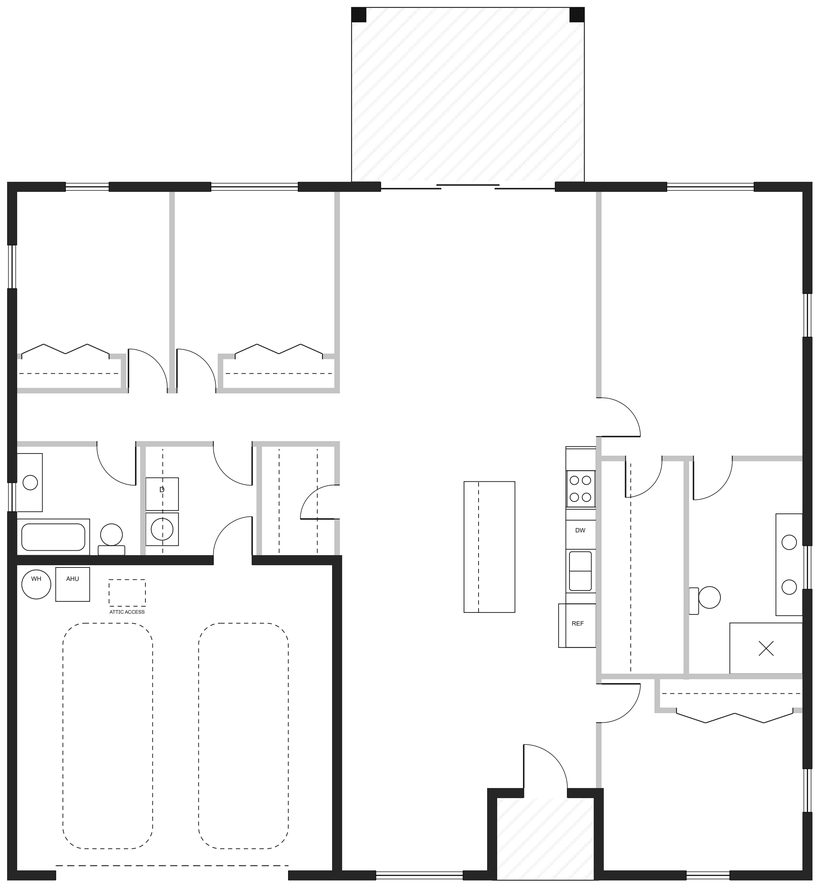
SINGLE-FAMILY RESIDENCE

THE PALMETTO, LOT 14

Tampa, FL / Hillsborough County, Florida



FRONT ELEVATION (NOT TO SCALE ON THIS SHEET)



FLOOR PLAN KEY (NOT TO SCALE ON THIS SHEET)

SHEET INDEX

SHEET	TITLE
G-001	Cover sheet
G-002	Schedule, inspections and draws
C-101	Grading, drainage and utilities
A-101	Site plan
A-201	Floor plan
A-301	Front and rear elevations
A-302	Side elevations
A-401	Roof plan
A-501	Sections
A-601	Schedules
A-602	Product approvals
A-701	Kitchen and bath elevations
S-001	Structural criteria and schedules
S-101	Foundation and filled cells
S-201	Roof framing
E-101	Electrical plan
E-201	Electrical service and panel
P-101	Plumbing plan and riser
M-101	HVAC plan and loads

PROJECT DATA

ITEM	VALUE
Owner	_____
Builder	_____
Use	Single-family dwelling
Stories	One
Construction	CBS, wood roof trusses
Bedrooms / baths	4 / 2
Conditioned area	2,113 sq ft
Garage	499 sq ft, 2 car
Entry porch	44 sq ft
Covered lanai	192 sq ft
Total under roof	2,848 sq ft
Overall size	55'-4" x 48'-0"

DESIGN CRITERIA

ITEM	VALUE
Building code	FBC Residential, 8th Edition (2023)
Other codes	FBC-EC, FBC-M, FBC-P, FBC-FG 2023
Electrical	NEC 2020 (NFPA 70)
Scope	New 1-story SFR, CBS, 2-car garage
Wind (ASCE 7-22)	Vult 140 mph, Vasd 108 mph, Risk Cat. II
Wind speed from	Hillsborough County default, not confirmed for this lot
Exposure	B, enclosed, GCpi +/-0.18
Wind-borne debris	Yes, impact-rated openings
Flood zone	X
Climate zone	2A (FBC Energy Conservation)
Termite	Soil treatment, FBC-R R318
Soil bearing	2,000 psf assumed, verify

GENERAL NOTES

1. These drawings were generated by the XYZ engine from the design brief and are preliminary until reviewed and sealed by a Florida-licensed engineer of record.
2. Structural sheets S-001 to S-201 are drafted from the model for the engineer of record, who completes and seals them. Truss engineering, energy forms (R402/R405) and Manual J are by others.
3. Contractor verifies all dimensions and site conditions before construction and reports conflicts.
4. All exterior windows, doors and garage doors carry Florida Product Approval or Miami-Dade NOA with design pressures at or above A-601.
5. Scope of work: new one-story single-family residence, concrete block with wood roof trusses, attached two-car garage, covered entry porch and lanai.
6. Work complies with the Florida Building Code, Residential, 8th Edition (2023), and local amendments. This edition applies to permit applications filed before the 9th Edition takes effect, planned for December 31, 2026; confirm the edition in force on the application date.
7. Conditioned area is measured to the outside face of exterior walls.

Prepared by XYZ Blueprint. Generated from the program, every dimension computed from one building model.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

REVISIONS

0 Nov 27, 2026 Issued for review

PRELIMINARY NOT FOR CONSTRUCTION

Pending review and seal by a Florida-licensed engineer of record. Truss engineering and energy forms by others.

CODE

FBC Residential, 8th Ed. (2023)
Vult 140 mph, Vasd 108 mph
Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

COVER SHEET

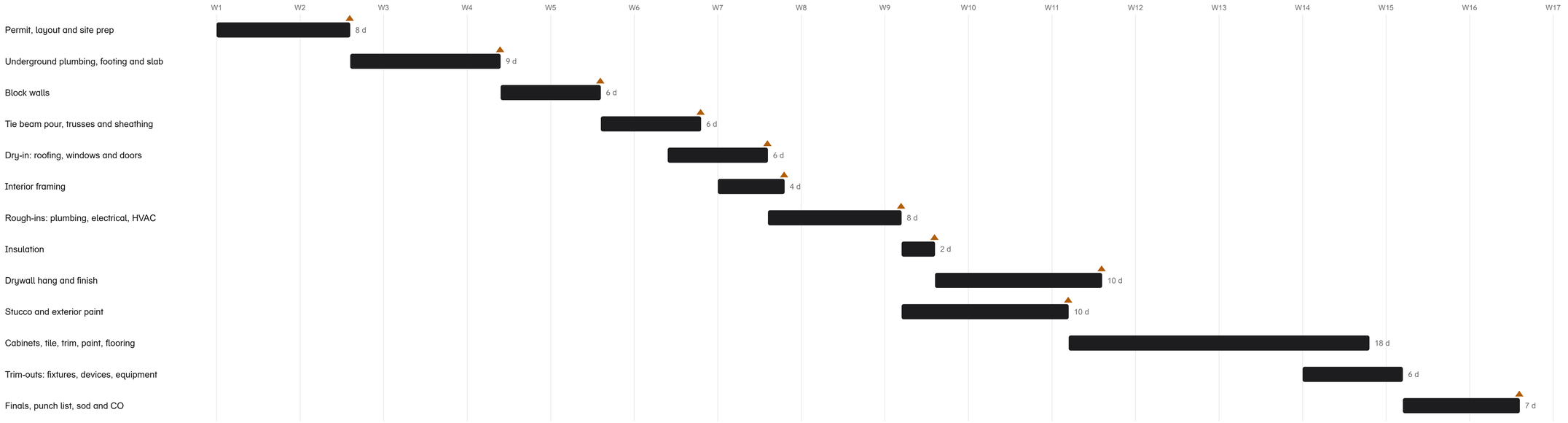
Scale As noted
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

G-001

Drafted with XYZ Blueprint

CONSTRUCTION SCHEDULE (WORKING DAYS)



78 working days, about 16 weeks. Orange marks close a phase with a county inspection.

INSPECTIONS, IN COUNTY ORDER

#	INSPECTION	AFTER PHASE
1	Silt fence and erosion control	Permit, layout and site prep
2	Underground plumbing	Underground plumbing, footing and slab
3	Footing and slab (pre-pour), termite treatment	Underground plumbing, footing and slab
4	Vapor retarder	Underground plumbing, footing and slab
5	Filled cells and lintels (pre-pour)	Block walls
6	Tie beam	Tie beam pour, trusses and sheathing
7	Truss uplift connectors	Tie beam pour, trusses and sheathing
8	Roof sheathing nailing	Tie beam pour, trusses and sheathing
9	Roof underlayment (dry-in)	Dry-in: roofing, windows and doors
10	Window and door installation	Dry-in: roofing, windows and doors
11	Framing	Interior framing
12	Rough plumbing	Rough-ins: plumbing, electrical, HVAC
13	Rough electrical	Rough-ins: plumbing, electrical, HVAC
14	Rough mechanical, duct leakage rough-in	Rough-ins: plumbing, electrical, HVAC
15	Insulation	Insulation
16	Drywall screw (where required)	Drywall hang and finish
17	Lath or stucco (where required)	Stucco and exterior paint
18	Final electrical	Finals, punch list, sod and CO
19	Final plumbing	Finals, punch list, sod and CO
20	Final mechanical	Finals, punch list, sod and CO
21	Blower door and duct test	Finals, punch list, sod and CO
22	Final building	Finals, punch list, sod and CO
23	Certificate of occupancy	Finals, punch list, sod and CO

LENDER DRAW SCHEDULE (ESTIMATE)

DRAW	MILESTONE	DAY	AMOUNT	%
1	Foundation complete	17	$33,736	13.0%
2	Block and roof framing	29	$43,750	16.9%
3	Dried in	34	$58,322	22.6%
4	Rough-ins and insulation	43	$25,962	10.0%
5	Drywall and stucco	53	$15,972	6.2%
6	Finishes	71	$72,461	28.0%
7	Certificate of occupancy	78	$8,317	3.2%

HARD COST (ESTIMATE)

ITEM	VALUE
Materials (from the order)	$143,664
Labor (planning factors)	$114,857
Hard cost total	$258,521
Per conditioned sq ft	$122

Excludes land, permits and impact fees, design and engineering, builder overhead and profit. Labor uses Tampa Bay planning factors by phase; replace with trade bids.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

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CODE

FBC Residential, 8th Ed. (2023)
Vult 140 mph, Vasd 108 mph
Exposure B. Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

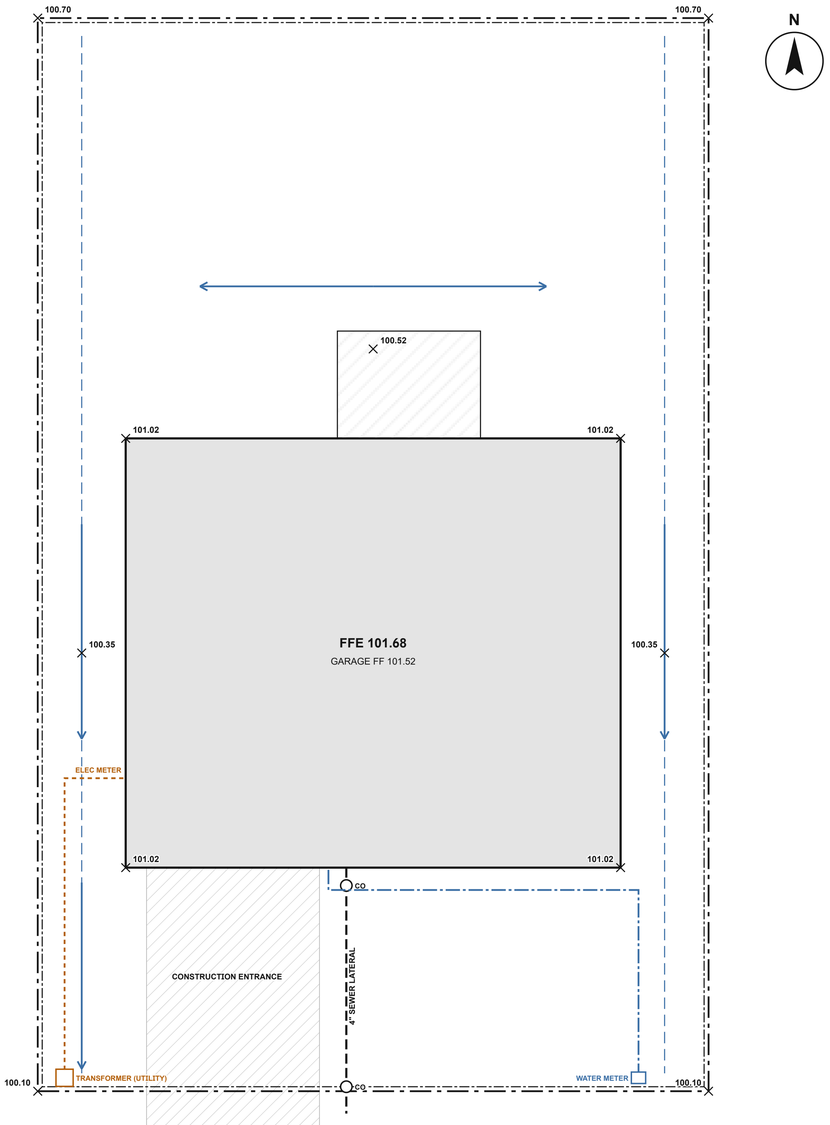
SCHEDULE, INSPECTIONS AND DRAWS

Scale None
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

G-002

Drafted with XYZ Blueprint



1 **GRADING, DRAINAGE AND UTILITY PLAN**

1/8" = 1'-0"

