

# CH JAMES



## PROJECT OVERVIEW

Tucked away on a secluded 1.5-acre lot in Austell, Georgia, 0 CH James Parkway offers a dual-residence development that balances minimalist modern design with the lush natural landscape of the region. This project marries expansive living spaces with intimate connections to nature, offering residents a tranquil retreat just 25 minutes west of downtown Atlanta.

## SITE AND CIRCULATION

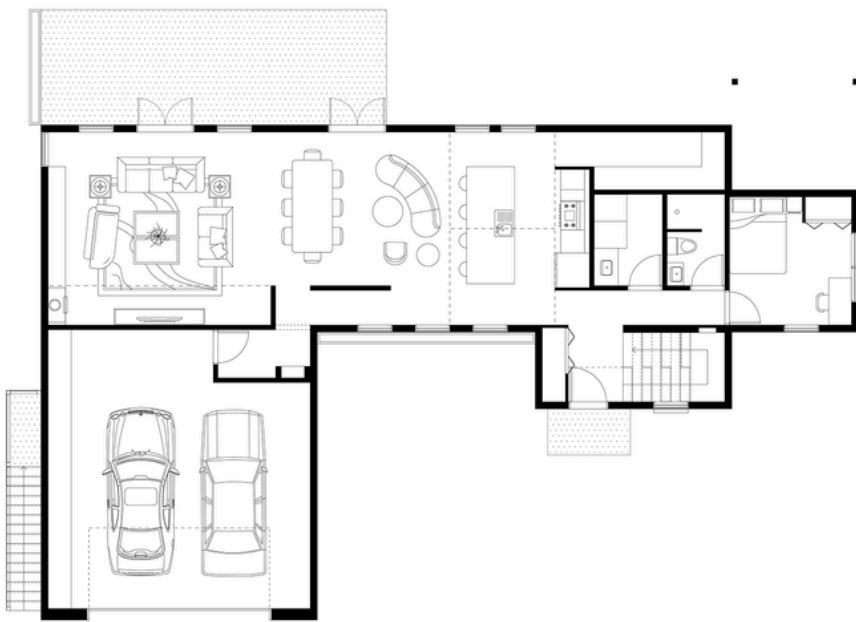
Located within the R-20 zoning district, the site required careful consideration of setback and lot size requirements: 35 feet for front and rear yards, and 10 feet on each side. The two residences were oriented to minimize noise from the nearby railroad and CH James Parkway by pushing the houses away from these sources. A sun path study informed a 20-degree rotation of the buildings to optimize southern exposure of key interior spaces, maximizing natural light and comfort.



