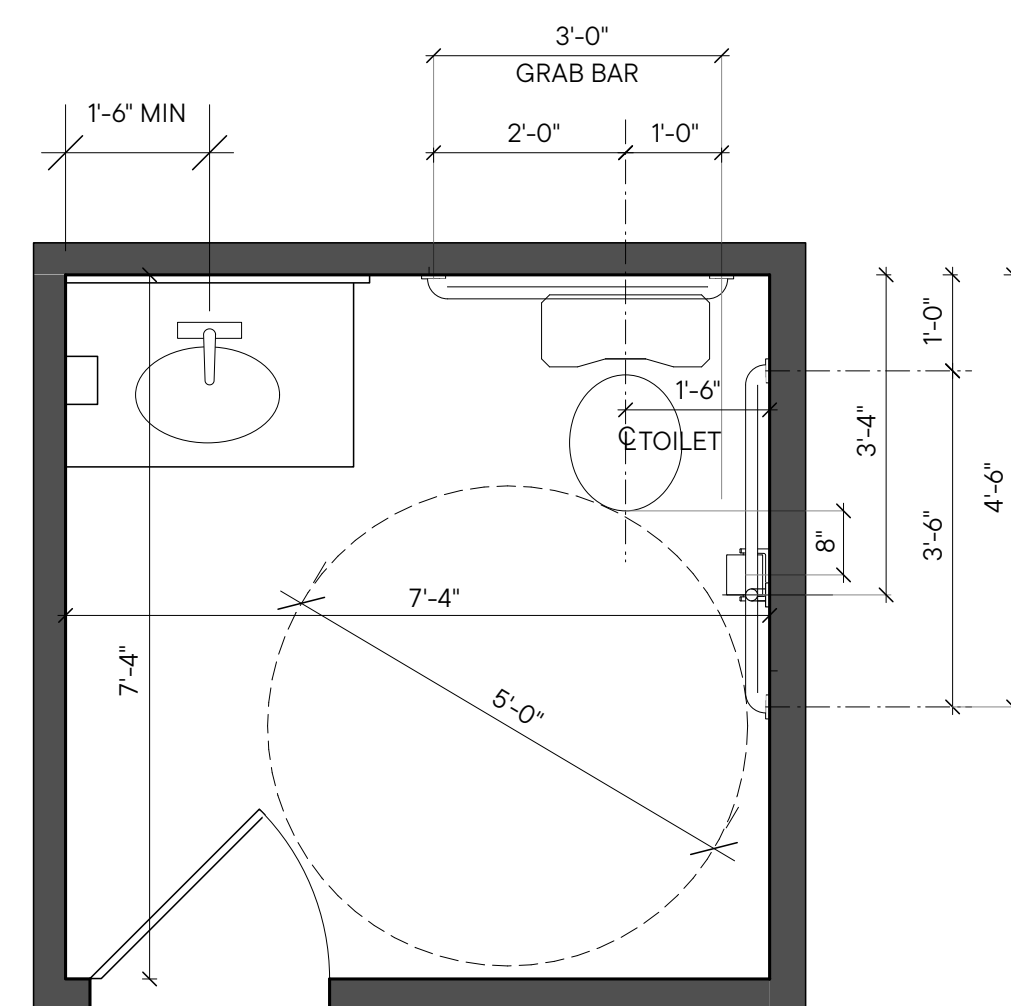
NOTES:

1. PROVIDE ONE SIGN PER RESTROOM THAT HAS AT LEAST ONE TOILET / FACILITY COMPLYING WITH ADA CODE. SIGN TO HAVE RAISED CHARACTERS AND PICTORIAL SYMBOL OF ACCESSIBILITY. MOUNT SIGN 40" ABOVE FINISH FLOOR ON THE WALL ON THE STRIKE SIDE OF THE DOOR. SIGN COLOR MAY BE GRAY WITH WHITE CHARACTERS. REFER TO FLOOR PLANS FOR NUMBER AND LOCATION OF RESTROOMS.
2. LETTERING TO BE RAISED 1/32" AND 5/8" MIN. TO 2" MAX. IN HEIGHT.
3. ALL SIGNS TO HAVE CORRESPONDING GRADE II BRAILLE.
4. PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR MOUNTED SIGNAGE.
5. USE ALL UPPERCASE CHARACTERS.

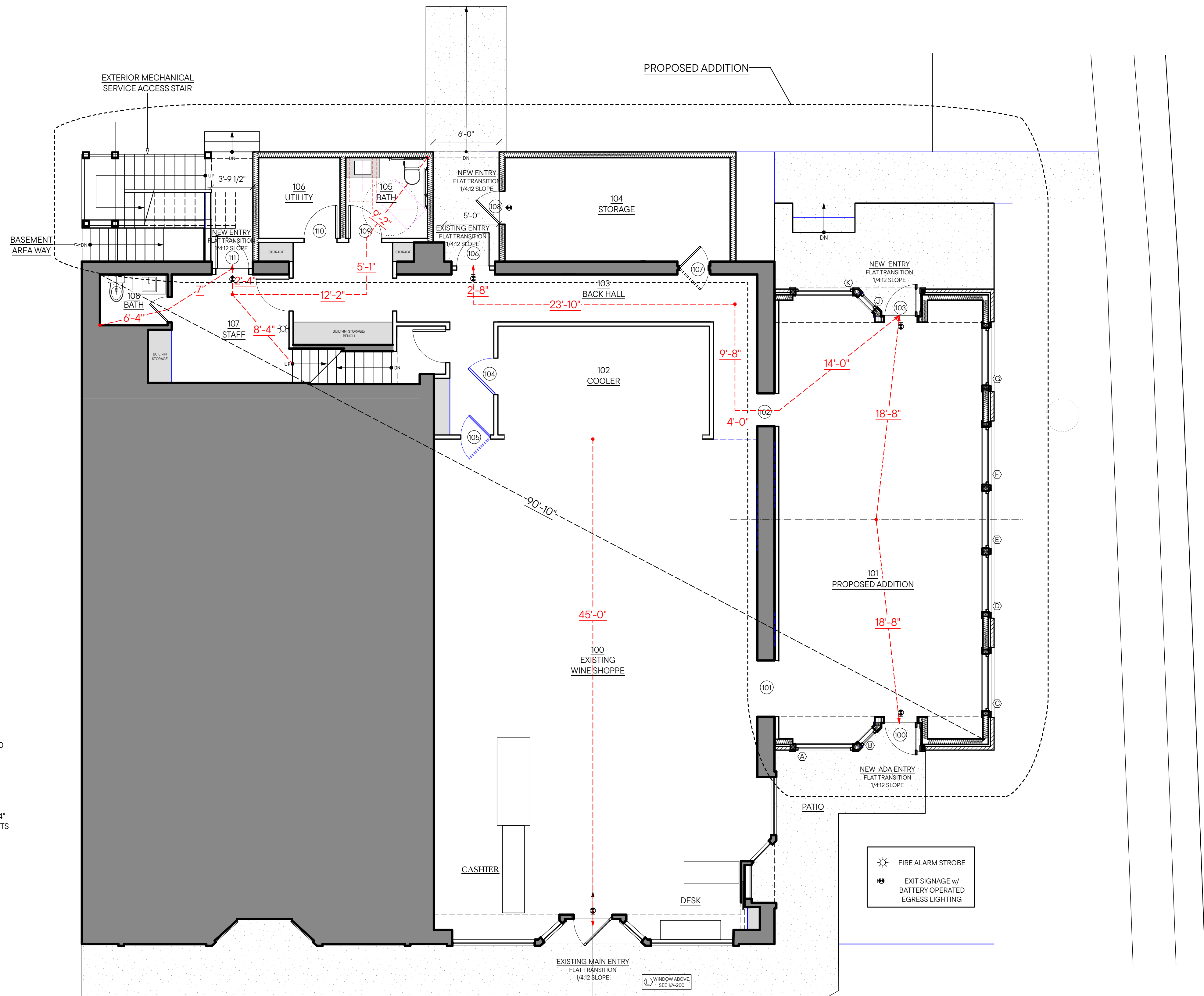


NOTES:

1. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3'-0" WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90 DEGREES AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MINIMUM.
2. BEVELED EDGE THRESHOLD TO BE A MAXIMUM OF 1/2" ABOVE ADJACENT FINISH FLOOR.
3. PROVIDE LEVER TYPE HARDWARE PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
4. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32" CLEAR UNOBSTRUCTED OPENINGS.
5. LOCATE WATER CLOSET 18" FROM WALL TO CENTER LINE OF WATER CLOSET.
6. PROVIDE 1-1/2" GRAB BARS AT 33" ABOVE FINISH FLOOR AT REAR AND SIDE OF WATER CLOSET. GRAB BAR AT SIDE TO BE 42" LONG AND EXTEND 54" FROM BACK WALL OF TOILET. GRAB BARS TO BE 36" LONG AT BACK WITH 1-1/2" CLEAR FROM WALL. GRAB BAR FASTENERS AND MOUNTING SUPPORTS TO WITHSTAND A MINIMUM 250 LBS. PER FOOT IN BENDING, SHEAR STRESS, AND SHEAR FORCE.
7. WATER CLOSET SHALL HAVE A SEAT HEIGHT OF 17" TO 19" ABOVE FINISH FLOOR. FLUSH VALVES TO HAVE MAXIMUM 5 LBS. OPERATING FORCE.
8. LOCATE TOILET PAPER DISPENSERS ON THE WALL WITHIN 8" OF THE FRONT EDGE OF THE TOILET SEAT AND 19" ABOVE FINISH FLOOR.
9. ALL DIMENSIONS ARE TAKEN FROM FINISHED FACE OF WALL.
10. WATER CLOSET FLUSH VALVES TO BE ON THE SIDE FURTHEST FROM WALL.



NOTE:
HEIGHT IS GIVEN BASED ON OPERATIONAL POINT OF EQUIPMENT



1 EXITING PLAN
SCALE: 3/16" = 1'-0"



OCCUPANT LOAD CALCULATIONS (Per IBC 2015 / NFPA 7.3.1.2 - OCCUPANT LOAD TABLE:

MERCANTILE USE -	60 SF / OCCUPANT GROSS
MERCANTILE (STORAGE) USE -	300 SF / OCCUPANT GROSS
2180 SF / 60 =	37 OCCUPANTS
1150 SF / 300 =	4 OCCUPANTS
TOTAL =	41 OCCUPANTS

EGRESS WIDTH REQUIREMENTS (NFPA 7.3.3 EGRESS CAPACITY)

DOOR WIDTH	
41 OCCUPANTS * (2)	= 8.2" EGRESS WIDTH REQUIRED. 36" MIN. DOORS w/ 32" CLEAR OPENING.
36" + 36" + 36" + 42"	= 150" EGRESS WIDTH PROVIDED
STAIR WIDTH	
41 OCCUPANTS * (3)	= 12.3" EGRESS WIDTH REQUIRED or 36" MIN WIDTH STAIR
PER NFPA 101 7.3.3.2	

EGRESS MAXIMUM TRAVEL DISTANCE
OCCUPANT LOAD: 41
WITHOUT SPRINKLER SYSTEM: MAX. 75'-0" EGRESS DISTANCE.

EXISTING AREA: 2040 SF
ADDITIONS: + 1125 SF
TOTAL: 3165 SF

3165 SF < 12,000 SF

SPRINKLER SYST. NOT REQUIRED PER IFC 2018

PLUMBING FIXTURE CALCULATIONS
PLUMBING FIXTURE REQUIREMENTS (66 OCCUPANTS)

WC	21 OCCUPANTS FEMALE/25	= 1 WC REQUIRED	= 1 WC PROVIDED
	21 OCCUPANTS MALE/25	= 1 WC REQUIRED	= 1 WC PROVIDED
LAVS	21 OCCUPANTS FEMALE /40	= 1 LAV REQUIRED	= 1 LAV PROVIDED
	21 OCCUPANTS MALE /40	= 1 LAV REQUIRED	= 1 LAV PROVIDED
DRINKING FOUNTAINS	41 OCCUPANTS /100	= 1 FOUNTAIN REQ.	= 1 FOUNTAIN PROVIDED
SERVICE SINK	1 SINK REQUIRED	= 1 SINK PROVIDED	

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ISSUED DRAWINGS
PERMIT 1: 0128.26

DRAWING TITLE
EXITING FIRST FLOOR PLAN

SHEET #
CS-2

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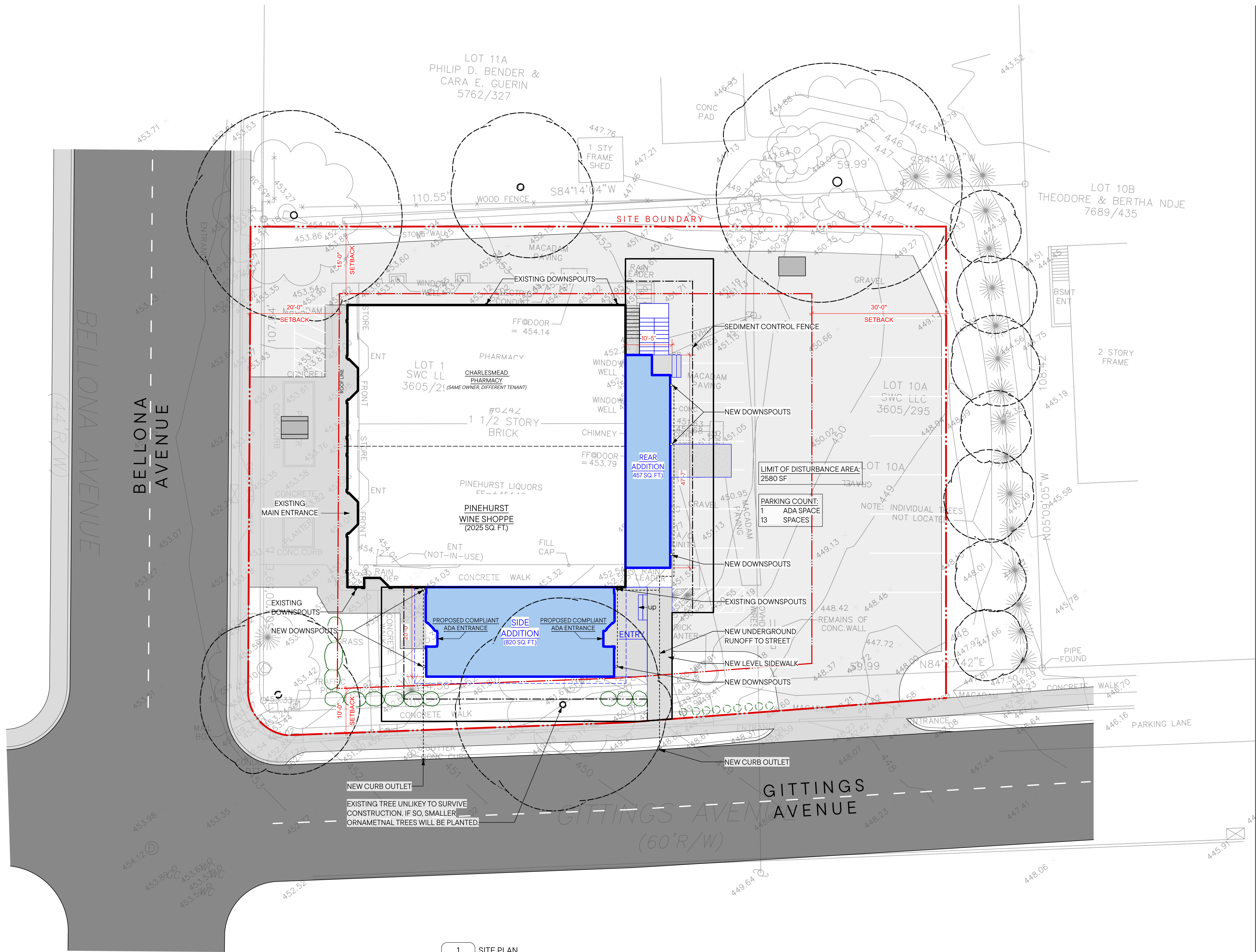
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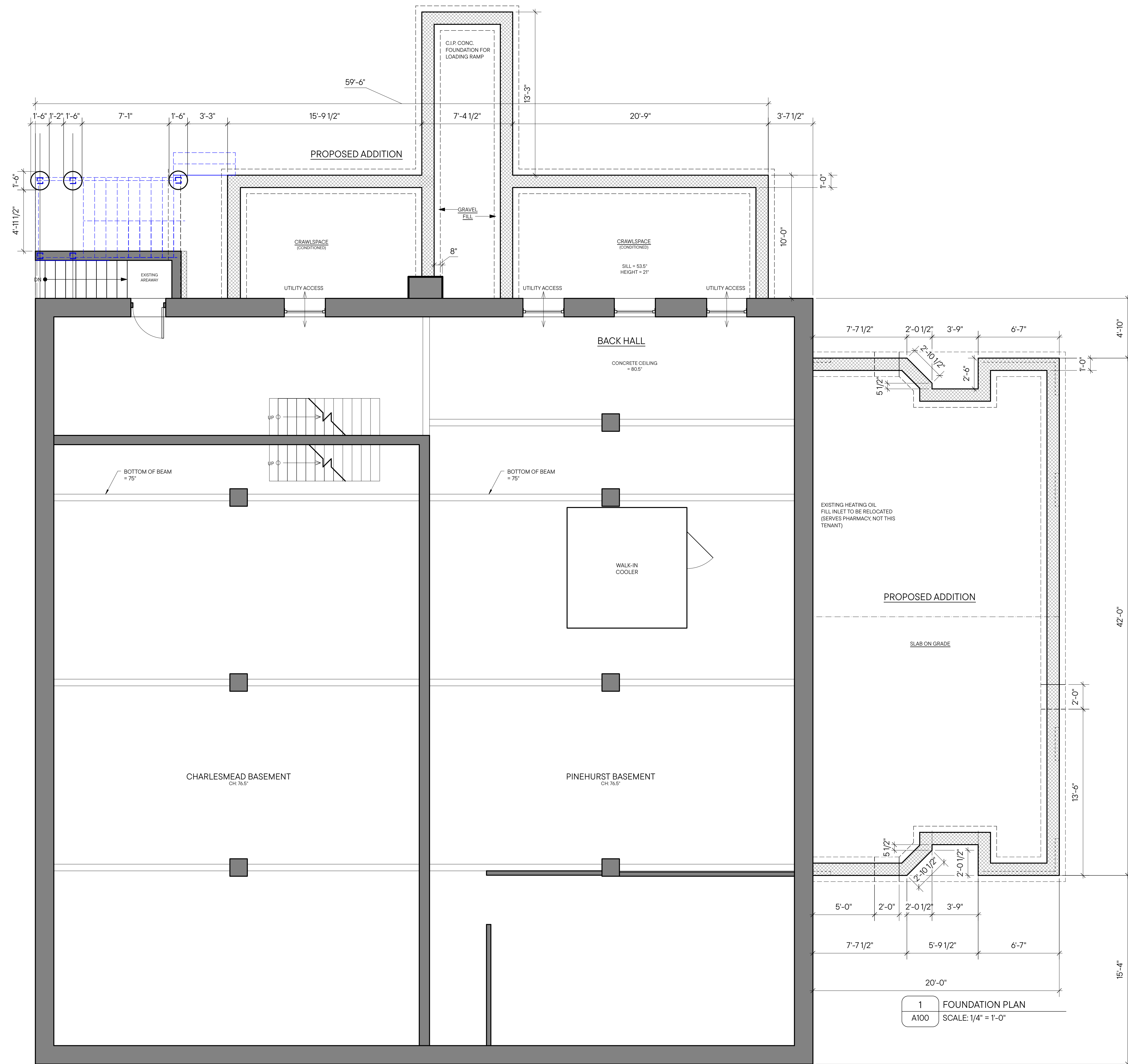
PROPOSED
SITE PLAN

SHEET #

SP



1 SITE PLAN
SP SCALE: 1" = 10'-0"



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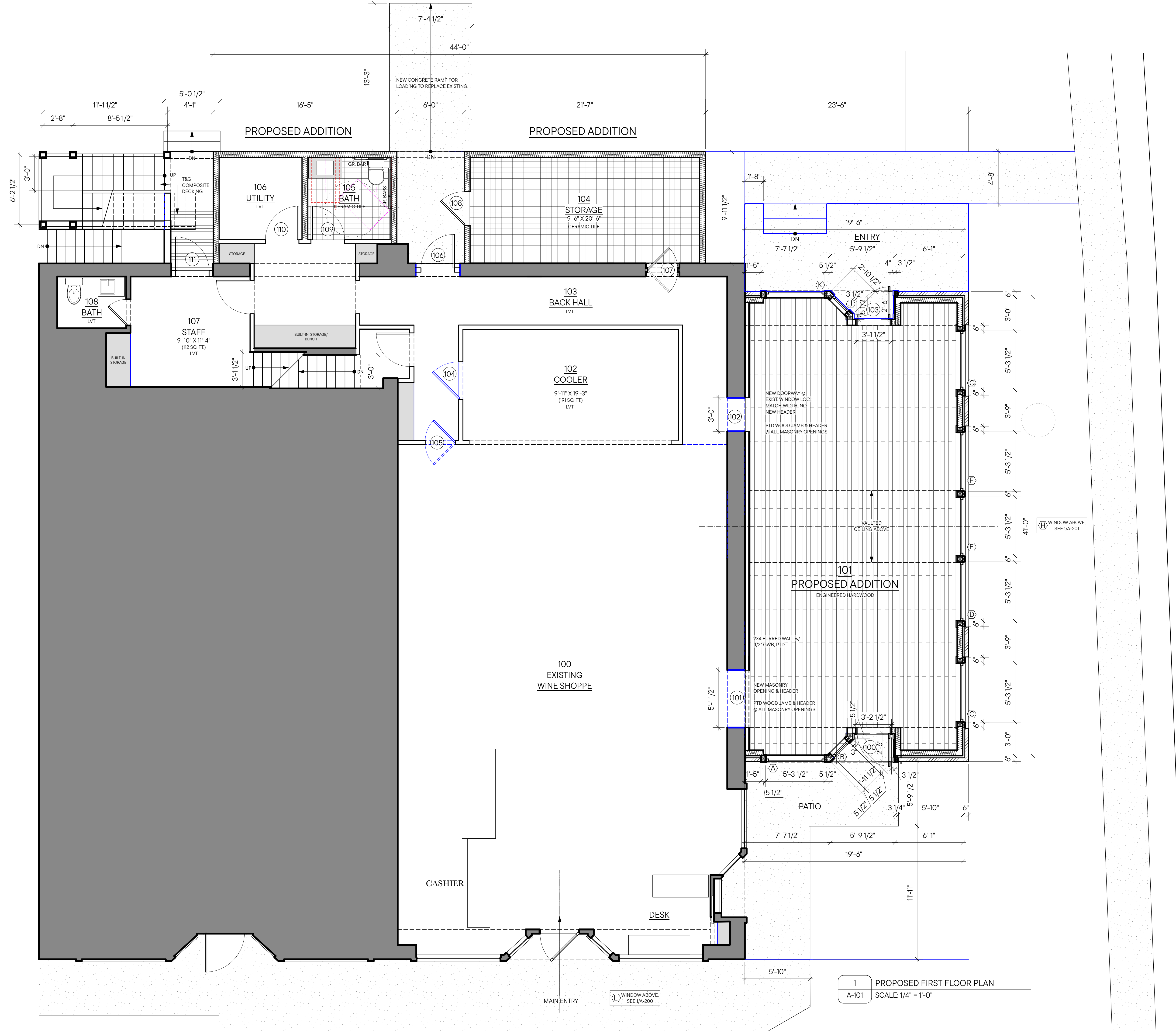
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DRAWING TITLE
 PROPOSED BASEMENT/
 FOUNDATION PLAN

