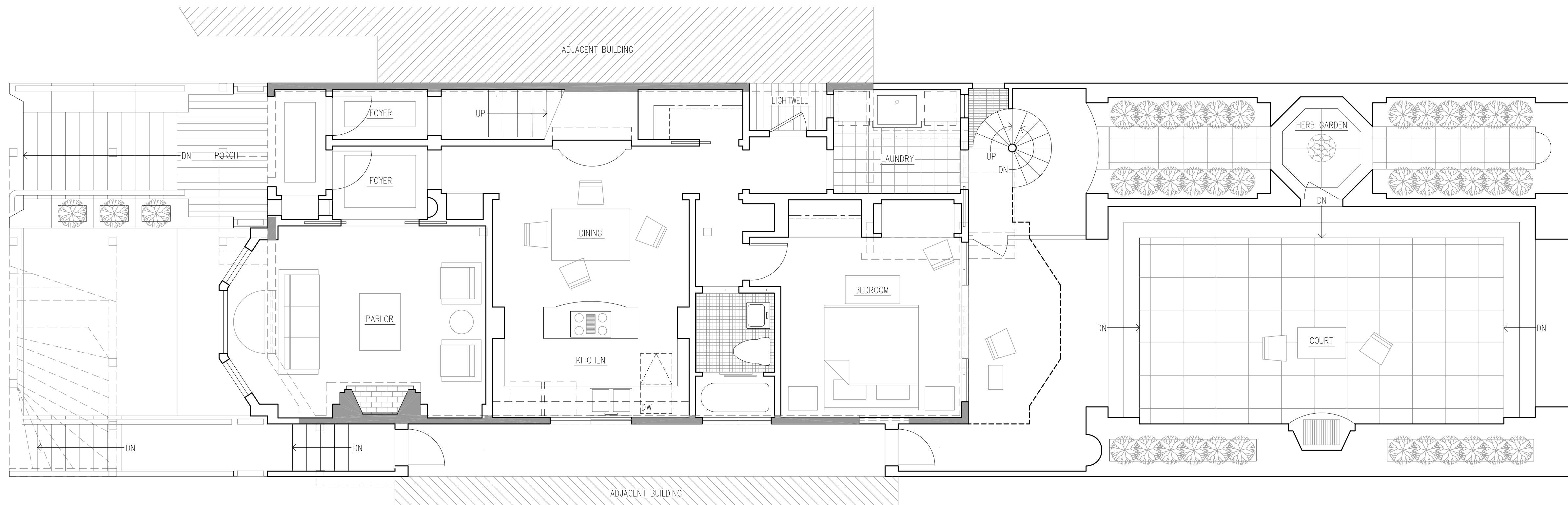
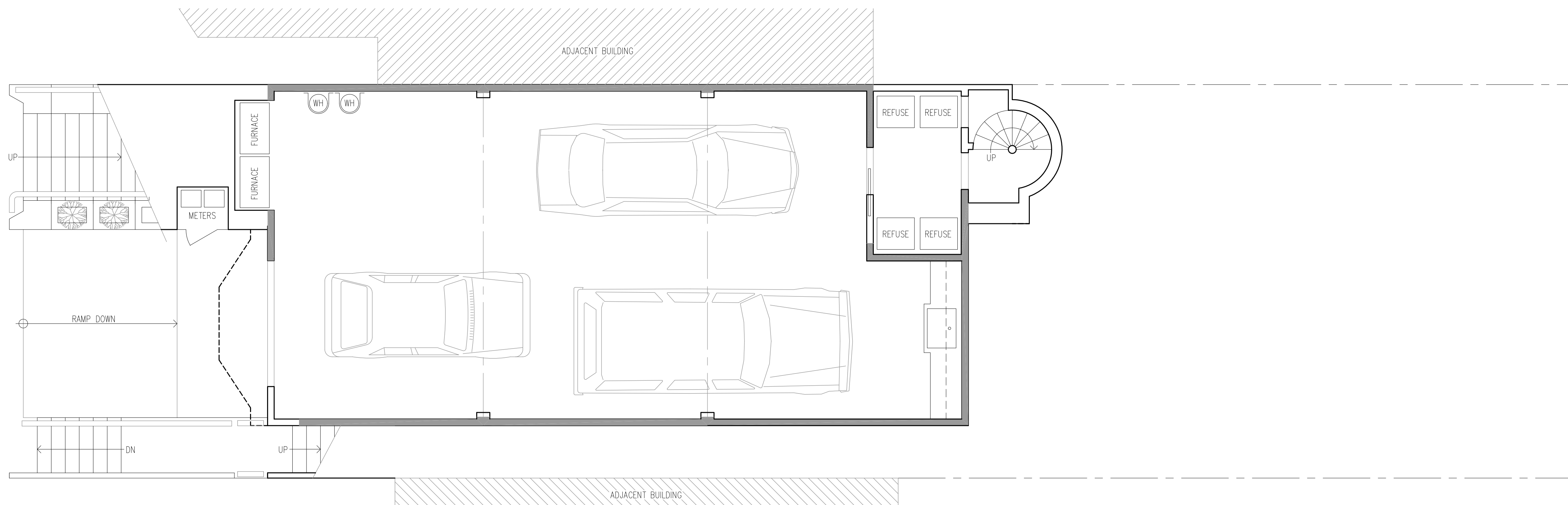


