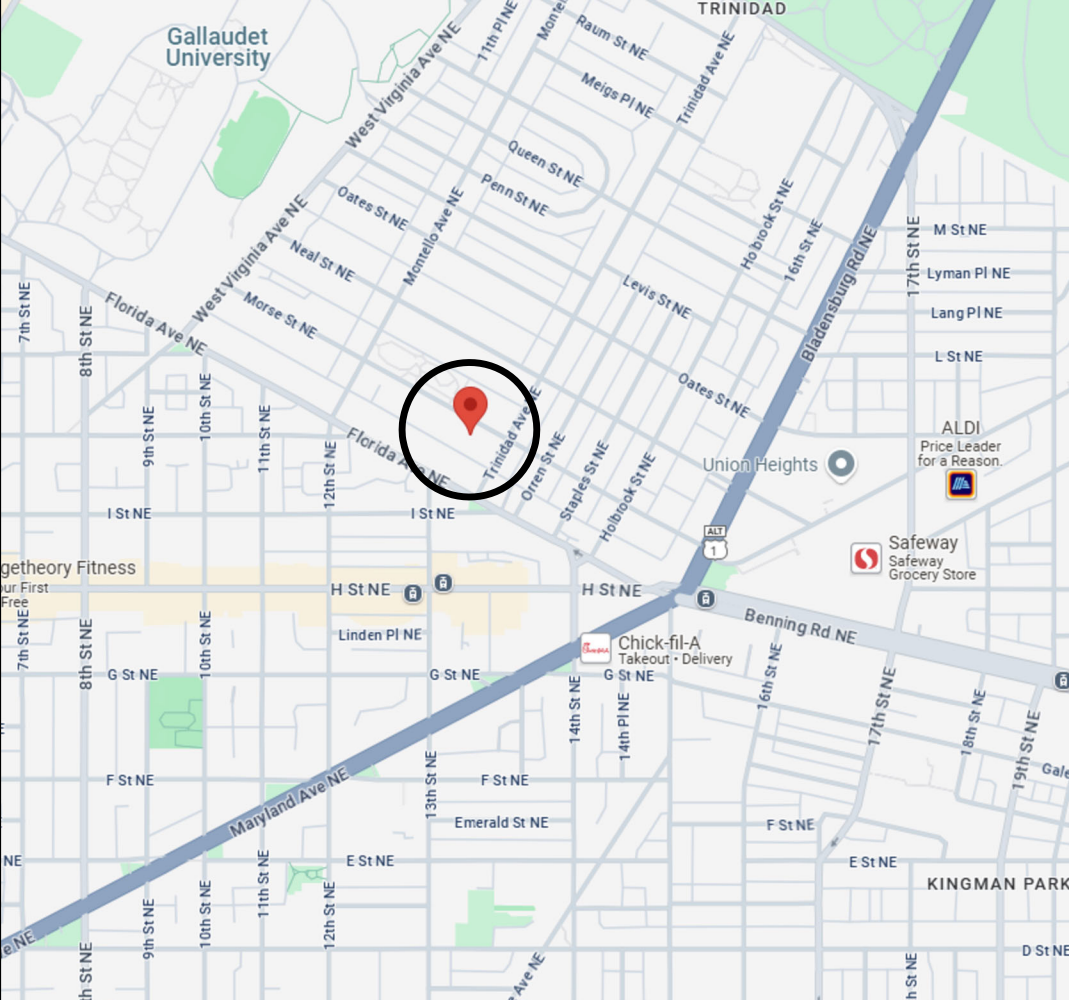


R001.1	CLIMATE ZONE 4C	R002.0.4	ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR FOR OPEN COMBUSTION FUEL-BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM LOCATED FROM INSIDE THE THERMAL ENVELOPE, AND SECTION 01.1, DIRECT VENT EXHAUSTS WITH BOTH WIND AND DOWNDRAFT PREPARED TO THE OUTSIDE.
R001.2	COMPLIANCE METHOD: MANUFACTURER'S SPECIFICATIONS VAPOR BARRIER SHALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR BARRIER RIGIDITY OF SECTION 07.07.01 OF THE IRC, 2015 EDITION	R002.0.5	FREELANCES AND STOVES COMPLIANT WITH SECTION R0402.4.4 AND EXCEPT IONS OF THE IRC, RECESSED LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 08.01.01 OF THE IRC. FREELANCES SHALL BE SEALED TO THE LAMP LEAKAGE.
R002.1	R002.0.1.1 R002.0.1.2 R002.0.1.3 R002.0.1.4 R002.0.1.5 R002.0.1.6 R002.0.1.7 R002.0.1.8 R002.0.1.9 R002.0.1.10 R002.0.1.11 R002.0.1.12 R002.0.1.13 R002.0.1.14 R002.0.1.15 R002.0.1.16 R002.0.1.17 R002.0.1.18 R002.0.1.19 R002.0.1.20 R002.0.1.21 R002.0.1.22 R002.0.1.23 R002.0.1.24 R002.0.1.25 R002.0.1.26 R002.0.1.27 R002.0.1.28 R002.0.1.29 R002.0.1.30 R002.0.1.31 R002.0.1.32 R002.0.1.33 R002.0.1.34 R002.0.1.35 R002.0.1.36 R002.0.1.37 R002.0.1.38 R002.0.1.39 R002.0.1.40 R002.0.1.41 R002.0.1.42 R002.0.1.43 R002.0.1.44 R002.0.1.45 R002.0.1.46 R002.0.1.47 R002.0.1.48 R002.0.1.49 R002.0.1.50 R002.0.1.51 R002.0.1.52 R002.0.1.53 R002.0.1.54 R002.0.1.55 R002.0.1.56 R002.0.1.57 R002.0.1.58 R002.0.1.59 R002.0.1.60 R002.0.1.61 R002.0.1.62 R002.0.1.63 R002.0.1.64 R002.0.1.65 R002.0.1.66 R002.0.1.67 R002.0.1.68 R002.0.1.69 R002.0.1.70 R002.0.1.71 R002.0.1.72 R002.0.1.73 R002.0.1.74 R002.0.1.75 R002.0.1.76 R002.0.1.77 R002.0.1.78 R002.0.1.79 R002.0.1.80 R002.0.1.81 R002.0.1.82 R002.0.1.83 R002.0.1.84 R002.0.1.85 R002.0.1.86 R002.0.1.87 R002.0.1.88 R002.0.1.89 R002.0.1.90 R002.0.1.91 R002.0.1.92 R002.0.1.93 R002.0.1.94 R002.0.1.95 R002.0.1.96 R002.0.1.97 R002.0.1.98 R002.0.1.99 R002.0.1.100 R002.0.1.101 R002.0.1.102 R002.0.1.103 R002.0.1.104 R002.0.1.105 R002.0.1.106 R002.0.1.107 R002.0.1.108 R002.0.1.109 R002.0.1.110 R002.0.1.111 R002.0.1.112 R002.0.1.113 R002.0.1.114 R002.0.1.115 R002.0.1.116 R002.0.1.117 R002.0.1.118 R002.0.1.119 R002.0.1.120 R002.0.1.121 R002.0.1.122 R002.0.1.123 R002.0.1.124 R002.0.1.125 R002.0.1.126 R002.0.1.127 R002.0.1.128 R002.0.1.129 R002.0.1.130 R002.0.1.131 R002.0.1.132 R002.0.1.133 R002.0.1.134 R002.0.1.135 R002.0.1.136 R002.0.1.137 R002.0.1.138 R002.0.1.139 R002.0.1.140 R002.0.1.141 R002.0.1.142 R002.0.1.143 R002.0.1.144 R002.0.1.145 R002.0.1.146 R002.0.1.147 R002.0.1.148 R002.0.1.149 R002.0.1.150 R002.0.1.151 R002.0.1.152 R002.0.1.153 R002.0.1.154 R002.0.1.155 R002.0.1.156 R002.0.1.157 R002.0.1.158 R002.0.1.159 R002.0.1.160 R002.0.1.161 R002.0.1.162 R002.0.1.163 R002.0.1.164 R002.0.1.165 R002.0.1.166 R002.0.1.167 R002.0.1.168 R002.0.1.169 R002.0.1.170 R002.0.1.171 R002.0.1.172 R002.0.1.173 R002.0.1.174 R002.0.1.175 R002.0.1.176 R002.0.1.177 R002.0.1.178 R002.0.1.179 R002.0.1.180 R002.0.1.181 R002.0.1.182 R002.0.1.183 R002.0.1.184 R002.0.1.185 R002.0.1.186 R002.0.1.187 R002.0.1.188 R002.0.1.189 R002.0.1.190 R002.0.1.191 R002.0.1.192 R002.0.1.193 R002.0.1.194 R002.0.1.195 R002.0.1.196 R002.0.1.197 R002.0.1.198 R002.0.1.199 R002.0.1.200 R002.0.1.201 R002.0.1.202 R002.0.1.203 R002.0.1.204 R002.0.1.205 R002.0.1.206 R002.0.1.207 R002.0.1.208 R002.0.1.209 R002.0.1.210 R002.0.1.211 R002.0.1.212 R002.0.1.213 R002.0.1.214 R002.0.1.215 R002.0.1.216 R002.0.1.217 R002.0.1.218 R002.0.1.219 R002.0.1.220 R002.0.1.221 R002.0.1.222 R002.0.1.223 R002.0.1.224 R002.0.1.225 R002.0.1.226 R002.0.1.227 R002.0.1.228 R002.0.1.229 R002.0.1.230 R002.0.1.231 R002.0.1.232 R002.0.1.233 R002.0.1.234 R002.0.1.235 R002.0.1.236 R002.0.1.237 R002.0.1.238 R002.0.1.239 R002.0.1.240 R002.0.1.241 R002.0.1.242 R002.0.1.243 R002.0.1.244 R002.0.1.245 R002.0.1.246 R002.0.1.247 R002.0.1.248 R002.0.1.249 R002.0.1.250 R002.0.1.251 R002.0.1.252 R002.0.1.253 R002.0.1.254 R002.0.1.255 R002.0.1.256 R002.0.1.257 R002.0.1.258 R002.0.1.259 R002.0.1.260 R002.0.1.261 R002.0.1.262 R002.0.1.263 R002.0.1.264 R002.0.1.265 R002.0.1.266 R002.0.1.267 R002.0.1.268 R002.0.1.269 R002.0.1.270 R002.0.1.271 R002.0.1.272 R002.0.1.273 R002.0.1.274		

