

DeKalb County Historic Preservation Commission

Monday, May 18, 2026- 6:00 P.M.

Staff Report

Regular Agenda

H. 1648 Ridgewood Drive, Adam Stillman. Construct an addition on the rear of a historic house, enclose a screen porch, widen driveway, and install landscaping and hardscape. **1248097**.

Built in 1926 (18 003 05 017)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

Summary

The applicant propose the following work:

1. Construct a two-story addition on the rear of a historic house. The addition will be constructed on the rear corner of the historic house, towards the Eastern property line. The addition will be constructed with a side gable, asphalt shingle roof, brick veneer siding, and brick molding trim and crown molding elements to match the main house. A shed dormer will be installed on the rear of the proposed addition, facing towards the rear property line. The addition will measure roughly 25' from grade to roof ridge in height and will be recessed from the front façade of the historic house.
2. Enclose a screen porch into a sunroom. The screen porch on the Eastern elevation of the house will be enclosed to create a sunroom. To enclose the porch, the existing screening in the openings of covered brick porch will be removed and replaced with wood windows with simulated dived lights.
3. Widen the existing driveway on the property. The existing driveway on the Western side of the property will be widened near the house to 18' in order to allow for two car parking.
4. Install landscaping and hardscaping. The modifications to the landscaping and hardscaping include the following:
 - a. Remove wood planters, block wall gravel patio, paver paths, and a portion of the driveway in the backyard.
 - b. Install fencing. The existing 6ft wood fencing along the Eastern property line will be expanded towards the side and rear property lines, connecting to the Eastern elevation of the house behind the converted sunroom and connecting to the Western elevation at the front corner of the house. A 6ft metal fence with a gate will also be installed behind the wood fence on the Western side of the property, across the driveway and connecting to the side of the house.
 - c. Install retaining walls. 16" concrete retaining walls will be installed around the proposed patio in the backyard.
 - d. Construct a patio. A pervious paver patio will be constructed in the backyard of the property, towards the Western property line.

Recommendation

Approve with Modification. Staff recommends the approval of the proposed work with the modifications that the window placed in the front façade opening of the enclosed porch not include simulated dived lites in order to maintain the transparency of the opening in accordance with

Guideline 6.1.3 and that the proposed fencing not extend beyond the rear corner of the historic house in accordance with Guideline 9.4.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.3 *Entrances and Porches* (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.
- 6.1.3 *Entrances and Porches* (p53) Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design and should be fully reversible
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.
- 7.0 *Additions & New Construction - Preserving Form & Layout* The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.
- A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.
- The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.
- Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.
- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.

- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.
- 9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 *Parking* (p90) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request **is not** the owner of the property.

I/ We: Chad Ralston and Jessica Hunt-Ralston

being owner(s) of the property at: 1648 Ridgewood Dr NE

hereby delegate authority to: Adam Stillman

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): _____ Date: April 12, 2026

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

If your project requires that the County issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness, a Certificate of Occupancy will not be issued. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void, and you will need to apply for a new certificate if you still intend to do the work.

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness



Front elevation



Rear elevation



Left elevation



Right elevation from front



Right elevation from rear - area of addition



Existing gravel patio, block walls, and rear driveway to be removed



1630 Ridgewood - two houses to left (west)



1636 Ridgewood - house to left (west)



1656 Ridgewood - house to right (east)



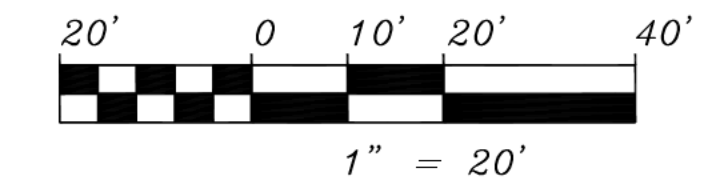
1662 Ridgewood - two houses to right (east)