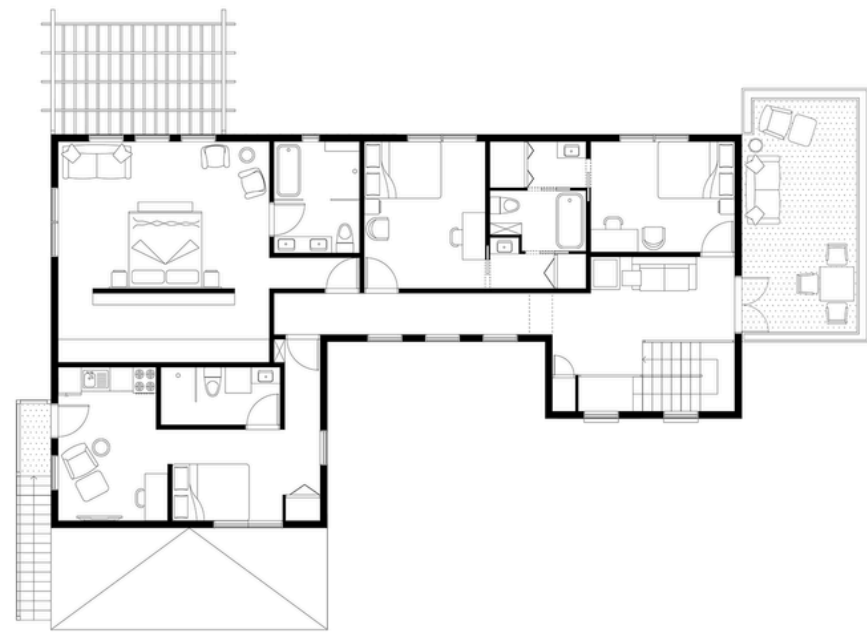
## RESIDENCE ONE

**Residence One (Lot 1)** stands as a testament to minimalist luxury, featuring a unique upside-down U-shaped layout that forms a semi-open courtyard. The home's three distinct volumes serve multiple functions, from garage and nanny suite to living spaces and bedrooms, with each area designed to flow seamlessly into the next. Architectural details such as vaulted ceilings, feature walls, and amphitheater-style stair seating enrich the experience, while outdoor terraces and pergolas extend living spaces into nature. The residence includes five bedrooms and four bathrooms, emphasizing spatial harmony and privacy.

