

**drawing board atlanta, inc.**

**architects • designers • planners**

P. O. Box 15556 • Atlanta, Georgia 30333 • 404-681-4601

# Commercial Architecture

Office • Financial • Restaurant  
Retail • Multi-family • Interiors

## Light-Frame Construction Specialists

Custom Architecture  
Interior Design  
Planning



## Table of Contents

<b>Section</b>	<b>Page</b>
Mercantile & Assembly Featured Project — Provisions. . . . .	1
Mercantile & Assembly Featured Project — MexiTaco . . . . .	2
Mercantile & Assembly Project List & Illustrations . . . . .	3
Business, Industrial & Workplace Featured Project — Renovation . . . . .	9
Business, Industrial, & Workplace Project List & Illustrations . . . . .	10
Educational, Religious, & Assembly Project List & Illustrations . . . . .	15
Community Design, Master Planning, & Studies List & Illustrations . . . . .	17
Multi-Family Attached & Mixed Use Project List & Illustrations . . . . .	18
Sketches, Designs, & Upcoming Projects . . . . .	20

# **drawing board atlanta, inc.**

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## **Featured Retail Project:** Provisions Convenience Store & Restaurant



### **Precedent-seeking in a Post-agricultural Suburb**

The client sought a unique look in a developing, affluent community, whose agricultural background is still visible in the nearby landscape. We suggested using an old agricultural storage building as a prototype, specifically the Quonset hut, one of which was adaptively used by a business nearby. The 100 foot clear span achieved maximum flexibility of interior arrangement. The height of its face contributed to dramatic and pleasing natural light. It increased visibility from the road, while allowing use of the large interior volume as additional space for private offices. Footprint is approximately 5,000 square feet, with 1,000 square feet used in upstairs offices (of approximately 3,000 square feet available). Projected cost to repeat this construction approximately \$150 per square foot with fixtures, furnishings, and equipment in place. (This design is not to be replicated for a competing, similar retail or restaurant operation, as the client expects to enforce trade dress restrictions as is using it as a prototype.

Design, photographs, and drawings copyright © 2000 - 2003 All Rights Reserved by Drawing Board Atlanta, Inc. It is used here to illustrate our creativity in solving design problems — let us develop your retail concept!)





**drawing board atlanta, inc.**  
a r c h i t e c t s • d e s i g n e r s • p l a n n e r s  
**Featured Assembly Project: MexiTaco Restaurant**



**Tacqueria**

Eagle's Landing Parkway,  
Stockbridge

This new, wood-frame construction with kitchen and seating area totals about 2,500 square feet in gross area. As a small Assembly Occupancy under recent building and life safety codes, it required attention to protection and separation issues, as well as structural, mechanical, plumbing, and electrical engineering through our consultants. It employed masonry facing and detailing, as well as tile interiors. Estimated construction cost as of its Winter 2003 completion was about \$350,000.



# **drawing board atlanta, inc.**

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## **Mercantile & Assembly Projects: Restaurants, Lodges, Shops**



### **Steele Professional Center,** Forest Park

This one and one-half story, 5,000 square foot retail and professional center was designed as a wood frame-mixed business and mercantile occupancy for speculative leasing in an established urban area. Professional offices were located on the Upper Level.

## **List of Restaurants, Lodges, Shops, & other Mercantile & Assembly Projects**

**Fast Food Restaurant** — MexiTaco Tacqueria, 590 Eagle's Landing Parkway, 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. Prototype concept intended to be identifiable for replication with Southwestern details. Estimated construction cost \$300,000. Completed Fall, 2002. DBA00105-030131

**Retail & Restaurant** — Provisions Convenience Store & Pizzeria, 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 google-industrial ruins set in a mid-century hangar with images of 1940's aircraft. Construction cost \$470,000. Completed Summer, 2002. DBA00104-011031



### **Shops of Dunwoody**

#### **Dunwoody**

Our Principal, Greg Mix, who led this project at a previous firm, detailed and managed the steel framed, traditional design and construction of one of the metro area's more heavily trafficked neighborhood retail centers. It contains 120,000 square feet of leasable retail space.

Let our experience in commercial centers benefit you.