Houses on opposite side of street

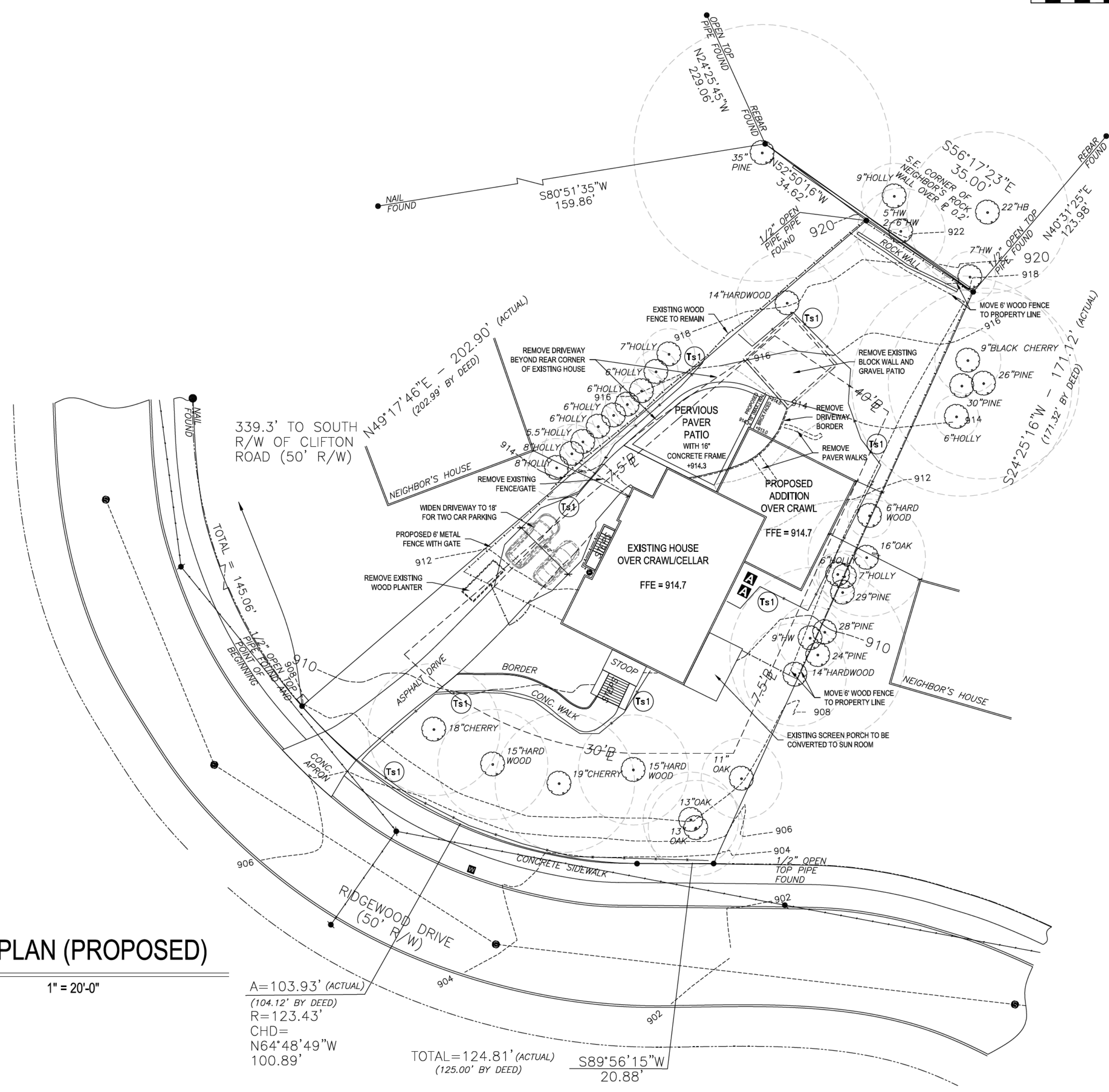


Houses on opposite side of street



SITE PLAN (PROPOSED)

1" = 20'-0"

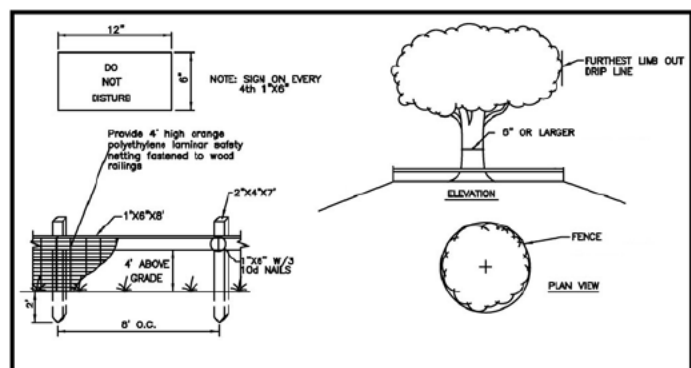


PROPERTY ZONED R-75 LOT SIZE = 14,859 sf (.341 acre)		
MAXIMUM LOT COVERAGE =	35%	
EXISTING LOT COVERAGE =	31.5%	
PROPOSED LOT COVERAGE =	32.2%	
IMPERVIOUS LOT COVERAGE:		
EXISTING:	PROPOSED:	
HOUSE:	1904.9 sf	2693.4 sf
SCREEN PORCH/SUN ROOM:	159.2 sf	159.2 sf
STOOP:	63.3 sf	63.3 sf
FRONT STEPS/CHEEK WALLS:	73.3 sf	73.3 sf
FRONT WALK/BORDER:	253.4 sf	253.4 sf
SIDE STEPS/LANDINGS/WALL:	43.5 sf	43.5 sf
ASPHALT DRIVEWAY:	1862.5 sf	1317.0 sf
DRIVEWAY BORDER:	10.6 sf	-
PAVER WALKS:	30.9 sf	-
BLOCK WALL:	49.2 sf	-
GRAVEL PATIO:	284.1 sf	-
ROCK WALL:	23.9 sf	23.9 sf
AC PAD:	9.0 sf	18.0 sf
PLANTER:	6.4 sf	-
1' RETAINING WALL:	-	10.0 sf
CONCRETE PATIO FRAME:	-	130.8 sf
TOTAL:	4674.2 sf	4785.8 sf
PERVIOUS SURFACE:		
PATIO:	500.5 sf	-

A = 103.93' (ACTUAL)
(104.12' BY DEED)
R = 123.43'
CHD =
N64°48'49"W
100.89'

TOTAL = 124.81' (ACTUAL)
(125.00' BY DEED)
S89°56'15"W
20.88'