Ground Floor



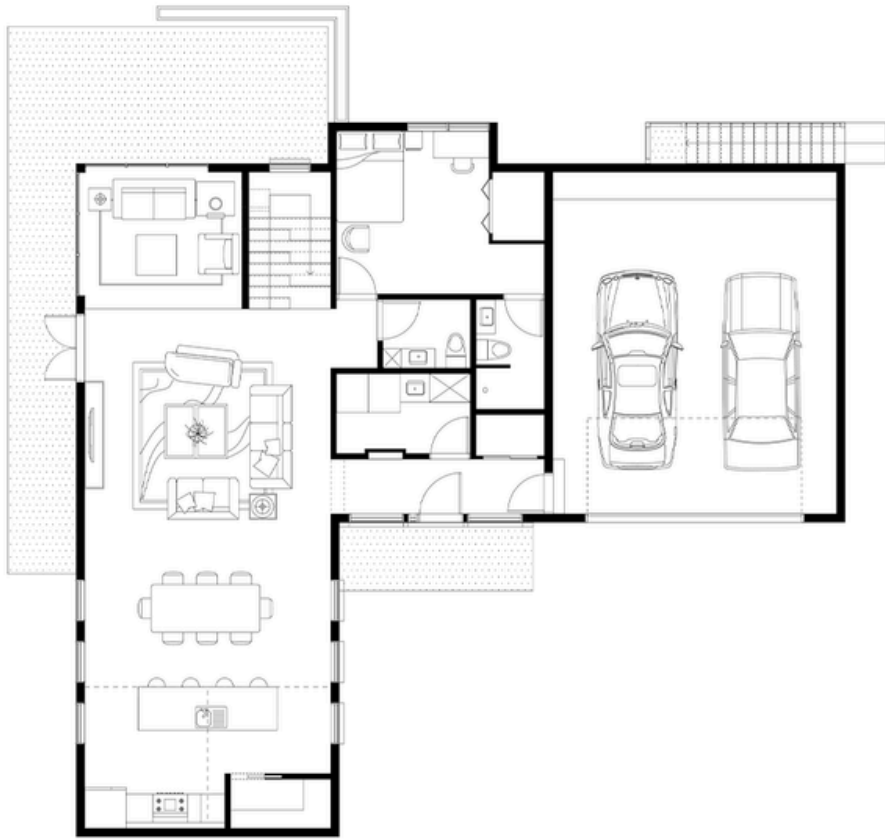
First Floor



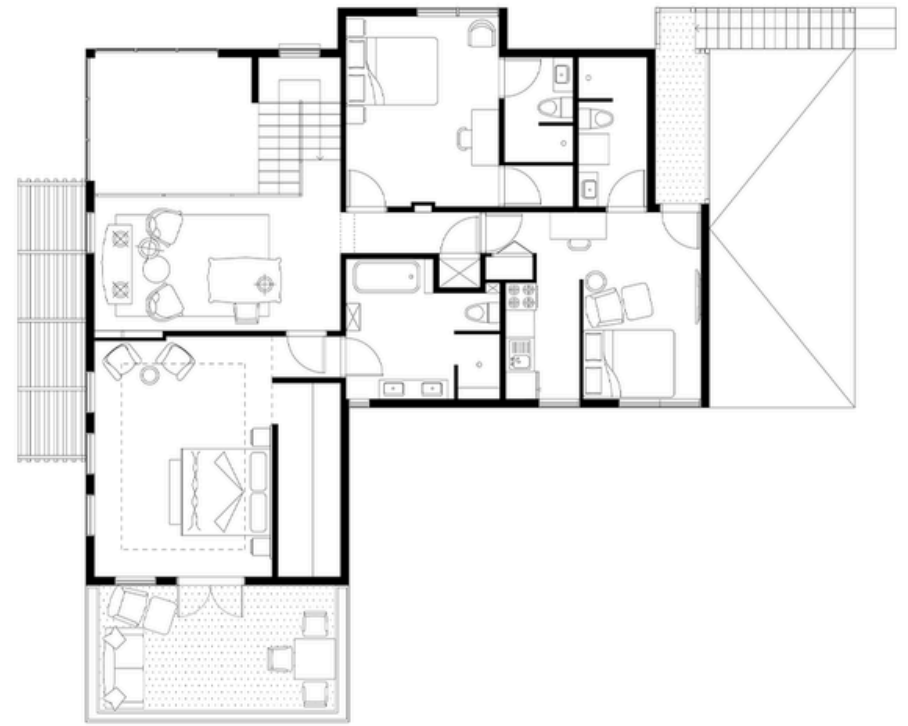
## RESIDENCE TWO

Residence Two (Lot 2) offers a more intimate L-shaped plan. Its two interlocking volumes delineate public and private zones, featuring a master suite with a private balcony, a vaulted family room soaring to over 18 feet, and abundant natural light through glass walls. Interior details include bespoke wood niches, vaulted ceilings, and elegant arches. A large L-shaped deck further blurs indoor and outdoor boundaries. With four bedrooms and 4.5 bathrooms, this residence prioritizes comfort, privacy, and a modern aesthetic that complements its wooded setting.