With the intent to improve their rental property, our client wanted to bring their existing Victorian (Gothic Revival) duplex into the twenty-first century by a complete renovation. Market rates had improved substantially and our office identified a real potential to capture existing interior volumes to expand rental unit size while upgrading the primary structure to meet current seismic requirements, a city wide effort undertaken by local public officials. A new three-car garage at street level now enhances rental income, and the new rental units, a one bedroom flat and a two bedroom upper duplex, more than double the original area. Also, the flat could serve as live-in housekeeper's quarters, a feature that captures more interest among those who choose to rent in San Francisco. Custom casework and fine detailing are used to enhance the original style of this historic building. Project designed in 2014, unbuilt.



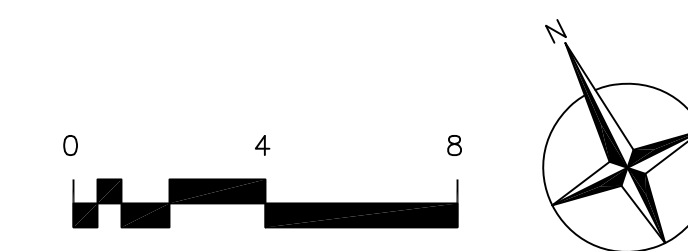
LOWER UNIT: FLOOR PLAN

1/4" = 1'-0"



GARAGE FLOOR PLAN

1/4" = 1'-0"