# **drawing board atlanta, inc.**

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## **Mercantile & Assembly Projects: Restaurants, Lodges, Shops**

**Restaurant Strip Center** — Dairy Queen & Subway Restaurants, Rock Quarry Road, Stockbridge, Georgia — approximately 3000 square foot light frame construction with exterior Insulation and finish system. Estimated construction cost \$200,000. DBA96101-960731

**Retail Tenant Plan** — Carlton Cards "Treasures and Thoughts" Shop for Crown American Corporation, Bradley Square Mall, Cleveland, Tennessee — 3,456 square foot retail and stock area in lease space, light metal framing, medium grade finishes. Estimated 1994 construction cost \$96,000. DBA94303-940831

**Retail Convenience Store** — "Main Street" 1930's-style Convenience Store, Main Street Historic District, Anderson, South Carolina — 5000 square foot fueling, retail, food service, and automobile service center, cast-in-place concrete, structural steel, light metal framing, medium grade finishes. Estimated Construction Cost \$600,000.00 Unbuilt. DBA-940131

**Retail Tenant Plan** — Creative Expressions Card Shop, for Crown American Corporation, Mount Berry Square Mall, Rome, Georgia — 3,658 square foot retail card and gift shop in lease space, light metal framing, budget finishes. Estimated 1992 construction cost \$110,000. DBA-920831

**Restaurant Tenant Plan** — Rice Wok Restaurant, Tara Crossing Shopping Center, 335 Upper Riverdale Road, Riverdale, Georgia — 2,000 square foot kitchen and seating area in lease space, light metal framing, medium grade finishes. Estimated 1992 Construction Cost \$79,000. DBA-920430

**Restaurant Tenant Plan** — Cozy Corner Asian Restaurant, Deli, Convenience Store, Hammond Center, Building C, Dunwoody, Fulton County, Georgia — 2,909 square foot kitchen, serving counter, seating area, and convenience store in space within newly remodeled office building, light metal framing, medium grade finishes. 1992 construction cost \$119,000. DBA-920131

**Restaurant Tenant Plan** — Milano's Pizza, Crown American Corporation's Mount Berry Square Mall, Rome, Georgia — 675 square foot pizza kitchen and serving counter in extremely constricted space, light frame steel, medium grade finishes. 1991 construction cost \$101,250. DBA-911031

# drawing board atlanta, inc.

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## Mercantile & Assembly Projects: Restaurants, Lodges, Shops

**Restaurant Tenant Plan** — Mandarin Express Mall Restaurant, Crown American Corporation's Oak Ridge Mall, Knoxville, Tennessee — 662 square foot kitchen and serving counter in extremely constricted retail mall space, light frame fire retardant wood framing, high grade finishes. 1991 construction cost \$88,000 DBA-910731

**Restaurant Tenant Plan** — Mandarin Express Mall Restaurant, Orange Park Mall, Jacksonville, Florida — 724 square foot kitchen and serving counter in extremely constricted retail mall space, light frame steel, high grade finishes. 1991 construction cost \$108,600.00. DBA-910430

**Restaurant Tenant Plan** — 3/91 Harold's Barbecue Number 2, 265 Highway 54, Jonesboro, Georgia — 2,800 square foot restaurant alteration, renovation and addition. Estimated 1991 construction cost \$210,000.00. DBA-910430

**Retail Tenant Plan** — The Men's Wearhouse, Mall Corners, 2131 Pleasant Hill Road, Suite 104, Duluth, Georgia — 2,000 square foot retail clothier, light metal framing. 1991 construction cost \$46,000.00. DBA90300-901130

**Retail Tenant Plan** — The Men's Wearhouse, 3255 Peachtree Road, Suite AA, Atlanta, Georgia — 3,000 square foot retail clothier, light metal framing. 1991 construction cost \$66,000.00. DBA90300-901130

**Retail Tenant Plan** — The Men's Wearhouse, 2931 Cobb Parkway, Smyrna, Georgia — 2800 square foot retail clothier, light metal framing. 1991 construction cost \$64,000.00. DBA90300-901130

**Retail Tenant Plan** — The Men's Wearhouse, Town Center Plaza, 425 Ernest Barrett Parkway, Suite A, Kennesaw, Georgia — 2000 square foot retail clothier, light metal framing. 1991 construction Cost \$46,000.00. DBA90300-901130

**Restaurant Tenant Plan** — Mandarin Express Mall Restaurant, Crown American Corporation's Mount Berry Square Mall, Rome, Georgia — 524 square foot kitchen and serving counter in extremely constricted space, light frame steel, high grade of finishes. 1990 construction cost \$84,000.00. DBA-900228



### Club House

Fenwyck on Jeff Davis Community  
Fayetteville, Georgia

This one-story, 1,000 square foot Meeting Room and Dressing Area is an Assembly Occupancy building designed as a wood frame structure. Contemporaneous cost of construction was about \$95,000. DBA88100

# drawing board atlanta, inc.

architects • designers • planners

## Mercantile & Assembly Projects: Restaurants, Lodges, Shops



### Fast Food Strip Center

Dairy Queen & Subway,  
Rock Quarry Road  
Stockbridge  
This light frame building is approximately 3,000 square feet in area, using an exterior insulation finish system. Estimated cost of construction in 1996 was \$250,000 exclusive of equipment.

