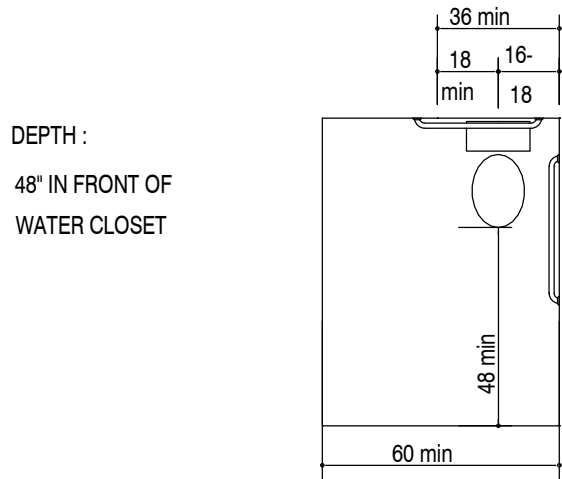
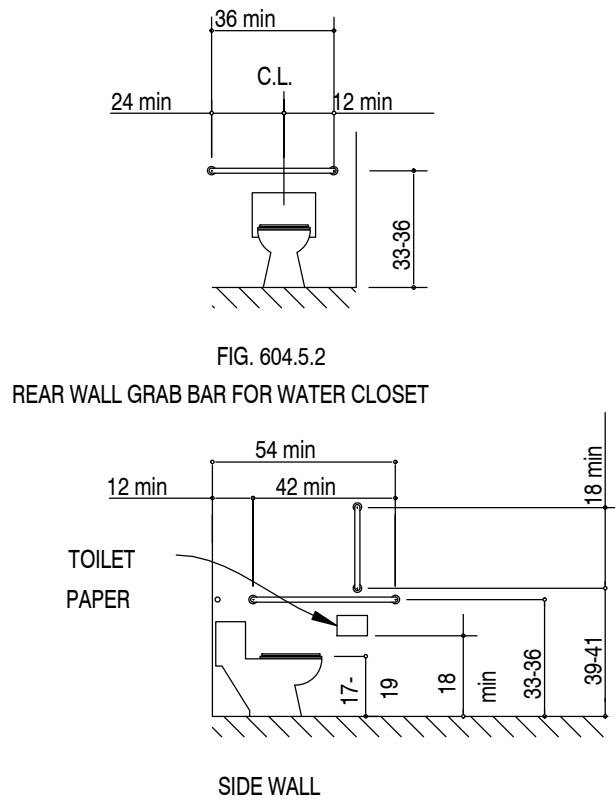


SHEET 01 - 01

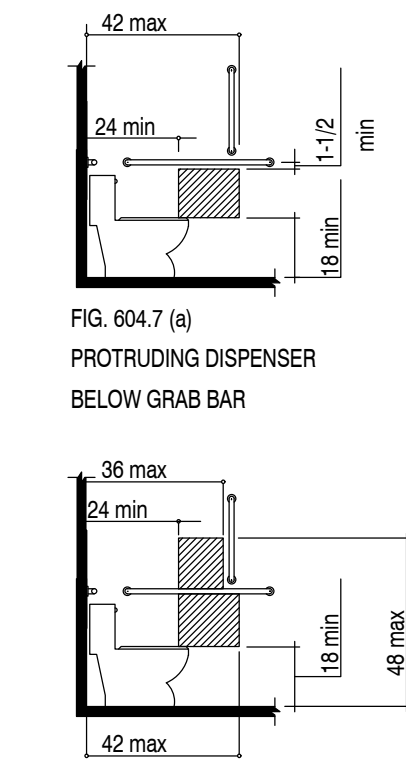
- 1.) WHERE TOILET FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH 1109.2. WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH 603.
- 2.) MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- 3.) COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
- 4.) WATER CLOSETS AND TOILET COMPARTMENTS SHALL COMPLY WITH 604.1 THROUGH 604.11.
- 5.) TOILET PAPER DISPENSERS 604.7 SHALL COMPLY WITH 309.4 DISPENSER ABOVE GRAB BAR SHALL BE RECESSED AND OUTLET LOCATED 24" MIN. AND 36" MAX FROM REAR WALL. DISPENSER LOCATED BELOW GRAB BAR OUTLET LOCATED 24" MIN. AND 42" MAX FROM REAR WALL. THE OUTLET OF THE DISPENSER SHALL BE LOCATED 18" MIN AND 48" MAX ABOVE FLOOR. DISPENSER TO COMPLY WITH 609.3. DISPENSER SHALL NOT BE THE TYPE CONTROL DELIVERY, OR CONTINUOUS FLOW.
- 6.) GRAB BARS SHALL BE PROVIDED AT WATER CLOSETS AND SHALL COMPLY WITH 609.
- 7.) LAVATORIES SHALL COMPLY WITH 606. FAUCETS FOR LAVATORIES SHALL COMPLY WITH 606.4. EXPOSED PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED TO PREVENT AGAINST CONTACT.



