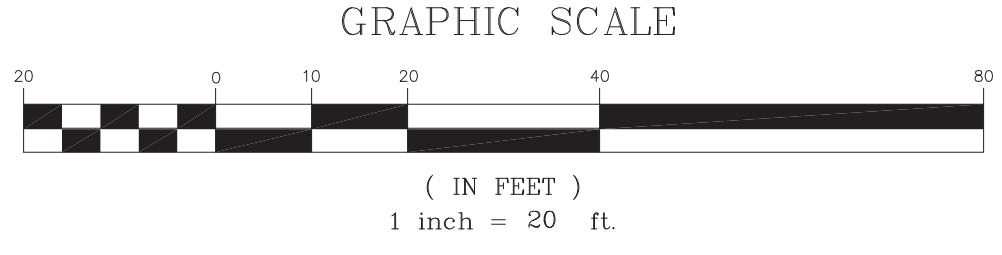


EXISTING CONDITIONS



NOTES:

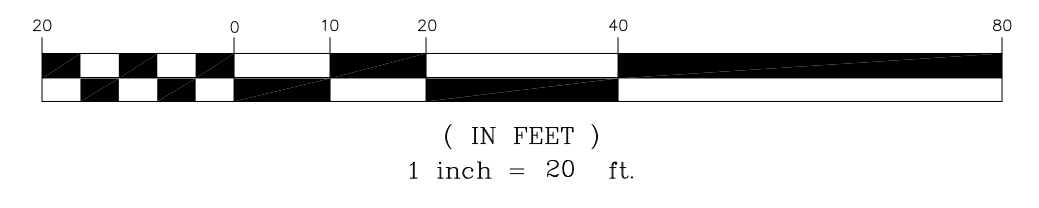
1. These properties delineated hereon is located in the County of Arlington, Virginia and are shown on Arlington County Tax Assessment Maps 31-025-009 and 31-025-008, zoned C-2.
2. These properties are now in the name of Jessie Al-Amin as shown in Instruments 20170100014315 and 20170100014316 among the official records of Arlington County.
3. The address of the Properties is:

2411 & 2415 Shirlington Road
Arlington, VA 22206
5. The boundary information shown hereon is based on a field survey performed by InfraTech, in July of 2022 and a plat of subdivision among the records of Arlington County in Deed Book 126, Page 115.
6. Topography shown hereon is based on a field survey, performed by InfraTech, on July 21, 2022. Topo is correlated to **NAVD 88 Datum**.
7. North arrow is correlated to the information shown on Deed Book 126, Page 115.
8. This plan was prepared without the benefit of a title report.
9. This property is subject to restrictions of record.
10. The horizontal and vertical location of the underground utilities shown is the approximate location.

MISS UTILITY
48 HOURS BEFORE YOU DIG
CALL "MISS UTILITY" AT 811 OR 800-552-7001
OR LOG ON TO va811.com



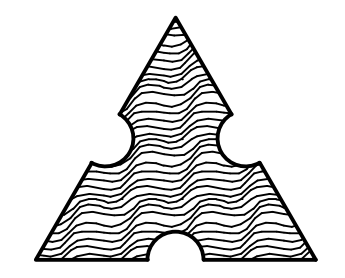
CONCEPT PLAN
GRAPHIC SCALE



BK1506 PC564

#2811
31-025-006

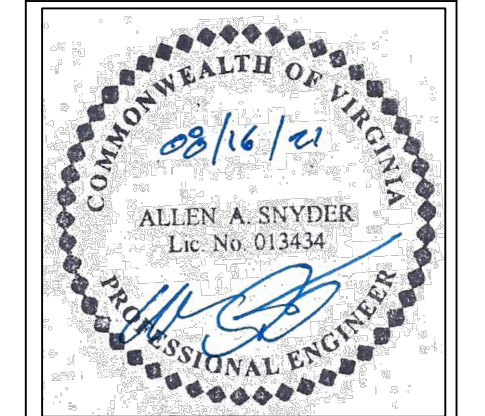
MISS UTILITY
48 HOURS BEFORE YOU DIG
CALL "MISS UTILITY" AT 811 OR 800-552-7001
OR LOG ON TO va811.com



