

# drawing board atlanta, inc.

**architects designers planners**

P. O. Box 15556 • Atlanta, Georgia 30333 • 678-643-0316

Phillip Andrew Jessup, RA, Principal • <http://www.drawingboardatlanta.com>

[dbahomeplans@mindspring.com](mailto:dbahomeplans@mindspring.com)

## Residential Architecture

Custom Architecture • Interior Design • Planning



Custom Homes for Discerning Taste

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## Custom Residential Architecture



### Home in a Sacred Grove

This 5,000 square foot home was sited in the middle of a sacred grove tree formation planted a century ago by earlier occupants of the land. It carefully preserved the valuable trees for future generations who will occupy it.

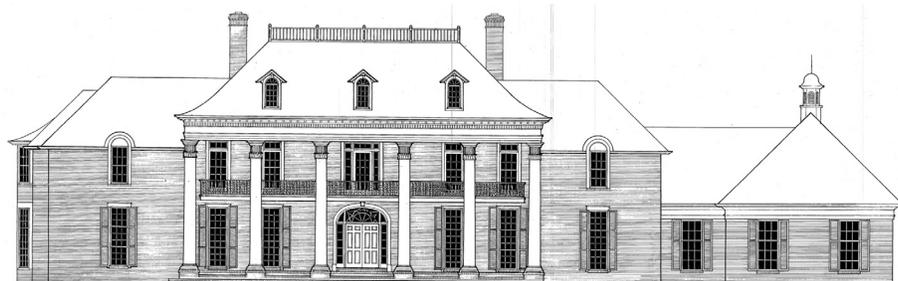
The older settlers' cabin was dismantled and moved to another part of the property for use as a residence.



### Lake Lanier Estate

This home was sited on a private road for the best view and effect in an established area of unincorporated Forsyth County, Georgia. It enclosed 7,089 square feet of heated area.

Great care was given to the family's needs and wants in laying out the floor plan and selecting materials. We work personally with clients to create the home environment.



### Lake Spivey Estate

This 8,766 square foot residence was designed in a Classical tradition for the elegance of its setting on the shore of a lake in unincorporated Henry County.

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### The Jack Russell Estate

This classic traditional home for a professional included 3,920 square feet of heated area over a partial, unfinished basement. It included substantial interior case goods, as well as exterior trim and brick detailing. Its exterior is shown at left.



At left is a built-in entertainment center. Above, the kitchen is lit by task lighting under the wall cabinets, and natural light enters from 3 directions through clerestory windows above the wall cabinets.



The Master Suite ceiling, at far left, features a triple-trayed hidden cove with dimmable, indirect lighting.

The Master Suite fireplace, near left, features a marble surround and hearth with mantel shelf detailed in the classical tradition.

**Classical Tri-gabled Brick Residence**, 3,920 s.f.; Located in exclusive community near Lake Spivey in Jonesboro. Estimated contemporaneous Construction Cost \$390,000.00. 2-39-02A1 Jack Russell 0292

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## **Custom Residential Architecture**



### **Flippen Victorian**

This new 3,450 square foot gingerbreaded, wood-frame Queen Anne derivative features a turret with high clerestory windows, curved staircase, and maintenance-free detailing. It was built overlooking a lake in Henry County.



### **Conrad Victorian**

This new 2,790 square foot gingerbreaded, wood-frame home won a design award for its detailing and architectural features. It was built in the Manderley community of Henry County.



### **Colonial Virginia Replica**

This new 3,323 square foot brick faced, wood-frame home is a proportionally correct derivative of the Rolfe House in Smith's Plantation, Virginia. Its brickwork and interior trim were carefully designed and detailed for consistency with the original; where new features were added, they were assessed against those of the era, so that the whole evokes the spirit of the earlier age.



### **Fayetteville Craftsman**

This new 2,200 square foot, wood-frame craftsman bungalow features high ceilings, historically correct detailing, and maintenance-free materials. It was built in a restricted, narrow-lot community in Fayetteville, and is among many historically accurate modest sized homes designed and detailed by our studios.

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## Tolomato Island Retreat

This custom home designed for coastal Georgia is a four-bedroom retreat with a loft, built over a four-car garage at the level of potential storm surges. Its total heated area is 3,558 square feet and features vaulted Great Room, Screen Porch, Elevator, Grilling Deck, and other amenities. Many of our copyrighted, custom home designs, such as this one, are produced for individual clients and are not available as stock plans.



