

MC3 DESIGN 1308 VINCENT PLACE, MCLEAN, VA 22102 INFO@MC3.DESIGN

DWELL BUILD 1308 VINCENT PLACE, MCLEAN, VA 22102 INFO@DWELLBUILD.COM

PROJECT INFORMATION

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



MAYWOOD HOMEOWNER'S HANDBOOK: DESIGN GUIDELINE

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

COPYRIGHT STATEMENT

CODE

THE OWNER OF THESE PLANS, MC3 DESIGN, LLC., EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS CONTAINED IN THESE PLANS. THE PLANS MAY NOT BE COPIED, REPRODUCED OR CHANGED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF MC3 DESIGN, LLC

	GENERAL		DRAWING SCHEDULE
	THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE	NUMBER	SHEET NAME
	PLANS BEFORE STARTING WORK.	A001 A002	COVER PAGE GENERAL NOTES
	WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGN-BUILDER SHALL BE CONSULTED FOR	A002 A003	AREA PLANS
	CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN		SURVEY PLAT
	SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.	A005 A006	EXISTING STUDY EXISTING SITE PHOTOS
	CODES AND STANDARDS	A000 A007	PERSPECTIVES
		A101	DEMOLITION PLAN GARAGE BASEMENT LEVEL
	THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY	A102 A103	DEMOLITION PLAN BASEMENT LEVEL DEMOLITION PLAN FIRST LEVEL
	OF ALL WORK PERFORMED ON THE PROJECT. USE THE LATEST EDITIONS UNLESS NOTED OTHERWISE.	A104	DEMOLITION PLAN SECOND LEVEL
		A105	DEMOLITION ROOF PLAN
	MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ANSI/ASCE 7), AMERICAN SOCIETY OF CIVIL ENGINEERS.	A111 A112	PROPOSED GARAGE BASEMENT PLAN PROPOSED BASEMENT PLAN
	BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318), AMERICAN	A113	PROPOSED FIRST LEVEL PLAN
	CONCRETE INSTITUTE.	A114 A115	PROPOSED SECOND LEVEL PLAN PROPOSED ROOF PLAN
	CODE REQUIREMENTS FOR RESIDENTIAL CONRETE (ACI 332), AMERICAN CONCRETE	A115 A201	FRONT ELEVATION
	INSTITUTE.	A202	RIGHT ELEVATION
	ACI MANUAL OF CONCRETE PRACTICE - PARTS 1 THROUGH 5.	A203 A204	BACK ELEVATION
	MANUAL OF STANDARD PRACTICE, CONCRETE REINFORCING STEEL INSTITUTE.	A301	SECTION 01
	MANUAL OF STEEL CONSTRUCTION - ALLOWABLE STRESS DESIGN - AMERICAN INSTITUTE	A401	WINDOW DOOR SCHEDULES
	OF STEEL CONSTRUCTION (INCLUDING SPECIFICATION S FOR STRUCTURAL JOISTS USING	A402 A501	MATERIAL TAKEOFFS TYPICAL DETAILS
	ATSM A325 OR A490 BOLTS AND AISC CODE OF STANDARD PRACTICE WITH EXCEPTION, IF ANY, AS INDICATED IN THE SPECIFICATIONS).	A502	FOUNDATION DETAILS
	MANUAL OF STEEL CONSTRUCTION, VOLUME II - CONNECTIONS - AMERICAN INSTITUTE OF	A503	FLOOR DETAILS
	STEEL CONSTRUCTION.	A504 A505	ROOF DETAILS STAIR DETAILS
	DETAILING FOR STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION.	A506	TYPICAL WALL DETAILS
	STRUCTURAL WELDING CODE (ANSI/AWS1.1-92), AMERICAN WELDING SOCIETY.	A901 A902	PROPOSED PERSPECTIVES PROPOSED INTERIOR PERSPECTIVES
		A902	FROFUSED INTERIOR PERSPECTIVES
	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.		
59	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		
AND THE OFFICE O	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.		
A diameter and a diam	ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.		
and a second and a second a se	ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO		
10	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 INTER- CONNECT 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.		
BOOK: DESIGN GUIDELINES			
JOOK, DEGION OUTDELINES			





MC3 DESIGN

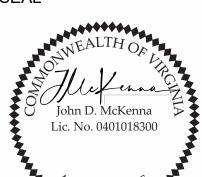
1308 VINCENT PLACE MCLEAN, VA 22101

202.599.7779 JMCKENNA@MC3.DESIGN

DRAWN BY:

JOHN MCKENNA, AIA, NCARB ARCHITECT

1308 VINCENT PLACE MCLEAN, VA 22101 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE



SCALE	12" = 1'-0"
DATE	2024.03.20
SHEET NO.	

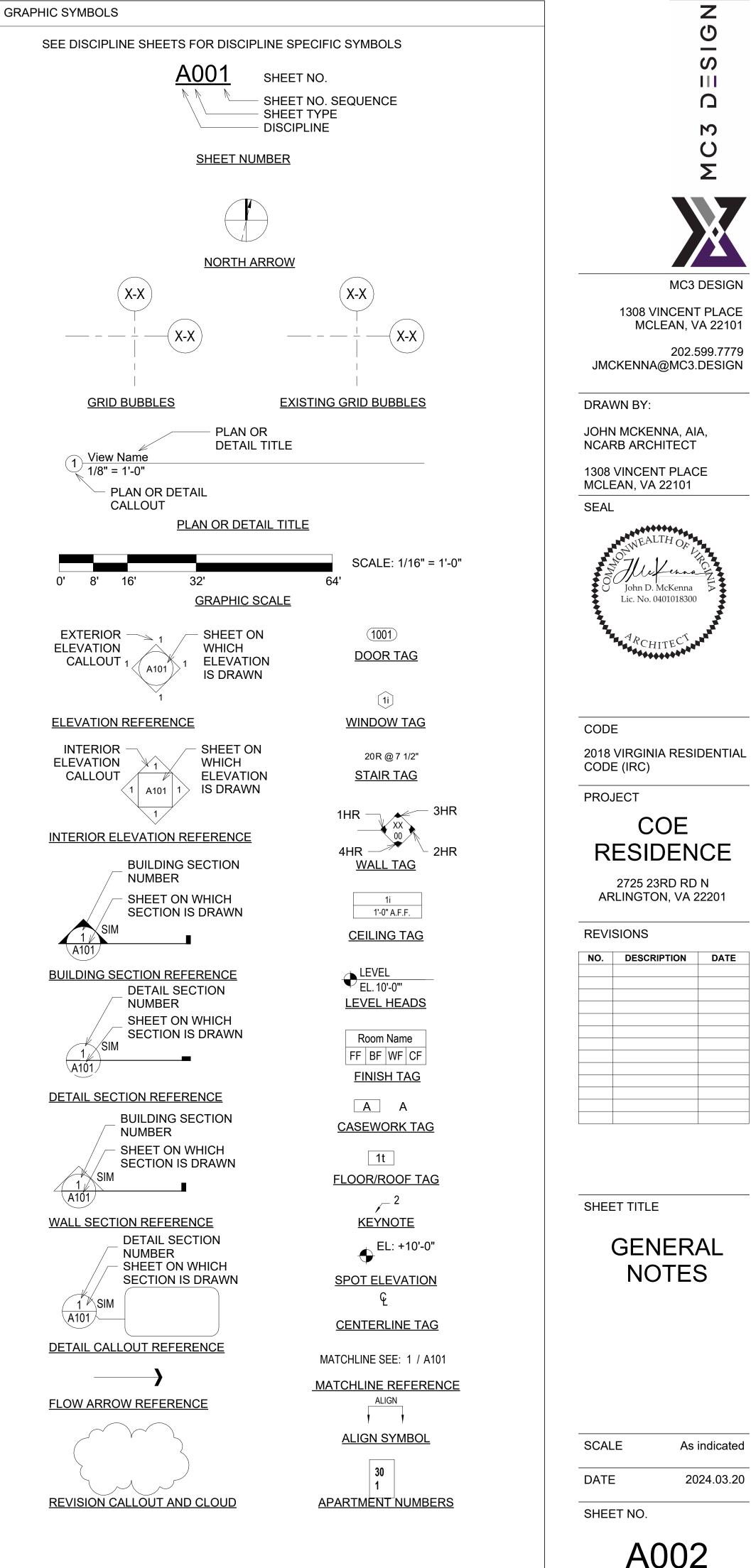


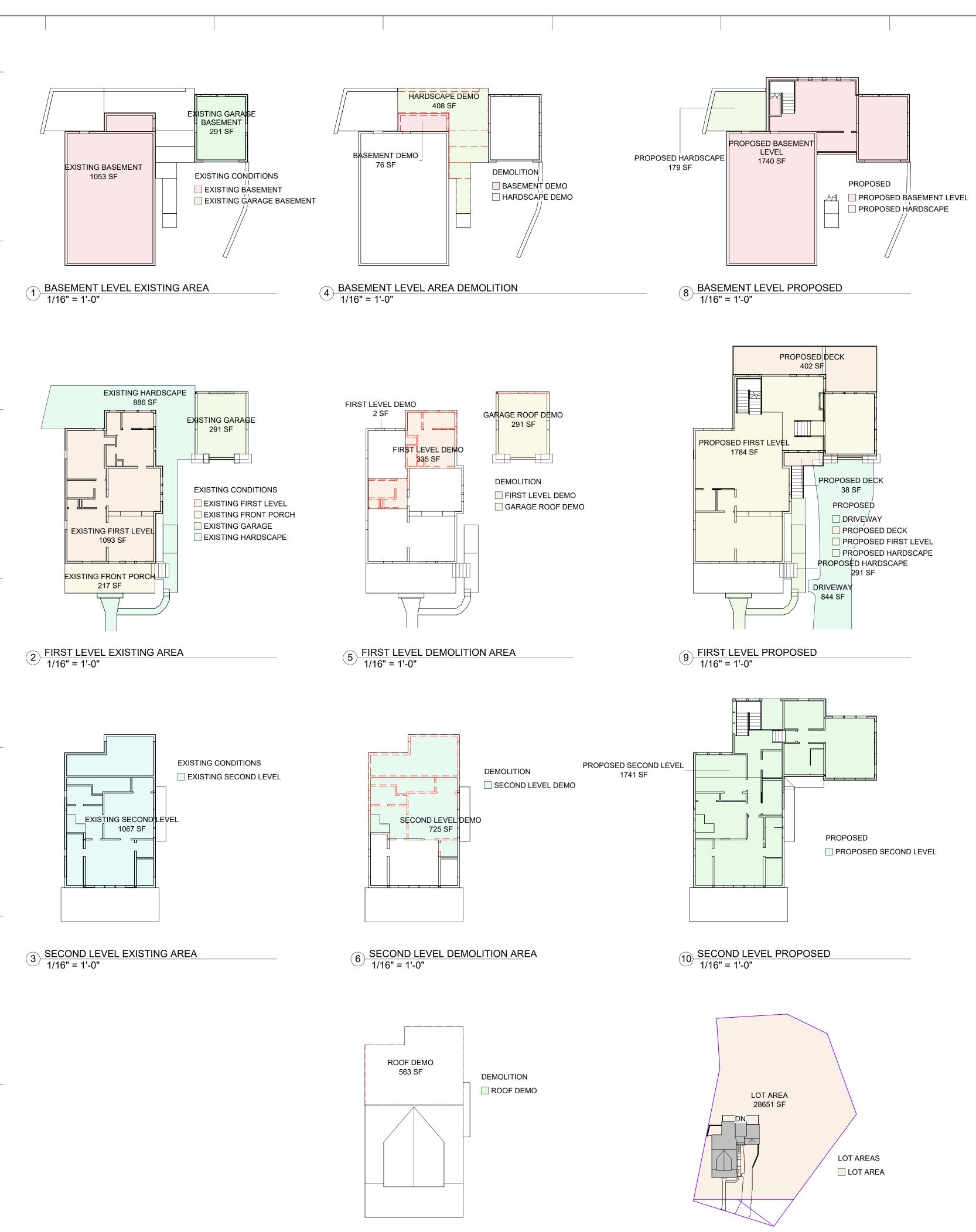
Ы	SITE WORK		NAILING NOTES PER IRC TABLE R602.3
24 2:34:30	BUILDER TO LOCATE ALL SURFACE AND SUBSICONSTRUCTION PRIOR TO COMMENCING WORK.		JOIST TO SILL OR GIRDER T BRIDGING TO JOIST TO SOLE PLATE TO JOIST OR BLK'G F
3/20/202	THE BUILDER SHALL STORE MATERIALS IN A S FROM WEATHER. DO NOT STACK BUILDING MA CREATE CONCENTRATED LOADS ON NEW OR I	TERIALS IN A MANNER THAT COULD	STUD TO SOLE PLATETTOP PLATE TO STUDEDOUBLE STUDSFDOUBLE TOP PLATESF
	BUILDER SHALL RETAIN A GEOTECHNICAL END FIELD INSPECTION INDICATES A NEED.	GINEER TO TEST SOIL BEARING CAPACITY IF	CONTINUOUS HEADER, TWO PIECES1BUILT-UP HEADER, TWO PIECES1W/ 1/2" SPACER1
	PROVIDE POSITIVE DRAINAGE AWAY FROM BU	ILDING.	TOP PLATES, LAPS AND INTERSECTIONS F CEILING JOISTS TO PLATE T
	MATERIAL		CONTINUOUS HEADER TO STUD CEILING JOISTS, LAPS OVER PARTITIONS CEILING JOISTS TO PARALLEL RAFTERS F
	W AND WT SHAPES: ASTM A 992; FT = 50 KSI M, MT, S, ST, HP, C, MC AND L SHAPES: ASTM A STEEL PIPE: ASTM A 53, GRADE B; FT = 35 KSI	36; FT = 36 KSI	RAFTER TO PLATET1" BRACE TO EACH STUD AND PLATEFBUILT-UP CORNER STUDS1
	STEEL HSS SECTIONS (ROUND, SQUARE, RECT COLD ROLLED: ASTM A 500, GRADE B; FT = 46 F	,	2" PLANKS (2) 1/2" PLYWOOD ROOF AND WALL E
	HOT ROLLED; ASTM A-501 STEEL PLATES: ASTM A 36; FT = 36 KSI		SHEATHING IN 3/4" PLYWOOD SUBFLOOR E
	HEADED STUDS; ASTM A 108, GRADES 1010 TH CONNECT ALL MEMBERS WITH HIGH-STRENGT		2x MULTIPLE JOISTS - STAGGER @ 15" OC
	BEARING TYPE CONNECTIONS, TYPE N: PROVIDE ASTM A 325, TYPE N BOLTS AT ALL LO TYPE SC.		W/(2) @ EA. END OR SPLICE (3) OR FEWER 1 (4) OR MORE 1
	PROVIDE HARDENED WASHERS CONFORMING TIGHTENED.	TO ASTM F 436 UNDER ELEMENTS TO BE	(4) OR MORE I
	PROVIDE NUTS CONFORMING TO ASTM A 563. TIGHTEN TYPE N BEARING BOLTS TO A SNUG	TIGHT CONDITION.	A. ALL NAILS ARE SMOOTH-COMMON, BOX OR D
	INSTALL HIGH-STRENGTH BOLTS ACCORDING DO NOT WELD TO HIGH-STRENGTH BOLTS.	TO ASTM STANDARDS.	OTHERWISE STATED. NAILS USED FOR FRAMING HAVE MINIMUM AVERAGE BENDING YIELD STRE
	GALVANIZED BOLTS (WHERE SHOWN ON DRAV HOT-DIPPED GALVANIZED ACCORDING TO AST		DIAMETER OF 0.192 INCH (20D COMMON NAIL), 9 THAN 0.142 INCH BUT NOT LARGER THAN 0.177 I
	ANCHOR BOLTS: ASTM A 307, GRADE A.		OF 0.142 INCH OR LESS. B. STAPLES ARE 16 GAGE WIRE AND HAVE A MIN
	PROVIDE WITH STANDARD WASHERS AND NUT OVER-TAP NUTS TO CLASS 2A FIT BEFORE GAI		WIDTH. C. NAILS SHALL BE SPACED AT NOT MORE THAN
	ACCORDING TO ASTM A 563. PROVIDE BEVELED WASHERS AT BOLT HEADS		WHERE SPANS ARE 48 INCHES OR GREATER. D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOO
	SURFACES. WELDING:		E. SPACING OF FASTENERS NOT INCLUDED IN T R602.3(2).
	CONFORM WITH AWS WABO SPECIFICATIONS. WELDERS TO BE QUALIFIED UNDER AWS WAB		F. FOR REGIONS HAVING BASIC WIND SPEED OF
	WELDS MATERIAL: 70 KSI FILLER METAL, UNLE PROVIDE LOW-HYDROGEN FILLER METALS AT	SS NOTED OTHERWISE.	(21/2" × 0.120) NAILS SHALL BE USED FOR ATTAC PANEL ROOF SHEATHING TO FRAMING WITHIN M
	WELDS TO METAL DECK, METAL STUDS OR OT CONFORM TO AWS D1.3.		END WALLS, IF MEAN ROOF HEIGHT IS MORE TH
	DESIGN LOADS		ATTACHING WOOD STRUCTURAL PANEL ROOF S SHALL BE SPACED 6 INCHES ON CENTER. WHEN
		= 25 psf	100 MPH, NAILS FOR ATTACHING PANEL ROOF S SHALL BE SPACED 6 INCHES ON CENTER FOR M
		= 115 MPH = B	EAVES AND GABLE END WALLS; AND 4 INCHES (FRAMING.
	WEATHERING PROBABILITY OF CONCRETE	= SEVERE = 24"	H. GYPSUM SHEATHING SHALL CONFORM TO AS ACCORDANCE WITH GA 253. FIBERBOARD SHEA
	TERMITE INFESTATION PROBABILITY	= MODERATE TO HEAVY = SLIGHT TO MODERATE	I. SPACING OF FASTENERS ON FLOOR SHEATHIN EDGES SUPPORTED BY FRAMING MEMBERS AN
	WINTER DESIGN TEMPERATURE	= 17° F	FLOOR PERIMETERS ONLY. SPACING OF FASTER APPLIES TO PANEL EDGES SUPPORTED BY FRA
	FLOOR HAZARDS	= YES = FIRM-2013	BLOCKING. BLOCKING OF ROOF OR FLOOR SHE
	MEAN ANNUAL TEMPERATURE	= 250 = 55° F	PROVISIONS OF THIS CODE. FLOOR PERIMETER MEMBERS OR SOLID BLOCKING.
		= 40 psf	J. WHERE A RAFTER IS FASTENED TO AN ADJAC ACCORDANCE WITH THIS SCHEDULE, PROVIDE
		= 30 psf = 40 psf	RAFTER AND TOE NAILS FROM THE CEILING JOI THIS SCHEDULE. THE TOE NAIL ON THE OPPOSI
	SERVED W/ FIXED STAIRS	= 30 psf = 10 psf	REQUIRED STAIRWAY AND RAILING
ED.rvt	FLOOR DEAD LOAD	= 10 psf U.N.O. = 30 psf	
POSE	ROOF DEAD LOAD	= 20 psf	STAIRWAY SHALL NOT BE LESS THAN 36" IN WID STAIRWAY RISER SHALL NOT BE GREATER THAI
RO		= 1,500 psf V.I.F. = 2'-0" MIN. BELOW	STAIRWAY TREAD DEPTH SHALL NOT BE LESS T THE LENGTH OF RUN AND HEIGHT OF RISER SH
03 P		BOTTOM OF ALL CONCRETE FOOTINGS	ENTIRE RUN OF STAIR. OPEN RISER PERMITTED IF OPENING IS LESS TH
3.01.	BACKFILL	& SLABS = 30 psf U.N.O.	MINIMUM 3/4" NOSING. POST/ BALUSTERS OPENING NOT GREATER THA
Z - Z			STAIRWAY HEADROOM HEIGHT SHALL NOT BE L STAIRWAY HANDRAIL HEIGHT SHALL NOT BE LE
Rd			ENCLOSED USABLE SPACE UNDER INTERIOR ST ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM W
23rd			STAIRWAYS SHALL HAVE AT LEAST ONE HANDR NOSING OF TREADS AND LANDINGS. THE HAND
2725			BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CI HANDRAILS SHALL BE CONTINUOUS THE FULL L
045 - 2			HANDRAILS SHALL BE CONTINUOUS THE FULL L HANDRAILS SHALL RETURN TO WALL OR TERMIN

TOE NAIL (3)-8d ELECTRICAL, DATA, & AUDIO NOTES: TOE NAIL EA. END (2)-8d HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE FACE NAIL 16d @ 16"OC EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC. TOE NAIL (4)-8d, END NAIL (2) 16d END NAIL (2)-16d ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. FACE NAIL 16d @ 24" OC ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS. FACE NAIL 16d @ 16" OC PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR 16d @ 16" OC ALONG EA. EDGE ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL 16d @ 16" OC ALONG EA. EDGE SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. FACE NAIL (2)-16d CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION. TOE NAIL (3)-8d FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER. TOE NAIL (4)-8d FIXTURES TO BE SELECTED BY HOME OWNER. FACE NAIL (3)-10d AUDIO: FACE NAIL (3)-10d TOE NAIL (2)-16d LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF FACE NAIL (2)-8d SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR; 10d @ 24" OC AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER: (2)-16d @ EA.BRG LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON ÉDGES 8d @ 6" OC Q". SYSTEM TO BE APPROVED BY HOME OWNER INTERMEDIATE 8d @ 12" OC DATA / CABLE: LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC HOME OWNER. PLUMBING 16d NAILS 1/2" DIA M.B. W/ STANDARD NUT AND HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR. WASHERS THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE FLOOR 3. THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE FLOORS 1 & 2. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND. DEFORMED SHANKS EXCEPT WHERE NG AND SHEATHING CONNECTIONS SHALL DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE RENGTHS AS SHOWN: 80 KSI FOR SHANK OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER. 90 KSI FOR SHANK DIAMETERS LARGER ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING. "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. VINCH, AND 100 KSI FOR SHANK DIAMETERS ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER. /INIMUM 7/16-INCH ON DIAMETER CROWN TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE AN 6 INCHES ON CENTER AT ALL SUPPORTS SHALL BE AT A MAXIMUM OF 120*F. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER OOT PANELS SHALL BE APPLIED VERTICALLY. HEATERS AND THE COLD WATER SOURCE THIS TABLE SHALL BE BASED ON TABLE EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE. OF 110 MPH OR GREATER, 8D DEFORMED INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS. ACHING PLYWOOD AND WOOD STRUCTURAL MINIMUM 48-INCH DISTANCE FROM GABLE INSULATE WASTE LINES FOR SOUND CONTROL. THAN 25 FEET, UP TO 35 FEET MAXIMUM. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER. OF 100 MPH OR LESS, NAILS FOR VENTILATION SHEATHING TO GABLE END WALL FRAMING EN BASIC WIND SPEED IS GREATER THAN ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE SHEATHING TO INTERMEDIATE SUPPORTS FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR MINIMUM 48-INCH DISTANCE FROM RIDGES. SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES. ON CENTER TO GABLE END WALL ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC ASTM C 1396 AND SHALL BE INSTALLED IN SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE EATHING SHALL CONFORM TO ASTM C 208. COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE HING PANEL EDGES APPLIES TO PANEL CROSS VENTILATION. AND REQUIRED BLOCKING AND AT ALL FENERS ON ROOF SHEATHING PANEL EDGES EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 RAMING MEMBERS AND REQUIRED CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / HEATHING PANEL EDGES PERPENDICULAR OR SHOWER AND IN LAUNDRY ROOMS. ROVIDED EXCEPT AS REQUIRED BY OTHER ER SHALL BE SUPPORTED BY FRAMING GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE. ACENT PARALLEL CEILING JOIST IN E TWO TOE NAILS ON ONE SIDE OF THE UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. OIST TO TOP PLATE IN ACCORDANCE WITH FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND SITE SIDE OF THE RAFTER SHALL NOT BE COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION. **INSULATION REQUIREMENTS** /IDTH. REFER TO TABLE N1102.1.2 (R402.1.2) HAN 8 1/4". THAN 9". CLIMATE ZONE: 4. SHALL NOT VARY MORE THAN 3/8" IN THE FENESTRATION U-FACTOR: 0.32. SKYLIGHT U-FACTOR: 0.55. THAN 4". **GLAZED FENESTRATION SHGC: 0.40** CEILING R-VALUE: 49. HAN 4". WOOD FRAME WALL R-VALUE: 15. LESS THAN 6'-8". MASS WALL R-VALUE: 8 (CONTINUOUS) / 13 (CAVITY). LESS THAN 34" AND NO MORE THAN 38". FLOOR R-VALUE: 19. STAIRS SHALL BE PROTECTED ON THE BASEMENT WALL R-VALUE: 10 (CONTINUOUS) / 13 (CAVITY). WALL BOARD. UNHEATED SLAB R-VALUE AND DEPTH: 10 / 2'. DRAIL LOCATED 34" TO 38" ABOVE THE HEATED SLAB R-VALUE: R-5. ND GRIP PORTION OF HANDRAILS SHALL NOT CRAWL SPACE WALL R-VALUE: 10 (CONTINUOUS) / 13 (CAVITY). CROSS-SECTIONAL DIMENSION. LENGTH OF THE STAIRS. THE ENDS OF MECHANICAL REQUIREMENTS MINATE INTO A NEWEL POST OR SAFETY **TERMINAL** WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTION M1507.3.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL. 34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, 15) STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH. EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

ELECTRICAL





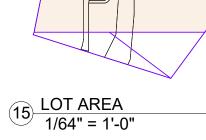
7 ROOF PLAN DEMOLITION AREA 1/16" = 1'-0"

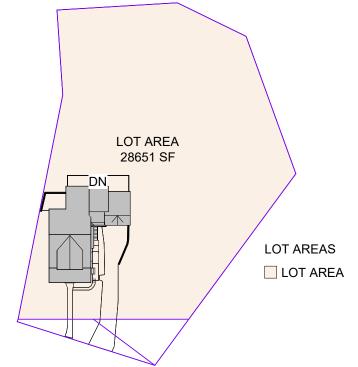
()

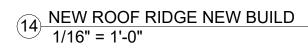
ž

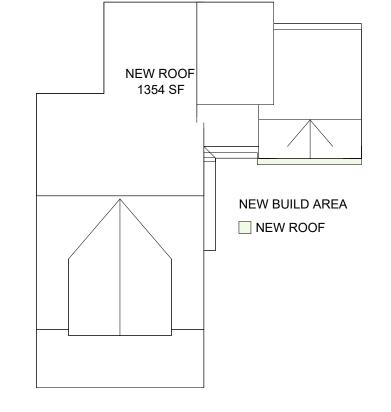
SED.

