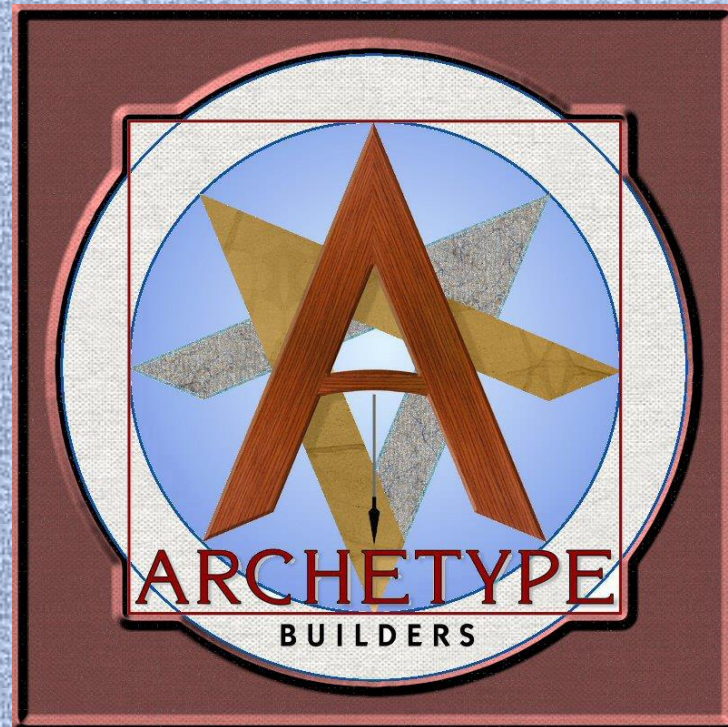


The Best of Archetype Design/Build, Inc: 1996 - 2020



Randall, Rhoen and Team, 2004

During reconstruction of
898 Stratford Road,
Avondale Estates, GA



Are you considering remodeling your home or adding on to it? Perhaps a new kitchen or bathroom? Or maybe you want to add a Master Bedroom wing. Or even add a second story. Take some time to peruse the wide variety of projects we have undertaken. In the process you will gain an education into the process and methods of the remodelers craft. Hopefully you will see something that is relevant to your situation. We have an extended team of talented and experienced subcontractors, consultants, designers and suppliers whose coordinated efforts can successfully complete virtually any remodeling project. If you are interested in discussing your project with us please make contact to set up an initial consultation.

Home Additions and Whole House Remodeling

A remodeling project can be as varied as the reasons for its necessity. It might be a renovation of an existing, perhaps outdated space, such as a kitchen or bathroom. It might be a simple room addition to accommodate a growing family. It might be the finishing of an unfinished space such as an attic or basement. Sometimes it may involve stripping a house down to its bones, exposing the frame and then rebuilding it like new with all upgraded systems and finishes. Often times, in a urban environment the limitations upon space require expansion of an existing house upward. Peruse the following portfolio to see a sample of some of the varied projects we have undertaken which involve the highest level of the remodelers craft.

Many homeowners find themselves faced with a dilemma. For whatever reason, the house in which they dwell is unsuitable for their current lifestyle. Do they move to a new home, or do they attempt to modify their existing home? If opting for a new home other questions arise. How complicated will the move to a new location be? To what extent will the new home provide the remedy for the defects of their current home? If not, to what extent would it be necessary to alter the new home? Or, do they stay where they are and undertake a renovation or a remodeling project? And if so, what complications would have to be overcome? Is it possible to live in a home while it is being renovated? These are the kinds of questions we can help you answer.

“Recognizing the need is the primary condition for design.” – **Charles Eames**

At Archetype Design/Build we take a different approach to our projects than many of our competitors. We are very selective about our clients and our projects. The Contractor/Client relationship is of paramount importance and the project must be one for which our unique skill set is best suited. We believe that when we undertake to design and build a project we are entering into a partnership with our clients, that they are as much a part of the team as the subcontractors, the suppliers, the financiers and building inspectors, all of whom share the same goal: the successful completion of the project to everyone's satisfaction, but most especially that of the Owners. It is our goal, when completing a project, to form a lasting friendship with our clients. We have relationships with many of our clients spanning decades. When the same Owners hire us repeatedly for multiple projects over many years it says that we are doing something right.

Entering into a major building or remodeling project can be an exhilarating and stimulating adventure or it can be a stressful nightmare, in some cases the consequences can drag on for years if not properly executed. When we undertake a project we prioritize a stress free experience that leads to impeccable results and levels of craftsmanship seldom seen any more.

If you are interested in diving into greater depth and detail about the renovators/remodelers/homebuilders craft then please peruse our extended portfolio. Here you will find a wide variety of projects we have undertaken over the decades which demonstrate the creativity and technical expertise of true masters of the craft. In the process it is hoped you will gain a greater appreciation and insight into the range of ideas and possibilities for developing, restoring, expanding or upgrading your present or future home.

Quotes

Every great building once begun as a building plan. That means, sitting in that building plan on the table is a mighty structure not yet seen. It is the same with dreams. *Israelmore Ayivor*

"To create, one must first question everything." – **Eileen Gray**

"A house without books is like a room without windows." **Horace Mann**

"Architecture should speak of its time and place, but yearn for timelessness." – **Frank Gehry**

The architect must get to know the people who will live in the planned house. From their needs, the rest inevitably follows.
Ludwig Mies van der Rohe

One of the great beauties of architecture is that each time, it is like life starting all over again." – **Renzo Piano**

"The mother art is architecture. Without an architecture of our own we have no soul of our own civilization." – **Frank Lloyd Wright**

"A house in harmony with nature is much more than a house; it is a continuation of the spirit of nature within us!"
— **Mehmet Murat ildan**

"Home is a place you grow up wanting to leave, and grow old wanting to get back to."

"Houses are like people - some you like and some you don't like - and once in a while there is one you love."
— **L.M. Montgomery, Emily Climbs**

When we build, let us think that we build forever. *John Ruskin*

A building is not just a place to be but a way to be. *Frank Lloyd Wright*

If you are interested in diving into greater depth and detail about the craft of homebuilding, renovating or remodeling please peruse our extended portfolio. Here you will find a wide variety of projects we have undertaken over the decades which demonstrate the creativity and technical expertise of true masters of the craft. In the process it is hoped you will gain a greater appreciation and insight into the range of ideas and possibilities for developing, restoring, expanding or upgrading your present or future home.

Archetype Design/Build

PREMIER PROJECTS

The portfolio that follows presents examples of the highest mastery of the remodelers and renovators craft, honed after decades of experience to the pinnacle of skill, creativity and technical ability.



898 Stratford Road, Avondale Estates: The original house seen here was a small bungalow with two bedrooms and one bath. The proposed project involved construction of a full second story, with an additional Master Bedroom wing on the main floor and a mostly finished attic.



The complete project. Note the leaded glass windows in the gables. The stucco system is a 3-coat hybrid with traditional base coat troweled onto steel lath, a second scratch coat and a top coat of pigmented acrylic. This creates a long lasting, low maintenance surface.



Front entryway with timber framed portico and custom-built oak door with operable 'speakeasy' window



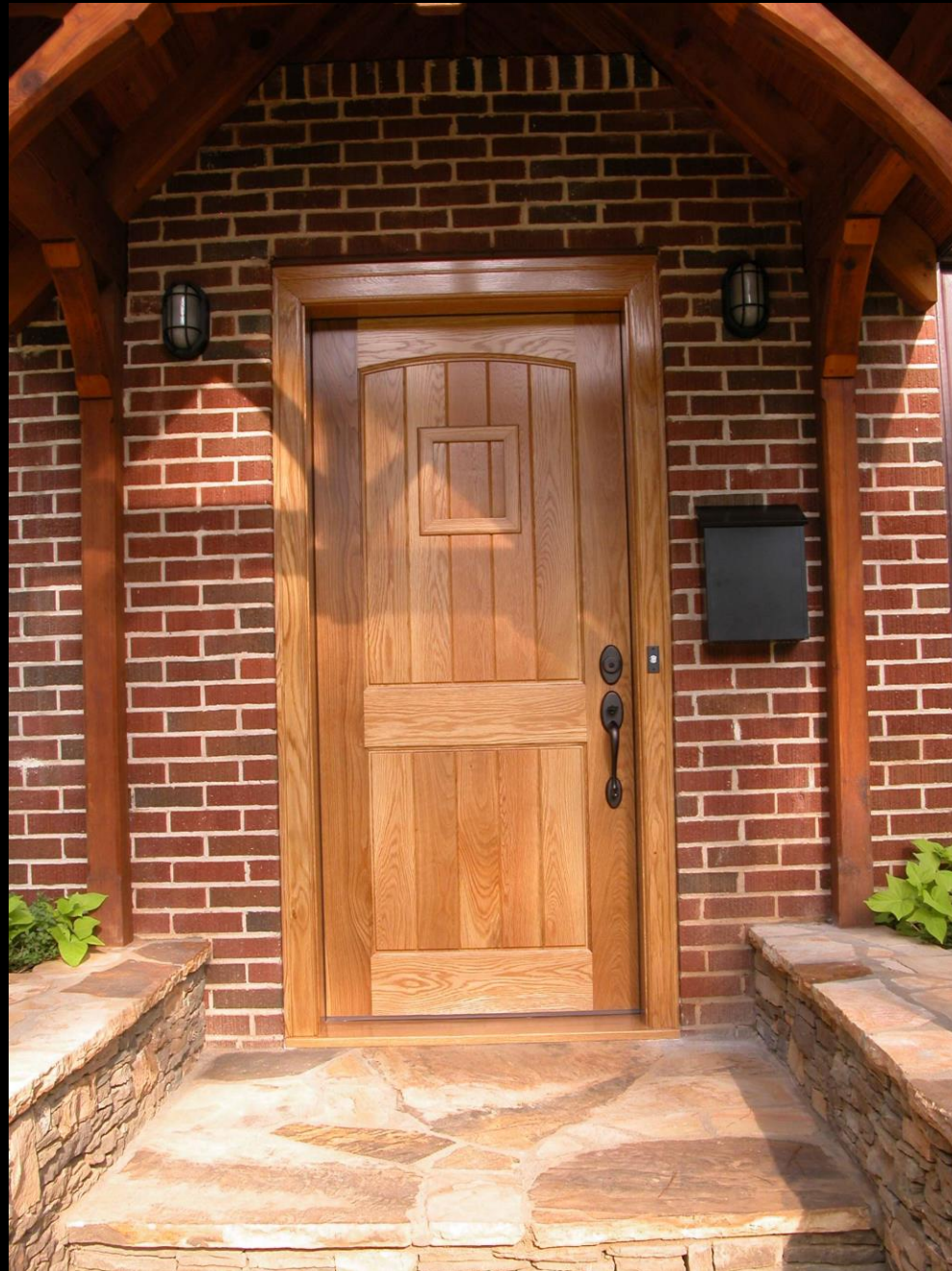
Timber framing details on the front portico



"God is in the details."

