CDA
Chicago Department of Aviation

ATTACHMENT 1
Permitted Uses and Business Terms

Package RTL2 (Group A)

Space ID	Subcategory	Proposed-Concept	Gate	Concourse	Terminal	Size (SF)
T1B.U.NC.E	News & Gifts	News / Convenience	B20	B	1	205
T1C. U.44.D	News & Gifts	News / Convenience	C25	C	1	514
T3H. U.9H.C	News & Gifts	News / Convenience	H05	HK	3	1,067
T3. U.L8P.A	News & Gifts	News / Convenience	T3 Baggage	Pre-security	3	358
T3. U.6.A	Specialty Retail	Market	T3 Main	Main	3	2,175
T3. U.8C.A	Services	Services	T3 Main	Main	3	1,705
					TOTAL	**6,024**

BUSINESS TERMS	
Term	10 years from Effective Date
Base Rent	$55 per SF
Percentage Rent (in addition to Base Rent)	Biddable rent range: 11-14%
ACDBE Participation Goal	32%

*Base rent increases by 3.0% annually

It is each Respondent's sole responsibility to verify all existing uses, permits, entitlements, improvement and utility conditions, size and configuration to confirm the feasibility of all elements of Respondent's proposal.

Respondent Entity: _____

Name of Signer (Print): _____

Title of Signer (Print): _____

Signature: _____

Date: _____

NEWS & GIFTS

Locations:

- T1B.U.NC.E: News / Convenience
- T1C.U.44.D: News / Convenience
- T3H.U.9H.C: News / Convenience
- T3.U.L8P.A: News / Convenience (Pre-security)

Description: This concept is intended as a traditional newsstand and convenience store and should include a wide variety of reading material and travel essentials, including snacks and Grab n Go packaged foods and beverages. Concept appropriate alcoholic beverages are permitted.

Requirements: The News & Gifts concept must include the following requirements:

- The concept must include reading material. Reading material should include news, periodicals and magazines, and include paperback and hardcover bestsellers, local and regional-interest books such as cookbooks and travel guides, game and puzzle books, and other reading material that best meets the needs of the airport's passengers.
- The concept must also offer personal essential and convenience items such as small travel accessories including travel pillows and luggage accessories, over-the-counter medications, health & beauty aids and sundries.
- The concept must also include pre-packaged snacks, candy gum and mints, and chilled bottled beverages such as water, juices, and soft drinks. It may also provide a selection of fresh, pre-packaged, single serving "Grab n Go" food items such as sandwiches, salads, wraps, produce, cereal, and yogurt, etc. Food items are limited to 25% of product categories. Healthy and varied choices must be offered to meet the dietary needs and preferences of travelers, including food and beverage options that consider dietary restrictions, food allergies, and food intolerances such as, but not limited to, vegan, vegetarian, and gluten free items. Where such menu options are not possible due to brand restrictions or other reasons, Respondent must include an explanation of these limitations in its Proposal. Where feasible, consideration should also be made to meet the needs of travelers with religious and cultural restrictions or preferences through the offering of items that meet standards including, but not limited to, kosher and halal.
- The concept must incorporate sustainable packaging, defined as packaging made from recycled materials or that will biodegrade in compost, where applicable. The concept must include to-go bags that are made from recycled materials or that will biodegrade in compost. Where such packaging options are not possible due to brand restrictions or other reasons, Respondent must include an explanation of these limitations in its Proposal.
- A minimum 10% airport employee discount is required.

Additionally, the concept may carry a limited number of personal electronics accessories including, but not limited to, rechargeable batteries, chargers, headphones and ear buds, wall chargers and cables. It may also include souvenir and gift items including, but not limited to, apparel and accessories such as t-shirts, sweatshirts, hats, and socks.

Self-checkout technology is encouraged.

SPECIALTY RETAIL – MARKET

Location:

- T3.U.6.A

Description: This concept is intended for the operation of a food and retail market featuring local and regional artisanal food products both packaged and freshly prepared, and food related retail goods. Freshly prepared food offerings may include a deli style counter or other concept appropriate quick service food options within the space, fresh produce, breads and baked goods as well as freshly packaged food items for "Grab N Go", such as salads, sandwiches and wraps, sushi/poke, pizza, etc.

Pre-packaged foods may include local and regional artisan crafted sauces, jellies, jarred and canned goods, snack foods, confections, meats and cheeses, herbs and spices, teas, coffees, etc. Related retail goods may include cookbooks, cookware, food themed apparel and gift items.

This location may also provide fresh produce, desserts, pastries and baked goods, fresh brewed coffee and espresso-based beverages, and beverages, both alcoholic and non-alcoholic.

Requirements: The Specialty Retail – Market concept must include the following requirements:

- Healthy and varied food and beverage choices must be offered to meet the dietary needs and preferences of travelers, including food and beverage options that consider dietary restrictions, food allergies, and food intolerances such as, but not limited to, vegan, vegetarian, and gluten free items. Where such menu options are not possible due to brand restrictions or other reasons, Respondent must include an explanation of these limitations in its Proposal. Where feasible, consideration should also be made to meet the needs of travelers with religious and cultural restrictions or preferences through the offering of items that meet standards including, but not limited to, kosher and halal.
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- A minimum 10% airport employee discount is required.

Concepts/Permitted Use:

The concept and product mix for this location is open to proposer but should not conflict with other concessions nearby and should enhance the concession options for the traveling customer.

SERVICES

Location:

- T3.8C.A

Description: Passenger services are amenities that provide travelers with added comfort or convenience while traveling.

Requirements: The Services concept must include the following requirements:

- The concept must incorporate sustainable packaging, defined as packaging made from recycled materials or that will biodegrade in compost, where applicable. The concept must include to-go bags that are made from recycled materials or that will biodegrade in compost. Where such packaging options are not possible due to brand restrictions or other reasons, Respondent must include an explanation of these limitations in its Proposal.
- A minimum 10% airport employee discount is required.

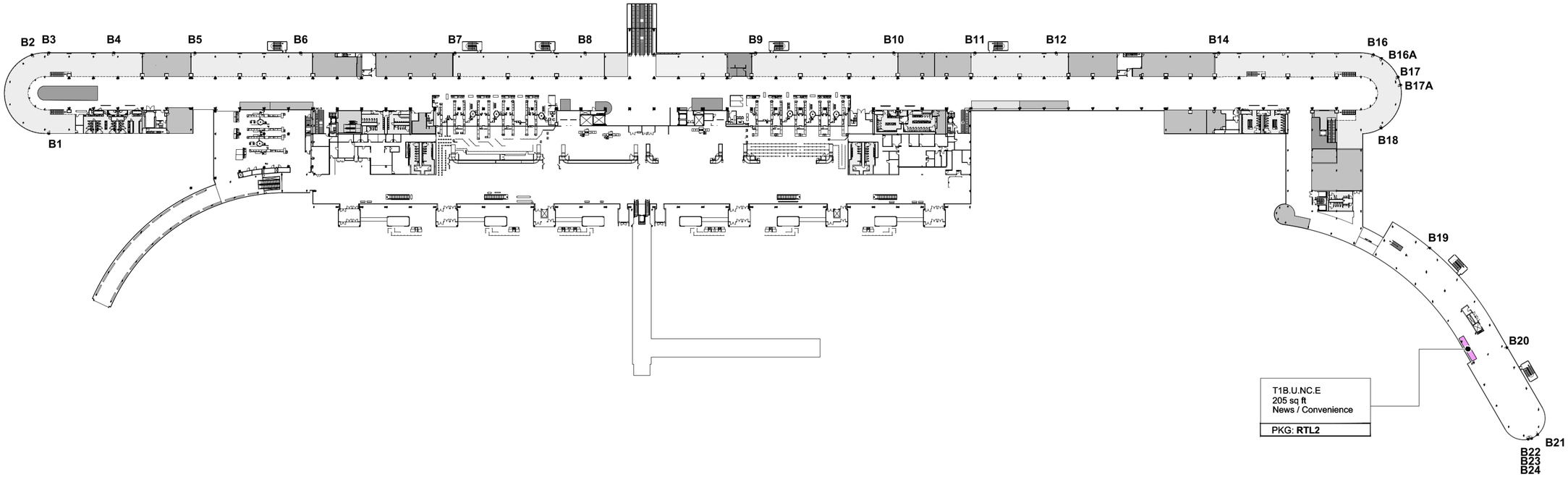
Concepts/Permitted Uses: Permitted uses include, but are not limited to:

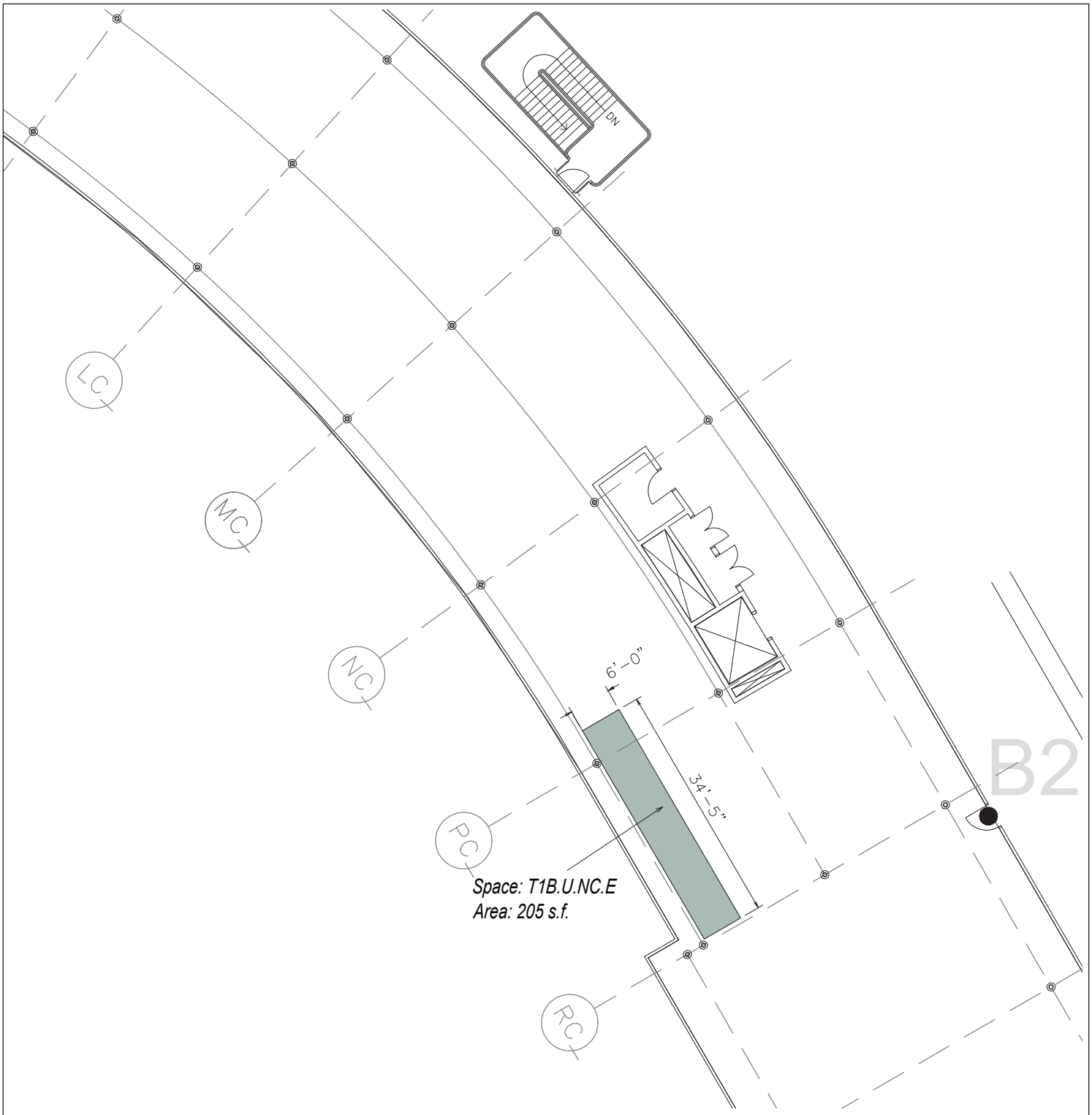
- Chiropractic
- Video Gaming
- Experience Based Entertainment
- Hair Salon/Barber
- Nail Salon
- Nap Center
- Spa/Massage
- Medical Clinic

Prohibited Concepts:

- Passenger/Common Use Lounge
- Shoeshine

Terminal 1
Concourse B
Package **RTL2** Location





PLEASE NOTE:

1. The identified square footage are approximate and subject to finalcorrection for purposes of determining the Fixed Fee in accordance withfield measurements to be taken after completion
2. City reserves the right to change locations and dimension

O'Hare International Airport
Lease Outline Drawing

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

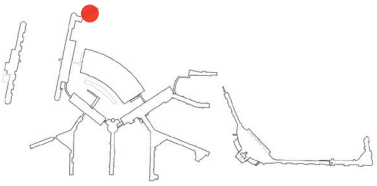
Terminal 1 » Concourse B » Upper Level

T1B.U.NC.E

Typology: Inline Type I

Interior: 205 s.f.
Spill Out Zone: N/A
Total Square Footage: 205 s.f.

Date: April 2024 Scale: 1'=20'-0'

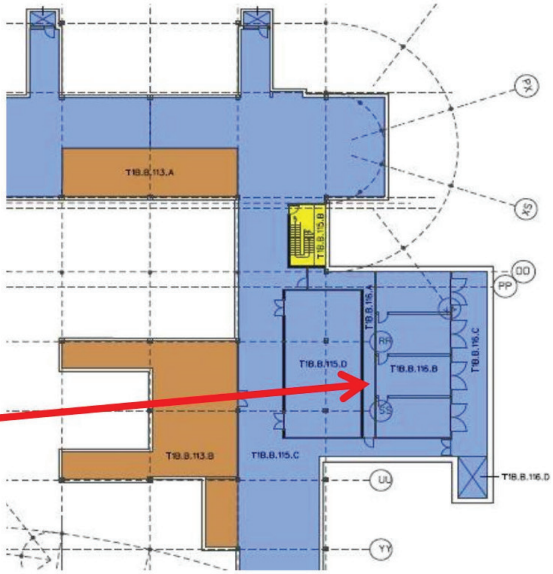


KEY PLAN

Electric Meter

Breaker

Electric Meter Panel
Basement Level



Electrical Meter Panel Location
Basement Level

No Electrical Panel Found For This Location

SEE 2024 0429 ORD T1 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Electric Meter and Panel Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 1 » Concourse B » Upper Level

T1B.U.NC.E

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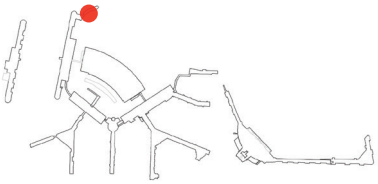
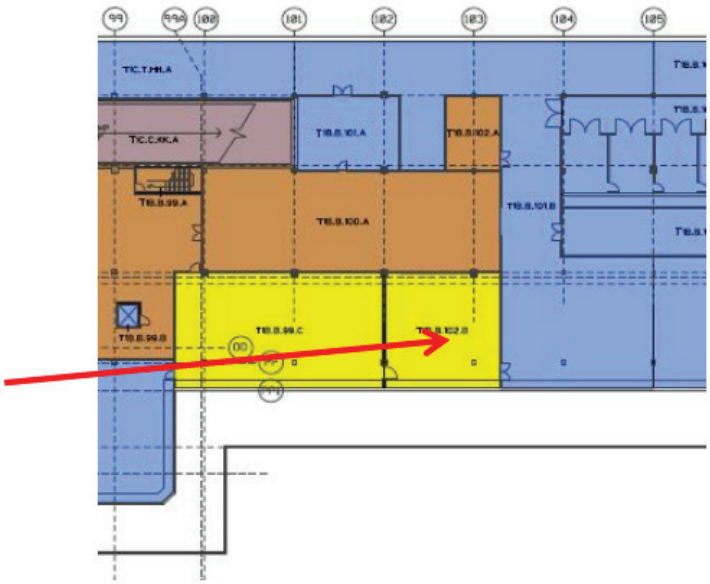


KEY PLAN

No Water Meter For This Location

Water Meter



Water Meter Panel Location
Basement Level

SEE 2024 0429 ORD T1 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Water Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 1 » Concourse B » Upper Level

T1B.U.NC.E

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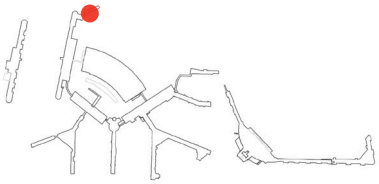


KEY PLAN

No Gas Service At This Location

SEE **2024 0429 ORD T1 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Gas Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

