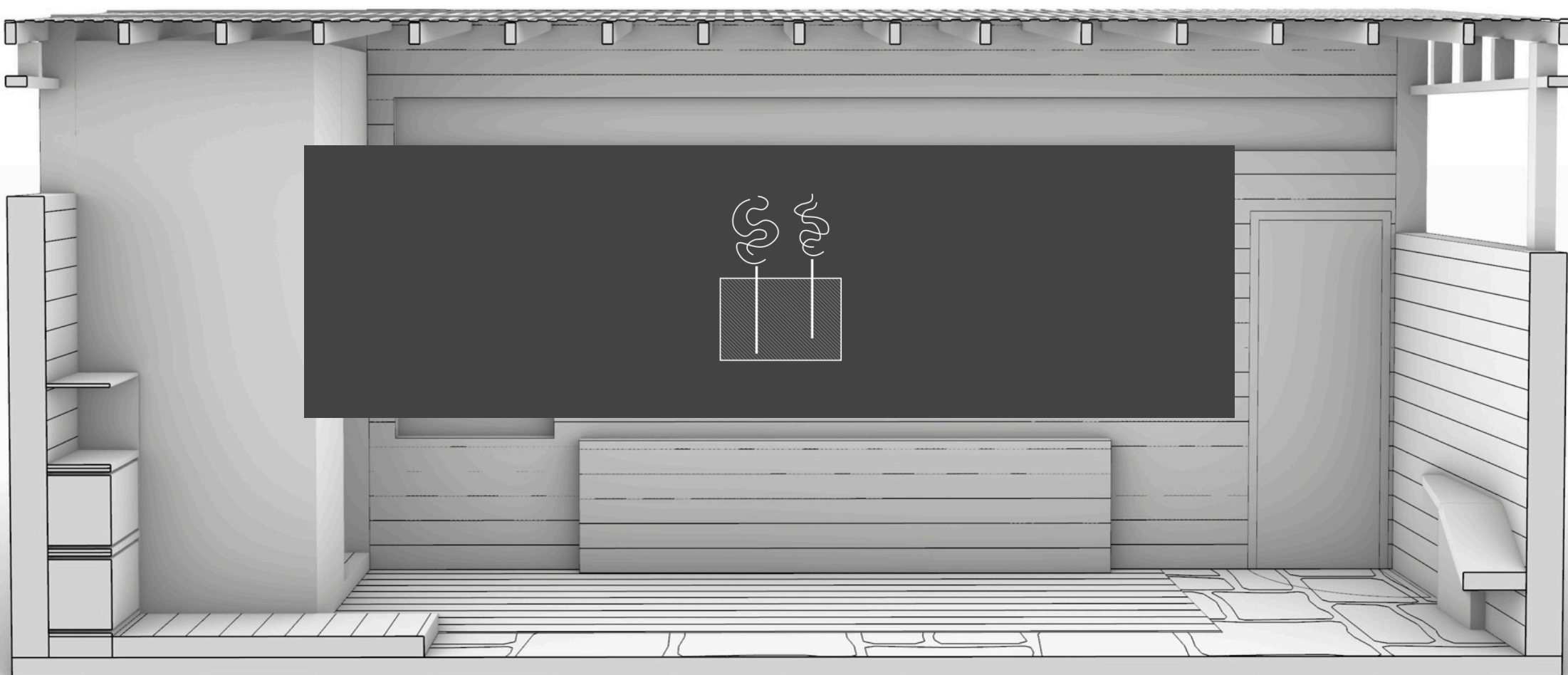



# JOHN WESLEY DOBBS - AS-BUILT DOCUMENTATION



An architectural rendering of a modern, dark-colored accessory structure. The structure features dark horizontal siding and a corrugated metal roof. A woman in a brown jacket and dark skirt is walking on a light-colored wooden deck in front of the structure. The deck has several potted plants and a hanging plant. The structure is situated behind a brick wall, and there are trees in the background.

The 684 John Wesley Dobbs project centers on the precise architectural documentation of an existing, unpermitted accessory structure located behind a mixed-use commercial building in the BeltLine Overlay district of Atlanta. Constructed by a previous tenant without City approvals, the enclosure—paired with an attached deck and lightweight shed roof—triggered a stop-work order, requiring a retroactive building permit supported by an accurate, professionally prepared as-built record.