SHEET #



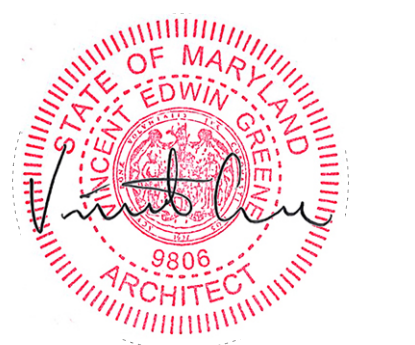


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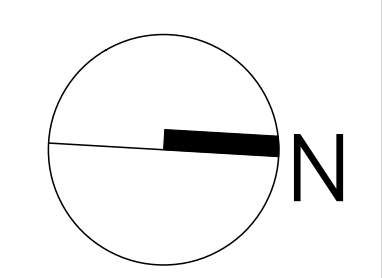
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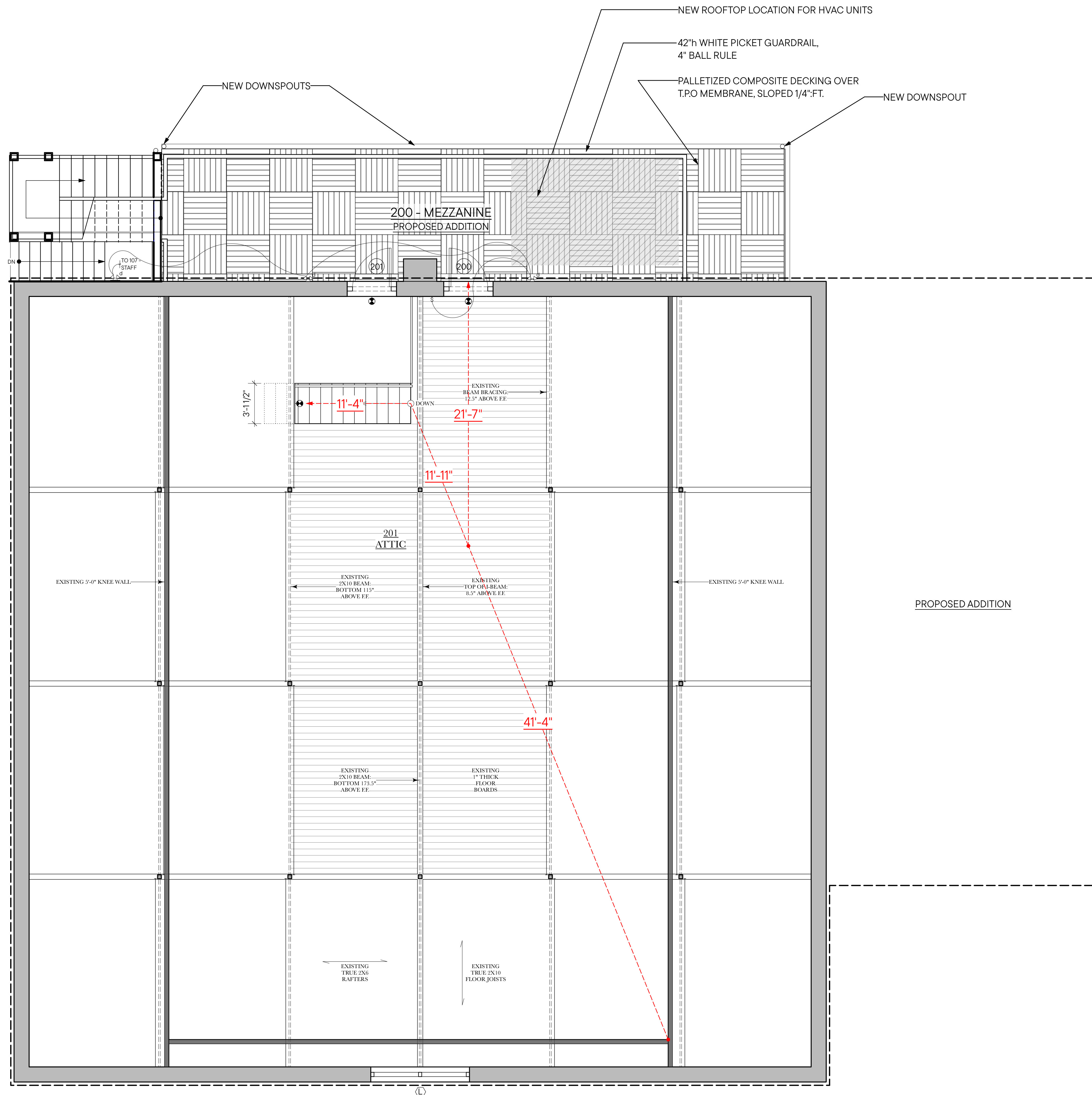
DRAWING TITLE
 PROPOSED
 FIRST FLOOR PLAN

SHEET #

A-101

1 PROPOSED FIRST FLOOR PLAN
 A-101 SCALE: 1/4" = 1'-0"



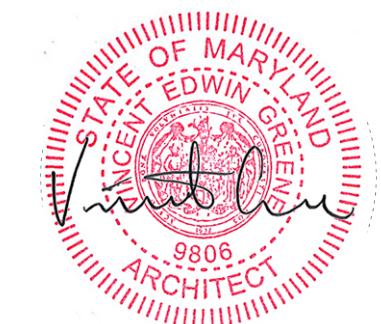


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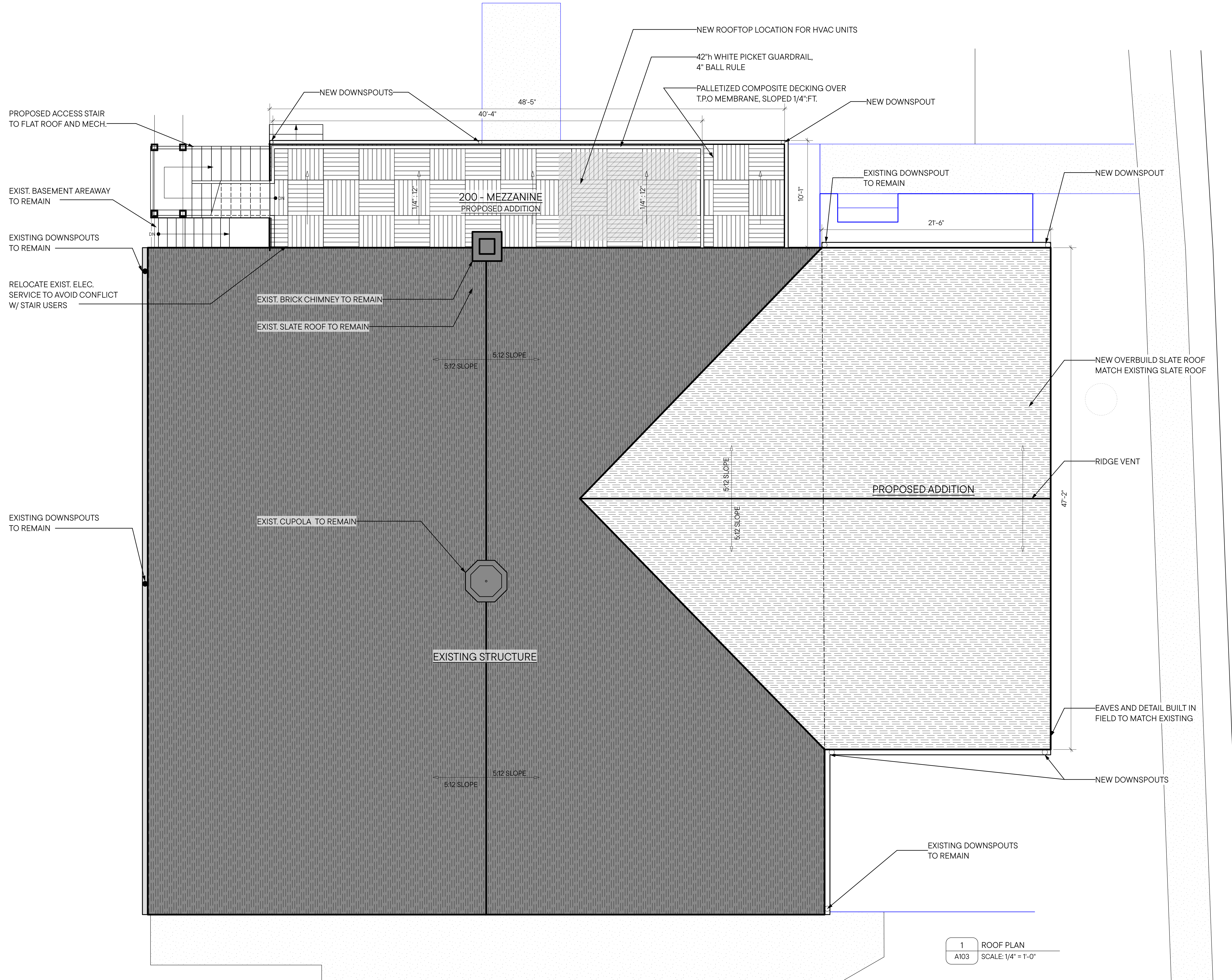
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DRAWING TITLE
 PROPOSED
 ATTIC PLAN

SHEET #
 A-102



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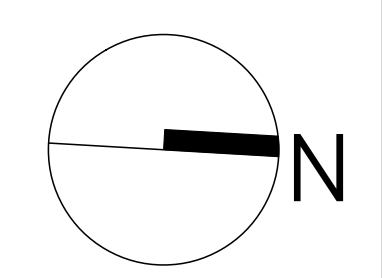
DRAWING TITLE

PROPOSED
 ROOF PLAN

SHEET #

A-103

1 ROOF PLAN
 A103 SCALE: 1/4" = 1'-0"



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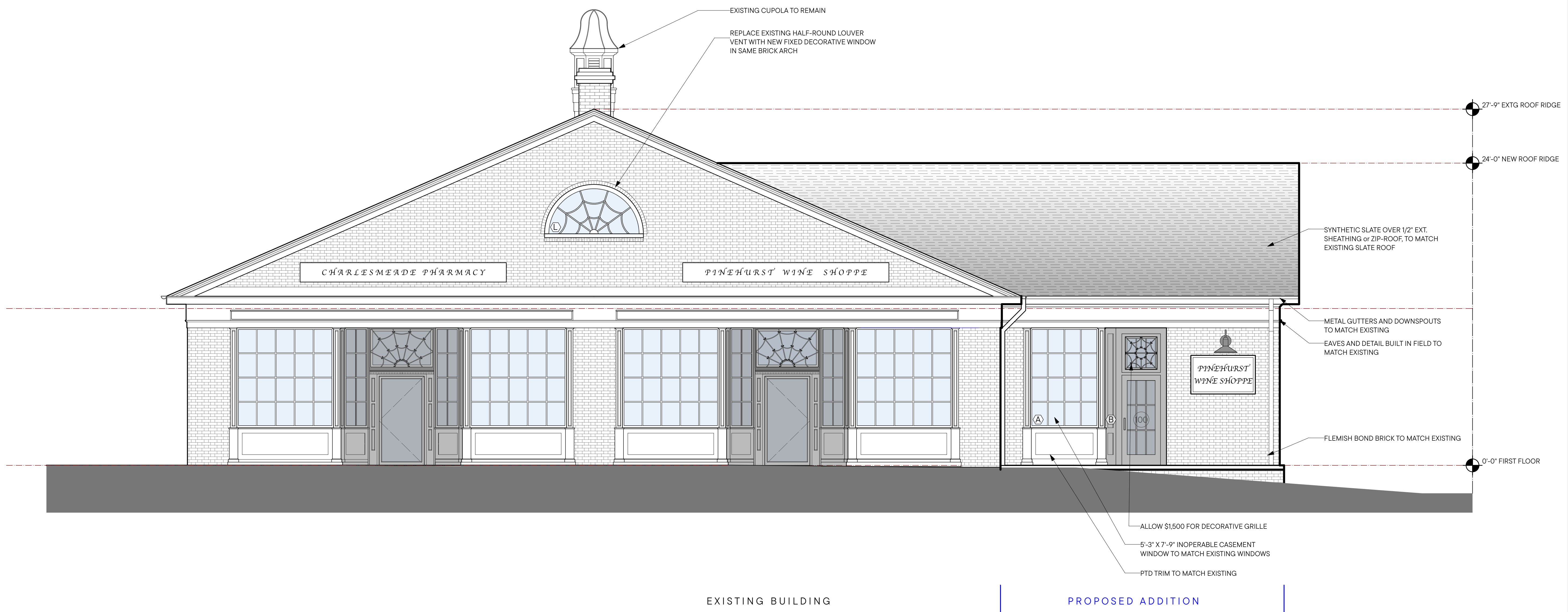
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DRAWING TITLE

PROPOSED FRONT
 ELEVATION

SHEET #

A-200



1 FRONT ELEVATION (BELLONA)
 A200 SCALE: 1/4" = 1'-0"

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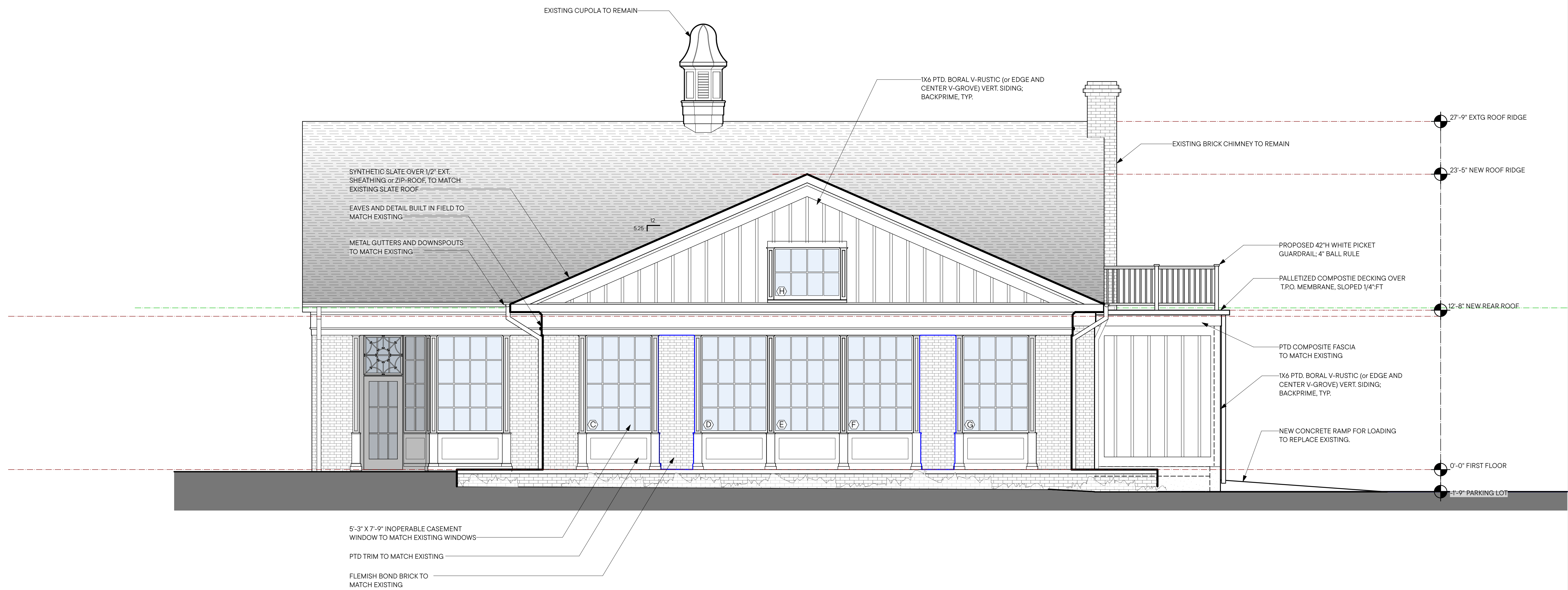
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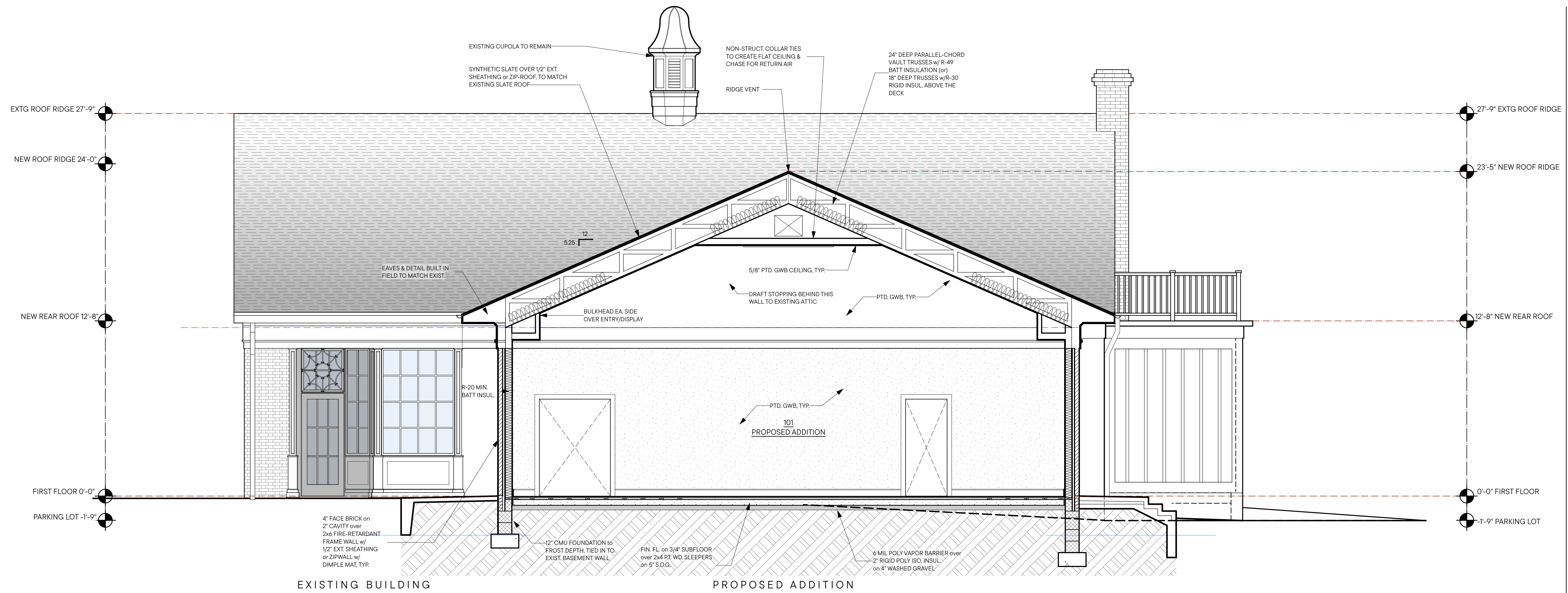
DRAWING TITLE

PROPOSED SIDE
 ELEVATION

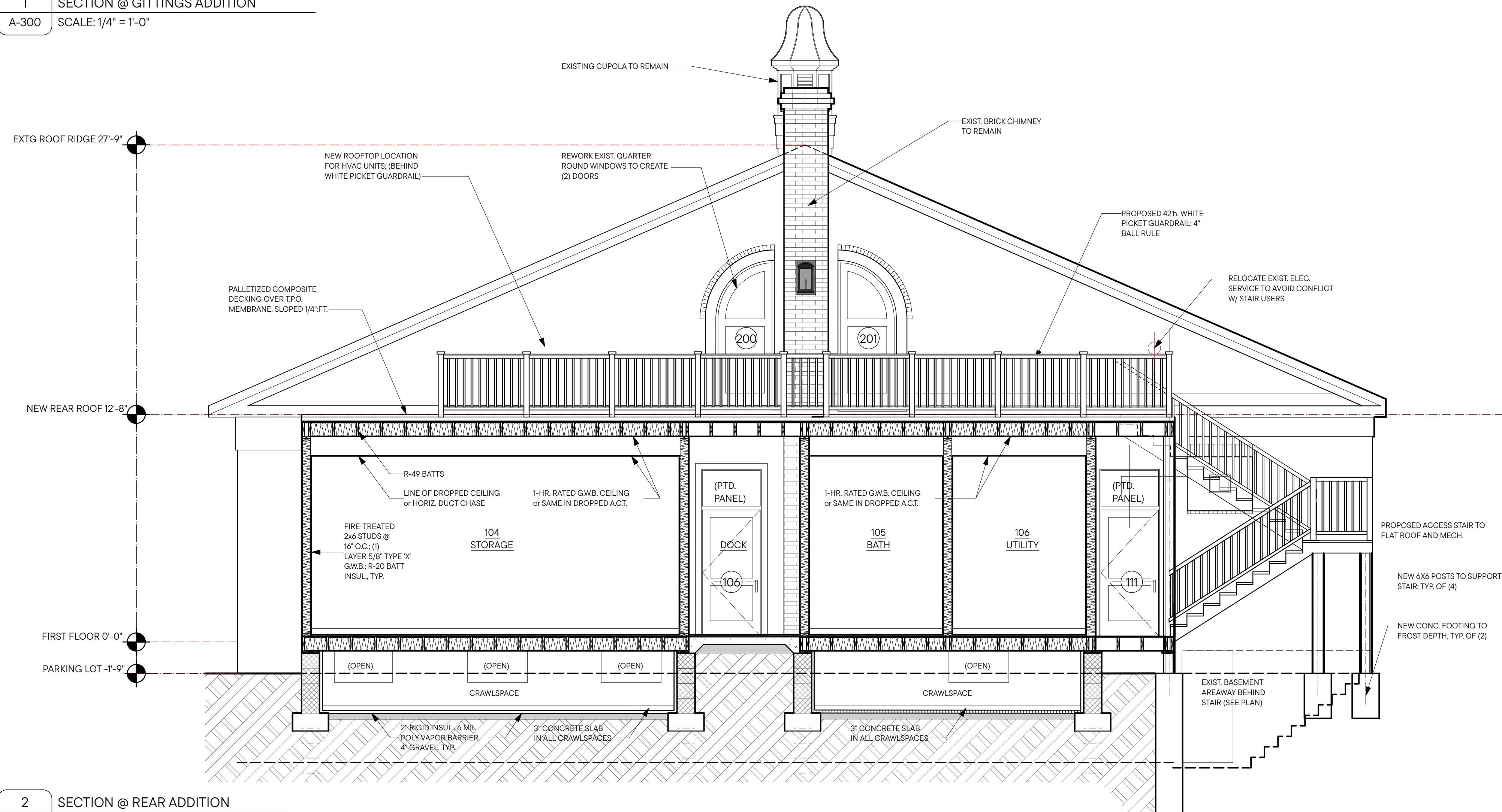
SHEET #

A-201





1 SECTION @ GITTINGS ADDITION
A-300 SCALE: 1/4" = 1'-0"



2 SECTION @ REAR ADDITION
A-300 SCALE: 1/4" = 1'-0"

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DRAWING TITLE
1/4" BUILDING SECTIONS

