COE RESIDENCE ADDITION

2725 23RD RD N
ARLINGTON, VA 22201

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

GC
GC ADDRESS
GC EMAIL

PROJECT INFORMATION

ZONING DISTRICT: R-6
LOT NUMBER: 213
LOT SQUARE FOOTAGE: 0 SF
BUILDING SQUARE FOOTAGE: 0 SF

CODE

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

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 CONRETE (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 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.

DRAWING SCHEDULE

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

COVER PAGE

SCALE 12" = 1'-0"

DATE 02.16.2024

SHEET NO.

A001

2024-02-16 10:50:38 AM

SITE WORK

BUILDER TO LOCATE ALL SURFACE AND SUBSURFACE UTILITIES IN THE AREA OF THE CONSTRUCTION PRIOR TO COMMENCING WORK. CALL MISS UTILITY PRIOR TO BEGINNING WORK.

THE BUILDER SHALL STORE MATERIALS IN A SAFE AREA ON SITE WITH PROTECTION FROM WEATHER. DO NOT STACK BUILDING MATERIALS IN A MANNER THAT COULD CREATE CONCENTRATED LOADS ON NEW OR EXISTING WORK.

BUILDER SHALL RETAIN A GEOTECHNICAL ENGINEER TO TEST SOIL BEARING CAPACITY IF FIELD INSPECTION INDICATES A NEED.

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

MATERIAL

W AND WT SHAPES: ASTM A 992; FT = 50 KSI
M, MT, S, ST, HP, C, MC AND L SHAPES: ASTM A 36; FT = 36 KSI
STEEL PIPE: ASTM A 53, GRADE B; FT = 35 KSI
STEEL HSS SECTIONS (ROUND, SQUARE, RECTANGULAR):
COLD ROLLED: ASTM A 500, GRADE B; FT = 46 KSI
HOT ROLLED; ASTM A-501
STEEL PLATES: ASTM A 36; FT = 36 KSI
HEADED STUDS; ASTM A 108, GRADES 1010 THROUGH 1016 INCLUSIVE.
CONNECT ALL MEMBERS WITH HIGH-STRENGTH BOLTS.
BEARING TYPE CONNECTIONS, TYPE N:
PROVIDE ASTM A 325, TYPE N BOLTS AT ALL LOCATIONS NOT NOTED ON DRAWINGS AS TYPE SC.
PROVIDE HARDENED WASHERS CONFORMING TO ASTM F 436 UNDER ELEMENTS TO BE TIGHTENED.
PROVIDE NUTS CONFORMING TO ASTM A 563.
TIGHTEN TYPE N BEARING BOLTS TO A SNUG TIGHT CONDITION.
INSTALL HIGH-STRENGTH BOLTS ACCORDING TO ASTM STANDARDS.
DO NOT WELD TO HIGH-STRENGTH BOLTS.
GALVANIZED BOLTS (WHERE SHOWN ON DRAWINGS):
HOT-DIPPED GALVANIZED ACCORDING TO ASTM A 153, CLASS C.
ANCHOR BOLTS:
ASTM A 307, GRADE A.
PROVIDE WITH STANDARD WASHERS AND NUTS.
OVER-TAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING,
ACCORDING TO ASTM A 563.
PROVIDE BEVELED WASHERS AT BOLT HEADS OR NUTS BEARING ON SLOPING SURFACES.
WELDING:
CONFORM WITH AWS WABO SPECIFICATIONS.
WELDERS TO BE QUALIFIED UNDER AWS WABO SPECIFICATIONS.
WELDS MATERIAL: 70 KSI FILLER METAL, UNLESS NOTED OTHERWISE.
PROVIDE LOW-HYDROGEN FILLER METALS AT MOMENT FRAME WELDS.
WELDS TO METAL DECK, METAL STUDS OR OTHER COLD-FORMED METALS:
CONFORM TO AWS D1.3.

DESIGN LOADS

GROUND SNOW LOAD	= 25 psf
WIND SPEED	= 115 MPH
SEISMIC DESIGN CATEGORY	= B
WEATHERING PROBABILITY OF CONCRETE	= SEVERE
FROST LINE	= 24"
TERMITE INFESTATION PROBABILITY	= MODERATE TO HEAVY
DECAY PROBABILITY	= SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	= 17° F
ICE SHIELD UNDERLAYMENT REQUIRED	= YES
FLOOR HAZARDS	= FIRM-2013
AIR FREEZING INDEX	= 250
MEAN ANNUAL TEMPERATURE	= 55° F
FLOOR LIVE LOADS (PER VRC2015 - TABLE R301.5)	
LIVING AREAS	= 40 psf
SLEEPING AREAS	= 30 psf
EXTERIOR BALCONIES & DECKS	= 40 psf
HABITABLE ATTICS & ATTICS	
SERVED W/ FIXED STAIRS	= 30 psf
UNCHARITABLE ATTICS W/ STORAGE	= 10 psf
FLOOR DEAD LOAD	= 10 psf U.N.O.
ROOF LIVE LOAD	= 30 psf
ROOF DEAD LOAD	= 20 psf
SOIL BEARING CAPACITY	= 1,500 psf V.I.F.
WATER TABLE	= 2'-0" MIN. BELOW BOTTOM OF ALL CONCRETE FOOTINGS & SLABS
BACKFILL	= 30 psf U.N.O.

NAILING NOTES PER IRC TABLE R602.3

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16"OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16d
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
BUILT-UP CORNER STUDS	10d @ 24" OC
2" PLANKS	(2)-16d @ EA.BRG.
1/2" PLYWOOD ROOF AND WALL SHEATHING	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
3/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE	
(3) OR FEWER	16d NAILS
(4) OR MORE	1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

A. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20D COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.
C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
F. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8D DEFORMED (21/2" × 0.120) NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM.
G. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
H. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.
I. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
J. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED

STAIRWAY AND RAILING

STAIRWAY SHALL NOT BE LESS THAN 36" IN WIDTH.
STAIRWAY RISER SHALL NOT BE GREATER THAN 8 1/4".
STAIRWAY TREAD DEPTH SHALL NOT BE LESS THAN 9".
THE LENGTH OF RUN AND HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE ENTIRE RUN OF STAIR.
OPEN RISER PERMITTED IF OPENING IS LESS THAN 4".
MINIMUM 3/4" NOSING.
POST/ BALUSTERS OPENING NOT GREATER THAN 4".
STAIRWAY HEADROOM HEIGHT SHALL NOT BE LESS THAN 6'-8".
STAIRWAY HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" AND NO MORE THAN 38".
ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
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

ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I.
ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
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 SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:
LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.
DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

PLUMBING

HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR.
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.
DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
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.
ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
INSULATE WASTE LINES FOR SOUND CONTROL.
INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

VENTILATION

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

INSULATION REQUIREMENTS

REFER TO TABLE N1102.1.2 (R402.1.2)

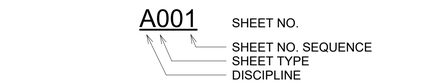
CLIMATE ZONE: 4.
FENESTRATION U-FACTOR: 0.32.
SKYLIGHT U-FACTOR: 0.55.
GLAZED FENESTRATION SHGC: 0.40
CEILING R-VALUE: 49.
WOOD FRAME WALL R-VALUE: 15.
MASS WALL R-VALUE: 8 (CONTINUOUS) / 13 (CAVITY).
FLOOR R-VALUE: 19.
BASEMENT WALL R-VALUE: 10 (CONTINUOUS) / 13 (CAVITY).
UNHEATED SLAB R-VALUE AND DEPTH: 10 / 2'.
HEATED SLAB R-VALUE: R-5.
CRAWL SPACE WALL R-VALUE: 10 (CONTINUOUS) / 13 (CAVITY).

MECHANICAL REQUIREMENTS

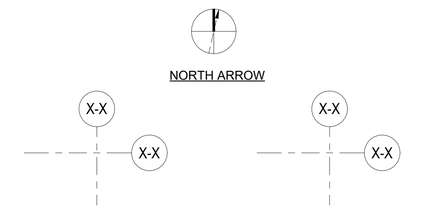
WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTION M1507.3.

GRAPHIC SYMBOLS

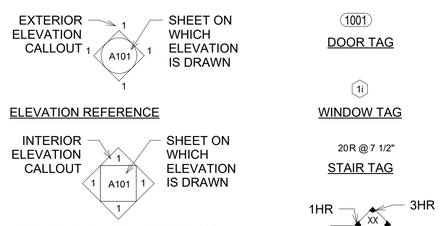
SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS



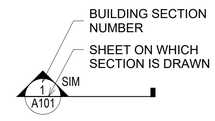
SHEET NUMBER



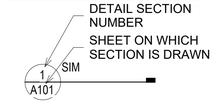
NORTH ARROW
GRID BUBBLES
EXISTING GRID BUBBLES
PLAN OR DETAIL TITLE
GRAPHIC SCALE



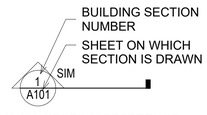
ELEVATION REFERENCE
INTERIOR ELEVATION REFERENCE



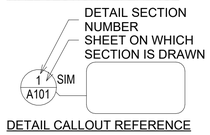
BUILDING SECTION REFERENCE



DETAIL SECTION REFERENCE



WALL SECTION REFERENCE



DETAIL CALLOUT REFERENCE


FLOW ARROW REFERENCE


REVISION CALLOUT AND CLOUD

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

GENERAL NOTES

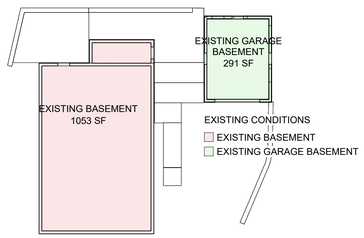
SCALE As indicated

DATE 02.16.2024

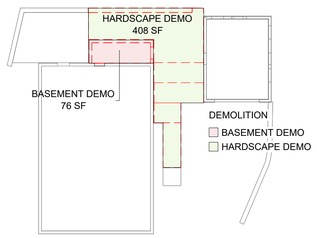
SHEET NO.

A002

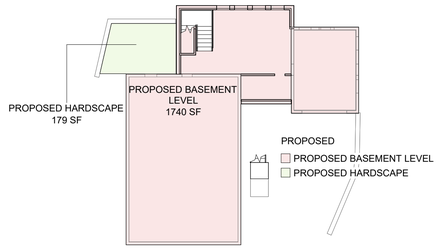
G:\Shared drives\MC3_Arch Model\23045 - 2725 23rd Rd N\23045 - 2725 23rd Rd N - 23.01.03 PROPOSED.rvt



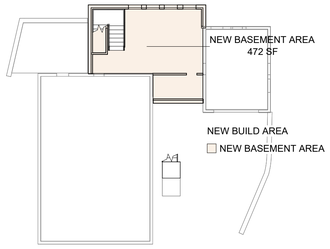
1 BASEMENT LEVEL EXISTING AREA
1/16" = 1'-0"



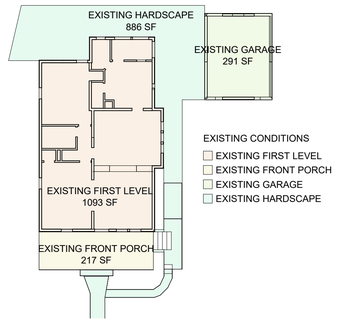
4 BASEMENT LEVEL AREA DEMOLITION
1/16" = 1'-0"



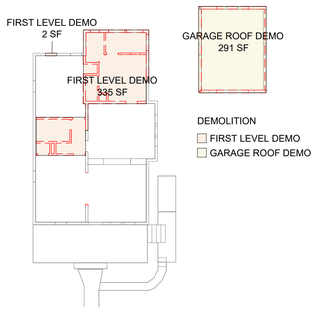
8 BASEMENT LEVEL
1/16" = 1'-0"



