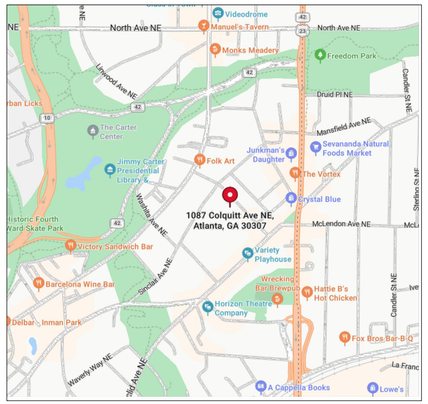
DRAWING INDEX

A0.00 - TITLE SHEET
A0.01 - SPECIFICATIONS
EX2.01 - EXISTING DRAWINGS
EX2.02 - EXISTING DRAWINGS
A1.01 - SURVEY
A1.02 - SITE PLAN AND DETAILS
A2.01 - FIRST FLOOR & ATTIC PLAN
A2.02 - ROOF PLAN
A3.01 - ELEVATIONS
A3.02 - ELEVATIONS
A3.03 - SECTIONS
A9.01 - TYPICAL DETAILS
E2.01 - ELECTRICAL LAYOUTS

PROJECT LOCATION MAP



PROJECT TEAM

OWNER:
JENNIFER DOWNS
81 SPRUCE ST NE
ATLANTA, GA 30307

ARCHITECT:
BRANDY MORRISON
BRANDIED HISTORY, LLC
485 OAKLAND AVE SE
ATLANTA, GA 30312

APPLICABLE CODES:

International Building Code, 2024 Edition, with Georgia Amendments

International Residential Code, 2024 Edition, with Georgia Amendments

International Fire Code, 2024 Edition, with Georgia Amendments

International Plumbing Code, 2024 Edition, with Georgia Amendments

International Mechanical Code, 2024 Edition, with Georgia Amendments

International Fuel Gas Code, 2024 Edition, with Georgia Amendments

National Electrical Code, 2023 Edition, with no Georgia Amendments

International Energy Code, 2024 Edition, with Georgia Supplements and Amendments

NFPA 101 - Life Safety Code, 2024 Edition with State Amendments

ABBREVIATIONS

BD - BOARD
C.O. - CASED OPENING
CL - CENTER LINE
EQ - EQUAL
EXT - EXTERIOR
GWB - GYPSUM WALLBOARD
H - HEIGHT
MECH - MECHANICAL
MFR - MANUFACTURER
N.I.C. - NOT IN CONTRACT
O.C. - ON CENTER
O.S. - OWNER SPECIFIED
P.T. - PRESSURE TREATED
PTD - PAINTED
SQ - SQUARE
T&G - TONGUE & GROOVE
TBD - TO BE DETERMINED
U.N.O. - UNLESS NOTED OTHERWISE
V.I.F. - VERIFY IN FIELD
W - WIDTH
WD - WOOD

SCOPE OF WORK

INTERIOR FIRST FLOOR RECONFIGURATION, NEW STAIRS TO ATTIC AND ATTIC EXPANSION INCLUDING TWO BEDROOMS AND BATHROOM, FAMILY ROOM, LIBRARY AND LAUNDRY ROOM.

Brandied History, LLC
485 Oakland Ave, SE
Atlanta, GA 30312
1601 Mansfield St
Brunswick, GA 31520
(404) 723-7240

STATE OF GEORGIA
BRANDY HERLINGER MORRISON
CERTIFICATE NO. RA012303
REGISTERED ARCHITECT

Permit Drawings

Downs at Colquitt
1087 Colquitt Ave NE
Atlanta, GA 30307

August 28, 2026

A0.00

TITLE SHEET

01 - GENERAL REQUIREMENTS

1. ALL DIMENSIONS ARE TAGGED TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR OBTAINING DIMENSIONAL INFORMATION.
3. THE SCOPE OF THE DRAWINGS DOES NOT INCLUDE CIVIL (ANY GRADING OR EROSION CONTROL SPECIFICATIONS), STRUCTURAL, OR MEP ENGINEERING. IF REQUIRED, THEY SHALL BE PROVIDED AT OWNER'S EXPENSE.
4. BRANDIED HISTORY, LLC. IS NOT RESPONSIBLE FOR STRUCTURAL ISSUES. FRAMING PLANS, AND SIZING OF MEMBERS TO BE DETERMINED BY STRUCTURAL ENGINEER OR CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE CITY OF ATLANTA AND FULTON COUNTY.
6. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING OSHA STANDARDS FOR ALL WORKERS, INCLUDING SUBCONTRACTORS.
7. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE CODES.
8. CONTRACTOR IS TO CONDUCT A CONSTRUCTION KICK-OFF MEETING WITH OWNER AND ARCHITECT PRESENT.
9. CONTRACTOR IS TO PROVIDE OWNER WITH ANTICIPATED SCHEDULE AT BEGINNING OF PROJECT.
10. CONTRACTOR TO PROVIDE SAMPLES OR MOCK-UPS OF ALL NEW MATERIALS FOR OWNER'S APPROVAL.
11. CONTRACTOR TO PROVIDE PRODUCT DATA ON ALL APPLIANCES AND FIXTURES FOR OWNER REVIEW.
12. CONTRACTOR TO PROVIDE ALL SAMPLES, MOCK-UPS OR PRODUCT DATA FOR OWNER REVIEW IN A TIMELY MANNER TO AVOID DELAYS.
13. ALL INSTALLERS ARE TO BE LICENSED AND INSURED PER APPLICABLE LAWS.
14. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND BEST PRACTICES. IF A DISCREPANCY ARISES, NOTIFY ARCHITECT.
15. UPON COMPLETION, CONTRACTOR IS TO SUBMIT AN OPERATIONS & MAINTENANCE MANUAL TO THE OWNER. IT IS TO INCLUDE AS-BUILT DRAWINGS, ALL EQUIPMENT INFORMATION, MSDS, USER MANUALS, WARRANTIES AND OTHER PRODUCT INFORMATION REQUIRED FOR SUCCESSFUL MAINTENANCE OF THE BUILDING.
16. CONTRACTOR IS TO SECURE THE SITE AT ALL TIMES
17. CONTRACTOR IS TO CLEAN SITE UPON COMPLETION.

02 - EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. "VERIFY" INDICATES AN ASSUMED EXISTING CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING, IN THE FIELD, THAT THE ACTUAL EXISTING CONDITION IS ACCURATELY DESCRIBED IN THESE DRAWINGS. IF THE EXISTING CONDITIONS ARE DIFFERENT, THE CONTRACTOR SHALL NOTIFY MORRISON DESIGN, LLC. AND AWAIT NOTICE OF HOW TO PROCEED. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY BRACING OF ALL WORK DURING CONSTRUCTION.
3. ALL EXISTING SPECIMEN TREES SHALL BE PROTECTED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED.
4. FOR ALL CLEANING AND REFINISHING WORK, CONTRACTOR IS TO TEST THE METHOD IN AN INCONSPICUOUS AREA AND SUBMIT TO ARCHITECT FOR APPROVAL.
5. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ARCHITECT OF ANY SUSPECTED HAZARDOUS MATERIALS, INCLUDING ASBESTOS AND LEAD CONTAINING MATERIALS.

04 - MASONRY

1. CONCRETE BLOCK INSTALLED PER BEST PRACTICES. USE TYPE S MORTAR FOR HORIZONTAL AND VERTICAL JOINTS.
2. BRICK TO MEET ASTM C62-17 "Standard Specification for Building Brick (Solid Masonry Units Made From Clay or Shale".

06 - WOOD PLASTICS AND COMPOSITES

1. LUMBER TO BE SYP #2 UNO. ALL LUMBER WITHIN 30" OF GRADE TO BE PRESSURE TREATED.
2. EXTERIOR TRIM TO MATCH EXISTING, PER DRAWINGS, PAINTED.
3. INTERIOR DOOR AND WINDOW TRIM TO MATCH EXISTING.

07 - THERMAL AND MOISTURE PROTECTION

1. INSULATION VALUES PER DRAWINGS.
2. DO NOT USE CLOSED CELL INSULATION ON OLD LUMBER.
3. ASPHALT SHINGLE ROOFING PER MANUFACTURER INSTRUCTIONS, TO MATCH EXISTING.
4. FLASHING PER SMACNA AT ALL VALLEYS, RIDGES, HIPS, CHIMNEYS, ETC.
5. NEW GUTTERS TO MATCH EXISTING. WITH SPLASH BLOCKS AT BASE OF DOWNSPOUTS.
6. INSTALL FRENCH DRAIN IN GRAVEL BED AT FOUNDATIONS.

08 - OPENINGS

1. INTERIOR DOORS - EXISTING TO REMAIN. NEW TO BE PANEL SOLID CORE 2 PANEL CRAFTSMEN STYLE. LEVEL STYLE PRIVACY LOCK IN BEDROOM AND BATHROOM. FINISH PER OWNER. SIZE PER OPENINGS. OWNER SUPPLIED, CONTRACTOR INSTALLED.
2. SALVAGE AND RE-USE EXISTING DOORS PER DRAWINGS.
3. EXTERIOR DOORS - EXISTING TO REMAIN. NEW DOOR TO DECK BE WOOD WITH GLASS LITE PANELS, OWNER SPECIFIED.
4. WINDOWS - EXISTING WINDOWS TO REMAIN. NEW WOOD OR COMPOSITE TO MATCH EXISTING PER DRAWINGS. WINDOWS IN BEDROOMS TO MEET EGRESS REQUIREMENTS.

09 - FINISHES

FLOORS

1. ATTIC TO RECEIVE ¾" PLYWOOD, SCREWED DOWN.
2. HARDWOOD FLOORS IN ATTIC BEDROOMS, LIVING AREAS AND BATHROOM.
3. HARDWOOD FLOOR IN KITCHEN AND BATHROOM, OWNER SPECIFIED.

