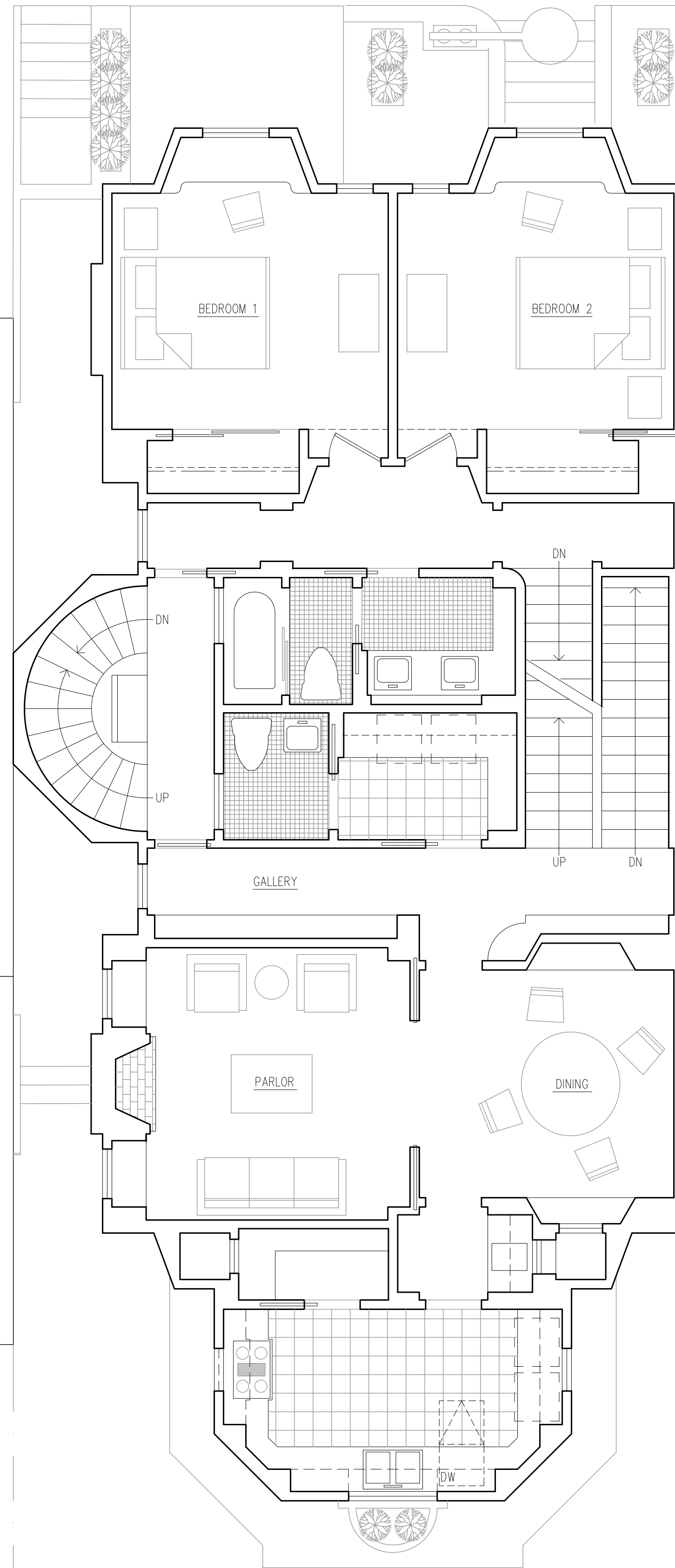


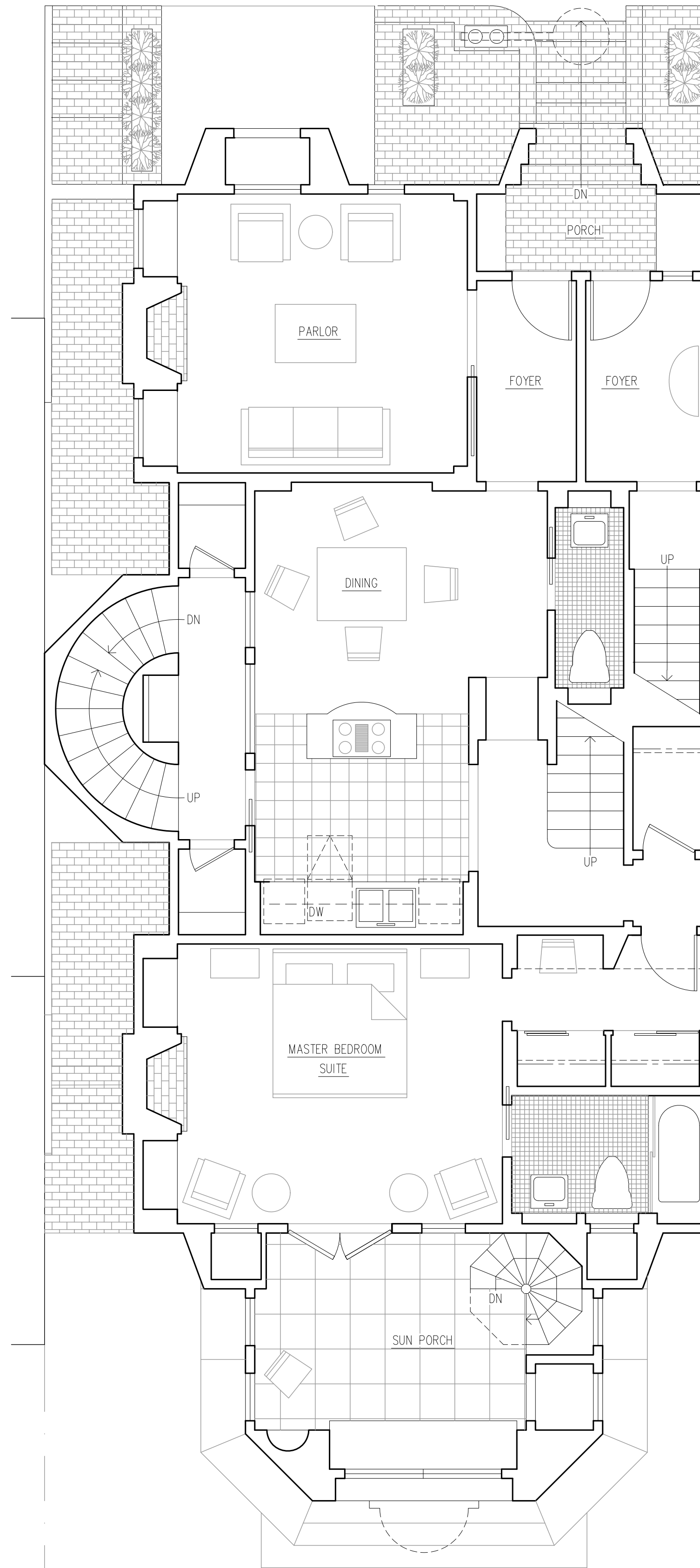
With the task set by our client to design a duplex, a two unit residential building, each with three bedrooms, the challenge emerged quickly to arrange volumes that met local planning setbacks and height limits. The result is a three level configuration where the middle level is split; half to the lower unit and half to the upper unit. The three car garage is lowered from street level so that the overall building height meets limits set by planning. Stylistically, we operated within the Victorian period with attention to building technology and fine period detailing. Design completed in 2015, project unbuilt.