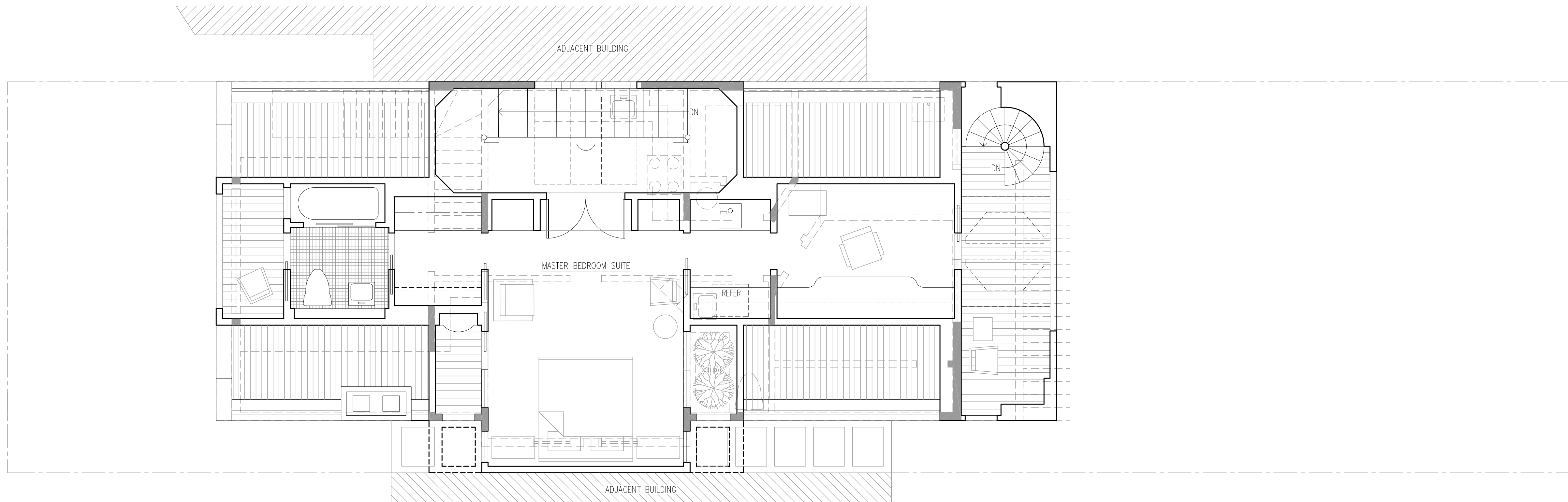


- GRAPHIC SYMBOLS
- EXISTING WALL TO BE REMOVED
 - NEW WALL
 - EXISTING WALL TO REMAIN

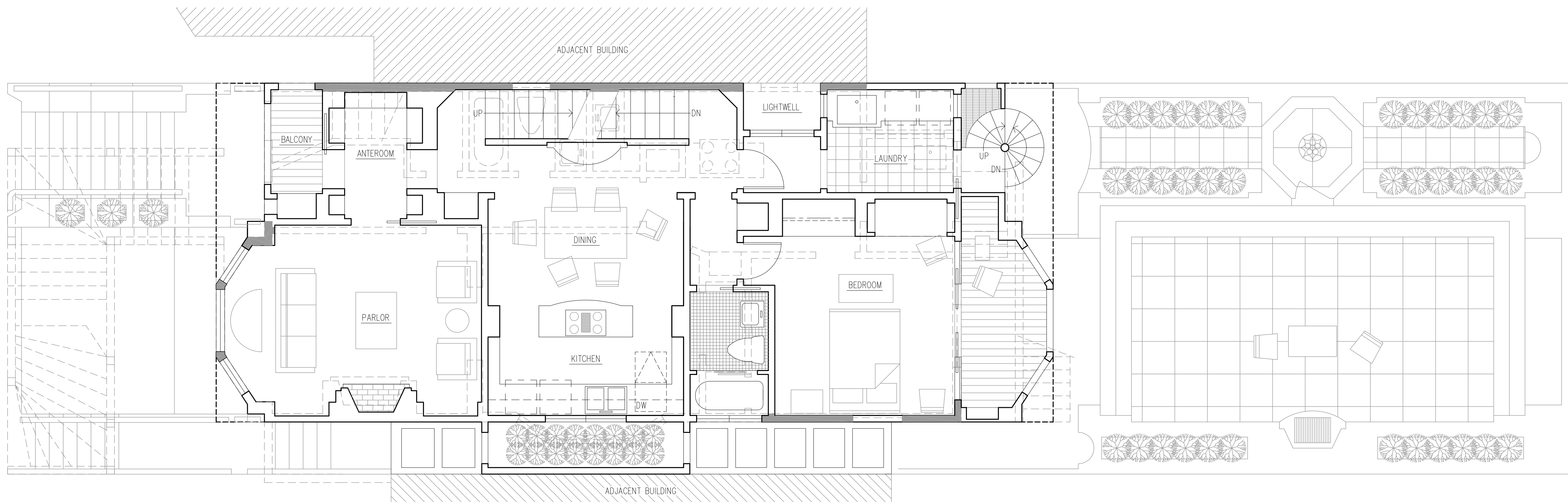
**MADRID STREET RENOVATION
SAN FRANCISCO, CALIFORNIA**

**CHARLES CREIGHTON CARLIN, AIA
ARCHITECT**

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UPPER UNIT: SECOND FLOOR PLAN
1/4" = 1'-0"



UPPER UNIT: FIRST FLOOR PLAN
1/4" = 1'-0"

0 4 8

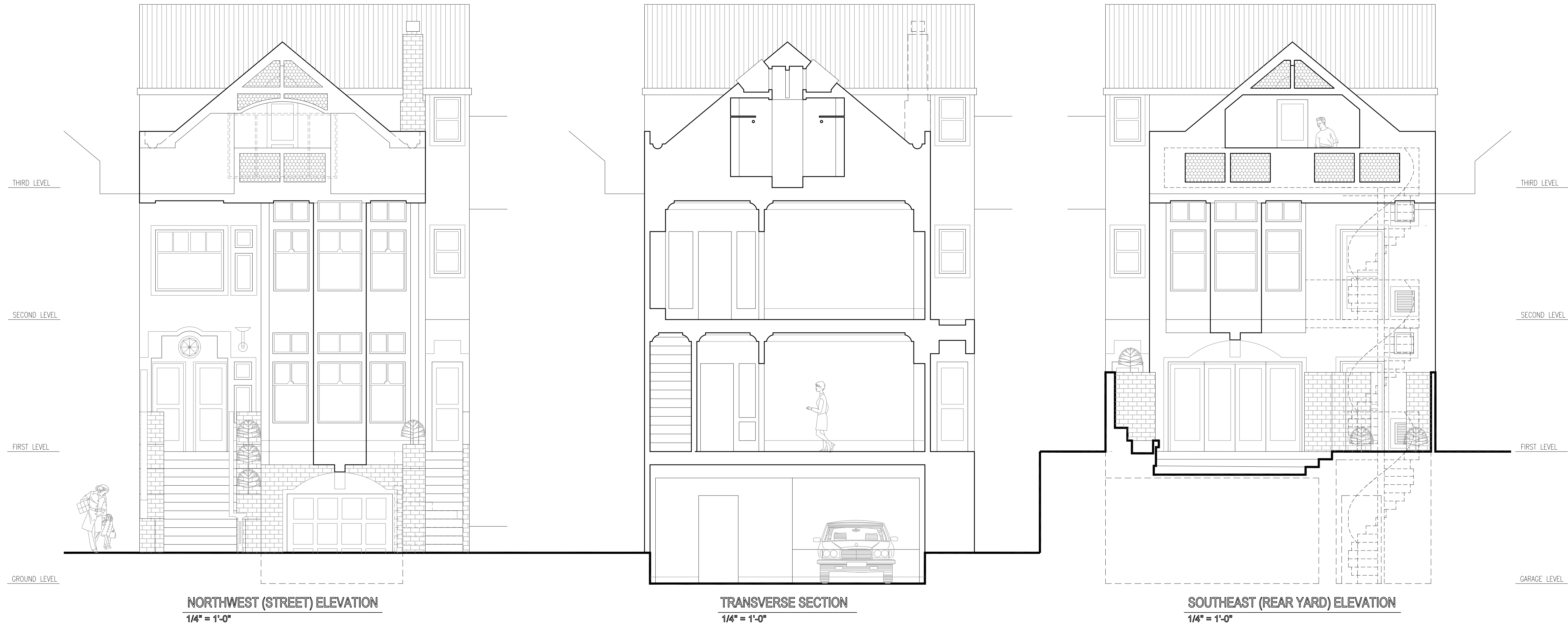
GRAPHIC SYMBOLS
--- EXISTING WALL TO BE REMOVED
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NOVEMBER 1, 2014