**2411 OFFICE BUILDING
TIMES SQUARE GRILL**
2411 & 2415 S SHIRLINGTON RD, ARLINGTON, VA 22206

PROPOSED SITE PLAN

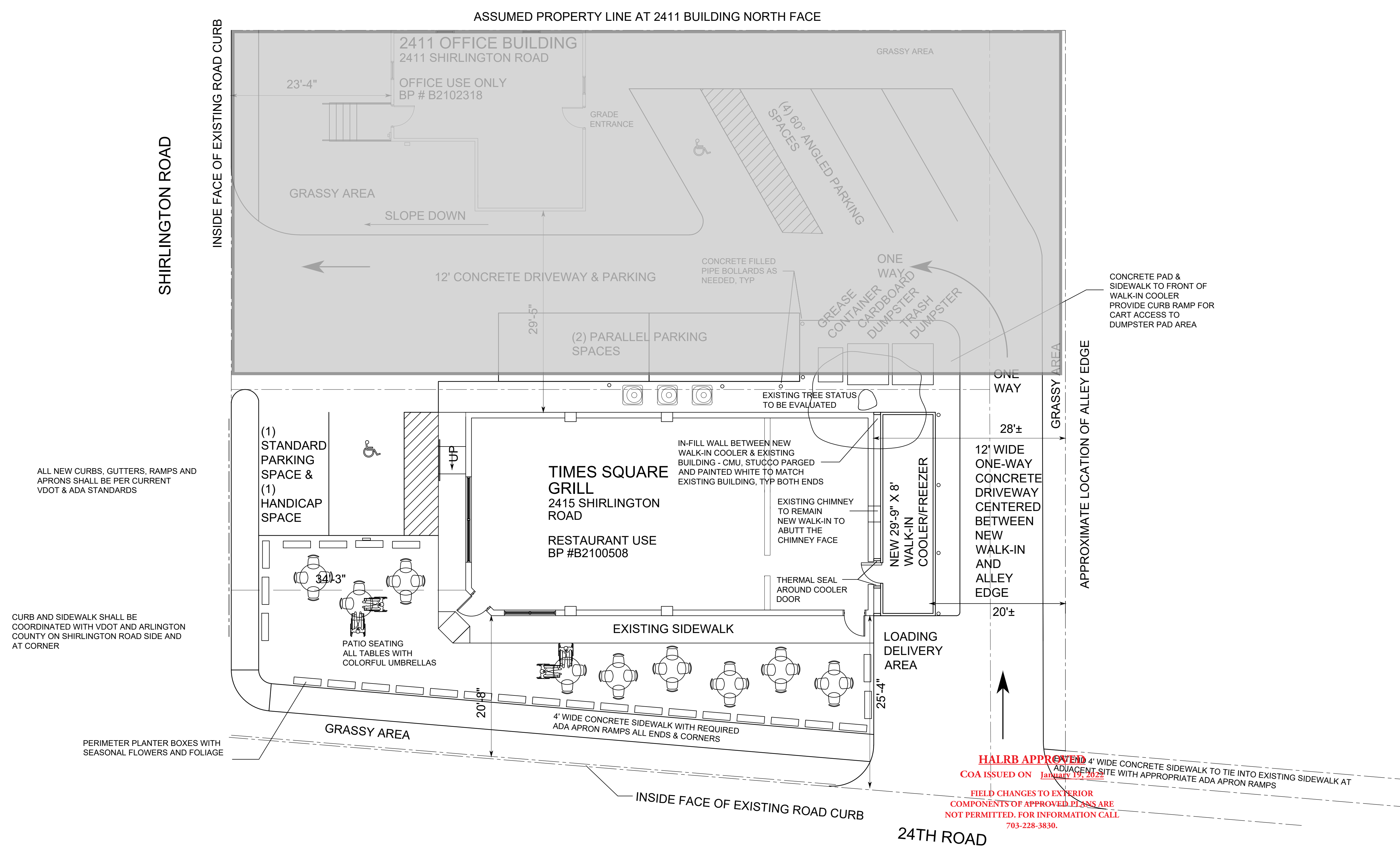
SCALE: 1/8" = 1'-0" U.O.N.



ISSUE DATE:
PERMIT & CONSTRUCTION
11/1/2021
REV1 HISTORIC REVIEW
1/25/2022

SHEET NUMBER:

SP-1



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

BOTH PROPERTIES ARE OWNED BY SAME INDIVIDUAL AND HAVE BEEN TREATED AS A SINGLE PROPERTY FOR SITE PLAN PURPOSES. ONLY 2415 BUILDING IS UNDER HISTORIC PRESERVATION STATUS.

**Pat & Ai Snyder
Snyder AE Design Services**
493 Parkview Estates Lane
Luray, VA 22835
snyder.pat@verizon.net
703 967-6188 Cell
540 843-2535 Home Office

COMMERCIAL
CONSTRUCTION
DESIGN SERVICES

Designed By: P.M. Snyder
Approved By: A.A. Snyder, P.E.

HALRB APPROVED
ADJACENT SITE WITH APPROPRIATE ADA APRON RAMPS
COA ISSUED ON January 19, 2022
FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703-228-3830.

ALL NEW CURBS, GUTTERS, RAMPS AND
APRONS SHALL BE PER CURRENT
VDOT & ADA STANDARDS

CURB AND SIDEWALK SHALL BE
COORDINATED WITH VDOT AND ARLINGTON
COUNTY ON SHIRLINGTON ROAD SIDE AND
AT CORNER

PERIMETER PLANTER BOXES WITH
SEASONAL FLOWERS AND FOLIAGE

SHIRLINGTON ROAD

INSIDE FACE OF EXISTING ROAD CURB

ASSUMED PROPERTY LINE AT 2411 BUILDING NORTH FACE

APPROXIMATE LOCATION OF ALLEY EDGE

24TH ROAD