

611 W. 22ND STREET- HLC PACKAGE

EXISTING RENDERING



ZONING & CODE ANALYSIS

LEGAL DESCRIPTION	LOT 1-2 & N7.5FT OF LOT 3 OLT 231/2 DIV D HORSTS LOUIS SUBD
PARCEL ID	203713
ZONING	GO-MU-H-NP, COA HISTORIC LANDMARK - CASE # C14H-1981-0018
BUILDING CODES	2015 INTERNATIONAL RESIDENTIAL CODE, WITH LOCAL AMENDMENTS
BUILDING DESCRIPTION	HISTORIC TWO STORY WOOD FRAMED STRUCTURE
LEGAL JURISDICTION	CITY OF AUSTIN, TRAVIS COUNTY
OCCUPANCY CLASSIFICATION	TBD
TYPE OF CONSTRUCTION	TYPE IV A
FIRE SPRINKLER	NONE

AREA CALCULATIONS

LOT SIZE - 12,250 SF	EXISTING TO REMAIN	NEW CONSTRUCTION
CONDITIONED:		
1ST FLOOR CONDITIONED	1,289 SF	0 SF
2ND FLOOR CONDITIONED	1,281 SF	0 SF
ATTIC	646 SF	0 SF
CONDITIONED TOTAL:	3,216 SF	0 SF
UNCONDITIONED:		
COVERED FRONT PORCH 1 (22ND ST)	594 SF	0 SF
COVERED FRONT PORCH 2 (RIO GRANDE ST)	69 SF	0 SF
NEW COVERED BACK PORCH	0 SF	43 SF
NEW EXTERIOR STAIR	0 SF	84 SF
COVERED LEVEL 2 BALCONY 1	642 SF	0 SF
UNCONDITIONED TOTAL:	1,305 SF	127 SF

PROJECT TEAM

OWNER VILLA RIO, LP 6543 SEWANE HOUSTON, TEXAS 77005
BRAD ZUCKER & SAM MASSAED BRADZUCKER@COMCAST.NET; SAMGMAS@ME.COM
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GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES, AND TO INCLUDE ALL REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES.
- THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT, AND ARE NOT INTENDED TO BE ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERABLE FROM THEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.
- ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
- ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITEHAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED.
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO PARTIALLY OR WHOLE ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
- CONTRACTOR SHALL VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, DATA AND TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, DATA, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE BUT NOT LIMITED TO ALL PIPING, DUCTWORK AND CONDUIT AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
- IN CASE OF CONFLICTS BETWEEN ARCHITECTS AND ENGINEER'S DRAWINGS IN THE LOCATION OF MATERIALS AND/OR EQUIPMENT, ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH CONFLICT.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- ALL WORK NOTED AS "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. SUBMIT TO THE ARCHITECT AND OWNER SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.