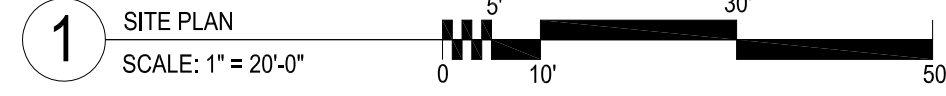
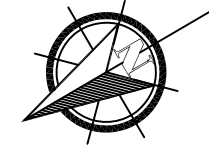
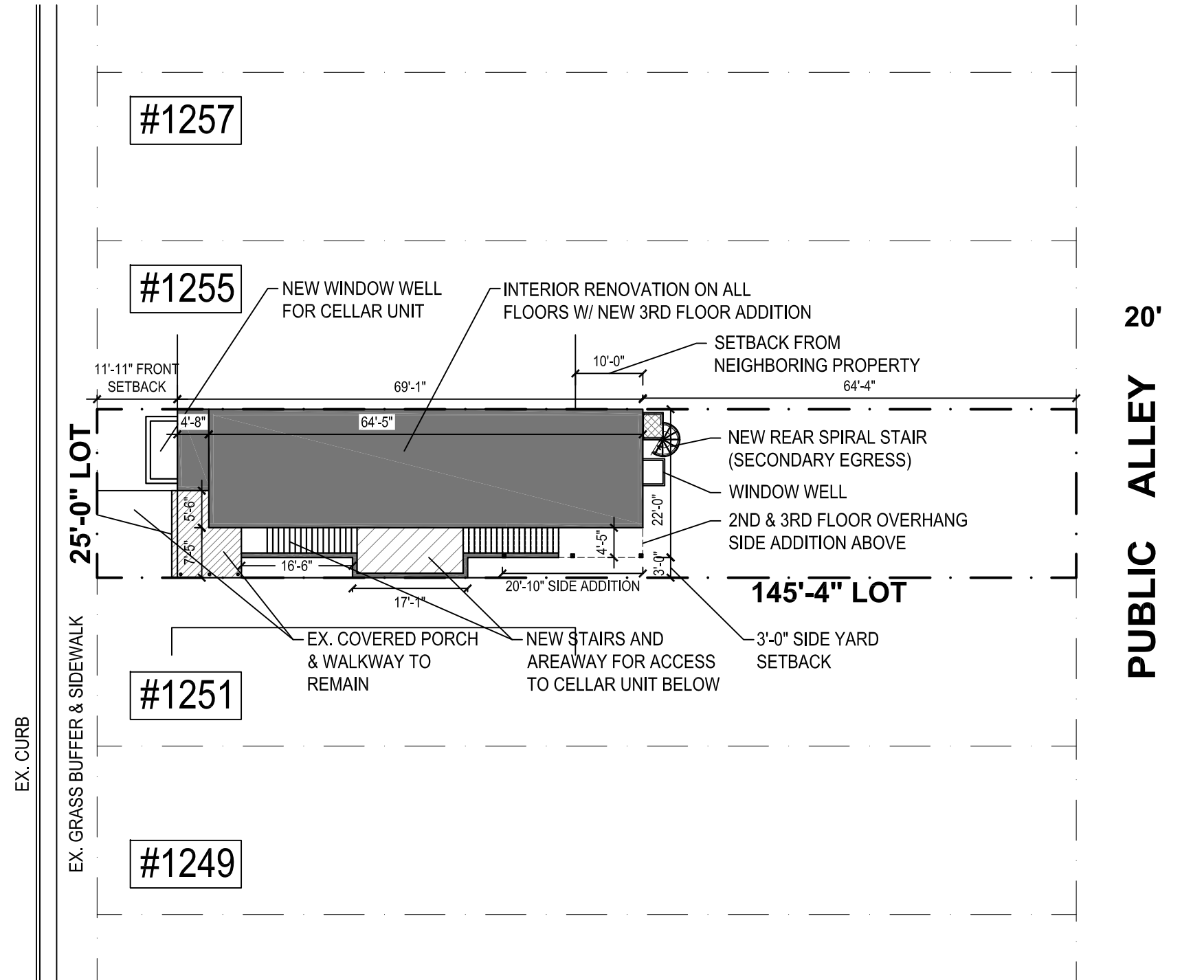
Housing Code and Housing Businesses

2017 District of Columbia Building Code	(D.C. Code §§ 6-1451.01 to 6-1451.11)
2017 District of Columbia Property Maintenance Code	Green Building Act Regulations
2017 District of Columbia Green Construction Code	Federal Lead Laws
2017 District of Columbia Energy Conservation Code	District Heating Regulations
2017 District of Columbia Fire Code	District Noise Regulations
2017 District of Columbia Mechanical Code	Outdoor Advertising
2017 District of Columbia Plumbing	



Housing Code and Housing Businesses
Environmental Laws and Regulations
DCMR Title 11 – Zoning Regulations
Green Building Act of 2006 as amended
(D.C. Code §§ 6-1451.01 to 6-1451.11)
Green Building Act Regulations
Federal Lead Laws
District Heating Regulations
District Noise Regulations
Outdoor Advertising

MORSE STREET, N.E.



EXISTING A STORY SINGLE FAMILY HOUSE TO BE CONVERTED INTO A

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

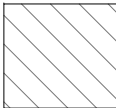

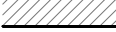

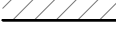


1ST FLOOR: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPACE

2ND FLOOR: 3 BED, 3 BATH, OPEN LIVING / DINING / KITCHEN SPACE

3RD FLOOR: 3 BED, 3 BATH, OPEN LIVING / DINING / KITCHEN SPACE

REGULATION	EXISTING	ALLOWED/	PROPOSED
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DESCRIPTION	EXISTING	REQUIRED	PROPOSED
ZONING DISTRICT	RF-1		RF-1
BUILDING HEIGHT	00'-0" 2 STORIES	35'-0" 3 STORIES	00'-0" 3 STORIES W/ CELLAR
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 PARKING	0	2	2

	NOT IN SCOPE
	SUBJECT BUILDING
	EX. COVERED PORCH
	NEW SPIRAL STAIRS
	NEW CELLAR STAIRS & CONC. PAD
	PROPERTY LINE
	CONTEXT PROPERTY LINE

0000 TITLE SHEET & SITE PLAN 1253 MORSE STREET - NE JOB # 2024-138 MARCH 2025

CARBALLO ARCHITECTURE, LLC
1816 ALCENNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-983-1077

DRAWING LIST			

0000-TITLE SHEET	CONSTRUCTION TYPE : Type 5A Wood Framed, Protected	IBC USE GROUP : Type R-2 (MULTI-UNIT Residential)
AD001-EXISTING CELLAR PLAN		
AD002-EXISTING 1ST FLOOR PLAN		
AD003-EXISTING 2ND FLOOR PLAN		
AD004-EXISTING ROOF PLAN		
AD001-PROPOSED CELLAR PLAN		
AD002-PROPOSED 1ST FLOOR PLAN		
AD003-PROPOSED 2ND FLOOR PLAN		
AD004-PROPOSED 3RD FLOOR PLAN		
AD005-PROPOSED ROOF PLAN		
AD006-FRONT ELEVATIONS		
AD007-REAR ELEVATIONS		
AD008 - EXISTING SIDE ELEVATION		
AD009 - PROPOSED SIDE ELEVATION		

CONSTRUCTION TYPE :
Type 5A Wood Framed, P

IBC USE GROUP:
Type R-2 (MULTI-USE)

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND
I AM A FULLY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. LICENSE NUMBER ARC102617,
DATE 4/30/2026.

**EXTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT
FOR ARCHITECTURAL DESIGN, DC Lic
#102617.**

REVISIONS	
1	Added a new section on the importance of data security.

$\triangle -$

SE STREET, NE - SITE PLAN

WIDE, AND VERTICAL ADDITION & COMPLETE INTERIOR RENOVATION MULTI-UNIT RESIDENTIAL

OWNER:
OLAYINKA, MOSHOOD

OWNER ADDRESS:
516 25TH PL NE
WASHINGTON DC

CLIENT
MS. JOYCE OLAYINKA

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

0000

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Investment

Area

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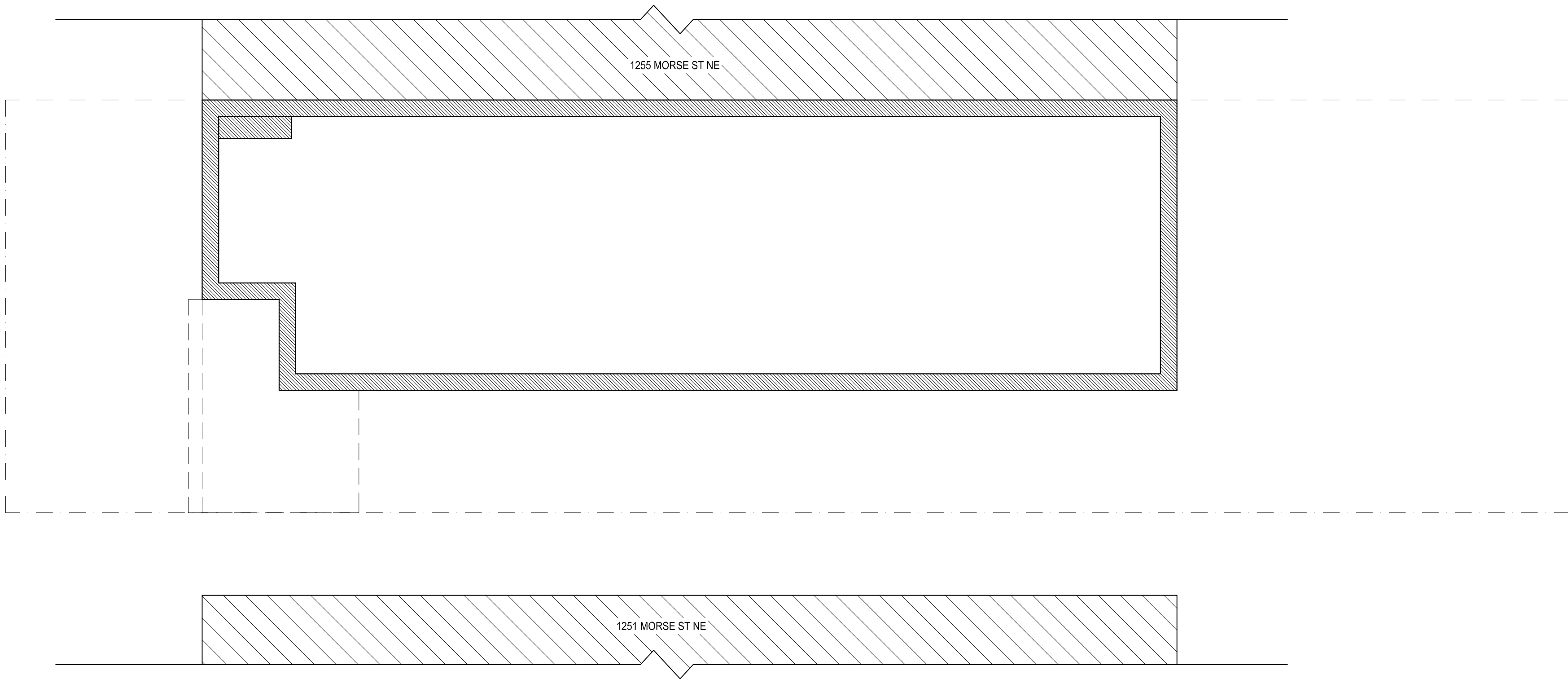
TITLE SHEET & SITE PLAN

1253 MORSE STREET - NE

JOB # 2024-138

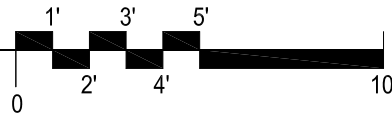
MARCH 2025

Board of Zoning Adjustment
District of Columbia
CASE NO. 21861
EXHIBIT NO. 111

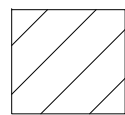


C

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



LEGEND



NOT IN SCOPE



EXISTING PARTITION

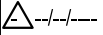


PROPOSED PARTITION



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A QUALIFIED
ARCHITECT UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. MY EXPIRATION DATE IS 12/31/2025.
EXP. DATE 4/30/2025. DESIGNATION: ARCHITECT
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND I AM A QUALIFIED
ARCHITECT UNDER THE LAWS OF THE
DISTRICT OF COLUMBIA.
#ARC102517

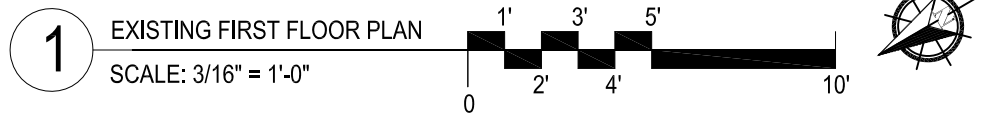
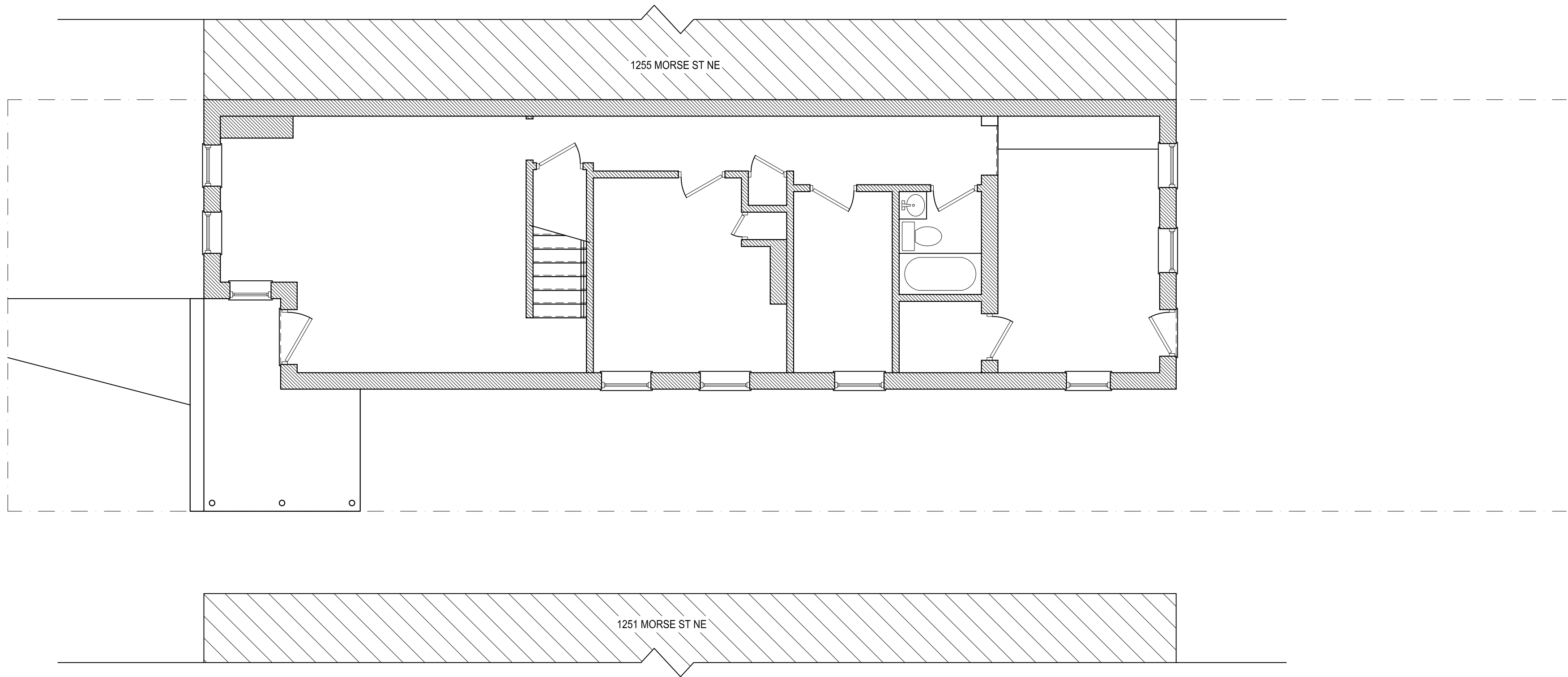
REVISIONS



