

COE RESIDENCE
ADDITION

2725 23RD RD N
ARLINGTON, VA 22201



GENERAL

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGN-BUILDER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

CODES AND STANDARDS

THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT. USE THE LATEST EDITIONS UNLESS NOTED OTHERWISE.

MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ANSI/ASCE 7), AMERICAN SOCIETY OF CIVIL ENGINEERS.

BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318), AMERICAN CONCRETE INSTITUTE.

CODE REQUIREMENTS FOR RESIDENTIAL CONCRETE (ACI 332), AMERICAN CONCRETE INSTITUTE.

ACI MANUAL OF CONCRETE PRACTICE - PARTS 1 THROUGH 5.

MANUAL OF STANDARD PRACTICE, CONCRETE REINFORCING STEEL INSTITUTE.

MANUAL OF STEEL CONSTRUCTION - ALLOWABLE STRESS DESIGN - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (INCLUDING SPECIFICATION S FOR STRUCTURAL JOISTS USING ATSM A325 OR A490 BOLTS AND AISC CODE OF STANDARD PRACTICE WITH EXCEPTION, IF ANY, AS INDICATED IN THE SPECIFICATIONS).

MANUAL OF STEEL CONSTRUCTION, VOLUME II - CONNECTIONS - AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

DETAILING FOR STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

STRUCTURAL WELDING CODE (ANSI/AWS1.1-92), AMERICAN WELDING SOCIETY.

DESIGN MANUAL FOR FLOOR DECKS AND ROOF DECKS, STEEL DECK INSTITUTE.

SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AMERICAN IRON AND STEEL INSTITUTE.

BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/TMS 402) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530/ ASCE 7/TMS 602).

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)

MISCELLANEOUS NOTES

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

DRAWING SCHEDULE	
NUMBER	SHEET NAME
A001	COVER PAGE
A002	GENERAL NOTES
A003	AREA PLANS
A004	SURVEY PLAT
A005	EXISTING STUDY
A006	EXISTING SITE PHOTOS
A007	PERSPECTIVES
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A102	DEMOLITION PLAN BASEMENT LEVEL
A103	DEMOLITION PLAN FIRST LEVEL
A104	DEMOLITION PLAN SECOND LEVEL
A105	DEMOLITION ROOF PLAN
A111	PROPOSED GARAGE BASEMENT PLAN
A112	PROPOSED BASEMENT PLAN
A113	PROPOSED FIRST LEVEL PLAN
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A201	FRONT ELEVATION
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A402	MATERIAL TAKEOFFS
A501	TYPICAL DETAILS
A502	FOUNDATION DETAILS
A503	FLOOR DETAILS
A504	ROOF DETAILS
A505	STAIR DETAILS
A506	TYPICAL WALL DETAILS
A901	PROPOSED PERSPECTIVES
A902	PROPOSED INTERIOR PERSPECTIVES

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DWELL BUILD
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INFO@DWELLBUILD.COM

PROJECT INFORMATION

ZONING DISTRICT: R-6
LOT NUMBER: 213
LOT SQUARE FOOTAGE: 28651 SF
BUILDING SQUARE FOOTAGE: 2073 SF

Appendix F: Map of Maywood



MAYWOOD HOMEOWNER'S HANDBOOK: DESIGN GUIDELINES

CODE

PROJECT SHALL CONFORM TO THE 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND 2018 VIRGINIA INTERNATIONAL RESIDENTIAL CODE.

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NO.	DESCRIPTION	DATE

SHEET TITLE
**COVER
PAGE**

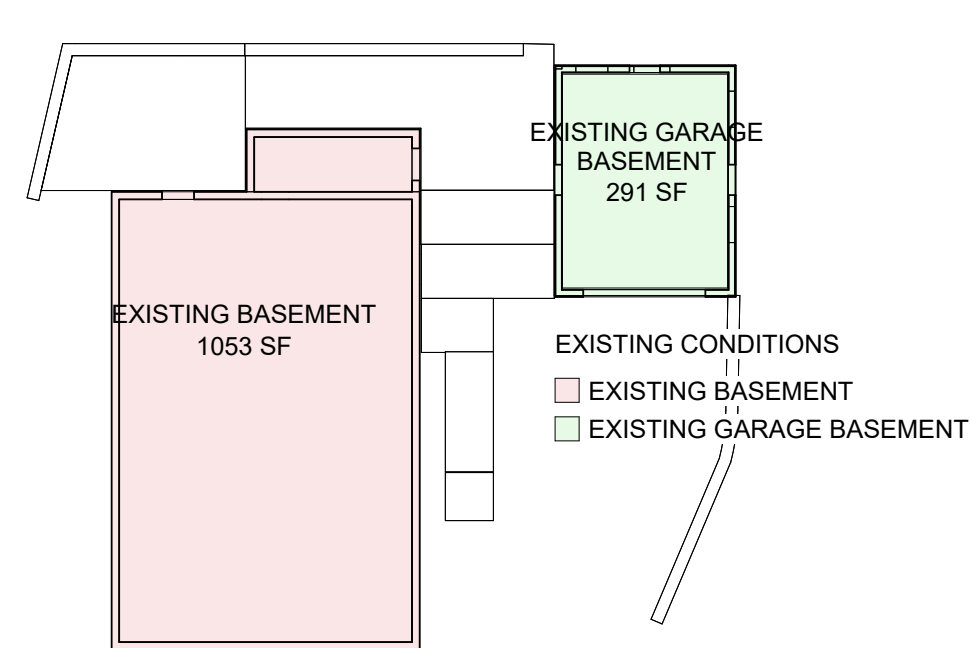
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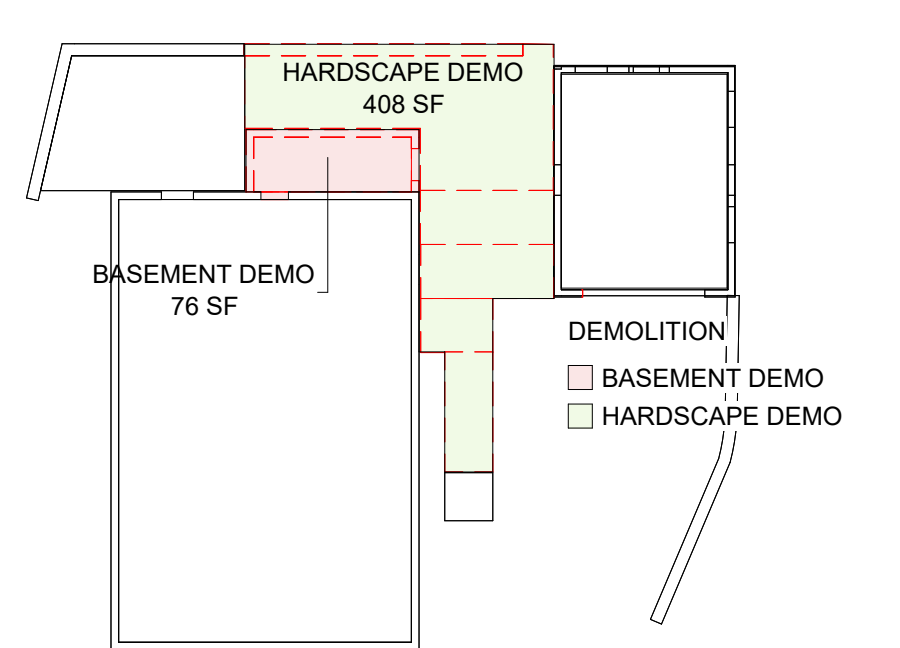
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A001

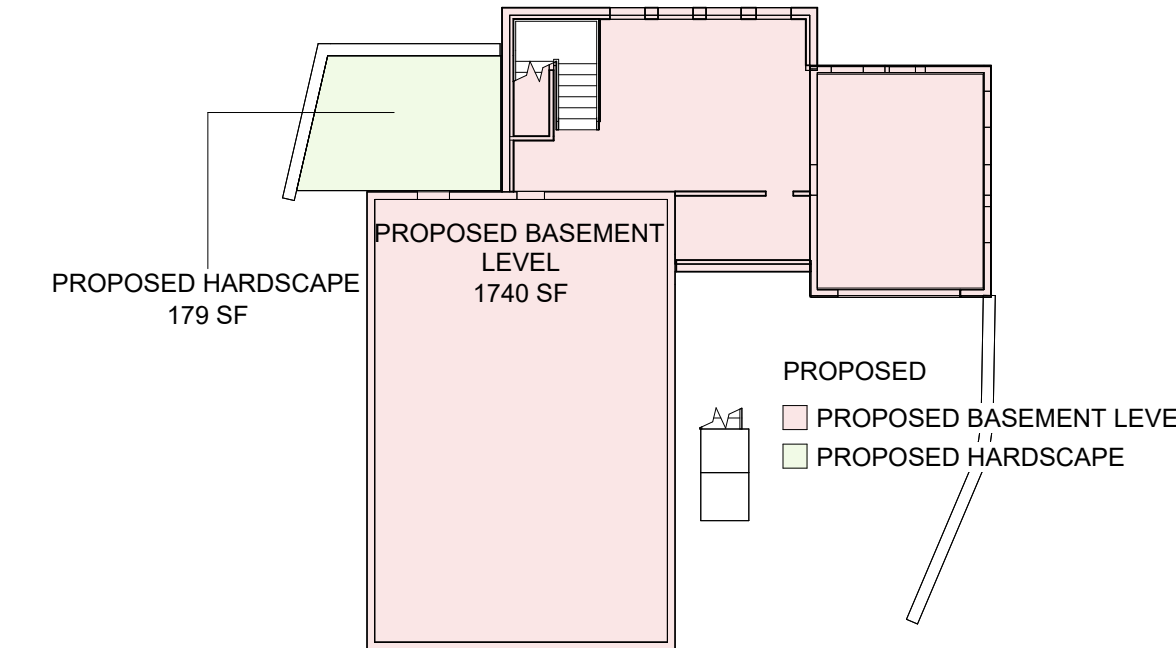
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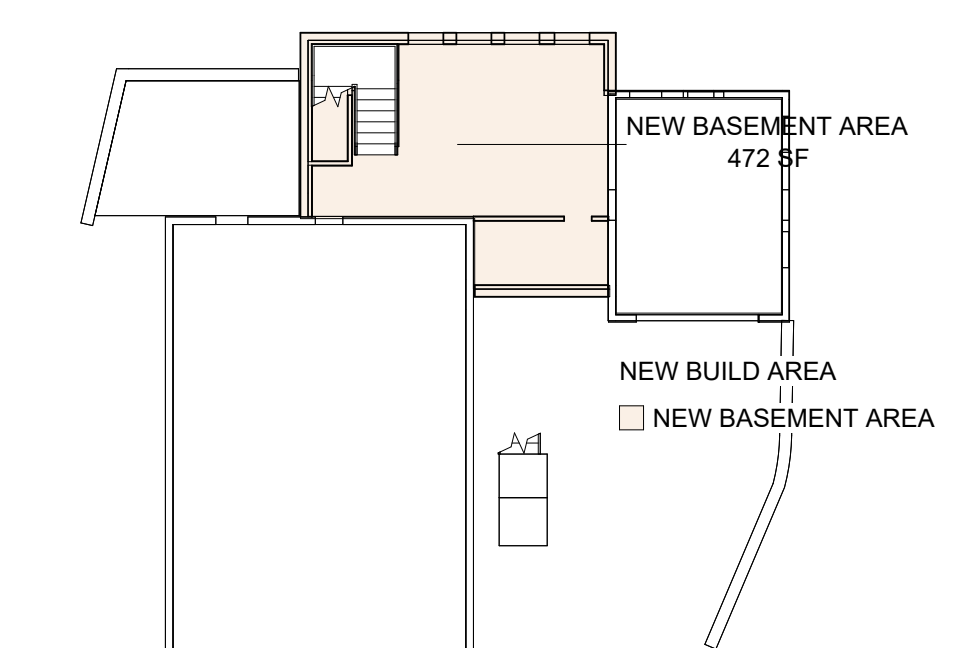
1 BASEMENT LEVEL EXISTING AREA
1/16" = 1'-0"



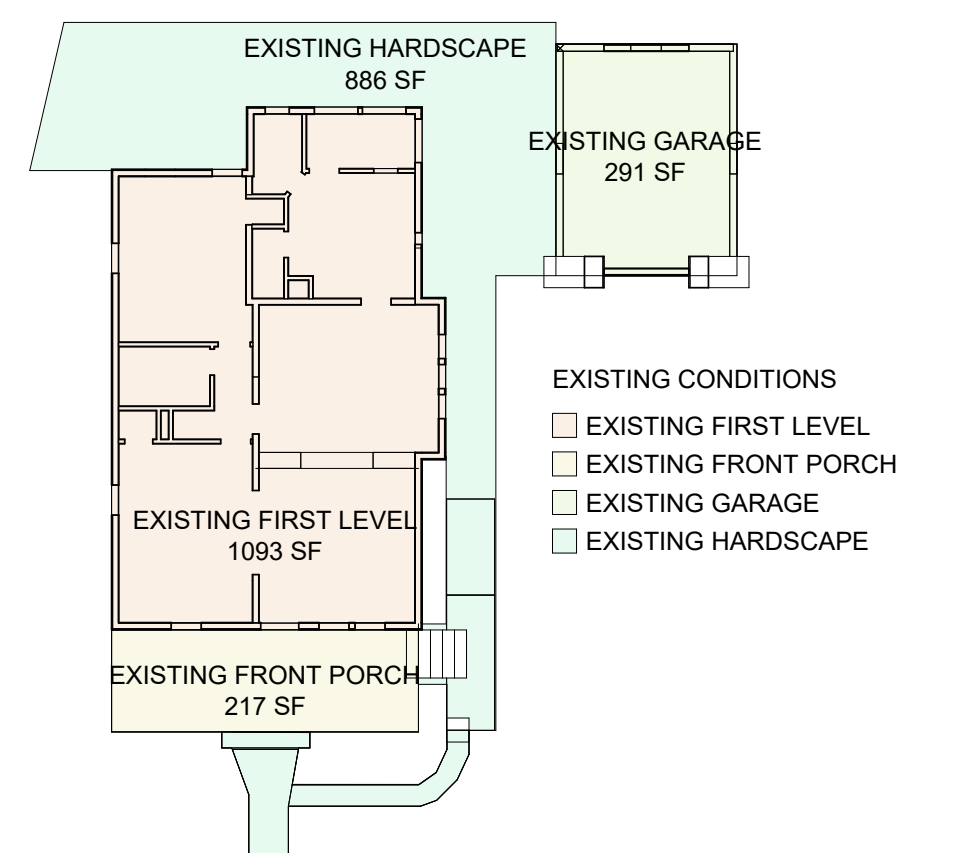
4 BASEMENT LEVEL AREA DEMOLITION
1/16" = 1'-0"



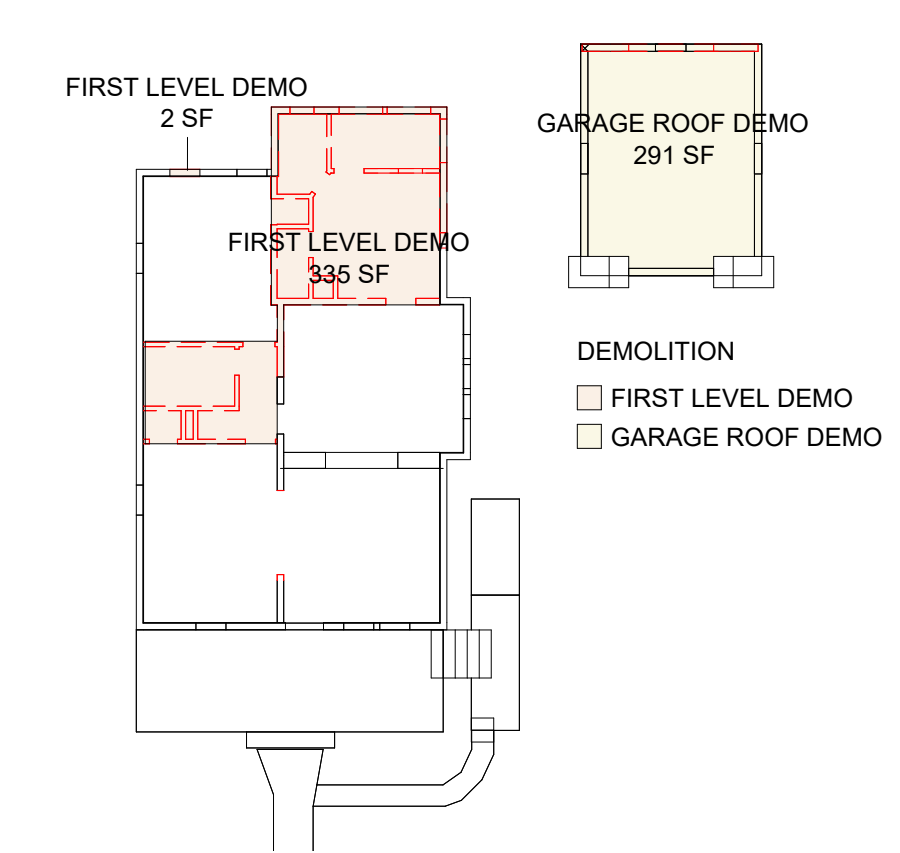
8 BASEMENT LEVEL PROPOSED
1/16" = 1'-0"



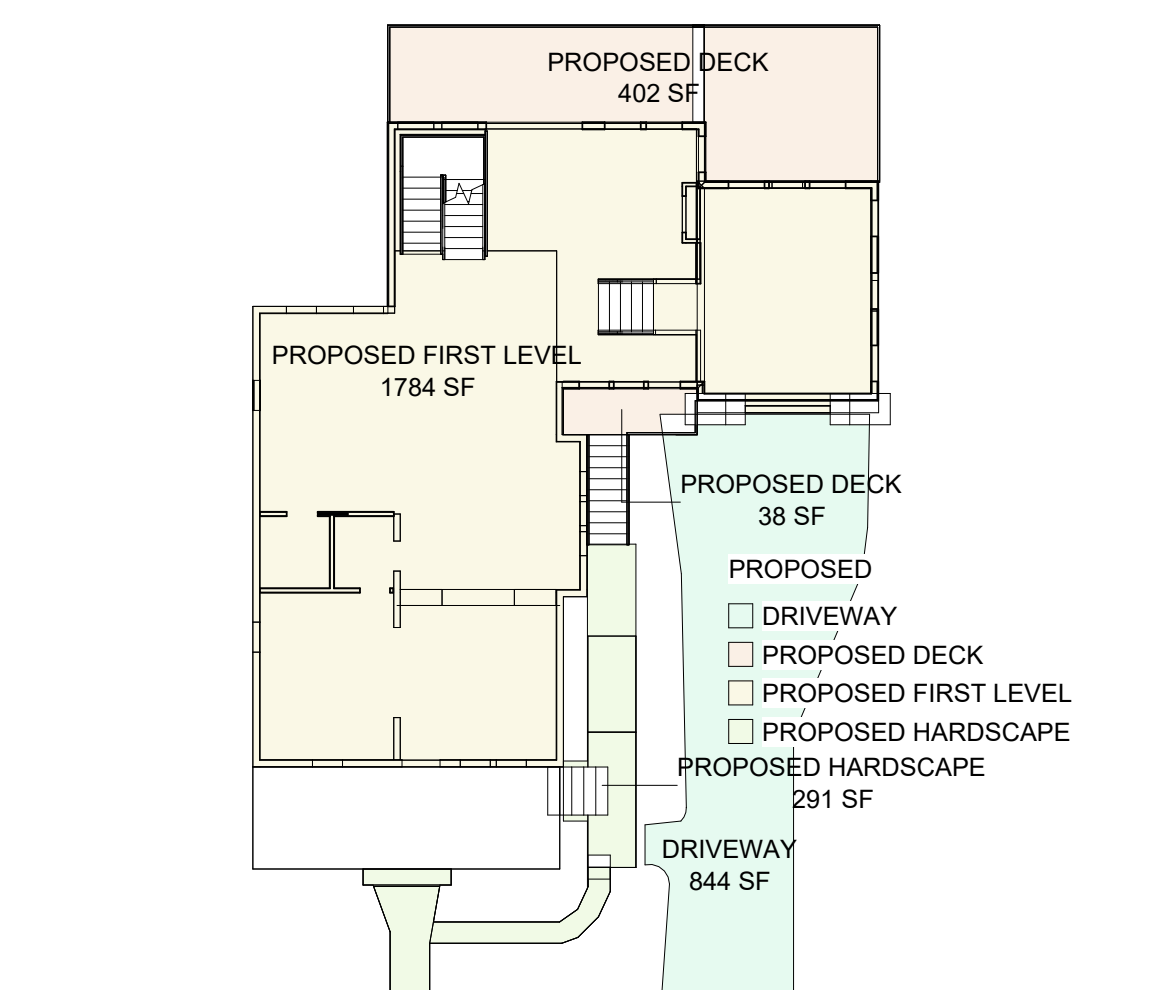
11 BASEMENT LEVEL NEW BUILD
1/16" = 1'-0"



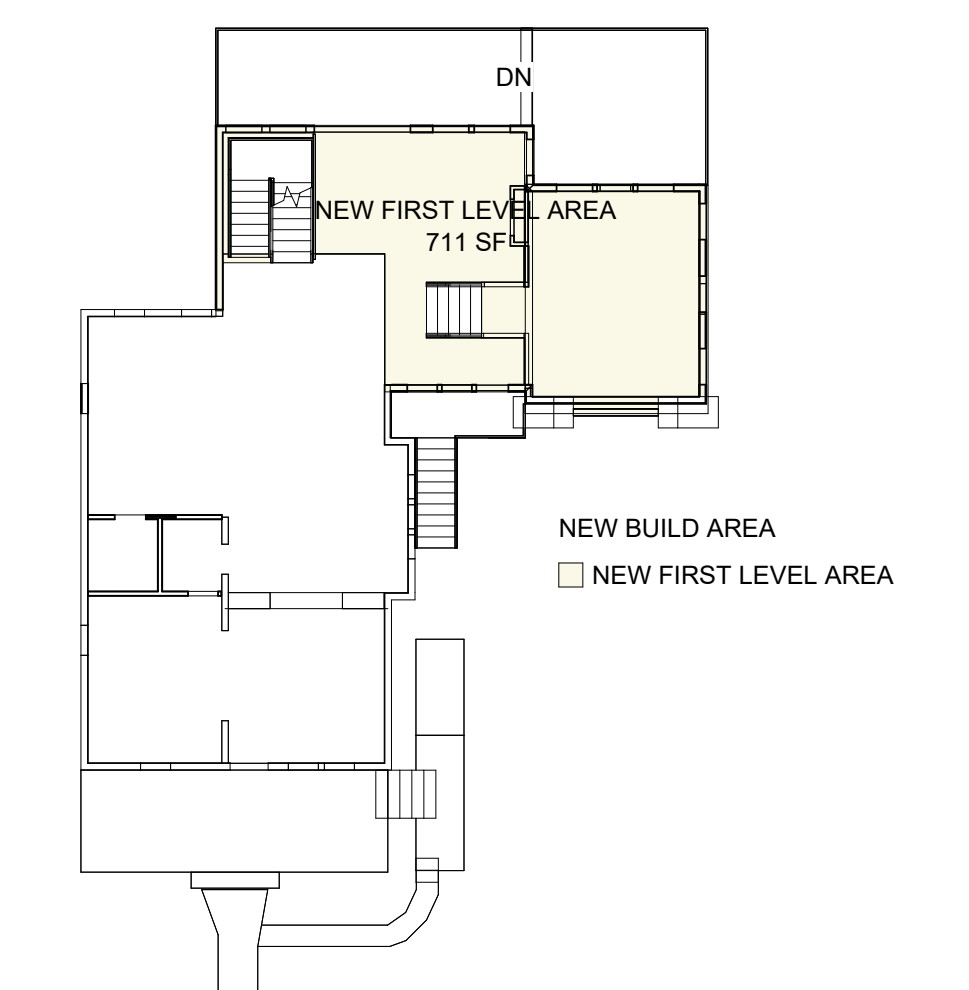
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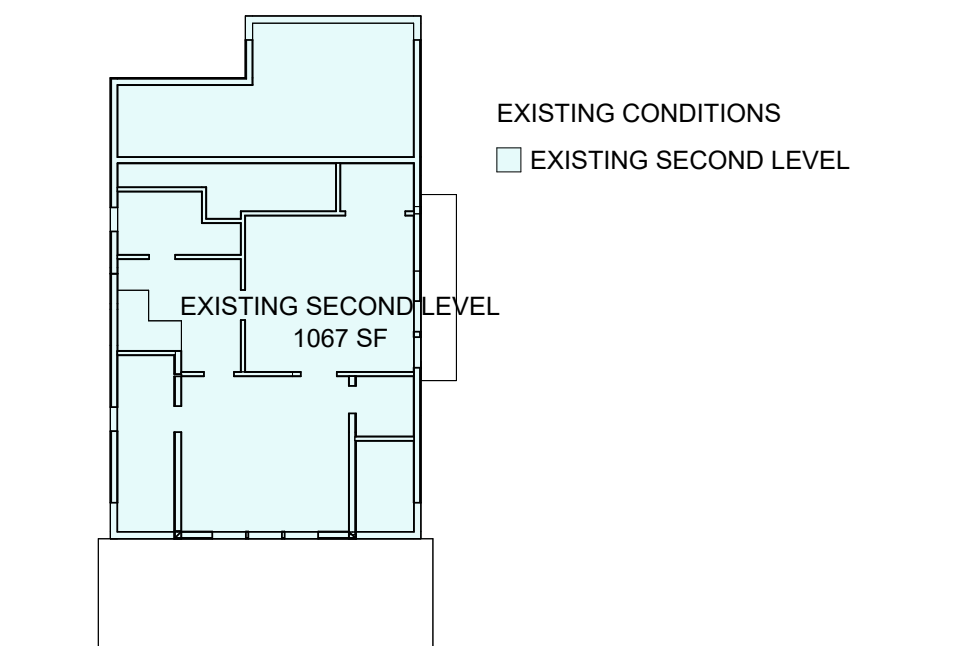
5 FIRST LEVEL DEMOLITION AREA
1/16" = 1'-0"



