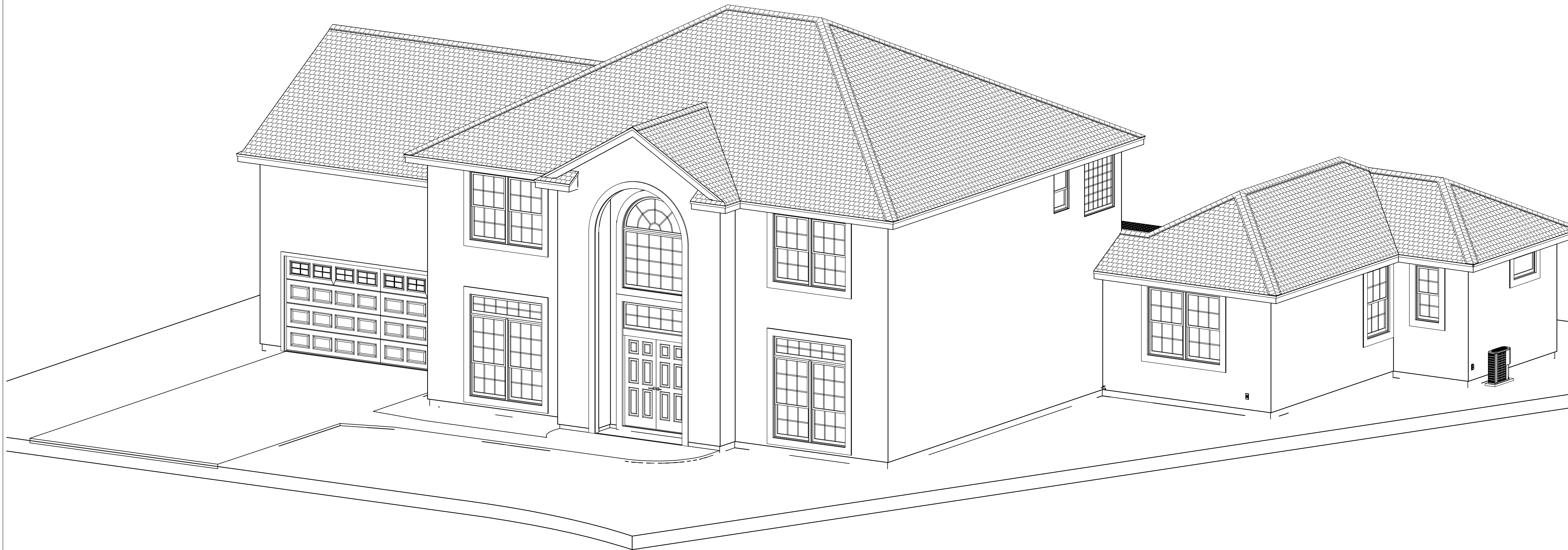


REIGERT-JOHNSON FAMILY RENOVATIONS

BID PLAN: 7/30/2017



508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
R/E #: 062156-2521

BUILT BY:
TOM TROUT, INC
5569-1 BOWDEN ROAD
JACKSONVILLE, FL 32216
CBC026189
904-737-5412

COVER PAGE

PLANS NOT RELEASED FOR CONSTRUCTION

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CLIENT APPROVAL SIGNATURE	DATE
DOUGLAS L. REIGERT-JOHNSON	
VANESSA J. REIGERT-JOHNSON	



PROJECT DESCRIPTION:
**RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY**
508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
R/E #: 062156-2521



DATE:

7/30/2017

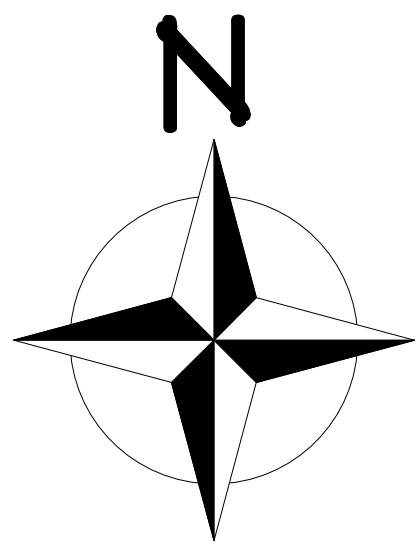
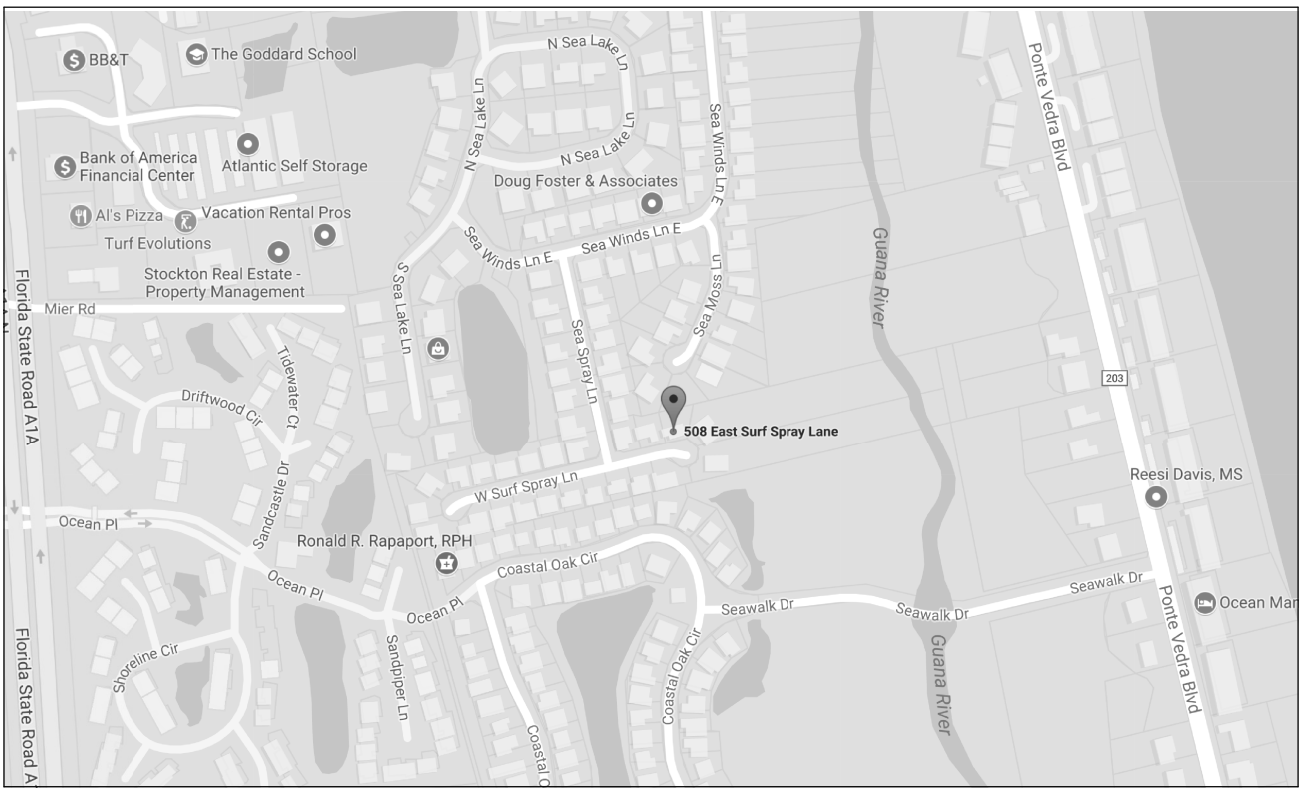
SCALE:

N.T.S.

SHEET:

A-1

SITE LOCATION



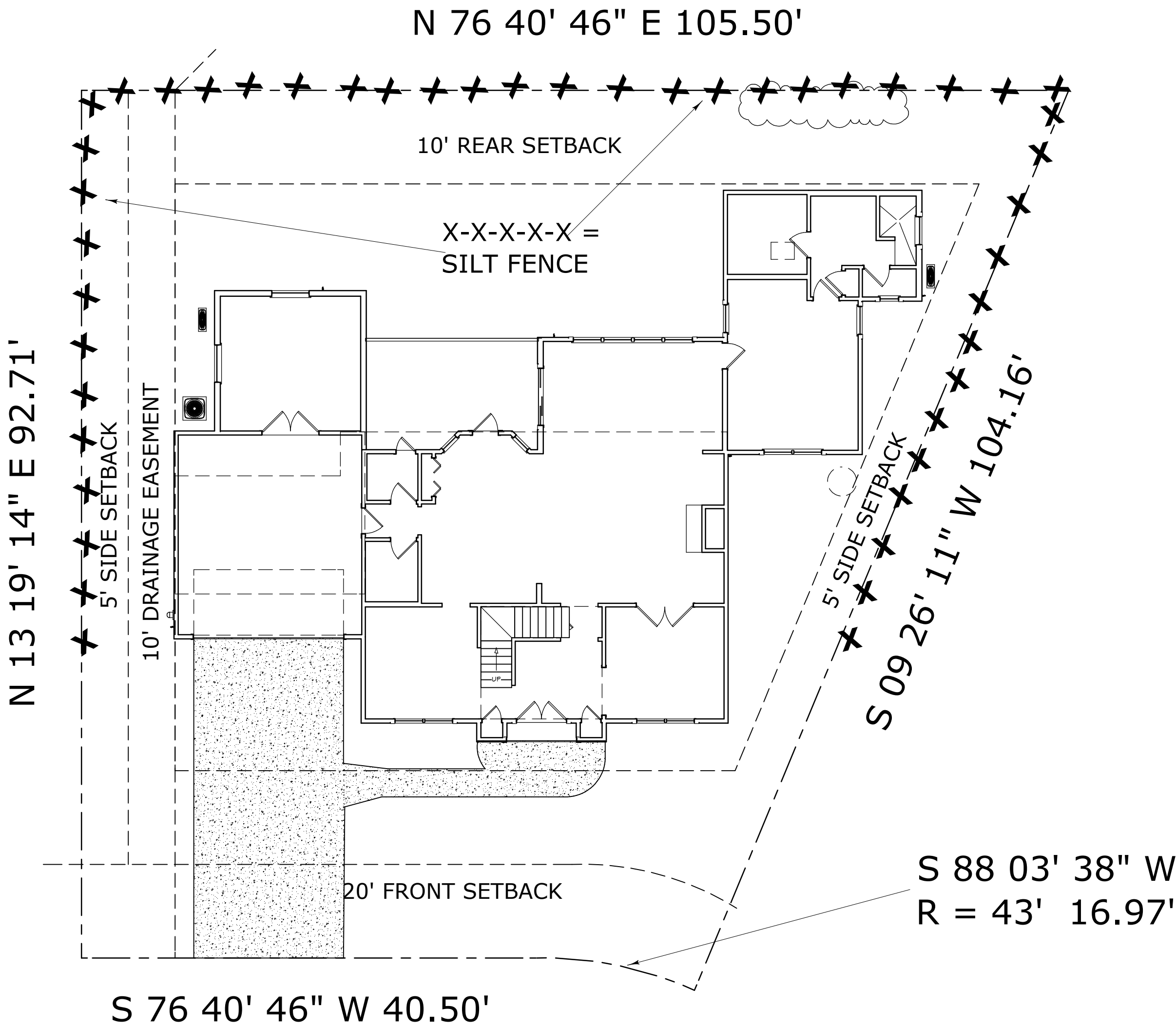
WATER: JEA
SEWER: JEA
ELECTRIC: JEA

ZONING: PSD
SETBACKS:
FRONT: 20'
SIDES: 5'
REAR: 10'
MAX. BLDG. HT: 35'
BUILDING IMPERVIOUS: 35%
MAXIMUM IMPERVIOUS: 70%

SETBACKS ARE MEASURED
TO THE BODY OF THE HOME

WIND DESIGN CRITERIA:
WIND SPEED: 130 MPH
EXPOSURE CATEGORY: "C"
BUILDING TYPE: ENCLOSED
BUILDING CATEGORY: II
IMPORTANCE FACTOR: 1.0
TOPOGRAPHY: FLAT
MEAN ROOF HEIGHT: -25 FT
BUILDING CODE: 2014 FBC-R

The applicant/owner/contractor shall immediately contact St. Johns County lot grading staff should modifications to the drainage plan be required during site development, based on actual field conditions.



