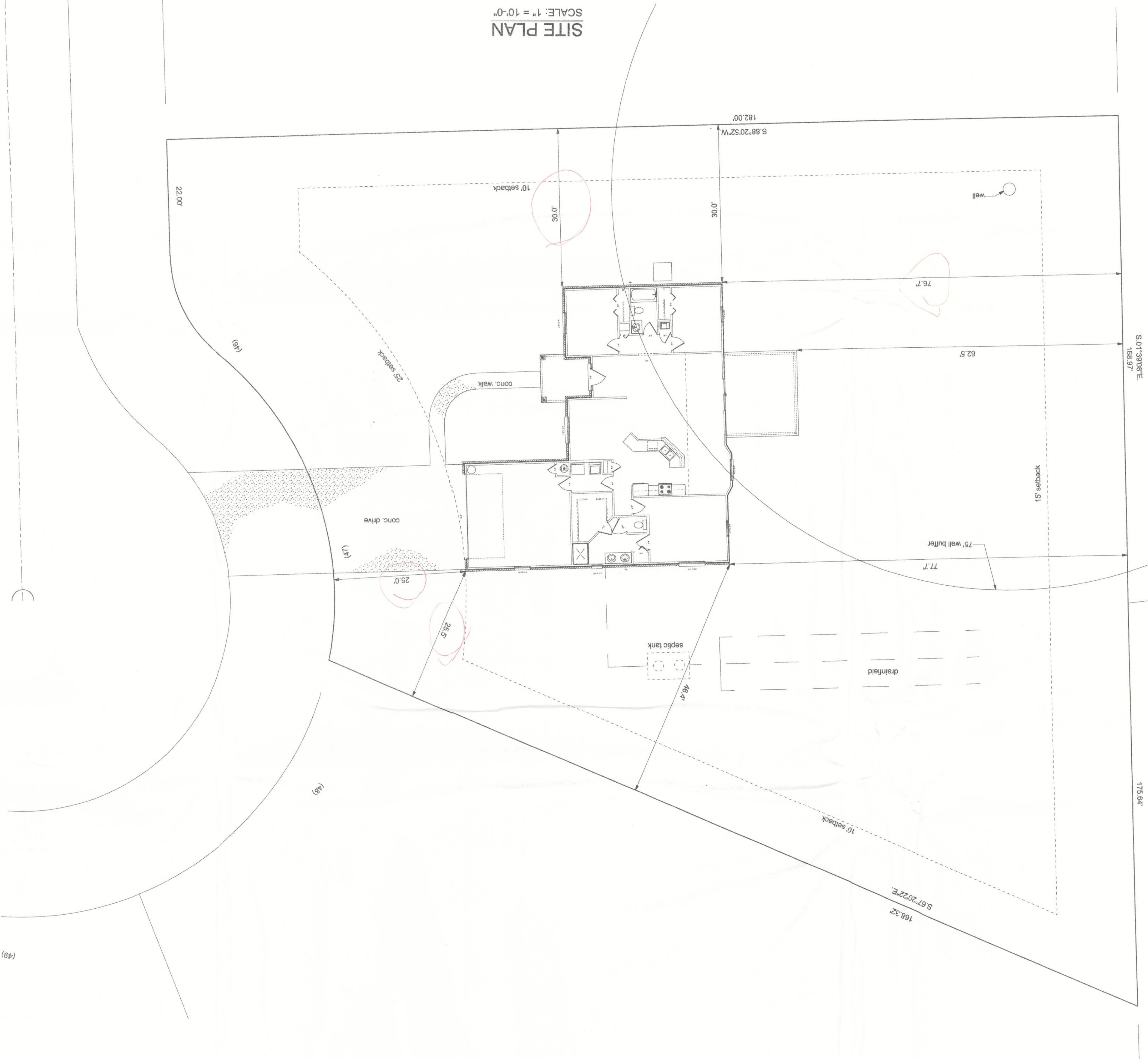


TERMITE SPECIFICATIONS:

1. PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL (FBC 104.2.6)
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. (FBC 1503.4.4)
3. IRRADIATION/SINKER SYSTEMS SHALL BE INSTALLED AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS. (FBC 1503.4.4)
4. TO PROVIDE FOR INSPECTION INFESTATION BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES. EXCEPTION: PAINT OR DECORATIVE CEMENTATION FINISH LESS THAN 5/8" THICK APPLIED DIRECTLY TO THE FOUNDATION WALL. (FBC 1403.1.6)
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. (FBC 1816.1.1)
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FLOORED. (FBC 1816.1.2)
7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. (FBC 1816.1.3)
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. (FBC 1816.1.4)
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. (FBC 1816.1.5)
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. (FBC 1816.1.6)
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER TREATMENT SHALL BE RETREATED. (FBC 1816.1.8)
12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. (FBC 1816.1.7)
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." (FBC 1816.1.7)
14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM THE TREATMENT AREAS. THIS INCLUDES ALL GRADE STAKES. (FBC 2003.1.3)
15. NO WOOD, VEGETATION, STUMPS, CARBOARDS, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. (FBC 2003.1.4)

Adv.	Anchor Bolt	F.B.C.	Florida Bldg Code
Adv.	Anchor	F.G.	Fixed Glass
Adv.	Adjustable	F.H.	Finished Floor
A.F.	Above Finished Floor	F.I.	Florida Bldg Code
A.H.U.	Air Handler Unit	F.L.	Floor System
Alt.	Alternate	F.P.	Fireplace
B.C.	Basis Cabinet	F.R.	Room / Part
B.F.	Built Out	F.S.	Fixed
B.S.	Book Shelf	F.T.	Footing
B.T.	Basis	F.U.	Foundation
C.A.C.	A/C Compressor	F.V.	Fire Alarm
C.C.	Ceiling	F.W.	Fire Alarm
C.G.	Coiling	F.X.	Fixed
C.R.	Circle	F.Y.	General Contractor
C.B.	Ceiling	F.Z.	General Contractor
C.D.	Ceiling	G.C.	General Contractor
C.E.	Ceiling	G.V.	General Contractor
C.F.	Ceiling	G.W.	General Contractor
C.H.	Ceiling	G.X.	General Contractor
C.I.	Ceiling	G.Y.	General Contractor
C.J.	Ceiling	G.Z.	General Contractor
C.K.	Ceiling	H.C.	General Contractor
C.L.	Ceiling	H.F.	General Contractor
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C.Y.	Ceiling	H.S.	General Contractor
C.Z.	Ceiling	H.T.	General Contractor
D.	Duct	H.U.	General Contractor
D.A.	Duct	H.V.	General Contractor
D.B.	Duct	H.W.	General Contractor
D.C.	Duct	H.X.	General Contractor
D.D.	Duct	H.Y.	General Contractor
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D.Z.	Duct	I.T.	General Contractor
E.	Expansion	I.U.	General Contractor
E.A.	Expansion	I.V.	General Contractor
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Q.I.	Each Way	V.C.	General Contractor
Q.J.	Each Way	V.D.	General Contractor
Q.K.	Each Way	V.E.	General Contractor
Q.L.	Each Way	V.F.	General Contractor
Q.M.	Each Way	V.G.	General Contractor
Q.N.	Each Way	V.H.	General Contractor
Q.O.	Each Way	V.I.	General Contractor
Q.P.	Each Way	V.J.	General Contractor
Q.Q.	Each Way	V.K.	General Contractor
Q.R.	Each Way	V.L.	General Contractor
Q.S.	Each Way	V.M.	General Contractor
Q.T.	Each Way	V.N.	General Contractor
Q.U.	Each Way	V.O.	General Contractor
Q.V.	Each Way	V.P.	General Contractor
Q.W.	Each Way	V.Q.	General Contractor
Q.X.	Each Way	V.R.</	

SITE PLAN
SCALE: 1" = 10'-0"



LEGAL DESCRIPTION
LOT 25 "MAY-FAIR UNIT 3"
SECTION 11, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA



PROJECT NO.
12.R041

OF
9

SHEET
A-2

REVISIONS

DATE
12/05/11

APPROVED
W.H.F.

