



COA Application

Description of Proposed Work

997 S Milledge, Athens, GA

GENERAL PROJECT INFORMATION

The subject parcel is approximately 0.856-Ac and is located on South Milledge Avenue. The proposed redevelopment includes two phases which are aimed at providing high-end infill condominium-style residential development in this desirable area of Athens. The rezone request from C-O to RM-2 was approved by Mayor and Commission early this year, which allows for a higher residential density, but also a more appropriate style of residential development for this area (no first commercial required).

The first phase is the renovation of the existing historic 1.5 story structure into five single bedroom dwelling units. This portion has been approved and is currently under construction.

The second phase is the construction of 4 town-home-style condominiums on the rear of the property. This includes the redevelopment of the parking area, trash enclosure and the four townhomes. This second phase of the subject of this COA application

TOWNHOMES

Location

The location of the townhomes was chosen to minimize the overall ridge heights compared to the existing structure using the existing grades, to allow access to the rear of the property.

Scale and features

The heights of roof lines (eaves and ridges) are located at or below the existing historic heights of structures. The scale and sequence of windows was organized to keep a similar pattern to the exiting house.

The main roof slopes and general roof shapes were inspired from the historic structure.

The goal is also to provide rhythm in the façade from East to West and to use the sloping grade and townhomes units to do so.

These townhomes were designed for ADA access in mind as they will each be equipped with an individual interior elevator.

Material

Per description in the application. The goal is to use modern, durable and compatible material with the existing historic house.

PARKING AREA/SITE

A new parking area is proposed on the West as well as the South side of the townhomes. The 6 parking spaces to the west are intended to serve primarily the historic structure (five 1-bedroom apartments) and the south parking spaces are primarily intended for the townhomes. The ADA parking is located in proximity to both structures. The South parking area is proposed to be built with permeable pavers (for stormwater detention) and will also help visually identify the separation between the two parking areas. The parking curbs are proposed to be concrete.

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We are proposing a new brick sidewalk that will run along the south of the townhomes and will allow safe access to each townhome front entrance. Each townhome will have some vegetative buffer between the sidewalk and the front of the townhomes.

The areas along the North and East property lines have been reserved for stormwater drainage easement.

There will be some regrading required to maintain proper slope for stormwater drainage. But generally, we are proposing to adapt the layout the townhome finished floor elevation to follow the natural grade of the current property (slope down towards the east)

TRASH ENCLOSURE

A new shared trash enclosure is proposed with corner brick pilasters and a wood enclosure. See photos and site plan for proposed construction .

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997 S MILLEDGE AVE

TOWNHOME DESIGN

SHEET INDEX

A0	COVER SHEET
A1	BUILDING PLAN - ENTRANCE LEVEL
A2	BUILDING PLAN - MAIN LEVEL
A3	BUILDING PLAN - UPPER LEVEL
A4	CONCEPT ELEVATIONS
A5	CONCEPT ELEVATIONS
A6	CONCEPT VIEWS
A7	CONCEPT VIEWS
A8	CONCEPT VIEWS
A9	CONCEPT VIEWS



architecture & engineering

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ARCHITECTURAL TOWNHOME DESIGN