FOUNDATIONS ARE
MONOLITHIC
FOOTERS & SLABS

HVAC PAD LOCATION-A
MINIMUM 5 FOOT FROM
THE PROPERTY LINE
SHALL BE MAINTAINED

NOTE: 1% MINIMUM SLOPE WILL
BE PROVIDED FROM BUILDING
TO DISCHARGE POINT PER
SECTION 6.04.06H OF THE LAND
DEVELOPMENT CODE.

508 EAST SURF SPRAY LANE

TYPE: "B" DRAINAGE FLOOD ZONE: "X, XS, & AE"

SITE CALCULATIONS:
LAND AREA: 8,100 S.F.
HOME COVERAGE: 2,790.15 S.F.
% OF BUILDING COVERAGE: 34.45 %
WALKS, DRIVES, AC PAD COVERAGE: 675.56 S.F.
% OF WALKS, DRIVES, PATIO & AC PAD COVERAGE: 8.34%
TOTAL IMPERVIOUS: 42.79 %

LEGAL DESCRIPTION:
R/E #: 010170-0000
PONTE VEDRA BY THE SEA, UNIT 3,
BLOCK 5, LOT 21
RECORDED PLAT BOOK 3146, PAGE 1082

SITE PLAN

PLAN #
A-508

CLIENT APPROVAL SIGNATURE	DATE
DOUGLAS L. REIGERT-JOHNSON	
VANESSA Z. REIGERT-JOHNSON	



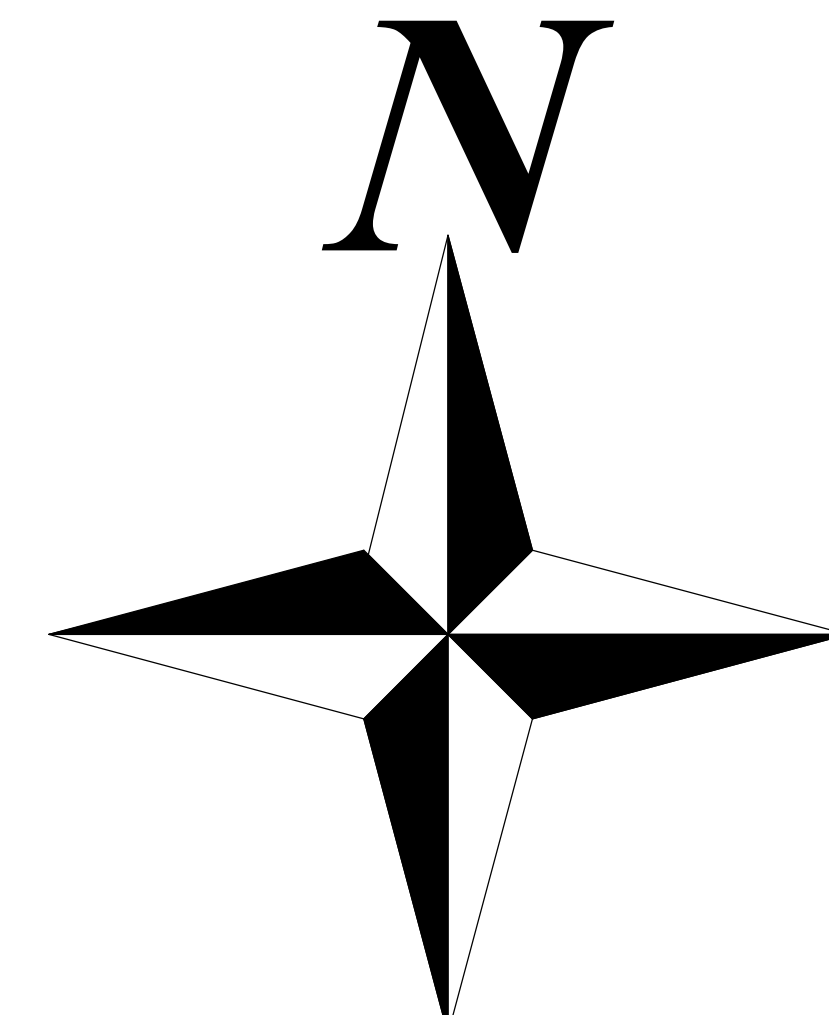
PROJECT DESCRIPTION:
RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY
508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
R/E #: 062156-2521



DATE:
7/30/2017
SCALE:
1" = 40'-0"
SHEET:
A-2

PLANS NOT RELEASED FOR CONSTRUCTION

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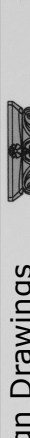


CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.

