GENERAL NOTES

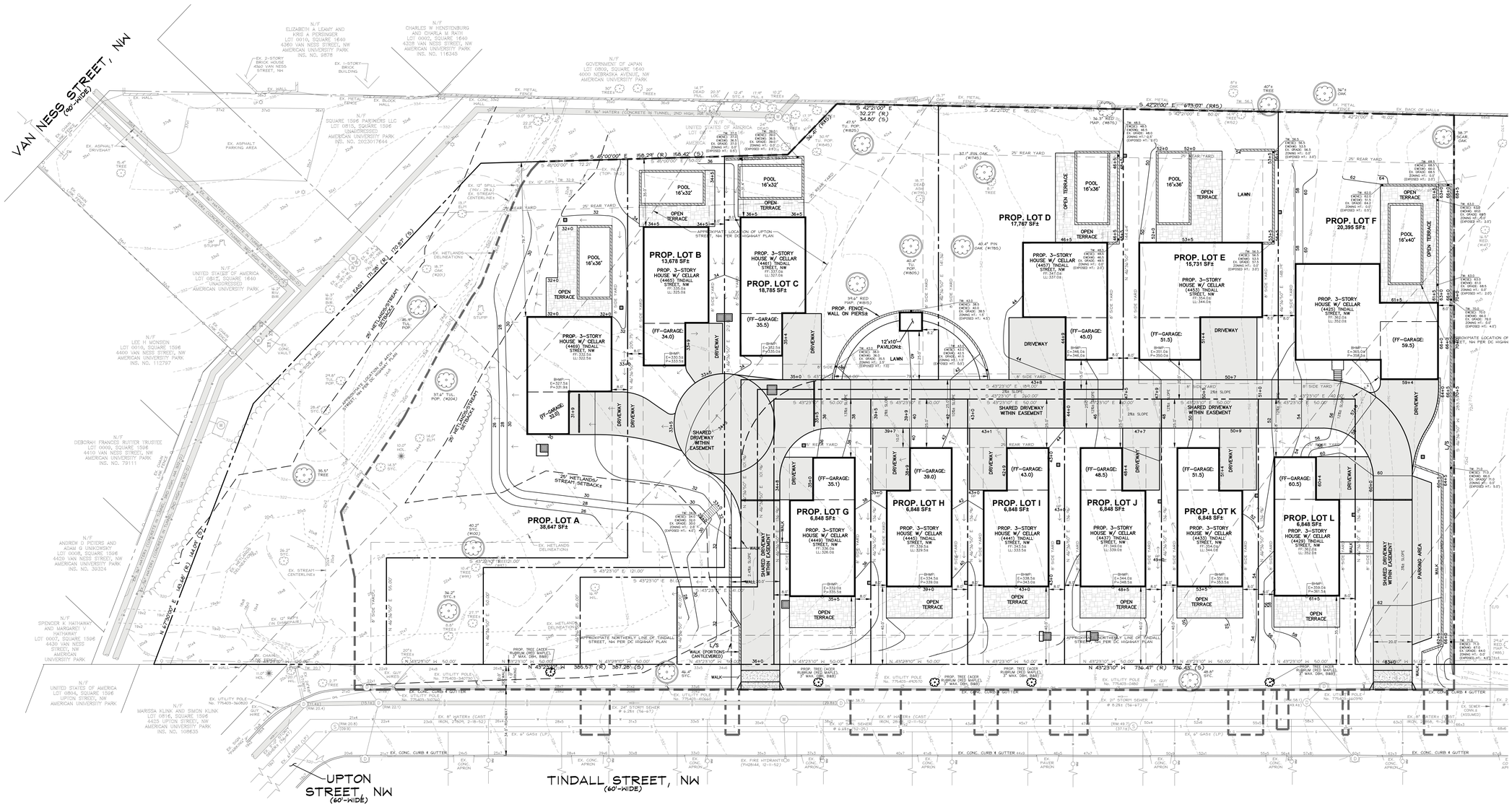
SEE GENERAL NOTES ON SHEET GV001.

