

1253 MORSE STREET-NE  
WASHINGTON, DC 20002

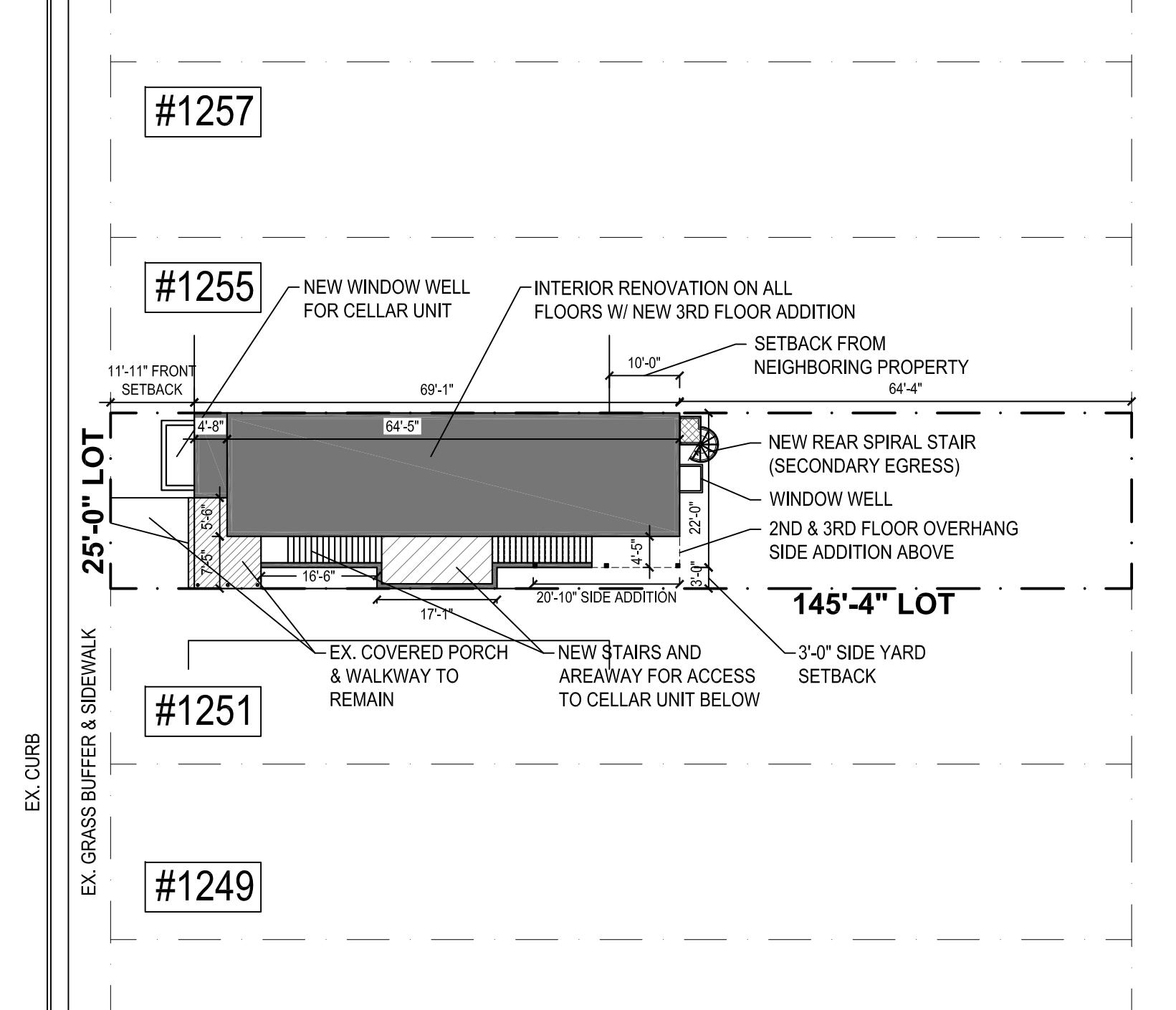
2017 DC ENERGY CONSERVATION CODE COMPLIANCE	
R401.1	CLIMATE ZONE 4A
R401.2	COMPLIANCE METHOD:
	MANUFACTORY AND PRESCRIPTIVE PROVISIONS
R402.1.1	VAPOR RETARDER: WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQ'S OF SECTION R702.7 OF THE IRC. 2015 Ed.
R402.1.2	ATTIC INSULATION = R-49
	RAISED HEEL TRUSSES = R-38
R402.1.2	WOOD FRAME WALL:
	R-20 OR R-13 PLUS R5 CONT INSUL
R402.1.2	BASEMENT WALL INSULATION:
	R-13 OR FOIL FACED CONT. UNINTERRUPTED BATT'S FULL HEIGHT
R402.1.2	CRAWL SPACE WALL INSUL: R-3/8-10 FOIL FACED CONT. BATT'S FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERT OR HORT AN ADDITIONAL 2"-0"
R402.1.2	FLOOR INSULATION OVER UNCONDITIONED SPACE = R-19 BATT INSUL
R402.1.2	WINDOW U-VALUE: SHGC .35 (U-VALUE).40 (SHGC)
R402.2.10	SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE:
	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING THE 2"-0" HORT / VERT.
R402.2.4	ATTIC ACCESS:
	ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49
R402.4	BUILDING THERMAL ENVELOPE (AIR LEAKAGE) EXTERIOR WALLS AND PENGUIN TRIM WILL BE SEALER IN ACCORDANCE FOR THIS SECTION OF THE 2015 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BETWEEN DISIMILAR MATERIALS SHALL ALLOW SEALING FOR DIFFERENT EXPANSION AND CONTRACTION.
R402.4.1.2	BUILDING ENVELOPE TIGHTNESS TEST:
	BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEDING 3 AIR CHANGES PER HOUR, TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1227 WITH (BLOWER DOOR) AT A PRESSURE OF 0.2 INCHES w.g. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY, A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.
R402.4.2	FIREPLACES: NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR, FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL127 (FACTORY BUILT FIREPLACE) AND UL907 (MASONRY FIREPLACE).
R402.4.4	ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE. EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONT TO THE OUTSIDE. 2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THEIRC.
R402.4.5	RECESSED LIGHTING: RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE LIMIT AIR LEAKAGE.
R403.1.1	THERMOSTAT - ALL DWELLING UNITS WILL HAVE AT LEAST ONE (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM AS PER 2015 EEC SECTION 403.1.1.
R403.1.2	THE
	THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
R403.2.1	MECHANICAL DUCT INSUL SUPPLY & RETURN DUCTS IN ATTIC = R8 MIN. R-6 WHEN LESS THAN 3 INCHES SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE = R-6 MIN.
R403.3.2	DUCT LOCATED UNDER CONCRETE SLABS = R-6 MIN
	DUCT SEALING ALL DUCT, AIR HANDLERS, FILTER BOXES WILL BE SEALED.
R403.6	JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OR THE IRC. A DUCT TIGHTNESS TEST (DUCT BLASTER - DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE MECHANICAL VENTILATION
R403.6.1	OUTDOOR (MAKE UP AND EXHAUST) AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R403.7	WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1
R404.1	EQUIPMENT SIZING SHALL COMPLY WITH R403.7
	LIGHTING EQUIPMENT
	A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICIENCY LAMPS, THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING A CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6 FEET OF THE ELEC PANEL AND BE READILY VISIBLE.

CODE NOTES	CODE NOTES
2017 DCMR 12A, DC Building Code Amendments	Housing Code and Housing Businesses Environmental Laws and Regulations
2017 DCMR 12B, DC Residential Code Amendments	DCMR Title 11 – Zoning Regulations Green Building Act of 2006 as amended (D.C. Code §§ 6-1451.01 to 6-1451.11)
2017 District of Columbia Building Code	Green Building Act Regulations
2017 District of Columbia Property Maintenance Code	Federal Lead Laws District Heating Regulations District Noise Regulations Outdoor Advertising
2017 District of Columbia Green Construction Code	
2017 District of Columbia Energy Conservation Code	
2017 District of Columbia Fire Code	
2017 District of Columbia Mechanical Code	
2017 District of Columbia Plumbing	

- 2017 ICC Existing Building Code
- 2017 ICC Fuel Gas Code
- 2017 ICC Residential Code for One- and Two-Family Dwellings
- 2011 National Electrical Code
- 2017 ICC Building Code
- 2017 ICC Mechanical Code
- 2017 ICC Plumbing Code
- 2017 ICC Property Maintenance Code
- 2017 ICC Fire Code
- 2017 ICC Energy Conservation Code
- 2017 ICC Green Construction Code

The map displays a grid of streets in Northeast Washington, DC, with major roads like Maryland Ave NE, Benning Rd NE, and Bladensburg Rd NE. Gallaudet University is located in the northwest corner. The area around H St NE is highlighted with a yellow box. A red pin marks a specific location on H St NE between 11th and 12th Streets. The map also shows Trinidad and Kingman Park to the east and south respectively. Landmarks like Safeway and Chick-fil-A are marked with icons.

