

DECK AT 3295 FORT LINCOLN DRIVE

3295 FORT LINCOLN DRIVE NE, WASHINGTON, DC 20018

DESIGNER:
INFROMALCRAFT LLC
LAUREL, MD
PHONE: 443-979-3971

CONTRACTOR:
CMC ENTERPRISES
CORPORATION
CLINTON, MD

OWNER:
KRISTIN CLARK
3295 FORT LINCOLN DRIVE NE,
WASHINGTON, DC 20018

DRAWING SCHEDULE

APPLICABLE CODES

SQUARE: 4325 LOT: 0995

TITLE

CS COVER SHEET
A1 DECK FRAMING PLAN & DETAILS

A2 DECK ELEVATIONS

THIS DECK IS DESIGNED WITH THE FOLLOWING CODES AND APPLICABLE SECTIONS AND REQUIREMENTS:
DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS (DCMR) TITLE 12 - ZONING REGULATIONS
2017 INTERNATIONAL RESIDENTIAL CODE

SCOPE OF WORK:
BUILD/INSTALL 18' X 10' DECK AT THE REAR OF THE PROPERTY. THE DECK WILL PROVIDE OUTDOOR LIVING SPACE FOR RESIDENTIAL USE.

ZONING DATA

CODE ITEM	ALLOWED/REQUIRED	PROPOSED PROVIDED
APPLICABLE ZONING CODE	DCMR TITLE 11 - ZONING REGULATIONS	DCMR TITLE 11 - ZONING REGULATIONS
ZONING DESIGNATION	RA-1	RA-1
USE TYPE	RESIDENTIAL	RESIDENTIAL
SITE AREA	2,060 SF	2,060 SF
LOT WIDTH (MIN)	20	20
GROSS FLOOR AREA (FOOTPRINT)	820 SF	820 SF
GARAGE (FOOTPRINT)	N/A	N/A
NUMBER OF STORIES	2	2
OVERALL BUILDING HEIGHT	40	40
PERCENTAGE OF LOT OCCUPANCY	40	40
F.A.R	0.9	0.9
FRONT YARD	N/A	N/A
SIDE YARD	8	8
REAR YARD	20	20
CLOSED COURTYARD/ COURTYARD	N/A	N/A
INDOOR RECREATION/ OUTDOOR RECREATION	N/A	N/A
ROOF STRUCTURE	COMPOSITE SHINGLE	COMPOSITE SHINGLE
PARKING	1 ATTACHED GARAGE	1 ATTACHED GARAGE

