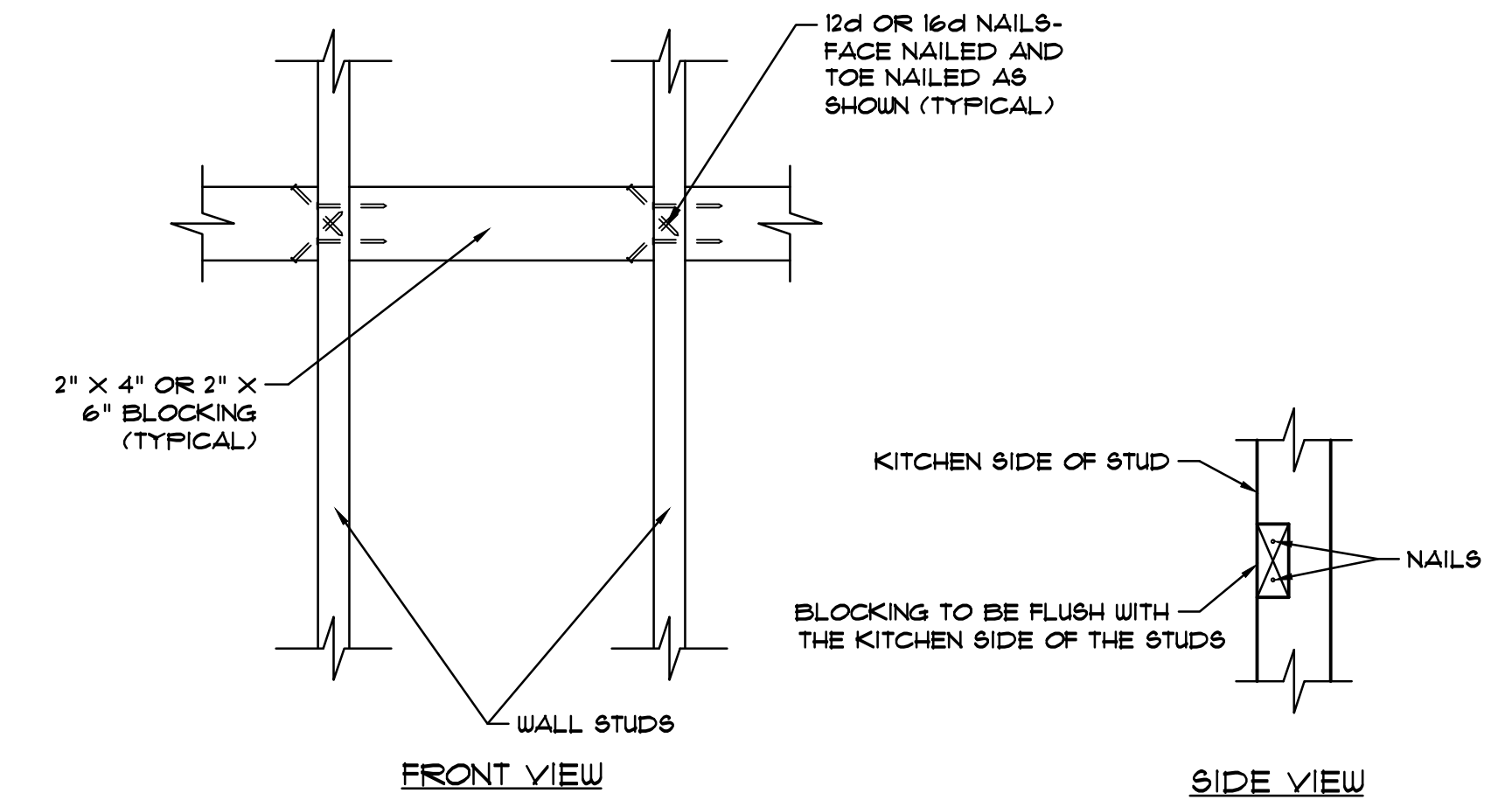


SEE FLOOR PLAN FOR ADDITIONAL EGRESS NOTES
DOORS AND DOOR LOCKS IN MEANS OF ESCAPE SHALL COMPLY W/ LOCAL CODES.

EGRESS WINDOW ILLUSTRATION
N.T.S.



NOTE: CABINET BLOCKING WILL BE OF 2" X 4" OR 2" X 6" MATERIAL. TOP EDGE OF BLOCKING WILL BE AT 85" ABOVE THE FINISHED FLOOR. BLOCKING SHOULD BE FLUSH WITH THE KITCHEN SIDE OF THE STUDS. FASTEN WITH 12d OR 16d NAILS. INSTALL ON ALL WALLS RECEIVING UPPER CABINETS @ 16" OR 24" O.C. SPACING.

KITCHEN CABINET WALL BLOCKING DETAIL
1-1/2" = 1'-0"

LINTEL SCHEDULE:

1. 8" FIRE-STRESSED LINTEL FILLED W/ CONCRETE AND REINFORCED W/ (1) #5 BAR BELOW A COURSE OF 8" K.O. BLOCK FILLED W/ CONCRETE AND REINFORCED W/ (1) #5 BAR. PROVIDE TEMPORARY SHORING @ MID-SPAN FOR 1-DAYS AFTER THE CONCRETE IS POURED.
2. 8" CAST-IN-PLACE CONC LINTEL W/ #5 REBAR + A TIEBEAM W/ 1 #5 REBAR - CELLS GROUTED W/ MIN 3000 PSI CONCRETE UNLESS NOTED.

EXCEPT AS NOTED ABOVE, WOOD HEADERS IN LOAD BEARING WALLS SHALL BE 2-PLY 2x8 #2 STYP W/ 1/2" OSB FLITCH PLATE, ANCHORED TO DOUBLE JACK-STUDS AT EACH END W/ (1) SIMPSON #8TA12 STRAP. THE JACK-STUDS, IN TURN, MUST BE TIED TO THE BOTTOM PLATE W/ (2) SIMPSON H25 CLIPS. PROVIDE TEMPORARY SHORING @ MID-SPAN OF LINTELS LONGER THAN 6'-0" FOR 1 DAYS AFTER THE CONCRETE IS POURED. POWER BOX LINTEL MAY BE USED I/O PRE-STRESSED CONCRETE LINTELS.

UNLESS OTHERWISE NOTED, EACH STUD AT BEARING WALL SHALL BE ATTACHED WITH SIMPSON SP6 AT TOP AND SIMPSON SP8 AT BOTTOM. ATTACH TRUSSES TO WALL WITH SIMPSON H10 ANCHOR BOTTOM PLATE OF WALL TO FOUNDATION WITH 1/2" A.B. (6"x2") WITH NUT & WASHER AT 32" O.C.

OPENING TYPE	LINTEL LENGTH	QUANTITY
10' GARAGE DOOR	11'4" (200")	1
6'0" SLIDING GLASS DOORS	7'4" (88")	1
3'0" FRONT ENTRY DOOR	3'8" (44")	1
3'0" WINDOW	3'8" (44")	6

DBL HEADERS NOTES:

- 2-2" X 6" AT INTERIOR LOAD BEARING WALLS.
- 2-2" X 4" AT INTERIOR NON-LOAD BEARING WALLS.
- 2-2" X 12" AT OPENINGS LARGER THAN 9' (DOUBLE JACK STUDS EA SIDE).
- 2-2" X 8" AT OPENINGS LARGER THAN 6' (DOUBLE JACK STUDS EA SIDE).

AREA TABULATIONS:

LIVING AREA:	1,078 G.S.F.
FRONT ENTRY:	12 G.S.F.
REAR LANAI:	40 G.S.F.
GARAGE AREA:	255 G.S.F.
TOTAL:	1,385 G.S.F.

LEGEND

- NEW 8"X8"X16" CONC. BLOCK WALL SEE WALL SECTION
- 1 1/2" X 3 1/2" (UNLESS OTHERWISE NOTED) SOUTHERN PINE WOOD STUDS @ 1'-4" O.C. W/ 1/2" GUB EA SIDE
- 1 1/2" X 3 1/2" (UNLESS OTHERWISE NOTED) SOUTHERN PINE WOOD STUDS @ 1'-4" O.C. W/ 1/2" GUB EA SIDE PROVIDE 3 1/2" FULL THICK INSULATION R-13 IN STUD CAVITY AT GARAGE COMMON

PRODUCT APPROVAL LIST

Product Category	Sub Category	Manufacturer	Approval Number
Exterior Doors	Sectional	Amarr Garage Doors	FL13521-LR7
Exterior Doors	Swinging Doors	Masonite International	FL29847-R2
Exterior Doors	Sliding Door	Jeld-Wen	FL21705-LR6
Windows	Single Hung	Silver Line Building Products Corp.	FL14911-SR13
Windows	Mullions	Silver Line Building Products Corp.	FL6067-LR12
Roofing Products	Underlayments	GAF Materials Corporation	FL8686-LR5
Roofing Products	Roofing Fasteners	Olympic Fasteners	FL5991-LR12
Roofing Products	Roofing Insulations	Certain Teed Corporation-Roofing	FL491-LR9
Roofing	Asphalt Shingles	GAF Materials Corporation	FL10124-LR35
Roofing	Roofing Accessories	GAF Materials Corporation	FL6267-LR18
Roofing	Roofing Accessories	GAF Materials Corporation	FL5027-LR16
Panel Walls	Soffits	Ply Gem Siding Group	FL32502-LR1
Shutters	Storm Panels	Impact Protective Systems	FL812-LR11
Structural Components	Engineered Lumber	Boise Engineered Wood Products	FL1644-LR11
Structural Components	Wood Connector	Simpson Strong Tie-Co	FL10456-1 TO -20-R8
Structural Components	Wood Connector	Simpson Strong Tie-Co	FL158-LR17

GENERAL NOTES :

- 1) VERIFY DOOR JAMB DIMENSION & PROVIDE CLEARANCE FOR MOULDINGS, WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
- 2) CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
- 3) PROVIDE SOLID BLOCKING OVER SUPPORTS.
- 4) PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
- 5) ALL WOOD IN CONTACT WITH CONC. TO BE PRESSURE TREATED.
- 6) ■ INDICATES 8" (NOMINAL) CMU WALL REINFORCED WITH 1 #5 VERTICAL AND DOUCL AT 4'-0" O.C. MAX. IN GROUT FILLED CELL, REFER TO SECTIONS, PLANS & STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- 7) SMOKE DETECTORS
 - *SHALL BE 100% INTERCONNECTED W/ BATTERY BACKUP
 - *SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS
 - *SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE GREATER THAN 24"
 - *SHALL BE LISTED IN ACCORDANCE WITH UL214 & INSTALLED PER THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA72
- 8) ALL SLEEPING ROOMS SHALL HAVE AT LEAST ONE (1) EMERGENCY EGRESS WINDOW W/ THE FOLLOWING PROPERTIES:
 - SILL HGT NO MORE THAN 44" ABOVE THE FLOOR.
 - MIN NET CLEAR OPENING HGT D1M SHALL BE 24"
 - THE MIN NET CLEAR OPNG WIDTH D1M SHALL BE 20"
- 9) PER THE 2023 (8TH ED) OF THE FLORIDA BLDG CODE, THE FOLLOWING LOCATIONS SHALL HAVE TEMPERED GLASS:
 - GLAZING IN SWINGING DOORS.
 - IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERT EDGE IS WITHIN A 2'-0" RADIUS OF THE DOOR IN A CLOSED POSITION & WHOSE BOTTOM EDGE IS LESS THAN 5'-0" ABOVE THE FLOOR OR WALKING SURFACE
 - BOTTOM EDGE IS LESS THAN 1'-6" ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 3'-0" ABOVE THE FLOOR.
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT.
 - NO OTHER CONDITIONS APPLY TO THIS PROJECT
- 10) ALL DOORS HEIGHT TO BE 6'-8" FROM FINISH FL UNLESS OTHERWISE NOTED
- 11) "Z" WINDOW FLASHING MUST BE USED ON TOP OF ALL MULLED WINDOW UNITS NOT PROTECTED BY ROOF OVERHANG.
- 12) DUE TO 6" HIGH BASE IN ALL ROOMS, PROVIDE 6" HIGH TOE SPACE AT ALL BASE CABINETS.
- 13) CAULK UNDER DOOR THRESHOLD AND SLIDING GLASS DOOR TRACKS.
- 14) FIREBLOCKING TO BE INSTALLED BETWEEN STUDS AT DROPPED CEILING AND INTERIOR SOFFITS.
- 15) MEDICINE CABINET ROUGH OPENING SHOULD BE 14 1/2" X 10 1/2" AND 6'-1" FROM THE FINISHED FLOOR TO THE TOP OF THE OPENING.
- 16) INSTALL CABINET BLOCKING IN ALL AREAS WHERE OVERHEAD CABINETS ARE OFFERED. USE 2" X 4" OR 2" X 6" AT 1'-1" ABOVE FINISHED FLOOR.
- 17) MITER ALL JOINTS IN FASCIA.
- 18) PER THE 2023 (8TH ED) OF THE FLORIDA BLDG CODE, SECTION R309.1, R309.1.1, AND R309.2, DOOR(S) OPENING TO THE RESIDENCE SHALL BE 1-3/8" SOLID WOOD, STEEL OR 20 MINUTE RATED. THE WALL SEPARATING THE GARAGE FROM THE RESIDENCE SHALL HAVE 1/2" OR 3/4" TYPE "X" DRYWALL ON THE GARAGE SIDE. THE GARAGE ATTIC AREA SHALL BE SEPARATED FROM THE RESIDENCE BY 1/2" DRYWALL OR 3/4" TYPE "X" DRYWALL SHALL BE APPLIED TO THE GARAGE CEILING.