МОДСЕ СТДЕЕТ № 1



PUBLICATIONS RECEIVED

**SCOPE OF WORK:**

EXISTING 2 STORY SINGLE FAMILY HOUSE TO BE CONVERTED INTO A 4-UNIT RESIDENTIAL BUILDING.

3 STORY W/ CELLAR MULTI-UNIT RESIDENTIAL BUILDING WITH 4 LIVING UNITS. COMPLETE INTERIOR RENOVATION ON ALL LEVELS WITH 3RD FLOOR ADDITION ABOVE, 10FT REAR ADDITION, SIDE ADDITION ON 2ND & 3RD FLOOR. NEW FIRE RATED STAIR ENCLOSURE BETWEEN UNITS. BUILDING TO BE EQUIPPED WITH SPRINKLERS. 2 MEANS OF EGRESS PROVIDED ON EACH LEVEL. CELLAR TO BE UNDERPINNED.

INTERIOR RENOVATION TO EACH FLOOR TO INCLUDE:

CELLAR: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPACE

1ST FLOOR: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPACE

2ND FLOOR: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPACE

## ZONING INFORMATION

REGULATION	EXISTING	ALLOWED/ REQUIRED	PROPOSED
ZONING DISTRICT	RF-1		RF-1
BUILDING HEIGHT	00'-0" 2 STORIES	35'-0" 3 STORIES	00'-0" 3 STORIES W/ CELL
BUILDING FOOTPRINT	- 1,013 SF	-	- 1,189 SF
LOT SIZE	145'-4" x 25'-0" 3,633 SF	-	145'-4" x 25'-0" 3,633 SF
LOT COVERAGE	27% 1,189 SF	60% 2,180 SF	35% 1,189 SF
FRONT YARD	11'-11"	N/A	11'-11"
SIDE YARD (L)	0'-0"	0'-0"	0'-0"
SIDE YARD (R)	7'-5"	0'-0"	3'-0"
REAR YARD	74'-4"	20'-0"	64'-4"
OFF-STREET			

PROPERTY INFORMATION

1253 MORSE ST - NE  
ZONING - RF-1  
WARD - 5  
ANC - 5D  
SMD - 5D03  
PROPERTY LAND AREA - 3084 SF  
MAX STORIES - 3  
MAX LOT COVERAGE - 60%  
MAX HEIGHT - 35'-0"  
SIDE YARD SETBACK - 0'-0"  
REAR YARD SETBACK - 20'-0"

LEGEND	
	NOT IN SCOPE
	SUBJECT BUILDING
	EX. COVERED PORCH
	NEW SPIRAL STAIRS
	NEW CELLAR STAIRS
	PROPERTY LINE

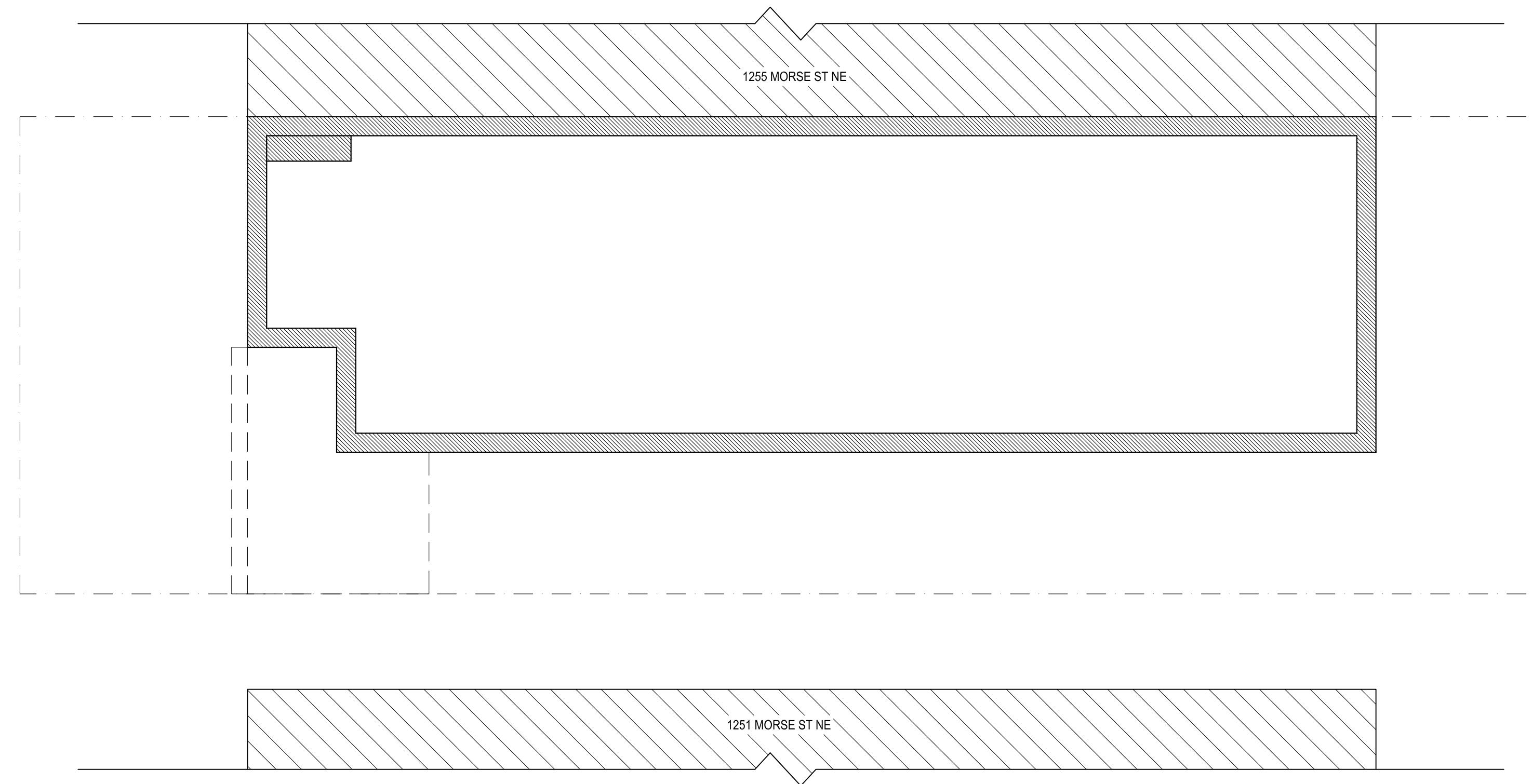
BOARD OF ZONING ADJUSTMENT  
DISTRICT OF COLUMBIA  
CASE NO. 2012-01

C. PAD

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21186  
EXHIBIT NO. 111

0000

TITLE SHEET & SITE PLAN



C EXISTING CRAWL SPACE  
SCALE: 3/16" = 1'-0"

0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'



#### LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

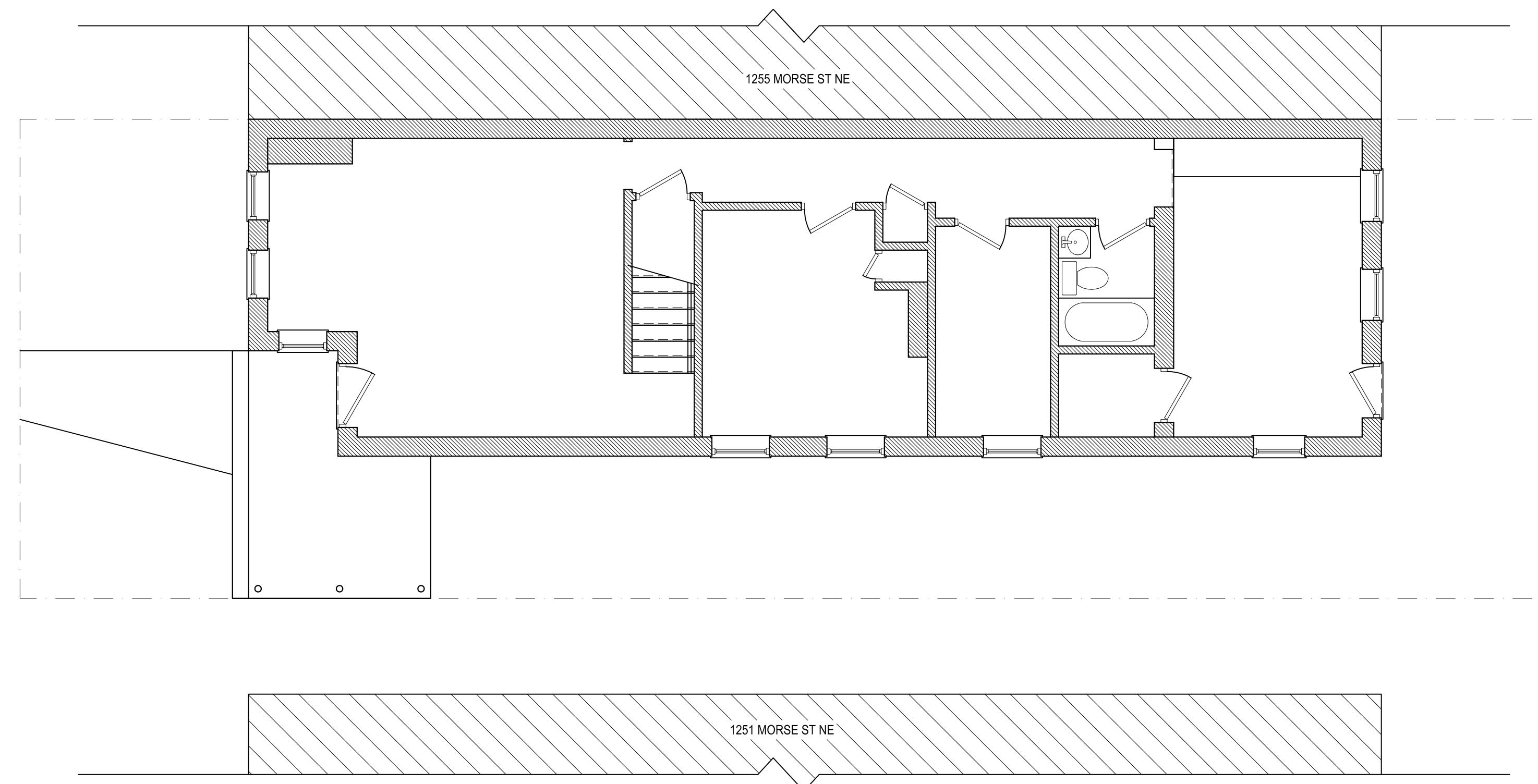
AD001  
EXISTING CRAWL SPACE  
1253 MORSE STREET-NE  
JOB # 2024-138  
JAN 2025

CARBALLO ARCHITECTURE, LLC  
1816 ALICEANNA STREET  
BALTIMORE, MD 21231  
DC Lic.# ARC102517  
445-963-1077

PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED BY ME OR UNDER MY DIRECTION  
AND THAT THEY ARE TRUE AND CORRECT  
ACCORDING TO THE BEST OF MY KNOWLEDGE  
AND BELIEF.  
UNDER THE LAWS OF THE DISTRICT OF  
COLUMBIA, LICENSE NUMBER ARC102517.  
EX-020-000205.  
CONTRACT DOCUMENTS ARE SUBJECT  
TO THE CONTRACT DOCUMENTS.  
FOR ARCHITECTURAL DESIGN, DC Lic.  
#ARC102517.



REVISIONS  
△---/---  
-



1

EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'



#### LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

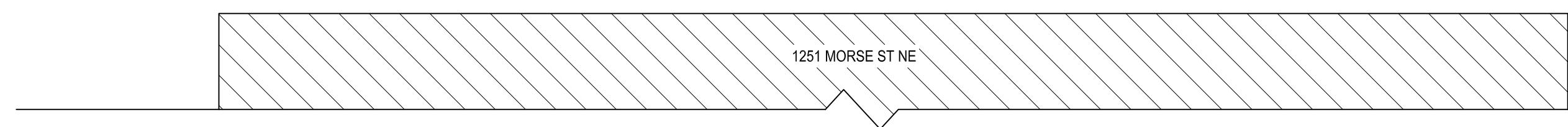
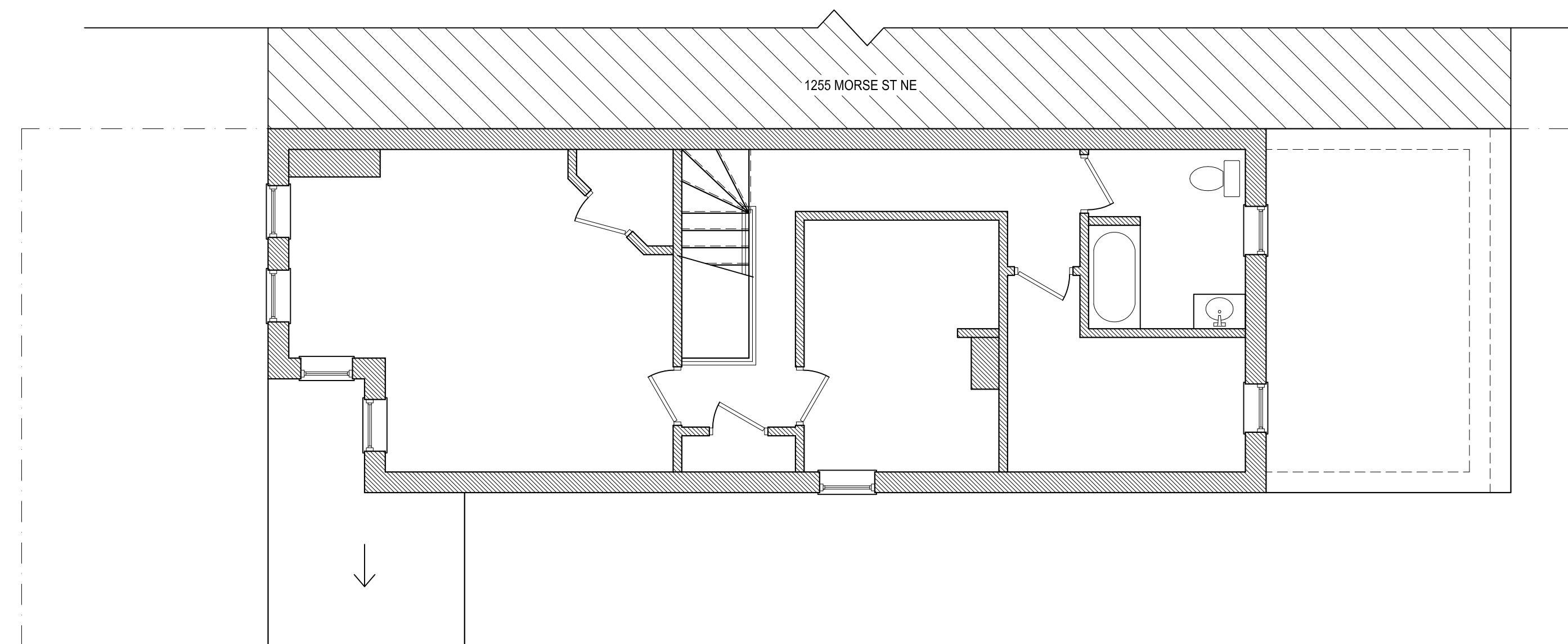
AD002  
EXISTING FIRST FLOOR PLAN  
1253 MORSE STREET-NE  
JOB # 2024-138  
JAN 2025

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BALTIMORE, MD 21231  
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445-963-1077

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AND THAT THEY ACCURATELY REPRESENT  
THE INFORMATION CONTAINED THEREIN.  
I UNDERSTAND THAT IT IS A CRIMINAL OFFENSE  
TO Falsely Certify a Document.  
COLUMBIA LICENSE NUMBER: AAC102517  
EX-010-000202  
CERTIFIED BY: CARBALLO ARCHITECTURE, LLC  
FOR ARCHITECTURAL DESIGN, DC Lic.  
#ADIC102517



REVISIONS  
△-/-/-



2 EXISTING SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"  
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#### LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