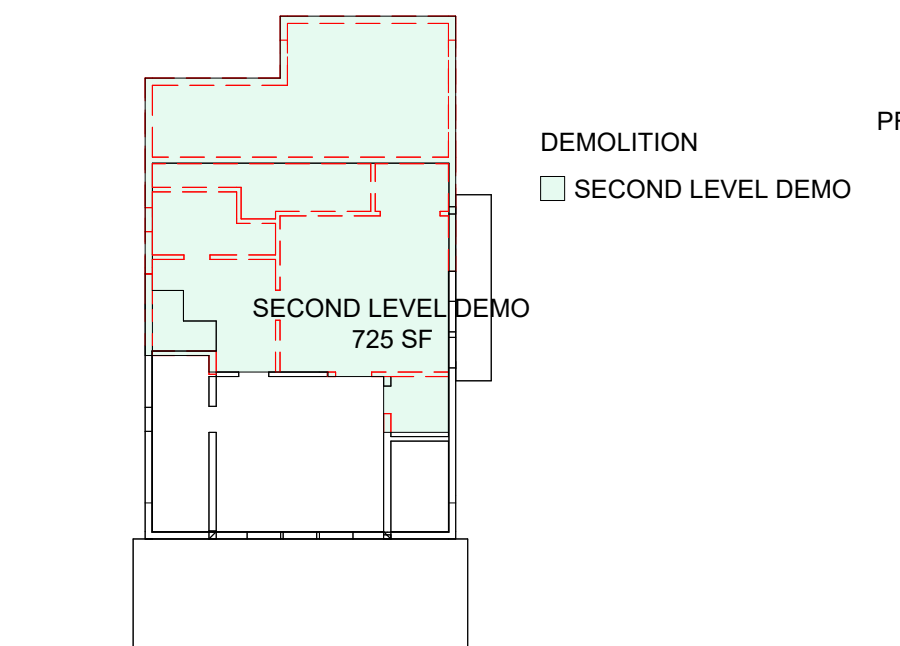
9 FIRST LEVEL PROPOSED
1/16" = 1'-0"



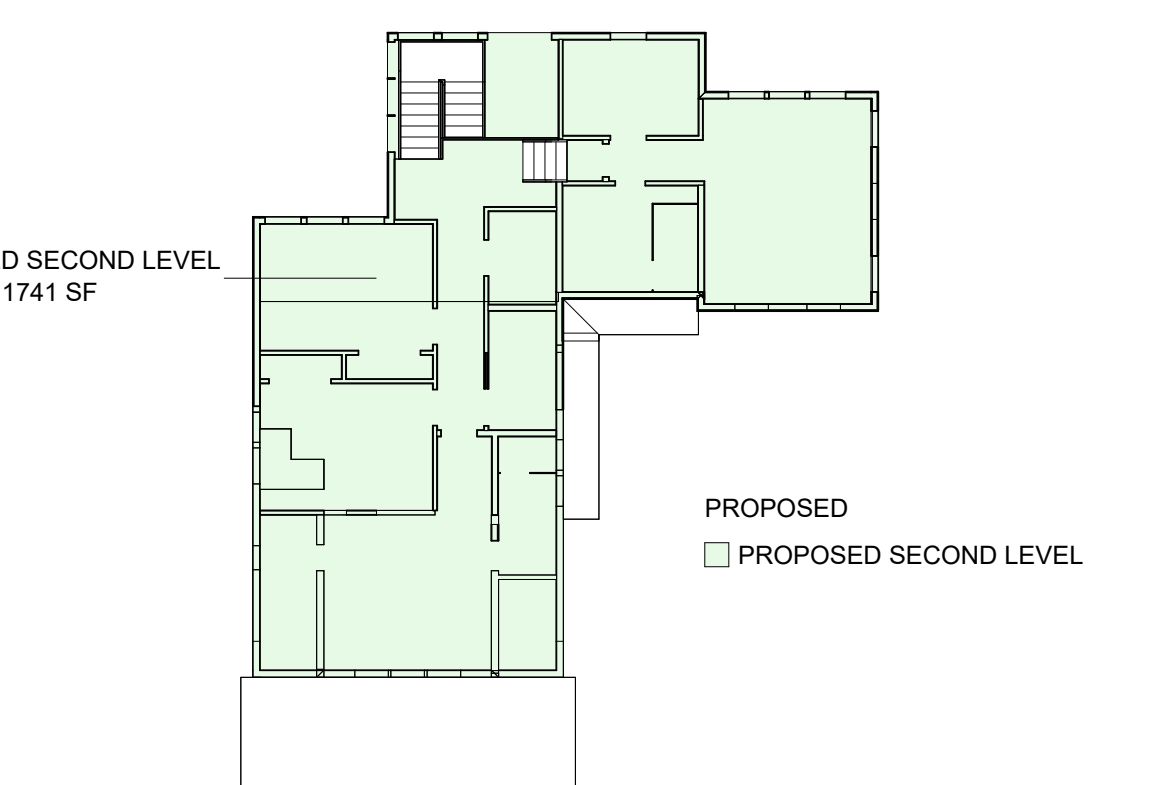
12 FIRST LEVEL NEW BUILD
1/16" = 1'-0"



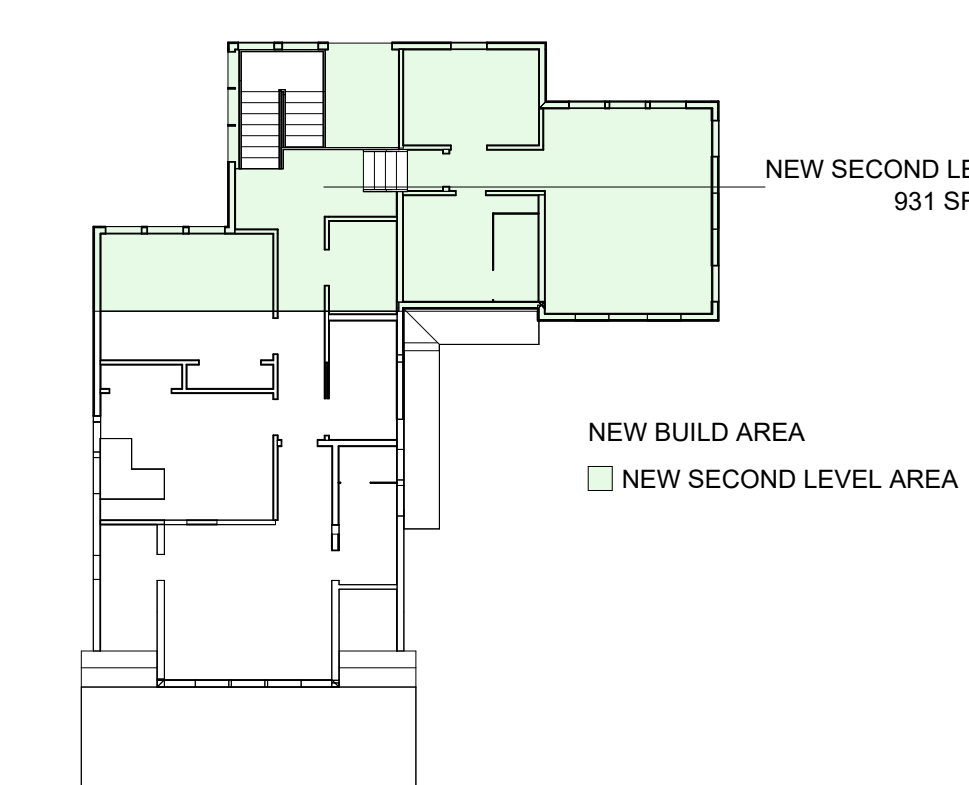
3 SECOND LEVEL EXISTING AREA
1/16" = 1'-0"



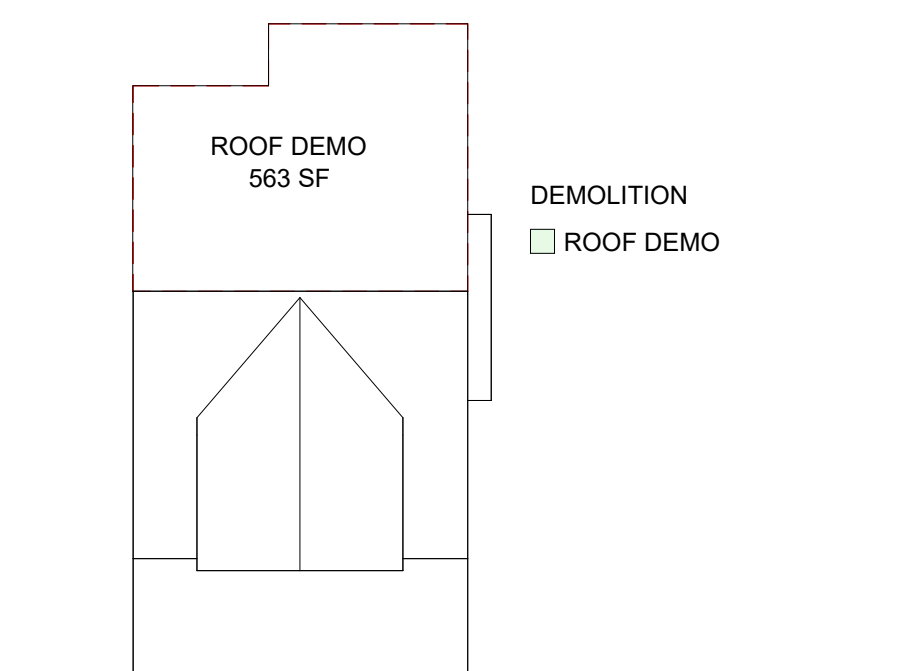
6 SECOND LEVEL DEMOLITION AREA
1/16" = 1'-0"



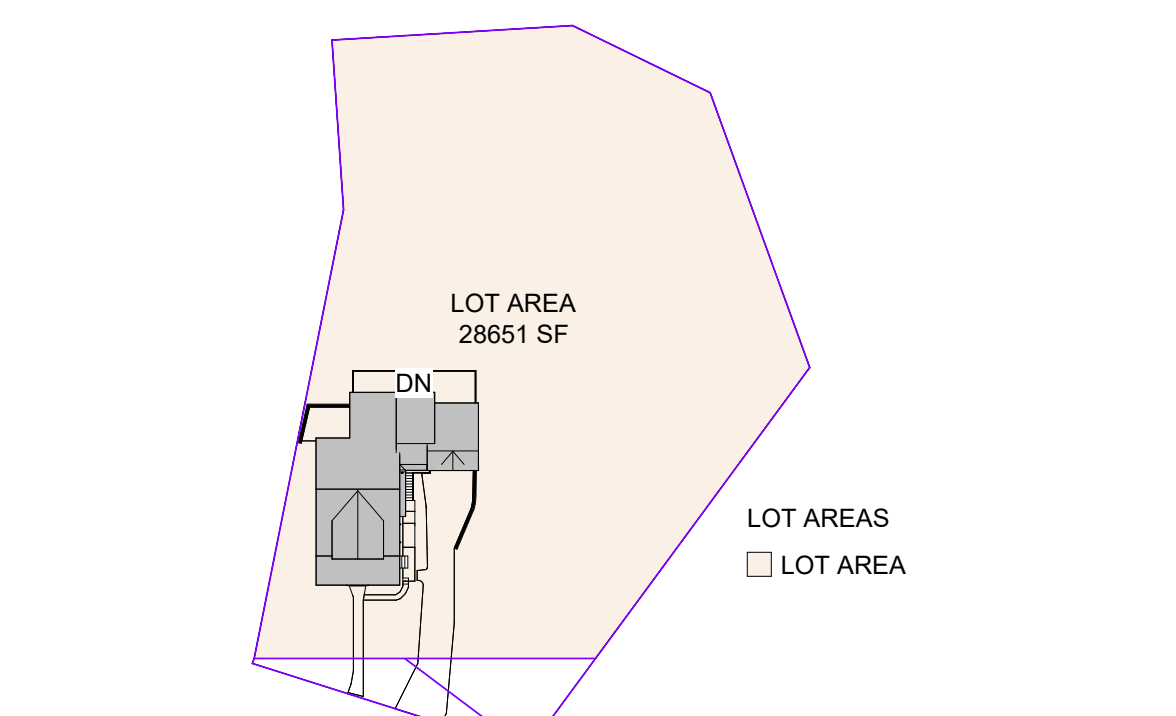
10 SECOND LEVEL PROPOSED
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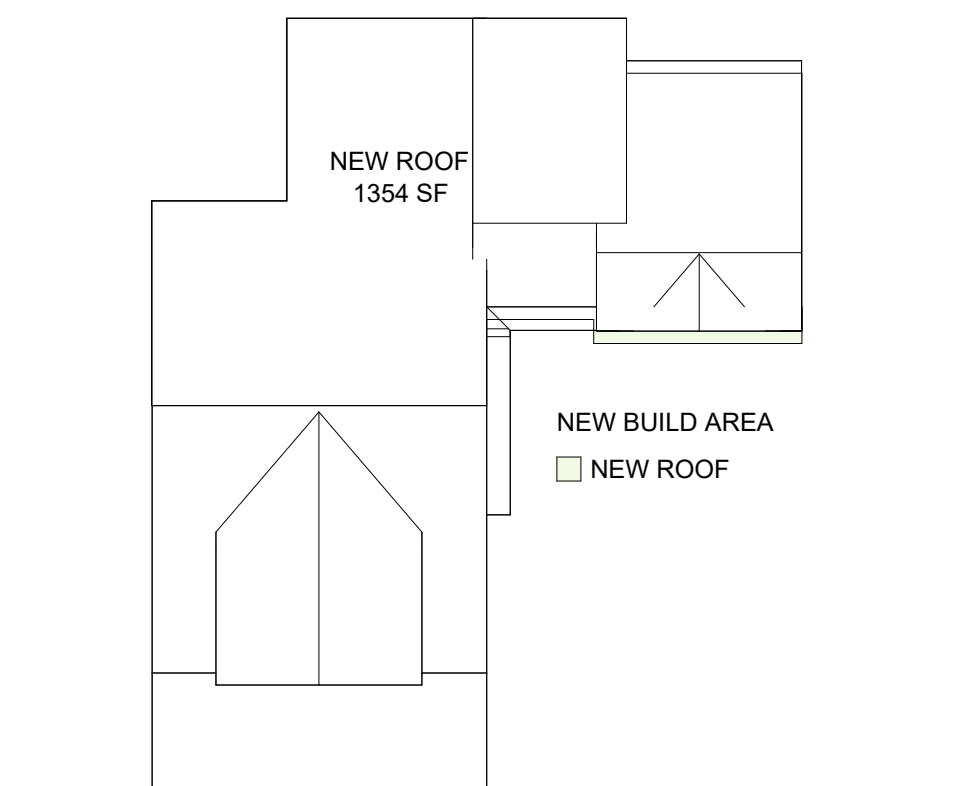
13 SECOND LEVEL NEW BUILD
1/16" = 1'-0"



7 ROOF PLAN DEMOLITION AREA
1/16" = 1'-0"



15 LOT AREA
1/64" = 1'-0"



14 NEW ROOF RIDGE NEW BUILD
1/16" = 1'-0"

EXISTING CONDITION AREA		
NAME	AREA	LEVEL
EXISTING BASEMENT	1053 SF	BASEMENT LEVEL
EXISTING GARAGE BASEMENT	291 SF	BASEMENT LEVEL
EXISTING GARAGE	291 SF	FIRST LEVEL
EXISTING FIRST LEVEL	1093 SF	FIRST LEVEL
EXISTING HARDSCAPE	886 SF	FIRST LEVEL
EXISTING FRONT PORCH	217 SF	FIRST LEVEL
EXISTING SECOND LEVEL	1067 SF	SECOND LEVEL
TOTAL	4898 SF	

DEMOLITION AREA		
NAME	AREA	LEVEL
HARDSCAPE DEMO	408 SF	BASEMENT LEVEL
BASEMENT DEMO	76 SF	BASEMENT LEVEL
FIRST LEVEL DEMO	335 SF	FIRST LEVEL
GARAGE ROOF DEMO	291 SF	FIRST LEVEL
FIRST LEVEL DEMO	2 SF	FIRST LEVEL
SECOND LEVEL DEMO	725 SF	SECOND LEVEL
ROOF DEMO	563 SF	NEW ROOF RIDGE
TOTAL	2398 SF	

NEW BUILD AREA		
TITLE	AREA	LEVEL
NEW BASEMENT AREA	472 SF	BASEMENT LEVEL
NEW FIRST LEVEL AREA	711 SF	FIRST LEVEL
NEW SECOND LEVEL AREA	931 SF	SECOND LEVEL
NEW ROOF	1354 SF	NEW ROOF RIDGE
TOTAL	3468 SF	

PROPOSED AREA PLAN		
NAME	AREA	LEVEL
PROPOSED BASEMENT LEVEL	1740 SF	BASEMENT LEVEL
PROPOSED FIRST LEVEL	1784 SF	FIRST LEVEL
PROPOSED DECK	402 SF	FIRST LEVEL
PROPOSED DECK	38 SF	FIRST LEVEL
PROPOSED HARDSCAPE	291 SF	FIRST LEVEL
PROPOSED HARDSCAPE	179 SF	BASEMENT LEVEL
PROPOSED SECOND LEVEL	1741 SF	SECOND LEVEL
DRIVEWAY	844 SF	FIRST LEVEL
TOTAL	7018 SF	

LOT AREA	
NAME	AREA
LOT AREA	28651 SF



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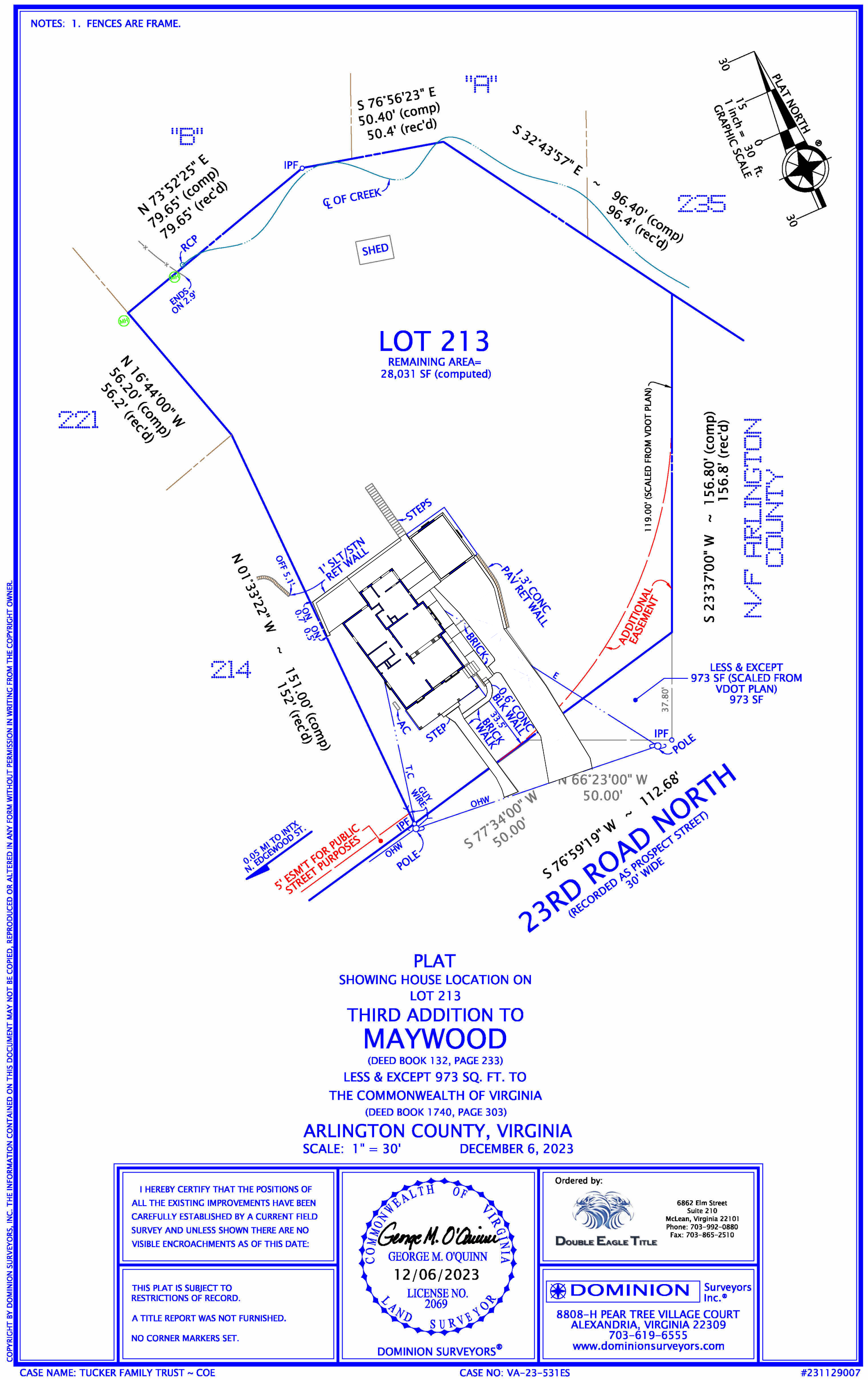
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AREA PLANS

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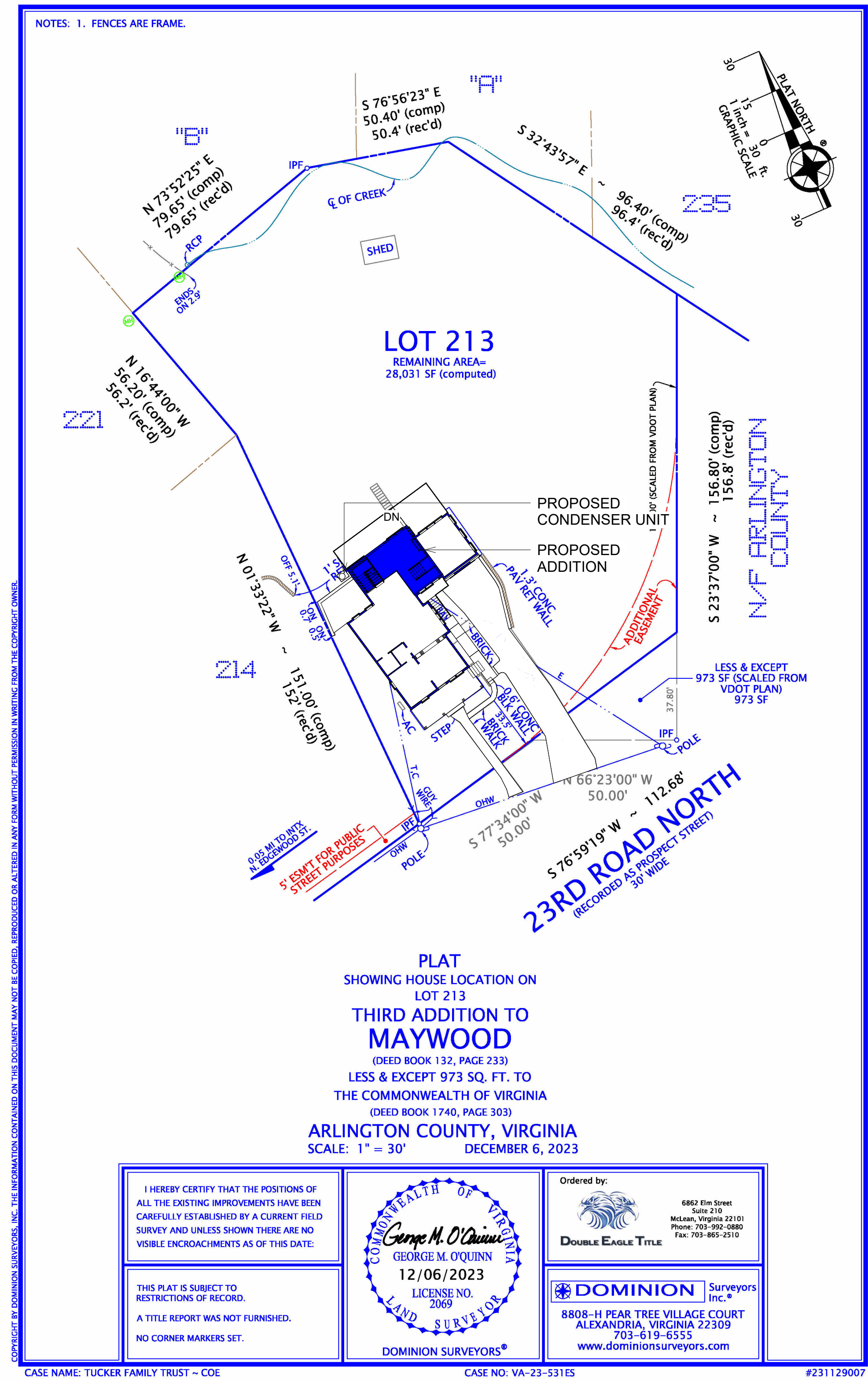
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① EXISTING CONDITION PLAT
1" = 30'-0"



② PROPOSED PLAT
1" = 30'-0"



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SHEET TITLE
**SURVEY
PLAT**

SCALE 1" = 30'-0"

DATE 2024.03.20

SHEET NO.