WIND PRESSURE DESIGN DATA

	ZONE	F&F	F&F
ROOF	1	23.91	-42.66
	2	23.91	-67.36
	3	23.91	-102.64
WALL	4	45.21	-49.39
	5	45.21	-58.01
OVERHANG	2	N/A	-91.36
	3	N/A	-127.96

CODE ANALYSIS:

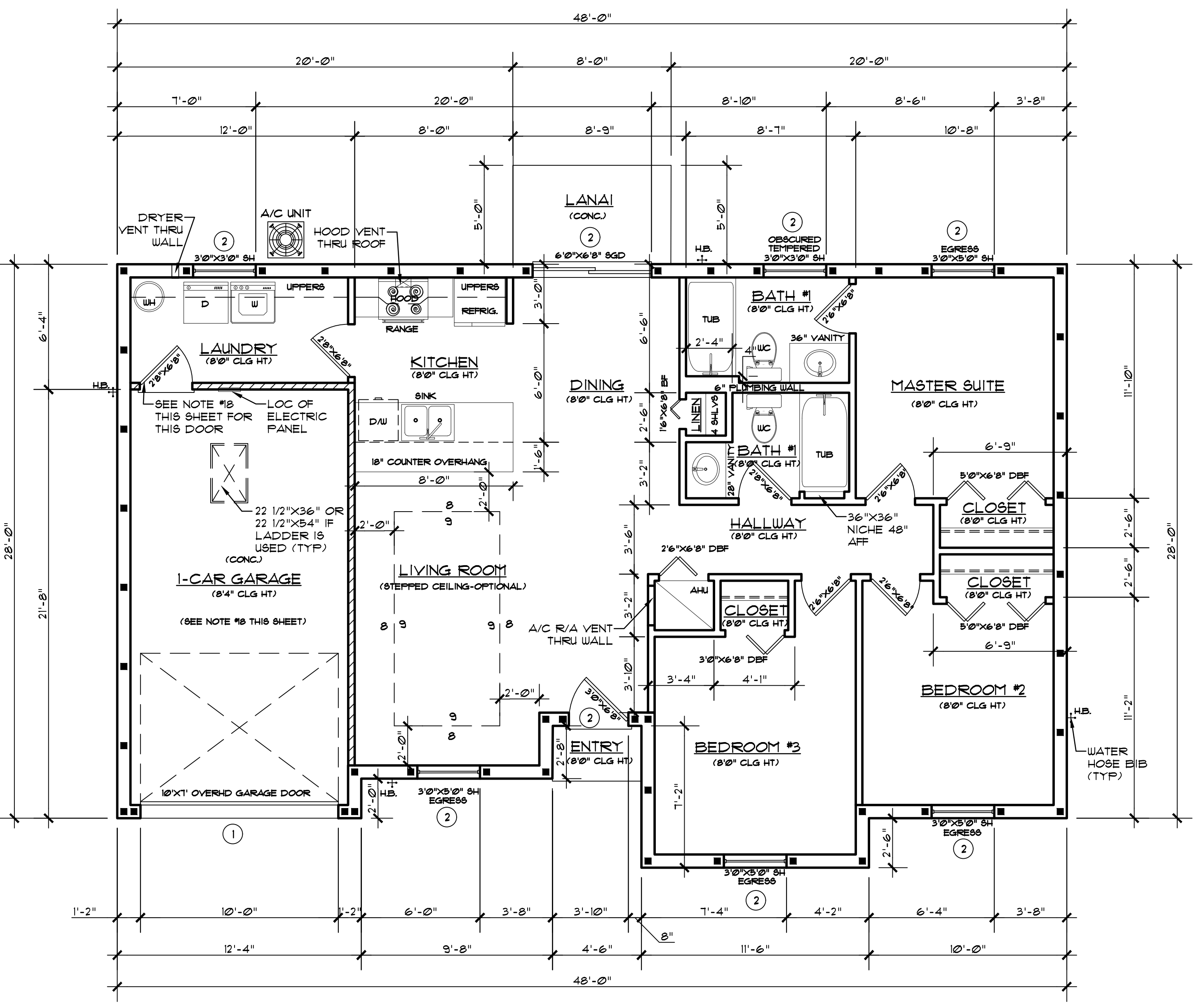
CODE :
FLORIDA RESIDENTIAL BUILDING CODE, 2023 (8TH EDITION)
COUNTY: CITRUS COUNTY
CITY: CRYSTAL RIVER

OCCUPANCY :
GROUP R, RESIDENTIAL OCCUPANCY

TYPE OF CONSTRUCTION :
TYPE V-B, UNPROTECTED, NOT SPRINKLERED

HEIGHT & NO. OF STORIES:
NUMBER OF STORIES: ONE STORY
BUILDING HEIGHT: 422 FEET

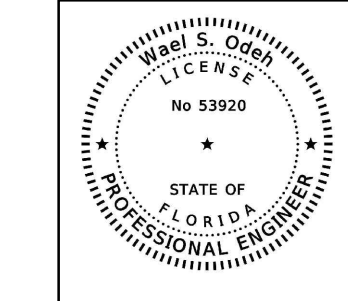
HURRICANE INFORMATION:
BASIC WIND SPEED: 145 MPH (3 SEC. GUST)
CATEGORY II
WIND EXPOSURE: "C"
INTERNAL PRESSURE COEF: ±0.18
COMPONENTS & CLADDING: SEE INDIVIDUAL ITEMS



FLOOR PLAN
1/4" = 1'-0"

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TAMPA, FLORIDA 33617
TEL: 813-249-5541

SHEET NAME:
FLOOR PLAN, SCHEDULES AND NOTES

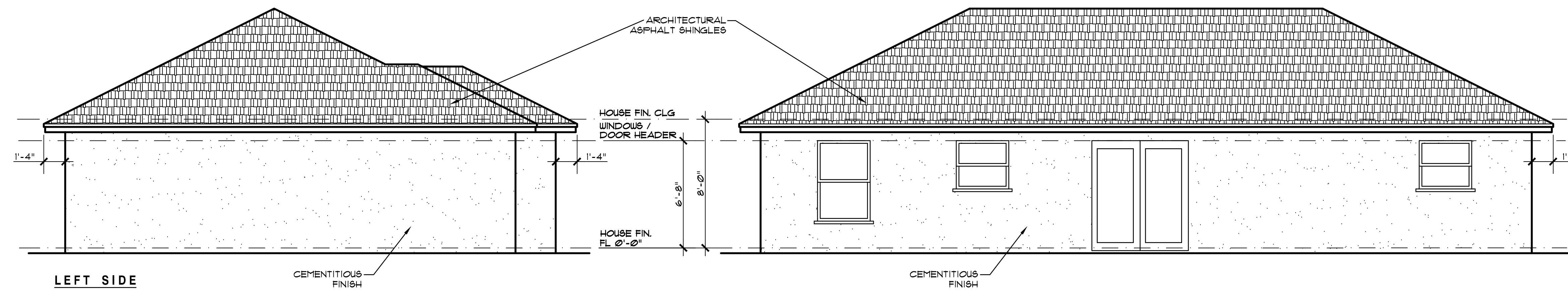
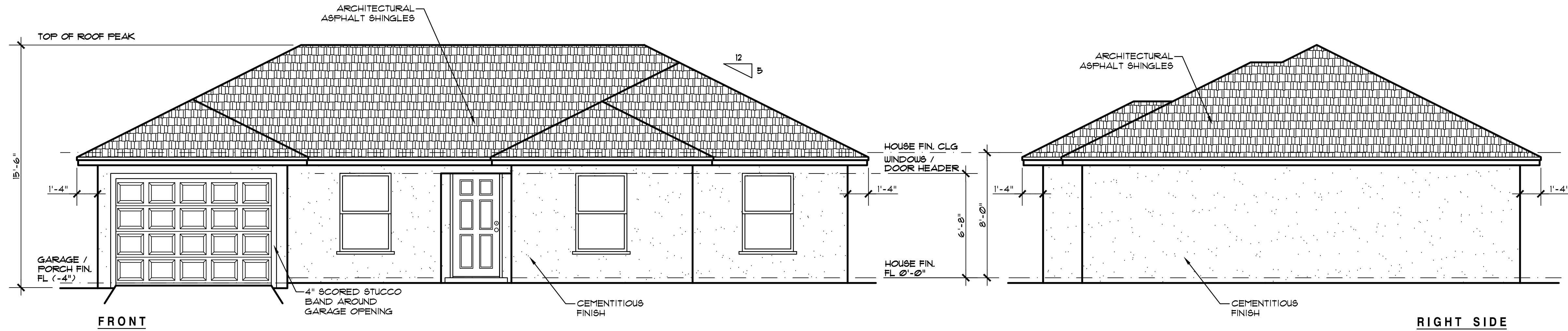
PROPOSED DRAWINGS FOR:
TOP HOME SOLUTIONS NEW HOUSE
8800 N. COOKE TERRACE
CRYSTAL RIVER, FLORIDA 34428

6.17.2024

DATE

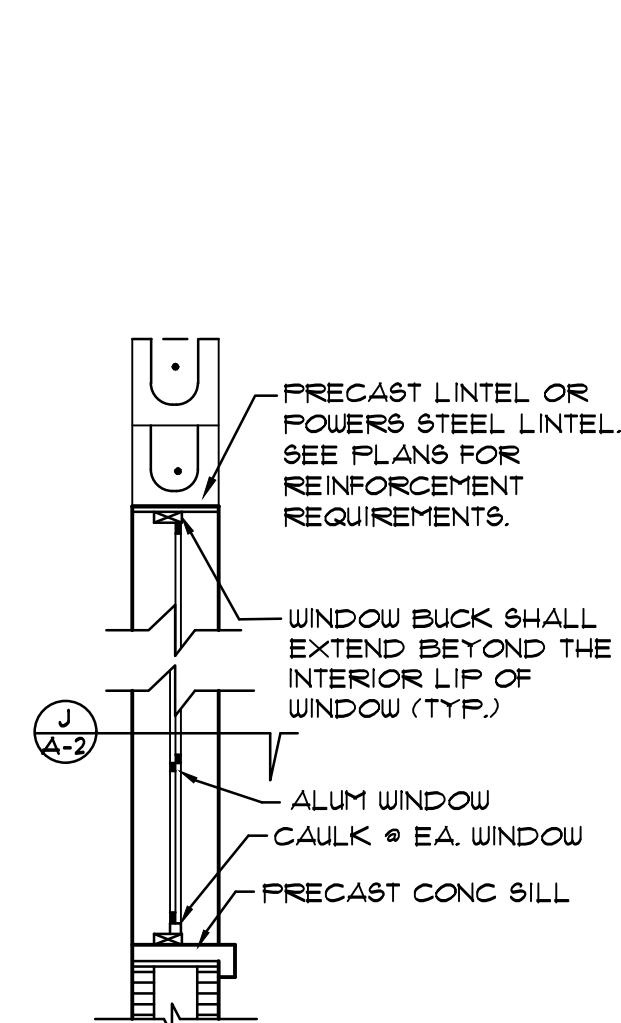
1 of 6
sheet **A-1**

AA-00782b



EXTERIOR ELEVATION

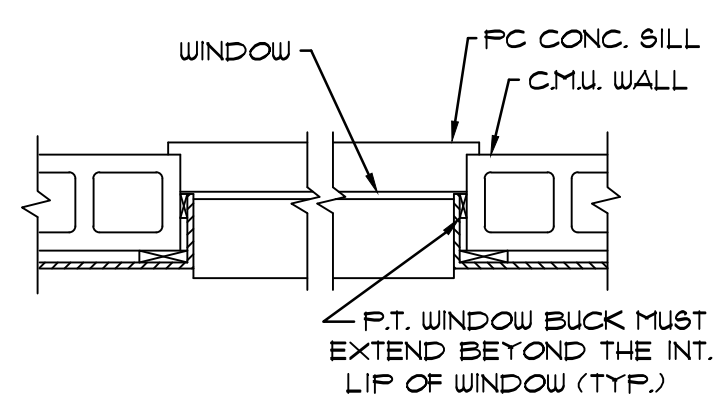
1/4" = 1'-0"