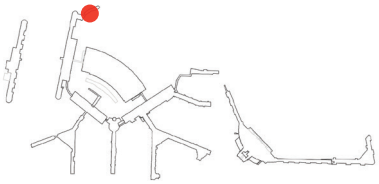
Terminal 1 » Concourse B » Upper Level

T1B.U.NC.E

Typology: Inline Type I

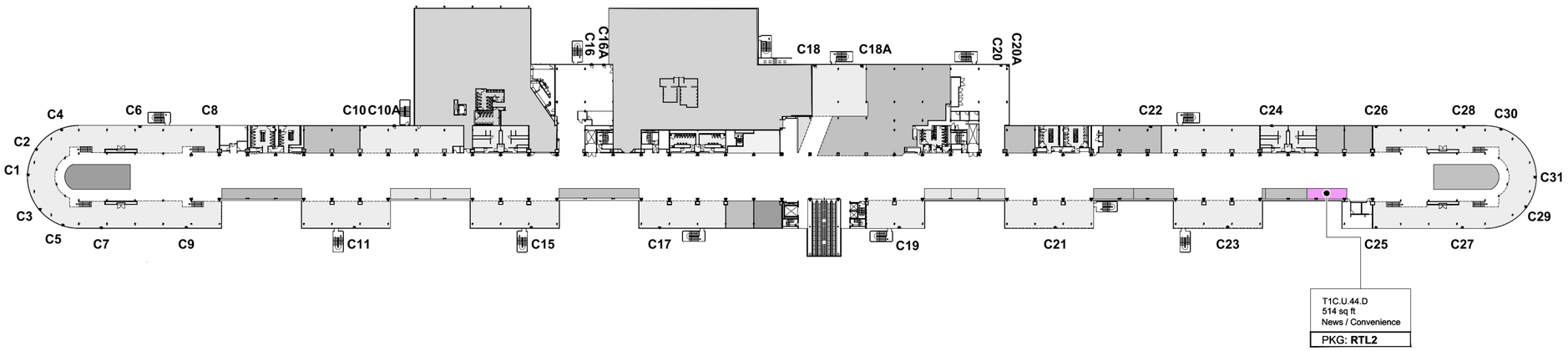
Interior: 205 s.f.
Spill Out Zone: N/A
Total Square Footage: 205 s.f.

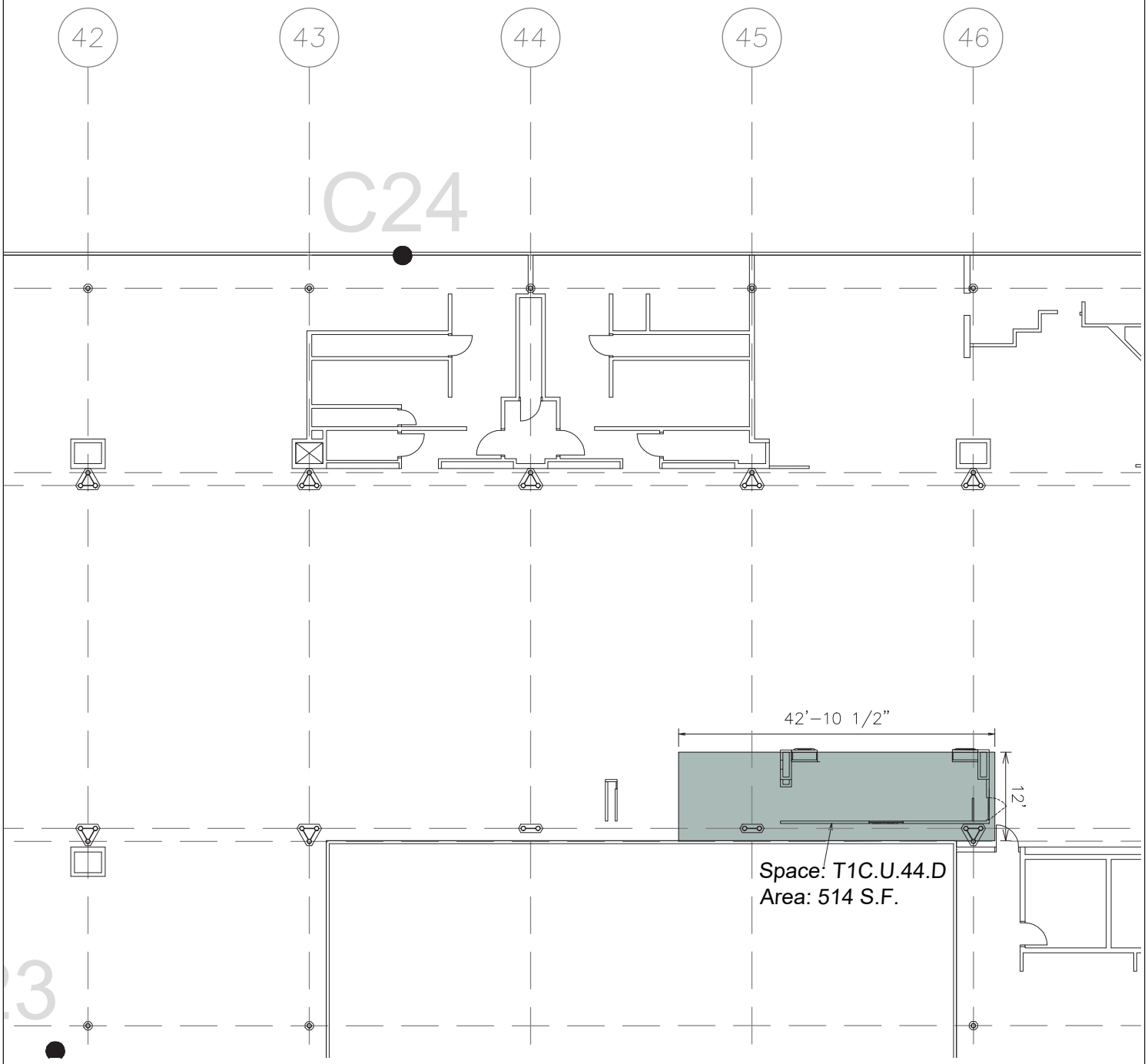
Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

Terminal 1
Concourse C
Package **RTL2** Location





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O'Hare International Airport

Lease Outline Drawing

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

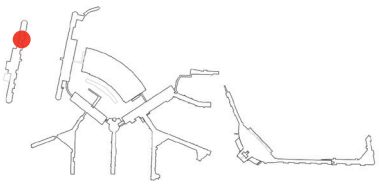
Terminal 1 » Concourse C » Upper Level

T1C.U.44.D

Typology: Attached Kiosk

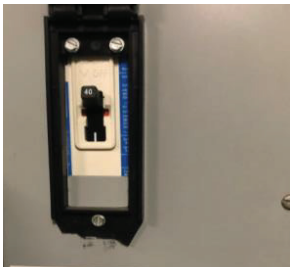
Interior: 514 s.f.
Spill Out Zone: N/A
Total Square Footage: 514 s.f.

Date: April 2024 Scale: 1'=20'-0'



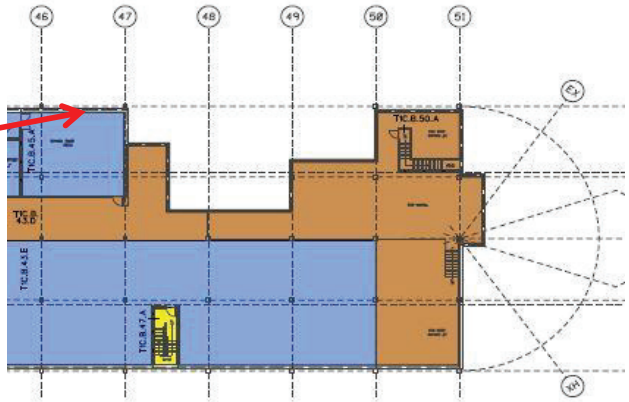
KEY PLAN

Electrical Meter



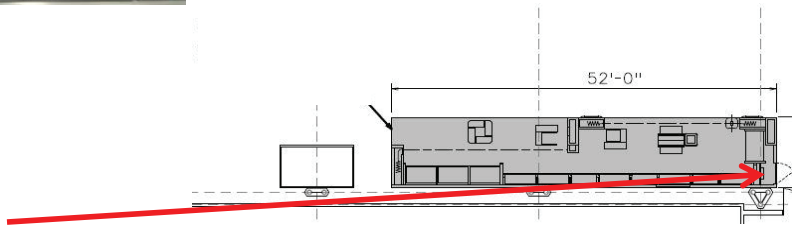
Electrical Meter Panel Location
Basement Level

Electrical Meter Panel
Basement Level



Electrical Meter Panel Location
Basement Level

Electrical Panel
Upper Level



Electrical Panel Plan
Upper level

SEE 2024 0429 ORD T1 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Electric Meter and Panel Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 1 » Concourse C » Upper Level