PROI

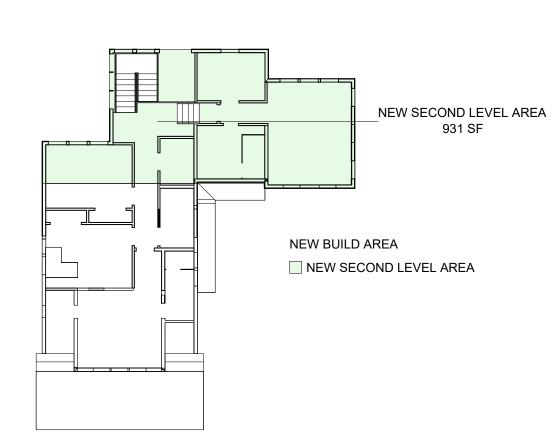




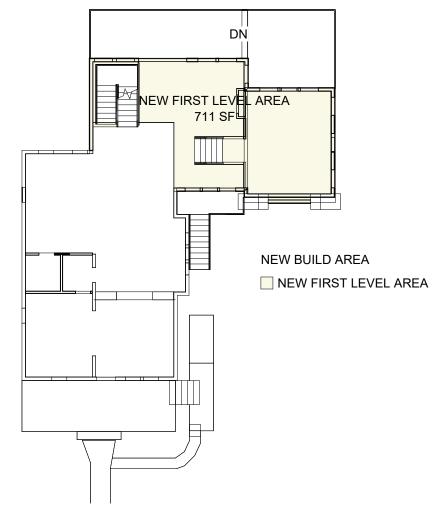




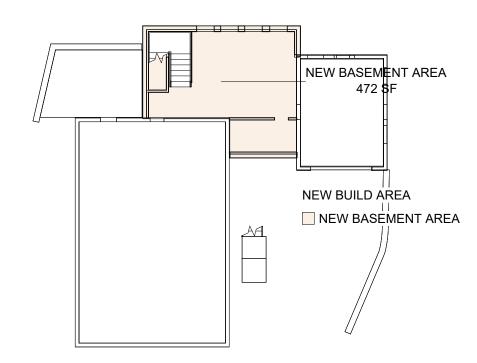
(13) SECOND LEVEL NEW BUILD 1/16" = 1'-0"



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



11 BASEMENT LEVEL 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		
DEMOL	ITION 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 E	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		
PROPOSE	ED AREA PLA	N	
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	1	
LO	T AREA		
NAME AREA			
OT AREA 28651 SF			





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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

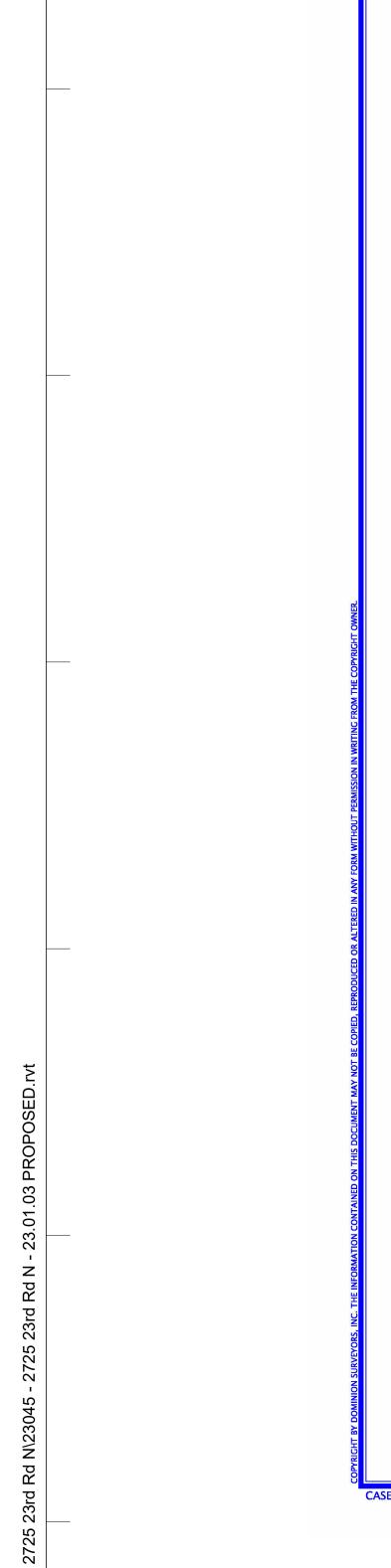
REVISIONS

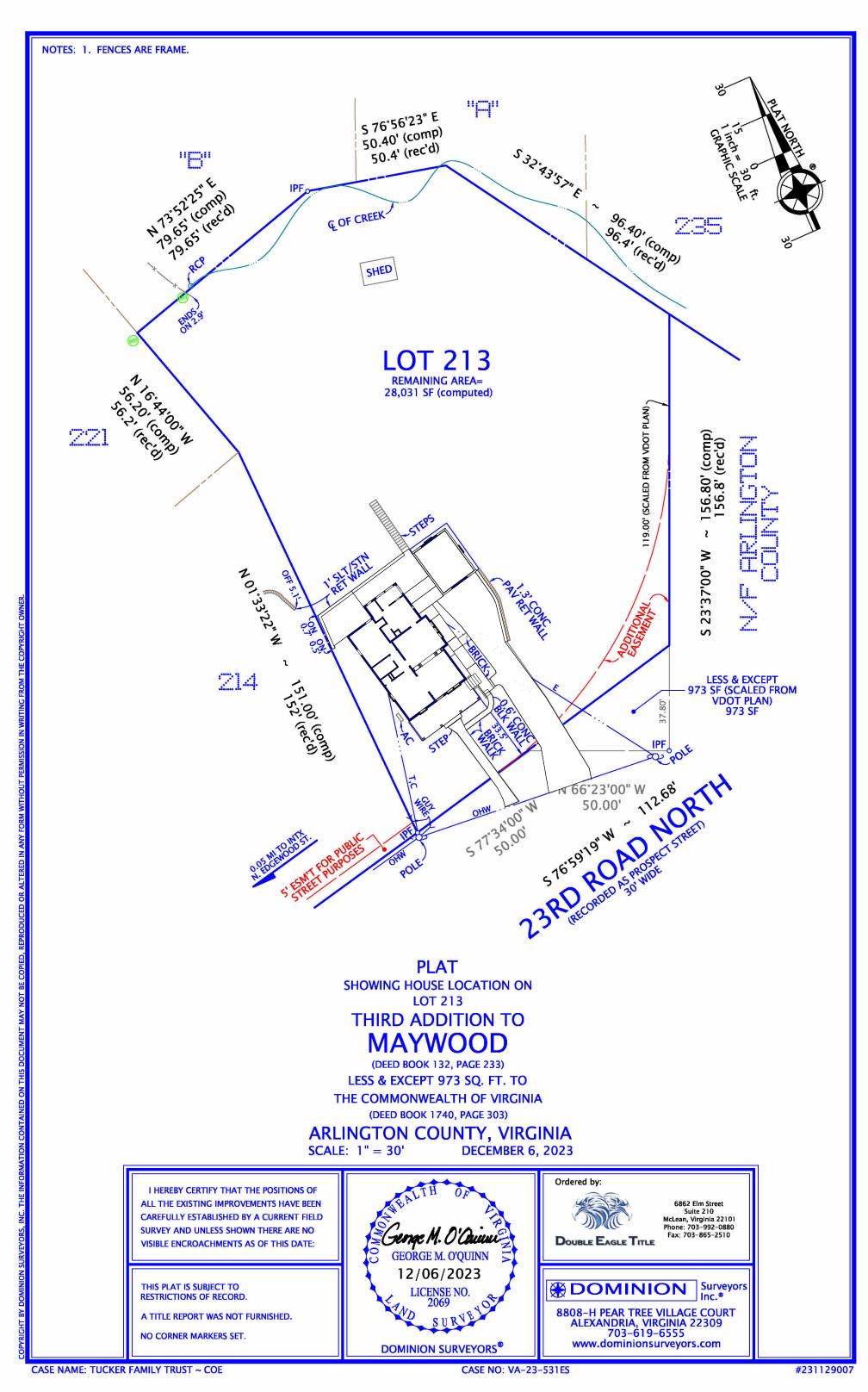
NO.	DESCRIPTION	DATE
NU.	DESCRIPTION	DATE



SCALE	As indicated
DATE	2024.03.20
SHEET NO.	

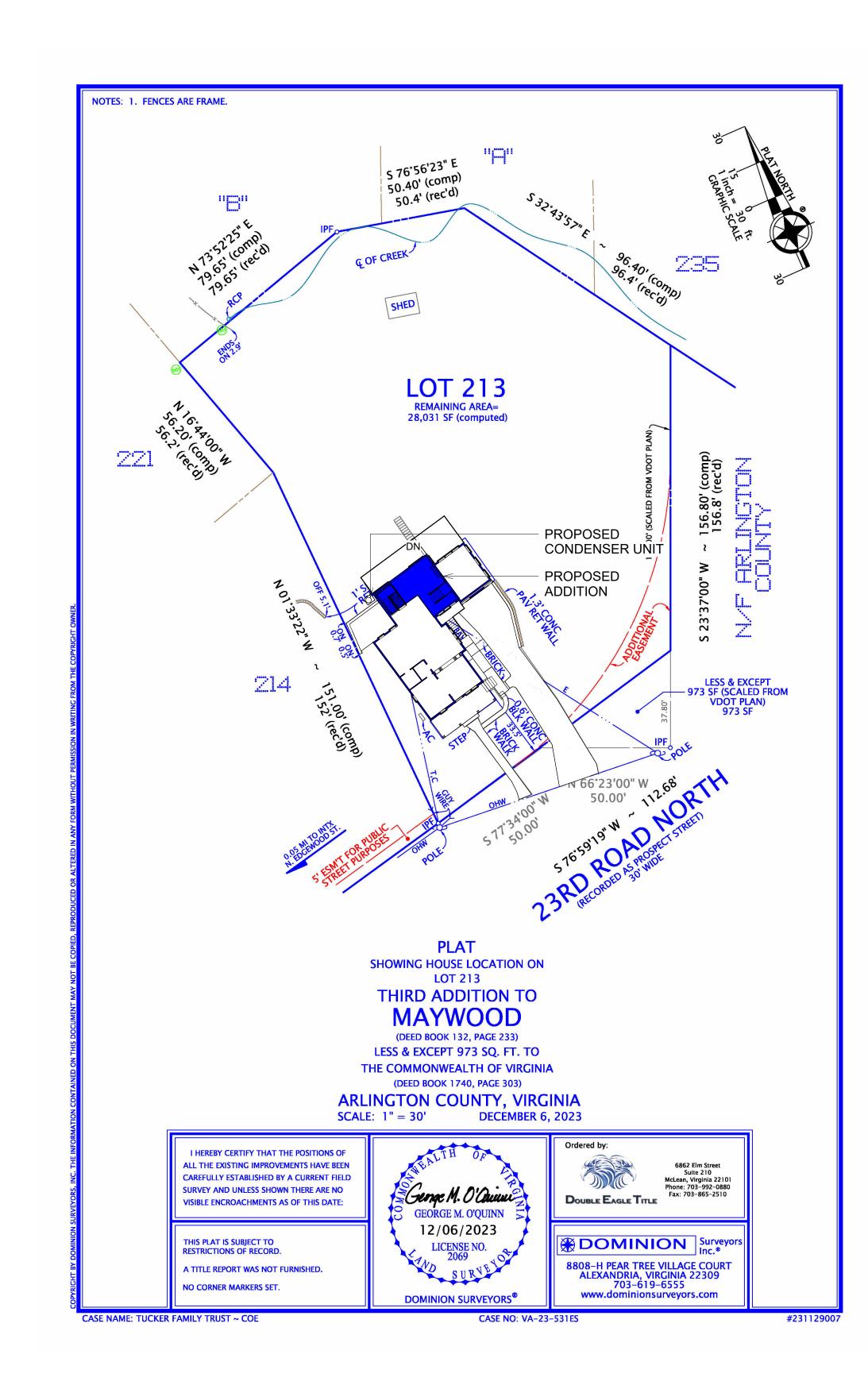




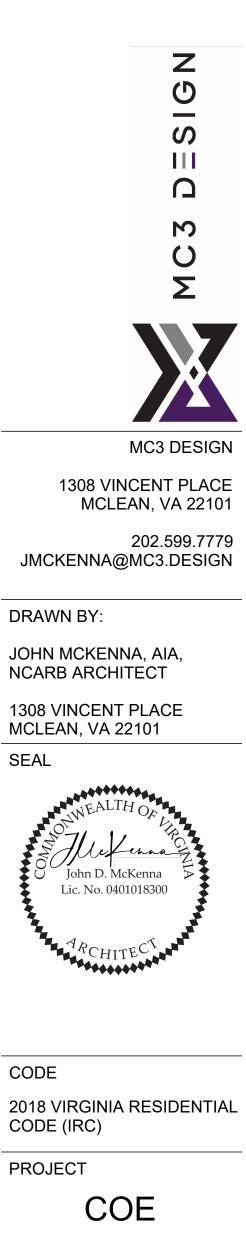


1 EXISTING CONDITION PLAT 1" = 30'-0"

ר)



2 PROPOSED PLAT 1" = 30'-0"



RESIDENCE 2725 23RD RD N

ARLINGTON, VA 22201

REVISIONS

SEAL

CODE

NO.	DESCRIPTION	DATE



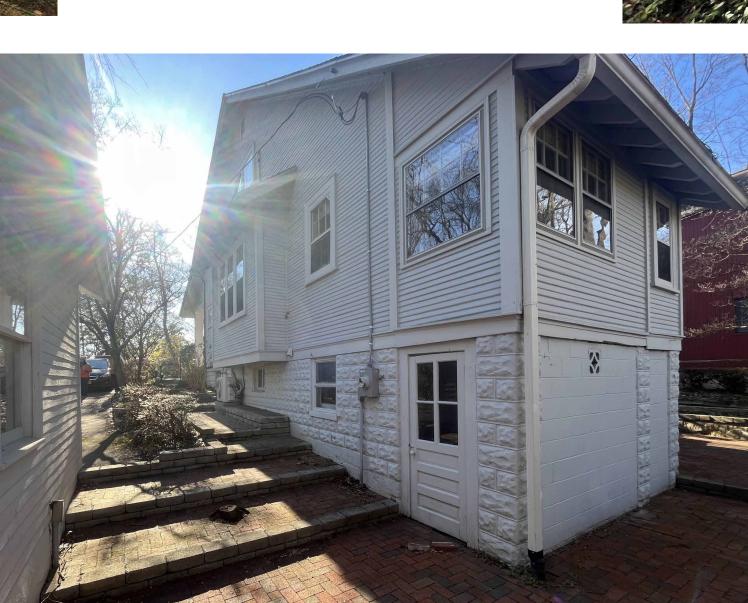
SCALE	1" = 30'-0"
DATE	2024.03.20
SHEET NO.	





ž Δ





ANY NEW HARDSCAPE TO MATCH EXISTING BRICK PAVER

MATCH CORNER AND WINDOW TRIM ON PROPOSED EXTENSION

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

FOUNDATION WALLS ON EXTENSION TO MATCH EXISTING

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

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









Ζ



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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE
NU.	DESCRIPTION	DATE

SHEET TITLE



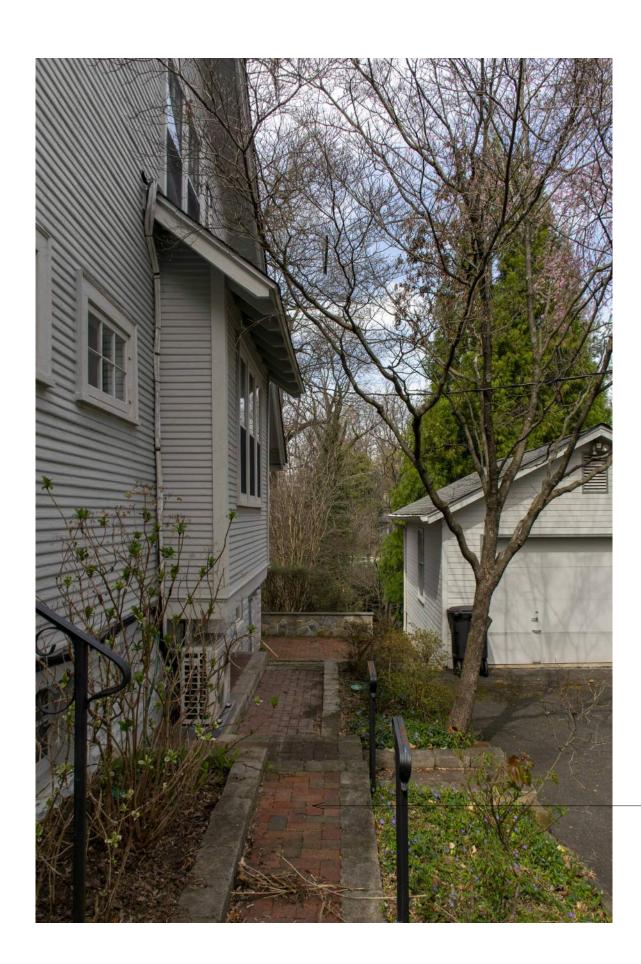
SCALE

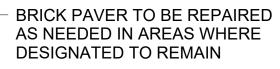
-----DATE

2024.03.20

SHEET NO.











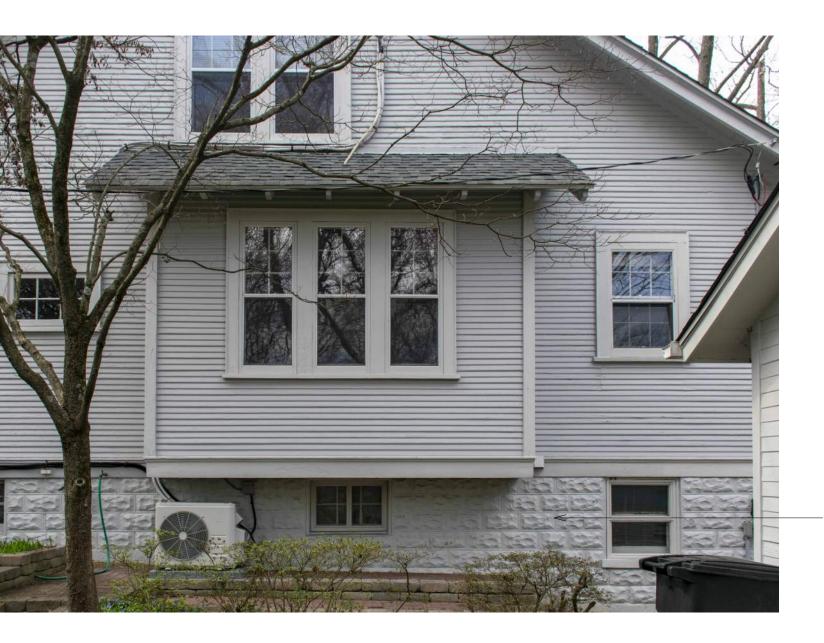
- PROPOSED ROOF OVERHANGS MATCH EXPOSED RAFTER STYLE

- EXISTING WOOD SIDING TO BE PAINTED NAVY BLUE

PROPOSED TO MATCH EXISTING – CORNER TRIM PROPORTIONS, PAINT WHITE



SED.rvt



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



- EXTERIOR WALL TO REMAIN

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



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

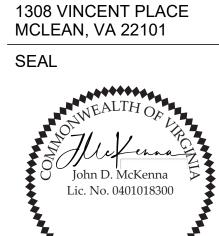


EXISTING FRONT PORCH WINDOWS. PROPOSED TO MATCH:

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



- TRIM AROUND PROPOSED WINDOWS TO MATCH EXISTING PROFILE



Ζ

<u>0</u>

S

111

D

N U

Σ

MC3 DESIGN

202.599.7779

1308 VINCENT PLACE MCLEAN, VA 22101

JMCKENNA@MC3.DESIGN

JOHN MCKENNA, AIA, NCARB ARCHITECT

DRAWN BY:

CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

REVISIONS			
NO.	DESCRIPTION	DATE	

SHEET TITLE



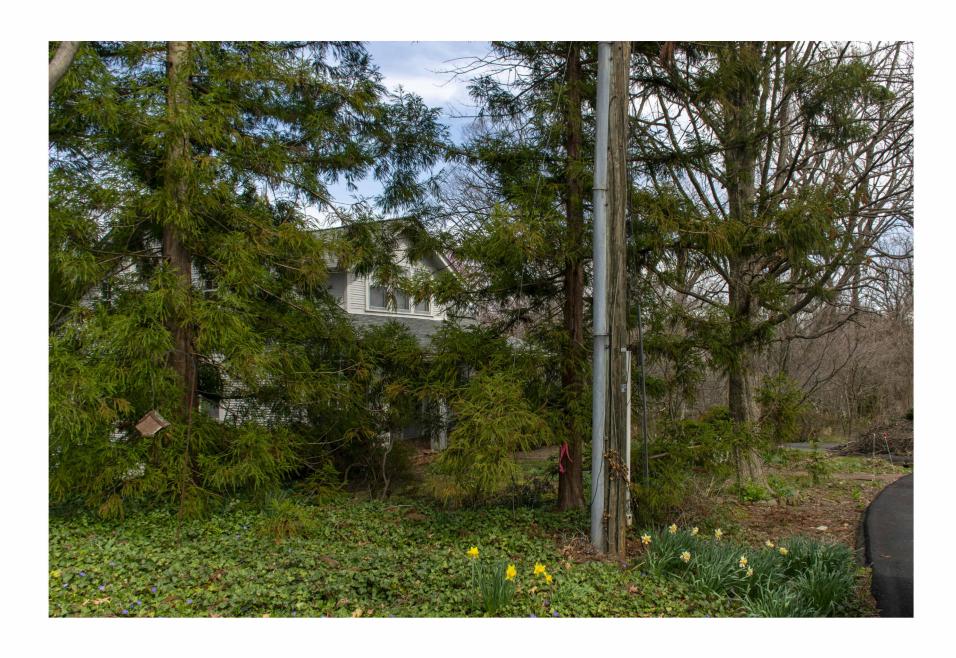
DATE

2024.03.20

SHEET NO.