WINDOW HEADER DETAIL

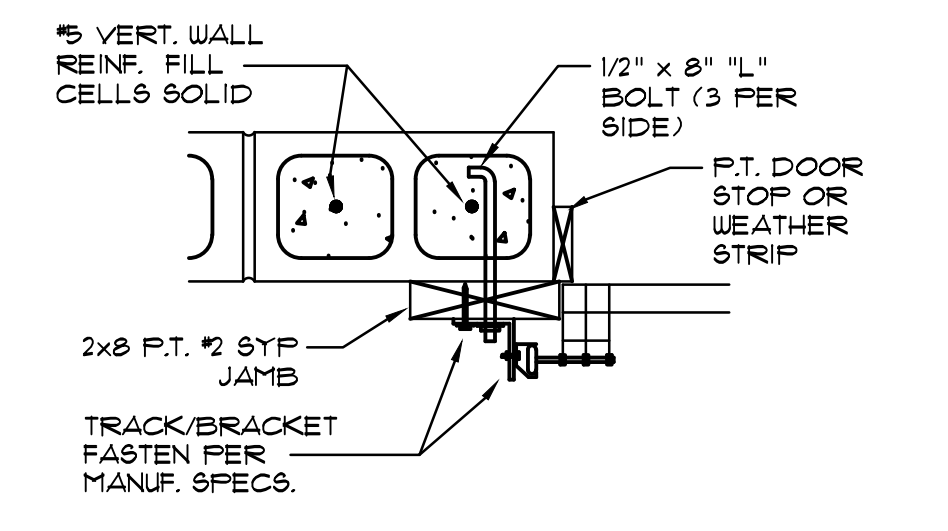
WINDOW TO SILL ANCHORAGE

NO SCALE



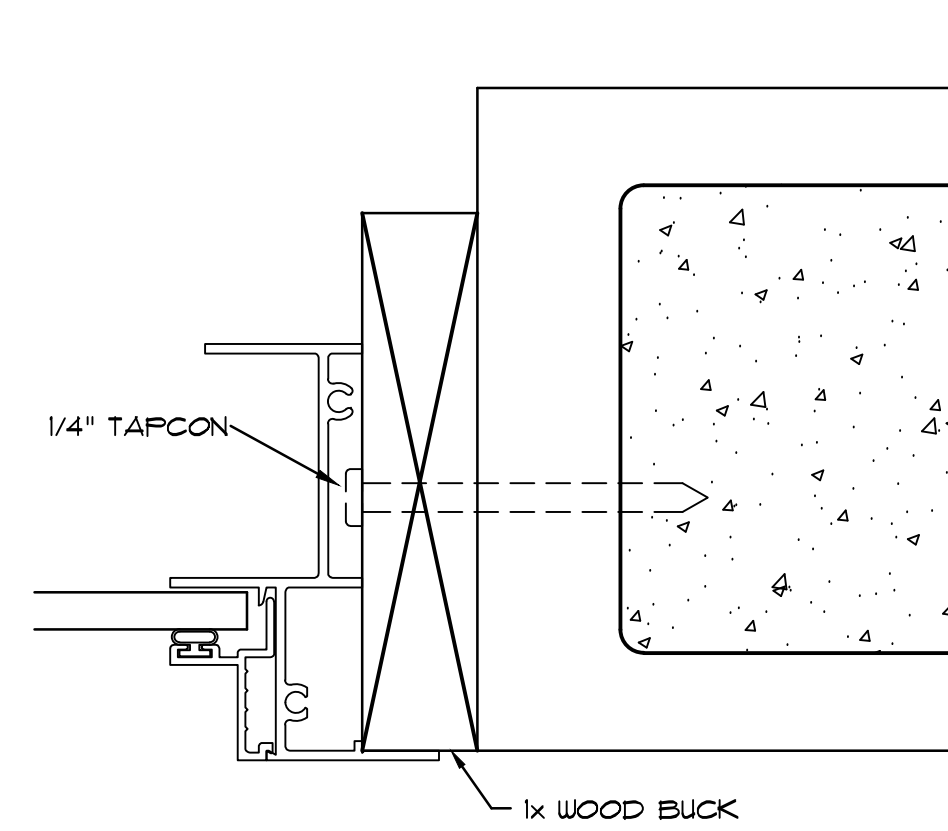
SECTION J

1/4" = 1'-0" A-2



GARAGE DOOR ATTACHMENT DETAIL

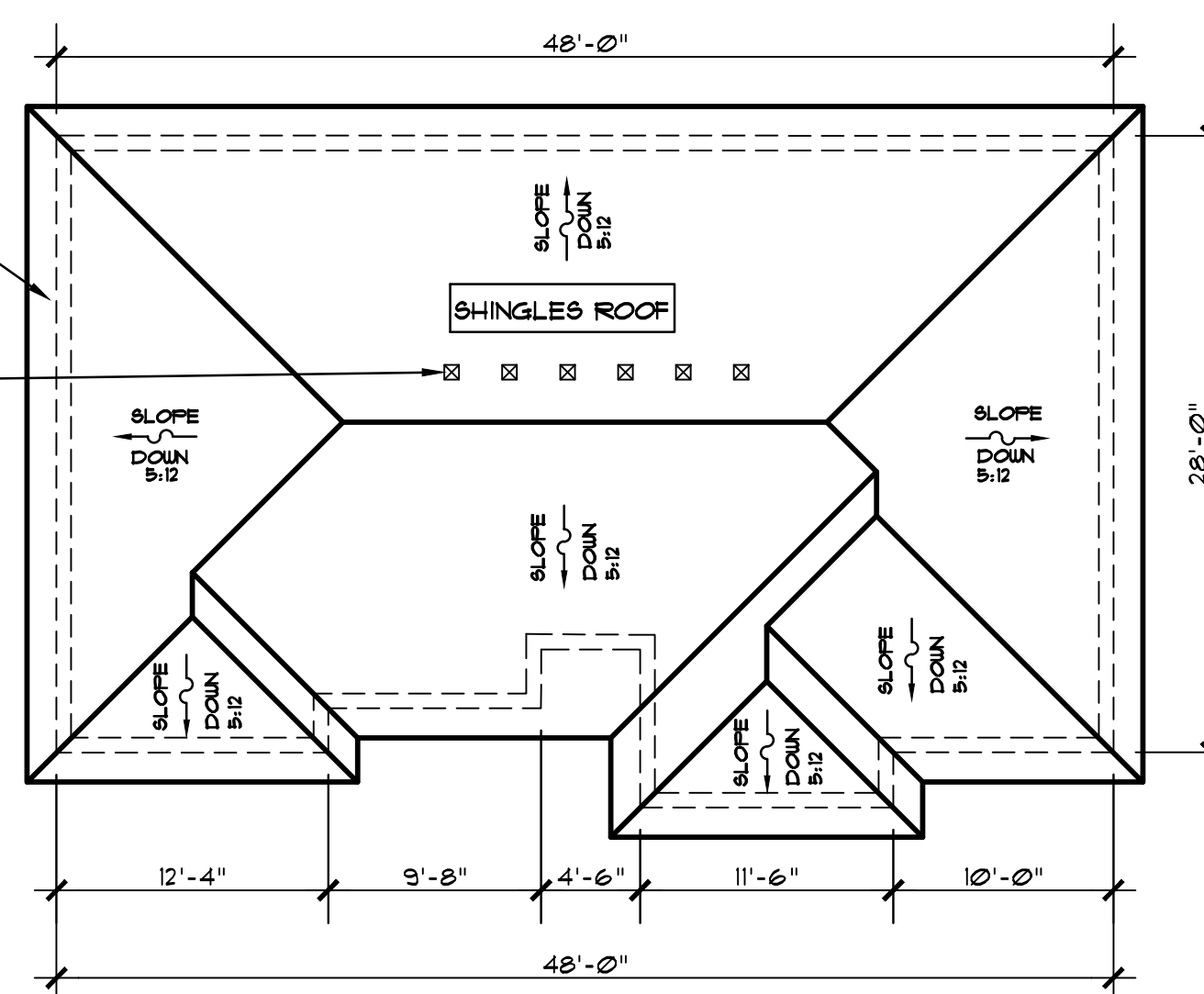
NO SCALE



JAMB ANCHORAGE

NO SCALE
NOTE: WOOD BUCK TO LINE UP w/ WINDOW SILL BELOW PRIOR TO WINDOW INSTALLATION.

ROOF SOFFIT:
CONTINUOUS SOFFIT VENTS (TO BE PROVIDED) = 106 L.F.T.
(9 SQ.IN. PER 1 L.F.T.) = 1,494 SQ.IN. INTAKE
#6-4 HIP ROOF VENTS (TO BE PROVIDED) = 35 SQ.F.T. (50 SQ.IN.)
(TYP OF 6 = 2,08 SQ.F.T. (300 SQ.IN.))

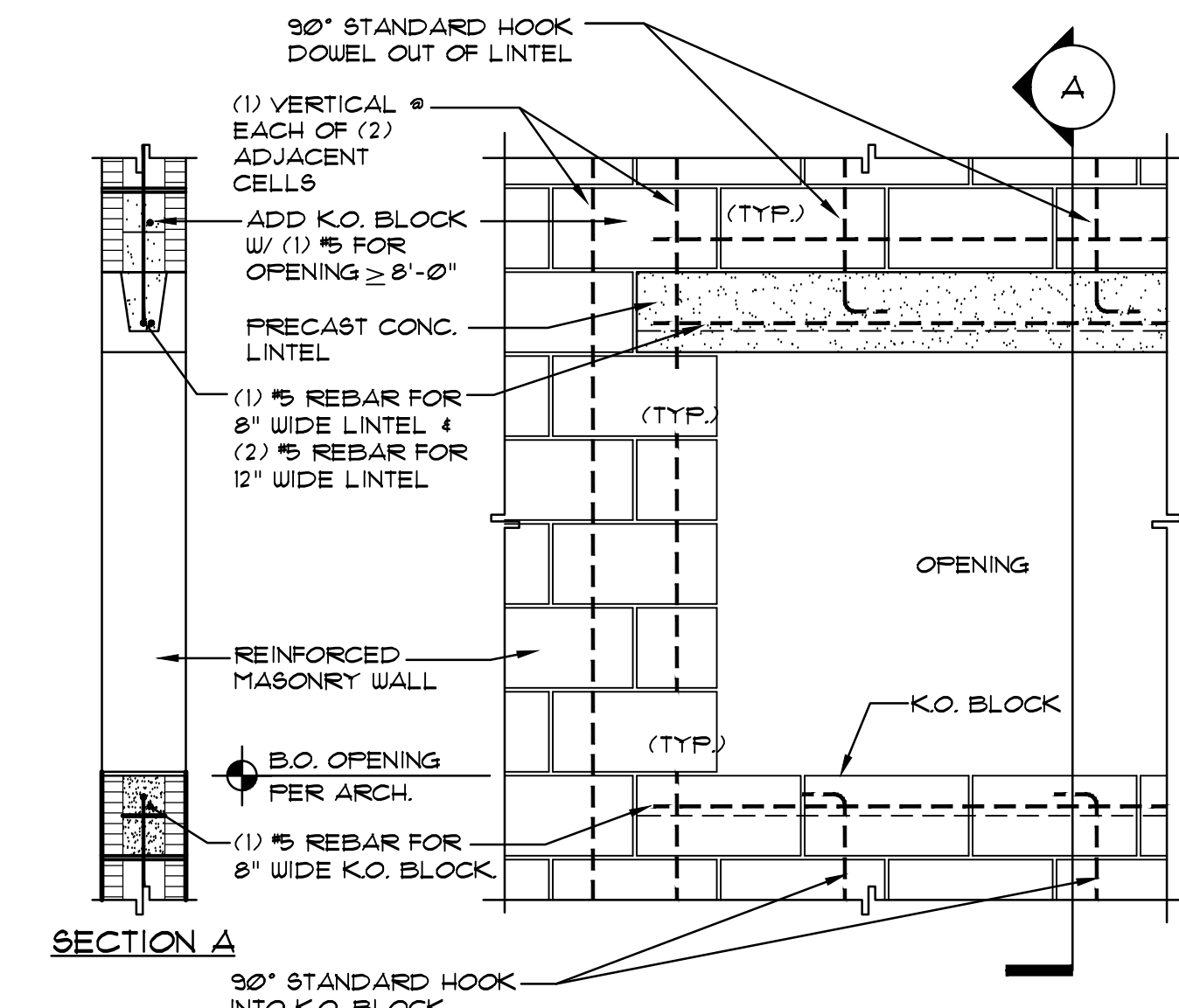


ROOF PLAN

1/8" = 1'-0"

ROOF VENTILATION CALCULATIONS (REQUIRED):
ROOF ATTIC AREA = 1,218 SQ.F.T.
MINIMUM REQUIRED: 1/200 = 3.6 SQ.F.T. (516 SQ.IN.)
INTAKE: 299 SQ.IN.
EXHAUST: 299 SQ.IN.

VENTILATION CALCULATIONS (PROVIDED):
INTAKE CONTINUOUS SOFFIT VENTS = 1,494 SQ.IN.
EXHAUST ROOF VENT = 2,08 SQ.F.T. (300 SQ.IN.)



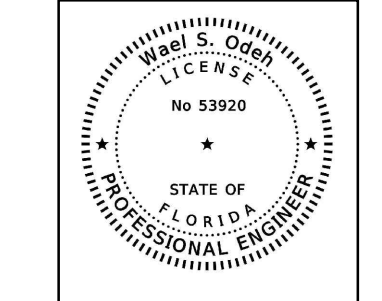
LINTEL BEARING & REINFORCING

NO SCALE

NOTE:
- IF BUCK THICKNESS IS LESS THAN 1 1/2", EXTERIOR DOORS AND WINDOWS SHALL BE ANCHORED THROUGH THE JAMB, INTO THE STRUCTURAL SUBSTRATE PER THE MANUFACTURER'S SPECIFICATION.
- IF BUCK THICKNESS IS EQUAL TO 1 1/2", OR GREATER, THE BUCK MUST BE ATTACHED IN A MANNER (SEE MFG. SPECS.) THAT TRANSFERS THE LOAD DIRECTLY TO THE STRUCTURE. DOORS AND WINDOWS SHALL BE ANCHORED THROUGH THE JAMB INTO THE WOOD BUCK.
- MULLIONS AND ADJACENT DOOR ASSEMBLIES SHALL BE TESTED OR ENGINEERED (BY MFG.) TO TRANSFER 1 1/2 TIMES THE DESIGN LOAD TO THE ROUGH OPENING SUBSTRATE.

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SHEET NAME:
**EXTERIOR ELEVATIONS,
ROOF PLAN AND DETAILS**

PROPOSED DRAWINGS FOR:
TOP HOME SOLUTIONS NEW HOUSE
8800 N. OCEEE TERRACE
CRYSTAL RIVER, FLORIDA 34428

6.17.2024

DATE

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TYPICALLY, THE BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF 12" BELOW GRADE ACCORDING TO SECTION 1809.4 OF THE FLORIDA BUILDING CODE, (SECTION R409.1.4 OF THE RESIDENTIAL BUILDING CODE) 2023 EDITION (7TH EDITION).