T1C.U.44.D

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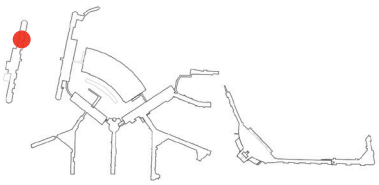
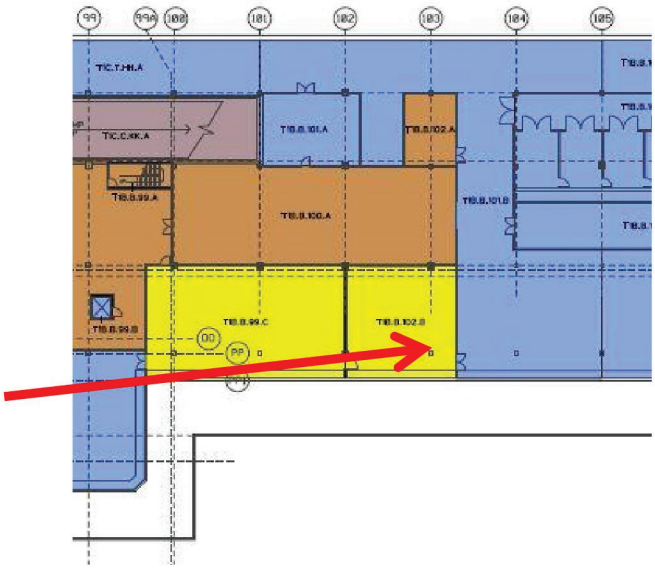


KEY PLAN

No Water Meter for this Location



Water Meter

Water Meter Location Plan
Basement Level

SEE 2024 0429 ORD T1 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Water Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 1 » Concourse C » Upper Level

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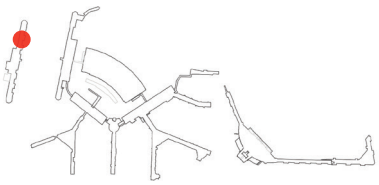

KEY PLAN

No Gas Service At This Location

SEE **2024 0429 ORD T1 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Gas Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 1 » Concourse C » Upper Level

T1C.U.44.D

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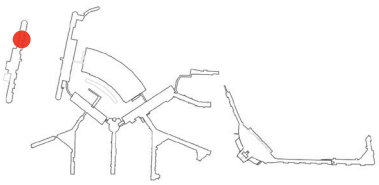
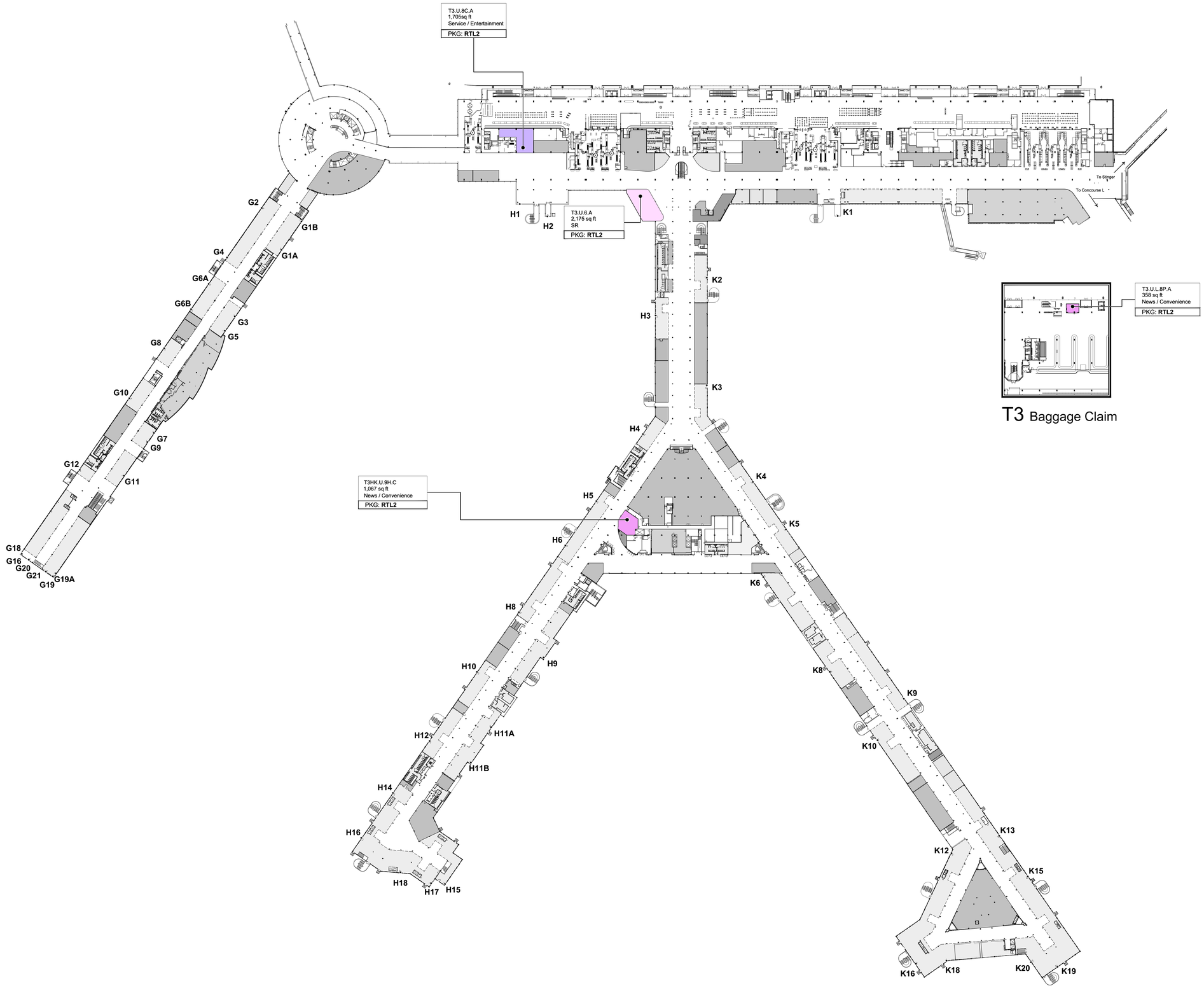
Scale: 1'=20'-0'

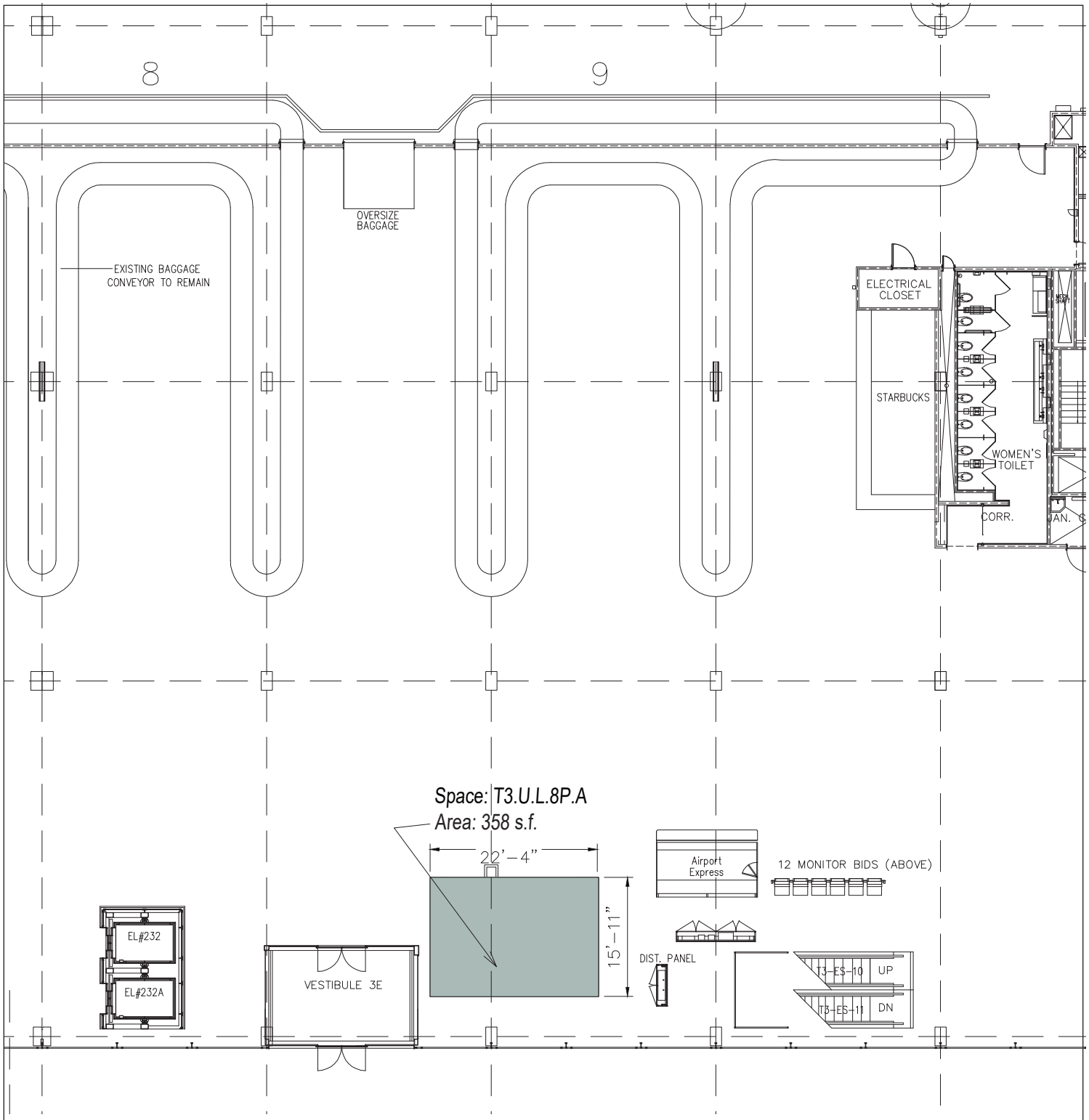


KEY PLAN

Terminal 3

Package **RTL2** Location





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O'Hare International Airport