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MATCH EXISTING EXTERIOR SIDING PROPORTIONS ON PROPOSED EXTENSION. PROPOSED NAVY BLUE COLOR ON ALL SIDING.

ANY NEW ROOF OVERHANGS SHOULD DISPLAY (FAUX) RAFTERS AS DOES EXISTING HOUSE

FOUNDATION WALLS ON EXTENSION TO MATCH EXISTING

WINDOWS ON PROPOSED EXTENSION SHOULD MATCH EXISTING WINDOW LITE PROPORTION AND STYLE

MATCH CORNER AND WINDOW TRIM ON PROPOSED EXTENSION

ANY NEW HARDSCAPE TO MATCH EXISTING BRICK PAVER



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SHEET TITLE

**EXISTING
STUDY**

SCALE

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A005

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BRICK PAVER TO BE REPAIRED AS NEEDED IN AREAS WHERE DESIGNATED TO REMAIN



PROPOSED FRONT FOUNDATION WALLS TO MATCH EXISTING TEXTURED CMU. PAINTED WHITE



PORTION OF GABLE ROOF TO REMAIN

EXTERIOR WALL TO REMAIN

REPLACE EXISTING GARAGE DOOR WITH FAUX DOUBLE DOOR STYLE WOOD GARAGE DOOR TO BE INSTALLED



EXISTING 2 1/2" OVERLAPPING WOOD SIDING



PROPOSED ROOF OVERHANGS MATCH EXPOSED RAFTER STYLE

EXISTING WOOD SIDING TO BE PAINTED NAVY BLUE

PROPOSED TO MATCH EXISTING CORNER TRIM PROPORTIONS, PAINT WHITE



PROPOSED BATHROOM WINDOWS TO MATCH PROPORTION AND STYLE OF THESE EXISTING WINDOWS



EXISTING FRONT PORCH WINDOWS. PROPOSED TO MATCH:

PROPOSED WINDOWS TO MATCH EXISTING MUNTIN PROFILE AND BE INTEGRAL TO GLASS PANES

TRIM AROUND PROPOSED WINDOWS TO MATCH EXISTING PROFILE



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SHEET TITLE
**EXISTING
SITE
PHOTOS**

SCALE

DATE 2024.03.20

SHEET NO.

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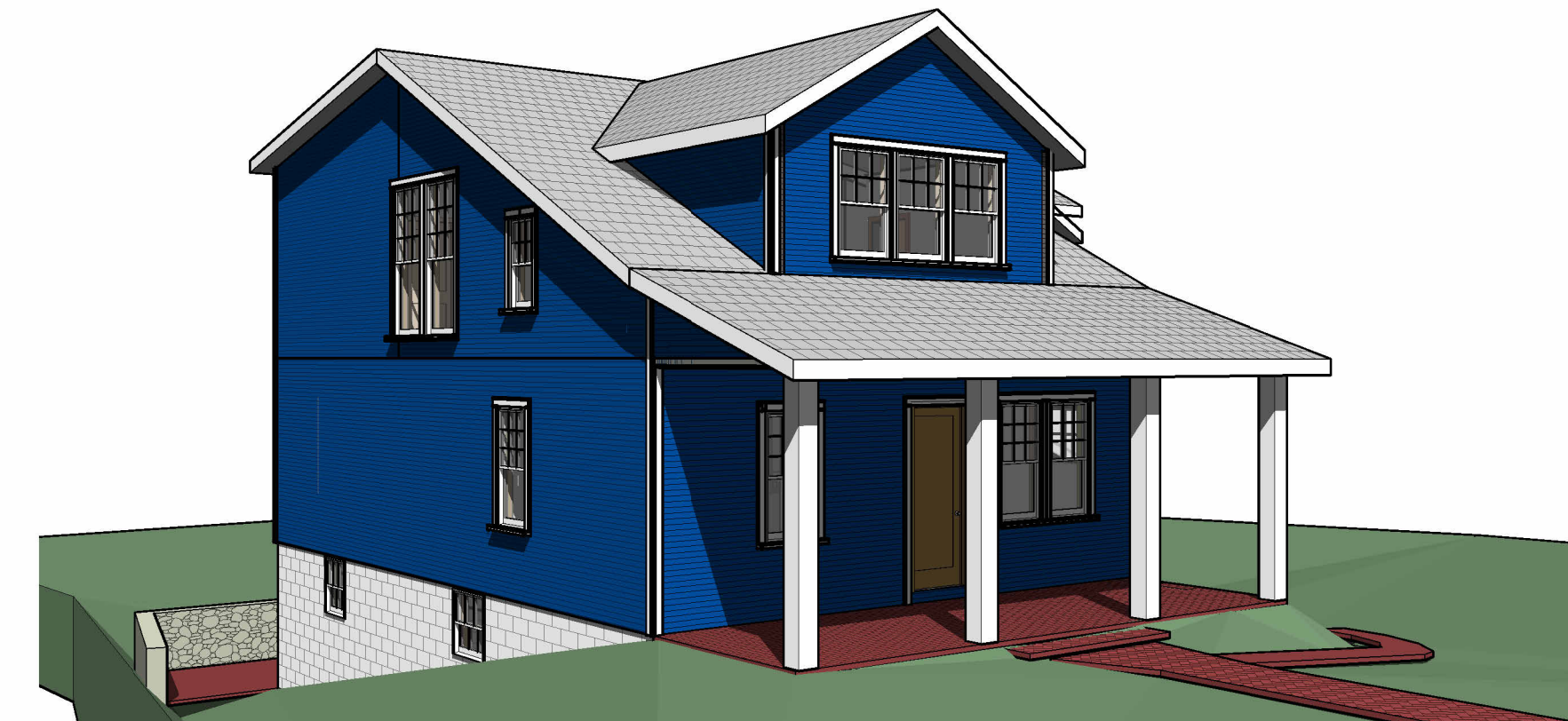


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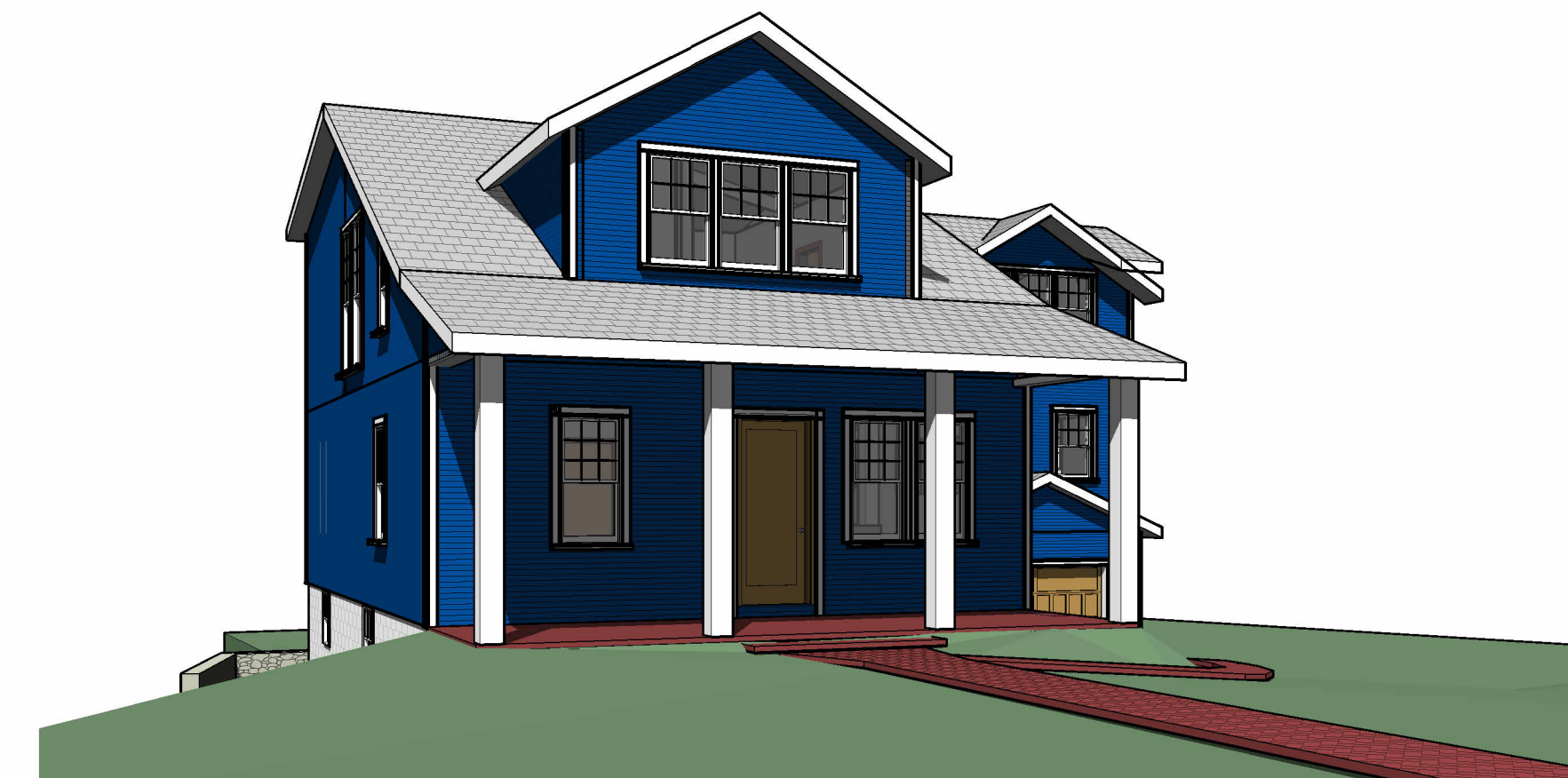
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1 PROPOSED - EXTERIOR VIEW 01



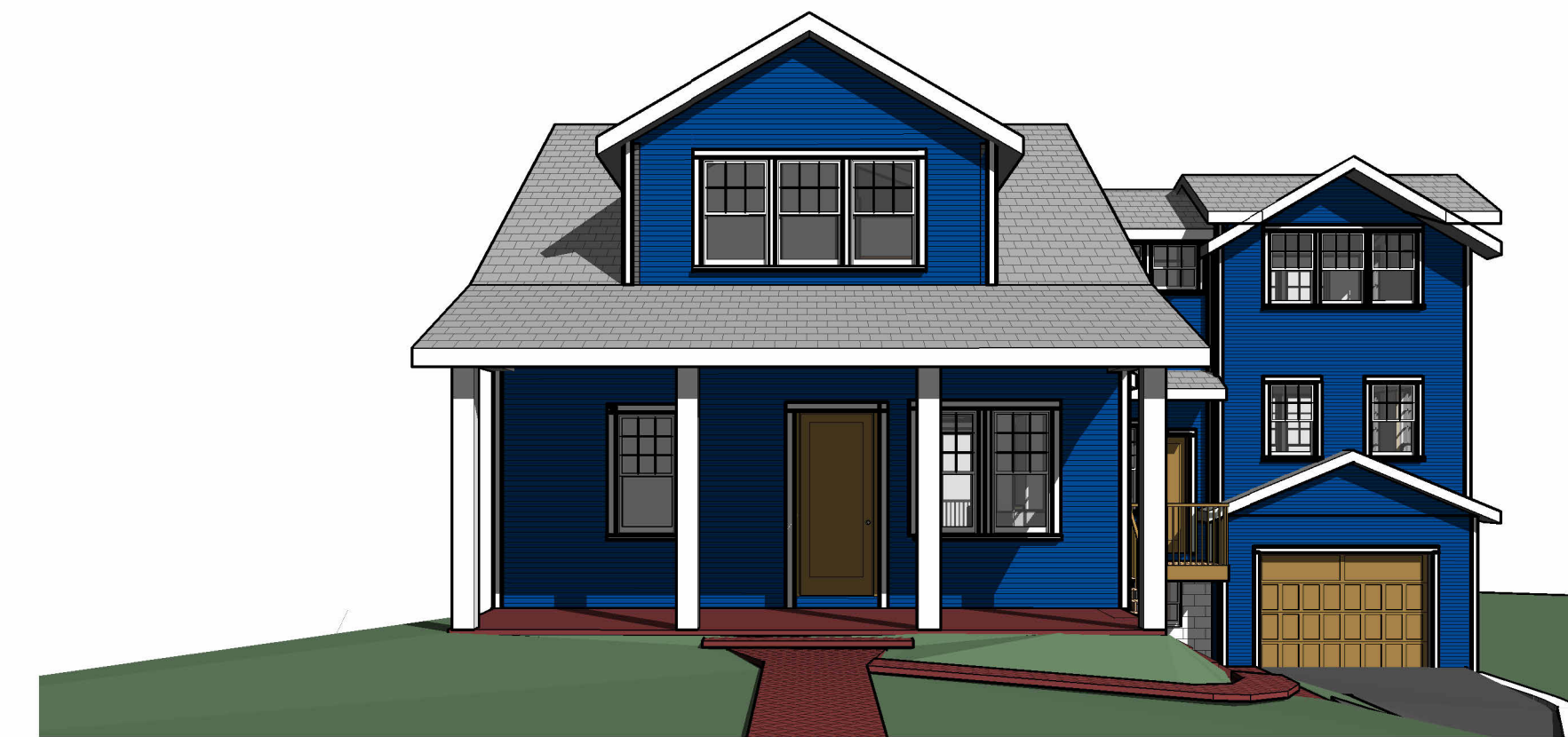
2 EXISTING - EXTERIOR VIEW 03



3 PROPOSED - EXTERIOR VIEW 03



5 EXISTING - EXTERIOR VIEW 04



4 PROPOSED - EXTERIOR VIEW 04



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SHEET TITLE

PERSPECTIVES

SCALE

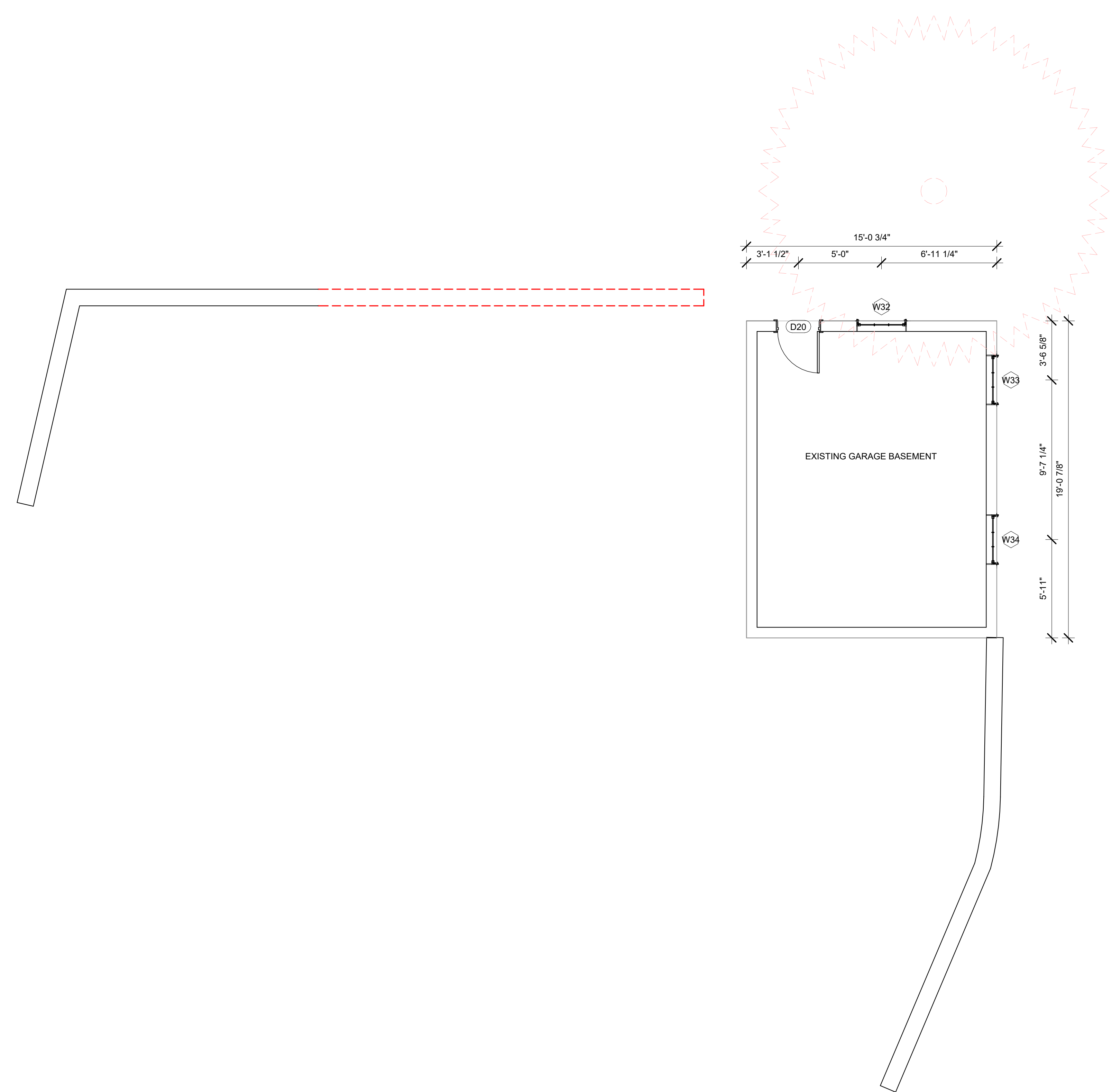
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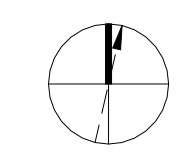
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A101 - EXISTING GARAGE BASEMENT DOOR SCHEDULE						
DOOR NUMBER	HEADER HEIGHT	WIDTH	EXISTING OR NEW		DEMO	
D20	84	30	EXISTING		None	
A101 - EXISTING GARAGE BASEMENT WINDOW SCHEDULE						
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	CREATED	DEMO
W33	36	35	49	84	EXISTING	None
W34	36	35	49	84	EXISTING	None
W32	36	35	49	84	EXISTING	None
TOTAL: 3						
A101 - GARAGE BASEMENT WALL DEMOLITION TAKEOFF						
MATERIAL NAME		AREA	LINEAR FOOTAGE			
EXISTING RETAINING WALL		219 SF	23.208 LF			

① 00 - GARAGE BASEMENT LEVEL DEMOLITION PLAN
1/4" = 1'-0"



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NO.	DESCRIPTION	DATE

SHEET TITLE
**DEMOLITION
PLAN
GARAGE
BASEMENT
LEVEL**

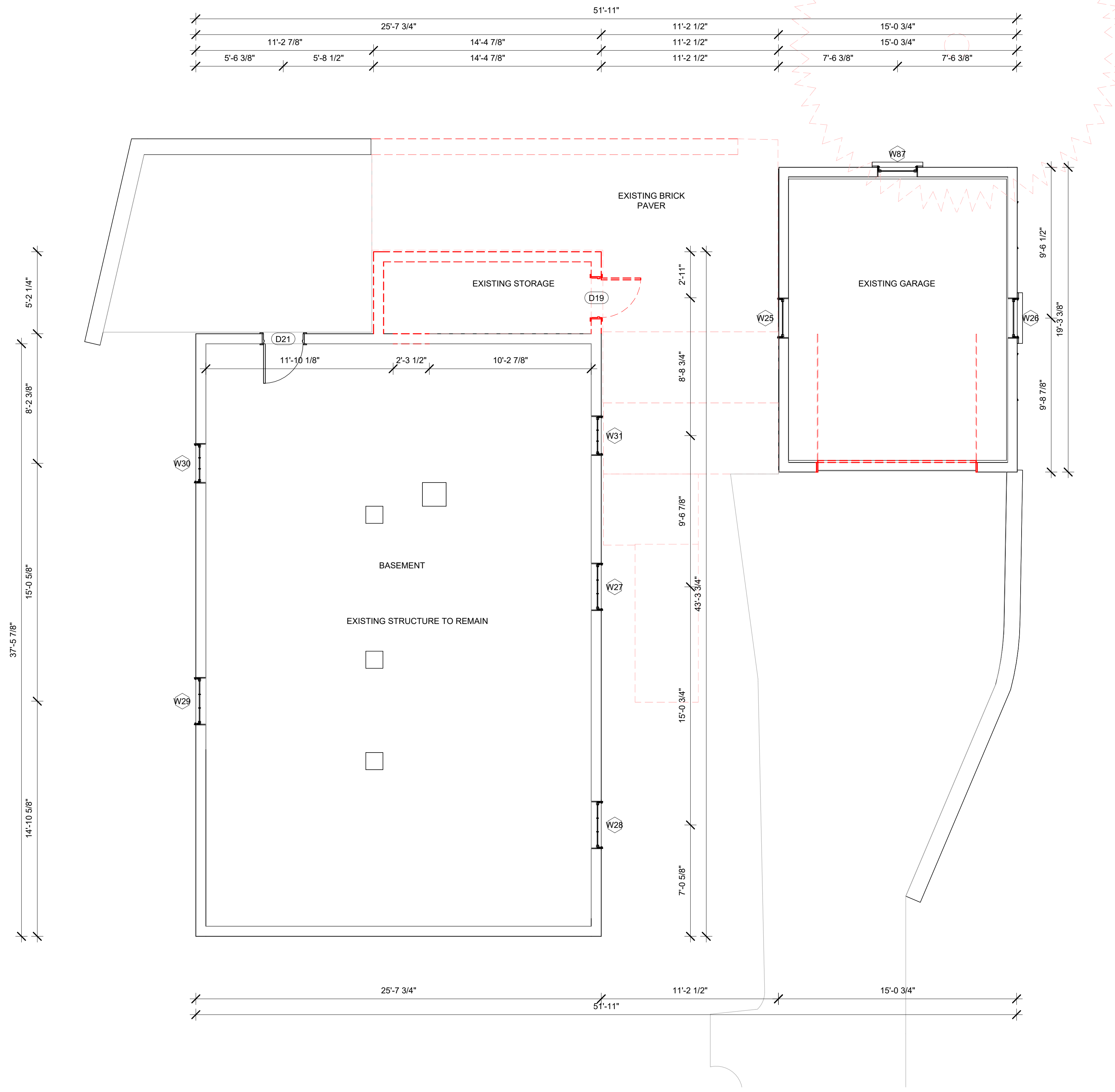
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A101

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A102 - EXISTING BASEMENT DOOR SCHEDULE

DOOR NUMBER	HEADER HEIGHT	WIDTH	EXISTING OR NEW	DEMO
D19	84	30	EXISTING	NEW CONSTRUCTION
D21	84	30	EXISTING	None

A102 - EXISTING GARAGE DOOR SCHEDULE

DOOR NUMBER	HEADER HEIGHT	WIDTH	EXISTING OR NEW	DEMO
D45	84	120	EXISTING	NEW CONSTRUCTION

A102 - EXISTING BASEMENT WINDOW SCHEDULE

LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	DEMO	CREATED
W27	36	35	60	95	None	EXISTING
W28	36	35	60	95	None	EXISTING
W29	36	35	60	95	None	EXISTING
W30	30	35	60	95	None	EXISTING
W31	30	35	48	83	None	EXISTING

TOTAL: 5

A102 - EXISTING GARAGE WINDOW SCHEDULE

LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	DEMO	CREATED
W25	31	54	24	78	None	EXISTING
W26	31	54	24	78	None	EXISTING
W87	31	54	24	78	None	EXISTING

TOTAL: 3

A102 - BASEMENT FLOORING DEMOLITION TAKEOFF

MATERIAL NAME	AREA	COMMENTS
BRICK PAVER HERRINGBONE	315 SF	
CONCRETE	60 SF	

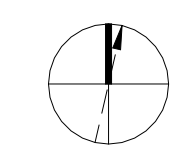
A102 - BASEMENT WALL DEMOLITION TAKEOFF

MATERIAL NAME	AREA	LINEAR FOOTAGE
TEXTURED 8" CMU	171 SF	24.623 LF

A102 - BASEMENT CEILING DEMOLITION TAKEOFF

MATERIAL NAME	AREA	COMMENT
GYPSUM WALL BOARD 1/2"	60 SF	

1 01 - BASEMENT LEVEL DEMOLITION PLAN
1/4" = 1'-0"



MC3 DESIGN



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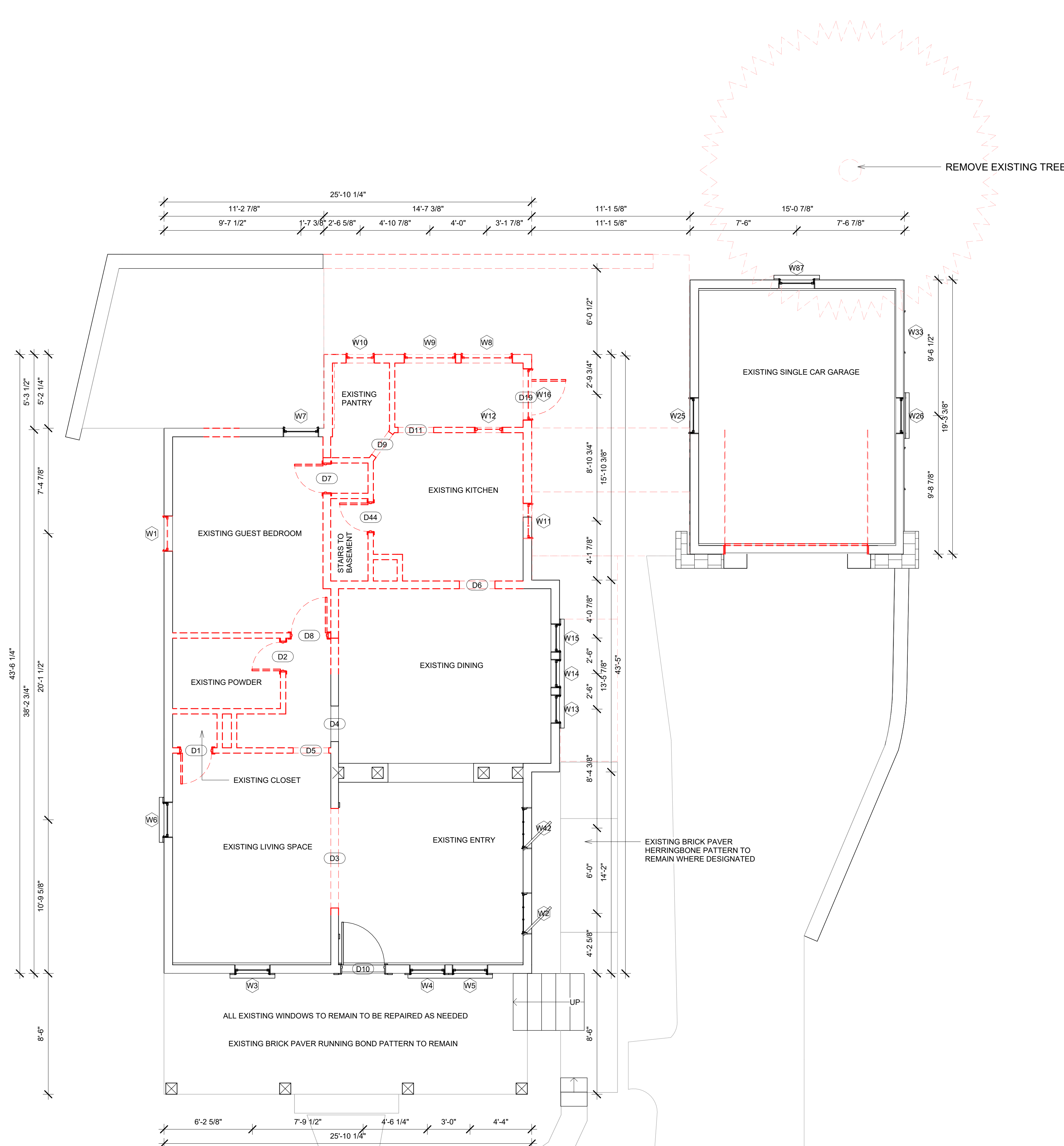
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**DEMOLITION
PLAN
BASEMENT
LEVEL**

SCALE 1/4" = 1'-0"
DATE 2024.03.20
SHEET NO.