TREE SYMBOL LEGEND	
SYMBOL:	DESCRIPTION:
	NEW TREE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

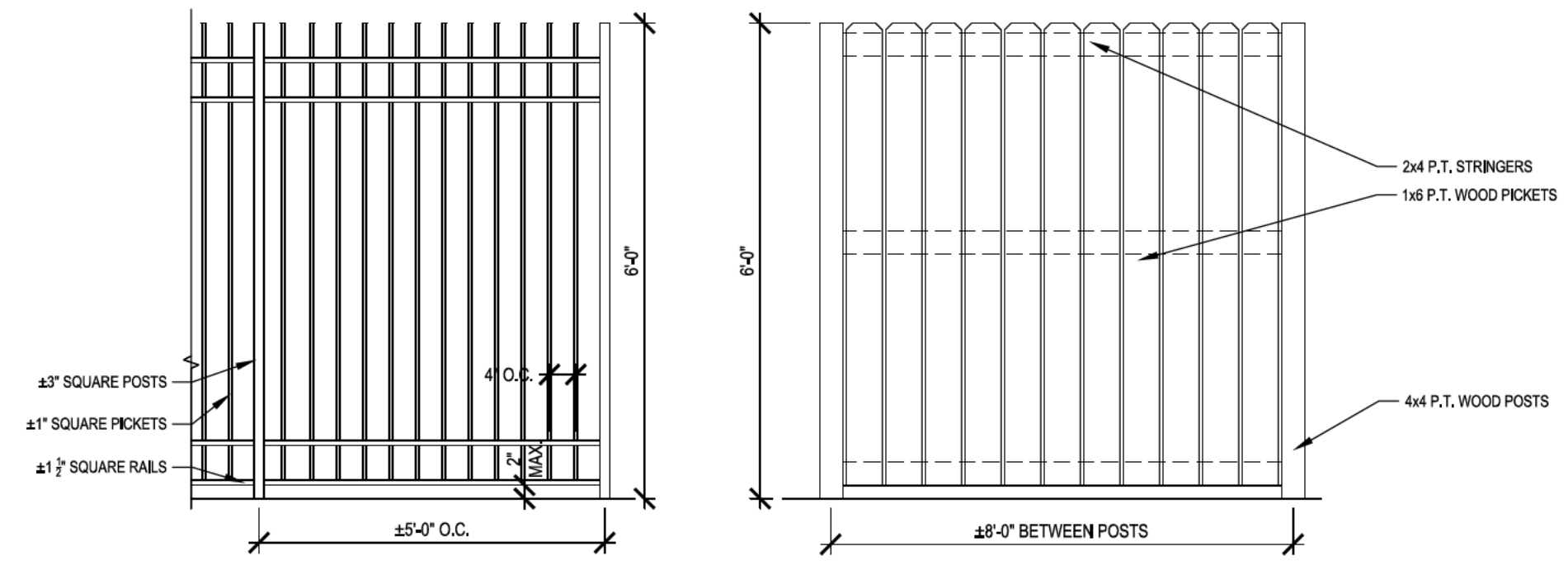


CONTOUR TYPE

- EXISTING TO REMAIN
- - - EXISTING TO BE REMOVED
- NEW CONTOUR

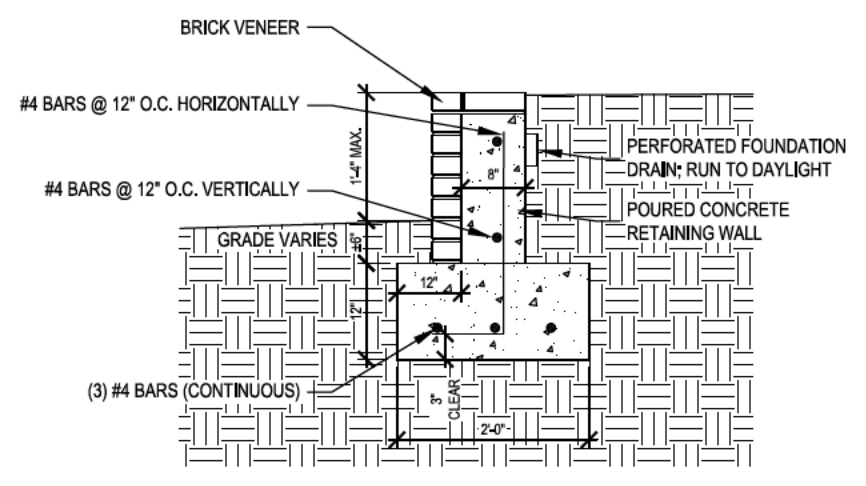
**NO GRADED SLOPES
SHALL EXCEED 3H:1V**

REUSE EXISTING POSTS WHEREVER POSSIBLE. NEW POST HOLES MUST BE HAND DUG WITHIN TREE ROOT ZONES. DO NOT SEVERE ROOTS LARGER THAN 1" IN DIAMETER. - RELOCATE POST IF ENCOUNTERED



FENCE DETAILS

1/2" = 1'-0"



RETAINING WALL SECTION

1/2" = 1'-0"

revisions

architect seal

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title SITE PLAN	
scale 1" = 20'-0"	
drawn APS	checked
date 04-15-2026	sheet no. S-1
project no. 1001Oxford	

REFERENCE MATERIAL

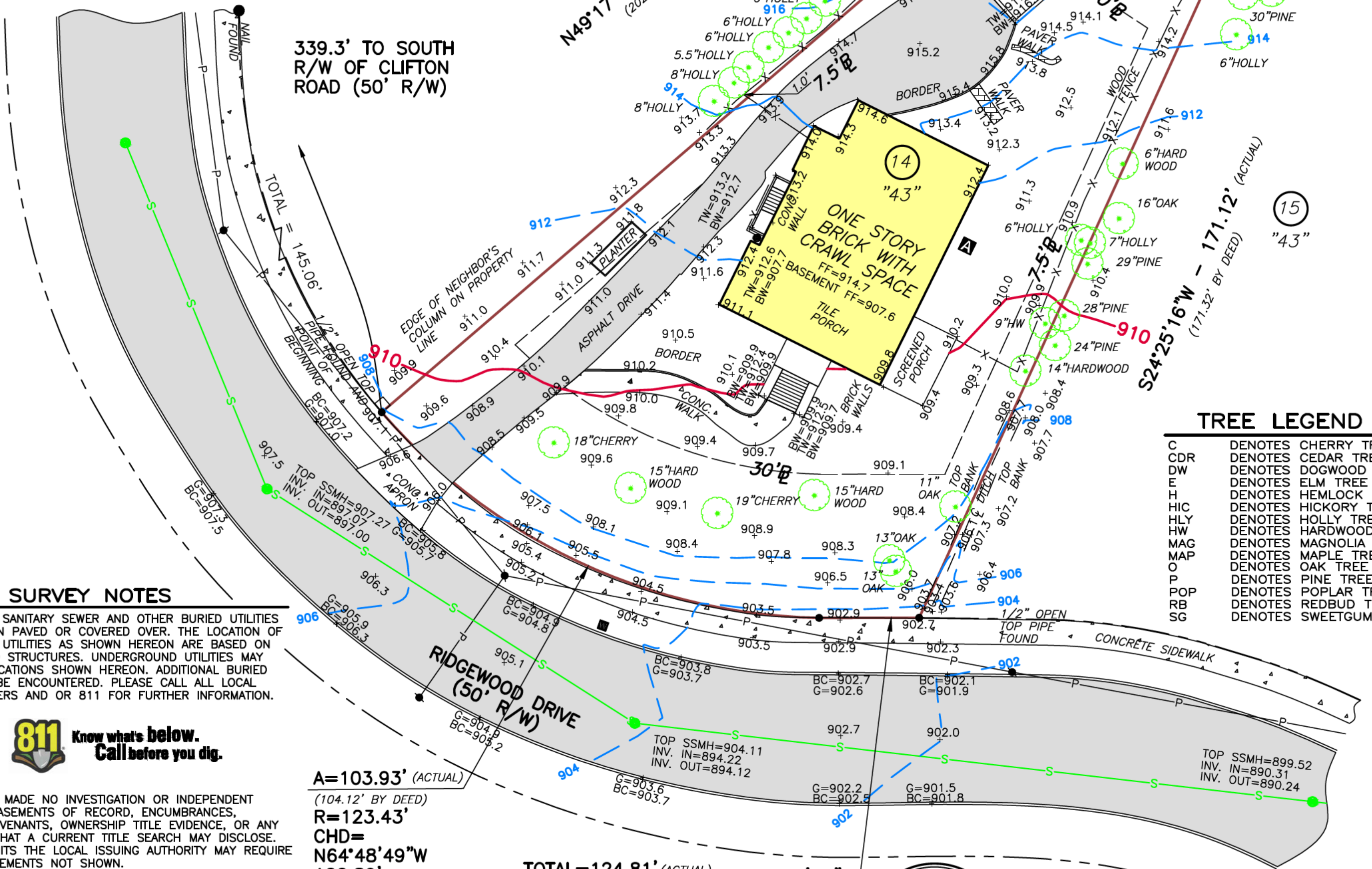
1. LIMITED WARRANTY DEED IN FAVOR OF JESSICA L. HUNT-RALSTON AND CHAD P. RALSTON DEED BOOK 32289 PAGE 658-660 DEKALB COUNTY, GEORGIA RECORDS