HISTORICAL NOTES

- THIS PROPERTY IS A CITY OF AUSTIN LANDMARK. **EXTREME** CARE SHALL BE TAKEN TO PROTECT AND PRESERVE THIS STRUCTURE DURING ALL PHASES OF WORK. IF ANY UNFORESEEN CONDITIONS ARISE, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY. IT IS THE INTENT OF THE ARCHITECT AND OWNER THAT ALL WORK SHALL CONFORM WITH *THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES* WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING AND RECONSTRUCTING HISTORIC BUILDINGS. CONTRACTOR SHOULD BE FAMILIAR WITH THESE GUIDELINES. *(THESE CAN BE FOUND AT: www.nps.gov/tps/standards/four-treatments/standguide/index.htm)* ALL PROPOSED DEMOLITION AND RENOVATION WORK HAS BEEN REVIEWED AND APPROVED BY THE TEXAS HISTORICAL COMMISSION. ALL SPECIFIED INSPECTIONS AND METHODS MUST BE STRICTLY ADHERED TO.
- DEMOLITION PHASE: THIS STAGE IS CRITICAL TO THE SUCCESS OF THIS PROJECT AND MUST BE CONSIDERED A STAGE OF DISCOVERY. EXTREME CARE MUST BE TAKEN, ESPECIALLY IN AREAS OF QUESTION TO NOT DESTROY ORIGINAL MATERIALS. RECKLESS DESTRUCTION OF SALVAGEABLE, RE-USEABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND CM/GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
- ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (GC). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.
- DAMAGES TO PROPERTY OF THE OWNER SHALL BE REPAIRED OR PAID FOR BY THE GENERAL CONTRACTOR. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DAMAGE TO THE BUILDING GROUNDS, PLANTINGS, WALLS, PAVEMENT, VEHICLES, UTILITIES, FINISHES, FURNISHINGS, ETC.
- PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.
- THE CONTRACTOR SHALL TAKE GREAT CARE TO MINIMIZE DAMAGE TO EXISTING PLANTS TO REMAIN. SUSPENDED PLATFORMS AND EQUIPMENT THAT ARE LOWERED TO THE GROUND SHALL BE PLACED ON BLOCKS TO MINIMIZE THE DISTURBED FOOTPRINT AREA.
- SHORING AND BRACING OF THE EXISTING BUILDING TO REMAIN IS OUTSIDE OF THE ARCHITECT'S SCOPE. IF SHORING AND BRACING OF THE EXISTING STRUCTURE IS REQUIRED, CONTRACTOR TO EMPLOY A STRUCTURAL ENGINEER TO DESIGN AND A QUALIFIED SUBCONTRACTOR TO IMPLEMENT THIS WORK.
- COORDINATE SUPPORT FOR NEW FLOOR OPENINGS WITH STRUCTUAL DRAWINGS WHERE APPLICABLE, INSTALL NEW STRUCTURAL MEMBERS (OR ADEQUATE SHORING/BRACING) BEFORE CUTTING OPENINGS.
- A HAZARDOUS MATERIALS REPORT HAS BEEN PROVIDED BY OWNER, WHO WILL CONTRACT DIRECTLY WITH CONTRACTOR FOR REMOVAL. THE WORK INDICATED HEREIN AND IN RELATED SPECIFICATIONS (INCLUDING REQUIRED DEMOLITION WORK) DOES NOT ADDRESSES THE PRESENCE OF ASBESTOS. THE ARCHITECT IS NOT INVOLVED IN THE REMOVAL, TREATMENT, OR IDENTIFICATION OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IN ANY WAY.

CLAYTON & LITTLE

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ISSUED DATE 8/18/20
PROJECT NUMBER 1823

