



HEALTH

Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: JAN 04 PM 2:14

Permit No.: B17000058

Building Address: 5045 Lindera Ct. 21042
 City: Clarksville State: MD Zip Code: 21029
 Suite/Apt. # EC SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Walnut Creek
 Section: _____ Area: _____ Lot: 123
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Existing Use: Vacant lot
 Proposed Use: Single family house
 Estimated Construction Cost: \$ 230,000
 Description of Work: New 2 story "Chapel Hill II" with 3 car garage, Morning Room, 4' EXT to family room, sitting area w/ covered porch
 Occupant or Tenant: 1st Floor Bedroom and finished lower level
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	<u>Depth</u> <u>Width</u>
Gross area, sq. ft./floor:	1 st floor: 2 nd floor:
Area of construction (sq. ft.):	Basement: <input checked="" type="checkbox"/> Finished Basement <input type="checkbox"/> Unfinished Basement
Use group:	<input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab on Grade
Construction type:	No. of Bedrooms: <u>5</u>
<input type="checkbox"/> Reinforced Concrete	Multi-family Dwelling
<input type="checkbox"/> Structural Steel	No. of efficiency units:
<input type="checkbox"/> Masonry	No. of 1 BR units:
<input type="checkbox"/> Wood Frame	No. of 2 BR units:
<input type="checkbox"/> State Certified Modular	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: NVR INC
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 Phone: 410-379-5956 Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Decatur Building Services
 Address: PO Box 552
 City: Woodbine State: MD Zip Code: 21797
 Phone: 443-309-7792 Fax: _____
 Email: Jim@DecaturbuildingServices.com

Contractor Company: NV Homes
 Contact Person: Taylor Paris
 Address: 9720 Patuxent Woods Drive
 City: Columbia State: MD Zip Code: 21046
 License No.: 56
 Phone: 410-379-5956 Fax: _____
 Email: T.Paris@NVRINC.com

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>B17000002</u>	
Building Shell Permit Number:	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Jim Keavin
 Applicant's Signature
Jim@DecaturbuildingServices.com
 Email Address
AGENT
 Title/Company

Jim KEAVIN
 Print Name
12/28/2016
 Date
JAN 04 2017
 LICENSES & PERMITS
 DIVISION

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>11/21/17</u>	<u>H. Osmond</u>

Is Sediment Control approval required for Issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ <u>100.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	<u>962384</u>

Oswald, Hank

From: Oswald, Hank
Sent: Monday, February 13, 2017 9:21 AM
To: TFARIS@NVRINC.COM
Subject: B17000058_5045 Linder Court
Attachments: Basement bedroom memo- shared_5045 Linder Court.pdf

Mr. Faris:

Please see attached memo regarding the revised floor plans for 5045 Linder Court that show an unfinished room next to a full bathroom in the basement with an option to become a home office. Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: **NV Homes**
Taylor Faris

FROM: **Hank Oswald**
Well & Septic Program

RE: **[5045 Lindera Court]** Potential Basement Bedroom

DATE: 2/13/17

I have reviewed the revised floor plans (model - Clifton Park II) in support of Building Permit **B17000058** for a new home at **5045 Lindera Court** and noted that there is a full bathroom next to unfinished storage space in the basement. Please note that this makes it very likely for this room to be considered a bedroom upon conversion to finished space. As this lot is connected to the shared sewage system with a **five** bedroom per lot limitation, any future building permit for converting a portion of the basement into finished living space may be denied by the Health Department if the total number of proposed bedrooms in the dwelling is above five.