S I D E W A L K

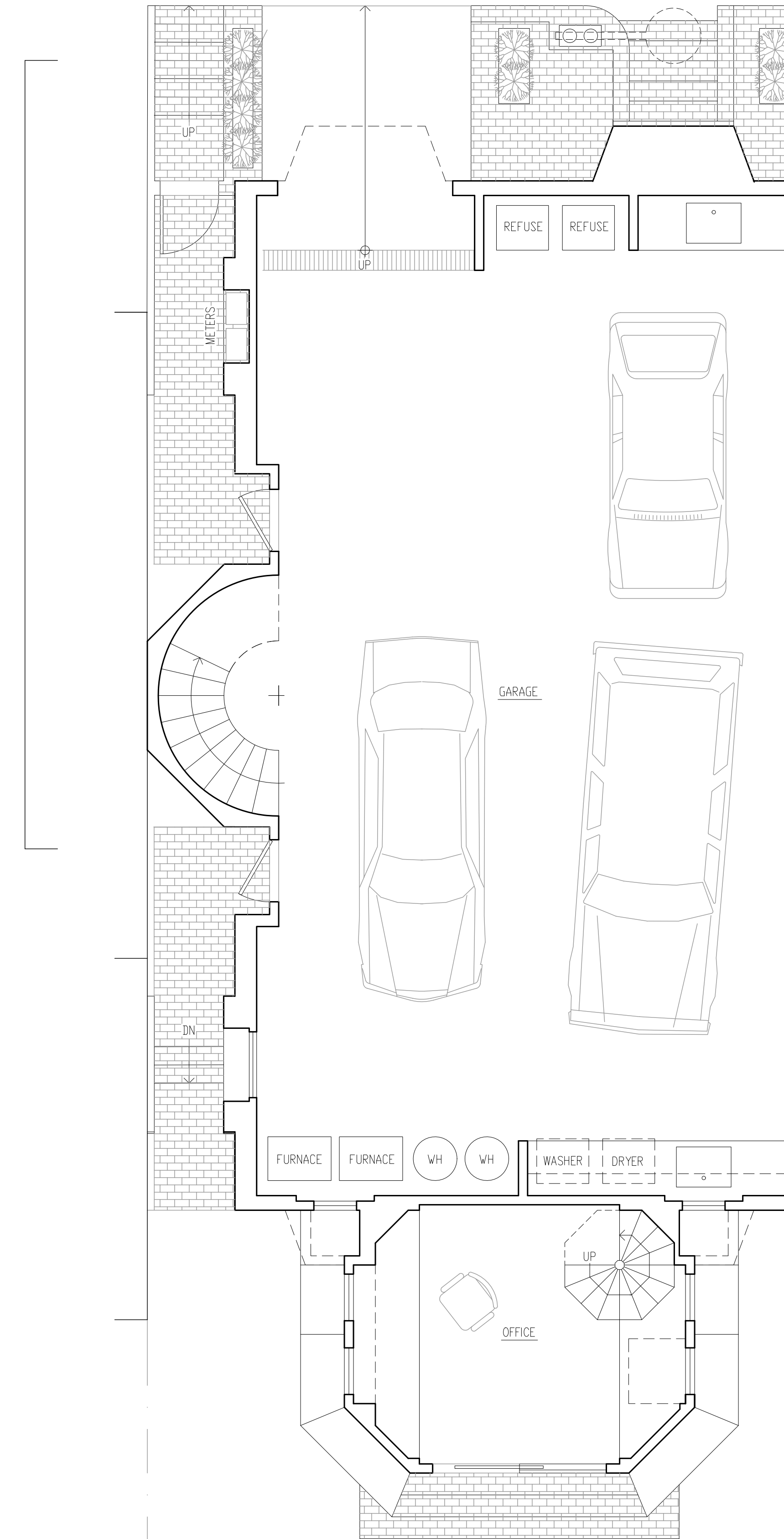
S I D E W A L K



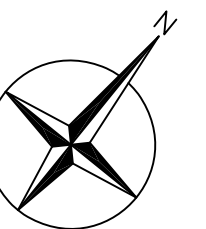
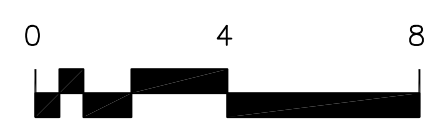
SECOND FLOOR PLAN  
1/4" = 1'-0"



FIRST FLOOR PLAN  
1/4" = 1'-0"



BASEMENT PLAN  
1/4" = 1'-0"