WALLS AND CEILINGS

4. WALLS AND CEILINGS ON THE FIRST FLOOR TO BE GYPSUM BOARD, PAINTED.
5. WALLS IN BATHROOMS TO HAVE TILE SHOWERS AND MOISTURE RESISTANT DRYWALL.
6. WALLS IN ATTIC TO RECEIVE GYPSUM BOARD. UNFINISHED.
7. ALL DRYWALL WITHIN 3 FEET OF PROPERTY LINE TO BE TYPE X.

EXTERIOR PAINTING

8. ALL WOODWORK TO RECEIVE PAINT NEEDS ONE COAT PRIMER.
9. ALL WOOD TO BE BACK & END PRIMED.
10. ALL WOODWORK: TWO COATS FINISH PAINT, OVER ONE PRIMER COAT. COLOR O.S.

INTERIOR PAINTING

11. FINISH PAINT TO BE OWNER SPECIFIED.
12. ALL MILLWORK TO RECEIVE ONE COAT PRIMER UNDERCOAT, W/ TWO COATS FINISH PAINT.
13. GYP. BOARD AND PLASTER TO RECEIVE ONE COAT VINYL LATEX PRIME/SEALANT W/ TWO COATS FINISH PAINT.

12- FURNISHINGS

APPLIANCES

1. OWNER PROVIDED, CONTRACTOR INSTALLED.

CABINETS

2. OWNER SPECIFIED. ASSUME QUARTZ COUNTERS AND PAINTED CABINETS.

ELECTRICAL

1. NEW ELECTRICAL PANEL PER CODE IN THE ATTIC.
2. LIGHT FIXTURES OWNER SPECIFIED, CONTRACTOR INSTALLED.
3. NEW OUTLETS PER CODE.
4. GFIC OUTLETS IN KITCHEN AND BATHROOMS.
5. CONTRACTOR TO COORDINATE POWER TO ALL APPLIANCES AND EQUIPMENT.
6. ALL ELECTRICAL TO BE INSTALLED PER INTERNATIONAL ELECTRICAL CODE.
7. ALL EXPOSED WIRE TO BE IN PROTECTIVE CONDUIT.

22- PLUMBING

PLUMBING FIXTURES
OWNER SPECIFIED, CONTRACTOR INSTALLED.

1. INSULATE EXPOSED PIPES.
2. CONTRACTOR TO COORDINATE SIZES AND PLACEMENTS OF PLUMBING WITH OWNER SELECTED FIXTURES PRIOR TO INSTALLATION. CONTRACTOR TO ENSURE PROPER PLACEMENT AND INSTALLATION OF ALL SUPPLY AND DRAINAGE LINES TO SERVE OWNER SELECTED FIXTURES. CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. SUPPLY TO BE COPPER OR PEX.
4. DRAINAGE TO BE PVC PER CODE.
5. CONTRACTOR TO PROVIDE ACCESS PANEL FOR PLUMBING REPAIRS. CONTRACTOR TO COORDINATE LOCATION WITH OWNER.
6. CONTRACTOR TO COORDINATE LOCATIONS OF ROOF PENETRATIONS WITH ARCHITECT AND OWNER.

23- HVAC

1. EXISTING HOUSE: NEW HVAC SYSTEM PER CODE. COORDINATE WITH STRUCTURE AND CEILING CONDITIONS.
2. NEW HVAC SYSTEM IN THE ATTIC. DUCTS IN ATTIC INSTALLED AS CLOSE TO SIDE WALLS AS POSSIBLE.
3. CONTRACTOR TO PROVIDE OPTIONS FOR OWNER REVIEW.

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Permit Drawings

Downs at Colquitt
1087 Colquitt Ave NE
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August 28, 2026

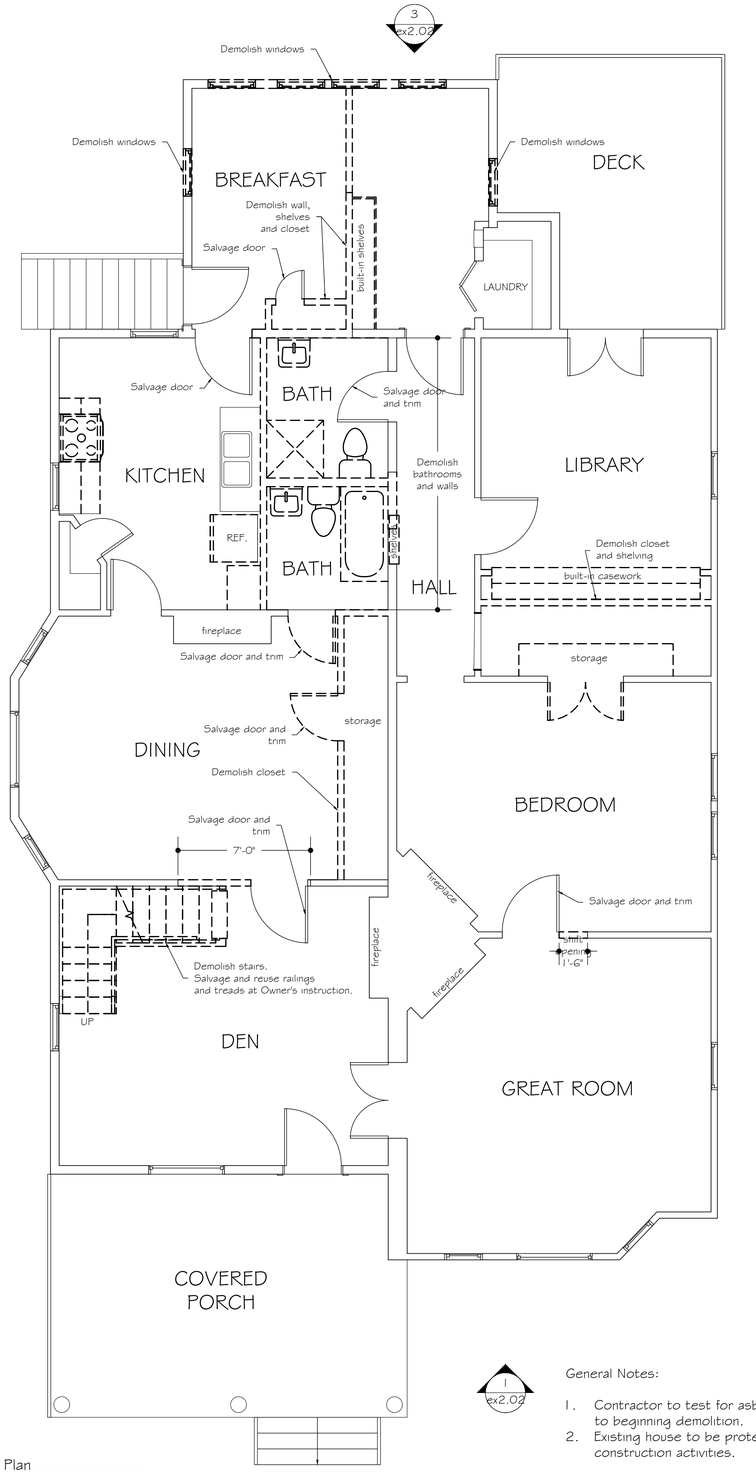
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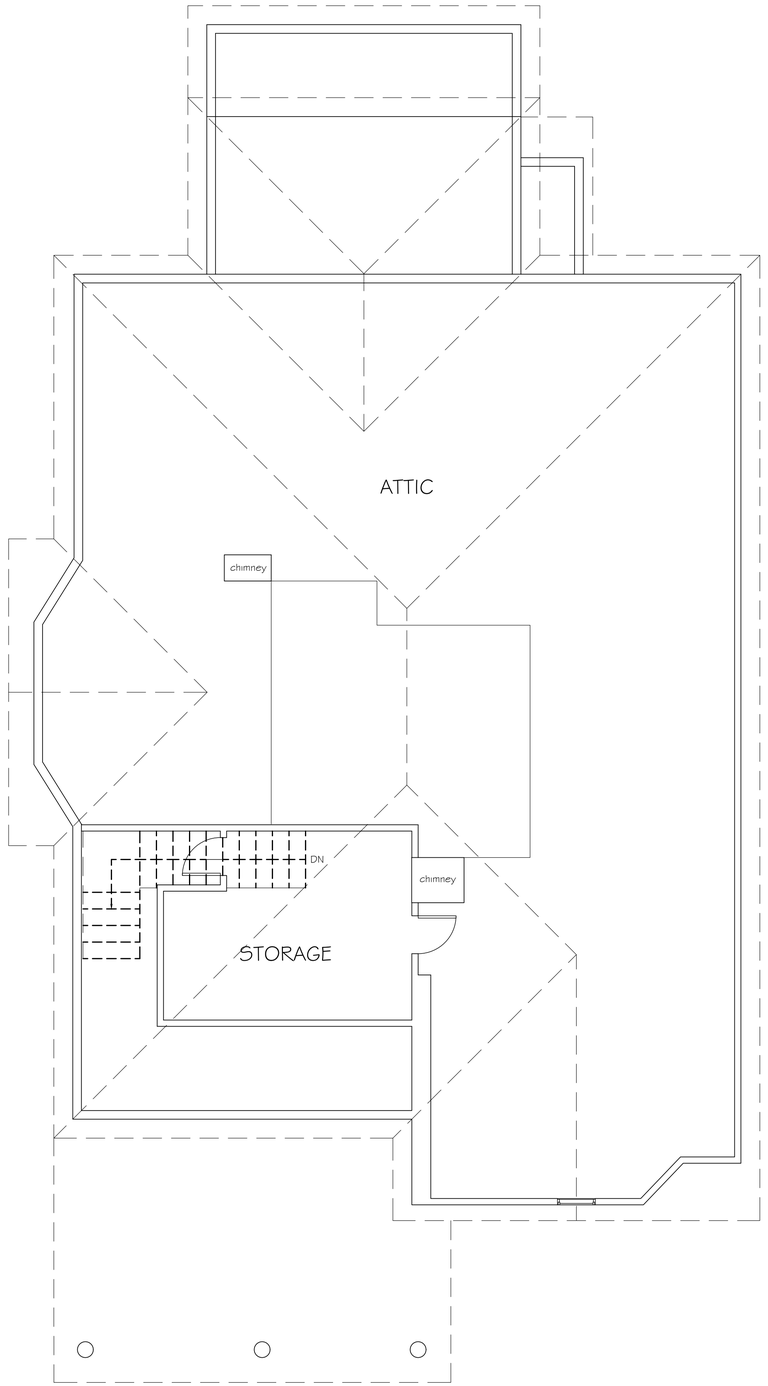
SPECIFICATIONS

LEGEND

Existing wall

To be demolished





1 ex2.01 Existing First Floor Plan
1/4" = 1'-0"

1 ex2.02

General Notes:

1. Contractor to test for asbestos and lead paint prior to beginning demolition.
2. Existing house to be protected during demolition and construction activities.