HLC PACKAGE

VICINITY MAP



SYMBOL LEGEND

	ELEVATION		ROOM NAME
	BUILDING SECTION		ROOM NAME
	WALL SECTION		ROOM NAME
	SECTION DETAIL		ROOM NAME
	DETAIL		ROOM NAME

PLAN LEGEND

- EXISTING TO REMAIN
- NEW CONSTRUCTION
- WOOD DECKING
- CONCRETE FLOORING
- EXISTING DOOR TO REMAIN
- NEW DOOR

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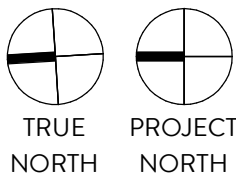
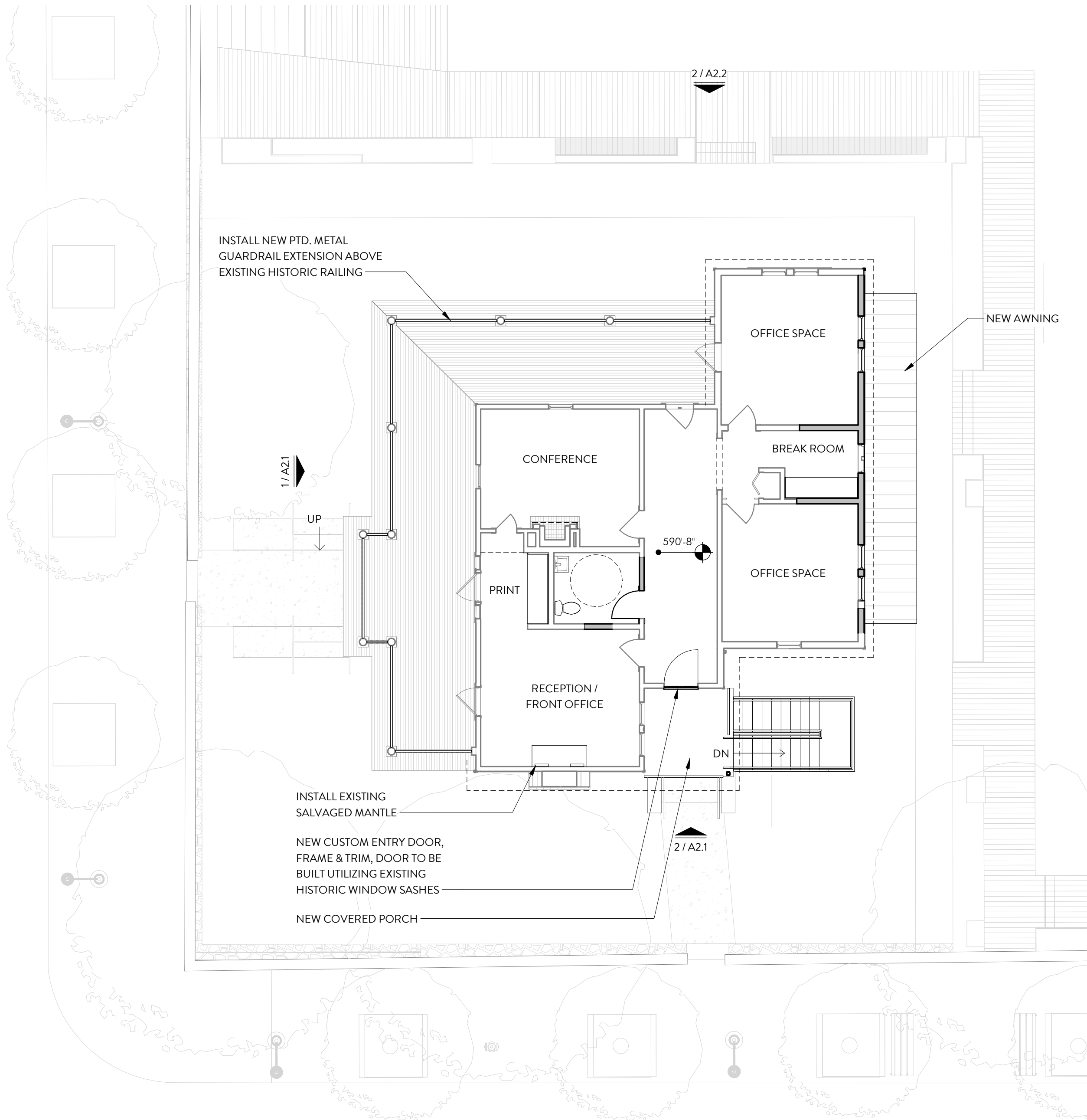
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611 W. 22ND STREET
AUSTIN, TEXAS 78705