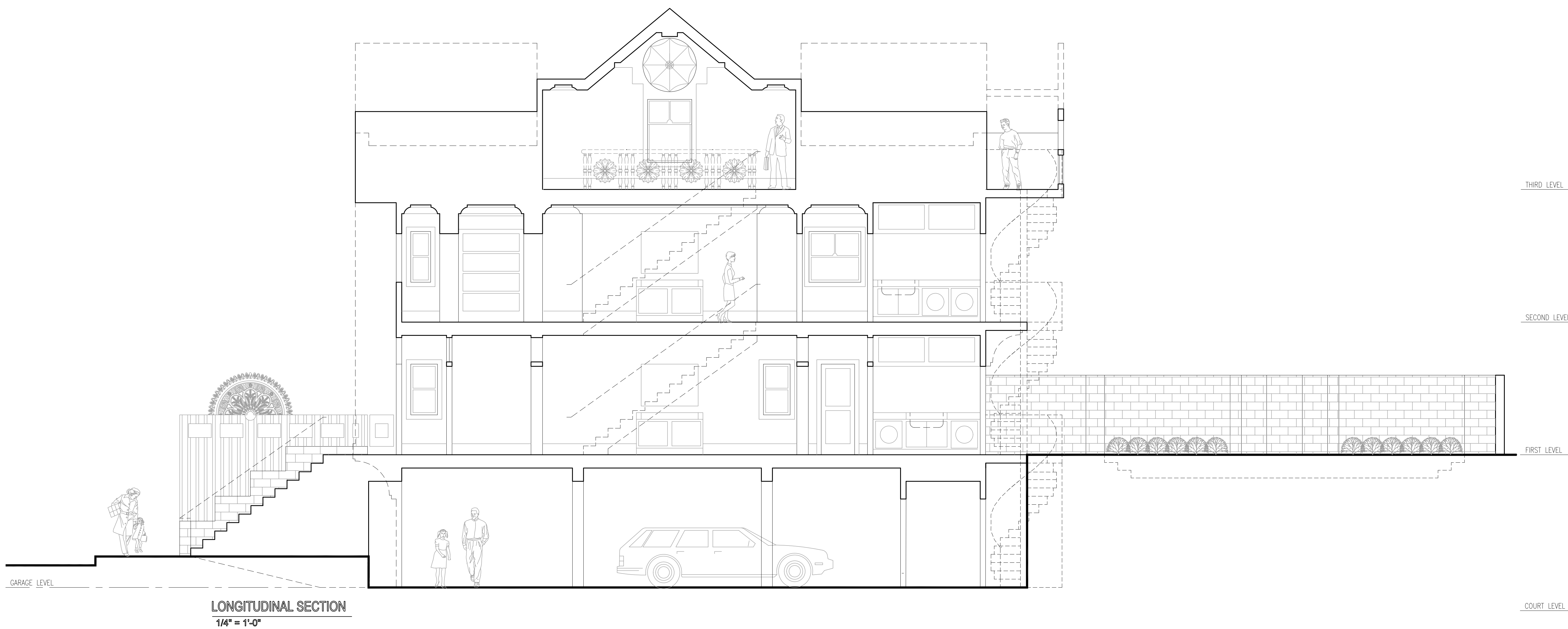


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