



Bluegrass Lumber & Hardware

#2 The Breckinridge 2,280 S.F.

MATTHEW CURRAN  
CUSTOM DESIGN & DRAFTING

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408 Cedar Lane Custom KY

Bluegrass Lumber & Hardware  
New Construction Residence  
#2 The Breckinridge

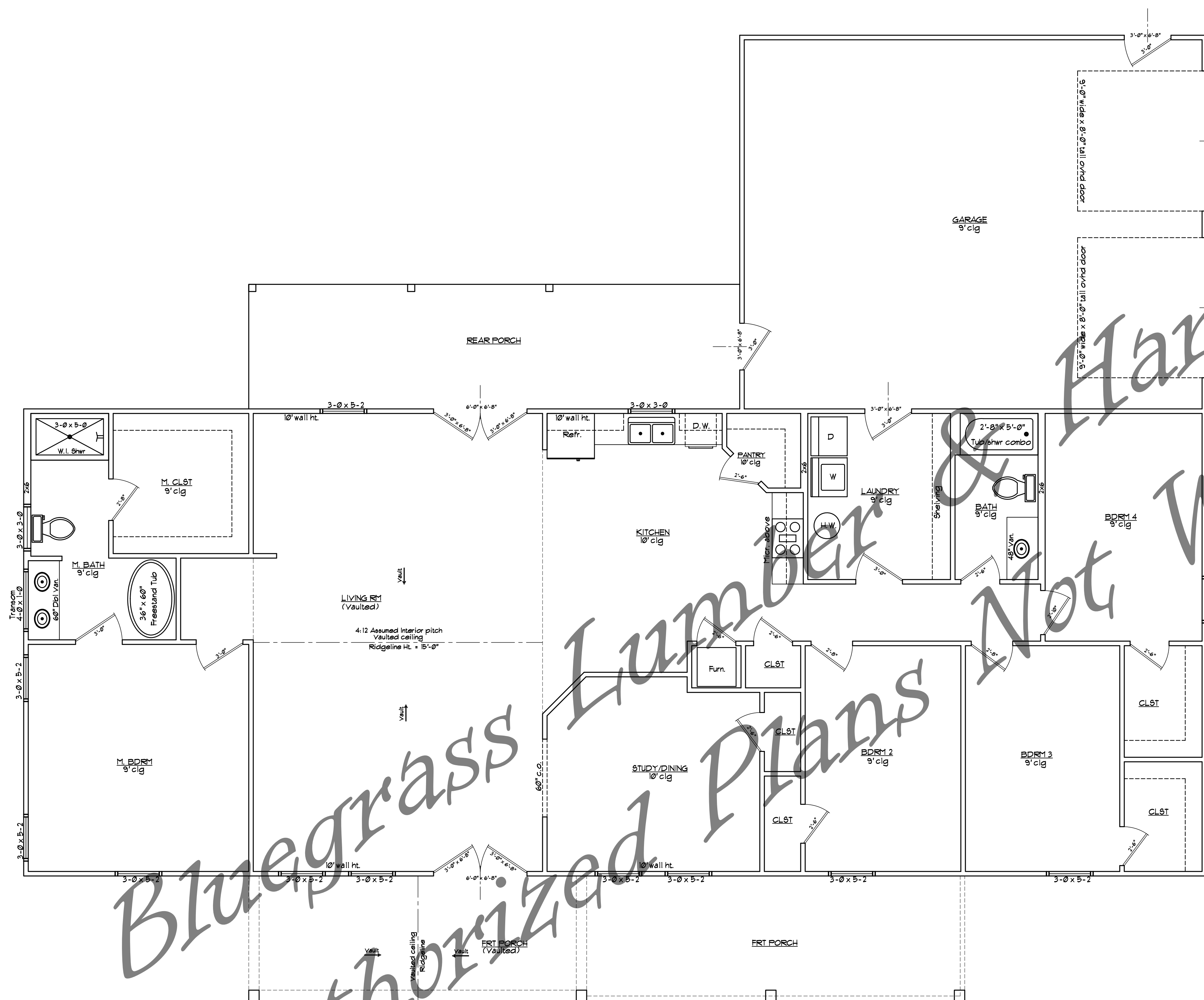
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DATE: JAN 2025  
SCALE: NTS  
PROJECT:  
B.G.L. 2 (BRECKINRIDGE)  
COVER SHEET  
G-001