FOR

997 S. MILLEDGE

Project No. 25006

Date 05/19/2025

COVER SHEET

A0



TOWNHOUSE BUILDING - ENTRANCE LEVEL

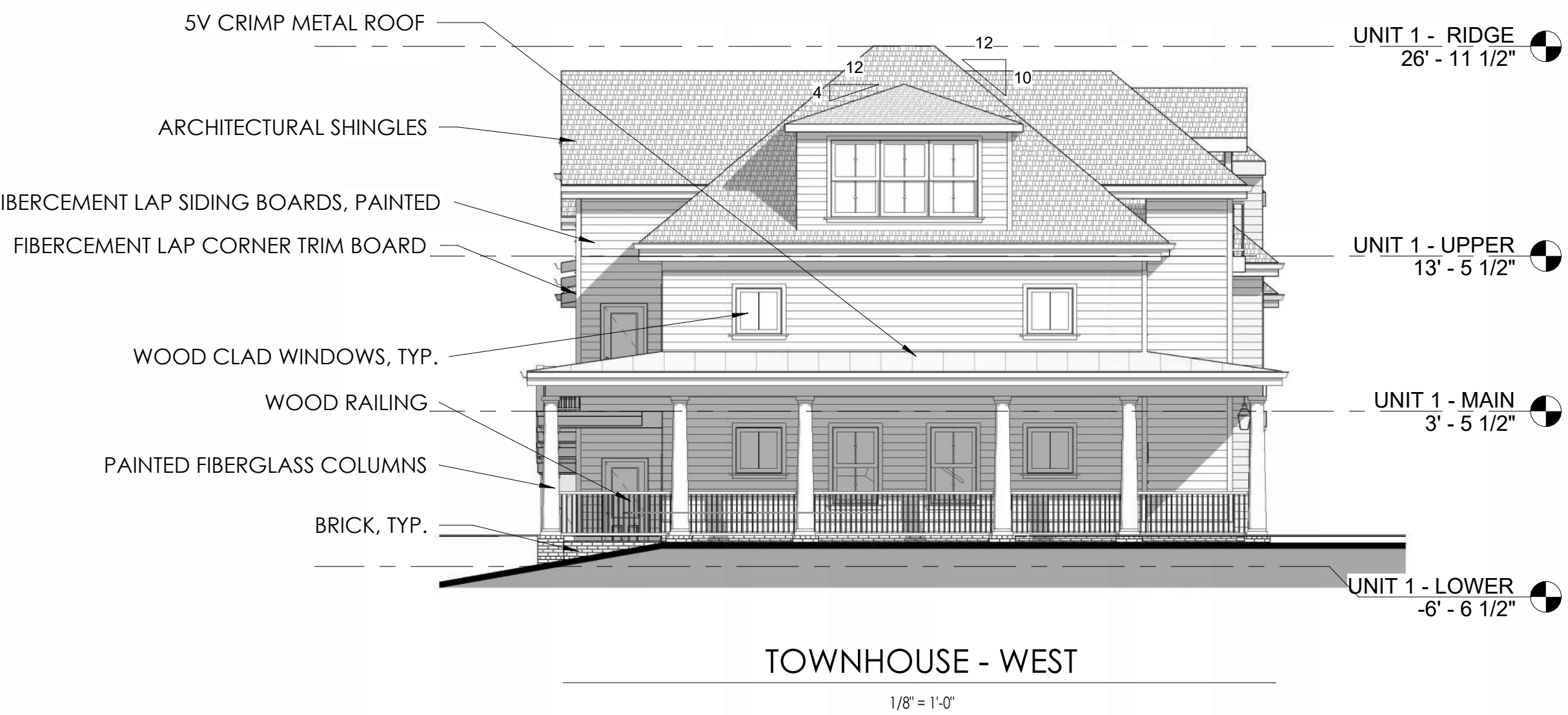
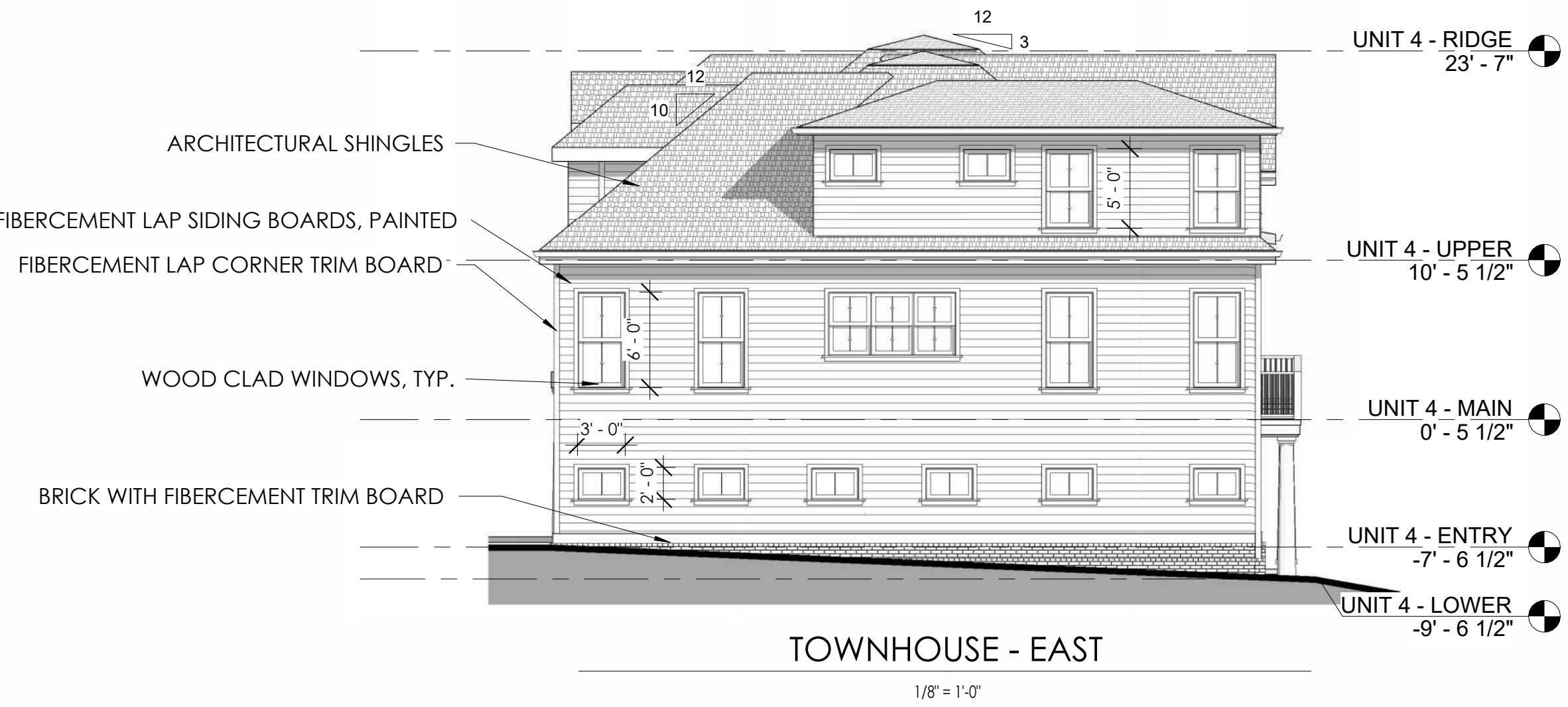
1/4" = 1'-0"