DESIGN CRITERIA

A) DESIGN LOADS

ROOF LIVE LOAD: 20 PSF
 ROOF DEAD LOAD: 20 PSF
 FLOOR LIVE LOAD: 40 PSF
 FLOOR DEAD LOAD: 15 PSF
 PARTITION LOAD: 20 PSF

WIND LOAD: FLORIDA BUILDING CODE, 2023 (8TH EDITION) - RESIDENTIAL 145 MPH WIND SPEED

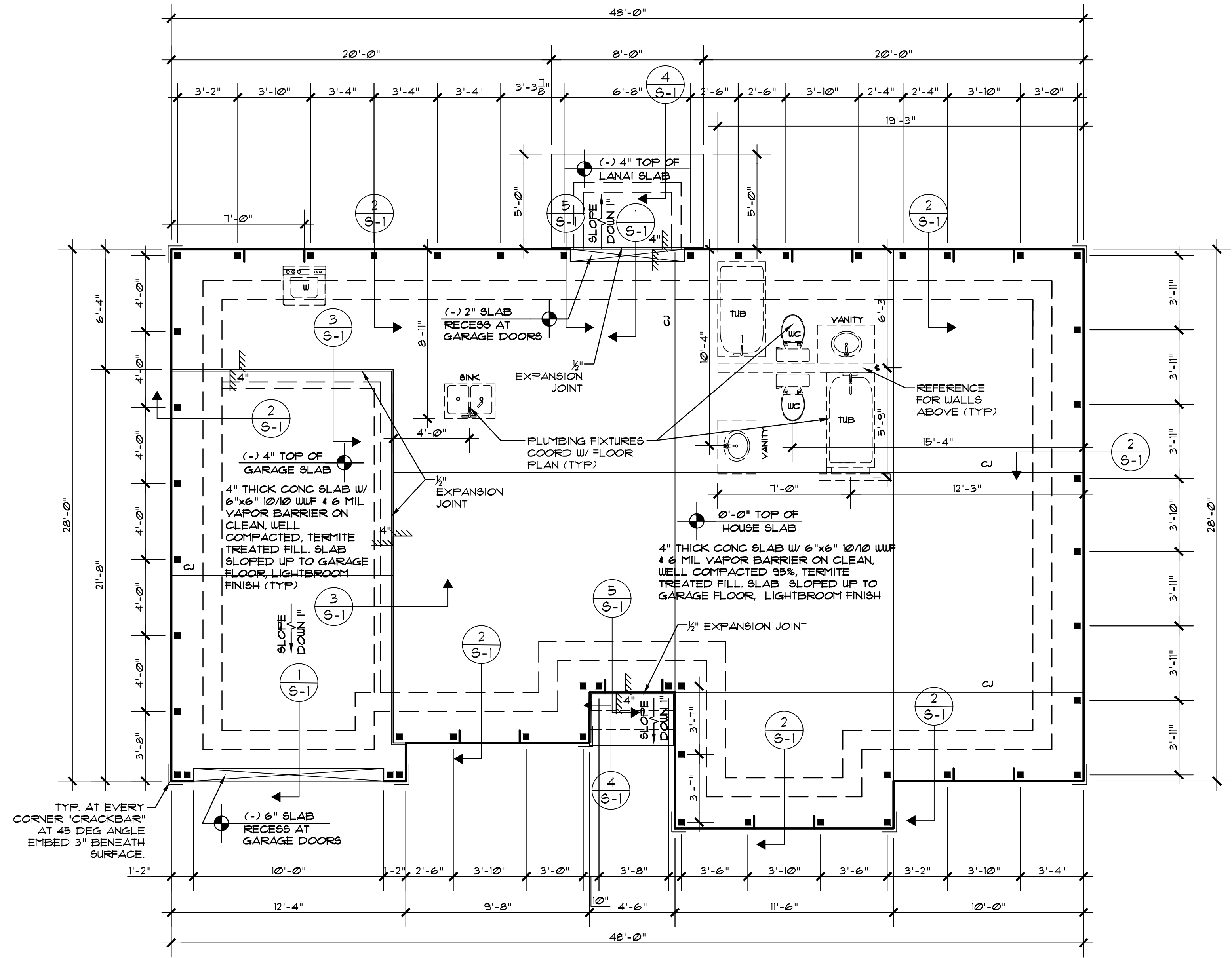
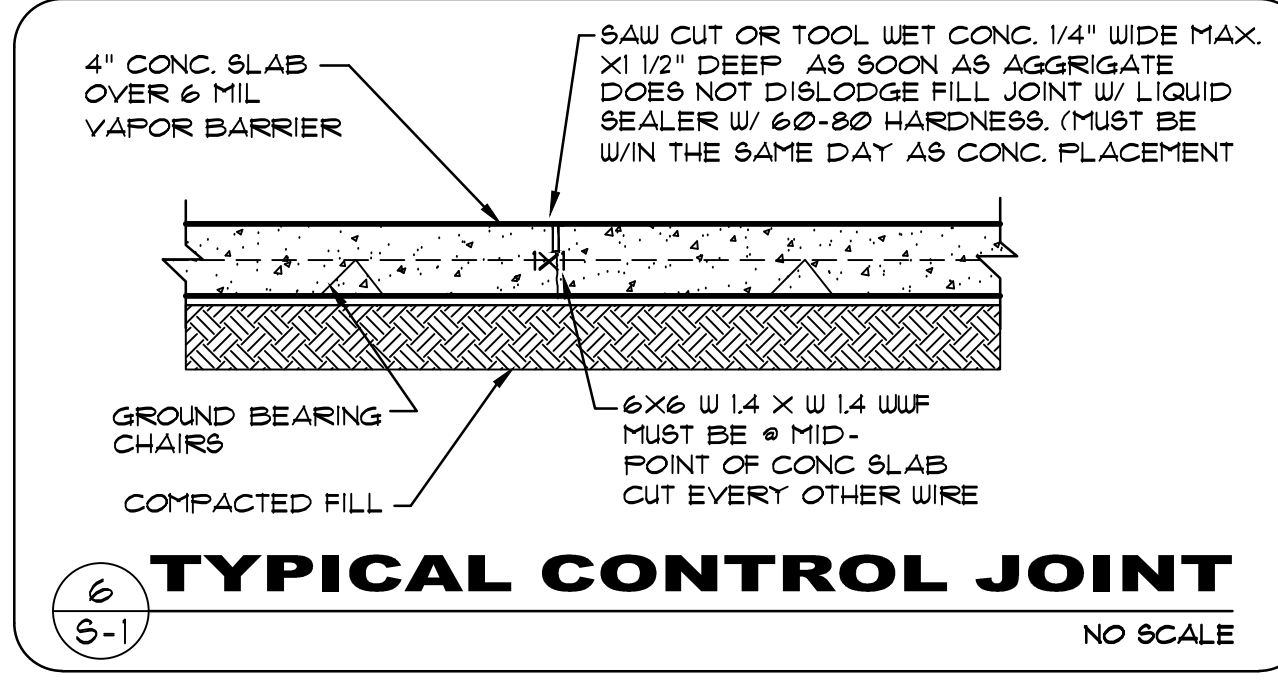
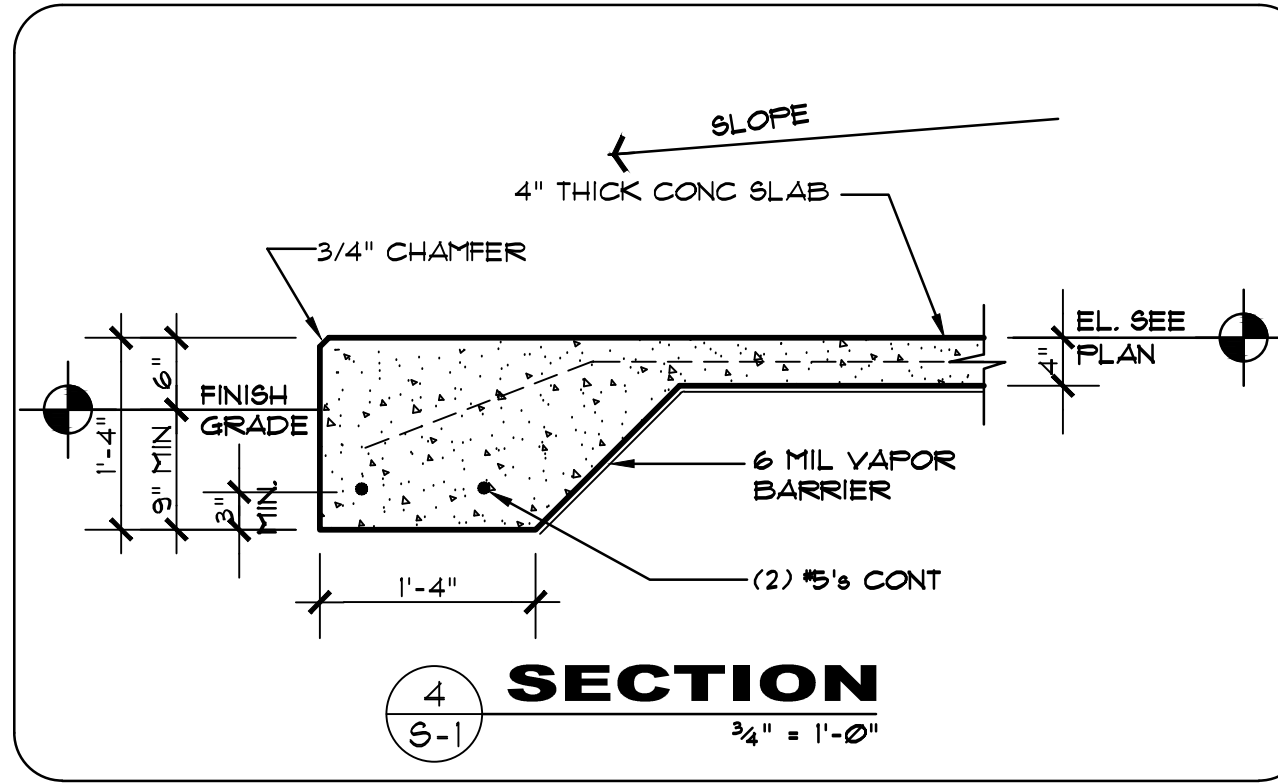
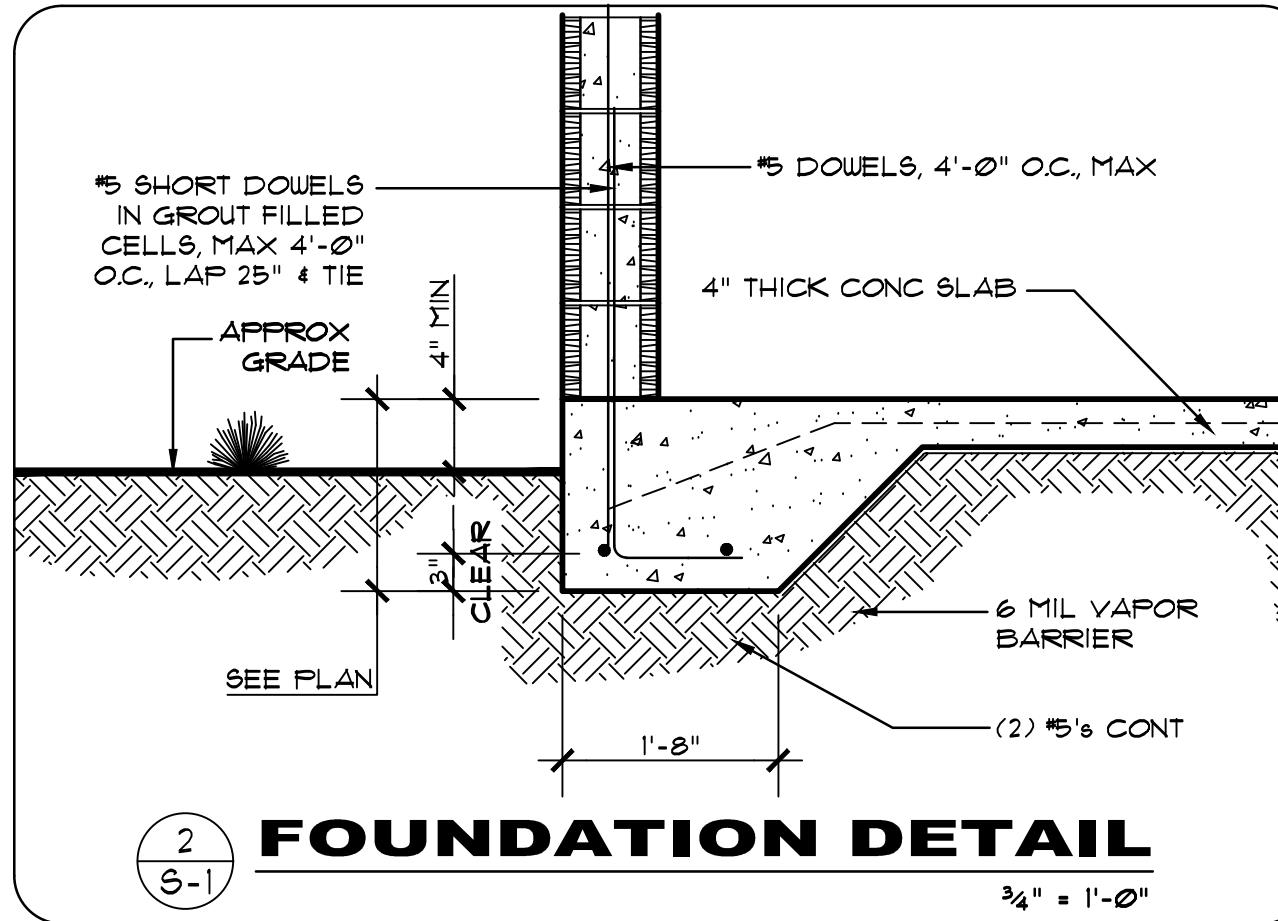
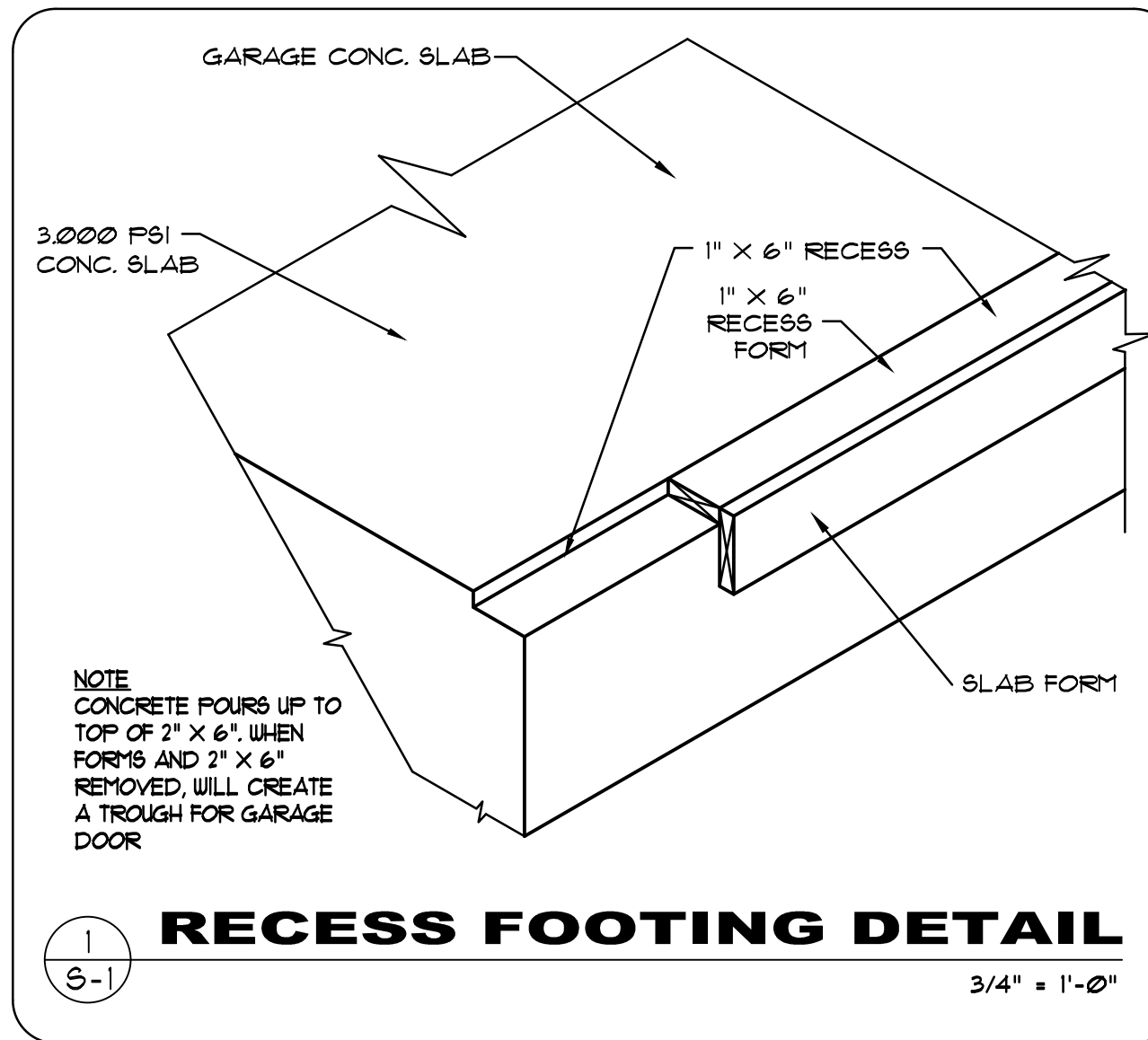
DESIGN SOIL BRG PRESSURE: 2,000 PSF (ASSUMED-TO BE VERIFIED)

