

PROJECT NAME: Clinton Phase 1 | **ADDRESS:** 1952 Clinton Road, Macon | **SQUARE FOOTAGE:** 1,492 sqft each unit
PROJECT TYPE: Residential - Pre-Construction - Multi-family (2025)

CLINTON PHASE 1



PROJECT OVERVIEW

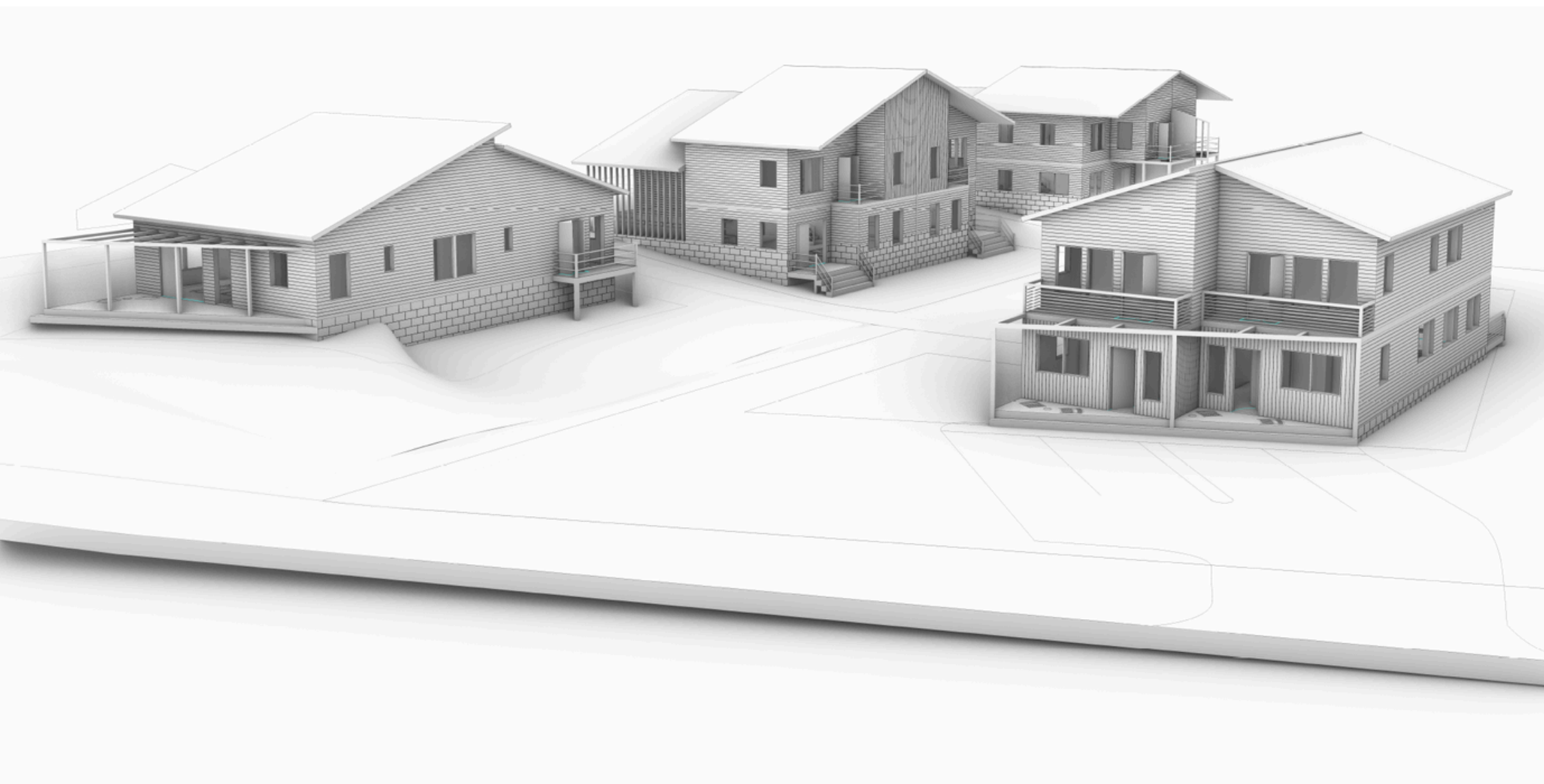
Clinton Road Phase 1 comprises the first four homes on a subdivided 3-acre parcel in Macon, Georgia: originally a single empty lot, now reimagined as seven distinct parcels through a comprehensive subdivision and zoning reclassification strategy.