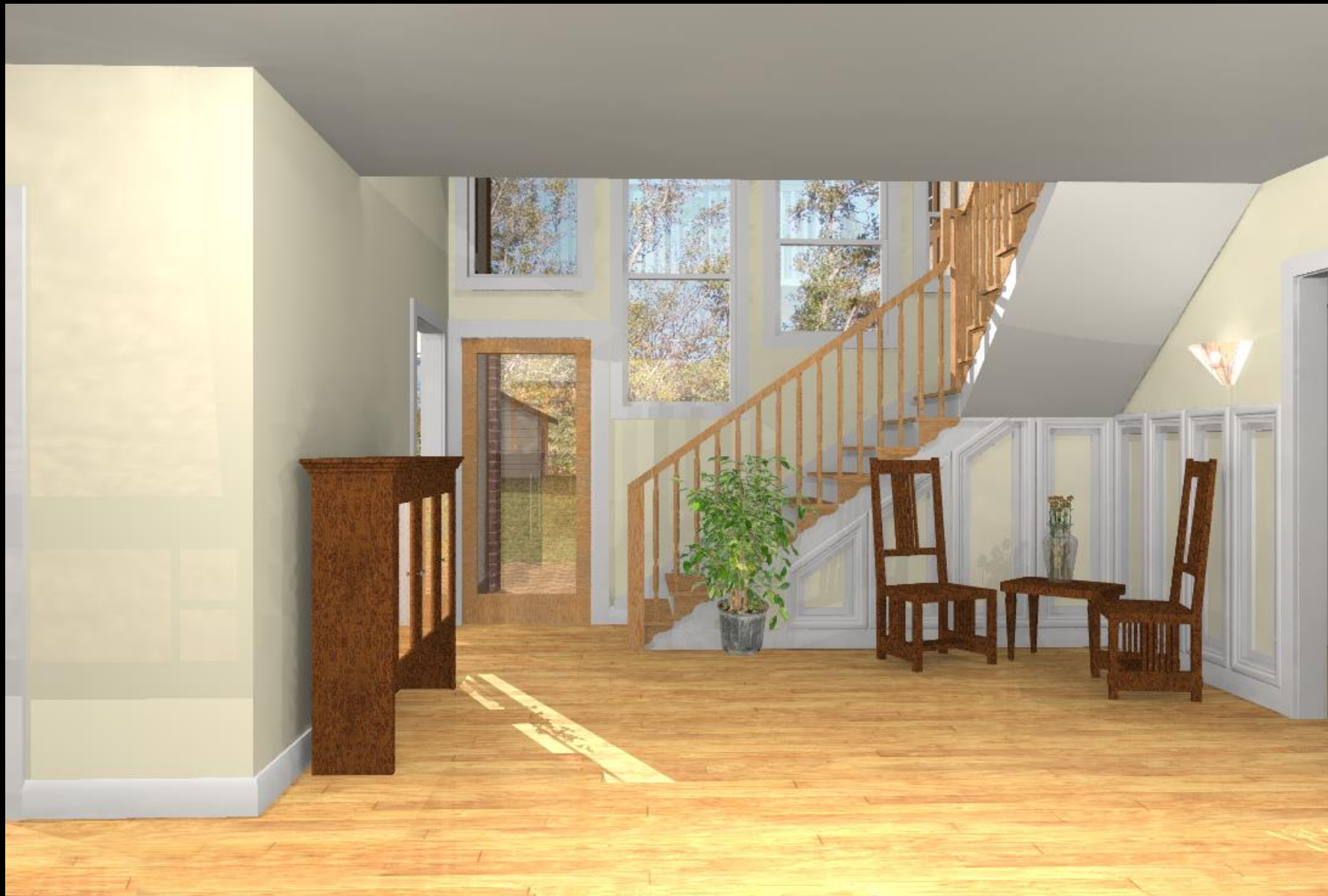
Mies van der Rohe

Custom, hand built, solid oak front door
with hinged “speakeasy” window





View from the back yard



Early computerized raytrace rendering of view from front door – looking towards back yard – as envisioned in the fall of 2004.



Same view as realized one year later – fall, 2005



Simple stone and timber detailing on Living Room fireplace



View of the backyard from the second floor balcony

2 Dartmouth Rd, Avondale Estates, GA. The existing house was slab on grade construction. While the brick and ashlar stone masonry was well done and attractive, the rest of the house was not well executed. The framing and carpentry work was substandard. The systems were obsolete, the windows were inefficient. The decision was made to remove the roof, and all walls, both exterior and interior, leaving only the concrete slab and the existing masonry veneer and wainscoting, which the Owners found attractive. A new house would be constructed on the slab and would incorporate the masonry into the new structure. The Owners wanted the new home to be in the Prairie Style of Frank Lloyd Wright who utilized masonry work in his designs very similar to that seen here. Working with designer Mike Melia a new much larger house was designed and constructed, incorporating elements of Prairie Style.





The new home, incorporating elements typical of Prairie Style such as corner windows, balconies, wide cantilevered eaves and the raised patio. The new masonry has been blended perfectly with the existing which was carefully preserved.



View of the north face of the house before reconstruction



View of the north face of the house after reconstruction. Note the Prairie Style windows and the brick corbeling on the second floor balcony rail.



View of the northwest corner of the house before reconstruction. Note carefully the ashlar stonework. Toggle back and forth between this and the next slide to see the integration of new with old.



View of the northwest corner of the house after reconstruction.



View of the western façade before



West façade after reconstruction. Many of the elements of Prairie style are displayed here.



View of the southwest corner before reconstruction.



Same view as previous slide. Compare with previous to see the extent to which the original footprint was lengthened. From the right-hand garage door to the right hand corner of the house is all new construction from the ground up.



Southern façade. This section of the house was constructed new from the ground up. The Master Bedroom occupies the second floor space and features a wall of Prairie Style casement windows topped with matching transoms.



Front entryway



#2 Dartmouth during reconstruction. Note that only sections of the masonry façade remain. All existing walls and other structure has been removed and new walls, floors, ceilings and roof are being entirely replaced with new framing.



New construction underway



Subfloor decking being installed on the second floor



Second floor walls have been constructed and roof is being framed



Steel channel employed to carry the second floor masonry



Cantilevered steel channel employed to carry the second floor masonry



Patio with planter



Interior view of #2 Dartmouth Ave. showing trim and finish work



Staircase with cable rail at #2 Dartmouth



An example of Prairie style window treatment



195 Lamont Drive, Decatur Georgia: Photo of house prior to redesign and reconstruction. Project included an expansion of the roof to accommodate a second floor, an addition at the rear of the building and a renovated façade.



Lamont Drive after reconstruction. Note increased height and pitch of the roof and the addition of two dormers, one with a shed roof and the other with a gable. Note also on the front facing wing how the roof has been raised to accommodate a third upstairs bedroom. Note also the improved portico with new columns and arched lintels.



Rear view of Lamont Drive just prior to construction of a new two story addition that will tie into the new second floor constructed over the existing house footprint.



Completed view of the rear of Lamont Drive



Lamont Drive during reconstruction



Lamont Drive during reconstruction



One more look. The two story rear extension is plainly visible in this view.



831 Stratford Road, Avondale Estates, Georgia. This house was built during the interwar years and suffered major deficiencies. The mortar of the brick was deteriorated and the framing/rough carpentry was substandard. However, the foundation was in extremely good condition and well-built. The decision was made to build a new house on the existing foundation, utilizing the same footprint in the new design.



The existing footprint lent itself well to a design inspired by the style of an Italianate villa by Andrew Jackson Downing. Toggle back and forth between this view and the previous to appreciate the preservation of the original outline. Note cupola and weathervane. This view is facing west.



831 Stratford Rd under construction. View from the rear. Note existing foundation. Next view shows completion of framing for first and second stories built on the existing foundation.



831 Stratford Rd also involved construction of a rear extension to enlarge the overall footprint.



Rear view of 831 Stratford Rd. after completion. Note the split-level entrance and the balcony accessible from both upper rear facing bedrooms. Upper level of the multi-level deck is accessible from kitchen/breakfast room. The half basement level to the right of the entrance serves as a recreation room.



Interior view of the rear split entry



Front view of 831 Stratford Rd. under construction.



The new house is taking shape. Two story tower is the crown of the Master Bedroom Suite that extends across the entire front of the second floor.



View of the kitchen



Master Bathroom



Looking up into the tower from within the Master Bedroom



Tile pattern on the main floor below the tower



Existing bungalow at 2299 Cottage Grove Avenue, S.E. Atlanta Georgia. This house was occupied by a young, growing family that needed more room. Additionally, the existing house was in dire need of maintenance. The redesign involved adding a 2/3 second story, an exterior siding upgrade and a new front porch. Next slide shows the completed project.



Dormer on the right with the octagon window is part of the Master Suite. The other two dormers are both bedrooms. Note reconstruction of the front porch.



2299 Cottage Grove under construction. The first walls of the second story are going up. The Owners lived in the house below throughout the entire process, which, for the most part is going on entirely outside of their living space. Only at the end of the job do we break through in order to build a staircase to connect the two floors.



Second story roof going up. Not all projects are suitable for Owner occupancy during construction, but some do, as in this case, which involved only minimal work on the existing main floor.



The three dormers under construction. They are the key to this design, which attempts to provide expanded functionality while remaining true to the cottage like style of the original bungalow.



Photo of the east wall of the house before reconstruction. Note the condition of the original plank siding. There were many cracks and gaps between planks that allowed for extremely wasteful energy consumption.



East wall after completion. Dilapidated siding has been replaced and repaired. Removal of the old siding opened up the framing of the exterior walls which allowed for the installation of R-19 insulation into the stud cavities and effective weather stripping of the windows, thereby considerably enhancing the energy efficiency of the building. Windows on the second floor are all new insulated glass.



The retired Owners of this ranch style house ,with a roof in dire need of attention, wanted to remodel the home to give the feel of a French country manor. The next slide shows the completed redesign and reconstruction. Note half gables and flared roof line.















*"Architecture should speak of its time and place, but yearn for timelessness." –
Frank Gehry*



#78 Dartmouth Ave. Avondale Estates, before conversion and expansion



#78 Dartmouth Avenue after conversion



#78 Dartmouth Ave. reconstruction in progress. Note how the new roof is constructed over the existing roof. After removal of original roof second story walls will be constructed. A new second story floor system will be constructed independent of the existing ceiling and will be leveled to within 1/16th of an inch over the whole house.



