



SITE PLAN GENERAL NOTES:

STANDARD LANDSCAPE PLAN NOTES:

The following notes shall be provided on landscape plan submissions for all projects that require approval by the City as outlined in chapter 3 of the City's 2019 Landscape Guidelines:

- The property owner and/or applicant, specifier, contractor and installer of plant material are responsible for understanding and adhering to the standards set forth in the most recent version of the city of Alexandria Landscape Guidelines and applicable conditions of approval. All questions regarding application of, or adherence to, the standards and/or conditions of approval shall be directed to the city prior to commencement of demolition, construction, or any land disturbing activity.
- The City-approved landscape plan submission, including plant schedule, notes and details shall be the document used for installation purposes and all procedures set forth in the landscape guidelines must be followed.
- The contractor shall not interfere with any tree protection measures or impact any existing vegetation identified to be preserved per the approved tree and vegetation protection plan.
- Any changes, alterations or modifications to the site conditions that affect vegetation protection zones will require an amendment to the approved tree and vegetation protection plan and/or details.
- Installation of plant material may only occur during the planting seasons identified in the landscape guidelines.
- In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
- Substitutions to the approved plant material shall not occur until written approval is provided by the City..
- Maintenance for this project shall be performed by the owner, applicant, successor(s) and/or assign(s) in perpetuity and in compliance with City of Alexandria Landscape Guidelines and as conditioned by project approval, as applicable.
- All material specifications shall be in accordance shall be in accordance with the industry standard for grading plant material - The American Standard for Nursery Stock (ANSI Z60.1)
- Maintenance of all trees and landscape materials shall conform to accepted industry standards set forth by the Landscape Contractors Association, the American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.

In addition to the notes provided above, the following notes shall be provided on landscape plan submissions for all DSP/DSUP projects:

- The approved method(s) of protection must be in place for all vegetation to be preserved on-site and adjacent to the project site pursuant to the approved tree and vegetation protection plan and details prior to commencement of demolition, construction, or any land disturbance. The applicant shall notify the Planning & Zoning (P&Z) project manager once the tree protection methods are in place. No demolition, construction, or land disturbance may occur until an inspection is performed by the City and written confirmation is provided by the City which verifies correct installation of the tree protection measures. The applicant must contact the P&Z project manager prior to commencement of landscape installation/planting operation to schedule a pre-installation meeting. The meeting should be held between the applicant's general contractor, landscape contractor, landscape architect, the P&Z project manager and the City Arborist (as applicable) to review the scope of installation procedures and processes during and after installation.
- The following information shall be provided to the P&Z project manager at least five (5) business days prior to the landscape pre-installation meeting: 1) a letter that certifies that the project landscape architect performed pre-selection tagging for all trees proposed within the public right of way and on public land prior to installation. This letter must be signed and sealed by the project landscape architect, and 2) a copy of the soil bulk density test report verifying that maximum compression rates are met.
- All construction waste shall be removed prior to planting.
- As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines, the City Code of Ordinances, and all applicable plan preparation checklists. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.
- Areas of bare soil will not be accepted. Mulched areas and planting areas shall be weed free upon acceptance of the project by the City.

STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

The following notes shall be provided on landscape plan submissions for all projects with preservation areas:

- Vegetation designated for protection and/or preservation shall continuously receive an enhanced level of maintenance throughout the entire construction period.
- Maintenance shall be pro-active.
- Maintenance operations shall aggressively monitor the health, growth and vigor of vegetation and prescribe selective pruning, removal of volunteer and/or invasive species, watering, fertilization and installation of mulch/topdressing.
- When preserved vegetation is located on city property, maintenance shall be performed to the satisfaction of the City.
- Areas designated for protection and/or preservation of vegetation shall not be entered or utilized (approved maintenance procedures and watering excepted) throughout the entire construction period. Prohibited items/activities include, but are not limited to: Modifying site topography in a manner that directly or indirectly alters existing site drainage within protection zone including trenching or grading operations and placing, storing or stockpiling soil or construction related supplies.
- Felling and storing vegetation. III. Incinerating materials within or in close proximity.
- Operating machinery or equipment, including vehicle/equipment parking or storage.
- Temporary or permanent utility construction, paving or impervious surface installation.
- Disposal of debris or chemicals. VII. Temporary facilities or occupation by work force.
- Storage of construction materials or waste.