ELEVATIONS (ASSUMED DATUM)

ITEM	ELEV.
Road crown	100.00
Front lot line	100.10
Finished floor (FFE)	101.68
Garage floor	101.52
Grade at house	101.02
Side swales at house	100.35
Rear swale	100.52

CIVIL NOTES

1. Grades are on an assumed local datum (road crown 100.00). Replace with NAVD88 elevations from the sealed survey before permit.
2. FFE at least 12 in above the road crown (typical local rule; verify with the county), raised further where the drainage below needs it.
3. All water to the street: ground falls 6 in within 10 ft of the house on every side (FBC-R R401.3); a swale 10 ft behind the house feeds side swales at 0.5 percent that run to the front lot line, 0.10 ft above the road crown.
4. Fill: about 0.7 ft over the building pad, from an assumed existing grade; the survey governs.
5. Use the subdivision lot grading plan where one is approved; otherwise a PE-sealed grading plan or the county NO FILL attestation.
6. Sewer: 4 in PVC at 1/4 in per ft min., cleanouts at the house and the property line. Water: 1 in service from the meter.
7. Electric service underground from the utility transformer to the meter; utility sets the transformer location.
8. Silt fence on the lot lines before clearing; construction entrance at the driveway; inlet protection at street drains.
9. Protect trees 5 in DBH and larger within 30 ft of work per the county.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
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Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

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Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

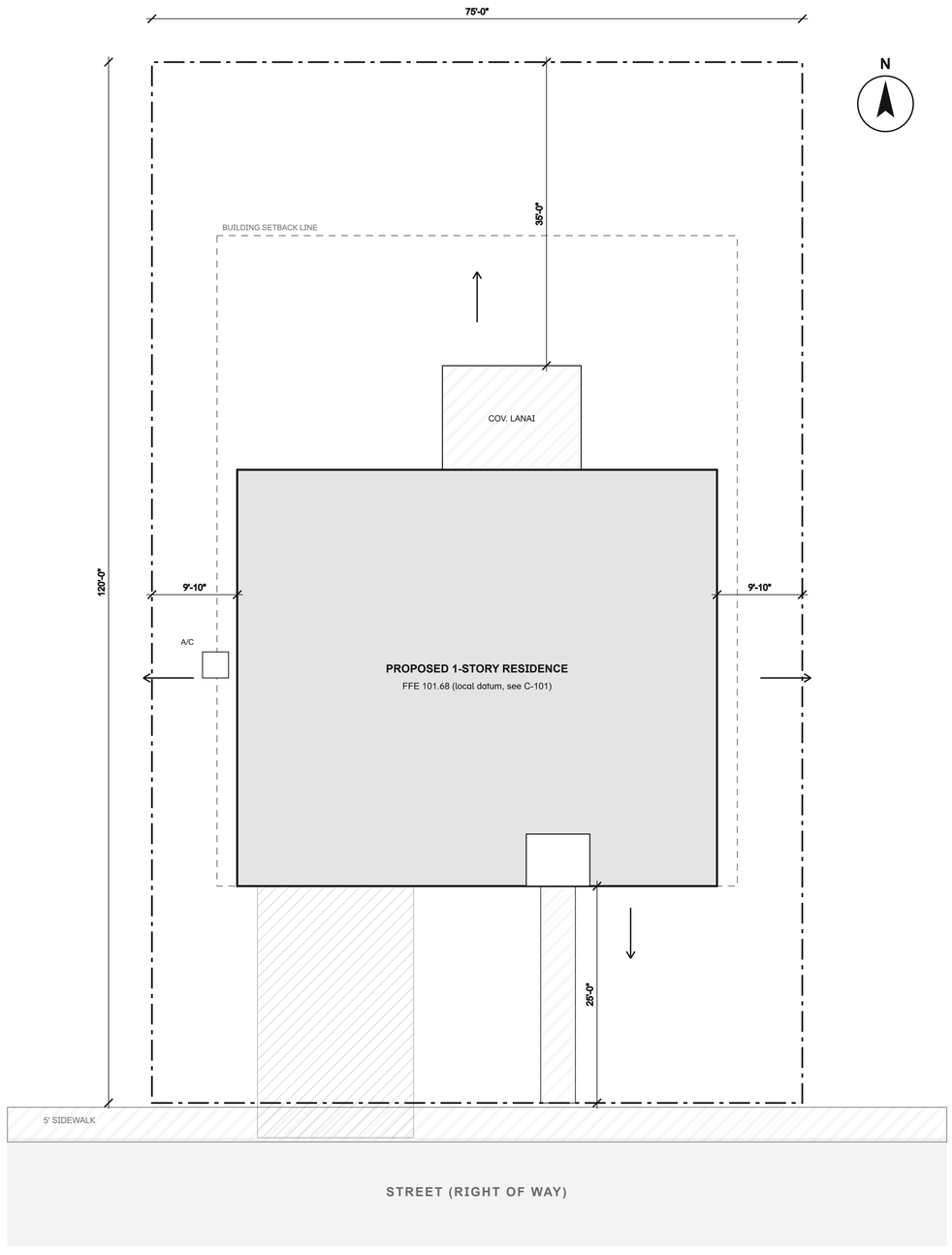
GRADING, DRAINAGE AND UTILITIES

Scale 1/8" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

C-101

Drafted with XYZ Blueprint



1 **SITE PLAN**

1/8" = 1'-0"

SITE DATA

ITEM	VALUE
Lot	75' x 120'
Lot area	9,000 sq ft
Building footprint	2,848 sq ft
Lot coverage	31.6%
Impervious (est.)	3,407 sq ft
Setbacks req. F/S/R	25' / 7.5' / 20'
Provided F/S/R	25'-0" / 9'-10" / 35'-0"
Front faces	South (180°)
Flood zone	X
County	Hillsborough

SITE NOTES

1. Lot lines, setbacks and zoning district to be confirmed by a Florida-licensed surveyor and the local zoning code.
2. Grade away from the house at least 6 in within the first 10 ft (FBC-R R401.3). Drainage arrows show flow to the street and swales.
3. Finished floor 101.68 on the assumed local datum (road crown 100.00), about 20 in above the crown, set by drainage on C-101; garage floor 2 in below house floor. Final elevations NAVD88 per the survey.
4. FIRM panel number and effective date, easements and the legal description per the sealed survey.
5. Building height 22'-6" from finish grade to the ridge; check the zoning district limit (35 ft is typical for single-family).
6. Foundation: monolithic slab on grade with thickened edge (S-101). Driveway and walk: 4 in concrete on a compacted base.
7. Right-of-way use permit for the driveway apron and any work in the right-of-way. Vacant lot assumed: no demolition; existing conditions and trees per the survey.
8. Driveway and walks are shown for permit layout. Final grading and drainage by civil engineer where required.
9. Flood zone X. No flood elevation requirement under FBC-R R322.
10. A/C condenser on a 3 in pad, anchored for wind per the engineer of record.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

REVISIONS

0 Nov 27, 2026 Issued for review

PRELIMINARY NOT FOR CONSTRUCTION

Pending review and seal by a Florida-licensed engineer of record. Truss engineering and energy forms by others.

CODE

FBC Residential, 8th Ed. (2023)
Vult 140 mph, Vasd 108 mph
Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

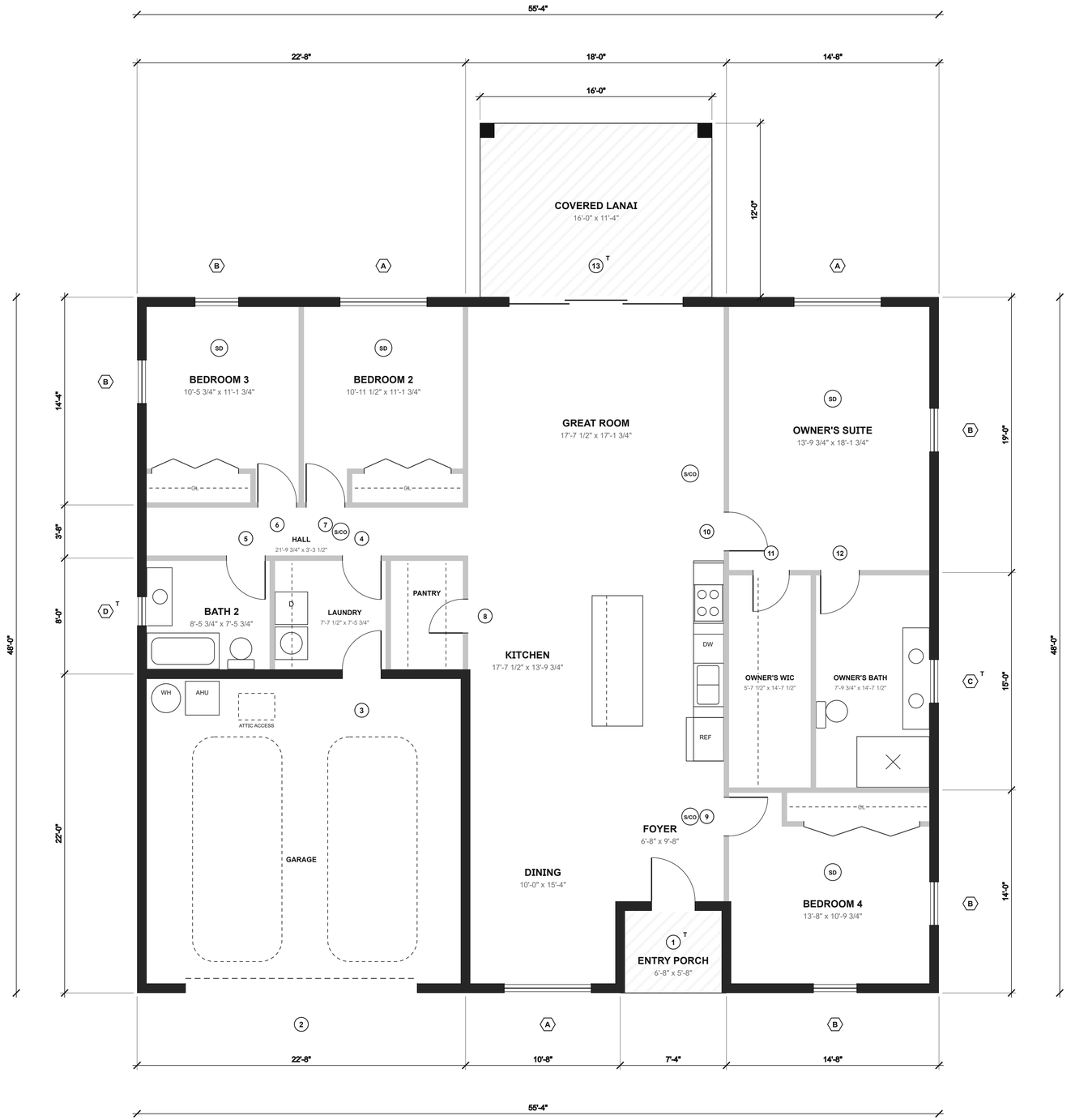
SITE PLAN

Scale 1/8" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

A-101

Drafted with XYZ Blueprint



N

1 **FLOOR PLAN**

1/4" = 1'-0"

PLAN NOTES

1. Exterior walls: 8 in CMU with 1/2 in stucco outside, furring, R-6 insulation and 1/2 in gypsum inside.
2. Exterior dimensions are to the outside face of block, on the 8 in block module. Interior dimensions are to the center of studs.
3. Interior partitions: 2x4 at 16 in o.c., treated bottom plate on slab. All 8 in CMU walls are bearing and shear walls; interior partitions are non-bearing.
4. One bathroom door with 29 in clear opening (Bath 2). Attic access 22 x 30 in in the garage ceiling (FBC-R R807.1).
5. Lintels per S-001. Filled cells per S-101.
6. All exterior windows and doors impact rated with Florida Product Approval. Design pressures per A-601.
7. Smoke alarms interconnected and hard-wired with battery backup. S/CO = combination smoke and CO alarm. Alarm clearances and CO alarm coverage on E-101.
8. Filled cells, lintels, tie beam and uplift connectors per the engineer of record.
9. Ceiling height 9'-4" unless noted.