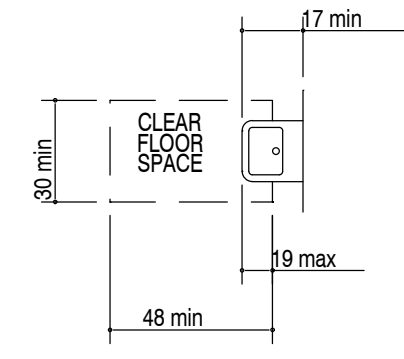
CLEAR FLOOR SPACE AT WATER CLOSETS



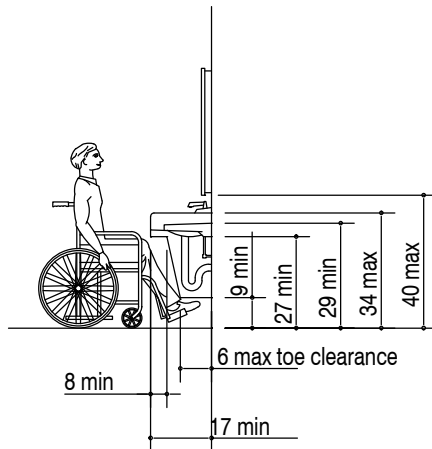
GRAB BARS AT WATER CLOSETS



DISPENSER OUTLET LOCATION



CLEAR FLOOR SPACE AT LAVATORIES

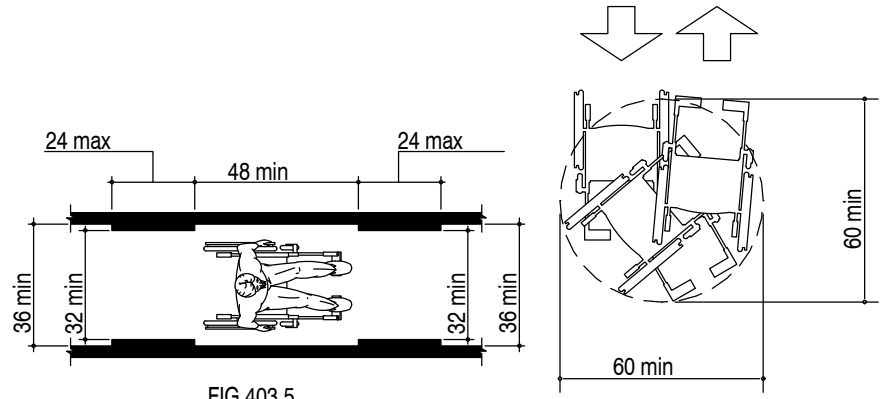


LAVATORY CLEARANCE

ANSI.A117.1.2009 NTERIOR ACCESSIBILITY COMPONENTS

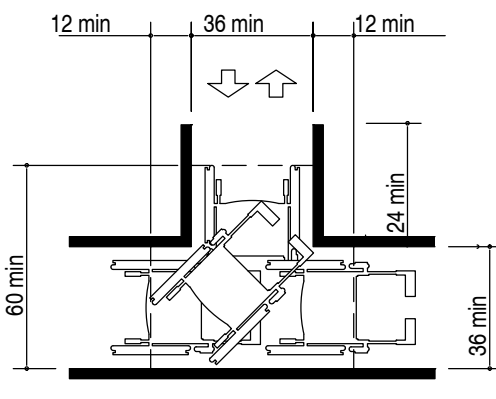
THIS TENANT SPACE IS REQUIRED TO BE ACCESSIBLE AS SET FORTH IN THE ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC A117.1-2009, AMERICAN NATIONAL STANDARDS. MAINTAIN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF ACCESSIBILITY GUIDELINES.

- 1.) IN ACCORDANCE WITH 1104.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH LEVEL THAT IS OPEN TO THE PUBLIC, INCLUDING MEZZANINES, IN FOLLOWING MULTILEVEL BUILDINGS AND FACILITIES.
- 2.) THE RUNNING SLOPES OF WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE THAT IS NOT STEEPER THAN 1:48.
- 3.) CHANGES IN LEVEL SHALL COMPLY WITH 303.
- 4.) THE CLEAR WIDTH OF WALKING SURFACES ON AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.5.
- 5.) THE CLEAR WIDTH AT TURNS ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.5.2.
- 6.) AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH OF LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET (403.5.2)



CLEAR WIDTH OF AN ACCESSIBLE ROUTE

304.3.1 (A) CIRCULAR SPACE 60-IN DIAMETER SPACE



304.3.1 (B) T-SHAPED SPACE FOR 180° TURNS

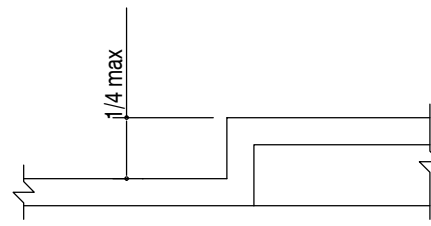


FIG. 302.3 CHANGES IN LEVEL

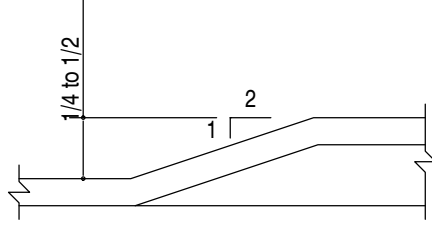
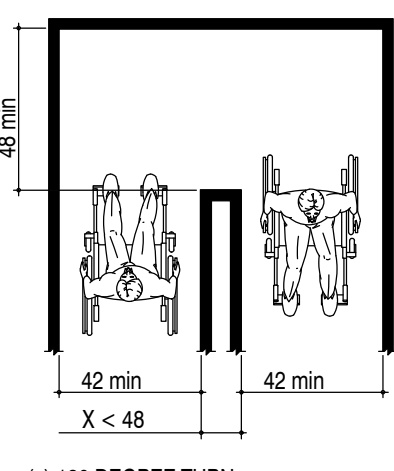