**Retail Building** — McWilliams Convenience Store, Rockdale County, Georgia — 3110 square foot, wood construction, two story, retail with speculative retail and office space. Construction Cost \$120,000.00. DBA-900131

**Retail Building** — Marlin Pool Supply Showroom & Warehouse, Jonesboro, Georgia — 4800 square foot, masonry & wood construction, budget metal roof. Estimated Construction Cost \$220,000.00. DBA89100-890831

**Retail Building** — Hester Grocery # 1, Peachtree City, Georgia — 3500 square foot reinforced concrete and wood single story retail building with ancillary deer rendering operation. DBA-890630

**Restaurant Tenant Plan** — Kabob's Restaurant, Riverbend Mall, Rome, Georgia — 762 square foot space plan of kitchen equipment and fire resistant construction in constricted space. Construction Cost \$120,000.00. DBA89300-890131

**Assembly Occupancy** — Simpsonwood Methodist Conference Center, Norcross, Georgia, 43,000 sf Conference Center, 2 Lodges, and future site planning; Greg Mix with previous firm. GMA-841031

**Assembly Occupancy Clubhouse** — Piper's Landing Country Club, 12,900 sf, Stuart, Florida; Greg Mix with previous firm. GMA-830630

**Restaurant Tenant Plan** — Steele Retail Strip, Forest Park, Georgia — 5000 square foot, wood construction, two story retail strip with limited professional offices above. DBA87100-870531

**Hospitality Renovation** — Days Inn, 644 North Lakeshore Drive, Chicago, Illinois — Construction

### Highlands Country Club

Highlands, North Carolina

We have experience in club design and documentation. The Highlands project was managed by one of our principals and includes a large Dining Hall, commercial kitchen, pro shop, cart storage, and ancillary facilities.





# **drawing board atlanta, inc.**

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## **Mercantile & Assembly Projects: Restaurants, Lodges, Shops**



### **Mandarin Express Mall Interiors**

various locations including Mount Berry Square & other Malls

These non-combustible light metal frame interiors are approximately 750 square feet in area, using durable tile and other commercial finishes. Estimated cost of construction in 1989 through 1991 was \$250,000.

Documents 34 story hotel renovation. Andy Jessup with another architecture firm. PAJ-861231

**Hospitality Renovation** — Days Inn, Scottsdale, Arizona — Construction Documents, Two story hotel renovation. Andy Jessup with another architecture firm. PAJ-860531

**Retail Addition & Renovation** — Haverty Furniture Company, Phillips Highway, Jacksonville, Florida — Partial renovation to showroom and 43,000 square foot addition to warehouse. Andy Jessup with another architecture firm. PAJ-841231

**Branch Banking Facility Tenant Plan** — Trust Company Bank, Piedmont Center East — Space planning; Design Development through construction Observation and Administration. Andy Jessup with another architecture firm. PAJ-840731

**Restaurant** — Kentucky Fried Chicken, Greenville, South Carolina — 2 facilities, local code review of standard working drawings. Andy Jessup with another architecture firm. PAJ-830831