**Bluegrass Lumber & Hardware**  
New Construction Residence  
#2 The Breckinridge

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| DATE:                                                                                 | JAN 2025     |
| SCALE:                                                                                | 1/4" = 1'-0" |
| PROJECT:                                                                              |              |
| B.G.L. 2 (BRECKINRIDGE)                                                               |              |
| FL PLAN LAYOUT                                                                        |              |
|  |              |



1ST FLOOR PLAN

$$1/4'' = 1'-0''$$

1. ALL WALLS ARE SHOWN AS 2x4 (3 1/2") UNLESS NOTED OTHERWISE OR AS CALLED OUT AS 2x6 AT PLUMBING LOCATIONS IF APPLICABLE. FRAMING DIMENSIONS ARE SHOWN AS FACE OF STUD TO FACE OF STUD TO ALLOW FOR EASE OF FRAMING.

MAIN LEVEL CONDITIONED  
SPACE (EXCLUDES GARAGE  
AND PORCHES) +/- 2,280 SF

GARAGE +/- 720 SF

FRONT PORCH +/- 368 SF

REAR PORCH +/- 252 SF

\*AREAS TAKEN FROM OUTSIDE  
OF STUD FRAMING.\*

WHEN SUBMITTING TO PLANNING AND ZONING, CONTRACTOR/OWNER SHALL SUBMIT ALONG WITH THESE PLANS THE FOLLOWING:

-ENGINEERED TRUSS  
DRAWINGS IF TRUSSES ARE  
APPLICABLE

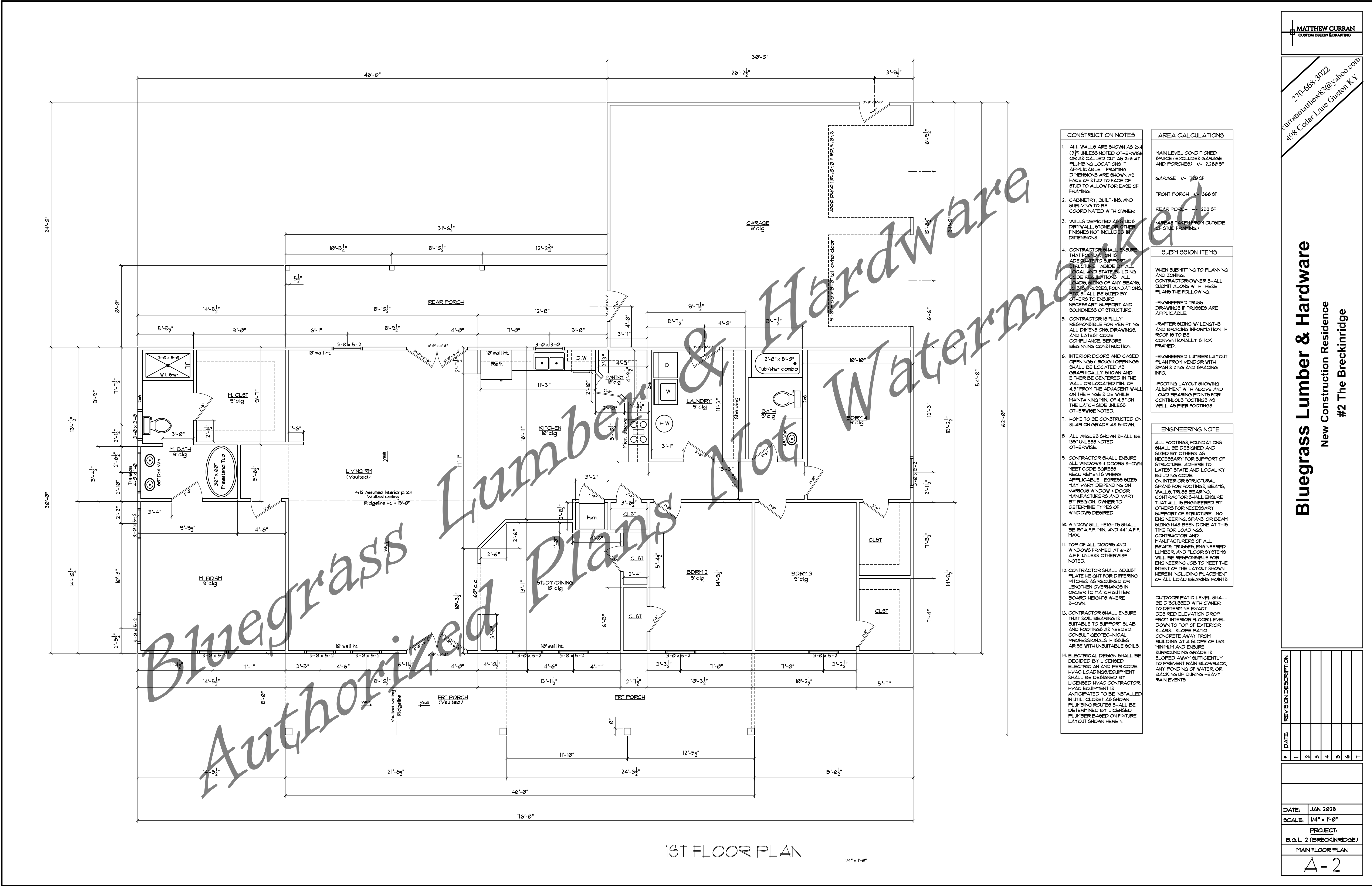
-RAFTER SIZING W/ LENGTHS  
AND BRACING INFORMATION  
ROOF IS TO BE  
CONVENTIONALLY STICK  
FRAMED.

-ENGINEERED LUMBER LAYO  
PLAN FROM VENDOR WITH  
SPAN SIZING AND SPACING  
INFO

-FOOTING LAYOUT SHOWING ALIGNMENT WITH ABOVE AND LOAD BEARING POINTS FOR CONTINUOUS FOOTINGS AS WELL AS PIER FOOTINGS.

ALL FOOTINGS, FOUNDATIONS SHALL BE DESIGNED AND SIZED BY OTHERS AS NECESSARY FOR SUPPORT OF STRUCTURE. ADHERE TO ALL STATE AND LOCAL BUILDING CODE.  
ON INTERIOR STRUCTURAL SPANS FOR FOOTINGS, BEAMS, WALLS, TRUSS BEARING, CONTRACTOR SHALL ENSURE ALL BEAMS ARE SIZED BY OTHERS FOR NECESSARY SUPPORT OF STRUCTURE. NO ENGINEERING, SPANS, OR BEAM SIZING HAS BEEN DONE AT THIS TIME FOR LOADINGS.  
THE CONTRACTOR AND ALL MANUFACTURERS OF ALL BEAMS, TRUSSES, ENGINEERED LUMBER, AND FLOOR SYSTEM WILL BE RESPONSIBLE FOR ENGINEERING JOBS TO MEET THE REQUIREMENTS OF ALL APPLICABLE SPECIFICATIONS AND CODES HEREIN INCLUDING PLACEMENT OF ALL LOAD BEARING POINTS.

OUTDOOR PATIO LEVEL SHALL BE DISCUSSED WITH OWNER TO DETERMINE EXACT DESIRED ELEVATION DROP FROM INTERIOR FLOOR LEVEL DOWN TO TOP OF EXTERIOR SLABS. SLOPE PATIO CONCRETE AWAY FROM BUILDING AT A SLOPE OF 1:5 MINIMUM AND ENSURE SURROUNDING GRADE IS SLOPED AWAY SUFFICIENTLY TO PREVENT RAIN BLOWBACK ANY PONDING OF WATER OR BACKING UP DURING HEAVY RAIN EVENTS.