## Lake Sinclair Dwelling

This custom home designed for a lakeshore in unincorporated Baldwin County is a retreat with two bedrooms on the main level and two on the lake level. Its total heated area encloses 2,408 square feet on the main level, with 2,408 square feet on the lake level, featuring a vaulted Great Room, Screen Porch, Deck with Hot Tub, Master Bath with a star-domed Garden Tub, and other amenities.

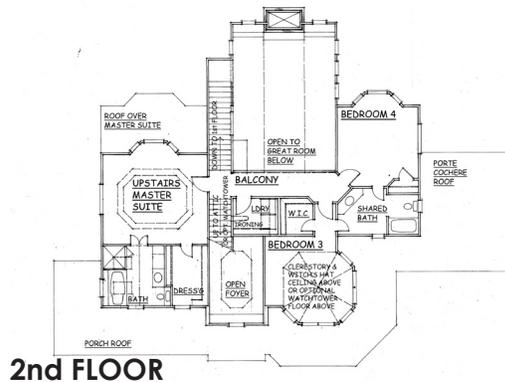
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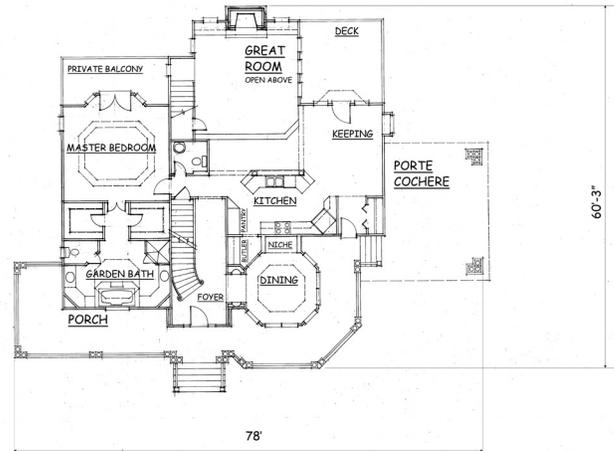
**FRONT ELEVATION**  
**PRINCESS ANNE 2-34-04A1**



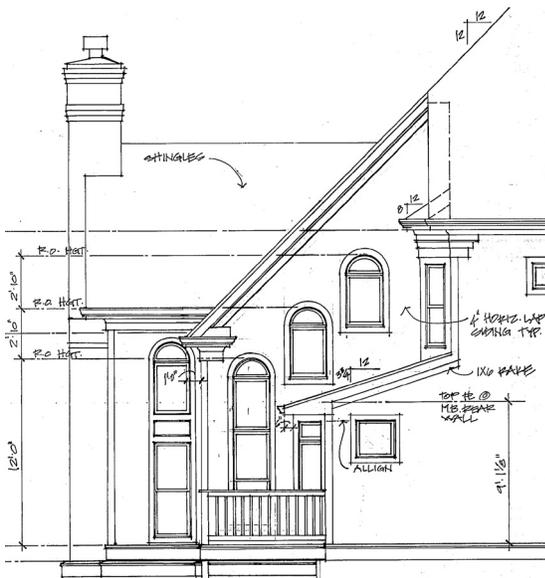
**2nd FLOOR**

## The Princess Anne

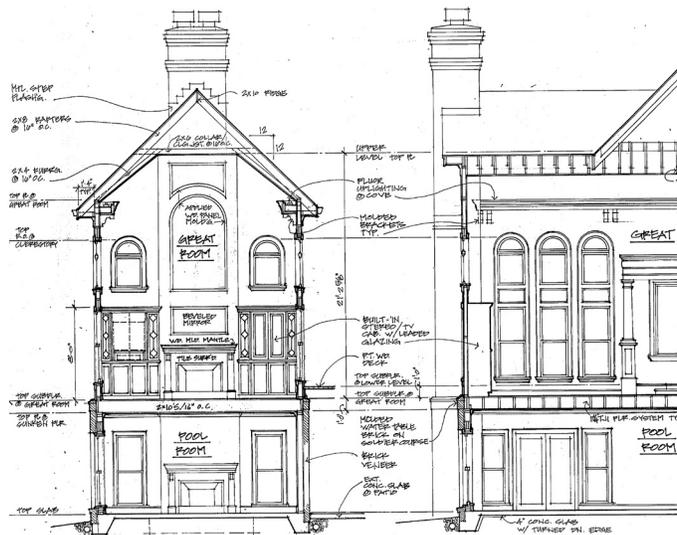
**Victorian Residence**, 3,447 s.f.; Designed for exclusive Victorian theme community near Fayetteville, Georgia. Estimated contemporaneous Construction Cost \$330,000.00.  
 2-34-04A1 Princess Anne 0893u