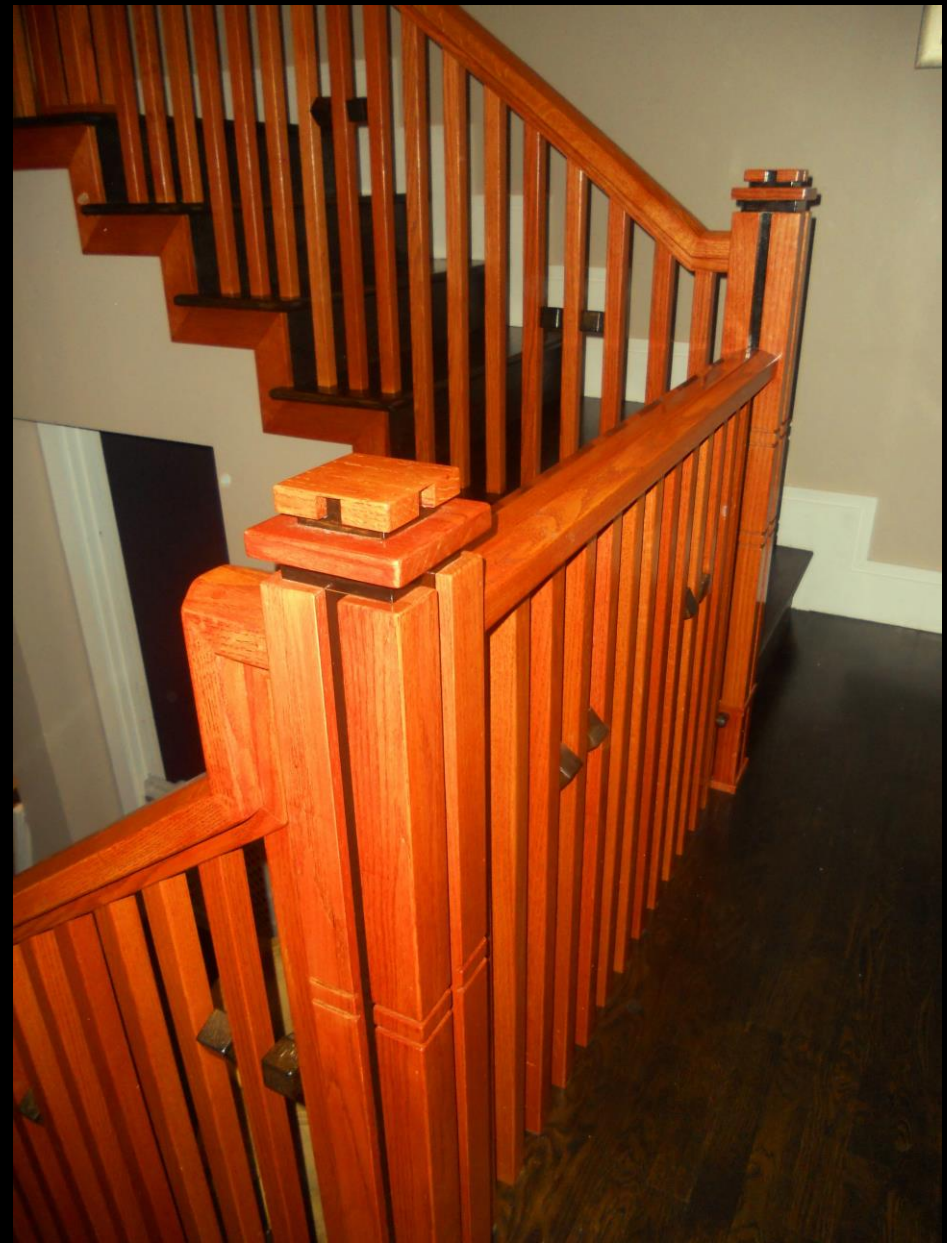
#78 Dartmouth Avenue, another view



#78 Dartmouth Ave, rear expansion coming out of the ground



#78 Dartmouth Avenue: Wall and roof framing in place



Staircase at #78 Dartmouth Avenue



#78 Dartmouth Avenue: Studio and garage



#803 Stratford Road: Before rear expansion project. Owners wanted a new family room and Master Bedroom suite.



#803 Stratford Road: After rear expansion project



#803 Stratford Road: Interior view









Second story addition at #16 Dartmouth Avenue, Avondale Estates, Georgia, at the beginning of the reconstruction

Second story addition at #16 Dartmouth Avenue, Avondale Estates, Georgia

The roofline of the existing house was preserved and the end walls of the addition were set back from the lower walls in order to form an overhanging eave on the upper level that was flush with the existing eaves. The project also included an extension off the kitchen to create a breakfast room as seen at the far end. The original house was a single story with brick veneer and eaves flush to the exterior walls. The ridge of the new roof has been extended about 3 feet from the original ridge to add more headroom while minimizing the appearance of change from the street. Typically, where the second floor does not have a brick facing, the new exterior framed walls will be built on top of the existing main floor framing thus creating an offset as can be seen on the back wall from first to second stories. The attic was unfinished prior to construction. This view is looking to the north.



Another view of #16 Dartmouth Ave. The kitchen/breakfast room addition, which faces east, has French doors leading out to the back yard. Lots of windows make for a very light and airy space. Note the brick wainscot and steps to complement the original brick facing. The triple French Door unit with balcony is off the Master Bedroom suite. The arched window is a feature of the Master Bath.





#42 Lakeshore Drive, Avondale Estates, before the transformation



#42 Lakeshore Dr. after transformation



Rear of #42 Lakeshore Dr. before conversion



Reconstruction of the rear of #42 Lakeshore Dr. in progress



Rear of #42 Lakeshore Drive complete except for lighting and landscaping



Dave Leonard: #2 Lakeview Place, Avondale Estates, Georgia. Before redesign.



Computer design of for a new screen porch and rear “mudroom” entry



Completed project



Attic Expansion: 361 Arizona Avenue, Atlanta, Georgia, before and after views (Lake Claire neighborhood, Spring, 2014)

This home was occupied by an elderly couple who required more space. The attic in the existing house was a confining, awkward space that was accessible only by a pull down stairs that was impossible for the Owners to operate, especially given that the main floor had ten foot ceilings. A more stylized and architecturally compatible design was offered as an option but the Owners elected to go strictly utilitarian due to budgetary constraints, the idea being to carve out the maximum amount of space for the least cost per square foot.



The primary challenge was the structural integration of new with old and the complicated space of the existing attic.



Attic expansion: Arizona Avenue, Atlanta, Georgia



Looking towards the south wall. Floor joists are in place, roof has been decked and completed with membrane roofing. Exterior walls are in place. A change in ceiling level in the existing house from 10 feet down to 8 feet complicated the project. In the righthand view this change is easily seen. It was decided to partition the new space at this level change to simplify construction, leaving the area beyond the new wall as unfinished attic. The open below area without floor next to the south wall will become the new stairwell.



The dimensions of the existing house and room layout did not provide enough horizontal space for the construction of a comfortable set of stairs, which ranges from about 32 to 34 degrees. To solve this problem and to create more horizontal run, a small extension on the back, or southeast corner had to be built to serve as a foyer. On the left image the footing trenches are excavated, forming is in place and steel reinforcing, both rebar and welded wire mesh, has been set. The new floor slab is ready to pour. In the right photo the concrete has been poured and is being troweled to a smooth finish. Note that anchor bolts for the new walls have been cast into the concrete to securely anchor the new walls to the slab.



Attic expansion: Arizona Avenue, Atlanta, Georgia



Left: Stairs and stair well roughed-in. Above: The stairwell will be the only finished space in this project. As with all second story additions, the new floor is independently leveled with respect to the existing walls and ceilings.



The new space is taking shape. Owners elected to not finish out the space as its primary purpose was storage. However, the room could be finished at a later date by current or future Owners. Note door to the stairwell and the original roof line which is visible in the far wall as indicated by red arrow.



The stairs and stairwell to the newly enlarged attic space have been finished



Looking down the stairs toward the back yard and the new entryway. The corner of the foyer has been angled to allow ample space for an exterior pathway from the side of the house to the backyard.



Before and after views of a simple screen porch addition and upgrade to the rear deck

Glenn Schuffenhaure
185 Coventry Road, Decatur GA



Will and Kelly Close
Expansion and conversion of unused garage attic space into an artists studio





Evaluating the space for potential expansion



Concept for expansion and conversion of attic into studio space

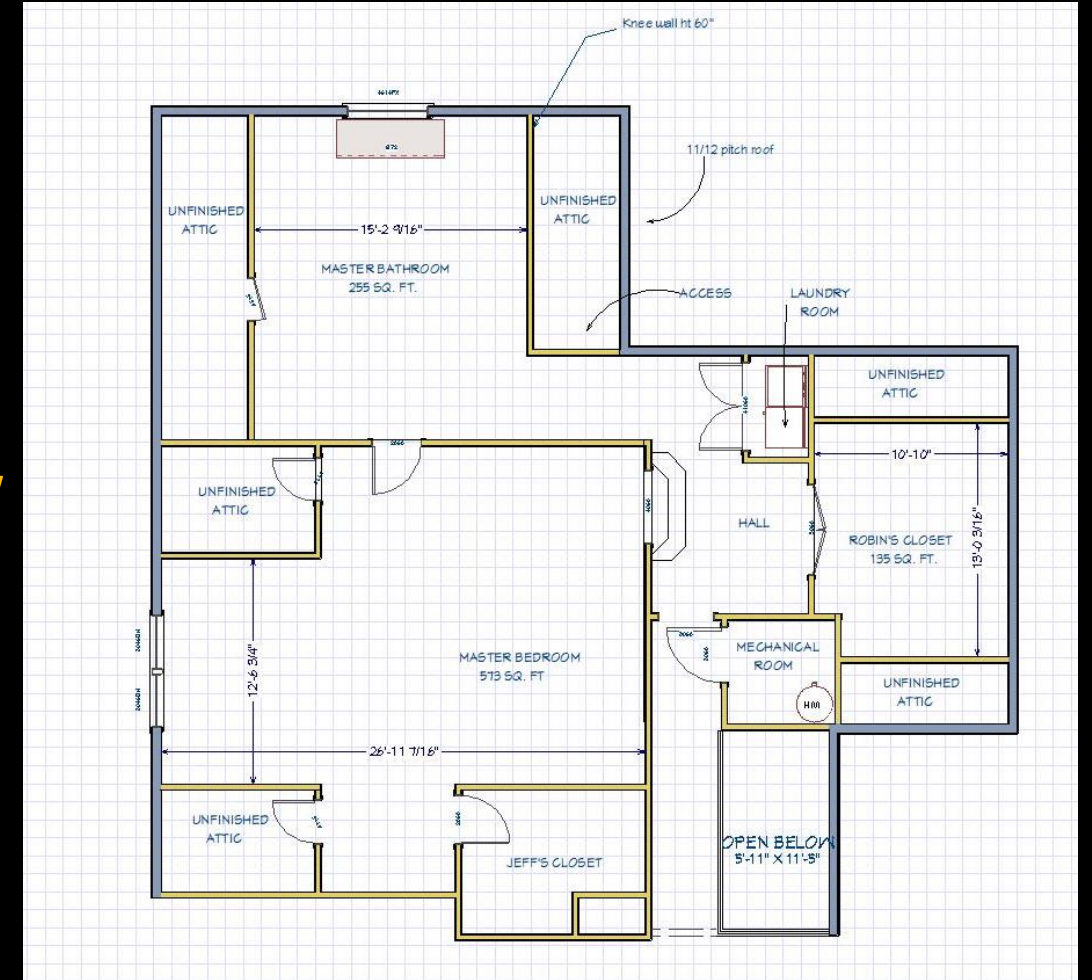
Studio Complete

NEED FINISHED PICTURES

Coventry Close Master Bedroom Suite



View towards the south in the unfinished attic space before completion to a Master Bedroom suite