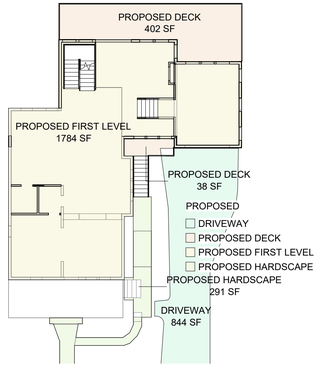
11 BASEMENT LEVEL
1/16" = 1'-0"



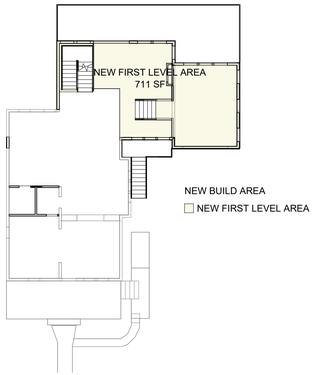
2 FIRST LEVEL EXISTING AREA
1/16" = 1'-0"



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



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



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

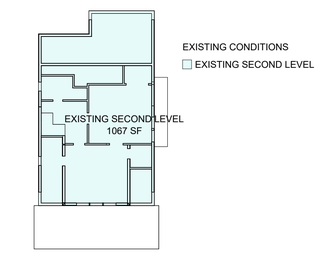
EXISTING CONDITION AREA		
NAME	AREA	LEVEL
EXISTING BASEMENT	1053 SF	BASEMENT LEVEL
EXISTING GARAGE BASEMENT	291 SF	BASEMENT LEVEL
EXISTING GARAGE	291 SF	FIRST LEVEL
EXISTING FIRST LEVEL	1093 SF	FIRST LEVEL
EXISTING HARDSCAPE	886 SF	FIRST LEVEL
EXISTING FRONT PORCH	217 SF	FIRST LEVEL
EXISTING SECOND LEVEL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

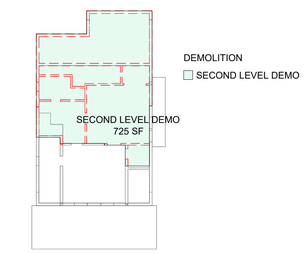
NEW BUILD AREA		
TITLE	AREA	LEVEL
NEW BASEMENT AREA	472 SF	BASEMENT LEVEL
NEW FIRST LEVEL AREA	711 SF	FIRST LEVEL
NEW SECOND LEVEL AREA	948 SF	SECOND LEVEL
NEW ROOF	1354 SF	NEW ROOF RIDGE
TOTAL	3485 SF	

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	1756 SF	SECOND LEVEL
DRIVEWAY	844 SF	FIRST LEVEL
TOTAL	7033 SF	

LOT AREA	
NAME	AREA
LOT AREA	28651 SF

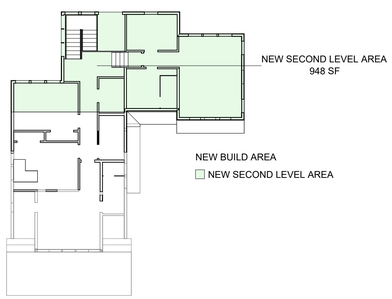


3 SECOND LEVEL EXISTING AREA
1/16" = 1'-0"

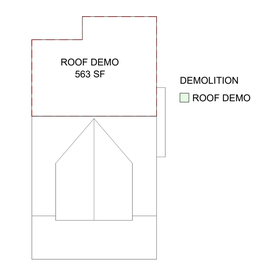


6 SECOND LEVEL DEMOLITION AREA
1/16" = 1'-0"

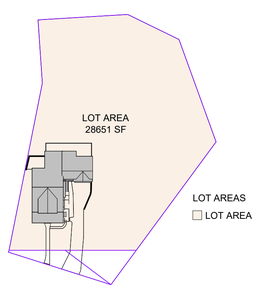
10 SECOND LEVEL
1/16" = 1'-0"



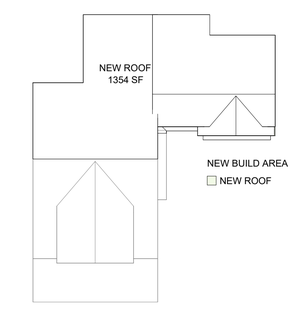
13 SECOND LEVEL
1/16" = 1'-0"



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



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



14 NEW ROOF RIDGE
1/16" = 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

SEAL

CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

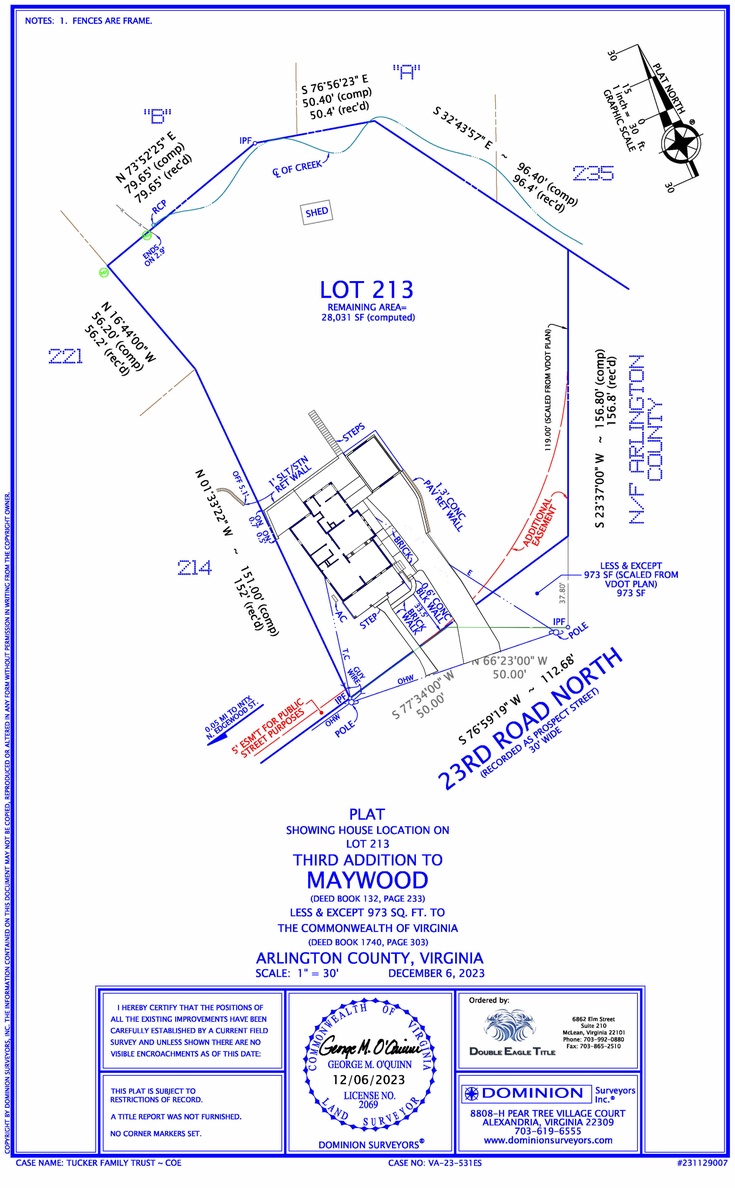
AREA PLANS

SCALE As indicated

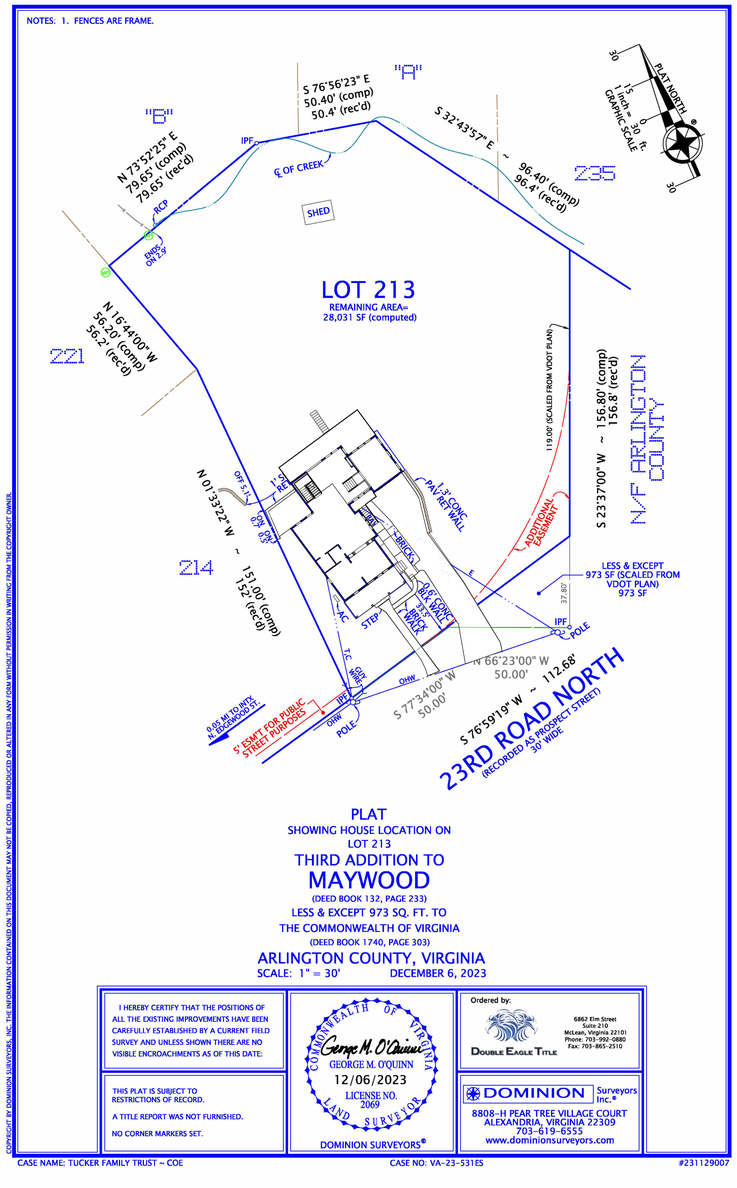
DATE 02.16.2024

SHEET NO.

A003



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



2 PROPOSED PLAT
1" = 30'-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

SEAL

CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

SURVEY PLAT

SCALE 1" = 30'-0"

DATE 02.16.2024

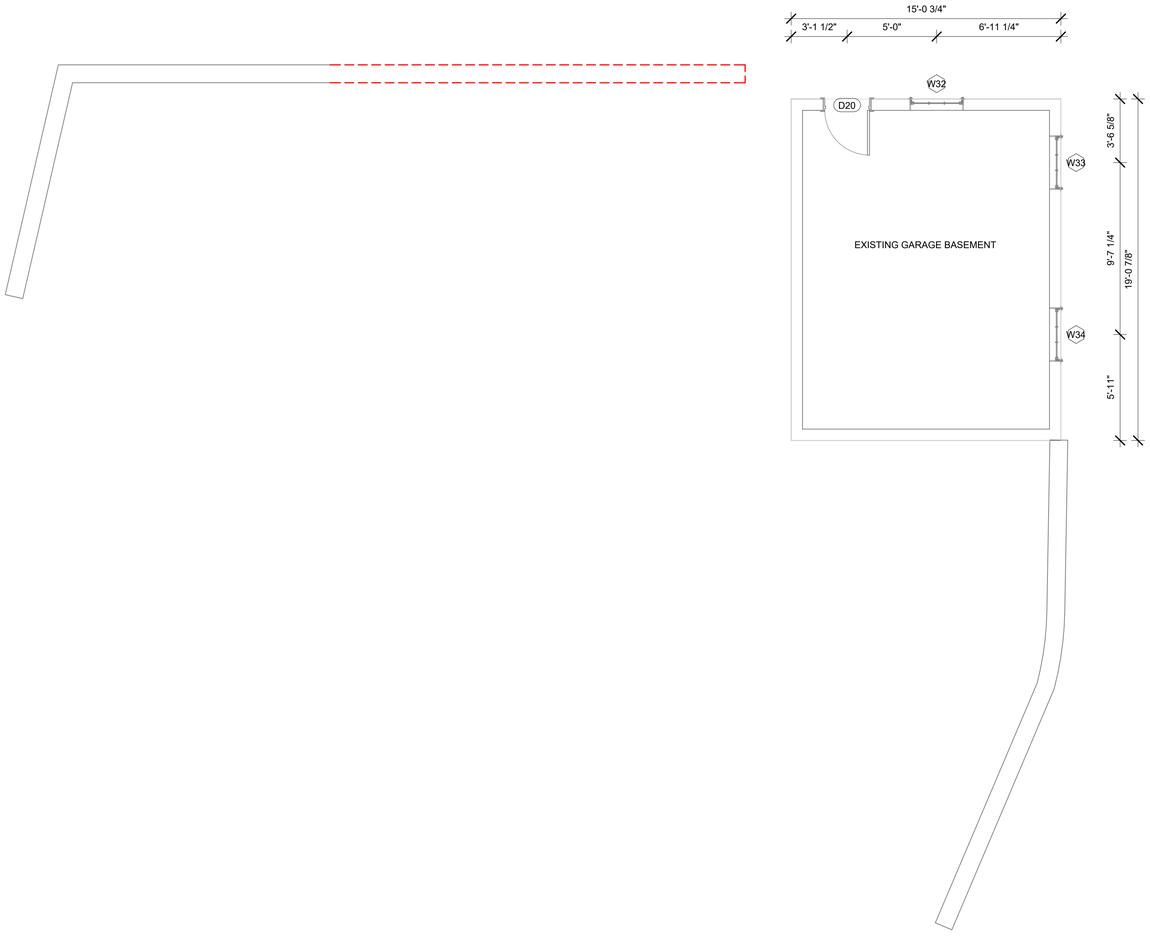
SHEET NO.