TOWNHOUSE BUILDING - MAIN LEVEL
1/4" = 1'-0"



TOWNHOUSE BUILDING - UPPER LEVEL
1/4" = 1'-0"





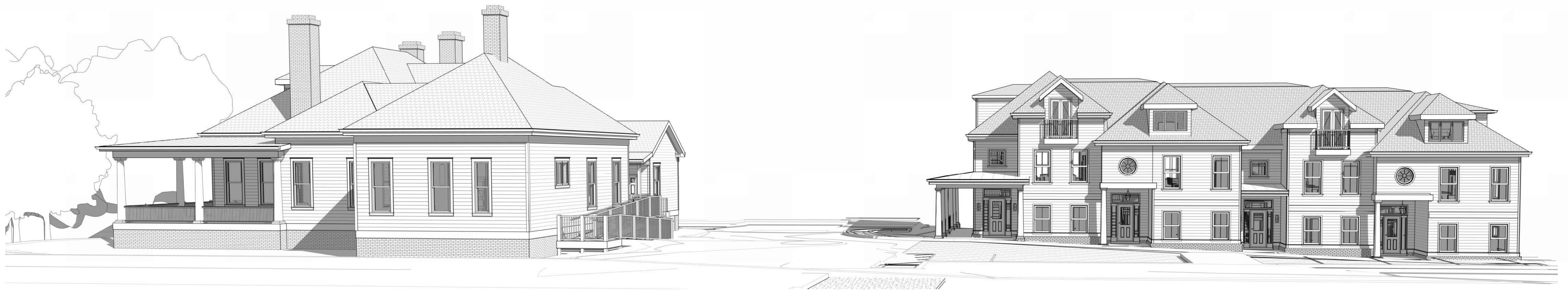
FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