2 ex2.01 Existing Attic Plan
1/4" = 1'-0"

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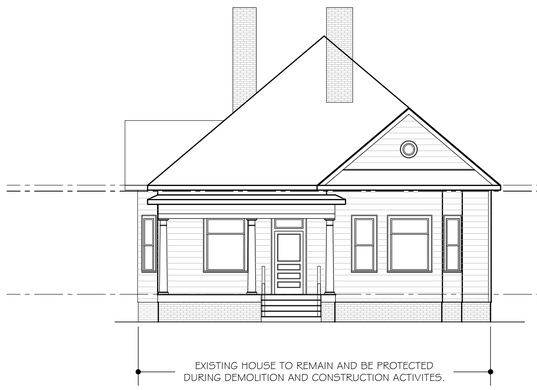
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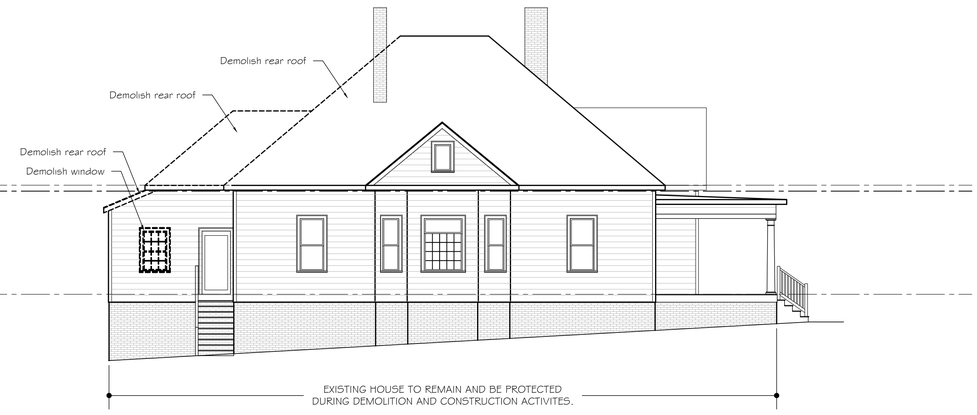
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ex2.01

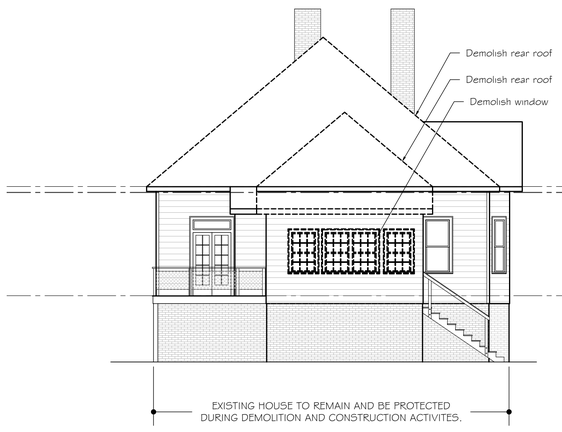
Existing & Demolition drawings



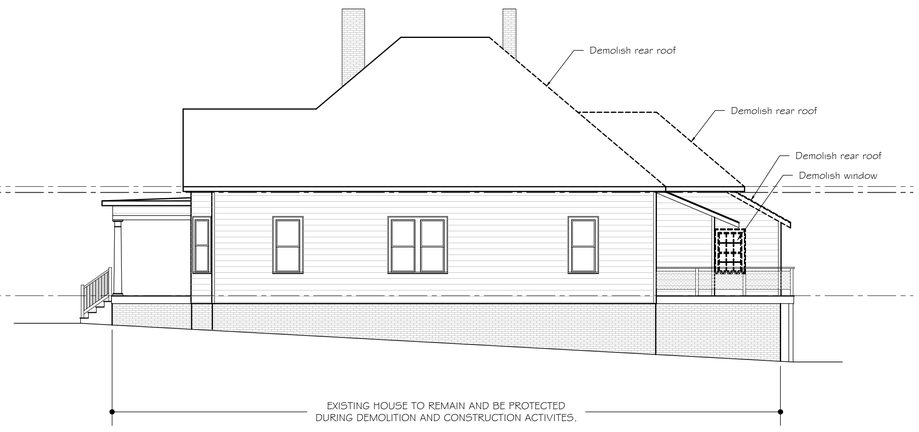
1 ex2.02 Existing Front Elevation
1/8" = 1'-0"



2 ex2.02 Existing Side Elevation
1/8" = 1'-0"



3 ex2.02 Existing Rear Elevation
1/8" = 1'-0"



4 ex2.02 Existing Side Elevation
1/8" = 1'-0"

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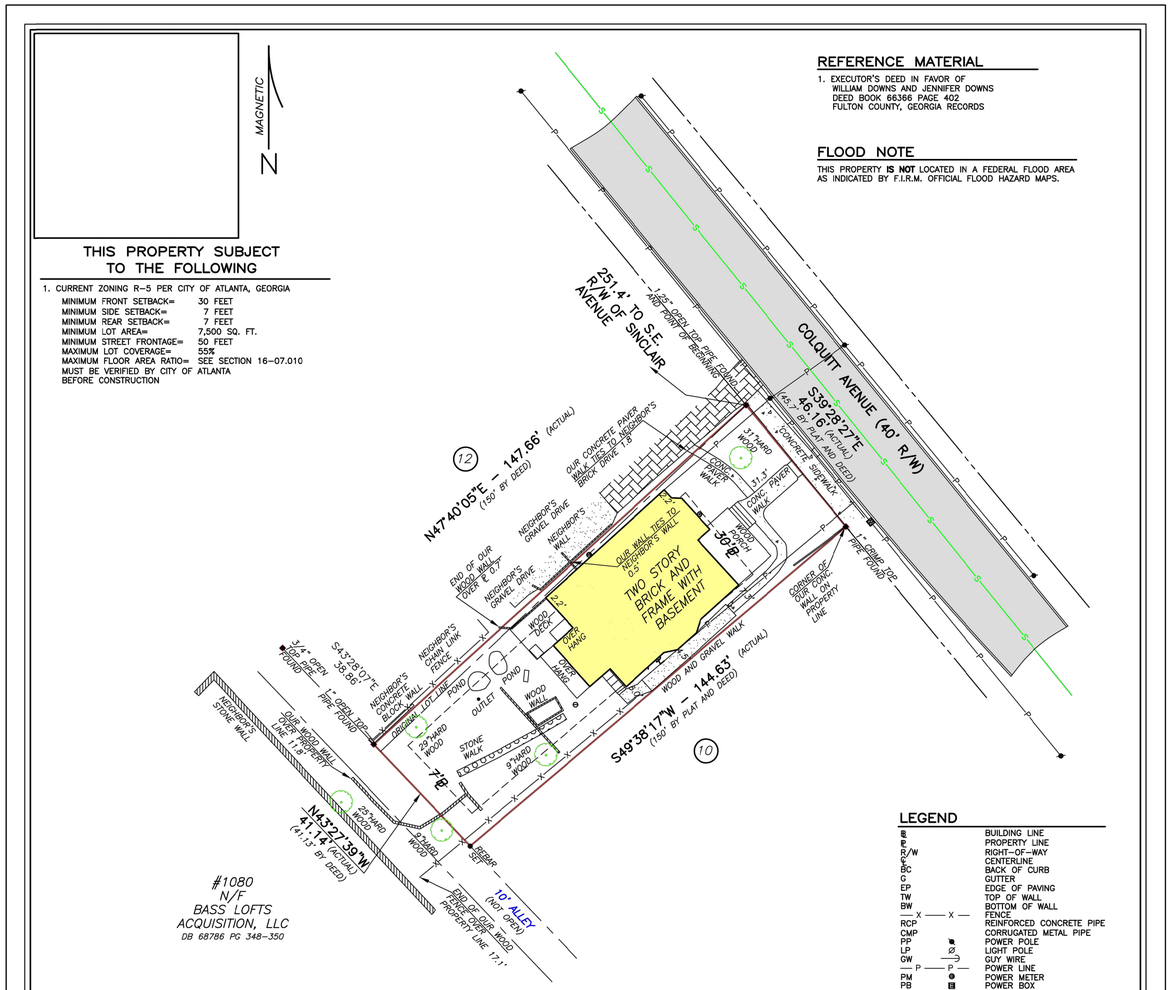
Downs at Colquitt
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August 28, 2026

ex2.02

Existing Drawings

SURVEY



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

811 Know what's below. Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,513 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

8. THE EXISTENCE, SIZE, AND LOCATION OF STREAM BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

8-11-26

Michael R. Noles *Georgia RLS No. 2646* *Date*

NO.	REVISIONS	DATE
.	.	.

McCLUNG SURVEYING

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
JENNIFER DOWNS

1087 COLQUITT AVENUE NE
ATLANTA, GEORGIA

TOTAL AREA= 0.146± ACRES
OR 6,374± SQ. FT.