**1st FLOOR**



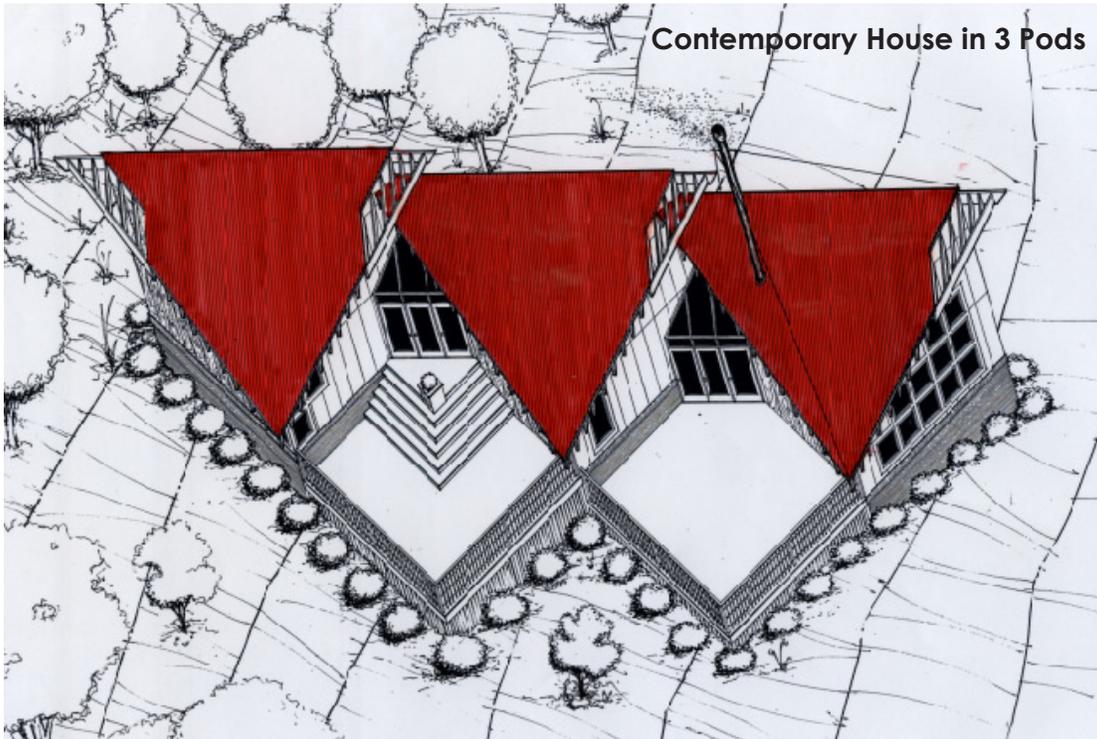
Detailed attention to planning and design took advantage of the stair placement, allowing the dynamic stepping of windows up the wall under the rake, as shown on the exterior elevation here, alongside the stair inside, where it filters into the Great Room.



Sections help relate window placements to achieve the dramatic lighting within the traditional interior.

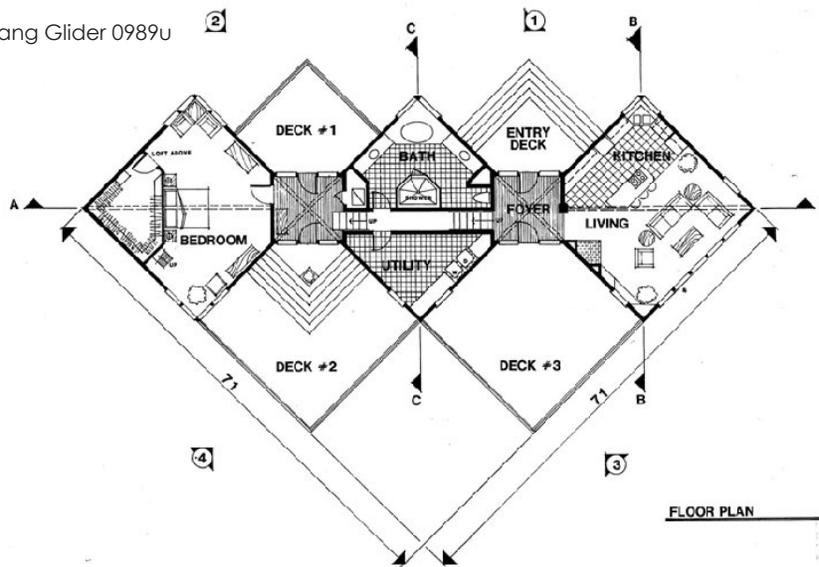
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Contemporary House in 3 Pods