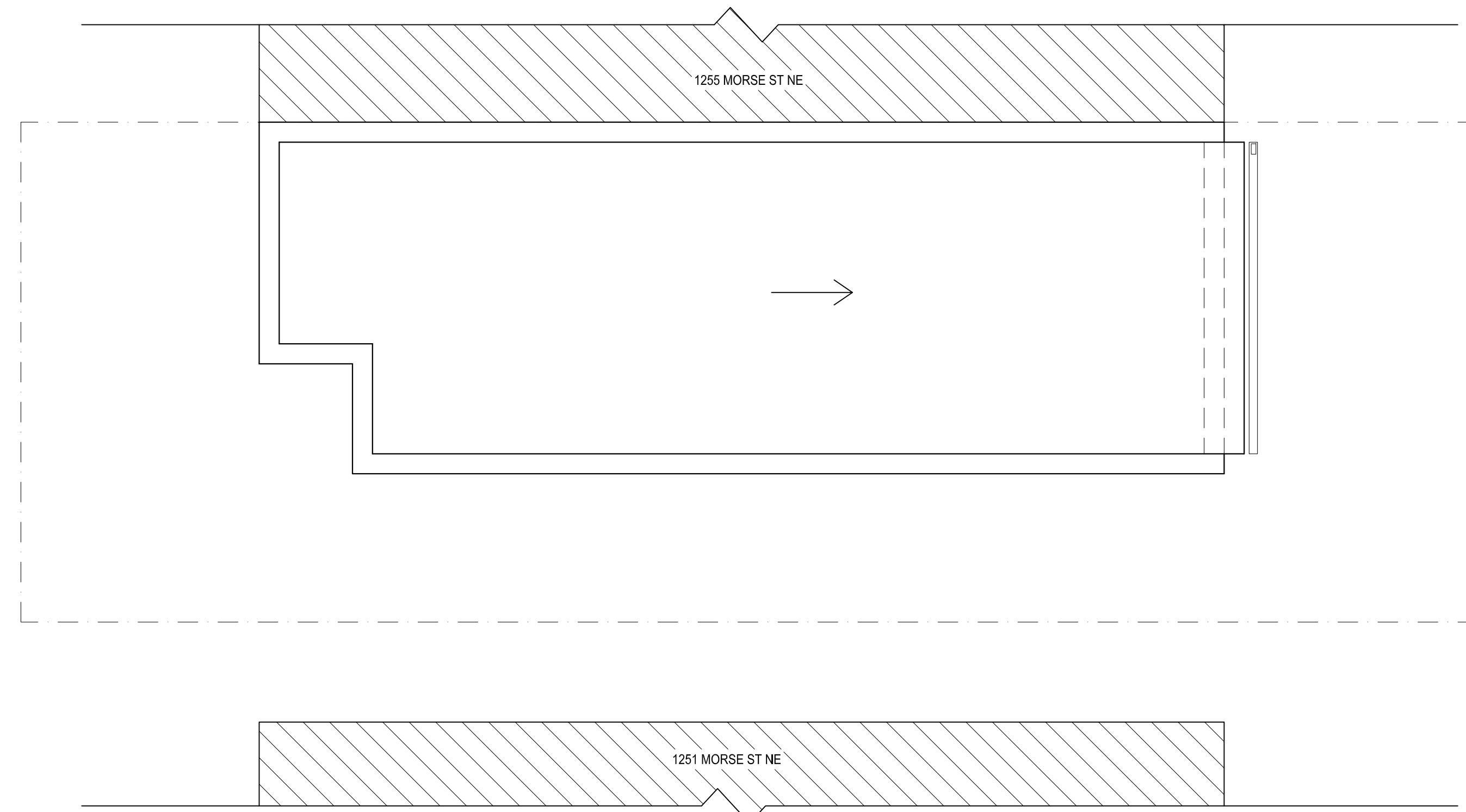
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EXISTING SECOND FLOOR PLAN  
1253 MORSE STREET-NE  
JOB # 2024-138  
JUN 2025

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445-963-1077

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I AGREE THAT THEY ARE THE PROPERTY OF  
THE DISTRICT OF COLUMBIA AND THAT  
THEY ARE NOT TO BE COPIED OR USED  
EXCEPT AS AUTHORIZED BY THE DISTRICT OF  
COLUMBIA LICENSING AND REGULATING  
ENGINEERING, ARCHITECTURE, LAND  
SURVEYING AND PLANNING BOARD  
FOR ARCHITECTURAL DESIGN, DC Lic.  
# 445-963-1077.



REVISIONS  
△-/-/-  
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R EXISTING ROOF PLAN  
SCALE: 3/16" = 1'-0"

1' 3' 5' 10'  
0' 2' 4'



#### LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

AD004  
EXISTING ROOF PLAN  
1253 MORSE STREET-NE  
JOB # 2024-138  
JUN 2025

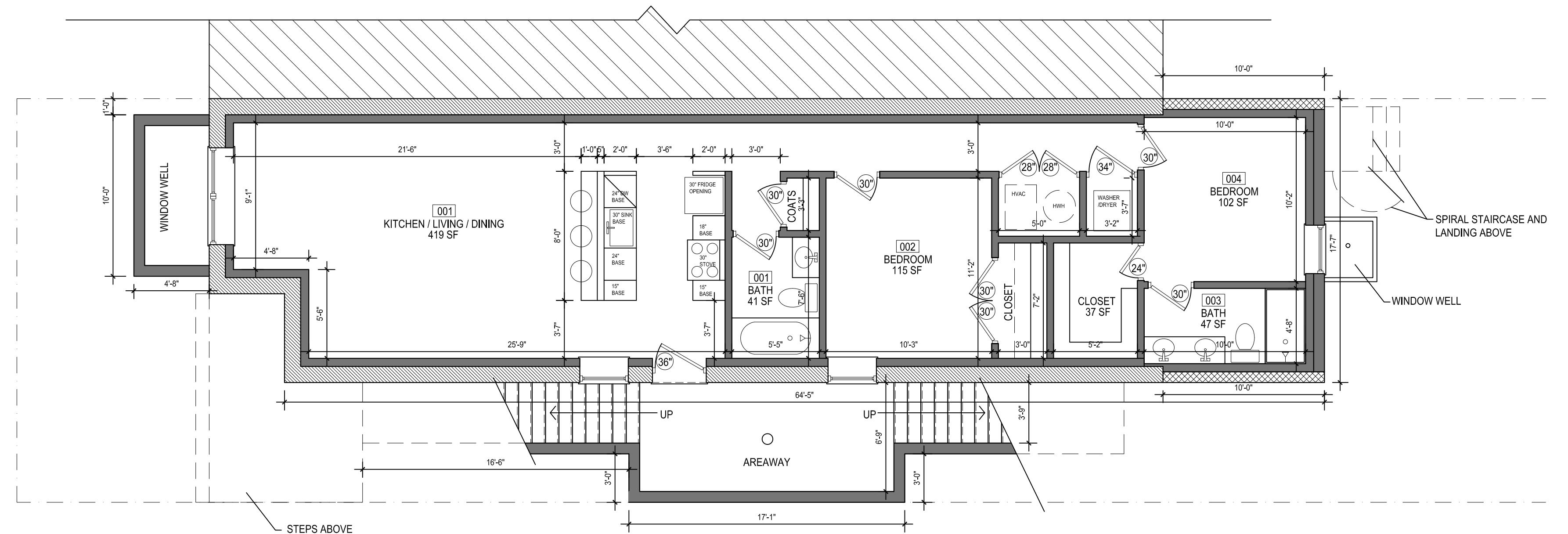
CARBALLO ARCHITECTURE, LLC  
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BALTIMORE, MD 21231  
DC Lic.# ARC102517  
445-963-1077

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AND THAT THEY ARE TRUE AND CORRECT  
ACCORDING TO THE BEST OF MY KNOWLEDGE  
AND BELIEF.  
UNDER THE LAWS OF THE DISTRICT OF  
COLUMBIA, LICENSE NUMBER #AC102517,  
EXCERPTS FROM THESE DOCUMENTS ARE  
NOTARIZED BY ME AND ARE SUBJECT  
TO THE SAME PENALTIES AS THE  
ORIGINAL DOCUMENT.  
FOR ARCHITECTURAL DESIGN, DC Lic.  
#AC102517.



REVISIONS  
△---/---  
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**UNIT #1 (IZ)**  
**957 SF**



**A001**  
CELLAR PLAN  
1253 MORSE STREET-NE  
JOE # 2024-138  
JAN 2025

**CARBALLO ARCHITECTURE, LLC**  
1816 ALICEANNA STREET  
BALTIMORE, MD 21231  
DC Lic# ARC102517  
445-963-077

PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED BY ME OR UNDER MY SUPERVISION  
AND THAT THEY ACCURATELY REPRESENT  
THE LAWS OF THE DISTRICT OF COLUMBIA.  
COLUMBIA LICENSE NUMBER: ARC102517  
EXPIRED: 01/2026  
CONTRACT DOCUMENT NUMBER: 2024-138  
FOR ARCHITECTURAL DESIGN, DCL  
JAN 2025.



