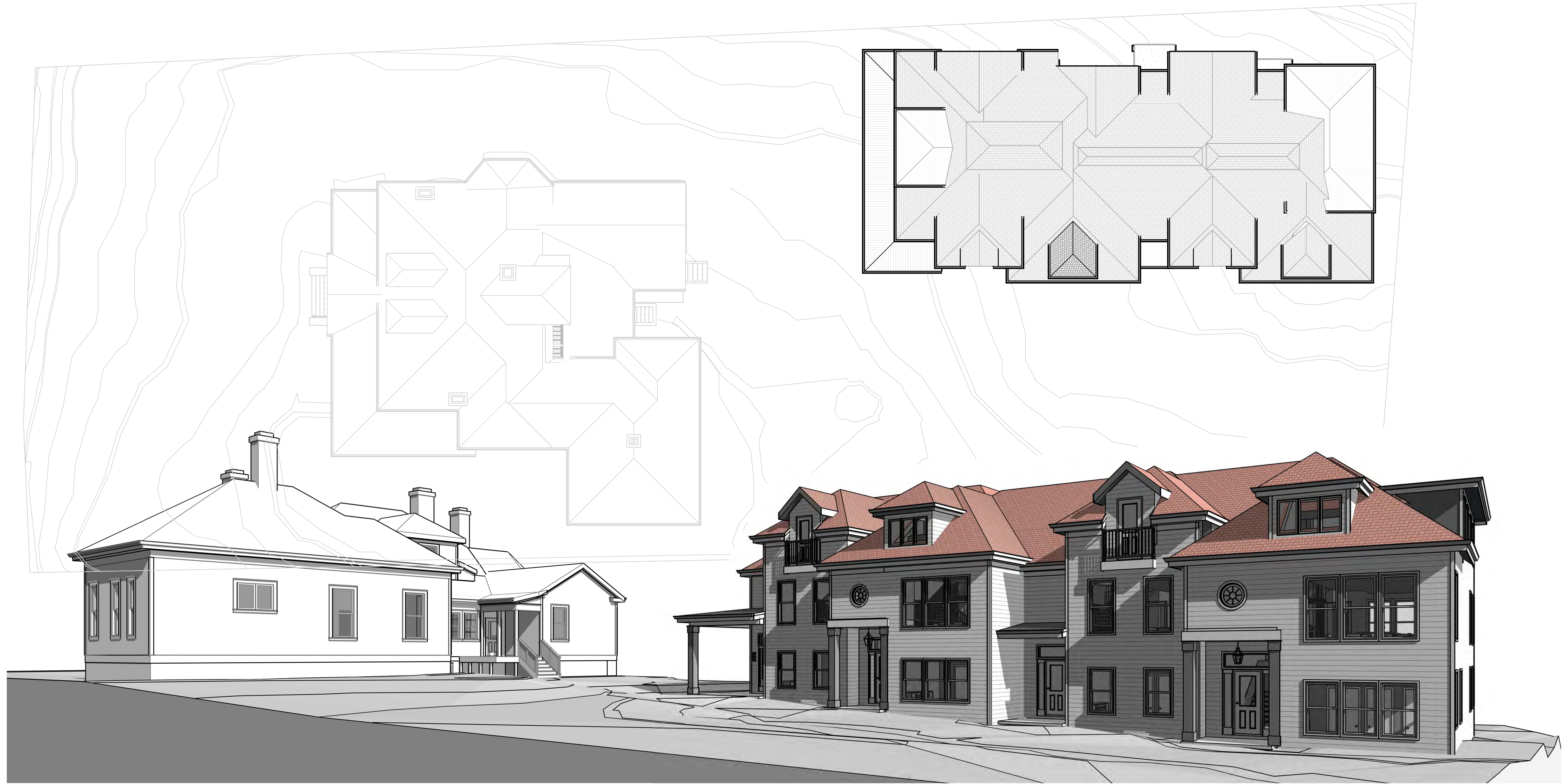




SHEET INDEX

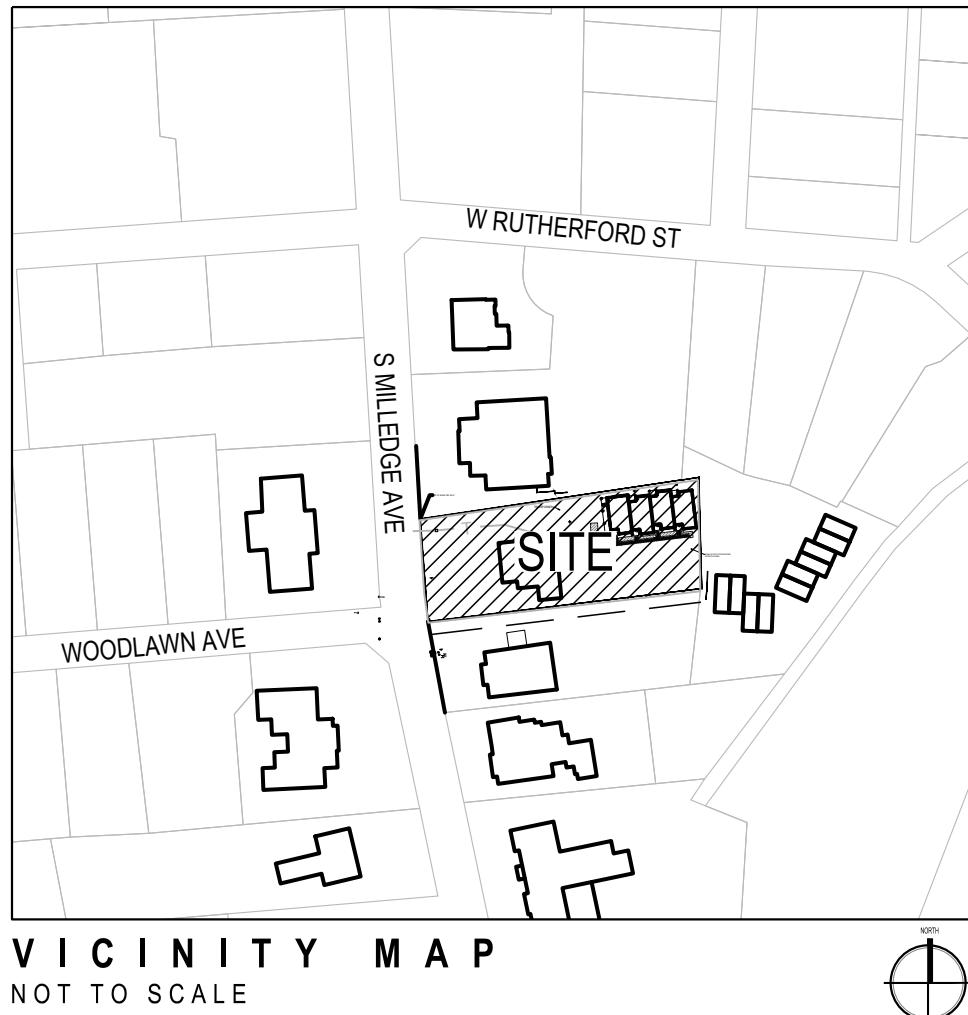
A-1	COVER SHEET
A-2	SAMPLE UNIT TOWNHOUSE PLANS
A-3	BUILDING ELEVATIONS
A-4	BUILDING ELEVATIONS
A-5	ISOMETRIC VIEWS
A-6	EXISTING CONDITIONS / PHOTOS

TOWNHOUSES

FOR

997 S. MILLEDGE

Location: S:\Projects\Brioka, Vincent - 997 S Milledge\2023-3365\04-CDA\01-CAD\01-WORKING\20-SITE Creation date: Tuesday, November 5, 2024 2:05:48 PM
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VICINITY MAP
NOT TO SCALE



EXISTING TREES CONSERVED					
NAME	SIZE	QTY	UNIT CANOPY	TOTAL CANOPY	
Quercus	28" Cal	5	1,600 SF	8,000	SF
Magnolia grandiflora	28" Cal	2	1,800 SF	3,200	SF
Carya liveacens	28" Cal	2	1,800 SF	3,200	SF
Fraxinus caroliniana	2" Cal	2	900 SF	1,800	SF
Cercis canadensis	3" Cal	1	400 SF	400	SF
Ilex species	16" Cal	2	400 SF	800	SF
TOTAL EXISTING CANOPY CONSERVED SF				17,400	SF
TOTAL EXISTING CANOPY CONSERVED %				49.31%	OF SITE