DRAWN BY
W.H.F.

COASTAL
ENGINEERING
AND TESTING, INC.

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(904) 429-7536

LOT 25
MAY-FAIR UNIT 3
ST. JOHNS MODEL

W.H.F.
P.E. # 56001

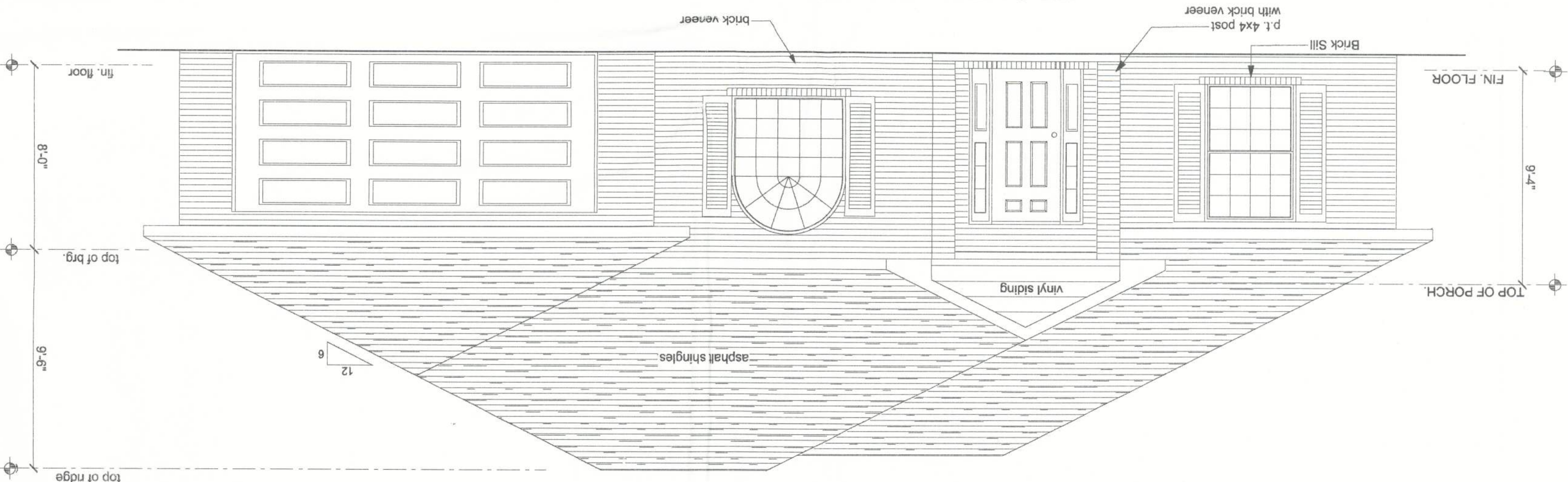
CONSTRUCTION DOCUMENTS:
THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF
CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE
ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLELY
RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING
CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING
CONSTRUCTION INCLUDING FABRICATION. ALL DISCREPANCIES SHALL
BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.
DO NOT SCALE THESE PLANS:
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS.
SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE
ITEMS NOT DIMENSIONED.
CHANGES TO PLAN SETS:
PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT
CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY
AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE
TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM
SPECIFICATIONS ON THE PLANS.

REAR ELEVATION
SCALE: 1/4" = 1'-0"