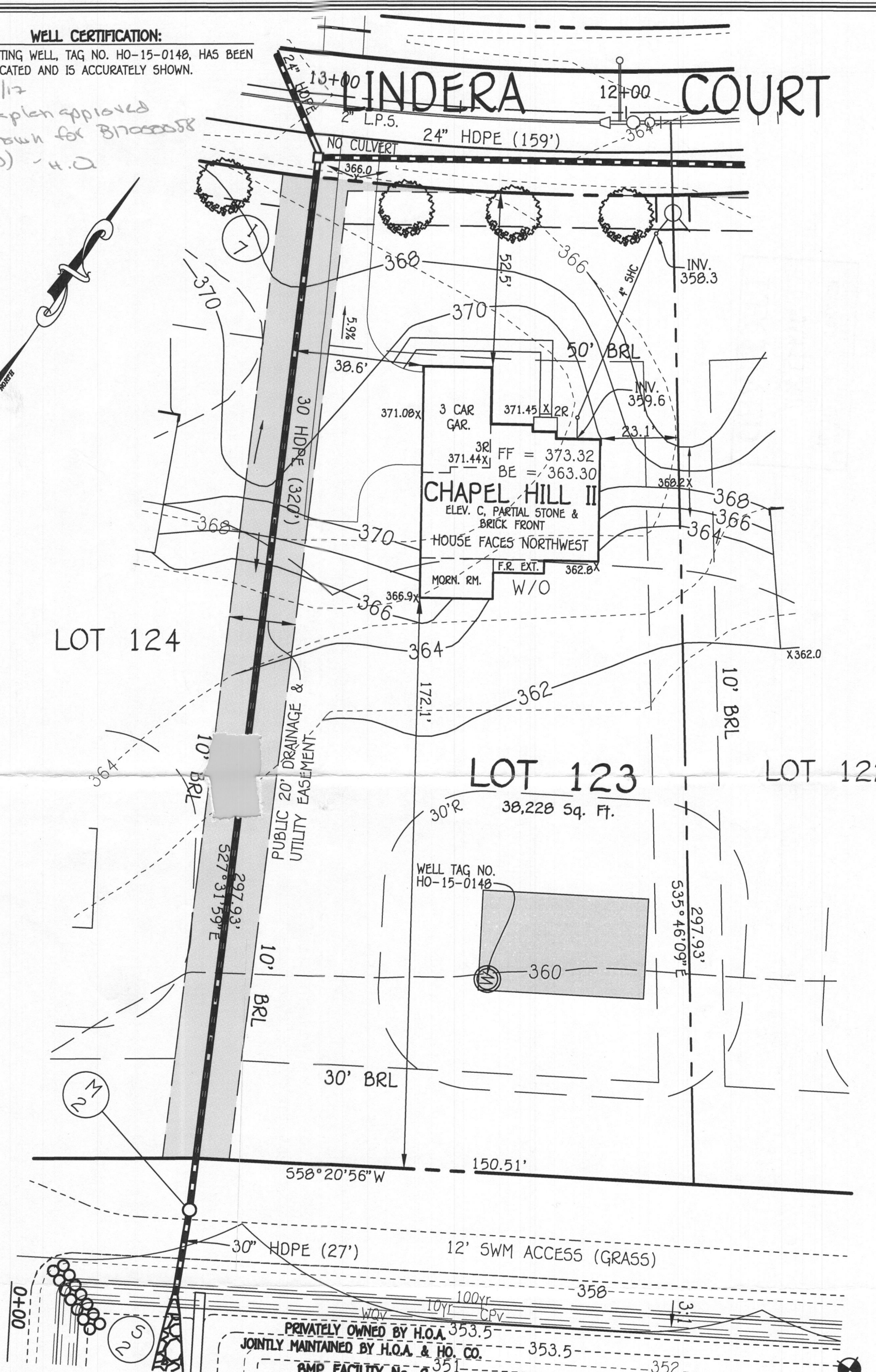
For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned are of a dwelling unit or accessory structure that:
 - (i) Is 90 square feet or greater in size;
 - (ii) May be used as a private sleeping area; and
 - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
 - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
 - (ii) A minimum 4 foot-wide opening, without doors, into another room;
 - (iii) A half wall (4 foot maximum height) between the room and another room; or
 - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-15-0148, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

1/17/17
 Site plan approved
 & shown for 31700058
 (SFD) - H.O.



BUILDER
 NV HOMES INC.
 9720 PATUXENT WOODS
 COLUMBIA, MARYLAND 21046

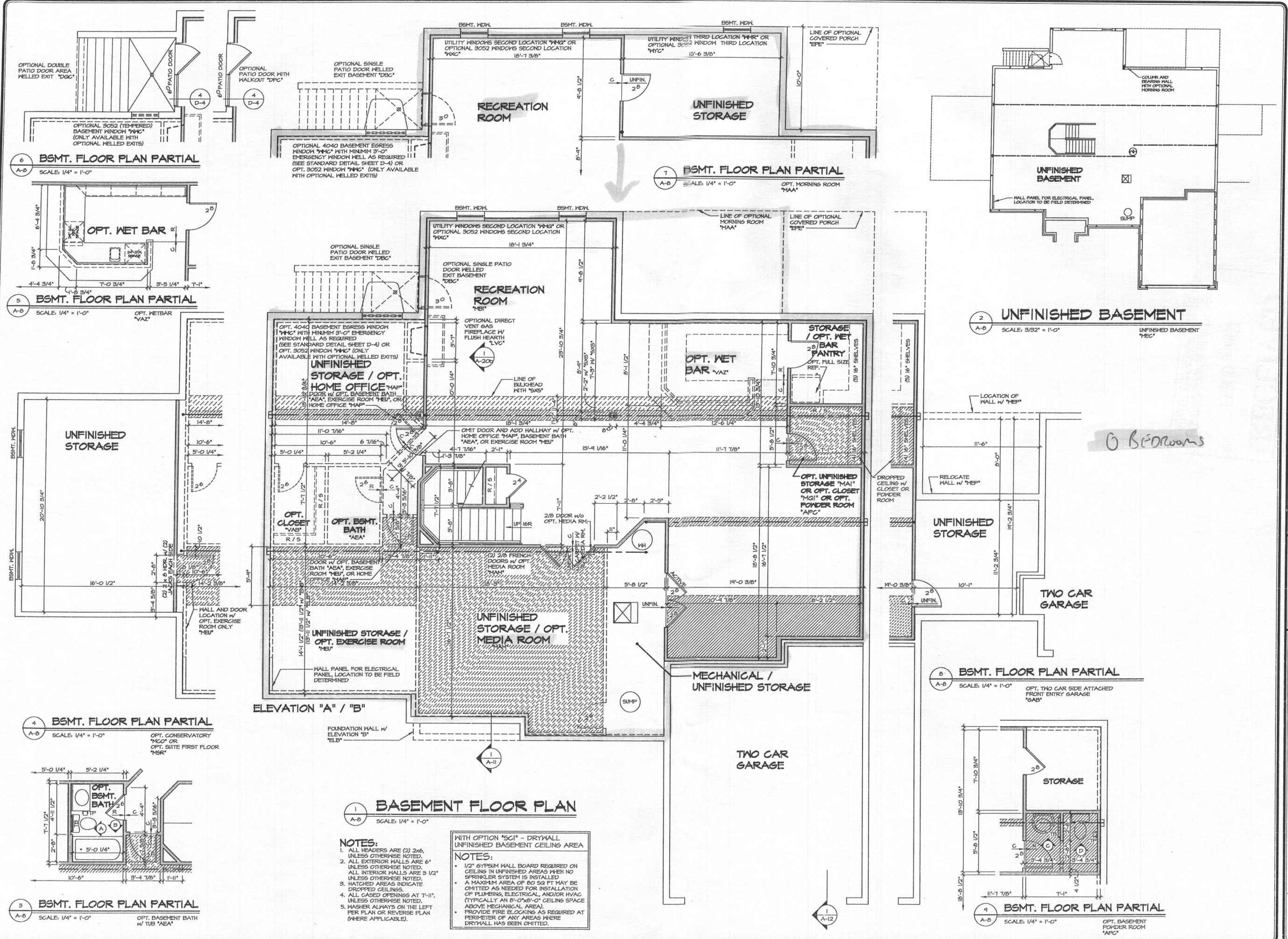
OWNER
 BV BUSINESS TRUST
 P.O. BOX 482
 LISBON, MARYLAND 21765-0482