EXISTING 2 1/2" OVERLAPPING WOOD SIDING









7 EXISTING - EXTERIOR VIEW 01

¥

EXISTING:





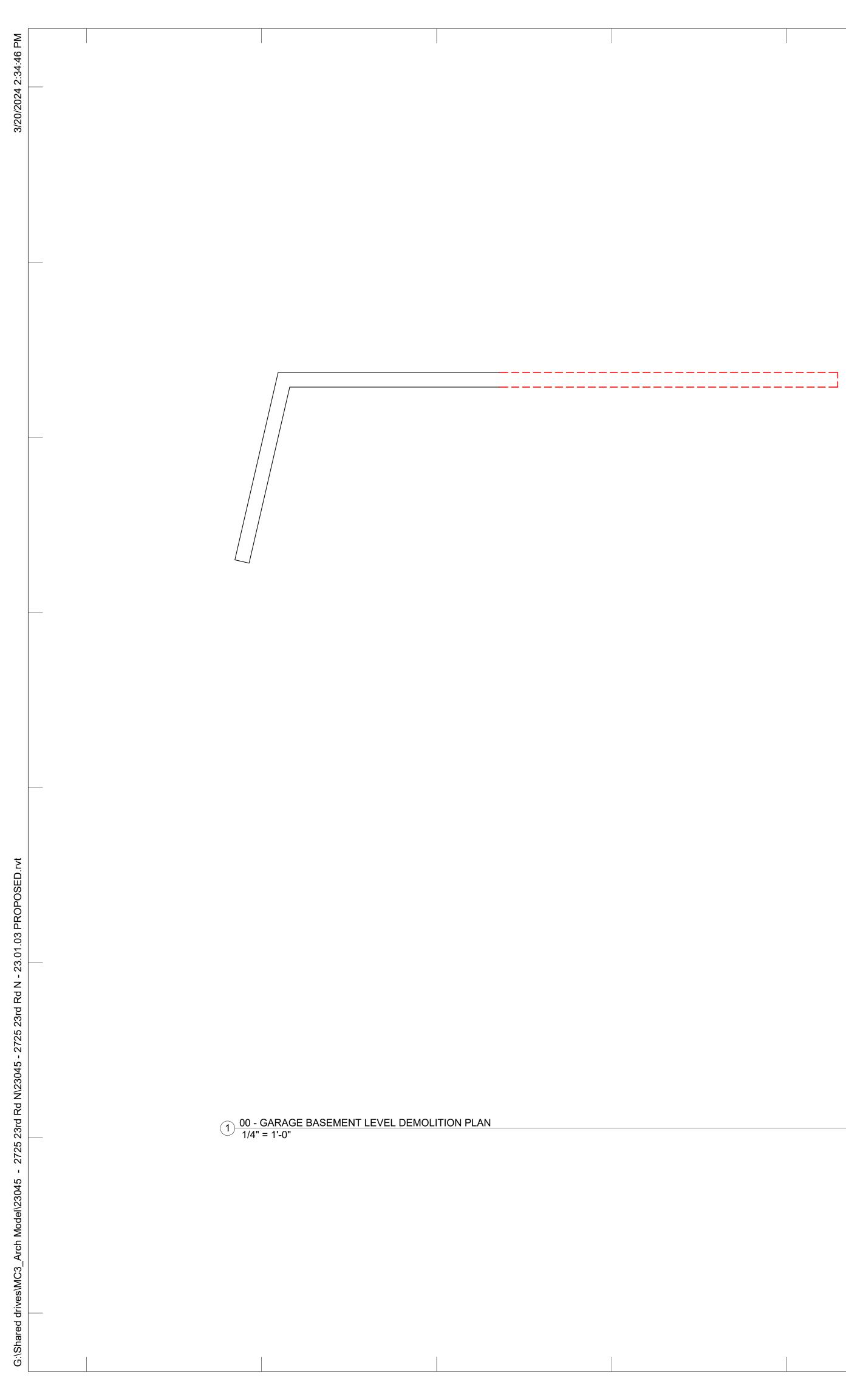


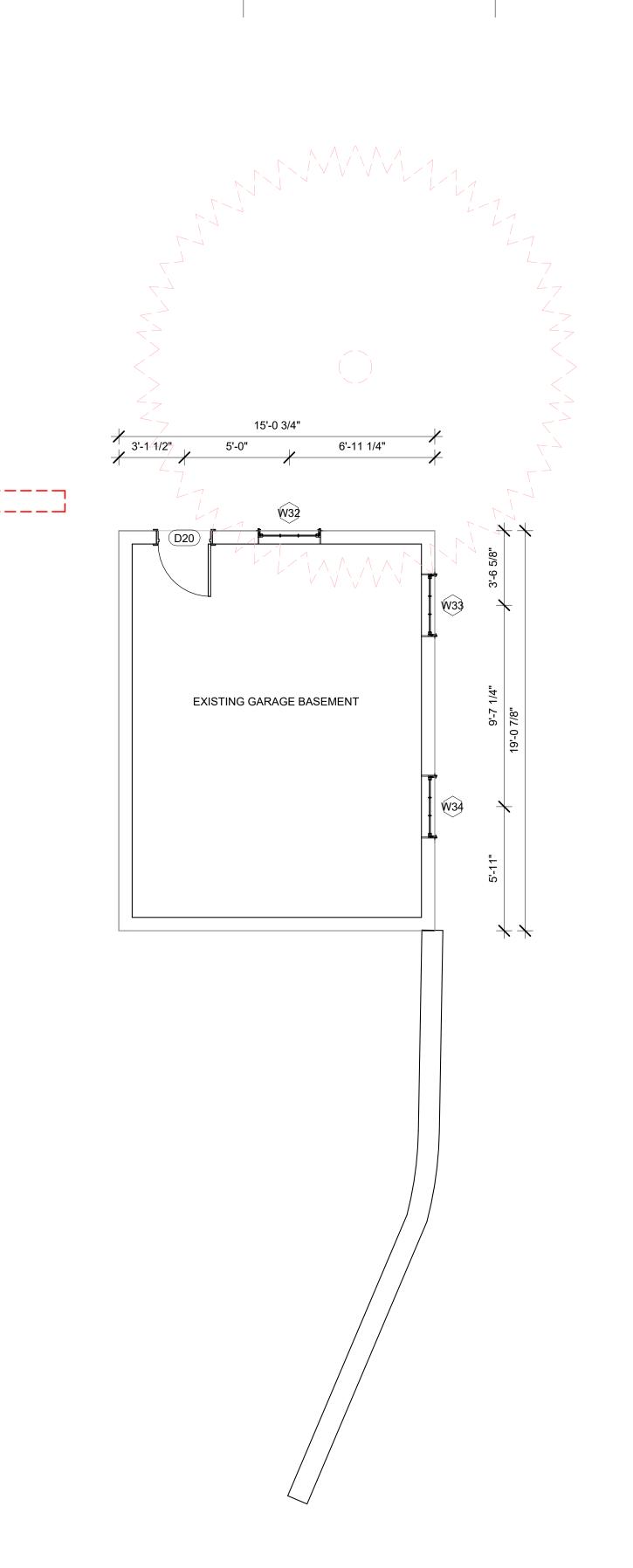




5 EXISTING - EXTERIOR VIEW 04

A007





			A101	- EXI	STING	GARAGE B	ASEMENT DOOR S	SCHEDUL	.E
	DOOR HEADER NUMBER HEIGHT WIDTH		тн	EXISTING OR NEW			DEMO		
D20	84		30		EXIS	TING		None	
LABEL	A101 - EXISTING GARAGE BASEMENT WINDOW SCHEDULE SILL HEADER LABEL WIDTH HEIGHT HEIGHT 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	1	I				1		
			A101	- GAR	AGE	BASEMENT	WALL DEMOLITIO	N TAKEO	FF
	MATERI		ИE		AREA			LINEAR FOOTAGE	
EXISTING RETAINING WALL								23.208 L	



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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

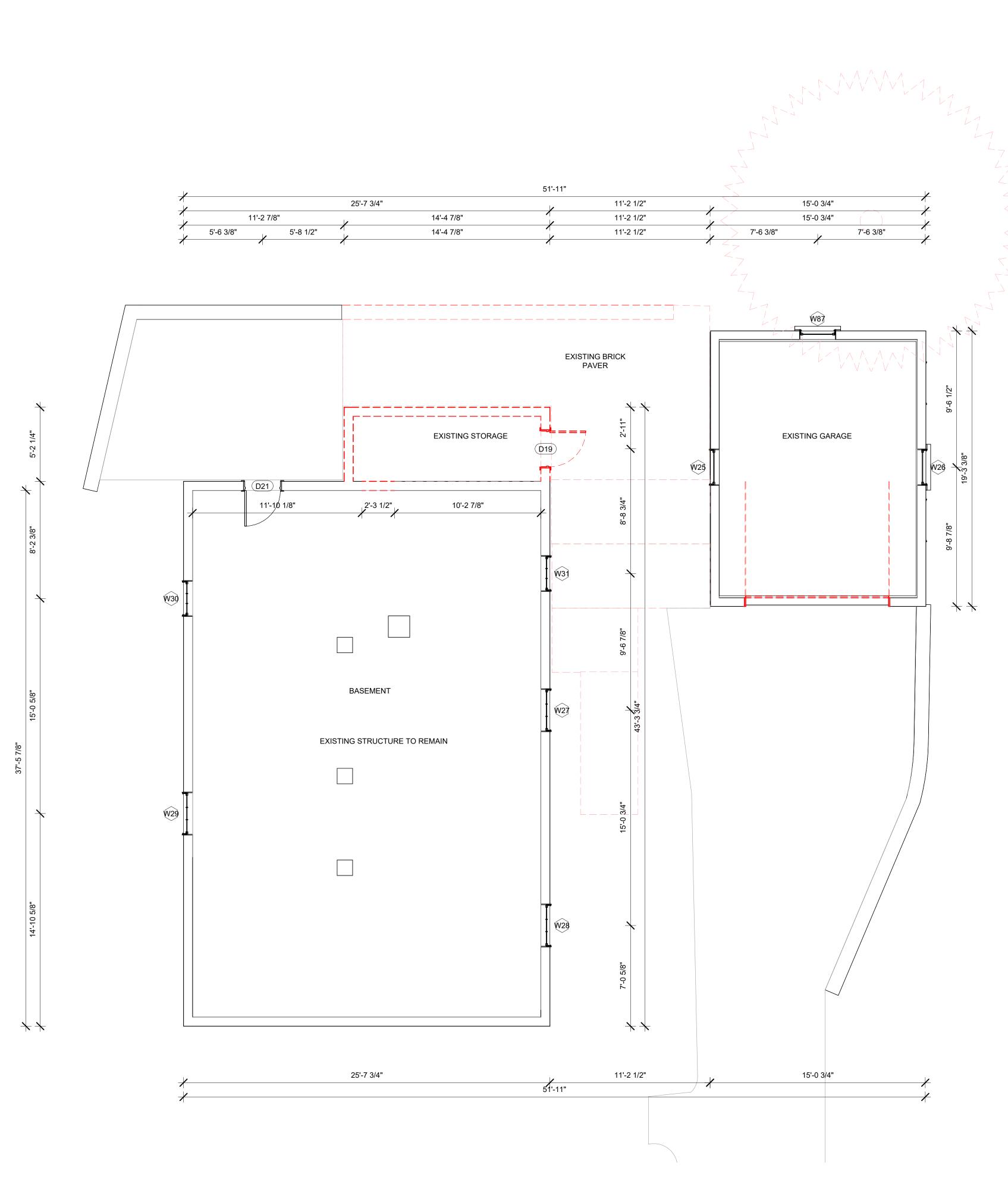


1/4" = 1'-0"
2024.03.20

SHEET NO.







					I			I		
				A102	- EXIS	TING BASEN	IENT DOOR SCHE	DULE		
DOOR NUMBE		DER GHT	WIE	отн	EXISTING OR NEW				DEMO	
D19	84		30		EXIS	ΓING		NEW CC	NEW CONSTRUCTION	
021	84		30		EXIS	ΓING		None	None	
				A102	2 - EXI	STING GARA	AGE DOOR SCHEE	DULE		
DOOR NUMBE		DER GHT	WIE	ЭΤΗ		EXISTING	OR NEW		DEMO	
045	84		120		EXIS	ΓING		NEW CC	NSTRUCTION	
			A	102 -	EXIST	ING BASEM	ENT WINDOW SCH	IEDULE		
LABEL	WIDTH	HEI	GHT	SI HEI	LL GHT	HEADER HEIGHT	DEMO		CREATED	
N27	36	35		60		95	None		EXISTING	
V28	36	35		60		95	None		EXISTING	
V29	36	35	60		95 None		EXISTING			
V30	30	35	60		95		None		EXISTING	
V31	30	35		48		83 None			EXISTING	
TOTAL: 5	5	1								
				A102 ·	- EXIS	TING GARAG	GE WINDOW SCHE	DULE		
LABEL	WIDTH	HEI	GHT		LL GHT	HEADER HEIGHT	DEMO		CREATED	
V25	31	54		24		78	None		EXISTING	
V26	31	54		24		78	None		EXISTING	
V87	31	54		24		78	None		EXISTING	
TOTAL: 3	3	1								
A102 - BASEMENT FLOORING DEMOLITION TAKEOFF										
	MATERIA	AL NA	ME			AR	EA		COMMENTS	
BRICK P	AVER HE	RRING	GBONE	Ξ	315 S	F				-
CONCRETE					60 SF					
	A102 - BASEMENT WALL DEMOLITION TAKEOFF									
MATERIAL NAME						AR	EA		LINEAR FOOTAGE	
EXTUR	ED 8" CM	U			171 S	F		24.623 L	F	
			A	.102 - E	BASEN	IENT CEILIN	IG DEMOLITION TA	AKEOFF		
	MATERIA		ME			AR	EA		COMMENT	

GYPSUM WALL BOARD 1/2"

60 SF



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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

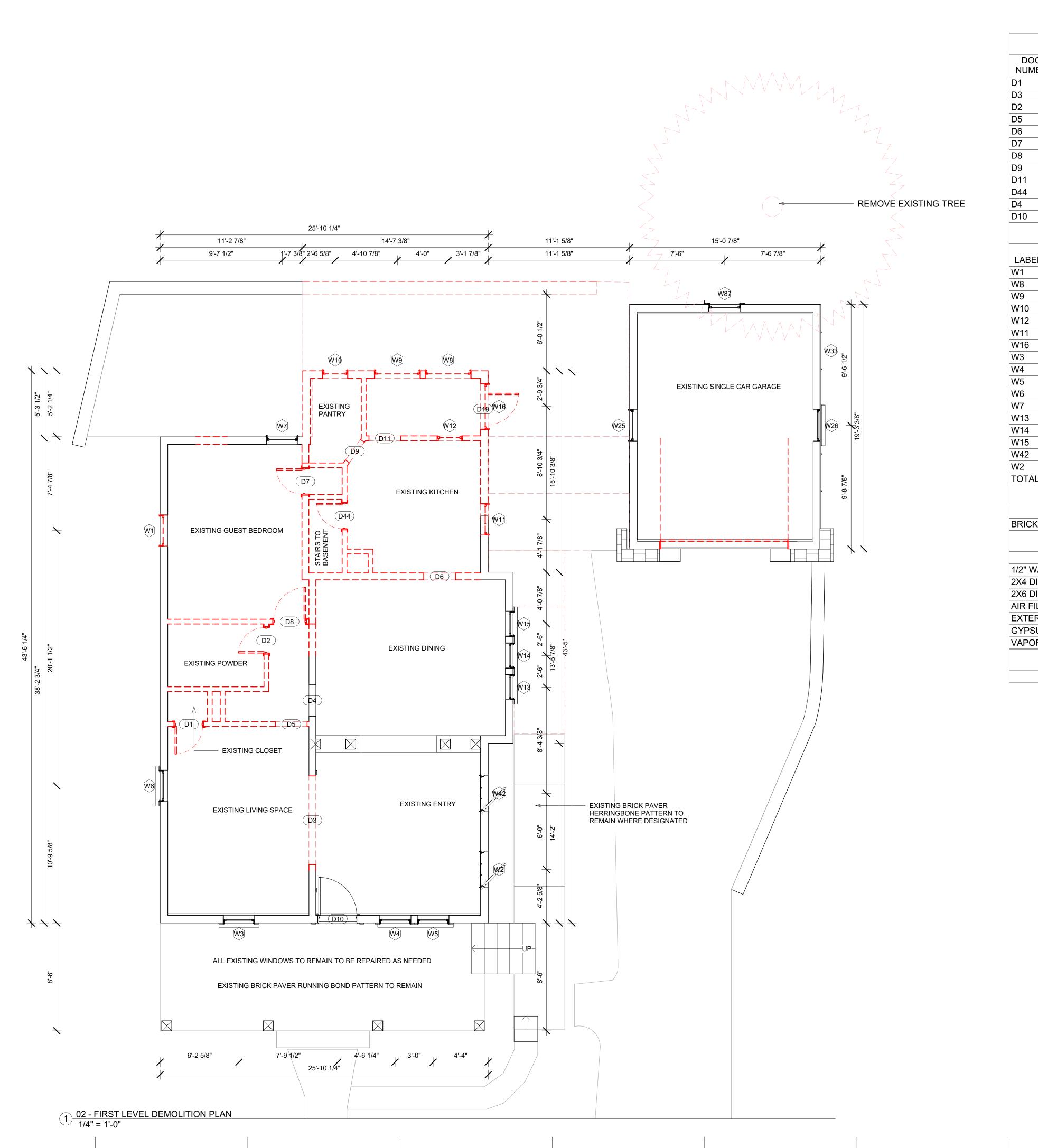
SHEET TITLE

DEMOLITION PLAN BASEMENT LEVEL

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







				A103 -	EXIST	ING FIRST I	EVEL DOOR SCH	EDULE	
DOOR HEADER									
	NUMBER HEIGHT WIDTH		=>//07		GOR NEW				
D1	80		26		EXIST				NSTRUCTION
23	0		84		EXIST			NEW CONSTRUCTION	
02	77		24		EXIST			NEW CONSTRUCTION	
D5	0		0		EXIST				
D6	0		0		EXIST				
D7	77		24		EXIST			NEW CONSTRUCTION	
28	80		30		EXIST			NEW CONSTRUCTION	
09	0		0		EXIST				NSTRUCTION
D11	0		0		EXIST				NSTRUCTION
D44	77		24		EXIST				NSTRUCTION
D4	0		0		EXIST			None	
D10	90		36		EXIST	ING		None	
		1	A			Γ	EVEL WINDOW SCI	HEDULE	1
LABEL	WIDTH	HEI	GHT		LL GHT	HEADER HEIGHT	CREATED)	DEMO
N1	30	60		30		90	EXISTING		NEW CONSTRUCTION
N8	44	45		30		75	EXISTING		NEW CONSTRUCTION
N9	44	45		30		75	EXISTING		NEW CONSTRUCTION
N10	24	48		30		78	EXISTING		NEW CONSTRUCTION
N12	24	24		36		60	EXISTING		NEW CONSTRUCTION
N11	30	48		45		93	EXISTING		NEW CONSTRUCTION
N16	44	45		30		75	EXISTING		NEW CONSTRUCTION
N3	30	60		30		90	EXISTING		None
N4	30	62		30		92	EXISTING		None
N5	30	62		30		92	EXISTING		None
N6	30	60		30		90	EXISTING		None
N7	30	60		30		90	EXISTING		None
N13	24	62		30		92	EXISTING		None
N14	24	62		30		92	EXISTING		None
N15	24	62		30		92	EXISTING		None
N42	35	32		55		87	EXISTING		None
N2	35	32		55		87	EXISTING		None
FOTAL: 1	7								
			A10)3 - FIF	RST LE		RING DEMOLITION	TAKEOFF	=
	MATERI	AL NA	ME		AREA				COMMENTS
BRICK PAVER HERRINGBONE					67 SF				
A103 - FIRST LEVEL WALL DEMOLITION TAKEOFF									
MATERIAL NAME						AR	REA	LINEAR FOOTAGE	
1/2" WALL SHEATHING PLYWOOD					256 S	F		30.633 LF	
2X4 DIMENSIONAL LUMBER					504 SF			78.404 LF	
2X6 DIMENSIONAL LUMBER					456 SF			61.719 LF	
AIR FILTRATION BARRIER					256 S	F		30.633 LF	
EXTERIOR SIDING					256 S	F		30.633 LF	
GYPSUM WALL BOARD 1/2"					1661 \$	SF		140.123	LF
/APOR R	RETARDE	R			256 S	F		30.633 LI	F
			A 1	103 - F	IRST L	EVEL CEILII	NG DEMOLITION T	AKEOFF	
	MATERI	AL NA	ME			AR	REA		COMMENT

 \bigcap

Ζ



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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

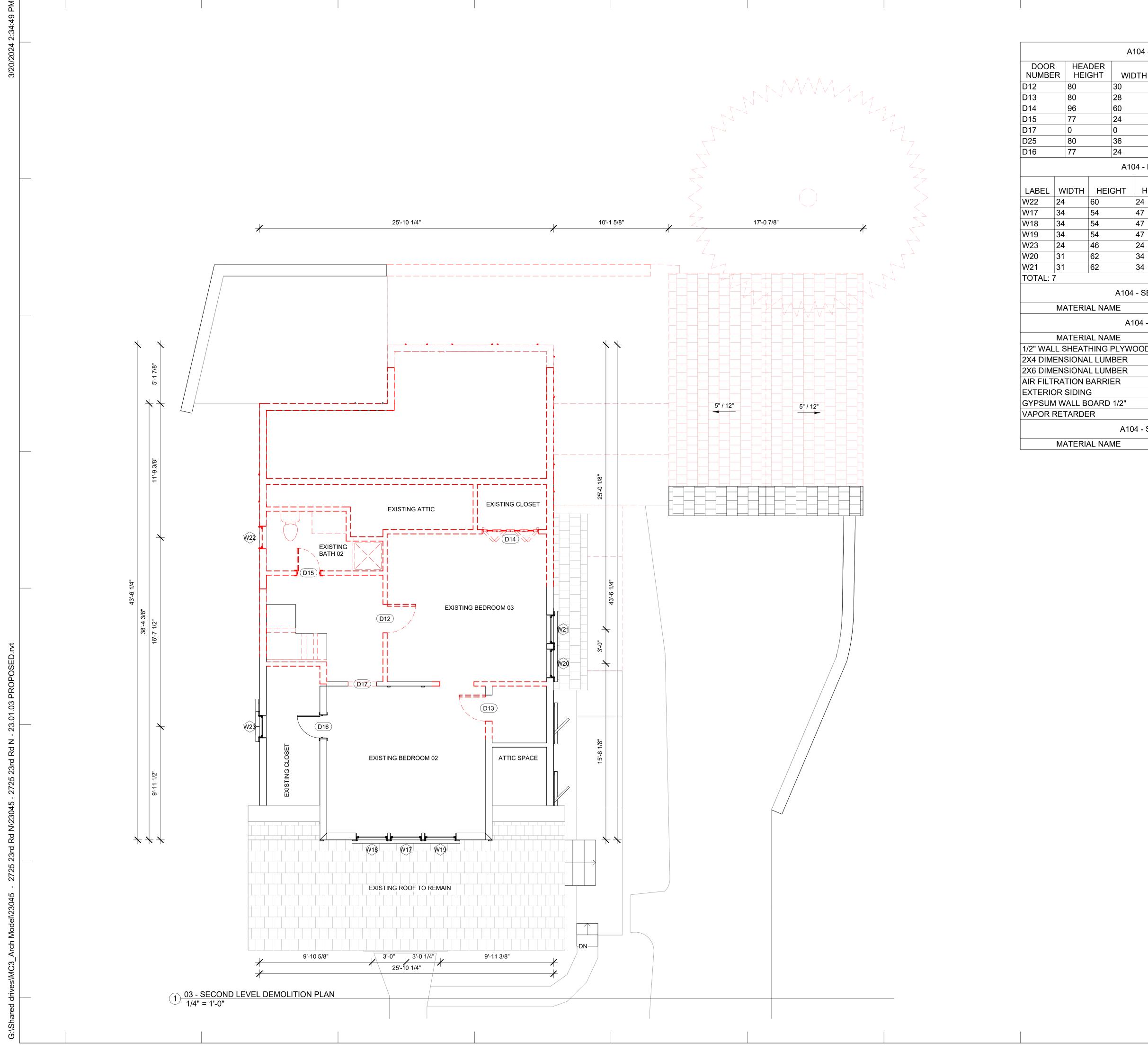
NO.	DESCRIPTION	DATE



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







4	104 - E	XISTI	NG SECOND	LEVEL DOOR SCI	HEDULE			
	ЭΤΗ		EXISTING	GOR NEW	DEMO			
		EXIST	ſING		NEW CO	NSTRUCTION		
		EXIST	ΓING		NEW CO	NSTRUCTION		
		EXIST	ΓING		NEW CO	NSTRUCTION		
		EXIST	ΓING		NEW CO	NSTRUCTION		
		EXIST	ΓING		NEW CONSTRUCTION			
		EXIST	ΓING		NEW CONSTRUCTION			
		EXIST	ΓING		None			
10	04 - EX	ISTIN	G SECOND L	EVEL WINDOW SO	CHEDULE	1		
		LL GHT	HEADER HEIGHT	CREATED)	DEMO		
	24		84	EXISTING		NEW CONSTRUCTION		
	47		101	EXISTING		None		
	47		101	EXISTING		None		
	47		101	EXISTING		None		
	24		70	EXISTING		None		
	34		95	EXISTING		None		