A004

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"

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

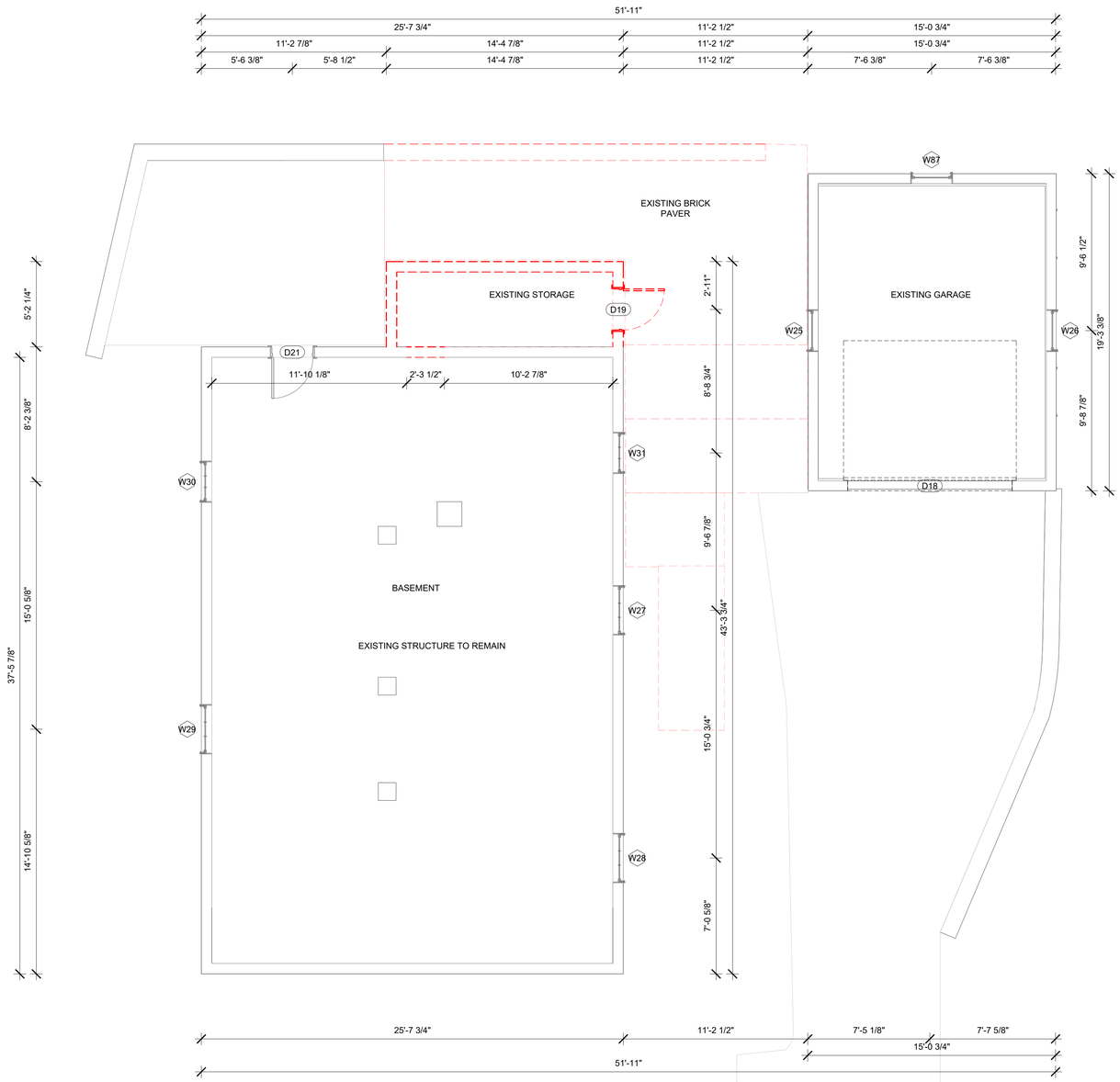
DEMOLITION PLAN GARAGE BASEMENT LEVEL

SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A101



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

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
D18	84	120	EXISTING	None

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	

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

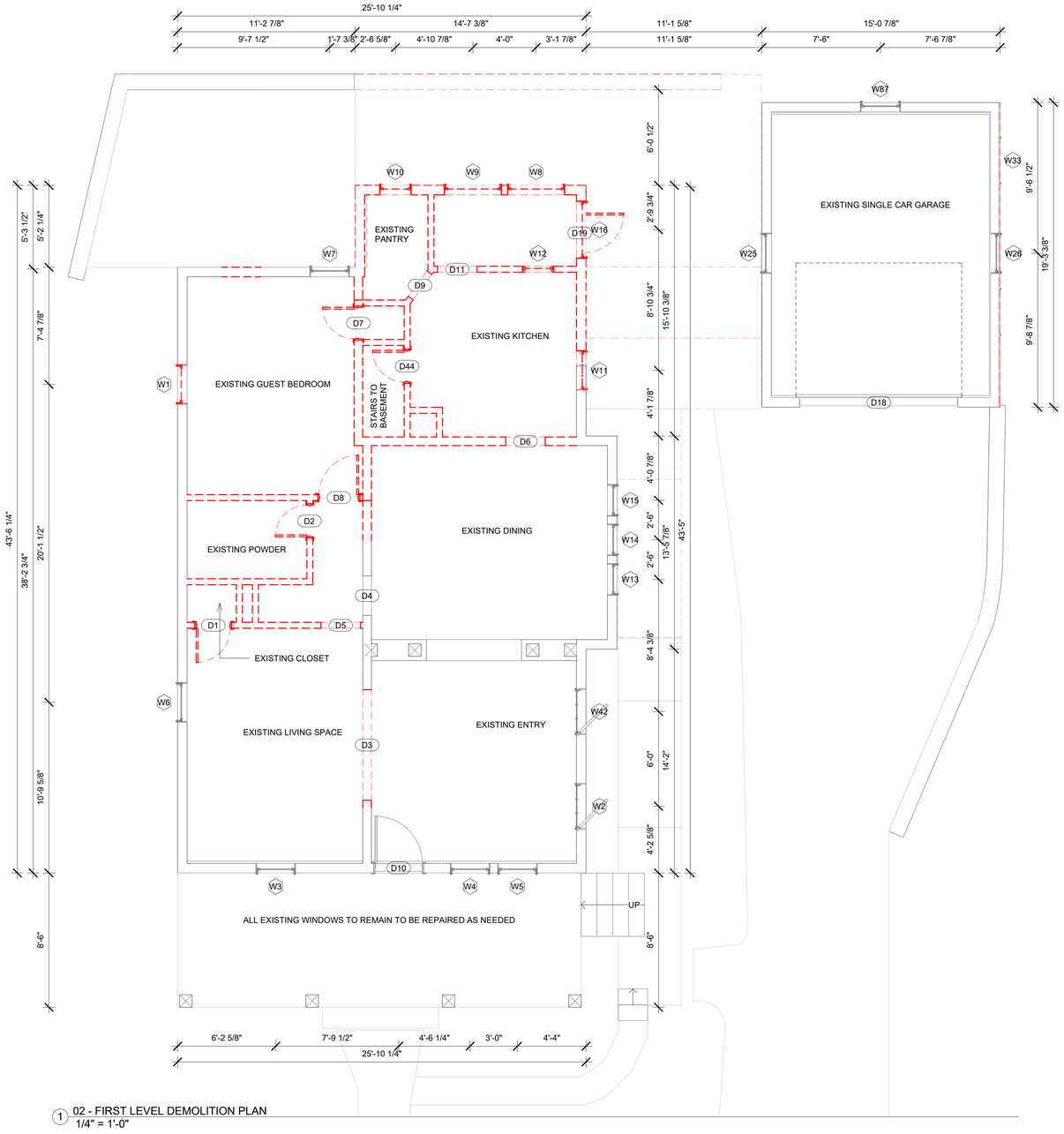
DEMOLITION PLAN BASEMENT LEVEL

SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A102



1 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
GYPSUM 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