PERMIT SITE PLAN
LOT 123
 5045 LINDERA COURT
WALNUT CREEK
 ZONED: RC-DEO
 TAX MAP NO.: 28 PARCEL NO. 49 GRID NO.: 17 & 18
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: DEC. 29, 2016

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

PLAN
 SCALE: 1" = 30'

I:\2004\04001\dwg\PHASE FOUR FINALS\Permit Site Plans Ph 4\Per Pl Lot 123.dwg, 12/29/2016 7:48:56 AM, DWG To PDF.pc3



REV. NO.	DATE	REMARKS
1	10/20/14	CEL - REVISED GRAPHICAL ERROR
2	11/25/14	156A - AUDIT REVISIONS
3	12/26/14	156A - ADDIT. REVISIONS
4	1/29/15	156A - ADDIT. REVISIONS
5	2/27/15	156B - AUDIT RNY-5K-0011
6	4/29/15	156B - TIB CONVERSION
7	5/29/15	156B - ADDIT. REVISIONS
8	6/29/15	156B - REPLACED (1) 156B AT MORNING ROOM W/ COLUMN (RNY 02-0854)
9	8/04/15	156B - TURNED ON LAYERS THAT SHOW DEGR. SIZE AND DIMENSIONS

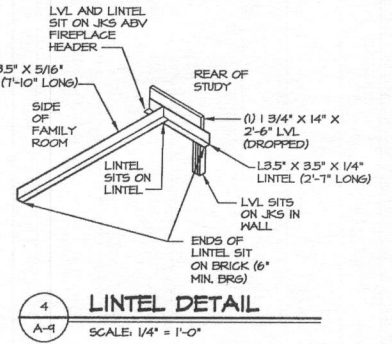
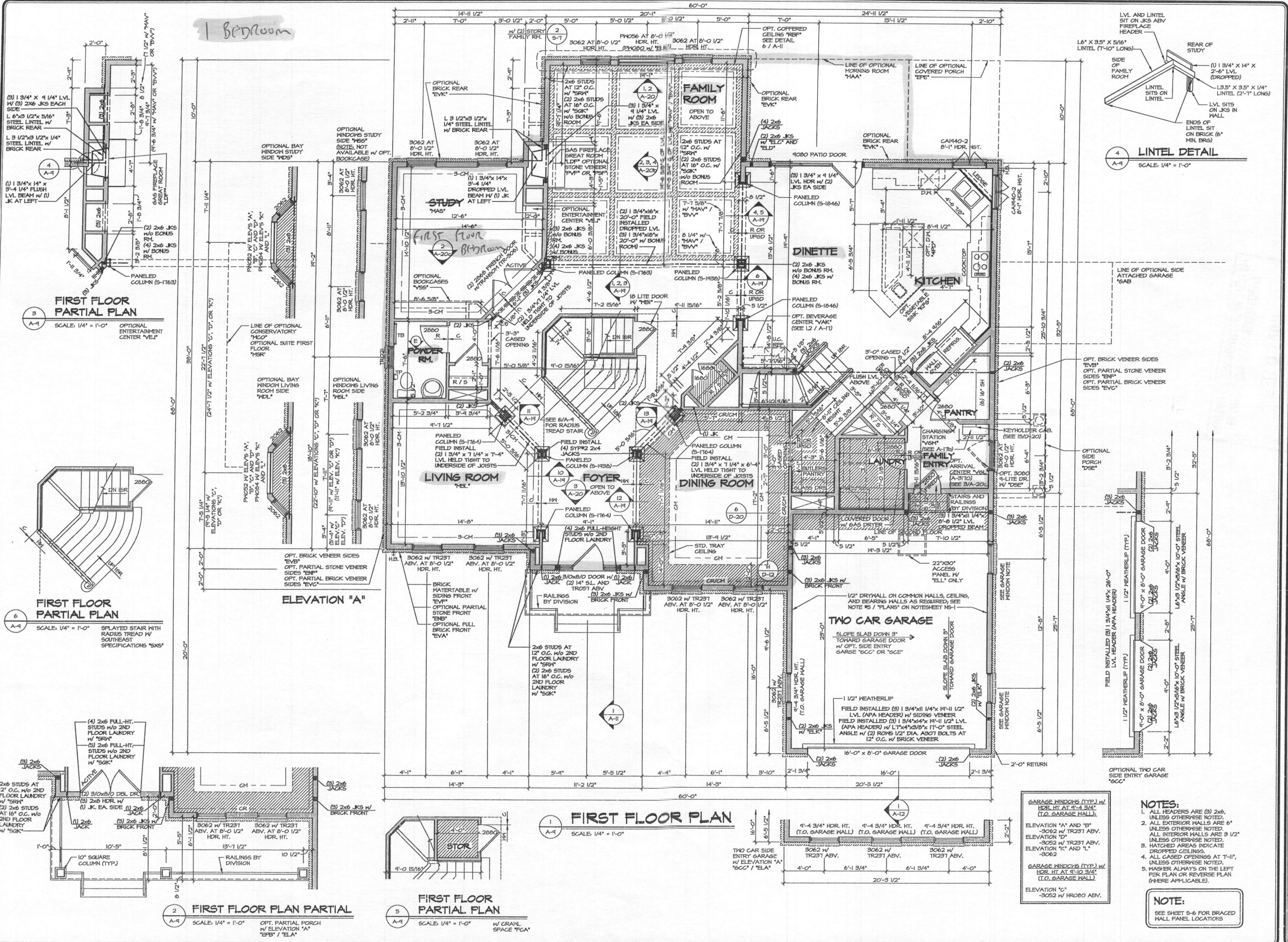
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NVR
 NVR, Inc.
 Architectural Services
 21 Bay Colonnade, Suite A
 Frederick, MD 21702