FIG. 303.3 BEVELED CHANGES IN LEVEL



(a) 180 DEGREE TURN

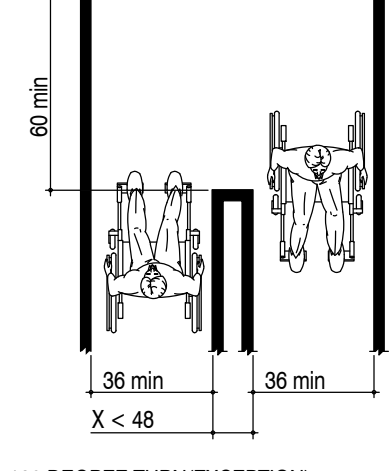


FIG. 403.5.1 CLEAR WIDTH AT 180° TURN

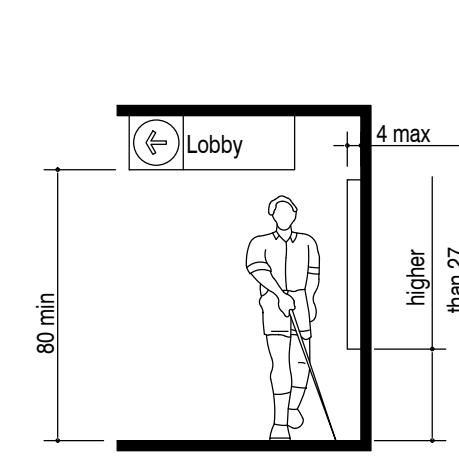


FIG.307.2 LIMITS OF PROTRUDING OBJECTS

- 1.) DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 404.
- 2.) DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES, UNLESS THE OPENING IS MORE THAN 24 INCHES DEEP, IN WHICH CASE THE CLEAR WIDTH OF THE OPENING SHALL BE 36 INCHES. FOR SWINGING DOORS, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
- 3.) THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING LOWER THAN 34 INCHES. PROJECTIONS INTO THE CLEAR OPENING BETWEEN 34 INCHES AND 80 INCHES SHALL NOT EXCEED 4 INCHES.
- 4.) DOOR CLOSERS AND STOPS SHALL BE PERMITTED TO BE A MINIMUM OF 78 INCHES ABOVE THE FLOOR OR GROUND.
- 5.) MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.3.
- 6.) FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
- 7.) HINGED DOORS OTHER THAN FIRE DOORS SHALL HAVE AN OPENING FORCE OF 5 POUNDS MAXIMUM.
- 8.) SLIDING DOORS SHALL HAVE AN OPENING FORCE OF 5 POUNDS MAXIMUM.
- 9.) DOOR AND GATE SURFACES SHALL COMPLY WITH 404.2.9.

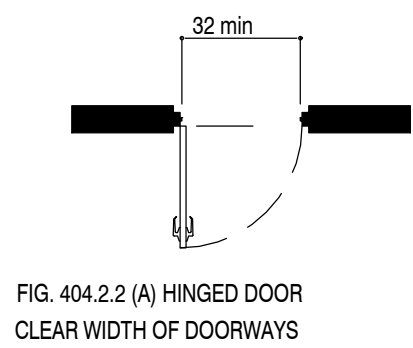


FIG. 404.2.2 (A) HINGED DOOR CLEAR WIDTH OF DOORWAYS

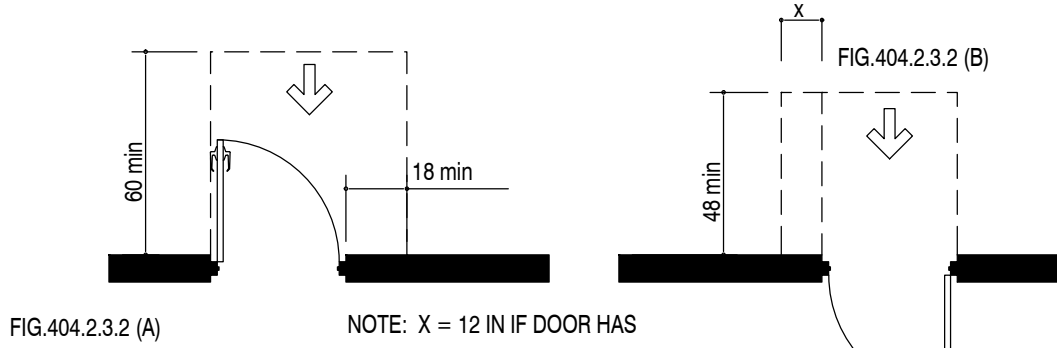


FIG.404.2.3.2 (A)

NOTE: X = 12 IN IF DOOR HAS BOTH A CLOSER AND LATCH

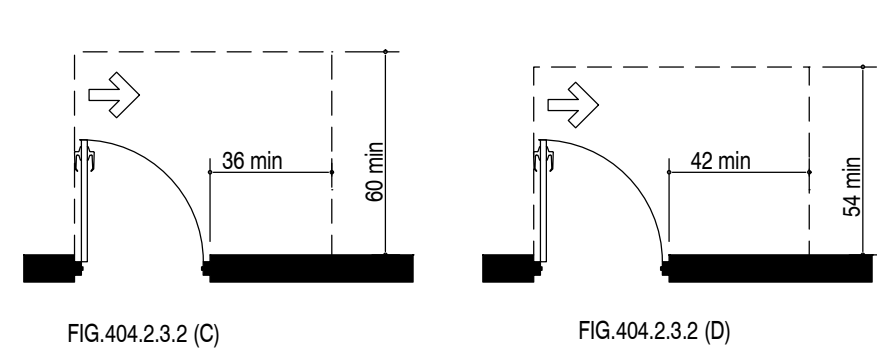


FIG.404.2.3.2 (C)

FIG.404.2.3.2 (D)