WALL LEGEND

- 8 in CMU, exterior and garage separation
- 2x4 stud partition
- Covered concrete slab

AREA TABULATION

AREA	SQ FT
Conditioned (living)	2,113
Garage	499
Entry porch	44
Covered lanai	192
Total under roof	2,848

Conditioned area measured to the outside face of exterior walls.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction
Owner: _____
Builder: _____

REVISIONS

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Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

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Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

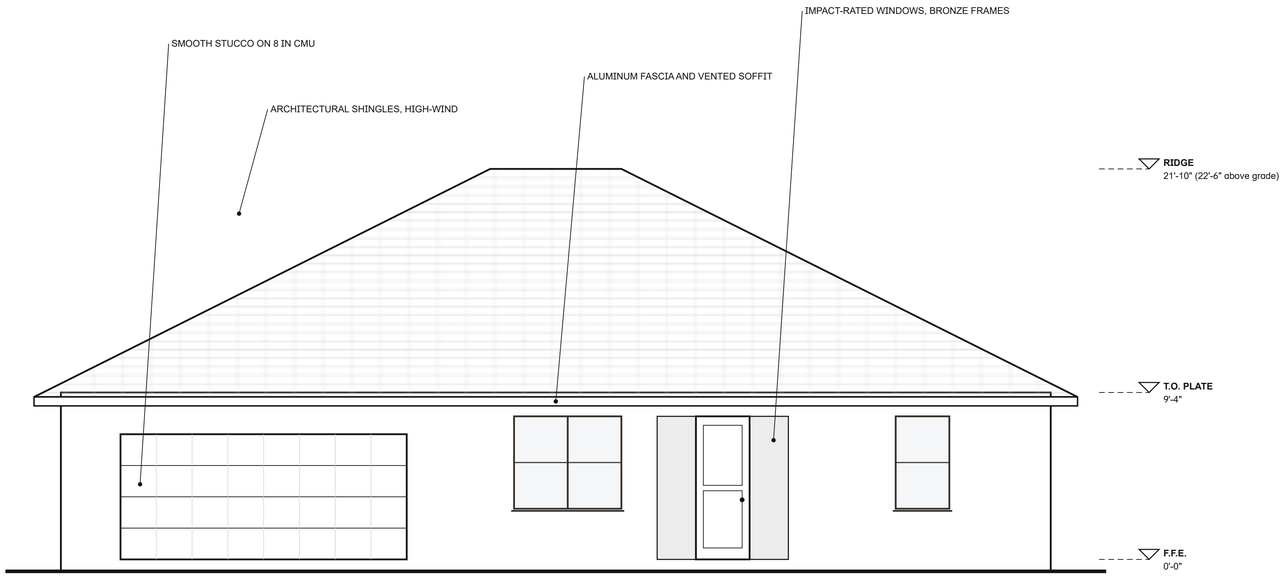
FLOOR PLAN

Scale 1/4" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

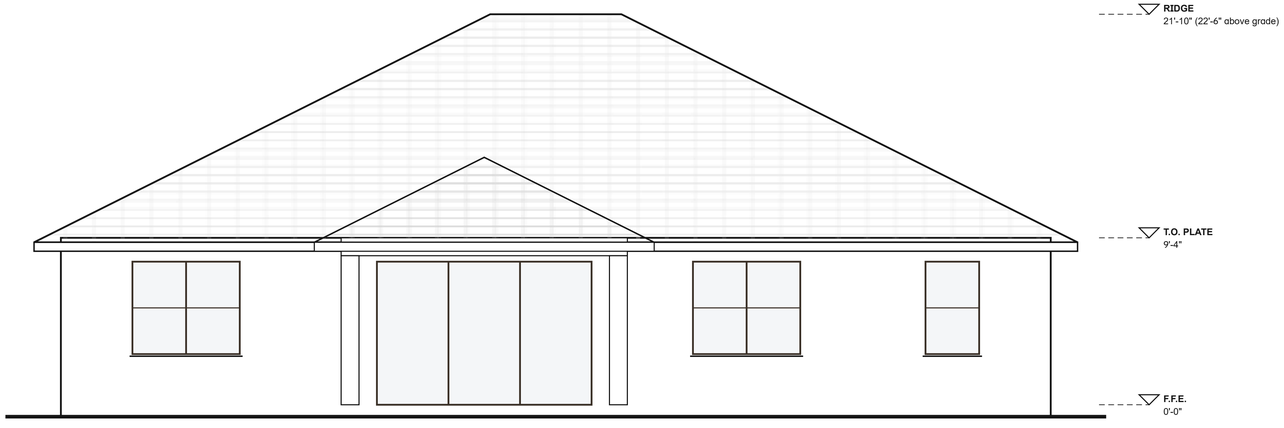
A-201

Drafted with XYZ Blueprint



1 FRONT ELEVATION

1/4" = 1'-0"



2 REAR ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

1. Finish floor 8 in above adjacent finish grade (6 in minimum, FBC-R R404.1.6) and at least 12 in above the road crown (typical local rule). Confirm with the survey, flood zone and county.
2. Exterior walls: 8 in CMU, smooth stucco, color per owner.
3. All windows and doors impact rated with Florida Product Approval. Design pressures per A-601.
4. Roof: 6:12 hip, architectural shingles, 18 in overhang with vented aluminum soffit.
5. Heights are to the top of the tie beam and ridge from finish floor. Highest point is the ridge, measured from finished grade as noted.
6. Attic ventilation per FBC-R R806: net free area 1/300 of attic floor with balanced intake (vented soffit) and exhaust (ridge or off-ridge vents).
7. Termite protection: soil treatment, keep stucco and finish grade per FBC-R R318.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

REVISIONS

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PRELIMINARY NOT FOR CONSTRUCTION

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FBC Residential, 8th Ed. (2023)
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Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

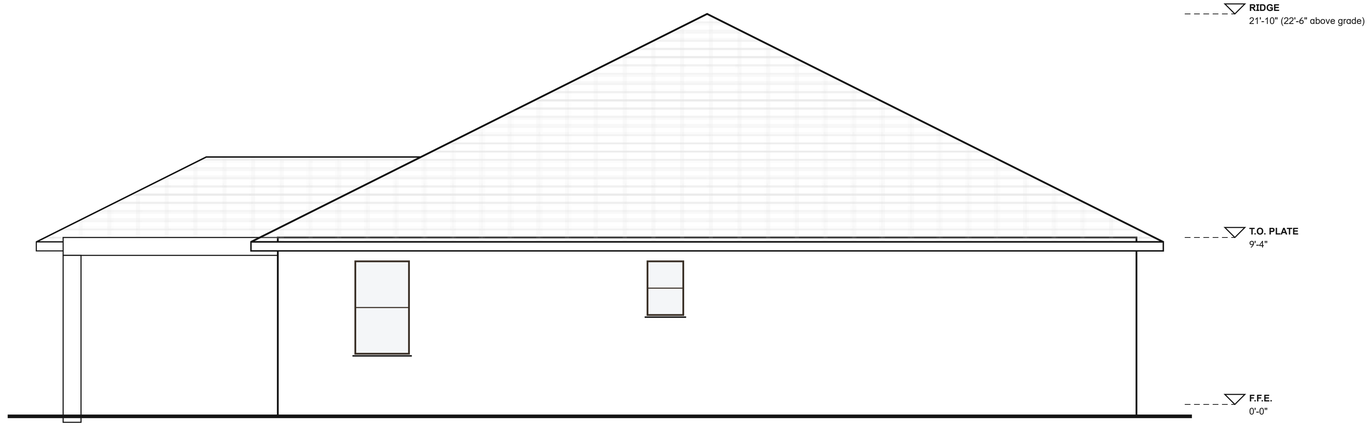
FRONT AND REAR ELEVATIONS

Scale 1/4" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

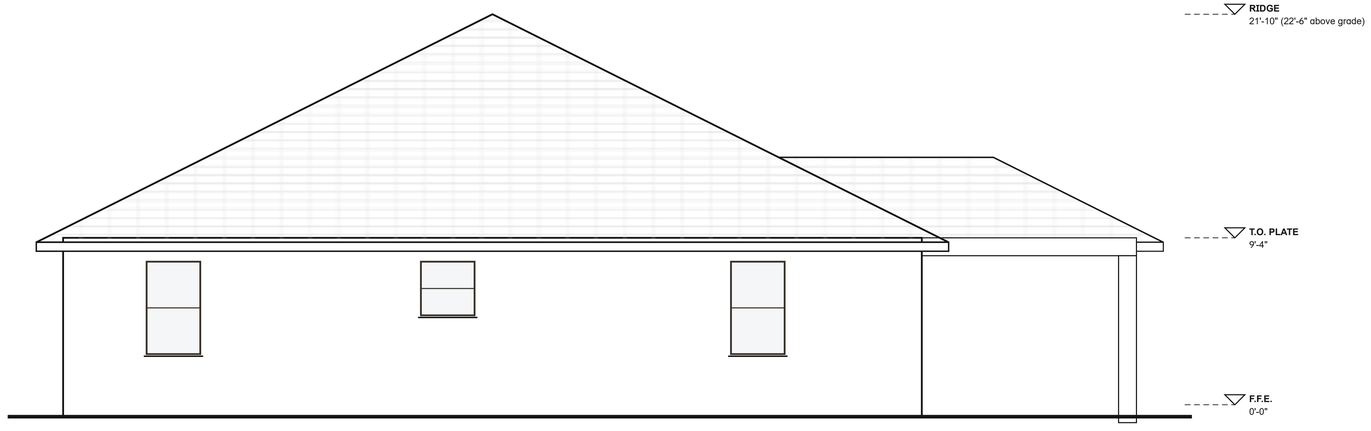
A-301

Drafted with XYZ Blueprint



1 **LEFT ELEVATION**

1/4" = 1'-0"



2 **RIGHT ELEVATION**

1/4" = 1'-0"

ELEVATION NOTES

1. Finish floor 8 in above adjacent finish grade (6 in minimum, FBC-R R404.1.6) and at least 12 in above the road crown (typical local rule). Confirm with the survey, flood zone and county.
2. Exterior walls: 8 in CMU, smooth stucco, color per owner.
3. All windows and doors impact rated with Florida Product Approval. Design pressures per A-601.
4. Roof: 6:12 hip, architectural shingles, 18 in overhang with vented aluminum soffit.
5. Heights are to the top of the tie beam and ridge from finish floor. Highest point is the ridge, measured from finished grade as noted.
6. Attic ventilation per FBC-R R806: net free area 1/300 of attic floor with balanced intake (vented soffit) and exhaust (ridge or off-ridge vents).
7. Termite protection: soil treatment, keep stucco and finish grade per FBC-R R318.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

REVISIONS

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Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
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AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