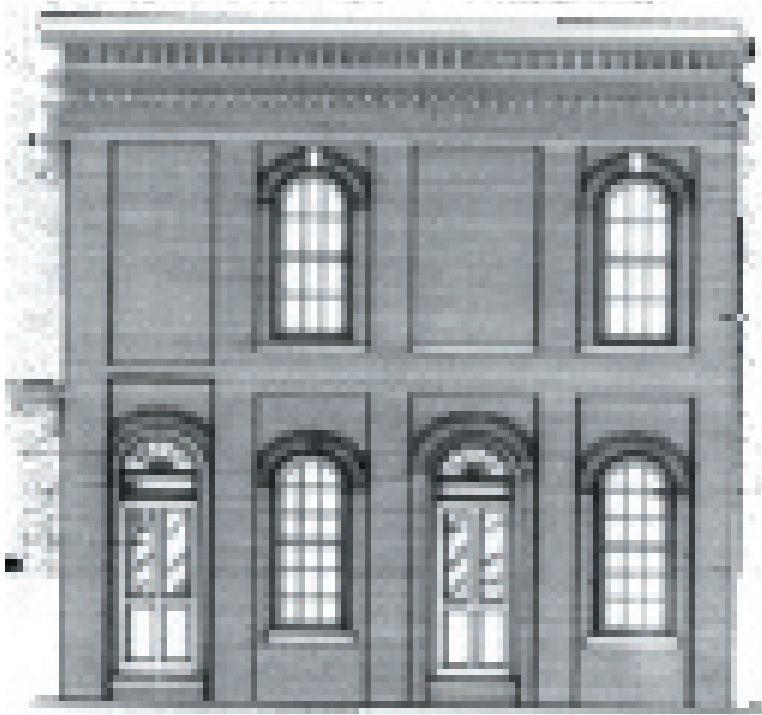


### **Simpsonwood Conference Center**

Norcross, Georgia

Greg Mix, the Project Architect for this complex designed by a previous firm is now a Principal here. He detailed and managed the masonry and wood framing, soft contemporary, architecture and construction of this Mixed Occupancy center that includes a meeting room for about 200 attendees and 2 two-story buildings with sleeping rooms, plus a pool and tennis area in the ARC regulated area on the theChattahoochee River.

## Featured Business Project: Attorney's Office

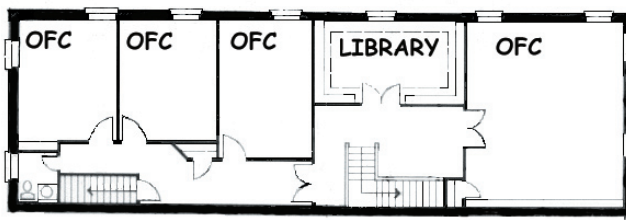


### Office Interiors

#### Adaptive Re-use of Historic Space

Approximately 6,000 square feet of office interior space facing Main Street in historic Jonesboro, Georgia, were demolished due to structural needs and completely reconstructed.

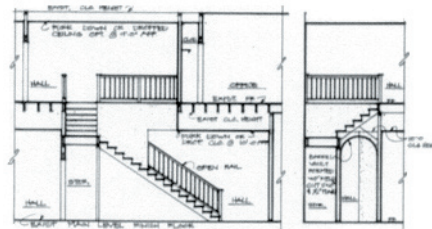
The building's exterior masonry was re-pointed and painted, due to deterioration of existing brickwork. Two facade windows bricked shut earlier in the Twentieth Century were left as they existed. Windows along a side street were left open to allow light into attorneys' offices on the north side.



UPPER FLOOR



LOWER FLOOR



The Law Library on the Second Floor has leaded glass doors to allow light to filter into a two story public space to lighten the interior on both floors and avoid the monotony of a long corridor.

# drawing board atlanta, inc.

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## Business & Industrial: Offices & Workplaces

### OFFICE & INDUSTRIAL ARCHITECTURE & INTERIORS

**Pediatric Dental Office Building**, Gainesville, Hall County, Georgia — approximately 13,000 square foot specialized office space plan with additional lease space on upper floor. (Services completed through design development phase; project abandoned by client; projected 2004 cost \$1,310,000). DBA03101-030831

**Office Building Renovation**, Coker Properties, Stockbridge, Henry County, Georgia — approximately 30,000 square foot office and storage space plan including elevator. Completion Fall, 2003; projected cost \$350,000. DBA02102-030531

**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. Completion Winter, 2003; projected cost \$650,000. DBA02307-031231

**Headquarters Offices**, Associated and Federal Employees Credit Union, Crooked Creek Road, Norcross, Georgia — approximately 75,000 square foot interior space plan in 3 floors, alteration, light metal framing, basic finishes. Estimated 2002 construction cost \$1,550,000. DBA01301-011130



#### Kalin Chiropractic Clinic

Riverdale

The owner desired the healing warmth of sunlight in rooms that faced north as well as south, so we created a south facing clerestory window for those spaces on the northern face of the structure. This wood framed office and space plan enclosed 2,138 square feet of professional space.



#### Rex Family Dentistry

Rex

This one and one-half story, 3,600 square foot professional building was designed for a primary tenant with additional lease space. It is traditional and of wood frame construction with brick facing for reduced maintenance.