A102

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02 - FIRST LEVEL DEMOLITION PLAN
1/4" = 1'-0"

A103 - EXISTING FIRST LEVEL DOOR SCHEDULE

DOOR NUMBER	HEADER HEIGHT	WIDTH	EXISTING OR NEW	DEMO
D1	80	26	EXISTING	NEW CONSTRUCTION
D3	0	84	EXISTING	NEW CONSTRUCTION
D2	77	24	EXISTING	NEW CONSTRUCTION
D5	0	0	EXISTING	NEW CONSTRUCTION
D6	0	0	EXISTING	NEW CONSTRUCTION
D7	77	24	EXISTING	NEW CONSTRUCTION
D8	80	30	EXISTING	NEW CONSTRUCTION
D9	0	0	EXISTING	NEW CONSTRUCTION
D11	0	0	EXISTING	NEW CONSTRUCTION
D44	77	24	EXISTING	NEW CONSTRUCTION
D4	0	0	EXISTING	None
D10	90	36	EXISTING	None

A103 - EXISTING FIRST LEVEL WINDOW SCHEDULE

LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	CREATED	DEMO
W1	30	60	30	90	EXISTING	NEW CONSTRUCTION
W8	44	45	30	75	EXISTING	NEW CONSTRUCTION
W9	44	45	30	75	EXISTING	NEW CONSTRUCTION
W10	24	48	30	78	EXISTING	NEW CONSTRUCTION
W12	24	24	36	60	EXISTING	NEW CONSTRUCTION
W11	30	48	45	93	EXISTING	NEW CONSTRUCTION
W16	44	45	30	75	EXISTING	NEW CONSTRUCTION
W3	30	60	30	90	EXISTING	None
W4	30	62	30	92	EXISTING	None
W5	30	62	30	92	EXISTING	None
W6	30	60	30	90	EXISTING	None
W7	30	60	30	90	EXISTING	None
W13	24	62	30	92	EXISTING	None
W14	24	62	30	92	EXISTING	None
W15	24	62	30	92	EXISTING	None
W42	35	32	55	87	EXISTING	None
W2	35	32	55	87	EXISTING	None

TOTAL: 17

A103 - FIRST LEVEL FLOORING DEMOLITION TAKEOFF

MATERIAL NAME	AREA	COMMENTS
BRICK PAVER HERRINGBONE	67 SF	

A103 - FIRST LEVEL WALL DEMOLITION TAKEOFF

MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	256 SF	30.633 LF
2X4 DIMENSIONAL LUMBER	504 SF	78.404 LF
2X6 DIMENSIONAL LUMBER	456 SF	61.719 LF
AIR FILTRATION BARRIER	256 SF	30.633 LF
EXTERIOR SIDING	256 SF	30.633 LF
GYPSON WALL BOARD 1/2"	1661 SF	140.123 LF
VAPOR RETARDER	256 SF	30.633 LF

A103 - FIRST LEVEL CEILING DEMOLITION TAKEOFF

MATERIAL NAME	AREA	COMMENT



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**DEMOLITION
PLAN FIRST
LEVEL**

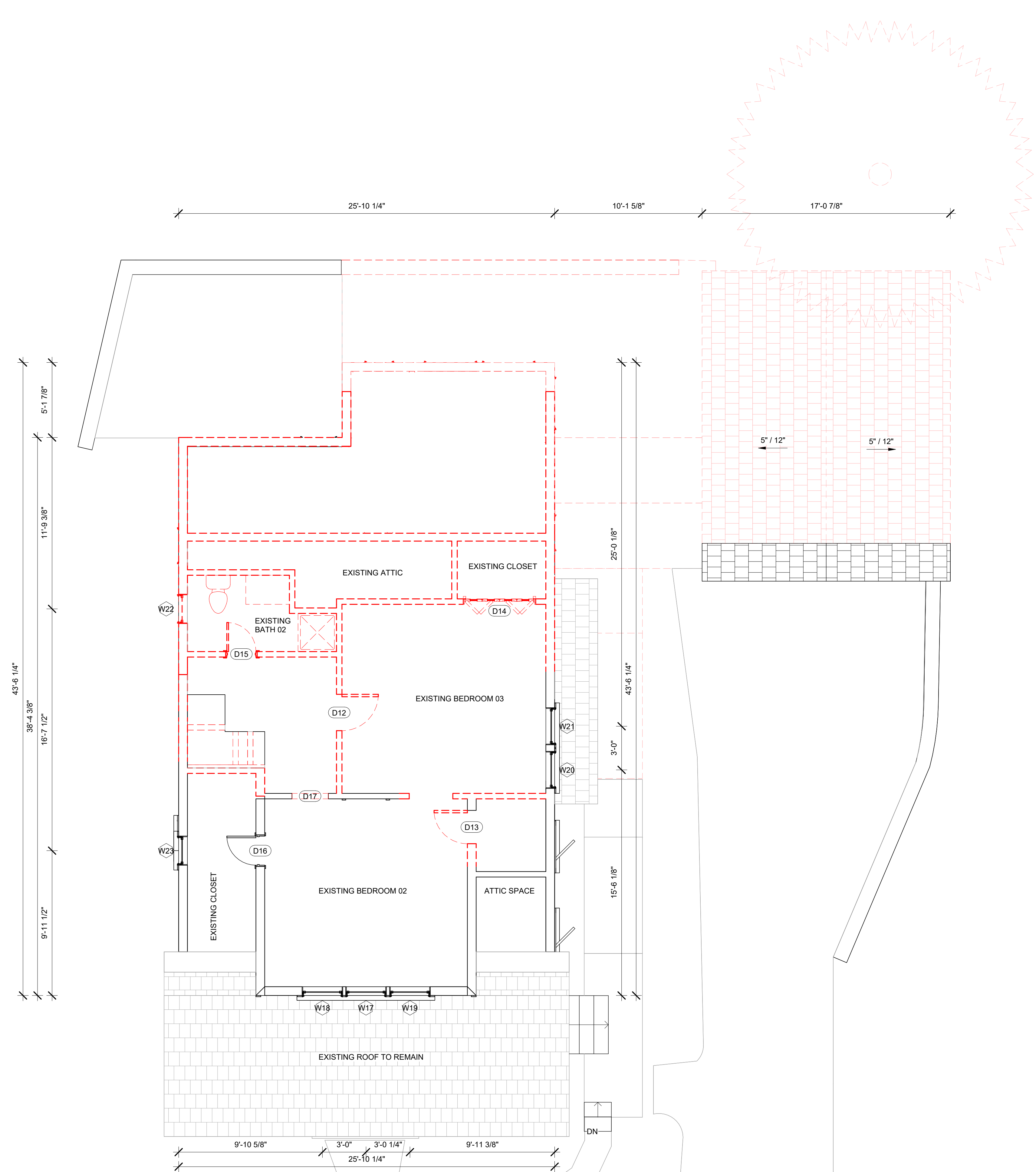
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1 03 - SECOND LEVEL DEMOLITION PLAN
1/4" = 1'-0"

A104 - EXISTING SECOND LEVEL DOOR SCHEDULE						
DOOR NUMBER	HEADER HEIGHT	WIDTH	EXISTING OR NEW		DEMO	
D12	80	30	EXISTING		NEW CONSTRUCTION	
D13	80	28	EXISTING		NEW CONSTRUCTION	
D14	96	60	EXISTING		NEW CONSTRUCTION	
D15	77	24	EXISTING		NEW CONSTRUCTION	
D17	0	0	EXISTING		NEW CONSTRUCTION	
D25	80	36	EXISTING		NEW CONSTRUCTION	
D16	77	24	EXISTING		None	

A104 - EXISTING SECOND LEVEL WINDOW SCHEDULE						
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	CREATED	DEMO
W22	24	60	24	84	EXISTING	NEW CONSTRUCTION
W17	34	54	47	101	EXISTING	None
W18	34	54	47	101	EXISTING	None
W19	34	54	47	101	EXISTING	None
W23	24	46	24	70	EXISTING	None
W20	31	62	34	95	EXISTING	None
W21	31	62	34	95	EXISTING	None

TOTAL: 7

A104 - SECOND LEVEL FLOORING DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
A104 - SECOND LEVEL WALL DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	466 SF	69.094 LF
2X4 DIMENSIONAL LUMBER	569 SF	72.119 LF
2X6 DIMENSIONAL LUMBER	696 SF	94.344 LF
AIR FILTRATION BARRIER	472 SF	69.094 LF
EXTERIOR SIDING	465 SF	69.094 LF
GYPSUM WALL BOARD 1/2"	2052 SF	166.462 LF
VAPOR RETARDER	472 SF	69.094 LF

A104 - SECOND LEVEL CEILING DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	COMMENT



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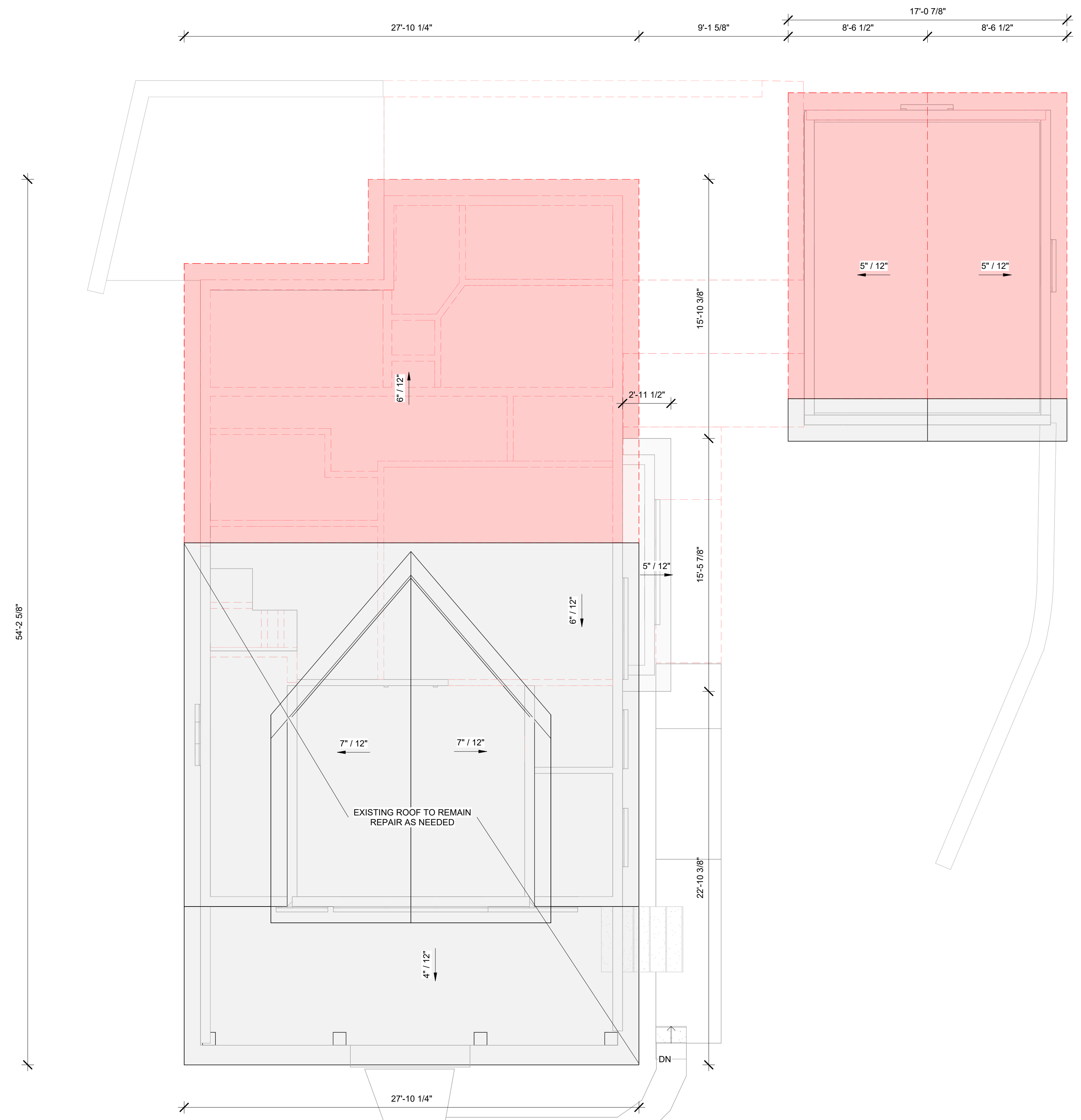
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**DEMOLITION
PLAN
SECOND
LEVEL**

SCALE 1/4" = 1'-0"
DATE 2024.03.20
SHEET NO.

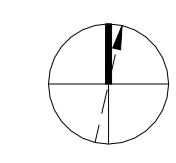
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A105 - ROOF DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	975 SF	
GYPSUM WALL BOARD 1/2"	975 SF	



① 04 - ROOF DEMOLITION PLAN
1/4" = 1'-0"



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SHEET TITLE
**DEMOLITION
ROOF PLAN**

SCALE 1/4" = 1'-0"

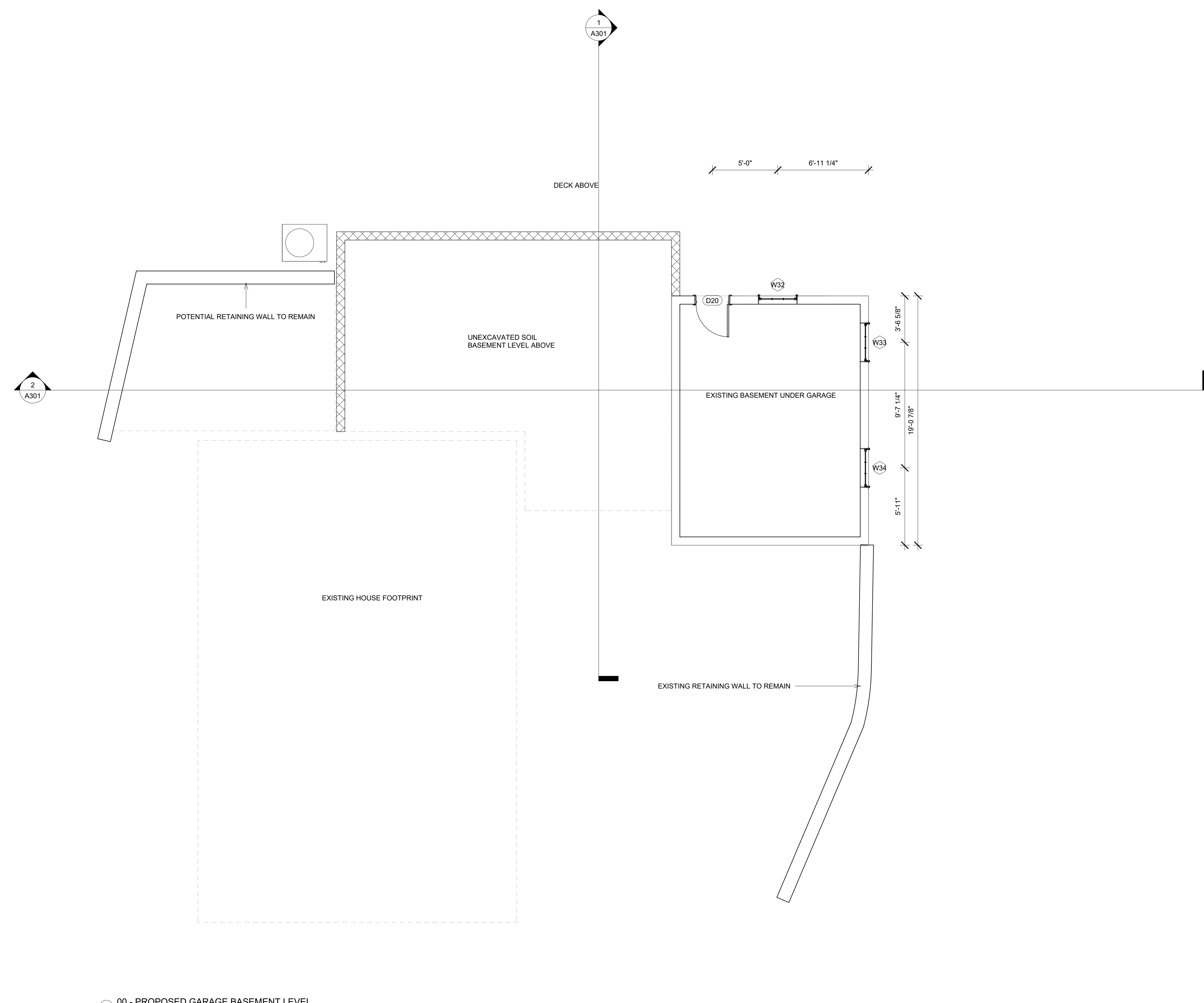
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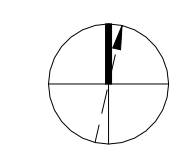
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① 00 - PROPOSED GARAGE BASEMENT LEVEL
 1/4" = 1'-0"



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 GARAGE
 BASEMENT
 PLAN**

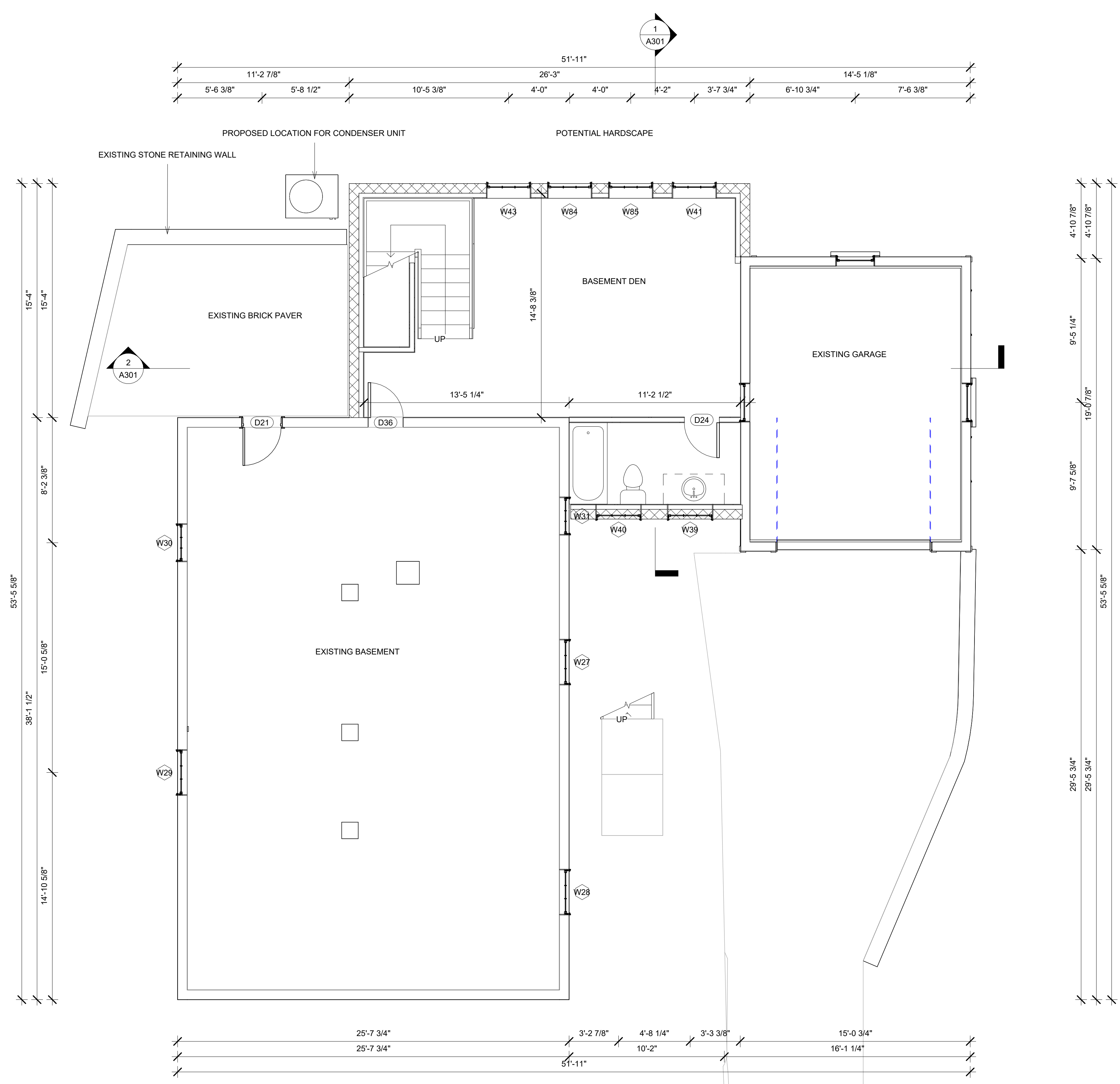
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A111

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1 01 - PROPOSED BASEMENT LEVEL PLAN
1/4" = 1'-0"

A112 - BASEMENT LEVEL NEW DOOR SCHEDULE		
DOOR NUMBER	HEADER HEIGHT	WIDTH
D24	80	28
D36	80	28
TOTAL: 2		

A112 - BASEMENT LEVEL NEW WINDOW SCHEDULE				
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT
W39	36	35	49	84
W40	36	35	49	84
W41	35	35	42	77
W43	35	35	42	77
W84	35	35	42	77
W85	35	35	42	77
TOTAL: 6				

A112 - BASEMENT LEVEL NEW FLOORING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
CONCRETE	434 SF	

A112 - BASEMENT LEVEL NEW WALL TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
2X4 DIMENSIONAL LUMBER	567 SF	94.621 LF
GYPSUM WALL BOARD 1/2"	730 SF	94.621 LF
TEXTURED 8" CMU	415 SF	58.094 LF

A112 - BASEMENT LEVEL NEW CEILING TAKEOFF		
MATERIAL NAME	AREA	COMMENT



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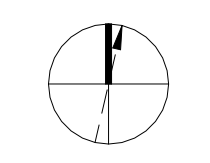
**PROPOSED
BASEMENT
PLAN**

SCALE 1/4" = 1'-0"