20' 10' 0' 20' 40'
SCALE IN FEET

DB: DPI

LOT 11 AND PART OF LOT 12
MR. F.J. DUDLEY

LAND LOT 15
14TH DISTRICT
FULTON COUNTY, GEORGIA
PLAT PREPARED: 8-11-26
FIELD: 8-10-26 SCALE: 1"=20' JOB#269230

PB 3
PG 81

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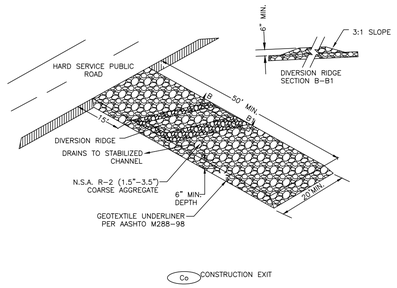
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August 28, 2026

A1.01

SURVEY



Co CONSTRUCTION EXIT

CONSTRUCTION EXIT

A STONE STABILIZED PAD SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, PARKING AREA, OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.

AGGREGATE SIZE
STONE WILL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5 TO 3.5 INCH STONE).

PAD THICKNESS
THE GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.

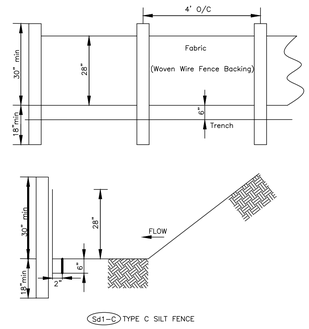
PAD WIDTH
AT A MINIMUM, THE WIDTH SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20 FEET WIDE.

DIVERSION RIDGE
ON SITES WHERE THE GRADE TOWARD THE PAVED AREA IS GREATER THAN 2%, A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15 FEET ABOVE THE ROAD.

MAINTENANCE
THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV.
	CONSTRUCTION EXIT	DATE: SEPT 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
		DETAIL NO. ER-G_C0001



Sd1-C TYPE C SILT FENCE

MAINTENANCE
SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

SILT FENCE

THE MANUFACTURER SHALL HAVE EITHER AN APPROVED COLOR MARK YARN IN THE FABRIC OR LABEL THE FABRICATED SILT FENCE WITH BOTH THE MANUFACTURER AND FABRIC NAME EVERY 100 FEET.

THE TEMPORARY SILT FENCE SHALL BE INSTALLED ACCORDING TO THIS SPECIFICATION, AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. FOR INSTALLATION OF THE FABRIC, SEE DETAIL.
POST INSTALLATION SHALL START AT THE CENTER OF THE LOW POINT (IF PPLICABLE) WITH THE REMAINING POSTS SPACED 4 FEET APART FOR TYPE C SILT FENCE. ONLY STEEL POST SHALL BE USED WITH TYPE C SILT FENCE. POSTS SHALL BE 4' IN LENGTH, 1.3 LBS/ FT.
ALONG STREAM BUFFERS AND OTHER SENSITIVE AREAS, TWO ROWS OF TYPE C SILT FENCE OR ONE ROW OF TYPE C SILT FENCE BACKED BY HAYBALES SHALL BE USED.

MAINTENANCE FOR ALL Sd2 APPLICATIONS

ALL TRAPS SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY. FOR EXCAVATED INLET SEDIMENT TRAPS, SEDIMENT SHALL BE REMOVED WHEN ONE-HALF OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST TO SEDIMENT ACCUMULATION. SOD INLET PROTECTION SHAL BE MAINTAINED AS SPECIFIED IN DS4- DISTURBED AREA STABLIZATION (WITH SODDING).

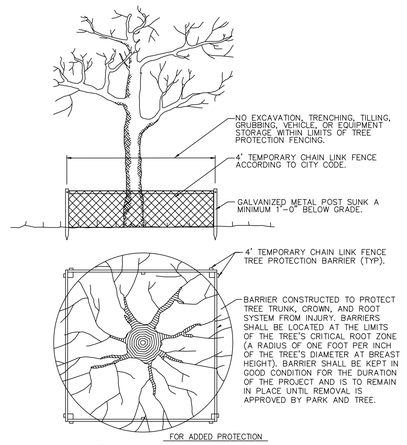
SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.
WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. ALL DISTURBED AREAS AROUND THE INLET SHALL BE APPROPRIATELY STABILIZED.

DESIGN CRITERIA FOR ALL Sd2 APPLICATIONS

MANY SEDIMENT FILTERING DEVICES CAN BE DESIGNED TO SERVE AS TEMPORARY SEDIMENT TRAPS. SEDIMENT TRAPS MUST BE SELF-DRAINING UNLESS THEY ARE OTHERWISE PROTECTED IN AN APPROVED FASHION THAT WILL NOT PRESENT A SAFETY HAZARD. THE AREA DRAINING TO THE INLET SEDIMENT TRAP SHALL BE NO GREATER THAN ONE ACRE.

IF RUNOFF MAY BYPASS THE PROTECTED INLET, A TEMPORARY DIKE SHOULD BE CONSTRUCTED ON THE DOWN SLOPE SIDE OF THE STRUCTURE. ALSO, A STONE FILTER RING MAY BE USED ON THE UP SLOPE SIDE OF THE INLET TO SLOW RUNOFF AND FILTER LARGER SOIL PARTICLES. REFER TO FR-STONE FILTER RING.

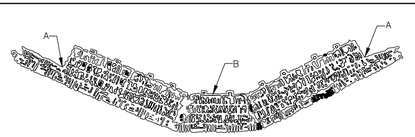
City of Atlanta	STANDARD DETAILS	REV.
	TYPE C SILT FENCE	DATE: SEPT 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
		DETAIL NO. ER-G_SD001



FOR ADDED PROTECTION

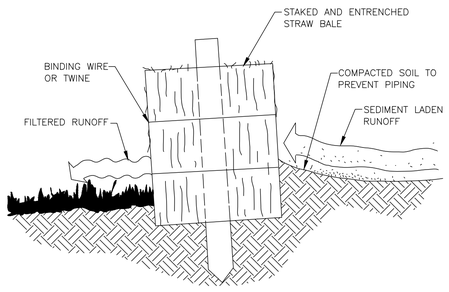
- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
- MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
- PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

TREE PROTECTION DETAIL



POINTS A SHOULD BE HIGHER THAN POINT B

PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY



CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

NOTE: EMBED HAY BALES A MINIMUM OF 4 INCHES.

Cd-Hb HAYBALE CHECK DAMS

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV.
	HAYBALE CHECK DAMS	DATE: OCT. 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
		DETAIL NO. ER-G_CD002

LOT INFORMATION

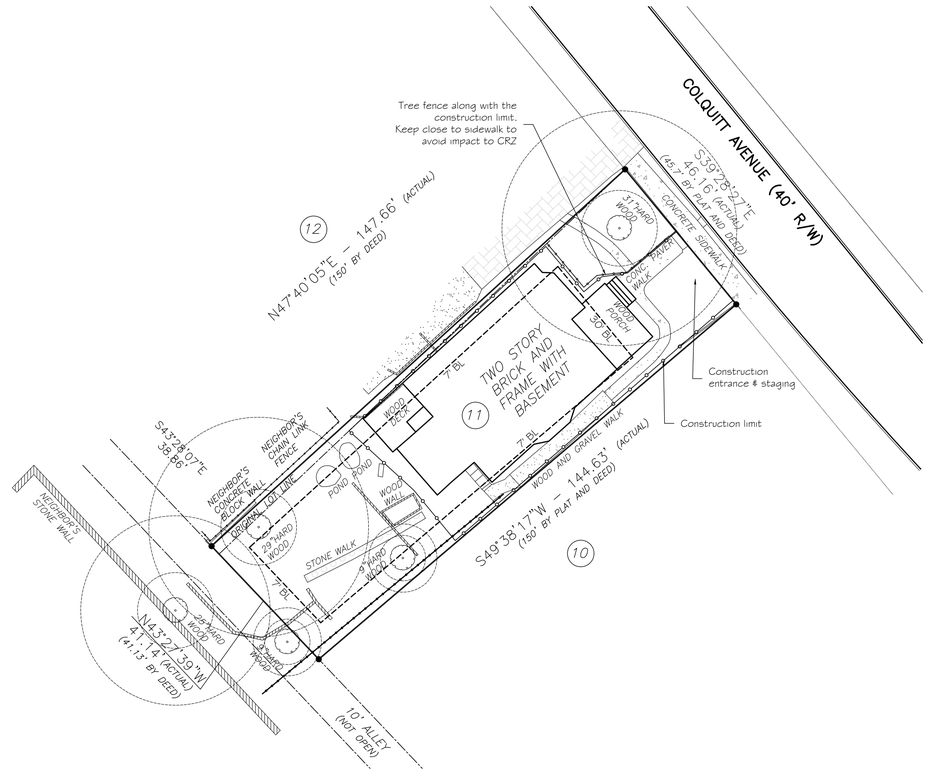
ZONED:	R5
LOT SIZE:	6,599 S.F.
EXISTING IMPERVIOUS:	
HOUSE:	2,181 S.F. (1,901 S.F. FIRST FLR)
PORCH & STAIRS:	256 S.F. - NOT CHANGED
WOOD DECK:	154 S.F. - NOT CHNAGED
WALK PATHS:	540 S.F. - NOT CHANGED
SITE WALLS:	49 S.F. - NOT CHANGED
EXISTING LOT COVERAGE:	44%
EXISTING F.A.R.	33%
PROPOSED:	
EXISTING ALTERED:	1,901 S.F.
ATTIC:	1,493 S.F.
LOT COVERAGE:	44%
F.A.R.	51%

TREE IMPACT STATEMENT

31" HARD WOOD TREE - SAVED
NO EXCAVATION, EARTH MOVING, TRENCHING OR OTHER DISTURBANCE PROPOSED IN THE VICINITY OF THE EXISTING 31" HW TREE.

CONTRACTOR TO PROTECT TREE WITH FENCE AND MATTING WHILE MOVING MATERIALS AND SMALL EQUIPMENT TO AND FROM THE STREET.

NO EXCAVATION, EARTH MOVING, TRENCHING OR OTHER DISTURBANCE PROPOSED.



