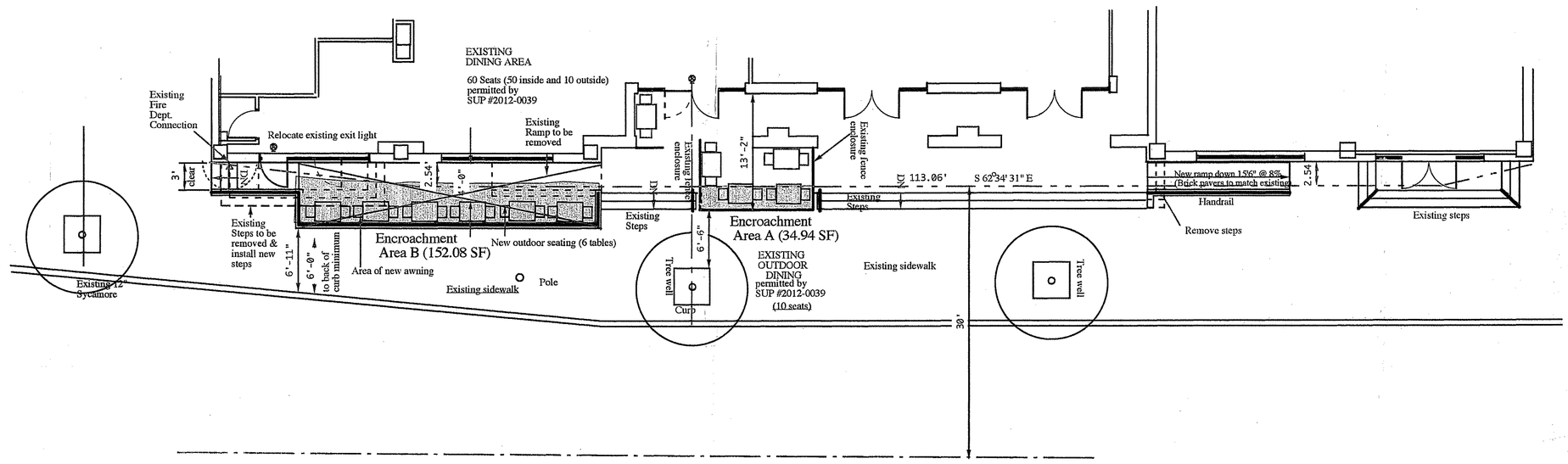
Attachment 1



Encroachment Area

Center line of Braddock Road
(Variable width)

SUMMARY OF ENCROACHMENT AREAS

Encrochment Area A Existing outdoor seating	34.94 SF
Encroachment Areaa B Elevated Patto	152.08 SF
Total Encroachment areas	187.02SF

0 5 FT 10 FT 20 FT 30 FT

GRAPHIC SCALE

Scale: 1/8" = 1'-0"

VA. STATE GRID NORTH

ARCHITECT'S CERTIFICATE

I, Marlin G. Lord. a duly licensed architect, do hereby certify that this plat is accurate based on the plat dated 3/88 prepared by Holland Engineering for Colecroft Station Condominium, City of Alexandria, Virginia showing Submitted, Additional Convertible and Withdrawble Land.