B) CONCRETE

DESIGN CONCRETE STRENGTH IN 28 DAYS: 3,000 PSI
 REINFORCING STEEL: ASTM A618, GRADE 60

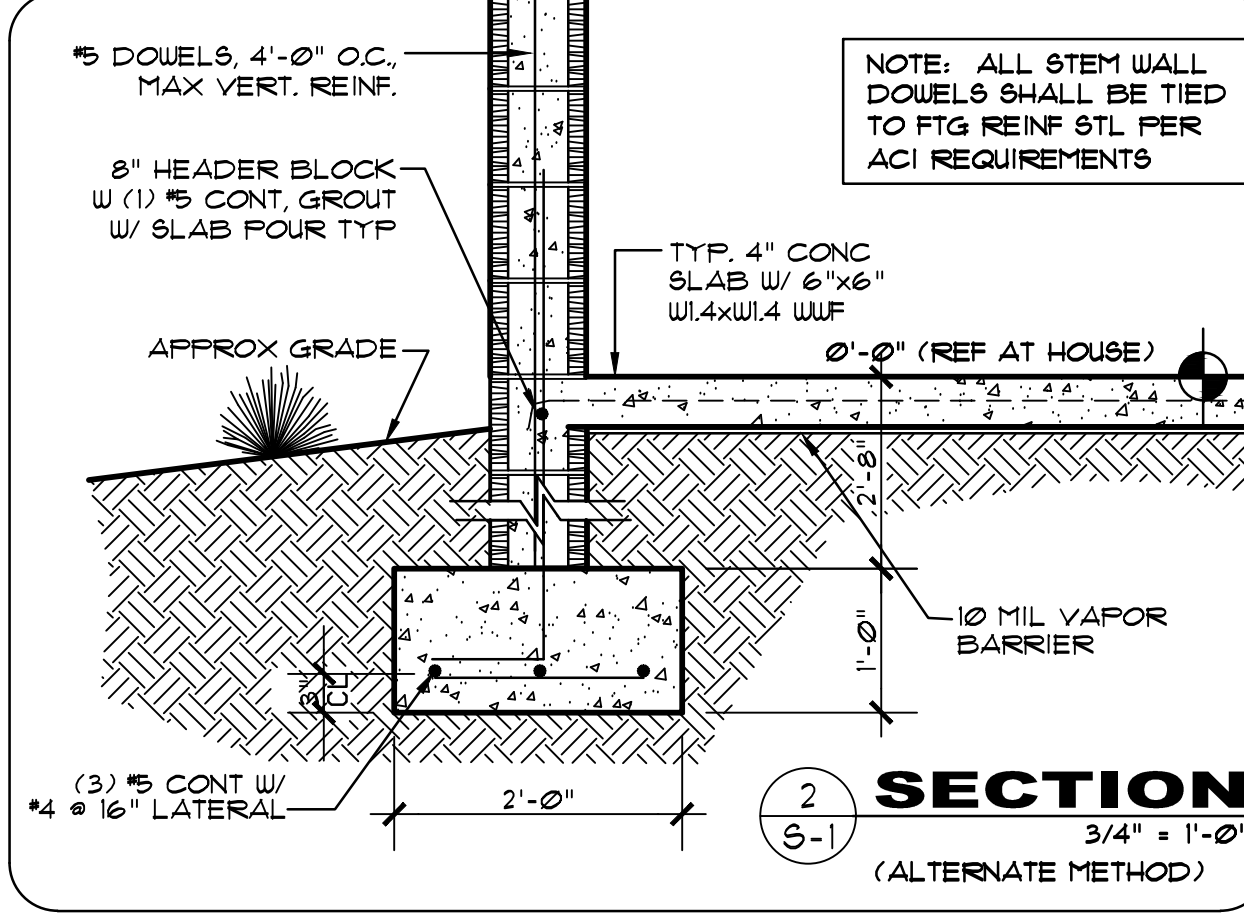
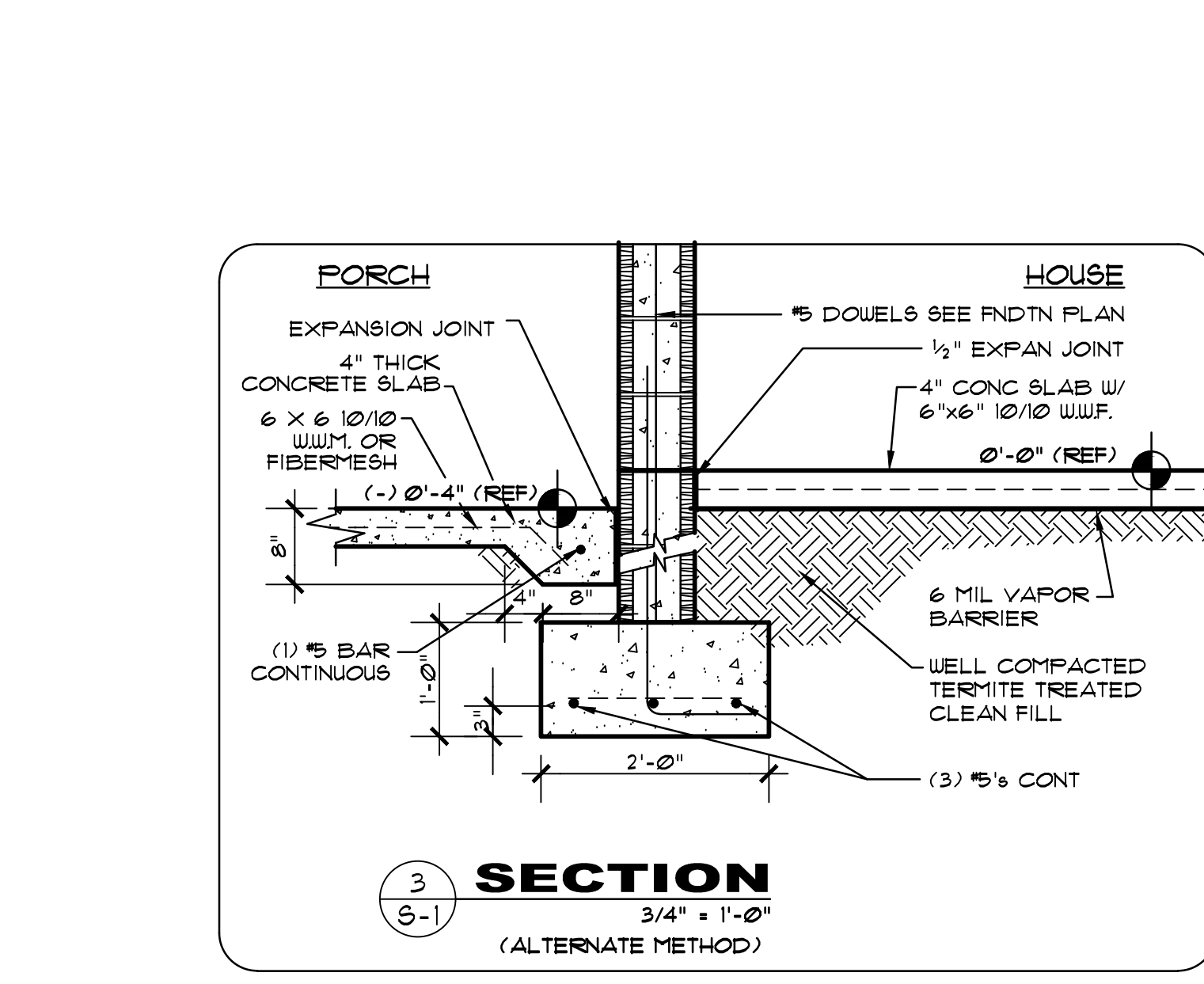
C) NOTES:

- COORD WITH FLOOR PLAN FOR PLUMB FIXTURES LOCATIONS.
- COORD ALL FILLED CELL LOCATIONS W/ FLOOR PLAN
- CONTRACTOR SHALL INSTALL PEST CONTROL TUBING. COORDINATE WITH OWNER.
- ALL FILLED CELL MEASUREMENTS ARE APPROXIMATION AND THEY ARE SHOWN HERE FOR ILLUSTRATION ONLY.



FOUNDATION PLAN

- 1/4" = 1'-0"
- NOTES:
- COORD ALL FILLED CELL LOCATIONS W/ FLOOR PLAN
 - CONTRACTOR SHALL INSTALL PEST CONTROL TUBING. COORDINATE WITH OWNER.
 - COORD ALL PLUMBING FIXTURES, ETC. LOCATIONS W/ FLOOR PLAN
 - CJ = CONTROL JOINT, SEE DETAILS



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FOUNDATION PLAN AND DETAILS

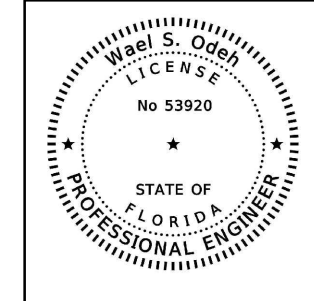
PROPOSED DRAWINGS FOR:
TOP HOME SOLUTIONS NEW HOUSE
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 CRYSTAL RIVER, FLORIDA 34428