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

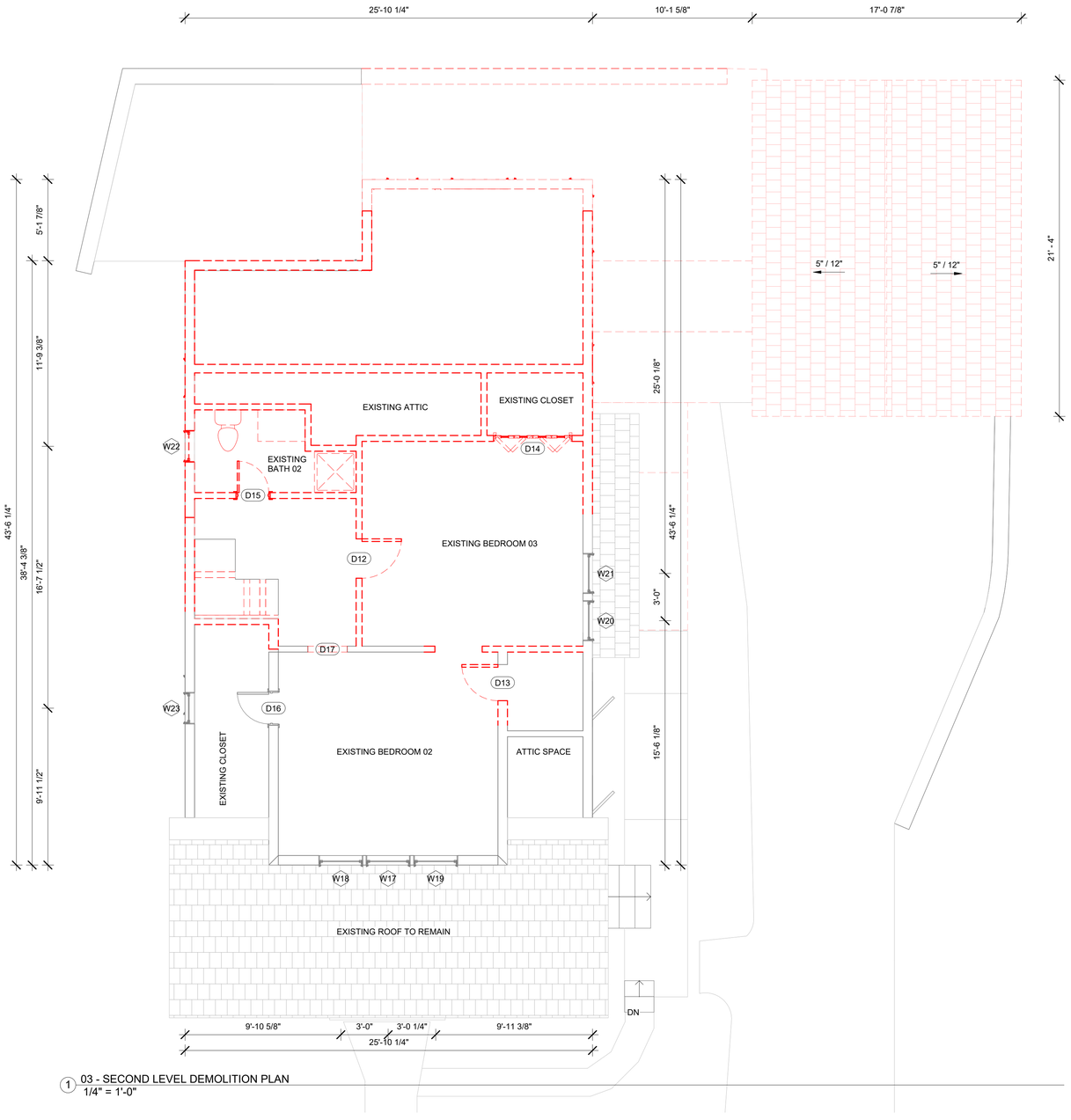
DEMOLITION PLAN FIRST LEVEL

SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A103



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

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

DEMOLITION PLAN SECOND LEVEL

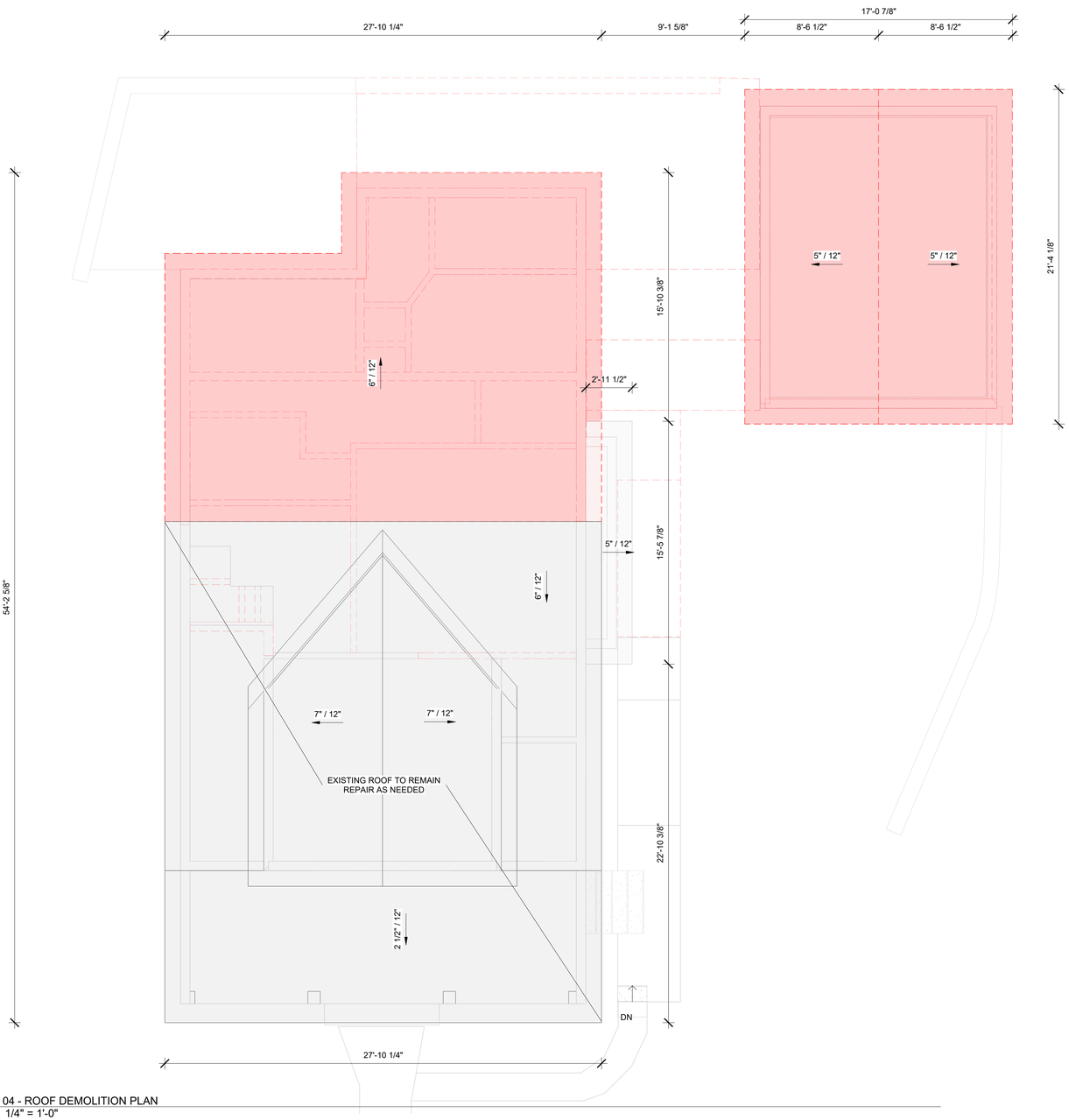
SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A104

A105 - ROOF DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	1023 SF	
GYPSUM WALL BOARD 1/2"	1023 SF	



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

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

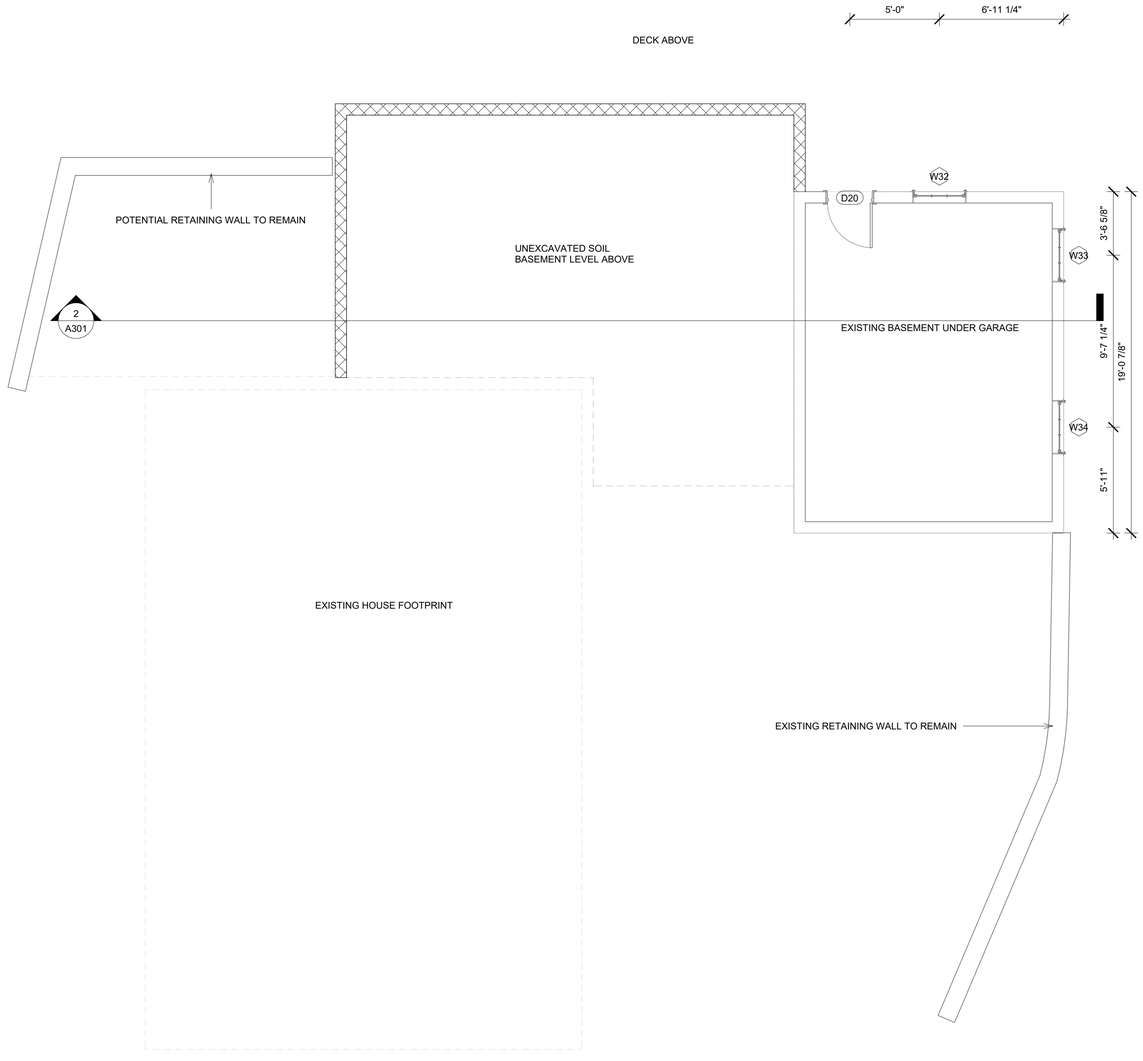
SHEET TITLE

DEMOLITION ROOF PLAN

SCALE	1/4" = 1'-0"
DATE	02.16.2024

SHEET NO.

A105



1 00 - PROPOSED GARAGE BASEMENT LEVEL
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