SHEET #

A-300

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 EXPIRATION: 1/13/2028

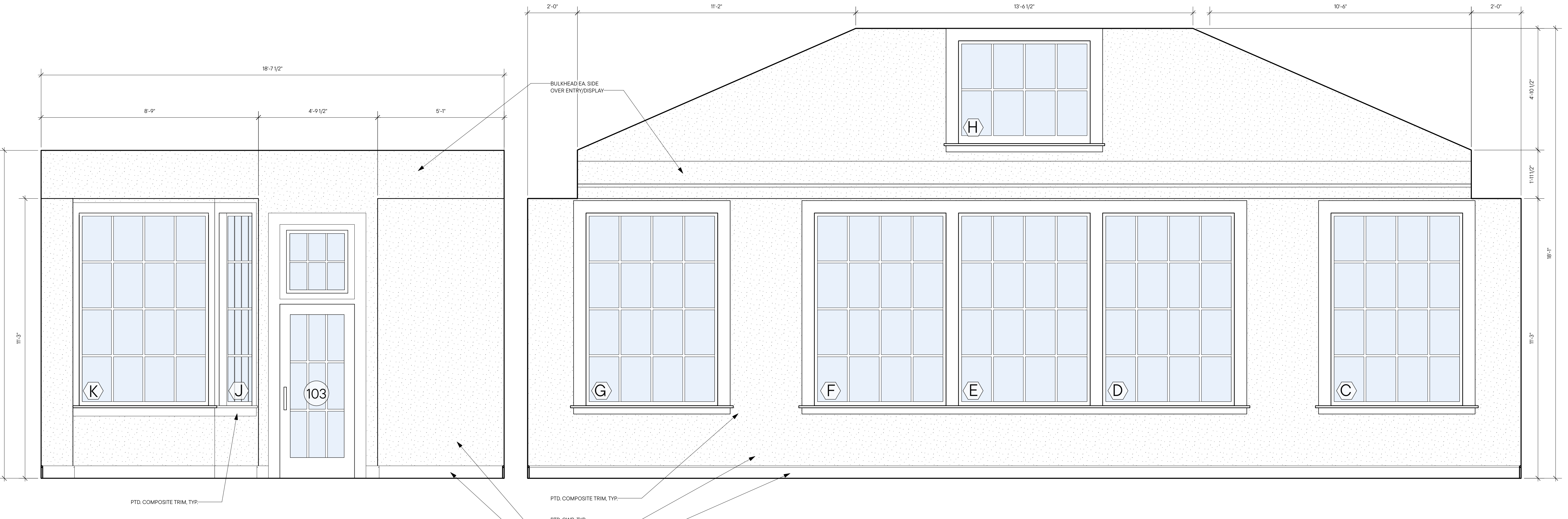
ISSUED DRAWINGS
 BID SET: 06.06.25
 PERMIT 1: 01.28.26

DRAWING TITLE

1/2" INTERIOR ELEVATIONS

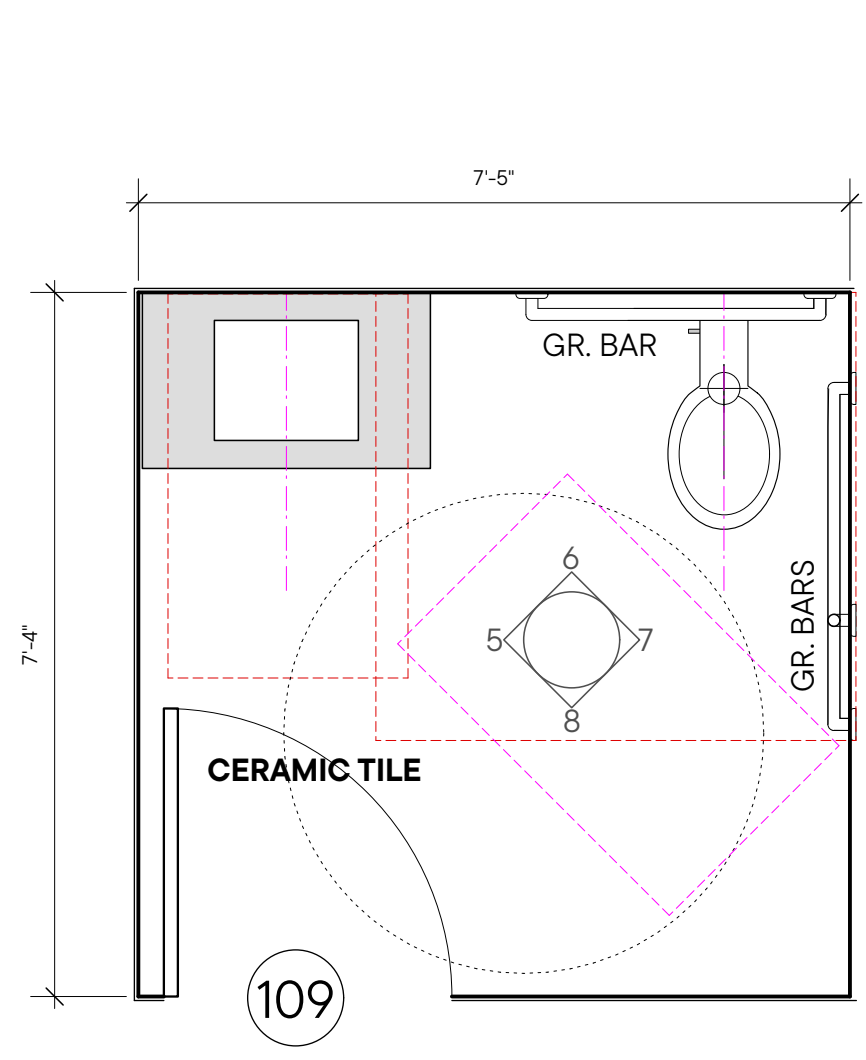
SHEET #

A-301

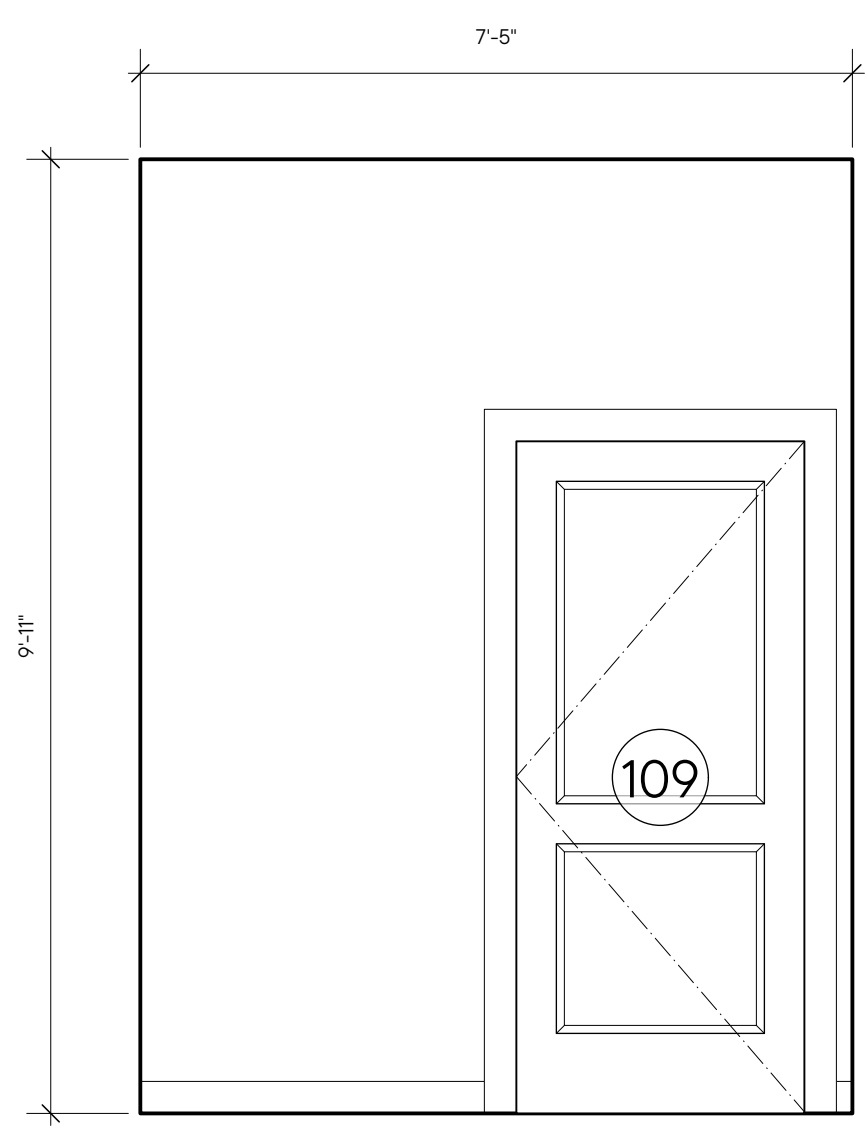


1 NORTH SIDE ADDITION ELEVATION
 A-301 SCALE: 1/2" = 1'-0"

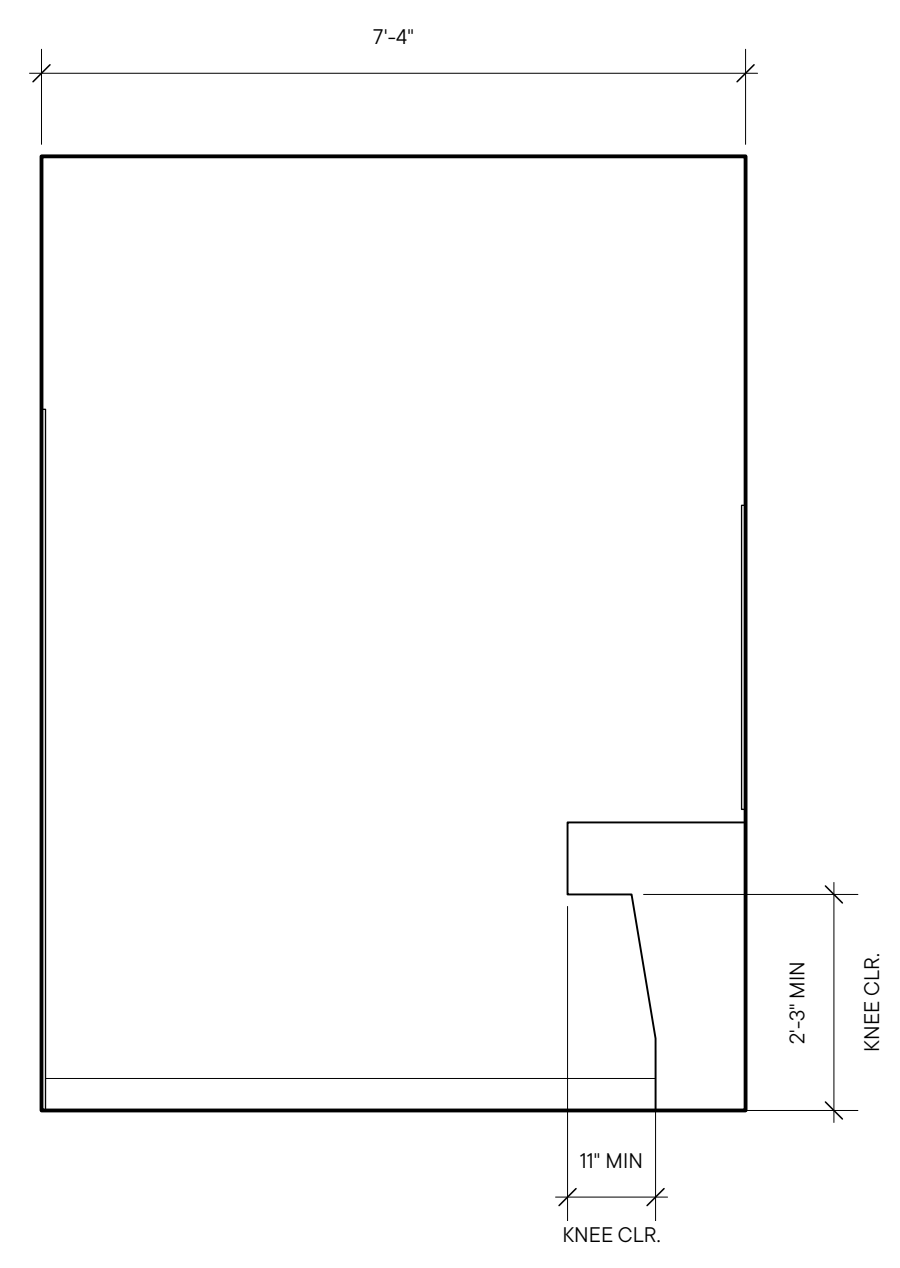
2 EAST SIDE ADDITION ELEVATION
 A-301 SCALE: 1/2" = 1'-0"



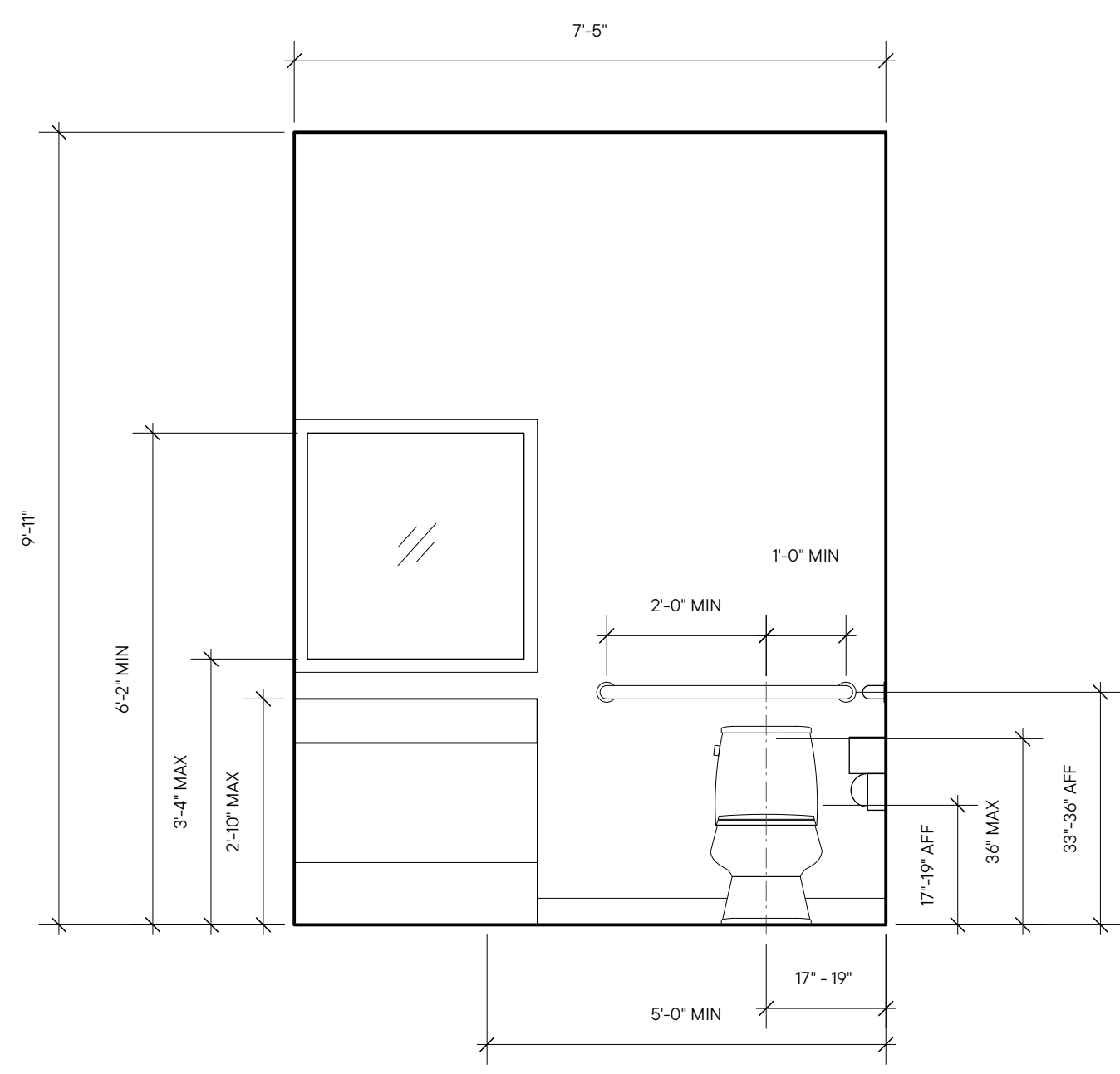
3 BATH FLOOR PLAN
 A-301 SCALE: 1/2" = 1'-0"



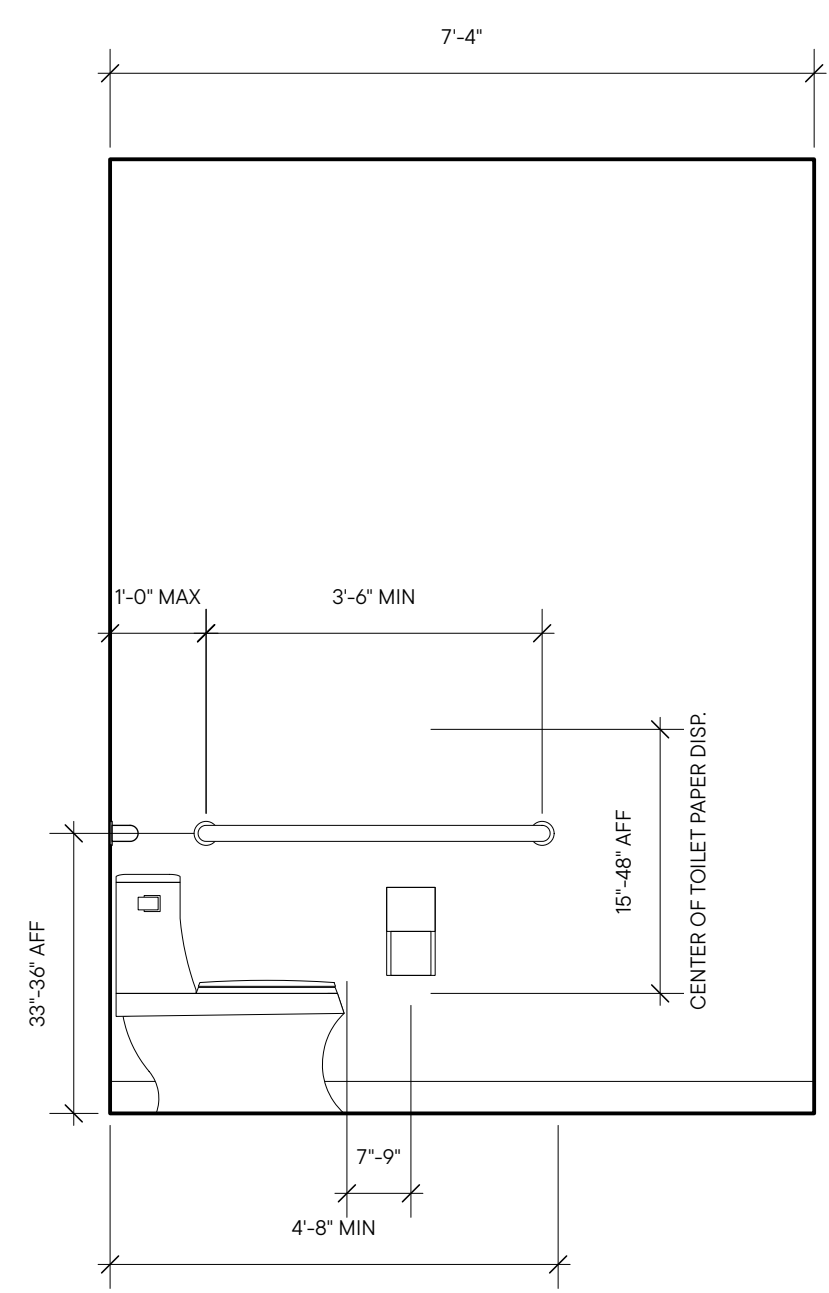
4 SOUTH BATH ELEVATION
 A-301 SCALE: 1/2" = 1'-0"



5 WEST BATH ELEVATION
 A-301 SCALE: 1/2" = 1'-0"



6 NORTH BATH ELEVATION
 A-301 SCALE: 1/2" = 1'-0"



7 EAST BATH ELEVATION
 A-301 SCALE: 1/2" = 1'-0"

GRAB BARS TO HAVE OUTSIDE DIAMETER OF 1.25-2". GRAB BARS TO BE 15" FROM WALL AND 15" FROM ANY PROJECTING WALL OBJECTS BELOW OR AT ENDS. PROJECTING WALL OBJECTS ABOVE WILL BE MIN. 12" ABOVE.