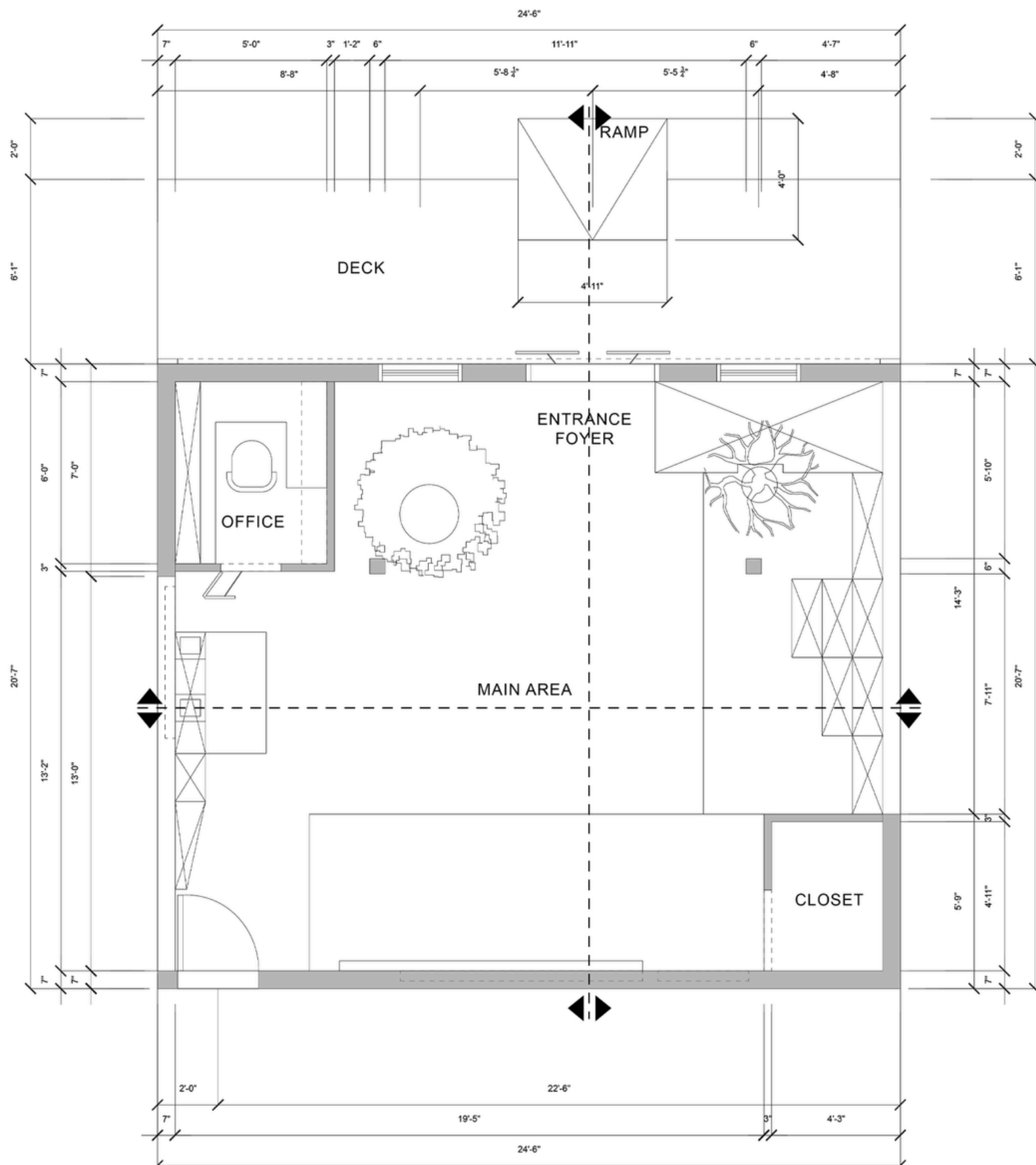
## SCOPE AND METHODOLOGY

The structure consists of a single-story wood-framed room measuring approximately 24'-6" x 20'-7", built on a concrete slab-on-grade with minimal fenestration and a shallow-pitched roof. Adjacent to it sits a 24'-6" x 6'-0" open deck, also built without mechanical, plumbing, or electrical systems.

Because the project involved no new construction, additions, or alterations, the focus was entirely on documenting what existed in the field. Our process integrated:

- Direct field measurements and on-site verification
- Client-provided as-found dimensions
- Extensive photographic surveys
- Hover-based 3D geometry extraction for dimensional cross-checking

This hybrid approach ensured the accuracy necessary for permitting, particularly in situations where field-built conditions deviated from typical construction norms.

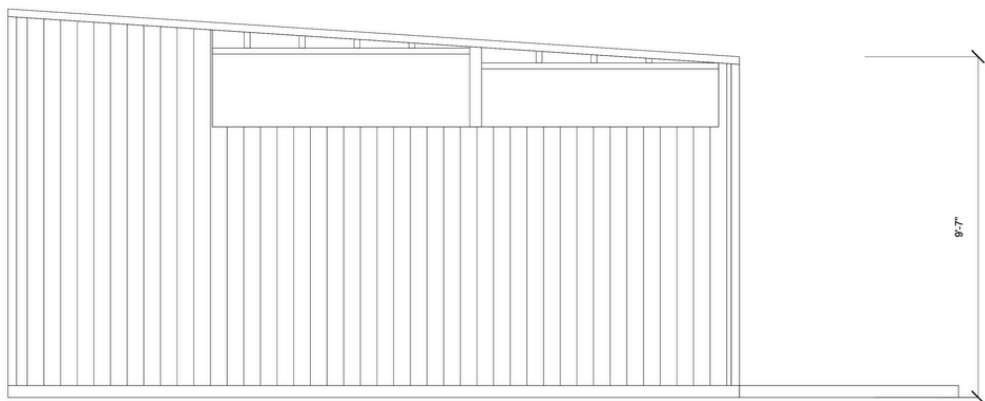


# ARCHITECTURAL DOCUMENTATION

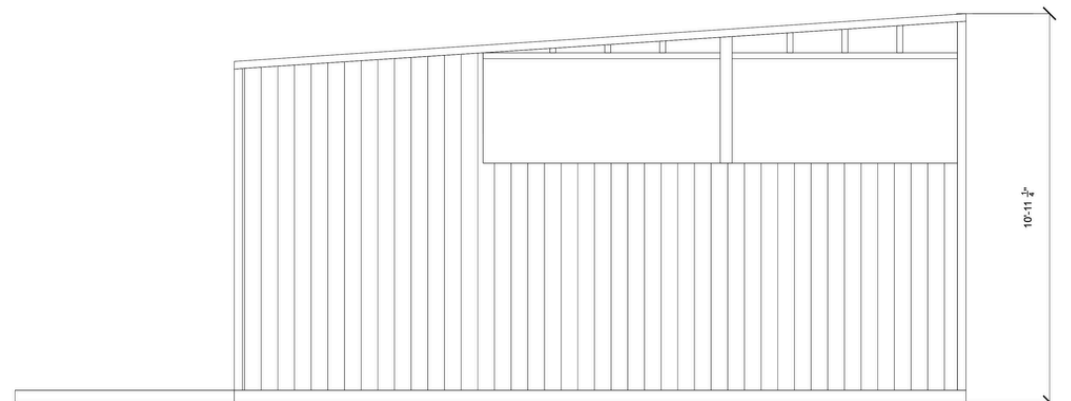
The resulting drawing set provides a complete, coordinated record of the enclosure and deck. Major architectural elements include:

- Detailed cover sheet outlining applicable Georgia building codes, field-verification requirements, and project disclaimers.
- Floor plan with full dimensional control, space labeling, structural notes, and as-built construction annotations.
- Roof plan documenting slope direction, framing orientation, overhang depths, and material conditions of the corrugated polycarbonate roofing.
- Exterior elevations illustrating all façade conditions, wall heights, siding types, fenestration, door placements, and roof-to-wall relationships.
- Interior elevations and section sheet (A04) created specifically to clarify concealed framing, ceiling heights, shelving, interior wall geometry, and circulation clearances.
- Coordinated structural sheets—prepared by the structural engineer—capturing load paths, member sizes, connection types, and reinforcement requirements.

Sheet sequencing, callouts, annotation blocks, and title coordination were refined to meet the City of Atlanta’s permitting standards for as-built submissions.