CLIENT
MS. JOYCE OLAYINKA

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

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



LEGEND	
	NOT IN SCOPE
	EXISTING PARTITION
	PROPOSED PARTITION

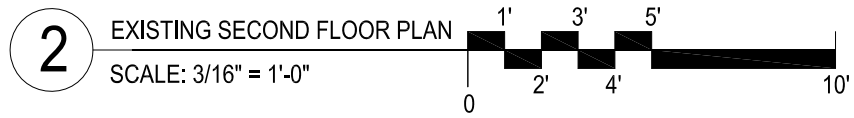
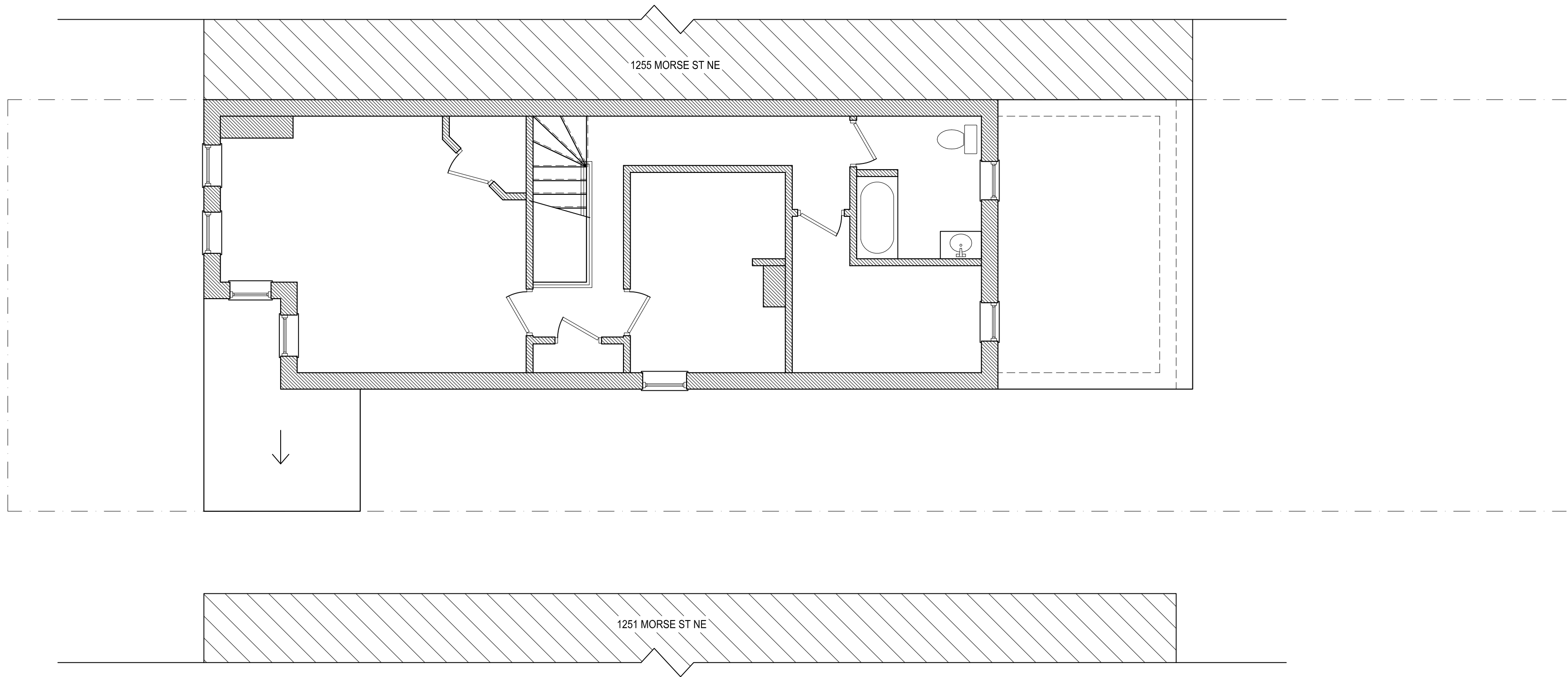
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PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. MY EXPIRATION DATE IS 12/31/2025.
EXP. DATE 4/30/2025. DESIGN AND DRAWING
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND I AM A DULY LICENSED ARCHITECT
FOR ARCHITECTURAL DESIGN IN D.C.
#ARC102517

REVISIONS
1

CLIENT
MS. JOYCE OLAYINKA

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

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



LEGEND	
	NOT IN SCOPE
	EXISTING PARTITION
	PROPOSED PARTITION

AD003
EXISTING SECOND FLOOR PLAN
1253 MORSE STREET-NE
JOB # 2024-138
JAN 2025

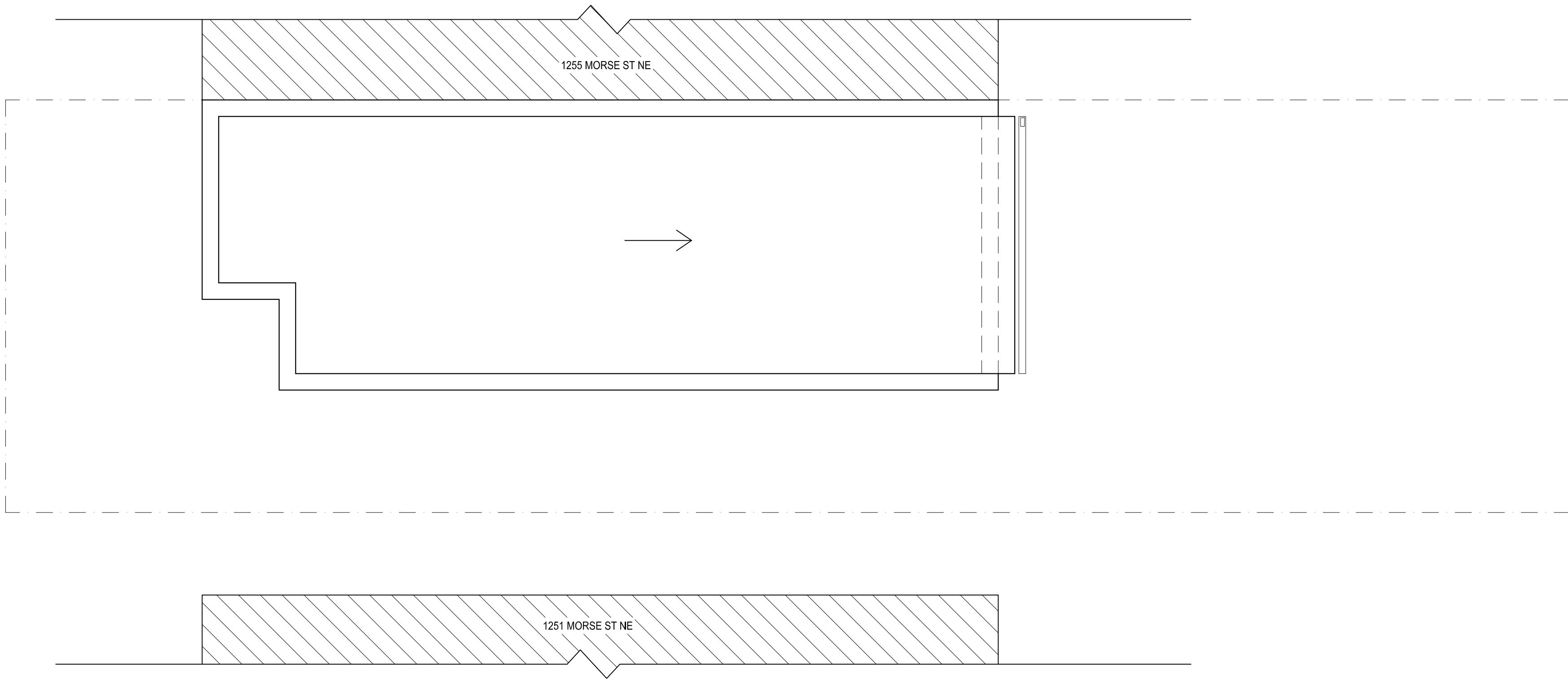
CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-963-1077