A1.2

SECOND FLOOR
PLAN



1 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



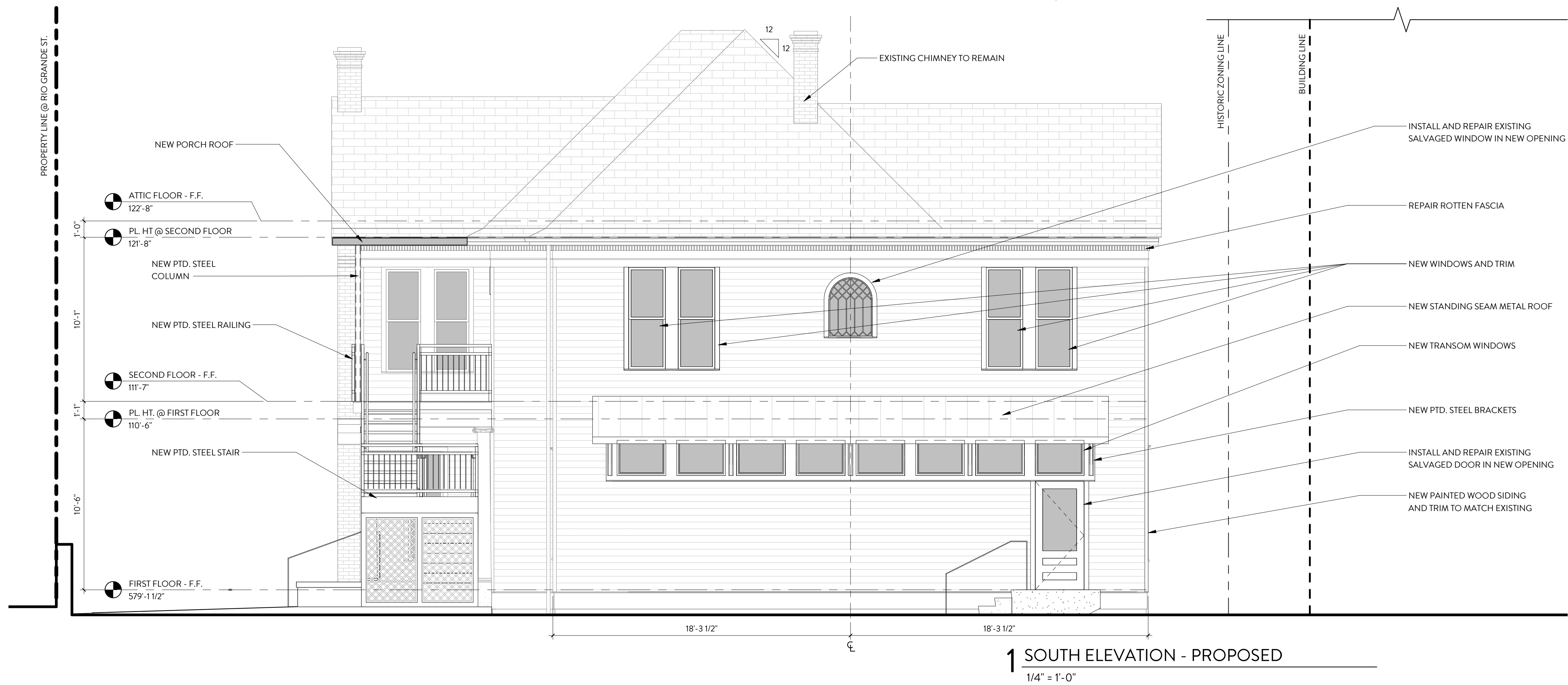
2 WEST ELEVATION - RIO GRANDE STREET ENTRY - PROPOSED
1/4" = 1'-0"



1 NORTH ELEVATION - 22ND STREET ENTRY - PROPOSED
1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED
1/4" = 1'-0"



1 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"