ZONING INFORMATION

DEKALB COUNTY R-75
 MINIMUM LOT WIDTH: 75 FEET
 MINIMUM LOT AREA: 10,000 SQUARE FEET
 FRONT SETBACK (MJR. THGHFARE.): 45 FT
 FRONT SETBACK (MNR. THGHFARE.): 35 FT
 FRONT SETBACK (COLLECTOR ST.): 30 FT
 MINIMUM SIDE SETBACK: 7.5 FEET
 MINIMUM REAR SETBACK: 40 FEET
 MAXIMUM LOT COVERAGE: 35%
 MINIMUM FLOOR AREA: 1,600 SQUARE FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

339.3' TO SOUTH R/W OF CLIFTON ROAD (50' R/W)



TREE LEGEND

C	DENOTES CHERRY TREE
CDR	DENOTES CEDAR TREE
DW	DENOTES DOGWOOD TREE
E	DENOTES ELM TREE
H	DENOTES HEMLOCK TREE
HIC	DENOTES HICKORY TREE
HLY	DENOTES HOLLY TREE
HW	DENOTES HARDWOOD TREE
MAG	DENOTES MAGNOLIA TREE
MAP	DENOTES MAPLE TREE
O	DENOTES OAK TREE
P	DENOTES PINE TREE
POP	DENOTES POPLAR TREE
RB	DENOTES REDBUD TREE
SG	DENOTES SWEETGUM

SURVEY NOTES

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



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

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

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 96,420 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.

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

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

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

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

9. CONTOUR INTERVAL= 2 FEET

10. ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)

NO.	REVISIONS	DATE

A=103.93' (ACTUAL)
 (104.12' BY DEED)
 R=123.43'
 CHD=
 N64°48'49"W
 100.89'

TOTAL=124.81' (ACTUAL)
 (125.00' BY DEED)
 S89°56'15"W
 20.88'

LEGEND

BL	BUILDING LINE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
C	CENTERLINE
BC	BACK OF CURB
G	GUTTER
TW	TOP OF WALL
BW	BOTTOM OF WALL
X	FENCE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
P	POWER LINE
PM	POWER METER
PB	POWER BOX
FO	FIBER OPTIC
A/C	AIR CONDITION
CB	CABLE BOX
TB	TELEPHONE BOX
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
JB	JUNCTION BOX
DI	DROP INLET
S	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
---	SUBJECT PROPERTY LINE

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS CONDITIONS
 HOUSE = 1,804.9± SQ.FT.
 TILE PORCH = 63.3± SQ.FT.
 STEPS = 44.7± SQ.FT.
 BRICK WALLS = 28.6± SQ.FT. (TOTAL)
 CONC. WALK = 240.8± SQ.FT.
 BORDER = 12.6± SQ.FT.
 ASPHALT DRIVEWAY = 1,862.5± SQ.FT.
 CONC. WALL = 7.5± SQ.FT.
 LANDING = 13.5± SQ.FT.
 STEPS = 16± SQ.FT.
 LANDING = 6.5± SQ.FT.
 BORDER = 10.6± SQ.FT.
 PAVER WALK = 20± SQ.FT.
 PAVER WALK = 10.9± SQ.FT.
 BLOCK WALL = 49.2± SQ.FT.
 GRAVEL = 284.1± SQ.FT.
 ROCK WALL = 23.9± SQ.FT.
 AC PAD = 9± SQ.FT.
 PLANTER 6.4± SQ.FT.
 TOTAL IMPERVIOUS AREA = 4515± SQ.FT.
 OR 30.4%±



FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13089C0062 K EFFECTIVE DATE: AUGUST 15, 2019 DEKALB COUNTY, GEORGIA
 THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