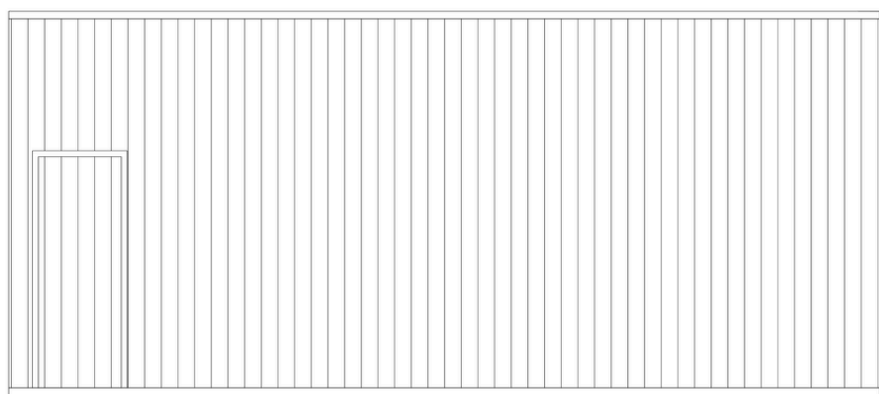
**1 AS-BUILT RIGHT ELEVATION**  
3/8" = 1'-0"



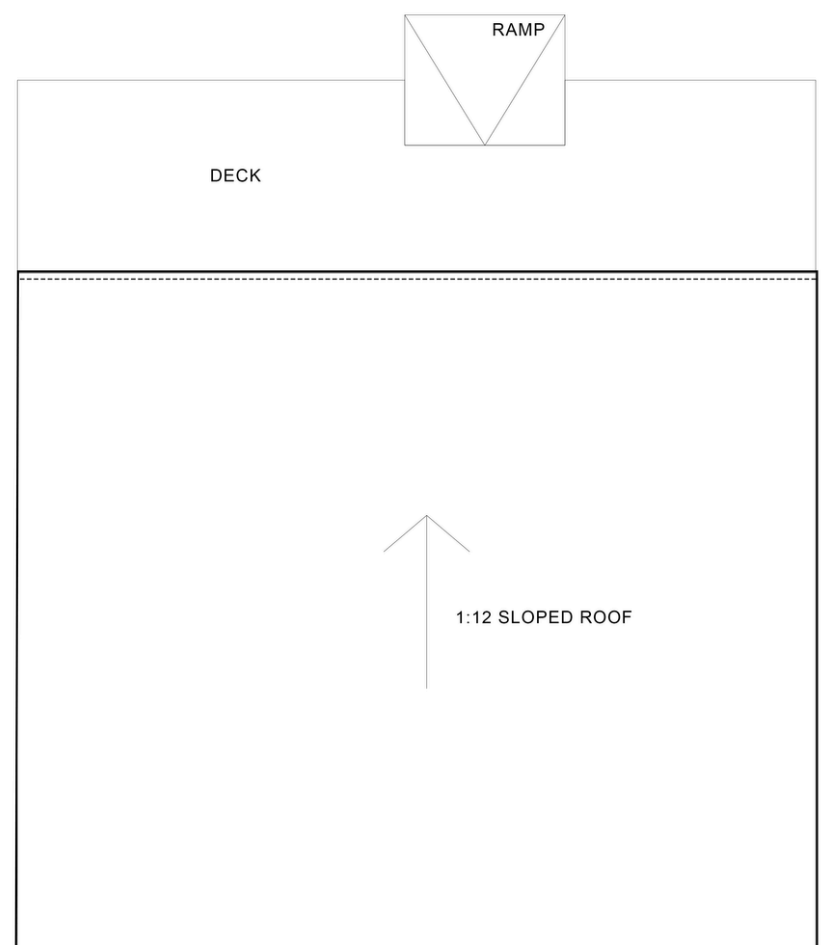
**2 AS-BUILT LEFT ELEVATION**  
3/8" = 1'-0"