- CONSTRUCTION NOTES**
- ALL WALLS ARE SHOWN AS 2x4 (3") UNLESS NOTED OTHERWISE OR AS CALLED OUT AS 2x6 AT PLUMBING LOCATIONS IF APPLICABLE. FRAMING DIMENSIONS ARE SHOWN AS FACE OF STUD TO FACE OF STUD TO ALLOW FOR EASE OF FRAMING.
  - CABINETRY, BUILT-INS, AND SHELVING TO BE COORDINATED WITH OWNER.
  - WALLS DEPICTED AS STUDS. DIRT WALL, STONE, OR OTHER FINISHES NOT INCLUDED IN DIMENSIONS.
  - CONTRACTOR SHALL ENSURE THAT FOUNDATION IS ADEQUATE TO SUPPORT STRUCTURE. ABIDE BY ALL LOCAL AND STATE BUILDING CODE REGULATIONS. ALL LOADS, SIZING OF ANY BEAMS, JOISTS, TRUSSES, FOUNDATIONS, ETC. SHALL BE SIZED BY OTHERS TO ENSURE NECESSARY SUPPORT AND SOUNDNESS OF STRUCTURE.
  - CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DRAWINGS, AND LATEST CODE COMPLIANCE BEFORE BEGINNING CONSTRUCTION.
  - INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED MIN. OF 4.5" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING MIN. OF 4.5" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
  - HOME TO BE CONSTRUCTED ON SLAB ON GRADE AS SHOWN.
  - ALL ANGLES SHOWN SHALL BE 15° UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL ENSURE ALL WINDOWS & DOORS SHOWN MEET CODE EGRESS REQUIREMENTS WHERE APPLICABLE. EGRESS SIZES MAY VARY DEPENDING ON VARIOUS WINDOW & DOOR MANUFACTURERS AND VARY BY REGION. OWNER TO DETERMINE TYPES OF WINDOWS DESIRED.
  - WINDOW SILL HEIGHTS SHALL BE 15" A.F.F. MIN. AND 44" A.F.F. MAX.
  - TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL ADJUST PLATE HEIGHT FOR DIFFERING PITCHES AS REQUIRED OR LENGTHEN OVERHANGS IN ORDER TO MATCH GUTTER BOARD HEIGHTS WHERE SHOWN.
  - CONTRACTOR SHALL ENSURE THAT SOIL BEARING IS SUITABLE TO SUPPORT SLAB AND FOOTINGS AS NEEDED. CONSULT GEOTECHNICAL PROFESSIONALS IF ISSUES ARISE WITH UNSUITABLE SOILS.
  - ELECTRICAL DESIGN SHALL BE DECIDED BY LICENSED ELECTRICIAN AND PER CODE. HVAC LOADINGS/EQUIPMENT SHALL BE DESIGNED BY LICENSED HVAC CONTRACTOR. HVAC EQUIPMENT IS ANTICIPATED TO BE INSTALLED IN UTILITY CLOSET AS SHOWN. PLUMBING ROUTES SHALL BE DETERMINED BY LICENSED PLUMBER BASED ON FUTURE LAYOUT SHOWN HEREIN.

| AREA CALCULATIONS                                          |              |
|------------------------------------------------------------|--------------|
| MAIN LEVEL CONDITIONED SPACE (EXCLUDES GARAGE AND PORCHES) | 4'- 2,280 SF |
| GARAGE                                                     | 4'- 1,000 SF |
| FRONT PORCH                                                | 4'- 360 SF   |
| REAR PORCH                                                 | 4'- 252 SF   |
| *AREAS TAKEN FROM OUTSIDE OF STUD FRAMING*                 |              |