Lease Outline Drawing

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

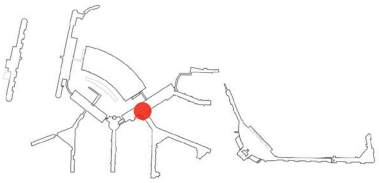
Terminal 3 » Main » Lower Level

T3.U.L.8P.A

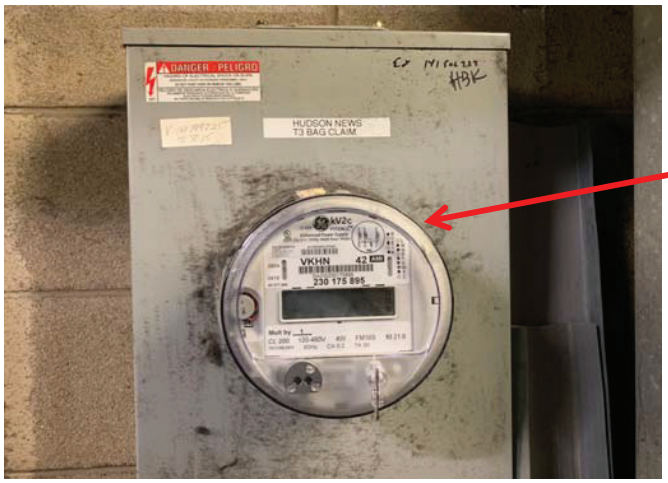
Typology: Freestanding Kiosk

Interior: 358 s.f.
Spill Out Zone: N/A
Total Square Footage: 358 s.f.

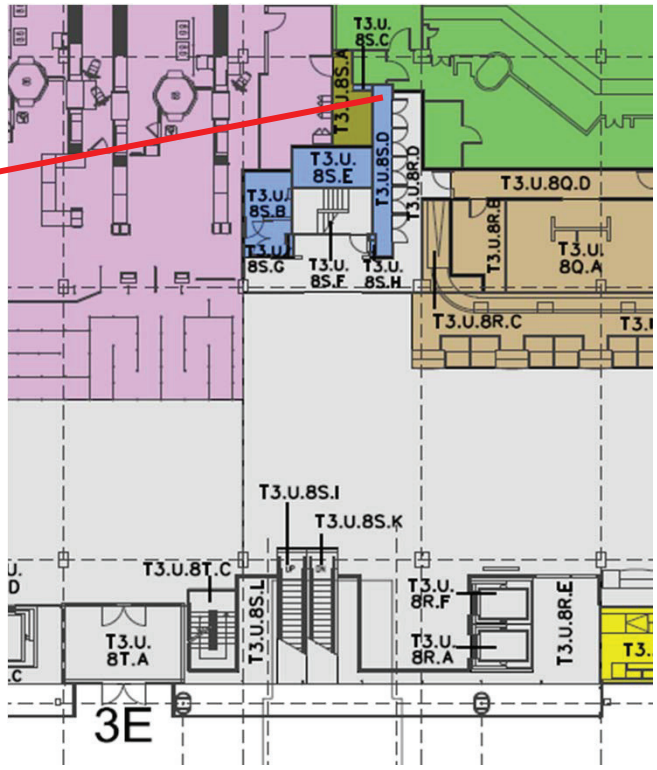
Date: April 2024 Scale: 1'=20'-0'



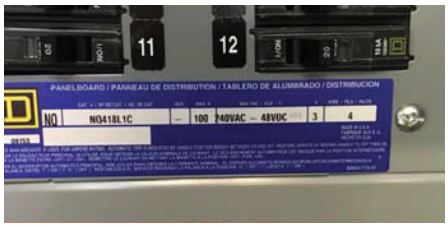
KEY PLAN



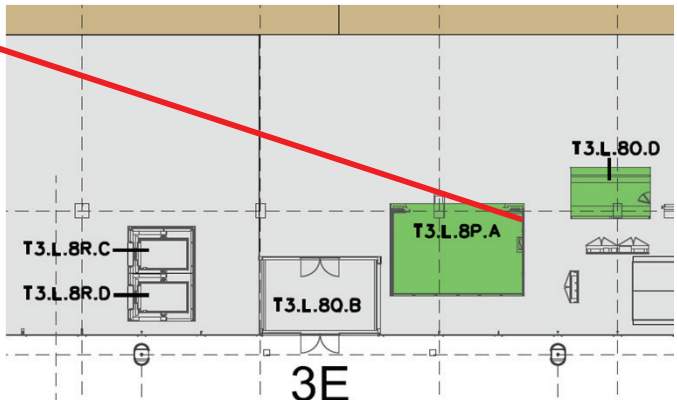
Electric Meter



Electric Meter Location Plan
Upper Level (Landside)



Electrical Panel



Electrical Panel Location Plan
Lower Level

SEE 2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Electric Meter and Panel Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

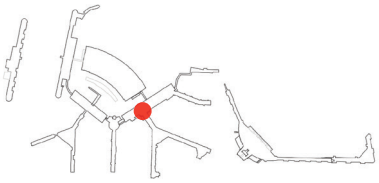
Terminal 3 » Main » Lower Level

T3.U.L.8P.A

Typology: Freestanding Kiosk

Interior: 358 s.f.
Spill Out Zone: N/A
Total Square Footage: 358 s.f.

Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

No Water Meter At This Location

SEE **2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Water Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 3 » Main » Lower Level

T3.U.L.8P.A

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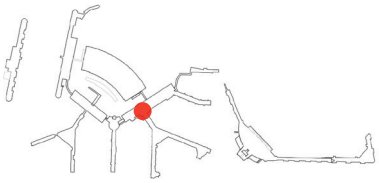

KEY PLAN

No Gas Service At This Location

SEE **2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Gas Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 3 » Main » Lower Level