SEAL

CODE

2018 VIRGINIA RESIDENTIAL
CODE (IRC)

PROJECT

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

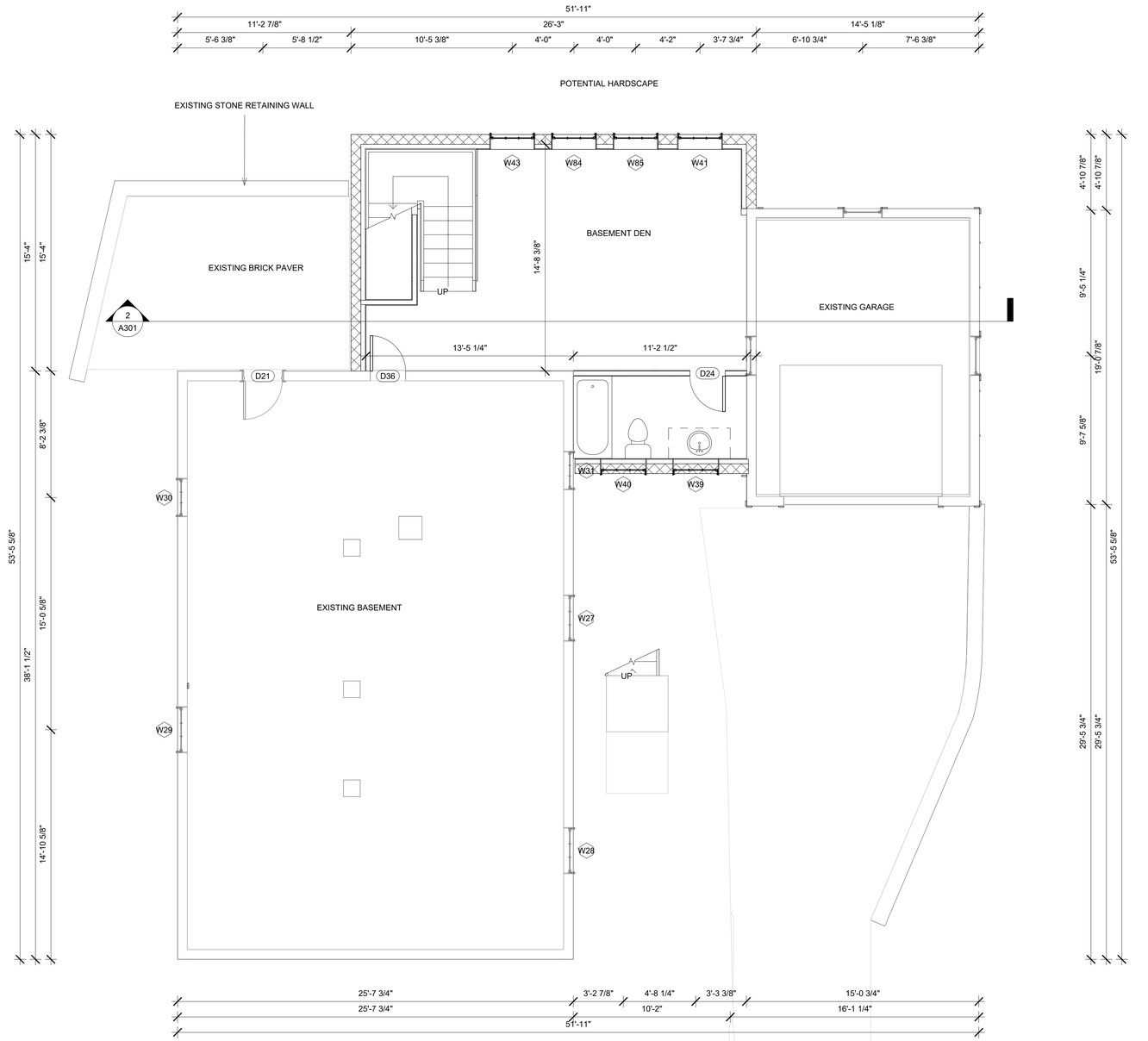
PROPOSED GARAGE BASEMENT PLAN

SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A111



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

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

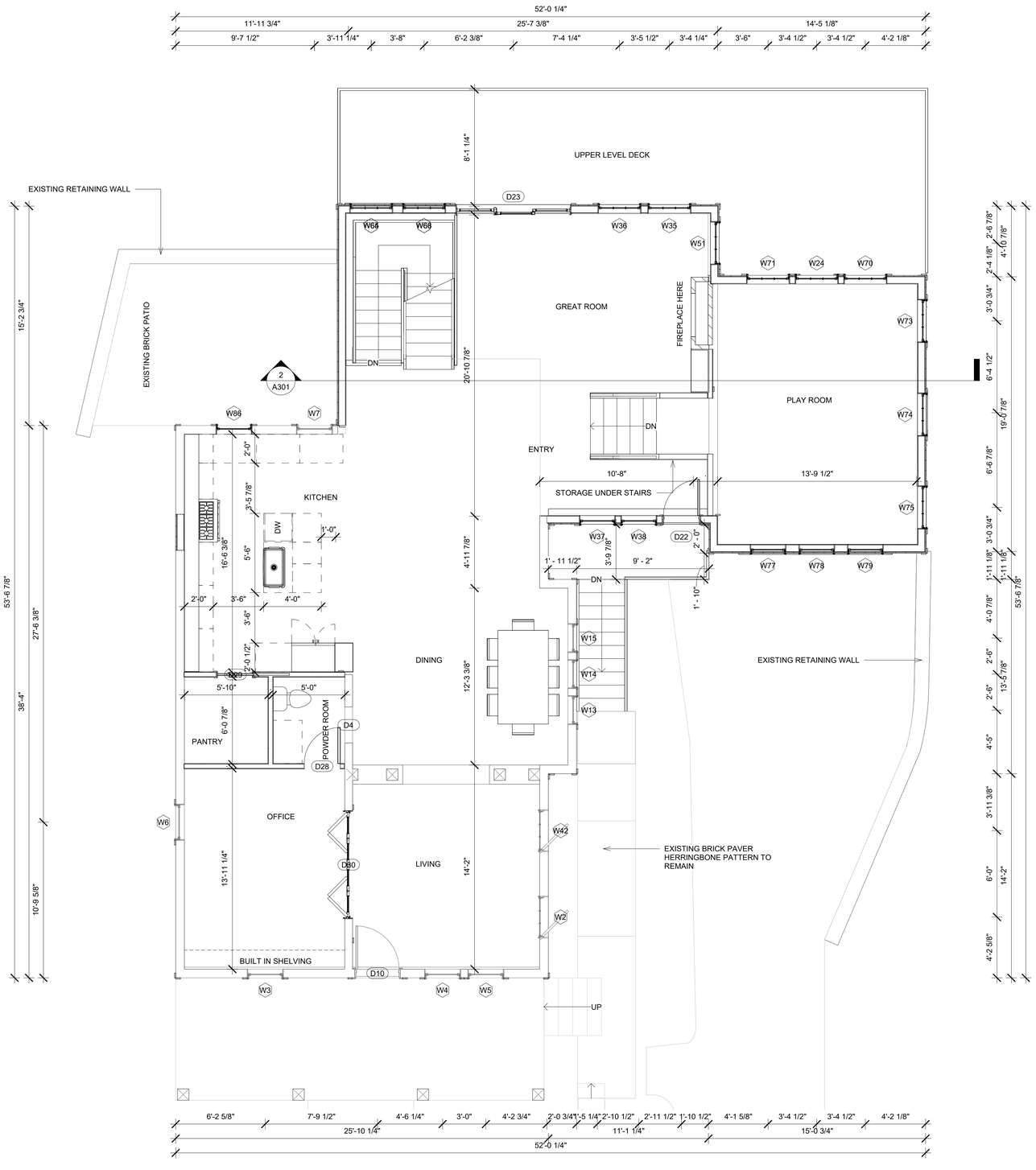
PROPOSED BASEMENT PLAN

SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A112



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	35	12	47
W66	36	35	12	47
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	30	62	30	92
W78	30	62	30	92
W79	30	62	30	92
TOTAL: 9				

A113 - FIRST LEVEL NEW FLOORING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
BRICK PAVER HERRINGBONE	15 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	362 SF	57.990 LF
2X4 DIMENSIONAL LUMBER	257 SF	51.765 LF
2X6 DIMENSIONAL LUMBER	365 SF	57.990 LF
AIR FILTRATION BARRIER	365 SF	57.990 LF
EXTERIOR SIDING	361 SF	57.990 LF
GYPSUM WALL BOARD 1/2"	878 SF	109.755 LF
STONE 01	112 SF	11.969 LF
VAPOR RETARDER	365 SF	57.990 LF

A113 - FIRST LEVEL OFFSET NEW WALL TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	243 SF	50.401 LF
2X4 DIMENSIONAL LUMBER	28 SF	3.359 LF
2X6 DIMENSIONAL LUMBER	242 SF	50.401 LF
AIR FILTRATION BARRIER	243 SF	50.401 LF
EXTERIOR SIDING	243 SF	50.401 LF
GYPSUM WALL BOARD 1/2"	294 SF	53.760 LF
VAPOR RETARDER	243 SF	50.401 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"	251 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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

PROPOSED FIRST LEVEL PLAN

SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A113

1 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	35	43	78
W62	36	35	43	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	506 SF	
WOOD FINISH FLOOR	506 SF	

A114 - SECOND LEVEL NEW WALL TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	727 SF	101.702 LF
2X4 DIMENSIONAL LUMBER	701 SF	90.033 LF
2X6 DIMENSIONAL LUMBER	1012 SF	134.349 LF
AIR FILTRATION BARRIER	735 SF	101.702 LF
EXTERIOR SIDING	726 SF	101.702 LF
GYPSUM WALL BOARD 1/2"	2691 SF	224.382 LF
SHOWER GLASS	27 SF	5.396 LF
VAPOR RETARDER	735 SF	101.702 LF

A114 - SECOND LEVEL OFFSET NEW WALL TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	251 SF	33.630 LF
2X4 DIMENSIONAL LUMBER	243 SF	27.018 LF
2X6 DIMENSIONAL LUMBER	370 SF	46.756 LF
AIR FILTRATION BARRIER	252 SF	33.630 LF
EXTERIOR SIDING	252 SF	33.630 LF
GYPSUM WALL BOARD 1/2"	970 SF	73.775 LF
SHOWER GLASS	94 SF	11.677 LF
VAPOR RETARDER	252 SF	33.630 LF

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

PROPOSED SECOND LEVEL PLAN

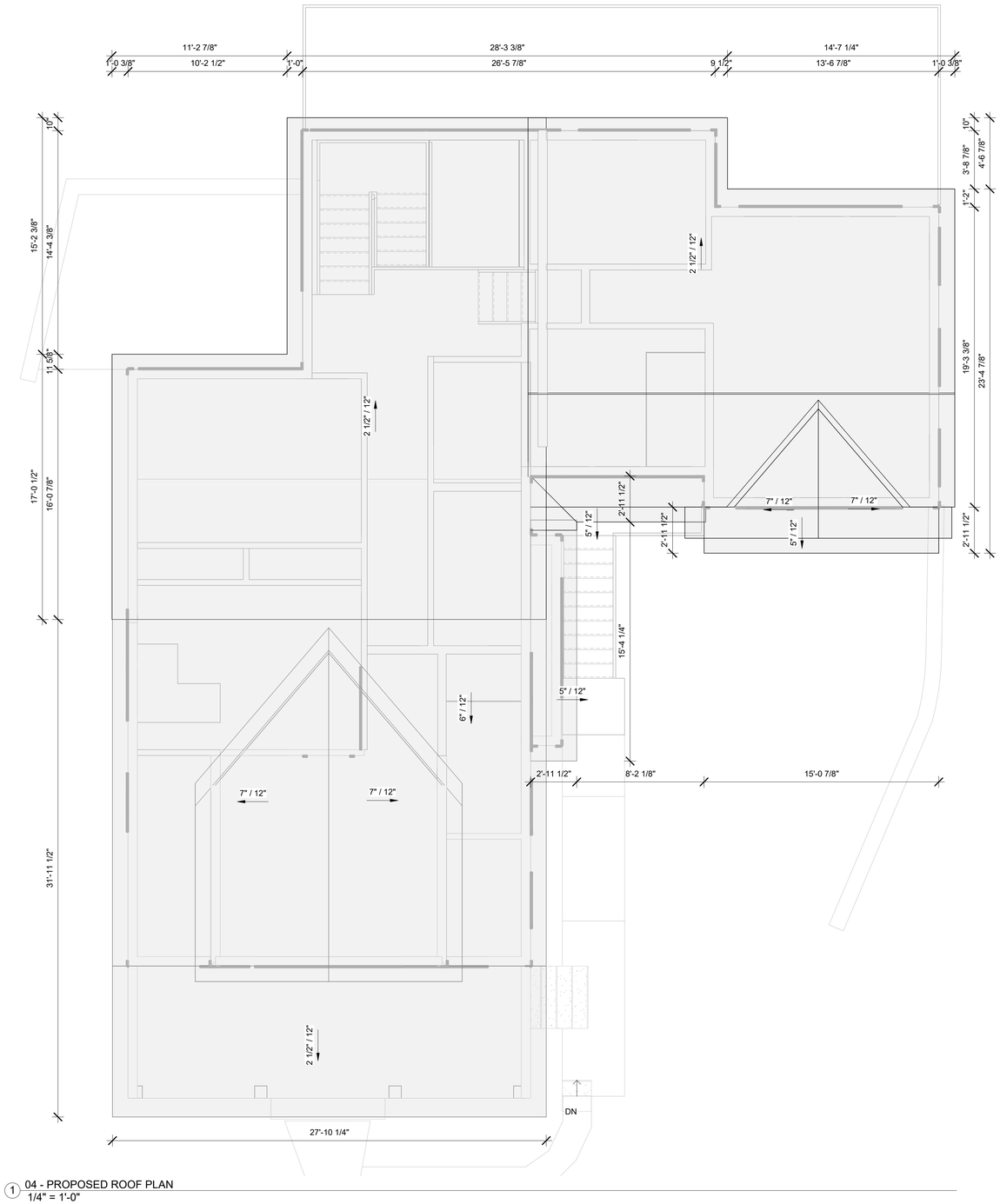
SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A114