- SECOND LEVEL	FLOORING DEMOLITION TAKEOFF

EXISTING

95

	AREA	COMMENTS						
104 - SECOND LEVEL WALL DEMOLITION TAKEOFF								
	AREA	LINEAR FOOTAGE						
VOOD	466 SF	69.094 LF						
	569 SF	72.119 LF						
	696 SF	94.344 LF						
	472 SF	69.094 LF						
	465 SF	69.094 LF						
	2052 SF	166.462 LF						
	472 SF	69.094 LF						
04 - SE	04 - SECOND LEVEL CEILING DEMOLITION TAKEOFF							
	AREA	COMMENT						

None

Ζ \cap



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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

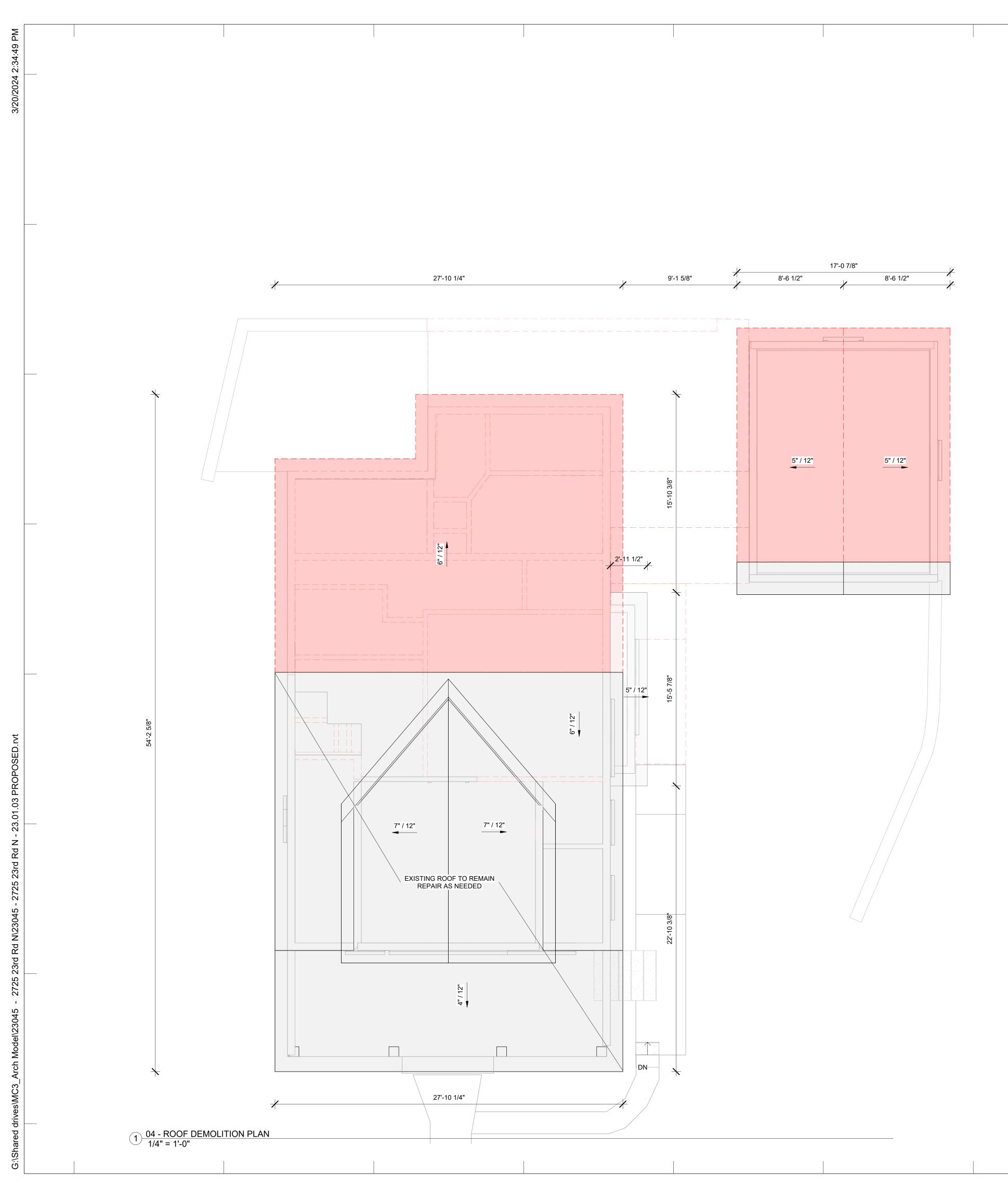
SHEET TITLE

DEMOLITION PLAN SECOND LEVEL

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







MATERIAL NAME ASPHALT SHINGLES GYPSUM WALL BOARD 1/2"

A105 - ROOF DEMOLITION TAKEOFF	
AREA	COMMENTS
975 SF	
975 SF	

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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

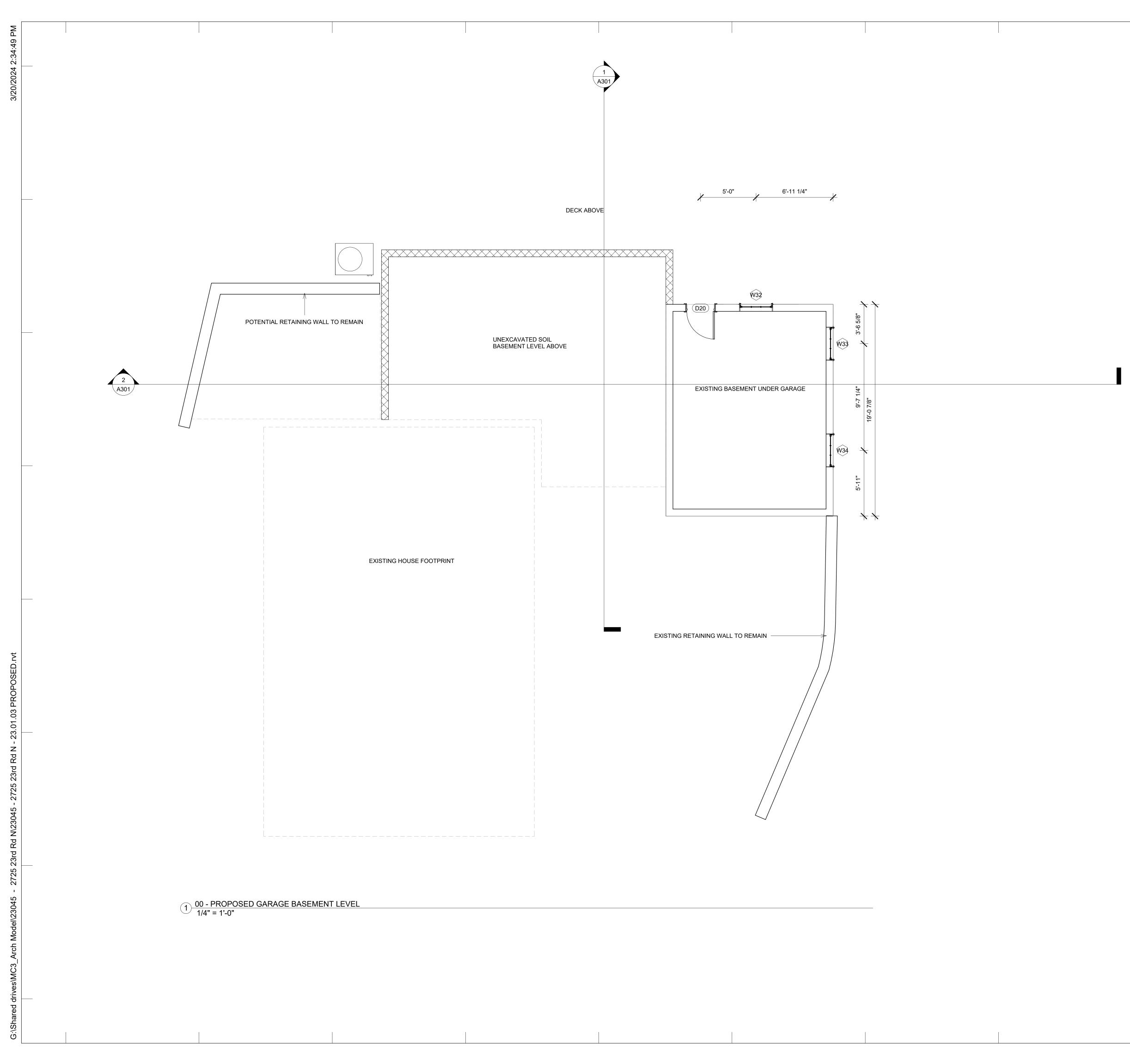
SHEET TITLE

DEMOLITION ROOF PLAN

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







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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

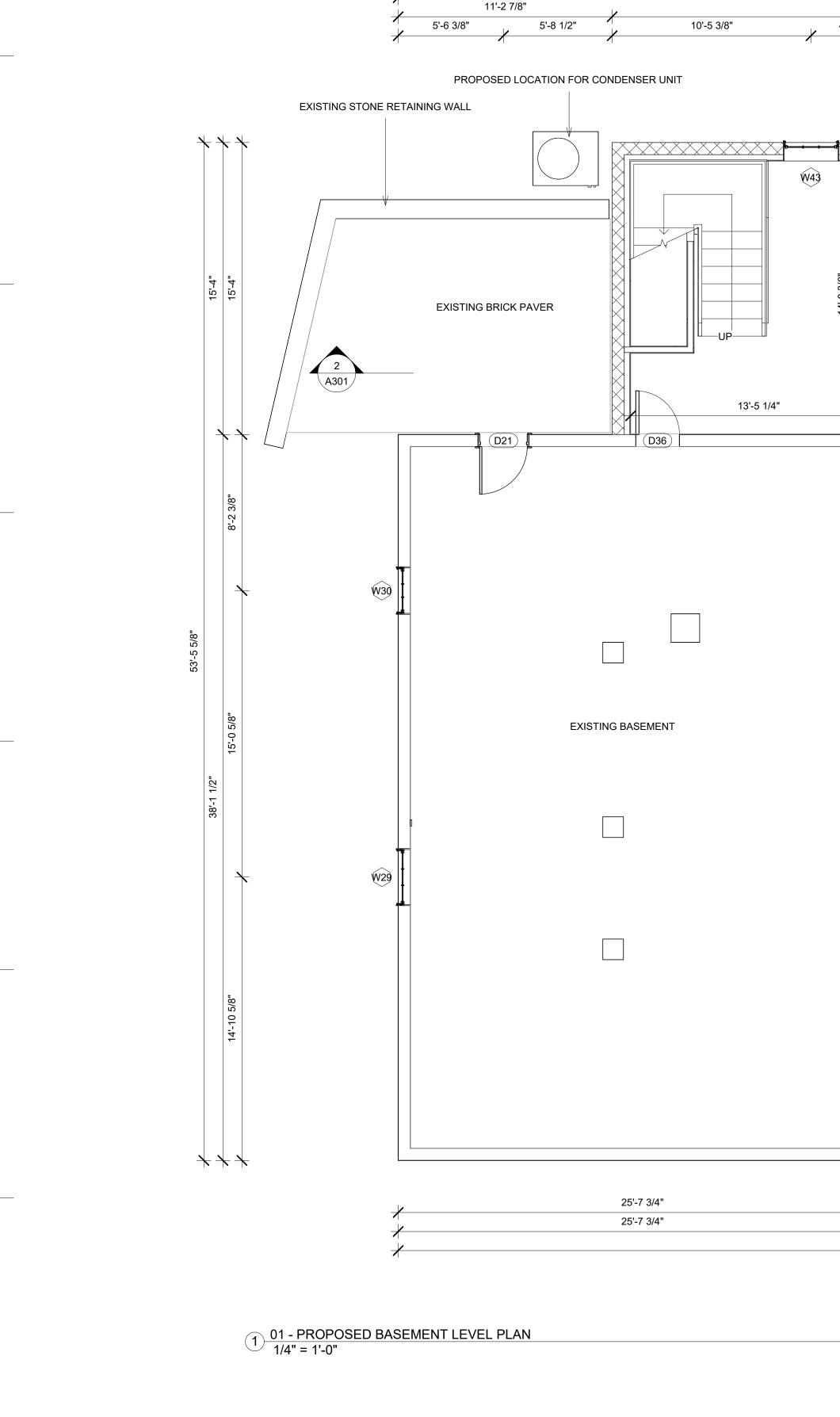


SCALE	1/4" = 1'-0"
DATE	2024.03.20

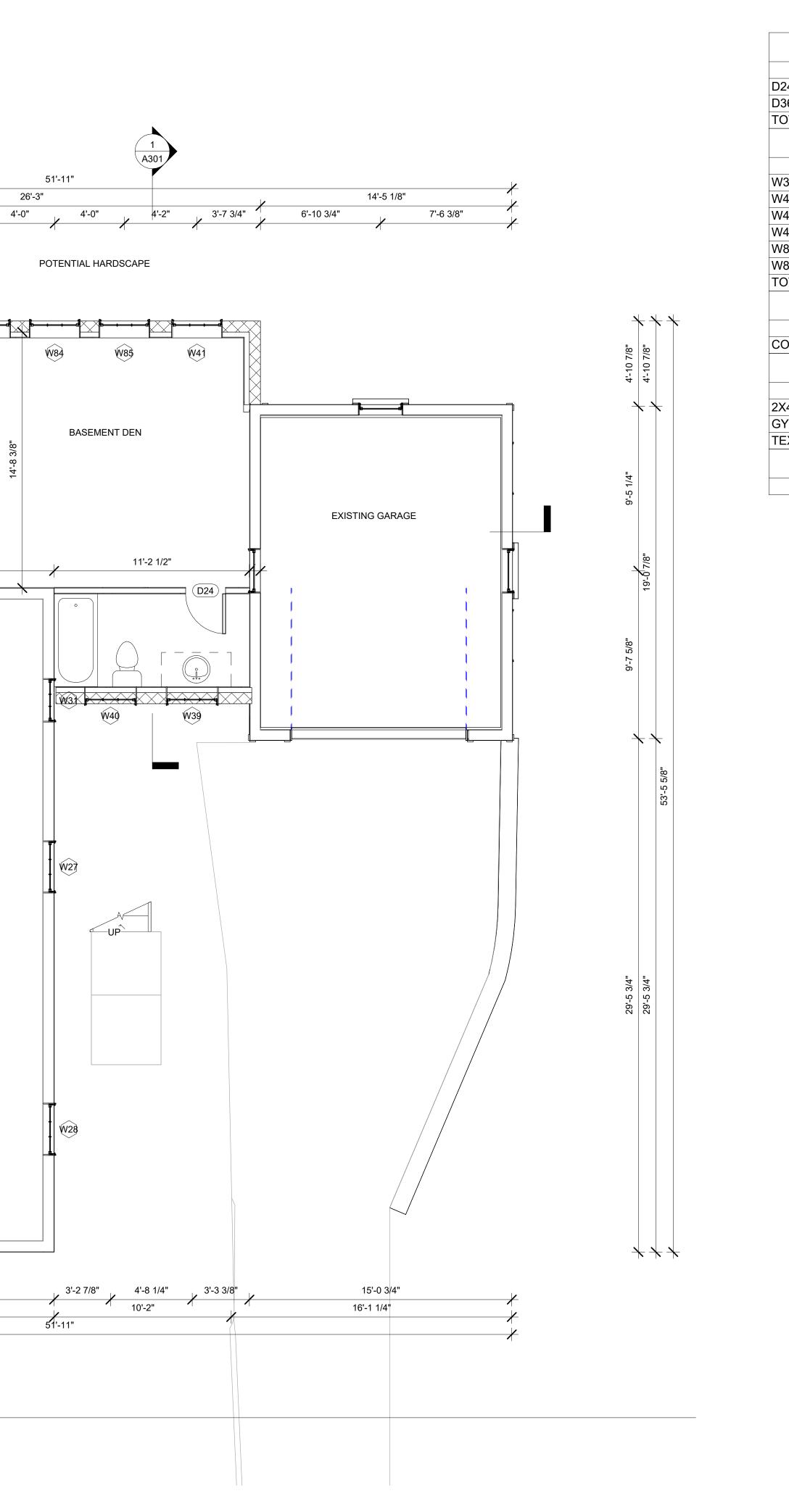
SHEET NO.







W43



		I			Ι	
	A112 -	BASEM	IENT LEVEL NEW D	OOR SCH	IEDULE	
DOOR NUMBER			HEADER HEIGH	Г	WIDTH	
24		80			28	
36 80		80			28	
OTAL: 2						
	A112 - E	BASEME	NT LEVEL NEW WI	NDOW SC	HEDULE	
LABEL	WIDTH	1	HEIGHT	SI	LL HEIGHT	HEADER HEIGHT
/39	36		35	49		84
V40	36		35	49		84
/41	35		35	42		77
/43	35		35	42		77
/84	35		35	42		77
/85	35		35	42		77
OTAL: 6						
	A112 - E	BASEME	NT LEVEL NEW FLO	OORING 1	TAKEOFF	
MATERIAL NAME			AREA		COMMENTS	
ONCRETE		434 SF				
	A112	- BASE	MENT LEVEL NEW	WALL TA	KEOFF	
MATERIAL	NAME		AREA		LINE	EAR FOOTAGE
X4 DIMENSIONAL L	UMBER	567 SF	567 SF		94.621 LF	
YPSUM WALL BOA	RD 1/2"	730 SF			94.621 LF	
EXTURED 8" CMU		415 SF			58.094 LF	
	A112 -	BASEM	ENT LEVEL NEW C	EILING TA	KEOFF	
MATERIAL	NAME		AREA			COMMENT
		1				





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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

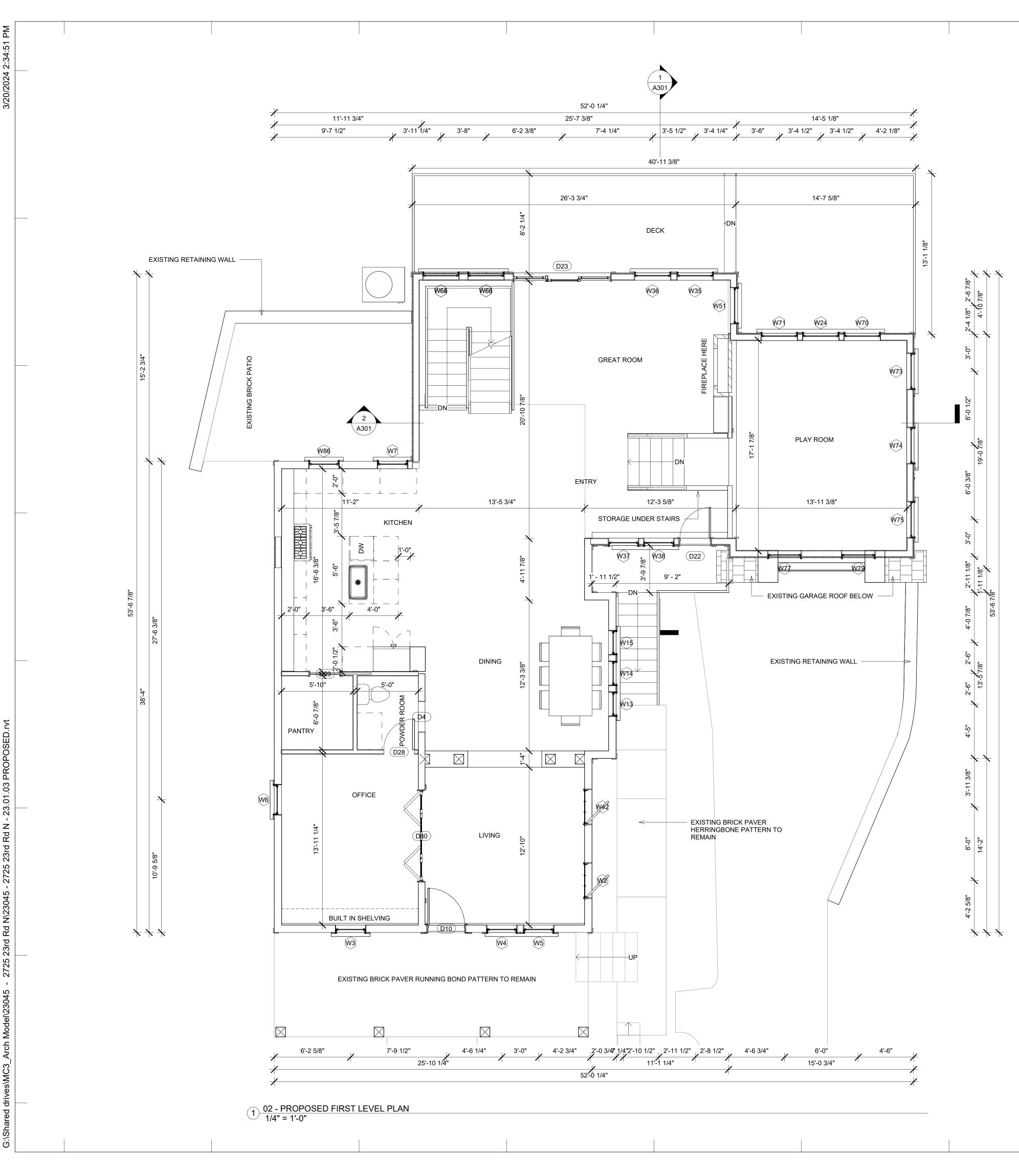
NO.	DESCRIPTION	DATE



SCALE	1/4" = 1'-0
DATE	2024.03.2
SHEET NO.	