Floor plan of the remodeled space

Coventry Close Master Bedroom Suite



Coventry Close Master Bedroom Suite

Existing dormer niche on the left and rendering of the finished area on the right



Dormer window faces west



Project: Convert unfinished attic space into a Master Bedroom Suite



Coventry Close Master Bedroom Suite



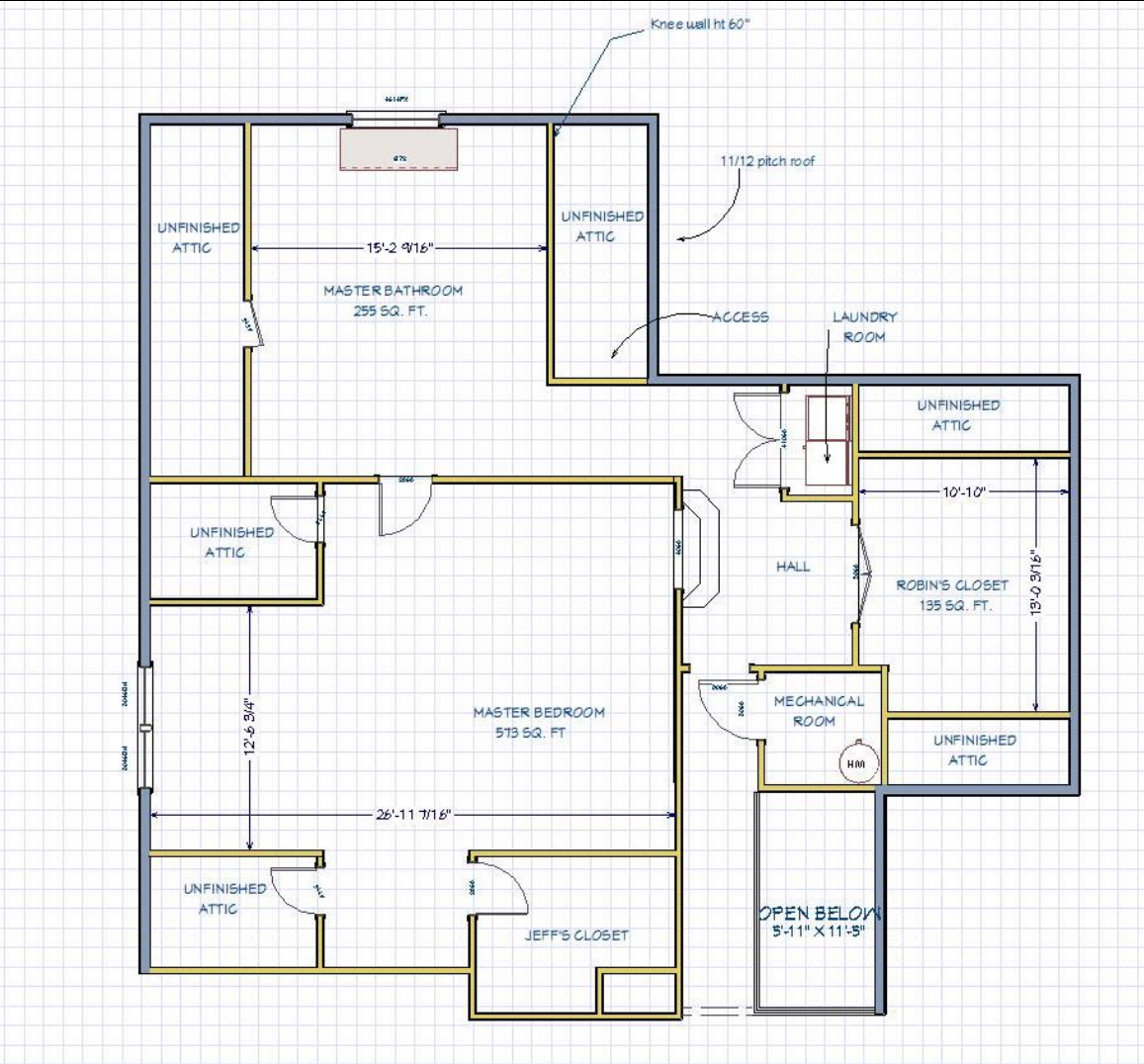
View to the North. Proposed bathroom space lies beyond the drywall portion of the north wall



Proposed bathroom space

Coventry Close Master Bedroom Suite

North



South

Coventry Close Master Bedroom Suite

West

East

NEED FINISHED PICTURES

164 Ridley Circle, Decatur Georgia

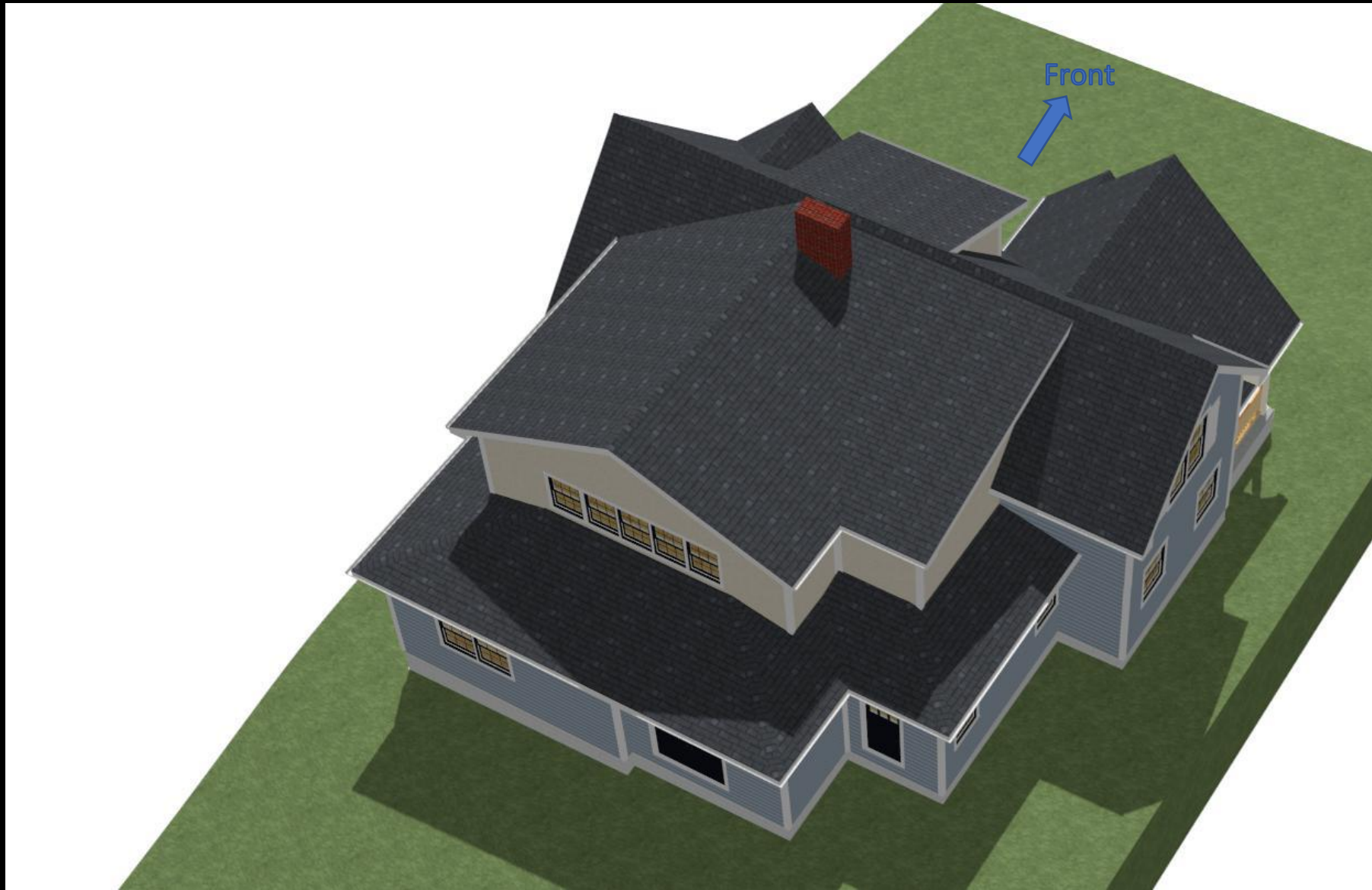
Second story addition and new front porch and facade