SURVEYOR'S CERTIFICATE

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

Michael R. Noles

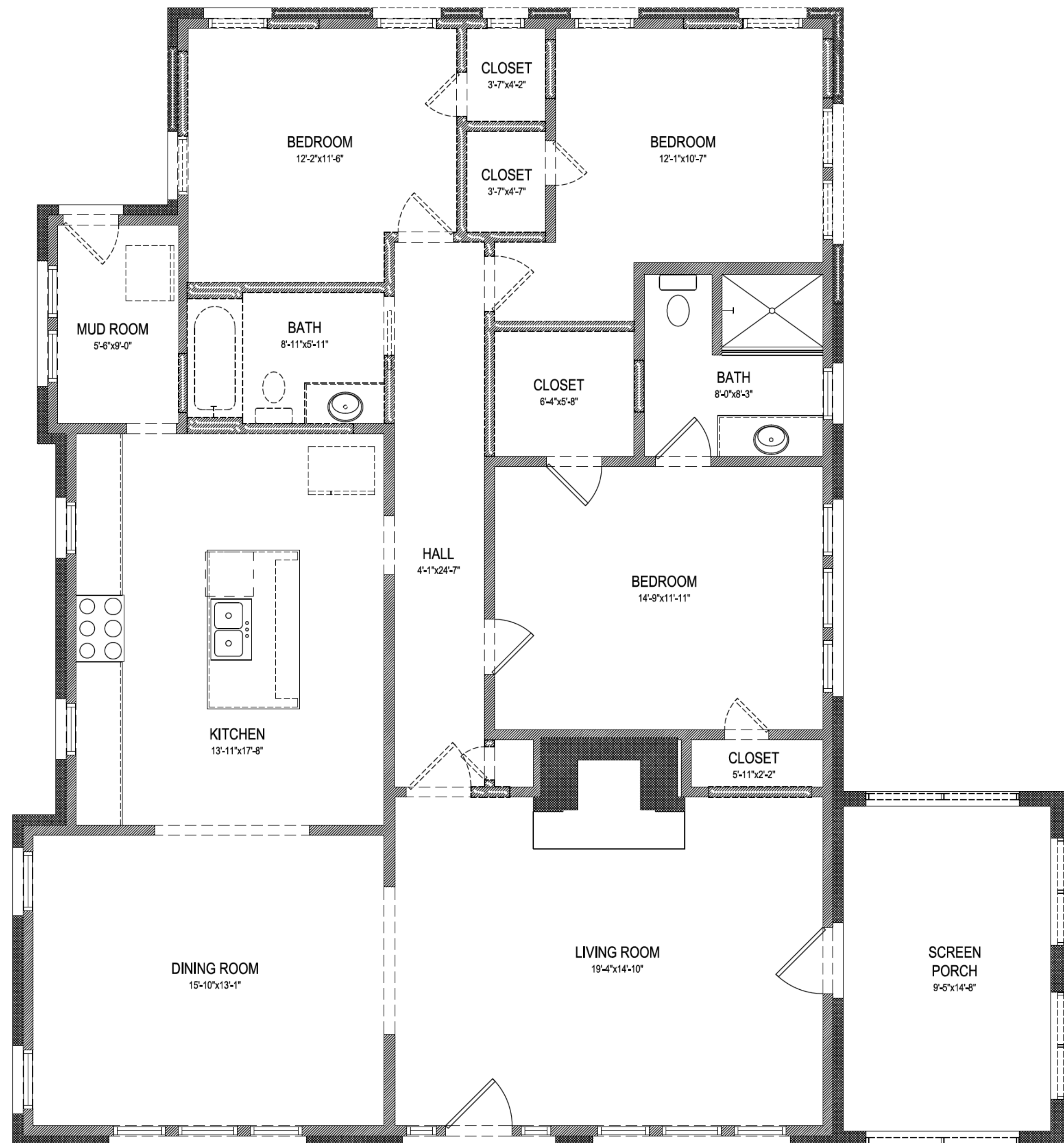
Michael R. Noles Georgia RLS No. 2646 11-26-25



TOPOGRAPHIC MAP FOR JESSICA HUNT-RALSTON CHAD RALSTON
 1648 RIDGEWOOD DRIVE ATLANTA, GEORGIA
 TOTAL AREA= 0.341± ACRES OR 14,859± SQ. FT.
 SCALE IN FEET

LAND LOT 3
 18TH DISTRICT
 DEKALB COUNTY, GEORGIA
 PLAT PREPARED: 11-26-25
 FIELD: 11-24-25 SCALE: 1"=20'

LOT 14 BLOCK "43" DRUID HILLS SUBDIVISION
 JOB#267546
 PG 7 PG 114



EXISTING
MAIN LEVEL FLOOR PLAN

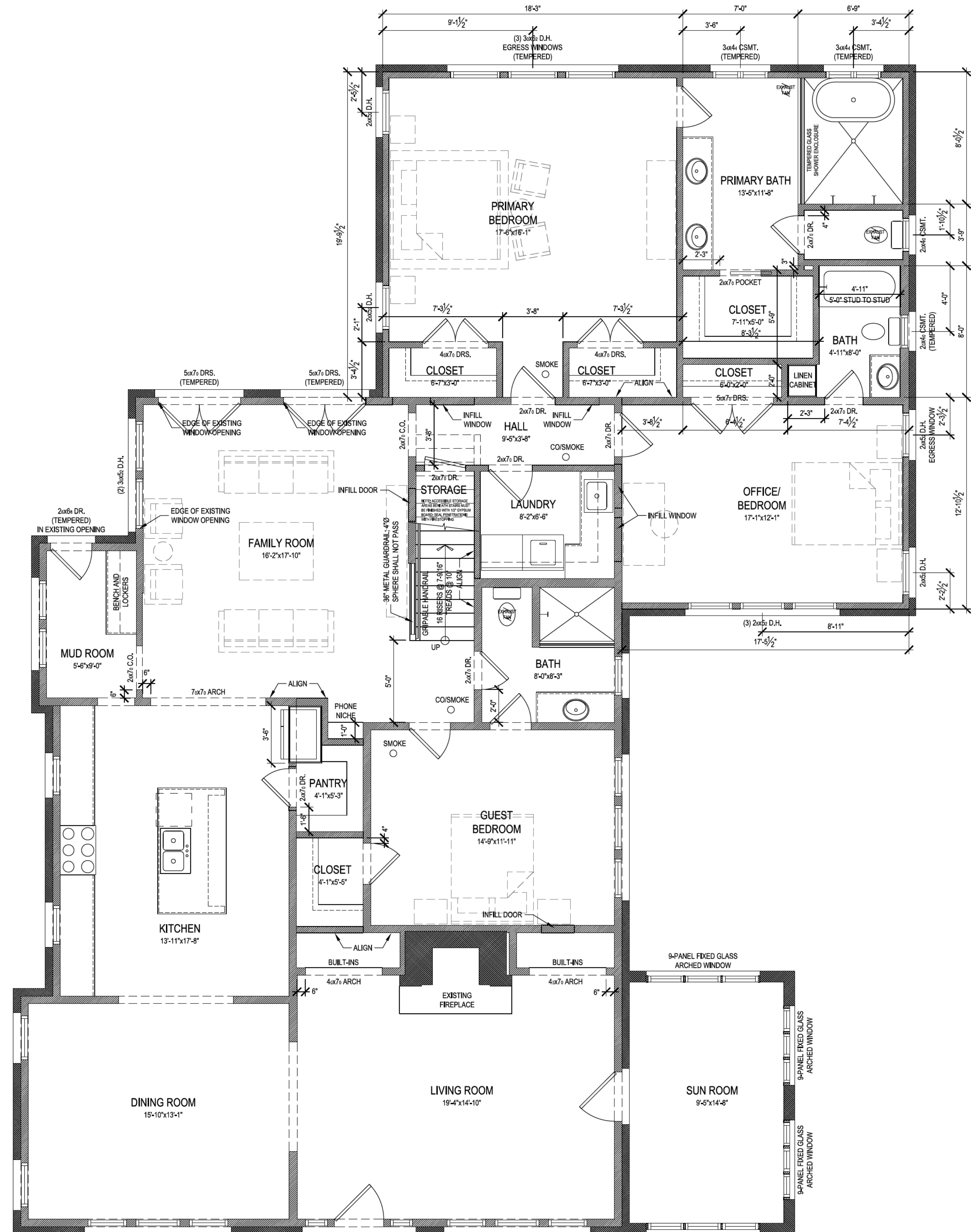
1/4" = 1'-0"