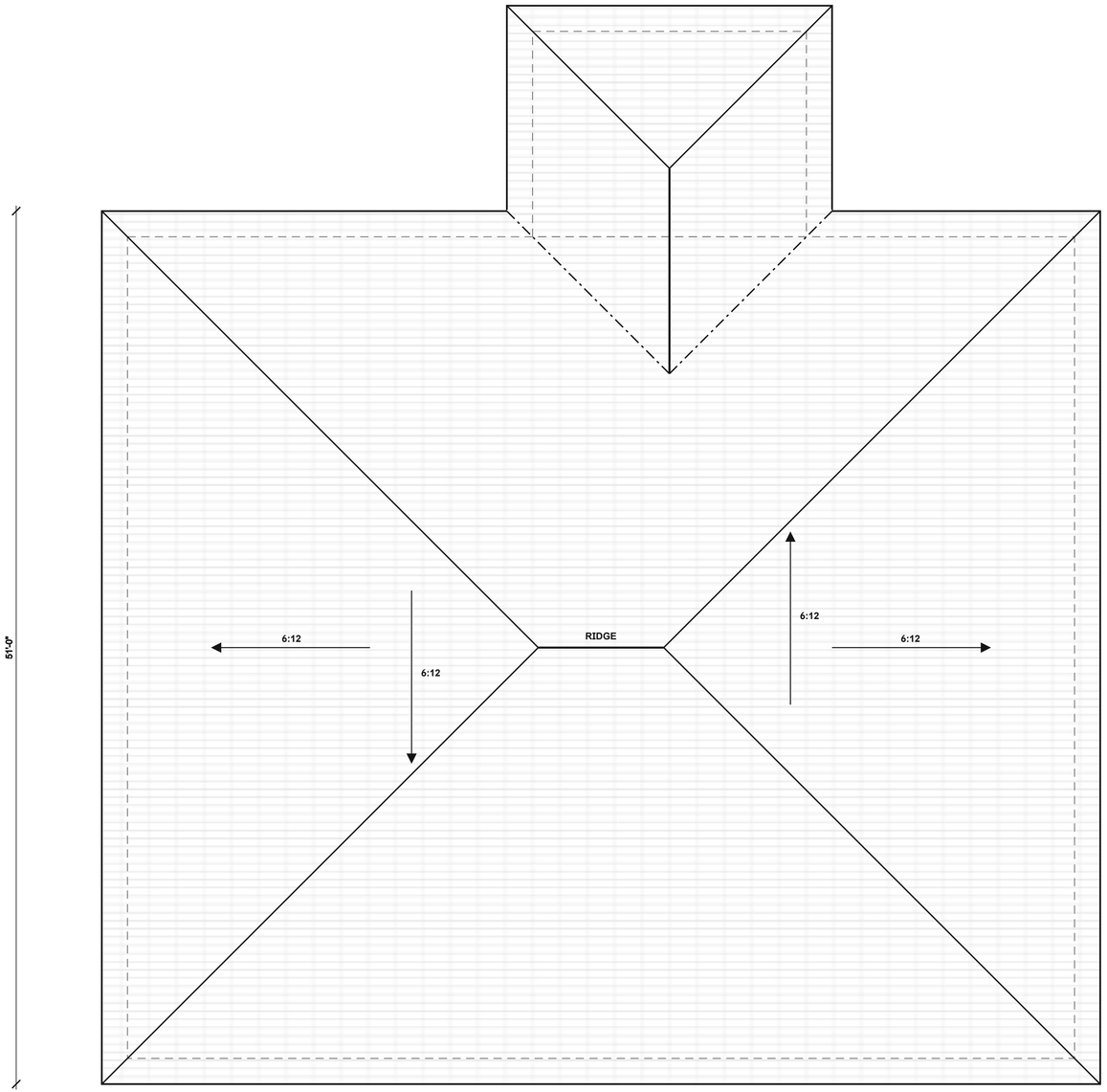
SIDE ELEVATIONS

Scale 1/4" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

A-302

Drafted with XYZ Blueprint



1 **ROOF PLAN**

1/4" = 1'-0"

ROOF DATA

ITEM	VALUE
Type	Hip, 6:12
Overhang	1'-6"
Plan area	3,203 sq ft
Sloped area	3,581 sq ft
Squares	35.8
Ridge	19 lin ft
Hips (true)	182 lin ft
Valleys (true)	29 lin ft
Eaves	243 lin ft

ROOF NOTES

1. Architectural asphalt shingles, high-wind rated, 6 nails per shingle, over full-deck self-adhered underlayment (ASTM D1970), FBC-R R905.1.1.
2. Drip edge at all eaves, 3 in laps, fastened 12 in o.c., FBC-R R905.2.8.5. Shingles classified ASTM D7158 Class H or ASTM D3161 Class F for the design wind speed (FBC-R Table R905.2.6.1).
3. 19/32 in plywood sheathing. Nailing schedule per the engineer of record.
4. Engineered wood trusses at 24 in o.c. Truss layout, girders and uplift connectors by the truss manufacturer and EOR.
5. Attic ventilation, FBC-R R806.2: vented attic 2,612 sq ft over house and garage. Net free area at 1/300 = 1254 sq in, 40 to 50 percent high: 12 off-ridge vents within 3 ft of the ridge at 50 sq in each = 600 sq in (48 percent). Soffit intake at least 654 sq in, about 2.7 sq in per lin ft of eave. Eave baffles keep a 1 in air space (R806.3).
6. Lanai roof ties into the main roof at matching pitch and eave height.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

REVISIONS

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SHEET TITLE

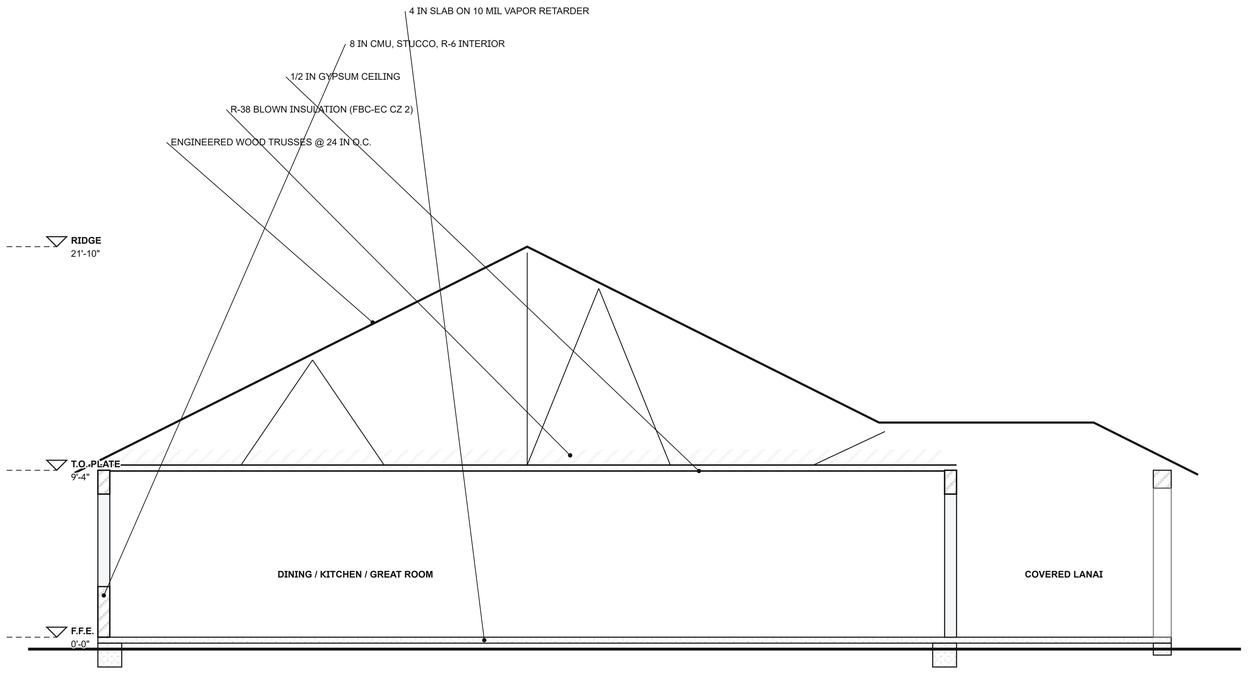
ROOF PLAN

Scale 1/4" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

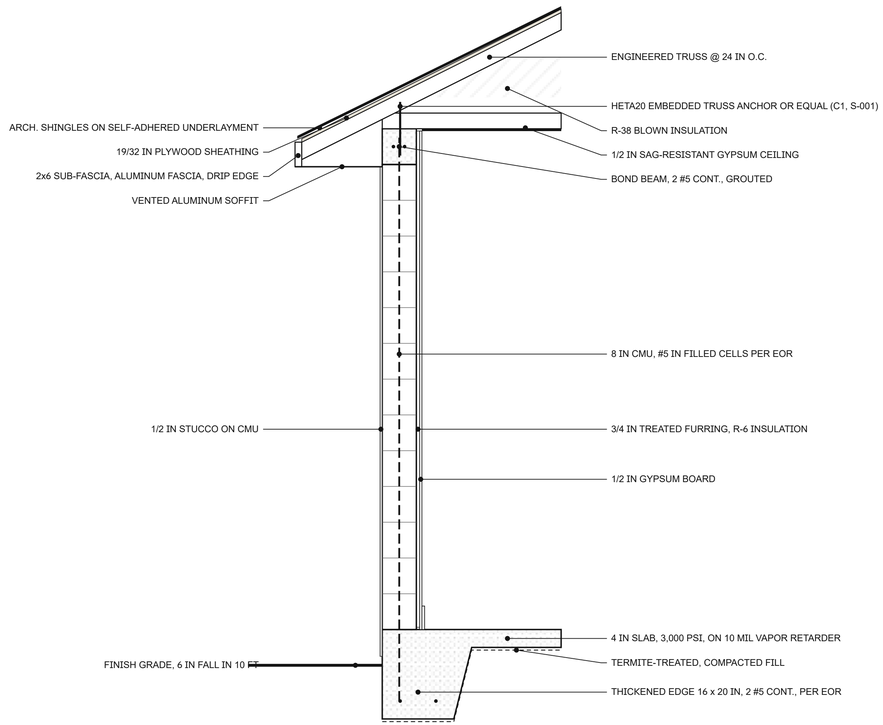
A-401

Drafted with XYZ Blueprint



1 BUILDING SECTION

1/4" = 1'-0"



2 TYPICAL WALL SECTION

3/4" = 1'-0"

Garage to house walls: the 8 in CMU is the separation, in place of gypsum on the garage side (FBC-R Table R302.6). EOR confirms.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

REVISIONS

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Vult 140 mph, Vasd 108 mph
Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

SECTIONS

Scale As noted
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

A-501

Drafted with XYZ Blueprint

DOOR SCHEDULE

MARK	LOCATION	SIZE	TYPE	HAND	DP (ASD, psf)
1	Entry Porch / Foyer	3'-0" x 8'-0"	Entry door, impact rated, tempered lites, Florida Product Approval	LH	+20 / -25.9
2	Exterior / Garage	16'-0" x 7'-0"	Sectional garage door, wind and impact rated	-	+17.8 / -21.7
3	Garage / Laundry	2'-8" x 6'-8"	Solid core 1 3/8 in or 20 min rated (FBC-R R302.5.1)	RH	-
4	Laundry / Hall	2'-8" x 6'-8"	Interior prehung, 6-panel	LH	-
5	Bath 2 / Hall	2'-8" x 6'-8"	Interior prehung, privacy set, 29 in clear min.	LH	-
6	Hall / Bedroom 3	2'-8" x 6'-8"	Interior prehung, privacy set	LH	-
7	Hall / Bedroom 2	2'-8" x 6'-8"	Interior prehung, privacy set	LH	-
8	Pantry / Kitchen	2'-4" x 6'-8"	Interior prehung, passage set	LH	-
9	Foyer / Bedroom 4	2'-8" x 6'-8"	Interior prehung, privacy set	LH	-
10	Great Room / Owner's Suite	2'-8" x 6'-8"	Interior prehung, privacy set	RH	-
11	Owner's WIC / Owner's Suite	2'-6" x 6'-8"	Interior prehung, passage set	RH	-
12	Owner's Bath / Owner's Suite	2'-8" x 6'-8"	Interior prehung, privacy set	RH	-
13	Great Room / Covered Lanai	12'-0" x 8'-0"	Sliding glass door, impact rated, tempered	-	+18 / -19.8

Closet bifolds: 2 @ 6'-0" x 6'-8", 1 @ 8'-0" x 6'-8". Handing is shown as viewed from the side the door swings away from.