**3 AS-BUILT FRONT ELEVATION**  
3/8" = 1'-0"

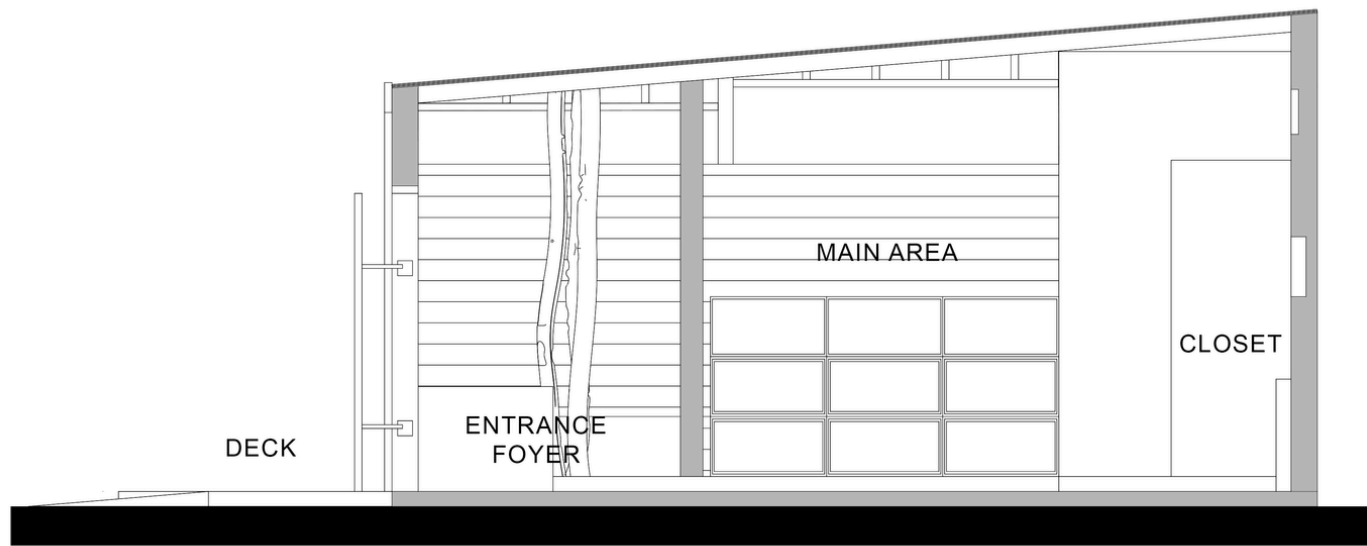


**4 AS-BUILT REAR ELEVATION**  
3/8" = 1'-0"

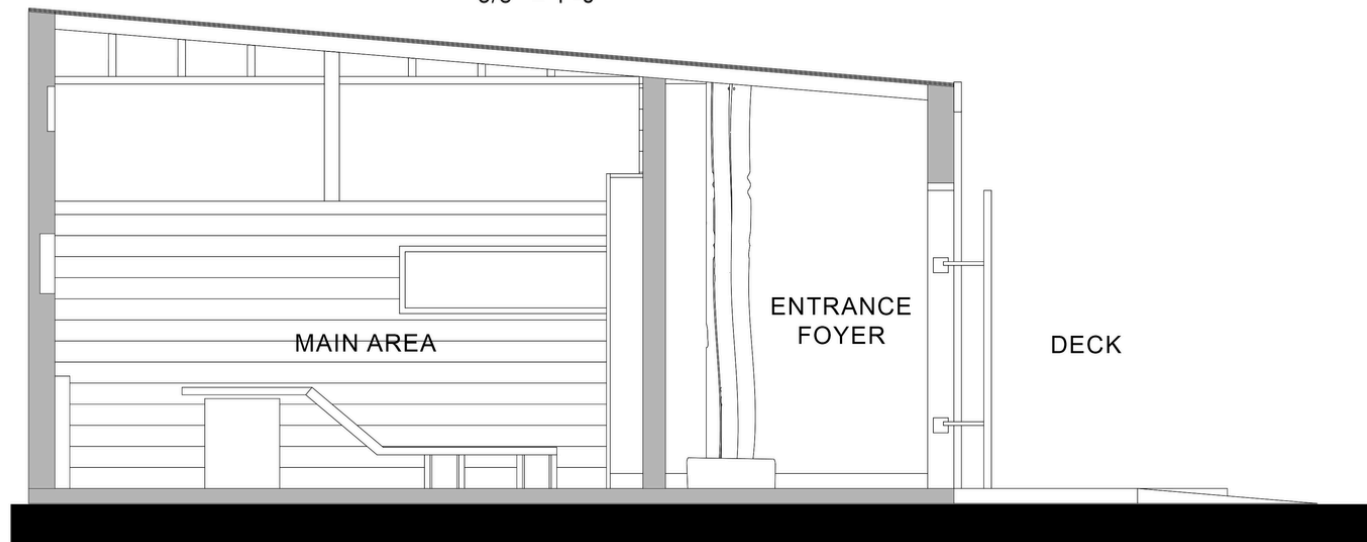


**1 AS-BUILT ROOF PLAN**  
3/8" = 1'-0"

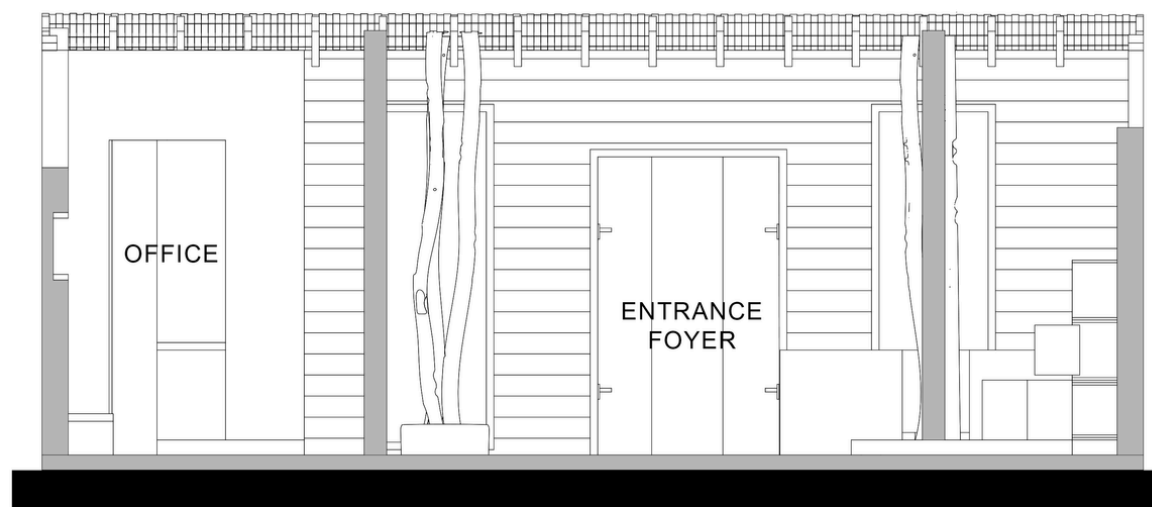
# INTERIOR SECTIONS



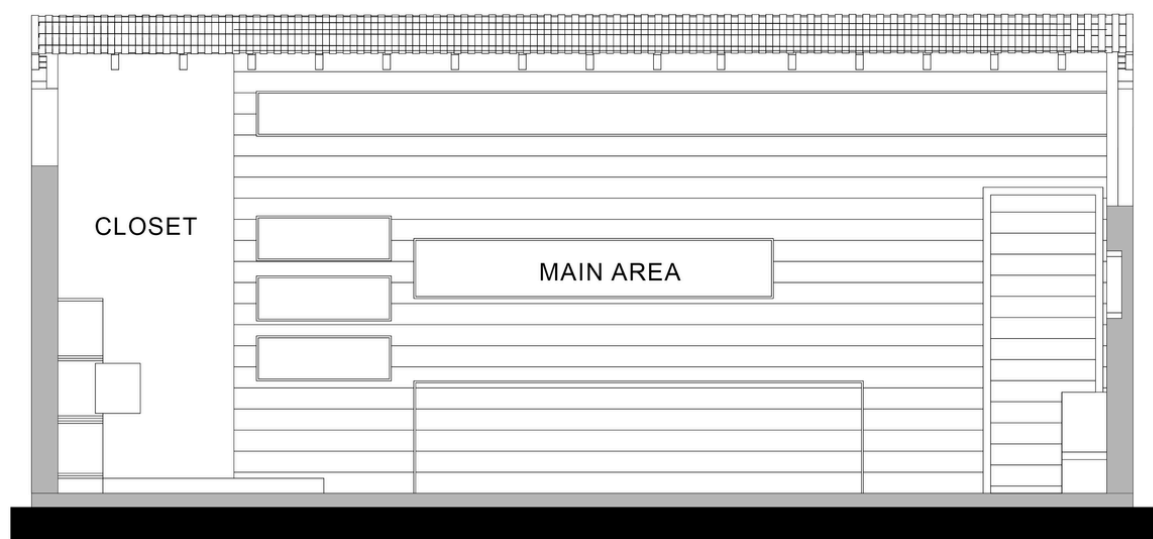
**1** AS-BUILT RIGHT SECTION  
3/8" = 1'-0"