EXISTING FLOOR AREAS:
MAIN: 1736 sf
UNHEATED FLOOR AREAS:
STOOP: 62 sf
SCREEN PORCH: 138 sf

EXISTING WALL TO REMAIN
WALL TO BE DEMO'D

DEMO PLAN NOTES:
1. PROTECT AND STORE REMOVED DOORS AND WINDOWS FOR REUSE



PROPOSED
MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



PROPOSED FLOOR AREAS:
MAIN (EXISTING): 1736 sf
MAIN (ADDITION): 859 sf
UPPER ADDITION: 696 sf
TOTAL: 3290 sf

UNHEATED FLOOR AREAS:
STOOP (EXISTING): 62 sf
SUN ROOM (EXISTING): 138 sf

EXISTING WALL
NEW WALL - 2x4 @ 16" O.C. UNLESS NOTED

GENERAL NOTES:
1. DIMENSIONS MEASURED FROM FINISH FACE OF SHEATHING / GYP. BOARD
2. DOORS AND OPENING ARE 6" FROM ADJACENT FINISHED WALL UNLESS NOTED OTHERWISE
3. ALL NEW DOORS AND WINDOWS TO BE WOOD SIMULATED DIVIDED LIGHTS WITH 3/4" WIDE PERMANENTLY AFFIXED EXTERIOR MUNTINS; GANGED WINDOWS TO HAVE 6" DIVIDING MULLIONS
4. DOORS AND WINDOWS WITHOUT LABELS ARE EXISTING TO REMAIN
5. SOME EXISTING CONDITIONS ARE ASSUMED DUE TO CONCEALMENT WITHIN FINISHED WALLS AND CEILINGS. FIELD MODIFICATIONS MAY BE REQUIRED

revisions

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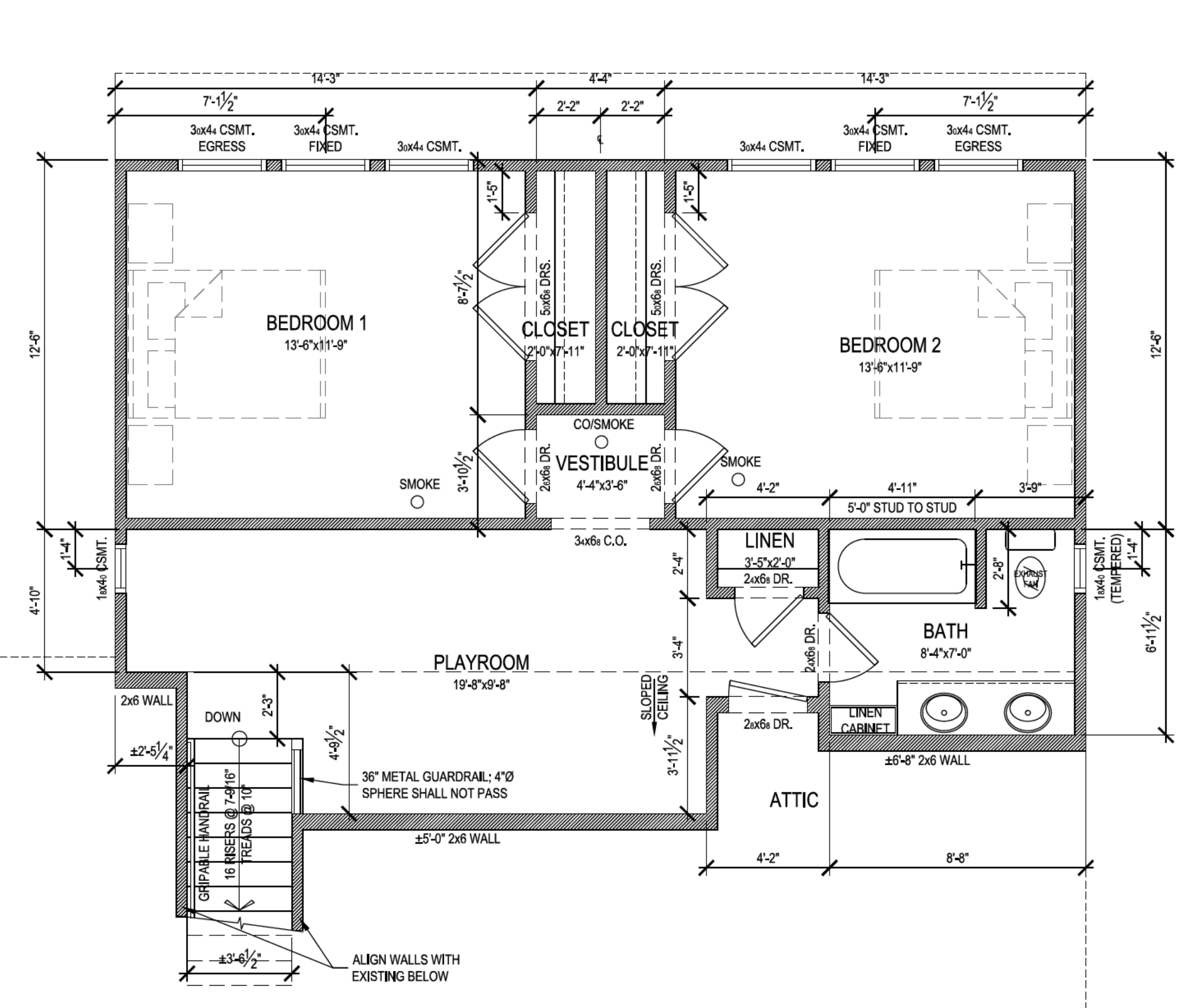
Title MAIN LEVEL FLOOR PLANS	
Scale 1/4" = 1'-0"	
Drawn APS	Checked APS
Date 04-15-2026	Sheet no. A-1
Project no. 1648RW	