6.17.2024

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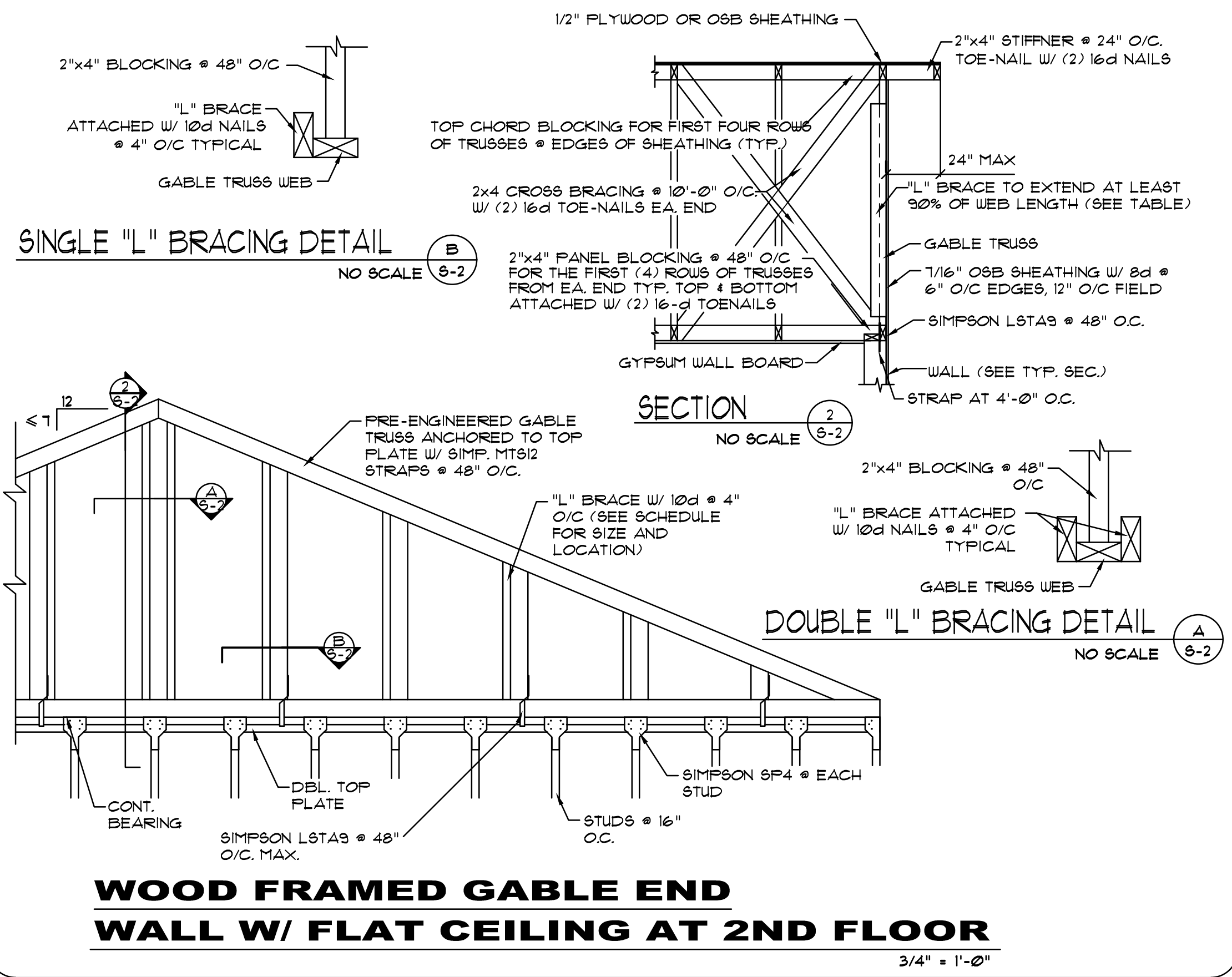
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sheet **S-1**

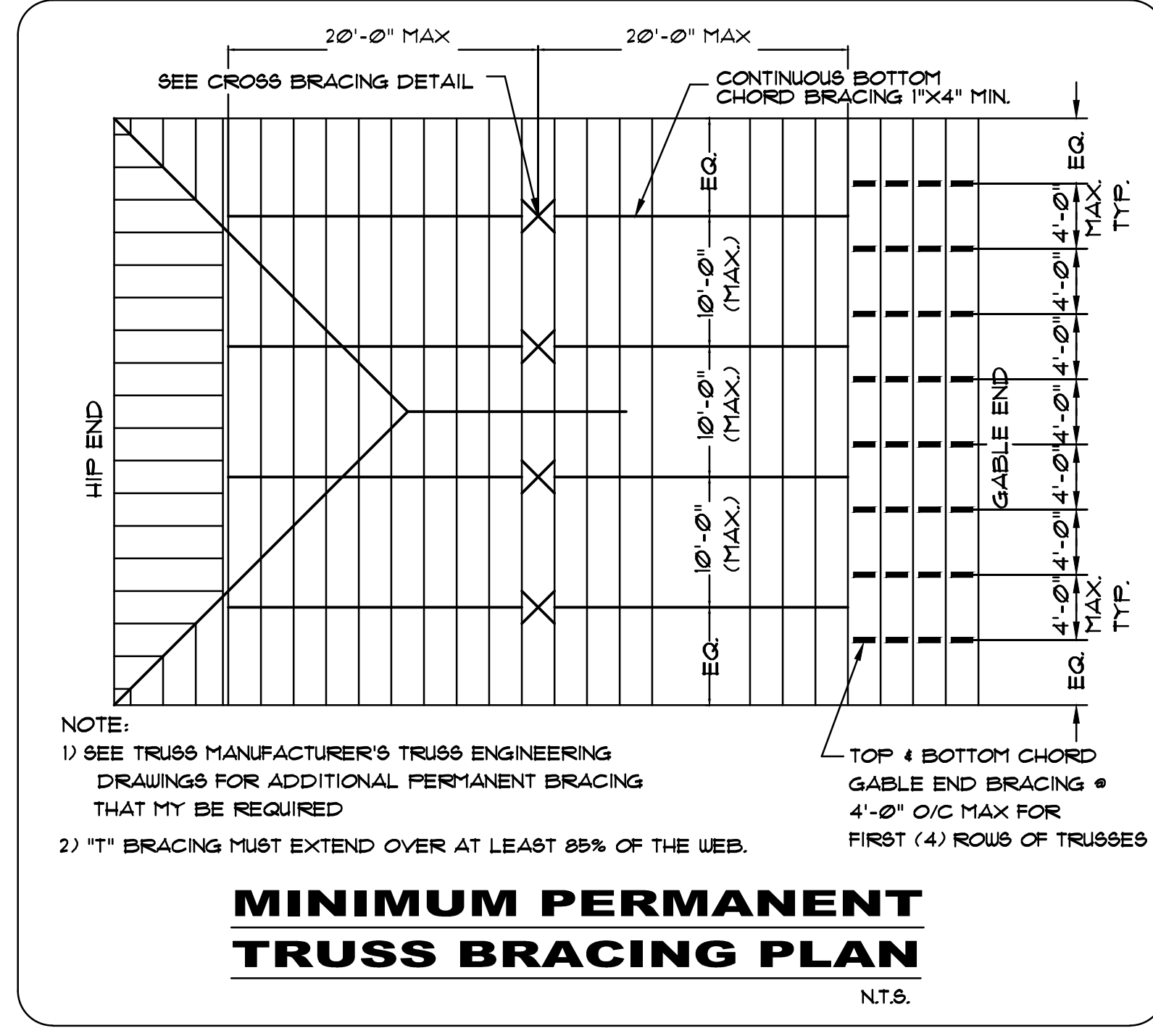
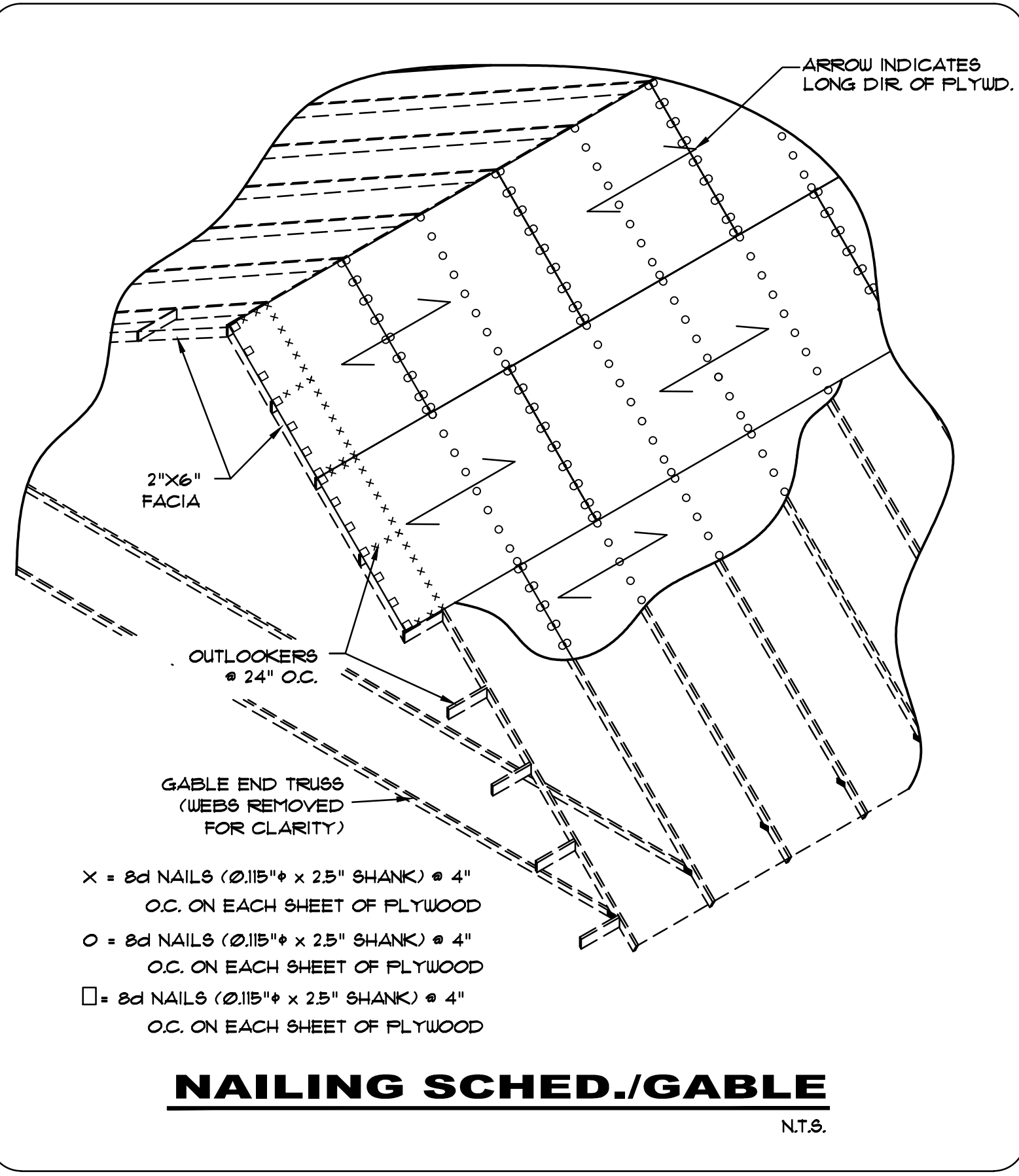
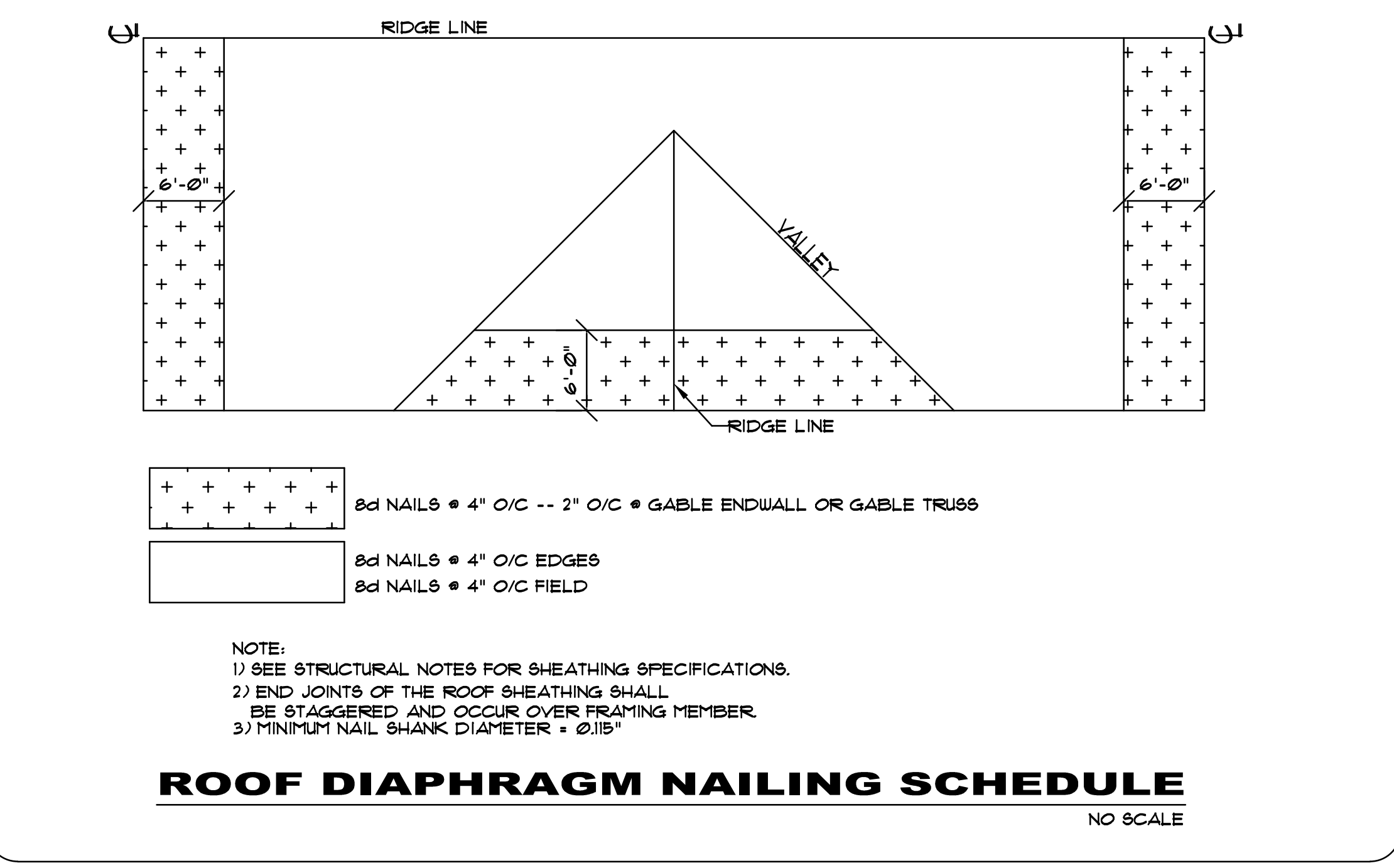
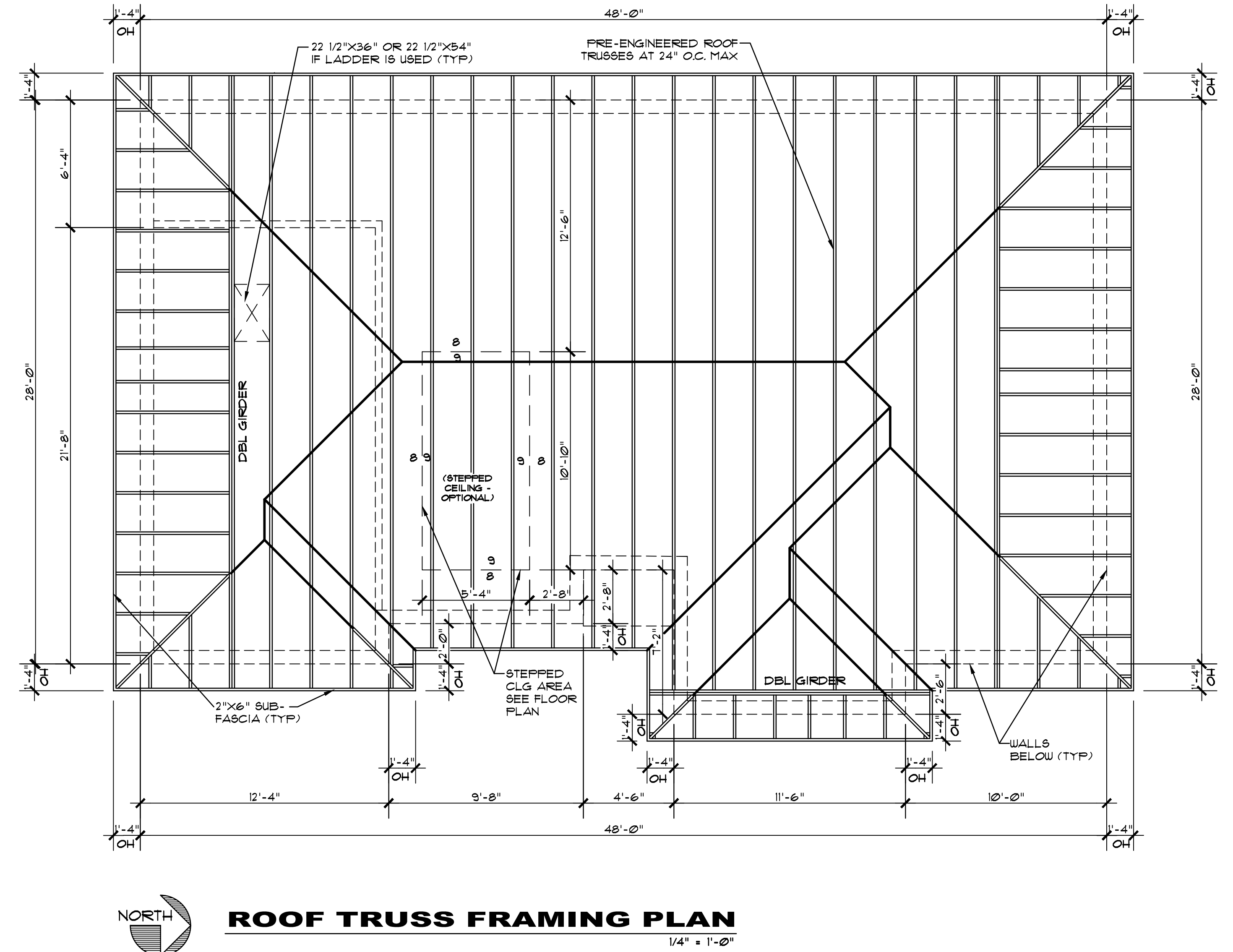