CLIENT
MS. JOYCE OLAYINKA

REVISIONS

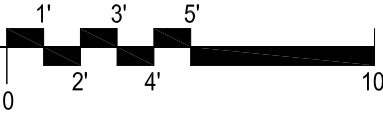
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. MY EXPIRATION DATE IS 12/31/2025.
EXP. DATE 4/30/2025. DESIGN AND DRAWING
CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND APPROVED FOR ARCHITECTURAL USE AND FOR
#ARC102517.



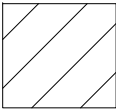


R

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



LEGEND



NOT IN SCOPE



EXISTING PARTITION



PROPOSED PARTITION

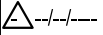
AD004

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

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

CLIENT
MS. JOYCE OLAYINKA

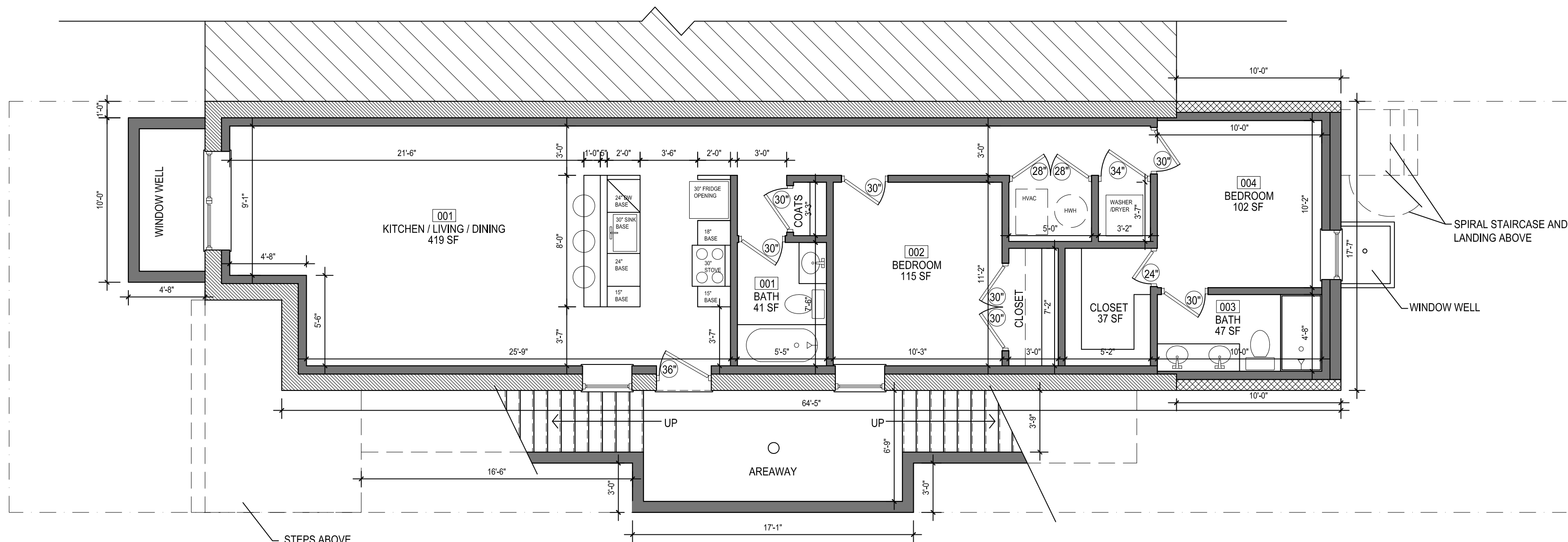
REVISIONS



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY A PERSON IDENTIFIED
THAT I AM A QUALY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA AND I AM NOT
EXP. DATE 4/30/2025. **JOYCE AND NGUYEN**
CONTRACT DOCUMENTS HAVE BEEN
FOR ARCHITECTURAL USE ONLY
#ARC102517.

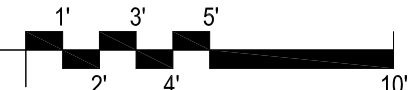


UNIT #1 (IZ)
957 SF



C

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



LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.
EXP. DATE 4/30/2025. #ARC102517
CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND APPROVED FOR ARCHITECTURAL USE ONLY.
#ARC102517.

REVISIONS

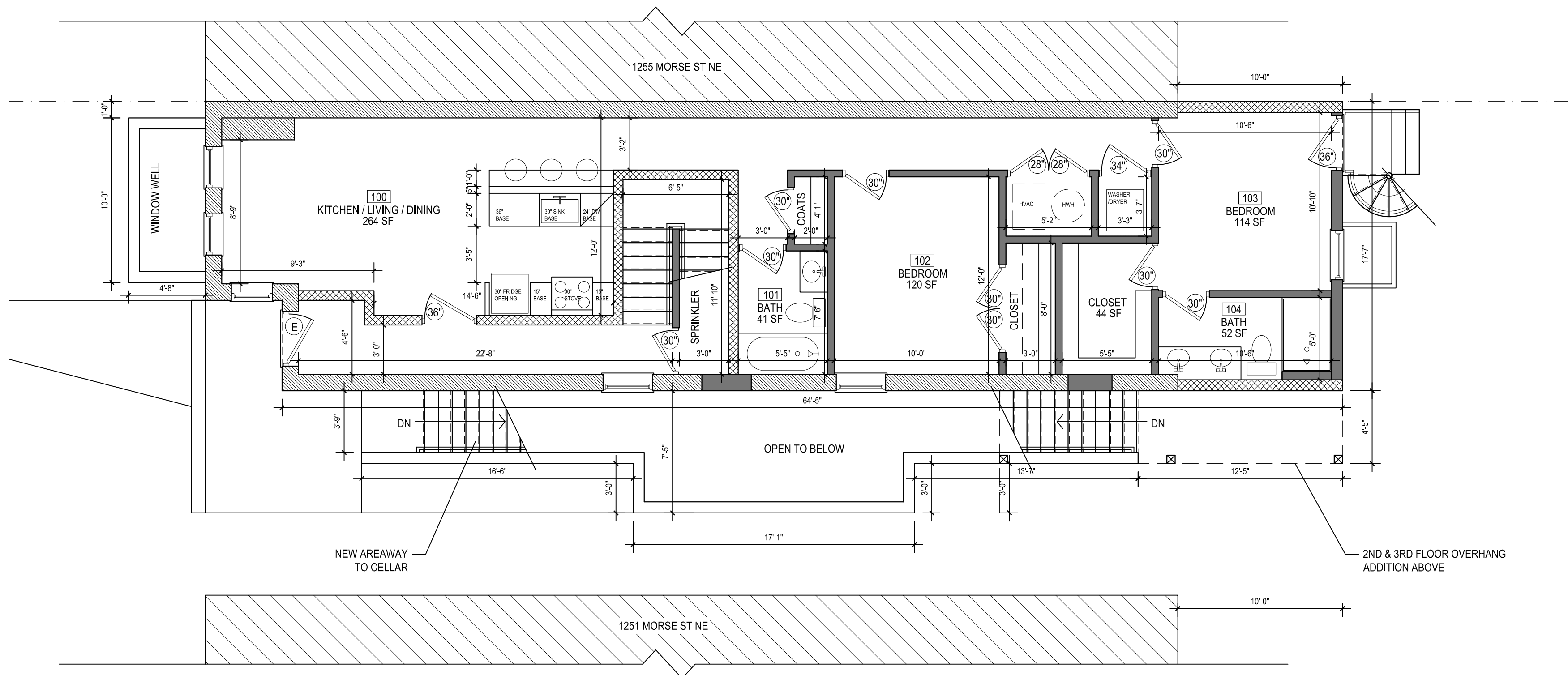
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CLIENT
MS. JOYCE OLAYINKA

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

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

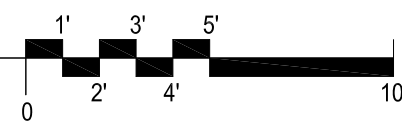
UNIT #2
855 SF



LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

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



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. MY EXPIRATION DATE IS 12/31/2025.
EXP. DATE 4/30/2025. #ARC102517
CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND APPROVED FOR ARCHITECTURAL USE ONLY.
#ARC102517.