*DRAWING IS ILLUSTRATIVE SEE DETAILED PLANS

DSUP Sheet List											
Sheet Number	Sheet Name	DSUP#1 05/04/2021	DSUP #2 07/26/2021	DSUP #3 09/24/2021	DSUP #4 10/21/2021	FSP SUB #1 03/18/2022	FSP SUB #2 07/11/2022	FSP SUB #3 09/21/2022	FSP Signature SUB 11/02/2022	FSP Amendment 07/07/2023	FSP Signature Set 08/14/2023
LS-000	Cover Sheet	*	*	*	*	*	*	*	*	*	*
LS-100	Overall Site Plan	*	*	*	*	*	*	*	*	*	*
LS-101	Ground Level Materials Plan	*	*	*	*	*	*	*	*	*	*
LS-102	Ground Level Materials Plan	*	*	*	*	*	*	*	*	*	*
LS-103	Ground Level Materials Plan	*	*	*	*	*	*	*	*	*	*
LS-104	Ground Level Materials Plan	*	*	*	*	*	*	*	*	*	*
LS-110	Building A Materials Plan - Levels 6 & 7	*	*	*	*	*	*	*	*	*	*
LS-111	Building A Materials Plan - Levels 8 & 9	*	*	*	*	*	*	*	*	*	*
LS-112	Building B Materials Plan - Level 5	*	*	*	*	*	*	*	*	*	*
LS-113	Building B Materials Plan - Level 7	*	*	*	*	*	*	*	*	*	*
LS-114	Building B Materials Plan - Level 9	*	*	*	*	*	*	*	*	*	*
LS-115	Building B PH Roof Materials Plans	*	*	*	*	*	*	*	*	*	*
LS-116	Retail Building C Materials Plans	*	*	*	*	*	*	*	*	*	*
LS-121	Soils Plan	*	*	*	*	*	*	*	*	*	*
LS-122	Open Space Plan	*	*	*	*	*	*	*	*	*	*
LS-123	Green Area Plan	*	*	*	*	*	*	*	*	*	*
LS-124	Irrigation Plan	*	*	*	*	*	*	*	*	*	*
LS-201	Ground Level Layout Plan	*	*	*	*	*	*	*	*	*	*
LS-202	Ground Level Layout Plan	*	*	*	*	*	*	*	*	*	*
LS-203	Ground Level Layout Plan	*	*	*	*	*	*	*	*	*	*
LS-204	Ground Level Layout Plan	*	*	*	*	*	*	*	*	*	*
LS-221	Ground Level Grading Plan	*	*	*	*	*	*	*	*	*	*
LS-222	Ground Level Grading Plan	*	*	*	*	*	*	*	*	*	*
LS-223	Ground Level Grading Plan	*	*	*	*	*	*	*	*	*	*
LS-224	Ground Level Grading Plan	*	*	*	*	*	*	*	*	*	*
LS-301	Site Sections	*	*	*	*	*	*	*	*	*	*
LS-302	Site Sections	*	*	*	*	*	*	*	*	*	*
LS-303	Site Sections	*	*	*	*	*	*	*	*	*	*
LS-304	Site Sections - Private Courtyard	*	*	*	*	*	*	*	*	*	*
LS-305	Site Sections - Rooftops	*	*	*	*	*	*	*	*	*	*
LS-400	Hardscape Material Imagery	*	*	*	*	*	*	*	*	*	*
LS-401	Ground Floor Hardscape Details	*	*	*	*	*	*	*	*	*	*
LS-402	Ground Floor Hardscape Details	*	*	*	*	*	*	*	*	*	*
LS-403	Ground Floor Hardscape Details	*	*	*	*	*	*	*	*	*	*
LS-404	Ground Floor Hardscape Details	*	*	*	*	*	*	*	*	*	*
LS-405	Ground Floor Hardscape Details	*	*	*	*	*	*	*	*	*	*
LS-406	Ground Level Hardscape Details	*	*	*	*	*	*	*	*	*	*
LS-501	Planting Plan	*	*	*	*	*	*	*	*	*	*
LS-502	Planting Plan	*	*	*	*	*	*	*	*	*	*
LS-503	Planting Plan	*	*	*	*	*	*	*	*	*	*
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LS-510	Planting Plan	*	*	*	*	*	*	*	*	*	*
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LS-515	Planting Plan	*	*	*	*	*	*	*	*	*	*
LS-515A	Planting Plan	*	*	*	*	*	*	*	*	*	*
LS-516	Planting Schedule	*	*	*	*	*	*	*	*	*	*
LS-517	Planting Details	*	*	*	*	*	*	*	*	*	*
LS-518	Planting Details	*	*	*	*	*	*	*	*	*	*