WINDOW SCHEDULE

MARK	QTY	LOCATION	SIZE	TYPE	HEAD	SILL	EGRESS NET OPENING	DP (ASD, psf)	ZONE
A	3	Dining, Bedroom 2, Owner's Suite	6'-0" x 5'-2"	Twin single hung, mulled	8'-0"	2'-10"	5.80 sq ft, 31.5 x 26.5 in	+19.6 / -25.2	4, 5
B	5	Bedroom 4 (2), Bedroom 3 (2), Owner's Suite	3'-0" x 5'-2"	Single hung	8'-0"	2'-10"	5.80 sq ft, 31.5 x 26.5 in	+20.6 / -27.1	4, 5
C	1	Owner's Bath	3'-0" x 3'-0"	Single hung, obscure, tempered	8'-0"	5'-0"	Not an egress window	+21.2 / -22.9	4
D	1	Bath 2	2'-0" x 3'-0"	Single hung, obscure, tempered	8'-0"	5'-0"	Not an egress window	+21.2 / -22.9	4

LIGHT AND VENTILATION

SPACE	FLOOR, SQ FT	GLASS MIN. 8%	GLASS	OPENABLE MIN. 4%	OPENABLE
Great Room, Kitchen, Dining, Foyer	763	61.1	90.4 (11.8%)	30.5	45.2 (5.9%)
Bedroom 2	128	10.2	23.2 (18.1%)	5.1	11.6 (9.1%)
Bedroom 3	123	9.8	23.2 (18.9%)	4.9	11.6 (9.5%)
Bedroom 4	155	12.4	23.2 (15.0%)	6.2	11.6 (7.5%)
Owner's Suite	251	20.1	34.8 (13.9%)	10.0	17.4 (6.9%)

Glass at least 8 percent and openable area at least 4 percent of each habitable space's floor (FBC-R R303.1). The great room, kitchen, dining and foyer are open to each other and count as one space (R303.2).
Window glass and openable area come from the sash size, the same net opening as the egress column above; the sliding door is taken as 70 percent glass and 35 percent openable (one panel). Confirm with the selected products.
Baths: an exhaust fan ducted outdoors in each bath, shown on E-101 (R303.3).

ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	CEILING	AREA
Bath 2	Porcelain tile	MDF 5 1/4 in	Gypsum, 9'-4"	63 sq ft
Laundry	Porcelain tile	MDF 5 1/4 in	Gypsum, 9'-4"	57 sq ft
Pantry	Porcelain tile	MDF 5 1/4 in	Gypsum, 9'-4"	37 sq ft
Hall	Porcelain tile	MDF 5 1/4 in	Gypsum, 9'-4"	72 sq ft
Bedroom 3	Carpet and pad	MDF 5 1/4 in	Gypsum, 9'-4"	123 sq ft
Bedroom 2	Carpet and pad	MDF 5 1/4 in	Gypsum, 9'-4"	128 sq ft
Dining	Porcelain tile	MDF 5 1/4 in	Gypsum, 9'-4"	153 sq ft
Foyer	Porcelain tile	MDF 5 1/4 in	Gypsum, 9'-4"	64 sq ft
Kitchen	Porcelain tile	MDF 5 1/4 in	Gypsum, 9'-4"	243 sq ft
Great Room	Porcelain tile	MDF 5 1/4 in	Gypsum, 9'-4"	302 sq ft
Bedroom 4	Carpet and pad	MDF 5 1/4 in	Gypsum, 9'-4"	155 sq ft
Owner's WIC	Carpet and pad	MDF 5 1/4 in	Gypsum, 9'-4"	82 sq ft
Owner's Bath	Porcelain tile	MDF 5 1/4 in	Gypsum, 9'-4"	114 sq ft
Owner's Suite	Carpet and pad	MDF 5 1/4 in	Gypsum, 9'-4"	251 sq ft

Walls: 1/2 in gypsum, level 3 finish, eggshell paint.
Wet areas: moisture-resistant board at tubs and showers.
Garage: sealed concrete, 1/2 in gypsum ceiling (FBC-R R302.6).
Garage walls to the house: 8 in CMU as the equivalent separation (Table R302.6); EOR confirms.

ENERGY, FBC-EC 8TH ED. (2023), CLIMATE ZONE 2A

1. Compliance by Form R405 (performance, approved software) or Form R402 (prescriptive), prepared and signed by the energy rater, with the Energy Performance Level display card.
2. Prescriptive values, Table R402.1.2: ceiling R-38; CMU walls R-4 exterior or R-6 interior; slab R-0; windows U-0.40 max (0.65 for impact-rated units), SHGC 0.25 max.
3. Air leakage 7 ACH50 max by blower door test (R402.4.1.2). Ducts in the attic R-8; duct leakage tested to 4 cfm per 100 sq ft max (R403.3).
4. Manual J loads and Manual S selection by the mechanical contractor, cooling capacity up to 1.15 times the total load (R403.7.1, R403.7.1.1). M-101 is a preview.

OPENING NOTES

1. Design pressures are preliminary, ASCE 7-22 Ch. 30 components and cladding: Vult 140 mph, Exposure B, mean roof height 15 ft, Kd 0.85, GCpi +/-0.18, effective area = unit area, ASD = 0.6 x ultimate. Kh taken as 0.70 (the ASCE 7-10 floor), about 20 percent above ASCE 7-22, as a margin. Zone 5 within 4.8 ft of corners. Engineer of record confirms.
2. Every window and exterior door: impact rated (large missile), Florida Product Approval or Miami-Dade NOA, rated at or above the scheduled pressures.
3. Fenestration U-factor 0.65 max for impact-rated units and SHGC 0.25 max (FBC-EC Table R402.1.2, climate zone 2).
4. T = safety glazing, tempered and permanently marked (FBC-R R308.1). Required in doors (R308.4.1), within 24 in of a door edge with the bottom under 60 in (R308.4.2), panes over 9 sq ft with the bottom under 18 in and the top over 36 in (R308.4.3), and at tubs and showers where the bottom is under 60 in above the standing surface (R308.4.5).
5. Bedroom egress per FBC-R R310: 5.7 sq ft net, 24 in min. height, 20 in min. width, sill 44 in max.
6. Hardware: entry door with deadbolt and lever, openable from inside without a key or special knowledge (FBC-R R311.2); privacy sets at baths and bedrooms; passage sets elsewhere.

xyz BLUEPRINT

ENGINEER OF RECORD
Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT
THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction
Owner: _____
Builder: _____

REVISIONS
0 Nov 27, 2026 Issued for review

PRELIMINARY NOT FOR CONSTRUCTION

Pending review and seal by a Florida-licensed engineer of record. Truss engineering and energy forms by others.

CODE
FBC Residential, 8th Ed. (2023)
Vult 140 mph, Vasd 108 mph
Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS
Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE
SCHEDULES

Scale None
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET
A-601

Drafted with XYZ Blueprint

PRODUCT APPROVAL TABLE

CATEGORY	SUBCATEGORY	ITEM / MARK	REQUIRED DP (ASD psf)	IMPACT	MANUFACTURER	FL # / NOA	EXPIRES
Windows	Twin single hung	A (3) 6'-0" x 5'-2"	+19.6 / -25.2	Yes, large missile			
Windows	Single hung	B (5) 3'-0" x 5'-2"	+20.6 / -27.1	Yes, large missile			
Windows	Single hung	C (1) 3'-0" x 3'-0"	+21.2 / -22.9	Yes, large missile			
Windows	Single hung	D (1) 2'-0" x 3'-0"	+21.2 / -22.9	Yes, large missile			
Exterior door	Swinging	1 3'-0" x 8'-0"	+20 / -25.9	Yes, large missile			
Garage door	Sectional	2 16'-0" x 7'-0"	+17.8 / -21.7	Yes, large missile			
Exterior door	Fire-rated, garage to house	3 2'-8" x 6'-8"	Interior	No			
Sliding door	Sliding glass	13 12'-0" x 8'-0"	+18 / -19.8	Yes, large missile			
Roofing	Asphalt shingles	35.8 squares	Vult 140 mph	-			
Roofing	Underlayment	Self-adhered, ASTM D1970	-	-			
Soffit	Vented aluminum	243 lin ft	Vult 140 mph	-			
Structural	Truss anchors and straps	See S-001 connector schedule	-	-			

PRODUCT APPROVAL NOTES

1. Every exterior window, door, garage door, roof covering, underlayment and soffit needs a current Florida Product Approval (FL number) or Miami-Dade NOA for the FBC 8th Edition. Enter the manufacturer, approval number and expiration date at selection.
2. Each approved rating must meet or exceed the required design pressure in this table, which comes from ASCE 7-22 for this house (see S-001 and A-601).
3. Openings are in the wind-borne debris region (Vult 140 mph): impact rated per ASTM E1886/E1996 large missile, or approved protection (FBC-R R301.2.1.2).
4. Install per the approval documents. Keep the approval and installation instructions on site for inspection.
5. Search approvals at floridabuilding.org (BCIS product approval search). XYZ can match products to these pressures on request.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction
Owner: _____
Builder: _____

REVISIONS

0 Nov 27, 2026 Issued for review

PRELIMINARY NOT FOR CONSTRUCTION

Pending review and seal by a Florida-licensed engineer of record. Truss engineering and energy forms by others.

CODE

FBC Residential, 8th Ed. (2023)
Vult 140 mph, Vasd 108 mph
Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

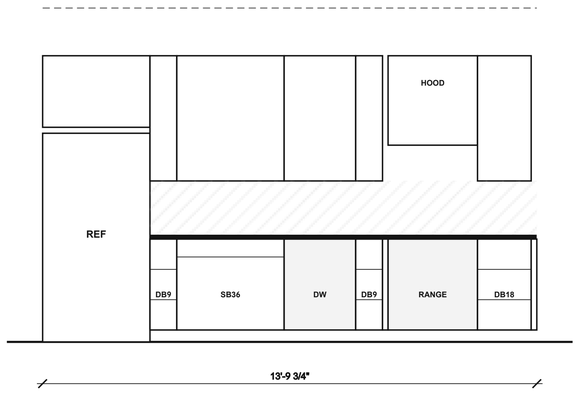
PRODUCT APPROVALS

Scale None
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

A-602

Drafted with XYZ Blueprint



1 KITCHEN, RANGE WALL

1/2" = 1'-0"



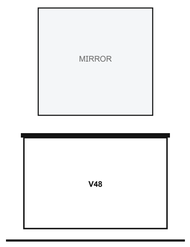
2 KITCHEN ISLAND, WORK SIDE

1/2" = 1'-0"

CABINET SCHEDULE

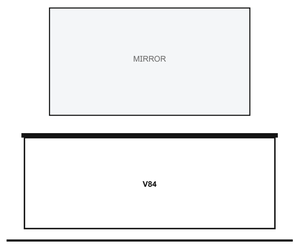
TAG	ROOM	SIZE (W x H x D)	QTY
W3624	Kitchen	36 x 24 x 24	1
DB9	Kitchen	9 x 34.5 x 24	2
W942	Kitchen	9 x 42 x 12	2
SB36	Kitchen	36 x 34.5 x 24	1
W3642	Kitchen	36 x 42 x 12	1
W2442	Kitchen	24 x 42 x 12	1
DB18	Kitchen	18 x 34.5 x 24	1
W1842	Kitchen	18 x 42 x 12	1
B36	Island	36 x 34.5 x 24	3
V48	Bath 2	48 x 34.5 x 21	1
V84	Owner's Bath	84 x 34.5 x 21	1

Countertops: 75 sq ft quartz, templated on site.
Backsplash: 16 sq ft, 18 in high.
Uppers 42 in tall at 54 in above floor; base 34 1/2 in plus top.
Hardware: 36 pulls and knobs.