Front view of 164 Ridley Circle, Decatur, Georgia – before reconstruction



Rear view of 164 Ridley Circle, Decatur GA, before reconstruction



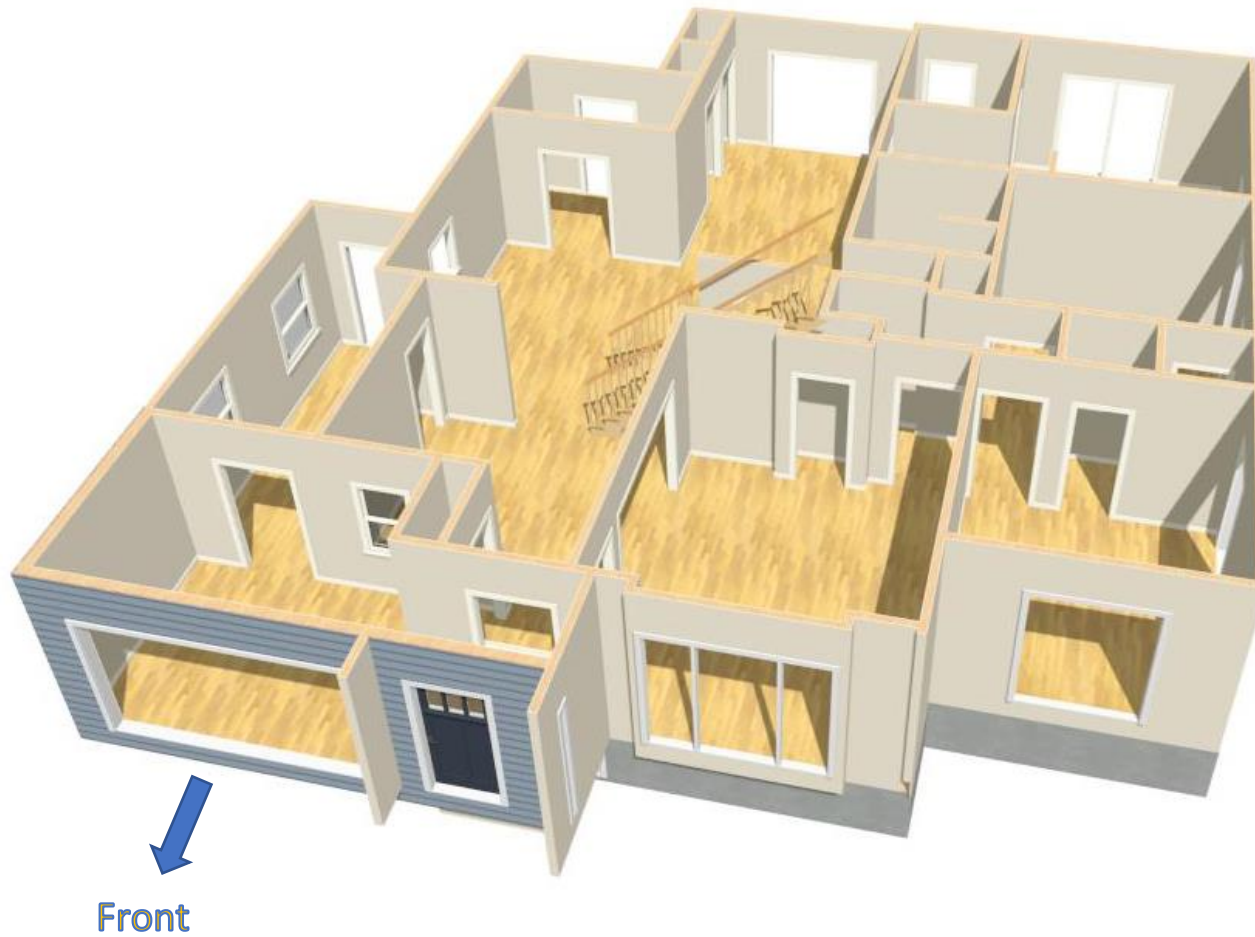
Overview rendering of the design for the new roof plan after completion. This project involved complete reconstruction and replacement of the original roof.



Rendered view of 164 Ridley Circle, Decatur GA after major remodel and expansion



Cutaway overview of new second floor layout – 164 Ridley Circle.



Main floor layout. The primary change to the main floor was opening up the kitchen and construction of a staircase to the new second floor.



First stage of the work: Erection of scaffolding in preparation for raising the ridge beam and construction of a temporary canopy over the house.



Canopy is in place to protect the back half of the house, which will be reconstructed first. The Owners will continue to live in the house throughout construction. The tent allows work to proceed even if it is raining.



The temporary supports for the tent are in place. Once the roof is dried-in the tent will be removed.



Tent is in place, back half of the roof has been removed, new floor joists are in place. Note front half of the original roof is still in place. Note that the old roof line is still visible on the chimney.



Note section of floor that has not had new joists installed and through which the flexible duct is routed. This is the location of the future stairs and stairwell.



Back wall has been erected, ridge beam is being raised into place



Framing has begun on the front half of the new second floor

Rear of 164 Ridley Circle.
Original first floor roof has
been removed and a new
shallow pitched roof has
been constructed over the
section of the first floor
that is only a single story.
All of the second floor is
new construction





Framing the roof for the new single story first floor



Role roofing being installed

Beginning construction of the new front porch and entryway.

Footing trenches have been carefully excavated, reinforcing steel has been set and it is time to pour concrete. This footing will support the new porch foundation walls and the new steps. Vertical steel dowels lock the foundation block securely to the footing.



Concrete footings have been poured and are being troweled smooth by master mason Mitch Young, while Master Carpenter Boris Tringov looks on.



Building the block foundation wall to support the new front porch, including a new 4" concrete slab.



Second story framing is taking shape, block foundation wall for the new front porch extension is complete.



The foundation for the new porch is complete, the concrete floor has been poured and framing for the second floor and roof is underway. Note the original front door. The masons are flanks for the front stairs.



Master mason Mitch Young setting the capstones on the front entry steps.



Front stairs: Masonry
and framing carpentry
complete



Walls and roof are going up. Arrow points to the framed extension of the existing exterior walls. The studs are cut at variable length as needed to produce perfectly level top plates upon which the new floor joists will bear.



Framing of the second floor is nearing completion. Note how the new gables project beyond the original front wall to create 2 covered porch's and a covered entryway.



The exterior wall sheathing has been applied. Fascia boards are installed. The 3 gable roofs are completely framed, the shed roof dormer is being constructed.



Exterior finish work is underway. Shake siding is being installed in the gables. Eaves are nearing completion. Note foundation wall has had the first stucco coat applied.



Front gable walls have
had siding installed,
cornices are
complete, shingles
are on, windows are
installed.





Round gable window has been installed, a group of 5 mullied picture units are installed, Hardi-plank siding is installed. Note temporary access stairs. The stairs facilitated Owner occupancy while construction was underway by largely eliminating the need to enter the main floor of the house.



Framing for the vaulted ceiling and walls in the recreation room is complete. Framing for skylights is in place. The section of the flat ceiling indicated by arrow will be over the new stairwell



Skylights installed



Interior view of the
recreation room
nearing completion





Rear exterior is almost complete. Note a window still needs to be installed at the top of the temporary stairs. This will be one of the final tasks of the project, when working access to the second floor is no longer required, the window will be installed and the stairs removed. Note the new rear door with fixed sidelight windows. Future plans involved removal of the wood stairs and construction a wood deck. All of the building from the top of the first floor walls upwards is new construction. Replacement of the existing exterior siding of the first floor allowed for easy installation of fiberglass insulation.





Front main gable is ready for painting



Conferring with the owner about exterior trim details



Completed staircase opens into open hall adjacent to kitchen/dining area



Exterior is almost complete, balustrade is in place, front stairs remain to be finished with permanent treads and risers



Toggle back and forth between this slide and the next to appreciate the amazing transformation.



Exterior is almost complete, balustrade is in place, front stairs remain to be finished



A different perspective showing the completed stairs



Rear of 164 Ridley Circle before transformation

A Gallery of Kitchens

Each of the following featured kitchens was designed by Archetype Design/Build and built from scratch. The pre-existing space was gutted down to the wood frame and rebuilt from there, including new or upgraded wiring and plumbing. New heating and ventilation were provide as needed in each case. Also, insulation was added to any exposed exterior walls as needed. Floors were either newly installed or refinished. All cabinets, countertops, lighting and trim are new.



Kitchen and Dining Room at #20 Dartmouth Rd., Avondale Estates GA, panorama view

Note structural beam running across the view at the ceiling. This marks the location of a pre-existing load bearing wall that was removed to open up the space. Since the area above was finished the beam had to go below the ceiling joists.

#20 Dartmouth Rd. Avondale Estates
– Kitchen redesign and expansion •
2001 This project involved removal
of a load bearing wall between
kitchen and family room as indicated
by the presence of the structural
beam. This view is looking towards
the front of the house.
Everything in this view is new.



Another view of #20 Dartmouth Rd. looking towards the rear. The end of the cabinets on the right marks the original location of the back exterior wall of the old kitchen. Sunroom beyond is all new construction.





Kitchen redesign and renovation #27 S. Avondale Rd. • 2000

NOTE custom arched door casing and custom built island.



Kitchen at 27 S. Avondale Rd.



Another view of kitchen at #27 South Avondale Rd - Kitchen, with dog



New kitchen at # 7 Kingstone Rd. Avondale Estates • 1998



#28 Dartmouth Avenue. Two views of the new kitchen.
See the section on porches and additions to see the full scope of the project.



Woodridge Drive, Medlock Park neighborhood, Decatur, GA
Before and after views of kitchen redesign/remodel.



Kitchen remodel/upgrade, Dartmouth Road, Avondale Estates, Georgia



Kitchen remodel/upgrade, Dartmouth Road, Avondale Estates, Georgia

GARAGES, STUDIOS, CARRIAGE HOUSES etc.



Passage Door on the left opens onto
the stairwell



#2 Kingstone
Single car garage with second floor dance/exercise studio



#13 Dartmouth Ave. Avondale Estates, GA
The old garage before the arrival of Archetype Design/Build.
Next slide shows after the departure of Archetype Design/Build



New garage/studio designed to match the architectural detailing of the existing house



Computer rendering of design for new garage/studio



#13 Dartmouth Ave. After Archetype Design/Build: New Garage with video studio above and side porch
Note the custom build garage doors.



#2 Lakeview Place –
Two car garage with
home office above





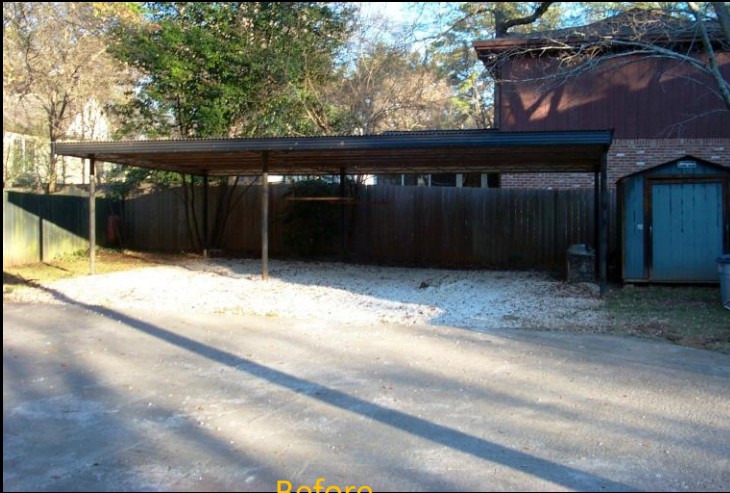
#2 Lakeview Place Garage/Office – Ready to pour the slab with integrated footings. Note presence of both welded wire mesh and #4 rebar throughout the slab.