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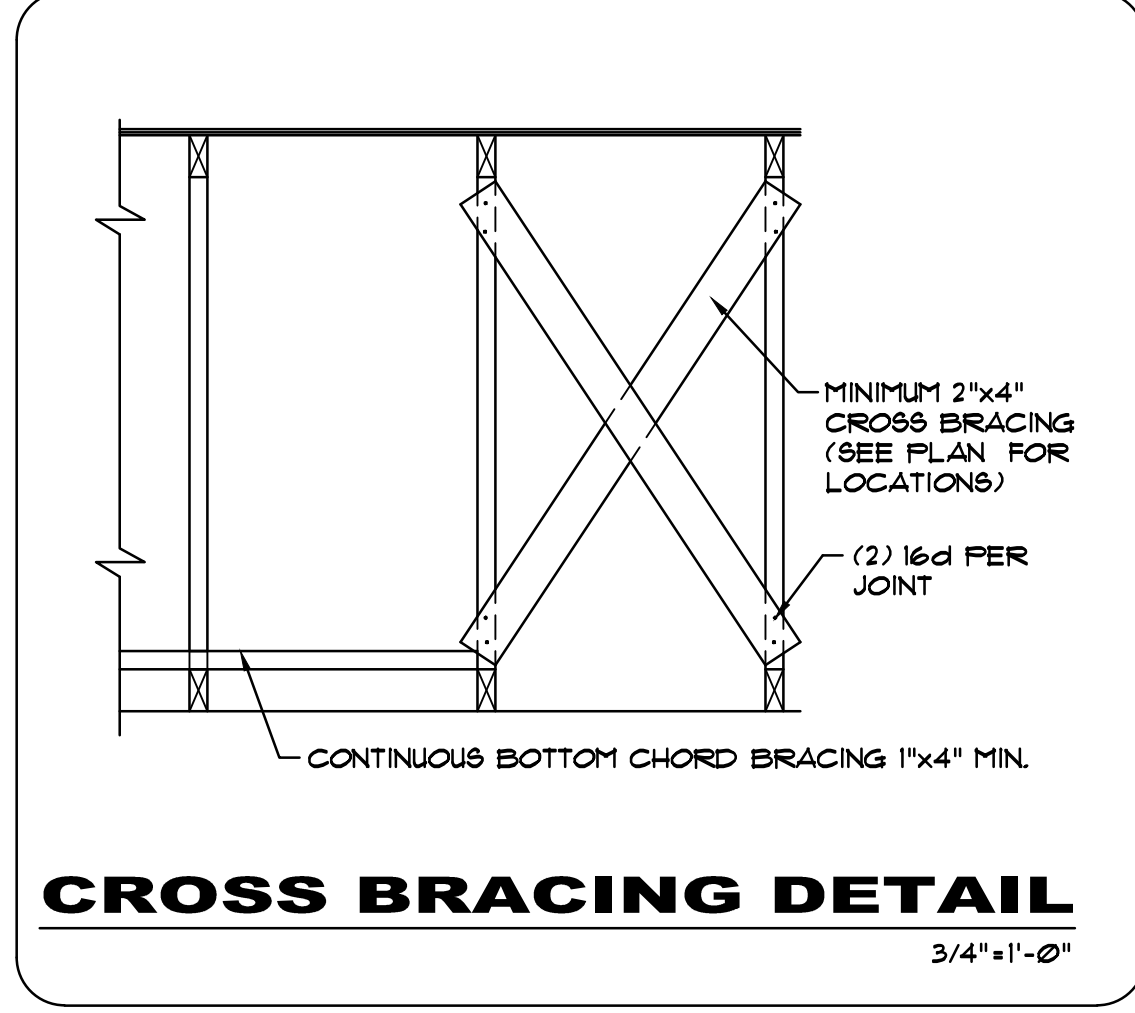
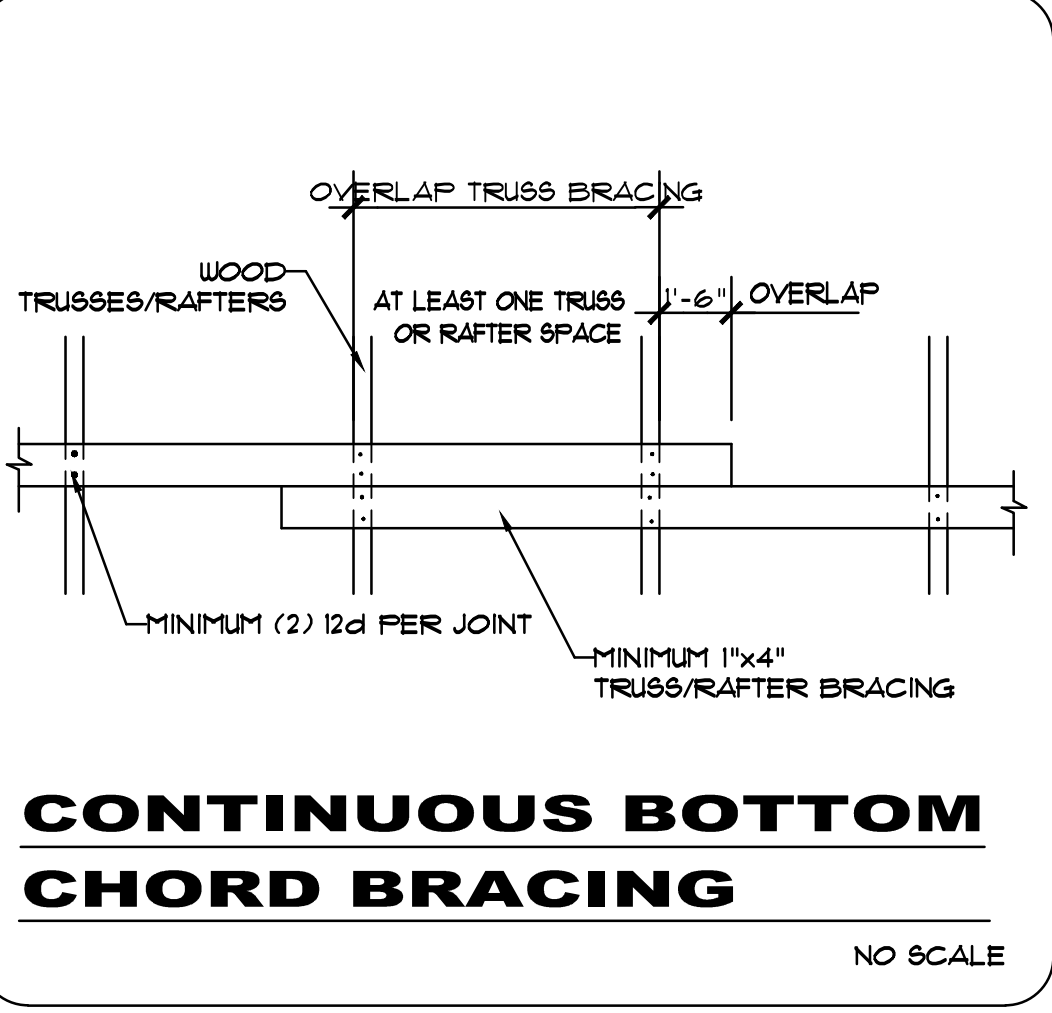
AA-00782b



- NOTES :**
- 1) TRUSS MANUFACTURER TO BE RESPONSIBLE FOR THE ENGINEERING AND CERTIFICATION OF THE TRUSS LAYOUT AS SHOWN AND/OR ANY DEVIATION FROM THIS SUGGESTED LAYOUT WHICH MAY BE DEEMED NECESSARY.
 - 2) MANUFACTURER TO SHIP ALL TRUSSES AND CONVENTIONAL FRAMING, ABOVE TOP PLATE LINE, CUT AND SIZED.
 - 3) ALL TRUSSES MUST INCLUDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PLANS WHEN SHIPPED TO THE JOB SITE.
 - 4) ALL TRUSSES TO BE SHIPPED WITH BOLTS FOR GIRDER ASSEMBLY. BOLTS ARE TO BE SET PER ENGINEER'S RECOMMENDATION.
 - 5) COLOR CODING THE ENDS OF TYPICAL TRUSSES AND LABELING PER PLANS, IS REQUIRED.
 - 6) TRUSS HANGERS:
 - a. TRUSS MANUFACTURER TO SPEC OUT AND BE RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.
 - b. TRUSS MANUFACTURER TO DESIGN AND PROVIDE ALL HANGERS BETWEEN PRE-ENGINEERED FLOOR SYSTEM AND PRE-ENGINEERED GIRDERS / LVL / BEAM.
 - 7) AMERICAN FOREST TRUSS DESIGN REFERENCE



UPLIFT NOTE:
EXCEPT NOTED OTHERWISE, TRUSSES MUST BE ANCHORED TO THE SUPPORTING BLOCK WALLS w/ (1) SIMPSON HETAL20 STRAP EMBEDDED 4" INTO CONCRETE AND ATTACHED TO EACH TRUSS w/ 15" 10d NAILS IN ALL NAIL HOLES. TRUSSES SHALL BE ANCHORED TO THE SUPPORTED WOOD FRAMED WALLS w/ (1) SIMPSON HT916 STRAP w/ 15" 10d NAILS IN ALL NAIL HOLES. HUNG TRUSSES SHALL BE SUPPORTED ON GIRDERS w/ HANGERS SPECIFIED ON THE MANUFACTURER'S TRUSS LAYOUT. VALLEY RAFTERS SHALL BE CONNECTED TO THE SUPPORTING TRUSSES AND RIDGE BOARD w/ (1) SIMPSON HB CLIP.