1-18-23A1 Hang Glider 0989u



## Hang Glider House

Should the roof read, "See Rock City"?

This 1,856 s.f. vacation whimsy for one couple reflected their enthusiasm for hang gliding, not only in its original proposed location on Lookout Mountain, in Georgia, but in its striking roofline built of very standard materials in standard dimensions, including reverse board & batten siding; agricultural metal roof; expressionist plan of owner's unique desires, expressionist form, minimalist detailing. Estimated contemporaneous Construction Cost \$176,000.00.

Let us design a custom vacation home for you.

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### **Ancillary Structures & Outbuildings**

This one-story, 1,000 square foot Meeting Room and Dressing Area is an Assembly Occupancy building designed as a wood frame structure. Contemporary cost of construction was about \$95,000 in the early 1990's.



### **Master Planning**

Our experience planning and laying out churches, farms, and communities can serve your estate by establishing sites of future construction.



### **Monuments, Entrances, Gardens**

Entrance markers, estate gates, landscape design, water features, and other enhancements to your estate can be part of our service, if you request.

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### **RESIDENTIAL ARCHITECTURE PROJECT LIST**

#### **Projects of Special Interest**

**Rambling Island Home**, 3,280 s.f.; Located on Saint Simons Island, Georgia. Estimated contemporaneous Construction cost \$330,000. 97202 0897

**Pattern Language Home**, 3,472 s.f.; Located on 11 acres in Fayette County, Georgia; four story, unusual design based in philosophies espoused in the book, *A Pattern Language*, by Christopher Alexander; English Tudor Revival and Early Twentieth Century Craftsman styles influenced detailing; wrap-around, screened porches, with private sleeping porches off of every bedroom; Tulikivi soapstone bread oven in gourmet kitchen with professional grade appliances; handicapped access; complete, extensive molding details; dark brick and stucco. Estimated contemporaneous Construction Cost \$503,000.00. 2-34-02A1 0592U

**Attorney's Residence**, 3,875 s.f.; Betony Woods Estates, Clayton County, Georgia; 1 1/2 story wood frame, brick facing, upgraded detailing; 4 bedrooms, 3 baths; set in extensively landscaped wooded area; screened porch at rear; traditional plan carefully developed to meet owner's needs, traditional form, traditional brick and wood molding detailing. Estimated contemporaneous Construction Cost \$259,000.00. 1.5-38-4A1 1289

**"Bird in Flight"**, a Lake Oconee Home 1776 s.f.; Pine Sid-ing, Master Bedroom upstairs with Sleeping Porch, Large Master Bath; extensive deck at rear, screened side porch with views of lake and woods; analytical plan, expressionist form, traditional detailing. 2-17-23A1 0789

**Retired Pilot's House**, 3182 s.f., Eagle's Landing Community, Williamson, Pike County, Georgia; 2 story, wood frame, upgraded construction requirements and finish materials; 4 bedrooms, 3 baths; covered porch at rear; traditional plan developed extensively with owner, traditional form stretched to emphasize loneness, traditional detailing used to emphasize length of house. Estimated contemporaneous Construction Cost \$219,000.00. 2-31-03A1 1188



**Executive Estate**, 4347 s.f., Stone Haven Plantation, Stone Mountain, Georgia; 2 story, wood frame construction, stucco facing; 4 bedrooms, 3- 1/2 baths; multi-story Foyer and Great Room; traditional plan based on Drawing Board Atlanta classic, traditional form, traditional detailing. Estimated contemporaneous Construction Cost \$183,000.00. 2-43-01A1 1188