#2 Lakeview Place Garage/Office – Structural assembly underway. Note stairway to the upstairs studio

Ralph McGill
Single car garage





Before



During construction



#47 Clarendon Avenue, Avondale Estates, Georgia: Two car garage with studio above, finished project with landscaping. All hardscape and fencing by Archetype Design/Build



#47 Clarendon Avenue, Avondale Estates, Georgia: Two story screened in porch addition. The second story is accessible from the expanded and remodeled Master Bedroom. All hardscaping by Archetype Design/Build



#28 Dartmouth Ave. Completed two car garage with instrument makers studio above.
Stairs to the upper level are located at the back of the building.

During construction



View from the south



Kensington. Two car garage with graphic design studio above.
Note clipped gable and custom built arched doors



View from the west



During construction



Dartmouth. Single car garage with graphic design studio above and shop space in back



#12 Dartmouth Avenue – Artists Studio/Apartment with Loft

Porches, Porticos, Accessory Structures

Existing house with deteriorated wood deck



Design for a new Screen Porch and wood deck





Concept for a screen porch addition

NEED FINISHED PICTURES



1810 Marlbrook Drive NE, Lake Claire Neighborhood, Atlanta, Georgia
Screen Porch Project



604 Ponce de Leon Place, Great Lakes Neighborhood, Decatur GA: Scoping out the plans and the site for a two level deck with stairway, and conversion of upstairs window to entrance entry door



604 Ponce de Leon Place, Great Lakes Neighborhood, Decatur GA: Second floor deck and stairway – Construction gets underway



Second floor deck and stairway



Second floor deck and stairway



Second floor deck and stairway



Second floor deck and stairway

NEED FINISHED PICTURES

1119 Bromley Road, Avondale Estates, Georgia
Screen Porch Project



1119 Bromley Road, Avondale Estates, Georgia Screen Porch
Project



1119 Bromley Road, Avondale Estates, Georgia
Screen Porch Project



#41 Wiltshire Drive, Avondale Estates, Georgia
Project: Screen Porch Addition



Finished Project



Multi-level composite Deck with pergolas, built-in seating and privacy screens on Reeder Circle Northeast, Atlanta.



Composite Deck with pergolas, built-in seating and privacy screens on Reeder Circle Northeast, Atlanta.



Composite Deck with pergolas, built-in seating and privacy screens on Reeder Circle Northeast, Atlanta.



Composite Deck with pergolas, built-in seating and privacy screens on Reeder Circle Northeast, Atlanta.

Existing rear of house at 2631
Woodridge Drive, Decatur,
GA

Project: To replace existing
screen porch with Living
Room extension and enclosed
Sunroom



Foundation is complete, rim joist is being installed.



Pressure treated mudsill and rim joists are being installed. Not cast in place anchor bolts to which the mudsill will be attached.



An example of high quality work, properly executed. Note foundation vent and galvanized termite shield.





Finished Project



Mailbox kiosk for East Lake Co-housing Community



Gazebo

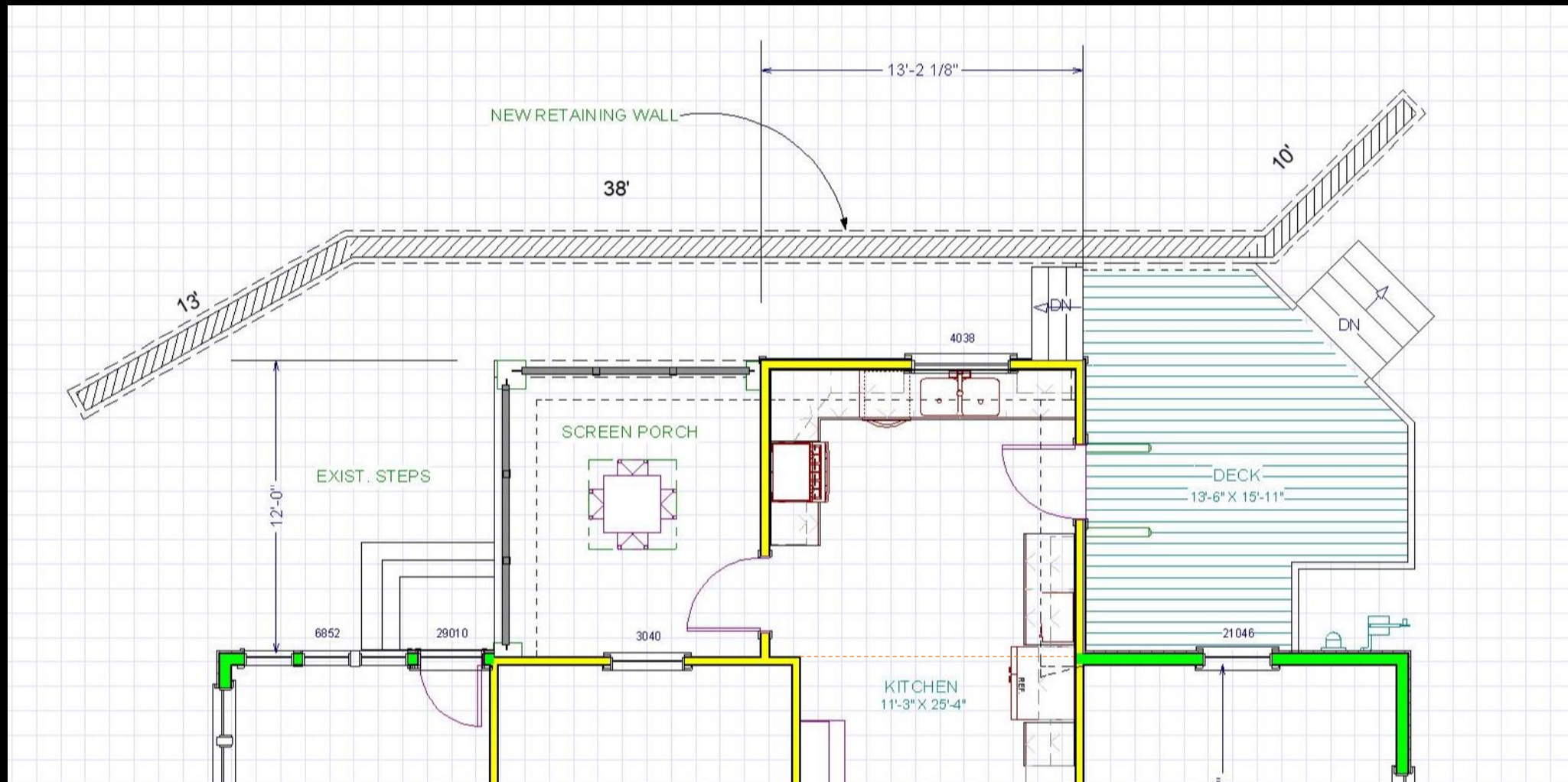


Gazebo ceiling/roof

Indermark Kitchen Addition with Screen Porch and Wood Deck



#28 Dartmouth Avenue, Avondale Estates, Georgia. Rear, east facing wall prior to redesign and reconstruction. The idea was to punch out the kitchen by 12 feet. The wide window with 5 horizontal panes looks into the kitchen which is going to be expanded outward toward the rear. Wall removal will encompass both the window and the rear door. The window to the right of the door will open into the new screen porch.



Floor plan of the rear addition showing kitchen expansion, screen porch, new wood deck and retaining wall. The orange dotted line represents the exterior wall that was taken out to double the size of the kitchen.



“Dollhouse” overview showing the design for the kitchen expansion, screen porch and deck



Existing kitchen looking out towards the back yard. The back wall of the kitchen will be demolished to open into the new space.



Same view as previous slide. The back wall of the original kitchen has been removed to open up into the 12 foot extension.



Rendering of a concept for the new kitchen



Excavation has begun. Footing trenches have been dug for the foundation of the kitchen extension and for the 62 foot long retaining wall. View looking north



View looking south







Retaining wall is nearing completion, new kitchen floor is decked and carpenters are framing the floor for the new screen porch



The backside of the retaining wall has the first coat of waterproofing applied. Note the weep hole at the lower left. The kitchen floor is framed and decked. The kitchen walls have been assembled and are ready to be erected. Note vertical steel rebar in the block cells every 4 feet. Before capping the block cells will be filled with concrete to make a sturdy, long-lasting retaining wall.



Roof and eaves are complete. Walls are framed, sheathed and wrapped in weather resistant barrier prior to installation of siding. Post framing for the screen porch is in place. Retaining wall has been backfilled. The exposed tops of retaining walls will have stucco waterproofing applied followed by capstones. Note that the AC condensing unit has been relocated and a pressure treated band has been bolted to the house onto which the new deck will be firmly attached. Note that positions of the gas and electric meters have been preserved.



Installing the paving blocks around the perimeter of the new kitchen addition and porch. Stucco finish and capstones have been applied to the retaining wall.



Same view before and during construction.





Interior view of the porch after completion



Exterior view of the porch after completion



Interior view of the porch after completion with garage/studio by Archetype Design/Build visible in background. Note door way to new kitchen



Almost complete. It was decided to finish the wood shake siding on the new addition with a natural stain. The pitch of the new roof was determined by the position of the upstairs dormer, which was to be preserved.





Compare the original with the new kitchen from the same vantage point



Completed kitchen. New sunroom porch is through the door to the left.

NEED FINISHED PICTURES

#Tatum addition



#23 Exeter Road, Avondale Estates, before redesign and reconstruction. This project involved entirely removing existing roof to allow for a major second story expansion. Existing second floor is unfinished attic.



Second story addition and reconstruction complete. Everything from the eaves upwards is new. On this project we worked with Durham Crout, Architect and Professor of Architecture at Kennesaw State University



Another view of the north facing wall with 5 new dormers and scalloped sun porch. Each dormer with a window is a child's bedroom



Raising the roof necessitated extending the chimney, all of which is new above the roof line.
Note octagonal Master Bath with leaded glass windows at the rear

#1125 Adams Street, Decatur

Project: Convert unfinished attic over garage to
a studio-apartment with rear wood deck.

This 2-car garage in the Oakhurst neighborhood of Atlanta had an unfinished attic space accessible only by a pull-down stairs near the back of the garage. The Owners wished to convert the unused space in the attic into a studio. To accomplish this, access to the second floor had to be provided. This was accomplished by building a second story wood deck in the back of the building with a stairway and a rear entry door. The existing interior attic space can be seen in the next slide.

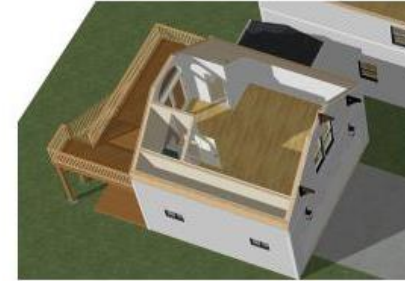




Left: Evaluating the space and its suitability for conversion to a studio. This photo is facing the rear of the building. A new door will be installed into the back wall to provide ingress and egress to the remodeled space. Conversion is going to require some restructuring of the existing framing, for example, the vertical and diagonal bracing will need to be removed in order to capture the space. The sprayed-in insulation will be preserved for the most part. Right: The rear wall of the garage that will have a rear entry door installed into the second story gable wall accessible by a new wood deck.