EX. TREE

TREE CRITICAL ROOT ZONE

PAVING LEGEND	
HD = HEAVY DUTY SD = STANDARD DUTY	
	HD PERMEABLE PAVERS
	SD BRICK PAVERS

OWNER
997 S Milledge Avenue Acquisition LLC
2525 McKinnon Avenue Suite 700
Dallas, TX 75201
CONTACT: ----

PROJECT INFORMATION	
ADDRESS	997 S. MILLEDGE AVENUE
PARCEL NUMBER	173A1 G008
ACREAGE	0.856 AC
EXISTING ZONING	C-O COMMERCIAL OFFICE
PROPOSED ZONING	C-O COMMERCIAL OFFICE WITH SUP
EXISTING USE	OFFICE
PROPOSED USE	MIXED USE (COMMERCIAL AND RESIDENTIAL)
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13059C002SF, DATED 09/15/2022. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SPG LAND SURVEYORS FOR ARTHUR S ARCHIBALD DATED 10/31/2023. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	THIS PROJECT SHALL MEET ALL ATHENS-CLARKE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH ATHENS-CLARKE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY ORDINANCES AND REGULATIONS.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

UNIT MIX		
	UNITS	BEDS
RENOVATED BUILDING (B&B)	5	5
TOWN HOME 1	1	3
TOWN HOME 2	1	3
TOWN HOME 3	1	3
TOWN HOME 4	1	3
TOTAL	8	16

PARKING		
	REQUIRED	PROVIDED
B&B	5	5
TOWN HOME 1	2	2
TOWN HOME 2	2	2
TOWN HOME 3	2	2
TOWN HOME 4	2	2
ADA SPACES	1	1
TOTAL	14	14

DENSITY	
CALCULATIONS	
MAXIMUM	13.7
PROVIDED	12 TOWN HOME BEDROOMS

OPEN SPACE	
CALCULATIONS	
REQUIRED	N/A
PROVIDED	49.31%

LOT COVERAGE - ALLOWED 65 %				
	EXISTING AC	EXISTING SF	PROPOSED AC	PROPOSED SF
RENOVATED BUILDING (B&B)	0.09	4110	0.09	4110
TOWNHOMES	0.00	0	0.10	4444
PARKING (EX ASPHALT)	0.18	7789	0.08	3510
PARKING (PERMEABLE PAVERS)	0.00	0	0.09	3848
CONCRETE FRONT WALK AND STEPS	0.02	928	0.02	928
BRICK PAVES WALKWAYS	0.00	150	0.02	842
TOTAL AREAS	0.30	12977	0.41	17682
COVERAGE %	35%		47.9%	



Seals:

Project Info:

997 S. Milledge Ave.
997 S. Milledge Avenue
Athens, GA
Athens-Clarke County

Sheet Issue: 11/5/2024 Project No. 23-3363

Firm Info:



SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
www.onespg.com

Sheet Title:

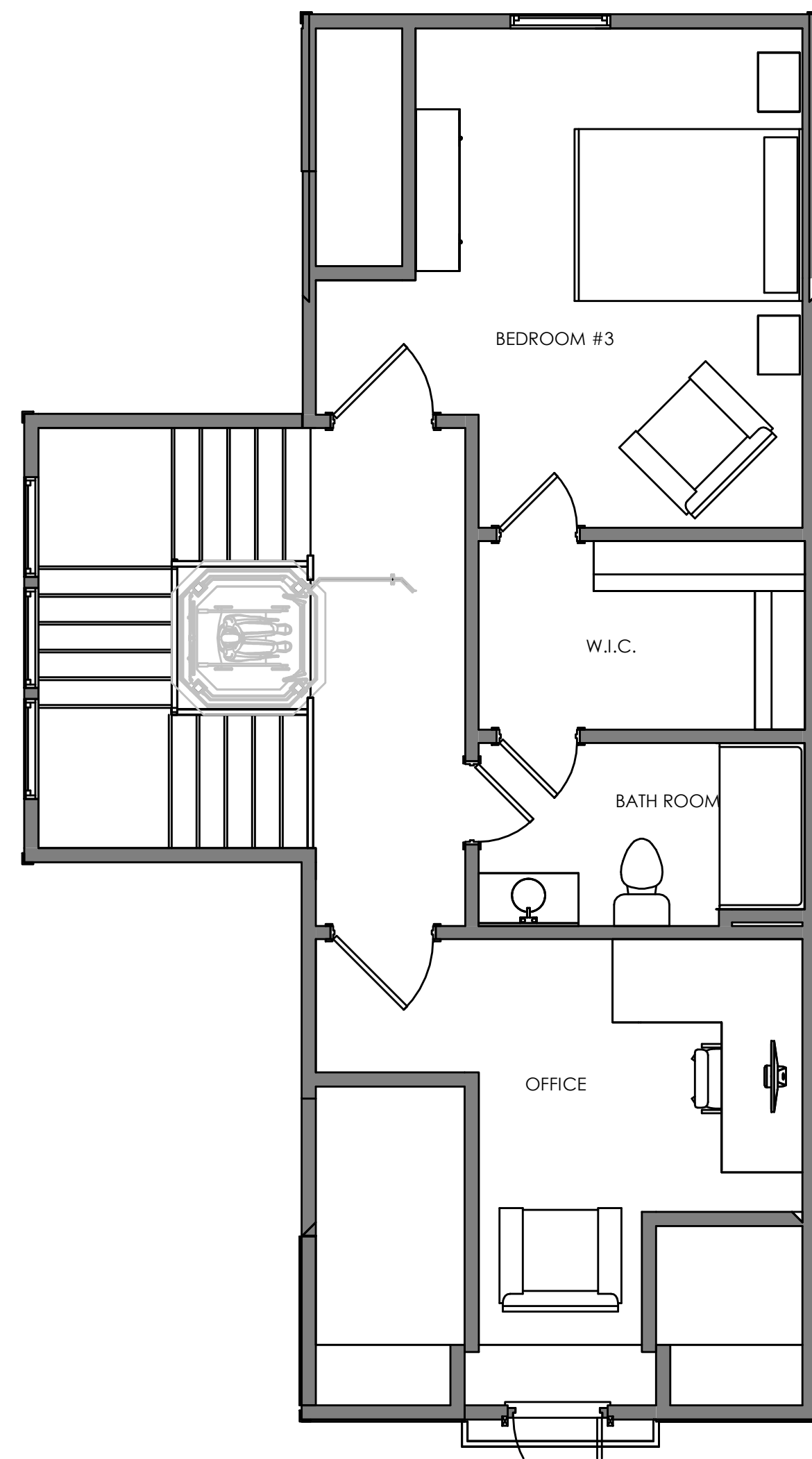
Concept Site Plan



Permeable Pavers

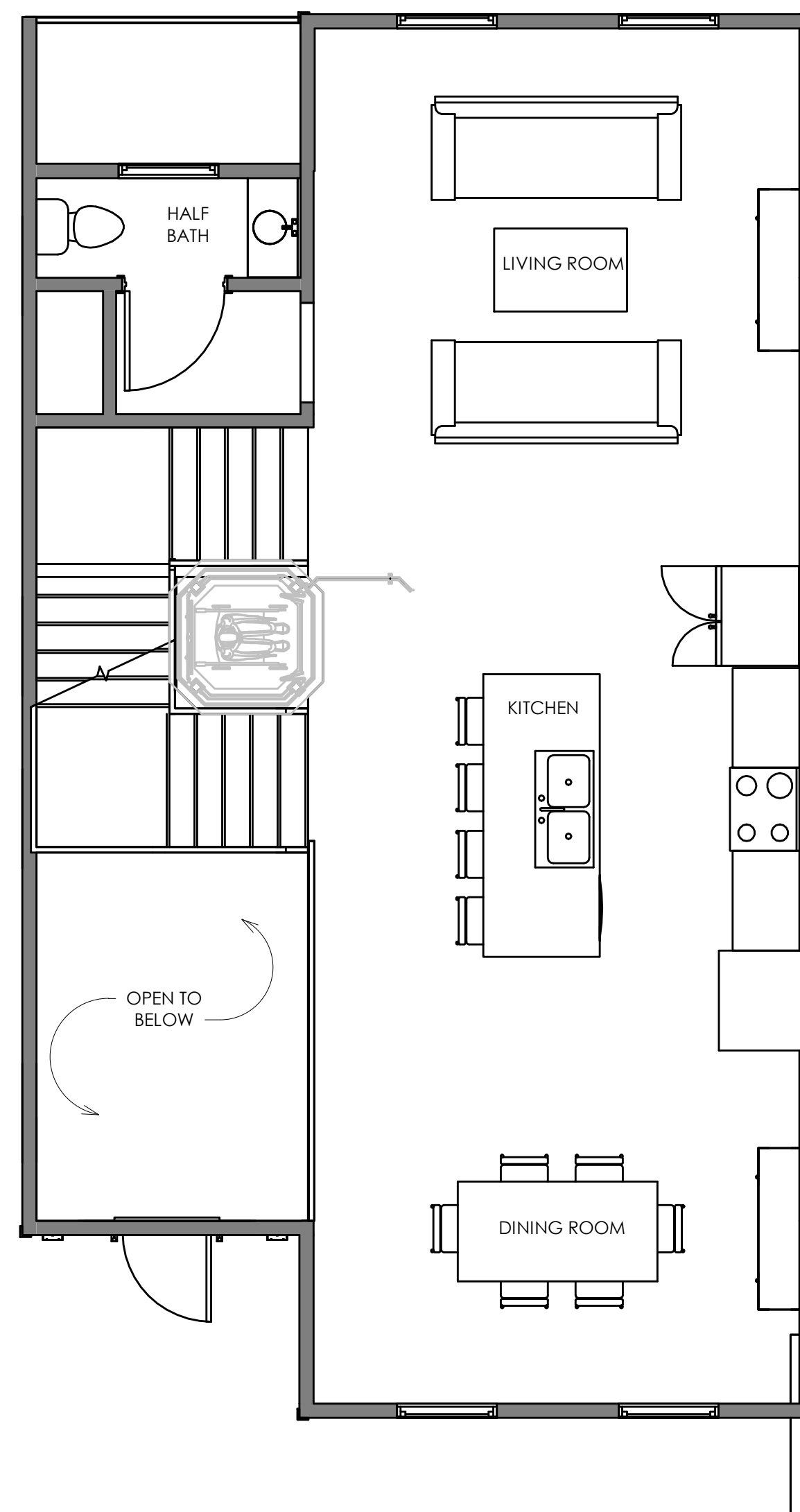


Brick Pavers



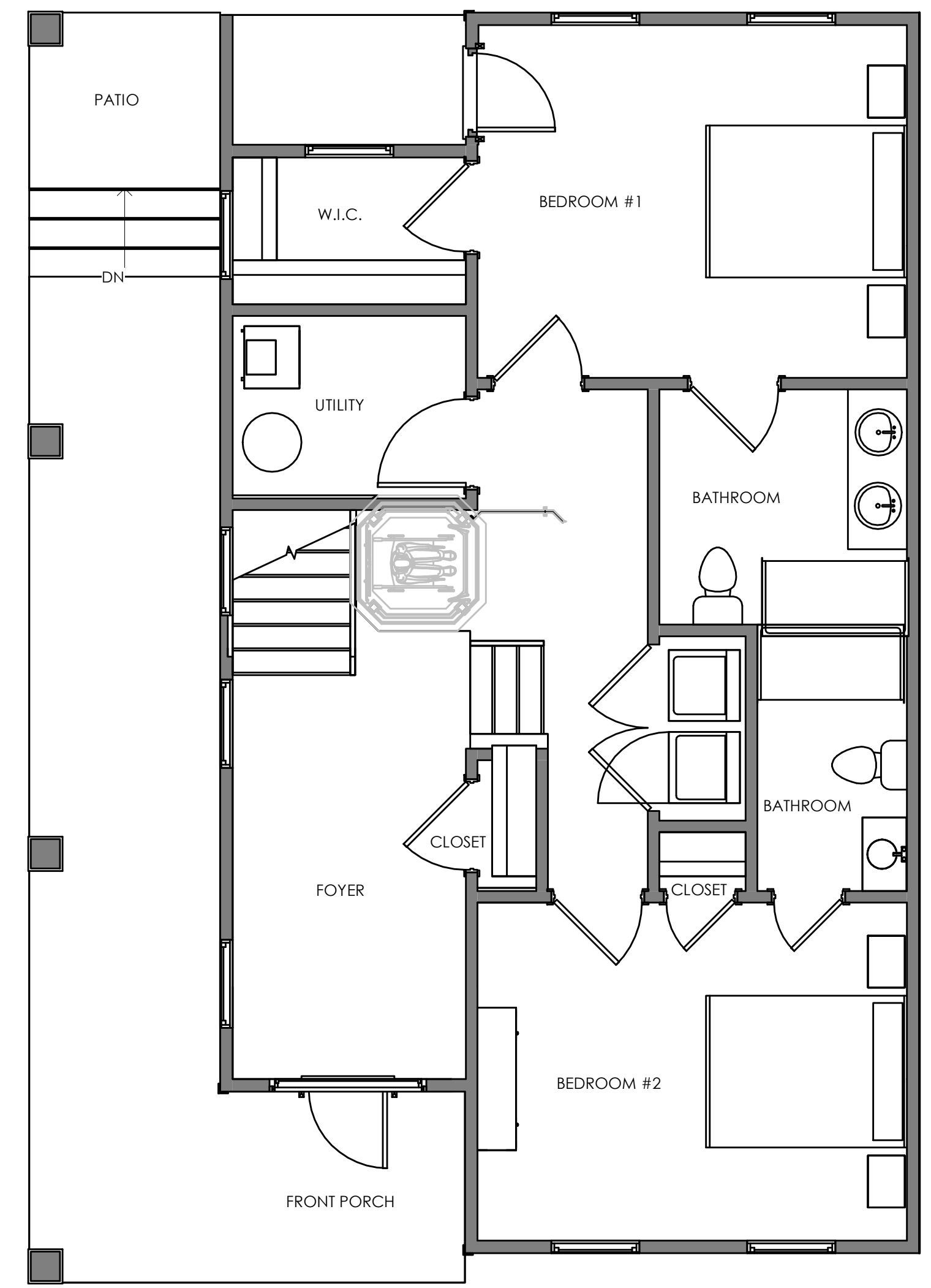
FLOOR PLAN - UPPER LEVEL

1/4" = 1'-0"



FLOOR PLAN - MAIN LEVEL