**2** AS-BUILT LEFT SECTION  
3/8" = 1'-0"



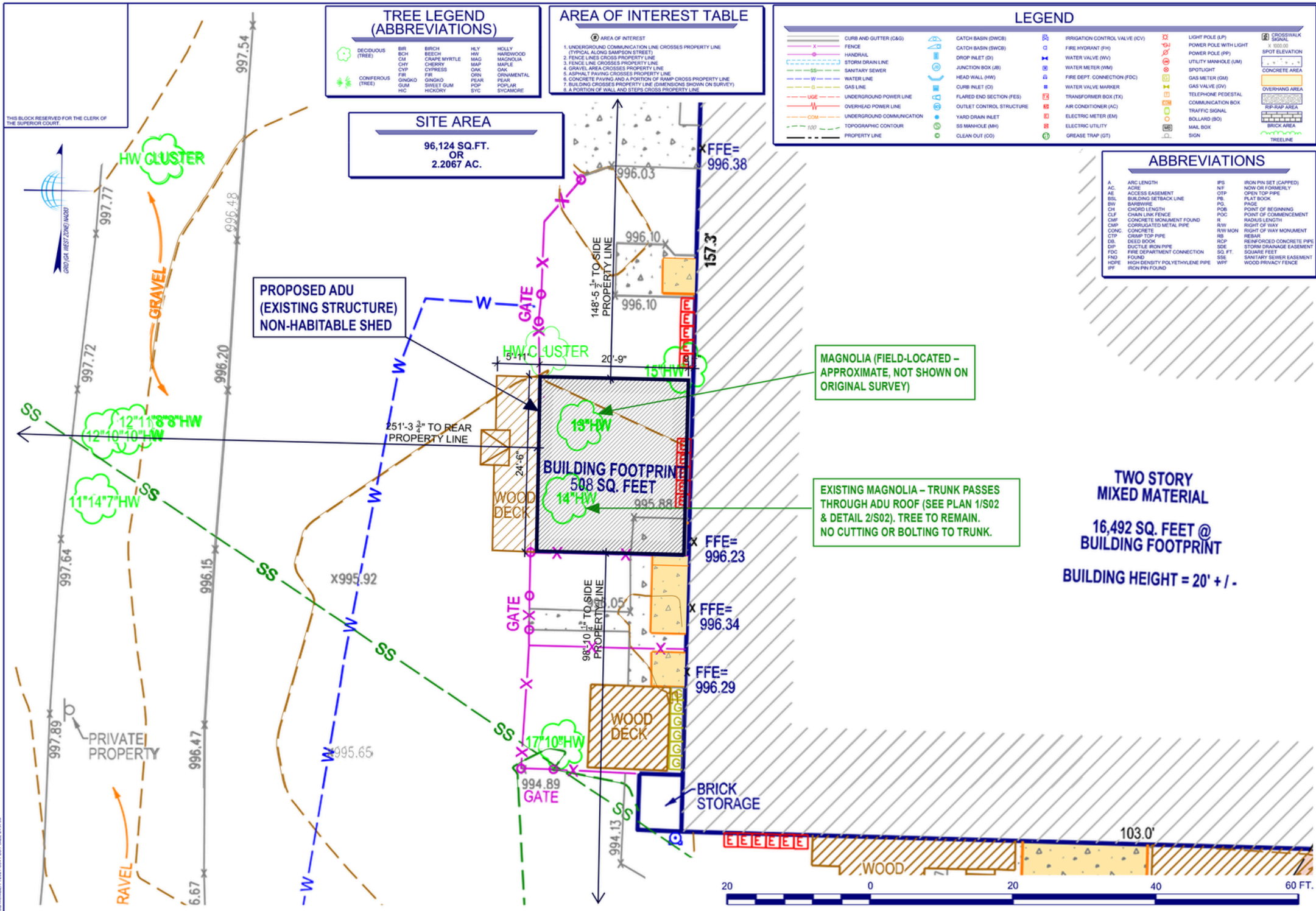
**3** AS-BUILT FRONT SECTION  
3/8" = 1'-0"



**4** AS-BUILT REAR SECTION  
3/8" = 1'-0"



# PROPOSED SITE SURVEY



**GENERAL NOTES**

- PLAN DEPICTS CURRENT SITE CONDITIONS AND ACCESSORY STRUCTURE FOOTPRINT.
- EXISTING STRUCTURE TO BE PERMITTED AS AN ACCESSORY STRUCTURE (SHED, NON-HABITABLE, NO PLUMBING OR CONDITIONED SPACE).
- STRUCTURE WAS BUILT WITHOUT PERMIT. THIS PLAN DOCUMENTS EXISTING CONDITIONS.
- NO SITE GRADING, UTILITIES, OR FOOTPRINT CHANGES PROPOSED.
- DIMENSIONS BASED ON FIELD DATA/SURVEY; MINOR DEVIATIONS MAY EXIST.

**TREE NOTES**

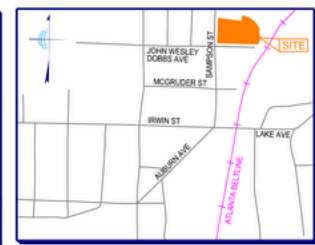
- EXISTING MAGNOLIA TREES ADJACENT TO ADU TO REMAIN.
- ADU ROOF IS CONSTRUCTED AROUND EXISTING TREE TRUNKS WITHOUT CUTTING, BOLTING, OR MECHANICALLY FASTENING TO THE TREE.
- NO ROOT EXCAVATION, GRADE CHANGE, OR CONCRETE WORK IS PROPOSED WITHIN THE CRITICAL ROOT ZONE OF THE MAGNOLIA TREES.
- SECOND MAGNOLIA TREE LOCATION SHOWN BASED ON FIELD MEASUREMENT (NOT ON ORIGINAL SURVEY).

**MEP / USE NOTES**

- NO MECHANICAL, ELECTRICAL, PLUMBING, WATER, OR SEWER CONNECTIONS EXIST OR ARE PROPOSED FOR THE ADU.
- STRUCTURE TO BE USED FOR STORAGE ONLY (NON-HABITABLE).

**SITE DISTURBANCE / CIVIL NOTE**

- A DECK PREVIOUSLY EXISTED IN THIS APPROXIMATE LOCATION. LIMITED NEW DISTURBANCE IS PROPOSED FOR THE ADU FOUNDATION/FOOTINGS.
- CITY OF ATLANTA MAY REQUEST ADDITIONAL CIVIL / DRAINAGE INFORMATION DURING REVIEW. NO CIVIL DESIGN IS INCLUDED IN THIS SCOPE.



**SITE INFORMATION**

CURRENT OWNER: HIGHLAND PARK LIMITED PARTNERSHIP  
 DB: 50669 PG. 237 & DB: 36293 PG. 173  
 TAX PARCEL ID # 14 0019000002  
 ADDRESS: 684 JOHN WESLEY DOBBS AVE  
 ZONING: MPO-3-C (MIXED RESIDENTIAL COMMERCIAL DISTRICT)  
 JURISDICTION: CITY OF ATLANTA

SETBACKS: BUILDING SETBACKS ARE NOT PROVIDED HEREON. LOCAL GOVERNING AUTHORITIES SHOULD BE CONSULTED TO DETERMINE THE BUILDING SETBACKS FOR THIS PROPERTY.  
 MAXIMUM BUILDING HEIGHT: 205 FEET

PARKING COUNT: PARKING AREAS EXIST WITHIN THIS PROPERTY. HOWEVER, THE PAINT STRIPING IN THE ASPHALT AREAS WAS FADED TO THE POINT THAT THE SURVEYOR COULD NOT PROVIDE AN ACCURATE PARKING COUNT OF STRIPED/MARKED SPACES.