CONTACT

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733 W. 40TH STREET
SUITE 250PS
team@myersgreene.com
410-366-9982

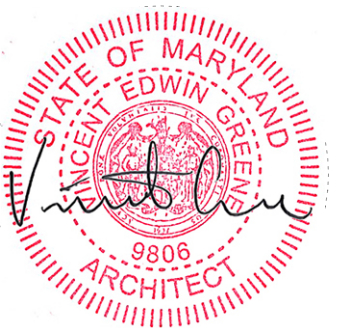
PROJECT NAME

ADDITIONS to
PINEHURST
WINE SHOPPE

PROJECT ADDRESS

6242 BELLONA AVENUE
BALTIMORE, MD 21212

SEAL



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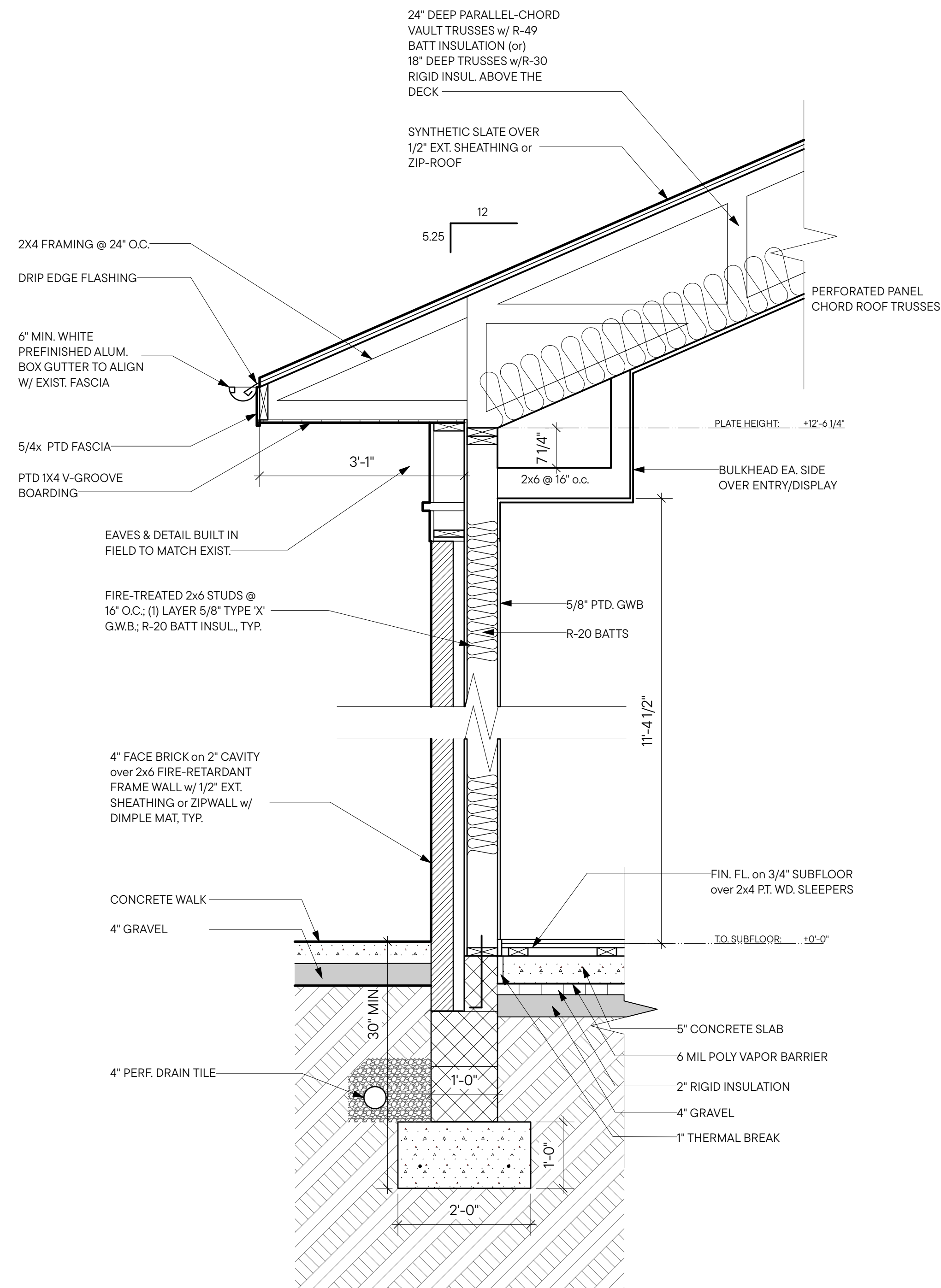
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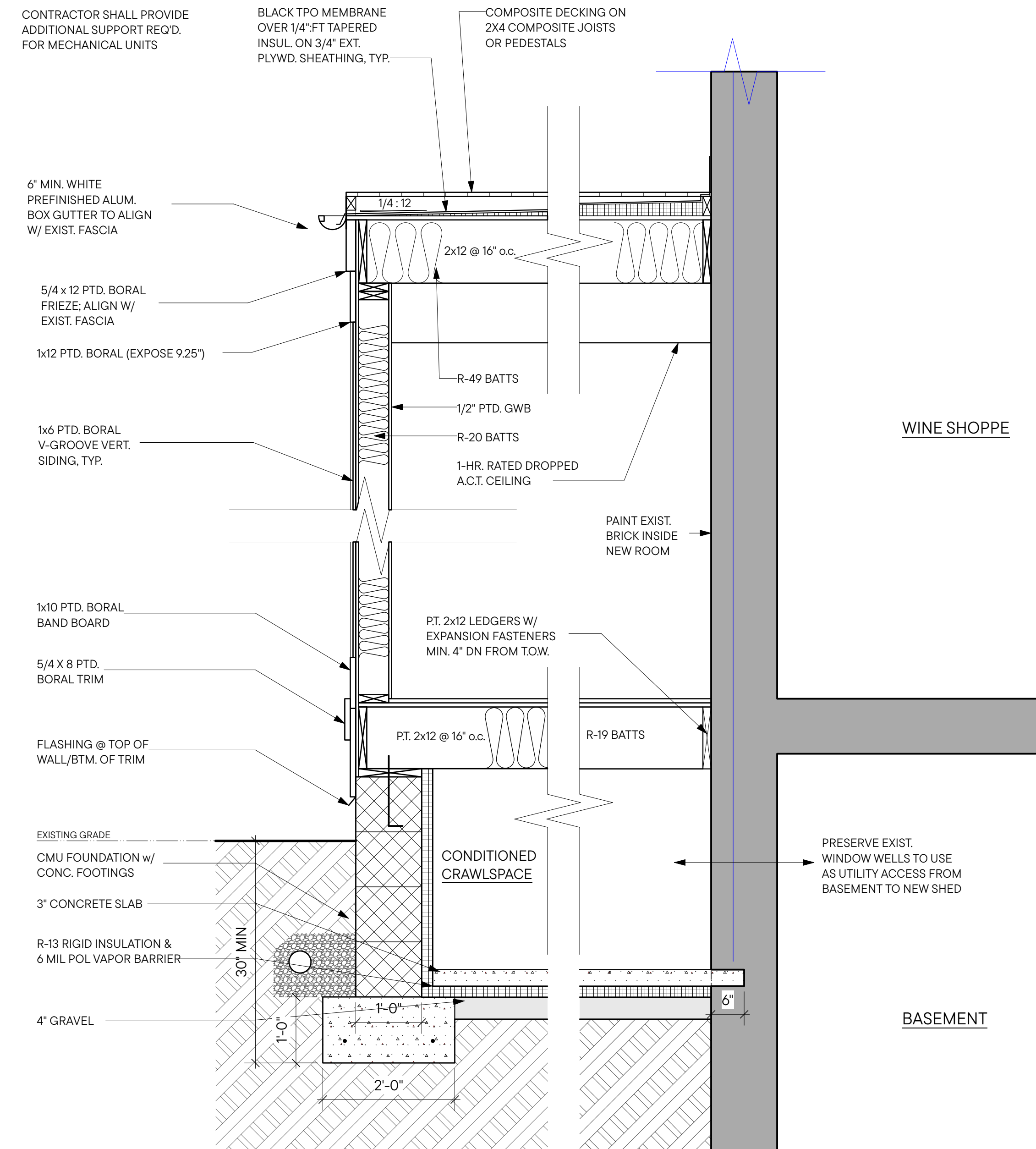
3/4" WALL SECTIONS

SHEET #

A-302



1 WALL SECTION - GITTINGS ADDITION
A302 SCALE: 3/4" = 1'-0"



2 WALL SECTION - REAR ADDITION
A302 SCALE: 3/4" = 1'-0"

WINE SHOPPE

BASEMENT

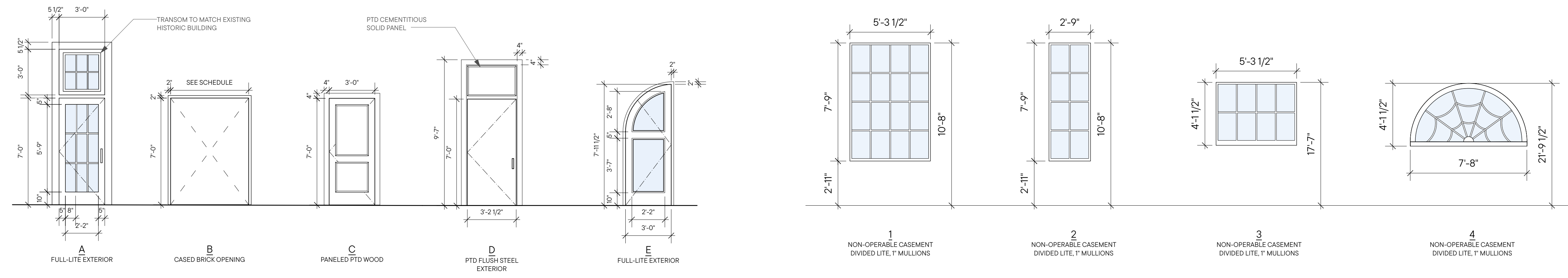
PRESERVE EXIST. WINDOW WELLS TO USE AS UTILITY ACCESS FROM BASEMENT TO NEW SHED

INTERIOR DOOR SCHEDULE										
MARK	LOCATION	DOOR TYPE	FRAME TYPE	DIMENSIONS	UNIT	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	HARDWARE	NOTES
101	101 - PROPOSED ADDITION	B	CASED OPENING	7'-0" X 5'-11/2"	5170	-	PTD WOOD	-	-	-
102	101 - PROPOSED ADDITION	B	CASED OPENING	7'-0" X 3'-0"	3070	-	PTD WOOD	-	-	-
104	103 - BACK HALL	C	RH INWARD SWING	7'-0" X 3'-0"	3070	13/4" PTD. FLUSH STEEL	MTL	-	PASSAGE	-
105	103 - BACK HALL	C	RH SWING DOUBLE ACTION	7'-0" X 3'-0"	3070	13/4" 2 PANEL MASONITE	WOOD	-	PASSAGE	-
107	103 - BACK HALL	C	RH SWING DOUBLE ACTION	7'-0" X 3'-0"	3070	13/4" PTD. FLUSH STEEL	MTL	-	PASSAGE	-
109	105 - BATH	C	LH INWARD SWING	7'-0" X 3'-0"	3070	13/4" 2 PANEL MASONITE	WOOD	-	PRIVACY	--
110	106 - UTILITY	C	RH INWARD SWING	7'-0" X 3'-0"	3070	13/4" 2 PANEL MASONITE	WOOD	-	PRIVACY	-

1 INTERIOR DOOR SCHEDULE
A-400 SCALE: --

EXTERIOR DOOR SCHEDULE										
MARK	LOCATION	DOOR TYPE	OPERATE	DIMENSIONS	UNIT	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	HARDWARE	NOTES
100	101 - PROPOSED ADDITION	A	RH OUTSWING	7'-0" X 3'-0"	3070	WOOD, FULL LITE	MTL	45 MIN	PASSAGE	PANIC HARDWARE
103	101 - PROPOSED ADDITION	A	LH OUTSWING	7'-0" X 3'-0"	3070	WOOD, FULL LITE	MTL	45 MIN	PASSAGE	PANIC HARDWARE
106	103 - BACK HALL	D	LH OUTSWING	7'-0" X 3'-2 1/2"	3270	13/4" PTD. FLUSH STEEL	MTL	45 MIN	PASSAGE	PANIC HARDWARE
108	104 - STORAGE	D	LH OUTSWING	7'-0" X 3'-2 1/2"	3270	13/4" PTD. FLUSH STEEL	MTL	-	PASSAGE	-
111	107 - STAFF	D	LH OUTSWING	7'-0" X 3'-0"	3070	13/4" PTD. FLUSH STEEL	MTL	45 MIN	PASSAGE	PANIC HARDWARE
200	201 - ATTIC	E	LH OUTSWING	8'-0" X 3'-0"	3080	WOOD, FULL LITE	MTL	45 MIN	PASSAGE	PANIC HARDWARE
201	201 - ATTIC	E	RH OUTSWING	8'-0" X 3'-0"	3080	WOOD, FULL LITE	MTL	45 MIN	PASSAGE	PANIC HARDWARE

2 EXTERIOR DOOR SCHEDULE
A-400 SCALE: --



3 DOOR & WINDOW ELEVATIONS
A-400 SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE							
MARK	LOCATION	EGRESS	TYPE	WINDOW	FRAME SIZE	HEAD HEIGHT	NOTES
A	101 - PROPOSED ADDITION	-	CASEMENT	1	5'-3 1/2" X 7'-9"	10'-8"	-
B	101 - PROPOSED ADDITION	-	CASEMENT	2	1'-9" X 7'-9"	10'-8"	-
C	101 - PROPOSED ADDITION	-	CASEMENT	1	5'-3 1/2" X 7'-9"	10'-8"	-
D	101 - PROPOSED ADDITION	-	CASEMENT	1	5'-3 1/2" X 7'-9"	10'-8"	-
E	101 - PROPOSED ADDITION	-	CASEMENT	1	5'-3 1/2" X 7'-9"	10'-8"	-
F	101 - PROPOSED ADDITION	-	CASEMENT	1	5'-3 1/2" X 7'-9"	10'-8"	-
G	101 - PROPOSED ADDITION	-	CASEMENT	1	5'-3 1/2" X 7'-9"	10'-8"	-
H	101 - PROPOSED ADDITION	-	CASEMENT	3	5'-3 1/2" X 17'-7"	17'-7"	--
J	101 - PROPOSED ADDITION	-	CASEMENT	2	1'-9" X 7'-9"	10'-8"	-
K	101 - PROPOSED ADDITION	-	CASEMENT	1	5'-3 1/2" X 7'-9"	10'-8"	-
L	100 - EXISTING WINE SHOPPE	-	CASEMENT	4	4'-1 1/2" X 7'-8"	21'-9 1/2"	-

4 WINDOW SCHEDULE
A-400 SCALE: --

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 SUITE 250PS
 team@myersgreene.com
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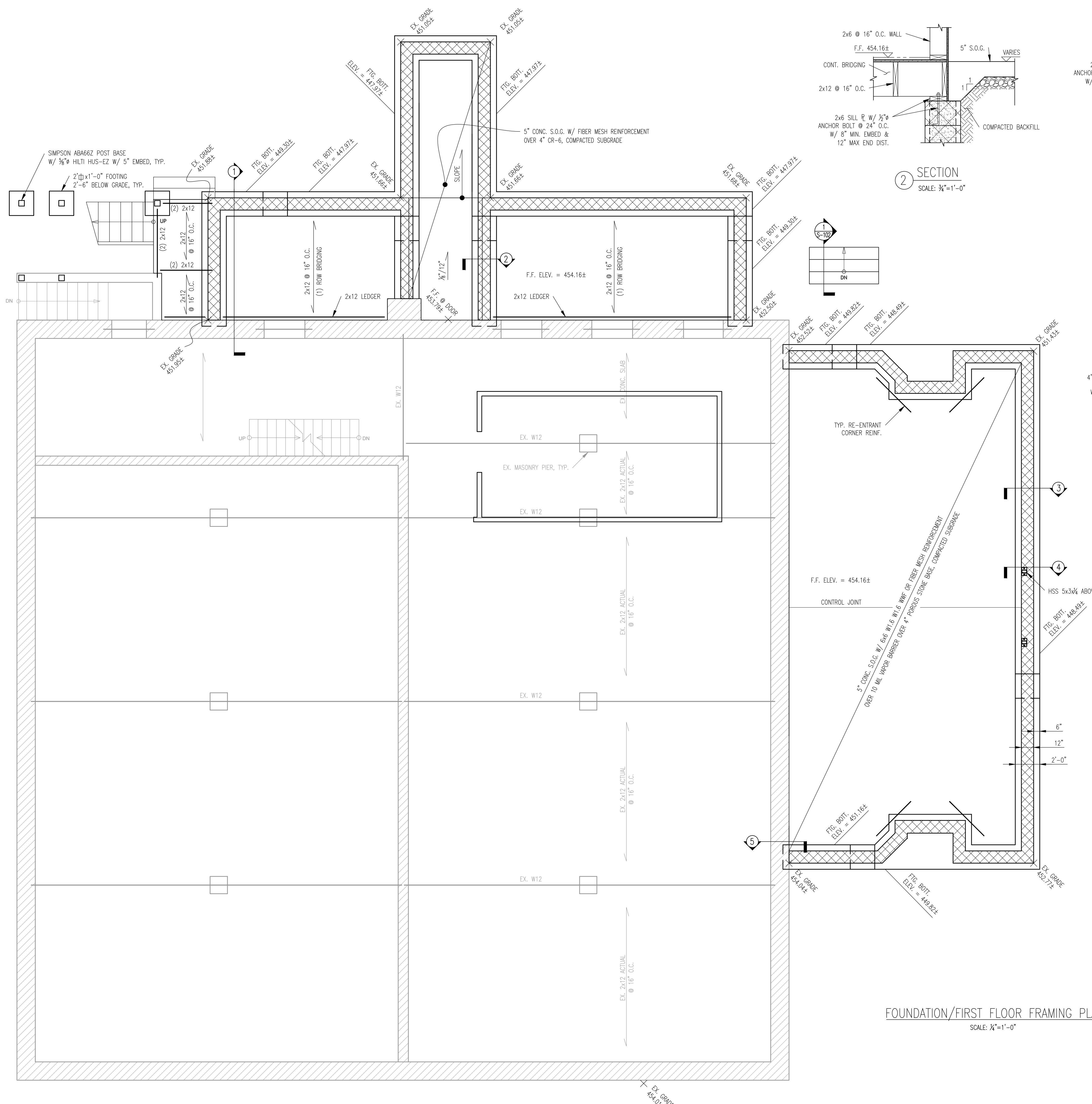
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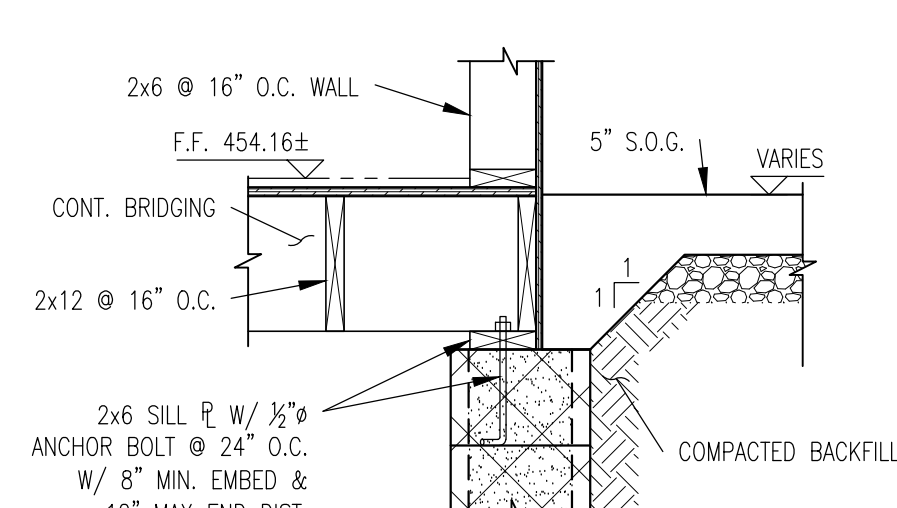
ISSUED DRAWINGS
 BID SET: 06.06.25
 PERMIT 1: 01.28.26

DRAWING TITLE
 DOOR & WINDOW
 SCHEDULES

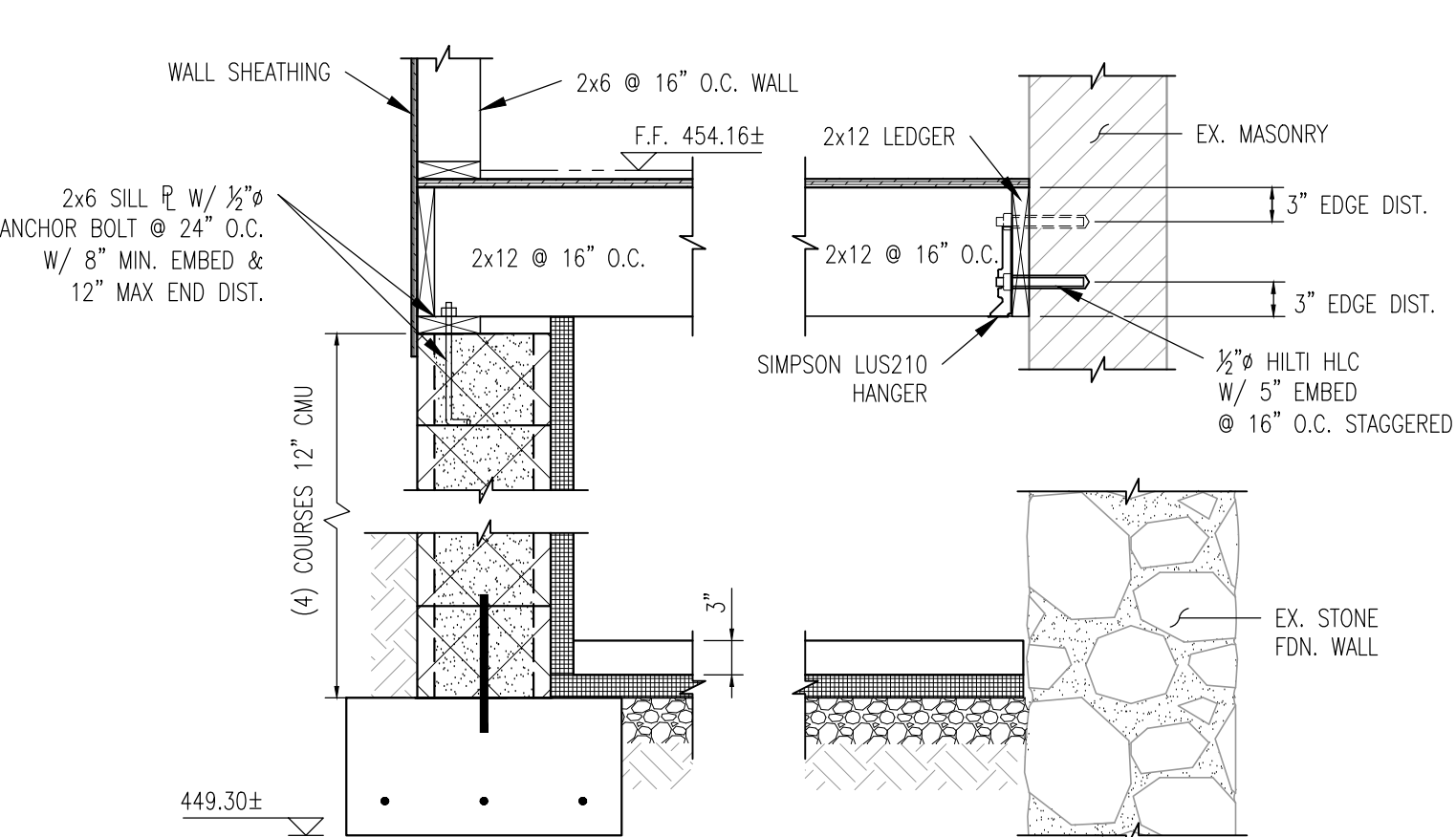
SHEET #
 A-400



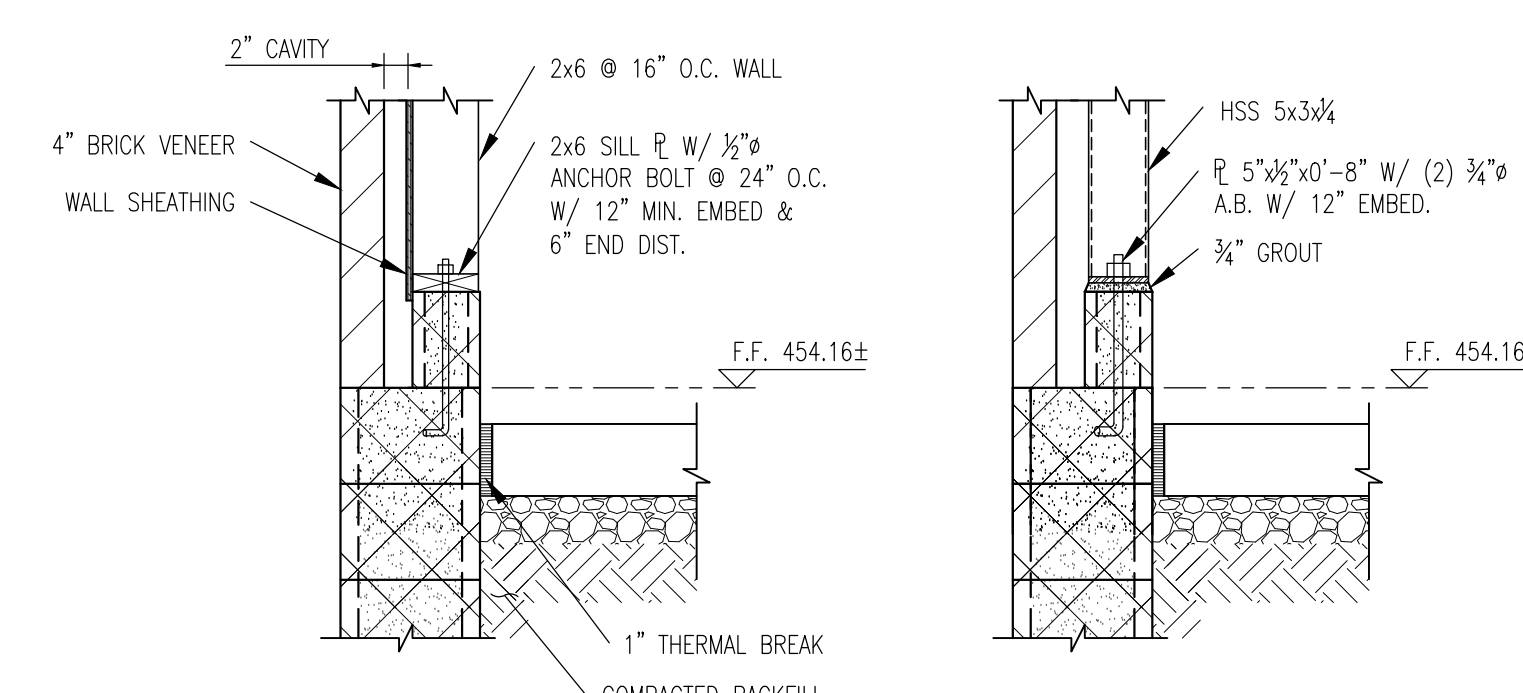
FOUNDATION/FIRST FLOOR FRAMING PLAN
SCALE: 3/4"=1'-0"