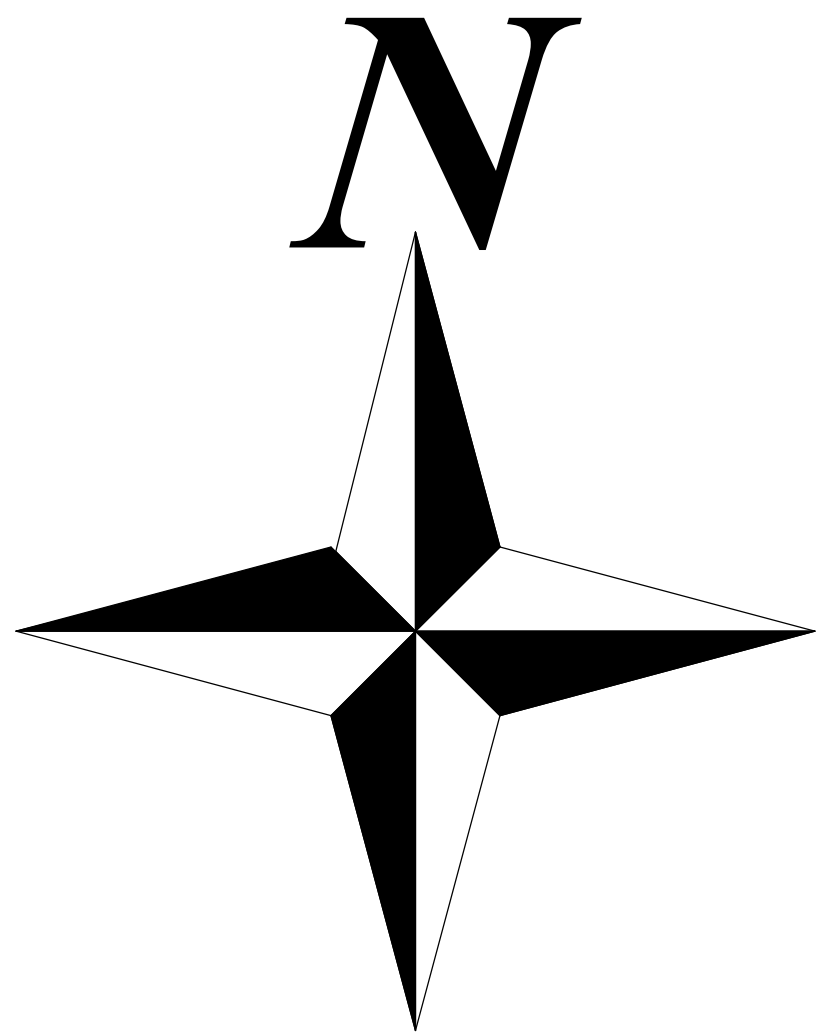
FOUNDATION PLAN

PLANS NOT RELEASED FOR CONSTRUCTION

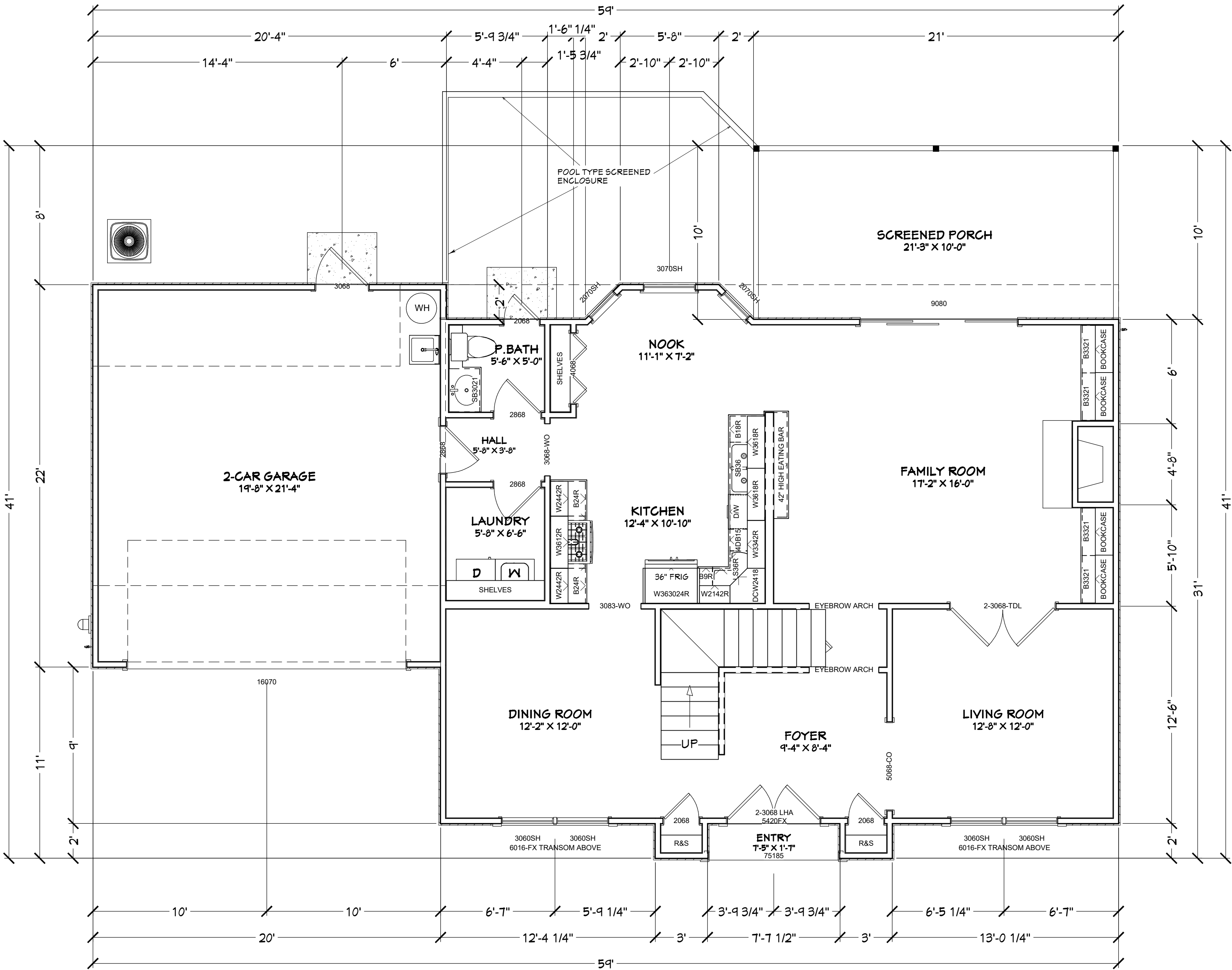
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PLAN # A-508	
CLIENT APPROVAL SIGNATURE DOUGLAS L. REIGERT-JOHNSON	DATE 7/30/2017
Design Drawings provided by: 	
PROJECT DESCRIPTION: RENOVATIONS FOR THE REIGERT-JOHNSON FAMILY 508 E SURE SPRAY LANE PONTE VEDRA BEACH, FL 32082 P/A/E # 0623456-757-1	
BUILT BY:  5569-1 BOWDEN ROAD CBC026189 JACKSONVILLE, FL 32216 904-737-5412	
DATE: 7/30/2017	
SCALE: 1/2" = 1'-0"	
SHEET: A-3	

CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.



AS-BUILT FOOTAGES (A.N.S.I.):	
GARAGE:	447.92
SCREEN ENCLOSURE:	214.63
SCREENED PORCH:	210.00
ENTRY:	15.17
1ST FLOOR HEATED:	1,158.44
2ND FLOOR HEATED:	1,311.32
TOTAL HEATED:	2,469.76
SLAB AREA:	1,831.53
UNDER ROOF:	3,142.85



AS-BUILT 1ST FLOOR PLAN

PLANS NOT RELEASED FOR CONSTRUCTION

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PROJECT DESCRIPTION:
RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY
508 E SURF SPRAY LANE
POMT E VEDRA BEACH, FL 32082
R/E #: 062156-2521

BUILT BY:
TOM TROUT
GENERAL CONTRACTOR
5569-1 BOWDEN ROAD CBCO26189
JACKSONVILLE, FL 32216 904-737-5412

DATE:
7/30/2017
SCALE:
1/4" = 1'-0"
SHEET:
A-4

CLIENT APPROVAL SIGNATURE DATE
DOUGLAS L. REIGERT-JOHNSON
VANESSA Z. REIGERT-JOHNSON

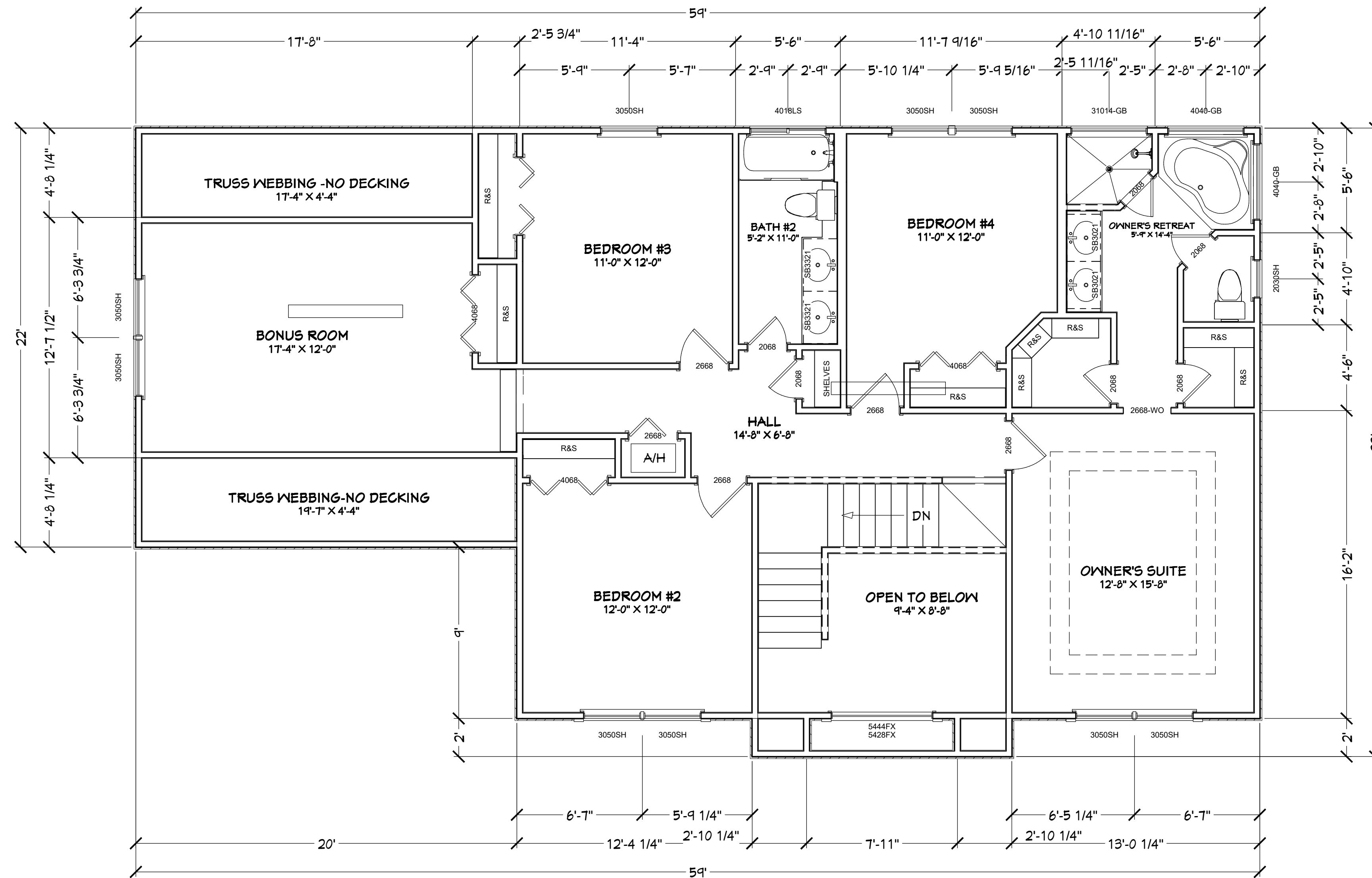
Design Drawings
provided by:
DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGN WANTS 1989
904-730-7135

PLAN #
A-508

A black and white illustration of a compass rose. The rose has four main points (cardinal directions) and four smaller points (ordinal directions). The cardinal points are represented by larger, solid black triangles, while the ordinal points are represented by smaller, hollow triangles. A large, bold, black letter 'N' is positioned above the top point of the compass rose, indicating North.

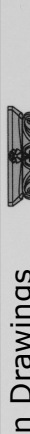
AS-BUILT FOOTAGES (A.N.S.I.):	
GARAGE:	447.92
SCREEN ENCLOSURE:	214.63
SCREENED PORCH:	210.00
ENTRY:	15.17
1ST FLOOR HEATED:	1,158.44
2ND FLOOR HEATED:	1,311.32
TOTAL HEATED:	2,469.76
SLAB AREA:	1,831.53
UNDER ROOF:	3,142.85

AS-BUILT 2ND FLOOR PLAN



PLANS NOT RELEASED FOR CONSTRUCTION

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 BUILT BY: 5569-1 BOWDEN ROAD CB0026189 JACKSONVILLE, FL 32216 904-737-5412	
DATE: 7/30/2017 SCALE: 1/4" = 1'-0"	
SHEET: A-5 PROJECT DESCRIPTION: RENOVATIONS FOR THE REIGERT-JOHNSON FAMILY 508 ZULF SPRAY LANE PONTA VEDRA BEACH, FL 32082 P.O. # 062156-253	
 Design Drawings provided by: DESIGNS for LIVING RESIDENTIAL DESIGN SINCE 1969 OWN: 730-7135	CLIENT APPROVAL SIGNATURE DOUGLAS L. REIGERT-JOHNSON DOUGLAS L. REIGERT-JOHNSON DOUGLAS L. REIGERT-JOHNSON DATE
PLAN # A-508	