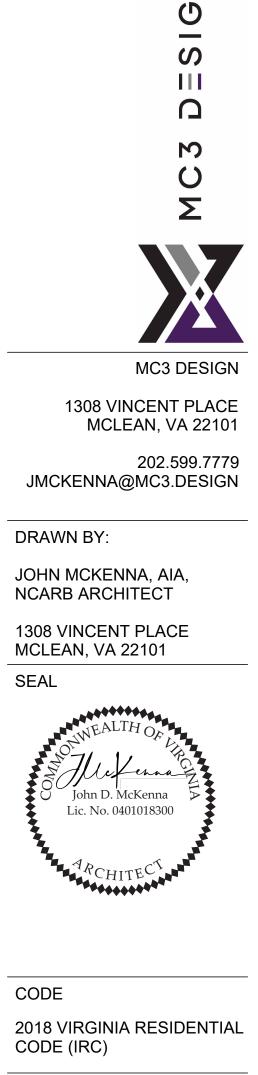






01.03 PRO z

	A11	3 - FIRST LE	EVEL NEW DOO	OR SCHEE	DULE	
DOOF	RNUMBER	H	EADER HEIGH	Т		WIDTH
D22		84			30	
D23 D28		96 84			96 30	
D28 D29		80			30	
D30		96			90	
TOTAL: 5						
	A113	- FIRST LE\	/EL NEW WINC	OW SCHE	DULE	
LABEL	WIDTH		HEIGHT		LL HEIGHT	HEADER HEIGHT
W35 W36	36 36	84		12 12		96 96
W30 W37	30	62		30		90
W38	30	62		30		92
W51	36	84		12		96
W63	36	84		72		156
W64 W65	36 36	84		72 12		156 44
W66	36	32		12		44
W86	30	60		30		90
TOTAL: 10						
	A113 - FI	RST LEVEL (OFFSET NEW V	VINDOW S	SCHEDULE	
LABEL	WIDTH		HEIGHT		LL HEIGHT	HEADER HEIGHT
W24	36	84		12		96
W70 W71	36 36	84		12 12		96 96
W73	36	84		12		96
W74	36	84		12		96
W75	36	84		12		96
W77 W79	34	54 54		43		96 96
TOTAL: 8	54	04		40		30
MATEI	RIAL NAME		AREA	RING TAK		COMMENTS
BRICK PAVER H DECK FRAMING	HERRINGBONE G VOLUME	15 SF 446 SF	AREA			COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS	HERRINGBONE G VOLUME SH	446 SF 446 SF	AREA			COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH	HERRINGBONE G VOLUME GH HING PLYWOOD	446 SF 446 SF 305 SF				COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF	446 SF 446 SF 305 SF	OFFSET NEW F			
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME	446 SF 446 SF 305 SF 305 SF				COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD	446 SF 446 SF 305 SF 305 SF ST LEVEL 0 278 SF	OFFSET NEW F			
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF	OFFSET NEW F AREA	LOORING		
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATEH FLOOR SHEATH WOOD FINISH F	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF	OFFSET NEW F AREA	LOORING	TAKEOFF DFF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER WOOD FINISH F	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF	OFFSET NEW F AREA	LOORING	TAKEOFF DFF	
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATEF FLOOR SHEATH WOOD FINISH F MATEF 1/2" WALL SHEA 2X4 DIMENSION	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 13 - FIRST L 363 SF 257 SF	OFFSET NEW F AREA	LOORING	TAKEOFF TAKEOFF 0 57.990 LF 51.765 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F MATER 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 13 - FIRST L 363 SF 257 SF 366 SF	OFFSET NEW F AREA	LOORING	TAKEOFF TAKEOFF DFF LIN 57.990 LF 51.765 LF 57.990 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F WOOD FINISH F 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION AIR FILTRATION	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER N BARRIER	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 257 SF 366 SF 367 SF	OFFSET NEW F AREA	LOORING	DFF LIN 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATEF FLOOR SHEATH WOOD FINISH F 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER N BARRIER ING	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 13 - FIRST L 363 SF 257 SF 366 SF	OFFSET NEW F AREA	LOORING	TAKEOFF TAKEOFF DFF LIN 57.990 LF 51.765 LF 57.990 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER N BARRIER ING	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 363 SF 363 SF 363 SF 363 SF 363 SF	OFFSET NEW F AREA	LOORING	TAKEOFF TAKEOFF DFF LIN 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F WOOD FINISH F 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER N BARRIER ING . BOARD 1/2"	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 363 SF 363 SF 880 SF	OFFSET NEW F AREA	LOORING	TAKEOFF TAKEOFF DFF LIN 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 109.755 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F WOOD FINISH F 2X4 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2"	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 366 SF 367 SF 363 SF 880 SF 112 SF 367 SF	OFFSET NEW F AREA		TAKEOFF TAKEOFF DFF LIN 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 109.755 LF 109.755 LF 11.969 LF 57.990 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F MATER 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2" DER A113 - RIAL NAME	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 366 SF 367 SF 363 SF 880 SF 112 SF 367 SF 51RST LEVE	OFFSET NEW F AREA		TAKEOFF TAKEOFF TAKEOFF TAKEOFF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 109.755 LF 11.969 LF 57.990 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2" DER A113 - RIAL NAME ATHING PLYWOOD	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 363 SF 363 SF 363 SF 367 SF 363 SF 112 SF 367 SF 112 SF 367 SF	DFFSET NEW F AREA LEVEL NEW WA AREA		TAKEOFF TAKEOFF TAKEOFF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 109.755 LF 11.969 LF 57.990 LF 57.990 LF 11.969 LF 57.990 LF LINI 47.797 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATEF FLOOR SHEATH WOOD FINISH F MATEF 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATEF 1/2" WALL SHEA 2X4 DIMENSION	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2" DER A113 - RIAL NAME ATHING PLYWOOD NAL LUMBER	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 363 SF 363 SF 367 SF 112 SF 367 SF 51RST LEVE 241 SF 28 SF	DFFSET NEW F AREA LEVEL NEW WA AREA		TAKEOFF TAKEOFF TAKEOFF TAKEOFF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 109.755 LF 11.969 LF 57.990 LF 57.990 LF 3.359 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F MATER 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NG BOARD 1/2" DER A113 - RIAL NAME A113 - RIAL NAME A113 -	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 363 SF 363 SF 363 SF 367 SF 363 SF 112 SF 367 SF 112 SF 367 SF	DFFSET NEW F AREA LEVEL NEW WA AREA		TAKEOFF TAKEOFF TAKEOFF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 109.755 LF 11.969 LF 57.990 LF 57.990 LF 11.969 LF 57.990 LF LINI 47.797 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2" DER A113 - RIAL NAME A113 - RIAL NAME A113 - RIAL NAME A113 - RIAL NAME	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 366 SF 367 SF 367 SF 367 SF 112 SF 367 SF 241 SF 241 SF 241 SF 242 SF 242 SF	DFFSET NEW F AREA LEVEL NEW WA AREA		TAKEOFF TAKEOFF TAKEOFF TAKEOFF LIN 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 3.359 LF 47.797 LF 47.797 LF 47.797 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F MATER 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER NG BOARD 1/2" DER A113 - RIAL NAME ATHING PLYWOOD NAL LUMBER NA113 - RIAL NAME A113 - RIAL NAME	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 363 SF 366 SF 367 SF 363 SF 363 SF 367 SF 367 SF 367 SF 241 SF 241 SF 241 SF 242 SF 242 SF 242 SF 292 SF	DFFSET NEW F AREA LEVEL NEW WA AREA		Image: Control of the second state	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F MATER 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2" DER A113 - RIAL NAME ATHING PLYWOOD NAL LUMBER NBARRIER ING BOARD 1/2" DER NBARRIER ING BOARD 1/2" DER	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 366 SF 367 SF 363 SF 880 SF 112 SF 367 SF 51RST LEVE 241 SF 28 SF 241 SF 28 SF 242 SF 242 SF 242 SF 242 SF	DFFSET NEW F AREA AREA AREA		Image: Control of the second state	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL VAPOR RETARI	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2" DER A113 - RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2" DER A11	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 366 SF 367 SF 363 SF 880 SF 112 SF 367 SF 51RST LEVE 241 SF 28 SF 241 SF 28 SF 242 SF 242 SF 242 SF 242 SF	DFFSET NEW F AREA AREA AREA		TAKEOFF TAKEOFF TAKEOFF TAKEOFF COFF LINI 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 47.797 LF 3.359 LF 47.797 LF 47.797 LF 47.797 LF 47.797 LF 47.797 LF 51.156 LF 47.797 LF 51.156 LF 47.797 LF 51.156 LF 47.797 LF	COMMENTS EAR FOOTAGE
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL VAPOR RETARI	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2" DER A113 - RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 366 SF 367 SF 363 SF 880 SF 112 SF 367 SF 51RST LEVE 241 SF 28 SF 241 SF 28 SF 242 SF	DFFSET NEW F AREA AREA AREA		TAKEOFF TAKEOFF TAKEOFF TAKEOFF COFF LINI 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 57.990 LF 47.797 LF 3.359 LF 47.797 LF 47.797 LF 47.797 LF 47.797 LF 47.797 LF 51.156 LF 47.797 LF 51.156 LF 47.797 LF 51.156 LF 47.797 LF	COMMENTS
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA 2X4 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL VAPOR RETARI	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2" DER A113 - RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 363 SF 363 SF 363 SF 363 SF 363 SF 363 SF 241 SF 241 SF 241 SF 241 SF 242 SF	DFFSET NEW F AREA LEVEL NEW WA AREA		Image: Control of the second state	COMMENTS EAR FOOTAGE
BRICK PAVER H DECK FRAMING DECKING FINIS FLOOR SHEATH WOOD FINISH F MATER FLOOR SHEATH WOOD FINISH F 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL STONE 01 VAPOR RETARI MATER 1/2" WALL SHEA 2X4 DIMENSION 2X6 DIMENSION 2X6 DIMENSION 2X6 DIMENSION 2X6 DIMENSION 2X6 DIMENSION AIR FILTRATION EXTERIOR SIDI GYPSUM WALL VAPOR RETARI	HERRINGBONE G VOLUME GH HING PLYWOOD FLOOR A113 - FIF RIAL NAME HING PLYWOOD FLOOR A1 RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER NBARRIER ING BOARD 1/2" DER A113 - RIAL NAME ATHING PLYWOOD NAL LUMBER NAL LUMBER	446 SF 446 SF 305 SF 305 SF 278 SF 278 SF 278 SF 278 SF 13 - FIRST L 363 SF 366 SF 367 SF 363 SF 363 SF 363 SF 363 SF 363 SF 363 SF 241 SF 241 SF 241 SF 241 SF 242 SF	DFFSET NEW F AREA AREA AREA		Image: Control of the second state	COMMENTS EAR FOOTAGE



Ζ

PROJECT

CODE

SEAL



2725 23RD RD N ARLINGTON, VA 22201

NO.	DESCRIPTION	DATE



SCALE	1/4" = 1'-(
DATE	2024.03.2
SHEET NO.	







	A114	- SECOND LE		OOR SCHE	DULE	
	R NUMBER		ADER HEIGH	Т	20	WIDTH
D26 D34		80 96			36 36	
D35		80			36	
D37		80			30	
D38		80			30	
D39 D40		80 80			36 36	
D41		80			60	
D42		80			60	
TOTAL: 9						
		COND LEVEL	-		SCHEDULE	
DOO 027	R NUMBER	HEA 80	ADER HEIGH	Т	33	WIDTH
D27 D31		84			36	
D32		80			30	
D33		80			30	
TOTAL: 4						
	A114 -	SECOND LEV	EL NEW WIN	NDOW SCH	IEDULE	
LABEL	WIDTH		HEIGHT		LL HEIGHT	HEADER HEIGHT
W44	32	84		-6		78
W49 W50	36 36	84		44		128
W55	36	84		12		96
W56	36	84		12		96
W57	36	84		12		96
W58 W59	36 36	84		-6 -6		78 78
W60	36	84		-0 -6		78
W61	36	32		46		78
W62	36	32		46		78
W68	36	84		12		96
W69 W80	36 32	84		12 6		96 78
FOTAL: 14						10
LABEL	WIDTH		OFFSET NEW HEIGHT	SI	SCHEDULE LL HEIGHT	HEADER HEIGHT
W45 W46	WIDTH 36 36	l 84 84		SI 12 12		HEADER HEIGHT 96 96
W45 W46 W47	WIDTH 36	84		SI 12		HEADER HEIGHT 96
W45 W46 W47 W52 W53	WIDTH 36 36 36 36 35 35 35	84 84 84 35 35		SI 12 12 12 55 55 55		HEADER HEIGHT 96 96 96 90 90 90
W45 W46 W47 W52 W53 W54	WIDTH 36 36 36 35 35 35 35 35	84 84 84 84 35 35 35 35		SII 12 12 12 55 55 55 55		HEADER HEIGHT 96 96 96 90 90 90 90
W45 W46 W47 W52 W53 W54 W67	WIDTH 36 36 36 35 35 35 35 35 35 36	84 84 84 35 35 35 35 66		SII 12 12 12 55 55 55 55 12		HEADER HEIGHT 96 96 96 90 90 90 90 90 78
W45 W46 W47 W52 W53 W54 W67 W81	WIDTH 36 36 36 35 35 35 35 35	84 84 84 84 35 35 35 35		SII 12 12 12 55 55 55 55		HEADER HEIGHT 96 96 96 90 90 90 90
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83	WIDTH 36 36 36 35 35 35 35 36 36 34	84 84 84 35 35 35 35 66 54		SII 12 12 12 55 55 55 55 12 44		HEADER HEIGHT 96 96 96 90 90 90 90 90 78 97
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83	WIDTH 36 36 36 35 35 35 35 36 35 35 36 34 34	84 84 84 35 35 35 35 54 54	HEIGHT	12 12 12 55 55 55 12 44 44 44		HEADER HEIGHT 96 96 96 90 90 90 90 90 90 90 90 90 90 90 90 90
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83	WIDTH 36 36 36 35 35 35 35 36 35 35 36 34 34	84 84 84 35 35 35 35 54	HEIGHT	12 12 12 55 55 55 12 44 44 44		HEADER HEIGHT 96 96 96 90 90 90 90 90 90 90 90 90 90 90 90 90
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT	WIDTH 36 36 36 35 35 35 35 35 36 34 34 34 34 34 	84 84 84 84 35 35 35 35 35 66 54 54 54 54 54 54 54 54 54 54 54 54 54 54 54 54	HEIGHT	12 12 12 55 55 55 12 44 44 44		HEADER HEIGHT 96 96 96 90 90 90 90 90 90 90 90 90 90 90 90 90
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT	WIDTH 36 36 36 35 35 35 35 36 35 36 35 36 34 34 34 34 A114 - ERIAL NAME HING PLYWOOD FLOOR	84 84 84 84 35 35 35 35 66 54 54 54 54 54 54 SECOND LEV	HEIGHT	12 12 12 55 55 55 12 44 44 44 50 00 12 55		HEADER HEIGHT 96 96 96 90 90 90 90 90 90 90 90 90 90 97 97 97 97
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH	WIDTH 36 36 36 35 35 35 35 36 35 36 35 36 34 34 34 34 A114 - ERIAL NAME HING PLYWOOD FLOOR	84 84 84 84 35 35 35 35 35 35 35 35 35 35 35 35 35 35 35 35 35 35 54 55 54 54 54 54	HEIGHT	12 12 12 55 55 55 12 44 44 44 50 00 12 55		HEADER HEIGHT 96 96 96 90 90 90 90 90 90 90 90 90 90 97 97 97 97
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH MATE	WIDTH 36 36 36 35 35 35 36 35 36 34 34 34 34 A114 - FRIAL NAME HING PLYWOOD FLOOR A114 - SEC FRIAL NAME HING PLYWOOD	84 84 84 84 35 35 35 35 35 35 35 35 35 66 54 55 272 SF COND LEVEL C 492 SF	HEIGHT /EL NEW FLC AREA	12 12 12 55 55 55 12 44 44 44 50 00 12 55		HEADER HEIGHT 96 96 96 90 90 90 90 90 90 90 90 90 90 90 90 90
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH MATE	WIDTH 36 36 36 35 35 35 36 35 36 34 34 34 34 A114 - FRIAL NAME HING PLYWOOD FLOOR A114 - SEC FRIAL NAME HING PLYWOOD	84 84 84 84 35 35 35 35 35 35 35 35 35 35 35 35 35 35 35 35 54 54 54 54 54 54 54 54 54 54 54 54 54 54 54 54 55 272 SF COND LEVEL C	HEIGHT /EL NEW FLC AREA	12 12 12 55 55 55 12 44 44 44 50 00 12 55		HEADER HEIGHT 96 96 96 90 90 90 90 90 90 90 90 90 90 90 90 90
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH MATE	WIDTH 36 36 36 35 35 35 35 36 35 36 35 36 35 36 34 34 34 34 34 A114 - ERIAL NAME HING PLYWOOD FLOOR A114 - SEC ERIAL NAME HING PLYWOOD FLOOR	84 84 84 84 35 35 35 35 35 35 35 35 35 66 54 55 272 SF COND LEVEL C 492 SF	HEIGHT	12 12 12 55 55 55 12 44 44 44 44 44 44 44 55 55 7 FLOORING TA		HEADER HEIGHT 96 96 96 90 90 90 90 90 90 90 90 90 90 90 90 90
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH FLOOR SHEAT WOOD FINISH	WIDTH 36 36 36 35 35 35 36 35 36 35 36 35 36 34 34 34 34 34 34 SA114 - ERIAL NAME HING PLYWOOD FLOOR A114 - SEC ERIAL NAME HING PLYWOOD FLOOR A114 - SEC ERIAL NAME HING PLYWOOD FLOOR A114	84 84 84 84 35 36 37 38 39 39 39 39 492 492 </td <td>HEIGHT</td> <td>12 12 12 55 55 55 12 44 44 44 44 44 44 44 55 55 7 FLOORING TA</td> <td></td> <td>HEADER HEIGHT 96 96 96 90 90 90 90 97 97 97 97 97 97 SOMMENTS</td>	HEIGHT	12 12 12 55 55 55 12 44 44 44 44 44 44 44 55 55 7 FLOORING TA		HEADER HEIGHT 96 96 96 90 90 90 90 97 97 97 97 97 97 SOMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT	WIDTH 36 36 36 35 35 35 36 35 36 35 36 35 36 34 34 34 34 A114 - FLOOR A114 - SEC ERIAL NAME HING PLYWOOD FLOOR A114 - SEC ERIAL NAME HING PLYWOOD FLOOR A114 A114	84 84 84 84 35 <td>HEIGHT /EL NEW FLC AREA OFFSET NEW AREA</td> <td>12 12 12 55 55 55 12 44 44 44 44 44 44 44 55 55 7 FLOORING TA</td> <td>LL HEIGHT</td> <td>HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS</td>	HEIGHT /EL NEW FLC AREA OFFSET NEW AREA	12 12 12 55 55 55 12 44 44 44 44 44 44 44 55 55 7 FLOORING TA	LL HEIGHT	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH	WIDTH 36 36 36 35 35 35 36 35 36 35 36 35 36 34 34 34 34 34 34 A114 - FLOOR A114 - SEC FRIAL NAME HING PLYWOOD FLOOR A114 - SEC FRIAL NAME HING PLYWOOD FLOOR A114 A114 SERIAL NAME HING PLYWOOD FLOOR A114	84 84 84 84 35 35 35 35 35 35 35 66 54 55 6000 LEVEL C 492 SF 4- SECOND L 492 SF 4 - SECOND L 696 SF 701 SF	HEIGHT /EL NEW FLC AREA OFFSET NEW AREA	12 12 12 55 55 55 12 44 44 44 44 44 44 44 55 55 7 FLOORING TA	LL HEIGHT	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH	WIDTH 36 36 36 35 35 35 36 35 36 35 36 37 36 37 38 34 34 34 34 A114 - FLOOR A114 - SEC FRIAL NAME HING PLYWOOD FLOOR A114 - SEC FRIAL NAME HING PLYWOOD FLOOR A114 A114 SERIAL NAME HING PLYWOOD FLOOR A114 A114 SATHING PLYWOOD FLOOR A114	84 84 84 84 35	HEIGHT /EL NEW FLC AREA OFFSET NEW AREA	12 12 12 55 55 55 12 44 44 44 44 44 44 44 55 55 7 FLOORING TA	LL HEIGHT	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH	WIDTH 36 36 36 35 35 35 36 35 36 35 36 35 36 34 34 34 34 34 34 34 34 A114 - FLOOR A114 - SEC FRIAL NAME HING PLYWOOD FLOOR A114 - SEC FRIAL NAME HING PLYWOOD FLOOR A114 A114 SERIAL NAME A114 A114 SERIAL NAME A111 ERIAL NAME A111 SATHING PLYWOOD NAL LUMBER N BARRIER	84 84 84 84 35 35 35 35 35 35 35 66 54 55 6000 LEVEL C 492 SF 4- SECOND L 492 SF 4 - SECOND L 696 SF 701 SF	HEIGHT /EL NEW FLC AREA OFFSET NEW AREA	12 12 12 55 55 55 12 44 44 44 44 44 44 44 55 55 7 FLOORING TA	LL HEIGHT	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE SLOOR SHEAT WOOD FINISH	WIDTH 36 36 36 35 35 35 36 35 36 35 36 35 36 34 34 34 A114 - FLOOR A114 - SEC STIAL NAME HING PLYWOOD FLOOR A114 A114 STIAL NAME A114 STIAL LUMBER <t< td=""><td>84 84 84 84 35</td><td>HEIGHT /EL NEW FLC AREA OFFSET NEW AREA</td><td>12 12 55 55 55 55 12 44 44 44 44 44 44 55 55 7 FLOORING TA</td><td>LL HEIGHT KEOFF G TAKEOFF C G TAKEOFF C C D C C C C C C C C C C C C C</td><td>HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS</td></t<>	84 84 84 84 35	HEIGHT /EL NEW FLC AREA OFFSET NEW AREA	12 12 55 55 55 55 12 44 44 44 44 44 44 55 55 7 FLOORING TA	LL HEIGHT KEOFF G TAKEOFF C G TAKEOFF C C D C C C C C C C C C C C C C	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE SHOWER GLAS	WIDTH 36 36 36 35 35 35 36 35 36 35 36 35 36 37 36 37 36 37 38 36 37 38 39 34 34 34 34 34 34 34 34 34 34 34 34 34 34 4114 - FLOOR A114 - SEC FRIAL NAME HING PLYWOOD FLOOR A111 SATHING PLYWOOD NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER	84 84 84 84 35 36 37	HEIGHT /EL NEW FLC AREA OFFSET NEW AREA	12 12 55 55 55 55 12 44 44 44 44 44 44 55 55 7 FLOORING TA	LL HEIGHT	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE SHOWER GLAS	WIDTH 36 36 36 35 35 35 36 35 36 35 36 35 36 34 34 34 34 A114 - FLOOR A114 - SEC SRIAL NAME A114 - SEC FLOOR A114 - SEC SIAL NAME A11 SATHING PLYWOOD FLOOR A11 SS NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER SS RDER	84 84 84 84 35 36 37	HEIGHT	12 12 55 55 55 12 44 50 7 7 7 7 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 <td< td=""><td>LL HEIGHT</td><td>HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS</td></td<>	LL HEIGHT	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE SHOVER SHEAT WATE I/2" WALL SHE 2X4 DIMENSIO AIR FILTRATIO EXTERIOR SID GYPSUM WALI SHOWER GLAS VAPOR RETAR	WIDTH 36 36 36 35 35 35 36 35 36 35 36 34 34 A114 - ERIAL NAME HING PLYWOOD FLOOR A114 - SEC ERIAL NAME HING PLYWOOD FLOOR A114 - SEC ERIAL NAME HING PLYWOOD FLOOR A114 - SEC ON BARRIER DING L BOARD 1/2" SS RDER A114 - S	84 84 84 84 84 35 36	HEIGHT	12 12 55 55 55 12 44 50 7 7 7 7 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 <td< td=""><td>LL HEIGHT</td><td>HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 97 97 97 97 97 97 97 SCOMMENTS COMMENTS EAR FOOTAGE</td></td<>	LL HEIGHT	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 97 97 97 97 97 97 97 SCOMMENTS COMMENTS EAR FOOTAGE
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE 1/2" WALL SHEAT WOOD FINISH MATE 1/2" WALL SHEAT WOOD FINISH MATE SHOWER GLAS VAPOR RETAF	WIDTH 36 36 36 35 35 35 36 35 36 35 36 37 36 37 36 37 36 37 38 39 34 34 34 34 34 34 34 34 34 34 34 34 34 34 34 34 34 4114 - SERIAL NAME A114 SS RDER A114 - S SERIAL NAME A114 - S SERIAL NAME	84 84 84 84 35 36	HEIGHT	12 12 55 55 55 12 44 50 7 7 7 7 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 <td< td=""><td>LL HEIGHT</td><td>HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS</td></td<>	LL HEIGHT	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 OMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE 1/2" WALL SHE SHOWER GLAS VAPOR RETAF	WIDTH 36 36 36 35 35 35 36 35 36 35 36 37 36 37 36 37 36 37 38 34 34 34 34 34 34 34 34 34 34 34 34 34 34 34 34 34 35 FLOOR A114 - SEC FRIAL NAME A114 A114 SS RDER A114 SS RDER A114 - S STI4	84 84 84 84 35	HEIGHT	12 12 55 55 55 12 44 50 7 7 7 7 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 <td< td=""><td>LL HEIGHT KEOFF G TAKEOFF COFF 101.702 LF 90.033 LF 134.349 LF 101.702 LF 101.702 LF 224.382 LF 5.396 LF 101.702 LF 101.702 LF 101.702 LF 224.382 LF 5.396 LF 101.702 LF 101.702 LF 101.702 LF 224.382 LF 5.396 LF 101.702 LF</td><td>HEADER HEIGHT 96 96 96 90 90 90 78 97 97 97 97 97 97 07 COMMENTS</td></td<>	LL HEIGHT KEOFF G TAKEOFF COFF 101.702 LF 90.033 LF 134.349 LF 101.702 LF 101.702 LF 224.382 LF 5.396 LF 101.702 LF 101.702 LF 101.702 LF 224.382 LF 5.396 LF 101.702 LF 101.702 LF 101.702 LF 224.382 LF 5.396 LF 101.702 LF	HEADER HEIGHT 96 96 96 90 90 90 78 97 97 97 97 97 97 07 COMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE 1/2" WALL SHE 2X4 DIMENSIO 2X6 DIMENSIO	WIDTH 36 36 36 35 35 35 36 35 36 35 36 37 36 37 36 37 36 37 38 34 34 A114 - FLOOR A114 - SEC RIAL NAME HING PLYWOOD FLOOR A114 - SEC RIAL NAME A114 - SEC RIAL NAME A114 A114 SS NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER NAL LUMBER A114 - S SS RDER A114 - S ERIAL NAME A114 - S	84 84 84 84 35 36	HEIGHT	12 12 55 55 55 12 44 50 7 7 7 7 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 <td< td=""><td>LL HEIGHT</td><td>HEADER HEIGHT 96 96 96 90 90 90 78 97 97 97 97 97 97 07 COMMENTS</td></td<>	LL HEIGHT	HEADER HEIGHT 96 96 96 90 90 90 78 97 97 97 97 97 97 07 COMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE 1/2" WALL SHE 2X4 DIMENSIO 2X6 DIMENSIO 2X6 DIMENSIO SHOWER GLAS VAPOR RETAF SHOWER GLAS VAPOR RETAF	WIDTH 36 36 36 37 35 35 35 36 35 36 35 36 35 36 37 38 34 34 34 A114 - FLOOR A114 - SEC SIAL NAME ATHING PLYWOOD PLOOR A114 - SEC PNAL LUMBER NAL LUMBER A114 - S SRIAL NAME A114 - S RIAL NAME A114 - S	84 84 84 84 35	HEIGHT	12 12 55 55 55 12 44 50 7 7 7 7 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 <td< td=""><td>LL HEIGHT LL HEIGHT LINE KEOFF C G TAKEOFF C C G TAKEOFF C C C C C C C C C C C C C</td><td>HEADER HEIGHT 96 96 96 90 90 90 78 97 97 97 97 97 97 07 COMMENTS</td></td<>	LL HEIGHT LL HEIGHT LINE KEOFF C G TAKEOFF C C G TAKEOFF C C C C C C C C C C C C C	HEADER HEIGHT 96 96 96 90 90 90 78 97 97 97 97 97 97 07 COMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE 1/2" WALL SHE 2X6 DIMENSIO 2X6 DIMENSIO SHOWER GLAS VAPOR RETAF MATE 1/2" WALL SHE 2X4 DIMENSIO 2X4 DIMENSIO AIR FILTRATIO EXTERIOR SID	WIDTH 36 36 36 35 35 35 36 35 36 37 36 37 36 37 36 37 36 37 36 37 36 37 36 37 36 37 36 34 </td <td>84 84 84 84 35 325 325 325 325 325 325 325 325 325 325 325 325 325 325 325 325 3</td> <td>HEIGHT</td> <td>12 12 55 55 55 12 44 50 7 7 7 7 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 <td< td=""><td>LL HEIGHT LL HEIGHT LINE KEOFF C G TAKEOFF C C C C C C C C C C C C C</td><td>HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 97 97 97 97 97 97 97 SCOMMENTS COMMENTS EAR FOOTAGE</td></td<></td>	84 84 84 84 35 325 325 325 325 325 325 325 325 325 325 325 325 325 325 325 325 3	HEIGHT	12 12 55 55 55 12 44 50 7 7 7 7 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 <td< td=""><td>LL HEIGHT LL HEIGHT LINE KEOFF C G TAKEOFF C C C C C C C C C C C C C</td><td>HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 97 97 97 97 97 97 97 SCOMMENTS COMMENTS EAR FOOTAGE</td></td<>	LL HEIGHT LL HEIGHT LINE KEOFF C G TAKEOFF C C C C C C C C C C C C C	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 97 97 97 97 97 97 97 SCOMMENTS COMMENTS EAR FOOTAGE
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH MATE SHOWER SHEAT WOOD FINISH MATE 1/2" WALL SHE 2X4 DIMENSIO SHOWER GLAS VAPOR RETAF MATE 1/2" WALL SHE 2X4 DIMENSIO ZX4 DIMENSIO ZX6 DIMENSIO ZX6 DIMENSIO ZX6 DIMENSIO ZX6 DIMENSIO ZX6 DIMENSIO ZX6 DIMENSI	WIDTH 36 36 36 35 35 35 36 35 36 35 36 37 36 37 36 37 36 37 36 37 36 37 36 37 36 37 36 34 35 RIAL NAME A114 SS RDER NAL LUMBER	84 84 84 84 35 325 325 325 325 325 325 3217 325 3217 325 3217 325 3217 325 3217 3217 <tr td=""></tr>	HEIGHT	12 12 55 55 55 12 44 50 7 7 7 7 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 <td< td=""><td>LL HEIGHT LL HEIGHT LINE AKEOFF COFF COFF LINE 101.702 LF 90.033 LF 134.349 LF 101.702 LF 101.702 LF 224.382 LF 101.702 LF 224.382 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF</td><td>HEADER HEIGHT 96 96 96 90 90 90 78 97 97 97 97 97 97 07 COMMENTS</td></td<>	LL HEIGHT LL HEIGHT LINE AKEOFF COFF COFF LINE 101.702 LF 90.033 LF 134.349 LF 101.702 LF 101.702 LF 224.382 LF 101.702 LF 224.382 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF 32.328 LF	HEADER HEIGHT 96 96 96 90 90 90 78 97 97 97 97 97 97 07 COMMENTS
W45 W46 W47 W52 W53 W54 W67 W81 W82 W83 TOTAL: 10 MATE FLOOR SHEAT WOOD FINISH FLOOR SHEAT WOOD FINISH MATE FLOOR SHEAT WOOD FINISH MATE SHOWER SHEAT WATE 1/2" WALL SHE 2X4 DIMENSIO 2X6 DIMENSIO 2X6 DIMENSIO AIR FILTRATIO EXTERIOR SID GYPSUM WALI SHOWER GLAS VAPOR RETAF	WIDTH 36 36 36 35 35 36 35 36 34 35 RIAL NAME ATHING PLYWOOD NAL LUMBER <	84 84 84 84 35 325 325 325 325 325 325 325 325 325 325 325 325 325 325 325 325 3	HEIGHT	12 12 55 55 55 12 44 50 7 7 7 7 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 <td< td=""><td>LL HEIGHT LL HEIGHT LINE KEOFF C G TAKEOFF C C C C C C C C C C C C C</td><td>HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 97 97 97 97 97 97 97 SCOMMENTS COMMENTS EAR FOOTAGE</td></td<>	LL HEIGHT LL HEIGHT LINE KEOFF C G TAKEOFF C C C C C C C C C C C C C	HEADER HEIGHT 96 96 96 90 90 90 97 97 97 97 97 97 97 97 97 97 97 97 97 97 SCOMMENTS COMMENTS EAR FOOTAGE