SET NO. 10300
 VERSION 01
 DRAWING TITLE: CLIFTON PARK II BASEMENT FLOOR PLAN
 DATE: 1/10/15
 OPTION: FBA
 FULL BASEMENT

SHEET NO. **A-8**
 OF 46

J:\Dwg\156\156-Detached\CLIFTON PARK II 10300-01-BSMT.dwg 01/15/15 10:33 am



GARAGE WINDOWS (TYP.) W/ HDR. HT. AT 9'-4 3/4" (T.O. GARAGE WALL).
ELEVATION "A" AND "B" - 3062 W/ TR231 ABV. UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS ARE 5/2" UNLESS OTHERWISE NOTED.
ELEVATION "C" - 3052 W/ TR231 ABV. UNLESS OTHERWISE NOTED, DROPPED CEILINGS.
ELEVATION "D" - 3052 W/ TR231 ABV. UNLESS OTHERWISE NOTED, WALKERS ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

- NOTES:**
1. ALL HEADERS ARE (3) 2x6, UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 3. HATCHED AREAS INDICATE DROPPED CEILINGS.
 4. ALL CASED OPENINGS AT "I-11", UNLESS OTHERWISE NOTED.
 5. WALKERS ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).

NOTE:
SEE SHEET 5-6 FOR BRACED MALL PANEL LOCATIONS

REV. NO.	DATE	REMARKS
20	7/10/15	ASB - MOVED RIGHT REAR HOSE BIB TO SIDE (30404)
21	8/14/15	GLS - REVISED FIREPROOF INTO GARAGE TO A 2000 (PAR ID 34928)
22	8/14/15	GLS - REVISED CHASE BEING BUILT INTO PANTRY TO BE 3' DEEPER (84495)
23	8/14/15	SPX - REVISED BLE. "A" W/ 1"3/4" PORCH COLUMNS TO SQUARE PER (PAR #102)
24	8/14/15	SPX - PAR 30630R - REVISED GARAGE SIDING PER (PAR #102)
25	12/17/15	JSS - ADDED JACKS FOR BLK GARAGE SIDING PER (PAR #102)
26	12/17/15	JSS - PAR 30256R - REVISED FIREPLACES TO BE CENTERED ON CAPPED CEILING
27	6/19/15	6/19 - PLANT BUILT ARRIVAL CENTER PRODUCT

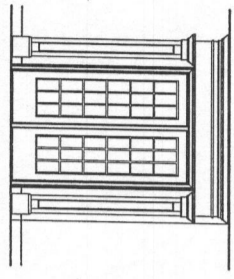
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 NVR, Inc. Services
 Architects
 21 Bluff Center, Suite A
 Frederick, MD 21702