These initial four lots, each with specific topographical and environmental characteristics, were the foundation for a development approach that merges zoning compliance, environmental integration, and architectural clarity.

HUNTLEY RIDGE DRIVE

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3D MODEL

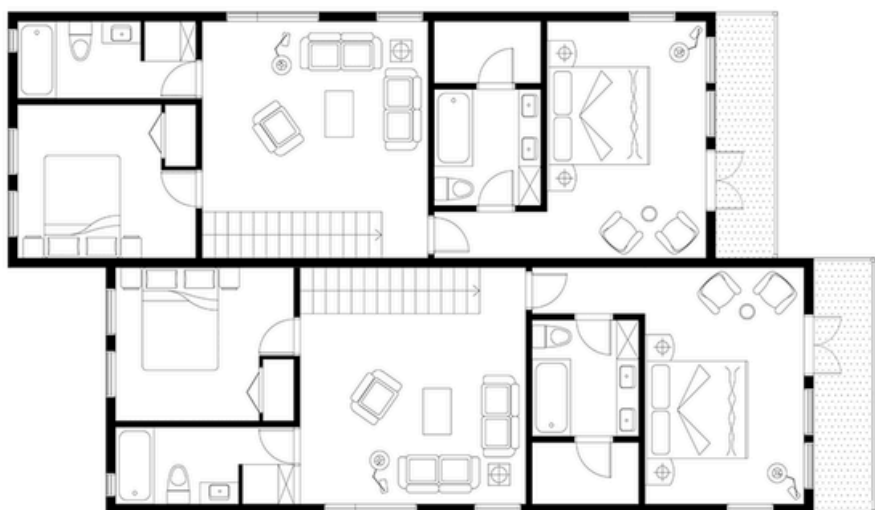


TYOLOGY AND DESIGN RESPONSE

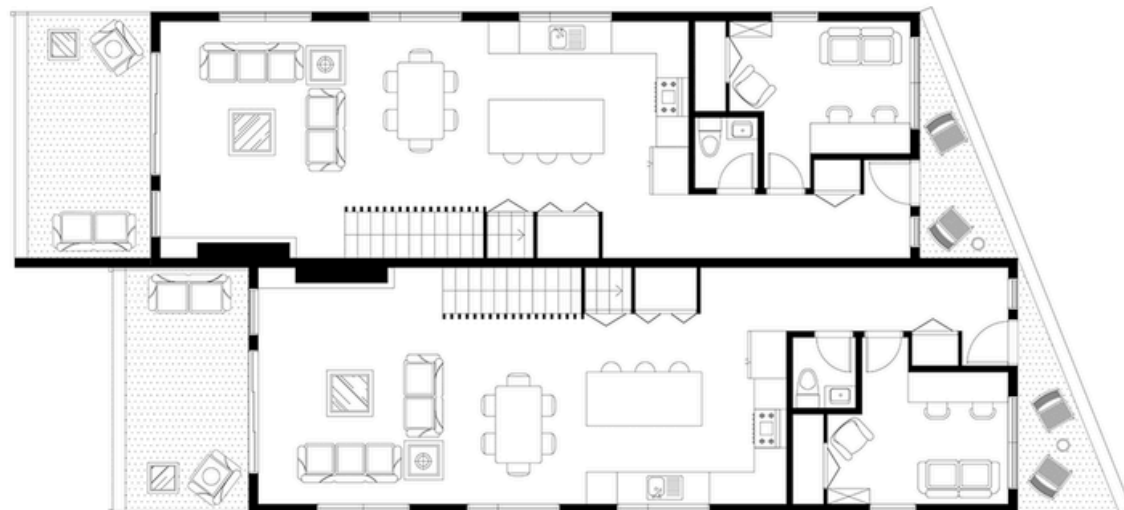
Lot 1 features an offset duplex that uses a narrow lot efficiently. The offset strategy breaks the monolithic form into a dynamic elevation while enhancing privacy and access to light for each unit. Balconies and porches extend the interior outward, maintaining a visual and physical connection to the wooded landscape. Interiors are organized around a central stair highlighted by a feature stud wall, and each unit includes 3 bedrooms, 2.5 baths, and a generous master suite.