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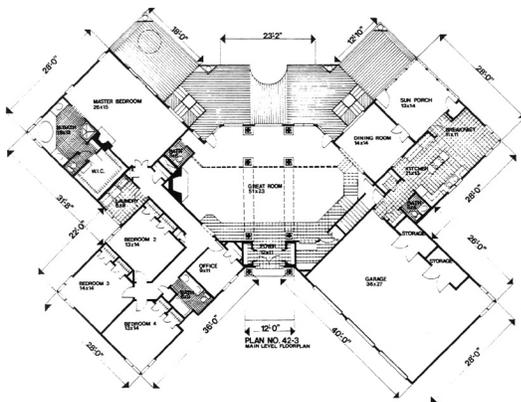
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**Bayou Courtyard**, 3151 s.f., High Point Community, Jonesboro, Georgia; one-story wood frame, brick facing; 4 bedrooms, 2 1/2 baths; landscaped courtyard at rear of house, with screened porch facing it; bell-shaped roof; traditional plan conforming to lot requirements, traditional form, traditional detailing. Estimated contemporaneous Construction Cost \$173,000.00. 1-31-02A1 0687



**The Chesapeake**, 4239 s.f., Lake Spivey, Jonesboro, Georgia; 1-1/2 story plus finished on-grade basement (not included in finished area listed), wood frame, stucco facing, full architectural documentation; 4 bedrooms, 3 baths on main level; 28' high, hexagonal Great Room is crowned by a wood-framed barrel vault running front-to-back through house, visible in arched windows at front and rear elevations of house, upstairs loft for viewing lake; design based upon clear organizational concept, very functional; geometrical-concept plan, non-traditional form, traditional detailing. Estimated Construction Cost \$573,000.00 (Unbuilt). 2-42-03A1 & 2-37-03A1 0884



## New Single-family Detached Residential Construction

**Bungalow**, Cabbagetown designated Historic District, Pearl Street, SE, Atlanta, Fulton County, Georgia, 2,400 s.f. new Arts and Crafts style Bungalow single-family residence on One Level with livable half-basement on sloping lot. Completed cost of work in 2005 projected to be \$399,000. 05/03

**Bungalow**, Lakewood community, Atlanta, Fulton County, Georgia, 1,900 s.f. new Arts and Crafts style Bungalow single-family residence on One Level with livable half-basement on sloping lot. Completed cost of work projected to be \$120,000, with resale value to be \$215,000. 09/02

**Spanish Mission Revival**, Druid Hills historic district, Hancock Drive, Atlanta, Georgia, 3500 s.f. new Arts and Crafts style home on Two Levels with livable basement on sharply sloping lot. Completed cost of work projected to be \$650,000, with resale value to be \$950,000. 08/02

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**Four-square**, Summerhill, City of Atlanta, Fulton County, Georgia. Detached, new Arts and Crafts style Two Level Residence, approximately 2,000 s.f., plus Basement of approximately 1,500 square feet, with a drive-under Garage and other spaces, designed for view of downtown skyline and Olympic Stadium. Completed cost of work estimated at \$210,000. 11/01

**Suburban Compact-lot**, Cascade Heights, City of Atlanta, Fulton County, Georgia. approximately 2,300 s.f., plus 480 square foot Garage and Storage. Detached, Two Level, Single Family Residence for builder-developer, Contemporaneous completed cost of work estimated at \$165,000, excluding land development cost; final sales value approximately \$230,000. 0901

**Long Thin House**, in Summerhill, 2,052 s.f., based on historic Camelback prototype houses found on Gaskill Street in nearby Cabbagetown, influenced by "long thin house" and other patterns in A Pattern Language, by Christopher Alexander, et al. Located on a lot in improving intown Atlanta community. Estimated hard construction cost exclusive of lot development \$145,000; estimated sales value \$225,000. 2-20-17A1 Fraser Avenue 1100

**Four-square**, Eastlake, City of Atlanta, Dekalb County, Georgia, Two-Story, approximately 1,750 s.f., known as the, 32 feet wide, contextually sensitive high-sloped, hip-roofed, new Arts and Crafts style, urban narrow-lot home with porch for builder-developer on severely sloping lot. Sales price \$210,000. 1-17-32A1 First Avenue 1000

**Bungalow**, Lakewood community, Atlanta, Fulton County, Georgia; 1,450 s.f., 30 feet wide, new Arts and Crafts style contextually sensitive low-sloped, hip-roofed, urban bungalow for a new-home builder on existing lots in intown Atlanta neighborhood of Lakewood Heights, Lakewood Park, Boulevard Heights, and others. Anticipated Sales prices ranging from \$150,000 to \$180,000. 1-14-47A1 Lowery 0600