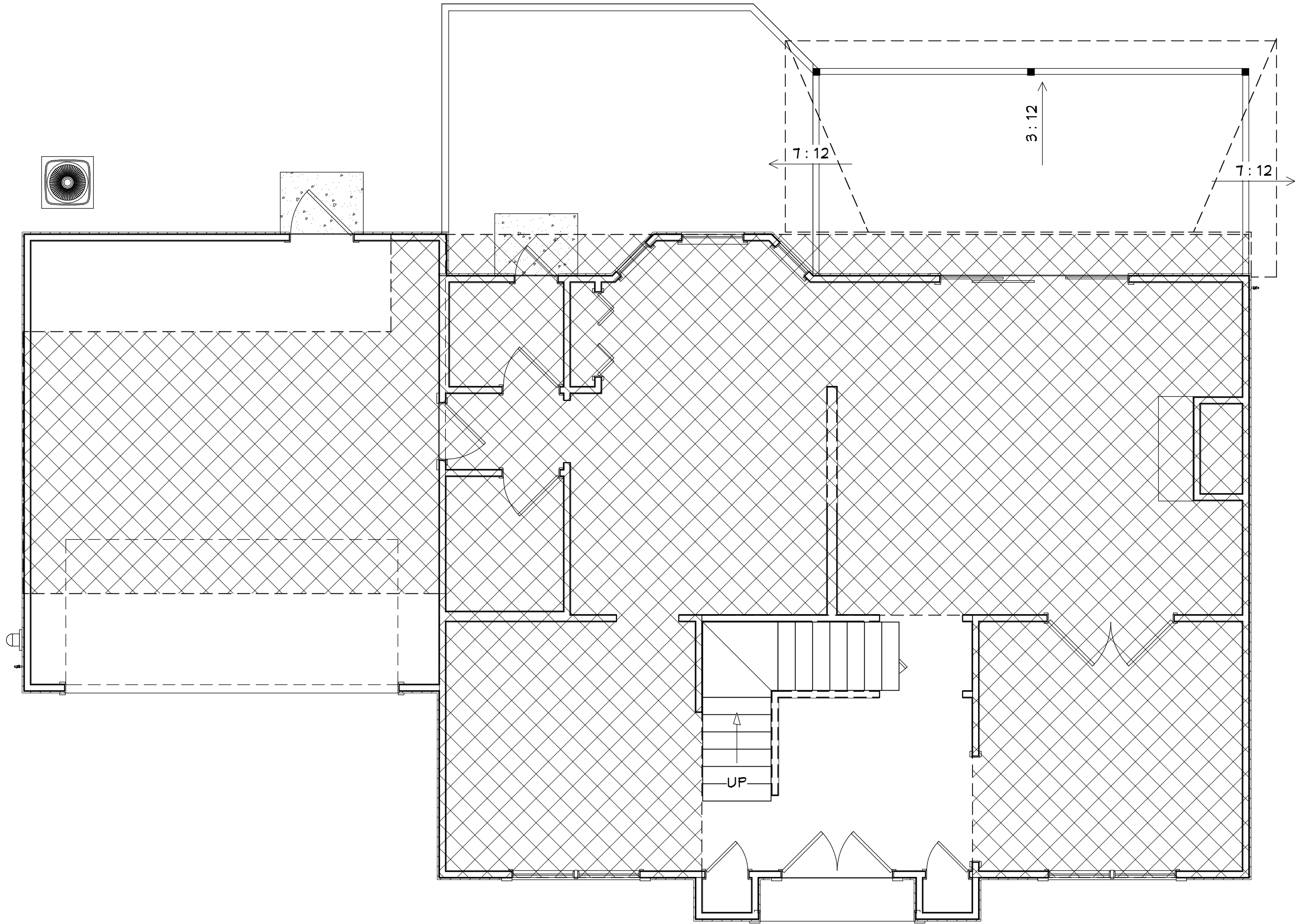
PROJECT DESCRIPTION:
RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY
508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
D/E #.: 062156, 2531

BUILT BY:

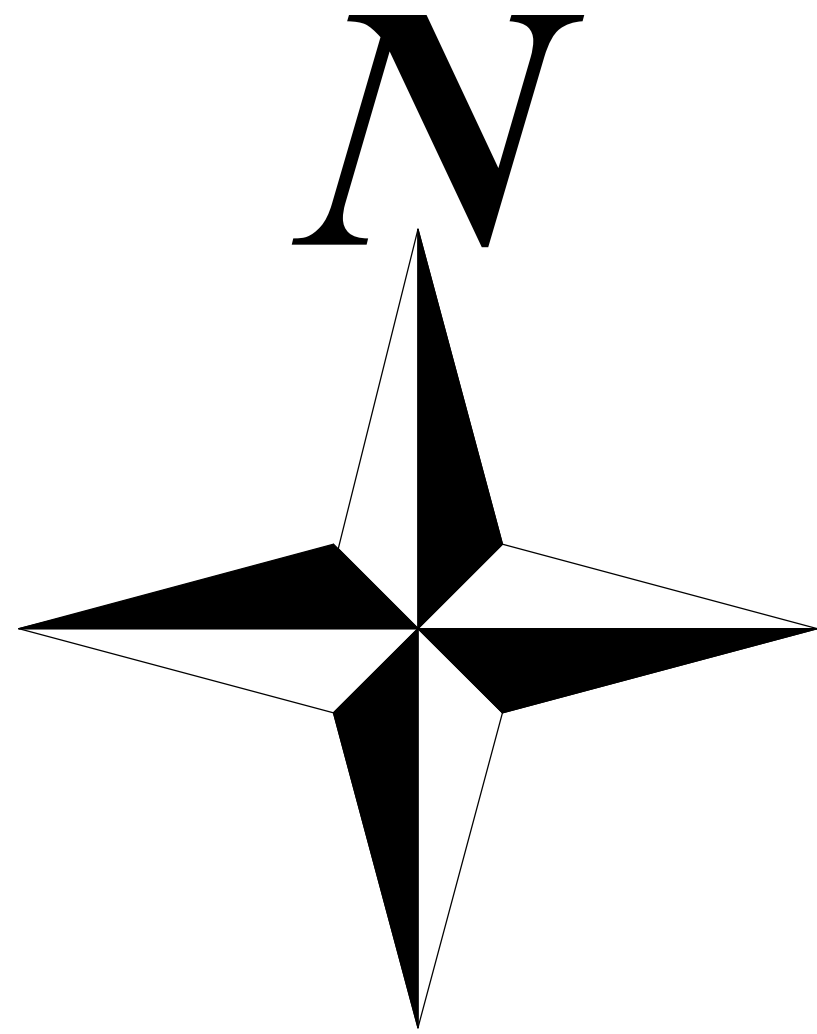
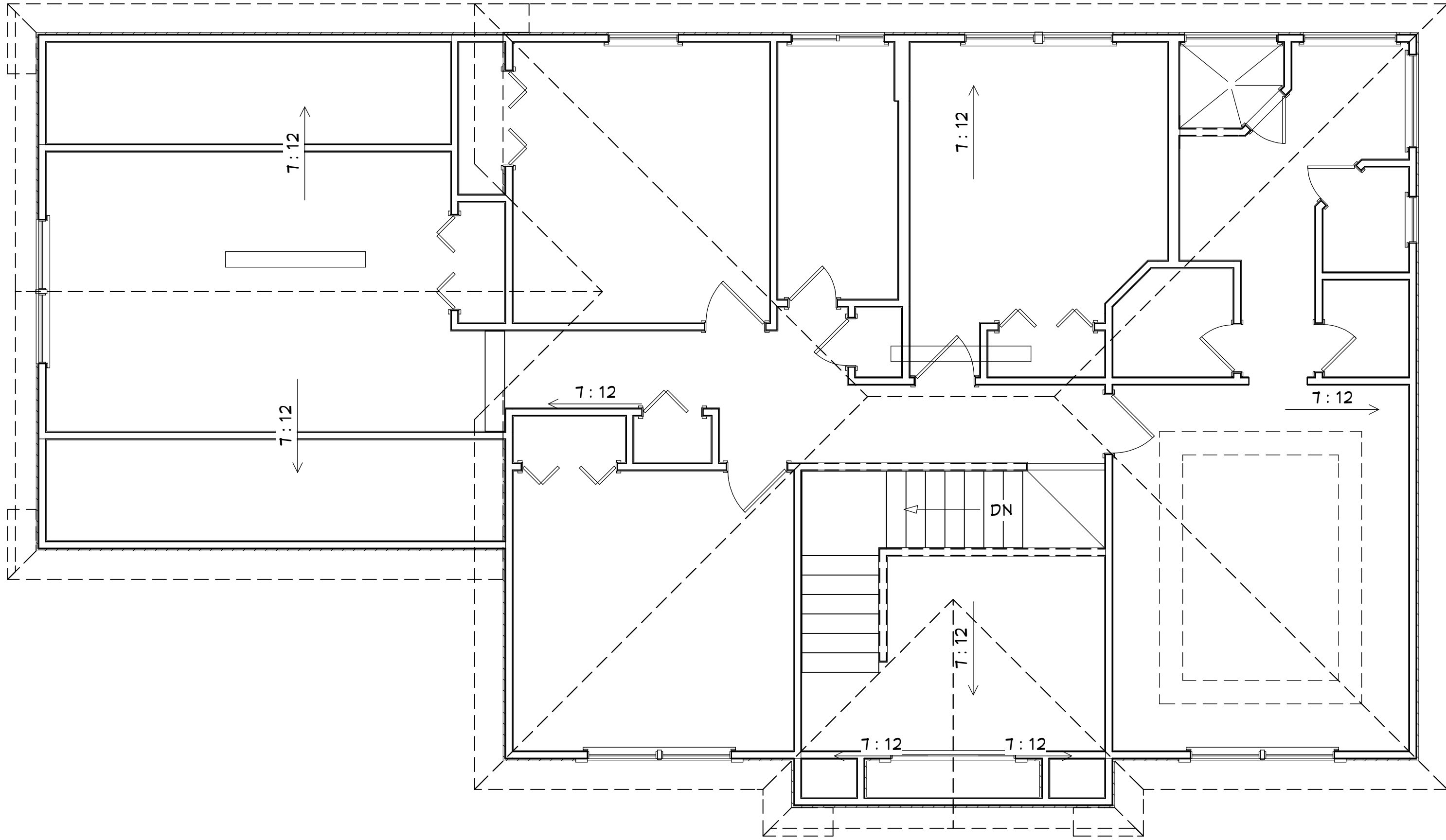
TOM TROUT inc.
GENERAL CONTRACTOR

5569-1 BOWDEN ROAD CBC026189
JACKSONVILLE, FL 32216 904-737-5412

DATE:
7/30/2017
SCALE:
1/4" = 1'-0"
SHEET:
A-5



CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.



AS-BUILT ROOF PLANS

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BUILT BY:



TOM TROUT

GENERAL CONTRACTOR

INC.