Ground Floor

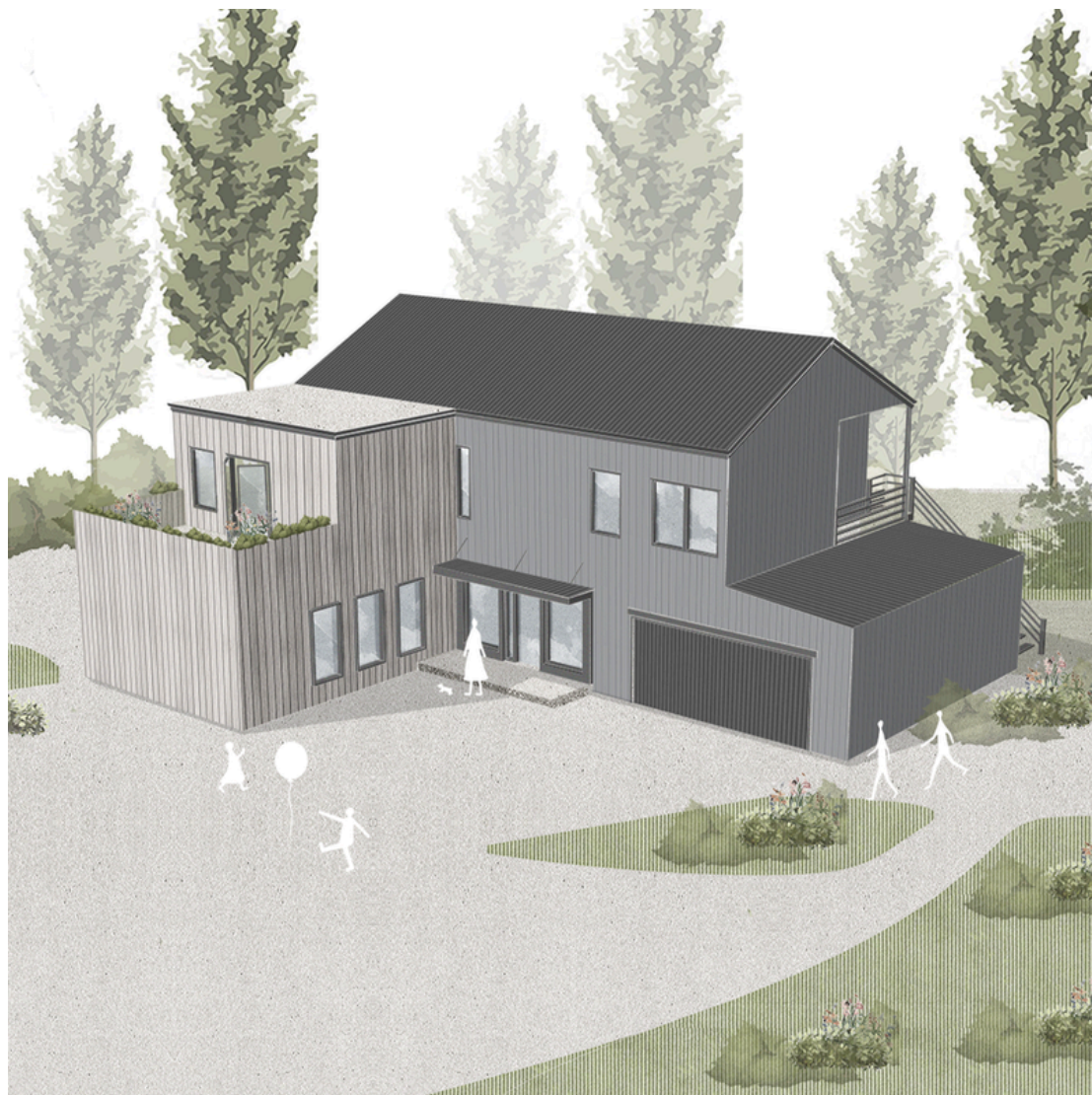