A115 - NEW ROOF AND CEILING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	1533 SF	
GYPSUM WALL BOARD 1/2"	1526 SF	



1 04 - PROPOSED ROOF PLAN
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

SEAL

CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

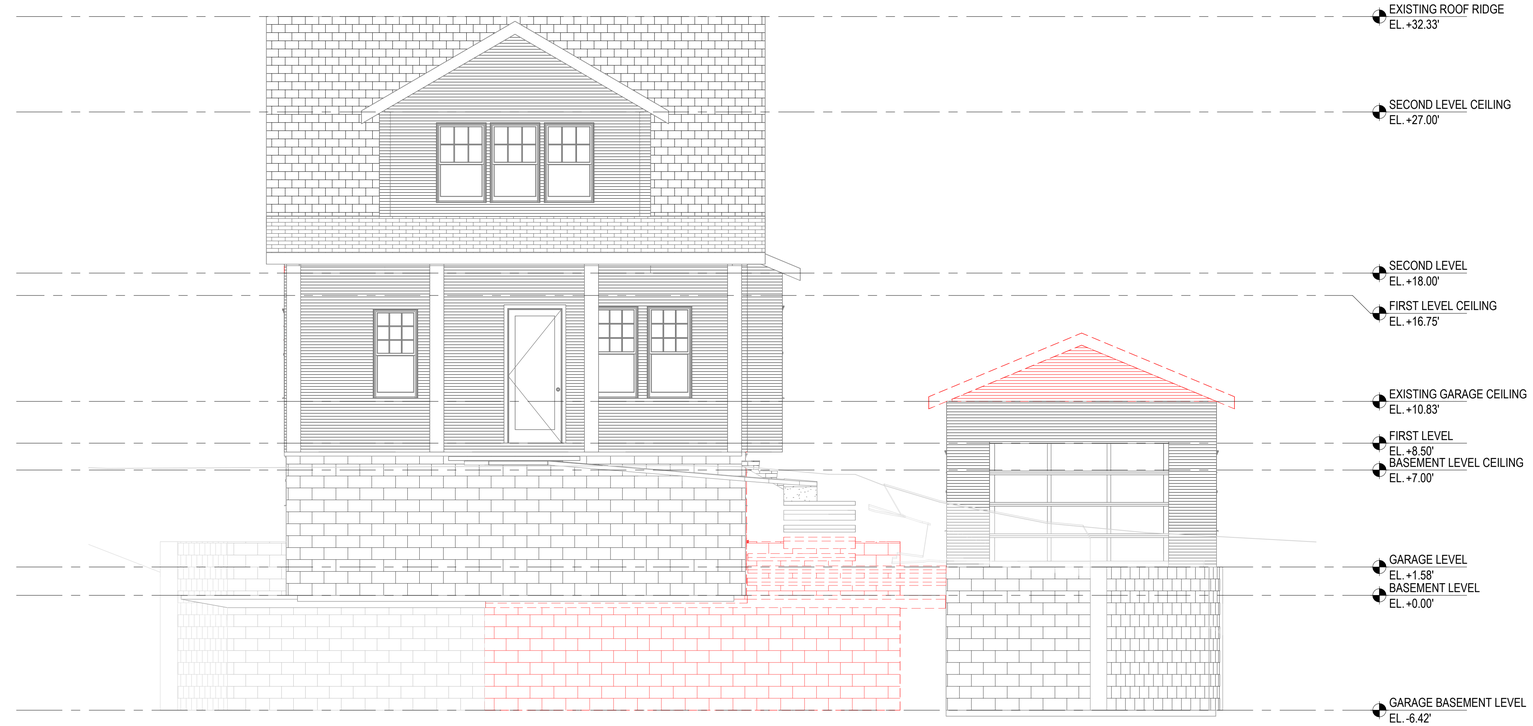
SHEET TITLE

PROPOSED ROOF PLAN

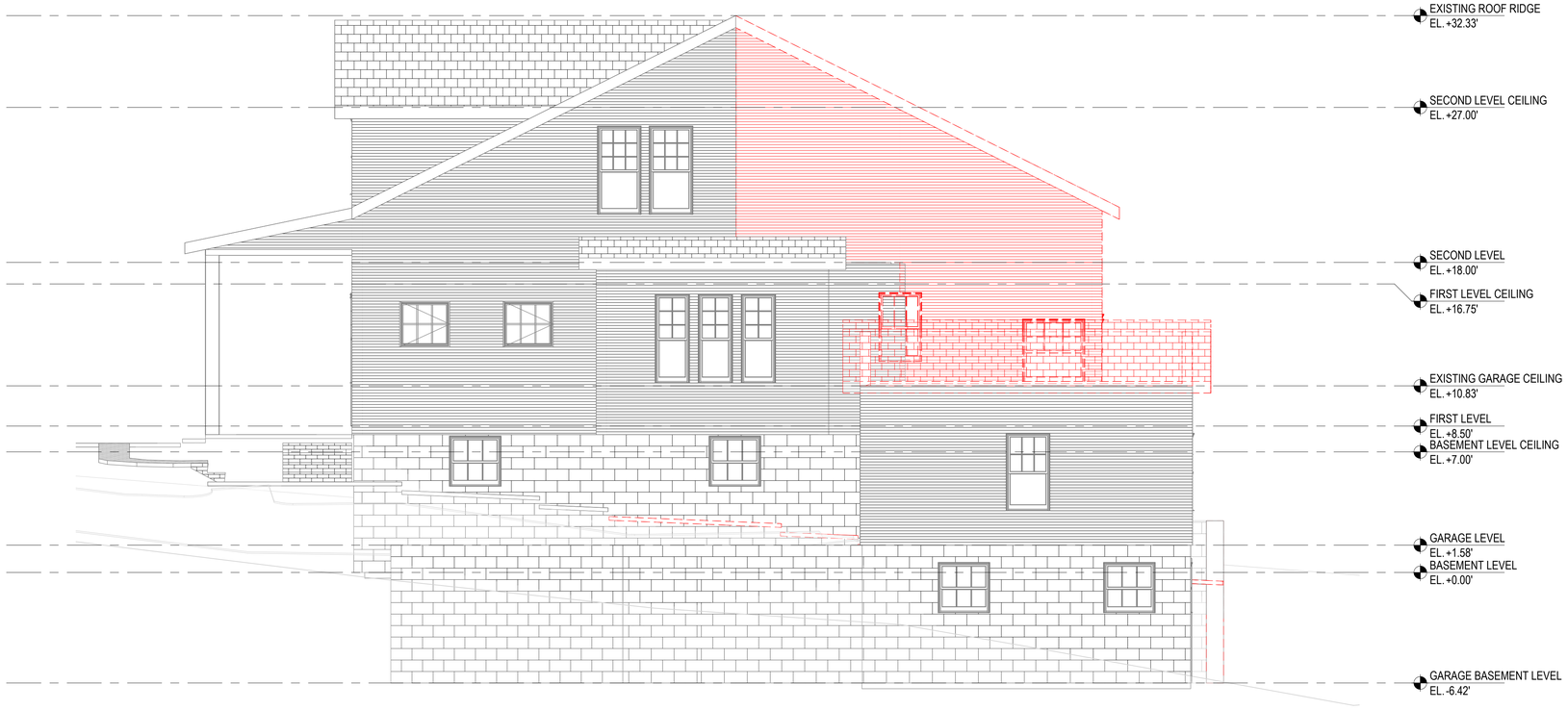
SCALE	1/4" = 1'-0"
DATE	02.16.2024

SHEET NO.

A115



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



2 DEMO - 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

SEAL

CODE

2018 VIRGINIA RESIDENTIAL
CODE (IRC)

PROJECT

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

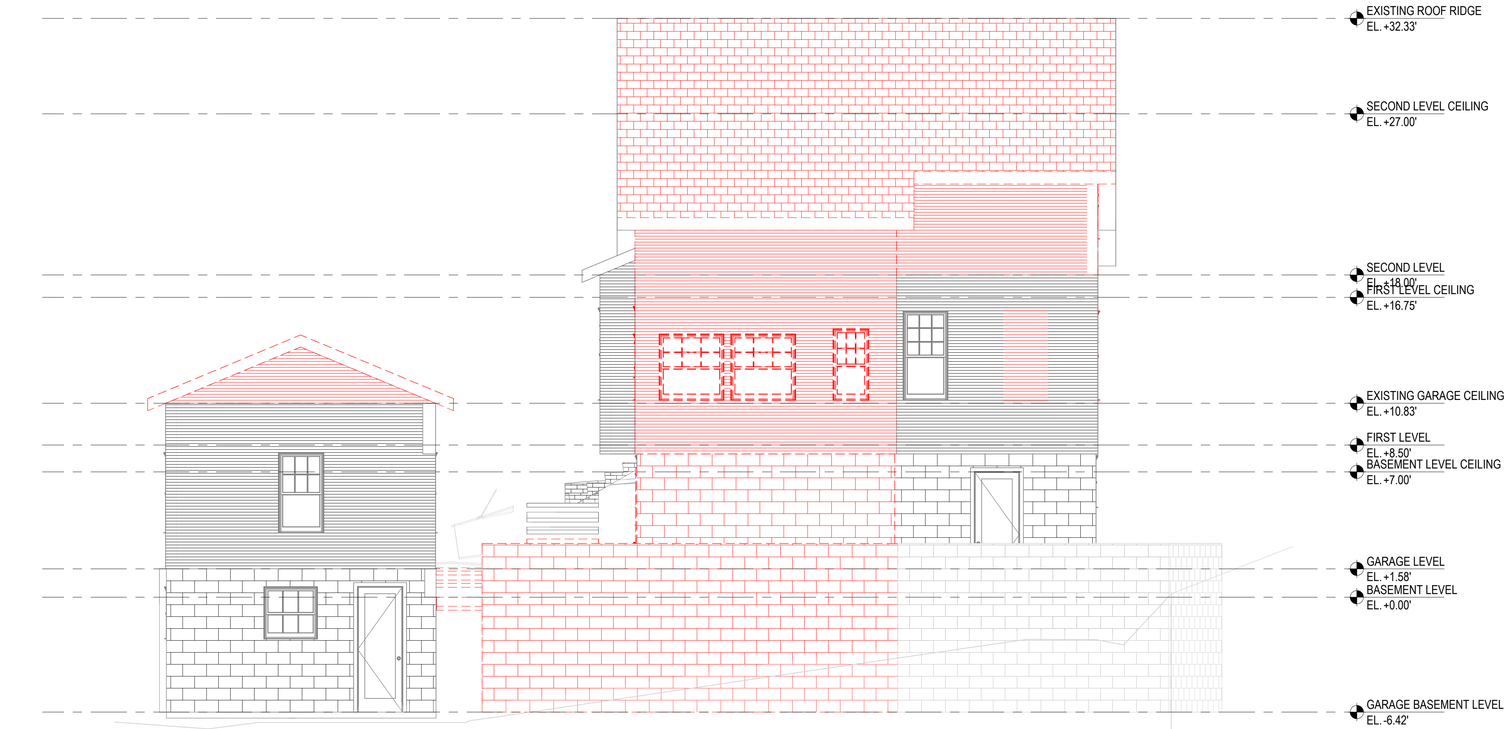
DEMOLITION FRONT AND RIGHT ELEVATIONS

SCALE 1/4" = 1'-0"