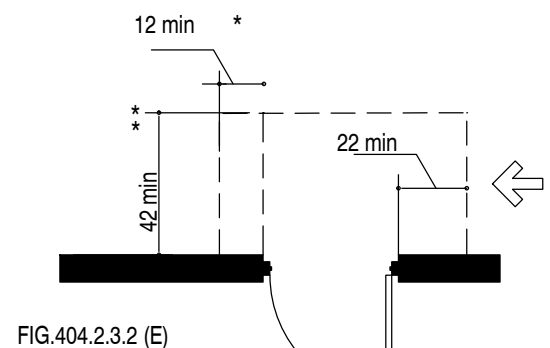


FIG.404.2.3.2 (E)

- * IF BOTH CLOSER AND LATCH ARE PROVIDED
- * * 48" MIN. IF BOTH CLOSER AND LATCH ARE PROVIDED

* 54" MIN. IF CLOSER IS PROVIDED

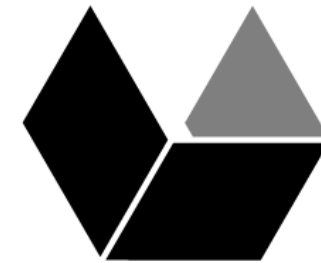
* 48" MIN. IF CLOSER IS PROVIDED

LATCH SIDE APPROACHES - SWINGING DOORS

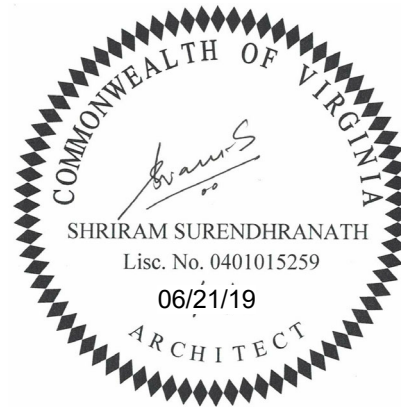
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CROATAN HOUSE

557 S ATLANTIC AVENUE,
VIRGINIA BEACH, VA
23451

PROJECT NO:	CG0010
ISSUE DATE:	05/10/2021
DESIGN BY:	MJS
DRAWN BY:	ML
CHECKED BY:	RS
REVISIONS:	

SHEET TITLE
ACCESSIBILITY
STANDARDS

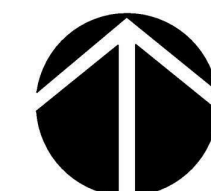
GI002

SHEET 01 - 01


$$1/4'' = 1'-0''$$

$$1/4" = 1'-0"$$
AREA ACCESS
ELEVATOR —

GRAPHIC SCALE:



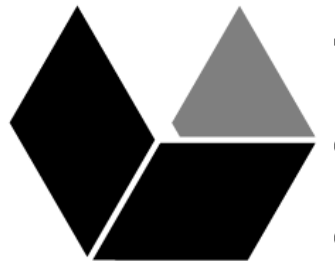
1/4" = 1' - 0"

SHEET TITLE

AE101

SHEET 01 - 01

+1 757 962 0223 **T**
+1 757 288 0298 **C**
+1 757 962 0299 **F**



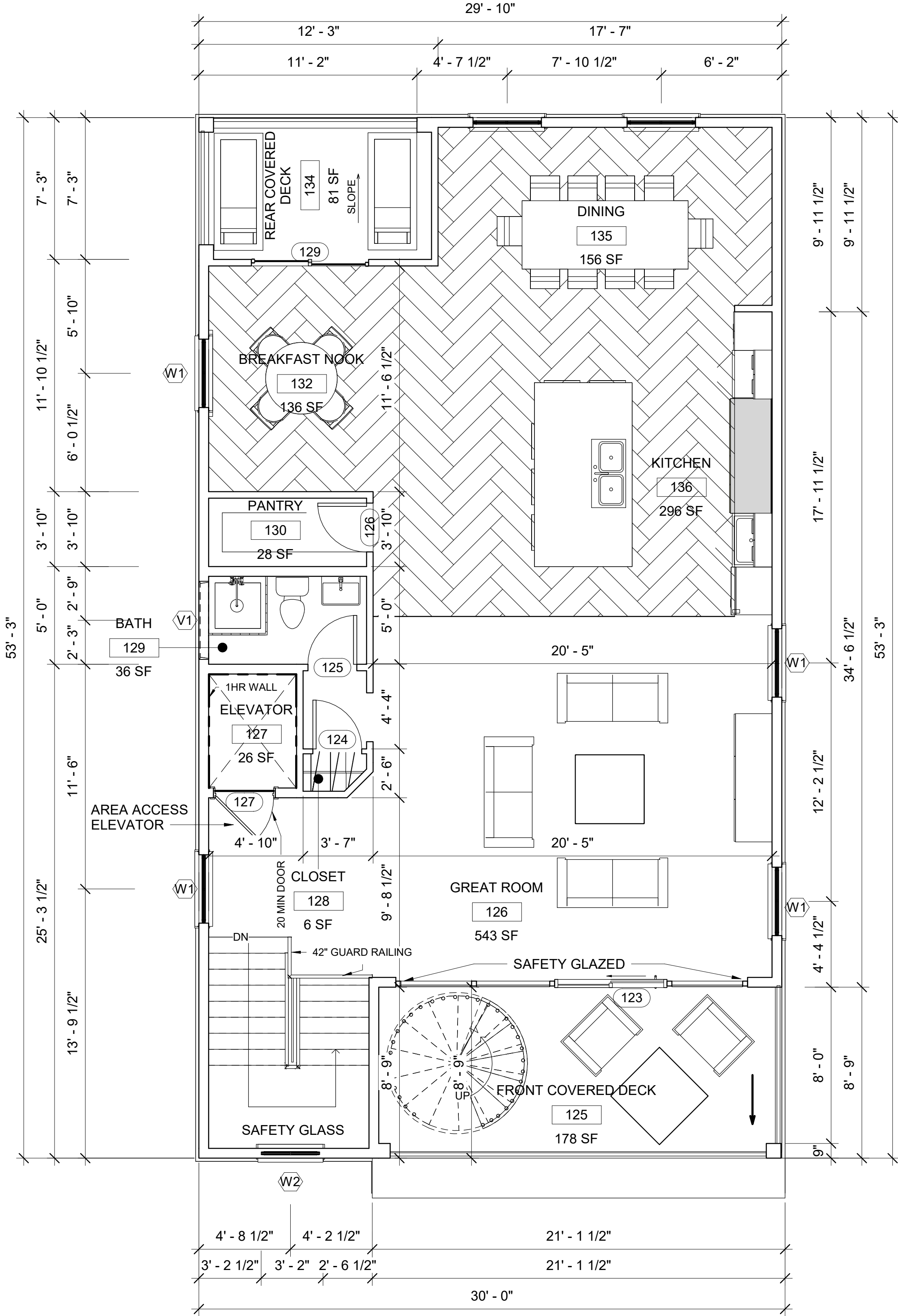
557 S ATLANTIC AVENUE,
VIRGINIA BEACH, VA 23451