T3.U.L.8P.A

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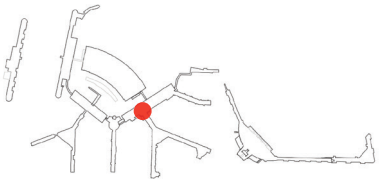
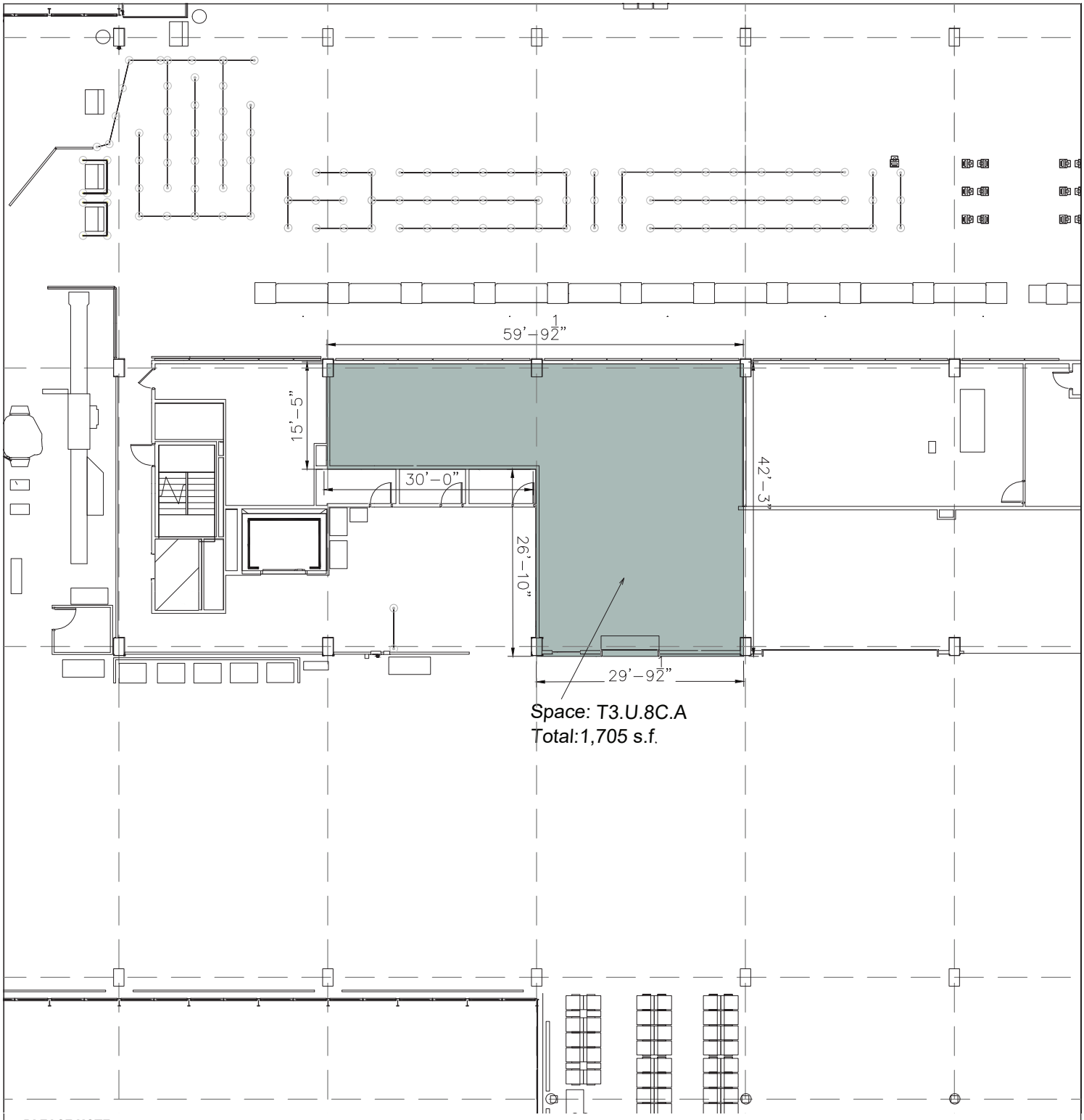


KEY PLAN



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O'Hare International Airport

Lease Outline Drawing

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

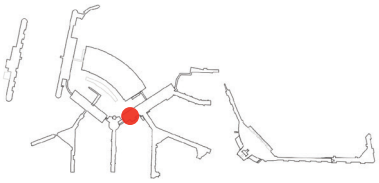
Terminal 3 » Main » Upper Level

T3.U.8C.A

Typology: Inline I -A

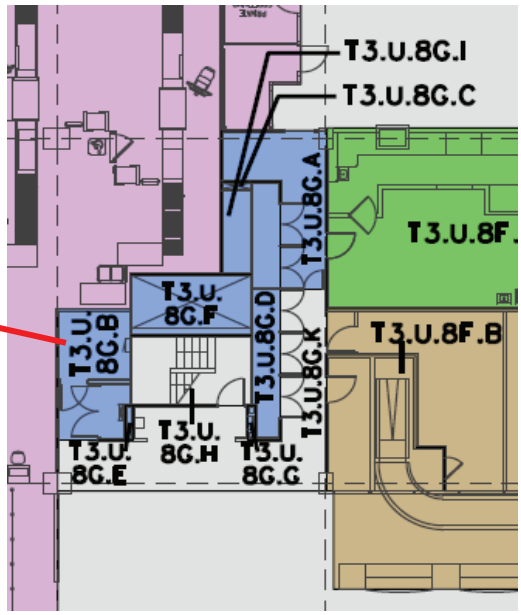
Interior: 1,705 s.f.
Spill Out Zone: N/A
Total Square Footage: 1,705 s.f.

Date: April 2024 Scale: 1'=20'-0'

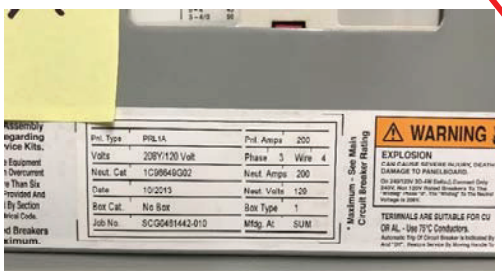


KEY PLAN

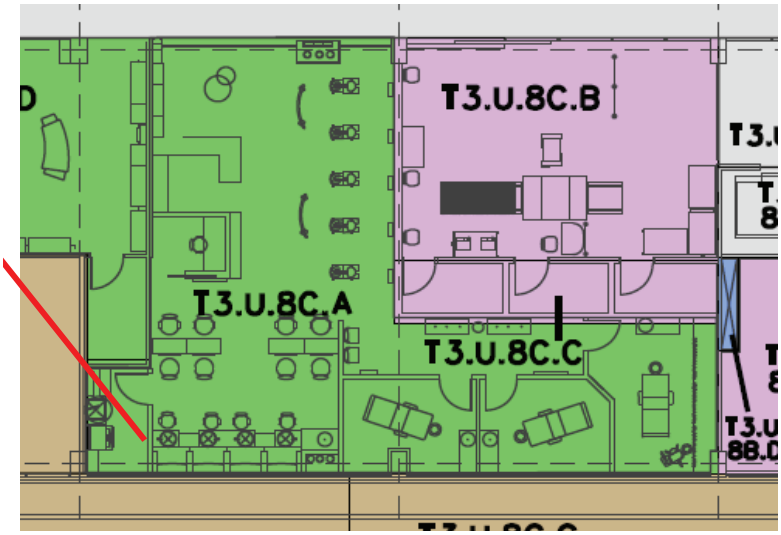
Electric Meter & Breaker



Electric Meter & Breaker Location Plan
Upper Level (Landside)



Electrical Panel and Label



Electrical Panel Location Plan
Upper Level

SEE 2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Electric Meter and Panel Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

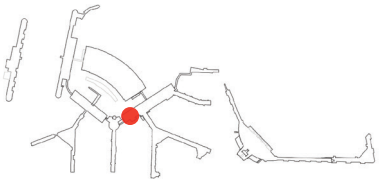
Terminal 3 » Main » Upper Level

T3.U.8C.A

Typology: Inline I -A

Interior: 1,705 s.f.
Spill Out Zone: N/A
Total Square Footage: 1,705 s.f.

Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

No Water Meter At This Location

SEE **2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Water Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

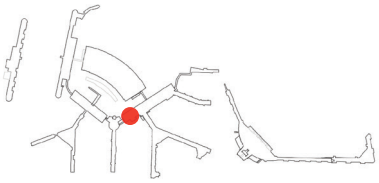
Terminal 3 » Main » Upper Level

T3.U.8C.A

Typology: Inline I -A

Interior: 1,705 s.f.
Spill Out Zone: N/A
Total Square Footage: 1,705 s.f.

Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

No Gas Service At This Location

SEE **2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Gas Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