5569-1 BOWDEN ROAD CB026189
JACKSONVILLE, FL 32216 904-737-5412

DATE:

7/30/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-6

PROJECT DESCRIPTION:

RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY
508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
R/E #: 062156-2521

Design Drawings
provided by:



DESIGNS FOR LIVING

LLC

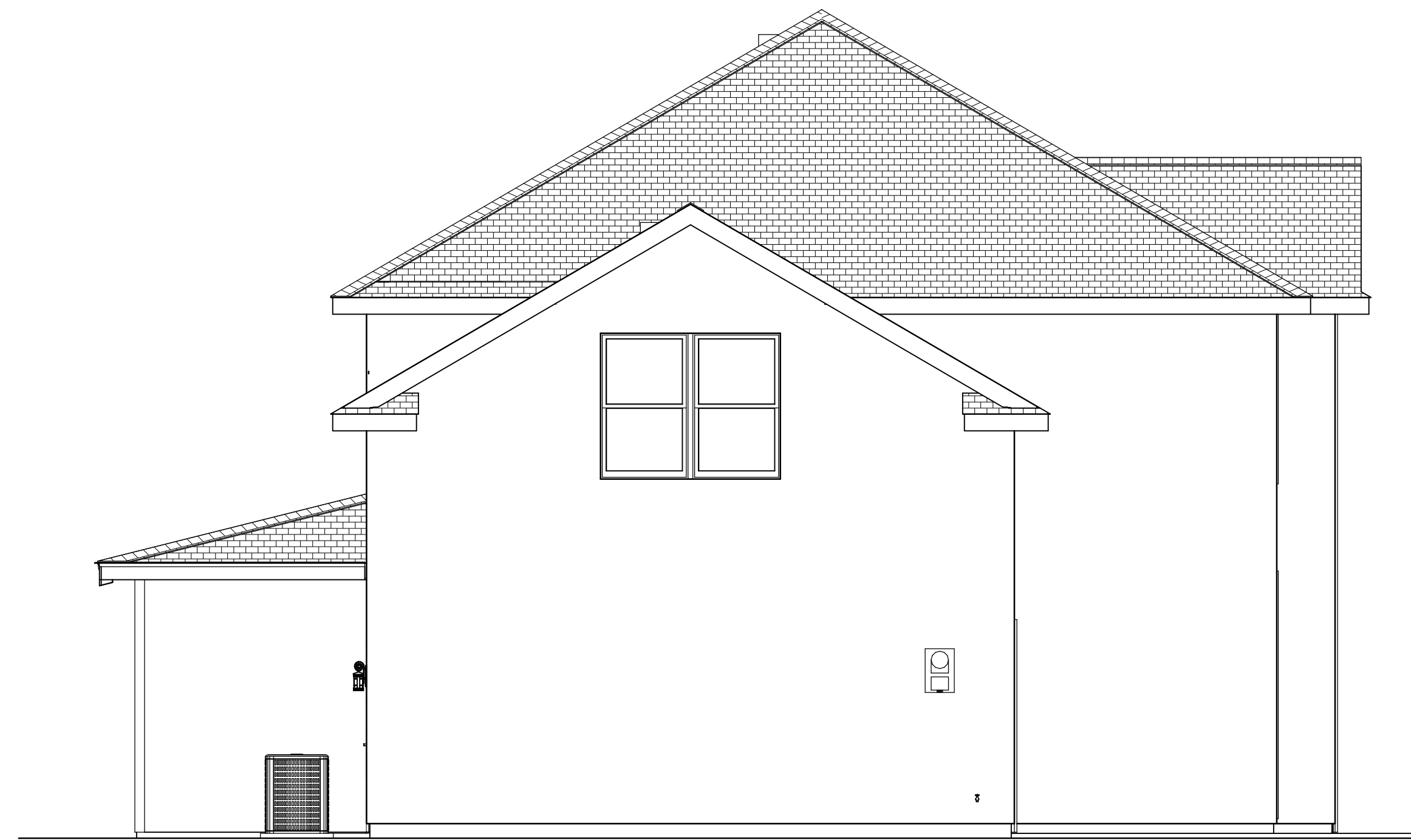
RESIDENTIAL DESIGN SINCE 1989

904-730-7135

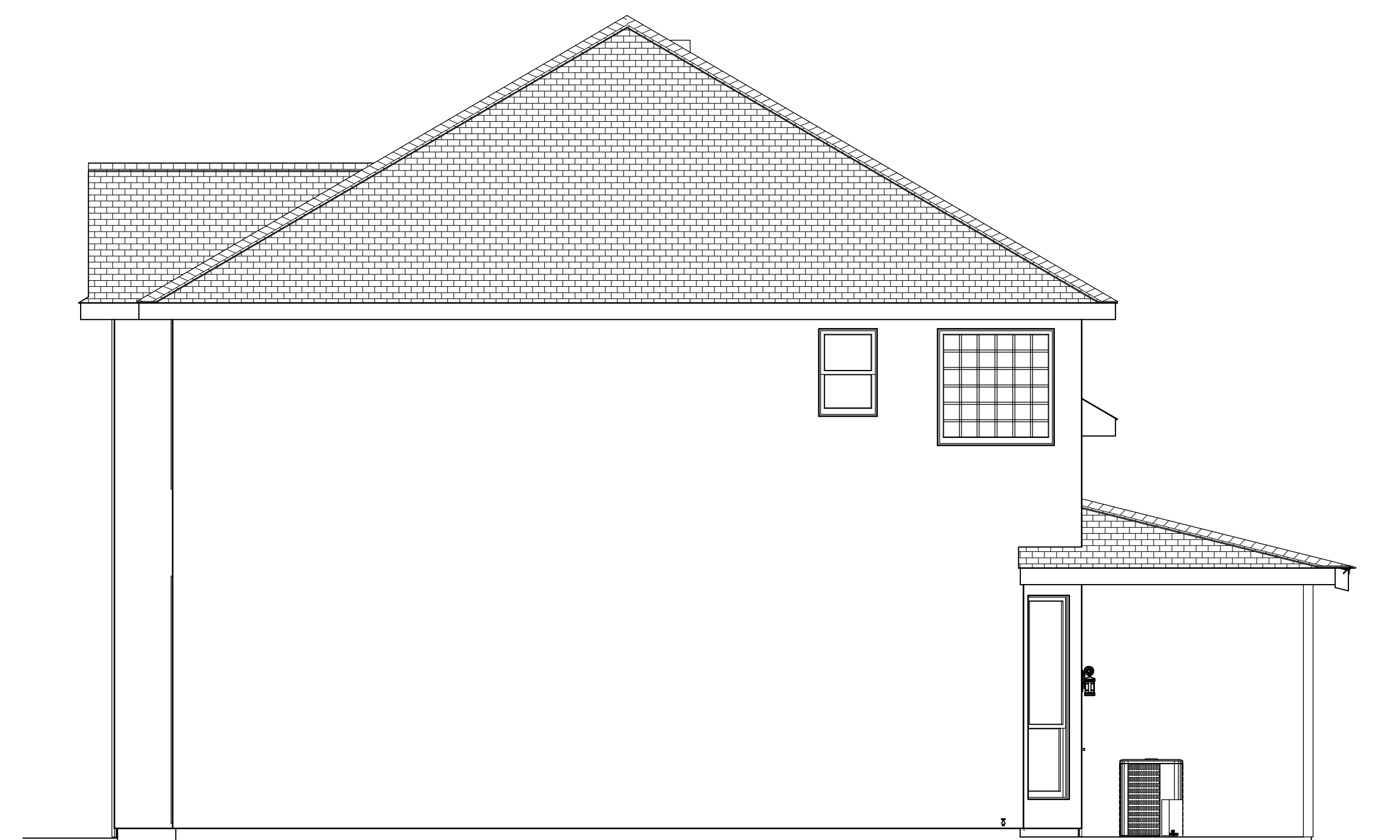
CLIENT APPROVAL SIGNATURE	DATE
DOUGLAS L. REIGERT-JOHNSON	
VANESSA Z. REIGERT-JOHNSON	

PLAN #

A-508



CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.



AS-BUILT ELEVATIONS

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PLAN # A-508	
CLIENT APPROVAL SIGNATURE	DATE
DOUGLAS L. REIGERT-JOHNSON	
VANESSA Z. REIGERT-JOHNSON	

Design Drawings provided by:



DESIGNS for LIVING
LLC
RESIDENTIAL DESIGN SINCE 1989

904-730-7135
904-730-7135

PROJECT DESCRIPTION:

**RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY**

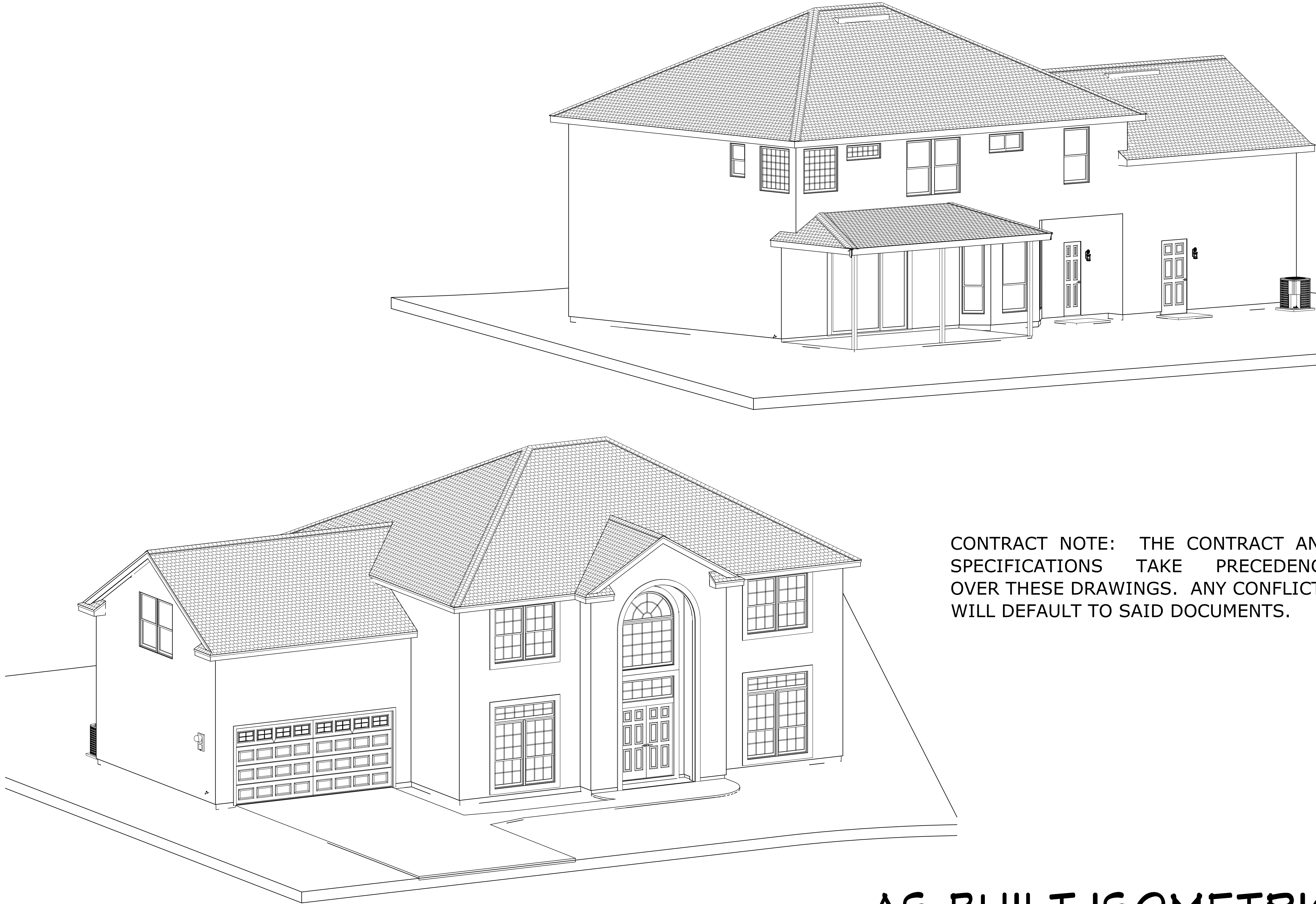
508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
R/E #: 062156-2521

BUILT BY:



5569-1 BOWDEN ROAD CBC026189
JACKSONVILLE, FL 32216 904-737-5412

DATE:	7/30/2017
SCALE:	1/4" = 1'-0"
SHEET:	A-7



CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.