1 / A1.02 Site Plan
1" = 20'-0"

Brandied History, LLC
485 Oakland Ave, SE
Atlanta, GA 30312
1601 Mansfield St
Brunswick, GA 31520
(404) 723-7240

STATE OF GEORGIA
BRANDY HERLINGER MORRISON
CERTIFICATE NO. RA012303
REGISTERED ARCHITECT

Permit Drawings

Downs at Colquitt
1087 Colquitt Ave NE
Atlanta, GA 30307

August 28, 2026

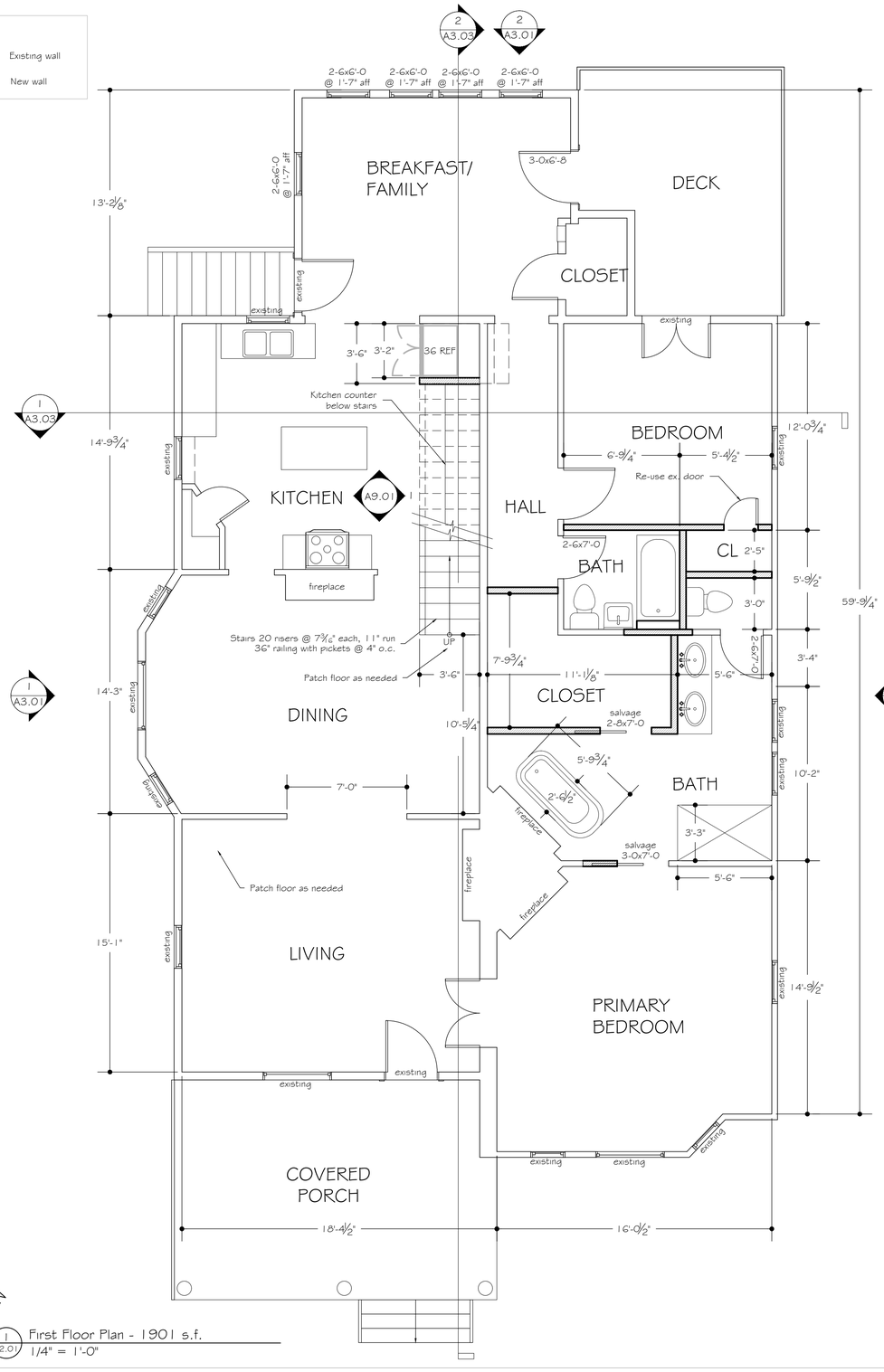
A1.02

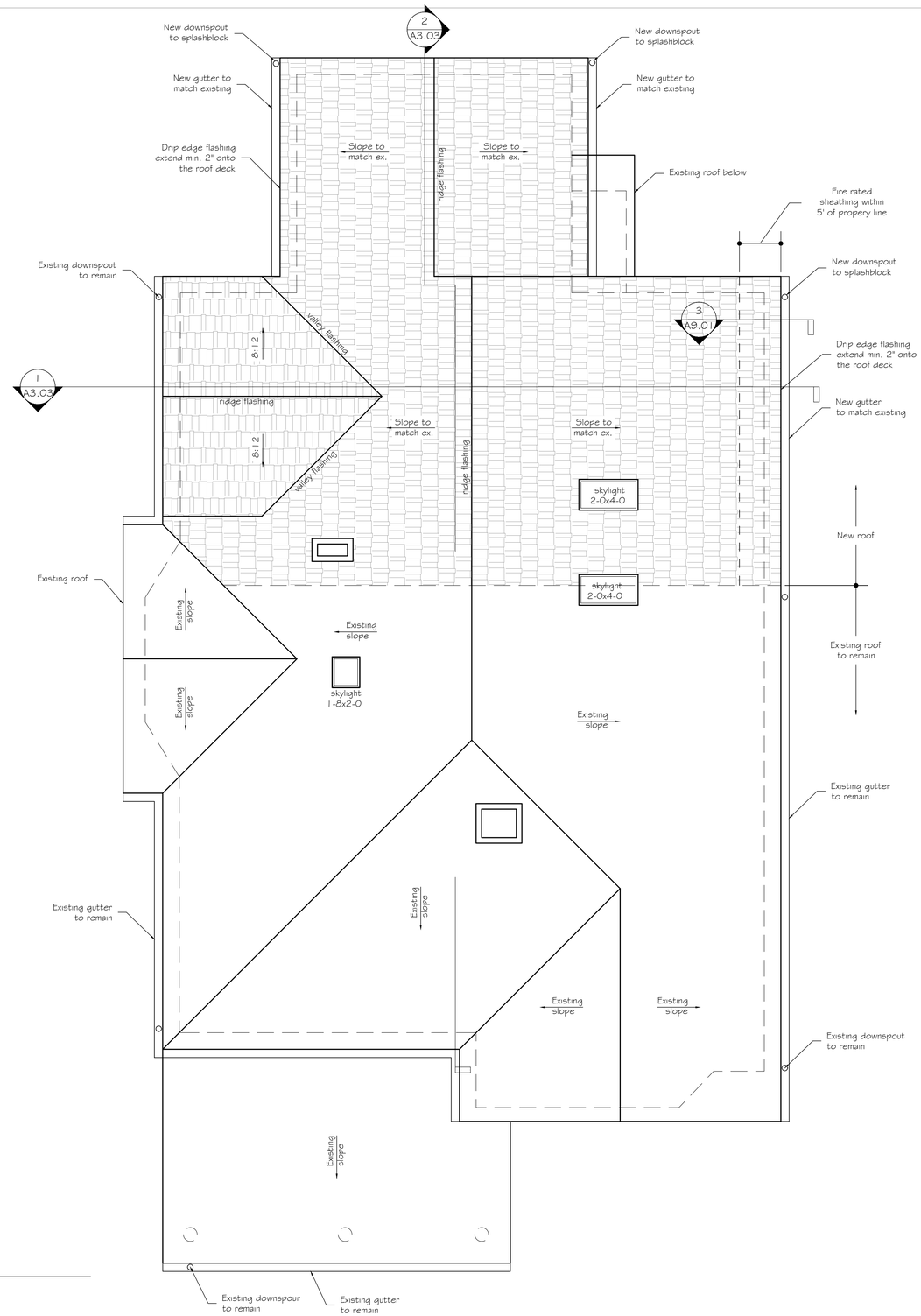
SITE
PLAN and details

LEGEND

Existing wall

New wall


2 A3.03
2 A3.01
2-6x6'-0 @ 1'-7" aff
2-6x6'-0 @ 1'-7" aff
2-6x6'-0 @ 1'-7" aff
2-6x6'-0 @ 1'-7" aff
2-6x6'-0 @ 1'-7" aff
BREAKFAST/ FAMILY
3-0x6'-8
DECK
CLOSET
existing
existing
existing
existing
3'-6"
3'-2"
36 REF
Kitchen counter below stairs
13'-2 1/8"
1 A3.03
14'-9 3/4"
existing
KITCHEN
A9.01
fireplace
existing
BEDROOM
6'-9 1/4"
5'-4 1/2"
12'-0 3/4"
existing
Re-use ex. door
HALL
2-6x7'-0
BATH
CL 2'-5"
5'-9 1/2"
3'-0"
2-6x7'-0
3'-4"
59'-9 1/4"
Stairs 20 risers @ 7 3/16" each, 11" run
36" railing with pickets @ 4" o.c.
UP
Patch floor as needed
7'-9 3/4"
3'-6"
11'-1 1/8"
5'-6"
CLOSET
salvage 2-8x7'-0
existing
existing
existing
existing