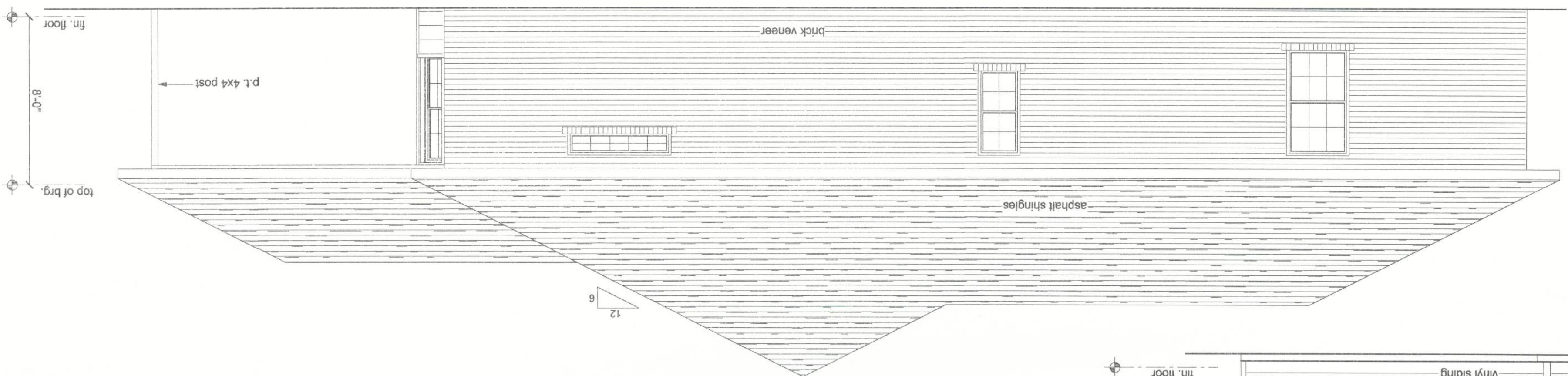


NOTE: VENTILATE ROOF TO 1/300TH OF INSULATED ATTIC

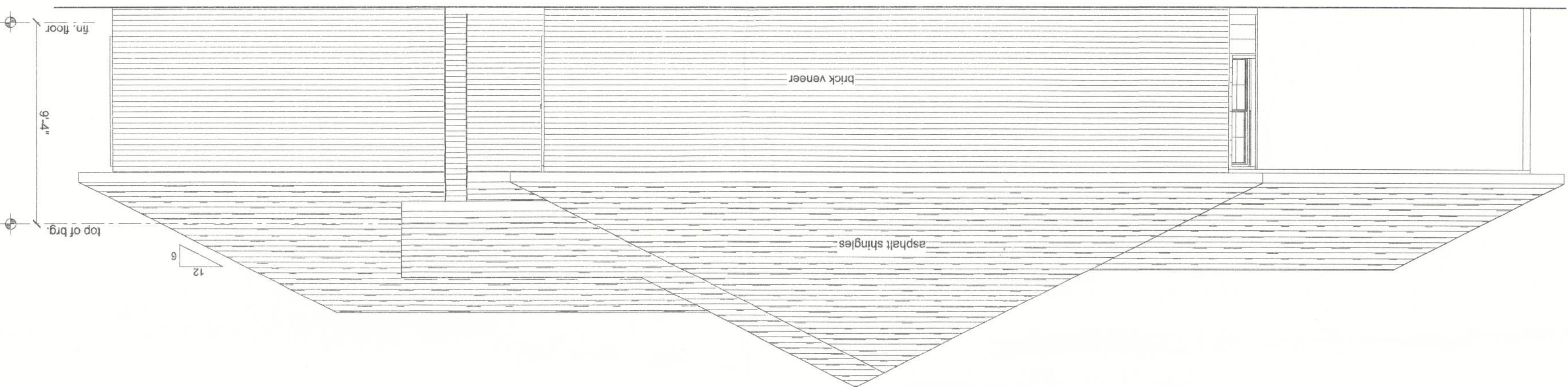
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



NOTE: APPLIANCES LOCATED IN PRIVATE GARAGES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 6 FEET ABOVE THE FLOOR EXCEPT WHERE THE APPLIANCE IS PROTECTED FROM MOTOR VEHICLE IMPACT. EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE FLOOR.
NOTE: BATHROOM EXHAUST SHALL BE DIRECTED TO OUTSIDE OF BUILDING. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. AIR EXHAUST OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLS IF TERMINATING OUT DOORS.
NOTE: CONDENSATE WASTE AND DRAIN LINE SIZE SHALL BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.
NOTE: CONDENSATE LINES AND ROOF DOWN SPOUTS SHALL DISCHARGE AT LEAST ONE FOOT AWAY FROM THE STRUCTURE SIDEWALL. IN CASES WHERE THE ROOF EAVE IS LESS THAN 6 INCHES, GUTTERS MUST BE INSTALLED AND DIRECT WATER A MINIMUM OF 1 FOOT FROM THE STRUCTURE.
NOTE: THE MINIMUM NATURAL VENTILATION AREA REQUIRED FOR GARAGES SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE MINIMUM MECHANICAL VENTILATION FOR GARAGES SHALL BE 100 CFM PER CAR.

SHEET
A-4
OF
9
PROJECT NO.
12.R041

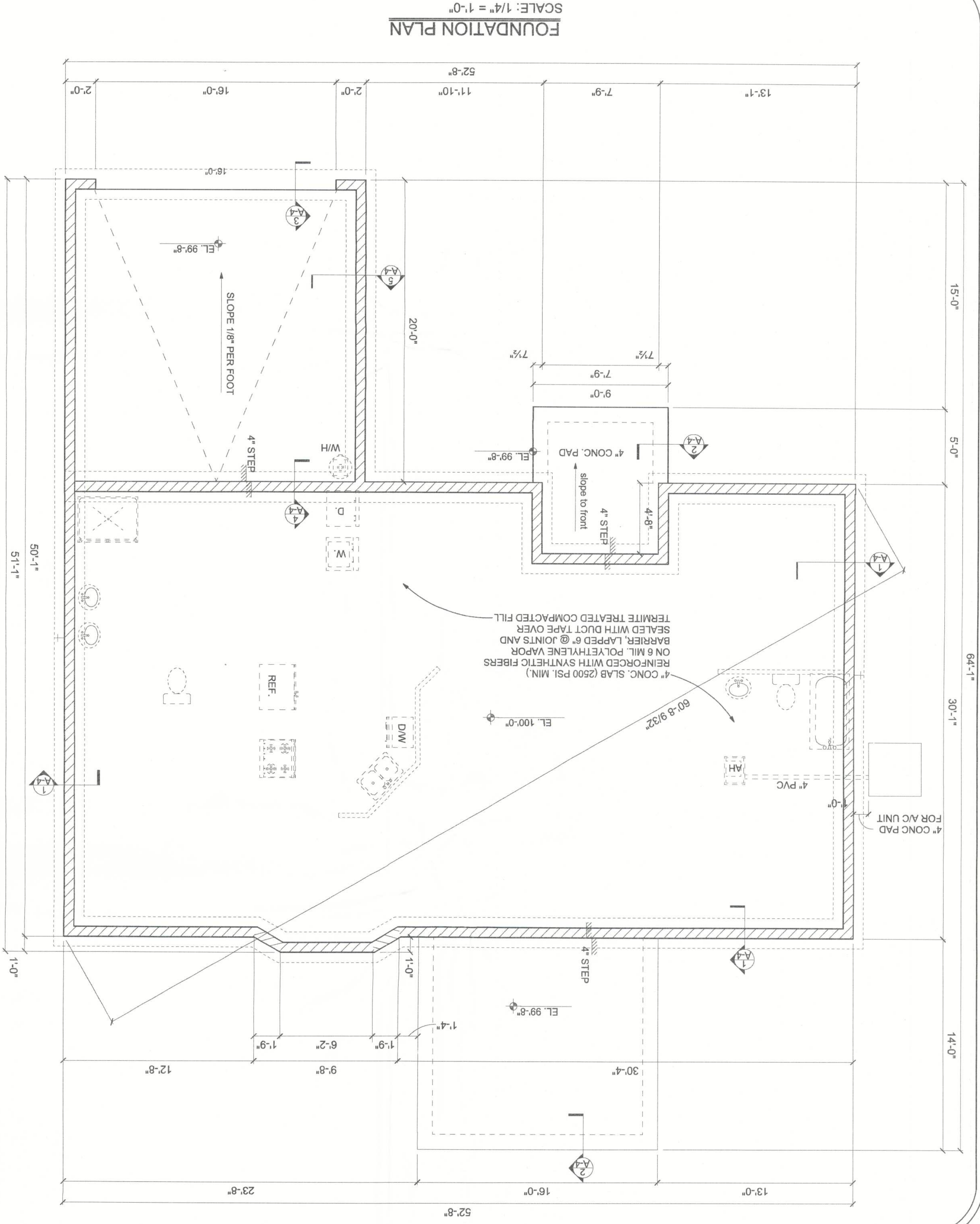
REVISIONS
DATE
10/6/12
APPROVED
W.H.F.
DRAWN BY
W.H.F.

COASTAL
ENGINEERING
ARCHITECTS, INC.