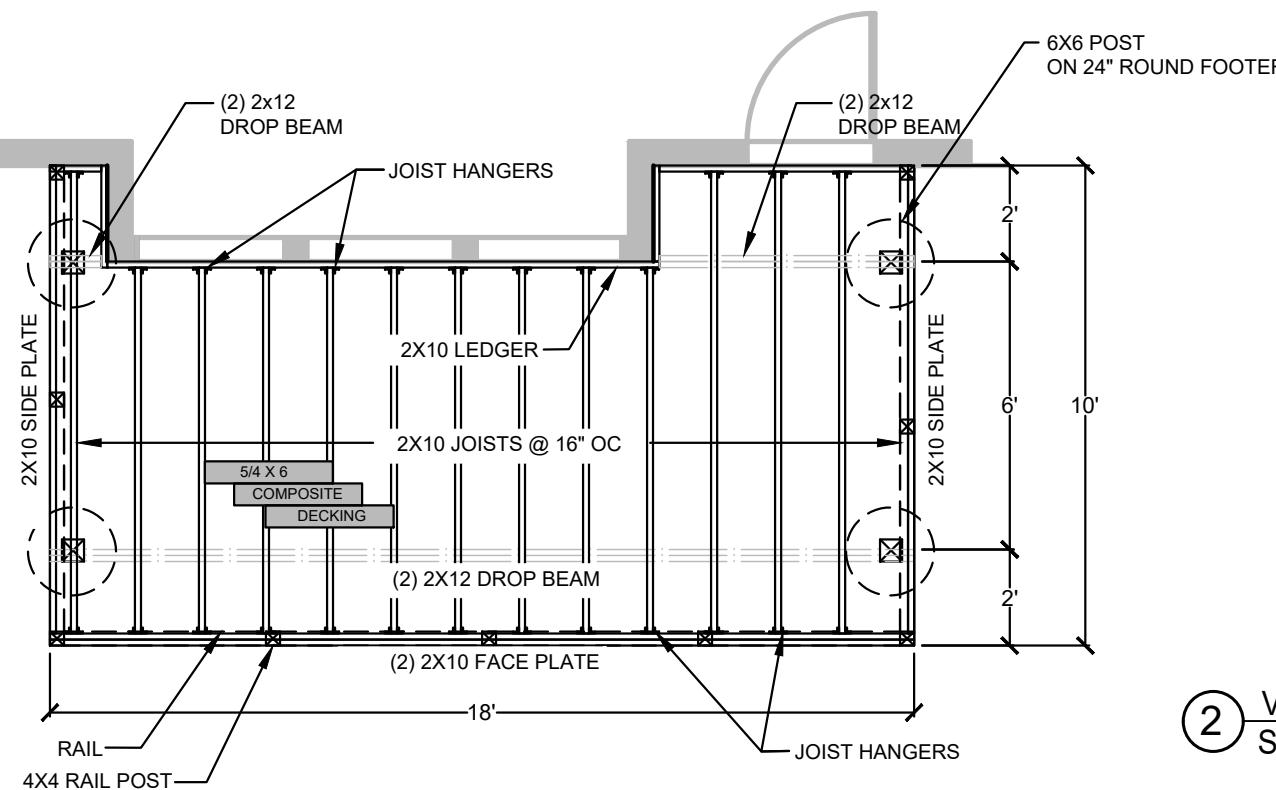


PROJECT ID: # INF - DRW-009

PROJECT #: 009

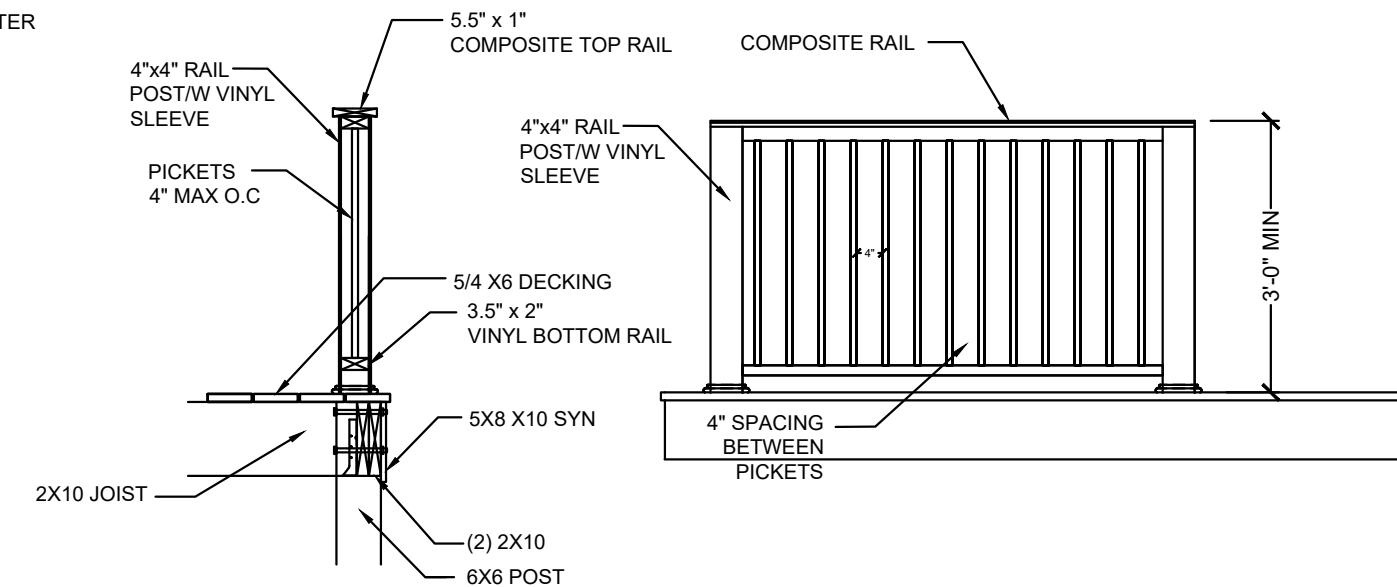
AUGUST 26 2025
Board of Zoning Adjustment
District of Columbia
CASE NO. 21408
EXHIBIT NO. 4