5/12/2021 2:46:44 PM

A1

THIRD FLOOR RCP

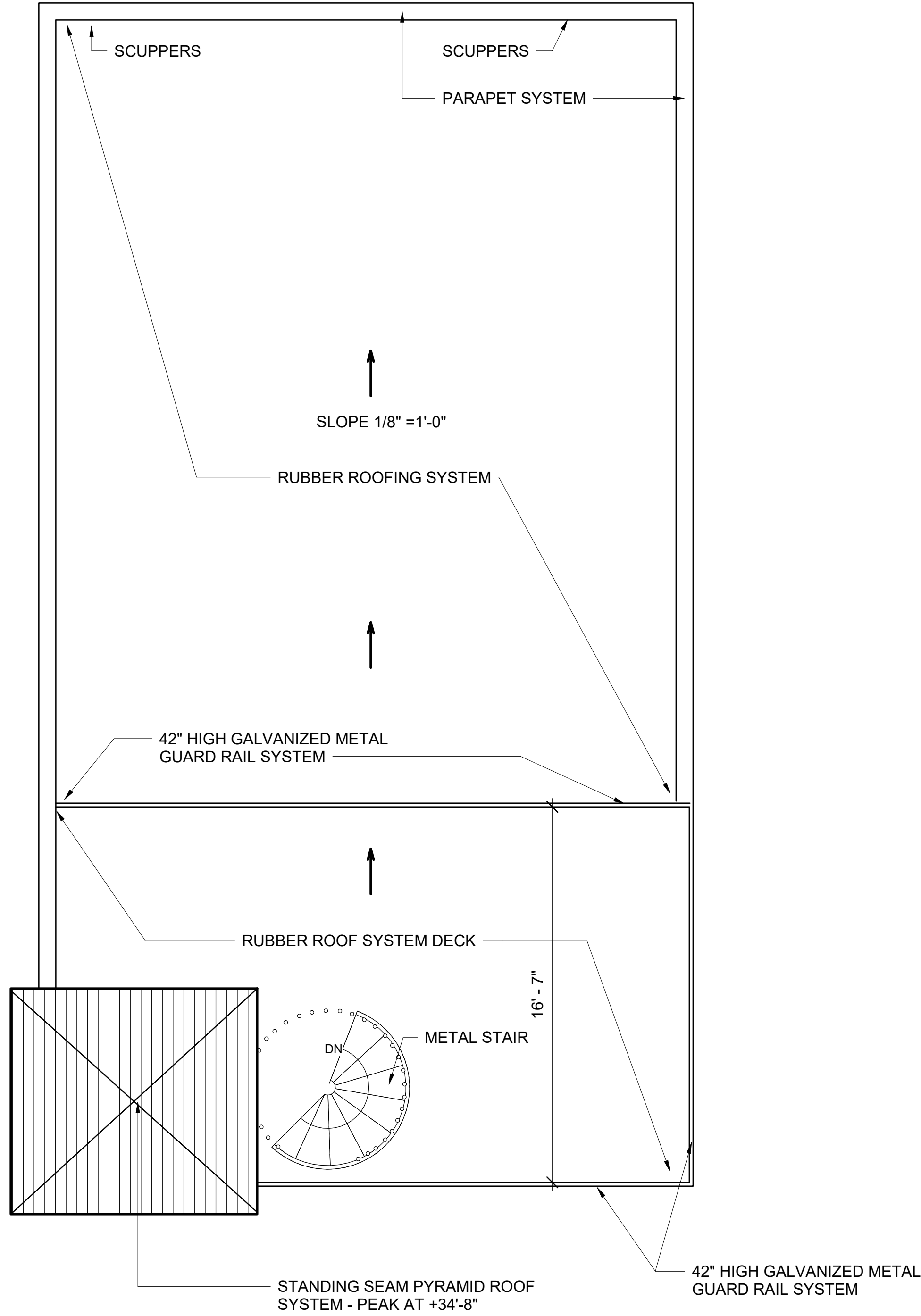
1/4" = 1'-0"



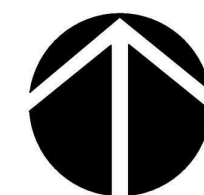
A2

ROOF PLAN

1/4" = 1'-0"

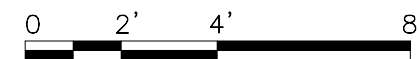


PLAN NORTH



GRAPHIC SCALE:

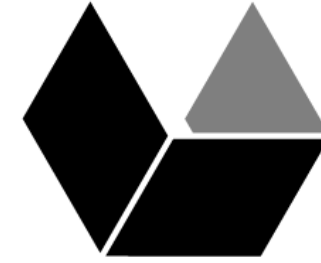
1/4" = 1' - 0"