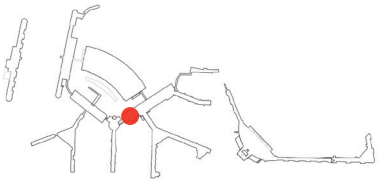
Terminal 3 » Main » Upper Level

T3.U.8C.A

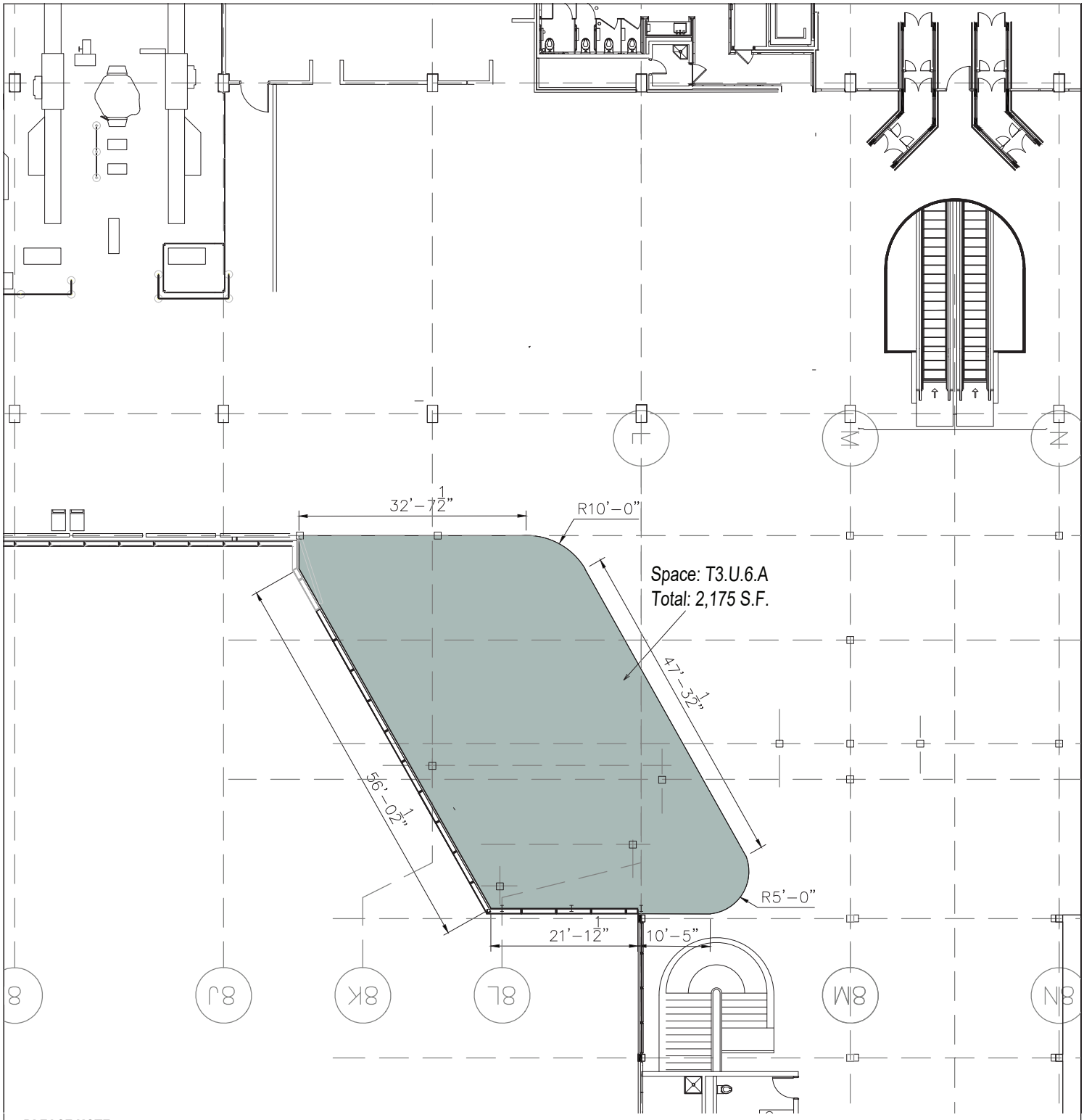
Typology: Inline I -A

Interior: 1,705 s.f.
Spill Out Zone: N/A
Total Square Footage: 1,705 s.f.

Date: April 2024 Scale: 1'=20'-0'



KEY PLAN



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O'Hare International Airport

Lease Outline Drawing

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

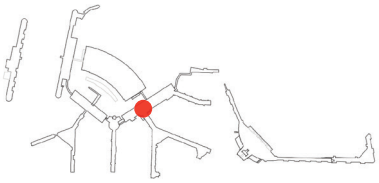
Terminal 3 » Main » Upper Level

T3.U.6.A

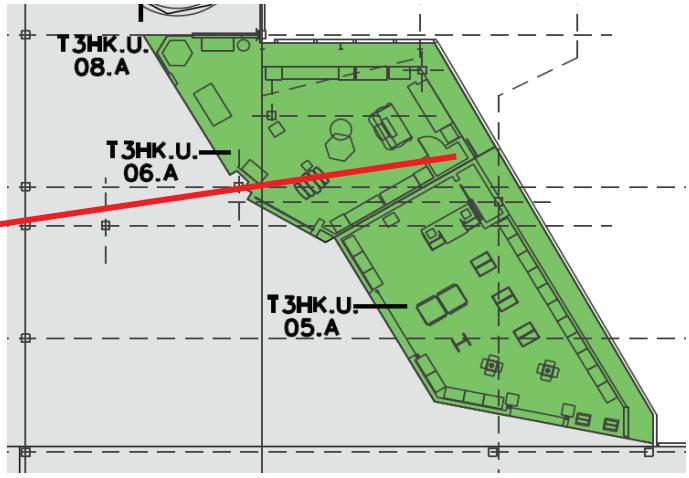
Typology: Inline Type II

Interior: 2,175 s.f.
Spill Out Zone: N/A
Total Square Footage: 2,175 s.f.

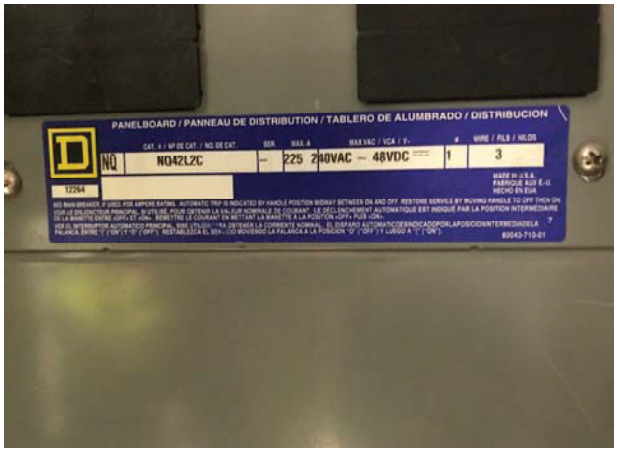
Date: April 2024 Scale: 1'=20'-0'



KEY PLAN



Electrical Panel Location Plan
Upper Level



Electrical Panel Location

SEE 2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Electric Meter and Panel Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

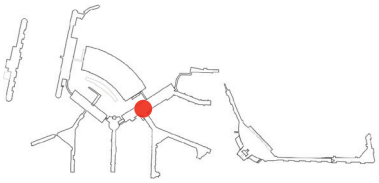
Terminal 3 » Main » Upper Level

T3.U.6.A

Typology: Inline Type II

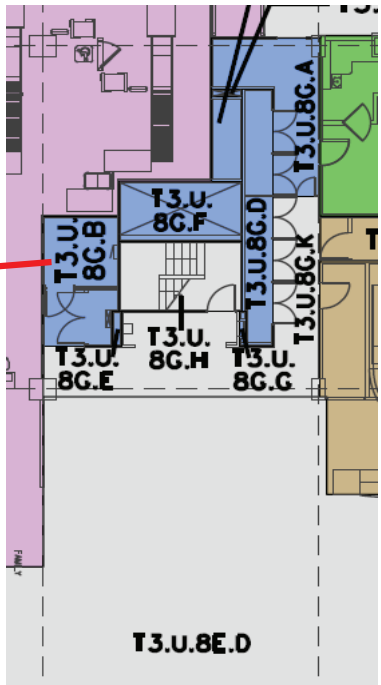
Interior: 2,175 s.f.
Spill Out Zone: N/A
Total Square Footage: 2,175 s.f.

Date: April 2024 Scale: 1'=20'-0'

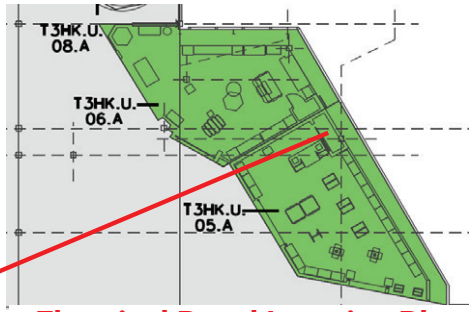


KEY PLAN

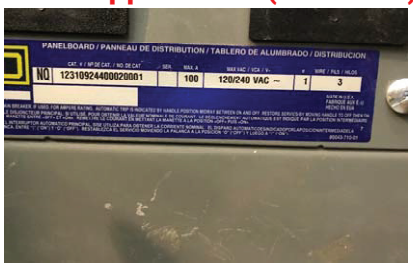
Electric Meter & Breaker



Electric Meter & Breaker Location Plan
Upper Level (Landside)



Electrical Panel Location Plan
Upper Level (Landside)



Electrical Panel Location

SEE 2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Electric Meter and Panel Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

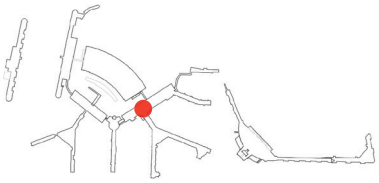
Terminal 3 » Main » Upper Level

T3.U.6.A

Typology: Inline Type II

Interior: 2,175 s.f.
Spill Out Zone: N/A
Total Square Footage: 2,175 s.f.

Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

No Water Meter At This Location

SEE **2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Water Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 3 » Main » Upper Level

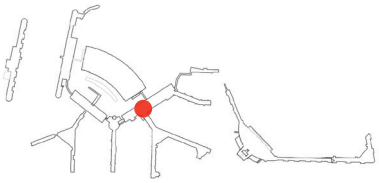
T3.U.6.A

Typology: Inline Type II

Interior: 2,175 s.f.
Spill Out Zone: N/A
Total Square Footage: 2,175 s.f.