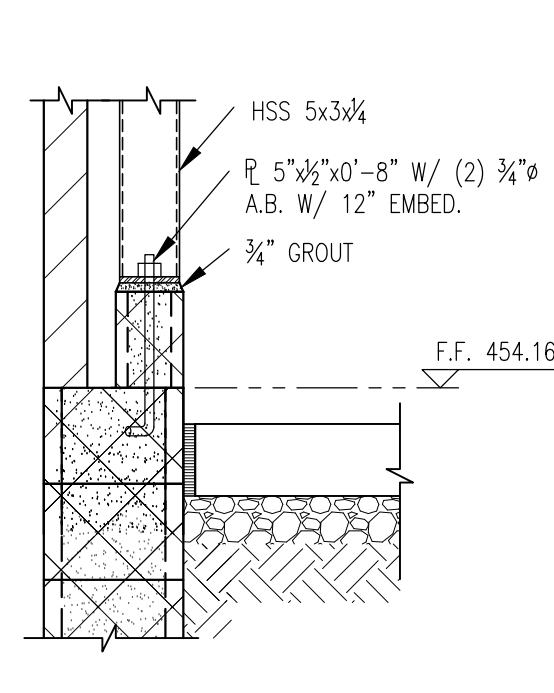
SECTION 2
SCALE: 3/4"=1'-0"



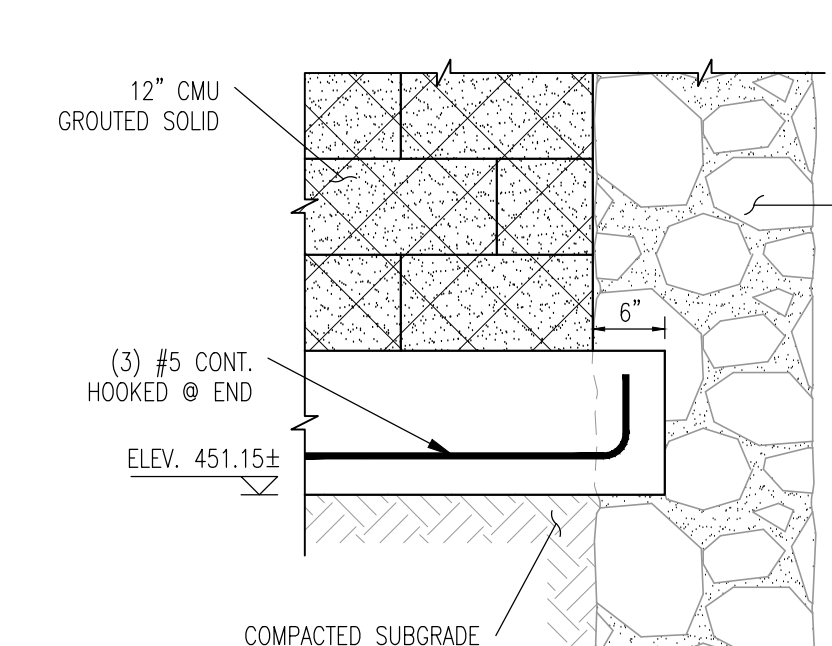
SECTION 1
SCALE: 3/4"=1'-0"



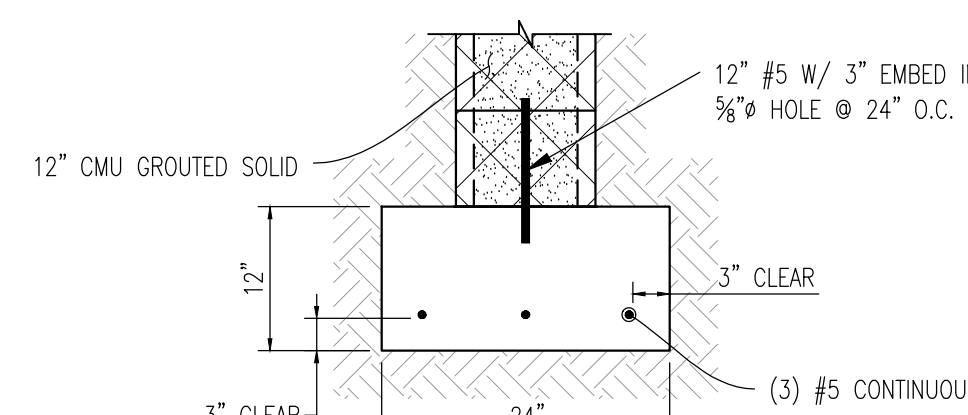
SECTION 3
SCALE: 3/4"=1'-0"



SECTION 4
SCALE: 3/4"=1'-0"



SECTION 5
SCALE: 3/4"=1'-0"



TYPICAL FOOTING DETAIL
SCALE: 3/4"=1'-0"

MYERSGREENE

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410-366-9982

PROJECT NAME
ADDITIONS to
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WINE SHOPPE
PROJECT ADDRESS

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BALTIMORE, MD 21212

SEAL



PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12069, Expiration Date: 8/11/26.
C368

MICHAEL J. WALKLEY, P.A.
Consulting Engineers
20 East Susquehanna Avenue
Towson, Maryland 21286
Telephone (667) 206-4379

ISSUED DRAWINGS
PERMIT 1: 01.28.26

DRAWING TITLE
FOUNDATION/
FIRST FLOOR
FRAMING PLAN
SHEET #

S-100

CONTACT

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Telephone (410) 889-7700

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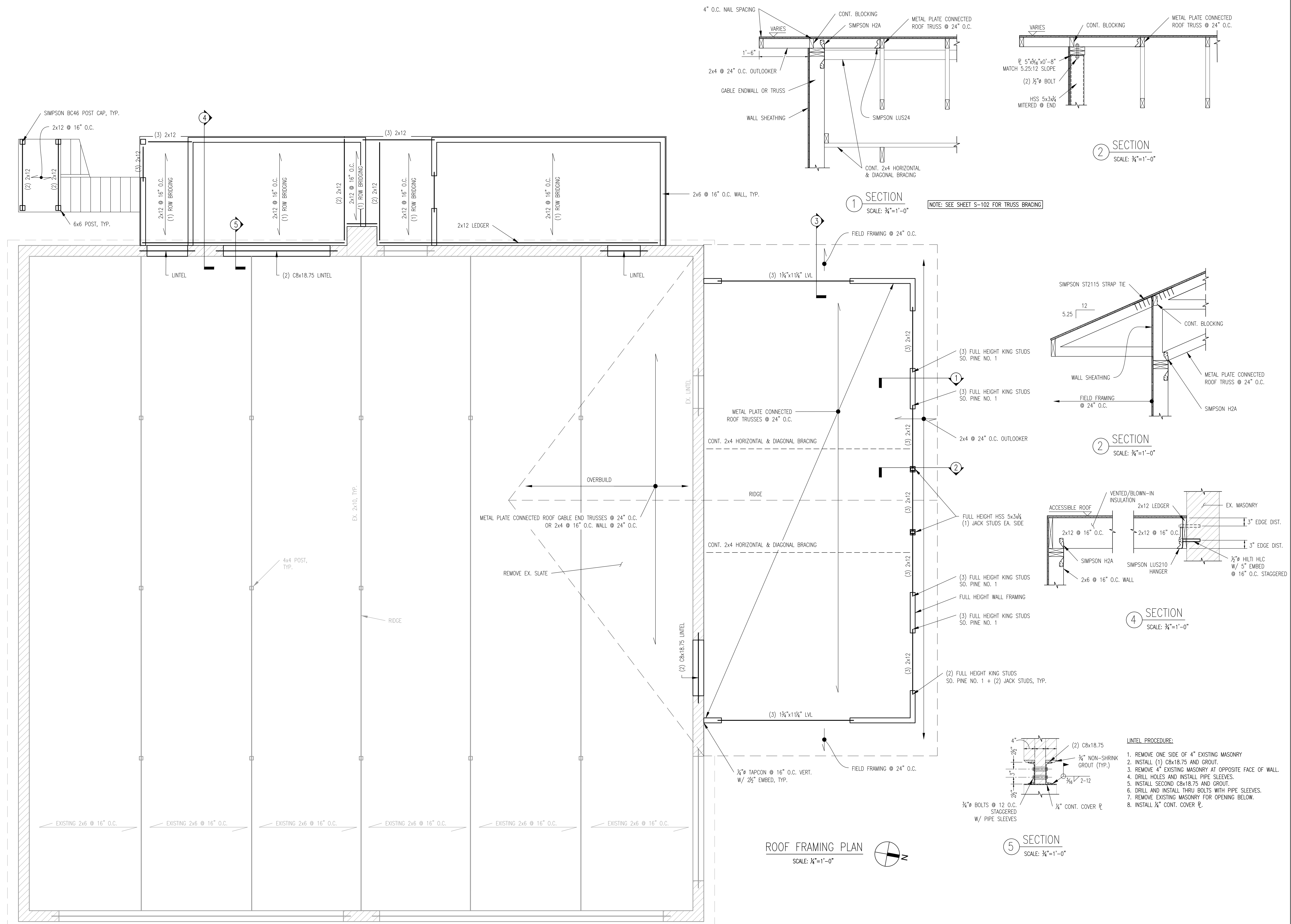
PERMIT 1: 01.28.26

DRAWING TITLE

ROOF FRAMING PLAN

SHEET #

S-101



GENERAL NOTES

GENERAL

- ALL NOTES ON THE DRAWING SHALL BE ASSUMED TYPICAL UNLESS OTHERWISE SHOWN OR NOTED.
- THE STRUCTURE WAS DESIGNED FOR THE LIVE LOADS IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE. ANY INCREASE IN THESE LOADINGS, DUE TO CHANGE IN FUNCTION, CONSTRUCTION MATERIALS, ETC. SHALL HAVE WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
- DESIGN LIVE LOADING CRITERIA:

A) FLOOR LIVE LOAD	=	100 PSF
B) ACCESSIBLE ROOF LIVE LOAD	=	100 PSF
C) ROOF LIVE LOAD	=	30 PSF PLUS DRIFT
D) STAIR LIVE LOAD	=	100 PSF
E) HANDRAILS AND GUARDS	=	50 LBS/FT OR 200 LBS IN ANY DIRECTION.
F) WIND LOADS		
BASIC WIND SPEED	V =	115 MPH
EXPOSURE CATEGORY	B	
INTERNAL PRESSURE COEFFICIENT		±0.18
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION AND CONSTRUCTION.
- FIELD CONDITIONS THAT VARY FROM THOSE SHOWN OR DEPICTED ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO PERFORMING THE WORK.

SHORING & BRACING

- THE USE OF AND METHOD FOR SHORING AND/OR BRACING THE EXISTING STRUCTURE TO REMAIN AS PART OF THE COMPLETED WORK AND THE NEW WORK SHALL BE AT THE OPTION OF THE CONTRACTOR. HE SHALL HAVE FULL RESPONSIBILITY FOR THE SAFETY AND STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE TO REMAIN AND OF THE NEW WORK.

FOUNDATION

- FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 2500 PSF.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN DRY SOIL FOR BEARING OF FOOTINGS. FOOTINGS SHALL NOT BE POURED IN WATER, ON MUD, OR ON FROST.
- BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH GRADE.
- WHERE NEW FOUNDATIONS ADJACENT EXISTING FOUNDATIONS, THE BOTTOM ELEVATIONS SHALL BE EQUAL, U. N. O.
- DO NOT UNDERMINE EXISTING ADJACENT FOUNDATIONS.
- PROVIDE CONTROL JOINTS AND ISOLATION JOINTS IN SLABS ON GRADE AS NOTED ON THE PLANS OR AS NOTED BY THE ENGINEER. AREAS WITHOUT JOINTS SHALL NOT EXCEED 625 SQ. FT. IN AREA AND 40 FEET ALONG ANY DIMENSION. PANEL LONG DIMENSION SHALL NOT EXCEED 1.5 X SHORT DIMENSION.
- PROVIDE CRACK CONTROL MEASURES AS NECESSARY. AVOID AND REINFORCE ALL REINTRANT (OR SQUARE) CORNERS.

COMPACTED FILL AND BACKFILLING

- THE FILL MATERIAL SHALL BE CLEAN, COARSE-GRAINED, WELL GRADED, SAND WITH LITTLE OR NO FINES, IN ACCORDANCE WITH ASTM D2487, CLASSIFICATION SW. ON SITE MATERIAL MAY BE USED WITH THE CONCURRENCE OF THE GEOTECHNICAL ENGINEER.
- THE FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, BEFORE COMPACTION, SHALL NOT EXCEED 8" EACH LAYER SHALL BE SPREAD UNIFORMLY AND EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREAD TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER.
- EACH LAYER OF THE FILL SHALL BE UNIFORMLY COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. THE GEOTECHNICAL ENGINEER SHALL OBSERVE AND TEST COMPACTED FILL.
- BACKFILLING AGAINST MASONRY GRADE WALLS SHALL NOT BEGIN UNTIL THE WALL STRUCTURES AND GROUND FLOOR SLAB HAVE ATTAINED THEIR MINIMUM DESIGN STRENGTH.
- WHERE BACKFILL OCCURS ON BOTH SIDES OF WALL, BACKFILL BOTH SIDES SIMULTANEOUSLY.

POURED-IN-PLACE CONCRETE

- ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH CURRENT EDITIONS OF THE "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301) AND TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318).
- ALL CONCRETE UNLESS NOTED OTHERWISE, SHALL BE STONE AGGREGATE CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. ALL CONCRETE PERMANENTLY EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 4% TO 6%. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE FOR CONCRETE SHALL BE 1", AND MAXIMUM SLUMP SHALL BE 4", UNLESS OTHERWISE NOTED.
- ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- PROVIDE SPACERS, CHAIRS, TIES AS REQUIRED AND NECESSARY FOR ASSEMBLING, PLACING, AND SUPPORTING ALL REINFORCEMENT IN PROPER POSITION.
- SUBGRADE PREPARATION FOR SLAB-ON-GRADE SHALL CONSIST OF VERIFYING THAT SUBGRADE (INCLUDING TRENCH EXCAVATION) IS COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557. DRAINAGE COURSE #57 STONE SHALL BE COMPACTED ALSO.
- PROVIDE CRACK CONTROL MEASURES AS NECESSARY. AVOID AND REINFORCE ALL REINTRANT (OR SQUARE) CORNERS.
- FIBER MESH REINFORCEMENT FOR SLAB-ON-GRADE SHALL BE TUF-STRAND SF BY EUOLUD AT 3 LBS PER CUBIC YARD.

STRUCTURAL STEEL

- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOURTEENTH EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AND ALL ITS SUPPLEMENTS, AND TO THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."
- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A-36 HAVING A MINIMUM YIELD STRENGTH OF 36,000 PSI, UNLESS NOTED OTHERWISE.
- ALL CONNECTIONS, EXCEPT AS NOTED ON PLANS AND DETAILS, SHALL BE BOLTED OR WELDED CONNECTIONS AS SHOWN IN THE FOURTEENTH EDITION OF THE AISC MANUAL.
- ALL BOLTED CONNECTIONS SHALL USE 3/4" MINIMUM ASTM A-325 HIGH STRENGTH BOLTS, U.N.O. NO CONNECTION SHALL BE MADE USING LESS THAN TWO BOLTS.
- WELDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STRUCTURAL WELDING CODE", AWS D1.1 OF THE AMERICAN WELDING SOCIETY. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS QUALIFIED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY STANDARDS.
- ALL WELDED CONNECTIONS SHALL BE PERFORMED USING E70XX ELECTRODES.
- ALL STRUCTURAL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992 OR A572 HAVING A MINIMUM YIELD STRENGTH OF 50,000 PSI, UNLESS NOTED OTHERWISE.
- STRUCTURAL STEEL TUBING SHALL BE ASTM A500 GRADE C.

HOT DIP GALVANIZING

- HOT DIP GALVANIZING SHALL BE PERFORMED BY A COMPANY THAT IS A MEMBER OF THE AMERICAN GALVANIZING ASSOCIATION.
- MATERIALS ARE TO BE PRE-CLEANED AND COATING APPLIED IN ACCORDANCE WITH ASTM A123 OR A153 AS APPLICABLE WITH DUE CONSIDERATION TO ASTM A143.

LUMBER

- ALL WOOD STUDS, COLUMNS, BEAMS, AND JOISTS SHALL BE KILN DRIED AND HAVE THE FOLLOWING MINIMUM STRENGTHS:

FB =	1,200	PSI
FV =	175	PSI
FC =	1,000	PSI
E =	1,600,000	PSI
- JOISTS AND RAFTERS SHALL HAVE BRIDGING OR SOLID BLOCKING AT 8'-0" O.C. MAXIMUM. PROVIDE SOLID (CONT.) BRIDGING AT ALL JOIST BEARINGS.
- JOISTS, RAFTERS, BEAMS, AND HEADERS SHALL BEAR ON A MINIMUM (UNLESS NOTED OTHERWISE) OF 4" ON TIMBER, STEEL, OR MASONRY.
- BUILT-UP BEAMS OR HEADERS MADE UP OF 2 OR MORE "2X" LUMBER SHALL BE SPIKED TOGETHER WITH A MINIMUM OF THREE 16D NAILS AT 16" O.C.
- ALL LUMBER SILLS AND LEDGERS IN CONTACT WITH MASONRY OR CONCRETE, OR LUMBER EXPOSED TO WEATHER, SHALL BE ACO PRESURE PRESERVATIVE TREATED (0.4 POUNDS PER CUBIC FOOT RETENTION).
- SIMPSON CONNECTORS AS REFERENCED ON PLANS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. CONNECTORS SHALL BE INSTALLED WITH ALL FASTENERS AS PROVIDED FOR INCLUDING NAILS AND BOLTS OF THE CORRECT SIZE TO FULLY DEVELOP THE CONNECTION.
- ALL STUD BEARING WALLS TO BE PROVIDED WITH TWO CONTINUOUS TOP PLATES AND ONE CONTINUOUS BOTTOM PLATE, A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING "FIRESTOPPING" AT MID HEIGHT IN WALL.

PLYWOOD

- PLYWOOD SHALL CONFORM TO THE REQUIREMENTS OF APA PS-1, PS-2, AND PRP-108 AND SHALL BE OF THE FOLLOWING GRADES.

USE	GRADE
FLOOR	23/32" T&G APA RATED SHEATHING, STRUCTURAL 1, 48/24, EXPOSURE 1.
ROOF	19/32" APA RATED SHEATHING, STRUCTURAL 1, 32/16 EXPOSURE 1.
WALL SHEATHING	7/16" APA RATED SHEATHING, STRUCTURAL 1, 24/16 EXPOSURE 1.

- PLYWOOD SHALL BE INSTALLED IN ACCORDANCE WITH APA RECOMMENDATIONS, AND LATEST INTERNATIONAL BUILDING CODE.

NAILING SCHEDULE:

- TO RESIST THE LATERAL LOADS FROM WIND, THE FLOORS AND ROOFS HAVE BEEN DESIGNED TO ACT AS HORIZONTAL DIAPHRAGMS AND SOME WALLS AS VERTICAL SHEAR WALLS. THE NAILING SCHEDULE IS GIVEN BELOW:
 - WALL AND ROOF - USE 10D NAILS AT 6" ON CENTER AT PLYWOOD PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.
 - FLOOR - USE 12D NAILS AT 6" ON CENTER AT PLYWOOD PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS.