1 A2.02 Roof Plan
1/4" = 1'-0"

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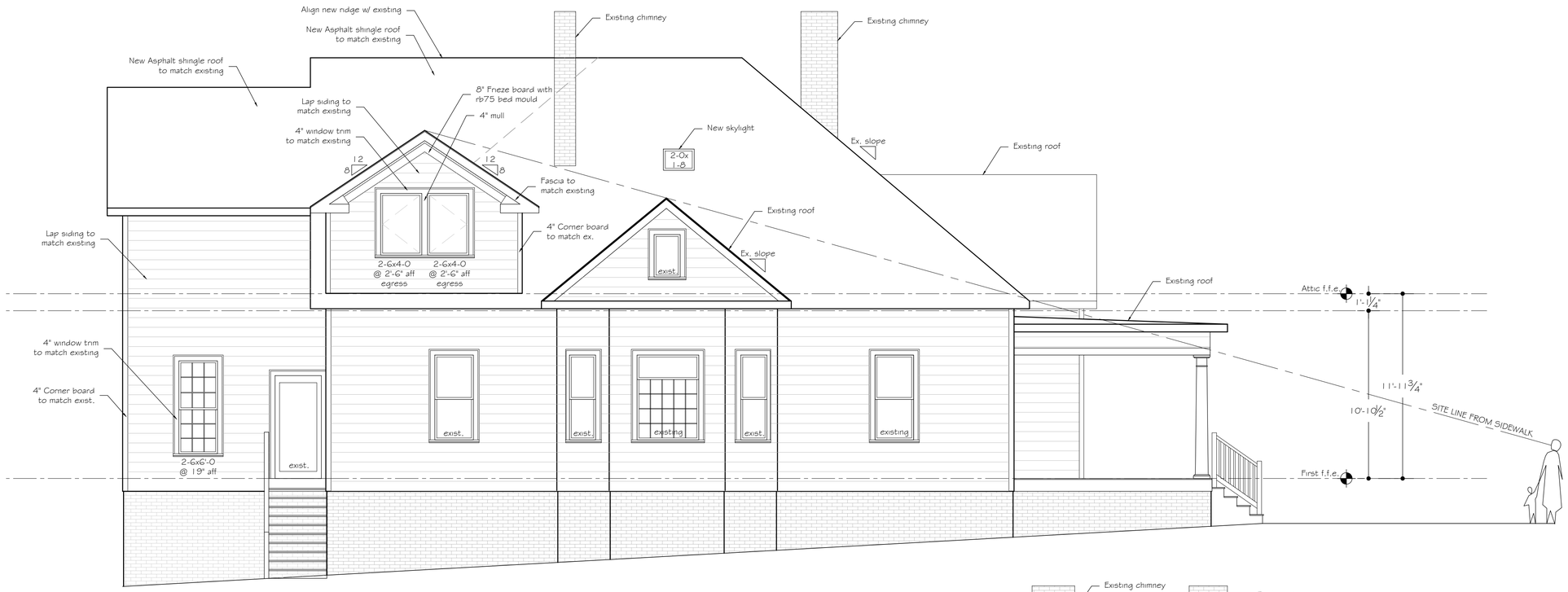
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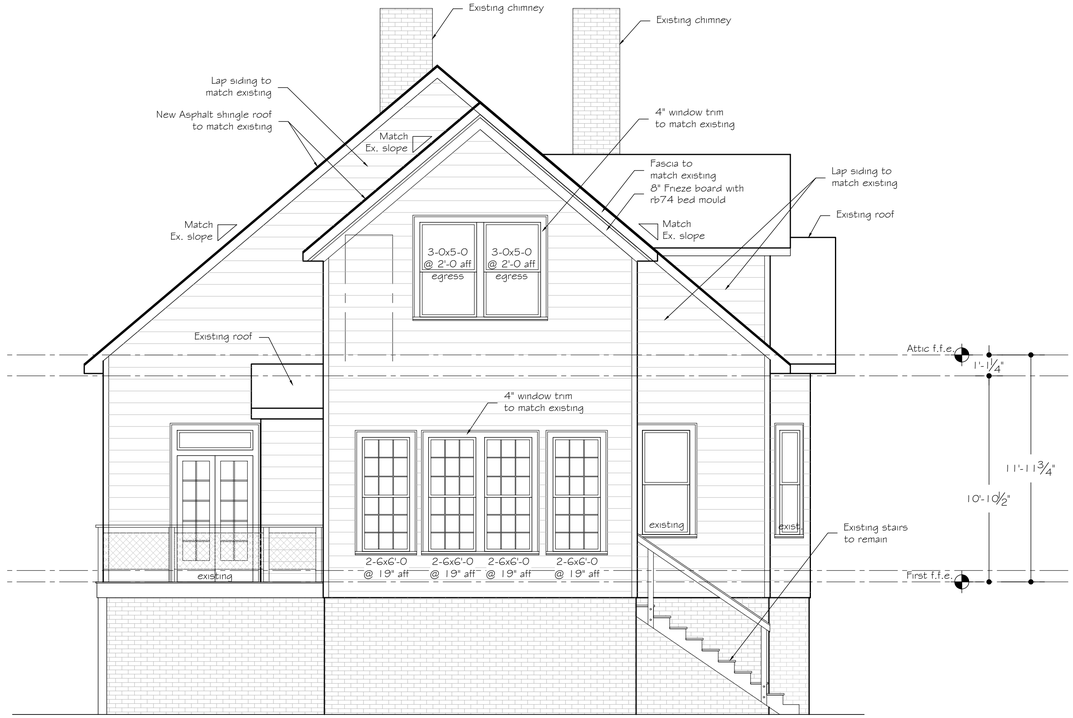
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A2.02

ROOF PLAN



1 A3.01 Side Elevation
1/4" = 1'-0"



2 A3.01 Rear Elevation
1/4" = 1'-0"

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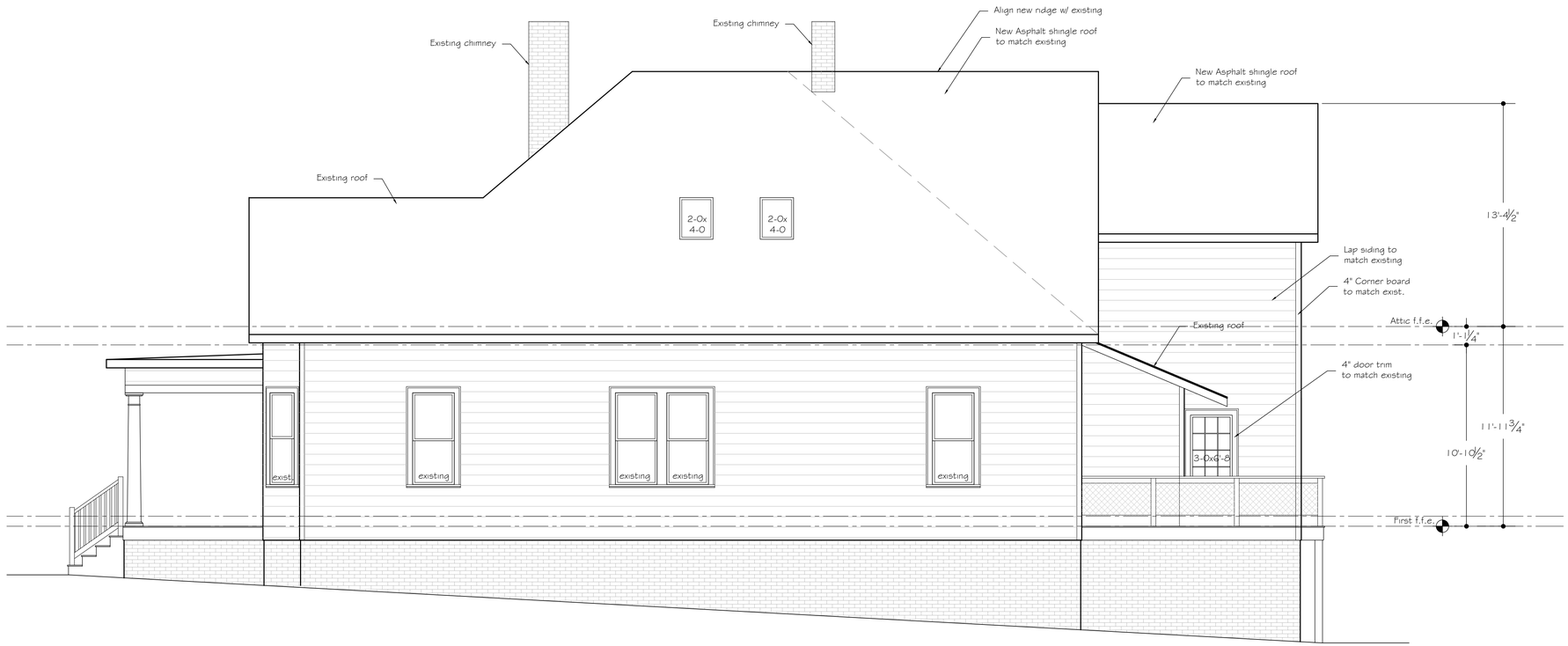
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August 28, 2026