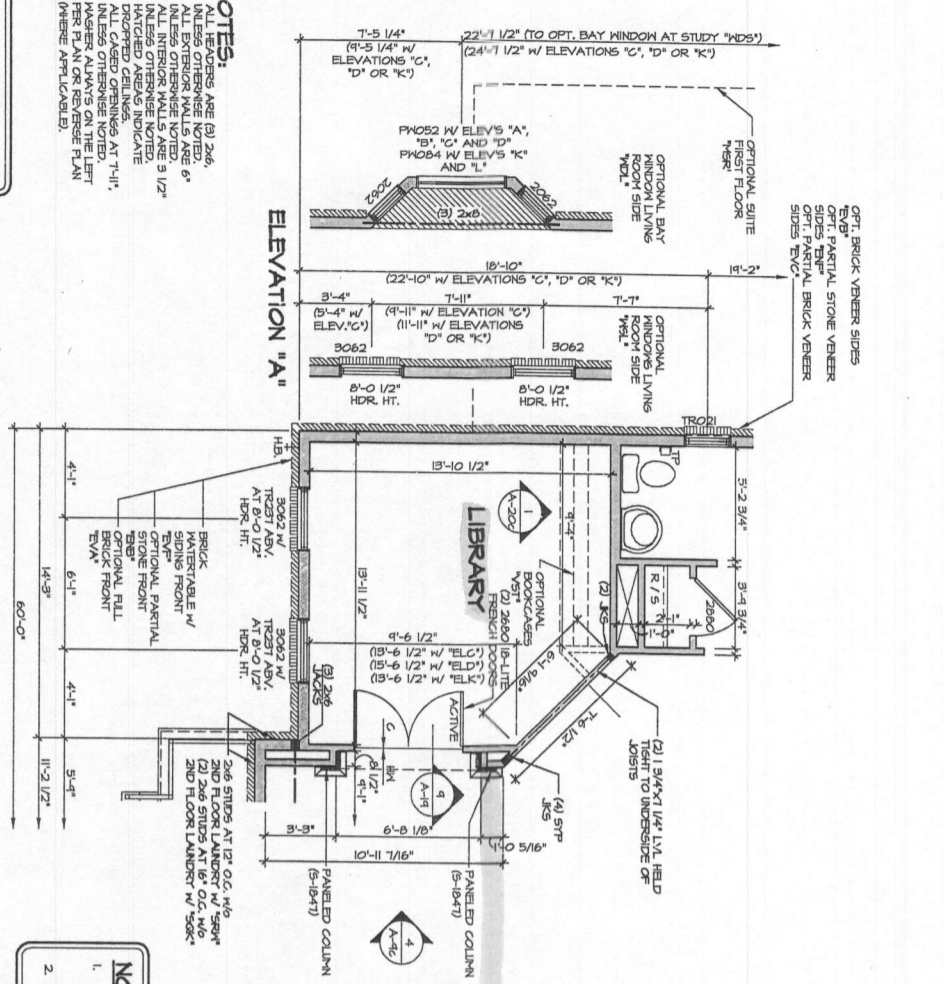
SET NO. 103000
 VERSION 01
 DRAWN BY AJH
 DATE: 12/17/12
 OPTION

MODEL: CLIFTON PARK II
 DRAWING TITLE: FIRST FLOOR PLAN
 OPTION DESCRIPTION:

SHEET NO. **A-9**
 47



4 PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"
LIBRARY "MAT"

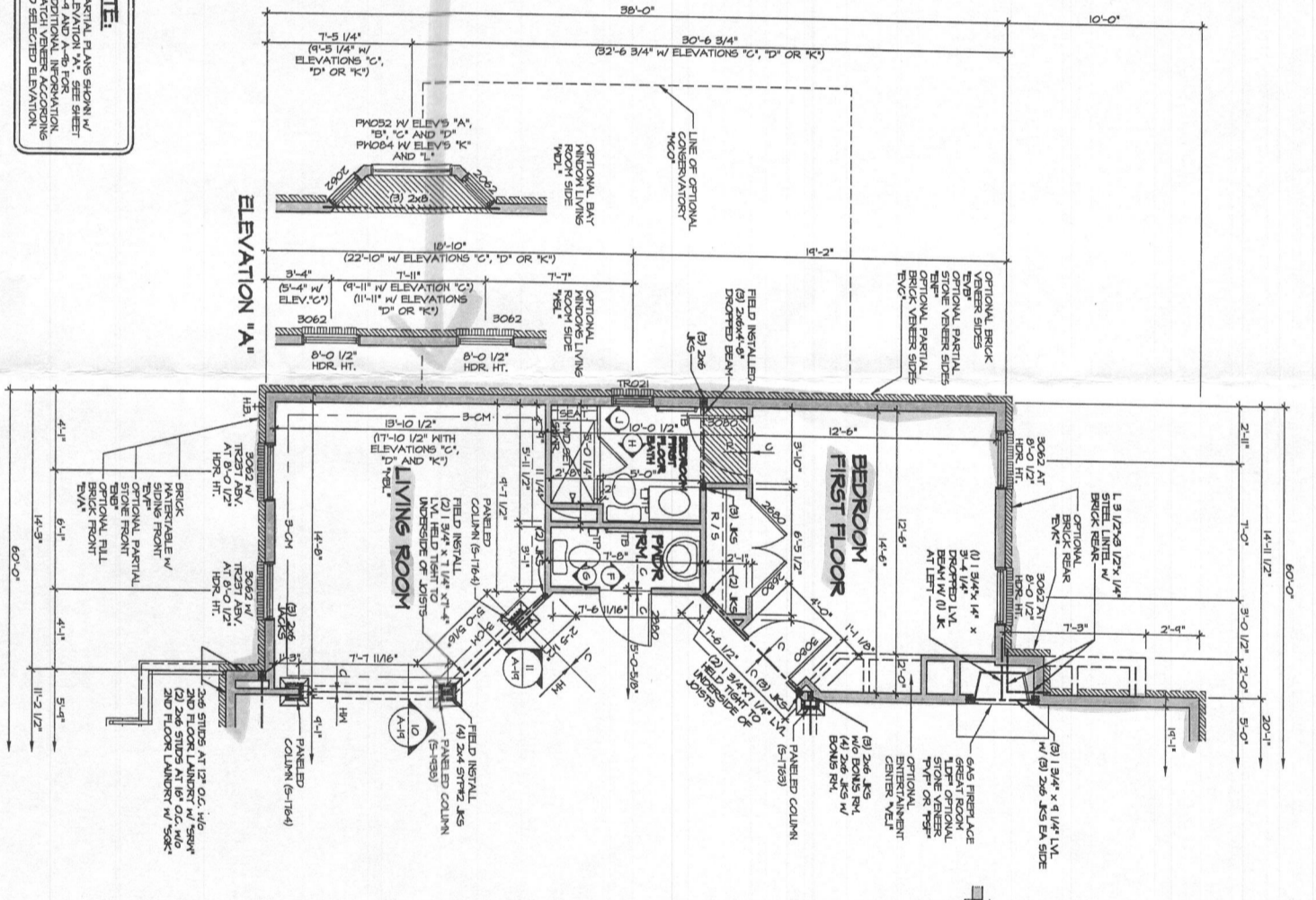


NOTE:
SEE SHEET 5-6 FOR BRACED WALL PANEL LOCATIONS

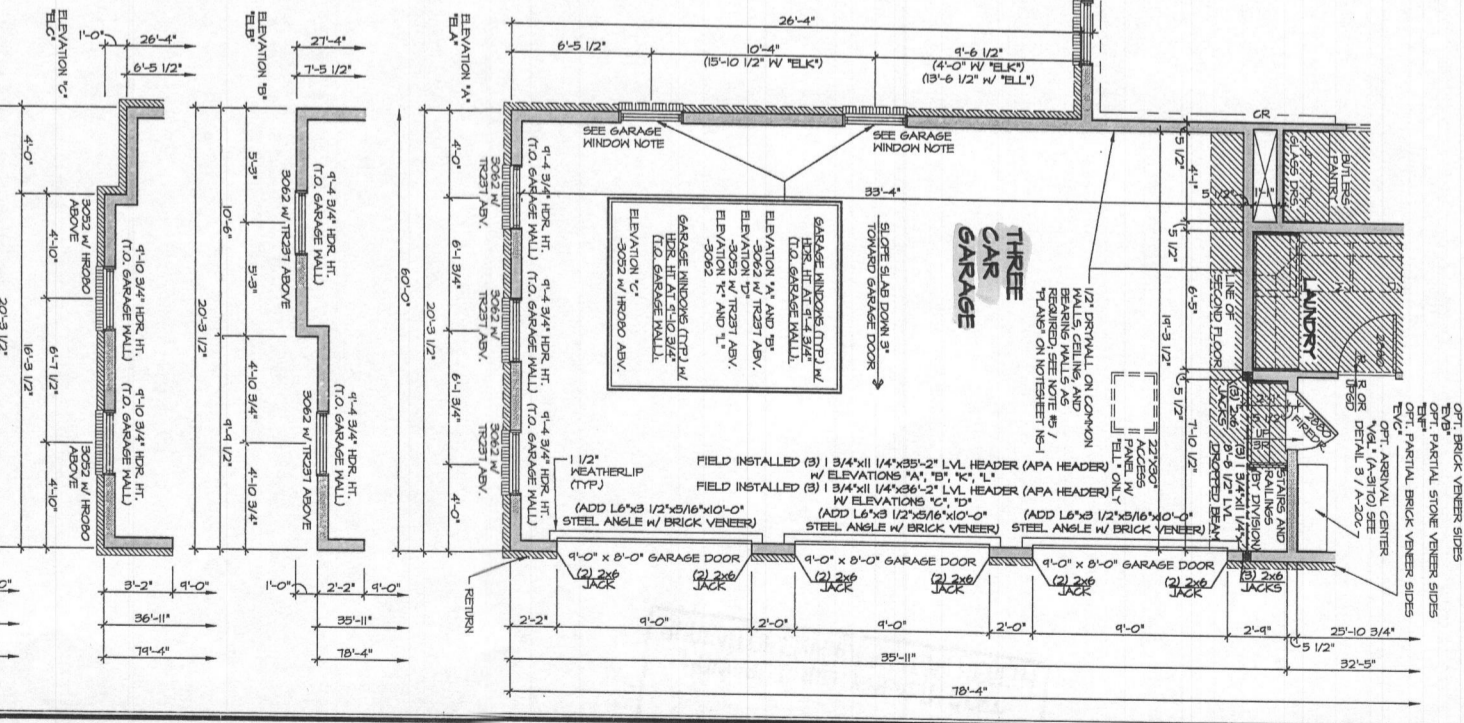
NOTE:
1. PARTIAL PLANS SHOWN IN ELEVATION 'A', 'B', 'C' AND 'D' FOR ADDITIONAL INFORMATION TO SELECTED ELEVATION.

1 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIBRARY "MAT"
WALL W/ OPT. CONSERVATOR "KCO"

2 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"
BEDROOM FIRST FLOOR
WALL W/ OPT. SHIRT FIRST FLOOR "KSR"



3 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"
THREE CAR GARAGE SIDE ENTRY