**Bungalows**, Kirkwood, Oakhurst, Decatur, and East Atlanta, ranging from 1500 s.f. to 1800 s.f., 28 feet wide to 30 feet wide, contextually sensitive Arts and Crafts style urban bungalows for a new-home development company building approximately 60 homes on existing lots in intown Atlanta and Decatur communities of Kirkwood, East Atlanta, East Lake, Oakhurst, Winona Park, Brownwood Park, and others. Sales prices ranging from \$220,000 to \$365,000. 6/99 - Now

**Country Home**, approx. 5200 s.f. Located on acreage in Fayette County, Georgia; one and one-half story, very conservative design in wood and brick with spreading porches. Estimated 1997 Construction Cost \$480,000. 1.5-52-02A1 0297

**Carriage Chase** detached home designs, Fayetteville, Georgia (30+ lot subdivision) — Coordinated design of 4 plans with two elevation variations each, in narrow-lot residential development previously planned by others. Followed by custom design of several other homes in community. 0387

**Fenwyck-on-Jeff Davis**, Fayetteville, Georgia — 77-lot subdivision. Single family detached home sites with landscaping. Comprehensive services included coordinated design of 9 basic floor plans between 1400 square feet and 2100 square feet, with three elevation variations each and review of homes by other architects. 0187

**Taylor's Crossing**, Riverdale, Georgia — 50+-lot subdivision. Coordinated design of six basic plans from 1200 square feet to 1450 square feet. 0584

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**Nearly Eight Hundred Fifty Residential Designs** completed to date. Over 180 designs published through 6 national publications. Over 250 designs published through 11 in-house publications.  
1969-Now

#### **Renovation & Remodeling**

**Historic Bungalow Renovation & Addition**, Grant Park Historic District, Cameron Street, SE, in a designated Historic District, Atlanta, Fulton County, Georgia, 2,200 s.f., 1900's Arts and Crafts style Bungalow single family residence on One Level with usable quarter-basement and expandable to future attic. Completed cost of work projected to be \$160,000, with resale value to be \$355,000. 0205

**Condominium Renovation**, White Columns community, White Columns Drive, SE, unincorporated Cobb County, Georgia, 2,400 s.f., non-structural re-planning of interior spaces in 1970's California Contemporary style attached Townhome residence on Two Levels. Completed cost of work projected to be \$120,000, with resale value to be \$300,000. 0105

**Bungalow Renovation & Addition**, Old Fourth Ward community, 416 Pine Street, NE, Atlanta, Fulton County, Georgia, 2,200 s.f. 1930's Arts and Crafts style Bungalow single family residence on Two Levels with livable half-basement. Contemporaneous completed cost of work projected to be \$180,000, with resale value to be \$300,000. 0303

**Bungalow Renovation & Addition**, Sylvan Hills community, Atlanta, Georgia, 1920's Arts and Crafts style Bungalow Additions and Alterations, approximately 2,450 s.f. Upper Level multiple bedroom addition for specialized real estate investment, designed to transform as the area transitions economically upward. 0302

**Cottage Renovation & Addition**, Druid Hills Historic District, unincorporated Dekalb County, Georgia, approximately 1,600 s.f., Upper Level Master Suite Addition and Lower Level Alterations including reconfiguring ceiling in Den and Kitchen, adding and reconfiguring Openings in Foyer, Dining, and Kitchen, providing Molding Details, and Adding a Pantry / Mudroom and Screen Porch to an Existing, One-Story, Detached, Single family Residence. Completed cost of work estimated at \$150,000. 1001

**Rambler Renovation and Addition**, Waleska (unincorporated Cherokee County), Georgia, Renovation & Addition, approximately 2,600 s.f., Complete Demolition and Alterations within existing Detached Single Family, Multi-Level Home on 7 acres. Completed cost of work estimated at \$150,000. 0701

**Renovation & Addition to Cape Cod** with connection to Outbuilding, Canton, (unincorporated Cherokee County) Georgia Alteration & Addition, approximately 1,200 s.f., Upper Level room addition above Entrance at existing Breakfast Nook, raising Roof Ridge to connect existing Bonus Room over Garage to Upper Level of main portion of house, plus Manual J calculation and sizing of HVAC unit and duct layout. Completed cost of work estimated at \$160,000. 0601