Marlin G. Lord AIA
Licensed Architect
VA. No. 2404

MGL
'on the Avenue'
Marlin G. Lord, A.I.A.
Architect

P. O. Box 2724 (Mail)
Alexandria, Virginia 22301
703-508-7471

DOS AMIGOS
OUTDOOR SEATING

535 Braddock Road
Alexandria, Virginia 22314

Site Plan

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Seal

COMMONWEALTH OF VIRGINIA
MARLIN G. LORD
2404
ARCHITECT

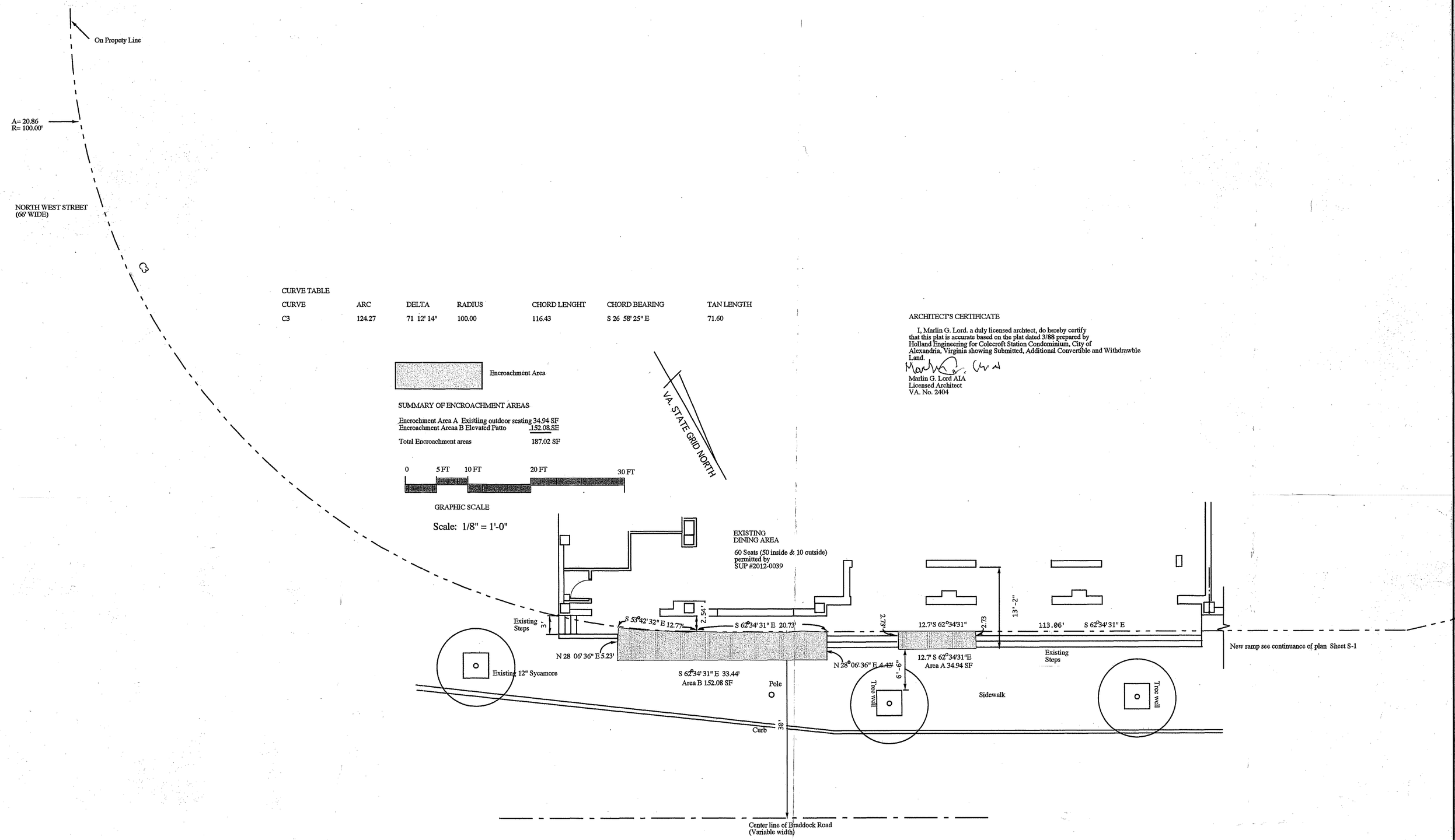
Revisions

Drawn	Approved
MGL	MGL

Scale
AS NOTED

Job No.	Date
13003.01	13 January 2016

Drawing No.
S-1



CURVE TABLE

CURVE	ARC	DELTA	RADIUS	CHORD LENGHT	CHORD BEARING	TAN LENGTH
C3	124.27	71 12' 14"	100.00	116.43	S 26 58' 25" E	71.60

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Metes and Bounds of Encroachment Areas

DISCLAIMER
(This note applies to all drawings)
Drawings are schematic and based on partial field measurements, photographs and observations. Contractor shall be aware that existing conditions may vary from that shown and that they should be field verified with construction, etc. adjusted accordingly. The preparer of these drawings does not guarantee accuracy of same and is not responsible for discrepancies. Drawings are schematic in nature, are to show design intent only and are not to be considered complete or accurate in all respects and detail. No claims for extra cost shall be brought against the Owner or the Architect due to the drawings.

Seal

COMMONWEALTH OF VIRGINIA
MARLIN G. LORD
2404
ARCHITECT

Revisions

Drawn	Approved
MGL	MGL

Scale
AS NOTED

Job No.	Date
13003.01	19 January 2016

Drawing No.
S-2