611 W. 22ND STREET

AUSTIN, TEXAS 78705

A2.2

EXTERIOR
ELEVATIONS -
PROPOSED

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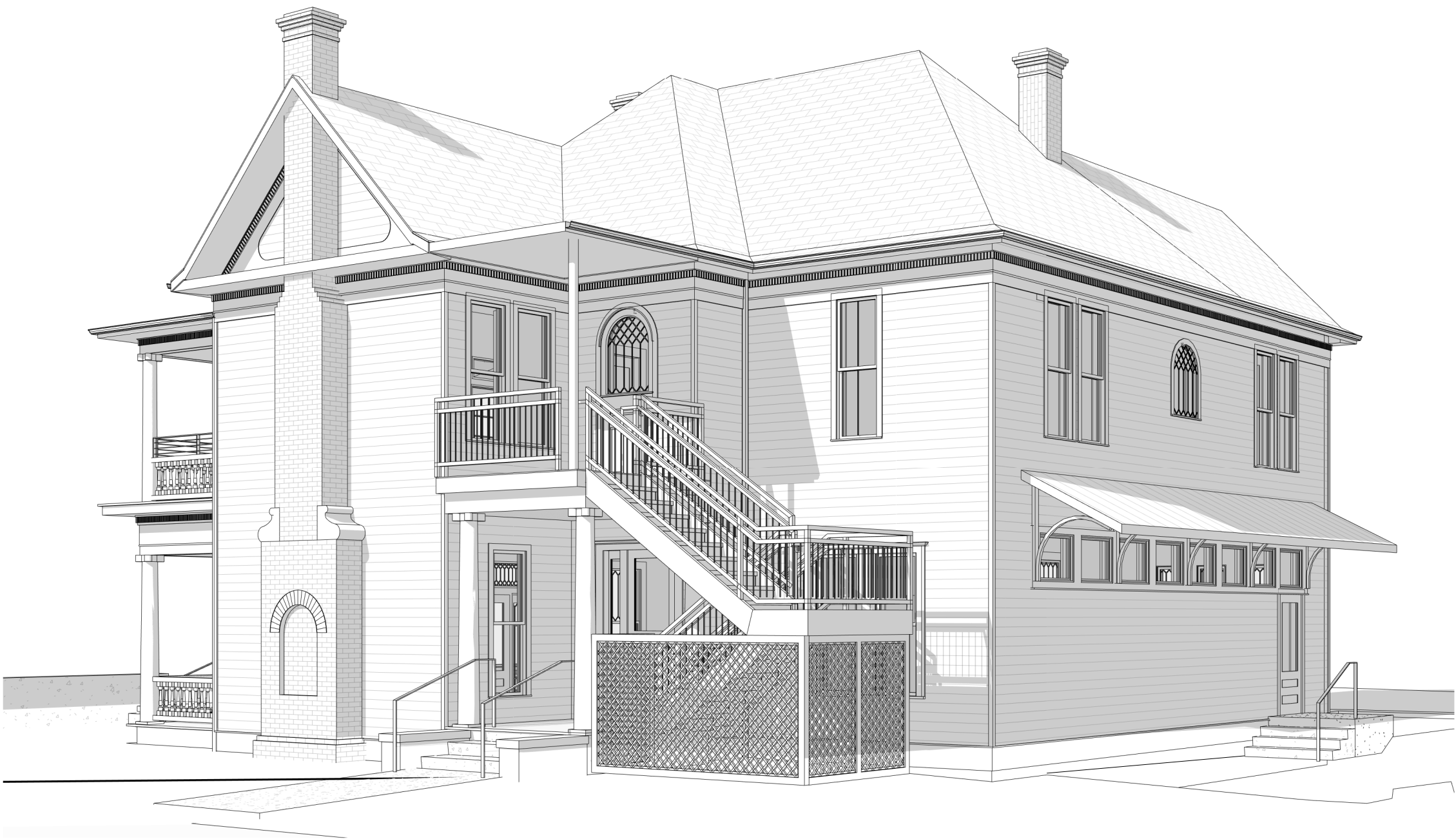
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4 