FRONT YARD SETBACK SEQUENCING NOTE

NO HOUSES EXIST ALONG THE SITE'S FRONTAGE ON TINDALL STREET, NW, THEREFORE NO FRONT SETBACK RANGE EXISTS PER 11D DCMR 305.1.

HOUSES SHALL BE CONSTRUCTED WITH THE CLOSEST HOUSE BUILT FIRST (EITHER 4429 TINDALL STREET, NW OR 4449 TINDALL STREET, NW) FOLLOWED BY THE FARTHEST HOUSE SECOND (AT 4461 TINDALL STREET, NW), THUS ESTABLISHING A FRONT YARD SETBACK RANGE THAT ENCOMPASSES ALL TWELVE (12) PROPOSED HOUSES SHOWN HEREON.

REFERENCE ZONING ADMINISTRATOR CONFIRMATION LETTER DATED FEBRUARY 8, 2023 FOR ADDITIONAL INFORMATION.


VAN NESS STREET, NW
(80'-WIDE)
UPTON STREET, NW
(60'-WIDE)
TINDALL STREET, NW
(60'-WIDE)
PROP. LOT A
38,647 SF±
PROP. LOT B
13,678 SF±
PROP. LOT C
18,785 SF±
PROP. LOT D
17,767 SF±
PROP. LOT E
15,731 SF±
PROP. LOT F
20,395 SF±
PROP. LOT G
6,848 SF±
PROP. LOT H
6,848 SF±
PROP. LOT I
6,848 SF±
PROP. LOT J
6,848 SF±
PROP. LOT K
6,848 SF±
PROP. LOT L
6,848 SF±
PROP. 3-STORY HOUSE W/ CELLAR (4461) TINDALL STREET, NW
PROP. 3-STORY HOUSE W/ CELLAR (4449) TINDALL STREET, NW
PROP. 3-STORY HOUSE W/ CELLAR (4445) TINDALL STREET, NW
PROP. 3-STORY HOUSE W/ CELLAR (4441) TINDALL STREET, NW
PROP. 3-STORY HOUSE W/ CELLAR (4437) TINDALL STREET, NW
PROP. 3-STORY HOUSE W/ CELLAR (4453) TINDALL STREET, NW
PROP. 3-STORY HOUSE W/ CELLAR (4425) TINDALL STREET, NW
PROP. 3-STORY HOUSE W/ CELLAR (4433) TINDALL STREET, NW
PROP. 3-STORY HOUSE W/ CELLAR (4429) TINDALL STREET, NW
PROP. FENCE WALL ON PIERS±
12'x10' PAVILION±
SHARED DRIVEWAY WITHIN EASEMENT
OPEN TERRACE
POOL 16'x32'
POOL 16'x36'
POOL 16'x40'
DRIVEWAY
(FF-GARAGE: 34.0)
(FF-GARAGE: 35.5)
(FF-GARAGE: 33.0)
(FF-GARAGE: 35.1)
(FF-GARAGE: 39.0)
(FF-GARAGE: 43.0)
(FF-GARAGE: 45.0)
(FF-GARAGE: 48.5)
(FF-GARAGE: 51.5)
(FF-GARAGE: 60.5)
(FF-GARAGE: 59.5)
LAWN
OPEN TERRACE
25' REAR YARD
8' SIDE YARD
S 42°21'00" E 673.07' (R&S)
S 45°00'00" E 158.29' (R) 158.42' (S)
N 43°23'10" W 385.57' (R) 387.28' (S)
N 43°23'10" W 736.47' (R) 736.43' (S)
N 43°23'10" W 121.00'
N 43°23'10" W 50.00'
S 43°23'10" E 121.00'
S 43°23'10" E 50.00'
EAST 171.28' (R) 170.67' (S)
N 43°23'10" W 144.68' (R&S)
S 42°21'00" E 32.27' (R) 34.60' (S)
S 46°00'00" E 72.27'
N 46°36'50" E 55.00'
S 46°36'50" W 55.00'
N 43°36'50" E 55.00'
S 43°36'50" W 55.00'
N 43°36'50" E 55.00'
N 46°36'50" E