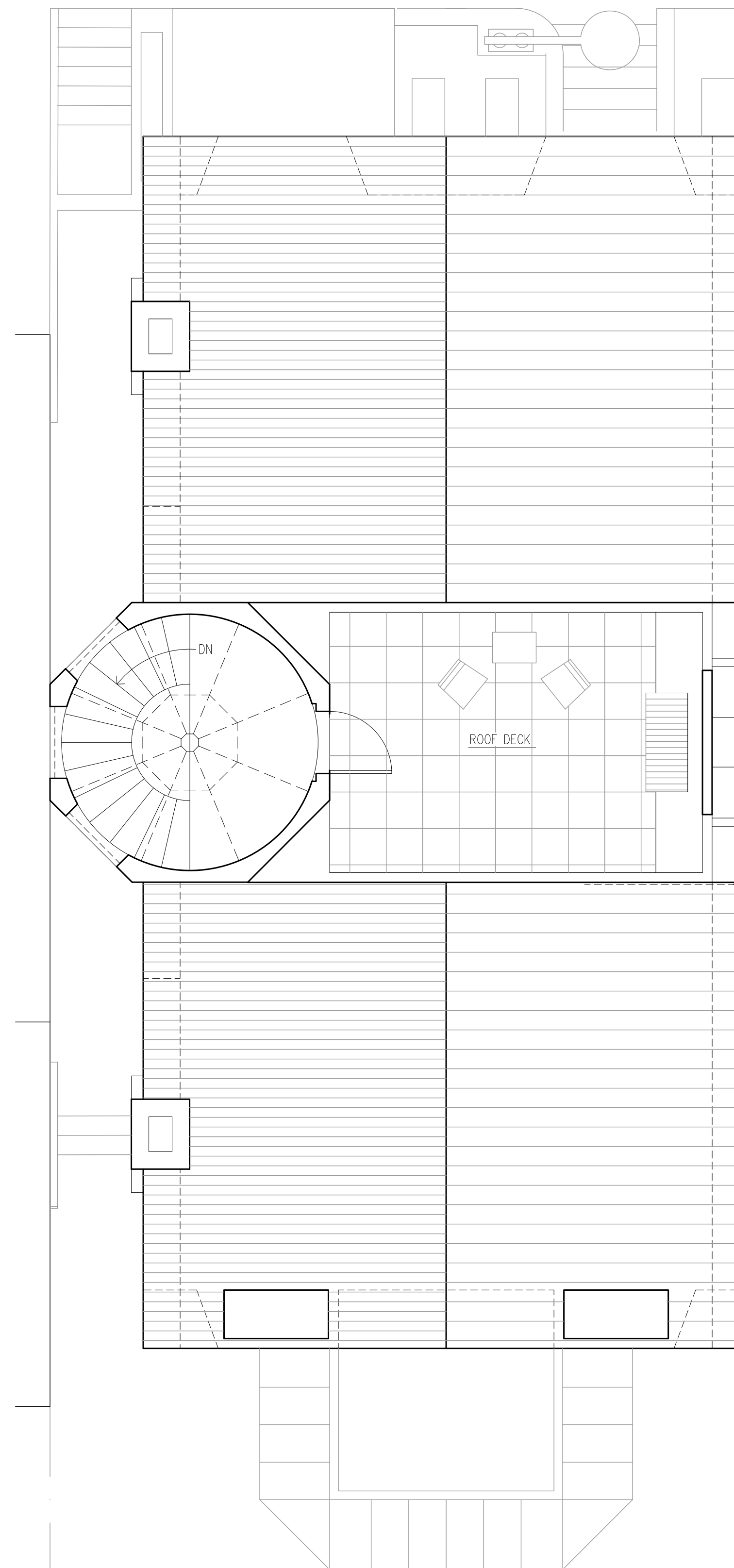


NEW RESIDENCES  
SAN FRANCISCO, CALIFORNIA

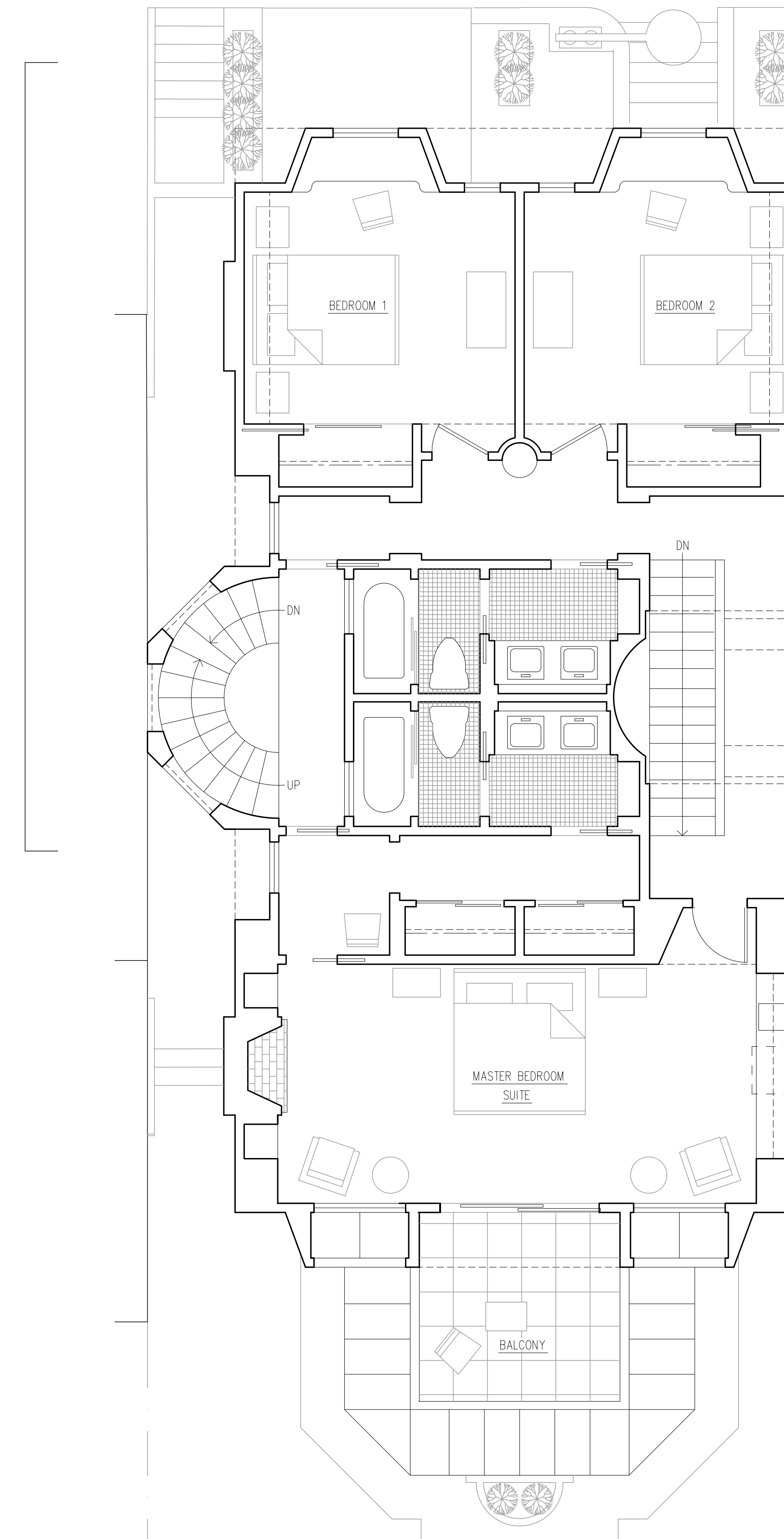
CHARLES CREIGHTON CARLIN, AIA  
ARCHITECT

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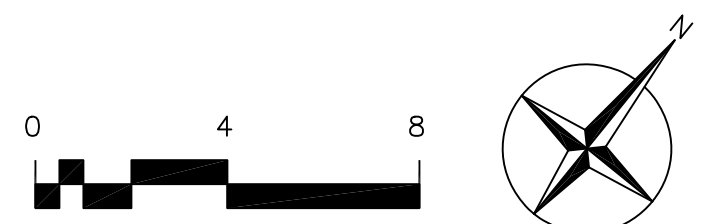
NOVEMBER 1, 2014



ROOF PLAN  
1/4" = 1'-0"



THIRD FLOOR PLAN  
1/4" = 1'-0"