LVL (LAMINATED VENEER LUMBER)

- APA LVL SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

FB =	2,900	PSI
FV =	285	PSI
E =	2,000,000	PSI

MASONRY

- ALL MASONRY CONSTRUCTION SHALL CONFORM TO THE CURRENT PROVISIONS OF THE BUILDING CODE REGULATIONS FOR MASONRY STRUCTURES - ACI 530 (ASCE 5), AND SPECIFICATIONS FOR MASONRY STRUCTURES - ACI 530.1 (ASCE 6).
- ASSUMED COMPRESSIVE STRENGTH OF MASONRY, F'M = 1500 PSI @ 28 DAYS.
- ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90, GRADE N-1, NORMAL WEIGHT.
- MORTAR FOR ALL WORK SHALL BE TYPE S.
- MASONRY WALLS BELOW GRADE SHALL BE GROUTED SOLID.
- GROUT FOR FILLING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F'M) OF 2000 PSI, AND SHALL CONFORM TO ASTM C476. PLACE GROUT FILL IN 4'-0" MAXIMUM LIFTS VERTICALLY.
- PROVIDE 100% SOLID MASONRY BELOW ALL LINTEL BEARINGS 12" BEYOND THE OPENING FOR THE FULL WALL WIDTH AT ALL LINTELS FROM THE LINTEL BEARING TO THE FLOOR BELOW.
- ALL MASONRY WALLS SHALL HAVE GALVANIZED TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" VERTICAL INTERVALS WITH CORNER AND "T" PIECES UNLESS NOTED. ALL SPLICES SHALL LAP 6" MIN. PROVIDE AN ADDITIONAL ROW OF REINFORCEMENT ABOVE AND BELOW ALL OPENINGS AND EXTEND 2'-0" BEYOND JAMBS. STOP REINFORCEMENT EACH SIDE OF ALL CONTROL AND EXPANSION JOINTS.
- ALL BRICK MASONRY CONSTRUCTION SHALL CONFORM TO BRICK INSTITUTE OF AMERICA SPECIFICATIONS.
- ASSUMED COMPRESSIVE STRENGTH OF BRICK MASONRY, F'M = 1000 PSI @ 28 DAYS.
- MORTAR FOR ALL WORK SHALL BE TYPE S, F'M = 1800 PSI.

STEEL-LINTELS

- ALL STEEL LINTELS IN MASONRY WALLS SHALL BE AS NOTED BELOW WITH SIZES AS FOLLOWS FOR EACH 4" OF WALL THICKNESS OR FRACTION THEREOF (UNLESS NOTED OTHERWISE ON DRAWINGS):

SPAN	MINIMUM END BEARING	ANGLE SIZE
UNDER 6'-0"	8"	4" X 3-1/2" X 5/16" LLV

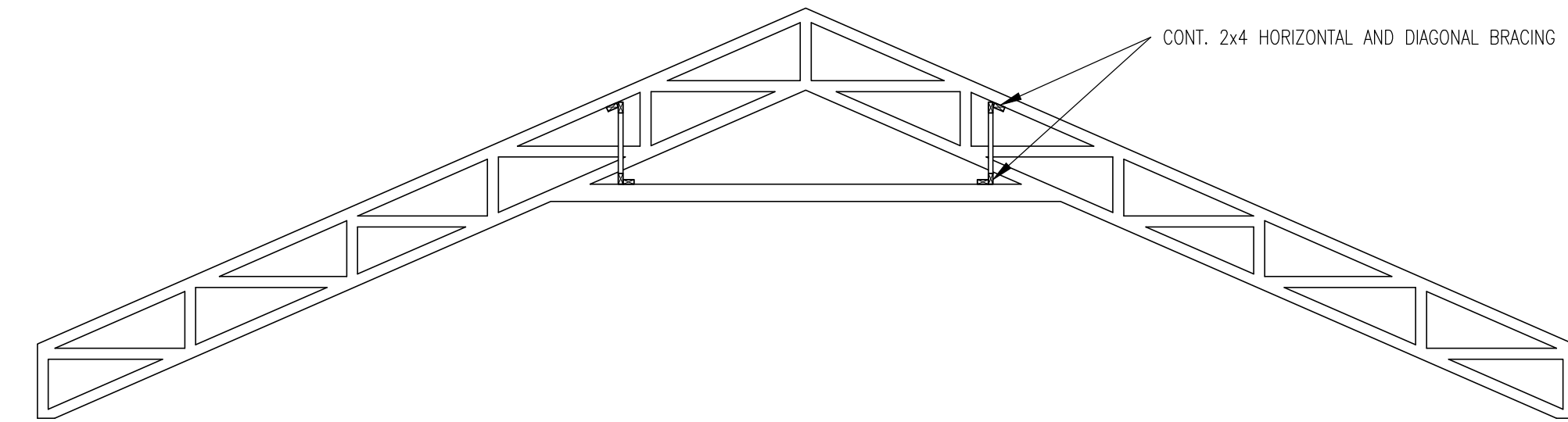
- PROVIDE 100% SOLID MASONRY BELOW ALL LINTEL BEARINGS 8" BEYOND THE OPENING FOR THE FULL WALL WIDTH AT ALL LINTELS FROM THE LINTEL BEARING TO THE FLOOR BELOW.
- ALL LINTELS TO BE SET TRUE AND LEVEL.

STAIRS AND STAIR LANDINGS

- ALL STAIR FRAMING, RAILINGS AND GUARDS SHALL BE DESIGNED BY THE STAIR MANUFACTURER TO SUPPORT THE MINIMUM LIVE LOAD AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY THE BUILDING CODE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS CERTIFIED BY A MARYLAND REGISTERED PROFESSIONAL ENGINEER.

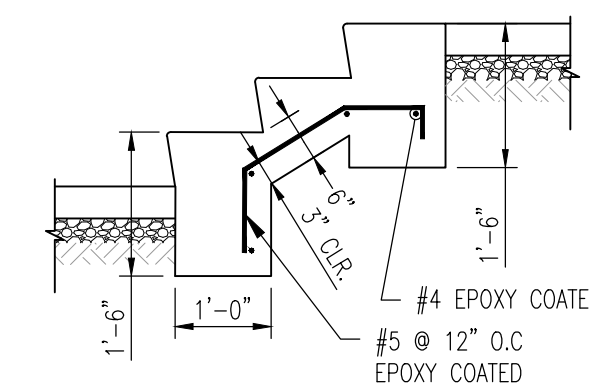
METAL PLATE CONNECTED ROOF TRUSSES

- TRUSSES SHALL BE DESIGNED, FABRICATED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE BY A MEMBER FIRM WITH IN-HOUSE INSPECTION.
- MANUFACTURER SHALL SUBMIT, PRIOR TO MANUFACTURE, SHOP DRAWINGS CERTIFIED BY A MARYLAND REGISTERED PROFESSIONAL ENGINEER.
- TEMPORARY AND PERMANENT TRUSS BRACING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES HB-91 PUBLISHED BY THE TRUSS PLATE INSTITUTE.
- 2 X 4 CONTINUOUS HORIZONTAL BRACING. PERMANENT TRUSS BRACING FOR THE TOP AND BOTTOM CHORDS SHALL BE AS SHOWN ON THE PLANS. LONGITUDINAL BRACING AND CROSS BRACING SHALL NOT BE LESS THAN A NOMINAL 2 X 4.
- BRACING SHALL BE CONTINUOUS WITH SPLICES CROSSING A MINIMUM OF 2 TRUSSES.
- 2 X 4 CONTINUOUS DIAGONAL BRACING. VERTICAL CROSS BRACING TO BE PLACED AT A MAXIMUM OF 45 DEGREES FROM THE HORIZONTAL. HORIZONTAL CROSS BRACING SHALL BE PLACED AT A MAXIMUM OF 45 DEGREES FROM THE TRUSS PARALLEL.
- BRACING IS TO BE FASTENED TO EACH CROSSING TRUSS MEMBER WITH A MINIMUM OF TWO 16 D NAILS.

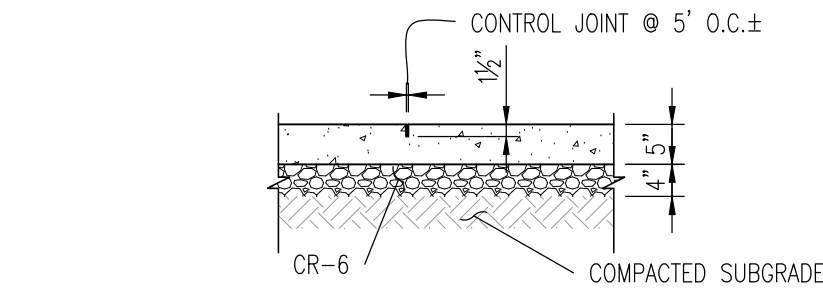


TRUSS ELEVATION - BRACING

SCALE: 1/2"=1'-0"

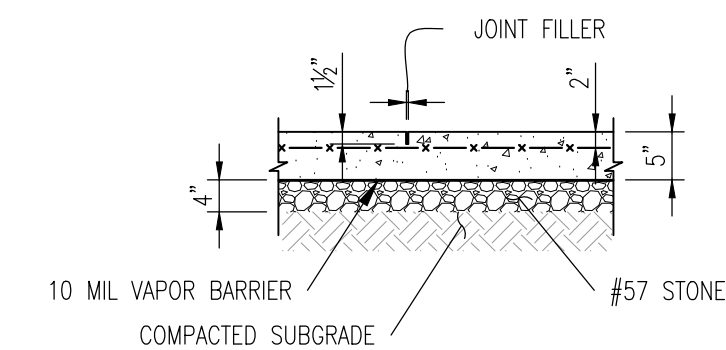


SECTION - CONCRETE STAIRSTEPS
SCALE: 1/2"=1'-0"



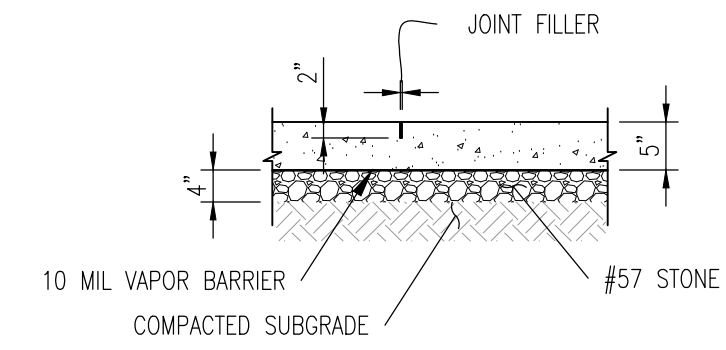
TYPICAL EXTERIOR SLAB ON GRADE

SCALE: 1/2"=1'-0"



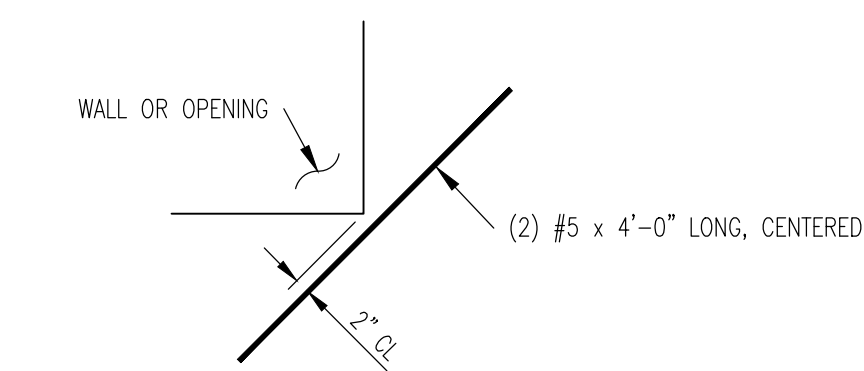
TYPICAL SLAB CONTROL JOINT - WWF

SCALE: 1/2"=1'-0"



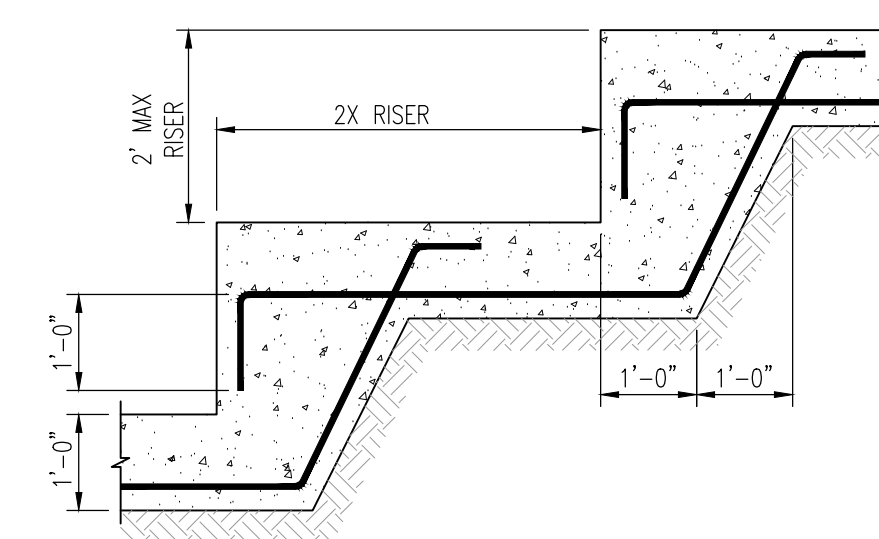
TYPICAL SLAB CONTROL JOINT - FIBER MESH

SCALE: 1/2"=1'-0"



TYPICAL RE-ENTRANT CORNER

NOT TO SCALE



TYPICAL STEP FOOTING DETAIL

NOT TO SCALE

CONTACT

MYERS GREENE ARCHITECTS
733 W. 40TH STREET
SUITE 250PS
team@myersgreene.com
410-366-9982

PROJECT NAME

ADDITIONS to
PINEHURST
WINE SHOPPE
PROJECT ADDRESS

6242 BELLONA AVENUE
BALTIMORE, MD 21212

SEAL



PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12069, Expiration Date: 8/11/26.
0368

MICHAEL J. WALKLEY, P.A.

Consulting Engineers
20 East Susquehanna Avenue
Towson, Maryland 21286
Telephone (410) 889-7700

ISSUED DRAWINGS

PERMIT 1: 01.28.26

DRAWING TITLE

GENERAL NOTES AND
TYPICAL DETAILS

SHEET #

S-102

MECHANICAL SPECIFICATIONS:

- ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
- RECIRCULATION OF VENTILATION AIR SHALL BE IN ACCORDANCE WITH SECTION 403 OF THE 2021 INTERNATIONAL MECHANICAL CODE, VENTILATION AIR SHALL BE IN ACCORDANCE WITH SECTION 403.3, TABLE 403.3
- CONSTRUCTION AND INSTALLATION OF DUCTWORK SHALL COMPLY WITH SECTION 603 OF THE 2012 INTERNATIONAL MECHANICAL CODE.
- RETURN & SUPPLY AIR SMOKE DETECTORS SHALL BE PROVIDED IN THE RTU AS REQUIRED BY SECTION 606 OF THE 2012 INTERNATIONAL MECHANICAL CODE SECTION 606 & NFPA 90A SECTION 4. DUCT DETECTORS SHALL SHUT DOWN THE RTU UPON SENSING SMOKE.
- ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS PER 2012 INTERNATIONAL MECHANICAL CODE.
- ALL HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE UL LISTED
- ALL SUPPLY AND RETURN AIR DUCTS LOCATED ABOVE THE CEILING SHALL BE INSULATED WITH 1-1/2" FLEXIBLE DUCT WRAP WITH FOIL FACED BARRIER. INSTALLATION SHALL BE PER MANUFACTURER'S & SMACNA INSTRUCTIONS.
- ROOFING CONTRACTOR TO FLASH AND LEVEL ROOF CURBS. PROVIDE TRAPPED CONDENSATE DRAIN ON EACH AC UNIT.
- INSULATED FLEX DUCTS SHALL BE USED WHERE SHOWN AND SHALL MEET SMACNA STANDARDS WITH AN INSULATION RATING OF 4.2 AND LISTED BY UL 181 STANDARD. FLEX DUCTS SHALL BE LIMITED TO TOTAL LENGTH.
- ALL SUPPLY AIR DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT SMACNA STANDARDS.
- THE PRODUCTS INCLUDED IN THE MECHANICAL SCHEDULES ARE THE BASIS OR DESIGN ONLY. EQUIVALENT MANUFACTURERS ARE ACCEPTABLE UPON SUBMISSION OF SHOP DRAWINGS. THE PRESCRIBED DUTY OF ALL EQUIPMENT SHALL BE MAINTAINED.
- UPON COMPLETION OF ALL WORK AND START UP, AIR AND WATER BALANCING TESTING SHALL BE PERFORMED BY AN AABC LISTED INDEPENDENT TESTING & BALANCING COMPANY. ALL RESULTS SHALL BE SUBMITTED TO THE ENGINEER.
- MECHANICAL CONTRACTOR TO COORDINATE EQUIPMENT ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONTRACTOR PRIOR TO THE START OF WORK.
- ALL ROOF MOUNTED HVAC EQUIPMENT SHALL BE LOCATED AT LEAST 10' FROM THE EDGE OF THE ROOF OR A GUARD SHALL BE INSTALLED AS PRESCRIBED BY 2012 INTERNATIONAL MECHANICAL CODE, PARAGRAPH 304.10, GUARDS.
- MECHANICAL DRAWINGS SHALL NOT BE SCALED. EQUIPMENT LOCATION SHALL BE COORDINATED WITH THE EQUIPMENT INSTALLED AND COORDINATED WITH THE ARCHITECTURAL AND STRUCTURAL DESIGN. REFER LOCATION RFI BEYOND THIS TO THE ARCHITECT & ENGINEER.
- ALL SUPPLY AND RETURN DUCTWORK SHALL BE INTERNALLY INSULATED FOR A MINIMUM OF 10 FEET FROM EITHER THE UNIT CONNECTION OR FROM THE TE-IN FITTING TO THE UNIT. INSTALL ACCORDING TO SMACNA STANDARDS FOR INTERNALLY INSULATED METAL DUCTWORK.
- CONTRACTOR TO INSPECT THE SITE PRIOR TO THE START OF WORK. NO ALLOWANCE WILL BE PROVIDED FOR WORK THAT MUST BE CORRECTED DUE TO LACK OF A PRE-CONSTRUCTION VISIT.
- CONTRACTOR TO COMPLETE THE START UP OF THE NEW EQUIPMENT AND SHALL FURNISH WRITTEN RECORD OF THE OPERATING PARAMETER OF THE EQUIPMENT. THESE READINGS SHALL INCLUDE AIR FLOW, AMP READINGS ON KEY COMPONENTS, REFRIGERANT PRESSURE READINGS, PROPER FAN ROTATION, CONTROL SEQUENCE, INCLUDING UNIT MOUNTED SMOKE DETECTORS, AIR TEMPERATURE READINGS FOR EITHER HEATING OR COOLING, DEPENDING UPON THE START UP SEASON. REPEAT AIR TEMPERATURE READINGS AND EITHER HEATING OR COOLING READINGS FOR THE OPPOSITE SEASON AND DOCUMENT. ALL DATA SHALL BE SUBMITTED TO THE OWNER AND ENGINEER.
- CONTRACTOR TO COMPLETE A PRELIMINARY AIR BALANCE, INCLUDING THE SUPPLY AND RETURN AIR QUANTITIES FOR EACH MAJOR SUPPLY AIR BRANCH. THIS SHALL BE FORWARDED TO THE ARCHITECT AND ENGINEER PRIOR TO DEMOLITION.
- CONTRACTOR TO INSPECT AND CHECK EXISTING HVAC UNITS, ELECTRIC DUCT HEATERS, EXHAUST FANS AND CONTROLS FOR PROPER OPERATION. REPORT ANY FINDINGS REGARDING POORLY OPERATING EQUIPMENT TO THE ARCHITECT / ENGINEER.
- ROUND DUCTWORK SHALL BE PREFABRICATED AND EQUIVALENT TO LINDAB. DUCT SHALL BE GALVANIZED STEEL CONFORMING TO SMACNA DUCT CONSTRUCTION STANDARDS OF STANDARD SIZES AND GAUGES. DUCT SHALL BE CONSTRUCTED TO +1"WG. JOINTS WILL BE DOUBLE LIPPED GASKETS.
- REGISTERS FOR ROUND SPIRAL DUCT SHALL BE MOUNTED IN THE DUCT SECTION AND EQUIVALENT TO LINDAB RGS-3 ADJUSTABLE AND PAINT READY.

AUTOMATIC TEMPERATURE CONTROLS

- WMU-1 / HP-1
 - DIGITAL CLOCK THERMOSTAT WITH AUTO CHANGEOVER SHALL CYCLE 1 STAGE HEATING OR 1 STAGE COOLING TO MAINTAIN ITS SETTING - 68° F WINTER / 78° F SUMMER ADJUSTABLE
- WMU-2-1 & 2-2 / HP-2
 - DIGITAL CLOCK THERMOSTAT WITH AUTO CHANGEOVER SHALL CYCLE 1 STAGE HEATING OR 1 STAGE COOLING TO MAINTAIN ITS SETTING - 68° F WINTER / 78° F SUMMER ADJUSTABLE
- EXHAUST FANS - CEF-1
 - WIRE FANS TO LIGHT SWITCH (BY OTHERS), WHEN LIGHTS ARE TURNED ON, FANS COME ON.

GENERAL NOTES (MECHANICAL)

- IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO EXAMINE THE NEW AND EXISTING ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND SPECIFICATIONS, AND SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT AND/OR ENGINEER IF A CONDITION EXISTS WHICH PREVENTS THE CONTRACTOR FROM ACCOMPLISHING THE INTENT OF THE DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS TO ACCOMPLISH THE INTENT OF THE PLANS. PLANS INDICATE THE EXTENT, GENERAL CHARACTER AND LOCATION OF WORK DIAGRAMMATICALLY ONLY. WORK INDICATED BY HAVING MINOR DETAILS NOT SHOWN, SHALL BE FURNISHED COMPLETE, BY THIS CONTRACTOR, TO PERFORM THE FUNCTION INTENDED.
- ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER AND/OR HIS DULY AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL LAY OUT HIS WORK WITH THAT OF ALL OTHER TRADES AND BE RESPONSIBLE FOR ALL MEASUREMENTS. HE SHALL NOTIFY ARCHITECT AND/OR ENGINEER IF A CONDITION EXISTS WHICH PREVENTS WORK TO BE INSTALLED IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS.
- ALL FIXTURES AND EQUIPMENT SHALL BE CONNECTED AND MADE READY FOR USE UNLESS OTHERWISE NOTED.
- MOTOR CONTROLLERS, MOTOR CONTROL WIRING AND EQUIPMENT DISCONNECTS, UNLESS SPECIFICALLY SHOWN TO BE FURNISHED BY THE ELECTRICAL CONTRACTOR ARE TO BE PROVIDED BY THE RESPECTIVE SUPPLIER.
- PROCESS EQUIPMENT MOTOR CONTROLLERS UNLESS OTHERWISE INDICATED AS BEING FURNISHED BY THE PROCESS EQUIPMENT SUPPLIER.
- CONTROL WIRING IS THE RESPONSIBILITY OF THE RESPECTIVE TRADE UNLESS OTHERWISE INDICATED.