# **drawing board atlanta, inc.**

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## **Business & Industrial: Offices & Workplaces**

**Headquarters Office Building** for Jerry Ballard Homes, Inc., City of Fayetteville, Fayette County, Georgia — approximately 6,000 square foot office building, light wood framing on concrete slabs, builder-grade traditional finishes. Estimated 2001 construction cost \$300,000. DBA01103-010831

**Branch Banking Facility**, Federal Employees Credit Union, Dobbins Air Force Base, Georgia — Additions and Alterations to approximately 3,000 square foot retail banking building, light frame construction with brick facing. Estimated 2001 construction cost \$320,000 Construction completed Fall, 2001. DBA01102-010331

**Office Complex** for Amcraft Development and Oliver-Johnson Properties, LLC, Eagles Landing, Stockbridge, Henry County, Georgia — approximately 30,000 square foot office condominium complex, light wood framing on concrete slabs, builder-grade traditional finishes. Estimated 2003 construction cost \$2,000,000. DBA00101-001031

**US Headquarters Offices**, for Stone Haven Partners, a Dutch based real estate equity firm, 710 Peachtree Street, NE, Suite 240, City of Atlanta, Fulton County, Georgia — approximately 3,000 square foot business occupancy, light metal framing on concrete slabs, traditional finishes. Estimated 2000 construction cost \$525,000. WLS-000831

**Office Complex** for Oliver-Johnson Properties, LLC, Marquis Drive, Fayetteville, Fayette County, Georgia — approximately 75,000 square foot office condominium complex, light wood framing on concrete slabs, builder-grade traditional finishes. Estimated 2000 construction cost \$4,000,000. DBA99102-000228

**Office Space** for Jim Hilliard Team of ReMax Greater Atlanta, 514 Flat Shoals Road, S.E., East Atlanta Village, Atlanta, Georgia 30316 — 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. DBA-991231

**Branch Banking Facility**, Federal Employees Credit Union, Facing Historic District, Fort Gillem, Georgia — 3051 square foot retail banking building, light frame construction with brick facing. Estimated Construction cost \$320,000 (completed Summer, 1999). DBA-980131

# **drawing board atlanta, inc.**

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## **Business & Industrial: Offices & Workplaces**

**Branch Banking Facility**, Federal Employees Credit Union, 750 Perry Street, Lawrenceville, Georgia — 2,188 square foot retail banking interior, light frame construction with brick facing. Estimated Construction cost \$120,000 (completed Summer, 1998). DBA-971231

**Speculative Office-Warehouses**, Fairburn, Georgia — 8,000 square foot and 2,000 square foot office buildings and warehouses with pre-fabricated rigid metal frame structures. Design Development services. DBA-971031

**Office Addition**, Atlanta Ice Company, East Point, Georgia — 500 square foot addition under existing roof, wood floor framing, type VI construction (SBCCI), budget grade finishes for repeat client. Estimated 1994 Construction Cost \$20,000. DBA-940630

**Office-Warehouse** for Floor Covering Distributors, 1076 Citizen's Parkway, Morrow (unincorporated Clayton County), Georgia — 9,800 square foot total area including 2,500 square foot office space and 7,300 square foot warehouse. Pre-engineered Rigid Metal Frame construction, light gauge metal office framing, brick facing. Design, Development, Documentation. Estimated Construction cost \$240,000.00 for building, plus approximately \$90,000.00 for site. (Unbuilt). DBA-930831

**Private Airplane Hangar**, Mr. & Mrs. Levy, Mallard's Landing Community, Hampton, Georgia — 3,000 square foot private airplane hangar with ancillary flight room, storage, and lounge. Wood frame, brick facing. Design Development and Documentation. Construction cost \$120,000.00 (Altered Design constructed at cost of approximately \$100,000.00). DBA-920831

**Office-Service Building**, Manchester Industrial Park, Manchester, Georgia — 40,000 square foot speculative industrial building. Metal skin, rigid frame. Design Development and Documentation. Construction Cost \$720,000.00. DBA-910228

**Professional Office Building & Space Plan**, Rex Family Dentistry, Rex, Georgia — 3,600 square foot, 2 story, wood construction professional building. Construction Cost \$140,000.00. DBA-910131



### **Davis Office Addition**

Jonesboro

This one-story, 2,688 square foot, renovation and addition was designed as a wood frame business occupancy for speculative leasing in a developing area. It featured a lighted awning for visibility from the road. Contemporaneous cost of construction was about \$133,400.