NORTHWEST 3D VIEW - PROPOSED



3 SOUTHEAST 3D VIEW - PROPOSED



2 SOUTHWEST 3D VIEW - PROPOSED

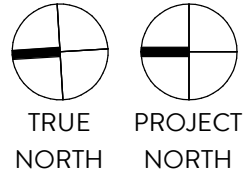
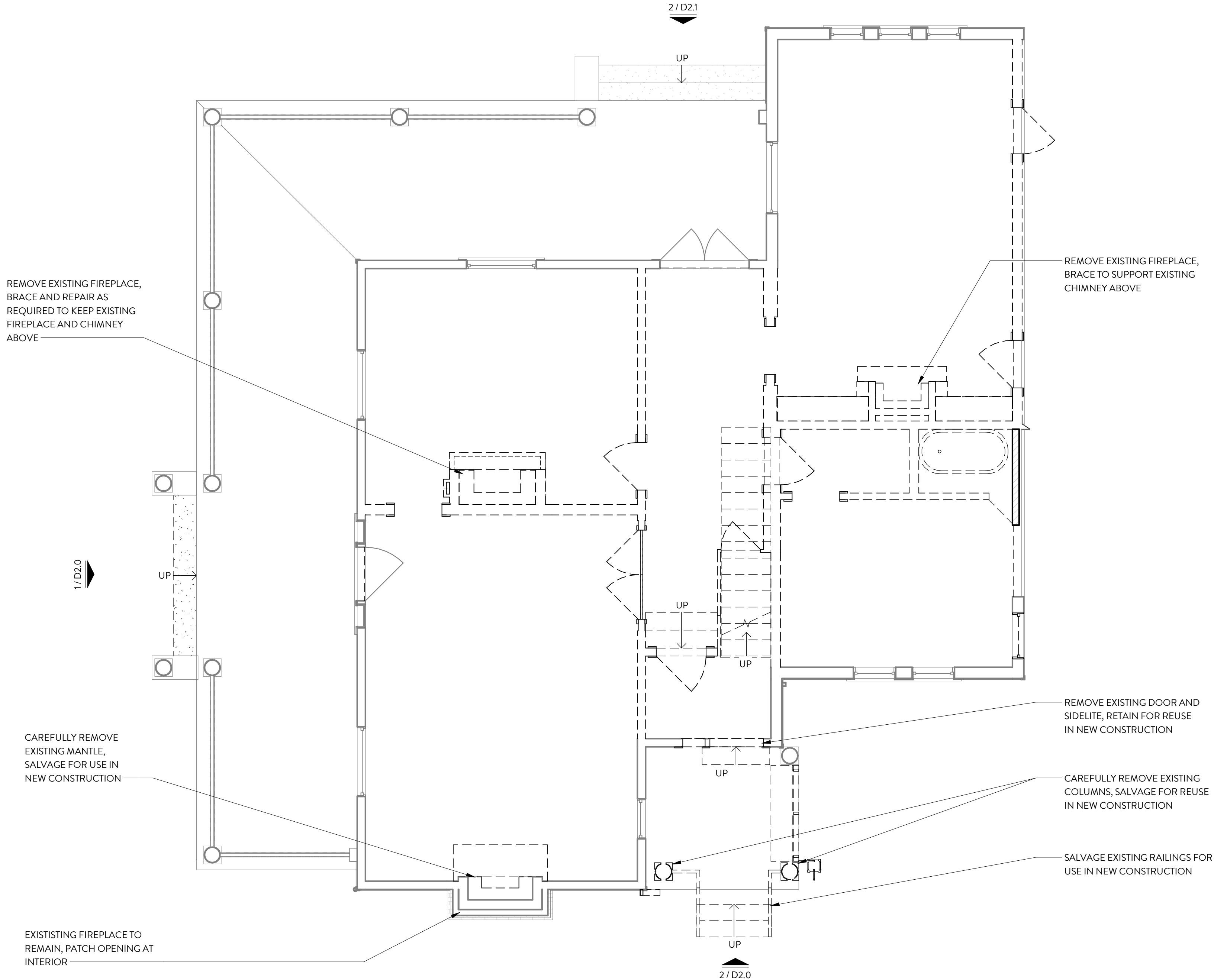