REVISIONS

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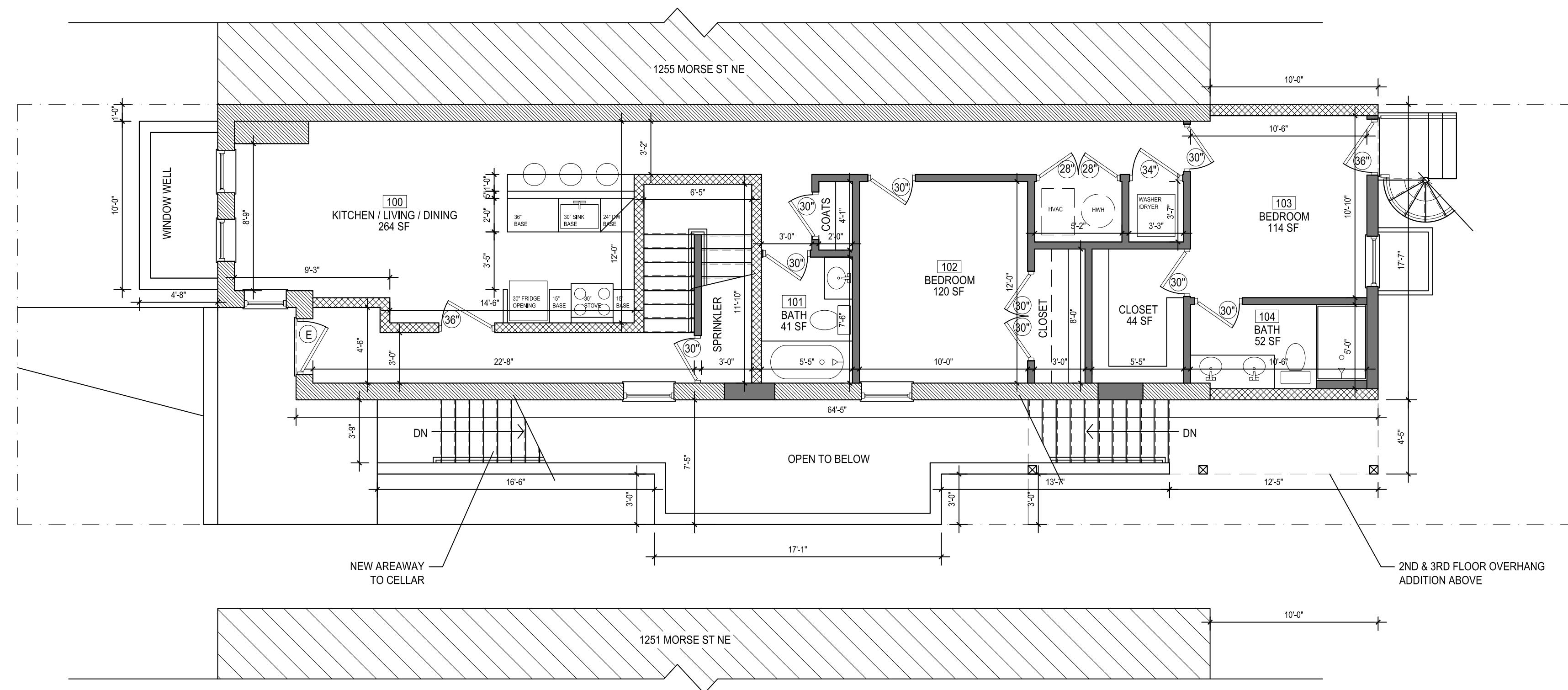
**LEGEND**

- NOT IN SCOPE (diagonal lines)
- EXISTING PARTITION (hatched)
- PROPOSED PARTITION (solid gray)

**C** CELLAR PLAN  
SCALE: 3/16" = 1'-0"  
0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

# UNIT #2

## 855 SF



CLIENT  
MS. JOYCE OLAYINKA

CARBALLO ARCHITECTURE, LLC  
1816 ALICEANNA STREET  
BALTIMORE, MD 21231

**AUZ**  
FIRST FLOOR  
11253 MORSE ST

CA

PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY LICENSED ARCHITECT  
UNDER THE LAWS OF THE DISTRICT OF  
COLUMBIA, LICENSE NUMBER ARC102517,  
EXPIRE DATE 4/30/2026.

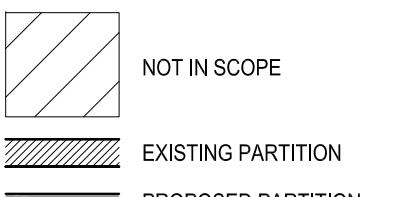
CONTRACT DOCUMENTS HAVE BEEN  
DEPARTMENT OF LICENSING ARCHITECT

VISIONS

**CARBALLO ARCHITECTS**  
1816 ALICEANNA STREET  
BALTIMORE, MD 21230

**AUG 2002**  
**FIRST FLOOR PLAN**  
**11253 MORSE STREET-NF**

## LEGEND

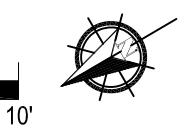


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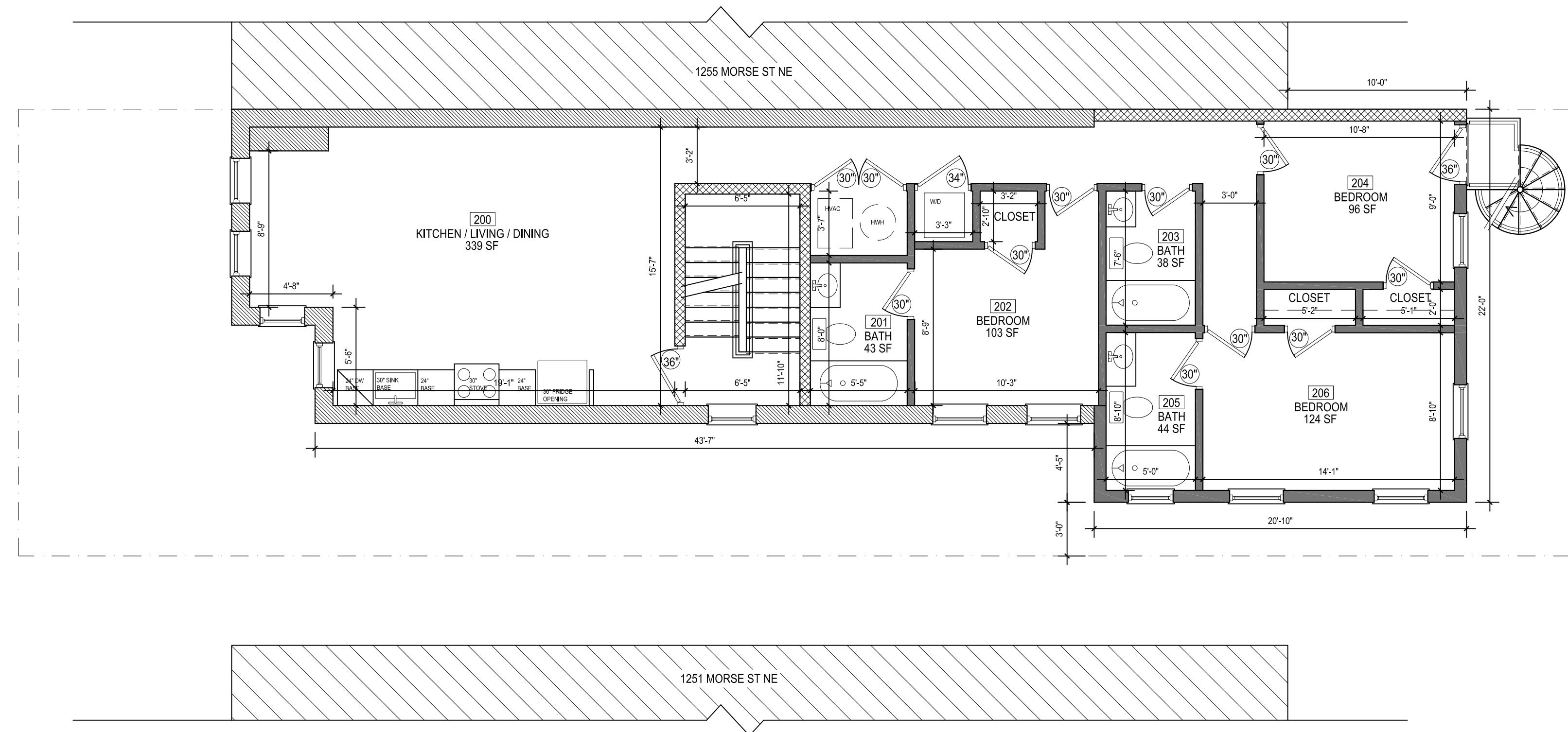
**1** FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

A horizontal line representing a function. It consists of five segments, each of which is a horizontal line segment of equal length. The segments are labeled with numbers: '1'' is at the top of the first segment, '3'' is at the top of the third segment, '5'' is at the top of the fifth segment, '2'' is at the bottom of the second segment, and '4'' is at the bottom of the fourth segment. The segments are labeled from left to right in the order: 1', 3', 5', 2', 4'.