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CROATAN HOUSE

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PROJECT NO:	CG0010
ISSUE DATE:	05/10/2021
DESIGN BY:	RS
DRAWN BY:	ML
CHECKED BY:	RS
REVISIONS:	

SHEET TITLE

THIRD FLOOR &
ROOF PLAN

AE102

SHEET 01 - 01

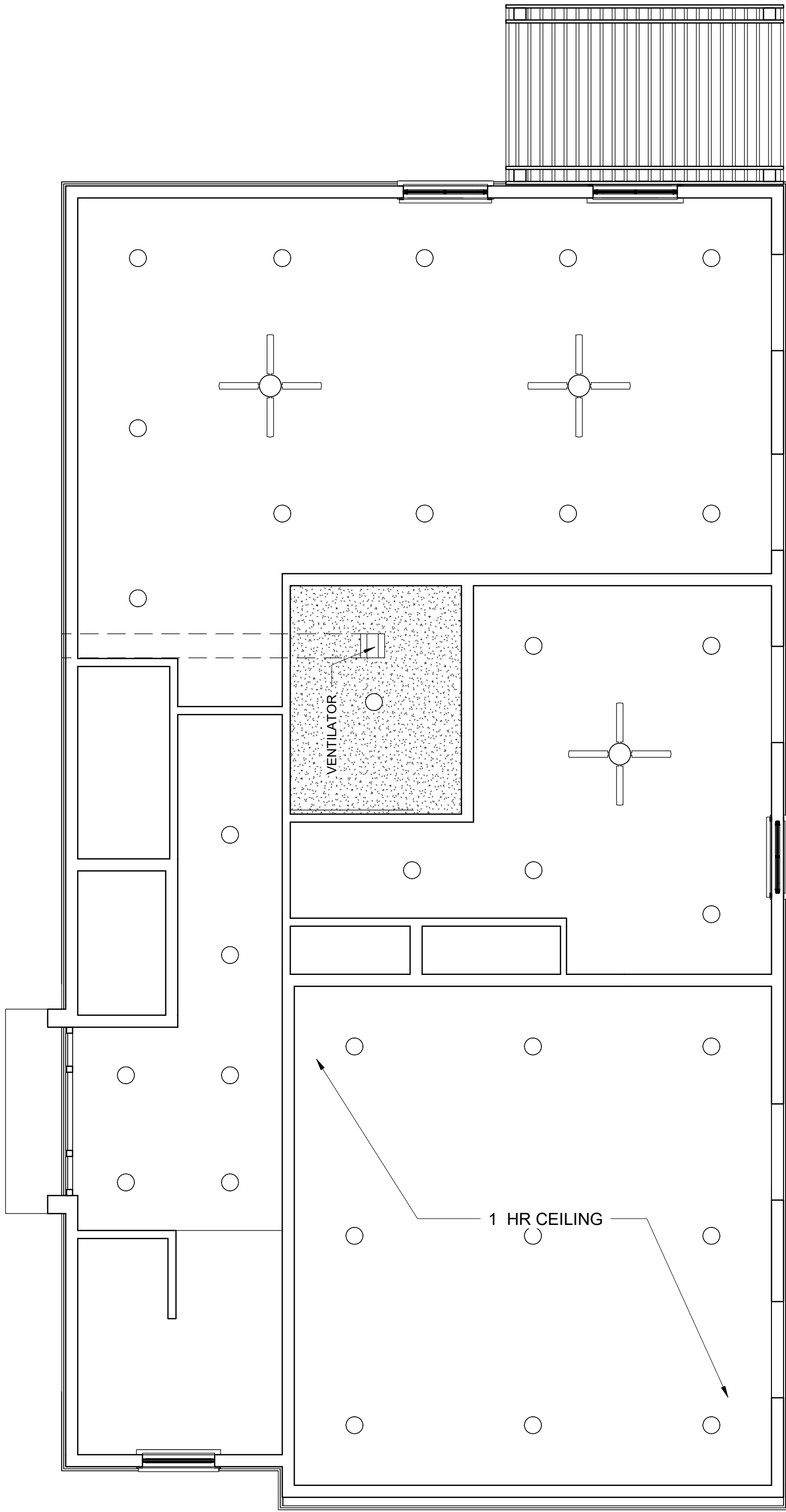
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D