1 NORTHEAST 3D VIEW - PROPOSED

611 W. 22ND STREET
AUSTIN, TEXAS 78705

A2.3

3D VIEWS
PROPOSED



1 FIRST FLOOR PLAN - DEMOLITION PHASE 2
1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- TEMPORARY CONSTRUCTION
- AREA OF DEMOLITION

DEMOLITION NOTES

- BEFORE DEMOLITION BEGINS, COORDINATE INITIAL SELECTIVE DEMOLITION INVESTIGATION WITH ARCHITECT.
- DOCUMENT ALL AREAS TO BE SELECTIVELY DEMOLISHED PRIOR TO PERFORMING ANY WORK. DOCUMENTATION TO INCLUDE PHOTOGRAPHS AND MEASURED DRAWINGS. DOCUMENTATION TO BE CLEARLY LABELED AND DELIVERED TO ARCHITECT AND OWNER.
- A HAZARDOUS MATERIALS REPORT HAS BEEN PROVIDED BY OWNER, WHO WILL CONTRACT DIRECTLY WITH GC FOR REMOVAL. THE WORK INDICATED HEREIN AND IN RELATED SPECIFICATIONS (INCLUDING REQUIRED DEMOLITION WORK) DOES NOT ADDRESS THE PRESENCE OF HAZARDOUS MATERIALS. THE ARCHITECT IS NOT INVOLVED IN THE REMOVAL, TREATMENT, OR IDENTIFICATION OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IN ANY WAY.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEMOLISHED MATERIALS. THE CONTRACTOR SHALL VERIFY ANY REGULATIONS, LAWS AND/OR ORDINANCES AFFECTING THE METHODS OF DEMOLITION AND THE DISPOSAL OF WASTE MATERIALS. THE OWNER ASSUMES NO LIABILITY FOR EXTRA WORK OR ADDITIONAL COMPENSATION DUE TO FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO COMPLY WITH APPLICABLE REGULATIONS.
- REFERENCE HISTORICAL NOTES ON COVER SHEET.
- THE DEMOLITION STAGE IS CRITICAL TO THE SUCCESS OF THIS PROJECT AND MUST BE CONSIDERED A STAGE OF DISCOVERY. EXTREME CARE MUST BE TAKEN, ESPECIALLY IN AREAS OF QUESTION TO NOT DESTROY ORIGINAL MATERIALS. RECKLESS DESTRUCTION OF SALVAGEABLE, RE-USEABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
- THE INTENT OF THE DEMOLITION PLAN IS TO REMOVE ALL ITEMS FROM ANOMALOUS ADDITION & TO REVEAL ELEMENTS THAT HAVE BEEN COVERED UP BY CONSTRUCTION OVER THE LIFE OF THE BUILDING. THE CONTRACTOR SHALL CAREFULLY REMOVE/RELOCATE ALL SUCH ITEMS AS REQUIRED FOR ARCHITECT TO EVALUATE EXISTING FRAMING CONDITIONS.
- ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (G.C.). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
- SALVAGE ALL DOORS, HARDWARE, FIXTURES, TRIM, & ALL ITEMS NOTED ON DEMOLITION PLAN TO BE REMOVED. REVIEW WITH ARCHITECT & OWNER TO DETERMINE ITEMS FOR REUSE. WHERE DOORS ARE REMOVED, SALVAGE EXISTING TRIM FOR POSSIBLE RE-USE. LABEL DOORS, HARDWARE & TRIM & STORE TOGETHER.
- ITEMS NOTED TO BE SAVED OR SALVAGED FOR REUSE ARE TO BE STORED ON SITE, FOR REUSE BY THE OWNER OR GENERAL CONTRACTOR AT THIS SITE. ALL ITEMS NOTED REMOVE/RETAIN FOR FUTURE USE SHALL BE PHOTOGRAPHED IN PLACE, CLEARLY LABELED AND STORED.
- PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED IN NEW WORK.
- PROTECT EXISTING TREES TO CITY OF AUSTIN STANDARDS. ALL DEMOLITION WORK IN CRITICAL ROOT ZONES (CRZS) TO BE DONE WITH HAND TOOLS AND/OR AIR SPADES. CONTACT OWNER'S ARBORIST FOR ANY TREE WORK.
- REMOVE ROTTED WOOD WHEN ENCOUNTERED. DOCUMENT EXISTING CONDITION FOR REPLACEMENT. REVIEW SCOPE WITH OWNER AND ARCHITECT PRIOR TO REMOVAL.
- AFTER PARTIAL DEMOLITION, ARCHITECT AND STRUCTURAL ENGINEER TO REVIEW AND ADVISE FOR REPAIR/ MODIFICATION SCOPE.
- EXISTING WALLS AND STRUCTURE ARE NOT NECESSARILY SHOWN IN THEIR ENTIRETY OR ABSOLUTELY CORRECT LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION AND OR CLARIFICATION.
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- REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR DEMOLITION WORK ASSOCIATED WITH NEW SYSTEMS CONSTRUCTION AND FOR THE EXTENT OF EXISTING SYSTEMS TO BE REMOVED/RELOCATED.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- POTABLE WATER AND ELECTRICITY WILL BE PROVIDED BY THE OWNER AS NEEDED FOR DEMOLITION & CONSTRUCTION PHASES.
- SOME EXISTING EQUIPMENT TO BE REUSED. COORDINATE WITH OWNER FOR TEMPORARY STORAGE DURING CONSTRUCTION.
- WHERE PORTIONS OF WALLS ARE REMOVED FOR NEW OPENINGS, COORDINATE HEIGHT OF DEMOLISHED OPENING WITH FINISHED OPENING SIZE AND ANY ADDED STRUCTURE REQUIRED.