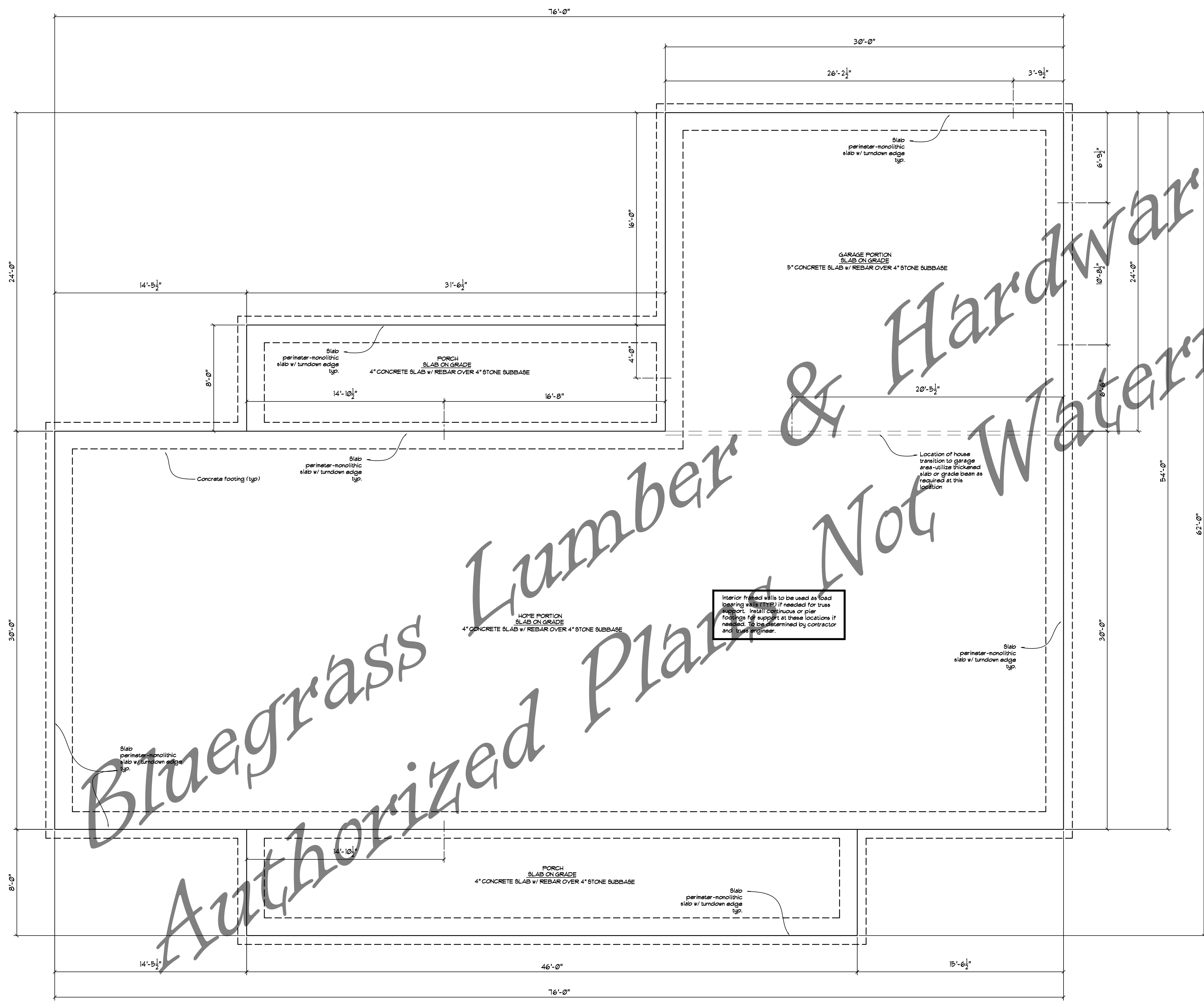
| SUBMISSION ITEMS                                                                                                       |  |
|------------------------------------------------------------------------------------------------------------------------|--|
| WHEN SUBMITTING TO PLANNING AND ZONING, CONTRACTOR/OWNER SHALL SUBMIT ALONG WITH THESE PLANS THE FOLLOWING:            |  |
| -ENGINEERED TRUSS DRAWINGS IF TRUSSES ARE APPLICABLE.                                                                  |  |
| -RAFTER SIZING W/ LENGTHS AND BRACING INFORMATION IF ROOF IS TO BE CONVENTIONALLY STICK FRAMED.                        |  |
| -ENGINEERED LUMBER LAYOUT PLAN FROM VENDOR WITH SPAN SIZING AND SPACING INFO.                                          |  |
| -FOOTING LAYOUT SHOWING ALIGNMENT WITH ABOVE AND LOAD BEARING POINTS FOR CONTINUOUS FOOTINGS AS WELL AS PIER FOOTINGS. |  |