HVAC ABBREVIATIONS HVAC SYMBOLS

ACD	AIR CONDITIONING DRAIN		
AHU	AIR HANDLING UNIT		MANUAL VOLUME DAMPER
CEF	CEILING EXHAUST FAN		
CFM	CUBIC FEET PER MINUTE		
CD	CEILING DIFFUSER		NEW AIR DUCTWORK
D	DEMO		LINED DUCTWORK (INSIDE DIMENSIONS SHOWN)
E	EXISTING		
ER	EXISTING TO BE RELOCATED		DUCT SIZE TRANSITION (HORIZONTAL)
IRH	INFRARED HEATER		CONNECT TO EXISTING
N	NEW		
OED	OPEN END DUCT		UNDER CUT DOOR
R	RELOCATED		THERMOSTAT
RG	RETURN GRILLE		
RA	RETURN AIR		AIR QUANTITY (CFM)
SA	SUPPLY AIR		EXISTING DUCTWORK
SR	SUPPLY REGISTER		2'x2' RETURN GRILLE
TYP	TYPICAL		2'x2' SUPPLY AIR DIFFUSER
U.N.O.	UNLESS NOTED OTHERWISE		
WEF	WALL EXHAUST FAN		SWITCH

SPLIT SYSTEM HEAT PUMP UNIT SCHEDULE

UNIT MARK	MANUFACTURER & MODEL	SYSTEM TYPE	SYSTEM CAPACITY				FAN DATA		INDOOR UNIT		OUTDOOR UNIT			NOTES				
			CLG. MBH	HTG. MBH @ 47° F	HTG. MBH @ 17° F	SEER2	HSPF2	NOM. CFM	MIN. CFM	VOLTS	PH	UNIT MCA	VOLTS		PH	UNIT MCA	UNIT MOCOP (HACR)	WEIGHT (LBS.)
WMU-1 / HP-1	LG #KNSAC121A / LG-KUSAC121A	WALL	13.7	13.7	--	20.0	9.0	459	148	208/230	1Ø	.4	208/230	1Ø	10	15	128	1,2,3,4,5 & 6
WMU-2-1 & 2-2	LG # KNMAB121A	WALL	12.0	13.7	--	--	--	459	148	208/230	1Ø	.4					29	
HP-2	LG # ARUN024GS24	OUTDOOR	24.0	27.0	--	21.5	12.0						208/230	1Ø	19.6	30	140	1,2,3,4,5 & 6

NOTES: 1. PROVIDE WITH PREMTBVC2 CONTROLLER. 2. PROVIDE WITH REMOTE WALL T-STAT. 3. PROVIDE WITH FACTORY INSTALLED CONDENSATE PUMP. 4. REFRIGERANT PIPING SIZES AND PIPING INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. EXTERIOR INSULATION ON REFRIGERANT LINES SHALL BE COVERED WITH UV RESISTANT PVC JACKETS. 5. OUTDOOR HEAT PUMP UNIT TO BE INSTALLED LEVEL ON PREFAB PAD. 6. INDOOR UNIT POWERED FROM OUTDOOR UNIT.

ELECTRIC UNIT HEATER SCHEDULE

SYMBOL	TYPE	MAKE	MODEL	INPUT (KW)	VOLTAGE/ PHASE	HEATER DATA				AREA SERVED	WEIGHT
						CFM	HP	RPM	FLA		
UH-1	RECESSED ELECTRIC UNIT HEATER	DAYTON	2HAD9	1.5	120/1	-	-	-	13	RESTROOM	-

EXHAUST FAN SCHEDULE

NO.	TYPE	CFM	ESP IN. WG	HP/ WATTS	RPM	ELECTRIC SERVICE VOLTS-PH.-HZ.	ROOF OPENING	MANUFACTURER & MODEL NO.	NOTES

NOTES: 1. WIRE TO LIGHT SWITCH BY OTHERS.

REVISIONS DATE



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BALTIMORE, MD. 21212
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SCALE AS NOTED
ON DRAWING

DRAWING TITLE
MECHANICAL TITLE SHEET

PROJECT

ADDITIONS TO PINEHURST
WINE SHOPPE
6242 BELLONA AVENUE
BALTIMORE, MD 21212

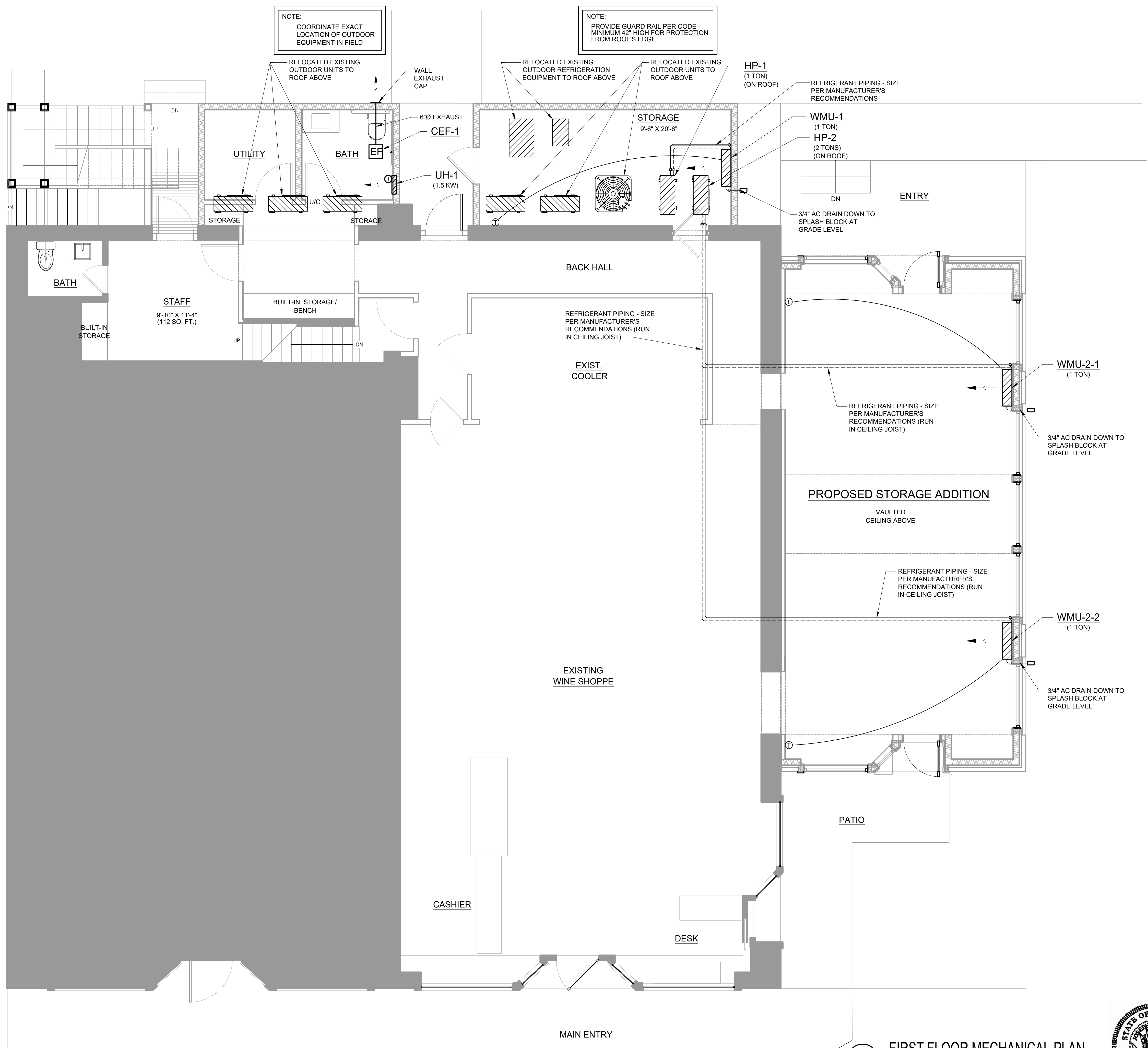
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I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the law of the State of Maryland, license number 9240, expiration date, May 31, 2027.



NOTE:
COORDINATE EXACT
LOCATION OF OUTDOOR
EQUIPMENT IN FIELD

NOTE:
PROVIDE GUARD RAIL PER CODE -
MINIMUM 42" HIGH FOR PROTECTION
FROM ROOF'S EDGE

REVISIONS	DATE

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SCALE AS NOTED
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FIRST FLOOR
MECHANICAL PLAN

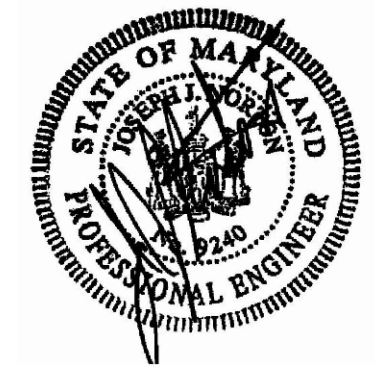
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ADDITIONS TO PINEHURST
WINE SHOPPE
6242 BELLEONA AVENUE
BALTIMORE, MD 21212

DATE: 01/28/26

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M1.1

1
M1.1
FIRST FLOOR MECHANICAL PLAN
1/4" = 1'-0"



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GENERAL NOTES (PLUMBING)

- ALL WORK SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER AND IN ACCORDANCE WITH THE 2021 INTERNATIONAL PLUMBING CODE (IPC).
- ALL DOMESTIC WATER HOT & COLD WATER PIPING SHALL BE INSULATED WITH 3/4" FIBERGLASS INSULATION EQUIVALENT TO OWENS CORNING ASF-W PAPER BACKED ALUMINUM JACKET.
- ALL EXPOSED INTERIOR DOMESTIC WATER PIPING SHALL BE TYPE L COPPER WITH CAST BRASS WROUGHT COPPER OR WROUGHT BRASS SWEAT FITTINGS. LEAD FREE SOLDER AND FLUX SHALL BE USED ON ALL POTABLE WATER PIPING (ASTM B32)
- CONCEALED INTERIOR DOMESTIC WATER PIPING MAY BE SCHEDULE 40 CPVC WITH FUSED JOINTS AND INSTALLED PER IPC AND THE LOCAL AUTHORITY.
- CONCEALED SANITARY AND VENT PIPING MAY BE SCHEDULE 40 CPVC WITH FUSED JOINTS AND INSTALLED PER IPC AND LOCAL AUTHORITY.
- REFER TO PLUMBING FIXTURE SCHEDULE FOR SIZES OF PIPE CONNECTIONS TO ALL PLUMBING FIXTURES.
- ALL NEW EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
- ALL ROOF PENETRATIONS SHALL BE FLASHED AND PROPERLY SEALED.
- PROVIDE TRAP PRIMERS WITH WATER SAVER TRAP PRIMER EQUIV TO ZURN Z1021-CONN TO LAV TRAP AND RUN TO FLOOR DRAIN.
- ALL FLOOR TRAPS SHALL BE DEEP SEAL TYPE.
- THE PRODUCTS INCLUDED IN THE PLUMBING SCHEDULES ARE THE BASIS OR DESIGN ONLY. EQUIVALENT MANUFACTURERS ARE ACCEPTABLE UPON SUBMISSION OF SHOP DRAWINGS. THE PRESCRIBED DUTY OF ALL EQUIPMENT SHALL BE MAINTAINED.
- PROVIDE PROTECTIVE COVERS FOR ALL ACCESSIBLE LAVATORY PIPING, EQUIVALENT TO TRUEBRO LAV GUARD 2 MODEL #402 EZ
- CONTRACTOR SHALL NOT SCALE THE PLANS & MUST VERIFY CONNECTION POINTS & FIT IN THE FIELD PRIOR TO THE START OF WORK.
- ALL PLUMBING FIXTURES SHALL BE WATER SAVING TYPE-REFER TO PLUMBING FIXTURE SCHEDULE.
- THE LEVER OPERATORS ON ALL ADA ACCESSIBLE WATER CLOSETS SHALL BE MOUNTED ON THE ACCESSIBLE SIDE. REFER TO ARCHITECTURAL PLANS.

PLUMBING ABBREVIATIONS AND SYMBOLS

ABBREVIATION	DESCRIPTION	SYMBOL
AAV	AIR ADMITTANCE VALVE ABOVE FINISHED FLOOR	
AFF	CEILING	
BLDG	BUILDING	
CLG	CEILING	
CLG	CEILING	
CFH	CUBIC FEET PER HOUR	
CO	CLEANOUT	
CONN	CONNECTION	
CW	COLD WATER	
DFU	DRAINAGE FIXTURE UNIT	
DIA	DIAMETER	
DN	DOWN	
DWG	DRAWING	
EA	EACH	
EQUIP	EQUIPMENT	
EXIST	EXISTING	
FD	FLOOR DRAIN	
FS	FLOOR SINK	
G	NATURAL GAS	
HGT	HEIGHT	
HW	HOT WATER	
HW/R	HOT WATER RECIRCULATING	
MFR	MANUFACTURER	
MIN	MINIMUM	
MTG	MOUNTING	
RCR	REMOTE COUNTER READOUT	
TP	TRAP PRIMER LINE	
TYP	TYPICAL	
VTR	VENT THRU ROOF	
WCO	WALL CLEANOUT	
	NEW DOMESTIC COLD WATER PIPING	----
	NEW DOMESTIC HOT WATER PIPING	----
	NEW HOT WATER RECIRC PIPING	----
	NEW SANITARY PIPING	----
	NEW VENT PIPING	----
	CONNECT TO EXISTING	---
	PRESSURE & TEMPERATURE VALVE	
	FLOOR DRAIN	
	FLOOR SINK	
	GATE VALVE	
	CHECK VALVE	
	PRESSURE BALANCING VALVE	
	FLOW ARROW	
	HOSE BIBB	
	CLEAN OUT	

PLUMBING NOTES

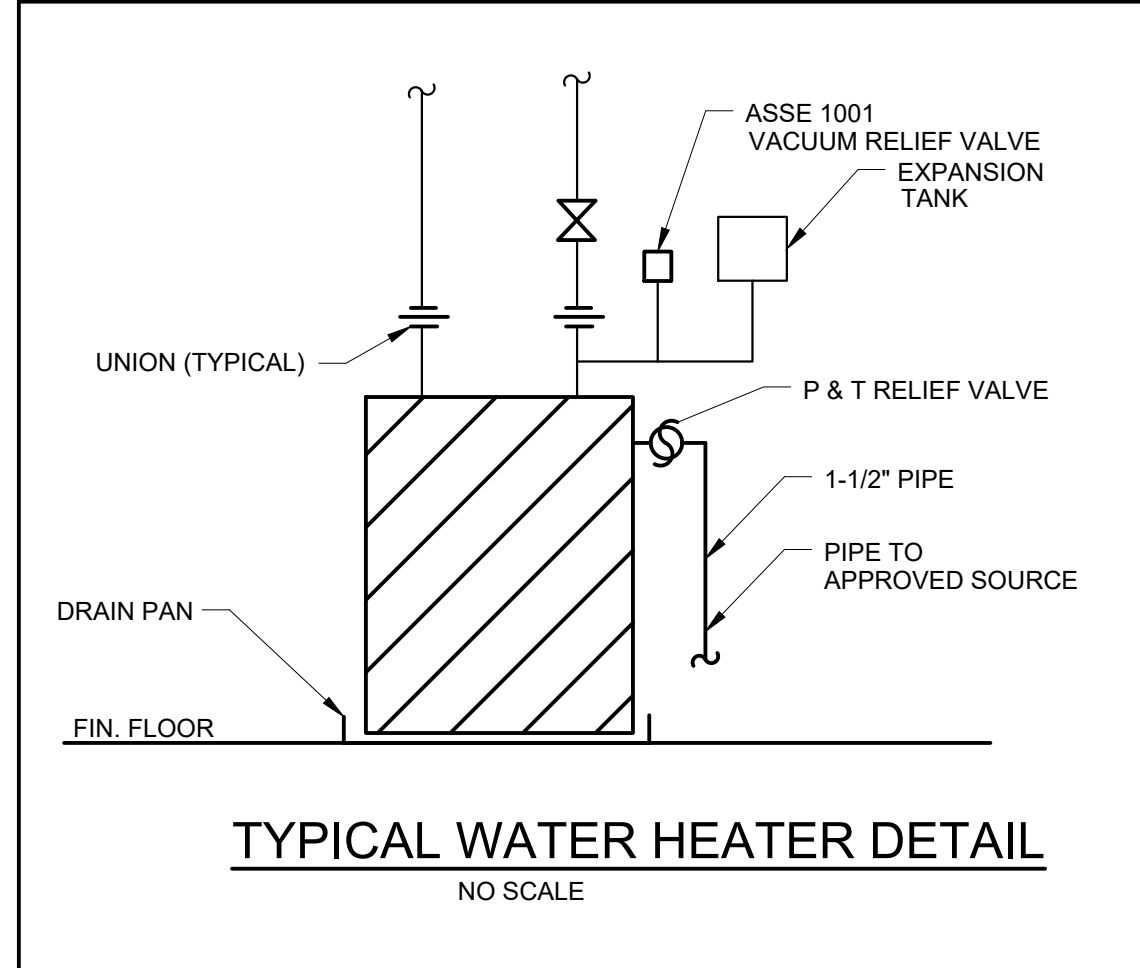
- ALL UNDERGROUND SANITARY PIPING SHALL BE SCHEDULE BE SCHEDULE 40 PVC PIPE AND FITTINGS.
- ALL ABOVE GROUND WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC PIPE AND FITTINGS.
- DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER WITH WROUGHT COPPER SOLDER FITTINGS. SOLDER SHALL BE LEAD FREE. VIEGA PEX WATER PIPING SHALL BE AN APPROVED EQUAL.
- INSULATE DOMESTIC WATER PIPING PER IECC REQUIREMENTS.
- PROVIDE CONTROL VALVES WHERE INDICATED OR REQUIRED AND ON ALL BRANCH LINES.
- PROVIDE TYPE AND DIRECTION OF FLOW LABELS ON ALL PIPING.
- PLUMBING CONTRACTOR SHALL CLEAN, SANITIZE AND FLUSH THE DOMESTIC WATER PIPING SYSTEM AND SUBMIT LETTER OF COMPLIANCE TO THE TENANT / OCCUPANT.

ELECTRIC WATER HEATER SCHEDULE

DESIGNATION	MAKE	MODEL	STORAGE CAPACITY (GAL)	RECOVERY RATE (GPH)	INLET TEMP (F)	INLET TEMP (F)	POWER INPUT (KWH)	VOLTAGE PHASE	WEIGHT	NOTES
EWH-1	RHEEM	-	6	1.5	40	120	1.5	120/1	45	MOUNT ON FLOOR UNDER SINK

PLUMBING FIXTURE SCHEDULE

P #	TYPE	QUANT.	HAND-CAPPED	SAN	VENT	CW	HW
P-1A	AMERICAN STANDARD RIGHT HEIGHT 3641.001 FLOOR MOUNTED ELONGATED FLUSHMETER TOILET, 1.28 GPF, STOP, ELONGATED SEAT		YES	3"	1-1/2"	1"	-
P-2A	AMERICAN STANDARD OVALYN 9482.000 UNDER COUNTER LAVATORY WITH SINGLE HANDLE INSBROOK 6056.202 FAUCET, COMPRESSION STOPS & GRID DRAIN		YES	1-1/2"	1 1/2"	1/2"	1/2"
P-3	JOSAM 30003-A CAST IRON FLOOR DRAIN TWO PIECE BODY, BOTTOM OUTLET & SATIN NIKALOY STRAINER		-	3"	1-1/2"	-	-
P-4	JOSAM 56003-2 3' FLOOR CLEANOUT WITH SATIN FINISH BRONZE TOP		-	3"	-	-	-



REVISIONS DATE



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SCALE AS NOTED ON DRAWING

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PLUMBING TITLE SHEET

PROJECT

ADDITIONS TO PINEHURST WINE SHOPPE
6242 BELLONA AVENUE
BALTIMORE, MD 21212

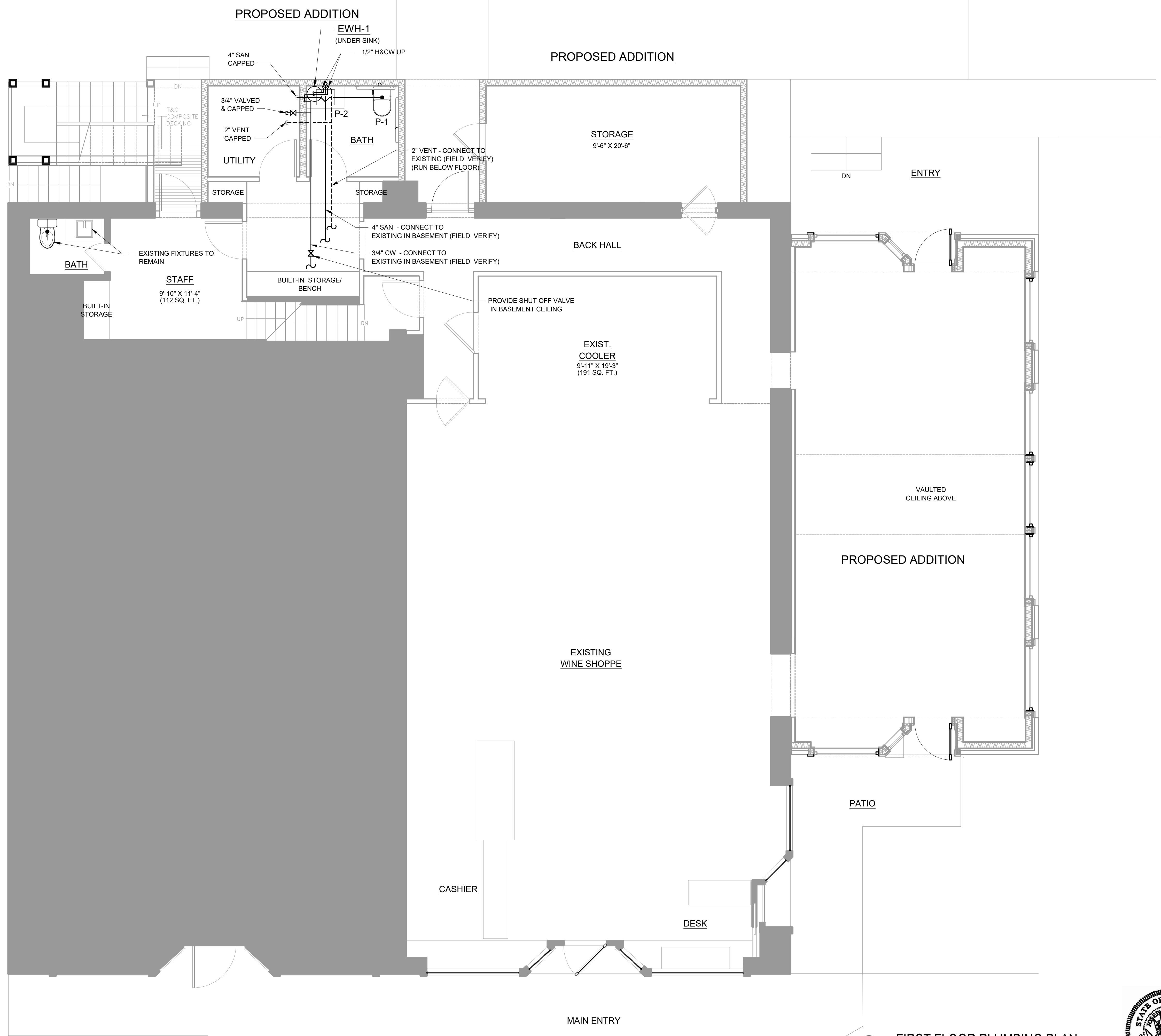
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REVISIONS DATE

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ENGINEERING

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SCALE AS NOTED
ON DRAWING

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FIRST FLOOR
PLUMBING PLAN

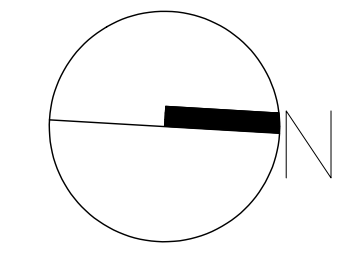
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DRAWING NO.