PLANS NOT RELEASED FOR CONSTRUCTION

AS-BUILT ISOMETRICS

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PLAN #
A-508

CLIENT APPROVAL SIGNATURE	DATE
DOUGLAS L. REIGERT-JOHNSON	
VANESSA Z. REIGERT-JOHNSON	

Design Drawings
provided by:

DESIGNS for LIVING, LLC
RESIDENTIAL DESIGN BUILT 1989
904-730-7135

PROJECT DESCRIPTION:
RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY
508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
R/E #: 062156-2521

BUILT BY:

TOM TROUT INC.
GENERAL CONTRACTOR
5569-1 BOWDEN ROAD CBC026189
JACKSONVILLE, FL 32216
904-737-5412

DATE:

7/30/2017

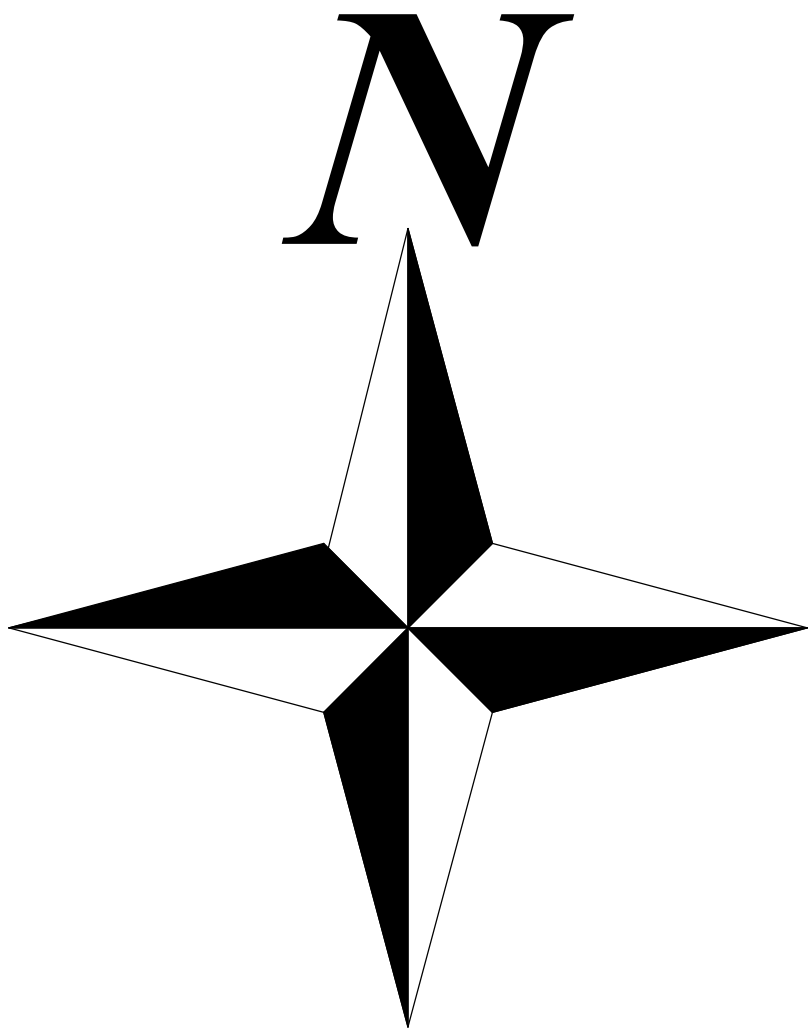
SCALE:

N.T.S.

SHEET:

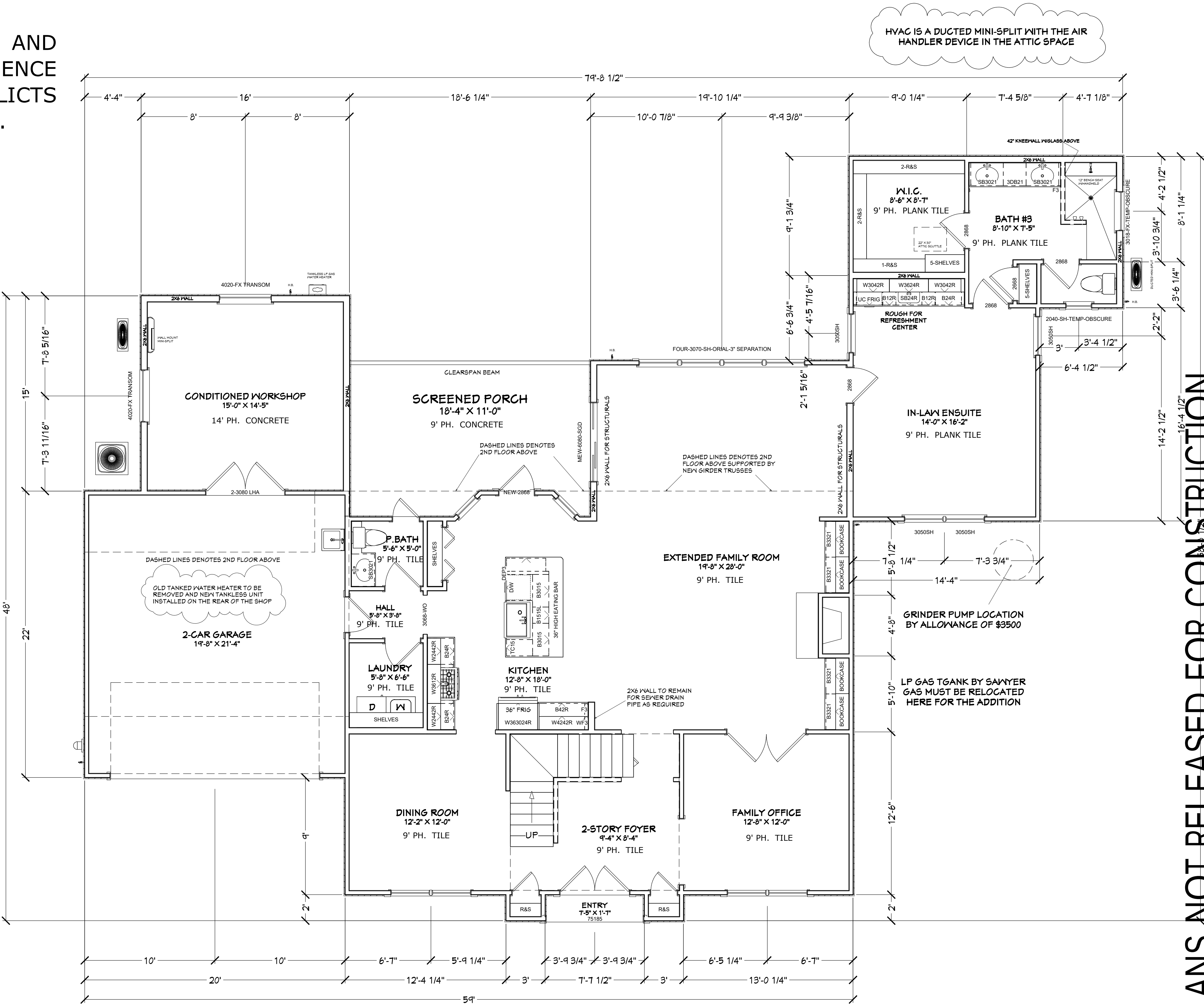
A-8

CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.



INSULATION NOTES FOR ADDITION:
WALLS: R-13 & 19 AS REQUIRED
CEILINGS: R-38 BLOWN

FOOTAGES (A.N.S.I.):	
NEW HEATED:	721.77
WORKSHOP:	240.00
SCREENED PORCH:	206.85



NEW WINDOWS AND DOORS ARE LABELED

PROPOSED 1ST FLOOR PLAN

PLANS NOT RELEASED FOR CONSTRUCTION

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PLAN #
A-508

CLIENT APPROVAL SIGNATURE DATE

DOUGLAS L. REIGERT-JOHNSON

VANESSA Z. REIGERT-JOHNSON

Design Drawings provided by:

DESIGNS FOR LIVING, LLC

RESIDENTIAL DESIGNER SINCE 1989

904-730-7135

PROJECT DESCRIPTION:

RENOVATIONS FOR THE REIGERT-JOHNSON FAMILY

508 E SURF SPRAY LANE

PONTE VEDRA BEACH, FL 32082

R/E # : 062156-2521

BUILT BY:

TOM TROUT, INC.

GENERAL CONTRACTOR

5569-1 BOWDEN ROAD CBC026189

JACKSONVILLE, FL 32216

904-737-5412

DATE:

7/30/2017

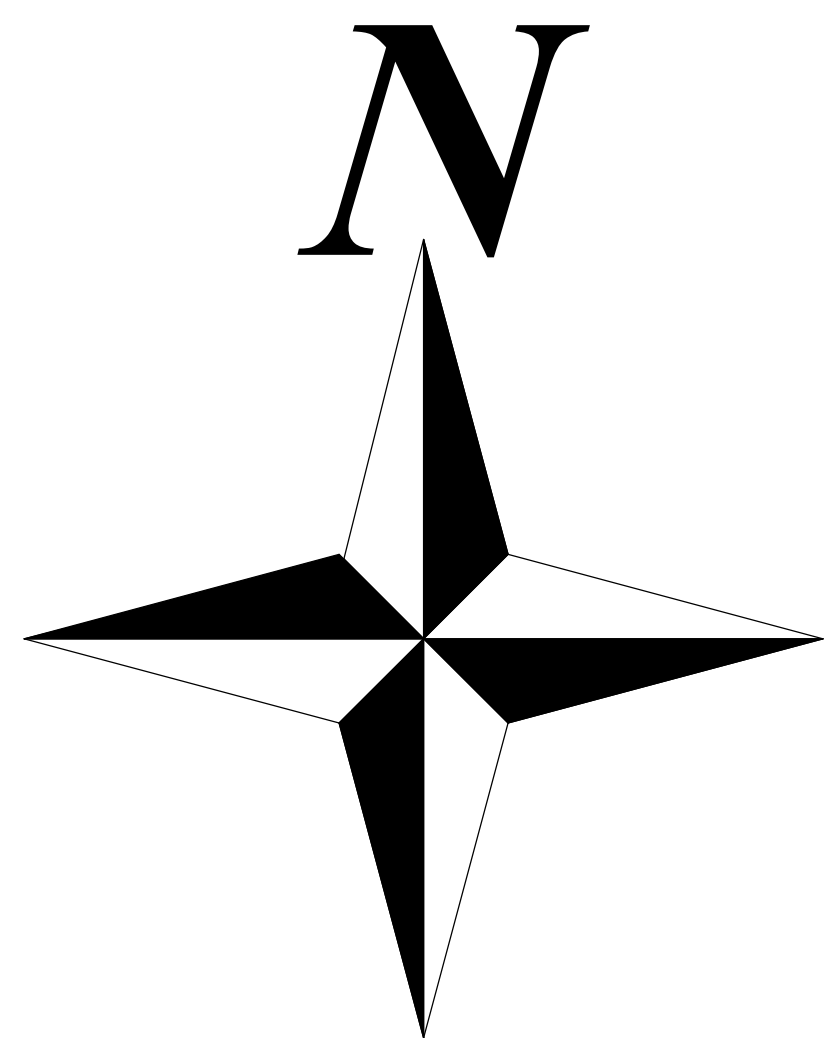
SCALE:

1/4" = 1'-0"

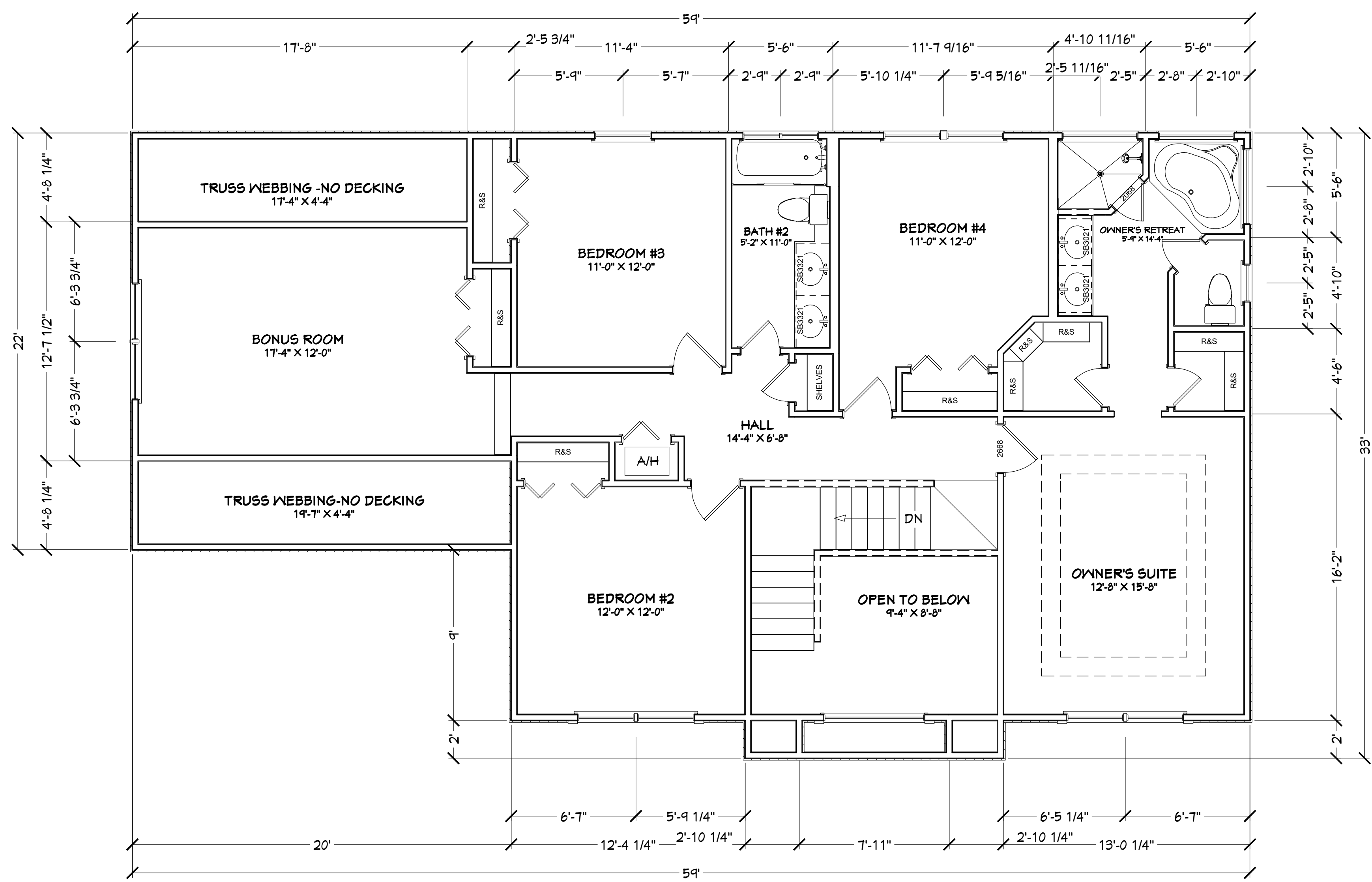
SHEET:

A-9

CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.



NOTE: NOTHING IS PLANNED TO BE DONE ON THE 2ND FLOOR AREA



PROPOSED 2ND FLOOR PLAN

PLANS NOT RELEASED FOR CONSTRUCTION

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BUILT BY:

5569-1 BOWDEN ROAD CBC026189 JACKSONVILLE, FL 32216 904-737-5412

DATE: 7/30/2017

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

SHEET: A-10

PROJECT DESCRIPTION:

RENOVATIONS FOR THE REIGERT-JOHNSON FAMILY

508 E SURF SPRAY LANE PONTA VEDRA BEACH, FL 32082 R/E #: 062156-2521

Design Drawings provided by:

DESIGNS FOR LIVING, LLC RESIDENTIAL DESIGN SINCE 1989 904-730-7135

CLIENT APPROVAL SIGNATURE	DATE
DOUGLAS L. REIGERT-JOHNSON	
VANESSA Z. REIGERT-JOHNSON	

PLAN # A-508

INSULATION NOTES FOR ADDITION:
WALLS: R-13 & 19 AS REQUIRED
CEILINGS: R-38 BLOWN



PROPOSED ROOF PLANS

PLANS NOT RELEASED FOR CONSTRUCTION

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PLAN #
A-508

CLIENT APPROVAL SIGNATURE	DATE
DOUGLAS L. REIGERT-JOHNSON	
VANESSA Z. REIGERT-JOHNSON	

Design Drawings
provided by:

 **DESIGNS for LIVING** LLC
RESIDENTIAL DESIGN SINCE 1969

904-730-7135

PROJECT DESCRIPTION:
**RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY**
508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
R/E #: 062156-2521

BUILT BY:

 **TOM TROUT inc.**
GENERAL CONTRACTOR

5569-1 BOWDEN ROAD CBC026189
JACKSONVILLE, FL 32216 904-737-5412

DATE:
7/30/2017
SCALE:
1/4" = 1'-0"
SHEET:
A-11



PROPOSED FRONT ELEVATION

EXTERIOR NOTES: MATCH EXISTING
SIDING: PAINTED SKIP TROWEL STUCCO
SOFFITS: BUILDER GRADE VENTED VINYL
FASCIA: CPVC OCATED ALUMINUM PLUMB CUT
ROOFING: ARCH FIG SHINGLES
FOUNDATION: MONOLITHIC, NATURAL FINISH PAINTED
STUCCO BANDING: RECOMMEND BANDING ON ALL
NEW WINDOW AND DOOR AREAS

CONTRACT NOTE: THE CONTRACT AND
SPECIFICATIONS TAKE PRECEDENCE
OVER THESE DRAWINGS. ANY CONFLICTS
WILL DEFAULT TO SAID DOCUMENTS.



PROPOSED REAR ELEVATION

PROPOSED FRONT/REAR ELEVATIONS

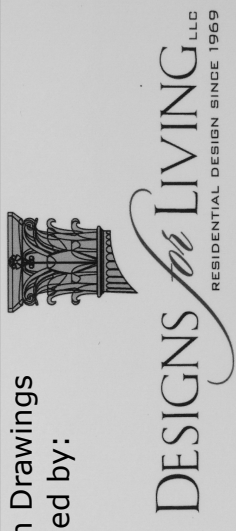
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PLAN #
A-508

CLIENT APPROVAL SIGNATURE	DATE
DOUGLAS L. REIGERT-JOHNSON	
VANESSA Z. REIGERT-JOHNSON	

Design Drawings
provided by:



DESIGNS for LIVING, LLC
RESIDENTIAL DESIGN BUILD 1989
904-730-7305

PROJECT DESCRIPTION:
RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY
508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
R/E #: 062156-2521

BUILT BY:



TOM TROUT INC.
GENERAL CONTRACTOR
5569-1 BOWDEN ROAD CBC026189
JACKSONVILLE, FL 32216 904-737-5412

DATE:

7/30/2017

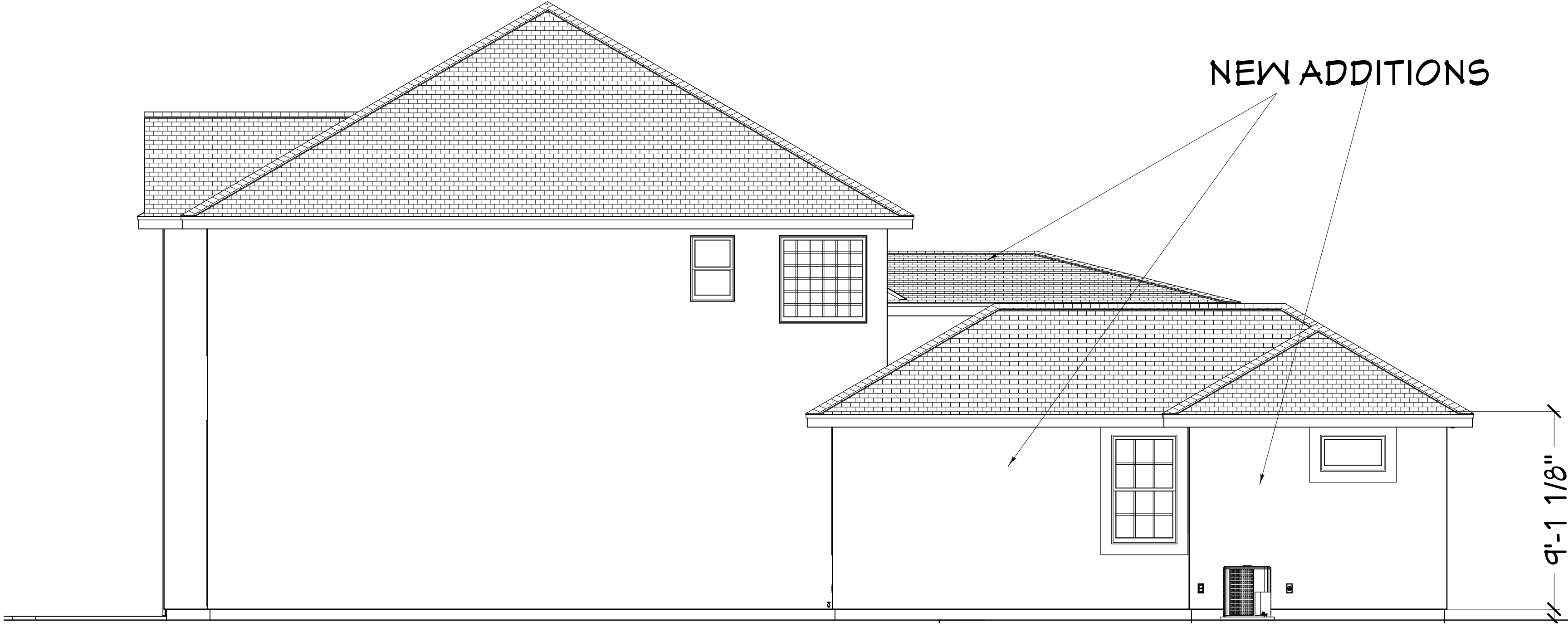
SCALE:

1/4" = 1'-0"

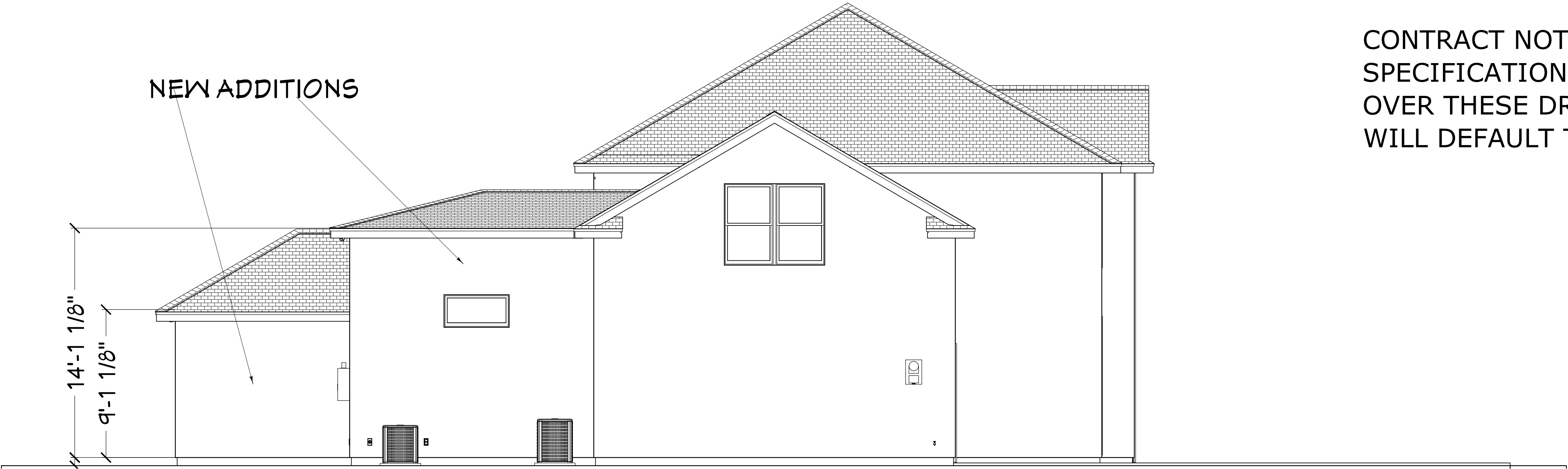
SHEET:

A-12

EXTERIOR NOTES: MATCH EXISTING
SIDING: PAINTED SKIP TROWEL STUCCO
SOFFITS: BUILDER GRADE VENTED VINYL
FASCIA: CPVC OCATED ALUMINUM PLUMB
CUT
ROOFING: ARCH F/G SHINGLES
FOUNDATION: MONOLITHIC, NATURAL
FINISH PAINTED
STUCCO BANDING: RECOMMEND
BANDING ON ALL NEW WINDOW AND
DOOR AREAS



PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION

CONTRACT NOTE: THE CONTRACT AND
SPECIFICATIONS TAKE PRECEDENCE
OVER THESE DRAWINGS. ANY CONFLICTS
WILL DEFAULT TO SAID DOCUMENTS.

PROPOSED SIDE ELEVATIONS

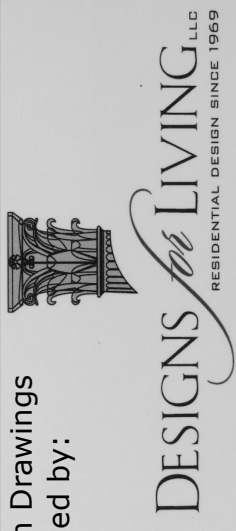
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PLAN #
A-508

CLIENT APPROVAL SIGNATURE	DATE
DOUGLAS L. REIGERT-JOHNSON	
VANESSA Z. REIGERT-JOHNSON	

Design Drawings
provided by:



DESIGNS for LIVING, LLC
RESIDENTIAL DESIGNER SINCE 1989
904-730-7135

PROJECT DESCRIPTION:
RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY
508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
R/E #: 062156-2521

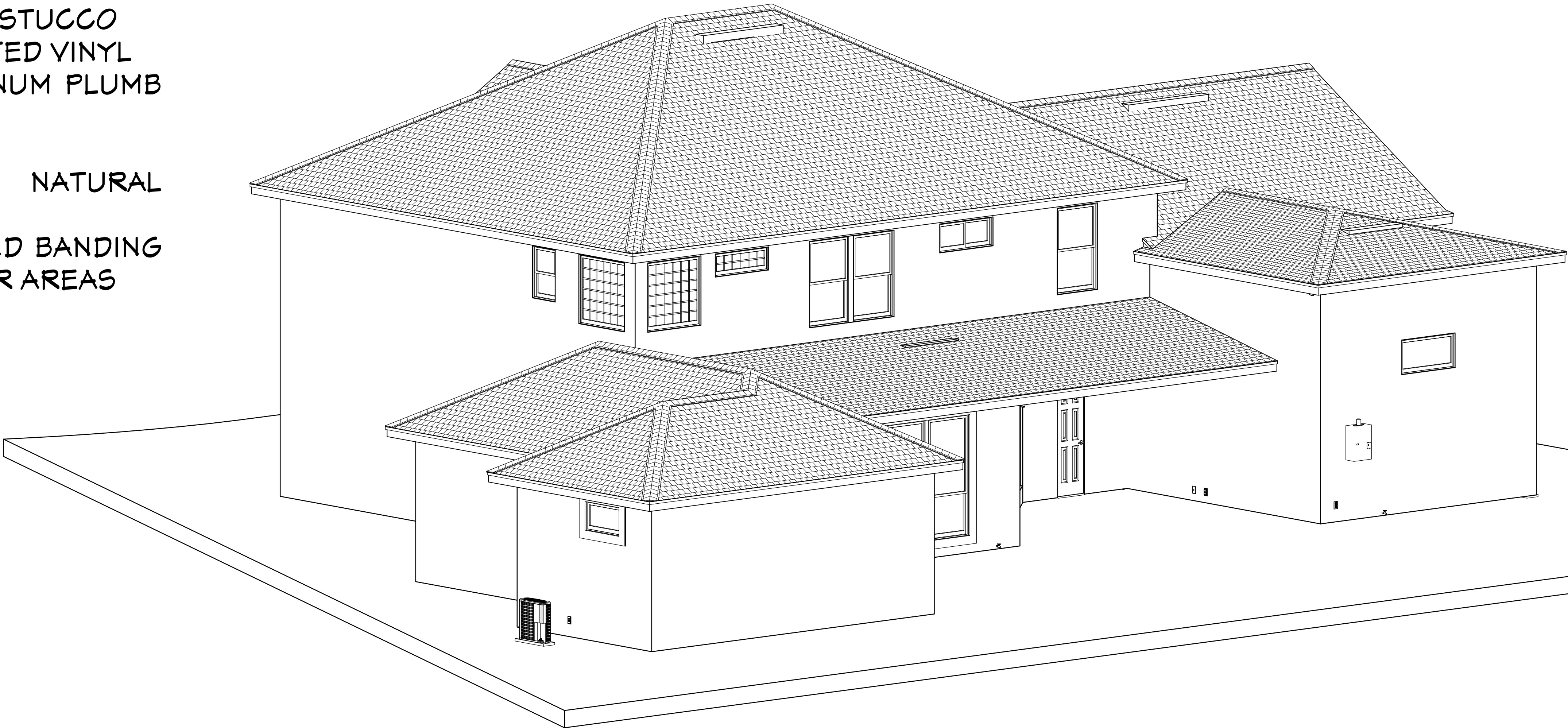
BUILT BY:



TOM TROUT INC.
GENERAL CONTRACTOR
5569-1 BOWDEN ROAD CBC026189 904-737-5412
JACKSONVILLE, FL 32216

DATE:
7/30/2017
SCALE:
1/4" = 1'-0"
SHEET:
A-13

EXTERIOR NOTES: MATCH EXISTING
SIDING: PAINTED SKIP TROWEL STUCCO
SOFFITS: BUILDER GRADE VENTED VINYL
FASCIA: CPVC OCATED ALUMINUM PLUMB
CUT
ROOFING: ARCH F/G SHINGLES
FOUNDATION: MONOLITHIC, NATURAL
FINISH PAINTED
STUCCO BANDING: RECOMMEND BANDING
ON ALL NEW WINDOW AND DOOR AREAS



CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.

PROPOSED ISOMETRICS VIEWS

PLANS NOT RELEASED FOR CONSTRUCTION

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PLAN #
A-508

CLIENT APPROVAL SIGNATURE	DATE
DOUGLAS L. REIGERT-JOHNSON	
VANESSA Z. REIGERT-JOHNSON	

Design Drawings
provided by:

DESIGNS for LIVING, LLC
RESIDENTIAL DESIGN BUILD 1999
904-730-7135

PROJECT DESCRIPTION:

RENOVATIONS FOR THE
REIGERT-JOHNSON FAMILY
508 E SURF SPRAY LANE
PONTE VEDRA BEACH, FL 32082
R/E #: 062156-2521

BUILT BY:

TOM TROUT, INC.
GENERAL CONTRACTOR
5569-1 BOWDEN ROAD CBC026189
JACKSONVILLE, FL 32216 904-737-5412

DATE:

7/30/2017

SCALE:

N.T.S.

SHEET:

A-14