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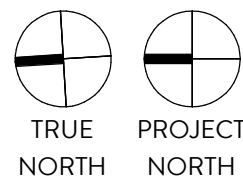
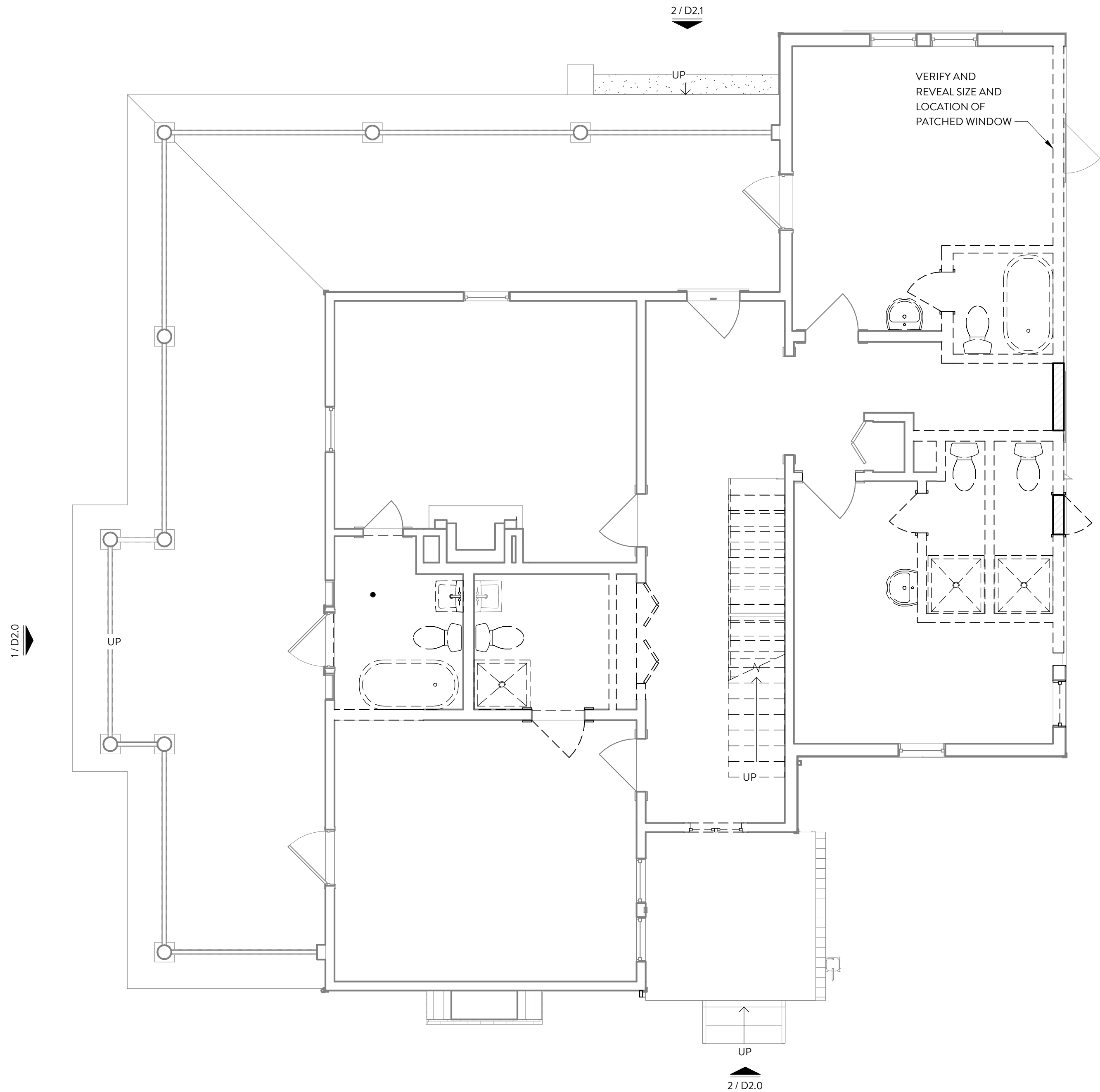
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611 W. 22ND STREET

AUSTIN, TEXAS 78705

D1.1

DEMO PLAN -
FIRST FLOOR



1 SECOND FLOOR PLAN - DEMOLITION PHASE 2
1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- TEMPORARY CONSTRUCTION
- AREA OF DEMOLITION

DEMOLITION NOTES

- BEFORE DEMOLITION BEGINS, COORDINATE INITIAL SELECTIVE DEMOLITION INVESTIGATION WITH ARCHITECT.
- DOCUMENT ALL AREAS TO BE SELECTIVELY DEMOLISHED PRIOR TO PERFORMING ANY WORK. DOCUMENTATION TO INCLUDE PHOTOGRAPHS AND MEASURED DRAWINGS. DOCUMENTATION TO BE CLEARLY LABELED AND DELIVERED TO ARCHITECT AND OWNER.
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611 W. 22ND STREET

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D1.2

DEMO PLAN -
SECOND FLOOR