Date: April 2024

Scale: 1'=20'-0'



KEY PLAN

No Gas Service At This Location

SEE **2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Gas Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 3 » Main » Upper Level

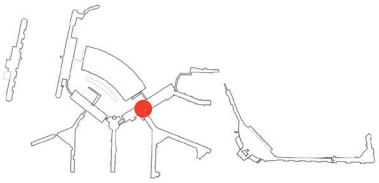
T3.U.6.A

Typology: Inline Type II

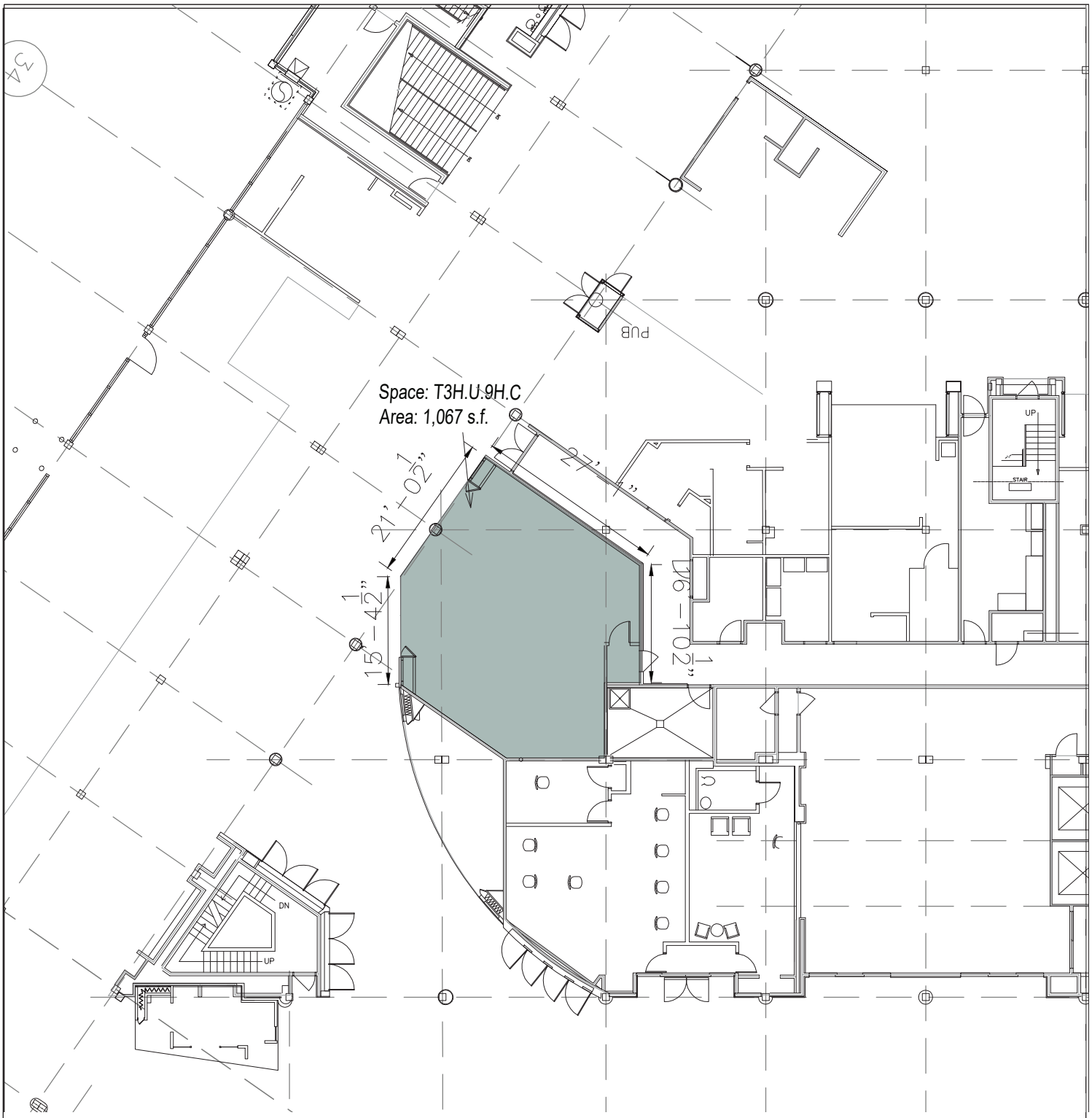
Interior: 2,175 s.f.
Spill Out Zone: N/A
Total Square Footage: 2,175 s.f.

Date: April 2024

Scale: 1'=20'-0'



KEY PLAN



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O'Hare International Airport

Lease Outline Drawing

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

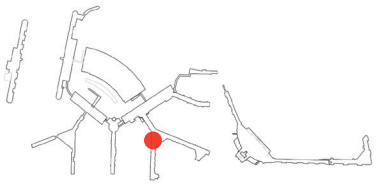
Terminal 3» Concourse HK» Upper Level

T3HK.U.9H.C

Typology: Inline Type I A

Interior: 1,067 s.f.
Spill Out Zone: N/A
Total Square Footage: 1,067 s.f.

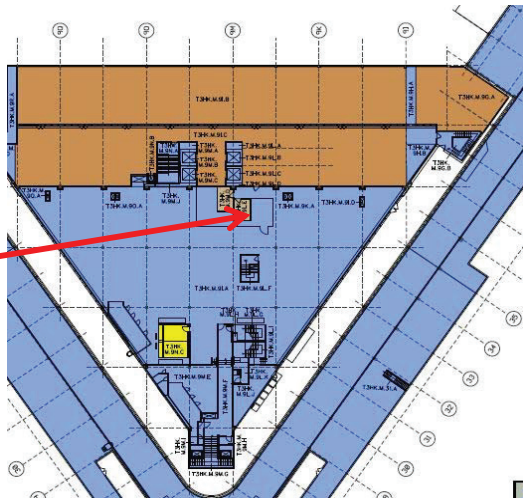
Date: April 2024 Scale: 1'=20'-0'



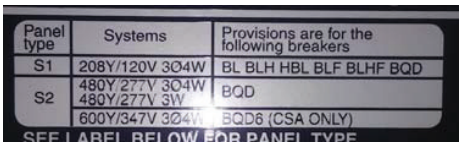
KEY PLAN

Electric Meter

Electrical Meter Panel
Penthouse Level



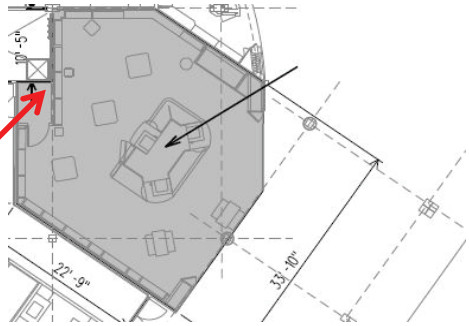
Electrical Meter Panel Location
Penthouse Level



Panel type	Systems	Provisions are for the following breakers
S1	208Y/120V 3Ø4W	BL BLH HBL BLF BLHF BQD
S2	480Y/277V 3Ø4W 480Y/277V 3W	BQD
	600Y/347V 3Ø4W	BQD6 (CSA ONLY)

SEE LABEL BELOW FOR PANEL TYPE

BOH Electrical Panel & Label
Upper Level



BOH Electrical Panel Location Plan
Upper Level

SEE 2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Electric Meter and Panel Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

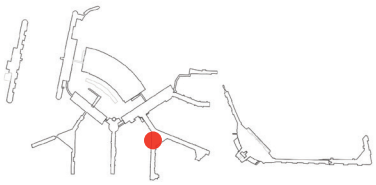
Terminal 3» Concourse HK» Upper Level

T3HK.U.9H.C

Typology: Inline Type I A

Interior: 1,067 s.f.
Spill Out Zone: N/A
Total Square Footage: 1,067 s.f.

Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

No Water Meter At This Location

SEE **2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Water Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

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Chicago Department of Aviation

Terminal 3» Concourse HK» Upper Level

T3HK.U.9H.C

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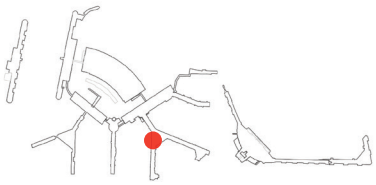
Total Square Footage: 1,067 s.f.

Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

No Gas Service At This Location

SEE **2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Gas Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

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Chicago Department of Aviation

Terminal 3» Concourse HK» Upper Level

T3HK.U.9H.C

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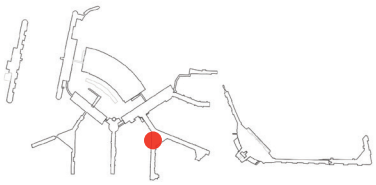
Spill Out Zone: N/A
Total Square Footage: 1,067 s.f.

Date: April 2024 Scale: 1'=20'-0'



KEY PLAN