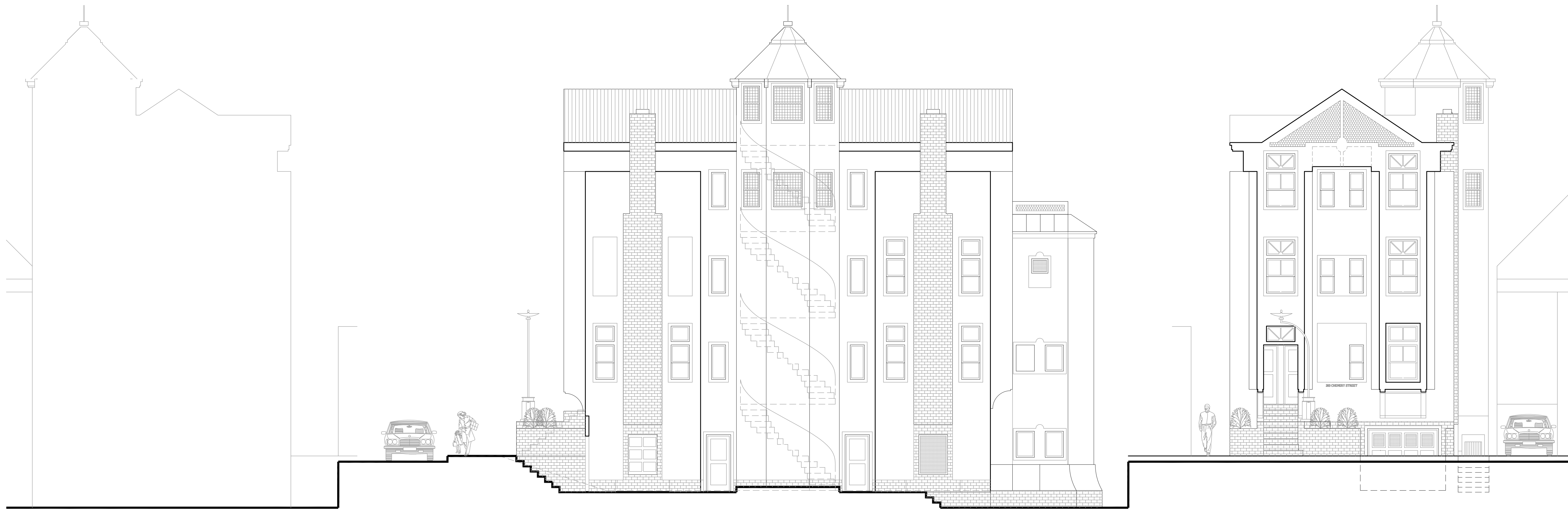


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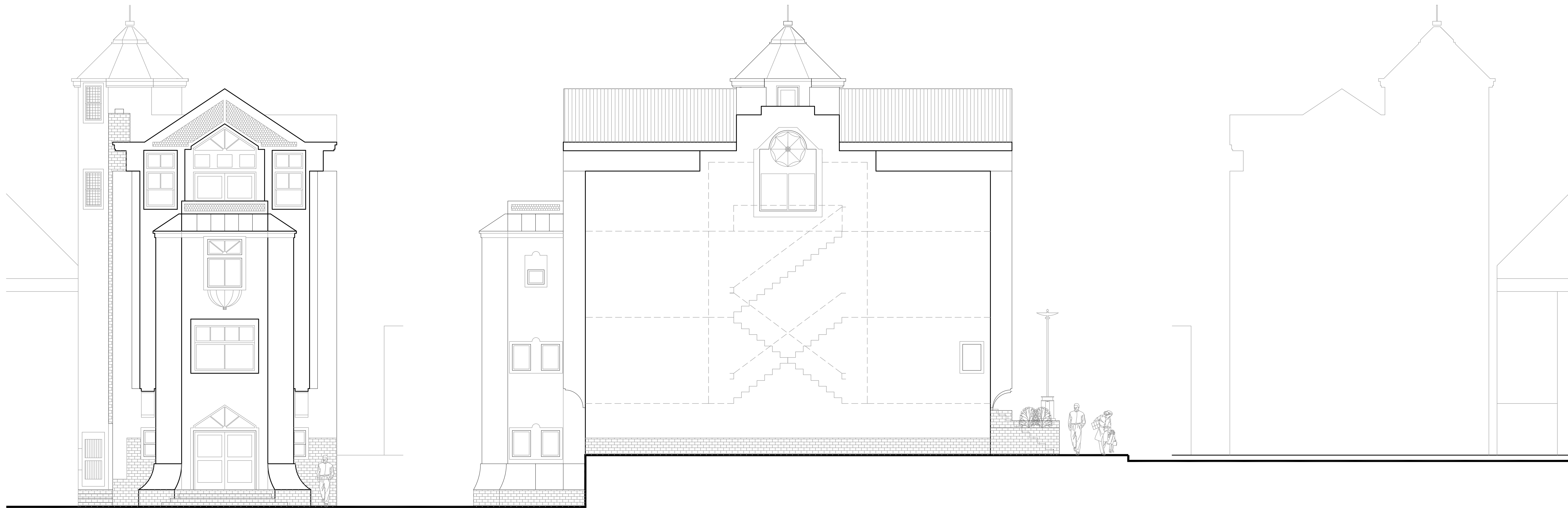
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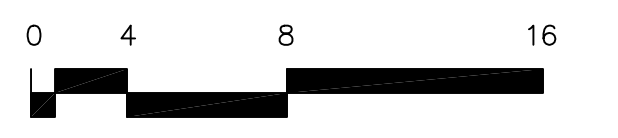
**SOUTHWEST ELEVATION (SIDEYARD)**  
1/4" = 1'-0"

**STREET ELEVATION (NORTHWEST)**  
1/4" = 1'-0"



**REARYARD ELEVATION (SOUTHEAST)**  
1/4" = 1'-0"

**NORTHEAST ELEVATION (SIDEYARD)**  
1/4" = 1'-0"



**NEW RESIDENCES  
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