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COA # 0008701

LOT 25
MAY-FAIR UNIT 3
ST JOHNS MODEL

10/19/12
P.E. # 58001



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE 3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED OR WEATHERED IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH SHALL BE PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH. IN GROUTED CELLS FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

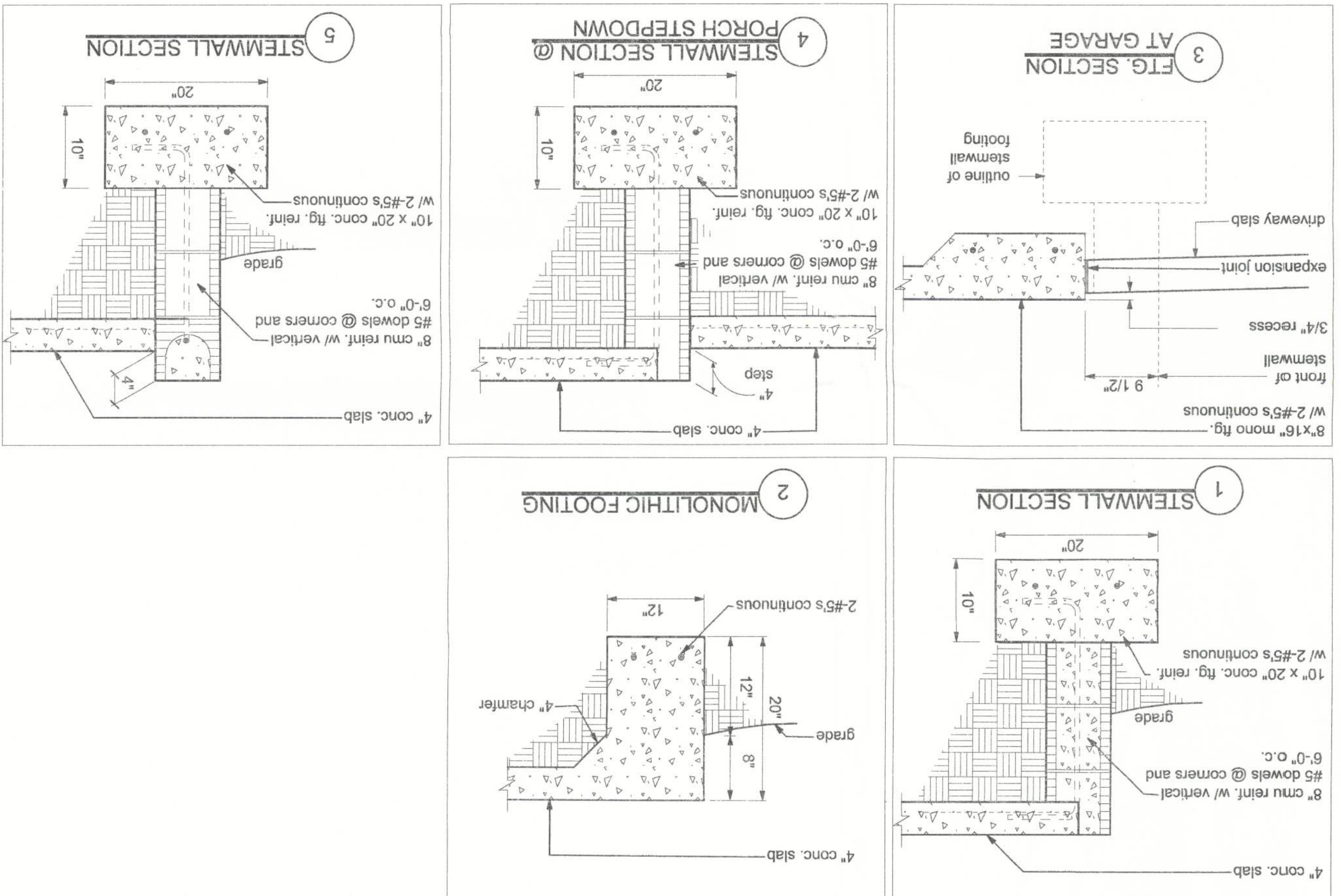
SLAB REQUIREMENTS

JOINTS ARE NOT REQUIRED IN UNREINFORCED PLAIN CONCRETE SLABS ON GROUND OR IN SLABS FOR ONE AND TWO FAMILY DWELLINGS COMPLYING WITH ONE OF THE FOLLOWING:

- CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTHS SHALL BE 1/2 INCH TO 2 INCHES IN LENGTH. DOSAGE AMOUNT SHALL BE FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C 1116. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY THE BUILDING OFFICIAL; OR,
- CONCRETE SLABS ON GROUND CONTAINING 6x6 W1.4 X W1.4 WELDED WIRE REINFORCEMENT FABRIC LOCATED IN THE MIDDLE TO THE UPPER 1/3 OF THE SLAB. WELDED WIRE REINFORCEMENT FABRIC SHALL BE SUPPORTED WITH EXCEED 3 FT OR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. WELDED PLAIN WIRE REINFORCEMENT FABRIC FOR CONCRETE SHALL CONFORM TO ASTM A 185, STANDARD SPECIFICATION FOR STEEL WELDED WIRE REINFORCEMENT FABRIC, PLAIN, FOR CONCRETE REINFORCEMENT.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40, STEEL OR HOT DIPPED GALVANIZED.

GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.



William H. Fair
10/5/12
P.E. # 36001

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12
OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DOUBLE UNDERLAYMENT
IS REQUIRED.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY WITH ASTM D 1970.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL,
ALUMINUM OR COPPER ROOFING NAILS. MINIMUM 12 GAUGE SHANK WITH A MINIMUM

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE.

UNDERLAYMENT APPLICATION:
OR ROOF SLOPES FORM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO
LAYERS APPLIED AS FOLLOWS:

APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

IN PLACE.
BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S

ALL EYES:
CONCRETE RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.
DISTRIBUTIONS BEFORE APPROVAL.

FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE TOLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.

2x6 LEDGER FASTENED

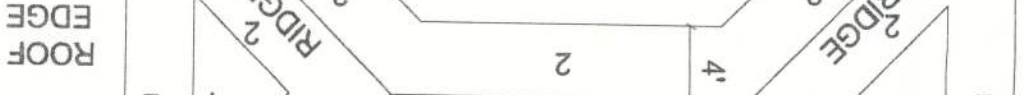
BOARD (TYP.)

2x8 SPF #2 RIDGE BEAM

NTS



(HIP ROOF)