ARCHITECTURAL TOWNHOME DESIGN

FOR
997 S. MILLEDGE



ARCHITECTURAL TOWNHOME DESIGN

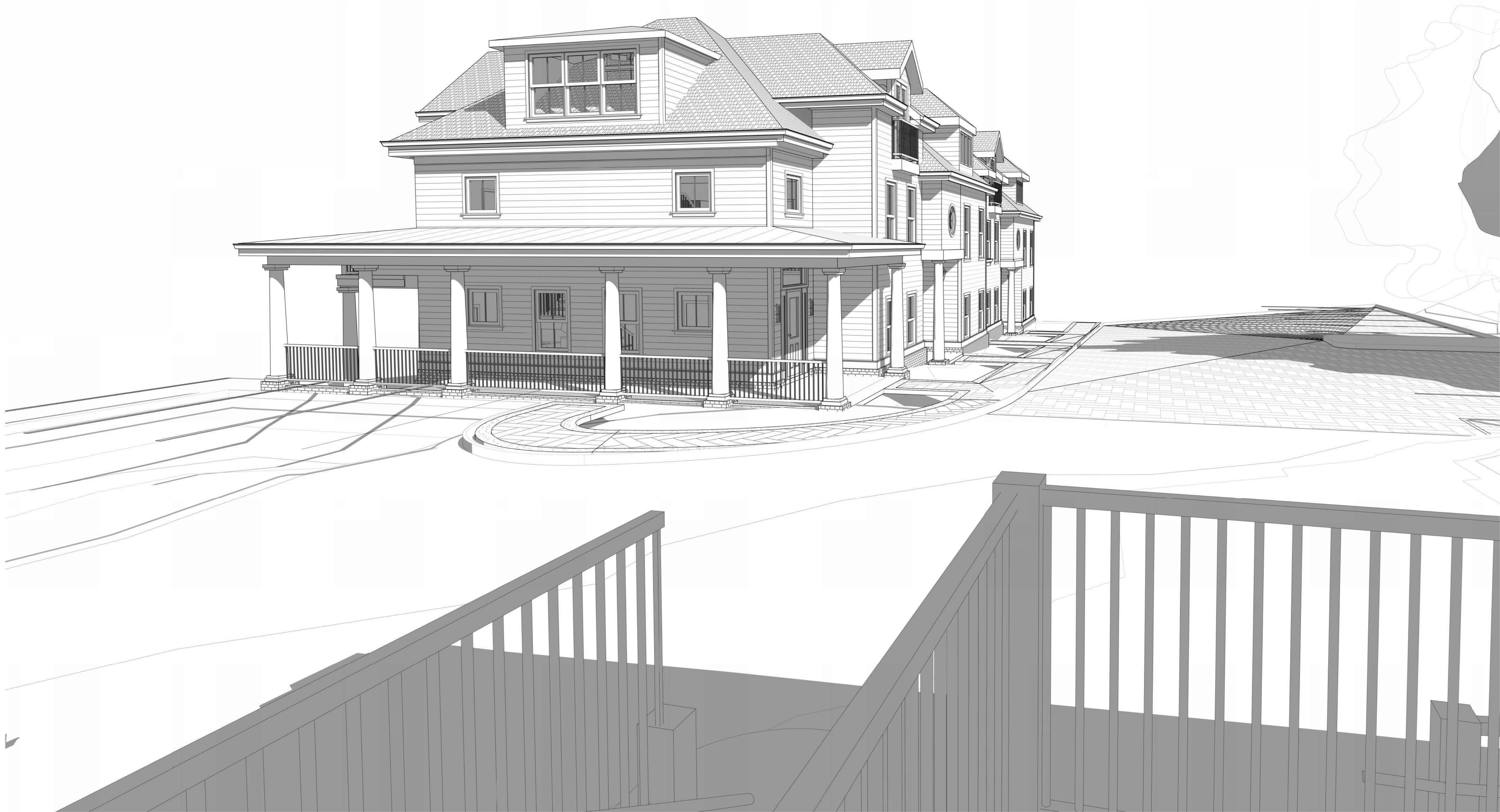
FOR
997 S. MILLEDGE



ARCHITECTURAL TOWNHOME DESIGN

FOR

997 S. MILLEDGE



ARCHITECTURAL TOWNHOME DESIGN

FOR

997 S. MILLEDGE

Project No. 25026

Date 05/19/2025

CONCEPT VIEWS

A9



TOWNHOUSES

FOR

997 S. MILLEDGE



Wood Fencing with Brick Columns Trash Enclosure

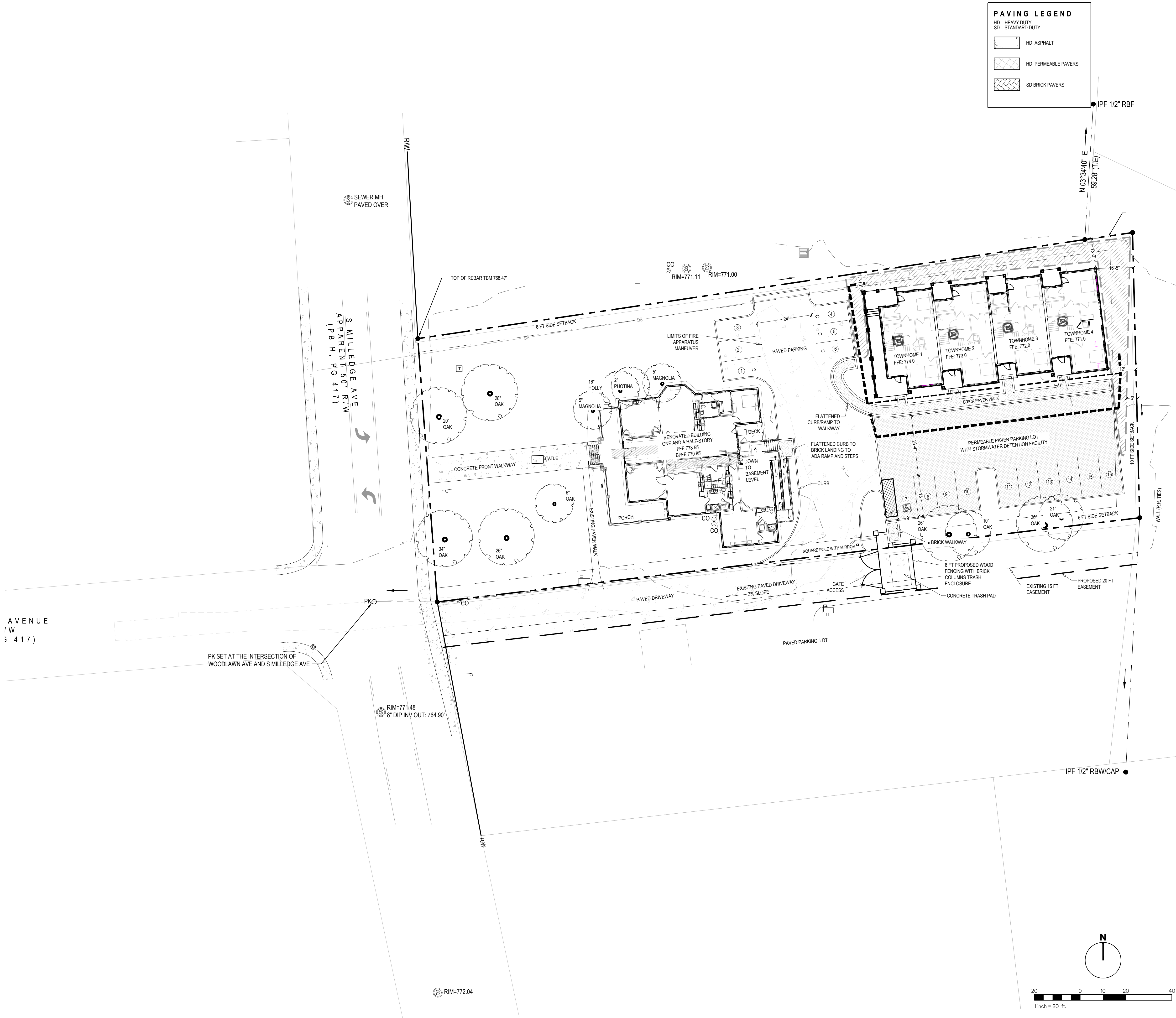


Brick Clay Pavers in Herringbone Pattern



Permeable Pavers

Location: S:\1 Projects\Bridges, Vincent - 997 S Milledge 2023-3363\04-CO\01-CAD\01-WORKING\20-SITE Creation date: Monday, May 19, 2025 10:38:05 AM
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Seals:

Project Info:

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

Sheet Issue: 03/25/2025 Project No. 23-3363

No.	Date	Description
1	04/25/2025 5/19/2025	1st Comments HPC Submission

Firm Info:



SPG Planners + Engineers

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Sheet Title:

Site Plan

C-10