DESIGN WITH FURNITURE

FIRST FLOOR



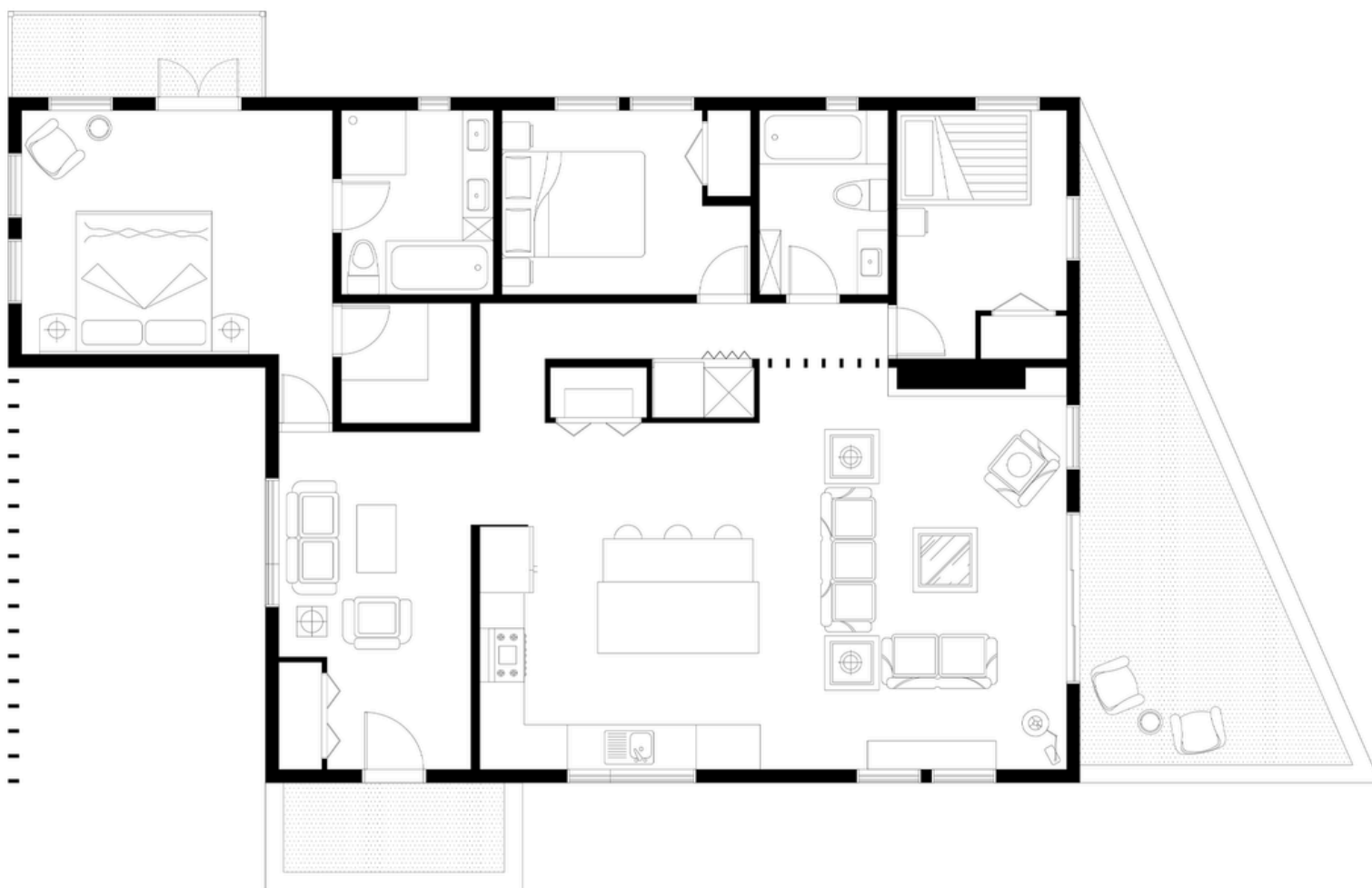
GROUND FLOOR



TYOLOGY AND DESIGN RESPONSE

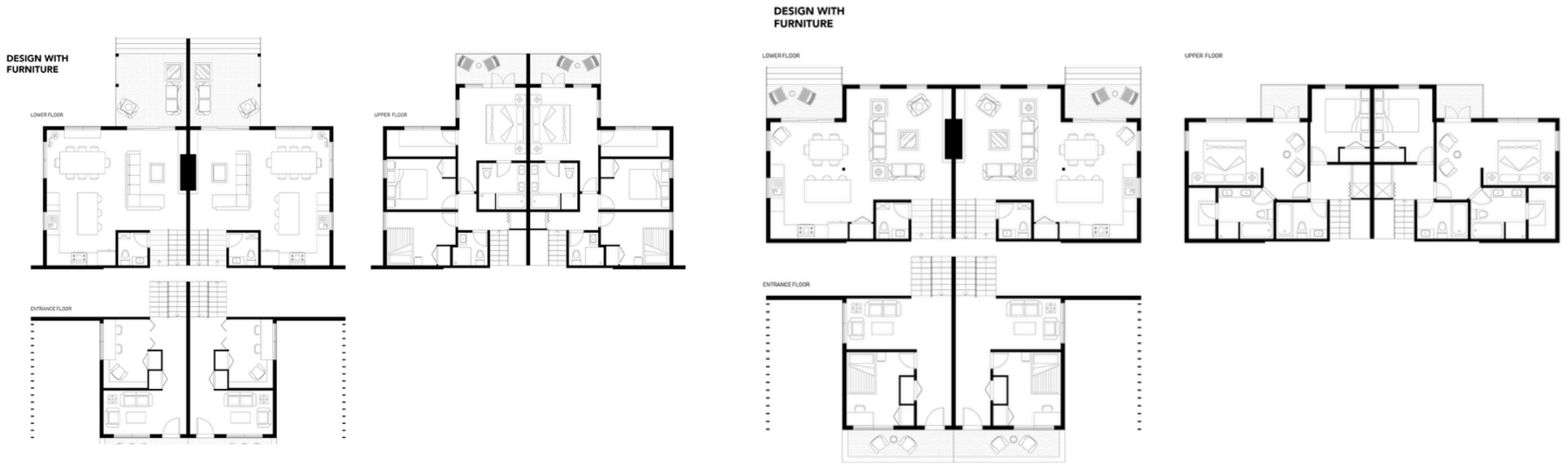
Lot 2, positioned on a prominent corner, adopts a single-family typology with a vaulted ceiling across living areas and a triangular deck that mirrors the lot's geometry. Its spatial simplicity is punctuated by detailed material articulation: a pergola-covered porch, large windows for passive solar gains, and a neutral contemporary interior that reflects the home's light-filled volumes.

DESIGN WITH FURNITURE



TYOLOGY AND DESIGN RESPONSE

Lots 3 and 4 introduce the split-level typology. Situated on the steepest terrain, they conceal vertical complexity behind a modest front elevation. From the rear, the homes cascade downward, unveiling two additional levels and offering panoramic views through balconies strategically placed off both communal and private spaces. Each home houses three bedrooms and 2.5 baths, with added flex rooms and foyers for spatial variety. Carports are integrated into the architecture as practical yet design-forward elements.



ENVIRONMENTAL CONSIDERATIONS




Sun path studies informed the orientation of major living spaces and window placement, maximizing daylight while minimizing glare. Passive shading devices, deep overhangs, and preserved vegetation all contribute to reduced energy loads and greater comfort. Each structure's massing was calibrated to reduce excavation and maintain as much of the natural slope as possible.

Throughout Phase 1, a consistent material language unites the project: vertical fiber cement siding, dark-stained timber pergolas, and oak accents offer durability, contrast, and texture. Interiors reflect this logic: stud walls introduce rhythm, while windows frame curated views of nature.



CONCLUSION



This first phase of Clinton Road sets the tone for the larger site's transformation, where architectural rigor is applied to community-scale goals, and each home embodies a balance between privacy, openness, efficiency, and delight.