C

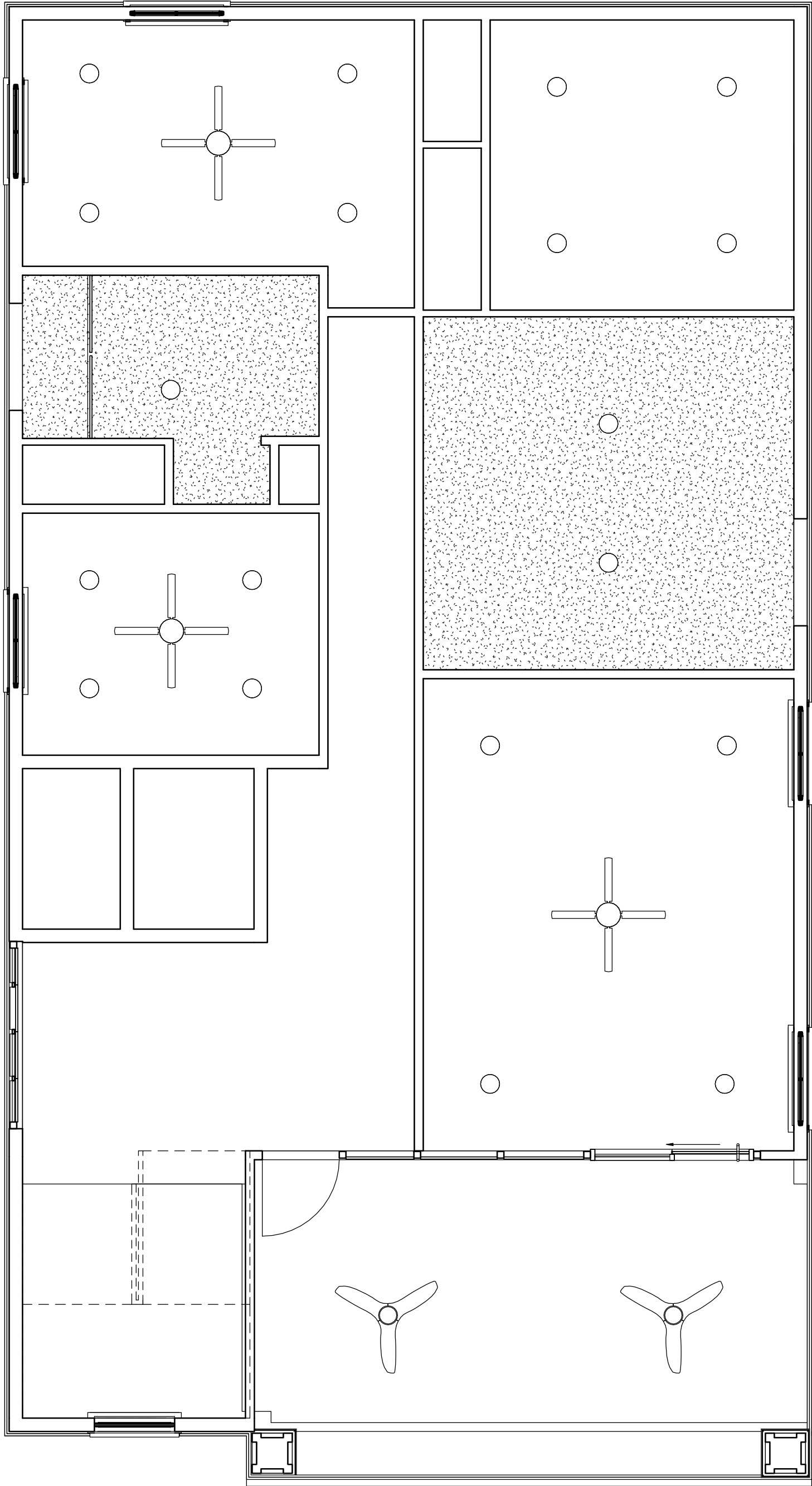
B

A



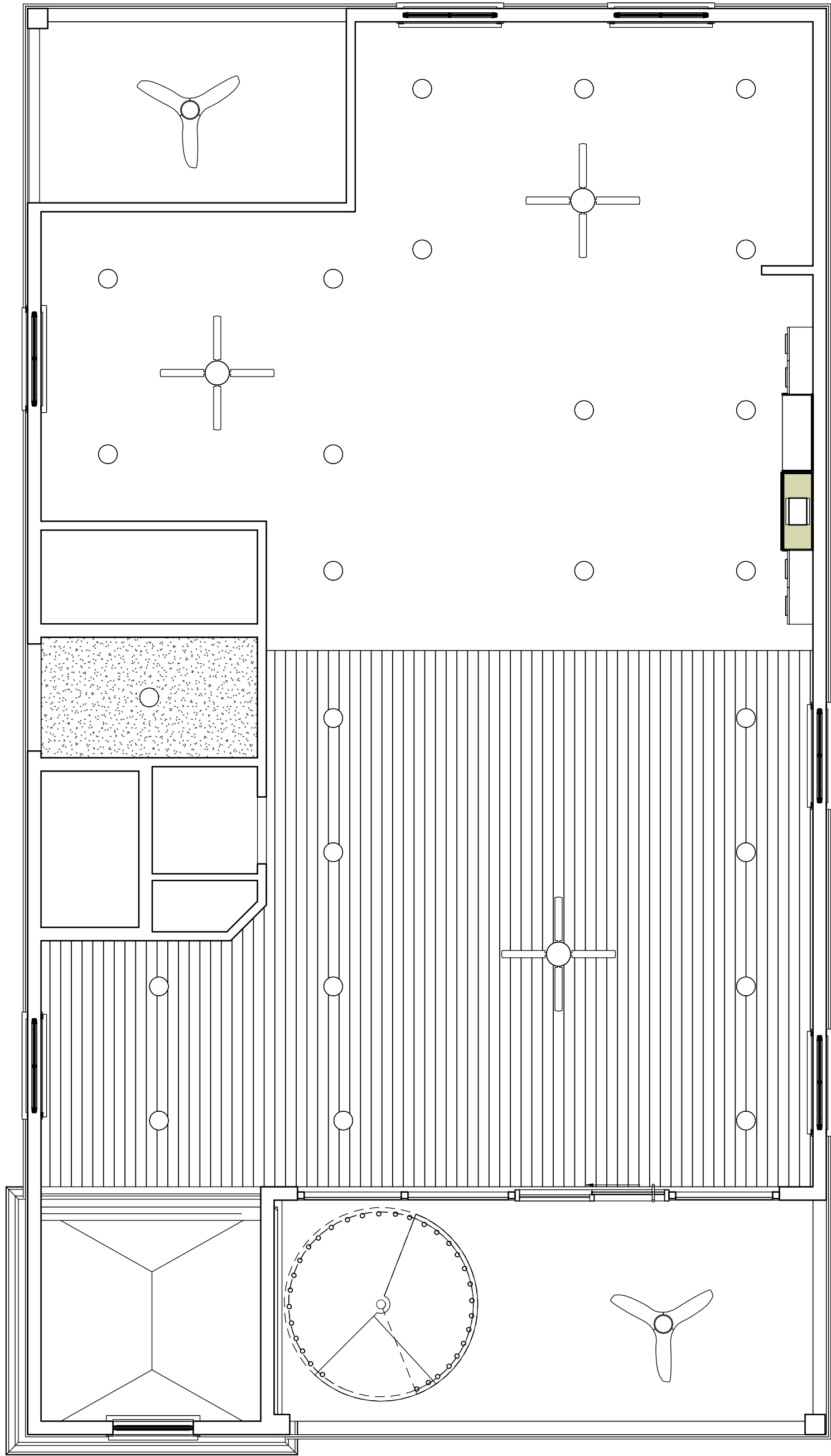
A1 FIRST FLOOR RCP
1/4" = 1'-0"