# drawing board atlanta, inc.

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## Business & Industrial: Offices & Workplaces

**Office Park**, Sentry Hill of Stockbridge, Stockbridge, Georgia — 32,000 square foot, 2 story, wood frame office & retail complex. Master Plan, Site layout, Design Development, & Construction Documentation for first building. Estimated Construction Cost at Completion \$1,280,000.00 (Unbuilt). DBA-900930

**Office Building Addition & Alterations** for William E. Davis, South Main Street, Jonesboro, Georgia — Alterations to an existing structure and Addition of 2,688 square feet of Speculative Office Space. Wood frame, single story, imitation stucco facing. Lighted awnings make it stand out at night. We liked it so much, we moved in! Construction Cost for shell only \$133,400.00. DBA-900731

**Professional Office Building & Space Plan**, Steele Professional Building, Atlanta Tech Center, Henry County, Georgia — 4,960 square foot wood construction, two story professional services office building. Preliminary Design. DBA-900430

**Office Space Plan**, Brannen-Goddard Leasing Office, Northridge Business Park, Roswell, Georgia — 3112 square foot light frame steel construction, single story space plan in existing building. Estimated 1990 construction cost \$68,000.00. DBA-900331

**Professional Office Building & Space Plan**, AJ Enterprises Professional Building, McDonough, Georgia — 2,500 square foot, wood construction, single story office building with space planning. Construction Cost \$101,000.00. DBA-891130



### Park 54 Office Complex

Morrow

Half a dozen two- and three-story office buildings were designed for wood frame business occupancy for speculative leasing. They ranged in size from 5,000 square feet to 10,000 square feet and accommodated substantial level changes across the site.



# drawing board atlanta, inc.

architects • designers • planners

## Business & Industrial: Offices & Workplaces



### Big Oak Office Complex

Jonesboro

This one-story, 26,000 square foot, two-building complex was designed as a wood frame business occupancy for speculative leasing. It was designed around a monumental oak tree with a 22' girth, which was carefully preserved near the historic district of an old downtown. Contemporary cost of construction was about \$375,000.

**Office Complex**, Big Oak Office Park, Jonesboro, Georgia — 26,000 square foot, wood construction, single story, speculative office; 2 buildings. Master Planning, Zoning Study, Construction Documents, Permitting Assistance; Estimated Construction Cost for Complete Complex \$375,000.00 (Partially Built). DBA-871231

**Printing Plant & Ancillary Offices**, Mableton, Georgia — 8,640 square foot, pre-engineered, metal skin, steel structure with two story wood frame office space plan. Estimated Construction Cost \$285,000.00. DBA-871031

**Professional Office Building & Space Plan**, Kalin Chiropractic Clinic, Riverdale, Georgia — 2,138 square foot, wood construction, single story, solar assisted heated, professional office building with space planning. DBA-860531

**Barr-Eplan Office Building**, Norcross, GA — 5,000 square foot, two story wood construction office. Andy Jessup with another architecture firm. PAJ851031

**Branch Banking Facility**, Trust Company Bank (now SunTrust), Mountain Industrial Boulevard, Tucker — Construction Documents through construction observation. Andy Jessup with another architecture firm. PAJ850731

**Office Complex**, Park 54 Office Park, Morrow, Georgia — 5,000 and 7,500 square foot, wood construction, two-story speculative office buildings; 8 buildings. DBA850531

**Branch Banking Facility**, National Bank of Georgia, Powers Ferry Road — Total renovation and conversion from existing restaurant to bank; design through construction administration and observation. Andy Jessup with another architecture firm. PAJ850228

## **Religious & Educational: Churches, Schools, Daycare**

### **List of Religious & Educational Projects**

**Religious Assembly & Educational Project** — Alterations and Additions to Grace Community Brethren in Christ Church, 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. DBA02103-030531

**Educational Occupancy Conversion** of former Clubhouse to Pre-Kindergarten, Lexington Square Townhouse Community, 1625 Conley Road, Conley, Georgia — 1,270 square foot existing assembly occupancy being converted to Pre-Kindergarten Educational Facility, and addition of wheelchair-accessible restroom, with modernization of mechanical, plumbing, and electrical systems. Estimated Construction Cost \$35,000.00 in 1993. DBA93103-931231

**Religious Assembly Occupancy Alterations & Additions** — McDonough Congregation of Jehovah's Witnesses, Highway 42, McDonough, Georgia — affected 6000 square foot, wood frame, brick faced meeting hall, classrooms, food preparation, and ancillary spaces. DBA-910331