**PROPERTY DESCRIPTION**

Being all that tract or parcel of land lying and being in Land Lot 19, 16th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the easterly right-of-way line of Sampson Street (having an apparent 20' public right-of-way) and the northerly right-of-way line of John Wesley Dobbs Avenue (a Houston Street bearing an apparent 20' public right-of-way). Thence, from said POINT OF BEGINNING as thus established and running with the aforesaid right-of-way line of Sampson Street:

- North 01° 32' 41\"
- South 87° 38' 53\"
- North 01° 18' 58\"
- 250.23 feet along the arc of a curve deflecting to the right, having a radius of 223.70 feet and a chord bearing and distance of South 50° 53' 52\"
- South 20° 05' 50\"
- North 85° 48' 02\"
- 55.60 feet along the arc of a curve deflecting to the right, having a radius of 162.04 feet and a chord bearing and distance of South 89° 51' 22\"
- 68.60 feet along the arc of a curve deflecting to the right, having a radius of 100.42 feet and a chord bearing and distance of South 11° 27' 13\"
- North 85° 30' 17\"
- North 85° 30' 17\"

96,124 square feet or 2.2067 acres of land, more or less.

**UTILITY NOTES**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC  
 154 GRANT ROAD  
 FAYETTEVILLE, GA 30215  
 PHONE: 404-312-6812  
 ATTENTION: HANS FROENSCHEIDER

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL 1B UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES WITHOUT TRACER WIRES ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

**ADDITIONAL SITE NOTES**

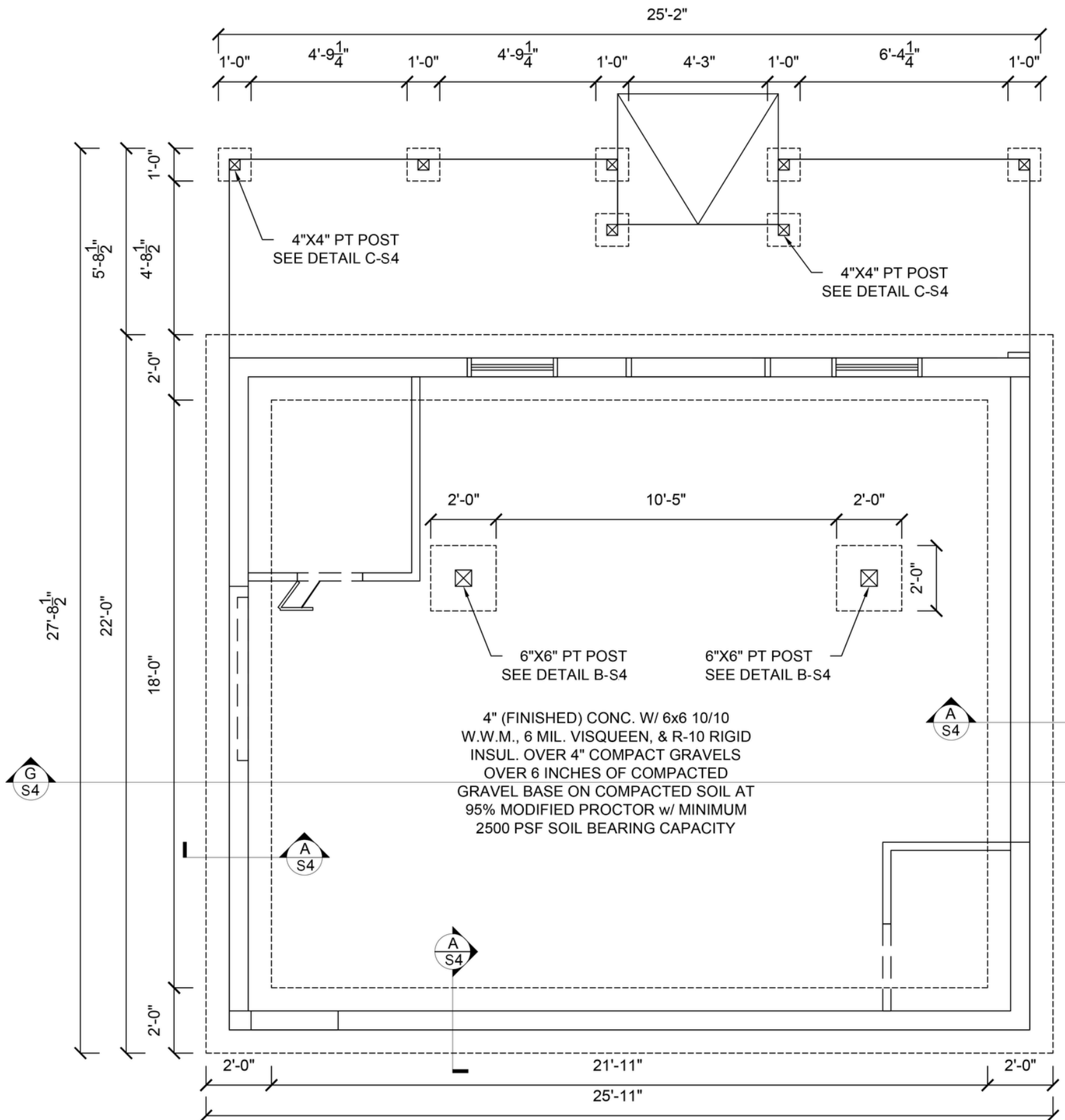
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING FIELD WORK FOR THESE PROPERTIES.
- THERE ARE NO OBSERVED PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES. NOR HAS THE SURVEYOR RECEIVED ANY SUCH INFORMATION FROM THE CONTROLLING JURISDICTION. THERE WERE NO OBSERVED RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING FIELD WORK FOR THESE PROPERTIES.
- THERE WERE NO OBSERVED FIELD DELINEATION OF WETLANDS IN THE PROCESS OF CONDUCTING FIELD WORK FOR THIS PROPERTY.

ENLARGED SITE PLAN - ADU & MAGNOLIA TREES  
 Scale Bar

### TECHNICAL RIGOR AND COMPLIANCE

Undocumented construction often presents irregularities: inconsistent framing, undocumented material transitions, and atypical joinery. The project's success relied on translating these field-built conditions into clear, measurable architectural documentation that complies with permitting standards without altering or "correcting" what existed.