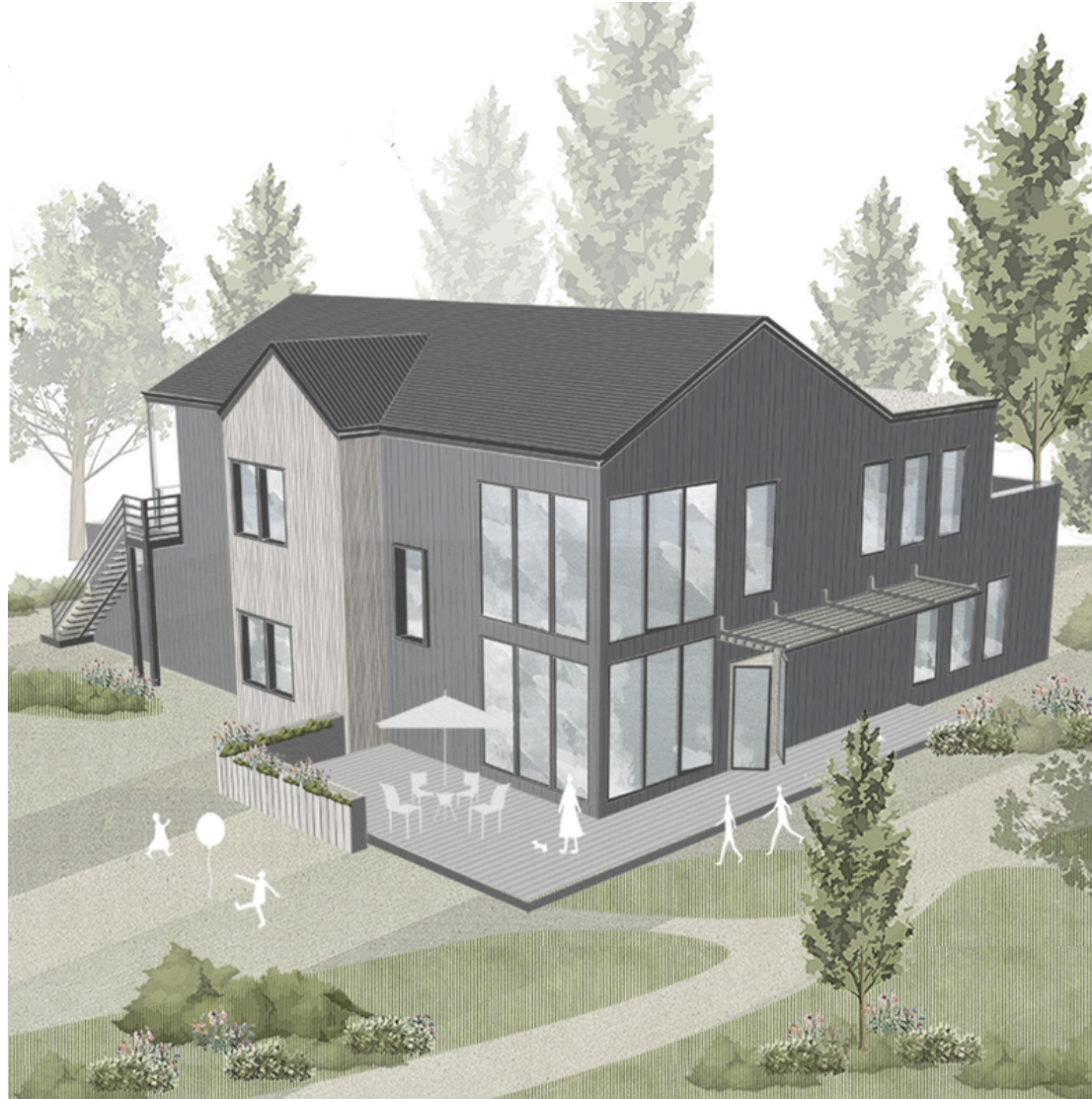