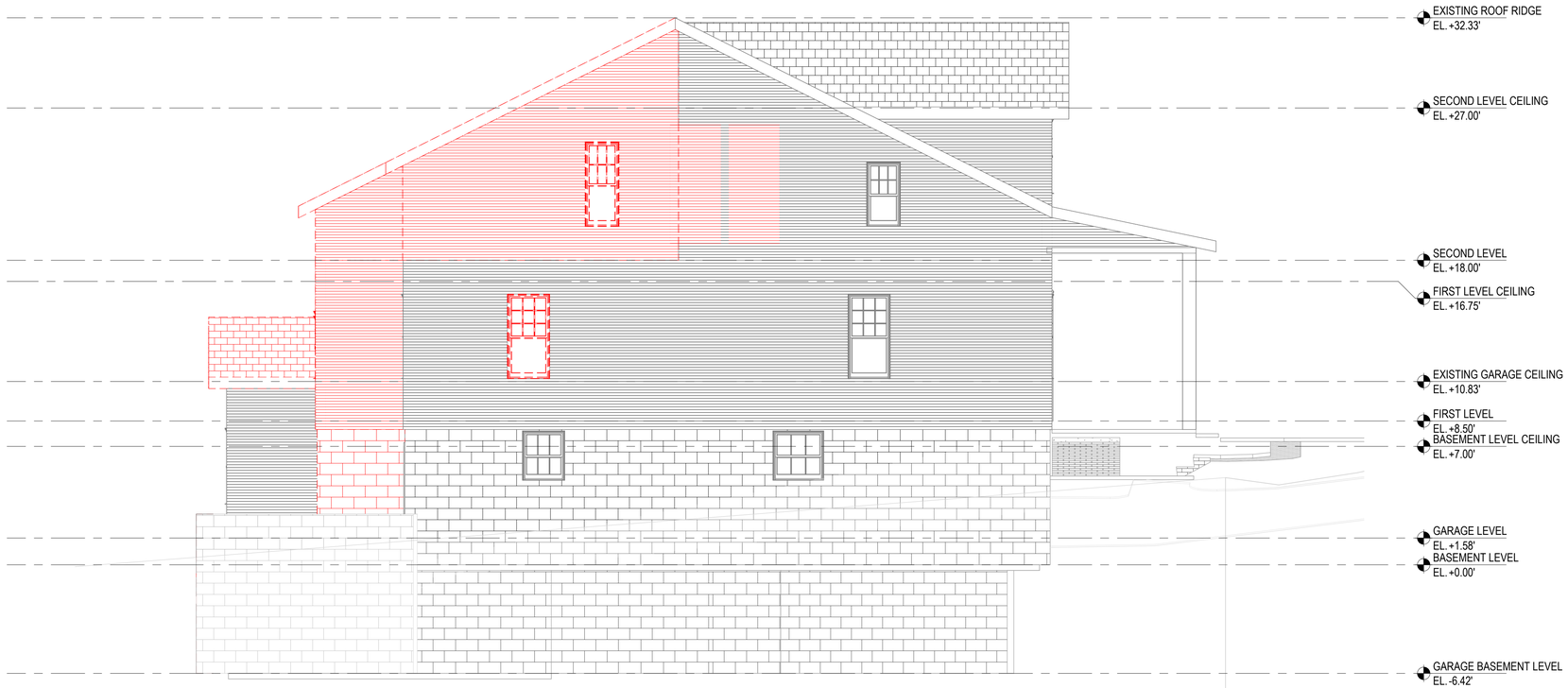
DATE 02.16.2024

SHEET NO.

A201



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



2 DEMO - LEFT 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

SEAL

CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

DEMOLITION BACK AND LEFT ELEVATIONS

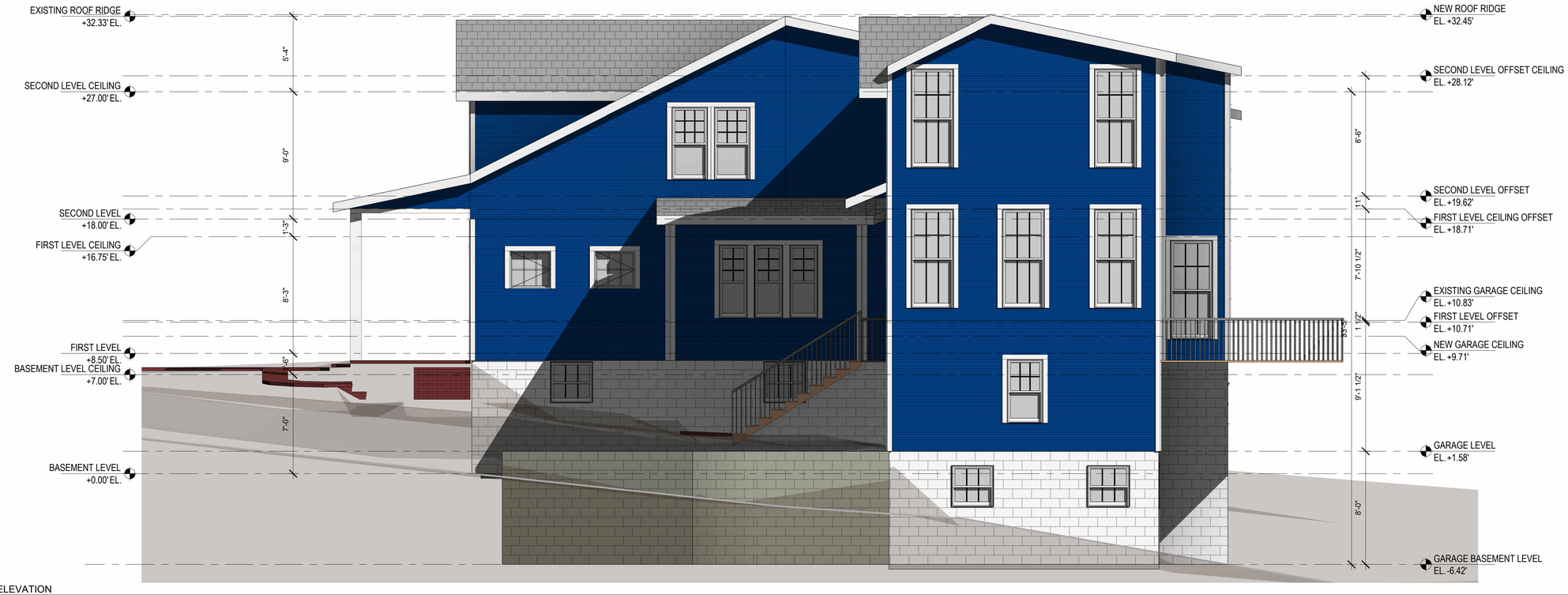
SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A202

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



2 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

SEAL

CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

FRONT AND RIGHT ELEVATIONS

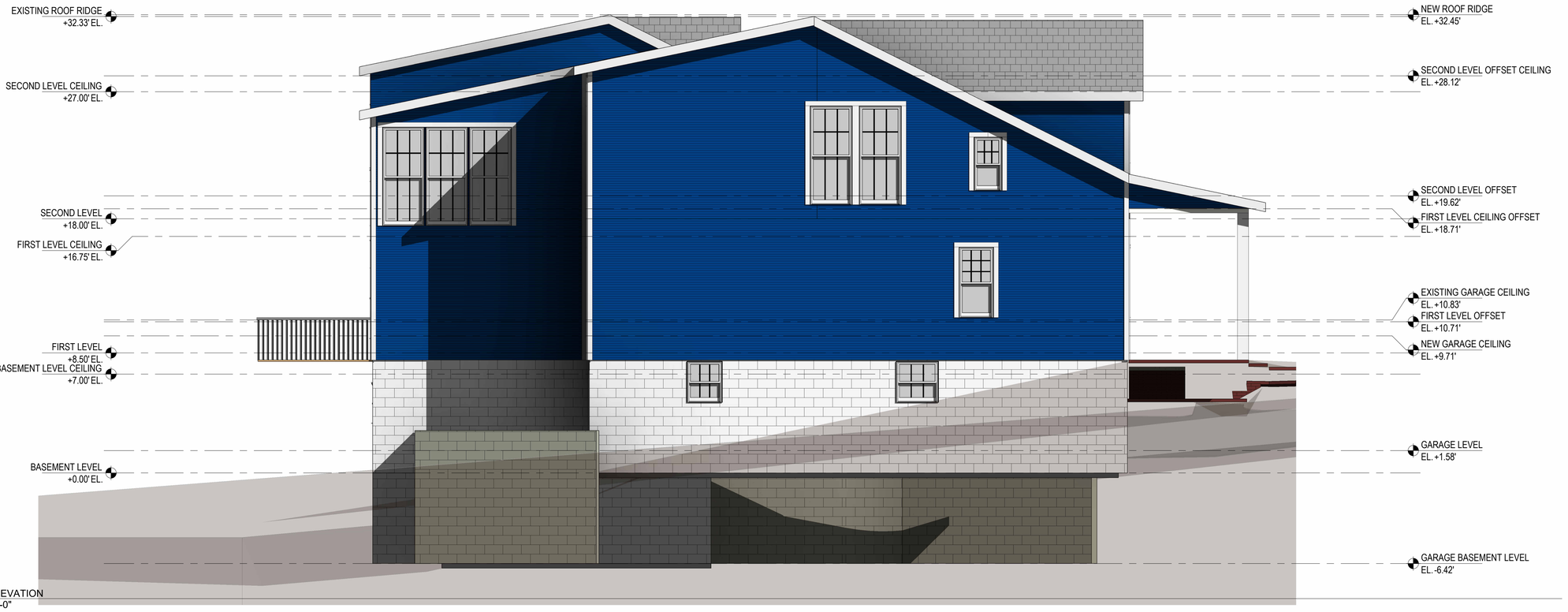
SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A211

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



2 LEFT 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

SEAL

CODE

2018 VIRGINIA RESIDENTIAL
CODE (IRC)

PROJECT

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

BACK AND LEFT ELEVATIONS

SCALE 1/4" = 1'-0"

DATE 02.16.2024

SHEET NO.

A212

2 PROPOSED SECTION 01
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

SEAL

CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

SECTION 01

SCALE	1/4" = 1'-0"
DATE	02.16.2024

SHEET NO.

A301

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
TOTAL: 17					

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
D18	84	120	GARAGE LEVEL	EXISTING	None
D20	84	30	GARAGE BASEMENT LEVEL	EXISTING	None
D21	84	30	BASEMENT LEVEL	EXISTING	None
TOTAL: 6					

A401 - COMPLETE NEW DOOR SCHEDULE

DOOR NUMBER	HEADER HEIGHT	WIDTH	LEVEL	CREATED	N/A
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: 20					

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	35	43	78	SECOND LEVEL	NEW CONSTRUCTION	None
W62	36	35	43	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	35	12	47	FIRST LEVEL	NEW CONSTRUCTION	None
W66	36	35	12	47	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	30	62	30	92	FIRST LEVEL OFFSET	NEW CONSTRUCTION	None
W78	30	62	30	92	FIRST LEVEL OFFSET	NEW CONSTRUCTION	None
W79	30	62	30	92	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: 49							

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

WINDOW DOOR SCHEDULES

SCALE

DATE 02.16.2024

SHEET NO.

A401

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	835 SF	166.805 LF
2X4 DIMENSIONAL LUMBER	1073 SF	150.523 LF
2X6 DIMENSIONAL LUMBER	1282 SF	223.141 LF
AIR FILTRATION BARRIER	847 SF	166.805 LF
EXISTING RETAINING WALL	219 SF	23.208 LF
EXTERIOR SIDING	834 SF	166.805 LF
GYPSUM WALL BOARD 1/2"	3854 SF	373.664 LF
TEXTURED 8" CMU	187 SF	24.623 LF
VAPOR RETARDER	847 SF	166.805 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	1023 SF	
GYPSUM WALL BOARD 1/2"	1023 SF	

03 - COMPLETE NEW FLOORING MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
BRICK PAVER HERRINGBONE	15 SF	
CONCRETE	434 SF	
DECKING FINISH	446 SF	
FLOOR SHEATHING PLYWOOD	1362 SF	
WOOD FINISH FLOOR	1362 SF	

03 - COMPLETE NEW WALL MATERIAL TAKEOFFS		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	1772 SF	283.837 LF
2X4 DIMENSIONAL LUMBER	1872 SF	275.276 LF
2X6 DIMENSIONAL LUMBER	2178 SF	329.610 LF
AIR FILTRATION BARRIER	1786 SF	283.837 LF
EXTERIOR SIDING	1773 SF	283.837 LF
GYPSUM WALL BOARD 1/2"	5966 SF	665.593 LF
SHOWER GLASS	121 SF	17.073 LF
STONE 01	112 SF	11.969 LF
TEXTURED 8" CMU	705 SF	103.592 LF
VAPOR RETARDER	1786 SF	283.837 LF

03 - COMPLETE NEW CEILING MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENT
GYPSUM WALL BOARD 1/2"	1799 SF	

03 - COMPLETE NEW ROOF MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	1533 SF	
GYPSUM WALL BOARD 1/2"	1526 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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

MATERIAL TAKEOFFS

SCALE

DATE 02.16.2024

SHEET NO.