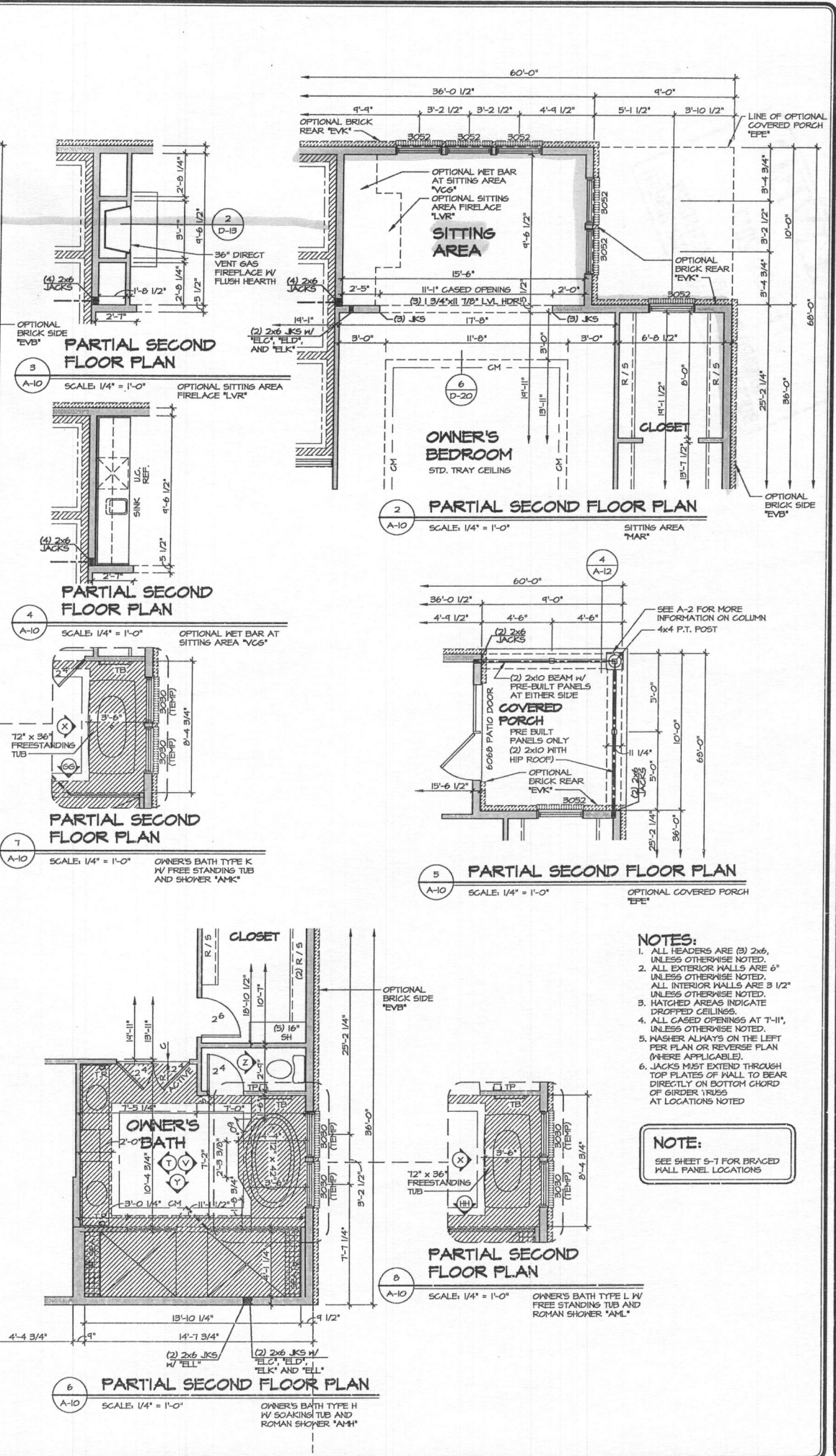
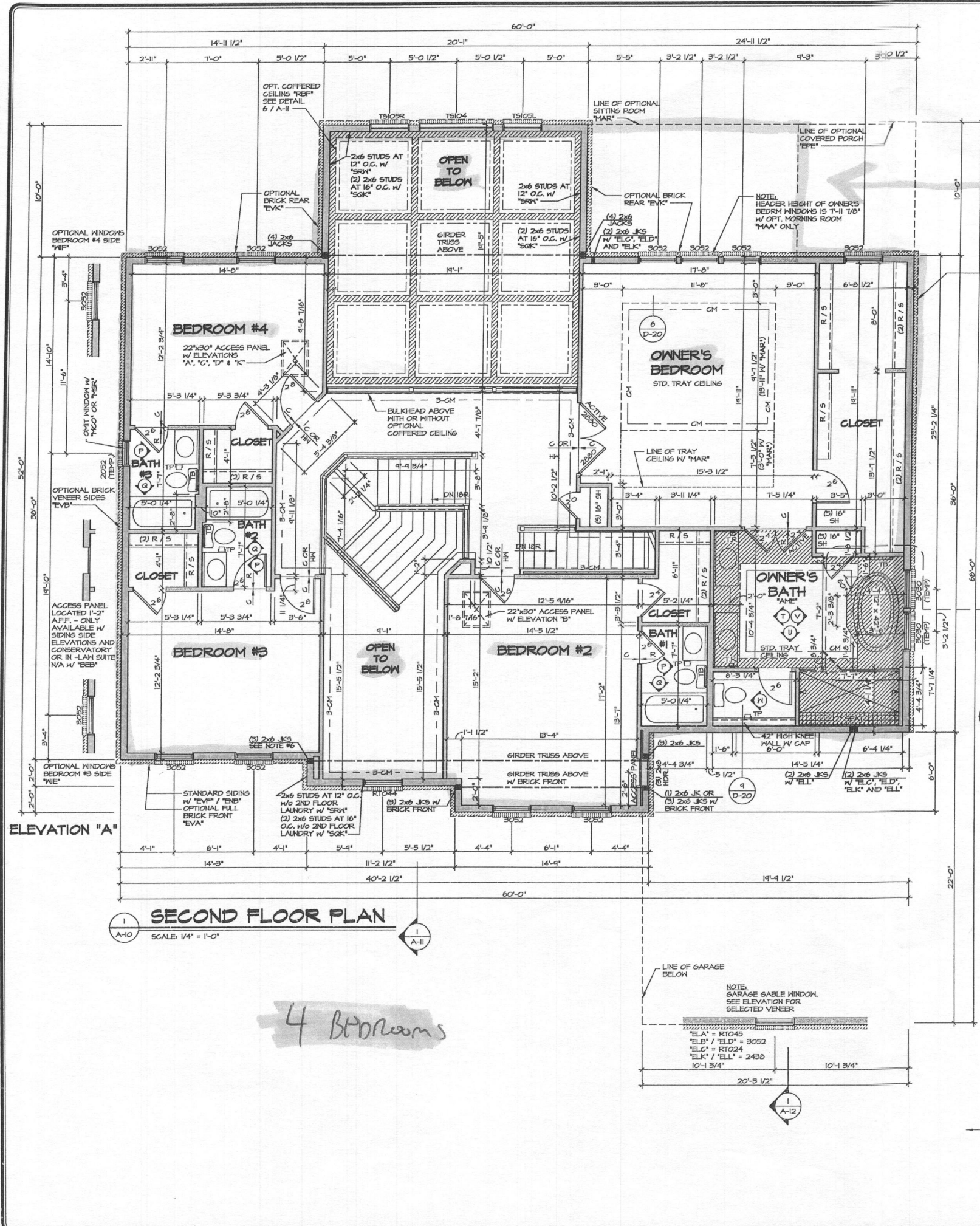