APPROVED
PLANNING & ZONING
KARL W. MORITZ, DIRECTOR

DATE: 02/08/2024
STAFF: daniel.welles

ESI
Peer Review

APPROVED SPECIAL USE PERMIT NO. 2021-10017	
DEPARTMENT OF PLANNING & ZONING	
D.W. for K. Moritz	02/08/2024
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	

DIRECTOR	DATE
<i>Arthur M. Moritz</i>	02/08/2024
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

MAHAN RYKIEL
ASSOCIATES
Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.235.6001

TideLock

1033, 1055, & 1111
N. Fairfax St.
Alexandria, VA
22314

Consultants

Owner:
Tide Lock Property Owner LLC
C/O Community Three Allyson LLC
650 F Street NW Suite 690
Washington, DC 20004

Applicant:
Tide Lock Property Owner LLC
C/O Community Three Allyson LLC
650 F Street NW Suite 690
Washington, DC 20004

Architect:
Torti Gallas Partners
1300 Spring Street 4th Floor
Silver Spring MD 20910
t. 301.588.4800

Landscape Architect:
Mahan Rykiel Associates
3300 Clipper Mill Road, Suite 200
Baltimore MD 21211
t. 410.235.6001

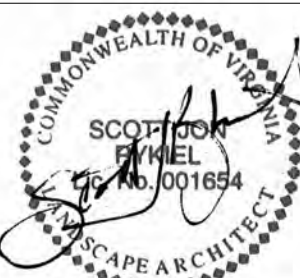
Structural Engineer:
SK&A Structural Engineers
t. 301.881.1441

Civil Engineer:
Walter L. Phillips
207 Park Avenue
Falls Church VA 22046
t. 703.532.6163

Land Use Attorney:
Wire Gill LLP
1750 Tysons Boulevard, Suite 1500
Tysons VA 22102

Sustainability Consultant:
Greenscape LLC
t. 202.544.1400

Seal



Issued For

Description	Date
FSP SUB #1	03/18/2022
FSP SUB #2	07/11/2022
FSP SUB #3	09/21/2022
FSP Signature SUB	11/02/2022
FSP Amendment	07/07/2023
FSP Signature Set	08/14/2023