| ENGINEERING NOTE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| ALL FOOTINGS, FOUNDATIONS SHALL BE DESIGNED AND SIZED BY OTHERS AS NECESSARY FOR SUPPORT OF STRUCTURE. ADHERE TO LATEST STATE AND LOCAL KY BUILDING CODE. ON INTERIOR STRUCTURAL SPANS FOR FOOTINGS, BEAMS, WALLS, TRUSS BEARING, CONTRACTOR SHALL ENSURE THAT ALL IS ENGINEERED BY OTHERS FOR NECESSARY SUPPORT OF STRUCTURE. NO ENGINEERING, SPANS, OR BEAM SIZING HAS BEEN DONE AT THIS TIME FOR LOADINGS. CONTRACTOR AND MANUFACTURERS OF ALL BEAMS, TRUSSES, ENGINEERED LUMBER, AND FLOOR SYSTEMS WILL BE RESPONSIBLE FOR ENGINEERING JOB TO MEET THE INTENT OF THE LAYOUT SHOWN HEREIN INCLUDING PLACEMENT OF ALL LOAD BEARING POINTS. |  |

OUTDOOR PATIO LEVEL SHALL BE DISCUSSED WITH OWNER TO DETERMINE EXACT DESIRED ELEVATION DROP FROM INTERIOR FLOOR LEVEL DOWN TO TOP OF EXTERIOR SLABS. SLOPE PATIO CONCRETE AWAY FROM BUILDING AT A SLOPE OF 1.5% MINIMUM AND ENSURE SURROUNDING GRADE IS SLOPED AWAY SUFFICIENTLY TO PREVENT RAIN BLOWBACK, ANY PONING OF WATER, OR BACKING UP DURING HEAVY RAIN EVENTS

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| DATE:           | JAN 2025                |
| SCALE:          | 1/4" = 1'-0"            |
| PROJECT:        | B.G.L. 2 (BRECKINRIDGE) |
| MAIN FLOOR PLAN |                         |
| A-2             |                         |