3D PERSPECTIVE OVERVIEW
PROPOSED DECK AND GARAGE ALTERATIONS



3D PERSPECTIVE FLOOR OVERVIEW PROPOSED



3D PERSPECTIVE OVERVIEW AS-BUILT



INTERIOR PERSPECTIVE VIEW LOOKING TOWARDS REAR

GARAGE STUDIO AND DECK PROJECT

OWNER/ARCHITECT:
ARCHETYPE
DESIGN/BUILD
INC.

NADINE & DAVID
KENNERLY

GARAGE STUDIO &
DECK PROJECT

DATE:

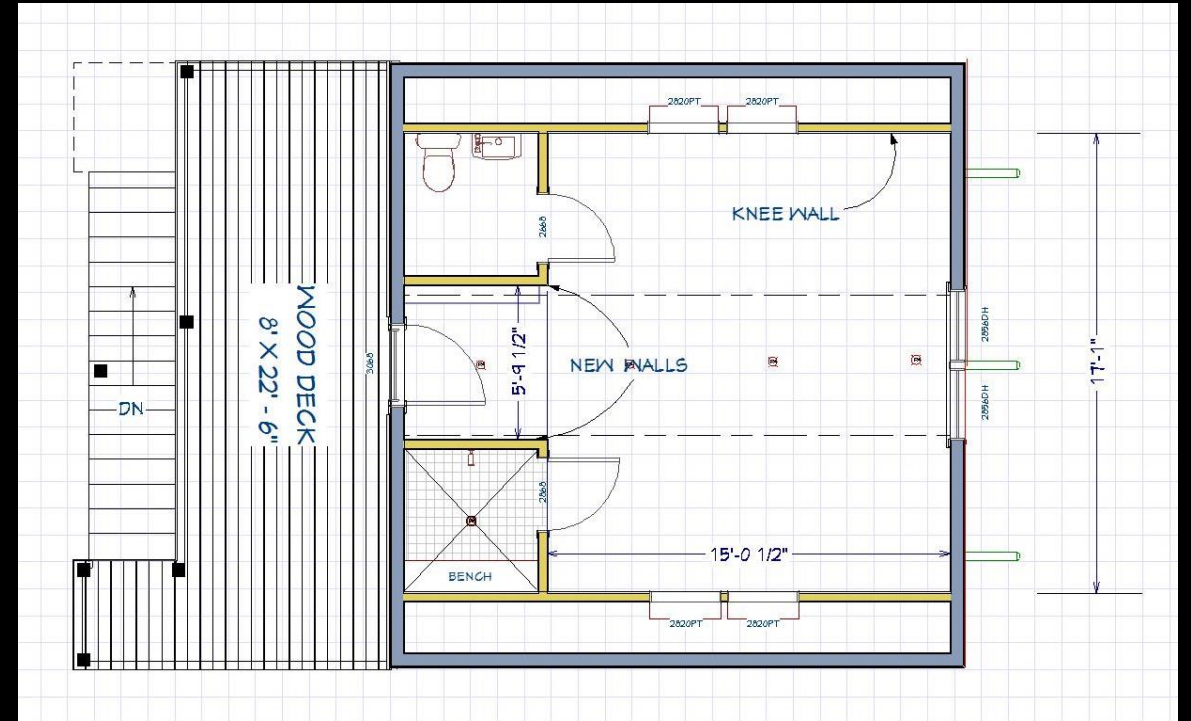
11/12/2018

SCALE:

1/8" = 1'-0"

SHEET:

A#



Left: Diagonal bracing will be removed and replaced with vertical knee walls. Existing I-joists will be preserved. New horizontal collar beams will be installed in the ceiling to absorb lateral loads by triangulating the rafters. Right: Floor plan for the new studio space.



Concept for the garage exterior with upper and lower deck levels. The only change between this rendered design and the final product was the substitution of the arched transom window with a rectangular one.



The concept for the completed studio space. Adjacent to the entry door 2 rooms with rolling barn type doors will allow for bathroom and closet space. Owners elected not to include the built-in shelving in the final plan.



The deck platform has been constructed and the door opening roughed-in to provide access to the attic space. Deck railing will not be completed until later in the process.

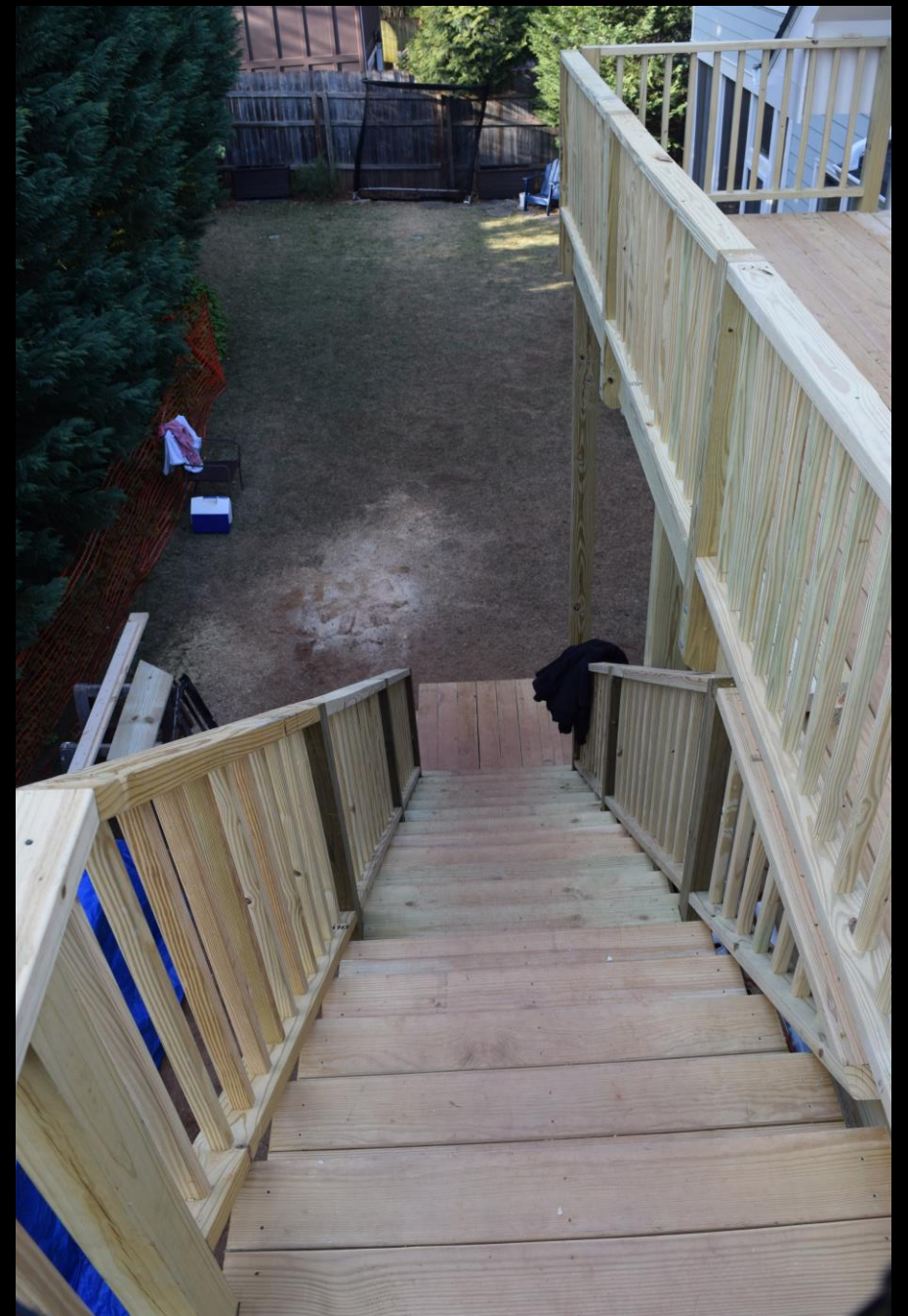




Framing is complete. Plumbing and electrical rough-ins are complete. HVAC ducts have been installed. Door opening has been framed-in and a temporary door has been mounted to secure the space and to prevent potential damage to the permanent door during construction. Owners elected to go with a rectangular transom window over the door rather than an arched unit.



Left: View towards the front. All bracing has been removed and new knee walls have been constructed. Insulation has been placed between the floor joists since the area is now going to be air conditioned. Right: The stairway leading from the upper to the lower deck has been constructed. Caps have not yet been installed on the balustrade.





Drywall has been installed, taped and primed. Note exposed glue-lam ridge beam.

NEED FINISHED PICTURES



Existing house front Thomas



Thomas House, design for a new front entrance

#20 Dartmouth Avenue

New Garage & Attached Workshop



Rhoen and Boris are surveying the site in preparation for project layout. The challenge of this project was to replace the existing old and deteriorated garage with a new building that could serve as a garage with an attached woodworking shop. However, the existing north wall of the garage was only 3 feet from the property line and new zoning regulations require a setback of 7 feet minimum for a new structure. However, an existing structure can be remodeled, as well as enlarged.

This provides a loophole in the zoning ordinance. The solution is to allow part of the original structure to remain and to incorporate this remnant into the new building. In this project we preserve the north foundation wall, which in the 2 images here is the far wall that is not seen. This piece of the foundation will be built right into the north wall of the new building. The front of the existing garage faces west.



Stretching the Lines: Batter boards have been erected and building lines, which define the main walls of the new construction, have been stretched. The layout of the new building has been based upon the positioning of the existing garage to facilitate the integration of new with old. While most of the existing garage will be removed, the footprint of the garage part of the new building will more or less coincide with the footprint of the original. Note the slope of the grade from the back of the garage to the front. The floor of the new structure will need to be at the same level as the floor at the front of the existing garage. This will require a significant amount of excavation before pouring the new concrete slab. Note the old retaining wall which must be removed.



Using the building lines as guides Boris is using spray paint to mark the position of the edge of the cut bank to guide the excavator. In front of this orange line a new retaining wall will need to be constructed.



First phase of demolition and excavation begins. The south wall of the old garage has been removed and excavation by hand has begun along the east wall. Hand excavation was employed to minimize landscape destruction by earth moving equipment as well as to prevent damage to the brick foundation below the back wall which was to be preserved. The east and north walls and the roof of the existing garage will remain to serve as a place to store materials and tools during construction. When the new structure is near completion most of the remainder of the old garage will be demolished.