REVISIONS

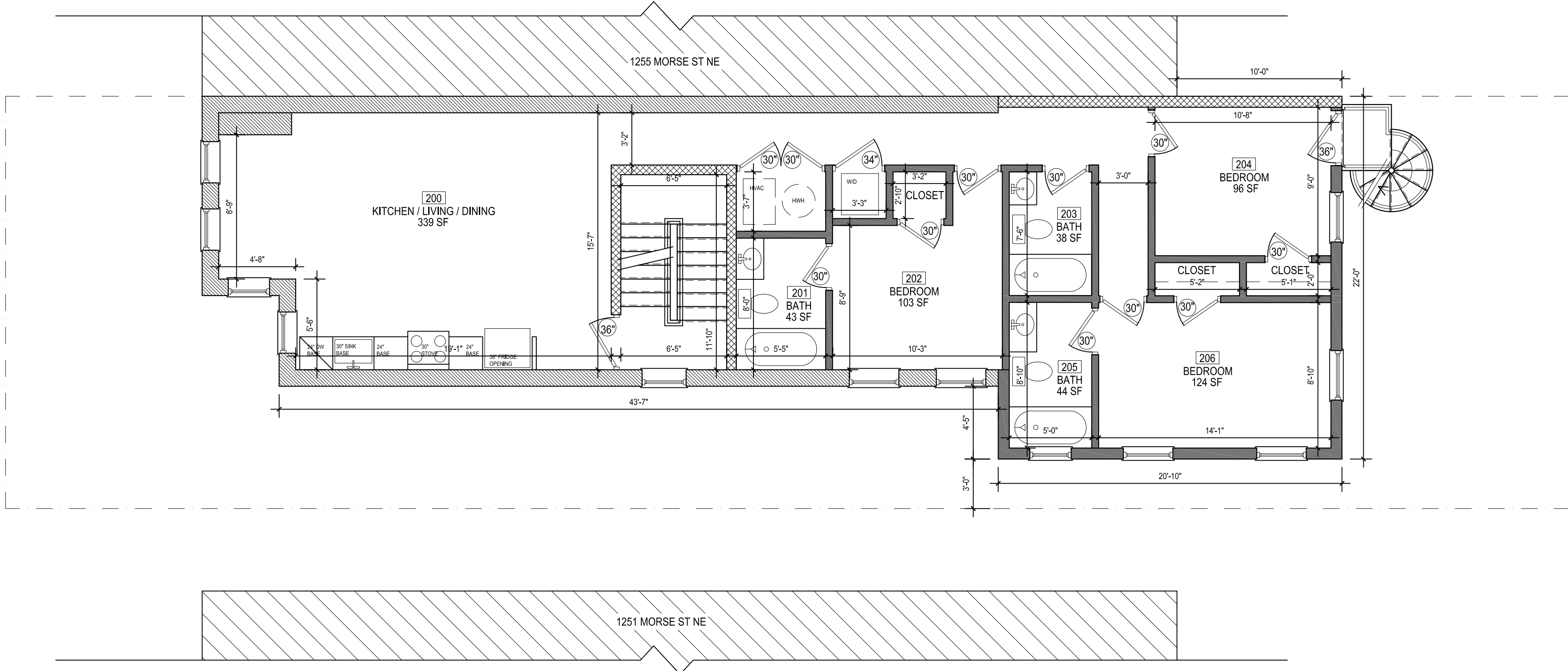
1

CLIENT
MS. JOYCE OLAYINKA

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1816 ALICEANNA STREET
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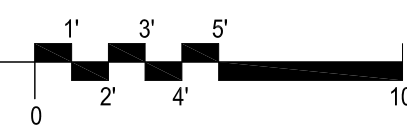
A002
FIRST FLOOR PLAN
1253 MORSE STREET-NE
JOB # 2024-138
JAN 2025

UNIT #3
1,118 SF

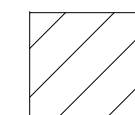


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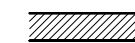
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



LEGEND



NOT IN SCOPE



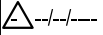
EXISTING PARTITION
PROPOSED PARTITION



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EXP. DATE 4/30/2026.

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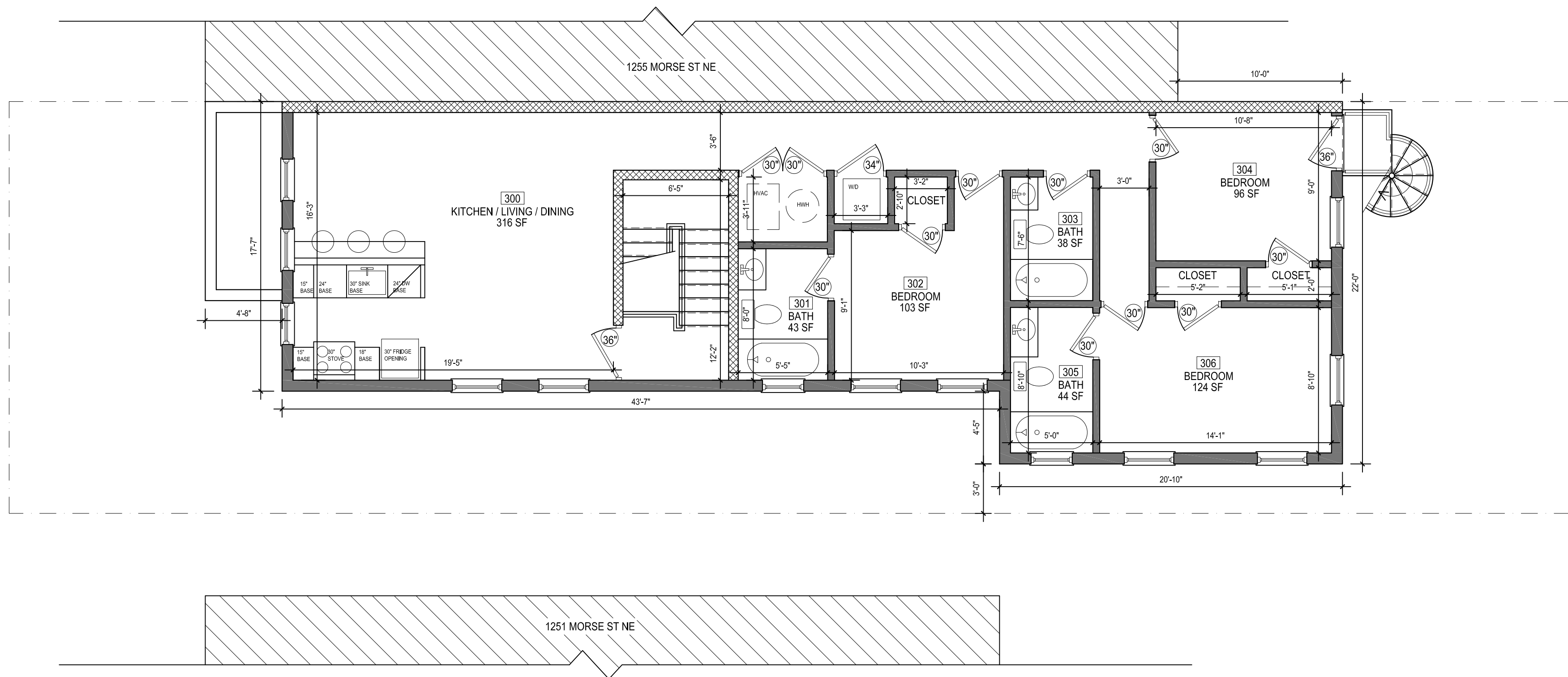


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A003
SECOND FLOOR PLAN
1253 MORSE STREET-NE
JOB # 2024-138
JAN 2025