Ζ

D

S

Ω

JOHN MCKENNA, AIA, NCARB ARCHITECT

1308 VINCENT PLACE MCLEAN, VA 22101 SEAL



CODE 2018 VIRGINIA RESIDENTIAL

CODE (IRC) PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

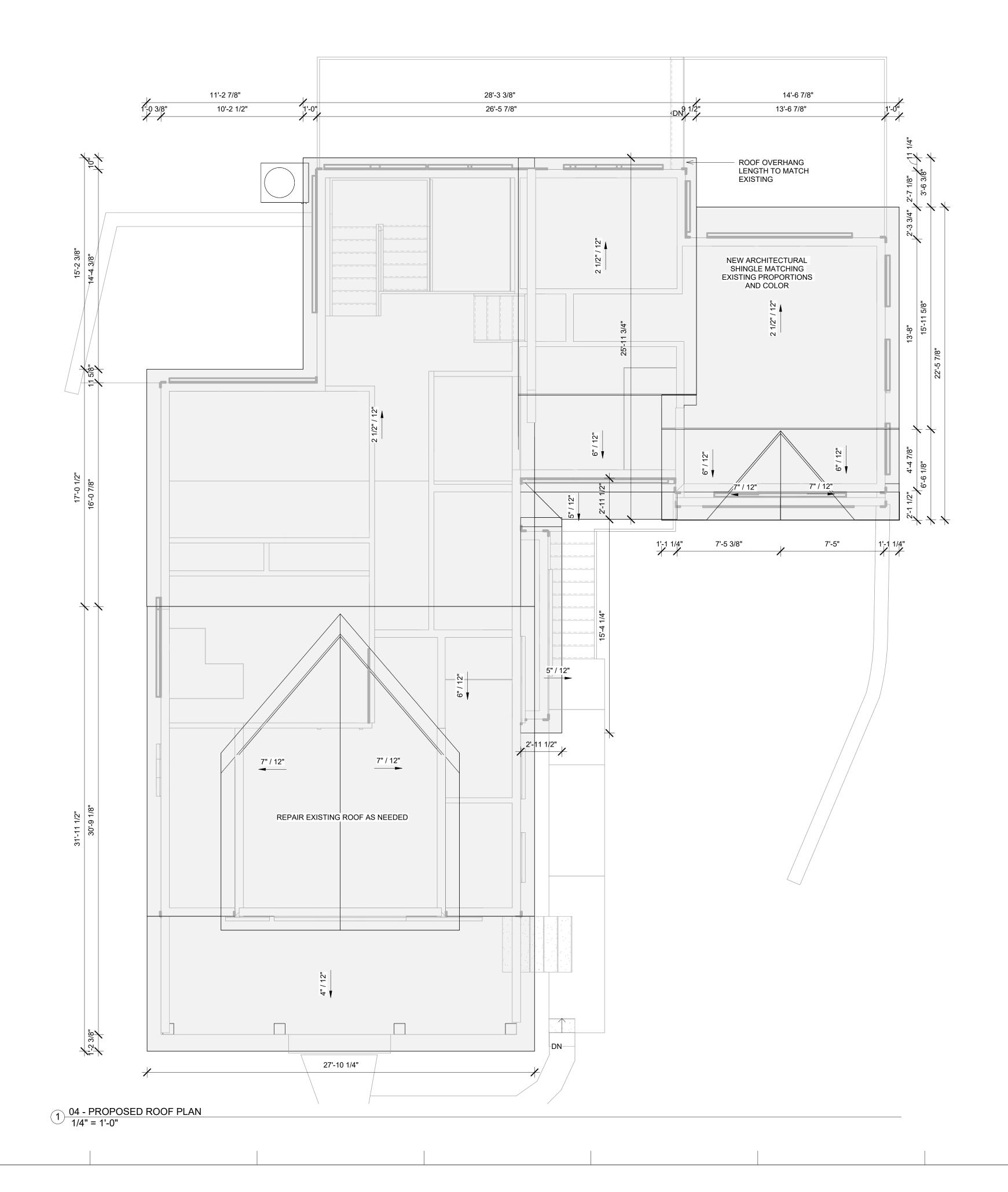
NO.	DESCRIPTION	DATE



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



ЫΜ :54 3/20/2024 2:34:



MATERIAL NAME ASPHALT SHINGLES GYPSUM WALL BOARD 1/2"

A1 ⁻	15 - NEW ROOF AND CEILING TAKEC)FF
	AREA	COMMENTS
	1491 SF	
	1491 SF	
	•	-

Ζ 0 S D M \mathbf{O} Σ



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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

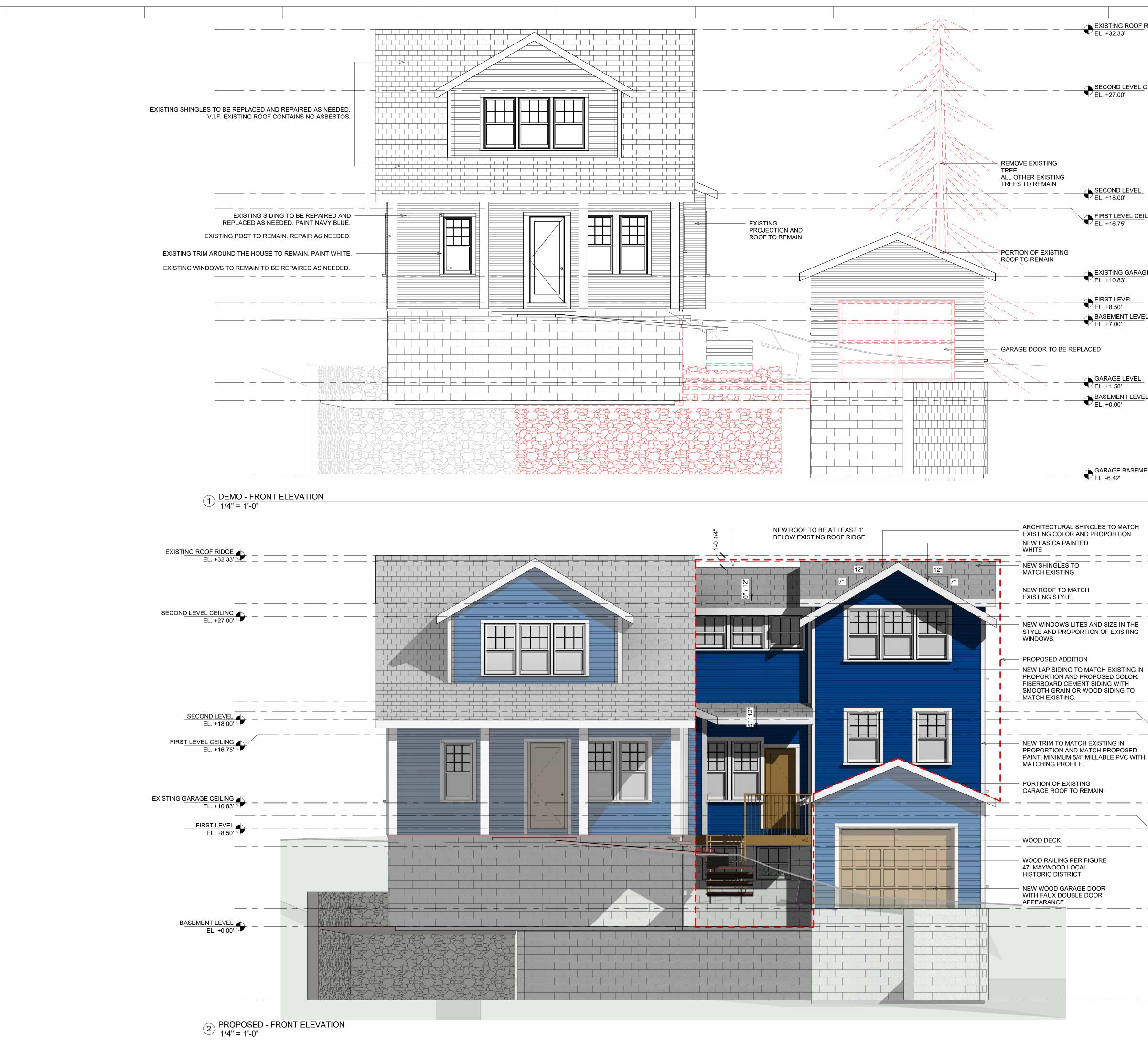
SHEET TITLE



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







GARAGE BASEMENT LEVEL

FIRST LEVEL OFFSET EL. +10.71'

NEW GARAGE CEILING EL. +9.71'

GARAGE LEVEL EL. +1.58'

BASEMENT LEVEL CEILING EL. +7.00'

EL. +19.62'

FIRST LEVEL CEILING OFFSET EL. +18.71'

SECOND LEVEL OFFSET CEILING EL. +28.12'

NEW ROOF RIDGE EL. +31.78'

GARAGE BASEMENT LEVEL EL. -6.42'

GARAGE LEVEL EL. +1.58' BASEMENT LEVEL EL. +0.00'

FIRST LEVEL EL. +8.50' BASEMENT LEVEL CEILING EL. +7.00'

EXISTING GARAGE CEILING EL. +10.83'

FIRST LEVEL CEILING EL. +16.75'

EL. +18.00'

SECOND LEVEL CEILING EL. +27.00'

EXISTING ROOF RIDGE

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

A201

SHEET NO.



SHEET TITLE

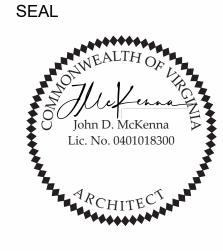
REVISIONS		
NO.	DESCRIPTION	DATE

2725 23RD RD N ARLINGTON, VA 22201



2018 VIRGINIA RESIDENTIAL CODE (IRC)

CODE



1308 VINCENT PLACE MCLEAN, VA 22101

JOHN MCKENNA, AIA, NCARB ARCHITECT

DRAWN BY:

JMCKENNA@MC3.DESIGN

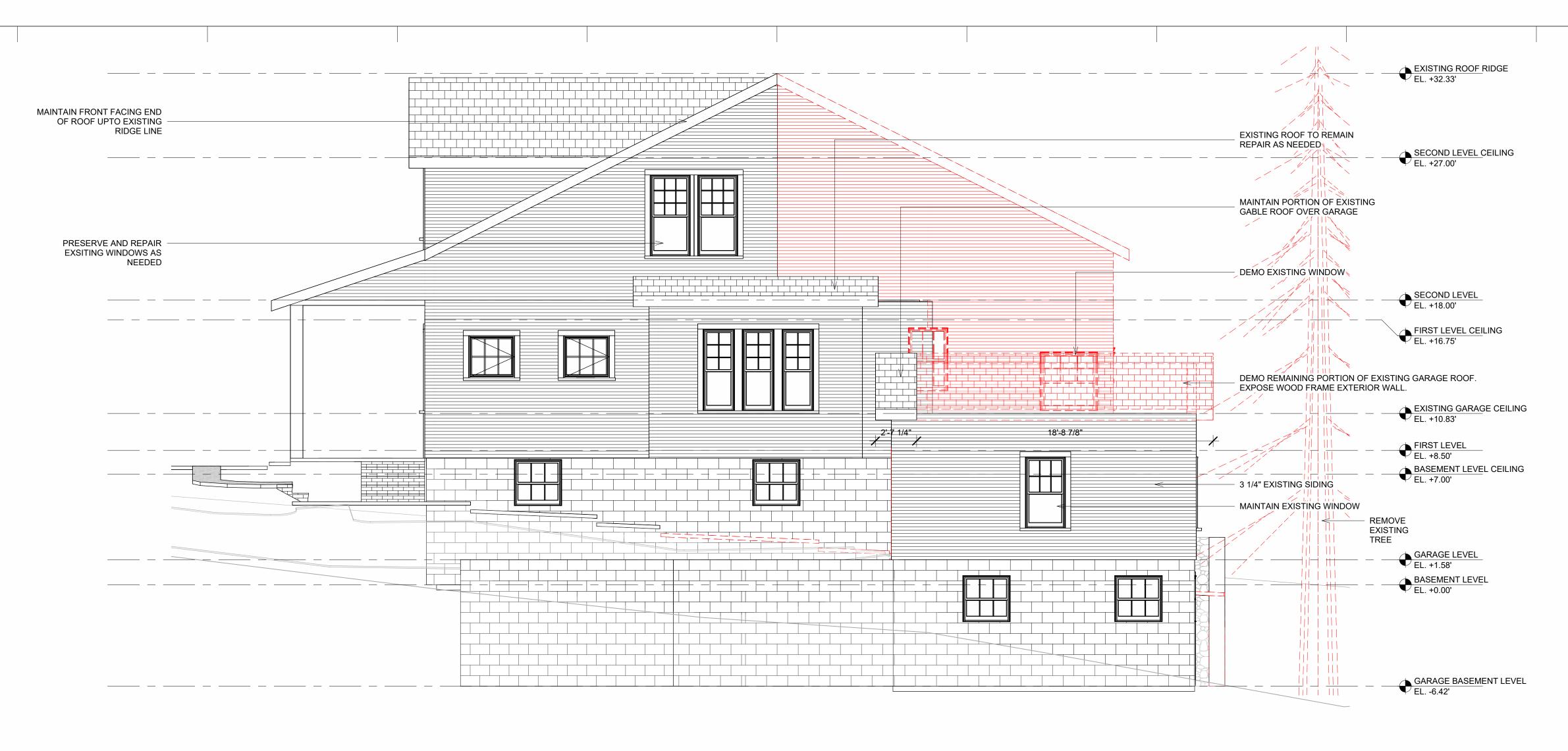
202.599.7779

1308 VINCENT PLACE MCLEAN, VA 22101

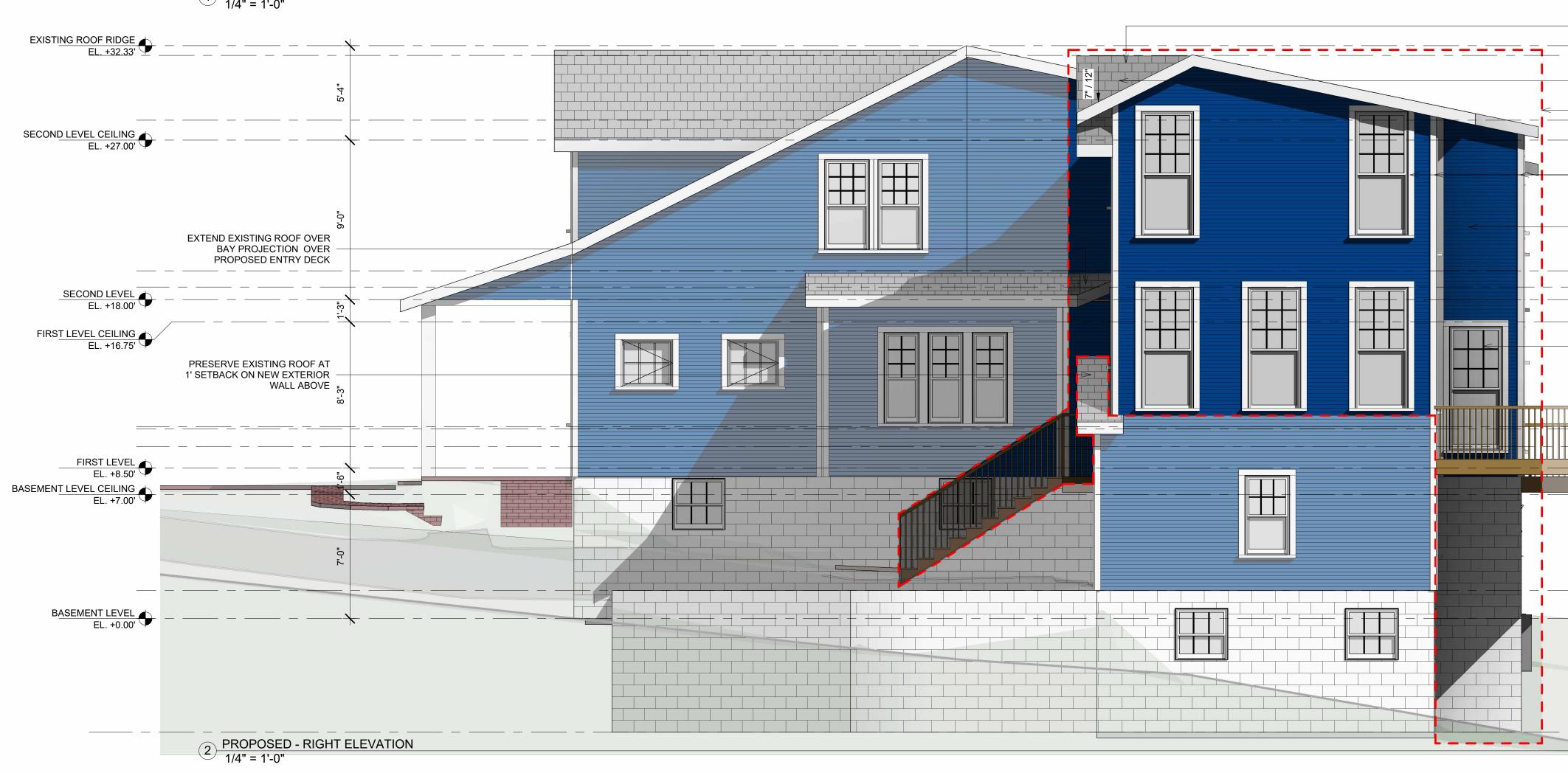




Ζ **(**) S







GABLE DORMER TO MATCH EXISTING ON FRONT FACADE			
			NEW ROOF RIDGE EL. +31.78'
ARCHITECTURAL SHINGLES TO MATCH EXISTING COLOR AND PROPORTION			
PROPOSED EXTENSION			SECOND LEVEL OFFSET CEILING EL. +28.12'
NEW CORNER TRIM AND WINDOW TRIM TO MATCH EXISTING IN PROPORTION AS SHOWN ON A006 AND MATCH PROPOSED PAINT. MINIMUM 5/4" MILLABLE PVC WITH MATCHING PROFILE.	_	8-9"	
FIBERBOARD CEMENT SIDING WITH SMOOTH GRAIN OR WOOD SIDING TO MATCH EXISTING			• SECOND LEVEL OFFSET EL. +19.62' • FIRST LEVEL CEILING OFFSET EL. +18.71'
NEW WINDOWS LITES AND SIZE IN THE STYLE AND PROPORTION OF EXISTING WINDOWS.	33'-5"	7'-10 1/2"	EXISTING GARAGE CEILING
	8	. /	/♥ EL. +10.83'
 		-	EL. +10.71
			NEW GARAGE CEILING EL. +9.71'
		9:-1 1/2	
		→ - 	GARAGE LEVEL EL. +1.58'
		8:-0	
			GARAGE BASEMENT LEVEL EL6.42'
		I	1