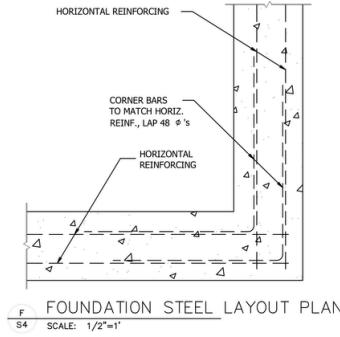
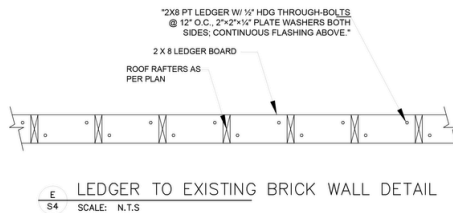
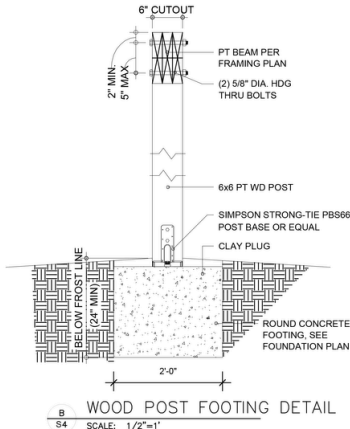
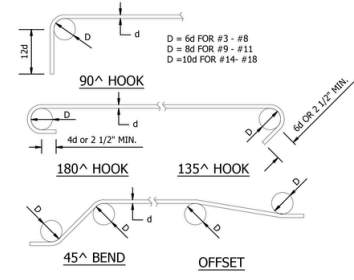
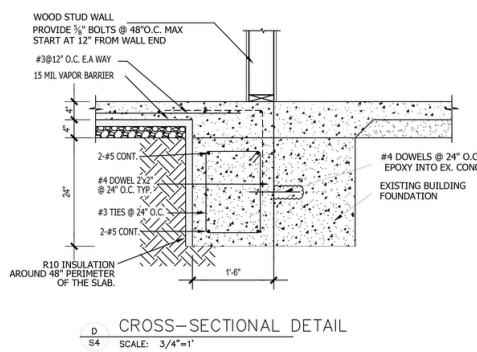
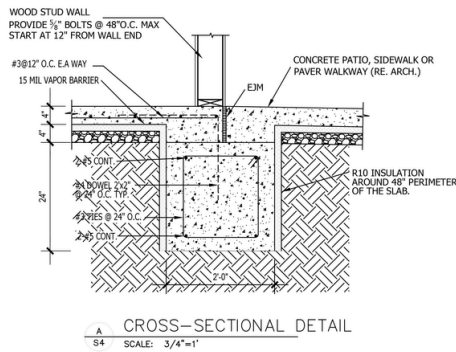
Every dimension, elevation height, and structural element was presented as-built, allowing the City's reviewers to understand the structure's actual conditions. The coordinated package provides the Owner and tenant with a legitimate path to legalize the enclosure and deck, resolving the stop-work order and ensuring that the structure is recognized within the zoning and regulatory framework of the site.



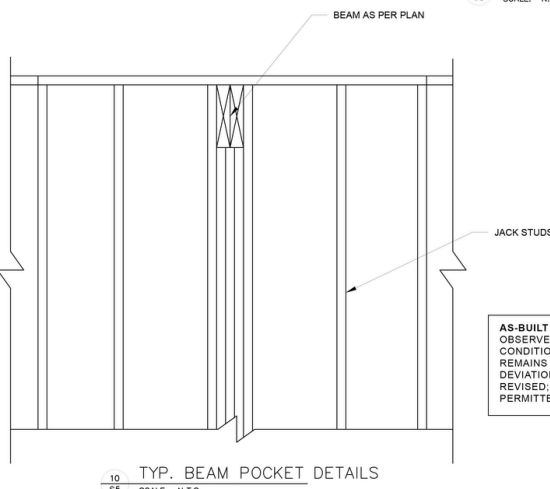
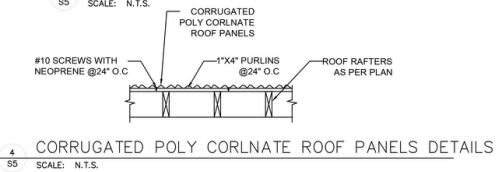
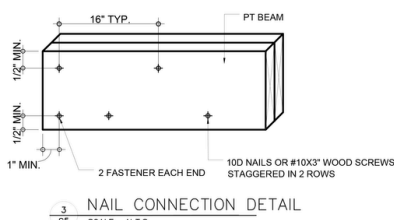
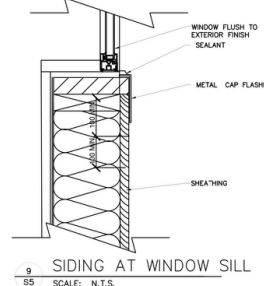
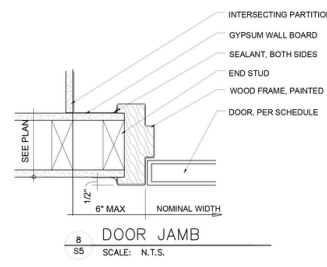
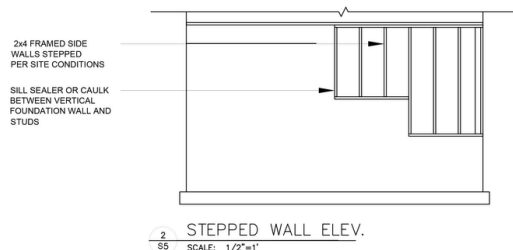
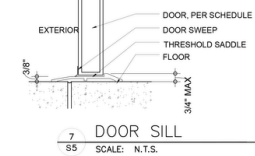
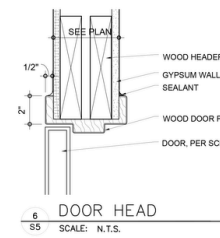
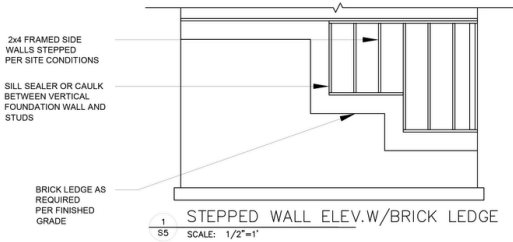
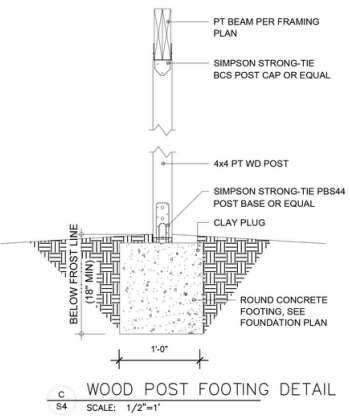
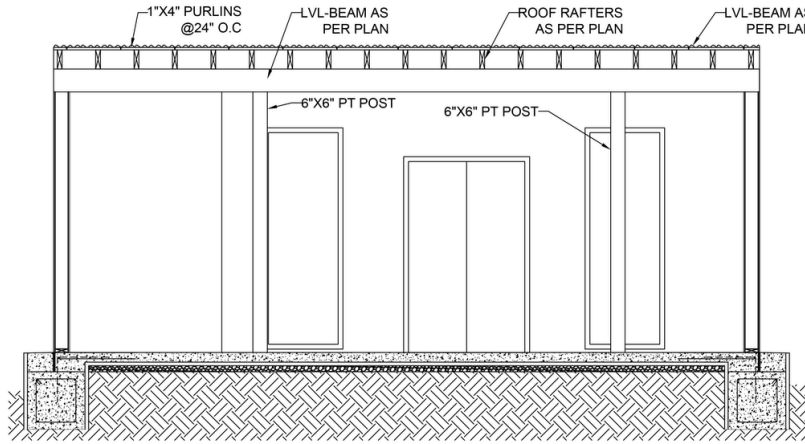
Foundation Plan