3 BATH 2 VANITY

1/2" = 1'-0"



4 OWNER'S BATH VANITY

1/2" = 1'-0"

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

REVISIONS

0 Nov 27, 2026 Issued for review

PRELIMINARY NOT FOR CONSTRUCTION

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CODE

FBC Residential, 8th Ed. (2023)
Vult 140 mph, Vasd 108 mph
Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

KITCHEN AND BATH ELEVATIONS

Scale 1/2" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

A-701

Drafted with XYZ Blueprint

STRUCTURAL DESIGN CRITERIA

ITEM	VALUE
Code	FBC Residential, 8th Ed. (2023), ASCE 7-22
Risk category	II
Ultimate wind speed Vult	140 mph
Allowable wind speed Vasd	108 mph (FBC-R R301.2.1.3)
Wind speed from	Hillsborough County default, not confirmed for this lot
Exposure	B
Enclosure	Enclosed, GCpi +/-0.18
Wind-borne debris region	Yes, impact protection
Mean roof height	15 ft
Zone 5 (corner) width	4.8 ft
Roof live load	20 psf (FBC-R R301.6)
Roof dead load	15 psf top chord, 10 psf bottom chord (assumed)
Attic live load	10 psf, 20 psf where storage (Table R301.5)
Floor live load	40 psf, slab on grade
Soil bearing	2,000 psf assumed, verify by test

WALL COMPONENTS AND CLADDING PRESSURES (ASD, psf)

EFFECTIVE AREA	ZONE 4 (+ / -)	ZONE 5 (+ / -)
10 sq ft	+21.2 / -22.9	+21.2 / -28.3
20 sq ft	+20.2 / -22	+20.2 / -26.4
50 sq ft	+18.9 / -20.7	+18.9 / -23.9
100 sq ft	+18 / -19.8	+18 / -22

ASCE 7-22 Ch. 30 Part 1, h under 60 ft. Roof components and cladding by the truss manufacturer and EOR. Opening pressures per A-601 and A-602. Exposure B: Kh taken as 0.70 (the ASCE 7-10 floor), about 20 percent above ASCE 7-22.

LINTEL SCHEDULE

MARK	LENGTH	QTY	OVER OPENINGS	TYPE
L1	3'-4"	1	W-D	8 in precast, type per EOR
L2	4'-0"	1	D-3	8 in precast, type per EOR
L3	4'-8"	7	D-1, W-B x5, W-C	8 in precast, type per EOR
L4	7'-4"	3	W-A x3	8 in precast, type per EOR
L5	13'-4"	1	D-13	Engineered beam per EOR
L6	17'-4"	1	D-2	Engineered beam per EOR
B1	8'-8"	1	Porch beam, 7'-4" span	Beam per EOR
B2	17'-4"	1	Lanai beam, 16'-0" span	Beam per EOR

8 in bearing each end, lengths on the 8 in block module. Fill lintel and bond beam with grout, 2 #5 continuous in the bond beam. Lintels over 12 ft and beams B1, B2 sized by the EOR.

CONNECTOR SCHEDULE

MARK	USE	MODEL	QTY
C1	Common and step-down trusses to bond beam	Simpson HETA20 embedded truss anchor or equal	38
C2	2-ply hip girder to bond beam	Simpson HGT-2 girder tiedown or equal	4
C3	End jack to bond beam	Simpson HETA16 embedded truss anchor or equal	46
C4	Jack to hip girder	Truss hanger per truss manufacturer	46
C5	Lanai trusses to beam and wall	Simpson HETA20 or equal	16
C6	Lanai column base and cap	Embedded column base and cap per EOR	4

GENERAL STRUCTURAL NOTES

1. Design per FBC Residential, 8th Edition (2023) R301.2.1.1 and ASCE 7-22. Engineer of record (EOR) reviews, completes and seals this structure.
2. Concrete: 3,000 psi at 28 days, slab and footings. Compact fill to 95% modified Proctor. 10 mil vapor retarder under slab.
3. Masonry: ASTM C90 hollow units, Type S mortar, f'm 1,500 psi. Grout 3,000 psi, cells and bond beam.
4. Reinforcing: ASTM A615 grade 60. #5 vertical in filled cells at corners, both jambs of openings and 48 in o.c. max (S-101). Lap 25 in. Footing dowels with standard hook.
5. Bond beam: U-block course at plate with 2 #5 continuous, corner bars at all corners.
6. Trusses: engineered by the truss manufacturer at 24 in o.c., signed and sealed. Girders and uplift reactions to the EOR before fabrication.
7. Roof sheathing: 19/32 in plywood. Nailing per EOR (typical high-wind: 8d ring-shank at 6 in o.c. edges and field).
8. Connectors: hot-dip galvanized, installed per the manufacturer (FBC-R R317.3). Substitutions need EOR approval.
9. Wood in contact with concrete or masonry: preservative treated (FBC-R R317.1).
10. Termite protection: soil treatment and certificate (FBC-R R318.1).

FOR ENGINEER OF RECORD REVIEW

This sheet is drafted from the building model so the EOR starts from a complete layout. Member sizes, lintel types, connector capacities and foundation design are confirmed or changed by the EOR before sealing.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction
Owner: _____
Builder: _____

REVISIONS

0 Nov 27, 2026 Issued for review

PRELIMINARY NOT FOR CONSTRUCTION

Pending review and seal by a Florida-licensed engineer of record. Truss engineering and energy forms by others.

CODE

FBC Residential, 8th Ed. (2023)
Vult 140 mph, Vasd 108 mph
Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

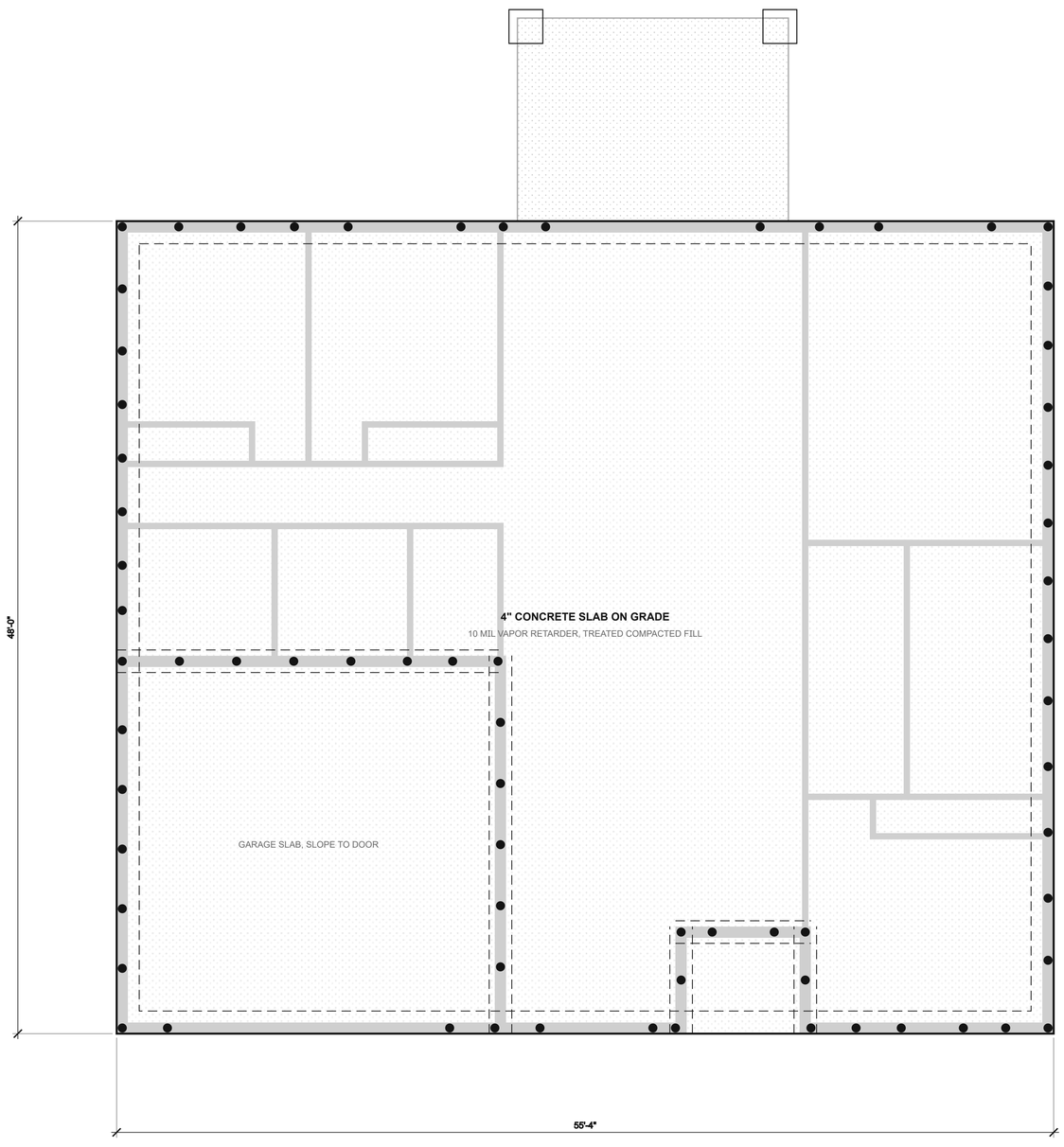
STRUCTURAL CRITERIA AND SCHEDULES

Scale None
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

S-001

Drafted with XYZ Blueprint



N

1 **FOUNDATION AND FILLED CELL PLAN**

1/4" = 1'-0"

LEGEND

- ● #5 vertical in filled cell, 69 total
- — — — Inside edge of thickened footing
- ▭ Column pad 24 x 24 x 12 in

FOUNDATION NOTES

1. Monolithic slab: 4 in slab, thickened edge 16 in wide x 20 in deep with 2 #5 continuous, 3 in cover.
2. Bottom of exterior footings at least 12 in below finished grade (FBC-R R403.1.4). Deepen the edge where grade or fill would leave less.
3. Footing under the garage separation wall: 16 in wide x 12 in deep, 2 #5 continuous.
4. #5 dowel with standard hook at every filled cell, lapped 25 in with the vertical bar.
5. Garage slab 2 in below house slab at the entry door; slope garage slab 1/8 in per ft to the door.
6. Lanai slab with a 16 x 20 in thickened edge, as at the house; 24 x 24 in column pads at the lanai columns.
7. Soil bearing 2,000 psf assumed. Geotechnical report governs if issued.
8. Termite soil treatment before the vapor retarder; certificate to the building department.
9. Footing sizes and reinforcement per the EOR.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

REVISIONS

0 Nov 27, 2026 Issued for review

PRELIMINARY NOT FOR CONSTRUCTION

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CODE

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Under roof 2,848 sq ft

SHEET TITLE

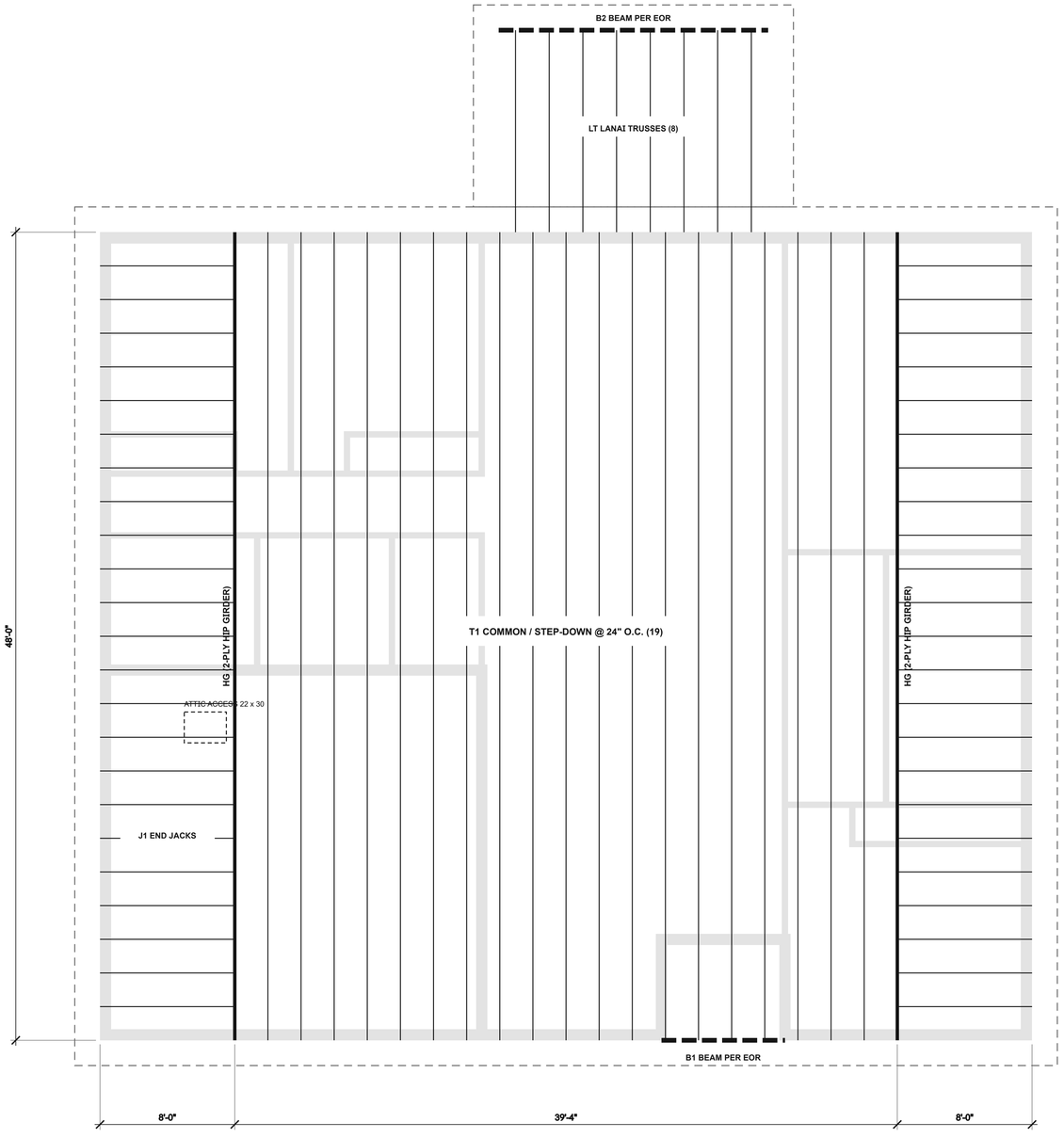
FOUNDATION AND FILLED CELLS

Scale 1/4" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

S-101

Drafted with XYZ Blueprint



N

1 **ROOF FRAMING PLAN**

1/4" = 1'-0"