SHEET NO. A202

SCALE

DATE

2024.03.20

1/4" = 1'-0"

RIGHT ELEVATION

SHEET TITLE

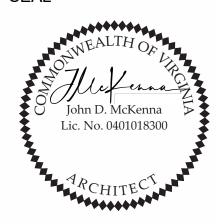
REVISIONS		
NO.	DESCRIPTION	DATE

COE RESIDENCE

2725 23RD RD N ARLINGTON, VA 22201

PROJECT

CODE 2018 VIRGINIA RESIDENTIAL CODE (IRC)



1308 VINCENT PLACE MCLEAN, VA 22101 SEAL

JOHN MCKENNA, AIA, NCARB ARCHITECT

DRAWN BY:

202.599.7779 JMCKENNA@MC3.DESIGN

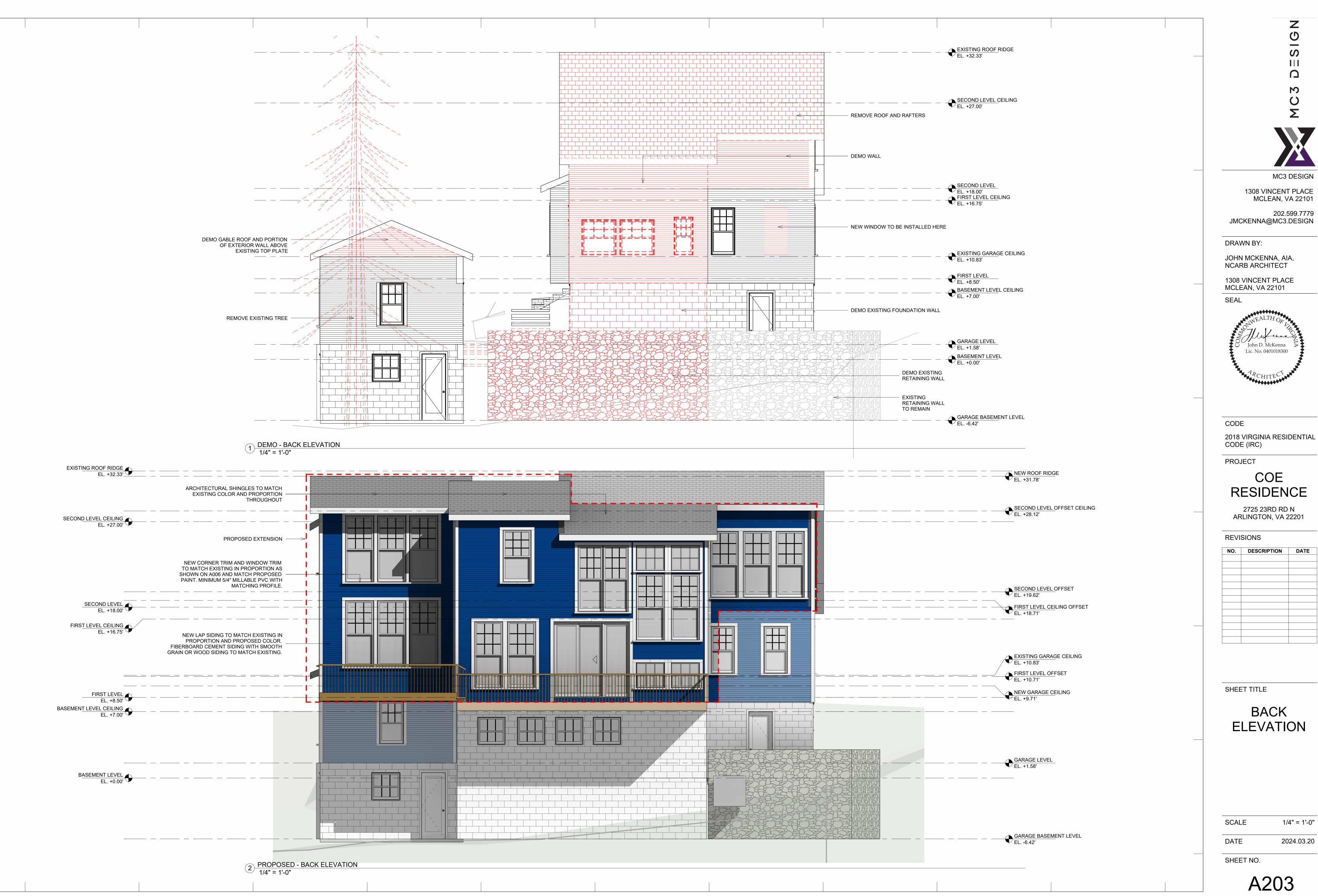
1308 VINCENT PLACE MCLEAN, VA 22101

MC3 DESIGN



C S \bigcap M () Σ

Ζ



19

A203

2024.03.20

Ζ

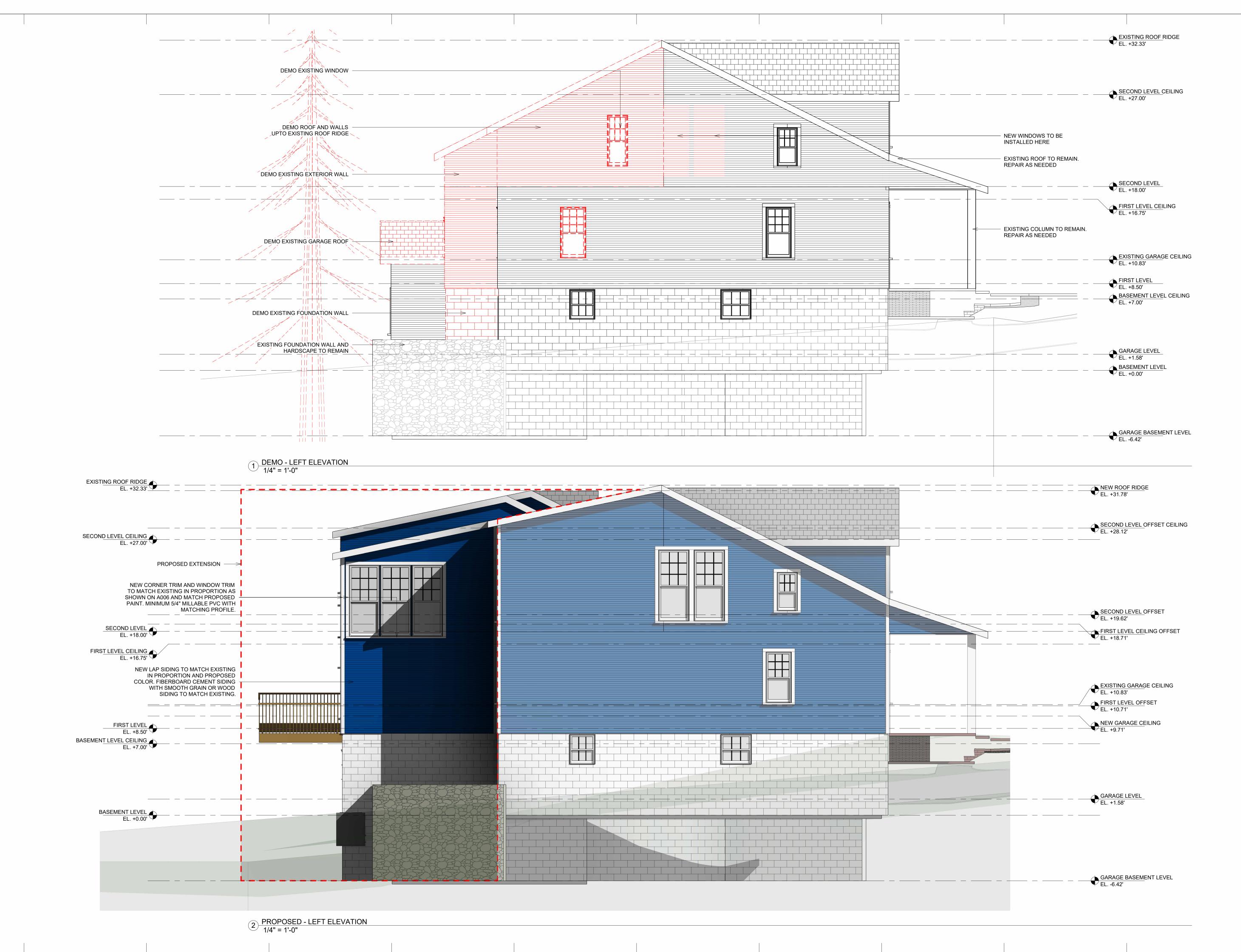
()

S

 \bigcap

M

Σ





SHEET NO.

DATE

2024.03.20

SCALE

1/4" = 1'-0"

LEFT ELEVATION

SHEET TITLE

REVISIONS		
NO.	DESCRIPTION	DATE

COE RESIDENCE

2725 23RD RD N ARLINGTON, VA 22201

PROJECT

CODE 2018 VIRGINIA RESIDENTIAL CODE (IRC)



1308 VINCENT PLACE MCLEAN, VA 22101 SEAL

JOHN MCKENNA, AIA, NCARB ARCHITECT

DRAWN BY:

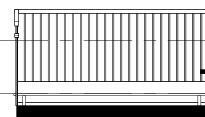
202.599.7779 JMCKENNA@MC3.DESIGN

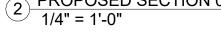
1308 VINCENT PLACE MCLEAN, VA 22101

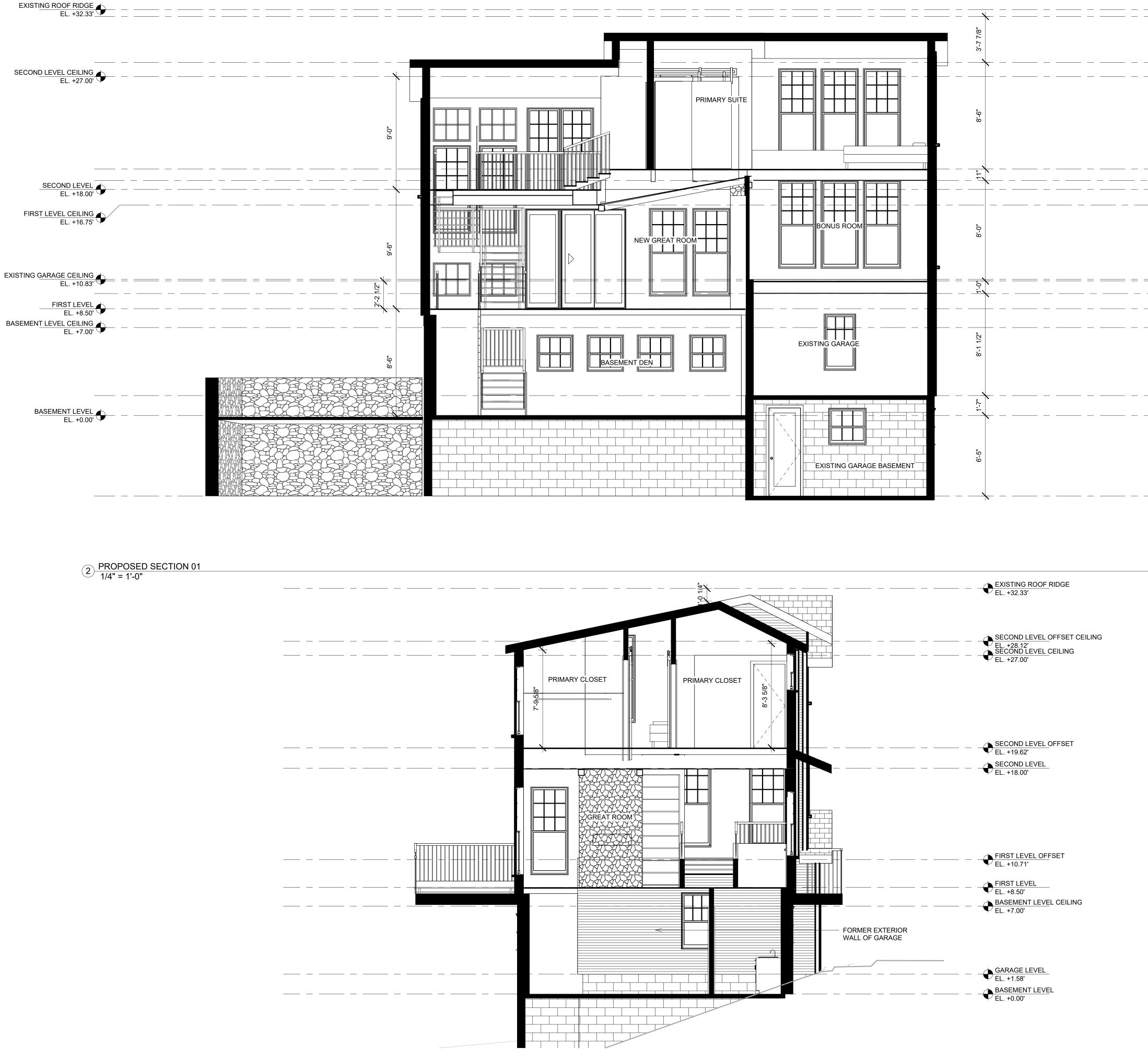
MC3 DESIGN



Ζ









SHEET NO.

SCALE

DATE

2024.03.20

1/4" = 1'-0"

SECTION 01

SHEET TITLE

REVISIONS		
NO.	DESCRIPTION	DATE

2725 23RD RD N ARLINGTON, VA 22201



PROJECT

2018 VIRGINIA RESIDENTIAL CODE (IRC)

CODE



1308 VINCENT PLACE MCLEAN, VA 22101 SEAL

JOHN MCKENNA, AIA, NCARB ARCHITECT

DRAWN BY:

202.599.7779 JMCKENNA@MC3.DESIGN

1308 VINCENT PLACE MCLEAN, VA 22101

MC3 DESIGN



EL. +28.12'

EL. +19.62'

FIRST LEVEL OFFSET

NEW GARAGE CEILING EL. +9.71'

GARAGE LEVEL EL. +1.58'

GARAGE BASEMENT LEVEL EL. -6.42'

FIRST LEVEL CEILING OFFSET EL. +18.71'

NEW ROOF RIDGE EL. +31.78'

			ļ	A401 - COMPLETE EXISTING	TO DEMO DOOR SCHEDUL	E					A401 - COMPLE	ETE EXISTIN	IG TO DEMO WINDOW SCHE	DULE					A401	- COMPLETE	NEW WINDOW SCHEDULE		
DOOF NUMBE		EADER EIGHT	WIDTH	H LEVEL	CREATED	DE	MO	LABEL	WIDTH	HEIGI	SILL HT HEIGHT	HEADER HEIGHT	LEVEL	CREATED	DEMO	LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	LEVEL	CREATED	DEMO
	80		26	FIRST LEVEL	EXISTING	NEW CONSTR		W1	30	60	30	90	FIRST LEVEL	-	NEW CONSTRUCTION	W24	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	
D2	77		20	FIRST LEVEL	EXISTING	NEW CONSTR		W8	44	45	30	75	FIRST LEVEL		NEW CONSTRUCTION	W35	36	84	12	96	FIRST LEVEL	NEW CONSTRUCTION	
D3	0		84	FIRST LEVEL	EXISTING	NEW CONSTR		W9	44	45	30	75	FIRST LEVEL		NEW CONSTRUCTION	W36	36	84	12	96	FIRST LEVEL	NEW CONSTRUCTION	
D5	0		0	FIRST LEVEL	EXISTING	NEW CONSTR		W10	24	48	30	78	FIRST LEVEL		NEW CONSTRUCTION	W37		62	30	92	FIRST LEVEL	NEW CONSTRUCTION	
D6	0		0	FIRST LEVEL	EXISTING	NEW CONSTR		W11	30	48	45	93	FIRST LEVEL	EXISTING	NEW CONSTRUCTION	W38	30	62	30	92	FIRST LEVEL	NEW CONSTRUCTION	√ None
D7	77		24	FIRST LEVEL	EXISTING	NEW CONSTR		W12	24	24	36	60	FIRST LEVEL		NEW CONSTRUCTION	W39	36	35	49	84	BASEMENT LEVEL	NEW CONSTRUCTION	√ None
D8	80		30	FIRST LEVEL	EXISTING	NEW CONSTR		W16	44	45	30	75	FIRST LEVEL	EXISTING	NEW CONSTRUCTION	W40	36	35	49	84	BASEMENT LEVEL	NEW CONSTRUCTION	√ None
D9	0		0	FIRST LEVEL	EXISTING	NEW CONSTR	UCTION	W22	24	60	24	84	SECOND LEVEL	EXISTING	NEW CONSTRUCTION	W41	35	35	42	77	BASEMENT LEVEL	NEW CONSTRUCTION	√ None
D11	0		0	FIRST LEVEL	EXISTING	NEW CONSTR	UCTION	TOTAL: 8					1			W43	35	35	42	77	BASEMENT LEVEL	NEW CONSTRUCTION	J None
D12	80		30	SECOND LEVEL	EXISTING	NEW CONSTR	UCTION									W44	32	84	-6	78	SECOND LEVEL	NEW CONSTRUCTION	√ None
D13	80		28	SECOND LEVEL	EXISTING	NEW CONSTR	UCTION									W45	36	84	12	96	SECOND LEVEL OFFSET	NEW CONSTRUCTION	√ None
D14	96		60	SECOND LEVEL	EXISTING	NEW CONSTR	UCTION	_								W46	36	84	12	96	SECOND LEVEL OFFSET	NEW CONSTRUCTION	J None
D15	77		24	SECOND LEVEL	EXISTING	NEW CONSTR	UCTION				A401 - COMPLE	TE EXISTIN	G TO REMAIN WINDOW SCH			W47	36	84	12	96	SECOND LEVEL OFFSET	NEW CONSTRUCTION	J None
D17	0		0	SECOND LEVEL	EXISTING	NEW CONSTR	UCTION					1				W49	36	84	44	128	SECOND LEVEL	NEW CONSTRUCTION	J None
D19	84		30	BASEMENT LEVEL	EXISTING	NEW CONSTR	UCTION			HEIGI	SILL	HEADER HEIGHT				W50	36	84	44	128	SECOND LEVEL	NEW CONSTRUCTION	J None
D25	80		36	SECOND LEVEL	EXISTING	NEW CONSTR	UCTION		WIDTH		HT HEIGHT					W51	36	84	12	96	FIRST LEVEL	NEW CONSTRUCTION	J None
D44	77		24	FIRST LEVEL	EXISTING	NEW CONSTR	UCTION	W2	35	32	55	87		EXISTING	None	W52	35	35	55	90	SECOND LEVEL OFFSET	NEW CONSTRUCTION	J None
D45	84		120	GARAGE LEVEL	EXISTING	NEW CONSTR	UCTION	W3	30	60	30	90		EXISTING	None	W53	35	35	55	90	SECOND LEVEL OFFSET	NEW CONSTRUCTION	J None
TOTAL:	18		·					W4	30	62	30	92		EXISTING	None	W54	35	35	55	90	SECOND LEVEL OFFSET	NEW CONSTRUCTION	J None
			Δ	401 - COMPLETE EXISTING T	O REMAIN DOOR SCHEDU	IIF		W5	30	62	30	92		EXISTING	None	W55	36	84	12	96	SECOND LEVEL	NEW CONSTRUCTION	J None
								VV6	30	60 60	30	90		EXISTING	None	W56	36	84	12	96	SECOND LEVEL	NEW CONSTRUCTION	J None
		EADER			ODEATED		MO	W7	30	60	30	90		EXISTING	None	W57	36	84	12	96	SECOND LEVEL	NEW CONSTRUCTION	J None
		EIGHT	WIDTH					W13	24	62	30	92		EXISTING	None	W58	36	84	-6	78	SECOND LEVEL	NEW CONSTRUCTION	J None
D4	0		0		EXISTING	None		W14	24	02	30	92		EXISTING	None	W59	36	84	-6	78	SECOND LEVEL	NEW CONSTRUCTION	J None
D10	90		30		EXISTING	None		W15	24	62	30 47	92		EXISTING	None	W60	36	84	-6	78	SECOND LEVEL	NEW CONSTRUCTION	J None
D16	01		24	SECOND LEVEL GARAGE BASEMENT LEVE		None		W17	34	54	47	101	SECOND LEVEL	EXISTING EXISTING	None	W61	36	32	46	78	SECOND LEVEL	NEW CONSTRUCTION	J None
D20 D21	04		30	BASEMENT LEVEL	EXISTING	None None		W18 W19	24	54	47	101 101	SECOND LEVEL SECOND LEVEL	EXISTING	None None	W62	36	32	46	78	SECOND LEVEL	NEW CONSTRUCTION	J None
TOTAL:	04 5		30	BASEMENTLEVEL	EXISTING	NOTE		W20	21	62	47	95	SECOND LEVEL	EXISTING	None	W63	36	84	72	156	FIRST LEVEL	NEW CONSTRUCTION	J None
TOTAL.	5							W20	31	62	34	95	SECOND LEVEL	EXISTING	None	W64	36	84	72	156	FIRST LEVEL	NEW CONSTRUCTION	
				A401 - COMPLETE NE	W DOOR SCHEDULE			W23	24	46	24	70	SECOND LEVEL	EXISTING	None	W65	36	32	12	44	FIRST LEVEL	NEW CONSTRUCTION	
DOOF	R HE	EADER						W25	24	5/	24	78	GARAGE LEVEL	EXISTING	None	W66	36	32	12	44	FIRST LEVEL	NEW CONSTRUCTION	
NUMBE	R H	EIGHT	WIDTH	H LEVEL	CREATED	N	I/A	- W26	31	5/	24	78	GARAGE LEVEL	EXISTING	None	W67	36	66	12	78	SECOND LEVEL OFFSET	NEW CONSTRUCTION	
D18	84		120	GARAGE LEVEL	NEW CONSTRUCTION	None		W27	36	35	60	95	BASEMENT LEVEL	EXISTING	None	W68	36	84	12	96	SECOND LEVEL	NEW CONSTRUCTION	
D22	84		30	FIRST LEVEL	NEW CONSTRUCTION	None		W28	36	35	60	95	BASEMENT LEVEL	EXISTING	None	W69	36	84	12	96	SECOND LEVEL	NEW CONSTRUCTION	
D23	96		96	FIRST LEVEL	NEW CONSTRUCTION	None		W29	36	35	60	95	BASEMENT LEVEL	EXISTING	None	W70	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	
D24	80		28	BASEMENT LEVEL	NEW CONSTRUCTION	None		W30	30	35	60	95	BASEMENT LEVEL	EXISTING	None	W71	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	
D26	80		36	SECOND LEVEL	NEW CONSTRUCTION	None		- W30	30	35	48	83	BASEMENT LEVEL	EXISTING	None	W73	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	
D27	80		33	SECOND LEVEL OFFSET		None		- W32	36	35	49	84	GARAGE BASEMENT LEVE		None	W74	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	
D28	84		30	FIRST LEVEL	NEW CONSTRUCTION	None		- W33	36	35	49	84	GARAGE BASEMENT LEVE	_	None	W75	36	84	12	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	
D29	80		30	FIRST LEVEL	NEW CONSTRUCTION	None		- W34	36	35	49	84	GARAGE BASEMENT LEVE		None	W77	34	54	43	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	
D30	96		90	FIRST LEVEL	NEW CONSTRUCTION	None		W42	35	32	55	87	FIRST LEVEL	EXISTING	None	W79	34	54	43	96	FIRST LEVEL OFFSET	NEW CONSTRUCTION	
D31	84		36	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None		- W87	31	54	24	78	GARAGE LEVEL	EXISTING	None	W80	32	84	-6	78	SECOND LEVEL	NEW CONSTRUCTION	
D32	80		30	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None		TOTAL: 27		0.	- ·					W81	34	54	44	97	SECOND LEVEL OFFSET	NEW CONSTRUCTION	
D33	80		30	SECOND LEVEL OFFSET	NEW CONSTRUCTION	None										W82	34	54	44	97	SECOND LEVEL OFFSET	NEW CONSTRUCTION	
D34	96		36	SECOND LEVEL	NEW CONSTRUCTION											W83	34	54	44	97	SECOND LEVEL OFFSET	NEW CONSTRUCTION	
D35	80		36	SECOND LEVEL	NEW CONSTRUCTION											W84	35	35	42	77	BASEMENT LEVEL	NEW CONSTRUCTION	
D36	80		28	BASEMENT LEVEL	NEW CONSTRUCTION											W85		35	42	77	BASEMENT LEVEL	NEW CONSTRUCTION	
D37	80		30	SECOND LEVEL	NEW CONSTRUCTION											W86		60	30	90	FIRST LEVEL	NEW CONSTRUCTION	I None
D38	80		30	SECOND LEVEL	NEW CONSTRUCTION											TOTAL: 48							
D39	80		36	SECOND LEVEL	NEW CONSTRUCTION															ES WOOD W	INDOWS OR PELLA WOOD W	NDOW SERIES, WINDOW	V STYLE
D40	80		36	SECOND LEVEL	NEW CONSTRUCTION											TO MATCI	H ELEVATION	S AND NO	TES.				
D41	80		60	SECOND LEVEL	NEW CONSTRUCTION																		
D42	80		60	SECOND LEVEL	NEW CONSTRUCTION	None																	
	21																						