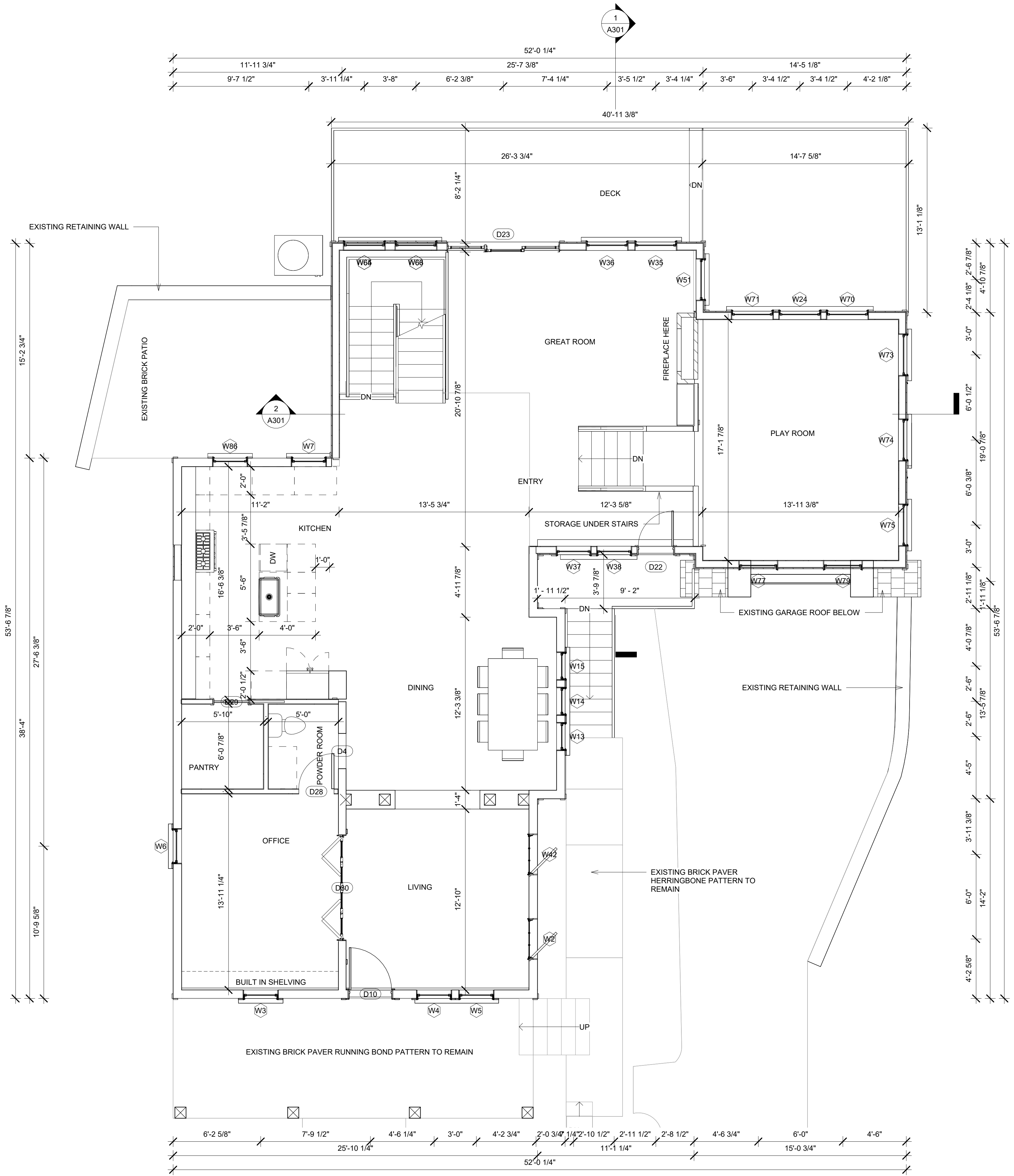
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A112



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1 02 - PROPOSED FIRST LEVEL PLAN
1/4" = 1'-0"

A113 - FIRST LEVEL NEW DOOR SCHEDULE		
DOOR NUMBER	HEADER HEIGHT	WIDTH
D22	84	30
D23	96	96
D28	84	30
D29	80	30
D30	96	90
TOTAL: 5		

A113 - FIRST LEVEL NEW WINDOW SCHEDULE				
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT
W35	36	84	12	96
W36	36	84	12	96
W37	30	62	30	92
W38	30	62	30	92
W51	36	84	12	96
W63	36	84	72	156
W64	36	84	72	156
W65	36	32	12	44
W66	36	32	12	44
W86	30	60	30	90
TOTAL: 10				

A113 - FIRST LEVEL OFFSET NEW WINDOW SCHEDULE				
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT
W24	36	84	12	96
W70	36	84	12	96
W71	36	84	12	96
W73	36	84	12	96
W74	36	84	12	96
W75	36	84	12	96
W77	34	54	43	96
W79	34	54	43	96
TOTAL: 8				

A113 - FIRST LEVEL NEW FLOORING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
BRICK PAVER HERRINGBONE	15 SF	
DECK FRAMING VOLUME	446 SF	
DECKING FINISH	446 SF	
FLOOR SHEATHING PLYWOOD	305 SF	
WOOD FINISH FLOOR	305 SF	
A113 - FIRST LEVEL OFFSET NEW FLOORING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
FLOOR SHEATHING PLYWOOD	278 SF	
WOOD FINISH FLOOR	278 SF	

A113 - FIRST LEVEL NEW WALL TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	363 SF	57.990 LF
2X4 DIMENSIONAL LUMBER	257 SF	51.765 LF
2X6 DIMENSIONAL LUMBER	366 SF	57.990 LF
AIR FILTRATION BARRIER	367 SF	57.990 LF
EXTERIOR SIDING	363 SF	57.990 LF
GYPSUM WALL BOARD 1/2"	880 SF	109.755 LF
STONE 01	112 SF	11.969 LF
VAPOR RETARDER	367 SF	57.990 LF

A113 - FIRST LEVEL OFFSET NEW WALL TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	241 SF	47.797 LF
2X4 DIMENSIONAL LUMBER	28 SF	3.359 LF
2X6 DIMENSIONAL LUMBER	241 SF	47.797 LF
AIR FILTRATION BARRIER	242 SF	47.797 LF
EXTERIOR SIDING	242 SF	47.797 LF
GYPSUM WALL BOARD 1/2"	292 SF	51.156 LF
VAPOR RETARDER	242 SF	47.797 LF

A113 - FIRST LEVEL NEW CEILING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
GYPSUM WALL BOARD 1/2"	1297 SF	

A113 - FIRST LEVEL OFFSET NEW CEILING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
GYPSUM WALL BOARD 1/2"	237 SF	

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FIRST LEVEL
PLAN**

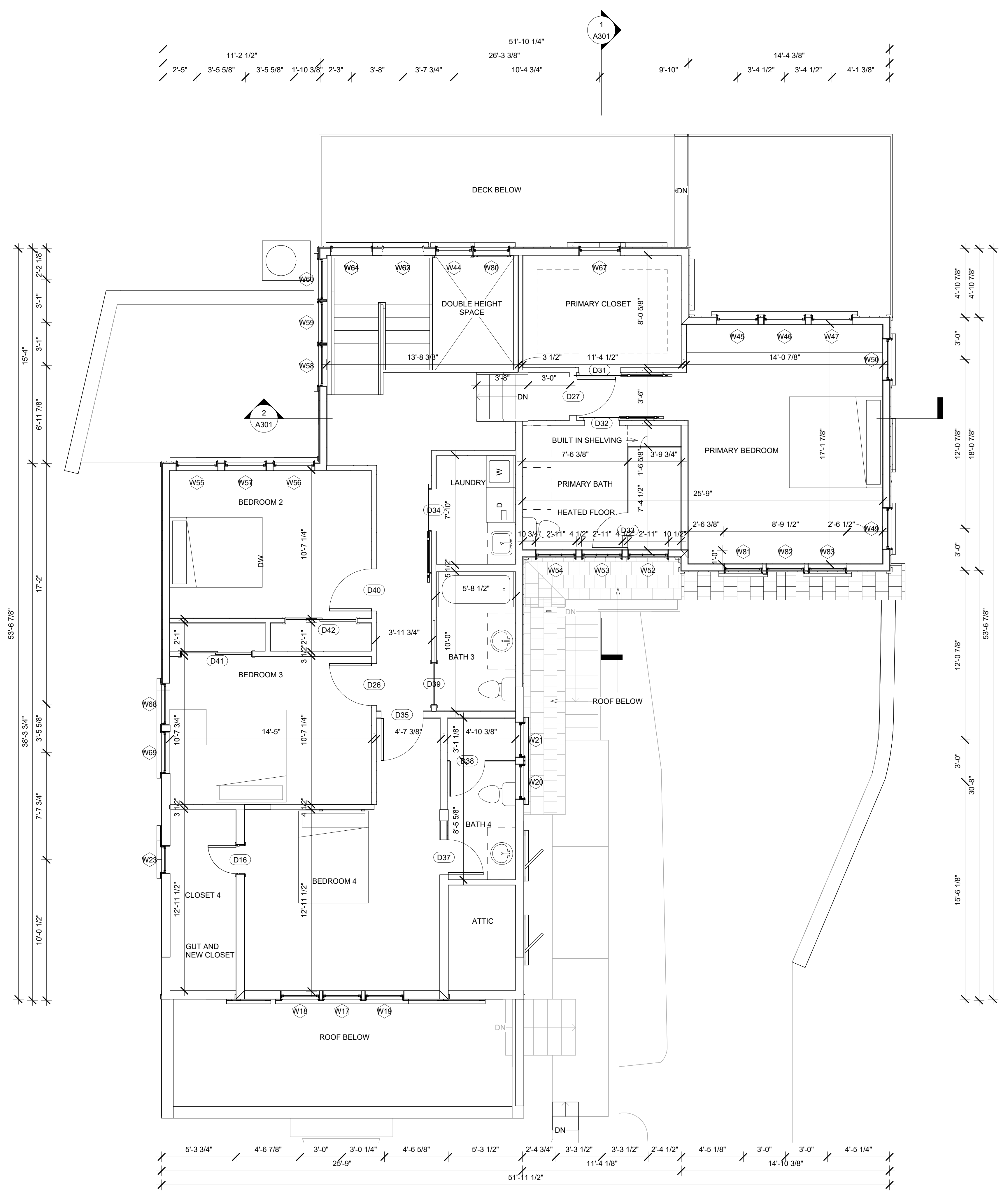
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03 - PROPOSED SECOND LEVEL PLAN
1/4" = 1'-0"

A114 - SECOND LEVEL NEW DOOR SCHEDULE				
DOOR NUMBER	HEADER HEIGHT	WIDTH		
D26	80	36		
D34	96	36		
D35	80	36		
D37	80	30		
D38	80	30		
D39	80	36		
D40	80	36		
D41	80	60		
D42	80	60		
TOTAL: 9				
A114 - SECOND LEVEL OFFSET NEW DOOR SCHEDULE				
DOOR NUMBER	HEADER HEIGHT	WIDTH		
D27	80	33		
D31	84	36		
D32	80	30		
D33	80	30		
TOTAL: 4				
A114 - SECOND LEVEL NEW WINDOW SCHEDULE				
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT
W44	32	84	-6	78
W49	36	84	44	128
W50	36	84	44	128
W55	36	84	12	96
W56	36	84	12	96
W57	36	84	12	96
W58	36	84	-6	78
W59	36	84	-6	78
W60	36	84	-6	78
W61	36	32	46	78
W62	36	32	46	78
W68	36	84	12	96
W69	36	84	12	96
W80	32	84	-6	78
TOTAL: 14				
A114 - SECOND LEVEL OFFSET NEW WINDOW SCHEDULE				
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT
W45	36	84	12	96
W46	36	84	12	96
W47	36	84	12	96
W52	35	35	55	90
W53	35	35	55	90
W54	35	35	55	90
W67	36	66	12	78
W81	34	54	44	97
W82	34	54	44	97
W83	34	54	44	97
TOTAL: 10				
A114 - SECOND LEVEL NEW FLOORING TAKEOFF				
MATERIAL NAME	AREA	COMMENTS		
FLOOR SHEATHING PLYWOOD	272 SF			
WOOD FINISH FLOOR	272 SF			
A114 - SECOND LEVEL OFFSET NEW FLOORING TAKEOFF				
MATERIAL NAME	AREA	COMMENTS		
FLOOR SHEATHING PLYWOOD	492 SF			
WOOD FINISH FLOOR	492 SF			
A114 - SECOND LEVEL NEW WALL TAKEOFF				
MATERIAL NAME	AREA	LINEAR FOOTAGE		
1/2" WALL SHEATHING PLYWOOD	696 SF	101.702 LF		
2X4 DIMENSIONAL LUMBER	701 SF	90.033 LF		
2X6 DIMENSIONAL LUMBER	980 SF	134.349 LF		
AIR FILTRATION BARRIER	704 SF	101.702 LF		
EXTERIOR SIDING	695 SF	101.702 LF		
GYPSUM WALL BOARD 1/2"	2659 SF	224.382 LF		
SHOWER GLASS	27 SF	5.396 LF		
VAPOR RETARDER	704 SF	101.702 LF		
A114 - SECOND LEVEL OFFSET NEW WALL TAKEOFF				
MATERIAL NAME	AREA	LINEAR FOOTAGE		
1/2" WALL SHEATHING PLYWOOD	216 SF	32.328 LF		
2X4 DIMENSIONAL LUMBER	219 SF	27.018 LF		
2X6 DIMENSIONAL LUMBER	325 SF	45.454 LF		
AIR FILTRATION BARRIER	217 SF	32.328 LF		
EXTERIOR SIDING	217 SF	32.328 LF		
GYPSUM WALL BOARD 1/2"	861 SF	72.473 LF		
SHOWER GLASS	65 SF	11.677 LF		
VAPOR RETARDER	217 SF	32.328 LF		



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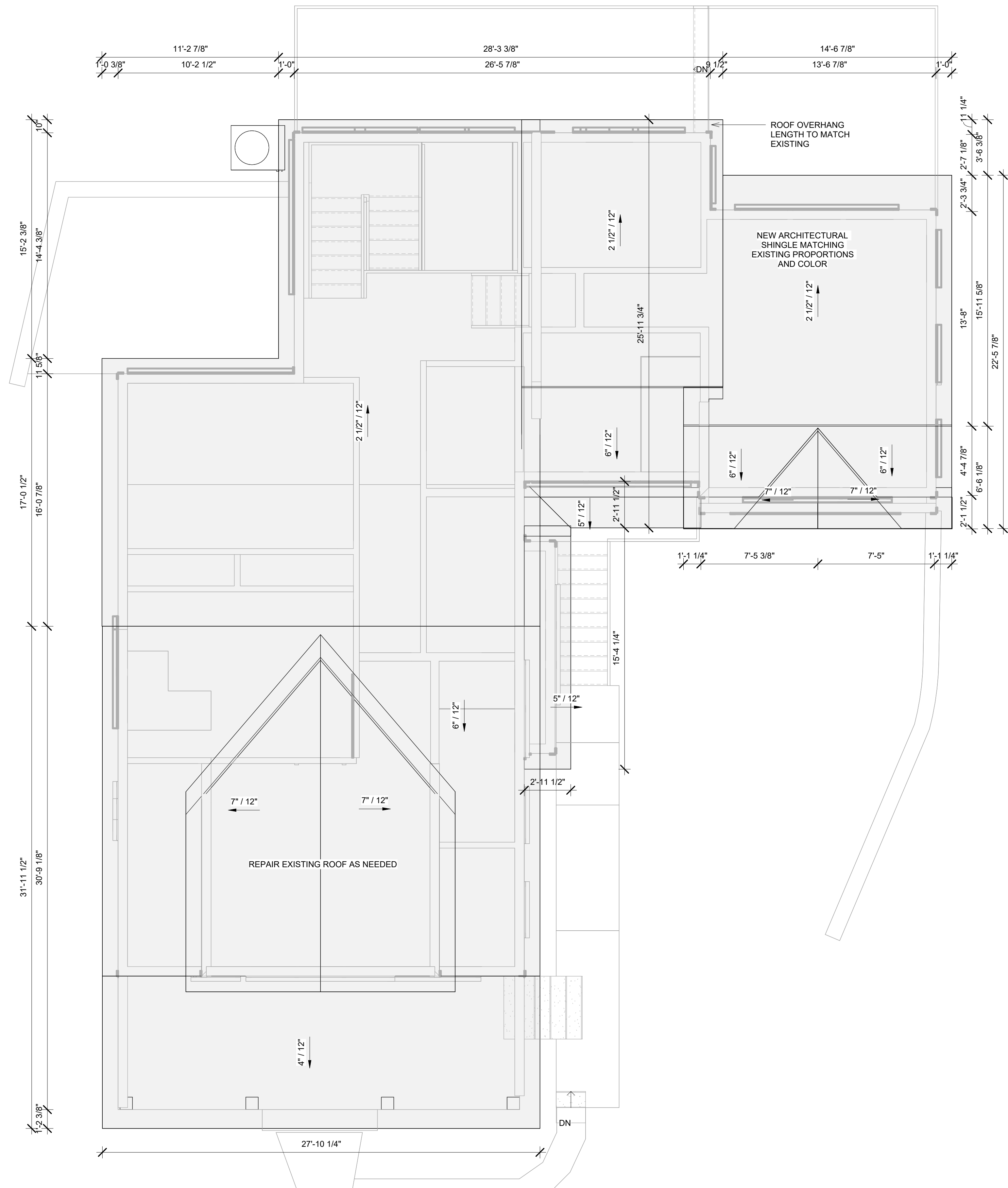
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SHEET TITLE
**PROPOSED
SECOND
LEVEL PLAN**

SCALE 1/4" = 1'-0"
DATE 2024.03.20
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A114

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A115 - NEW ROOF AND CEILING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	1491 SF	
GYPSUM WALL BOARD 1/2"	1491 SF	

① 04 - PROPOSED ROOF PLAN
1/4" = 1'-0"

MC3 DESIGN



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**PROPOSED
ROOF PLAN**

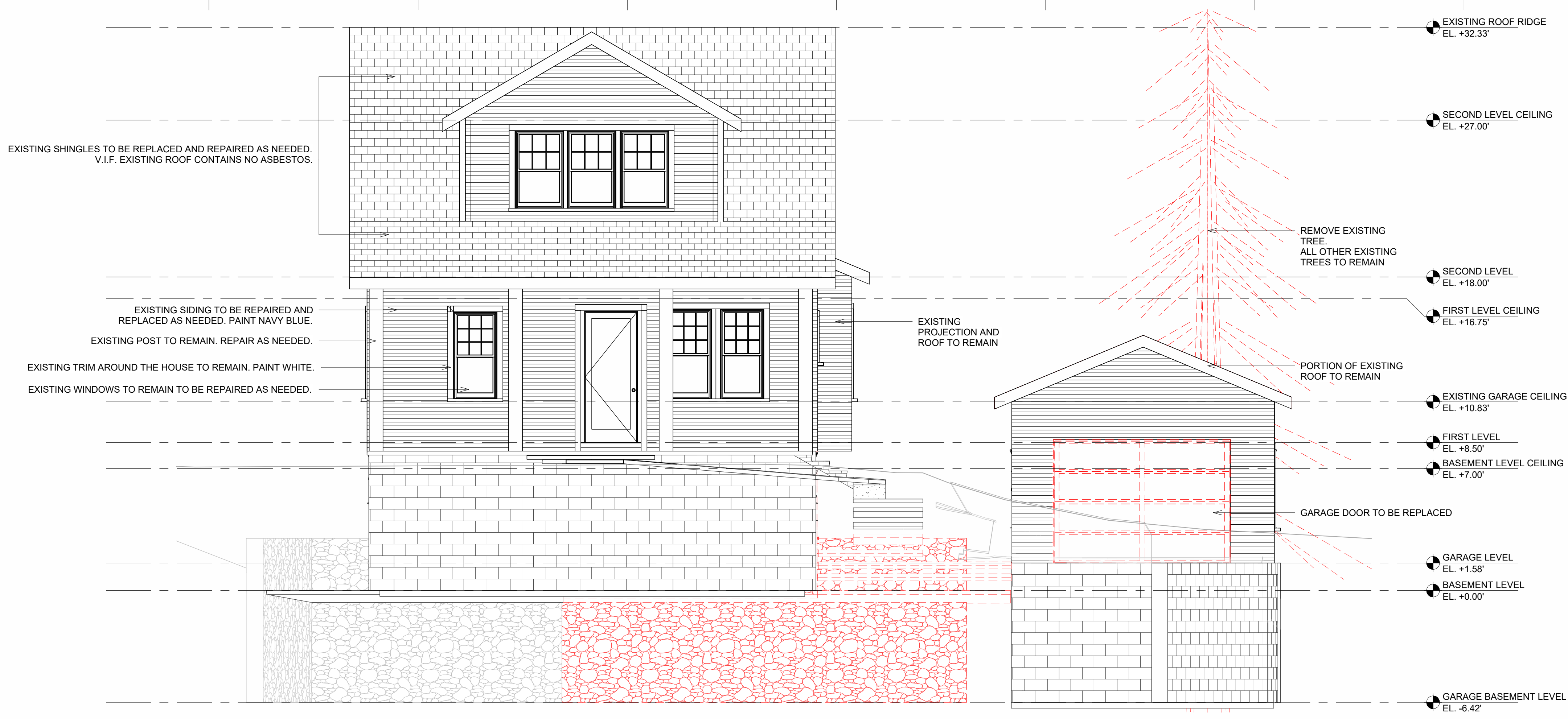
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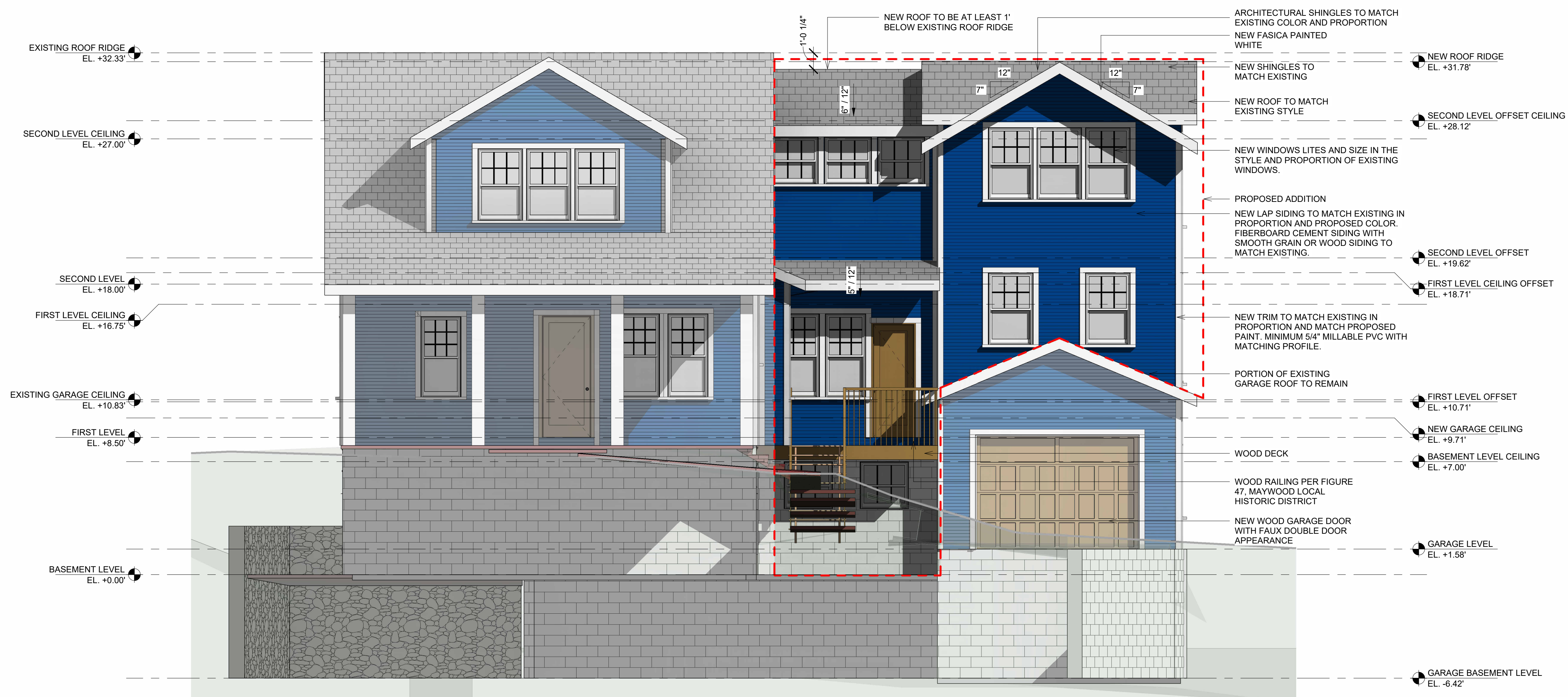
SHEET NO.