revisions

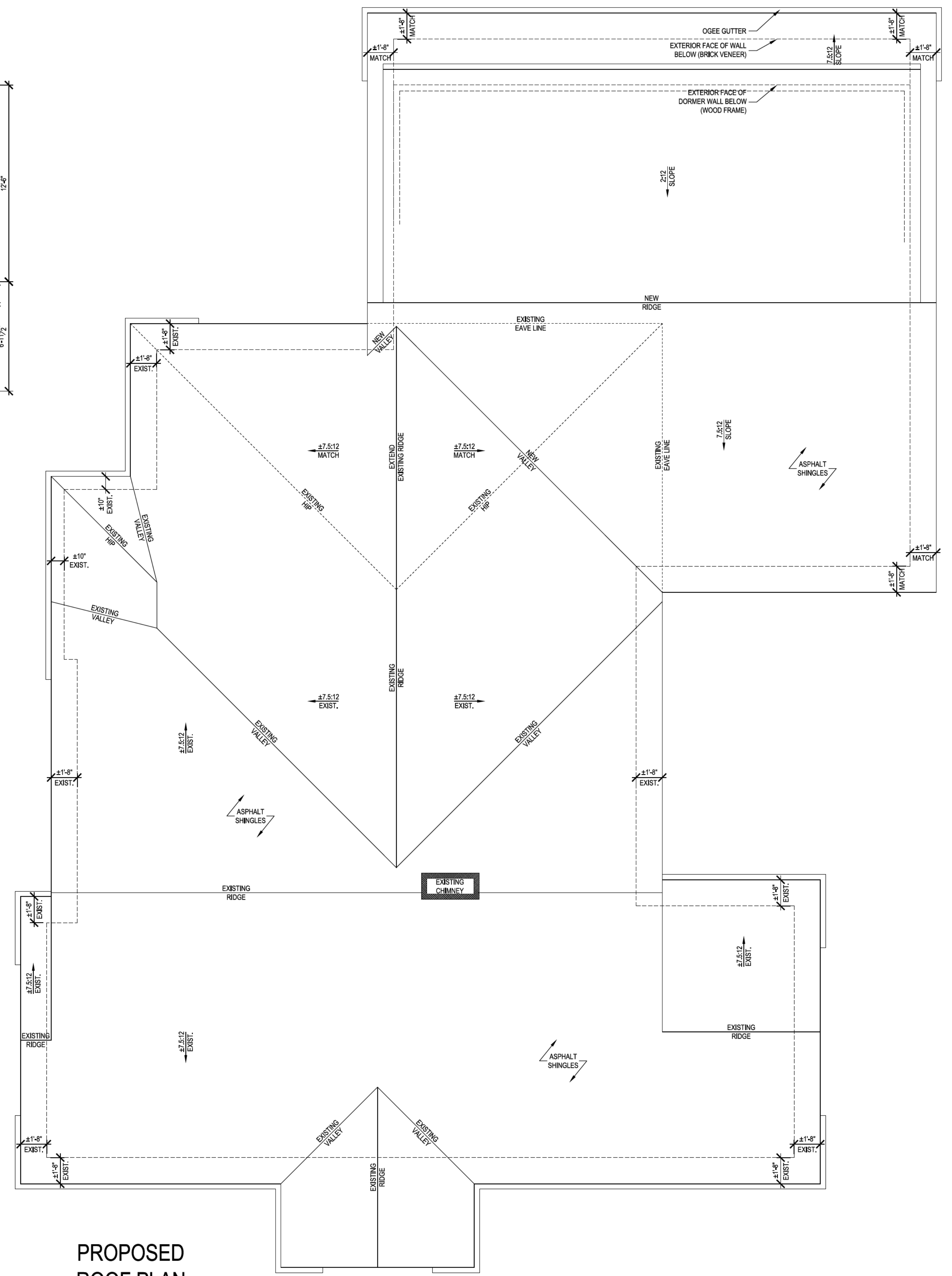
architect seal

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title
UPPER LEVEL & ROOF PLANS
scale
1/4" = 1'-0"
drawn
APS
checked
date
04-15-2026
project no.
1648RW
sheet no.
A-2



PROPOSED
UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



PROPOSED
ROOF PLAN
1/4" = 1'-0"



ELEVATION NOTES:
1. ALL NEW DOORS AND WINDOWS TO BE WOOD SIMULATED DIVIDED LIGHTS WITH 3/4" WIDE PERMANENTLY AFFIXED EXTERIOR MUNTINS; GANGED WINDOWS TO HAVE 6" DIVIDING MULLIONS
2. ALL EXTERIOR TRIM IS WOOD

**PROPOSED
FRONT ELEVATION**

1/4" = 1'-0"



**EXISTING
FRONT ELEVATION**

1/4" = 1'-0"