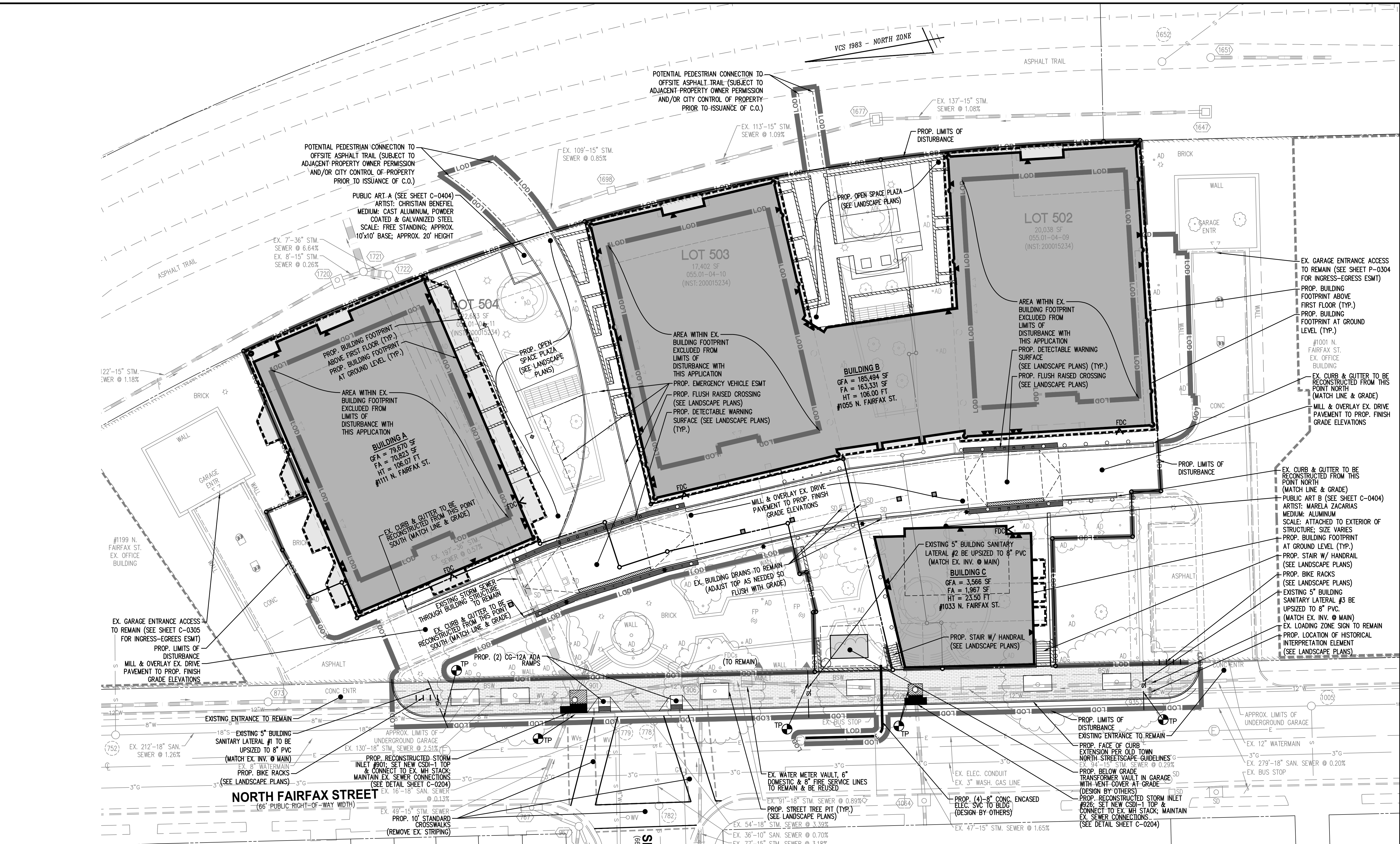
Project Number:
18403.3BA

Scale:
As Shown

Drawn By:
MH, BC

Reviewed By:

LS-000
Cover Sheet

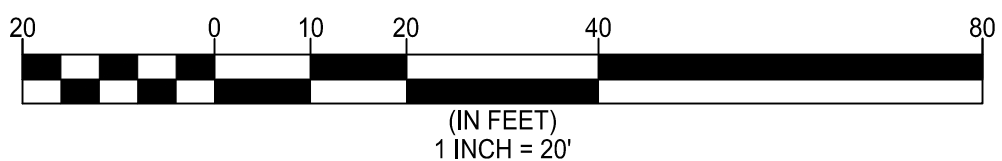


- ### ARCHAEOLOGY NOTES
- ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
 - THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
 - THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.
 - CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.