1/4" = 1'-0"



FLOOR PLAN - ENTRANCE LEVEL

1/4" = 1'-0"



TOWNHOUSE BUILDING - NORTH ELEVATION

1/8" = 1'-0"



TOWNHOUSE BUILDING - WEST ELEVATION

1/8" = 1'-0"



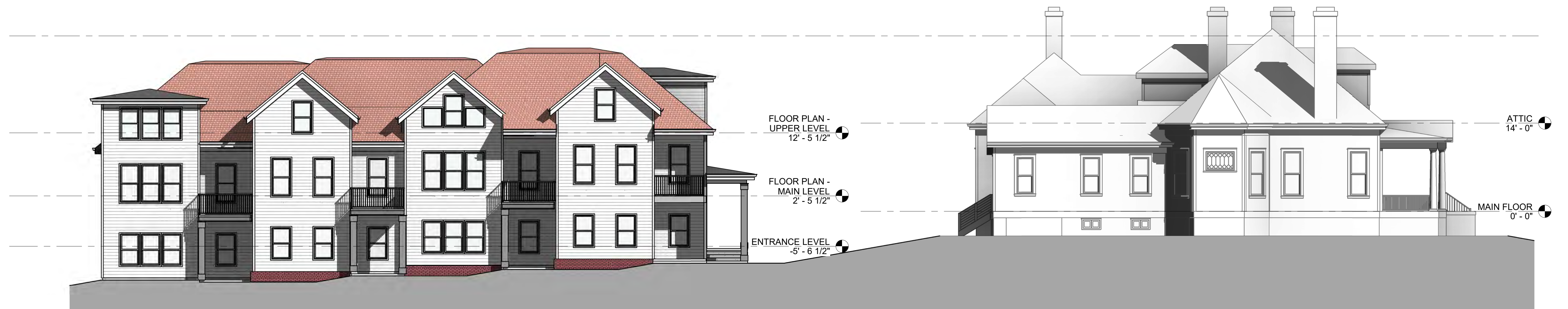
TOWNHOUSE BUILDING - SOUTH ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



TOWNHOUSES

FOR

997 S. MILLEDGE

Project No. 23082

Date 11/06/2024

ISOMETRIC VIEWS



TOWNHOUSES

FOR

997 S. MILLEDGE

Project No. 23082

Date 11/06/2024

EXISTING CONDITIONS / PHOTOS