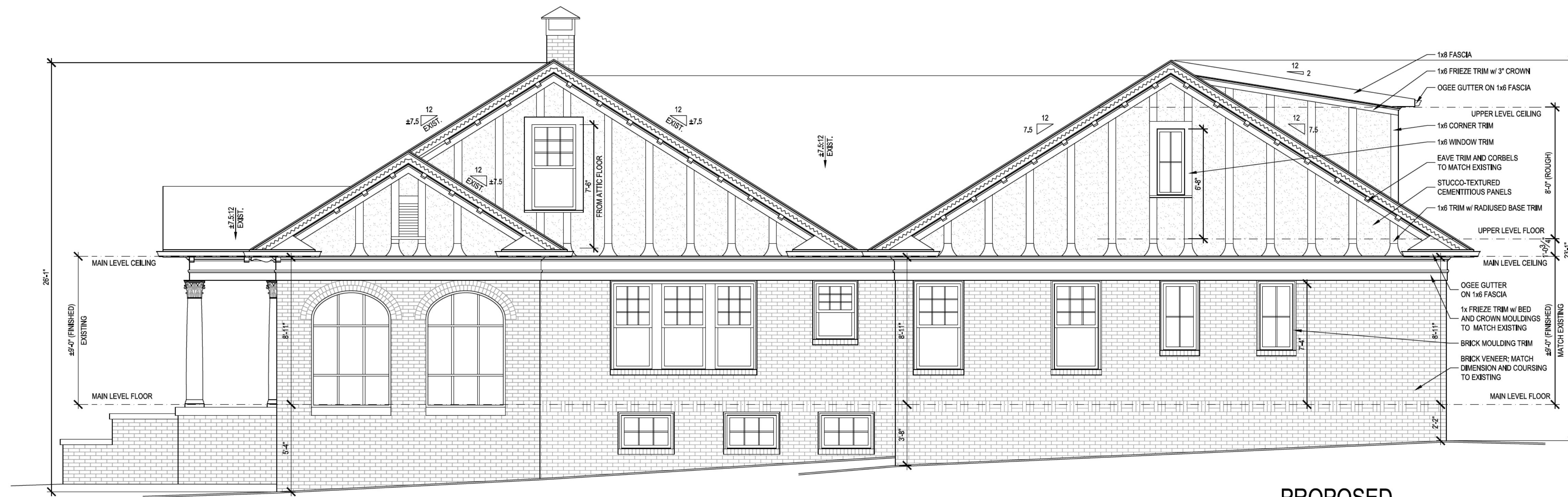
1648 Ridgewood Dr NE
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title FRONT ELEVATIONS	
scale 1/4" = 1'-0"	
drawn APS	checked
date 04-15-2026	sheet no. A-3
project no. 1648RW	



PROPOSED
RIGHT ELEVATION

1/4" = 1'-0"



EXISTING
RIGHT ELEVATION

1/4" = 1'-0"

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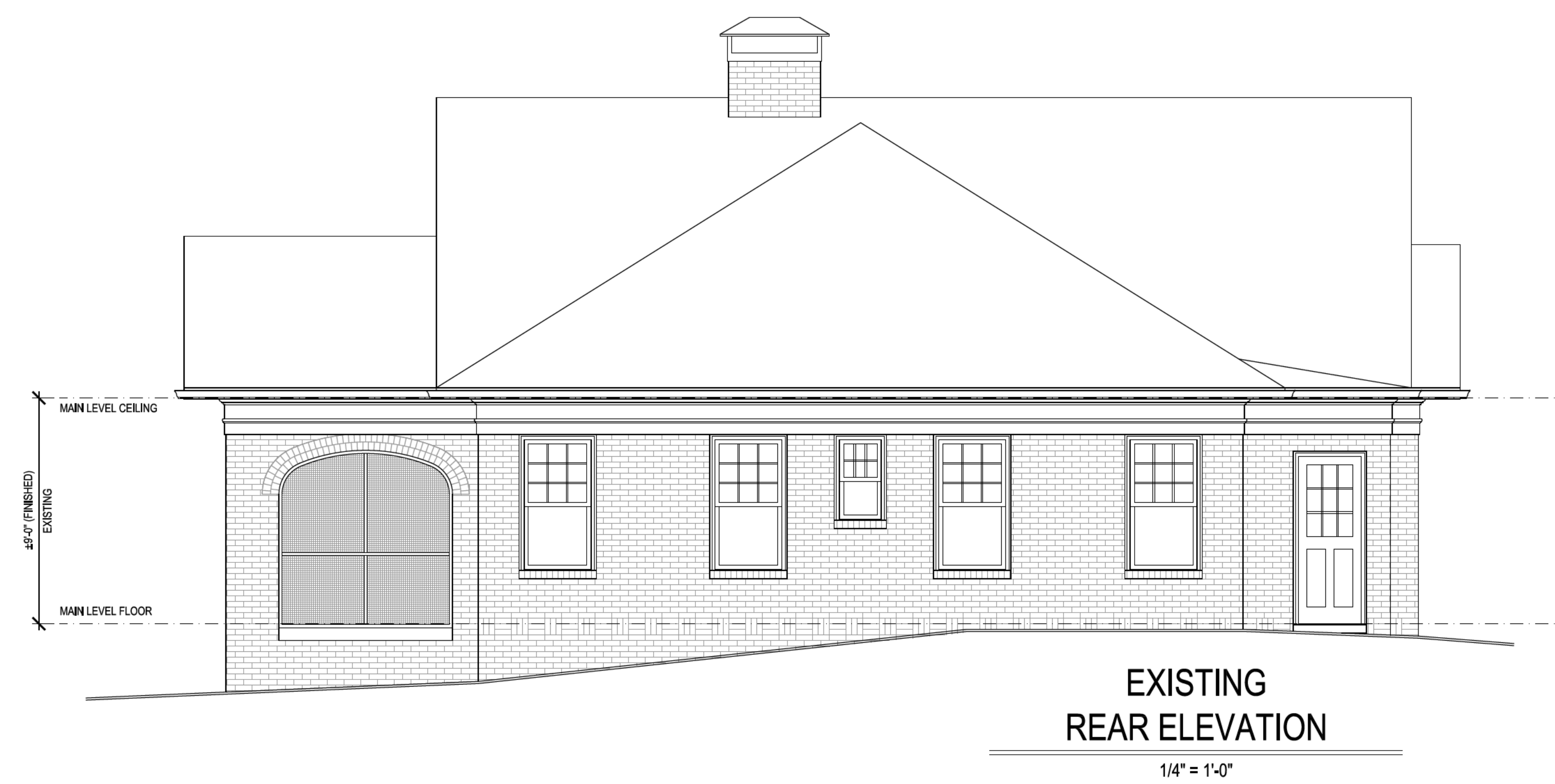
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Title RIGHT ELEVATIONS	
Scale 1/4" = 1'-0"	
Drawn APS	Checked
Date 04-15-2026	Sheet no. A-4
Project no. 1648RW	



PROPOSED
REAR ELEVATION
1/4" = 1'-0"



EXISTING
REAR ELEVATION
1/4" = 1'-0"

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Title REAR ELEVATIONS	
Scale 1/4" = 1'-0"	
drawn APS	checked
date 04-15-2026	sheet no. A-5
project no. 1648RW	