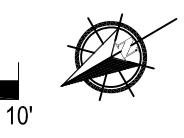
UNIT #3  
1,118 SF



2

SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

0 1' 2' 3' 4' 5' 10'



PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED BY ME OR UNDER MY SUPERVISION  
AND THAT THEY ACCURATELY REPRESENT  
THE INFORMATION CONTAINED THEREIN.  
IN ACCORDANCE WITH THE  
STANDARDS FOR DRAWINGS AND SPECIFICATIONS  
OF THE DISTRICT OF COLUMBIA  
AND IN ACCORDANCE WITH THE  
LAW OF THE DISTRICT OF COLUMBIA.  
COLUMBIA LICENSE NUMBER: DRC 02517  
EXPIRED: 06/2025  
CONTRACT DOCUMENT NUMBER: 1255MORSE-001  
FOR ARCHITECTURAL DESIGN, DC LI  
MARCH 2017

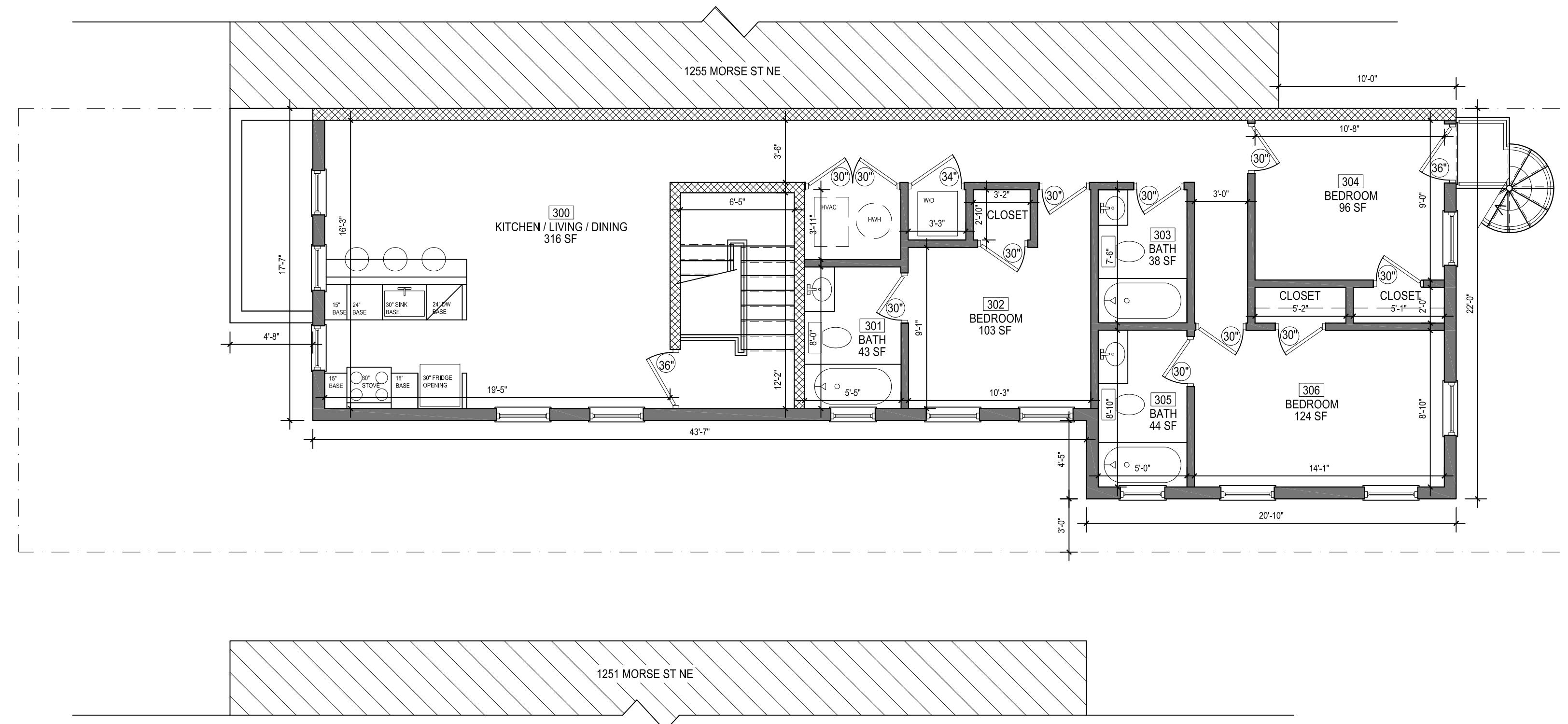
REVISIONS  
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CARBALLO ARCHITECTURE, LLC  
1816 ALICEANNA STREET  
BALTIMORE, MD 21231  
DC Lic.# DRC 02517  
445-963-077

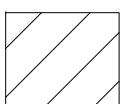
A003  
SECOND FLOOR PLAN  
1253 MORSE STREET-NE  
JOB # 2024-138  
JAN 2025

# UNIT #4

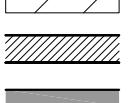
## 1,111 SF



## LEGEND



NOT IN SCOPE



## EXISTING PARTITION

## PROPOSED PARTITION

**3** THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



**A004**      THIRD FLOOR  
1253 MORSE  
JOB # 2024-1  
JAN 2025

CLIENT  
MS. JOYCE OLAYINKA

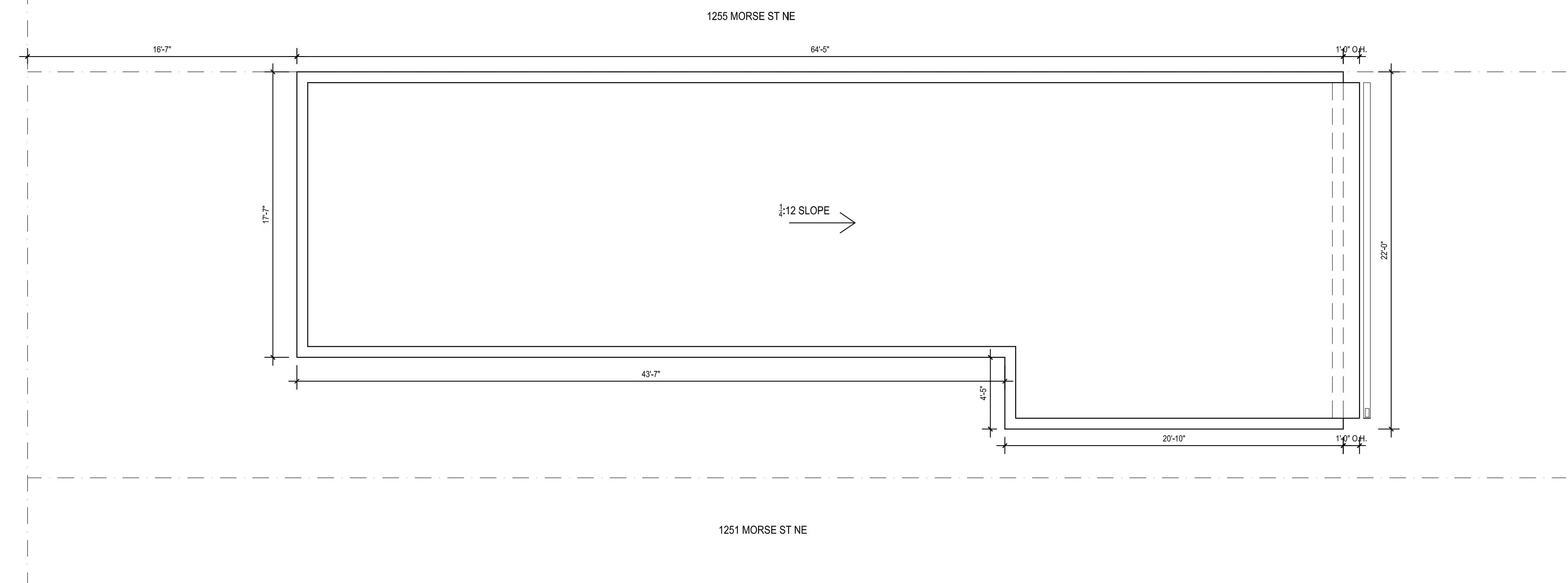
**CARBALLO ARCHITECTURE, LLC**  
1816 ALICEANNA STREET  
BALTIMORE, MD 21231  
DC Lic# ARC102517  
443-963-1077

PROFESSIONAL CERTIFICATE OF  
I CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED FOR OR APPROVED BY ME, AND  
THAT I AM A FULLY LICENSED ARCHITECT  
UNDER THE LAWS OF THE DISTRICT OF  
COLUMBIA, LICENSE NUMBER ARC#02517,  
EXP. DATE 4/30/2026.