A115

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1 DEMO - FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED - FRONT ELEVATION
1/4" = 1'-0"

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FRONT
ELEVATION

SCALE 1/4" = 1'-0"

DATE 2024.03.20

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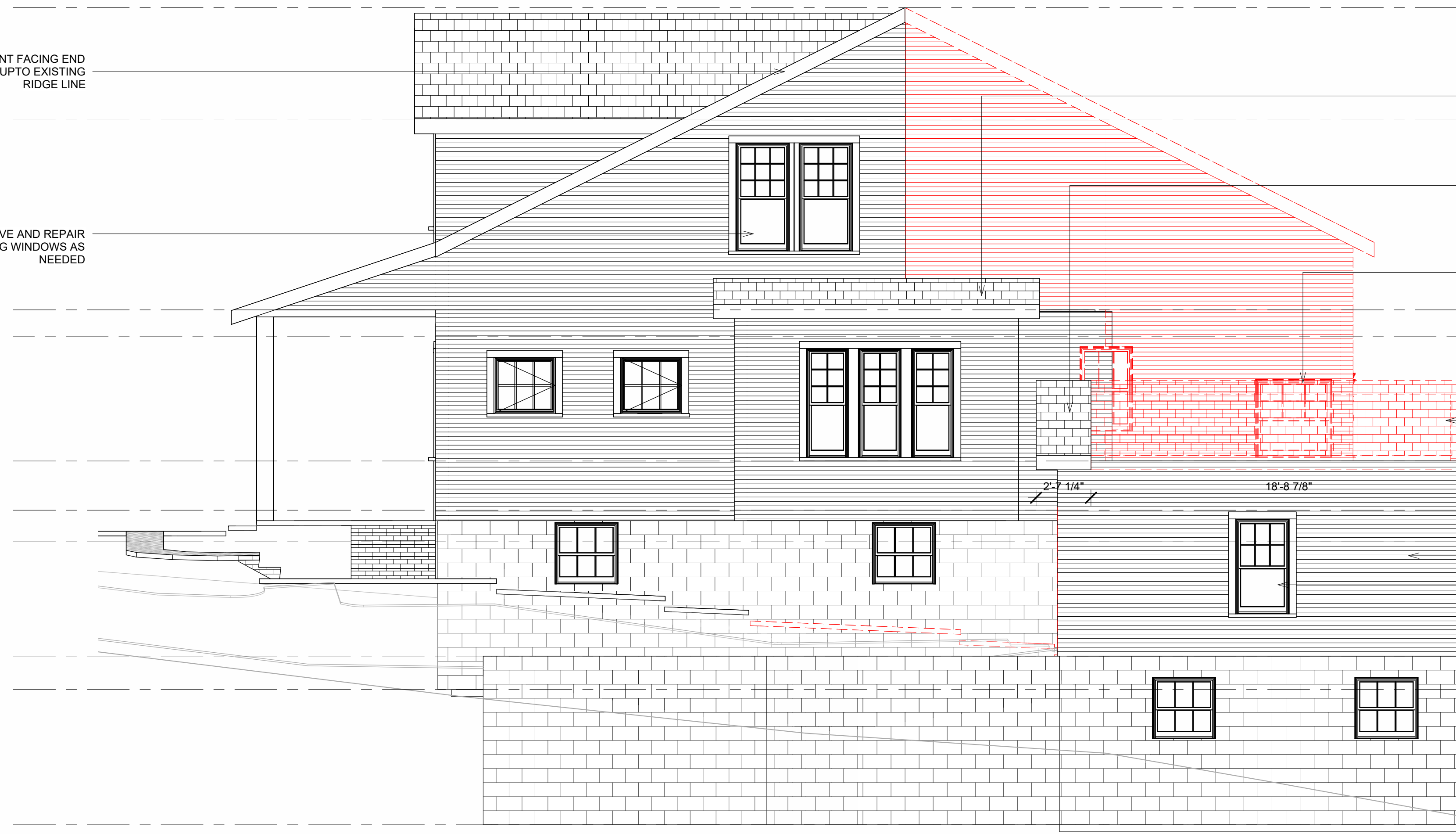
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MAINTAIN FRONT FACING END OF ROOF UPTO EXISTING RIDGE LINE

PRESERVE AND REPAIR EXISTING WINDOWS AS NEEDED



- EXISTING ROOF RIDGE
EL. +32.33'
- SECOND LEVEL CEILING
EL. +27.00'
- SECOND LEVEL
EL. +18.00'
- FIRST LEVEL CEILING
EL. +16.75'
- EXISTING GARAGE CEILING
EL. +10.83'
- FIRST LEVEL
EL. +8.50'
- BASEMENT LEVEL CEILING
EL. +7.00'
- GARAGE LEVEL
EL. +1.58'
- BASEMENT LEVEL
EL. +0.00'
- GARAGE BASEMENT LEVEL
EL. -6.42'

① DEMO - RIGHT ELEVATION
1/4" = 1'-0"

- EXISTING ROOF RIDGE
EL. +32.33'
- SECOND LEVEL CEILING
EL. +27.00'
- SECOND LEVEL
EL. +18.00'
- FIRST LEVEL CEILING
EL. +16.75'
- FIRST LEVEL
EL. +8.50'
- BASEMENT LEVEL CEILING
EL. +7.00'
- BASEMENT LEVEL
EL. +0.00'



- NEW ROOF RIDGE
EL. +31.78'
- SECOND LEVEL OFFSET CEILING
EL. +28.12'
- SECOND LEVEL OFFSET
EL. +19.62'
- FIRST LEVEL CEILING OFFSET
EL. +18.71'
- EXISTING GARAGE CEILING
EL. +10.83'
- FIRST LEVEL OFFSET
EL. +10.71'
- NEW GARAGE CEILING
EL. +9.71'
- GARAGE LEVEL
EL. +1.58'
- GARAGE BASEMENT LEVEL
EL. -6.42'

② PROPOSED - RIGHT ELEVATION
1/4" = 1'-0"

MC3 DESIGN



MC3 DESIGN
1308 VINCENT PLACE
MCLEAN, VA 22101
202.599.7779
JMCKENNA@MC3.DESIGN

DRAWN BY:
JOHN MCKENNA, AIA,
NCARB ARCHITECT
1308 VINCENT PLACE
MCLEAN, VA 22101



CODE
2018 VIRGINIA RESIDENTIAL
CODE (IRC)

PROJECT
**COE
RESIDENCE**
2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE
**RIGHT
ELEVATION**

SCALE 1/4" = 1'-0"

DATE 2024.03.20

SHEET NO.

A202



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REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

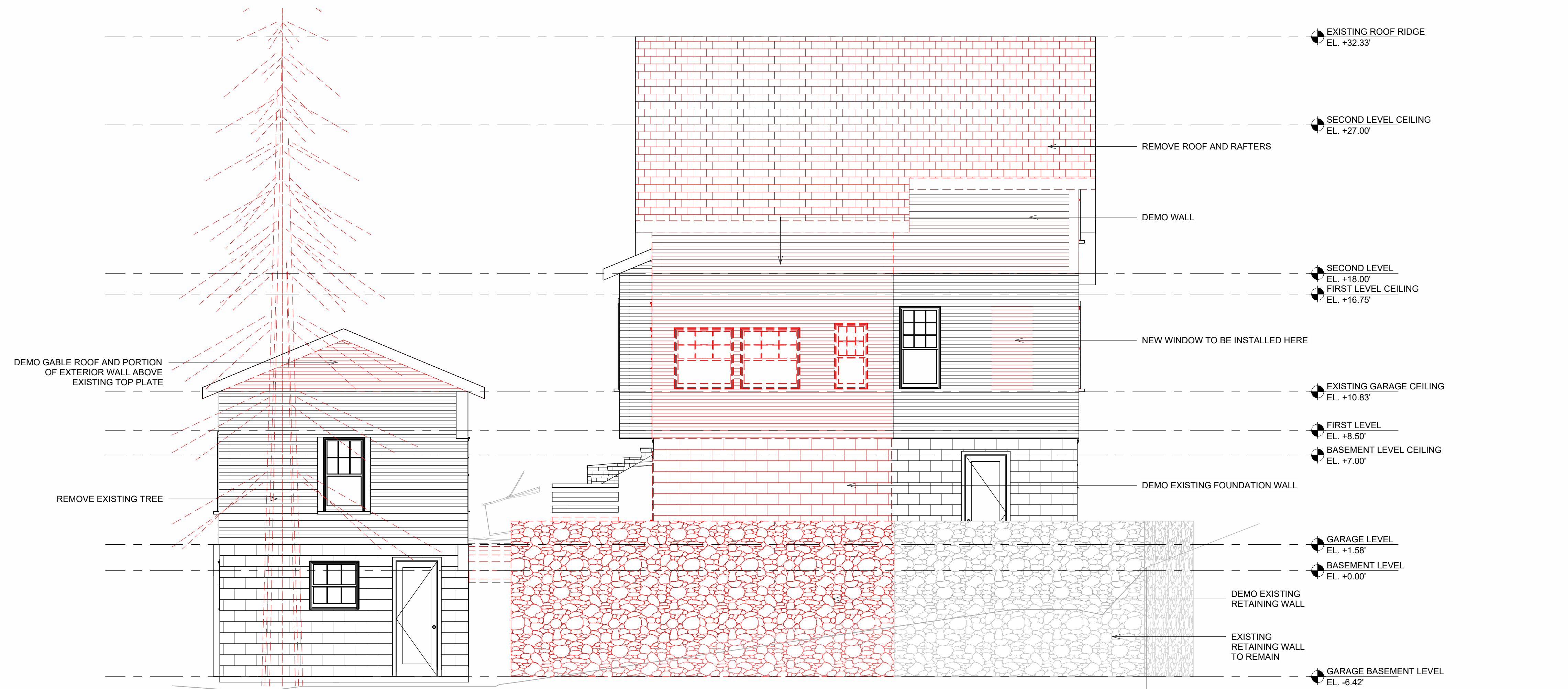
**BACK
ELEVATION**

SCALE 1/4" = 1'-0"

DATE 2024.03.20

SHEET NO.

A203



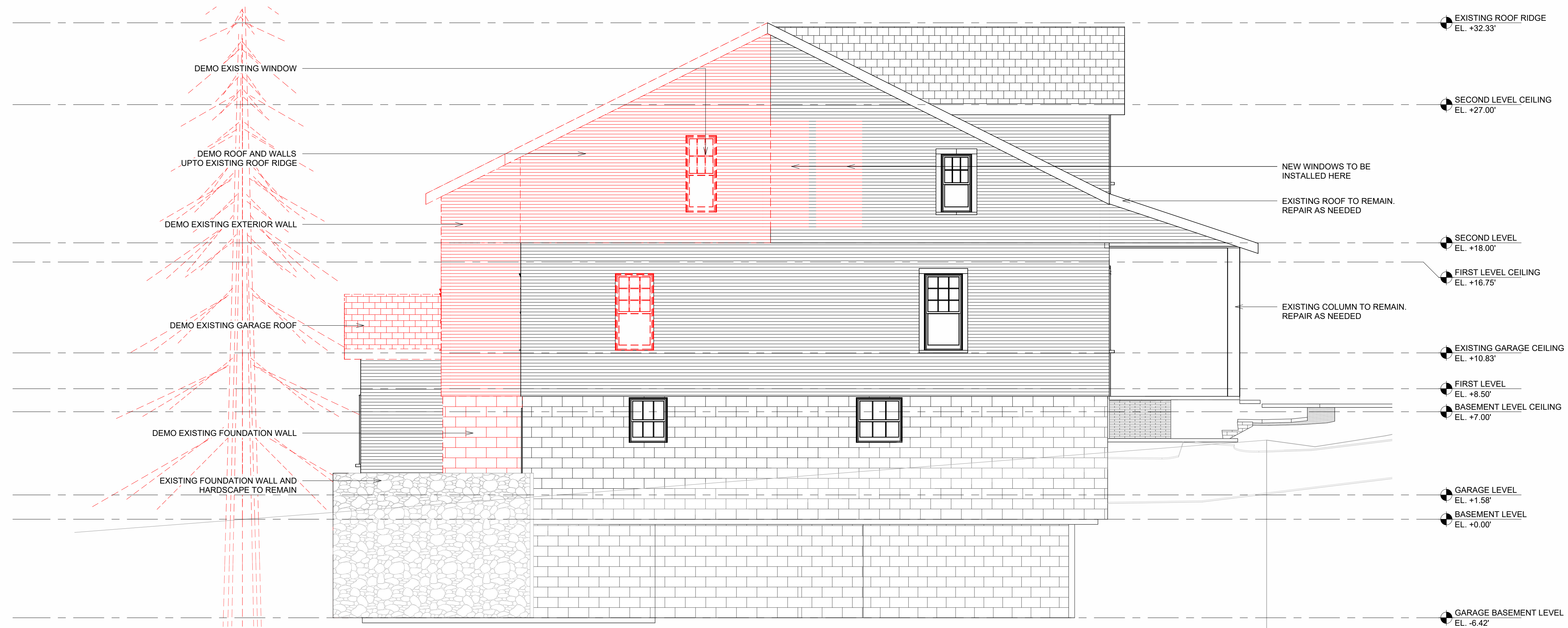
① DEMO - BACK ELEVATION
1/4" = 1'-0"



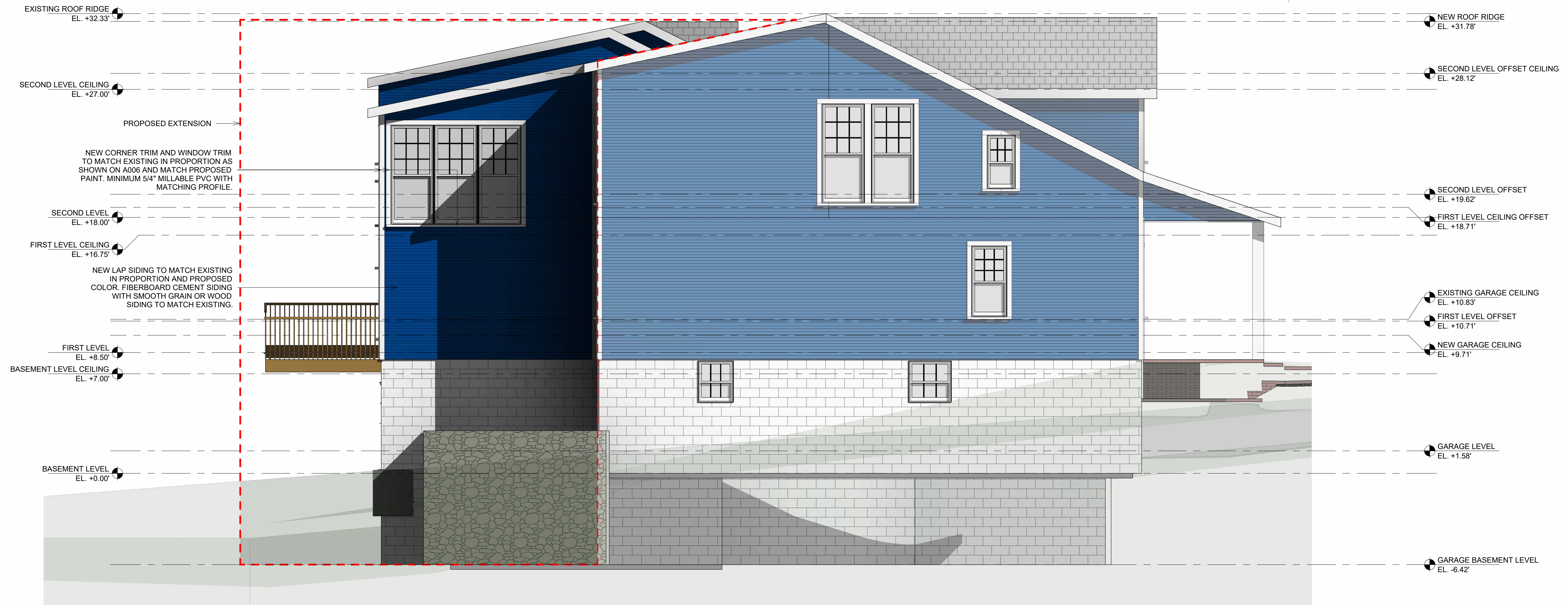
② PROPOSED - BACK ELEVATION
1/4" = 1'-0"

3/20/2024 2:35:19 PM
G:\shared drives\MC3_Arch Model\23045 - 2725 23rd Rd N - 23.01.03 PROPOSED.rvt

G:\shared drives\MC3_Arch_Model\23045 - 2725 23rd Rd N\23045 - 2725 23rd Rd N - 23.01.03 PROPOSED.rvt 3/20/2024 2:35:27 PM



① DEMO - LEFT ELEVATION
1/4" = 1'-0"



② PROPOSED - LEFT ELEVATION
1/4" = 1'-0"

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ARLINGTON, VA 22201

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NO.	DESCRIPTION	DATE

SHEET TITLE
**LEFT
ELEVATION**

SCALE 1/4" = 1'-0"

DATE 2024.03.20

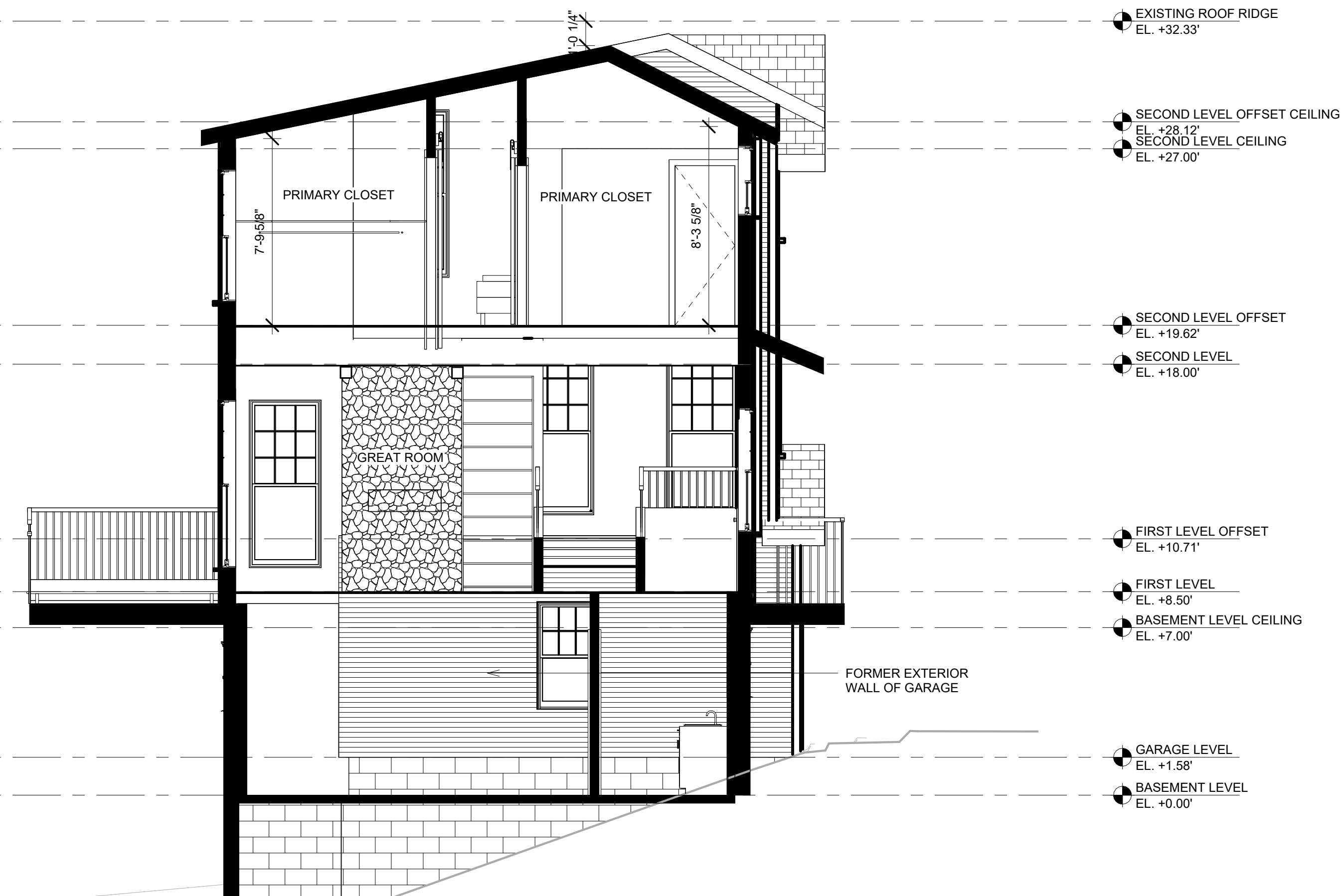
SHEET NO.

A204

3/20/2024 2:36:03 PM
G:\shared drives\MC3_Arch Model\23045 - 2725 23rd Rd N\23045 - 2725 23rd Rd N - 23.01.03 PROPOSED.rvt



2 PROPOSED SECTION 01
1/4" = 1'-0"



1 PROPOSED SECTION 02 - HYPHEN
1/4" = 1'-0"



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PROJECT
**COE
RESIDENCE**
2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE
SECTION 01

SCALE 1/4" = 1'-0"

DATE 2024.03.20

SHEET NO.

A301

3/20/2024 2:36:03 PM

A401 - COMPLETE EXISTING TO DEMO DOOR SCHEDULE					
DOOR NUMBER	HEADER HEIGHT	WIDTH	LEVEL	CREATED	DEMO
D1	80	26	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
D2	77	24	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
D3	0	84	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
D5	0	0	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
D6	0	0	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
D7	77	24	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
D8	80	30	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
D9	0	0	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
D11	0	0	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
D12	80	30	SECOND LEVEL	EXISTING	NEW CONSTRUCTION
D13	80	28	SECOND LEVEL	EXISTING	NEW CONSTRUCTION
D14	96	60	SECOND LEVEL	EXISTING	NEW CONSTRUCTION
D15	77	24	SECOND LEVEL	EXISTING	NEW CONSTRUCTION
D17	0	0	SECOND LEVEL	EXISTING	NEW CONSTRUCTION
D19	84	30	BASEMENT LEVEL	EXISTING	NEW CONSTRUCTION
D25	80	36	SECOND LEVEL	EXISTING	NEW CONSTRUCTION
D44	77	24	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
D45	84	120	GARAGE LEVEL	EXISTING	NEW CONSTRUCTION
TOTAL: 18					
A401 - COMPLETE EXISTING TO REMAIN DOOR SCHEDULE					
DOOR NUMBER	HEADER HEIGHT	WIDTH	LEVEL	CREATED	DEMO
D4	0	0	FIRST LEVEL	EXISTING	None
D10	90	36	FIRST LEVEL	EXISTING	None
D16	77	24	SECOND LEVEL	EXISTING	None
D20	84	30	GARAGE BASEMENT LEVEL	EXISTING	None
D21	84	30	BASEMENT LEVEL	EXISTING	None
TOTAL: 5					
A401 - COMPLETE NEW DOOR SCHEDULE					
DOOR NUMBER	HEADER HEIGHT	WIDTH	LEVEL	CREATED	N/A
D18	84	120	GARAGE LEVEL	NEW CONSTRUCTION	None
D22	84	30	FIRST LEVEL	NEW CONSTRUCTION	None
D23	96	96	FIRST LEVEL	NEW CONSTRUCTION	None
D24	80	28	BASEMENT LEVEL	NEW CONSTRUCTION	None
D26	80	36	SECOND LEVEL	NEW CONSTRUCTION	None
D27	80	33	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None
D28	84	30	FIRST LEVEL	NEW CONSTRUCTION	None
D29	80	30	FIRST LEVEL	NEW CONSTRUCTION	None
D30	96	90	FIRST LEVEL	NEW CONSTRUCTION	None
D31	84	36	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None
D32	80	30	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None
D33	80	30	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None
D34	96	36	SECOND LEVEL	NEW CONSTRUCTION	None
D35	80	36	SECOND LEVEL	NEW CONSTRUCTION	None
D36	80	28	BASEMENT LEVEL	NEW CONSTRUCTION	None
D37	80	30	SECOND LEVEL	NEW CONSTRUCTION	None
D38	80	30	SECOND LEVEL	NEW CONSTRUCTION	None
D39	80	36	SECOND LEVEL	NEW CONSTRUCTION	None
D40	80	36	SECOND LEVEL	NEW CONSTRUCTION	None
D41	80	60	SECOND LEVEL	NEW CONSTRUCTION	None
D42	80	60	SECOND LEVEL	NEW CONSTRUCTION	None
TOTAL: 21					

A401 - COMPLETE EXISTING TO DEMO WINDOW SCHEDULE							
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	LEVEL	CREATED	DEMO
W1	30	60	30	90	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
W8	44	45	30	75	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
W9	44	45	30	75	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
W10	24	48	30	78	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
W11	30	48	45	93	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
W12	24	24	36	60	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
W16	44	45	30	75	FIRST LEVEL	EXISTING	NEW CONSTRUCTION
W22	24	60	24	84	SECOND LEVEL	EXISTING	NEW CONSTRUCTION
TOTAL: 8							