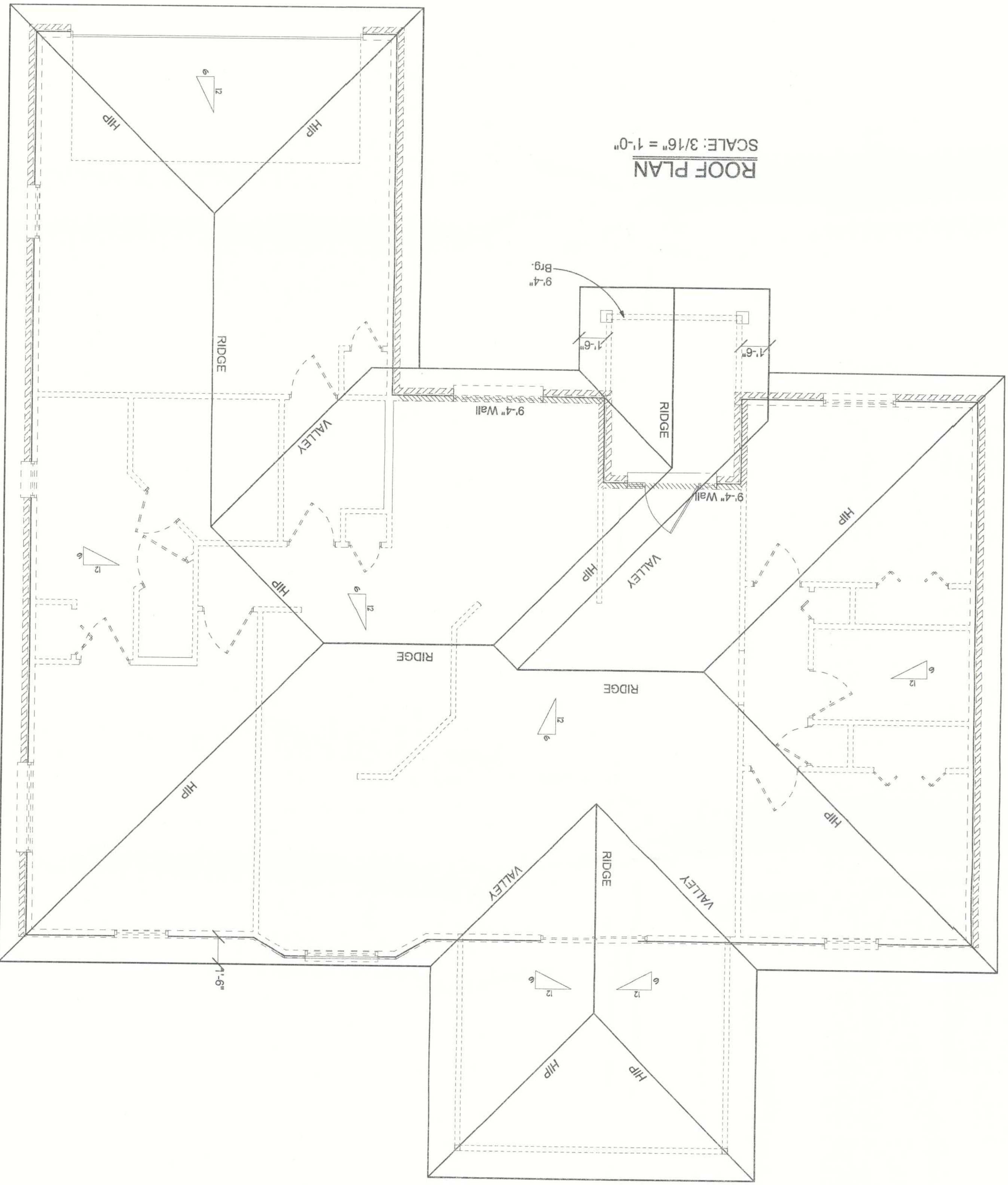
(GABLE ROOF)



ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6 in. o.c. EDGE
2	7/16 o.s.b.	8d ing shank hot dipped galvanized	6 in. o.c. EDGE
3			6 in. o.c. FIELD

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (lb)
COPPER			1
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		2 1/2 20

ROOF PLAN
SCALE: 3/16" = 1'-0"



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LOT 25
MAY-FAIR UNIT 3
ST JOHNS MODEL

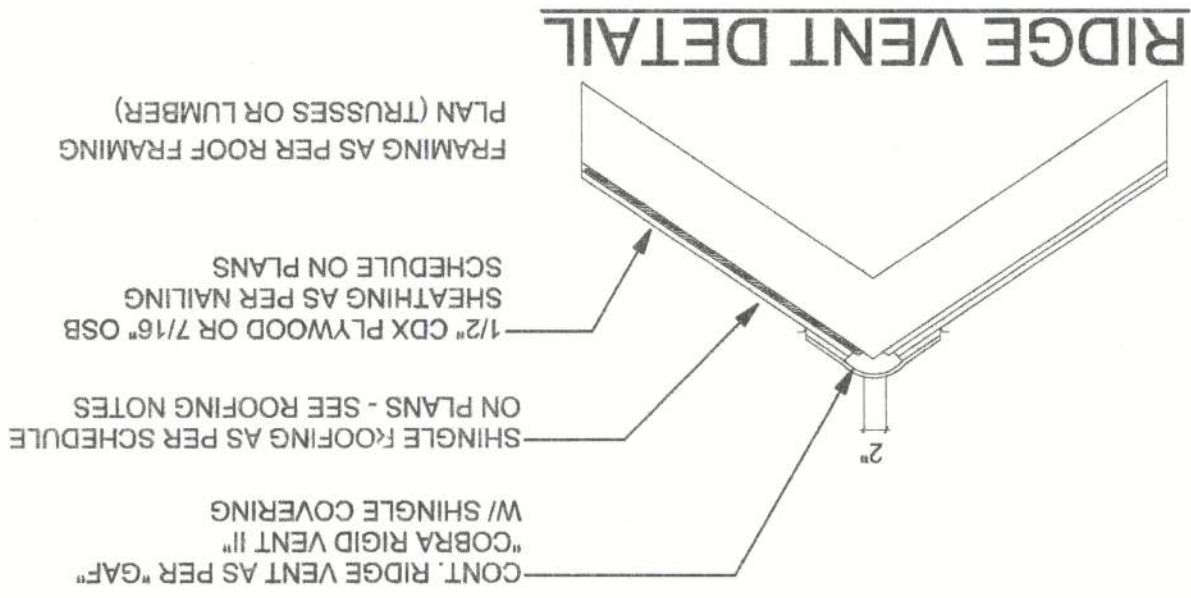
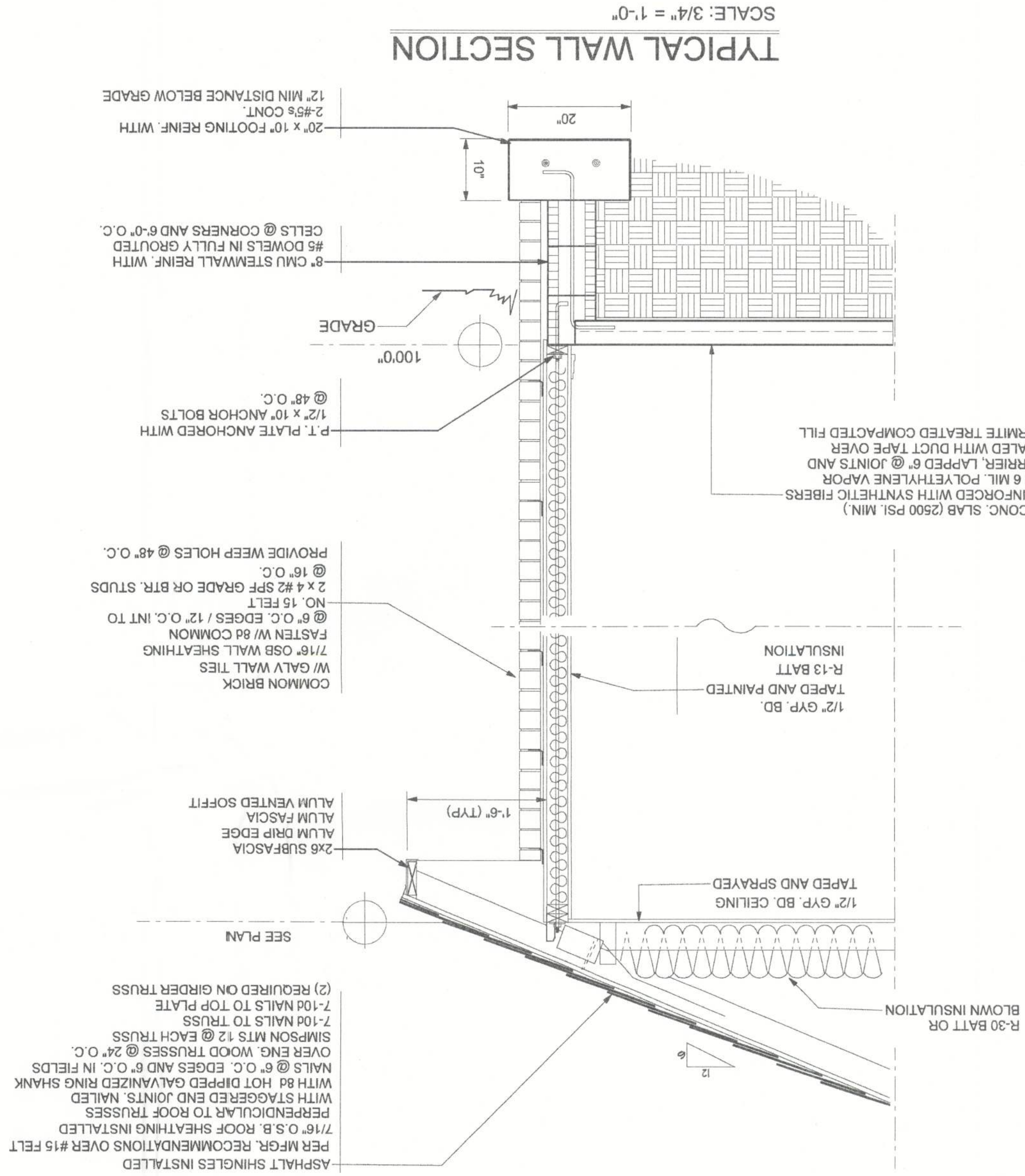
the H-free
10/27/12
P.E. # 56001