# STRUCTURAL DETAILS



**AS-BUILT STRUCTURAL NOTE:** DETAILS REFLECT OBSERVED EXISTING CONSTRUCTION. WHERE CONDITIONS DIFFER IN THE FIELD, THE AS-BUILT WORK REMAINS STRUCTURALLY SOUND PER OBSERVATION. DEVIATIONS NOT AFFECTING SAFETY NEED NOT BE REVISED. CORRECTIVE WORK, IF REQUIRED, WILL BE PERMITTED SEPARATELY.



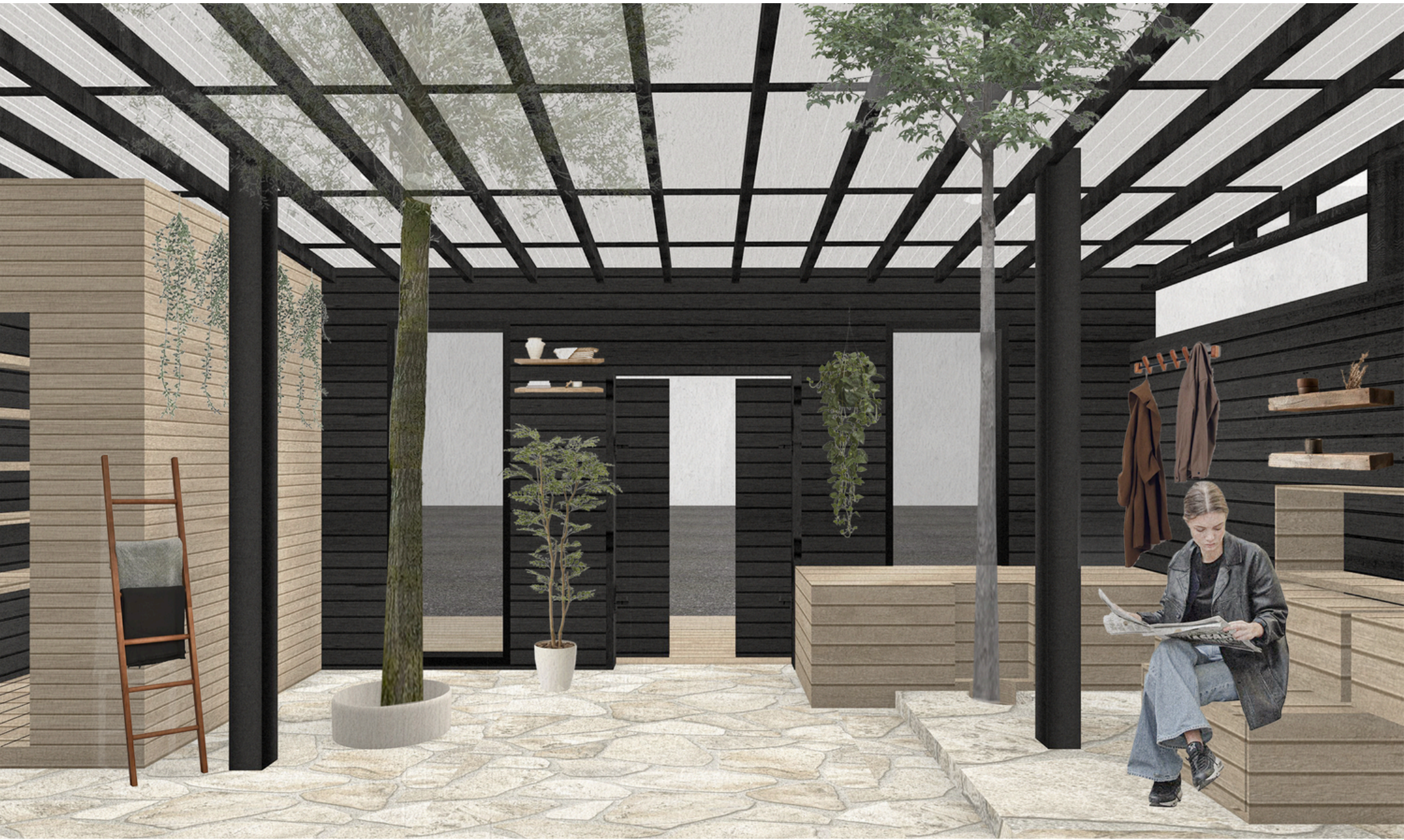
**AS-BUILT STRUCTURAL NOTE:** DETAILS REFLECT OBSERVED EXISTING CONSTRUCTION. WHERE CONDITIONS DIFFER IN THE FIELD, THE AS-BUILT WORK REMAINS STRUCTURALLY SOUND PER OBSERVATION. DEVIATIONS NOT AFFECTING SAFETY NEED NOT BE REVISED. CORRECTIVE WORK, IF REQUIRED, WILL BE PERMITTED SEPARATELY.




FASTENER SCHEDULE		
LOCATION	FASTENER TYPE	SPACING
FIELD, ON PURLINS	#10 SCREWS WITH NEOPRENE WASHERS	24" O.C. (ONE PER PURLIN PER CORRUGATION CREST)
SIDE LAPS	SAME SCREWS	12" O.C.
END LAPS	SAME SCREWS	6"-12" O.C.
EAVE / RIDGE LINE	SAME SCREWS	EVERY CORRUGATION

HEADER SCHEDULE			
INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 - CHAPTERS R301 (DESIGN CRITERIA) R802 (WOOD WALL FRAMING)			
Opening Width (ft)	Header Size (SYP #2)	Max Span (ft)	Support Studs Each Side
Up to 4'	2x6	4'	1
4'-6"	2x6	6'	1
6'-8"	2x10	8'	2
8'-12"	2x12	10'	2
10'-12"	3x12 or LVL	12'	2-3

## ABSTRACT COLLAGES



## CONCLUSION



The 684 John Wesley Dobbs project demonstrates the detailed precision required for retroactive permitting in an urban regulatory environment. Through rigorous field documentation, coordinated architectural and structural drawings, and careful alignment with zoning and overlay requirements, the team transformed an informal, undocumented structure into a clear and code-referenced architectural record. This work allows the Owner to move forward confidently, equipped with an accurate, professional as-built package that supports full compliance with the City of Atlanta.