EXISTING UTILITY SERVICE NARRATIVE

THIS APPLICATION PROPOSES TO MAINTAIN THE USE OF THE EXISTING UTILITY SERVICE CONNECTIONS TO THE BUILDING. THIS INCLUDES THE EXISTING 6\"/>

- ### NOTES
- SEE ARCHITECTURE PLANS FOR BUILDING SECTIONS, ELEVATIONS, AND ALL ASPECTS OF BUILDING DESIGN.
 - TRASH WILL BE STORED WITHIN THE BUILDINGS AND COLLECTED WITHIN THE PROPERTY ALONG THE PRIVATE DRIVE AISLE.
 - SEE C-0201 FOR UTILITY OWNERSHIP CONTACT INFORMATION.
 - SEE SHEET C-0305 FOR EXISTING EASEMENT PLAN.
 - SEE LANDSCAPE PLANS FOR PLANTING DETAILS AND ALL ASPECTS OF HARDSCAPE DESIGN OVER STRUCTURE.
 - SEE LIGHTING PLAN FOR PHOTOMETRICS AND STREETLIGHT INFORMATION.
 - IN ADDITIONAL TO TEST PIT LOCATIONS SHOWN ON THIS PLAN, CONTRACTOR SHALL PERFORM TEST PITS IN ORDER TO CONFIRM EXISTING PRIVATE UTILITIES ALONG SITE FRONTAGE. ADDITIONAL TEST PITS MAY BE REQUIRED. CONTRACTOR SHALL COORDINATE WITH SUBMITTING ENGINEER PRIOR TO CONSTRUCTION.
 - NO OTHER TRAFFIC SIGNALS BEYOND THOSE IDENTIFIED ON THIS PLAN ARE KNOWN TO EXIST IN THE VICINITY.
 - CONTRACTOR SHALL ENSURE THAT NO LAND DISTURBANCE OCCURS ON PRIVATE PROPERTY PRIOR TO RECEIPT OF PERMISSION FROM ADJACENT LAND OWNERS VIA WRITTEN CONFIRMATION, RECORDATION OF PRIVATE EASEMENTS AND/OR OTHER DOCUMENTATION AUTHORIZING ACCESS TO PRIVATE PROPERTY.
 - SEE SHEET C-0403 FOR SIGNAGE & STRIPING INFORMATION.
 - NOTARIZED LETTER OF PERMISSION OR RECORDATION OF TEMPORARY CONSTRUCTION EASEMENT REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY ON ADJACENT PRIVATE PROPERTIES.
 - EXISTING UNDERGROUND UTILITIES ARE IN PLACE ALONG PROJECT FRONTAGES ON N. FAIRFAX STREET. NOT ALL EXISTING UTILITIES MAY BE DEPICTED ON THIS PLAN AS EXISTING CONDITIONS INFORMATION SHOWN IS BASED ON UTILITY DESIGNATION PERFORMED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROPERLY HANDLING EXISTING UTILITY LINES WITHIN WORK AREA.

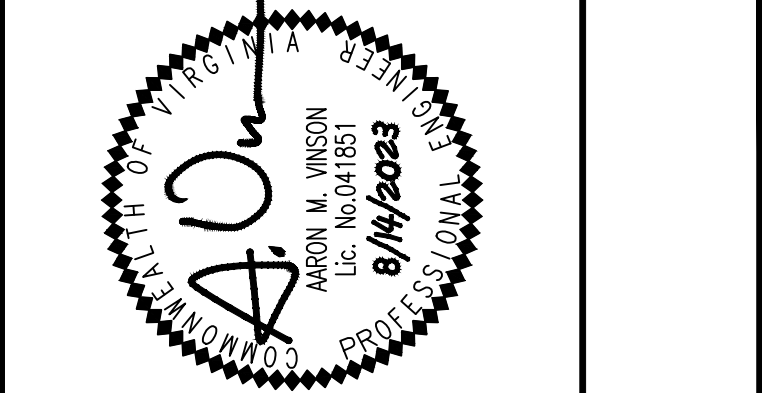


ESI
Peer Review

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DATE: 08/14/2023
DRAWN: SCRH
CHECKED: DP/AV
SCALE: 1" = 20'