A3.01

ELEVATIONS



1 A3.02 Side Elevation
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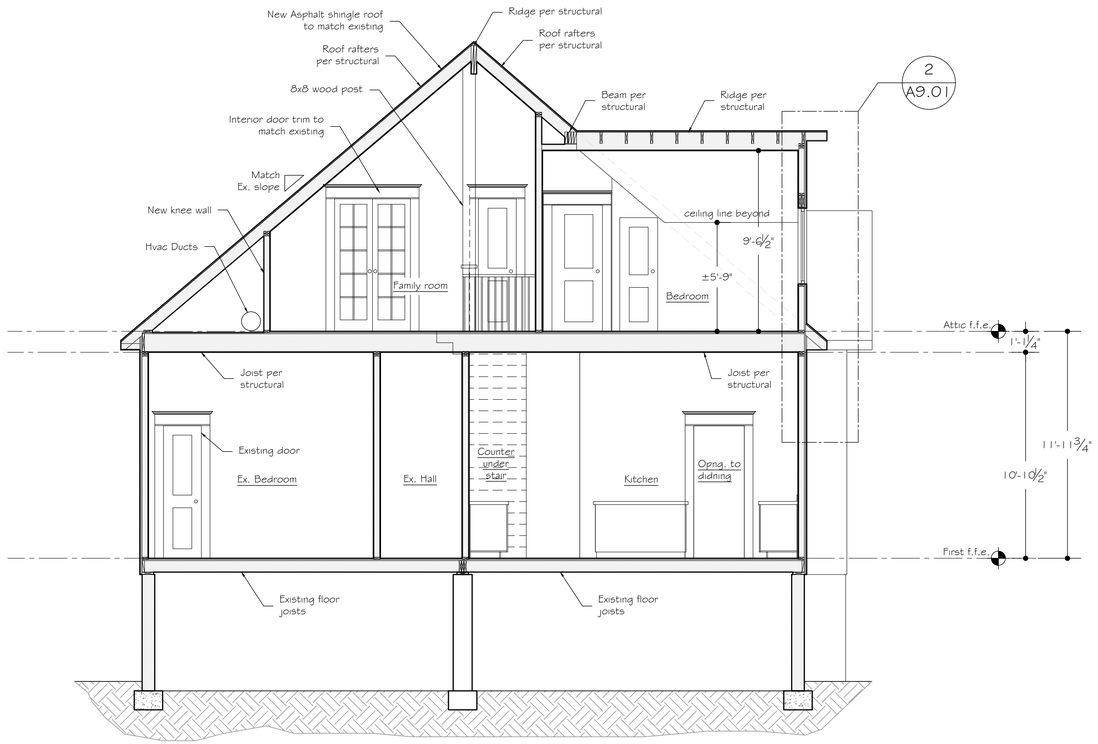
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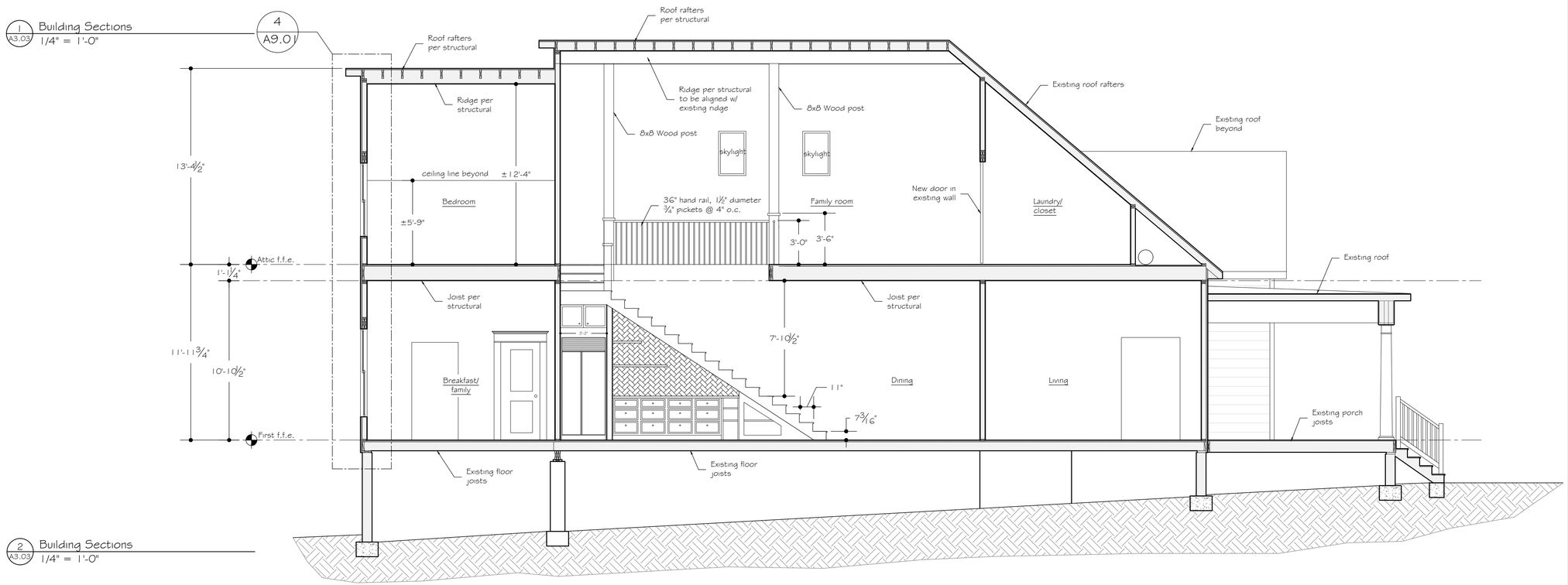
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A3.02

ELEVATIONS



1 A3.03 Building Sections
1/4" = 1'-0"



2 A3.03 Building Sections
1/4" = 1'-0"

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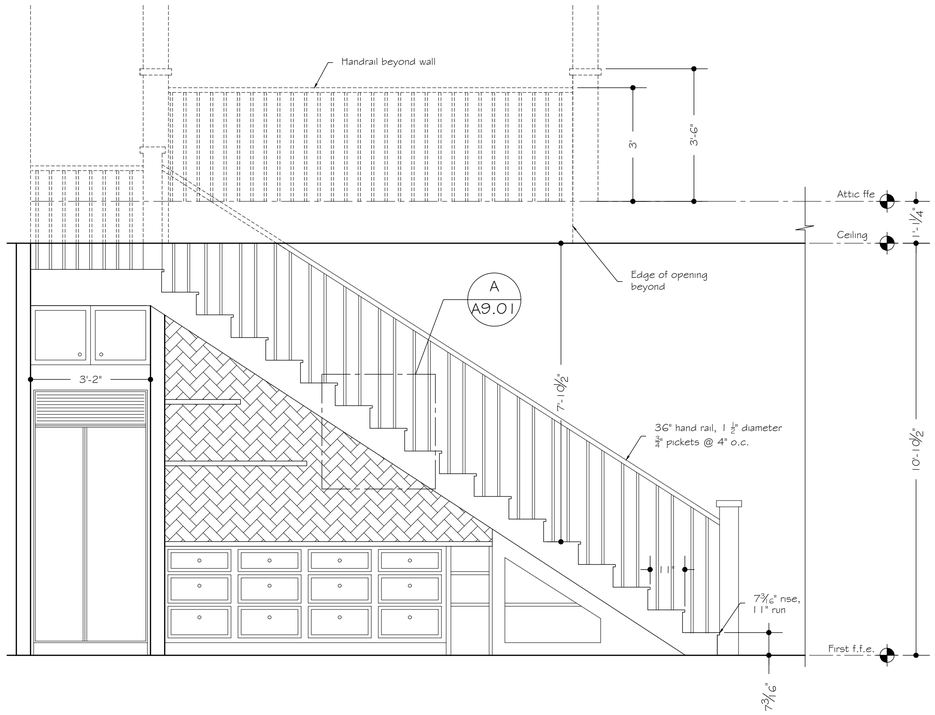
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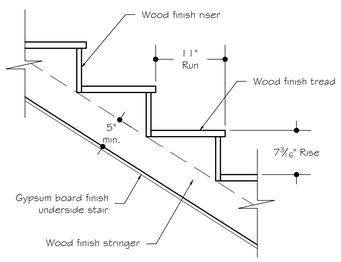
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A3.03

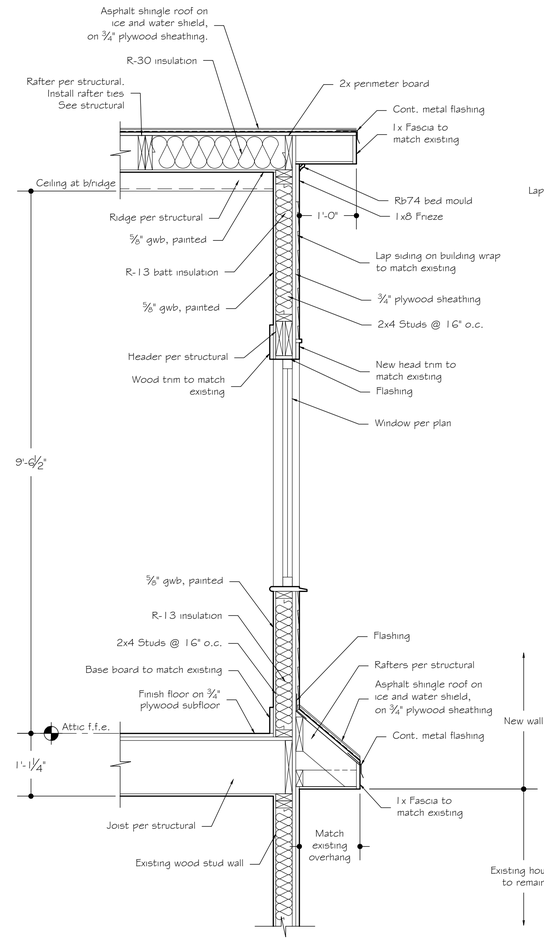
BUILDING SECTIONS



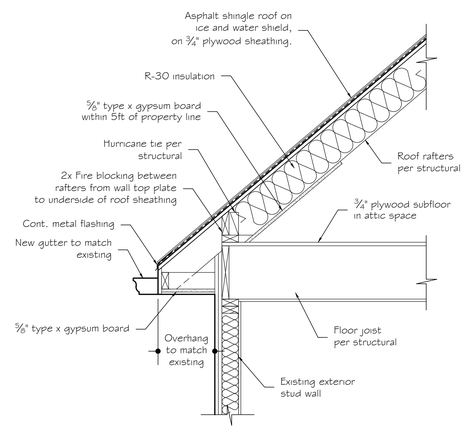
1 A9.01 Stair Section
1/2" = 1'-0"