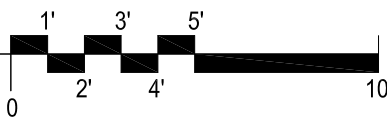
UNIT #4
1,111 SF



LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

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



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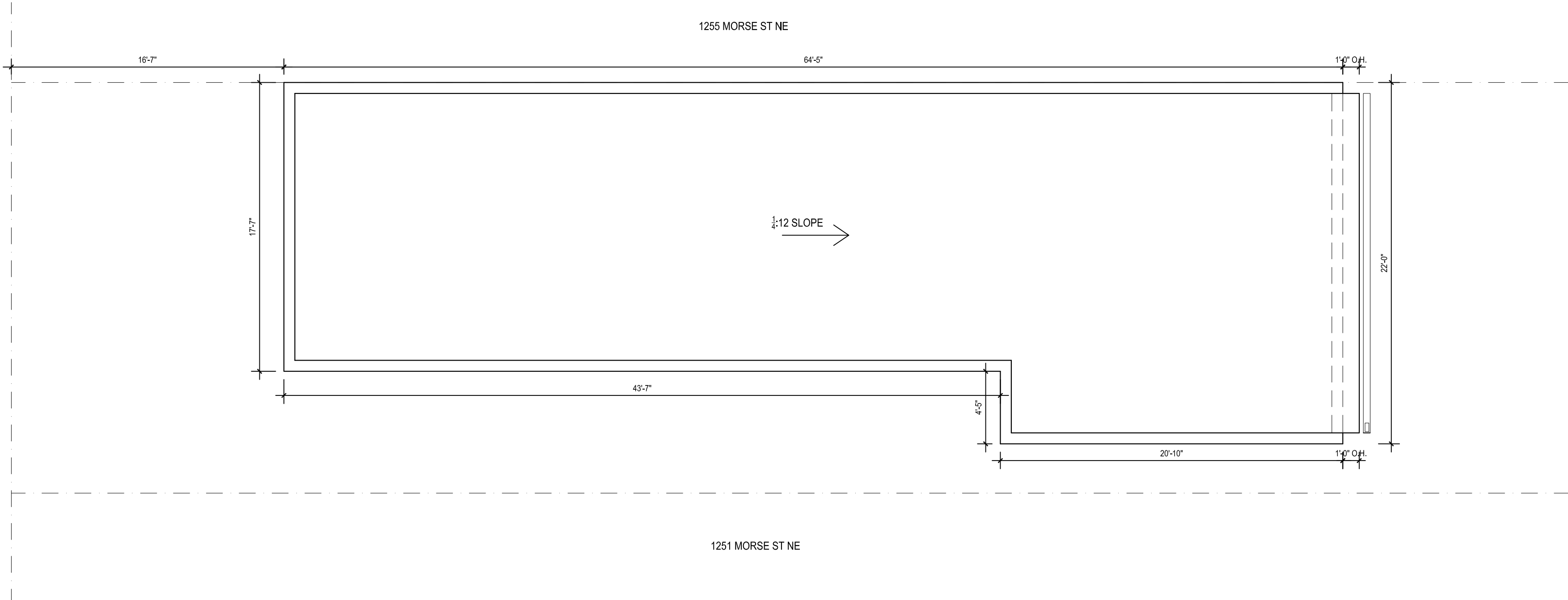
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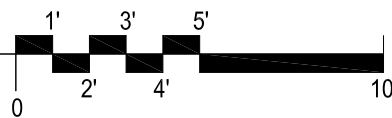
A004
THIRD FLOOR PLAN
1253 MORSE STREET-NE
JOB # 2024-138
JAN 2025



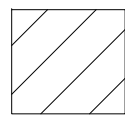
R

ROOF PLAN

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



LEGEND



NOT IN SCOPE



EXISTING PARTITION

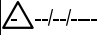


PROPOSED PARTITION



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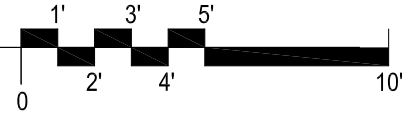
A005

ROOF PLAN

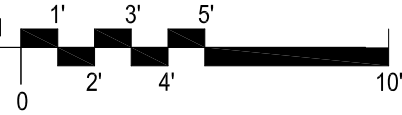
1253 MORSE STREET-NE
JOB # 2024-138
JAN 2025



1 EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF CARBALLO
ARCHITECTURE, LLC.
DATE: 01/10/2025
PROJECT: 1253 MORSE STREET - NE
JOB # 2024-138
ARCHITECT: CARBALLO ARCHITECTURE, LLC
#ARC102517

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1

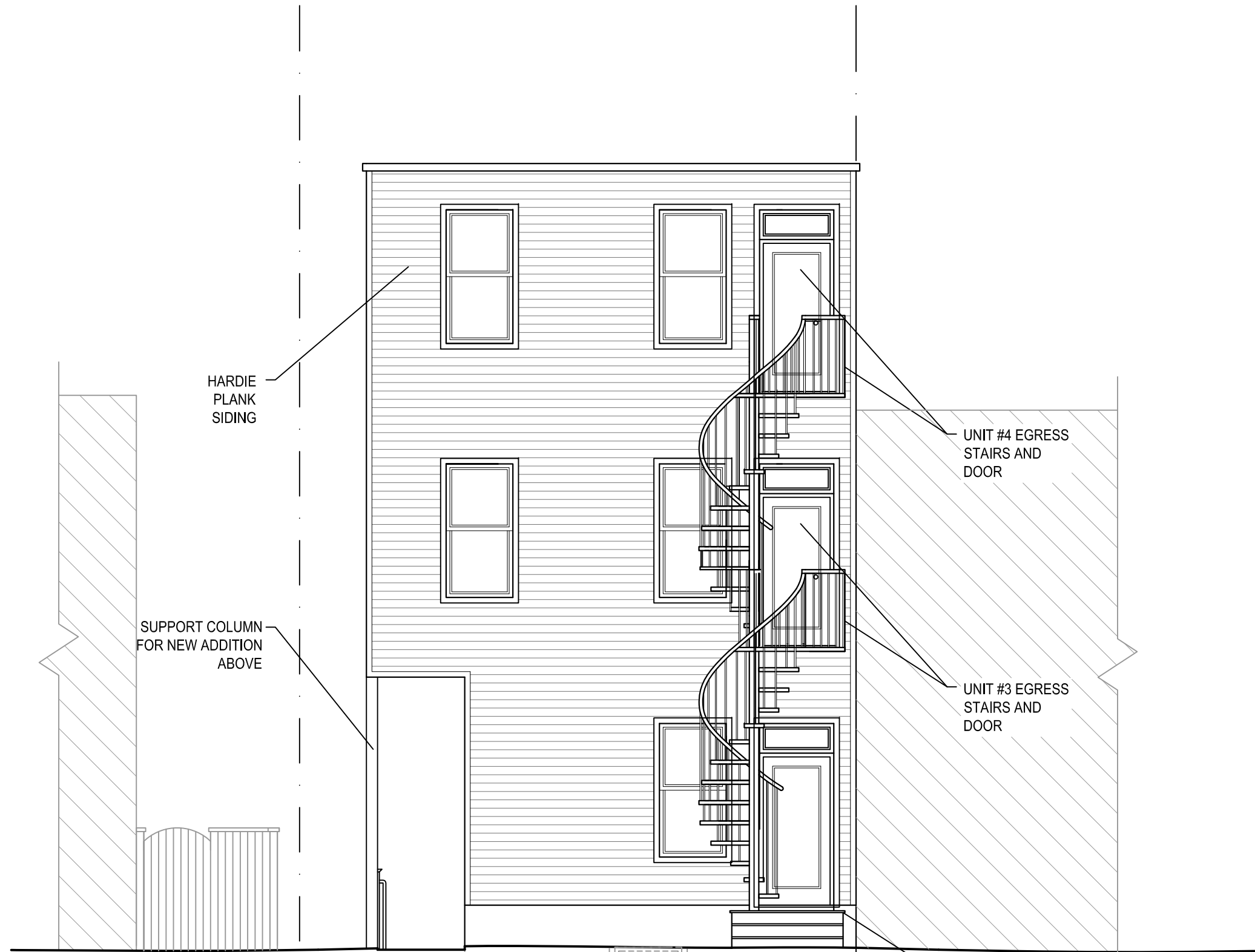
CLIENT
MS. JOYCE OLAYINKA

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
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A006
EXISTING & PROPOSED FRONT ELEVATION
1253 MORSE STREET - NE
JOB # 2024-138
JAN 2025