First Floor



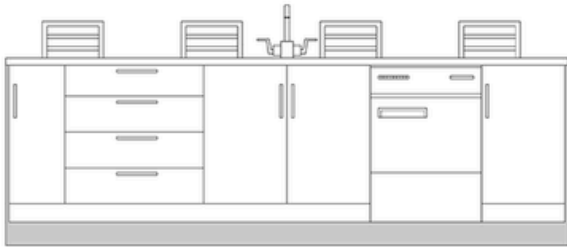
## LANDSCAPE

Preserving existing vegetation was a priority, maintaining a natural buffer and visual connection to the surrounding environment. The design ethos embraced the blending of indoor and outdoor spaces through large glazed openings, decks, and courtyards.

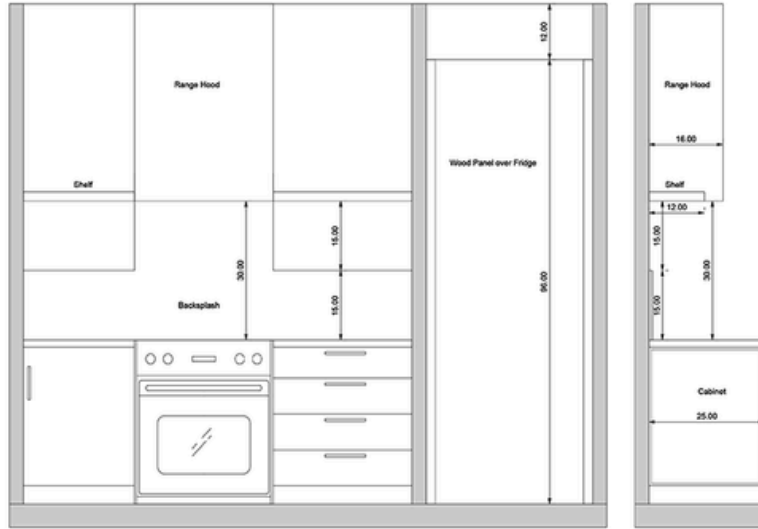


# LOT 1 KITCHEN

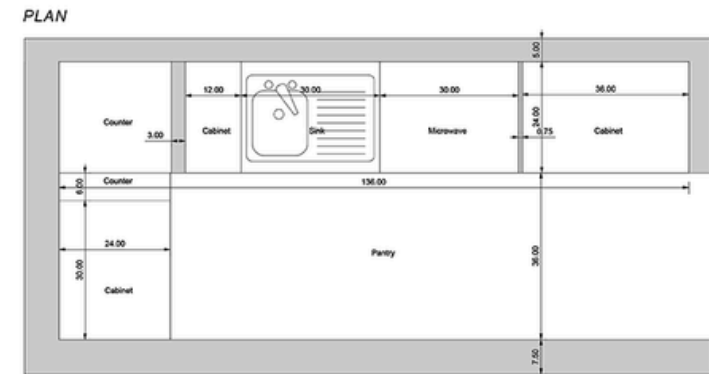
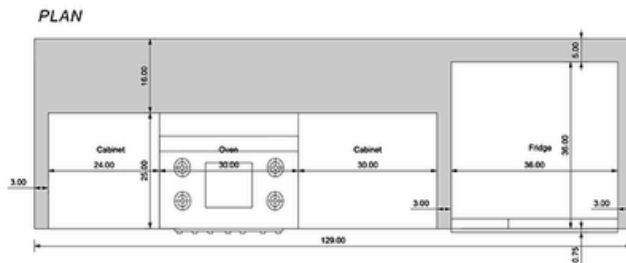
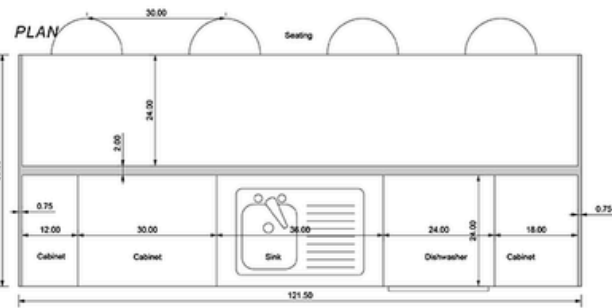
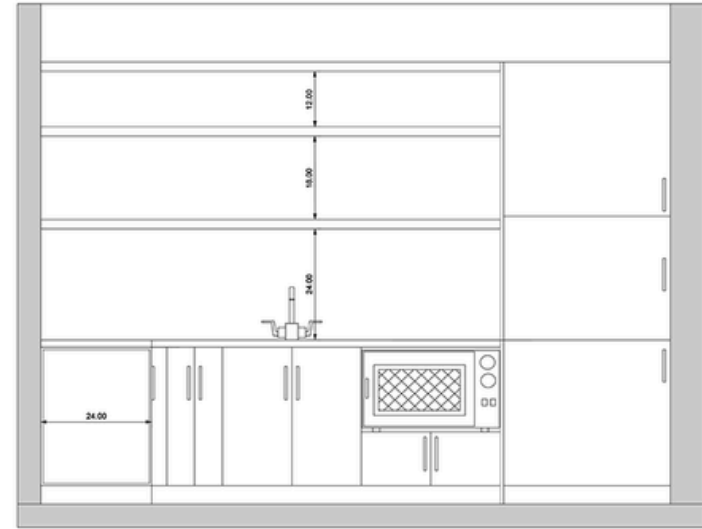
ISLAND  
ELEVATION