TRUSS SUMMARY

MARK	TYPE	QTY
T1	Common and step-down	19
HG	Hip girder, 2-ply	2
J1	End jack	46
LT	Lanai truss	8

CONNECTORS (SEE S-001)

MARK	MODEL	QTY
C1	Simpson HETA20 embedded truss anchor	38
C2	Simpson HGT-2 girder tiedown	4
C3	Simpson HETA16 embedded truss anchor	46
C4	Truss hanger per truss manufacturer	46
C5	Simpson HETA20	16
C6	Embedded column base and cap per EOR	4

FRAMING NOTES

1. Engineered wood trusses at 24 in o.c., 6:12, 18 in overhang. Final layout, girders and step-down set by the truss manufacturer, sealed.
2. Every truss bearing gets an uplift connector from the schedule. Uplift reactions to the EOR before fabrication.
3. 19/32 in plywood sheathing, staggered, nailing per EOR. Lateral bracing per the truss manufacturer and BCSI.
4. Attic access 22 x 30 in minimum (FBC-R R807.1) in the garage ceiling.
5. Lanai trusses span from the house bond beam to lanai beam B2 on the corner columns.
6. Trusses over the entry porch bear on porch beam B1 across the open front.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

REVISIONS

0 Nov 27, 2026 Issued for review

PRELIMINARY NOT FOR CONSTRUCTION

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CODE

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AREAS

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Under roof 2,848 sq ft

SHEET TITLE

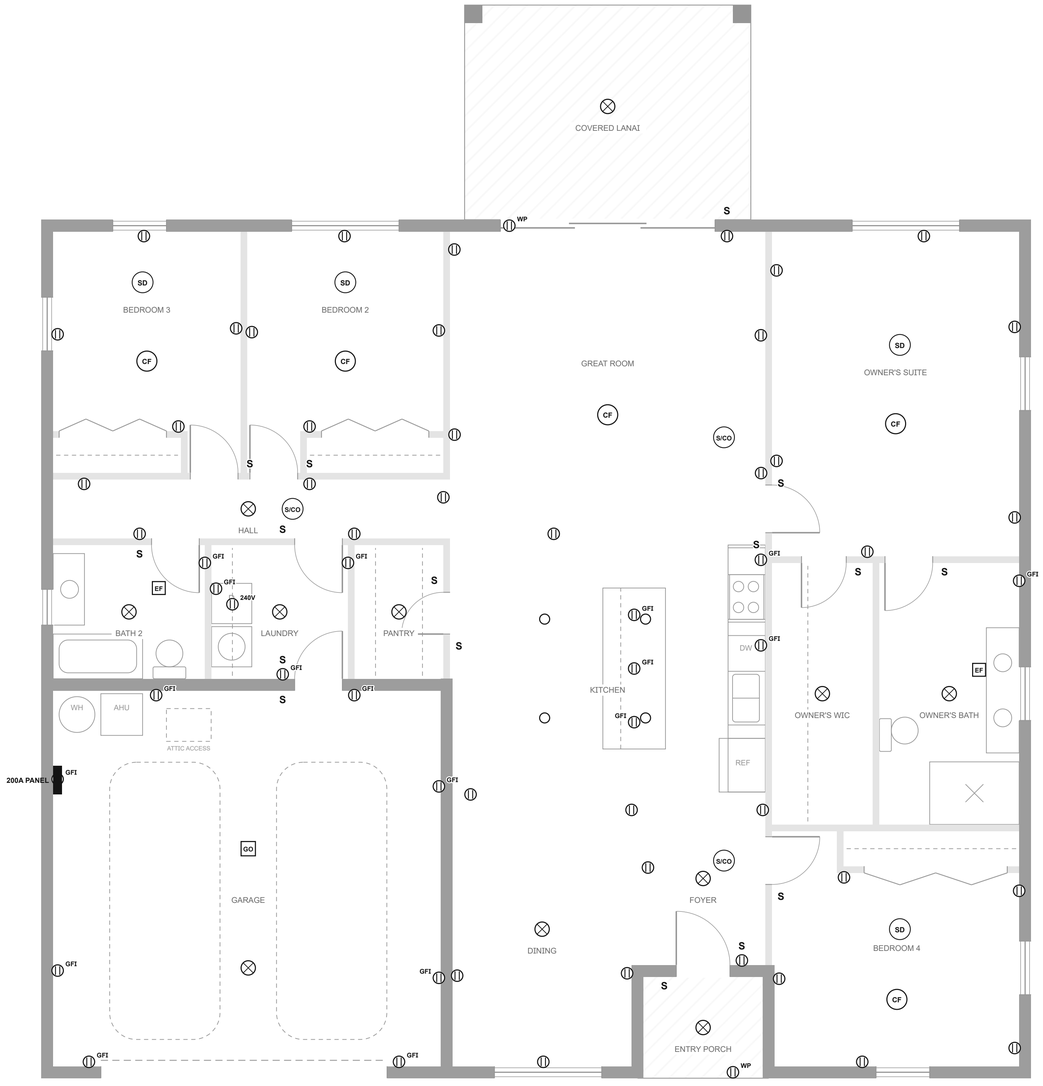
ROOF FRAMING

Scale 1/4" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

S-201

Drafted with XYZ Blueprint



DEVICE COUNT

DEVICE	QTY
Duplex receptacle	38
GFCI receptacle (incl. WP)	20
Dryer receptacle, 240 V	1
Switch	16
Ceiling light	11
Ceiling fan with light	5
Recessed can	4
Bath exhaust fan	2
Smoke alarm	4
Smoke/CO alarm	3

ELECTRICAL NOTES

1. Layout for coordination. The electrical contractor designs, permits and installs per NEC 2020, as adopted by the FBC.
2. Wall receptacles spaced so no point along the wall is more than 6 ft from an outlet (NEC 210.52(A)).
3. Kitchen countertop receptacles every 4 ft and at the island, GFCI (NEC 210.52(C), 210.8).
4. GFCI in baths, kitchen, laundry, garage and outdoors, and on receptacles within 6 ft of the sink. AFCI on habitable room and kitchen circuits (NEC 210.12).
5. Smoke and CO alarms hard-wired, interconnected, battery backup, photoelectric smoke sensors; 6 ft or more from the range and 3 ft or more from a door to a bath with a tub or shower (FBC-R R314, R314.3.1, R315). Nearest to the range: the S/CO alarm in the great room, 7'-8 1/4". An S/CO alarm within 10 ft of every sleeping room door (R315, F.S. 553.885): the farthest door, Bedroom 3, is 4'-9" from one.
6. Bath exhaust fans ducted outdoors (FBC-R R303.3).

SYMBOLS

- Duplex receptacle
- GFCI receptacle
- S — Single pole switch
- Ceiling light
- CF — Ceiling fan with light
- Recessed can
- EF — Exhaust fan

N

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

xyz BLUEPRINT

ENGINEER OF RECORD
Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction
Owner: _____
Builder: _____

REVISIONS

0 Nov 27, 2026 Issued for review

PRELIMINARY NOT FOR CONSTRUCTION

Pending review and seal by a Florida-licensed engineer of record. Truss engineering and energy forms by others.

CODE

FBC Residential, 8th Ed. (2023)
Vult 140 mph, Vasd 108 mph
Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

Conditioned 2,113 sq ft
Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

ELECTRICAL PLAN

Scale 1/4" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

E-101

Drafted with XYZ Blueprint

LOAD CALCULATION, NEC 220.82 (OPTIONAL METHOD)

LOAD	VA
General lighting, 3 VA x 2,113 sq ft	6,339
Small appliance circuits, 2 x 1,500 VA	3,000
Laundry circuit	1,500
Range, 12 kW	12,000
Dryer, 5 kW	5,000
Water heater, 4.5 kW	4,500
Dishwasher	1,200
Disposer	900
Microwave / hood	1,500
Garage door opener	600
General load total	36,539
First 10 kVA at 100%, rest at 40%	20,616
Cooling 4,400 VA vs heat (compressor + 65% of strip) 9,600 VA, larger	9,600
Calculated load	30,216
Calculated current at 240 V	126 A
Service	200 A, 4/0 Al or 2/0 Cu

PANEL SCHEDULE, 200 A, 30 SPACES, MAIN BREAKER

CKT	LOAD	BRK	P	WIRE	PROTECTION	RUN
1	Bedrooms 2 and 3, receptacles and lights	15 A	1	14/2	AFCI	236 ft
2	Bedroom 4 and foyer	15 A	1	14/2	AFCI	182 ft
3	Owner's suite	15 A	1	14/2	AFCI	168 ft
4	Great room	20 A	1	12/2	AFCI	153 ft
5	Dining and lighting	15 A	1	14/2	AFCI	128 ft
6	Kitchen small appliance 1	20 A	1	12/2	AFCI/GFCI	157 ft
7	Kitchen small appliance 2	20 A	1	12/2	AFCI/GFCI	157 ft
8	Kitchen lighting	15 A	1	14/2	AFCI	157 ft
9	Refrigerator	20 A	1	12/2	AFCI/GFCI	157 ft
10	Dishwasher	20 A	1	12/2	AFCI/GFCI	157 ft
11	Disposer	20 A	1	12/2	AFCI/GFCI	157 ft
12	Microwave / hood	20 A	1	12/2	AFCI	157 ft
13	Bath 2 receptacles and fan	20 A	1	12/2	GFCI	73 ft
14	Owner's Bath receptacles and fan	20 A	1	12/2	GFCI	115 ft
15	Laundry	20 A	1	12/2	AFCI/GFCI	102 ft
16	Garage receptacles and opener	20 A	1	12/2	GFCI	156 ft
17	Exterior receptacles	20 A	1	12/2	GFCI	130 ft
18	Smoke and CO alarms	15 A	1	14/3	AFCI	246 ft
19	Range, 12 kW	50 A	2	6/3	GFCI	157 ft
20	Dryer, 5 kW	30 A	2	10/3	GFCI	102 ft
21	Water heater, 4.5 kW	30 A	2	10/2	-	12 ft
22	Air handler with 8 kW heat	50 A	2	6/2	-	15 ft
23	Heat pump condenser, 3 ton	30 A	2	10/2	-	25 ft
24	EV charger ready, 50 A	50 A	2	6/3	GFCI	20 ft

WIRE TAKEOFF

NM-B CU	FEET
10/2	37
10/3	102
12/2	1,671
14/2	871
14/3	246
6/2	15
6/3	177

SERVICE NOTES

1. Layout and calculation for coordination. The electrical contractor designs, permits and installs per NEC 2020, as adopted by the FBC.
2. Meter and main disconnect on the garage side wall per the utility (TECO in Tampa); it is the outdoor emergency disconnect (NEC 230.85). Surge protection at the service (NEC 230.67).
3. Concrete-encased grounding electrode: 20 ft of #4 bare copper or rebar in the footing (NEC 250.52(A)(3)), bonded to the service.
4. GFCI as marked: kitchen counters and receptacles within 6 ft of the sink (the refrigerator and range here), baths, laundry with the dryer, garage with the EV circuit, and outdoors (NEC 210.8(A)); dishwasher (422.5). AFCI on habitable room and kitchen circuits (NEC 210.12).
5. Dedicated circuits for range, dryer, water heater, air handler, condenser, dishwasher, disposer, microwave and refrigerator.
6. EV charger circuit (50 A) and solar-ready conduit to the attic are included for the builder to offer.
7. Run lengths are planning estimates from the floor plan.