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PROPOSED DRAWINGS FOR:
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sheet **S-2**

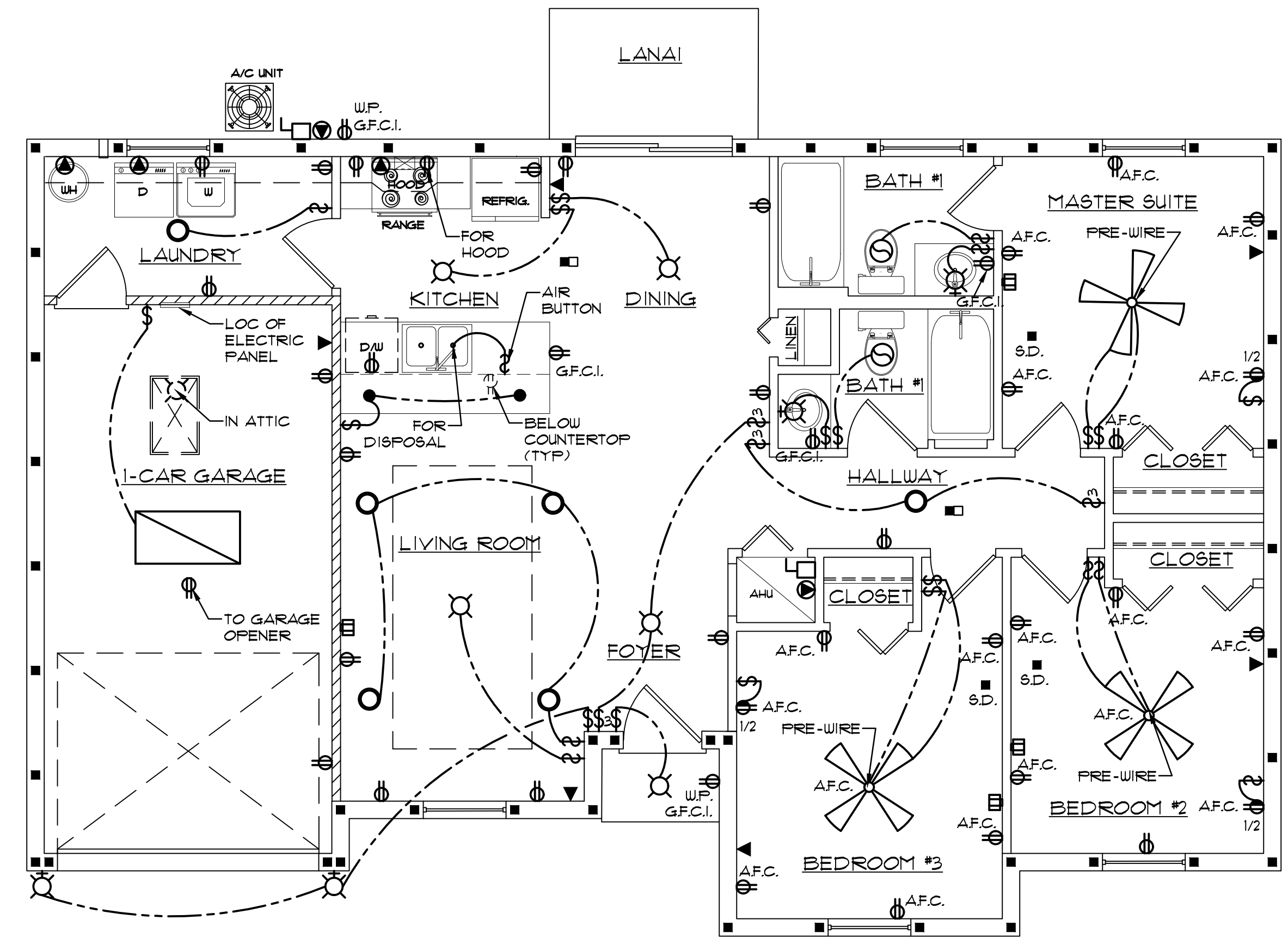
SHEET NAME:
**ROOF TRUSS FRAMING PLAN,
NOTES AND DETAILS**

PROPOSED DRAWINGS FOR:
TOP HOME SOLUTIONS NEW HOUSE
8800 N. OCEEE TERRACE
CRYSTAL RIVER, FLORIDA 34428

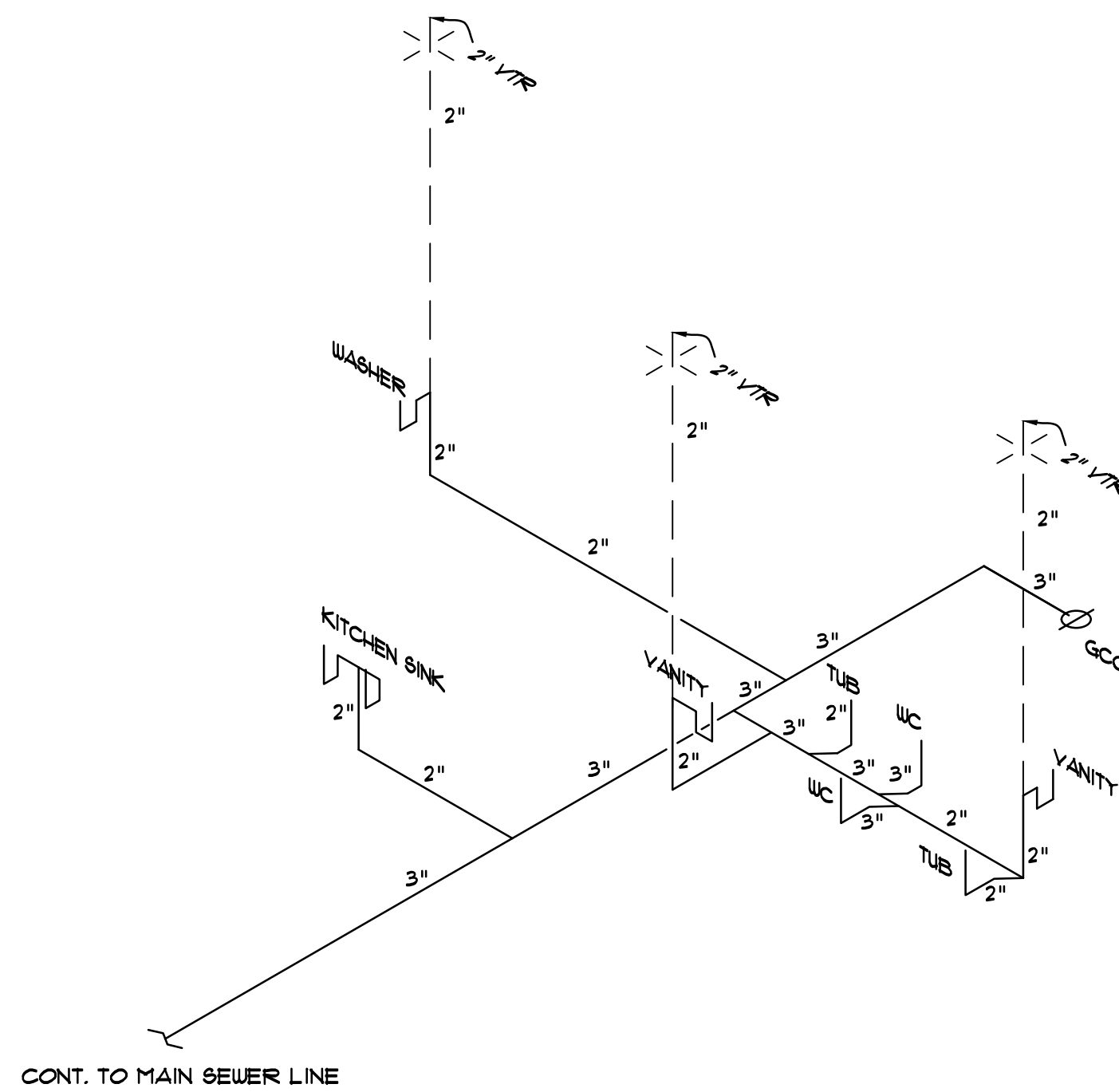
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sheet **S-2**

SYMBOL	DESCRIPTION
	120V DUPLEX RECEPTACLE
	120V DUPLEX FLOOR RECEPTACLE
	120V 1/2 SWITCHED DUPLEX RECEPTACLE
	120V GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE
	120V WEATHER PROOF DUPLEX RECEPTACLE
	240V CIRCUIT
	TOGGLE SWITCH
	DIMMER SWITCH
	3 WAY TOGGLE SWITCH
	3 WAY DIMMER SWITCH
	4 WAY TOGGLE SWITCH
	SMOKE DETECTOR
	SMOKE DETECTOR / CARBON MONOXIDE COMBO.
	INTERNET / CABLE T.V. OUTLET
	TELEPHONE OUTLET
	RECESSED LIGHT FIXTURE
	RECESSED CAN FIXTURE MINI
	RECESSED LIGHT FIXTURE DIRECTIONAL
	CEILING MOUNT LIGHT FIXTURE
	ATTIC FIXTURE (FULL CHAIN)
	WALL MOUNT LIGHT FIXTURE
	EXHAUST FAN W/ LIGHT COMBO
	EXHAUST FAN
	DISCONNECT
	FLUORESCENT 2X4
	CEILING FAN

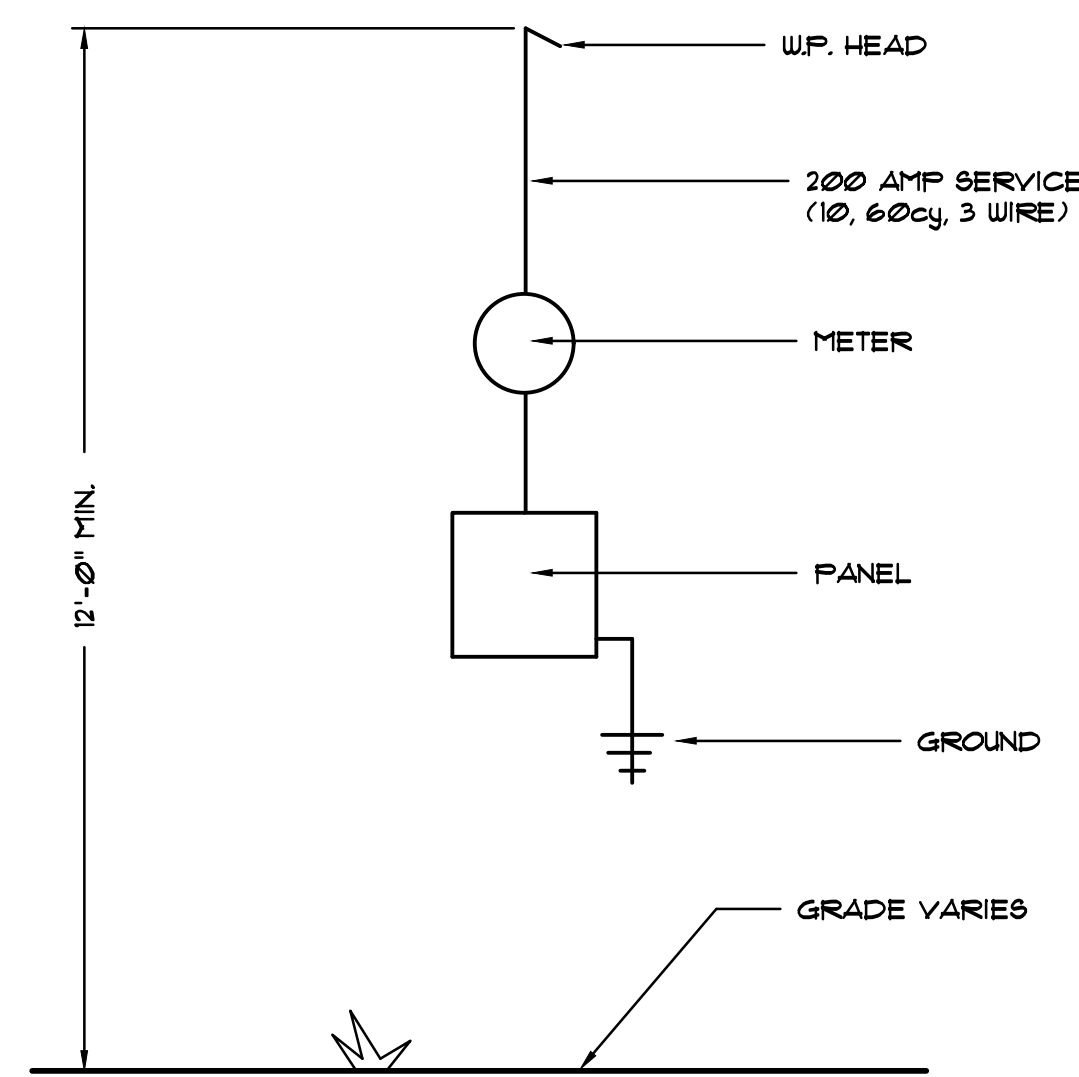


ELECTRICAL PLAN
 1/4" = 1'-0"



WASTE AND VENT ISOMETRIC
 NO SCALE

NOTES: 1) CLEANOUTS AS REQUIRED.
 2) AUTOMATIC VENTING MAY BE USED IF ACCEPTED BY LOCAL CODES.



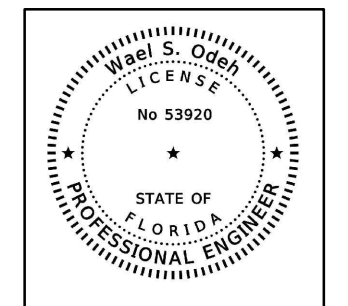
ELECTRICAL SERVICE DIAGRAM
 NO SCALE

SHEET NAME:
**ELECTRIC PLAN, SCHEDULE
 AND NOTES**

PROPOSED DRAWINGS FOR:
TOP HOME SOLUTIONS NEW HOUSE
 8800 N. OCOCHEE TERRACE
 CRYSTAL RIVER, FLORIDA 34428

6.17.2024

DATE



DESIGN-BUILD CONSULTING
 12408 N 56TH STREET
 SUITE 4
 TAMPA, FLORIDA 33617
 TEL. 813-249-5541

* THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY WAEL ODEH USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE	REVISION	DATE	REVISION

AA-00782b

sheet **E-1**