ШШ 2725 23rd Rd N\23045 - 2725 23rd Rd N - 23.01.03 PROF \23045 -Š σ Ś

Ū

Z

TOTAL: 21



Ζ

C _ S

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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

WINDOW DOOR SCHEDULES

_____ DATE

2024.03.20

_____ SHEET NO.



Ü

BRICK P CONCRE

1/2" WAL 2X4 DIM 2X6 DIM AIR FILT EXISTIN EXTERIO GYPSUM TEXTUR VAPOR I

GYPSUN

ASPHAL GYPSUN

02 - COMPLE	TE DEMOLITION FLOORING MATERI	AL TAKEOFF
MATERIAL NAME	AREA	COMMENTS
PAVER HERRINGBONE	382 SF	
RETE	60 SF	
02 - COMP	LETE DEMOLITION WALL MATERIAL	TAKEOFFS
MATERIAL NAME	AREA	LINEAR FOOTAGE
ALL SHEATHING PLYWOOD	811 SF	114.378 LF
MENSIONAL LUMBER	1073 SF	150.523 LF
MENSIONAL LUMBER	1253 SF	170.714 LF
TRATION BARRIER	817 SF	114.378 LF
ING RETAINING WALL	219 SF	23.208 LF
RIOR SIDING	810 SF	114.378 LF
JM WALL BOARD 1/2"	3824 SF	321.237 LF
IRED 8" CMU	187 SF	24.623 LF
R RETARDER	817 SF	114.378 LF
02 - COMPL	ETE DEMOLITION CEILING MATERIA	L TAKEOFF
MATERIAL NAME	AREA	COMMENT
JM WALL BOARD 1/2"	60 SF	
02 - COMP	LETE DEMOLITION ROOF MATERIAL	. TAKEOFF
MATERIAL NAME	AREA	COMMENTS
ALT SHINGLES	975 SF	
JM WALL BOARD 1/2"	975 SF	

03 - CON	IPLETE 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 03 - CO	1348-SE DMPLETE NEW WALL MATERIAL TAK	EOFFS
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 - CC	MPLETE NEW CEILING MATERIAL T	AKEOFF
MATERIAL NAME	AREA	COMMENT
GYPSUM WALL BOARD 1/2"	1785 SF	
03 - C	OMPLETE NEW ROOF MATERIAL TA	KEOFF
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	1491 SF	
GYPSUM WALL BOARD 1/2"	1491 SF	





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 SEAL



CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE



_____ DATE

2024.03.20

_____ SHEET NO.







1 EXTERIOR - FRONT PERSPECTIVE VIEW 01

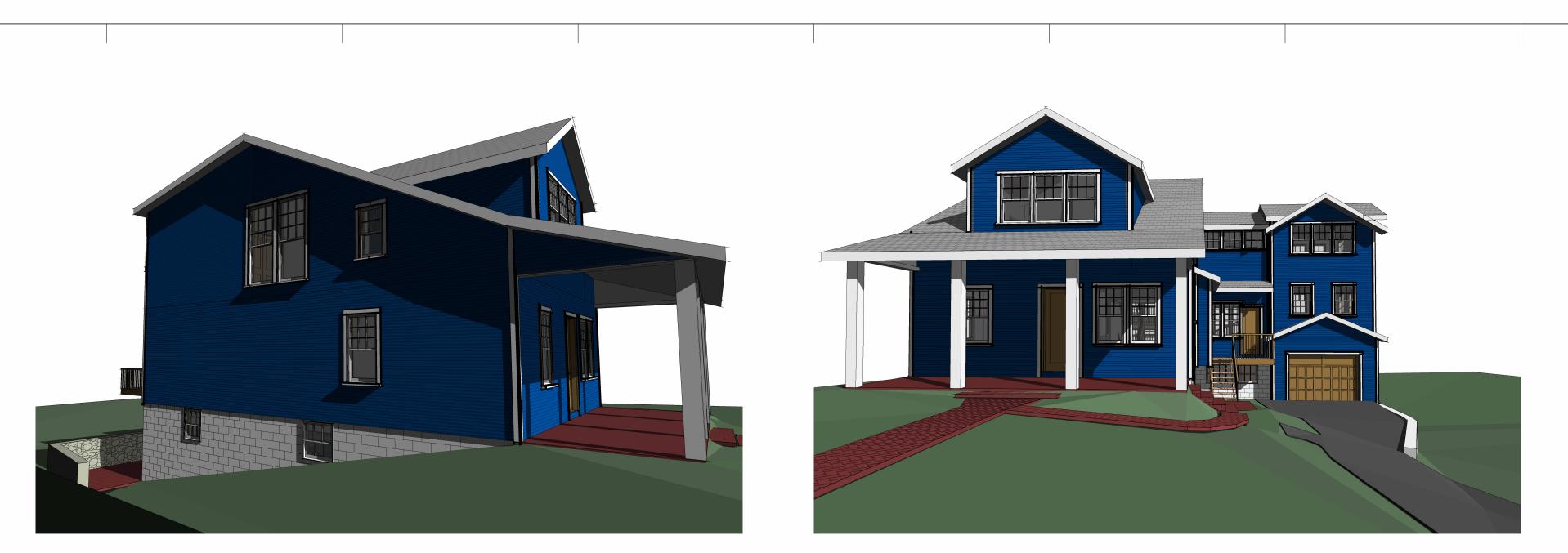


3 EXTERIOR - BACK PERSEPECTIVE 01





¥ \square



2 EXTERIOR - LEFT PERSPECTIVE 01

6 EXTERIOR - FRONT PERSPECTIVE 02

4 EXTERIOR - RIGHT PERSPECTIVE 01



5 EXTERIOR - BACK PERSPECTIVE 02





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



2725 23RD RD N ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

PROPOSED PERSPECTIVES

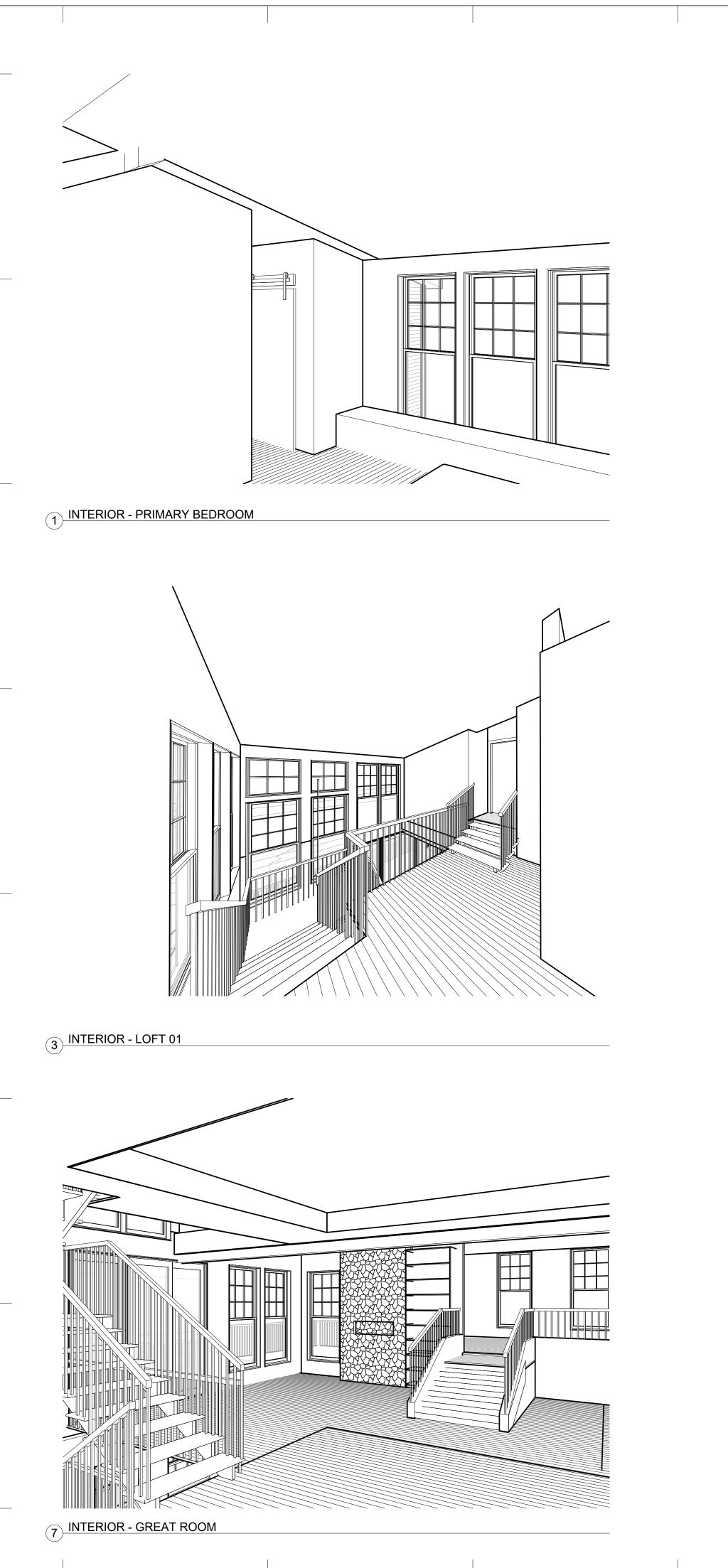
SCALE

_____ DATE

2024.03.20

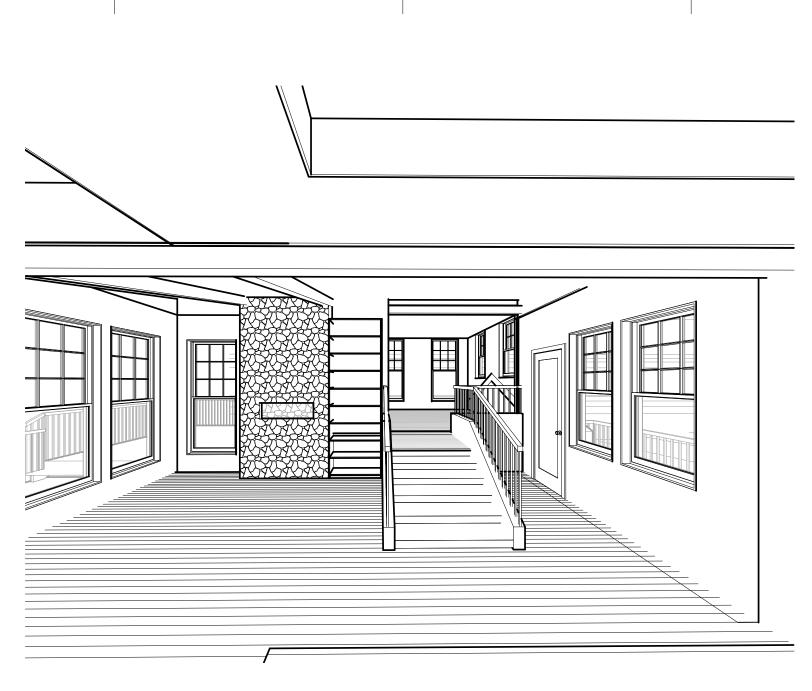
SHEET NO.

A901



)/2024 2:36:17 |

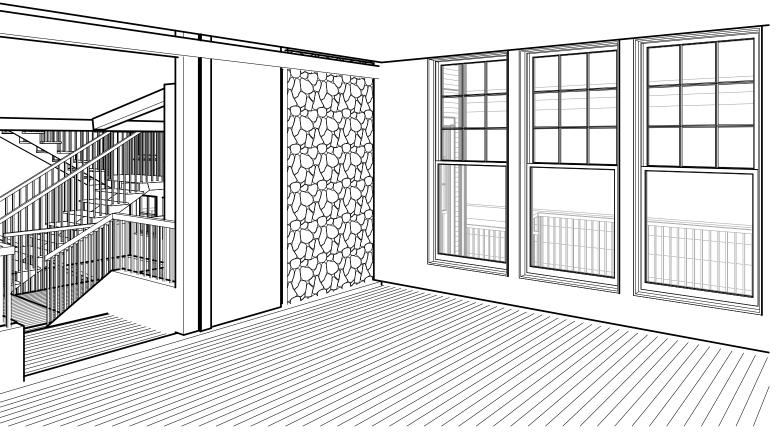
3/20/



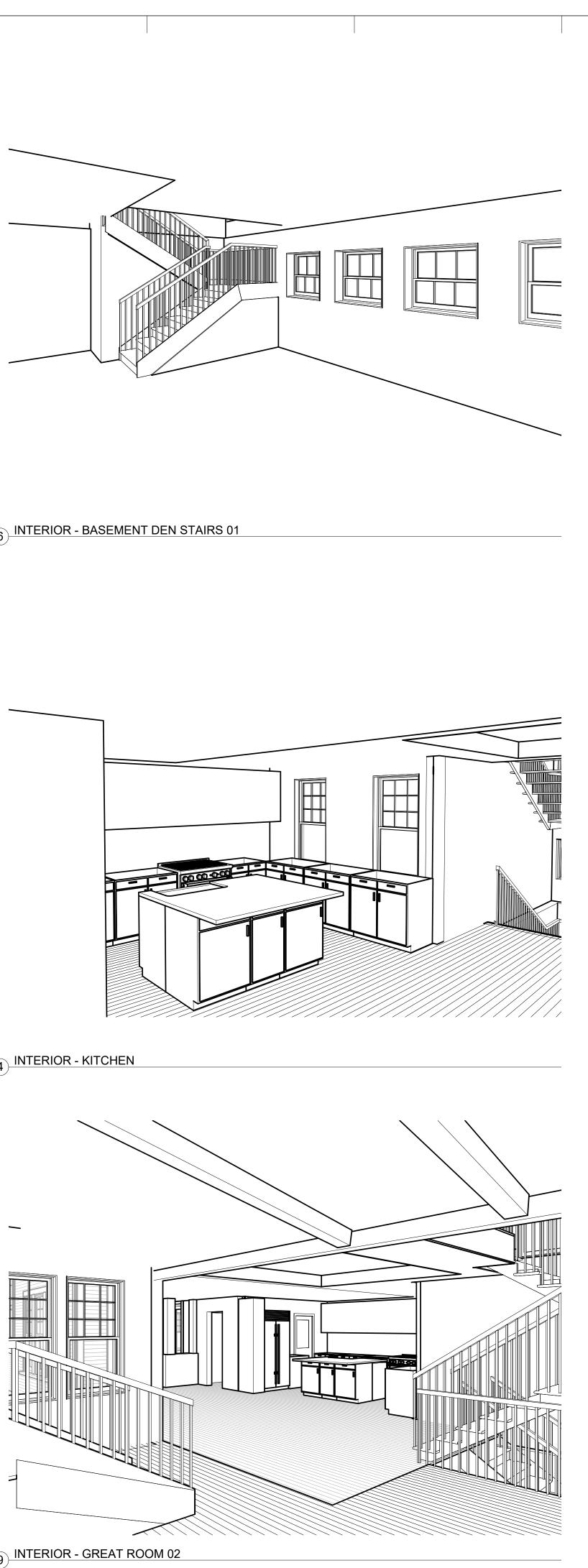
² INTERIOR - INTO PLAY ROOM VIEW

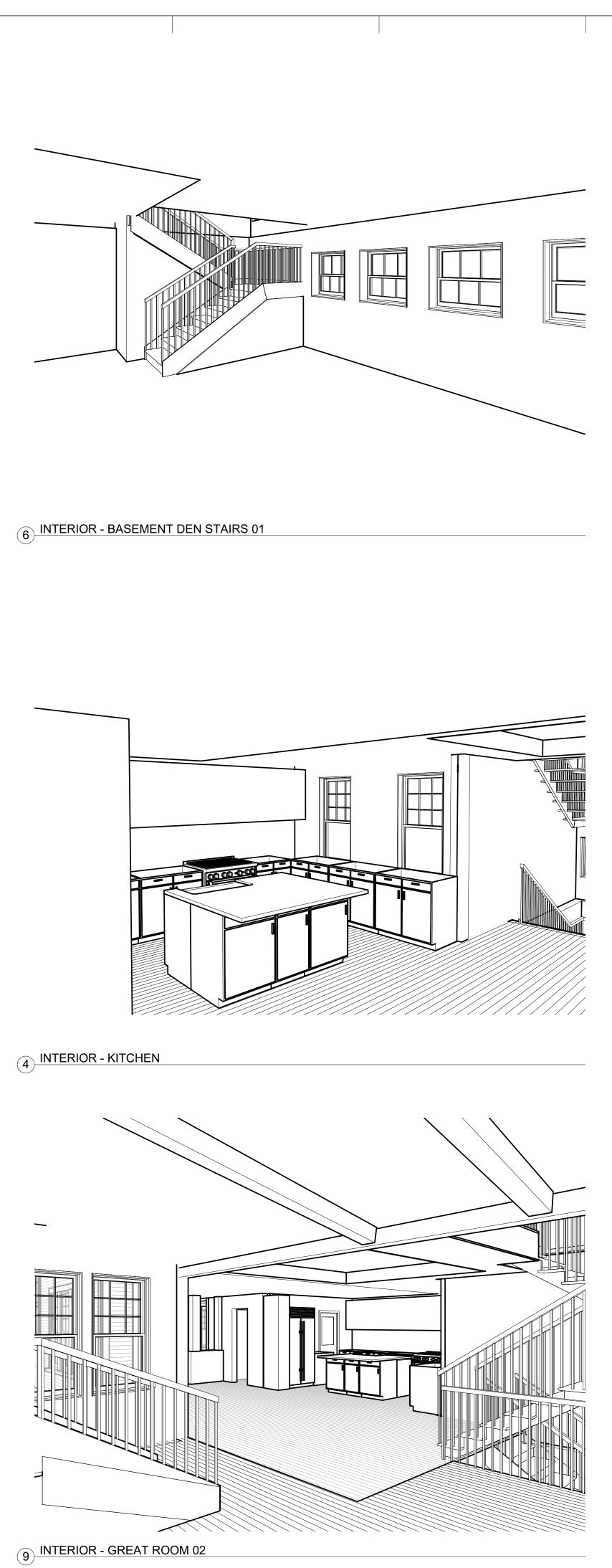


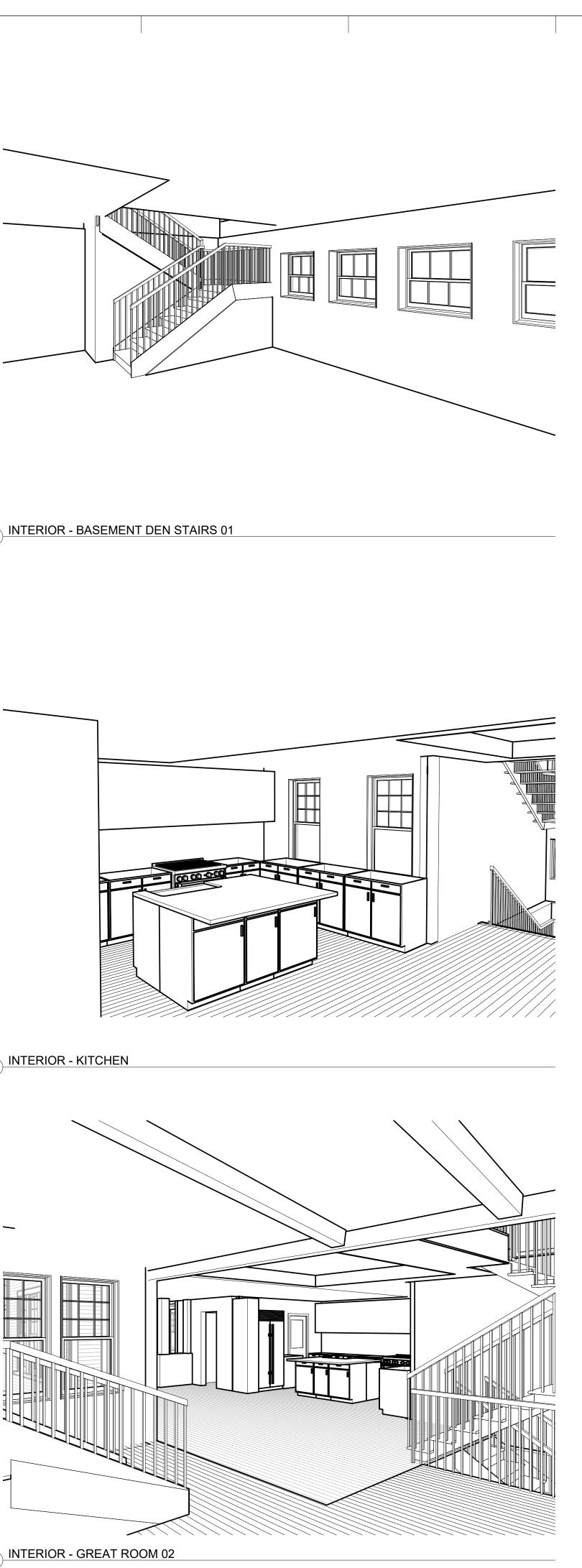
5 INTERIOR - FIRST LEVEL PERSPECTIVE 01



8 INTERIOR - PLAY ROOM







DESIGN
ο Σ
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
SEAL
John D. McKenna Lic. No. 0401018300
CODE 2018 VIRGINIA RESIDENTIAL
CODE (IRC)
PROJECT
2725 23RD RD N ARLINGTON, VA 22201
REVISIONS
NO. DESCRIPTION DATE

SHEET TITLE

PROPOSED

INTERIOR PERSPECTIVES

SCALE _____

2024.03.20

SHEET NO.

DATE

A902