We always spread plenty of straw throughout the construction process to minimize mud and erosion.

















View from the southwest



Interiors and Finish Work



Figueroa House: #2 Coventry Close, Avondale Estates Georgia: Living Room remodel and Sunroom addition. The Elliptical arch is in the plane of the original rear house wall. Everything beyond the arch is new construction. All new floors and trim throughout, new fireplace mantle and new lighting.



Figueroa House: Dining Room with new tray ceiling, wainscot paneling, painting, refinished floors



Figueroa House: Master Bedroom with new tray ceiling, trim, lighting, fireplace surround, painting, refinished floors



Fernandez House Addition: Rear Master Bedroom suite over 3-car garage. Main house is to the left.



Fernandez House Addition, Interior view: Master Bedroom suite. Cased door opening on far wall was originally a window on the rear wall of the house







Fernandez House Addition: Master Bathroom view 2



Fernandez House Addition: Master Bathroom





New staircase with
volute baluster
and recessed panel
wall paneling



Staircase and
interior trim
carpentry by
Archetype
Design/Build

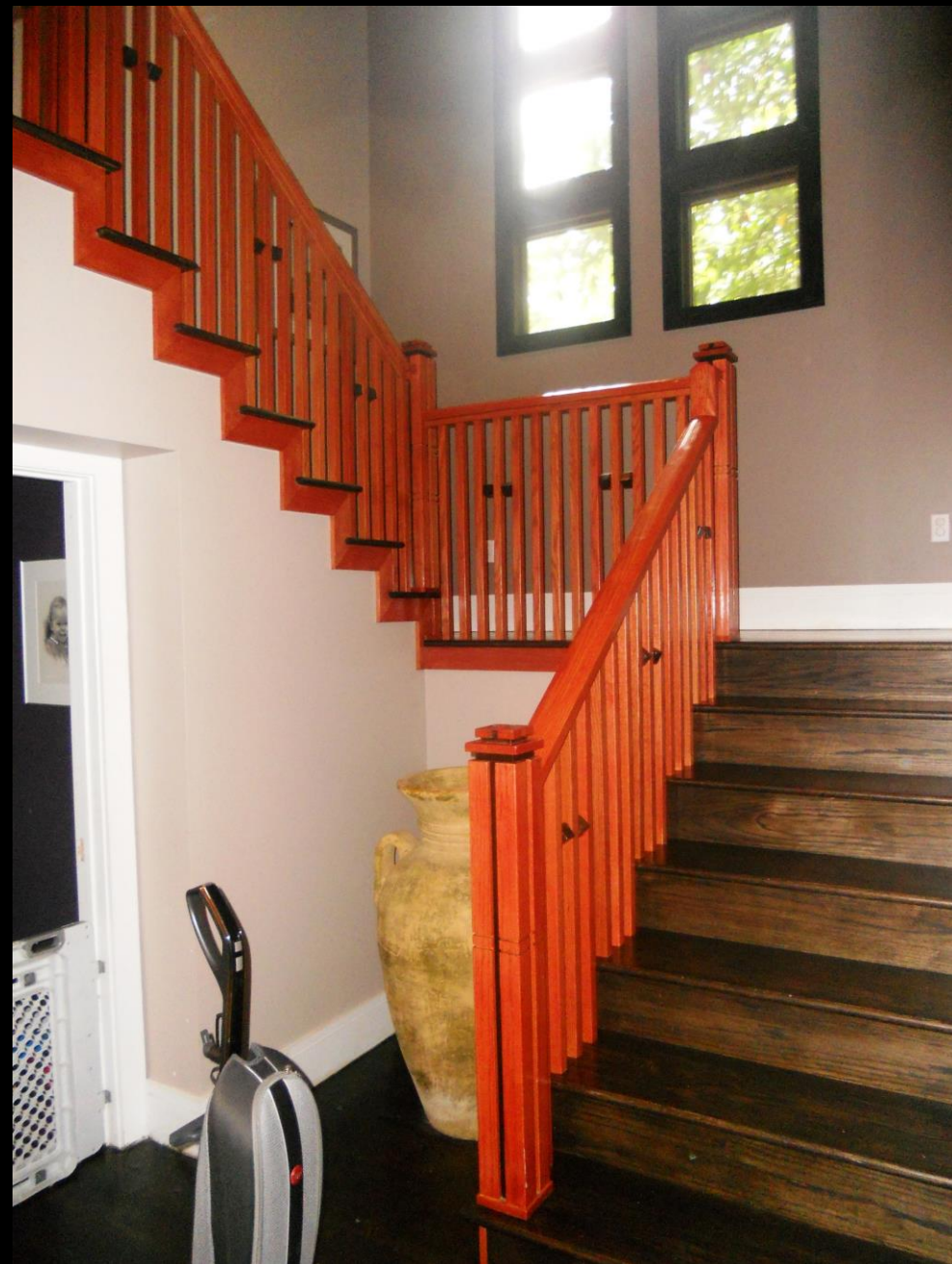


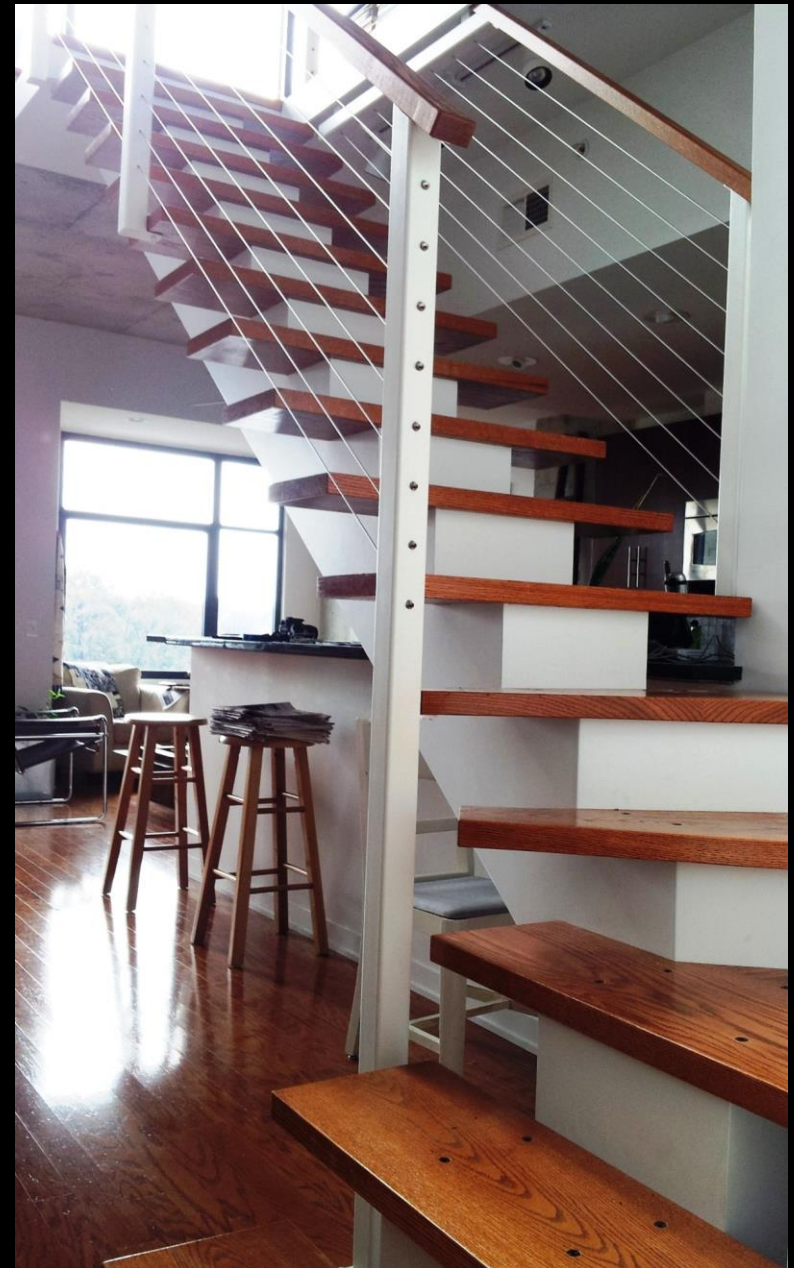


Traditional staircase



Melia House: Staircase with Prairie Style detailing





Loft project with open plan stairs with cable railing, West Ponce de Leon Avenue, downtown Decatur, Georgia



Loft project with open plan stairs with cable railing



Loft project: Ralph McGill Boulevard, Atlanta, Georgia



Loft project: Ralph McGill Boulevard, Atlanta, Georgia

The Wheelhouse Craft Pub and Kitchen



Wheelhouse Pub: Existing building before reconstruction



Existing building before reconstruction, second view



Computer Rendered Design Concept for Building Exterior
after completion, with Barrel Vault front entrance



Completed Building – Design Concept, night view



Construction of arched beams for the barrel vault entrance



Assembly of Arched Beam Trusses



Arched Beam Trusses ready for Installation



Installation of the Arched Beam Trusses



Arched Beam Trusses in place, Tongue & Groove decking installed, supporting posts installed



View up into Barrel Vault



Computer Modeling and Design



1444 Harvard Rd NE, Druid Hills neighborhood, Atlanta GA, photo before redesign. Chimney is on the west side of the house.



1444 Harvard Rd NE Computer rendering, after redesign with new flanking addition on the west side



Design for a home in the style of Andrew Jackson Downing



Design for a villa in the style of Robert and James Adams



Design for an Italianate Villa in the style of Andrew Jackson Downing



Design for an Italianate Villa in the style of Andrew Jackson Downing, second view



Rendering of a design for a rear addition with wood deck at 2970 W. Roxboro Rd NE, Atlanta, GA
4 car garage below, master bedroom suite above.



Alternate redesign of 838 Stratford Rd. Avondale Estates in the Italian Villa style of Andrew Jackson Downing

Design for an Italianate Villa in the style of Andrew Jackson Downing



Interior view of design for Carriage House studio, with 2-car garage below



Dollhouse view of kitchen at



Design for kitchen at



Design for kitchen at



Design for a treehouse



Design for a small house, or carriage type house. Alternate plan has a main floor garage with a studio or small apartment above



Design for a new home in Fannin County, Georgia



Design for a home on a cruciform plan



Addition to ranch style home



Addition to ranch style home



Design for a new front entry/portico

On the left is the home without a front portico and lacking in steps up to the front door landing. The entryway design on the right opens up the front area with a picture window and a spacious covered portico that has room for a couple of chairs if desired and shelter from the rain. Illumination with pendant lighting



Design for a home in the North Georgia Mountains

HISTORICAL
1971 - 1996

