DATE	DESCRIPTION	PLAN STATUS	DATE	DESCRIPTION
08/14/23	FSP SIGNATURE SET			



REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED

TIDELOCK
1033, 1055 & 1111
NORTH FAIRFAX ST
FINAL SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
LAYOUT PLAN

APPROVED
PLANNING & ZONING
KARL W. MORITZ, DIRECTOR
DATE: 02/08/2024
STAFF: daniel.welles

APPROVED SPECIAL USE PERMIT NO. 2021-10017	
DEPARTMENT OF PLANNING & ZONING	
D.W. for K. Moritz	02/08/2024
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
02/08/2024	
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	



VIEW 1



VIEW 2



VIEW 3

APPROVED

PLANNING & ZONING

KARL W. MORITZ, DIRECTOR

DATE: 02/08/2024

STAFF: daniel.welles

TORTI
GALLAS +
PARTNERS

1923 VERMONT AVE NW, 2ND FLR
WASHINGTON, DC 20001
t. 301.588.4800
www.tortigallas.com

TideLock

PROJECT LOCATION
1033, 1055, & 1111 N FAIRFAX ST
ALEXANDRIA, VA 22314

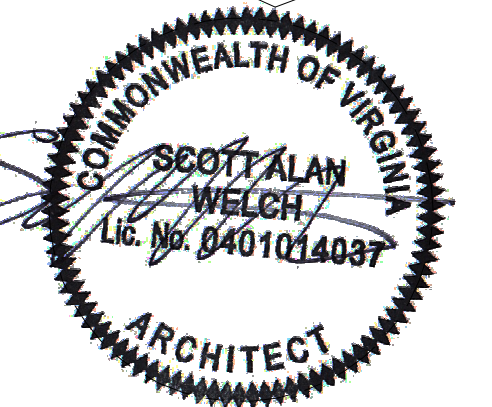
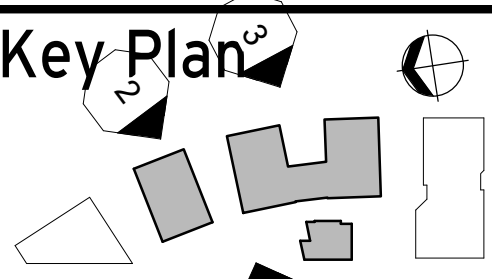
OWNER / DEVELOPER
TIDELOCK PROPERTY OWNER LLC

STRUCTURAL ENGINEER
SK&A | STRUCTURAL ENGINEERS
301.881.1441

MEP ENGINEER
SUMMIT ENGINEERS, INC
703.533.5593

CIVIL ENGINEER
WALTER L. PHILLIPS
703.532.6163

LANDSCAPE ARCHITECT
MAHAN RYKIEL ASSOCIATES
410.235.6001



Overall Building Views

PRINCIPAL IN CHARGE
D.A.

PROJECT ARCHITECT
J.S.

DRAWN
S.I., V.S., C.R., R.G., P.B.

DATE
08/14/2023

APPROVED
S.W.

SCALE:
1" = 300'-0"

JOB NO.
18403.3BA

DRAWING NO.
A0001

APPROVED	
SPECIAL USE PERMIT NO.	2021-10017
DEPARTMENT OF PLANNING & ZONING	
D.W. for K. Moritz	02/08/2024
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	
DEED BOOK NO.	PAGE NO.