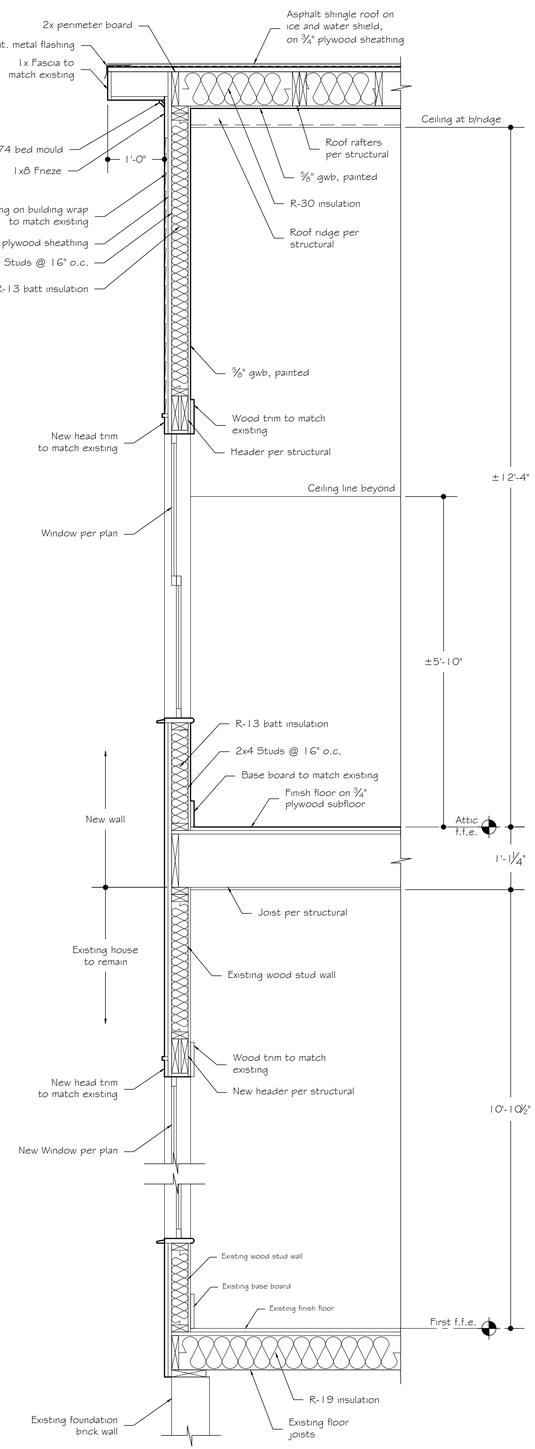
A A9.01 Stair Detail
1/2" = 1'-0"



2 A9.01 Wall Section
3/4" = 1'-0"



3 A9.01 Fire rated roof section
3/4" = 1'-0"



4 A9.01 Wall Section
3/4" = 1'-0"

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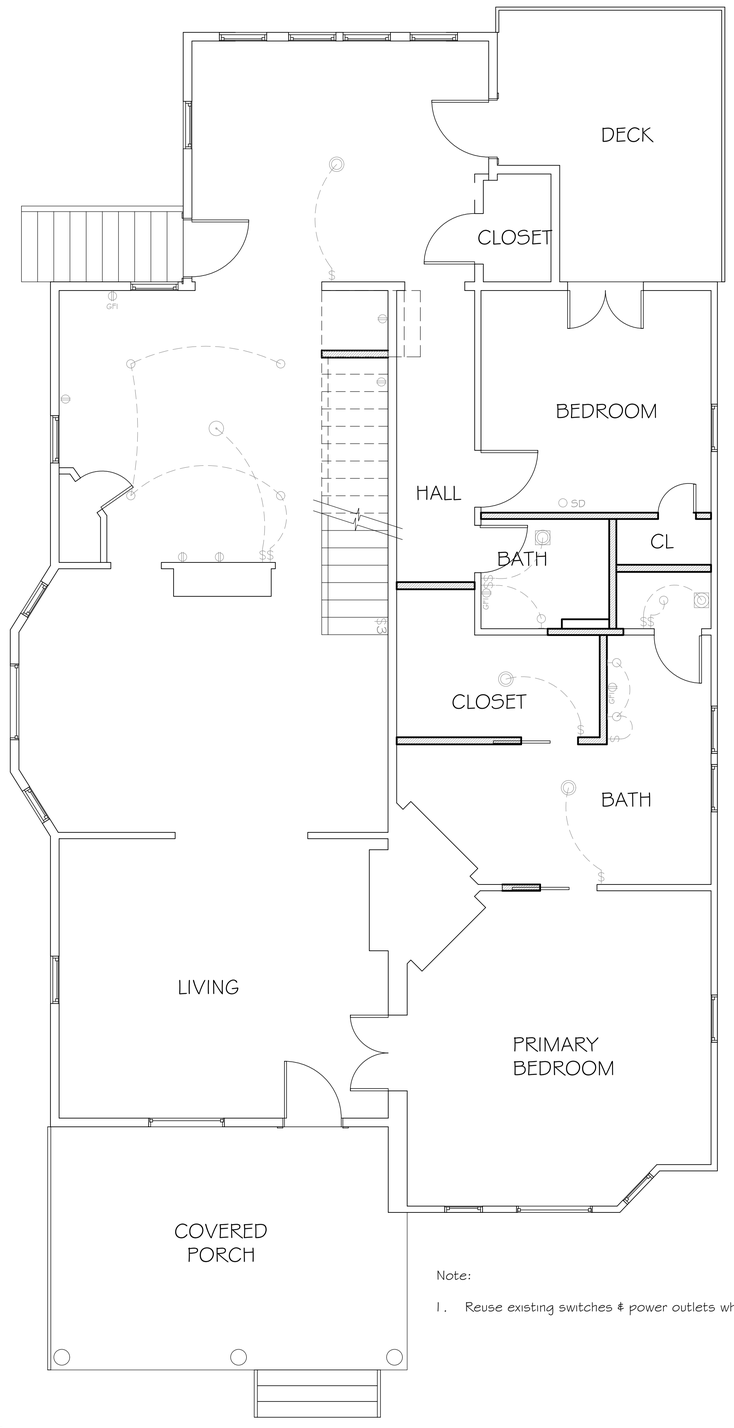
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A9.01

TYP. DETAILS

LEGEND

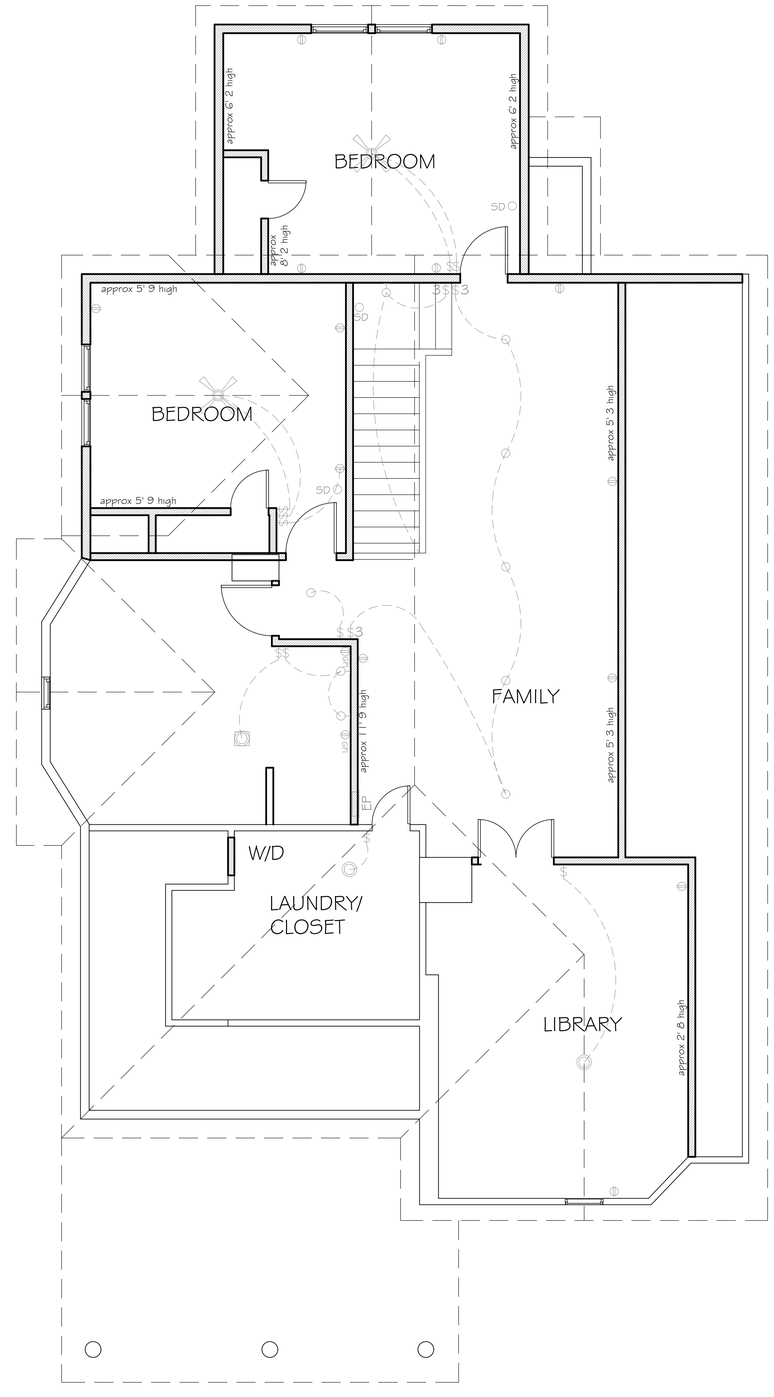
- Fan w/ Light Kit
- Flourescent Light w/ two 4' compact flourescent lamps
- Secunty Flood Light
- Recessed Can Light
- SD — Hardwired smoke and carbon monoxide detector
- Ceiling Mounted Fixture
- Pendant Ceiling Fixture
- Wall Sconce
- Bathroom Fan
- Duplex Outlet
- Double Duplex Outlet
- GFI — Ground Fault Interrupt
- EXT — Exterior Outlet w/ Weatherproof Cover
- $ — Switch
- $3 — 3-Way Switch
- Electrical Panel
- HVAC diffuser
- HVAC return
- Ductless Minisplit



Note:

1. Reuse existing switches & power outlets where applicable.

1 E2.01 Electrical First Floor Plan
1/4" = 1'-0"



2 E2.01 Electrical First Floor Plan
1/4" = 1'-0"

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E2.01

ELECTRICAL LAYOUTS