P1.1



I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the law of the State of Maryland, license number 9240, expiration date, May 31, 2027.

1
P1.1
FIRST FLOOR PLUMBING PLAN
1/4" = 1'-0"

ELECTRICAL SPECIFICATIONS:

- ALL ELECTRICAL WORK TO BE PERFORMED IN ACCORDANCE WITH THE 2018 EDITION OF THE NATIONAL ELECTRIC CODE (NEC)
- PROVIDE UPDATED PANEL DIRECTORY UPON COMPLETION OF WORK.
- ALL WIRE TO BE #12 THIN COPPER MINIMUM. PROVIDE EMT WIREWAY FOR ALL EXPOSED WIRING AND FLEXIBLE METAL CONDUIT FOR CONCEALED, AS ACCEPTABLE TO THE LOCAL AUTHORITY.
- CONNECT EMERGENCY, EXIT AND NORMAL LIGHTING FIXTURES TO THE DESIGNATED EXISTING ELECTRICAL PANEL.
- ALL LIGHTING, MOUNTED IN CEILINGS, SHALL BE INDEPENDENTLY SUPPORTED BY #12AWG WIRE AT TWO CORNERS OF EACH FIXTURE.
- ALL GROUNDING SHALL BE IN ACCORDANCE WITH NEC CHAPTER 250.
- CONTRACTOR TO INSPECT THE SITE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR TO REMOVE AND PROTECT ALL EMERGENCY AND NORMAL LIGHTING FIXTURES BETWEEN REMOVAL AND REINSTALLATION.
- PROVIDE BRUSHED STAINLESS STEEL SWITCH PLATES AND RECEPTACLE COVERS.
- ELECTRICAL CONTRACTOR SHALL COORDINATE POWER REQUIREMENTS OF MECHANICAL AND PLUMBING EQUIPMENT WITH THE RESPECTIVE CONTRACTORS PRIOR TO THE START OF WORK.
- INSTALL FIRE STOPPING SEALANT IN FIRE RATED WALLS AND FLOOR PENETRATION VOIDS.
- PROVIDE APPROVED HANDLE TIES FOR ALL MULTI-WIRE BRANCH CIRCUITS, IN ACCORDANCE WITH NEC 210.4, SO THAT ALL CIRCUITS WILL BE OPENED IN THE SAME WIREWAY.
- EACH SINGLE PHASE CIRCUIT WILL HAVE A DEDICATED NEUTRAL FROM PANEL TO SERVED DEVICES. MULTIWIRED CIRCUITS WILL NOT BE ALLOWED, EXCEPT AS NOTED ABOVE
- LABEL RECEPTACLES WITH CIRCUIT NUMBERS USING PERMANENT TAPE WITH PRINTED TEXT.
- CONTRACTOR TO REMOVE AND PROTECT EXISTING POWER WIRING AND DISCONNECTS TO EXISTING EXTERIOR MOUNTED MECHANICAL EQUIPMENT. EQUIPMENT WILL BE MOVED TO THE NEW REAR ROOF. CONTRACTOR TO EXTEND AND CONNECT TO NEW EQUIPMENT AND RELOCATE DISCONNECTS. CONTRACTOR TO COORDINATE NEW LOCATION WITH OWNER & ARCHITECT.
- CONTRACTOR TO COORDINATE RELOCATED INCOMING ELECTRICAL SERVICE WITH BGE & PROVIDE THE NECESSARY INTERFACE.

POWER / COMM. LEGEND

- RECESSED FLOOR BOX QUAD POWER (WITH PULL STRING) TO CEILING SPACE
- NEW DUPLEX OUTLET AT 18" AFF UNLESS OTHERWISE NOTED
- DUPLEX GFCI OUTLET
- QUAD NEMA 5-20R AT 18" AFF UNLESS OTHERWISE NOTED
- QUADRUPLEX OUTLET W/ DEDICATED CIRCUIT
- DUPLEX OUTLET W/ DEDICATED CIRCUIT
- TELE DATA OUTLET AT 18" AFF UNLESS OTHERWISE NOTED RING AND STRING
- NEMA TWIST LOCK, SIZE AND RATING SHOWN
- GARBAGE DISPOSER
- THERMOSTAT
- ALARM PANEL
- RECESSED FLOOR DUAL SERVICE BOX QUAD POWER AND TELE/DATA - MATCH EXISTING STYLE & COLOR - 1" TELE/DATA (WITH PULL STRING) TO CEILING SPACE
- 2 GANG BOX WITH STRING TO CEILING FOR CATV AND DUPLEX FOR POWER - 60" A.F.F.
- ELECTRICAL PANEL
- TRANSFORMER
- JUNCTION BOX
- MOTION SENSOR - REMOTE CEILING MOUNTED
- MOTOR RATED SWITCH
- INDICATES OUTLET @ COUNTER HEIGHT
- WEATHERPROOF
- INDICATES OUTLET @ COUNTER HEIGHT W/ GROUND FAULT INTERRUPT
- INDICATES ISOLATED GROUND
- BRANCH CIRCUIT HOMERUN TO PANEL AND CIRCUIT BREAKERS INDICATED.
- BRANCH CIRCUIT WIRING, NUMBER OF SLASH MARKS INDICATES NUMBER OF WIRES, #12 NOT INDICATED.
- CONDUIT AND WIRING OVERHEAD
- CONDUIT AND WIRING BELOW SLAB OR GRADE, SCHEDULE 40 PVC
- A.F.F.
- (E)
- (N)

LIGHTING LEGEND

- 2x4 FIXTURE - SEE SCHEDULE
- 2x2 FIXTURE - SEE SCHEDULE
- WHITE NIGHT LIGHT - SEE SCHEDULE
- CANOPY LIGHT - SEE SCHEDULE
- EXIT LIGHT - SEE SCHEDULE
- EXIT / EMERGENCY LIGHT - SEE SCHEDULE
- RECESSED DOWNLIGHT OR SCONCE - SEE SCHEDULE
- WALL WASHER - SEE SCHEDULE
- WALL SCONCE - SEE SCHEDULE
- EMERGENCY LIGHT - SEE SCHEDULE
- (N)
- (E)
- (ER)
- (R)
- (RX)
- WALL SWITCH, 20A-277V-42" AFF
- WALL SWITCH WITH MOTION SENSOR
- DIMMER 115V-1200W

ONE LINE SYMBOLS AND NOTES

- CABLE OR BUS - SEE FEEDER SCHEDULE FOR WIRE/CONDUIT AND RATING, WHERE ID NOT SHOWN - INTEGRAL WITH EQUIPMENT ON SWITCHGEAR
- POWER TRANSFORMER RATING SHOWN
- FUSED SWITCH - SEE SCHEDULE FOR RATING AND FUSE TYPE
- PANEL/SWITCHBOARD
- GENERATOR - SEE SCHEDULE FOR RATING AND VOLTAGE
- UPS MODULE - SEE SCHEDULE FOR RATING RECTIFIER - INVERTER - SOLIDSTATE TYPE - BATTERY NOT SHOWN
- LOW VOLTAGE MOLDED CASE CIRCUIT BREAKER - SEE SCHEDULE
- UTILITY CT CABINET AND METER
- EMON D METER RATINGS SHOWN
- MOTOR LOAD - SEE SCHEDULE FOR HP AND PHASE

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	FIXTURE CATALOG NO.	VOLTAGE	WATTS	REMARKS
A-1	COMMERCIAL LTG CER6CP67436-4	120	10.1	RECESSED DOWNLIGHT
A-2	NU WATT	120	12	DAMP RATED DOWNLIGHT
B	LINCOLN AMO 2222 870	120	14	LED DRUM PENDANT
C	JAYNA LVX 2186244	120	40	WALL SCONCE
D	ADMIRALTY 351245 WBK	120	60	DAMP RATED
E	LITHONIA CPXC2X2 TUWH	120	40	SMART PANEL M4
F	LITHONIA C-2-32-120-ES	120	4.6	EXIT EMERG LIGHT W/EXTERIOR LT
G	NICOR 11-728	120	(2) 150W PAR 38	DOUBLE CONE SURF MTD WET RATED

NOTES: 1. PROVIDE DAMP PROOF LAMP AT EXTERIOR EXITWAY FOR FIXTURE F

PANEL A

LOAD SERVED	C.B.	CKT.	KVA	KVA	CKT.	C.B.	LOAD SERVED
WALK IN FANS	20A/1P	1			2	60A/2P	STAIR PANEL FEED
TV		3			4		
4T AHU		5		4.1	6	30A/2P	HP2 (NEW)
DISHWASHER		7			8		
EXT ICE BOX		9			10	20A/1P	WALK IN BOX F&L
ATTIC LTS		11			12		WALK IN LIGHTS
WALK IN LTS		13			14		INSIDE ICE BOX
FLOOR RECEPT		15			16		KITCHEN RECEPT
SEC SYS PWR	30A/1P	17			18		DESK RECEPT
X MASS LTS	20A/1P	19			20		NEON RECEPT
SO FRT WIND LTS	20A/1P	21			22		BACKROOM TV
FEEDER	125/2P	23		2.1	24	20A/2P	HP-1
		25			26		
SPACE		27			28		SPACE
		29			30		
		31			32		
		33			34		
		35			36		
		37			38		
		39			40		
		41			42		

VOLTS: 120/240/1P/3W MAINS: 200A MLO
OTHER: MOUNT: SURFACE

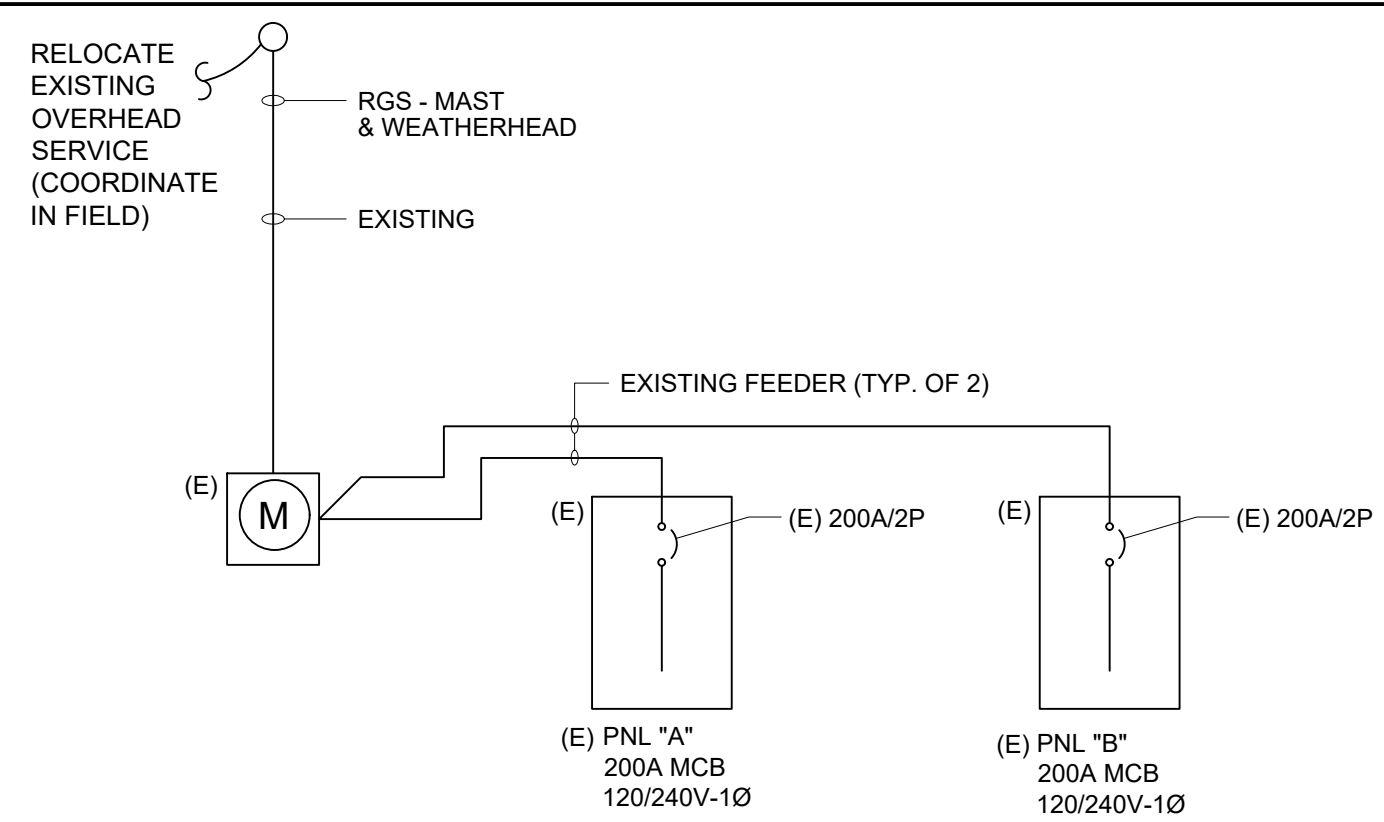
NOTE: EXISTING SERVICE IN BSMT

PANEL B

LOAD SERVED	C.B.	CKT.	KVA	KVA	CKT.	C.B.	LOAD SERVED
4T AC COND UNIT	30A/2P	1			2	30A/2P	OUTSIDE COND.
		3			4		
OFFICE MITSUB	20A/2P	5			6	20A/1P	LIFT
COND UNIT		7			8	30A/1P	SPARE
COND UN BSMT	20A/2P	9			10	30A/2P	LIFT
BSMT COOLER		11			12		
GOOSE IS RECP	20A/1P	13			14	20A/1P	RECP
GOOSE IS RECP		15			16		RECP
CHEESE CASE RECP		17			18		RECP
FLOOR RECEPT		19			20		ROOF RECEPT
LTG ADDN		21	0.5	1.5	22		WATER HTR
LTG ADDN		23	0.5	1.5	24		BATH WALL UH
LTG - WEST WALL		25	0.5	0.5	26		STORAGE RECEPT
SPACE		27			28		SPACE
		29			30		
		31			32		
		33			34		
		35			36		
		37			38		
		39			40		
		41			42		

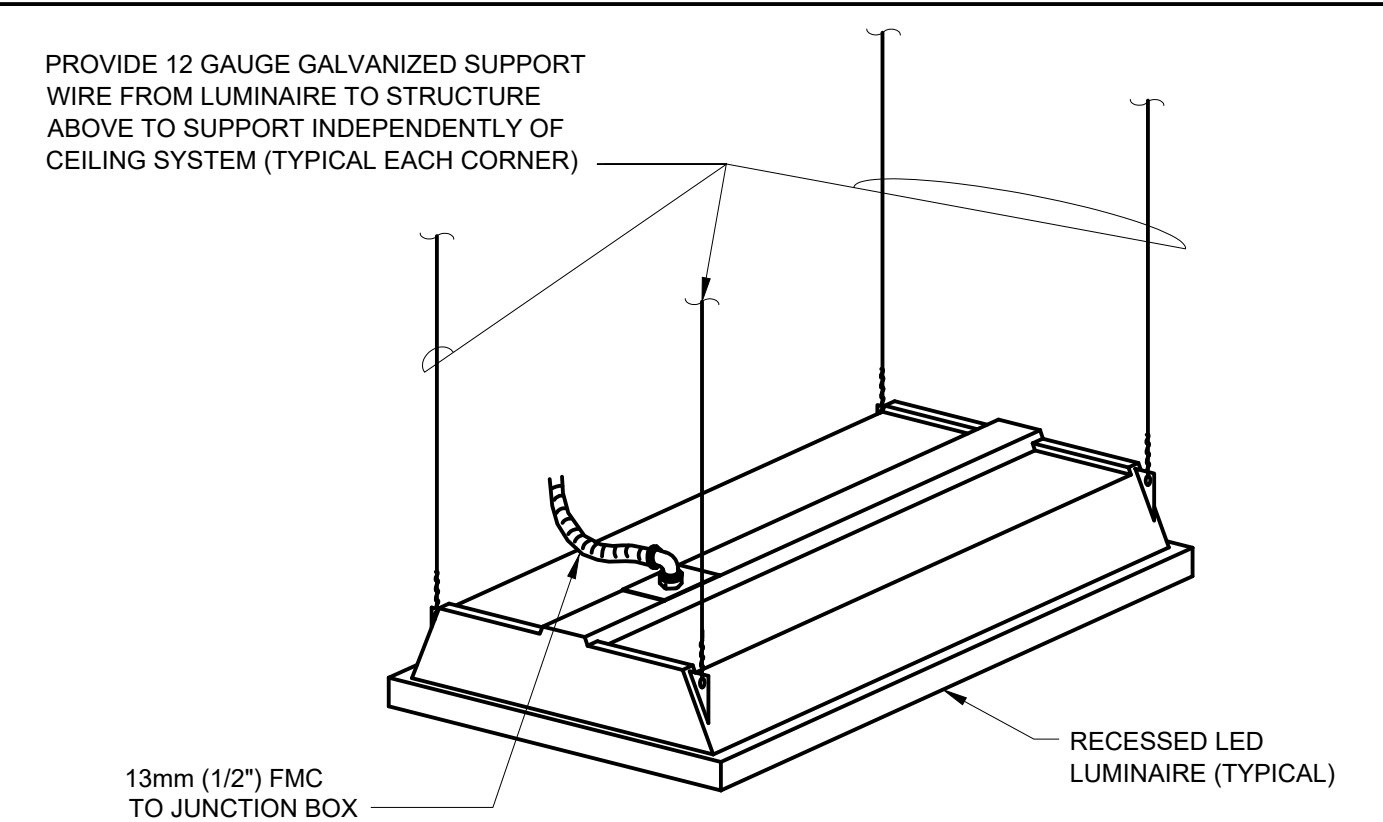
VOLTS: 120/240/1P/3W MAINS: 200A MCB
OTHER: MOUNT: SURFACE

NOTE: EXISTING SERVICE IN BSMT



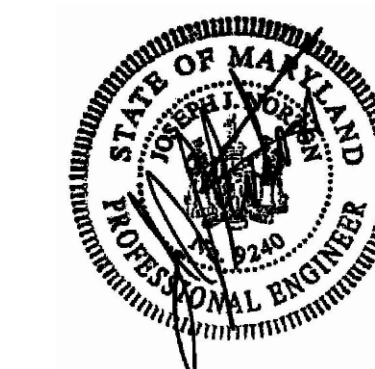
ONE LINE RISER DIAGRAM

NO SCALE



LUMINAIRE SUPPORT

NOT TO SCALE



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REVISIONS DATE



SCALE AS NOTED ON DRAWING

DRAWING TITLE
ELECTRICAL TITLE SHEET

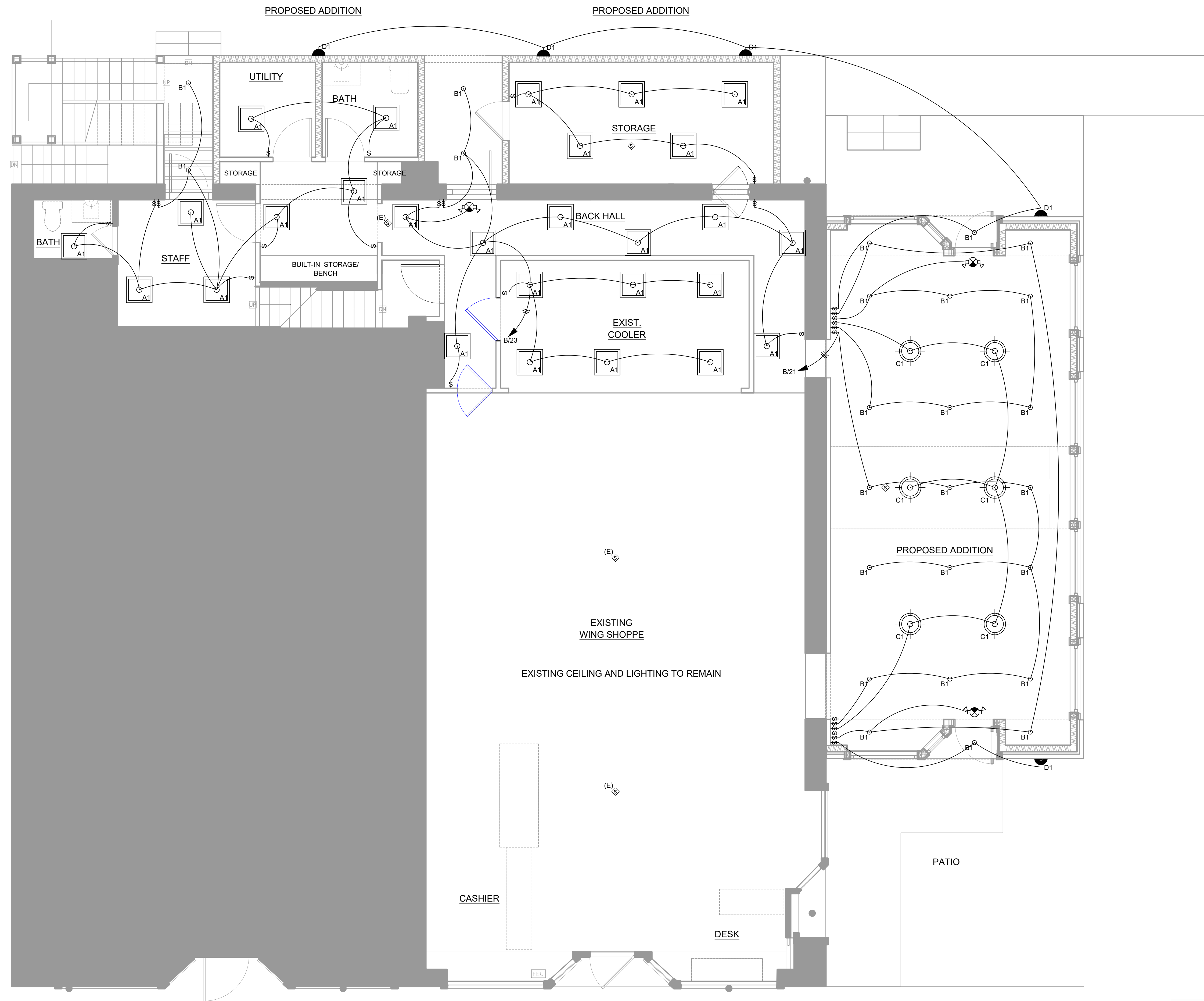
PROJECT

ADDITIONS TO PINEHURST
WINE SHOPPE
6242 BELLONA AVENUE
BALTIMORE, MD 21212

DATE: 01/28/26

DRAWING NO.

E1.0



1 FIRST FLOOR LIGHTING PLAN
 E1.2 1/4" = 1'-0"



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REVISIONS DATE



SCALE AS NOTED ON DRAWING

DRAWING TITLE
 FIRST FLOOR ELECTRICAL LIGHTING PLAN

PROJECT
 ADDITIONS TO PINEHURST WINE SHOPPE
 6242 BELLONA AVENUE
 BALTIMORE, MD 21212

DATE: 01/28/26

DRAWING NO.

E1.2