2



A2 SECOND FLOOR RCP
1/4" = 1'-0"

3



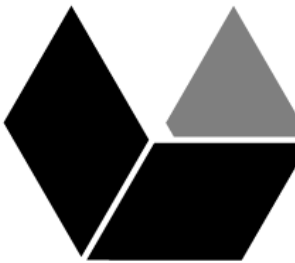
A3 THIRD FLOOR RCP
1/4" = 1'-0"

4

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REVISIONS:	

SHEET TITLE
**REFLECTED
CEILING PLAN**

AE103

SHEET 01 - 01

5/10/2021 9:37:46 AM



B1 ELEVATION
1/4" = 1'-0"

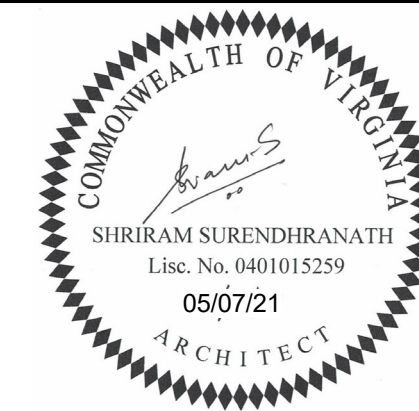


A1 ELEVATION
1/4" = 1'-0"

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REVISIONS:	

SHEET TITLE

**BUILDING
ELEVATIONS**

AE201

SHEET 01 - 01

5/10/2021 9:39:43 AM

B1 ELEVATION
1/4" = 1'-0"



TOP OF PYRAMID
TOP OF PARAPET WALL
33' - 0"
PARAPET PLAN
32' - 0"

THIRD FLOOR RCP
21' - 0"

SECOND FLOOR RCP
10' - 0"

FIRST FLOOR RCP
0"

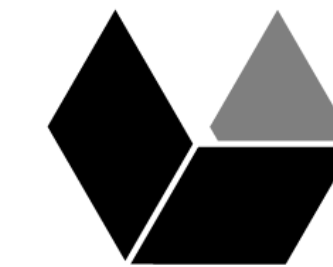
A1 ELEVATION
1/4" = 1'-0"



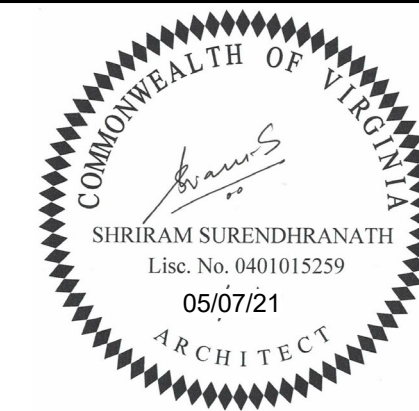
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DRAWN BY:	ML
CHECKED BY:	RS
REVISIONS:	

SHEET TITLE
BUILDING
ELEVATIONS

AE202

SHEET 01 - 01

5/11/2021 8:22:55 AM

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CROATAN HOUSE

557 S ATLANTIC AVENUE
VIRGINIA BEACH, VA 23451

PROJECT NO: CG0010

ISSUE DATE: 05/10/2021

DESIGN BY: MJS

DRAWN BY: ML

CHECKED BY: RS

REVISIONS:

SHEET TITLE

DOOR & WINDOW SCHEDULE, HARDWARE & DETAILS

AE401

SHEET 01 - 01

5/11/2021 8:16:05 AM



RECREATION ROOM



SWIMMING POOL



KITCHEN & DINING



GREAT ROOM



KITCHEN & DINING OVERLOOKING GREAT ROOM



MASTER BATHROOM

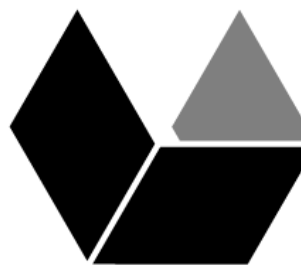


MASTER BED ROOM

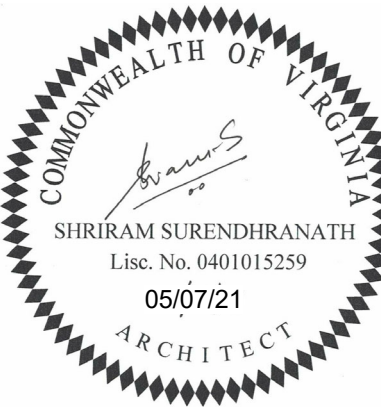
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Cuboid Architecture



CROATAN HOUSE

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VIRGINIA BEACH, VA 23451

PROJECT NO:	CG0010
ISSUE DATE:	05/10/2021
DESIGN BY:	RS
DRAWN BY:	ML
CHECKED BY:	RS
REVISIONS:	

SHEET TITLE

VIEWS

AE601

SHEET 01 - 01