Note: All Images for Reference Only
Note: See Sheet A0037 for Building C Updates

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VIEW 1



VIEW 2



VIEW 3



VIEW 4

TideLock

PROJECT LOCATION
1033, 1055, & 1111 N FAIRFAX ST
ALEXANDRIA, VA 22314

OWNER / DEVELOPER
TIDELOCK PROPERTY OWNER LLC

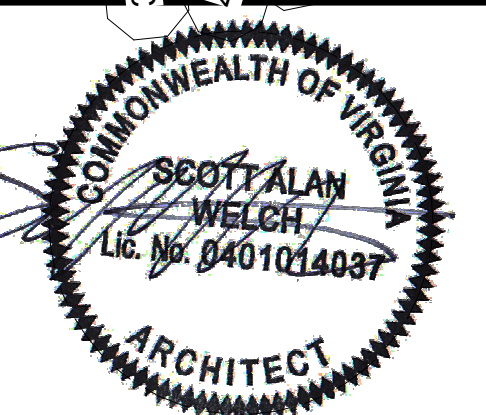
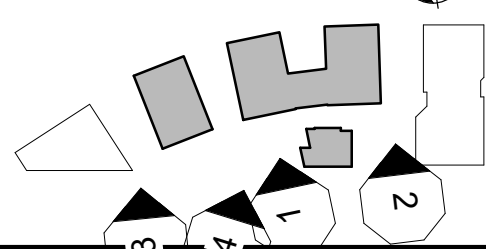
STRUCTURAL ENGINEER
SK&A | STRUCTURAL ENGINEERS
301.881.1441

MEP ENGINEER
SUMMIT ENGINEERS, INC
703.533.5593

CIVIL ENGINEER
WALTER L. PHILLIPS
703.532.6163

LANDSCAPE ARCHITECT
MAHAN RYKIEL ASSOCIATES
410.235.6001

Key Plan



**Overall Building
Views**

PRINCIPAL IN CHARGE
D.A.

PROJECT ARCHITECT
J.S.

DRAWN
S.L., V.S., C.R., R.G., P.B.

DATE
08/14/2023

APPROVED
S.W.

SCALE:
1" = 300'-0"

JOB NO.
18403.3BA

DRAWING NO.
A0002

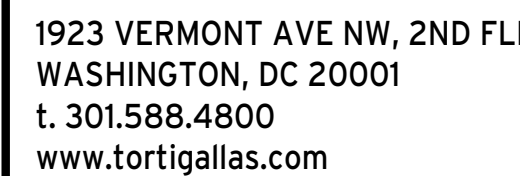
APPROVED
PLANNING & ZONING
KARL W. MORITZ, DIRECTOR

DATE: 02/08/2024
STAFF: daniel.welles

APPROVED SPECIAL USE PERMIT NO. 2021-10017	
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D.W. for K. Moritz	02/08/2024
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
Chairman, Planning Commission	02/08/2024
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

Note: All Images for Reference Only
Note: See Sheet A0037 for Building C Updates

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PROJECT LOCATION
1033, 1055, & 1111 N FAIRFAX ST
ALEXANDRIA, VA 22314

OWNER / DEVELOPER
TIDELOCK PROPERTY OWNER LLC

STRUCTURAL ENGINEER
SK&A | STRUCTURAL ENGINEERS
301.881.1441

MEP ENGINEER
SUMMIT ENGINEERS, INC
703.533.5593

CIVIL ENGINEER
WALTER L. PHILLIPS
703.532.6163

LANDSCAPE ARCHITECT
MAHAN RYKIEL ASSOCIATES
410.235.6001



PRINCIPAL IN CHARGE
D.A.

PROJECT ARCHITECT
J.S.

DRAWN
S.I., V.S., C.R., R.G., P.B.

DATE 08/14/2023	APPROVED S.W.
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SCALE: As indicated	JOB NO. 18403.3BA
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DRAWING NO.
A0013

A0012

APPROVED		
SPECIAL USE PERMIT NO.	2021-10017	
DEPARTMENT OF PLANNING & ZONING		
D.W. for K. Moritz	02/08/2021	
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		

DIRECTOR	DATE	
<i>Arthur M. Moritz</i>	02/08/2021	
CHAIRMAN, PLANNING COMMISSION	DATE	
DATE RECORDED _____		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

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APPROVED
PLANNING & ZONING
KARL W. MORITZ, DIRECTOR

DATE: 02/08/2024
STAFF: daniel.welles

A1 1st Floor Plan