## REVISIONS

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**A004**  
THIRD FLOOR PLAN  
1253 MORSE STREET-NE  
JOB # 2024-138  
JAN 2025



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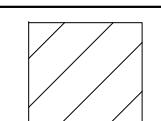
ROOF PLAN

SCALE: 3/16" = 1'-0"

1' 2' 3' 4' 5' 10'



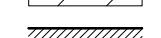
LEGEND



NOT IN SCOPE



EXISTING PARTITION



PROPOSED PARTITION



PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR DRAWN BY ME, AND THAT  
THEY ARE IN ACCORDANCE WITH THE  
LAWS OF THE DISTRICT OF  
COLUMBIA. LICENSE NUMBER: DRC 02517.  
EXPIRED: 07/2025  
CERTIFIED TO BE ACCURATE AND  
COMPLETE AS OF THE DATE OF THIS  
DRAWING. DATED: 07/2025  
FOR ARCHITECTURAL DESIGN, D.C. LK  
MARCH 2017.

REVISIONS

△ -/- -

CARBALLO ARCHITECTURE, LLC  
1816 ALICEANNA STREET  
BALTIMORE, MD 21231  
DC Lic.# DRC 02517  
445-963-077

CLIENT  
MS. JOYCE OLAYINKA

A005  
ROOF PLAN  
1253 MORSE STREET-NE  
JOB # 2024-138  
JUN 2025



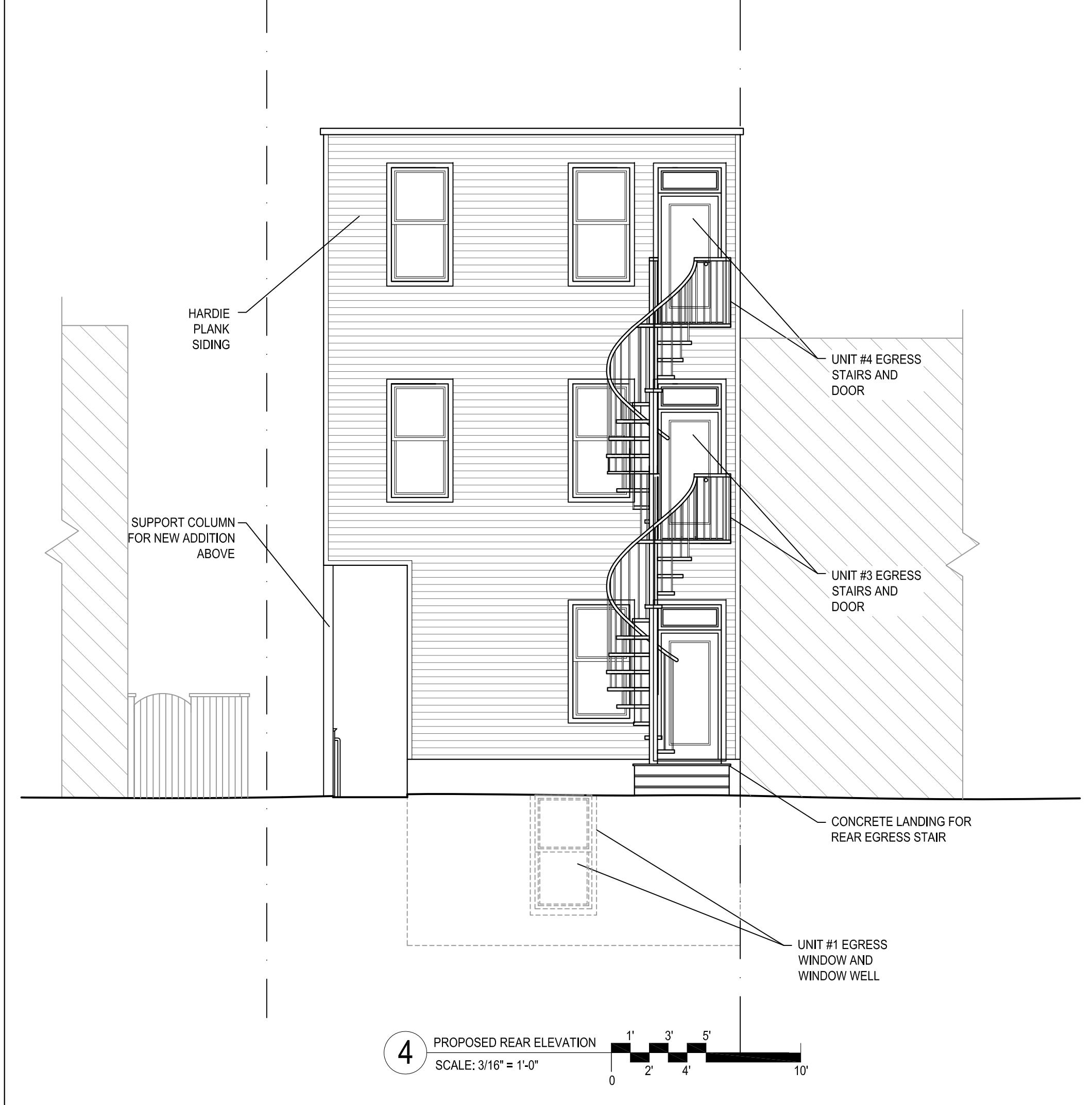
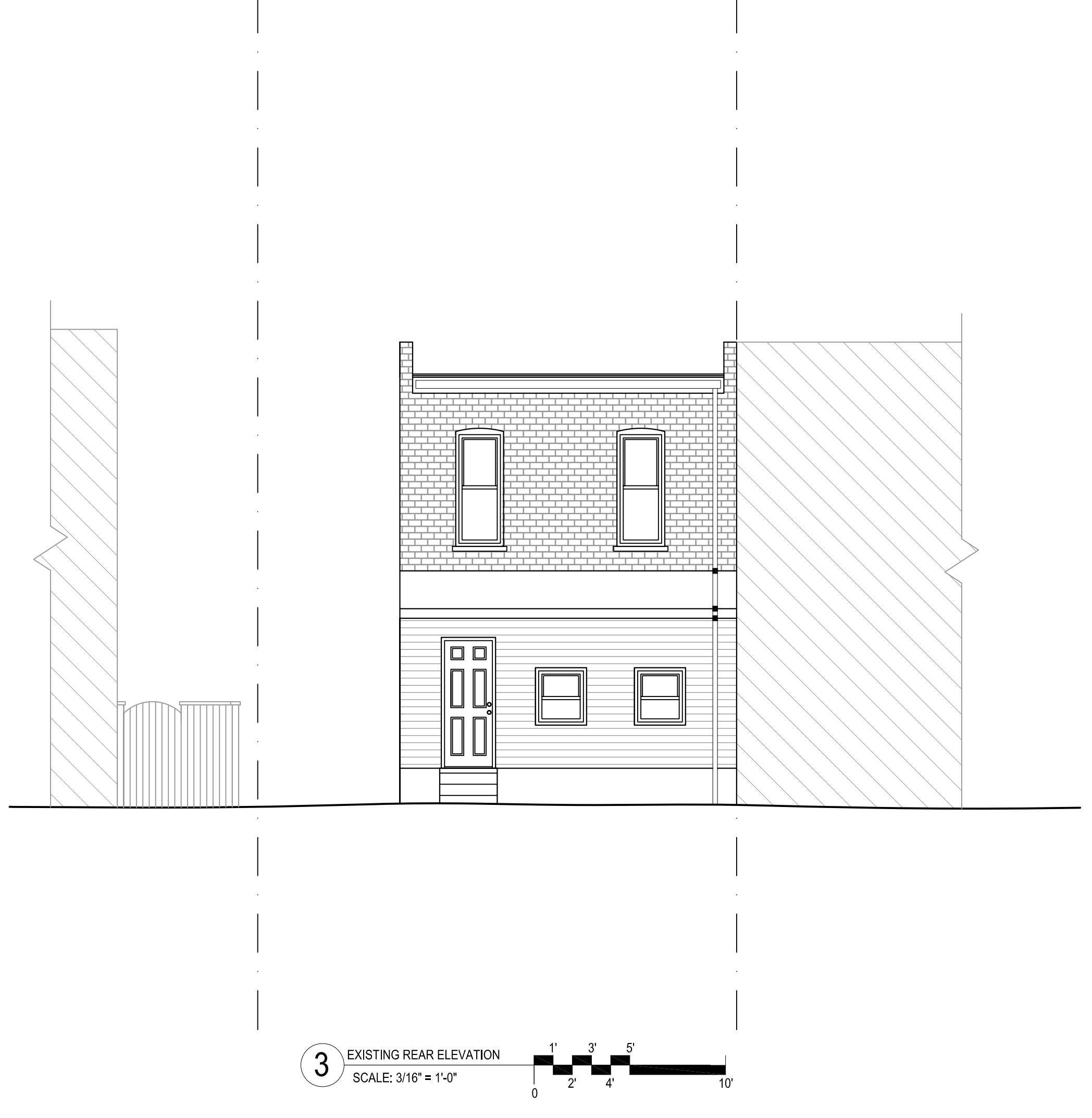
PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED BY ME OR UNDER MY SUPERVISION  
AND THAT THEY HAVE BEEN DRAWN AND  
MADE ACCORDING TO THE LAWS OF THE DISTRICT OF  
COLUMBIA, LICENSE NUMBER: DRC/02017.  
CONTRACT DOCUMENTS HAVE BEEN  
REVIEWED AND APPROVED BY THE  
ARCHITECTURAL DESIGN, DC/LC  
DIVISION.