Total Attic Recommended Length Square of Cobra Rigid Vent II Footage (Net Free Area in Sq. In.)	Minimum Intake Ventilation (Net Free Area in Sq. In.)	1600	1900	2200	2500	2800	3100	3400
21	25	29	33	41	41	45	45	816

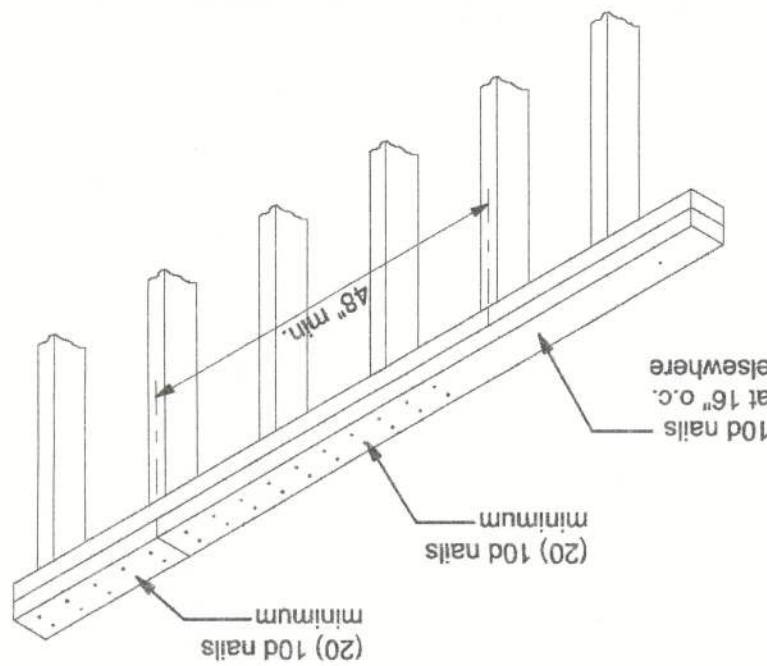
VENTILATION REQUIREMENTS

CONNECTOR	TRUSS	UPLIFT PROVIDED	MANUFACTURER
H2.5	5-8d NAILS	365 LBS	SIMPSON
H10	8-8d NAILS	850 LBS	SIMPSON
MTR12	7-10d NAILS	1,000 LBS	SIMPSON
H16	2-10d NAILS	1,300 LBS	SIMPSON
(2)HTS20	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON

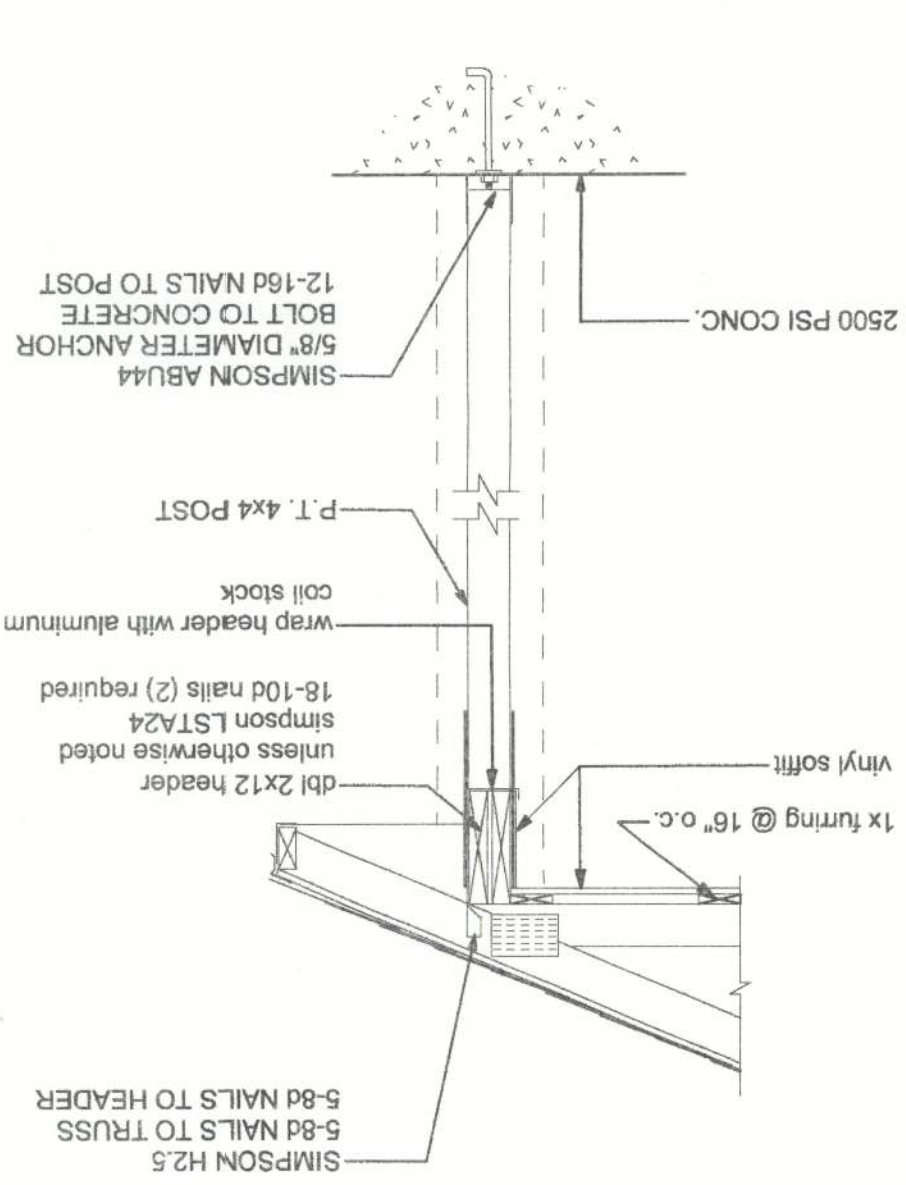
TYPICAL WALL SECTION



TOP PLATE SPICE DETAILS



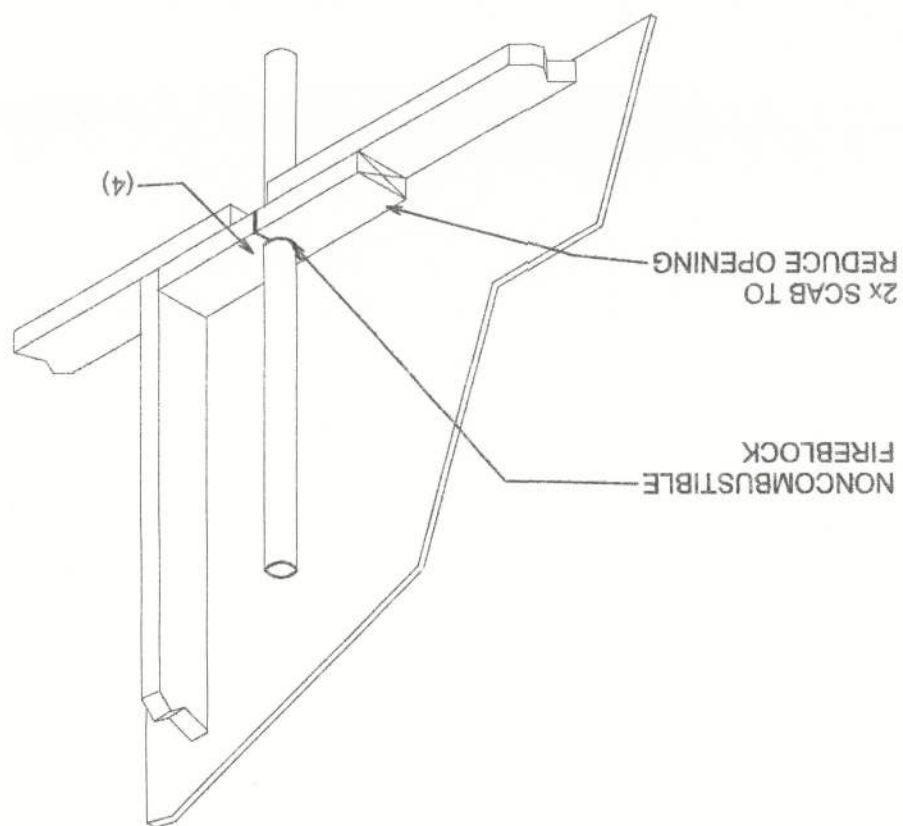
A PORCH SECTION



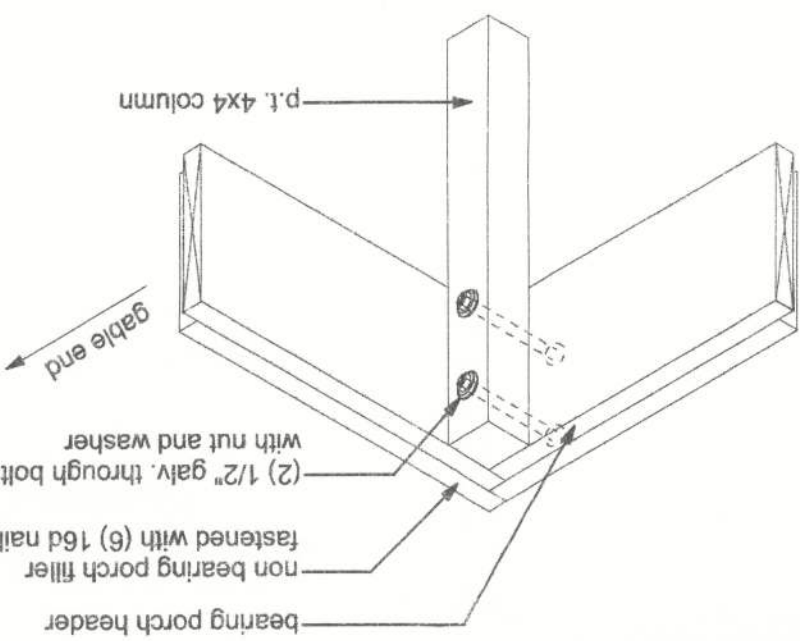
FIREBLOCKING NOTES:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED FOLLOWING LOCATIONS:
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES AT CEILING AND FLOOR LEVELS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYROPLAN, MULTIFLEX SEALANT.
5. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

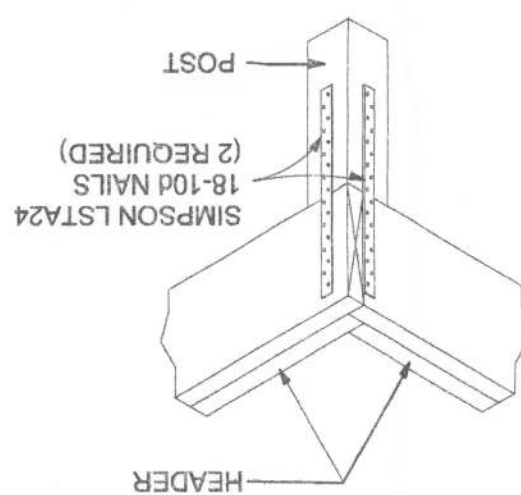
PENETRATIONS



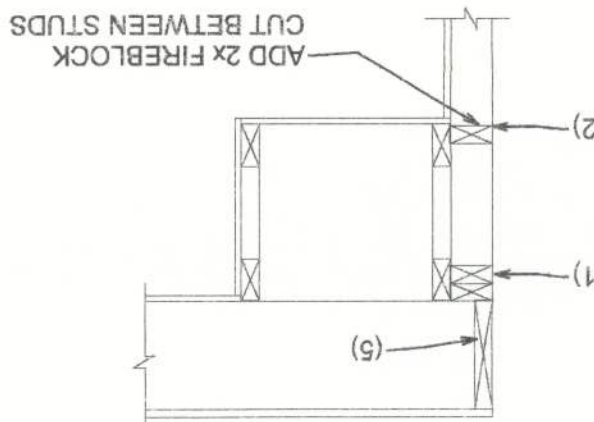
CORNER POST (front porch option)



CORNER POST/HEADER DETAIL



SOFFIT/DROPPED CLG.