SHEET NO.	MODEL	SET NO.
A-9c	CLIFTON PARK II	10800
DRAWING TITLE	DRAWN BY	VERSION
FIRST FLOOR PARTIAL PLANS	A.J.H.	01
OPTION DESCRIPTION	DATE:	OPTION
LIBRARY	1/2/13	MAT
BEDROOM FIRST FLOOR		BAR
THREE CAR GARAGE SIDE ENTRY		GCE

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Architectural Services
21 Bye Court, Suite A
Frederick, MD 21702

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REV. NO.	DATE	REMARKS
10	11/21/14	EL6 - REVISED SHOWER WIDTH IN BEDROOM FIRST FLOOR BATH (PAR#28653)
11	11/25/14	56A - AUDIT REVISIONS
12	4/28/15	56B - PAR #32476 - ROTATED JACKS IN FOYER COLUMNS & REVISIONS TO FIELD INSTALLED (TYP)
13	6/18/15	CL5 - SHIFTED DOOR INTO FIRST FLOOR BEDROOM FOR GASINS (PAR ID 33554)
14	6/19/15	6UE - PLANT BUILT ARRIVAL CENTER PROJECT
15	8/6/15	CL5 - REVISED FIREDOOR INTO GARAGE TO A 2880 (PAR ID 34828)
16	10/5/15	56P - 2012 VA CODE UPDATE
17	12/1/15	56S - PAR #36384 - REVISED GARAGE SLAB HEIGHT
9	10/21/14	CEL - REVISED THREE CAR SIDE ENTRY GARAGE HEADER



- NOTES:**
- ALL HEADERS ARE (B) 2x6, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
 - ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS.
 - ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 - WASHER ALWAYS ON THE LEFT PER PLAN OR REVERSE PLAN (WHERE APPLICABLE).
 - JACKS MUST EXTEND THROUGH TOP PLATES OF WALL TO BEAR DIRECTLY ON BOTTOM CHORD OF GIRDER TRUSS AT LOCATIONS NOTED.

NOTE:
SEE SHEET S-1 FOR BRACED WALL PANEL LOCATIONS

REVISIONS	DATE	DESCRIPTION
1	06/04	CONTRACT - HATCHED DIMENSIONS
2	06/04	CONTRACT - HATCHED DIMENSIONS
3	06/04	CONTRACT - HATCHED DIMENSIONS
4	06/04	CONTRACT - HATCHED DIMENSIONS
5	06/04	CONTRACT - HATCHED DIMENSIONS
6	06/04	CONTRACT - HATCHED DIMENSIONS
7	06/04	CONTRACT - HATCHED DIMENSIONS
8	06/04	CONTRACT - HATCHED DIMENSIONS
9	06/04	CONTRACT - HATCHED DIMENSIONS
10	06/04	CONTRACT - HATCHED DIMENSIONS
11	06/04	CONTRACT - HATCHED DIMENSIONS
12	06/04	CONTRACT - HATCHED DIMENSIONS
13	06/04	CONTRACT - HATCHED DIMENSIONS
14	06/04	CONTRACT - HATCHED DIMENSIONS
15	06/04	CONTRACT - HATCHED DIMENSIONS
16	06/04	CONTRACT - HATCHED DIMENSIONS
17	06/04	CONTRACT - HATCHED DIMENSIONS
18	06/04	CONTRACT - HATCHED DIMENSIONS
19	06/04	CONTRACT - HATCHED DIMENSIONS
20	06/04	CONTRACT - HATCHED DIMENSIONS
21	06/04	CONTRACT - HATCHED DIMENSIONS
22	06/04	CONTRACT - HATCHED DIMENSIONS
23	06/04	CONTRACT - HATCHED DIMENSIONS
24	06/04	CONTRACT - HATCHED DIMENSIONS
25	06/04	CONTRACT - HATCHED DIMENSIONS
26	06/04	CONTRACT - HATCHED DIMENSIONS
27	06/04	CONTRACT - HATCHED DIMENSIONS
28	06/04	CONTRACT - HATCHED DIMENSIONS
29	06/04	CONTRACT - HATCHED DIMENSIONS
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50	06/04	CONTRACT - HATCHED DIMENSIONS
51	06/04	CONTRACT - HATCHED DIMENSIONS
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98	06/04	CONTRACT - HATCHED DIMENSIONS
99	06/04	CONTRACT - HATCHED DIMENSIONS
100	06/04	CONTRACT - HATCHED DIMENSIONS