A401 - COMPLETE EXISTING TO REMAIN WINDOW SCHEDULE							
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	LEVEL	CREATED	DEMO
W2	35	32	55	87	FIRST LEVEL	EXISTING	None
W3	30	60	30	90	FIRST LEVEL	EXISTING	None
W4	30	62	30	92	FIRST LEVEL	EXISTING	None
W5	30	62	30	92	FIRST LEVEL	EXISTING	None
W6	30	60	30	90	FIRST LEVEL	EXISTING	None
W7	30	60	30	90	FIRST LEVEL	EXISTING	None
W13	24	62	30	92	FIRST LEVEL	EXISTING	None
W14	24	62	30	92	FIRST LEVEL	EXISTING	None
W15	24	62	30	92	FIRST LEVEL	EXISTING	None
W17	34	54	47	101	SECOND LEVEL	EXISTING	None
W18	34	54	47	101	SECOND LEVEL	EXISTING	None
W19	34	54	47	101	SECOND LEVEL	EXISTING	None
W20	31	62	34	95	SECOND LEVEL	EXISTING	None
W21	31	62	34	95	SECOND LEVEL	EXISTING	None
W23	24	46	24	70	SECOND LEVEL	EXISTING	None
W25	31	54	24	78	GARAGE LEVEL	EXISTING	None
W26	31	54	24	78	GARAGE LEVEL	EXISTING	None
W27	36	35	60	95	BASEMENT LEVEL	EXISTING	None
W28	36	35	60	95	BASEMENT LEVEL	EXISTING	None
W29	36	35	60	95	BASEMENT LEVEL	EXISTING	None
W30	30	35	60	95	BASEMENT LEVEL	EXISTING	None
W31	30	35	48	83	BASEMENT LEVEL	EXISTING	None
W32	36	35	49	84	GARAGE BASEMENT LEVEL	EXISTING	None
W33	36	35	49	84	GARAGE BASEMENT LEVEL	EXISTING	None
W34	36	35	49	84	GARAGE BASEMENT LEVEL	EXISTING	None
W42	35	32	55	87	FIRST LEVEL	EXISTING	None
W87	31	54	24	78	GARAGE LEVEL	EXISTING	None
TOTAL: 27							

A401 - COMPLETE NEW WINDOW SCHEDULE								
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	LEVEL	CREATED	DEMO	
W24	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	None	
W35	36	84	12	96	FIRST LEVEL	NEW CONSTRUCTION	None	
W36	36	84	12	96	FIRST LEVEL	NEW CONSTRUCTION	None	
W37	30	62	30	92	FIRST LEVEL	NEW CONSTRUCTION	None	
W38	30	62	30	92	FIRST LEVEL	NEW CONSTRUCTION	None	
W39	36	35	49	84	BASEMENT LEVEL	NEW CONSTRUCTION	None	
W40	36	35	49	84	BASEMENT LEVEL	NEW CONSTRUCTION	None	
W41	35	35	42	77	BASEMENT LEVEL	NEW CONSTRUCTION	None	
W43	35	35	42	77	BASEMENT LEVEL	NEW CONSTRUCTION	None	
W44	32	84	-6	78	SECOND LEVEL	NEW CONSTRUCTION	None	
W45	36	84	12	96	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None	
W46	36	84	12	96	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None	
W47	36	84	12	96	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None	
W49	36	84	44	128	SECOND LEVEL	NEW CONSTRUCTION	None	
W50	36	84	44	128	SECOND LEVEL	NEW CONSTRUCTION	None	
W51	36	84	12	96	FIRST LEVEL	NEW CONSTRUCTION	None	
W52	35	35	55	90	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None	
W53	35	35	55	90	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None	
W54	35	35	55	90	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None	
W55	36	84	12	96	SECOND LEVEL	NEW CONSTRUCTION	None	
W56	36	84	12	96	SECOND LEVEL	NEW CONSTRUCTION	None	
W57	36	84	12	96	SECOND LEVEL	NEW CONSTRUCTION	None	
W58	36	84	-6	78	SECOND LEVEL	NEW CONSTRUCTION	None	
W59	36	84	-6	78	SECOND LEVEL	NEW CONSTRUCTION	None	
W60	36	84	-6	78	SECOND LEVEL	NEW CONSTRUCTION	None	
W61	36	32	46	78	SECOND LEVEL	NEW CONSTRUCTION	None	
W62	36	32	46	78	SECOND LEVEL	NEW CONSTRUCTION	None	
W63	36	84	72	156	FIRST LEVEL	NEW CONSTRUCTION	None	
W64	36	84	72	156	FIRST LEVEL	NEW CONSTRUCTION	None	
W65	36	32	12	44	FIRST LEVEL	NEW CONSTRUCTION	None	
W66	36	32	12	44	FIRST LEVEL	NEW CONSTRUCTION	None	
W67	36	66	12	78	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None	
W68	36	84	12	96	SECOND LEVEL	NEW CONSTRUCTION	None	
W69	36	84	12	96	SECOND LEVEL	NEW CONSTRUCTION	None	
W70	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	None	
W71	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	None	
W73	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	None	
W74	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	None	
W75	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	None	
W77	34	54	43	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	None	
W79	34	54	43	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	None	
W80	32	84	-6	78	SECOND LEVEL	NEW CONSTRUCTION	None	
W81	34	54	44	97	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None	
W82	34	54	44	97	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None	
W83	34	54	44	97	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None	
W84	35	35	42	77	BASEMENT LEVEL	NEW CONSTRUCTION	None	
W85	35	35	42	77	BASEMENT LEVEL	NEW CONSTRUCTION	None	
W86	30	60	30	90	FIRST LEVEL	NEW CONSTRUCTION	None	
TOTAL: 48								
NEW WINDOWS TO BE ANDERSON 400 SERIES WOOD WINDOWS OR PELLA WOOD WINDOW SERIES, WINDOW STYLE TO MATCH ELEVATIONS AND NOTES.								

MC3 DESIGN



MC3 DESIGN

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DRAWN BY:

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1308 VINCENT PLACE
MCLEAN, VA 22101

SEAL



CODE

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CODE (IRC)

PROJECT

**COE
RESIDENCE**

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

**WINDOW
DOOR
SCHEDULES**

SCALE

DATE 2024.03.20

SHEET NO.

A401

G:\Shared drives\MC3_Arch Model\23045 - 2725 23rd Rd N\23045 - 2725 23rd Rd N - 23.01.03 PROPOSED.rvt

02 - COMPLETE DEMOLITION FLOORING MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
BRICK PAVER HERRINGBONE	382 SF	
CONCRETE	60 SF	
02 - COMPLETE DEMOLITION WALL MATERIAL TAKEOFFS		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	811 SF	114.378 LF
2X4 DIMENSIONAL LUMBER	1073 SF	150.523 LF
2X6 DIMENSIONAL LUMBER	1253 SF	170.714 LF
AIR FILTRATION BARRIER	817 SF	114.378 LF
EXISTING RETAINING WALL	219 SF	23.208 LF
EXTERIOR SIDING	810 SF	114.378 LF
GYPSUM WALL BOARD 1/2"	3824 SF	321.237 LF
TEXTURED 8" CMU	187 SF	24.623 LF
VAPOR RETARDER	817 SF	114.378 LF
02 - COMPLETE DEMOLITION CEILING MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENT
GYPSUM WALL BOARD 1/2"	60 SF	
02 - COMPLETE DEMOLITION ROOF MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	975 SF	
GYPSUM WALL BOARD 1/2"	975 SF	

03 - COMPLETE NEW FLOORING MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
BRICK PAVER HERRINGBONE	15 SF	
CONCRETE	434 SF	
DECK FRAMING VOLUME	446 SF	
DECKING FINISH	446 SF	
FLOOR SHEATHING PLYWOOD	1348 SF	
WOOD FINISH FLOOR	1348 SF	
03 - COMPLETE NEW WALL MATERIAL TAKEOFFS		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	1683 SF	287.545 LF
2X4 DIMENSIONAL LUMBER	1848 SF	275.276 LF
2X6 DIMENSIONAL LUMBER	2077 SF	333.318 LF
AIR FILTRATION BARRIER	1696 SF	287.545 LF
EXTERIOR SIDING	1684 SF	287.545 LF
GYPSUM WALL BOARD 1/2"	5803 SF	669.301 LF
SHOWER GLASS	92 SF	17.073 LF
STONE 01	112 SF	11.969 LF
TEXTURED 8" CMU	705 SF	103.592 LF
VAPOR RETARDER	1696 SF	287.545 LF
03 - COMPLETE NEW CEILING MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENT
GYPSUM WALL BOARD 1/2"	1785 SF	
03 - COMPLETE NEW ROOF MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	1491 SF	
GYPSUM WALL BOARD 1/2"	1491 SF	



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REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE
**MATERIAL
TAKEOFFS**

SCALE

DATE 2024.03.20

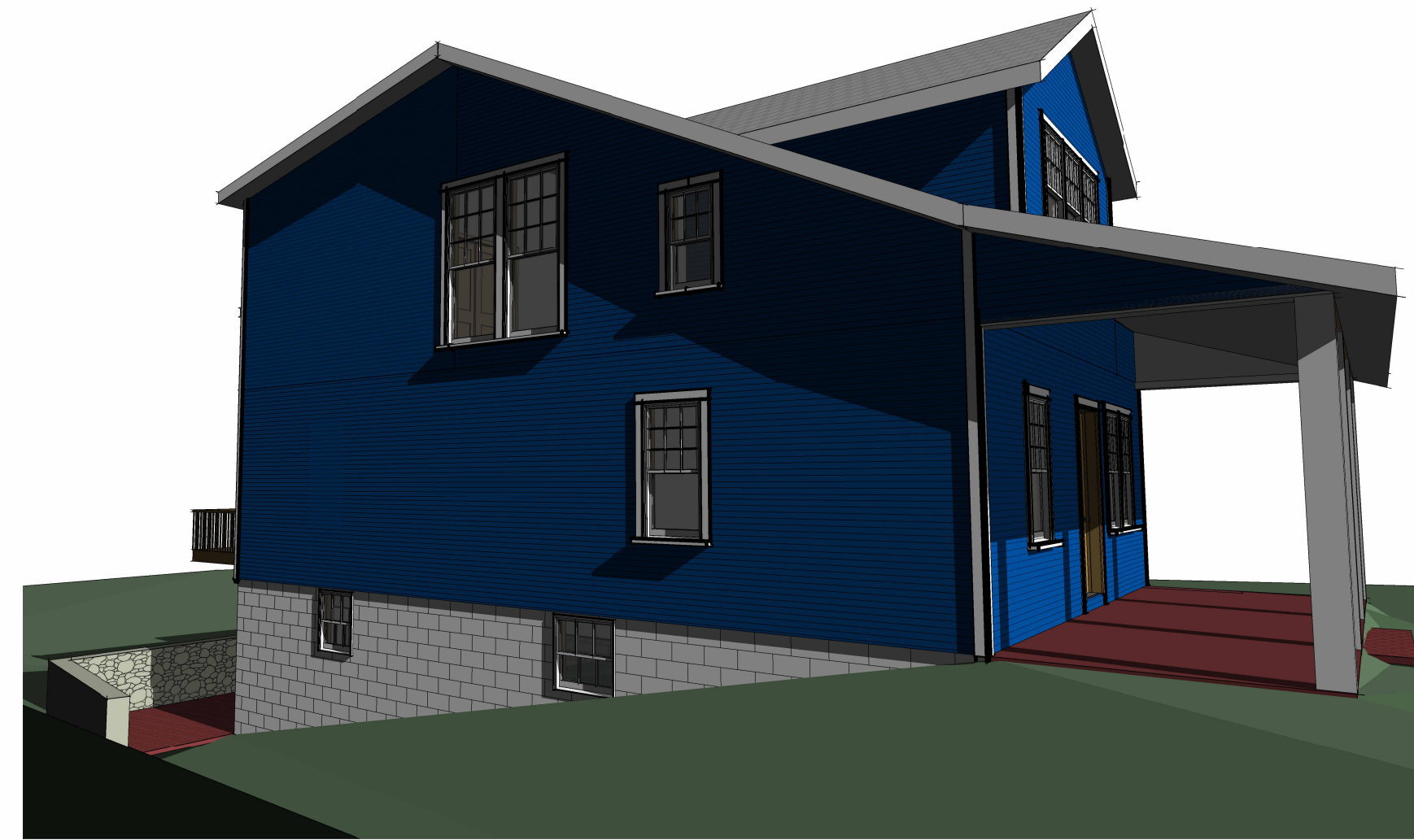
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A402

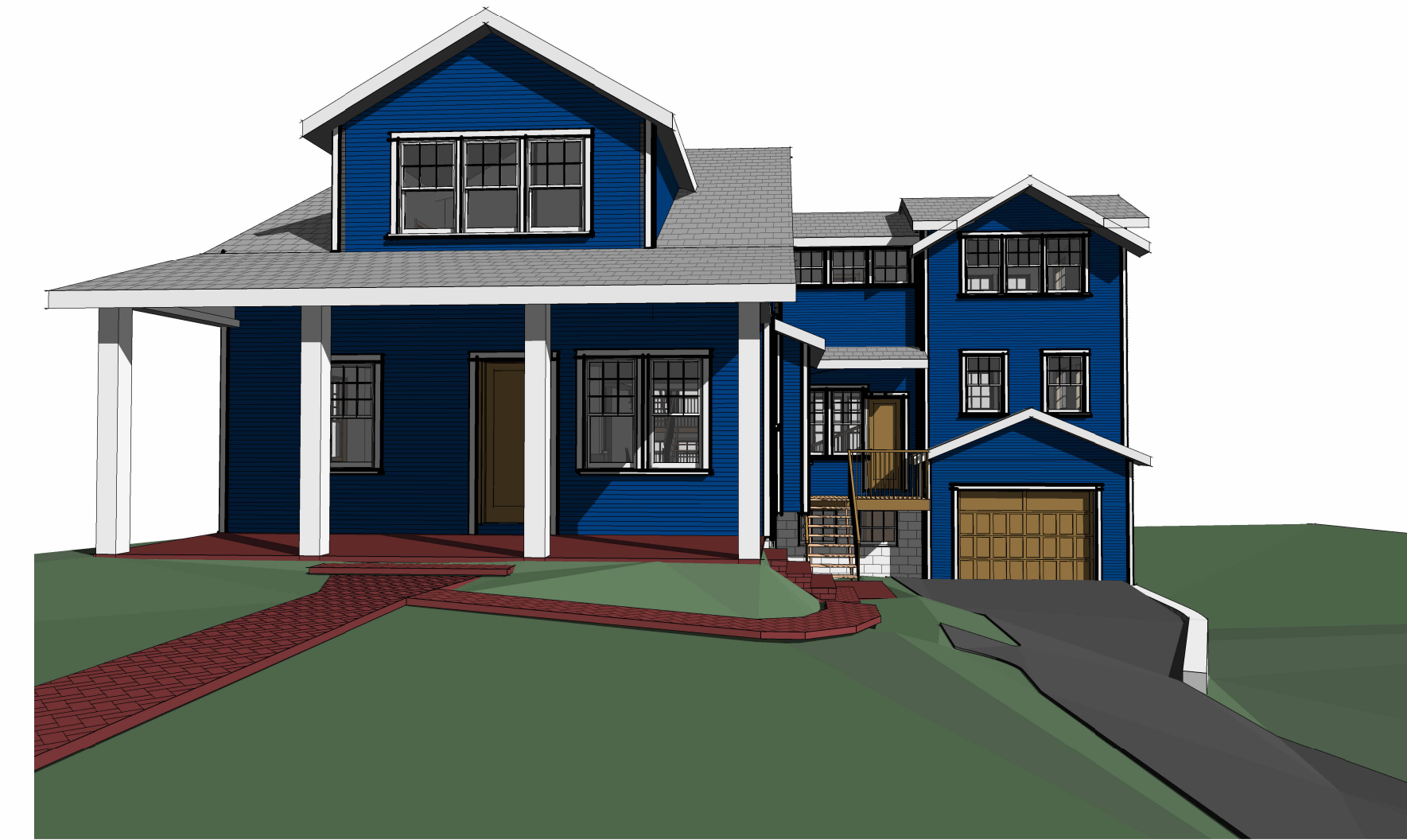
3/21/2024 5:30:52 PM



1 EXTERIOR - FRONT PERSPECTIVE VIEW 01



2 EXTERIOR - LEFT PERSPECTIVE 01



6 EXTERIOR - FRONT PERSPECTIVE 02



3 EXTERIOR - BACK PERSPECTIVE 01



4 EXTERIOR - RIGHT PERSPECTIVE 01



5 EXTERIOR - BACK PERSPECTIVE 02

MC3 DESIGN



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2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

PROPOSED
PERSPECTIVES

SCALE

DATE 2024.03.20

SHEET NO.

A901

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NO.	DESCRIPTION	DATE

SHEET TITLE

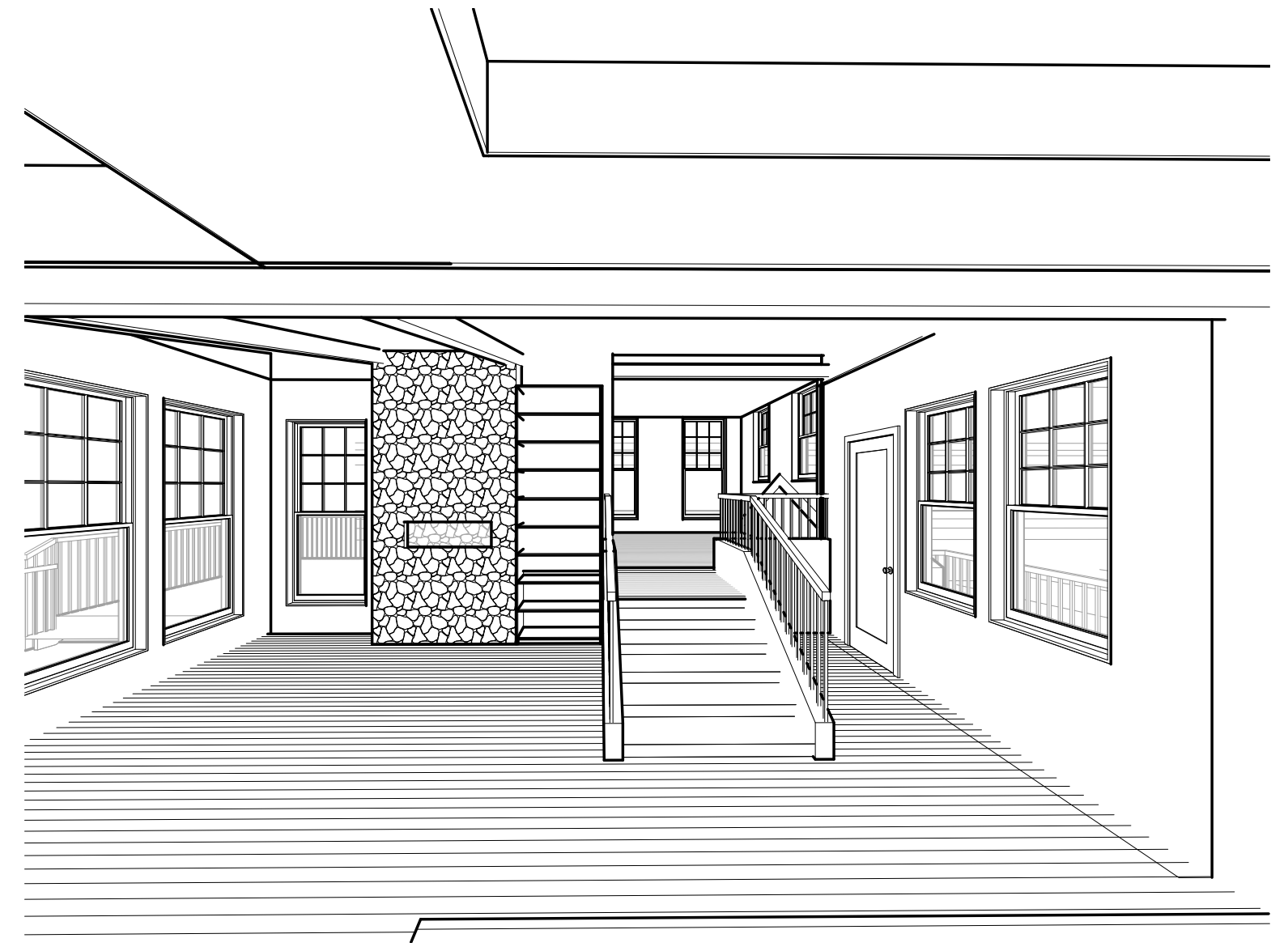
**PROPOSED
INTERIOR
PERSPECTIVES**

SCALE

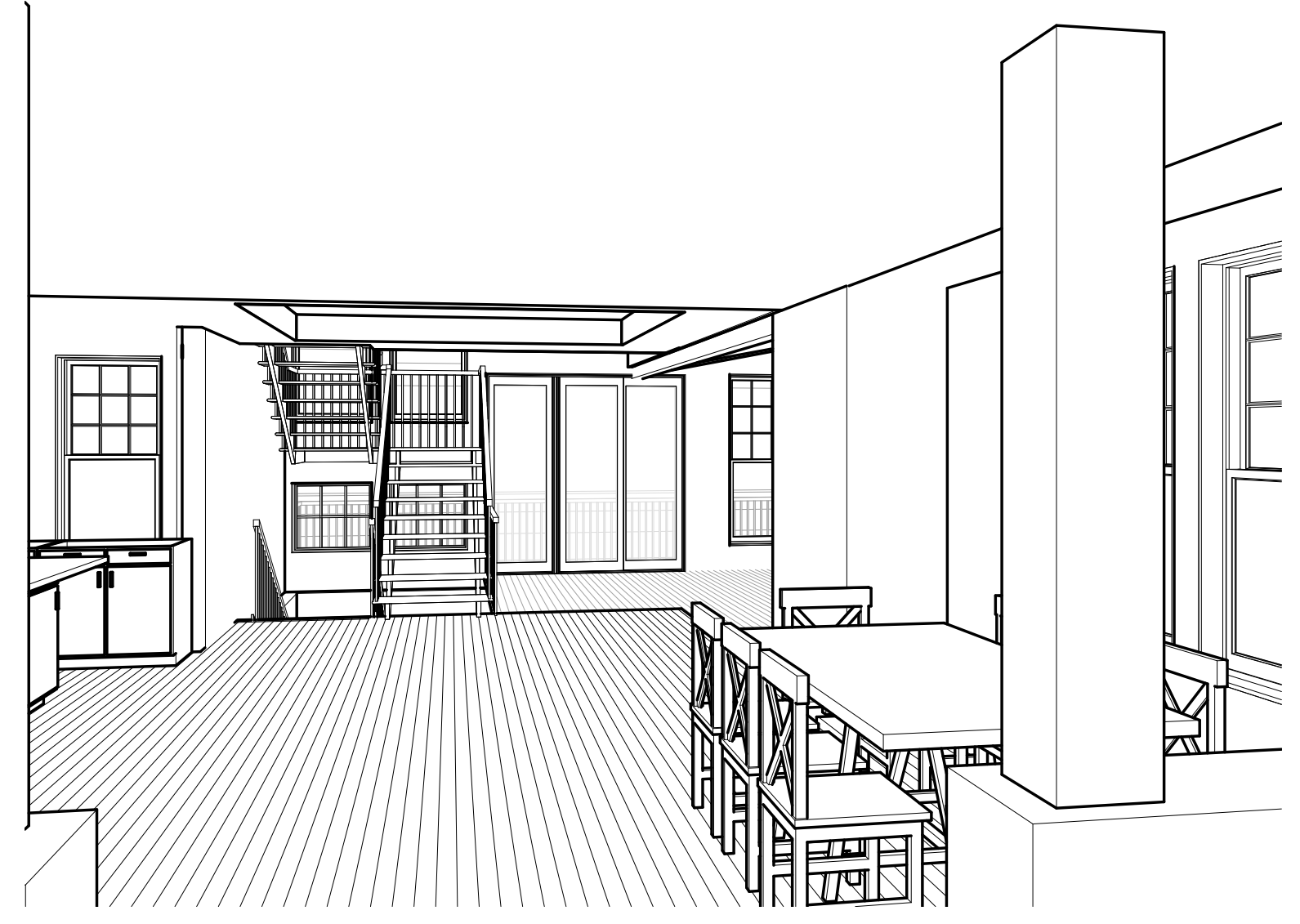
DATE 2024.03.20

SHEET NO.