WORKSTATION  
ELEVATION

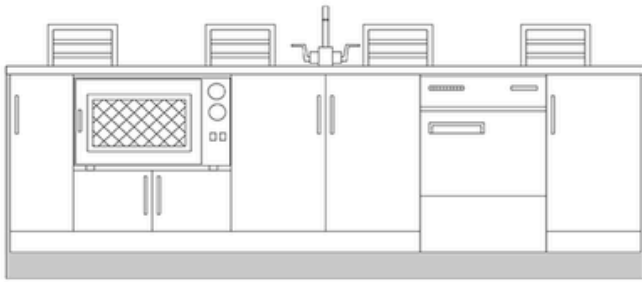


PANTRY  
ELEVATION

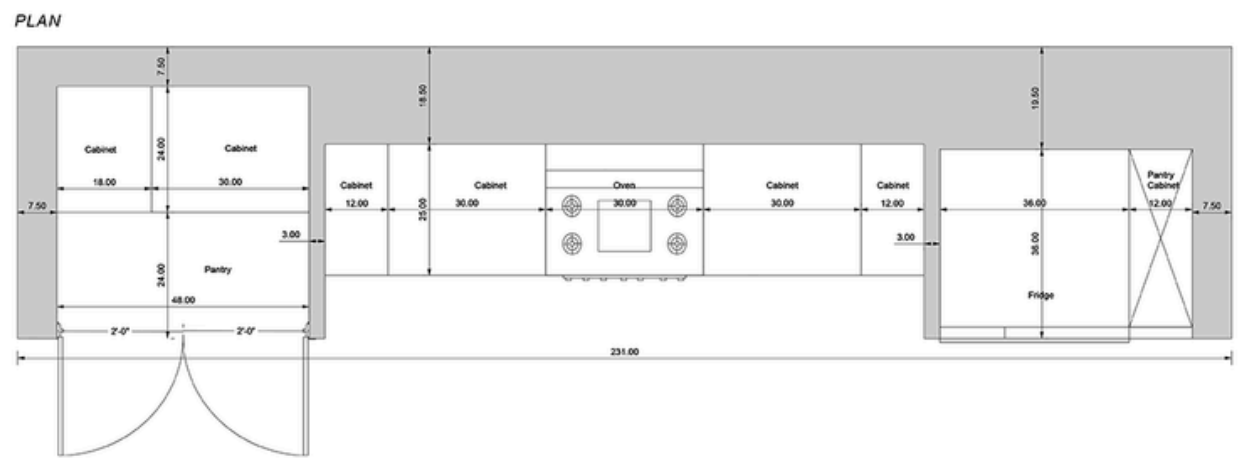
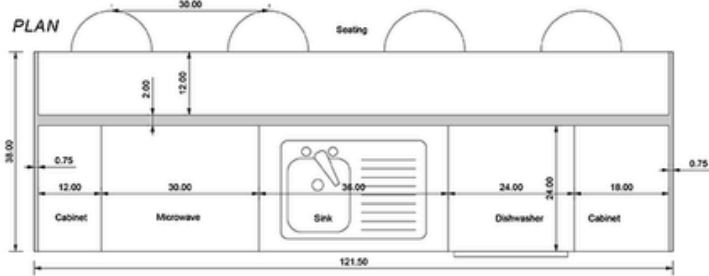
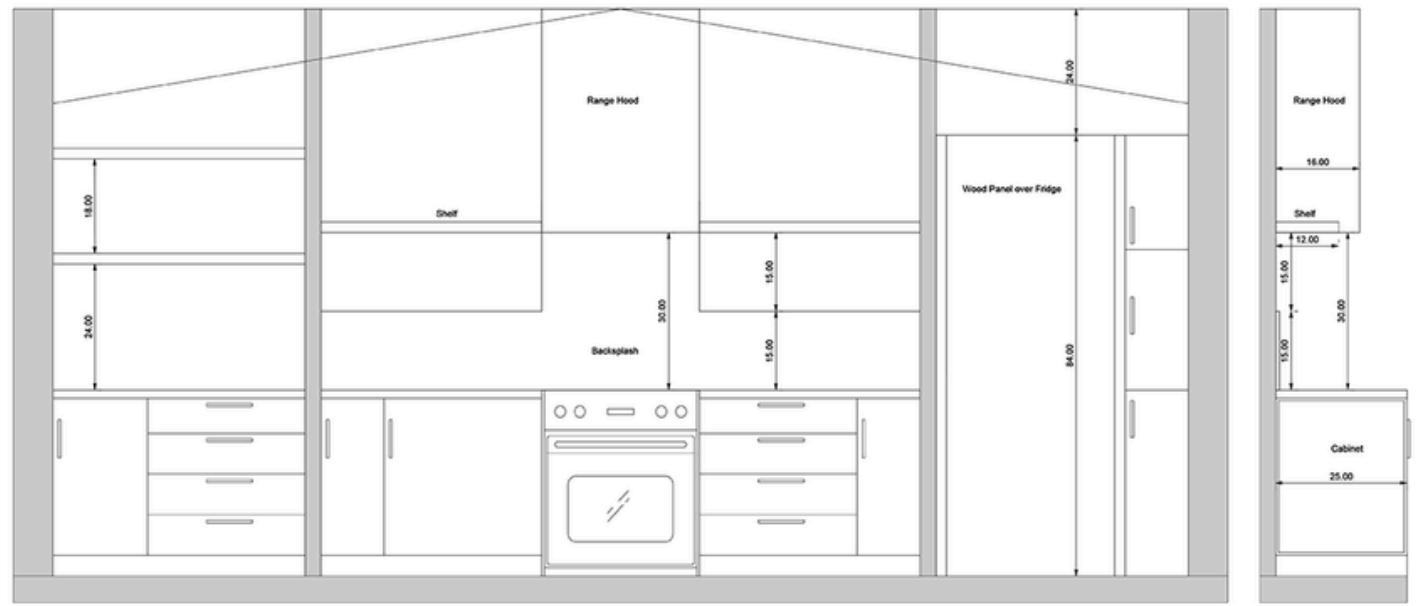


# LOT 2 KITCHEN

ISLAND  
ELEVATION



WORKSTATION & PANTRY  
ELEVATION



# INTERIOR RENDERS LOT 1



### INTERIOR RENDERS LOT 2



## CONCLUSION

Together, these two homes encapsulate a contemporary rural lifestyle, emphasizing simplicity, nature, and refined architectural articulation.