xyz BLUEPRINT

ENGINEER OF RECORD

Name and P.E. No. _____
Firm, if any _____
Address and phone _____

PROJECT

THE PALMETTO, LOT 14

Tampa, FL
Hillsborough County, Florida
Single-family residence
One story, CBS construction

Owner: _____
Builder: _____

REVISIONS

0 Nov 27, 2026 Issued for review

PRELIMINARY NOT FOR CONSTRUCTION

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Exposure B, Risk Category II
Wind: Hillsborough County default, not confirmed for this lot
Flood zone X. Climate zone 2A

AREAS

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Garage 499 sq ft
Under roof 2,848 sq ft

SHEET TITLE

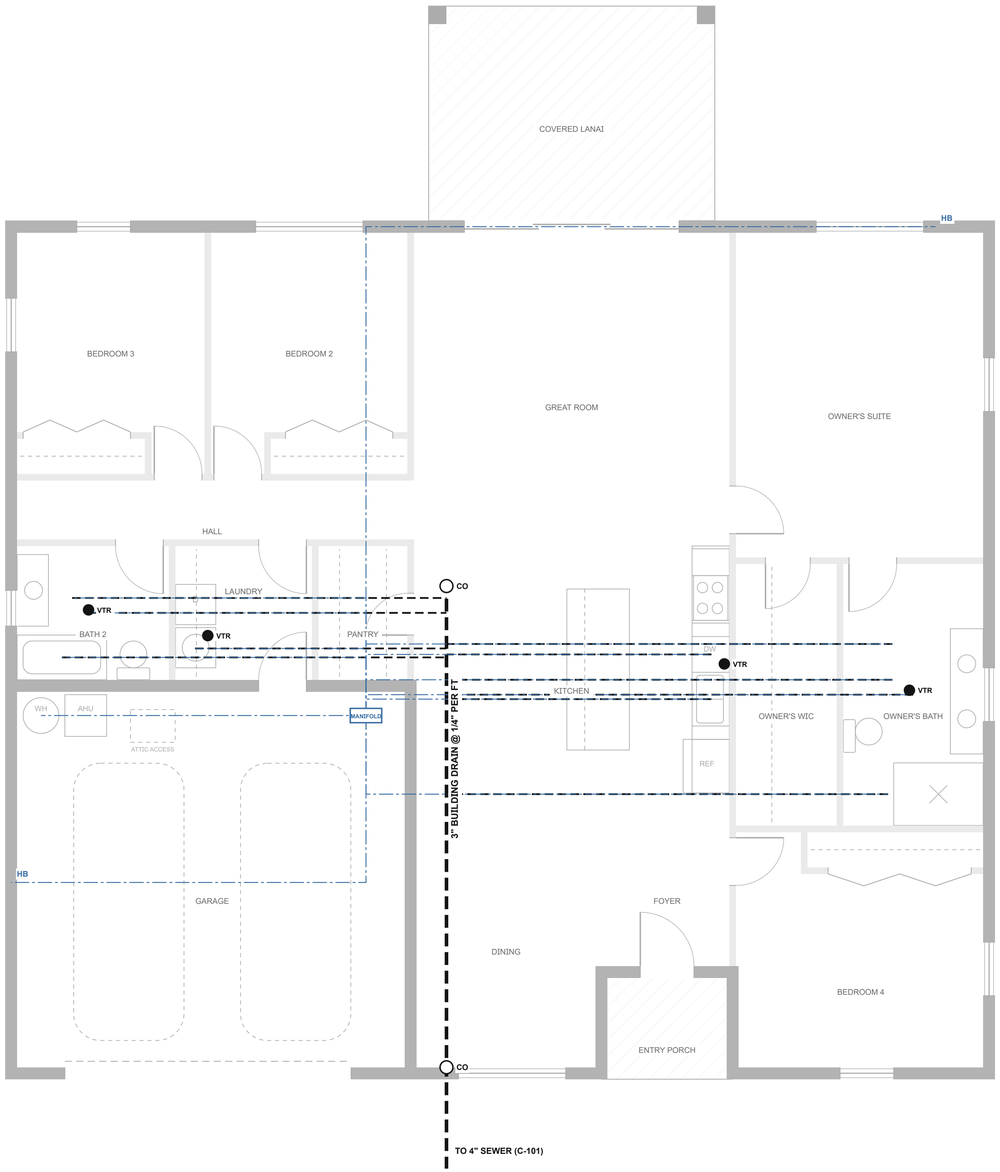
ELECTRICAL SERVICE AND PANEL

Scale None
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

E-201

Drafted with XYZ Blueprint



N

1 **PLUMBING PLAN**

1/4" = 1'-0"

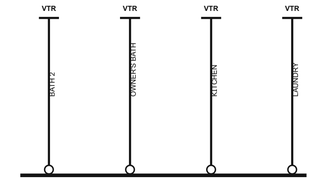
FIXTURE UNITS

FIXTURE	QTY	DFU	WSFU
Water closet, 1.28 gpf	2	6	4.4
Lavatory	3	3	2.1
Bathtub / shower	1	2	1.4
Shower	1	2	1.4
Kitchen sink with disposer	1	2	1.4
Dishwasher	1	2	1.4
Clothes washer	1	2	1.4
Water heater, 50 gal electric	1	0	0.0
Hose bibb, frost-free	2	0	5.0
Total		19	18.5

PIPE SIZES

LINE	SIZE
Building drain	3 in PVC
Building sewer	4 in PVC SDR 35
Toilet branches	3 in
Other fixture branches	2 in (1 1/2 in lav)
Main vent through roof	3 in
Water service	1 in
Distribution	PEX 3/4 in to manifold, 1/2 in runs

DWV RISER (SCHEMATIC)



PLUMBING NOTES

1. Layout for coordination. The plumbing contractor sizes, permits and installs per the FBC Residential plumbing chapters.
2. Underground DWV tested before the slab pour (10 ft head or air test). Sleeve pipe through footings.
3. Cleanouts at the base of each stack, at the building drain exit and at the property line.
4. Water heater on a 18 in platform only if required by the jurisdiction; pan and drain to the exterior; T&P line to the exterior.
5. Hammer arrestor at the washer box; dielectric fittings at the water heater.
6. Fixtures: 1.28 gpf toilets, WaterSense faucets and showerheads.

xyz BLUEPRINT

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PROJECT

THE PALMETTO, LOT 14

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SHEET TITLE

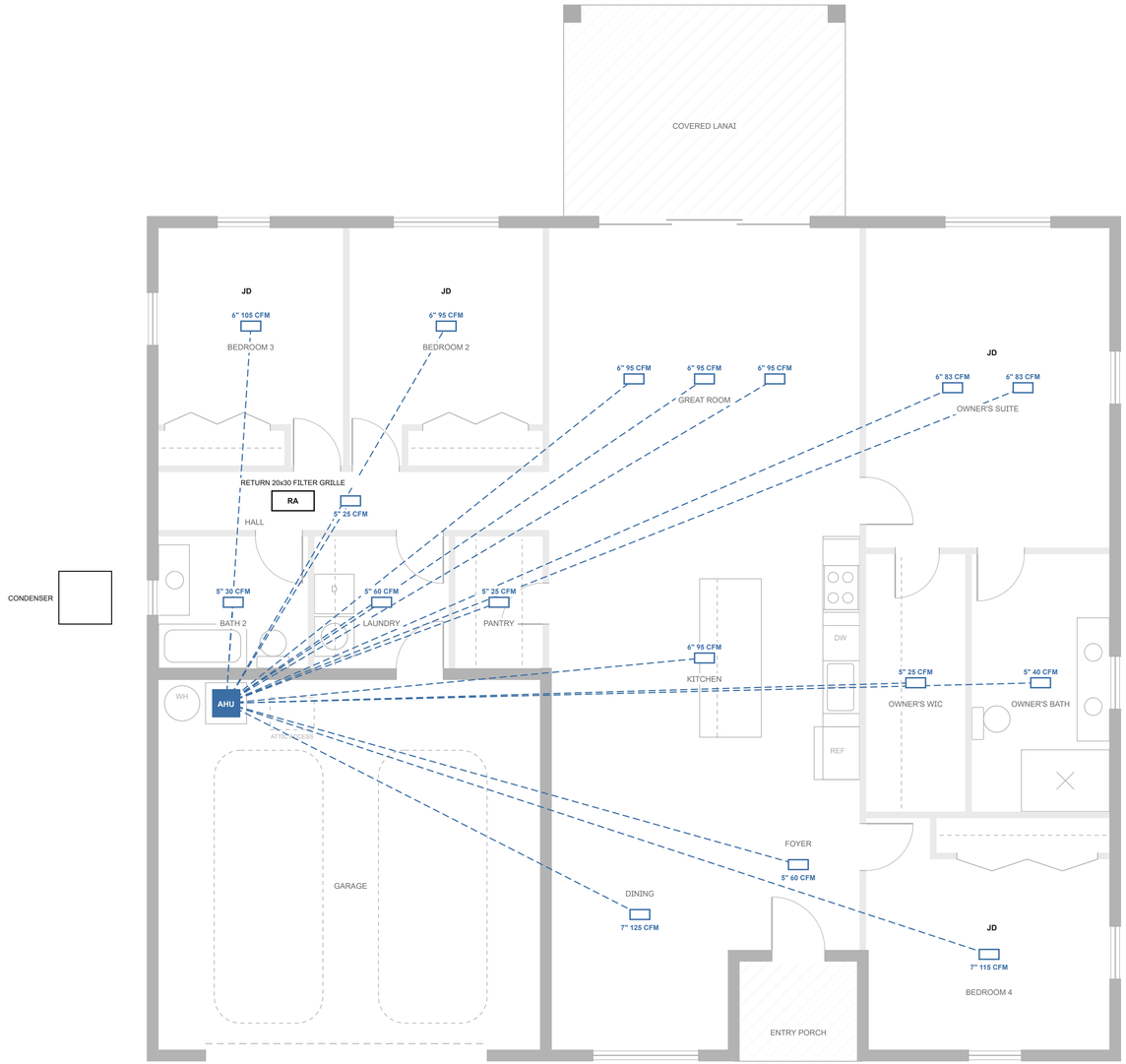
PLUMBING PLAN AND RISER

Scale 1/4" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

P-101

Drafted with XYZ Blueprint



N

1 **HVAC PLAN**

1/4" = 1'-0"

ROOM LOADS AND AIRFLOW

ROOM	BTU/H	CFM	REG	DUCT
Great Room	6,608	285	3	6 in
Kitchen	2,249	95	1	6 in
Dining	2,886	125	1	7 in
Foyer	1,419	60	1	5 in
Hall	231	25	1	5 in
Owner's Suite	3,874	165	2	6 in
Owner's Bath	947	40	1	5 in
Owner's WIC	195	25	1	5 in
Bedroom 2	2,223	95	1	6 in
Bedroom 3	2,407	105	1	6 in
Bedroom 4	2,631	115	1	7 in
Bath 2	722	30	1	5 in
Laundry	1,445	60	1	5 in
Pantry	176	25	1	5 in

EQUIPMENT (PREVIEW)

ITEM	VALUE
Sensible load	28,013 BTU/h
Latent load	7,003 BTU/h
Heat pump	3 ton, 1200 cfm
Supplemental heat	8 kW
Area per ton	704 sq ft

HVAC NOTES

1. Load preview for Tampa design conditions (92 F out, 75 F in). The HVAC contractor provides Manual J, S and D for permit.
2. Ducts R-8 in the attic, sealed, leakage tested at rough-in and final (FBC-EC R403.3).
3. JD = jump duct return path from each closed bedroom.
4. Dryer vent rigid metal, 35 ft developed length max. Bath fans ducted outdoors.

xyz BLUEPRINT

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SHEET TITLE

HVAC PLAN AND LOADS

Scale 1/4" = 1'-0"
Date Nov 27, 2026
Sheet size 24 x 36 (ARCH D)

SHEET

M-101

Drafted with XYZ Blueprint