**Ranch Attic Addition**, Ellenwood community, unincorporated Henry County, Georgia, 1,800 square feet in heated floor area on Two levels. Estimated cost of construction \$180,000. 0401

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**Bungalow style Duplex Alteration, Renovation, & Addition**, Woodward Avenue, North Grant Park, 1900's Arts and Crafts style approximately 4,000 s.f., alterations and Upper Level Addition to convert former duplex to single family occupancy on a lot in improving section of historic intown Atlanta community. Completed value estimated at \$275,000; contemporaneous cost of work estimated at \$175,000. 1100

**Modern Bungalow Attic Conversion** with Shoji walls, approximately 1,100 s.f., conversion of unfinished attic of recently built bungalow in intown Atlanta neighborhood of Ormewood Park. About \$35,000 worth of shoji screens were custom built for the project to enclose shelves and entertainment center. Front room included Danish wood-burning stove (omitted from project to save cost). Bath designed with inverted conical feature lavatory, shoji-enclosed water closet. Completed cost of work estimated at \$150,000. 0800

**Cottage Kitchen Re-planning**, Rocky Ford, Kirkwood community, Atlanta, Dekalb County, Georgia, approximately 300 s.f., alterations to existing home on a lot in improving intown Atlanta community. Cost of work estimated at \$35,000. 0300

**Bungalow Addition & Alteration**, Morningside, Atlanta, Fulton County, Georgia, 2,842 s.f., 40 feet wide, contextually sensitive two-story Master Suite addition and main level kitchen alterations to existing home on a lot in upscale intown Atlanta community. Completed value estimated at \$550,000; contemporaneous cost of work estimated at \$185,000. 0100u



**Bow-Roof Bungalow Alteration & Addition**, 378 Orleans Street, Grant Park, Atlanta, Fulton County, Georgia; approximately 2,425 s.f.; Arts and Crafts style renovation and addition involving complete demolition of interior back to studs and rafters and reconstruction from skeleton. Estimated sales price \$400,000. 1.5-24-14A1 1298



**Cottage Alteration & Addition**, East Lake community, Atlanta, Dekalb County, Georgia; 1,365 s.f. Arts and Crafts style renovation and addition involving removal of sections of walls on the main level and addition of upper level with conversion of former attic stair to code requirements, followed by creation of sunny sitting room at top of stair on Upper Level. Approximate sales price \$224,000. 1.5-13-50A1 1297

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### **COMMUNITY & MULTI-FAMILY DESIGN**



**Mixed Use Live-Work Residential & Small Shop Complex**, 764 Memorial Drive, SE, Atlanta, Fulton County, Georgia — wood frame with masonry exteriors; approximately 50,000 square foot Mixed Occupancy including attached multi-family residential, retail, and business occupancies; extensive re-zoning and work with historic neighborhood association. (Projected 2006 construction cost \$1,250,000) 1205



**Community Playground**, Milford Chase, Cobb County, Georgia (300+ lot subdivision) — Conceptual arrangements of recreational activities on available land lot in existing community. 0590

**Seaborn Village Apartments**, Riverdale, Georgia — 24 units, wood construction, two story, attached residential; 3 buildings. 1288

**Sidewalk Landscape**, Gingercake Landing, Fayetteville, Georgia (57-lot narrow-lot subdivision). — Conceptual design for thematic elements to create more unified feel in community designed by others. 1188

**Conceptual Community Design**, Windslow Estates, Henry County, Georgia — 19-lot subdivision at Moore and Henrico Roads. Home designs to be proposed by developer from Drawing Board Atlanta, Inc., pattern homes. 0888



**Condominium Complex & Unit Designs**, Woodlake Landing, Riverdale, Georgia — 1900 square foot to 3800 square foot duplex, triplex, and quadruplex attached, fee simple residences, wood construction, one story and two story, Award Winning Community. 0386

Design and construction documents for wall to soundproof existing nursing home from traffic noise. Andy Jessup with another architecture firm. 0685

**Sound Retarding Landscape Wall**, A.G. Rhodes Home, Boulevard at Interstate 20, Atlanta, Georgia-

### **RETAIL & HOSPITALITY ARCHITECTURE**

**Tacqueria Restaurant**, Eagle's Landing, Stockbridge, Georgia — 2,500 square foot, one level, (small Assembly Occupancy under recent building codes) kitchen and seating area in new freestanding engineered wood framed structure with low-slope roof and stucco interior and exterior finishes. "MexiTaco" prototype concept intended to be identifiable for replication with Southwestern details. Estimated construction cost \$300,000. [Completed Fall, 2002.]