**Assembly Occupancy Landscape Structures** — Milford Chase Community Playground, Cobb County, Georgia (300+ lot subdivision) — Conceptual arrangements of recreational activities on available land lot in existing community. DBA90401-900531

**Religious Assembly Occupancy** — North Griffin Congregation of Jehovah's Witnesses, 2940 North Expressway, Griffin, Georgia — 5200 square foot, wood frame, brick faced meeting hall, classrooms, food preparation, and ancillary spaces. Estimated Construction Cost \$300,000.00. DBA-900331

**Education Occupancy Alterations & Additions** — Hale Haven Learning Center, Clayton County, Georgia — 3875 square foot, wood construction, two story day care center. Unbuilt. DBA-891231

**Education Occupancy Alterations & Additions** — Day Care Center, Henry County, Georgia — 5600 Square foot, two story, wood frame with appropriate accommodations for day care. Estimated Construction Cost \$450,000.00. Unbuilt. DBA-890228

**Religious Assembly Occupancy** — College Park Congregation of Jehovah's Witnesses, 1202 Sullivan Road, College Park, Georgia — 5200 square foot, wood frame, brick faced meeting hall, classrooms, food preparation, and ancillary spaces. Estimated Construction Cost \$300,000.00. DBA-880331

**Religious Assembly Occupancy** — Riverdale Church of God, Georgia Highway 85, Riverdale, Georgia — addition to sanctuary. DBA-880228

**drawing board atlanta. inc.**  
a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

**Religious & Educational: Churches, Schools, Daycare**

**Institutional Occupancy Landscape Wall** — A.G. Rhodes Home, Grant Park Neighborhood, Atlanta, Georgia — Design and construction documents, landscaping and soundproofing wall. Andy Jessup with another architecture firm. PAJ-850630

**Educational Occupancy Alterations & Additions** — Therrell High School, Atlanta — Total renovation and 55,000 square foot addition to existing facility. Andy Jessup with another architecture firm. PAJ-831231

**Assembly Occupancy Clubhouse** — Highlands Country Clubhouse, 14,200 sf, Highlands, North Carolina; Greg Mix with previous firm. GMA-821231



# drawing board atlanta, inc.

architects • designers • planners

## Community Design: Master Plans, Streetscape, Studies

### Partial List of Community Design, Master Planning Projects, & Zoning Studies

**Haverty Hollow Day Camp** — 1225 East Beechwood Drive, NW, Atlanta, Fulton County, Georgia — master planning for five acre day camp off of Northside Parkway adjacent to Nancy Creek. WLS-950831

**Feasibility Study** for 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). DBA02101-020930

**Community Design** — Gingercake Landing Sidewalk Landscape, Fayetteville, Georgia (57 lot narrow-lot subdivision). — Conceptual design for thematic elements to create more unified feel in community designed by others. DBA-881130

**Community Design** — Windslow Estates, Henry County, Georgia — 19 lot subdivision at Moore and Henrico Roads. Home designs proposed to be from a stock plan collection owned by our principal Andy Jessup. DBA-880831

**Multi-unit Detached Housing Design** — Fenwyck-on-Jeff Davis, Fayetteville, Georgia — 77 lot subdivision. Community Plan and design of Single family detached homes 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. DBA-860531

**Landscape Monument** — Atlanta Junior College Pedestrian Entrance Monument — Concrete. Andy Jessup with another architecture firm. PAJ-840228



### Community Planning

#### Numerous Locations

We work with knowledgeable consultants from many fields to create neighborhoods where people want to live. The illustration at left was produced to assist in answering questions of neighboring citizens. It was later used to market the community to purchasers as it was being developed. We have planned suburban subdivisions and neo-traditional communities.



### Monuments & Streetscape

#### Fenwyck on Jeff Davis Community

#### Fayetteville, Georgia

We design and detail individual monuments and streetscape programs for large and small communities.

# **drawing board atlanta. inc.**

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## **Attached Residential Projects: Lofts, Apartments, Condominiums**

### **Attached Residential Projects**

**Multi-unit Semi-detached Housing Complex** — Lampkin Street Duplexes, Old Fourth Ward, Atlanta, Georgia, Del Sol Development. GMA-010831

**Multi-family Attached Housing Complex** — Seaborn Village Apartments, Riverdale, Georgia — 24 units, wood construction, two story, attached residential; 3 buildings. Estimated Construction Cost \$850,000.00. DBA-881231

**Multi-unit Detached Housing Design** — 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. DBA-870331



### **Duplex**

Woodlake Landing Complex, Clayton County  
Split-story units with 1,456 square feet of heated area each, plus an enclosed garage.