3 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



4 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



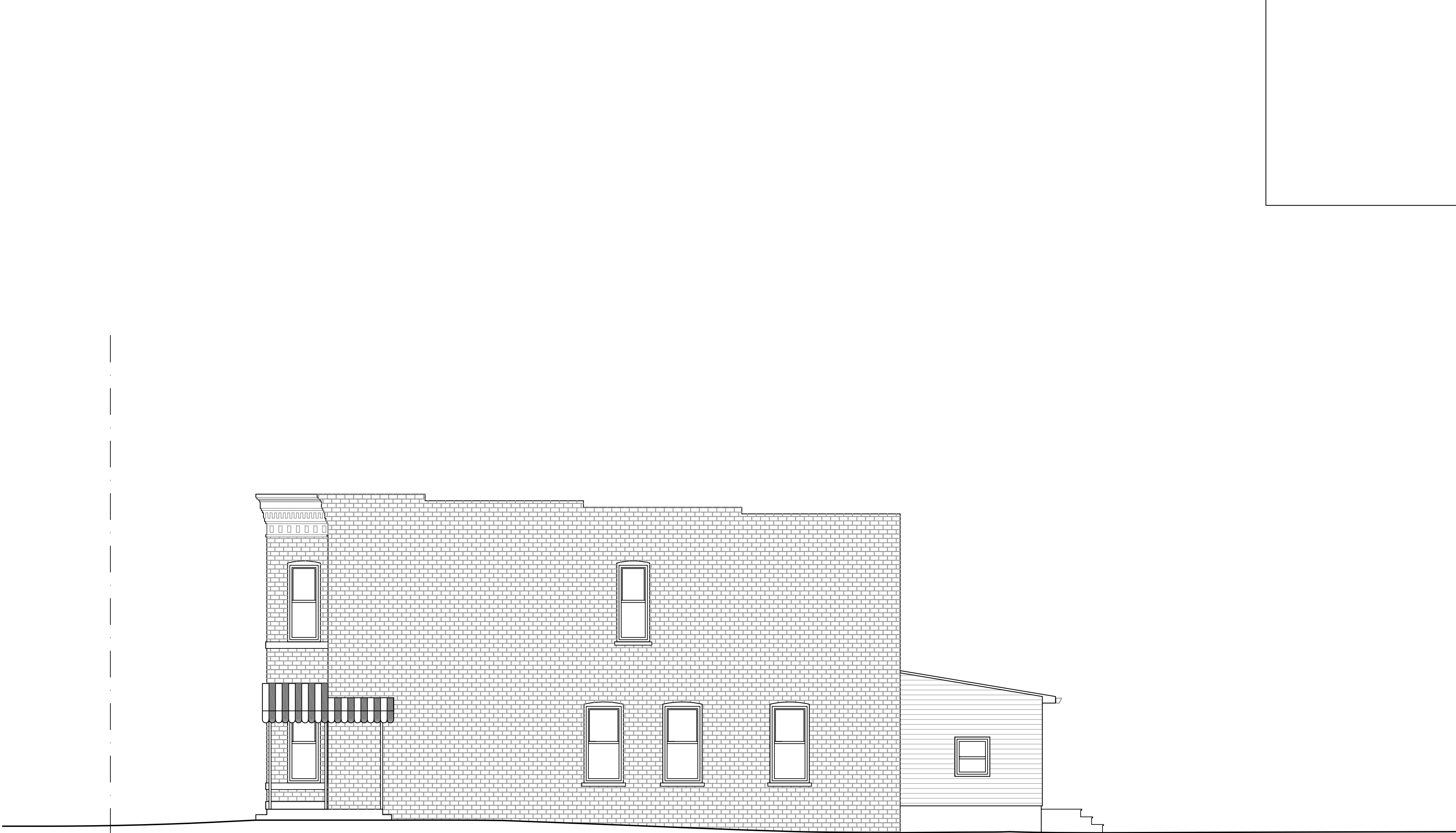
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A007
EXISTING & PROPOSED
REAR ELEVATION
1253 MORSE STREET-NE
JOB # 2024-138
JAN 2025



5

EXISTING SIDE ELEVATION
SCALE: 3/16" = 1'-0"

1'

2'

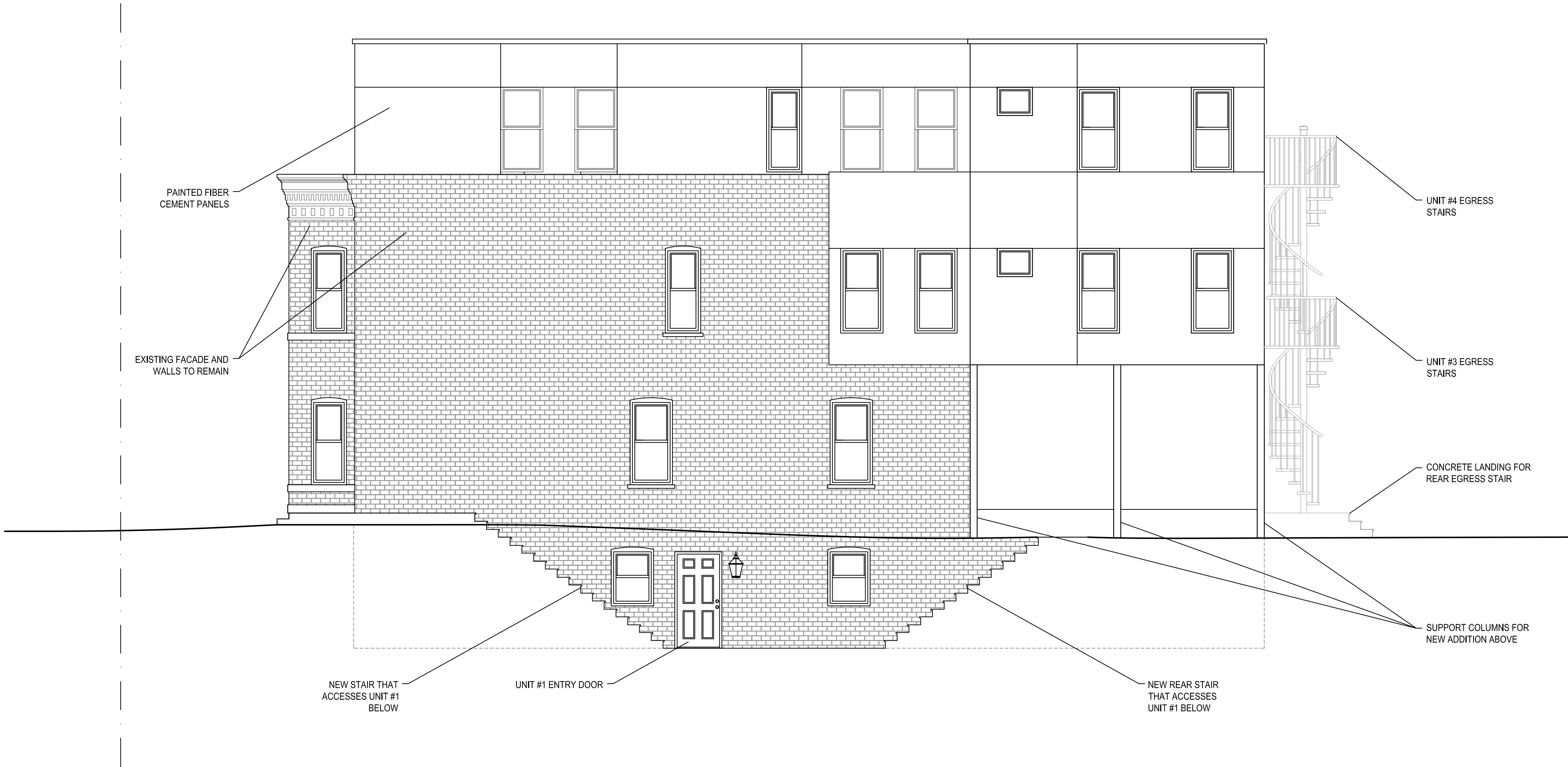
3'

4'

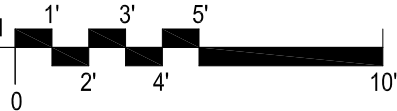
5'

10'





6 PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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A009
PROPOSED SIDE ELEVATION
1253 MORSE STREET - NE
JOB # 2024-138
JAN 2025