PERMIT SET

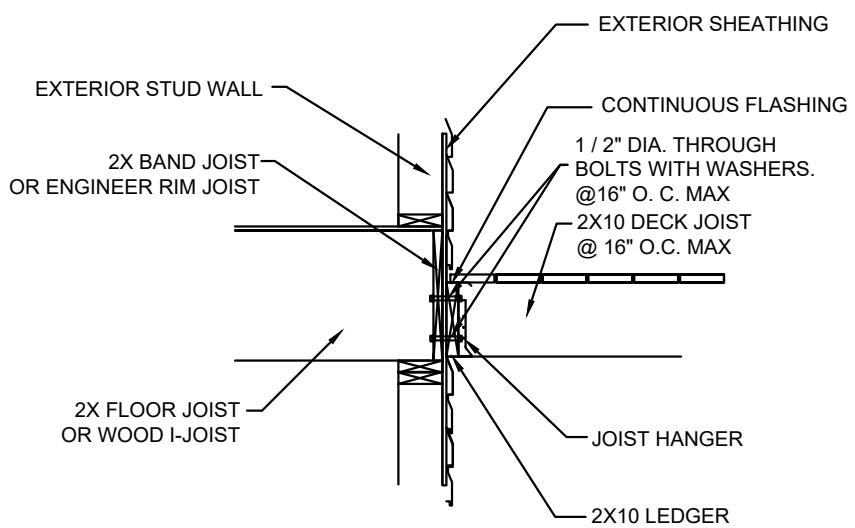


1 FRAMING PLAN
SCALE: 1/4" = 1'-0"

2 VINYL RAIL POST INSTALLATION
SCALE: 1/2" = 1'-0"

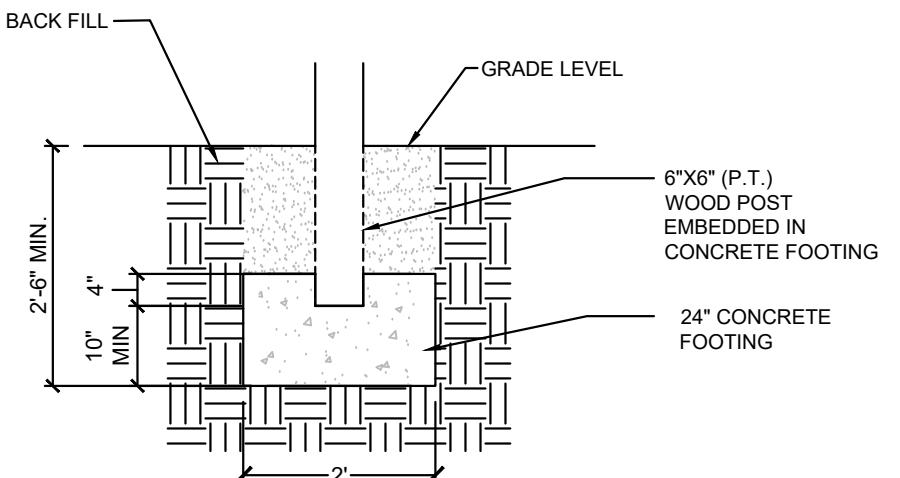


3 VINYL RAIL DETAIL
SCALE: 1/2" = 1'-0"



4 DECK LEDGER DETAIL
SCALE: 1/2" = 1'-0"

5 FOOTER DETAIL
SCALE: 1/2" = 1'-0"



No. Date Issue
0' 8' 16' 32'
SCALE: 1/4" = 1'-0"
SEAL



INFORMALCRAFT LLC
BUILDING CLARITY, SUPPORTING VISION

LAUREL, MD
PHONE: 443-979-3971
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CONTRACTOR:
CMC ENTERPRISE CORPORATION
11406 MARY CATHERINE DRIVE
CLINTON, MD 20735

OWNER:
KRISTIN CLARK
3295 FORT LINCOLN DRIVE NE,
WASHINGTON, DC 20018

PROJECT ID: # INF - DRW-009
PROJECT ADDRESS:
3295 FORT LINCOLN DRIVE NE,
WASHINGTON, DC 20018

PROJECT #. 009
DRAWING TITLE:
DECK FRAMING
PLAN & DETAILS

A-1

PERMIT SET
AUG 26 2025

The diagram shows a foundation with a total length of 32'. It is divided into three segments: the first segment is 8' long, the second is 16' long, and the third is 32' long. The segments are represented by horizontal lines with vertical steps between them. Below the diagram, the text 'SCALE: 1/4" = 1'- 0" is provided.

SCALE: 1/4" = 1'-0"

4" = 1'- 0"

SEAL

5

LCRAFT LLC
Y, SUPPORTING VISION

8971
NORMALCRAFT.COM

1000 CORPORATION
KINETIC DRIVE
SUITE 100
FORT WORTH, TX 76137

LN DRIVE NE,
20018

F - DRW-009

11 E:

EDUCATIONAL

a-2

This architectural elevation drawing illustrates a three-story building. The building features a light-colored, horizontally ribbed facade. The first floor is defined by a large, multi-paned window on the left and a series of vertical columns supporting a balcony with a railing on the right. The second floor has a similar window arrangement. The third floor is topped with a large, single window. The ground floor is shown with a different texture, possibly representing a different material or finish. Vertical dimensions are indicated on the left: '10'-0" for the height of the first floor, and 'CEL.' (Ceiling) for the top floor. The drawing is annotated with labels: 'CEL.' at the top, 'SECOND FLOOR' in the middle, 'FIRST FLOOR' below it, and 'GROUND' at the bottom. Three small circular markers are positioned along the right edge of the building's facade.

This architectural cross-section diagram illustrates the building's height and floor levels. The vertical axis is marked with horizontal lines representing different levels:

- CEL.** (Ceiling) at the top.
- SECOND FLOOR** indicated by a horizontal line with a vertical offset.
- FIRST FLOOR** indicated by a horizontal line with a vertical offset.
- GROUND** at the bottom.

The building's height is indicated by a vertical dimension line on the right side, labeled **10'-0"**. The diagram shows the building's footprint, internal rooms, and a staircase. A small bracket on the left side of the first floor indicates a vertical distance, likely from the ground level to the first floor.

1 REAR DECK ELEVATION
SCALE: 1/8" = 1'-0"

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

2 DECK SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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