### **Triplex**

Woodlake Landing Complex, Clayton County  
Single-level and multi-story, two bedroom, townhome units ranging from 988 square feet to 1300 square feet of heated area each, plus an enclosed garage.



### **Quadruplex**

Henry County  
Each two-story building contains four flats with approximately 903 square feet each, with one or two bedrooms, originally built in several complexes of four buildings each, and subsequently on individual lots for investors.

# drawing board atlanta. inc.

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## **Attached Residential Projects: Lofts, Apartments, Condominiums**

**Multi-unit Detached Housing Design** — The Courtyard Homes, Cluster Houses at Ford's Colony, Williamsburg, Virginia, 11 Typical zero lot line homes; Greg Mix with previous firm. GMA-870131

**Multi-unit Detached Housing Design** — The "Links" Condominiums at Ford's Colony, Williamsburg, Virginia, 80 units; Greg Mix with previous firm. GMA-861130

**Multi-unit Detached Housing Design** — The Manor Houses at Ford's Colony, Williamsburg, Virginia, 50,000 Sq. Ft., 24 Units, (1989 Grand Aurora Award); Greg Mix with previous firm. GMA-860831

**Multi-unit Detached Housing Design** — Fenwyck-on-Jeff Davis, Fayetteville, Georgia — 77 lot subdivision. Design of Single family detached homes 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. DBA-860531

**Multi-family Attached Housing Complex** — Woodlake Landing Condominiums, 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. DBA-860331

**Multi-family Attached Housing Complex** — Taylor's Crossing, Riverdale, Georgia — 50+ lot subdivision. Coordinated design of six basic plans from 1200 square feet to 1450 square feet. DBA-840531

**Multi-family Attached Housing Complex** — The Oaks of Dunwoody Condominiums, Dunwoody, Georgia, 126 units; Greg Mix with previous firm. GMA-830630

**Multi-family Attached Housing Complex** — The Fairways Condominiums, Highlands Country Club, Highlands, North Carolina, 36 Units; Greg Mix with previous firm. GMA-820430

**Multi-unit Detached Housing Design** — Over One Thousand Residential Designs completed to date. Over 180 designs published through 6 national publishers. Approximately 300 designs published through 9 in-house publications owned by our Principals, numerous print publications, and more than half a dozen Internet sites.



### **Eightplex**

Riverdale

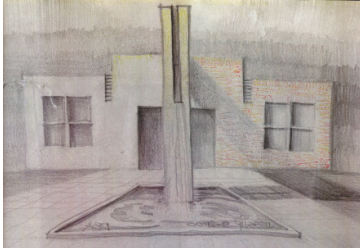
Each two-story building contains eight flats with approximately 900 square feet each, with two bedrooms, originally built in a complex of six buildings, and subsequently in another complex with four buildings with modified unit layouts, as well as various other configurations.



# **drawing board atlanta, inc.**

a r c h i t e c t s • d e s i g n e r s • p l a n n e r s

## **Sketches, Designs, Proposed & Upcoming Projects**



### **Proposed Mexican Restaurant**

Henry County, Georgia

Proposed to seat 25 patrons and enclose less than 3,000 square feet, this unbuilt design was inspired partly by the architecture of Luis Barragan of Mexico. It was proposed to be built of wood framing with brick facing, and a white membrane "cool roof" to reduce reflected heat in the urban environment.



### **Proposed Brick & Terra Cotta Office Building**

Fayetteville, Georgia

This two-story, 4,608 square foot office was designed as a wood frame business occupancy for a single tenant in a developing area. It featured decorative brick coursing accented with varied color brick selections and shaped terra cotta capitals on engaged pilasters. Proportions were carefully classical to communicate the understated elegance of a small corporate headquarters.



### **Proposed Brick Office-Service Building**

Peachtree City, Georgia

This 2-story, metal frame, brick face, 8,000 square foot office was designed to front a metal frame storage occupancy for a single speculative tenant. It featured understated decorative brick coursing accented with varied color brick selections in contemporary corporate style and proportioning to communicate corporate culture.



### **Proposed Mixed Use**

Cabbagetown Landmark District, Atlanta, Georgia

This 4-story, metal frame, brick face, 14,000 square foot office is designed with mercantile and restaurant-assembly occupancy on the ground level, with flats on the level above, and the 2 top floors to be townhomes with panoramic views of the city and rooftop decks.