A402

1 EXTERIOR - FRONT PERSPECTIVE VIEW 01

2 EXTERIOR - LEFT PERSPECTIVE 01

6 EXTERIOR - FRONT PERSPECTIVE 02

3 EXTERIOR - BACK PERSEPECTIVE 01

4 EXTERIOR - RIGHT PERSPECTIVE 01

5 EXTERIOR - BACK PERSPECTIVE 02

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

PROPOSED PERSPECTIVES

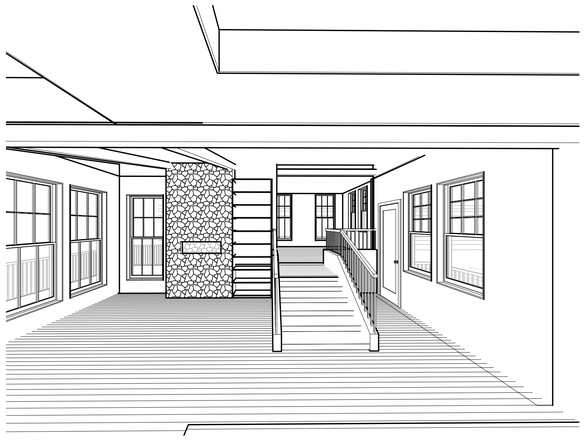
SCALE

DATE 02.16.2024

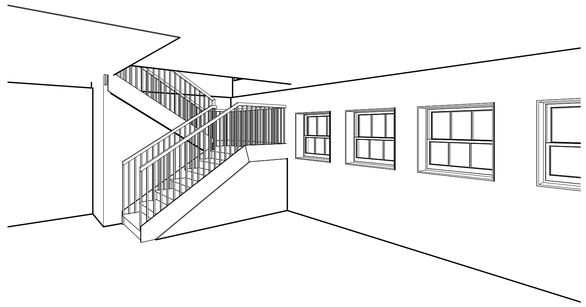
SHEET NO.

A901

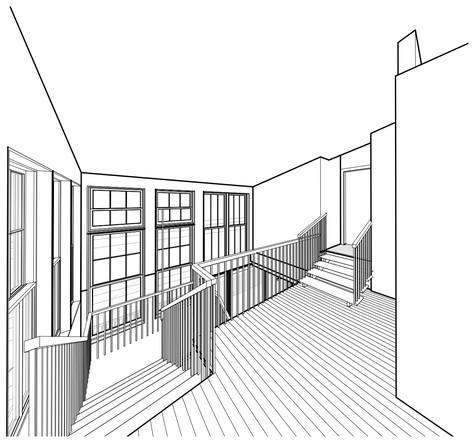
1 INTERIOR - PRIMARY BEDROOM



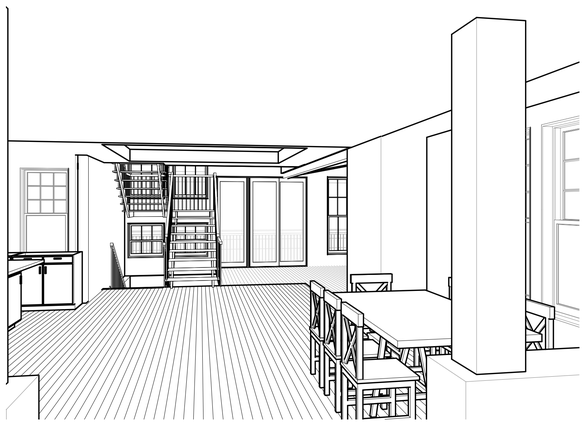
2 INTERIOR - INTO PLAY ROOM VIEW



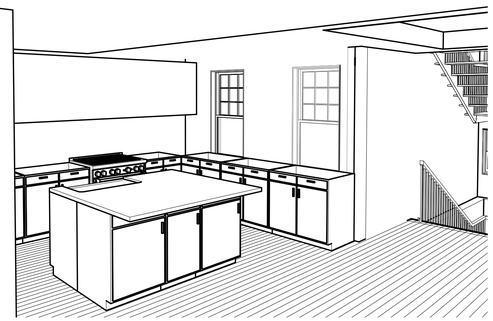
6 INTERIOR - BASEMENT DEN STAIRS 01



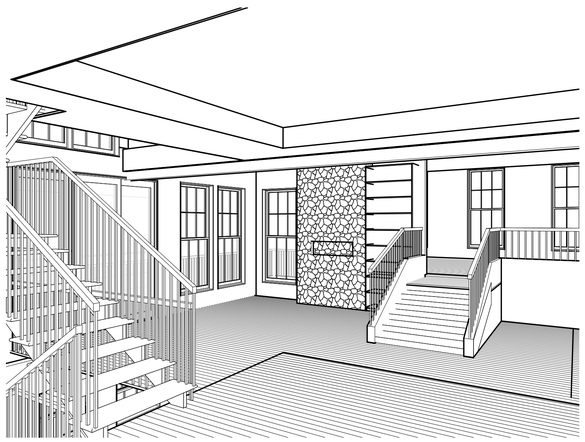
3 INTERIOR - LOFT 01



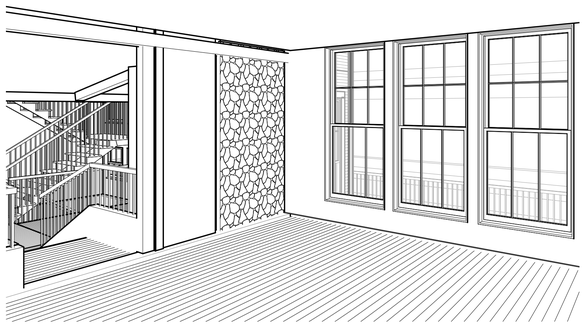
5 INTERIOR - FIRST LEVEL PERSPECTIVE 01



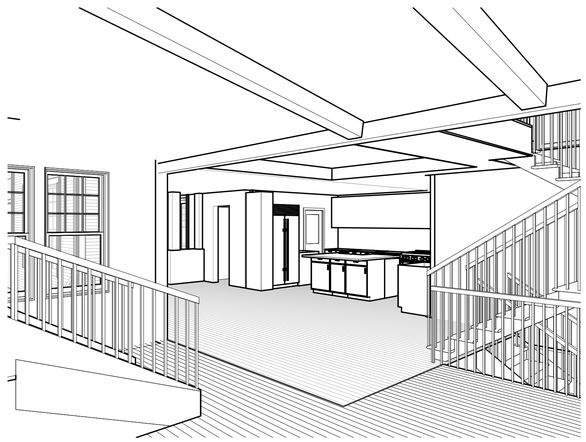
4 INTERIOR - KITCHEN



7 INTERIOR - GREAT ROOM



8 INTERIOR - PLAY ROOM



9 INTERIOR - GREAT ROOM 02

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

COE RESIDENCE

2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

PROPOSED INTERIOR PERSPECTIVES

SCALE

DATE 02.16.2024

SHEET NO.

A902

ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY, HOUSING, PLANNING AND DEVELOPMENT

How to Calculate Lot Coverage

For adopted ZOA on 11/15/05: Revised 6/2014

R-6 Districts: What is the zoning of your lot? Check the zoning map, or your assessment record. If your lot is zoned "R-6," go to #1.

Max Lot Coverage	Max Lot Coverage w/ Front Porch	Max Lot Coverage w/ Rear Detached Garage	Max Lot Coverage w/ Front Porch and Detached Rear Garage	Max Main Building Footprint Coverage	Max Main Building Footprint Coverage w/ Front Porch	Main Building Footprint Cap	Main Building Footprint Cap w/ Front Porch
40%	43%	45%	48%	30%	33%	2,520 sq. ft.	2,772 sq. ft.

Your property must meet the requirements for the lot and for the house (main building). The main building footprint shall include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay and oriel windows with floor space, chimneys, porches, decks with floor heights that are four feet or higher above finished grade, balconies with horizontal projections that are four feet or more, and covered breezeways connected to a main building. Total lot coverage includes the footprint of the main building, and the total footprints of all accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more, driveways and parking pads, including, without limitation, any unpaved center strip or other portion of the driveway and any lot area regularly used for maneuvering or parking of vehicles, whether paved or unpaved, patios that are eight inches or higher above finished grade, decks that are four feet or higher from finished grade that are not attached to a main building, gazebos and pergolas, whether enclosed or unenclosed and with or without foundations, stoops and landings (including those associated with stairs) that are four feet or higher above finished grade, and in-ground swimming pools.

#1 How many square feet is your lot?	28,651 sq. ft.
#2 How many square feet is the footprint of your main building?	
-Main dwelling	1,449 sq. ft.
-Attached garages	291 sq. ft.
-Bay or oriel windows with floor space	34, _____, _____ sq. ft.
-Chimneys	0, _____, _____ sq. ft.
-Porches	217, _____, _____ sq. ft.
-Decks that are four feet or higher above finished grade	402, 43, _____ sq. ft.
-Balconies with horizontal projections that are four feet or more	0, _____, _____ sq. ft.
-Covered breezeways connected to a main building	0 sq. ft.
	Subtotal = 2,436 sq. ft.
Do you have a front porch with a footprint of at least 60 sq. ft.? If so, you are permitted to cover 2,772 sq. ft. or 33% of the lot.	[YES] / NO
Is your front porch footprint less than 60 sq. ft.? If so, you are permitted to cover 2,520 sq. ft. or 30% of the lot.	YES / [NO]
Add all items in #2.	Main Building Footprint = 2,436 sq. ft.
Divide the main building footprint (#2) by your lot size (#1) and multiply by 100. If your lot is smaller than 6,000 sq. ft. divide (#2) by the required lot size (6,000 sq. ft.) as permitted by Section 3.2.5.A.2.	Main Building Footprint Coverage= 8.5 %

ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY, HOUSING, PLANNING AND DEVELOPMENT

How to Calculate Lot Coverage

For adopted ZOA on 11/15/05: Revised 6/2014

#3 What is your total lot coverage? -Main building footprint (answer for #2) -Accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more -Driveways and parking pads -Patios that are eight inches or higher above finished grade -Decks that are four feet or higher from finished grade that are not attached to a main building -Gazebos or pergolas -Stoops and landings (including those associated with stairs) that are four feet or higher above finished grade -In-ground swimming pools	2,436 sq. ft. N/A, , sq. ft. 849, , sq. ft. N/A, , sq. ft. N/A, , sq. ft. N/A, , sq. ft. N/A, , sq. ft. N/A sq. ft. Subtotal = 3,285 sq. ft.
Do you have a front porch with a footprint of at least 60 sq. ft.? If so, you are permitted a total coverage of 43%.	YES / NO
Do you have a rear detached garage with a footprint of at least 150 sq. ft.? If so, you are permitted a total coverage of 45%.	YES / NO
Do you have a front porch with a footprint of at least 60 sq. ft. and a detached garage with a footprint of at least 150 sq. ft.? If so, you are permitted a total coverage of 48%	YES / NO
If you answered no to all of the above you are permitted a total lot coverage of 40%.	
Add all items in #3.	Total Lot Coverage = 3,208 sq. ft.
Divide the total lot coverage (#3) by your lot size (#1) and multiply by 100.	Lot Coverage Percentage = 11.5 %