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**Retail Convenience Store & Pizzeria Restaurant**, McDonough, Georgia — prototype commercial facility with arched metal Quonset hut shell 100 foot clear-span arch in a 25 foot height, to enclose 5000 square feet at ground level including convenience store, retail, stock areas, kitchen, and dining area, with the second level utilizing approximately 500 square feet of administrative office space. "Provisions®" concept intended to have highly identifiable trade dress

for licensed replication. Wood framing at interior, with romantic interior design incorporating late 20th Century industrial ruins set in a mid-century hangar with images of 1940's aircraft. Construction cost \$670,000. 0602

### **RELIGIOUS & EDUCATIONAL ARCHITECTURE**

**Alterations & Additions to Church**, Grace Community Brethren in Christ, Five Forks Trickum Road, Gwinnett County, near Lawrenceville, Georgia — approximately 3,500 square foot Education Occupancy classroom Addition, with Alterations to existing Assembly Occupancy space enclosing approximately 3,200 square feet. Projected 2003 construction cost \$475,000. 0503u

**Feasibility Study**, Mount Vernon Baptist Church Fellowship Hall Expansion, Fairburn, Fulton County, Georgia — approximately 500 square foot assembly occupancy expansion, including accessibility upgrade of restrooms and kitchen. (Projected cost \$120,000; congregation used study to decide to postpone action pending adjacent property development). 0902

**Remodeling & Additions to Church**, McDonough Congregation of Jehovah's Witnesses, Highway 42, McDonough, Georgia — 6000 square foot assembly occupancy, wood frame, brick faced meeting hall, classrooms, food preparation, and ancillary spaces. 0391

**Remodeling & Addition to Church Sanctuary**, Riverdale Church of God, Georgia Highway 85, Riverdale, Georgia — addition to sanctuary. 0288u

### **OFFICE & INDUSTRIAL ARCHITECTURE & INTERIORS**

**Office Building Renovation & Change-of-Use**, Coker Properties, Stockbridge, Henry County, Georgia — approximately 30,000 square foot office and storage space plan including elevator. Completed Summer, 2003; projected cost \$350,000. 0503

**Computer Operations Center**, American Postal Credit Union, Atlanta, Fulton County, Georgia — approximately 13,500 square foot office space plan including computer operations center and affiliated offices. constructed Winter, 2003; projected cost \$650,000. 0902

**Financial Institution Headquarters Offices**, Associated & Federal Employees Credit Union, Norcross, Georgia — approximately 75,000 square foot office and retail banking interior, light frame construction with interior finishes and glass. Estimated contemporaneous construction cost \$900,000. 0701

**Additions & Alterations to Branch Banking Facility**, Associated & Federal Employees Credit Union, Dobbins Air Force Base, Georgia — approximately 3,000 square foot retail banking building, light frame construction with brick facing. Estimated contemporaneous construction cost \$320,000. 0901

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**Office Condominium Complex**, Eagles Landing, Stockbridge, Henry County, Georgia — approximately 30,000 square foot office condominium complex, light wood framing on concrete slabs, builder-grade traditional finishes, Oliver-Johnson Properties, LLC. Estimated contemporaneous construction cost \$2,000,000+. 1000

**Office Condominium Complex**, Marquis Drive, Fayetteville, Fayette County, Georgia — approximately 75,000 square foot office condominium complex, light wood framing on concrete slabs, builder-grade traditional finishes, Oliver-Johnson Properties, LLC. Estimated contemporaneous construction cost \$4,000,000+. 0200

**Office Plan**, Jim Hilliard Team of ReMax Greater Atlanta CitySide, 514 Flat Shoals Road, S.E., East Atlanta Village, Atlanta, Georgia — 2,750 square foot office tenant build-out on ground floor of 60-year-old, two-story commercial building, light metal framing, specialty fire-rated glass entry door and frame, medium grade traditional finishes. Estimated 2000 construction cost \$150,000. 1299

**Branch Banking Facility**, Associated & Federal Employees Credit Union, Facing Historic District, Fort Gillem, Georgia — 3,051 square feet, light frame construction with brick facing. Estimated contemporaneous Construction cost \$320,000 Construction completed Summer, 1999. 0198