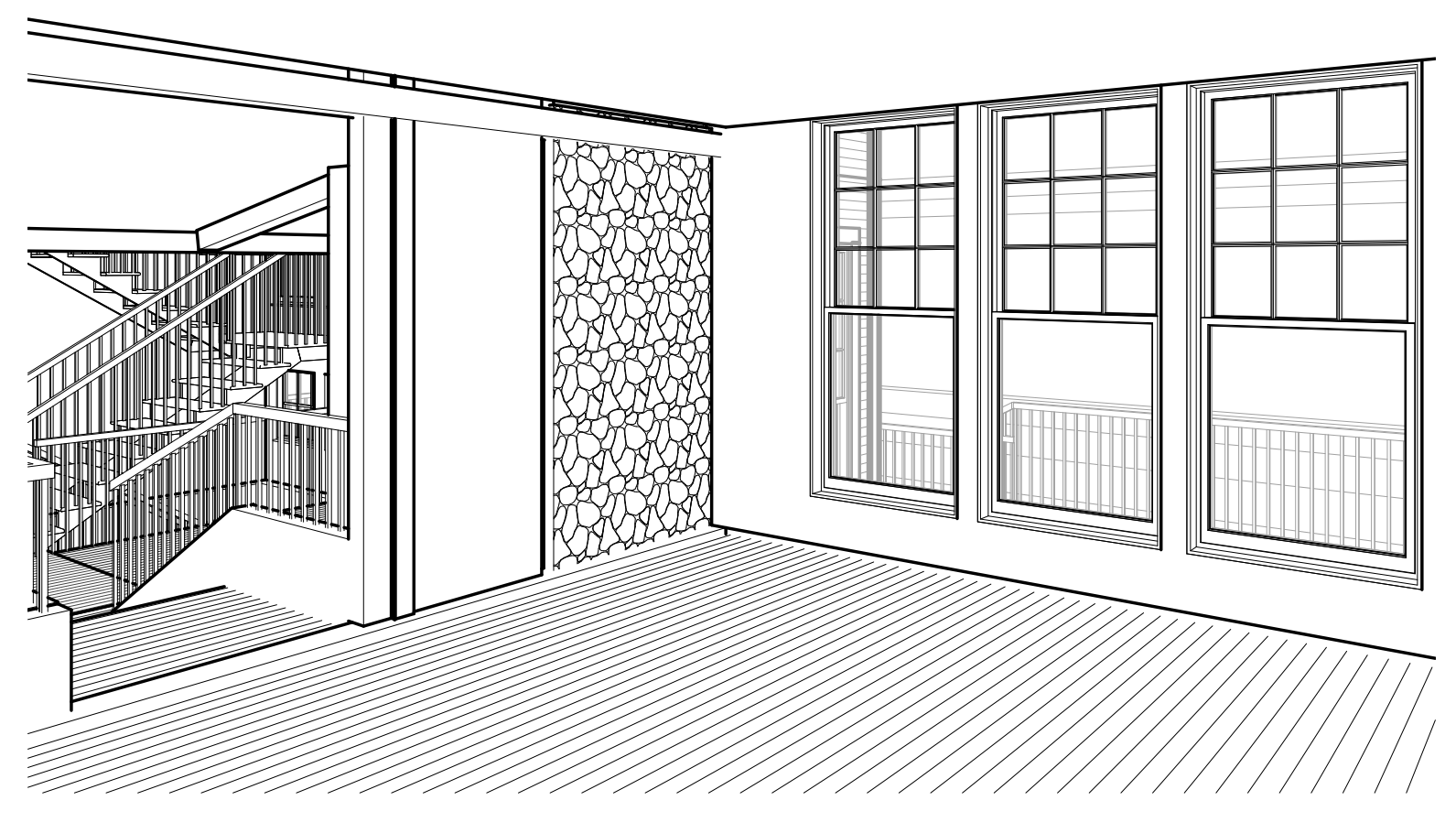
A902



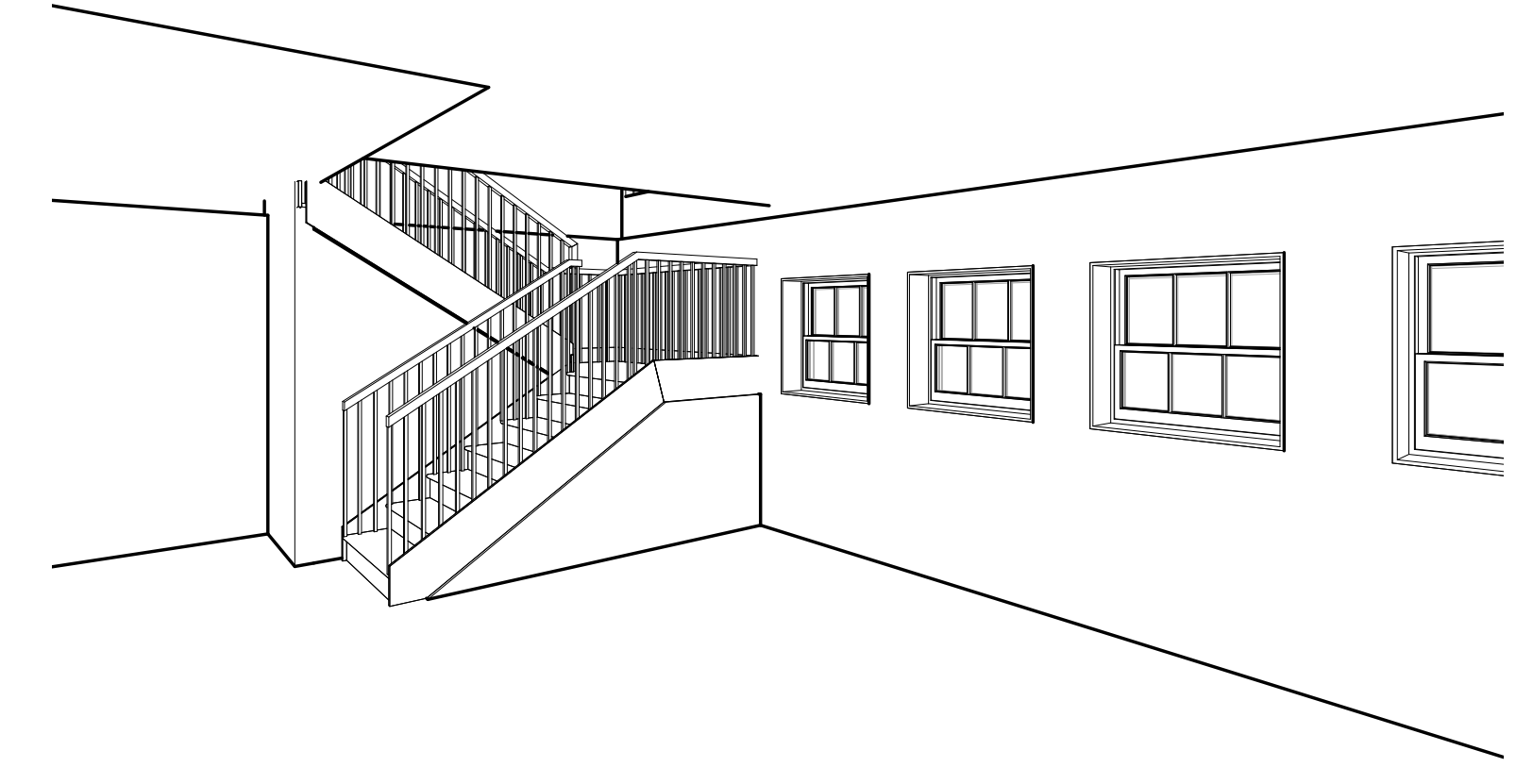
2 INTERIOR - INTO PLAY ROOM VIEW



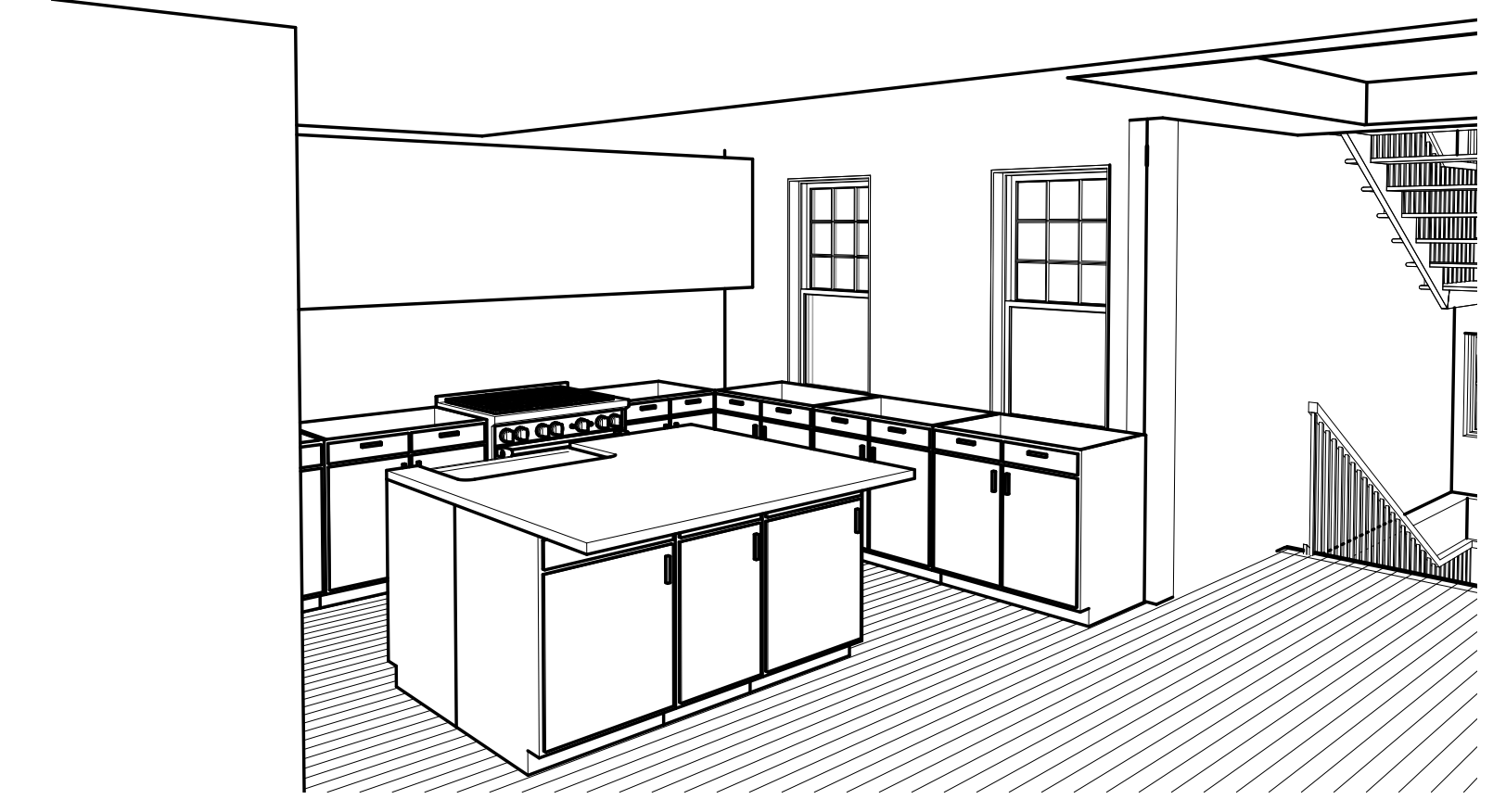
5 INTERIOR - FIRST LEVEL PERSPECTIVE 01



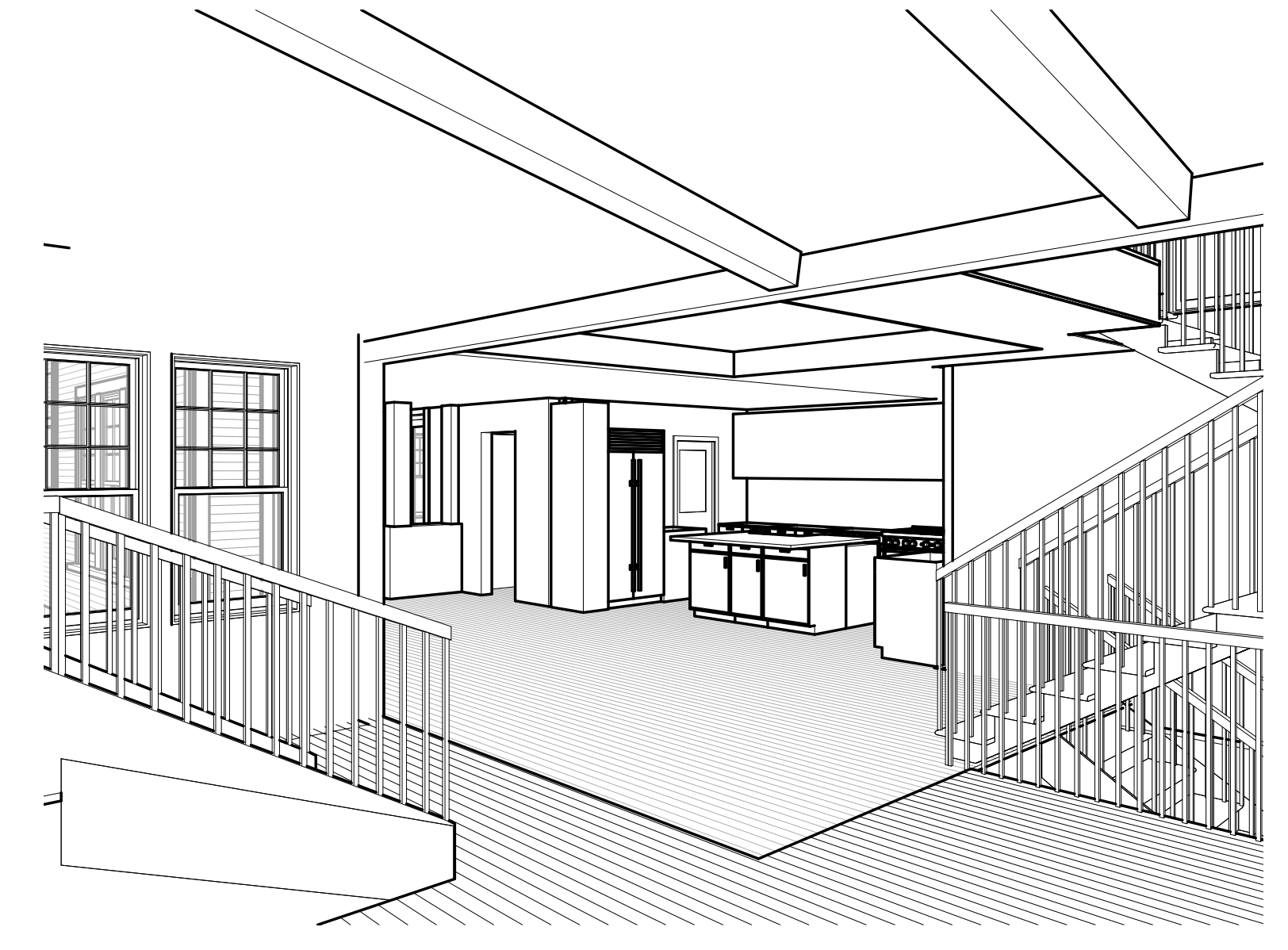
8 INTERIOR - PLAY ROOM



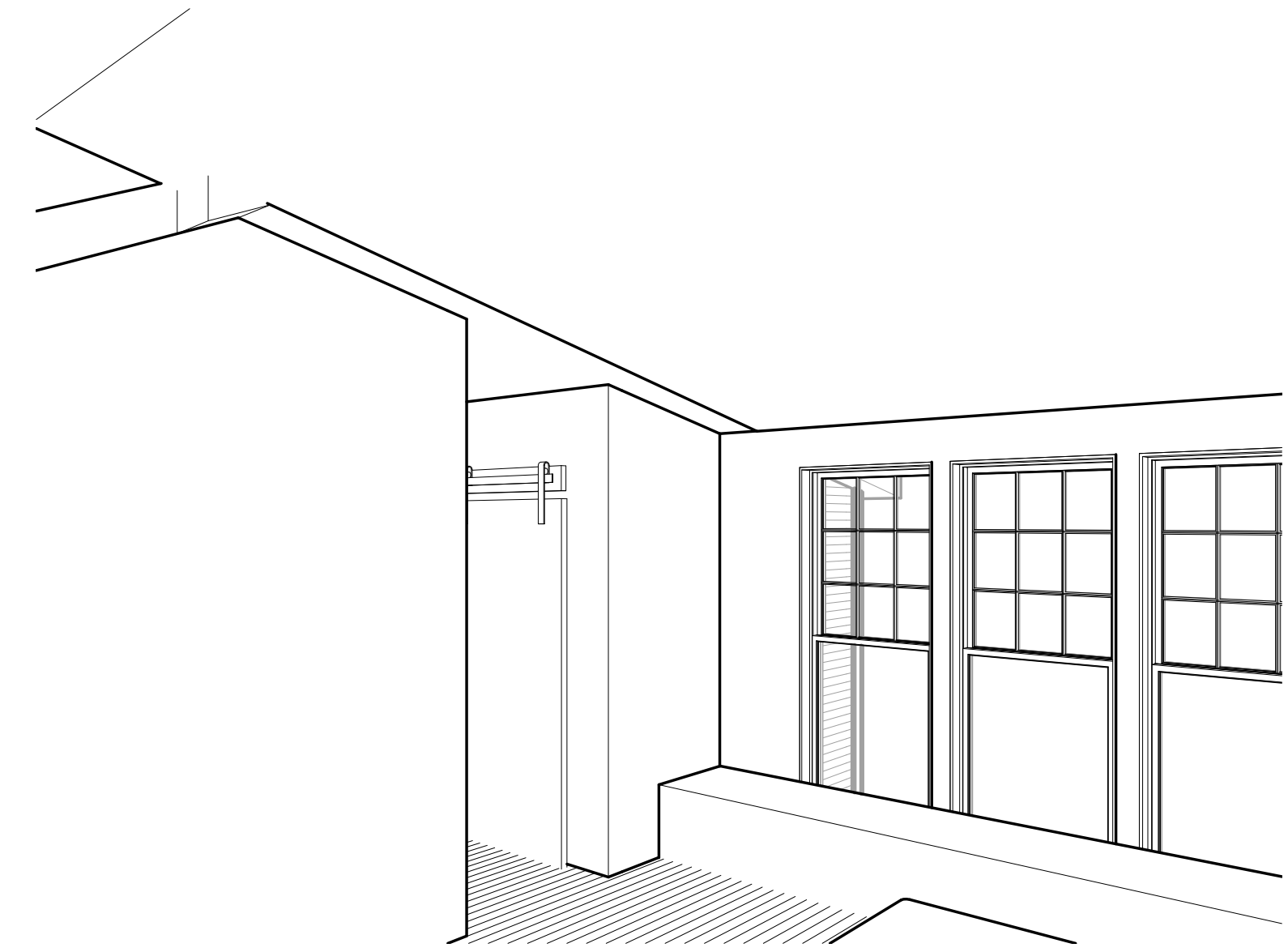
6 INTERIOR - BASEMENT DEN STAIRS 01



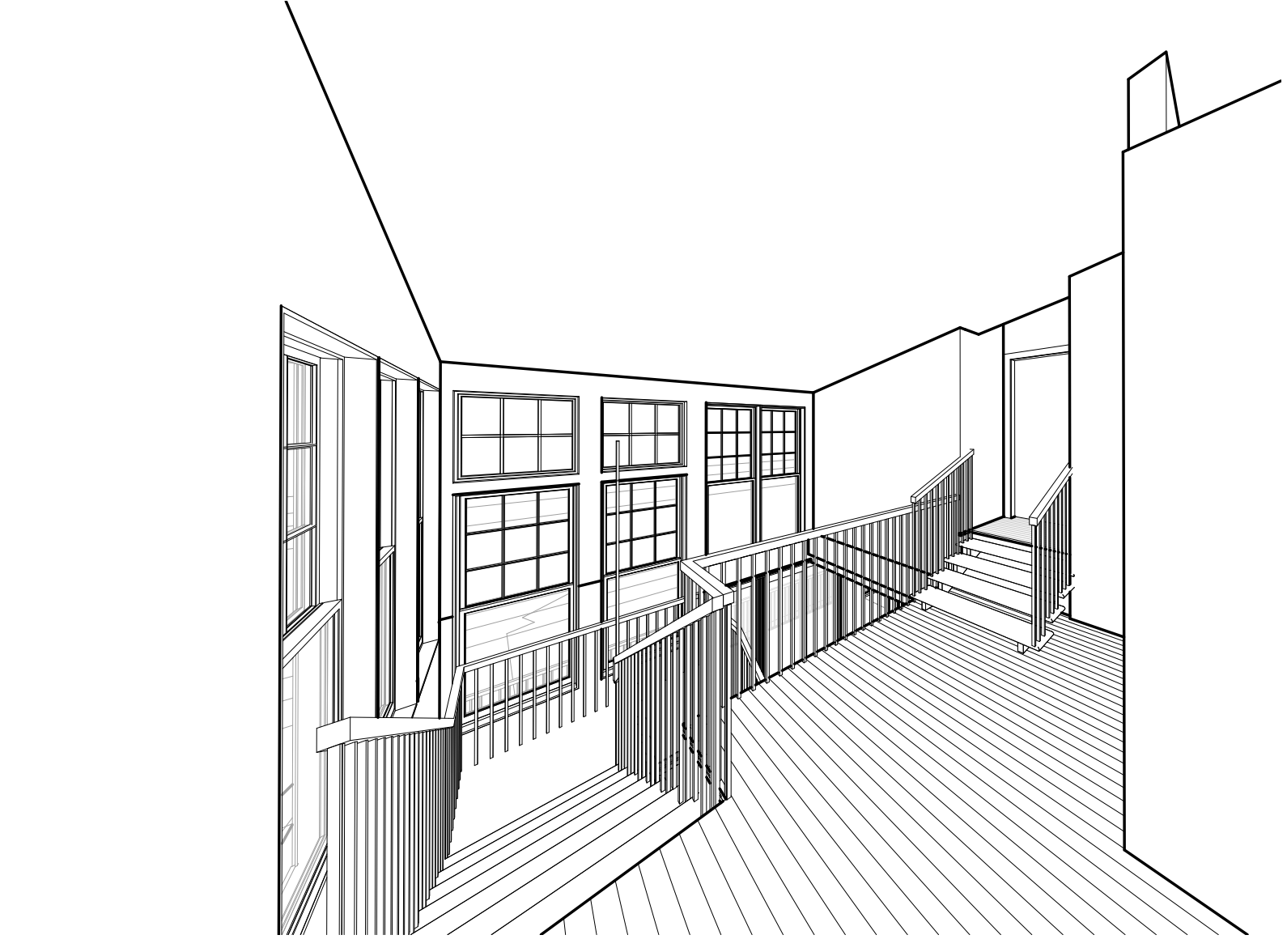
4 INTERIOR - KITCHEN



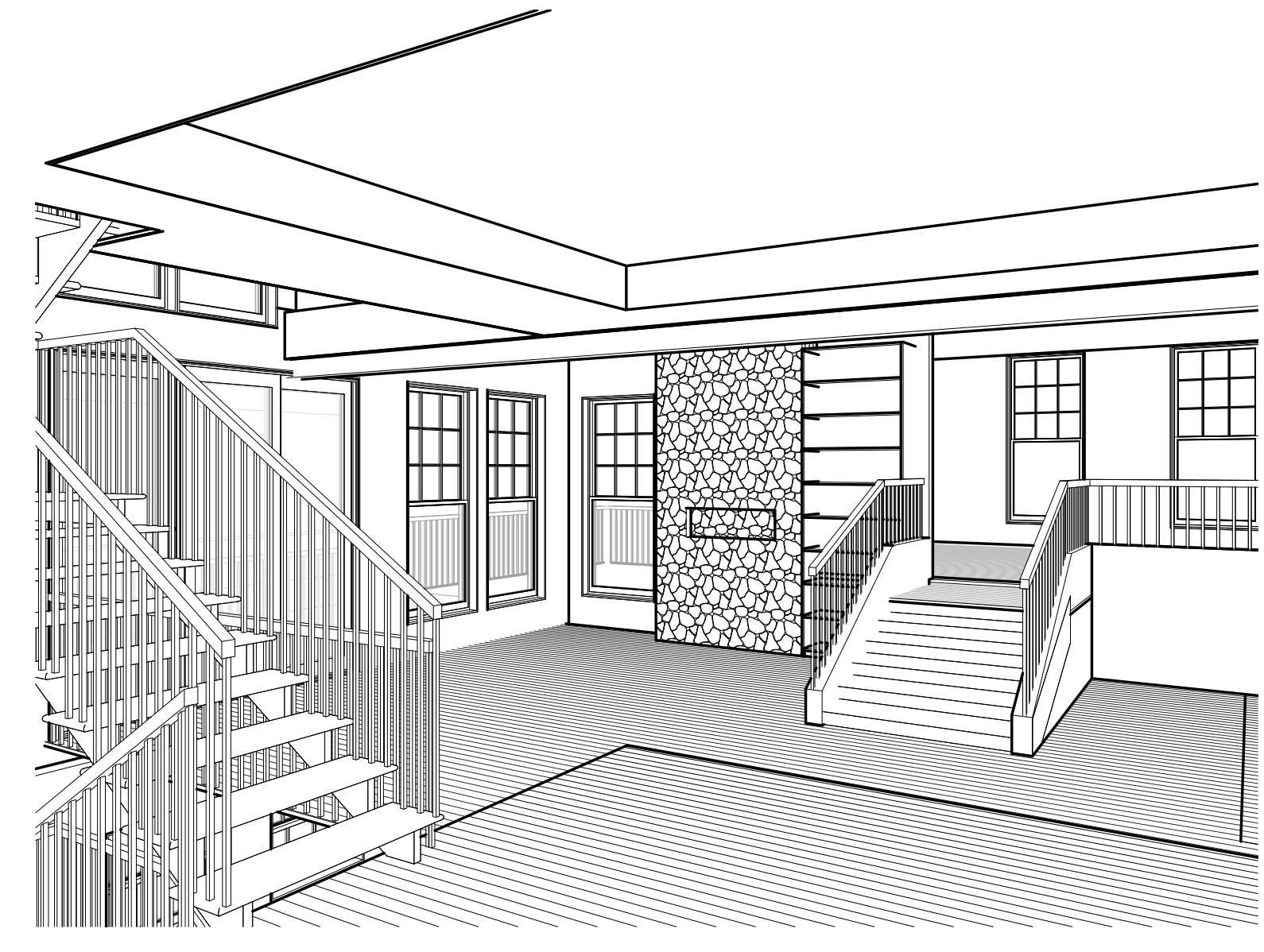
9 INTERIOR - GREAT ROOM 02



1 INTERIOR - PRIMARY BEDROOM



3 INTERIOR - LOFT 01



7 INTERIOR - GREAT ROOM

3/20/2024 2:36:17 PM G:\Shared drives\MC3_Arch_Model\23045 - 2725 23rd Rd N\23045 - 2725 23rd Rd N - 23.01.03 PROPOSED.rvt