PROJECT NO.
12/R041

SHEET
A-7

REVISIONS

DATE
10/5/12

DRAWN BY
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COA100000701

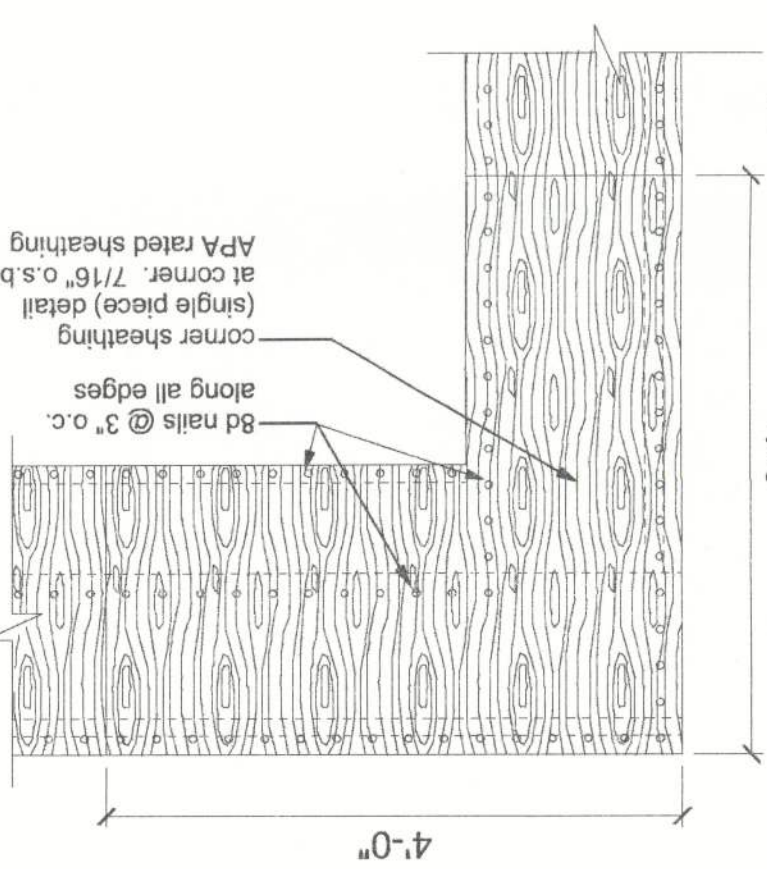
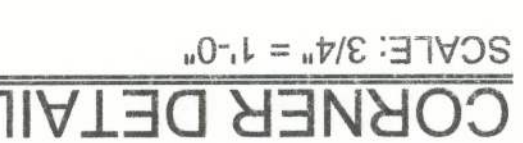
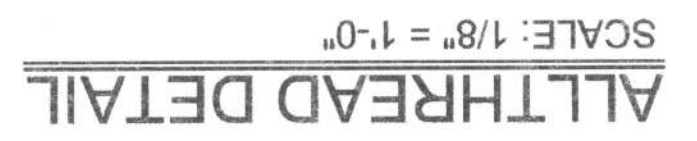
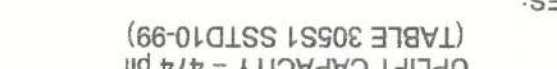
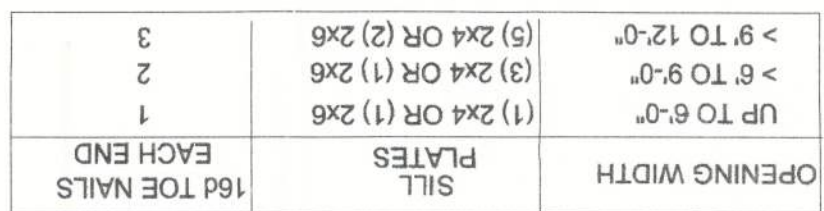
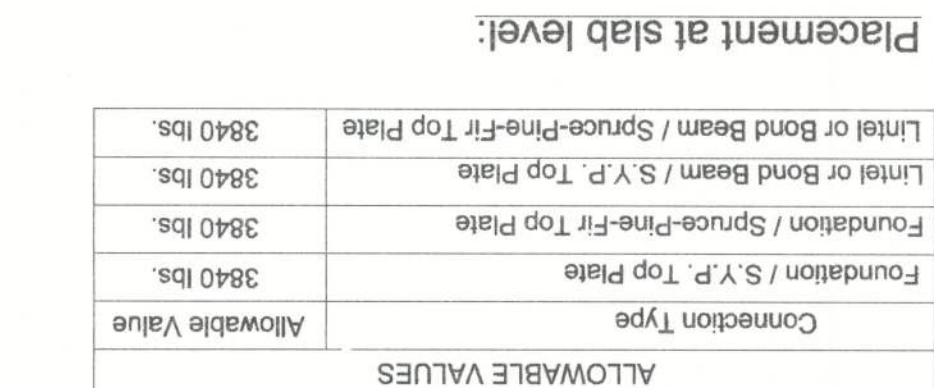
LOT 25

MAY-FAIR UNIT 3

ST JOHNS MODEL

19/11/12

P.E. # 56001



OPENING CONNECTION REQUIREMENTS				
CLEAR	OPENING WIDTH	GRADE OR BETTER	HEADER SIZE	CONCRETE AT EACH END OF OPENING
>0.3	(2) 2x8		1.5"	N/A
>3'-6"	(2) 2x10		3"	1/2" ALL THREAD ROD
>6'-9"	(2) 2x12		3"	1/2" ALL THREAD ROD
>9'-12"	(2) 13/4" x 11 1/4" LVL - 2.0E		3"	1/2" ALL THREAD ROD
>12'-15"	(2) 13/4" x 11 1/4" LVL - 2.0E		3"	1/2" ALL THREAD ROD
>15'-18"	(2) 13/4" x 11 1/4" LVL - 2.0E		4.5"	1/2" ALL THREAD ROD

ALLOWABLE DEFLECTION	STRUCTURAL MEMBER
L/180	rafters having slopes greater than 2/12 with no finished ceiling attached to rafters
H/180	interior walls and partitions
L/360	floors and plastered ceilings
L/240	all other structural members
H/360	exterior walls with plaster or stucco finish
L/240	exterior walls - wind loads with brittle finishes
L/120	exterior walls - wind loads with flexible finishes

1. THE SHEARWALLS SHALL BE TYPE 3 SHEARWALLS AS DEFINED BY SD 109-305.4.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/8" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR PANELS BLOCKING.
4. 12" O.C. EDGES AND NAUL SPACING SHALL BE 8" O.C.
5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING 5/8 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5. (2-3.7)
6. FOR 8'-0" WALLS (2-3.7).

ALLOWABLE VALUES	
Connection Type	Foundation / S.Y.P., Top Plate
Allowable Value	3640 lbs.
	Foundation / Splice-Pine-Fir Top Plate
	3640 lbs.
	Lintel or Bond Beam / S.Y.P., Top Plate
	3640 lbs.
	Lintel or Bond Beam / Splice-Pine-Fir Top Plate
	3640 lbs.

LOT 25
MAY-FAIR UNIT 3
ST JOHNS MODEL

10/2/12
C. Miller-Hill
P.E. # 56001