REVISIONS  
△-/-/-

CLIENT  
MS. JOYCE OLAYINKA

CARBALLO ARCHITECTURE, LLC  
1816 ALICEANNA STREET  
BALTIMORE, MD 21231  
DC Lic.# DRC/02017  
445-963-077

A006  
EXISTING & PROPOSED FRONT ELEVATION  
1253 MORSE STREET-NE  
JOB # 2024-138  
JAN 2025



A007

EXISTING & PROPOSED  
REAR ELEVATION

15053 MORSE STREET-NE  
JOB # 2024-138  
JAN 2025

CARBALLO ARCHITECTURE, LLC  
1816 ALICEANNA STREET  
BALTIMORE, MD 21231

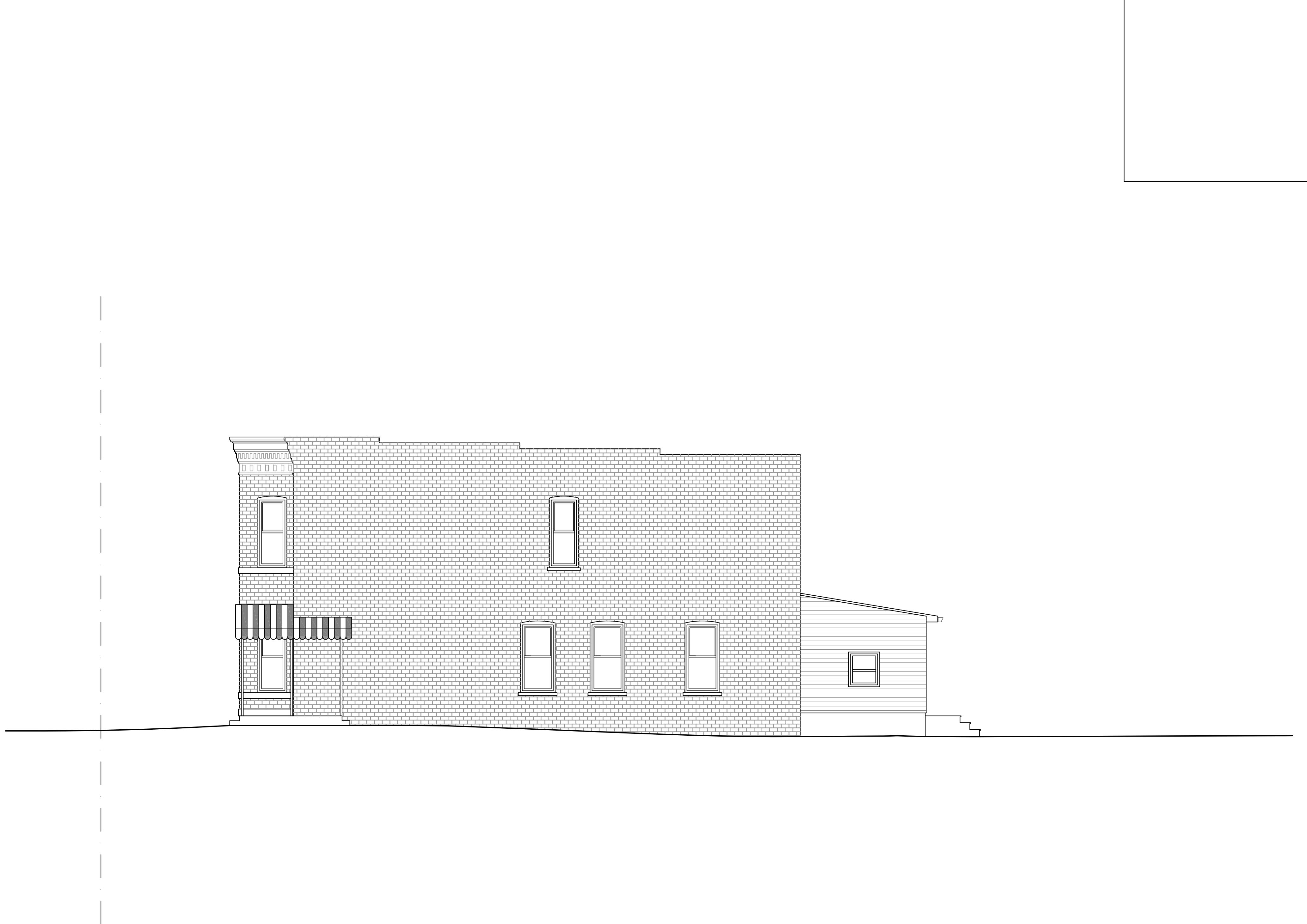
MS. JOYCE OLAYINKA

PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED BY ME OR UNDER MY DIRECTION  
AND THAT I AM THE OWNER AND MAINTAIN  
THESE DOCUMENTS IN ACCORDANCE WITH  
THE LAWS OF THE DISTRICT OF  
COLUMBIA. LICENSE NUMBER: RAC 020217  
EXPIRED: 04/2026  
CONTRACT DOCUMENTS ARE BEING  
MAINTAINED IN AN ENCLOSED  
CONTINUOUSLY UP-TO-DATE ARCHIVE  
FOR ARCHITECTURAL DESIGN, DC LT  
04/16/2017



REVISIONS

△-/-/-



5 EXISTING SIDE ELEVATION  
SCALE: 3/16" = 1'-0"  
0 1' 2' 3' 4' 5' 10'

A008  
EXISTING SIDE ELEVATION  
1253 MORSE STREET-NE  
JOB # 2024-138  
JAN 2025

CARBALLO ARCHITECTURE, LLC  
1816 ALICEANNA STREET  
BALTIMORE, MD 21231  
DC Lic.# ARC102517  
445-963-077

PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED BY ME OR UNDER MY SUPERVISION  
AND THAT THEY HAVE BEEN  
REVIEWED AND APPROVED BY ME  
UNDER THE LAWS OF THE DISTRICT OF  
COLUMBIA. LICENSE NUMBER: ARC102517  
EXPIRED: 05/2025  
CERTIFIED TO BE ACCURATE AND BEEN  
PREPARED IN ACCORDANCE WITH  
FOR ARCHITECTURAL DESIGN, DC Lic.  
445-963-077

CA

REVISIONS  
△-/-/-