- FOUNDATION NOTES
1. HOME WILL BE CONSTRUCTED ON CONCRETE SLAB ON GRADE. EXTERIOR FOOTINGS AND INTERIOR FOOTINGS TO BE PLACED AS REQUIRED.
  2. ALL FOOTINGS, FOUNDATIONS SHALL BE DESIGNED AND SIZED BY OTHERS AS NECESSARY FOR SUPPORT OF STRUCTURE. ADHERE TO LATEST STATE AND LOCAL KY BUILDING CODE. ON INTERIOR SPANS FOR FOOTINGS, BEAMS, CONTRACTOR SHALL ENSURE THAT ALL IS ENGINEERED BY OTHERS FOR NECESSARY SUPPORT OF STRUCTURE. NO ENGINEERING, SPANS, OR BEAM SIZING HAS BEEN DONE AT THIS TIME. JOIST AND BEAM MANUFACTURERS WILL BE RESPONSIBLE FOR ENGINEERING JOB TO MEET THE INTENT OF THE LAYOUT SHOWN HEREIN.
  3. FOR CLARIFICATION, IN REFERENCE TO MAIN FLOOR PLAN, OUTSIDE OF CONCRETE FOUNDATION WALLS ARE SHOWN AS COINCIDING WITH THE OUTSIDE OF STUD FRAMED WALL LINE AS SHOWN ON SHEET A-2.
  4. CONTRACTOR SHALL ENSURE THAT SOIL BEARING IS SUITABLE TO SUPPORT SLAB AND FOOTINGS AS NEEDED. CONSULT GEOTECHNICAL PROFESSIONALS IF ISSUES ARISE WITH UNSUITABLE SOILS.
  5. OUTDOOR PATIO LEVEL SHALL BE DISCUSSED WITH OWNER TO DETERMINE EXACT DESIRED ELEVATION DROP FROM INTERIOR FLOOR LEVEL DOWN TO TOP OF EXTERIOR SLABS. SLOPE PATIO CONCRETE AWAY FROM BUILDING AT A SLOPE OF 1.5% MINIMUM AND ENSURE SURROUNDING GRADE IS SLOPED AWAY SUFFICIENTLY TO PREVENT RAIN BLOWBACK, ANY PONDING OF WATER, OR BACKING UP DURING HEAVY RAIN EVENTS

SLAB LAYOUT 1/4" = 1'-0"

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DATE: SEPT 2025

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

PROJECT: B.G.L. 2 (BRECKINRIDGE)

SLAB LAYOUT

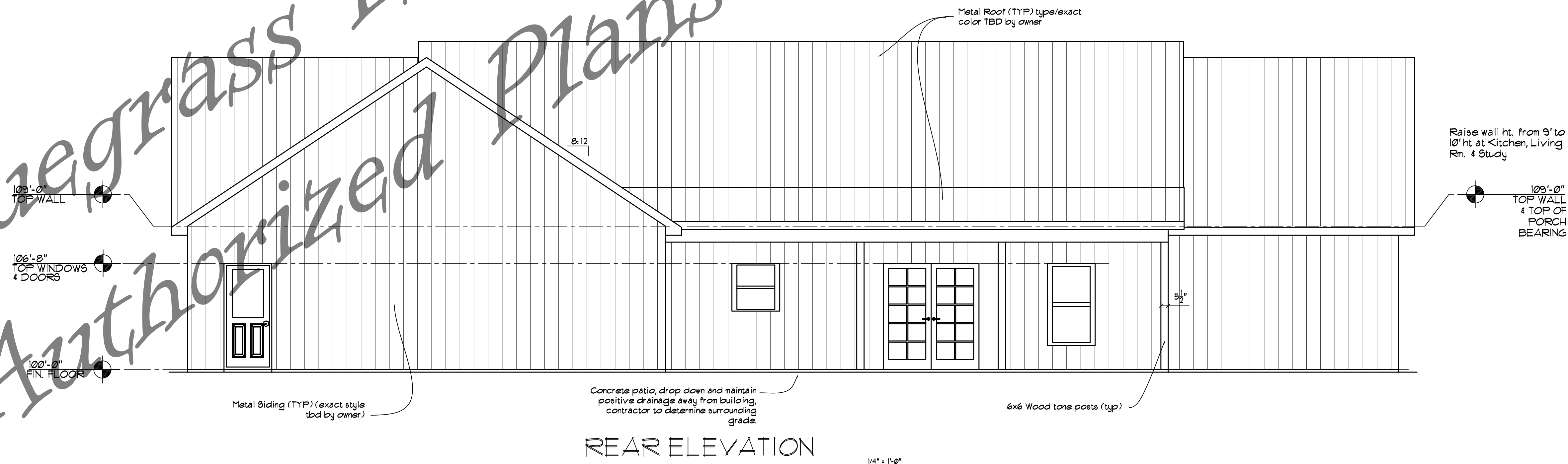
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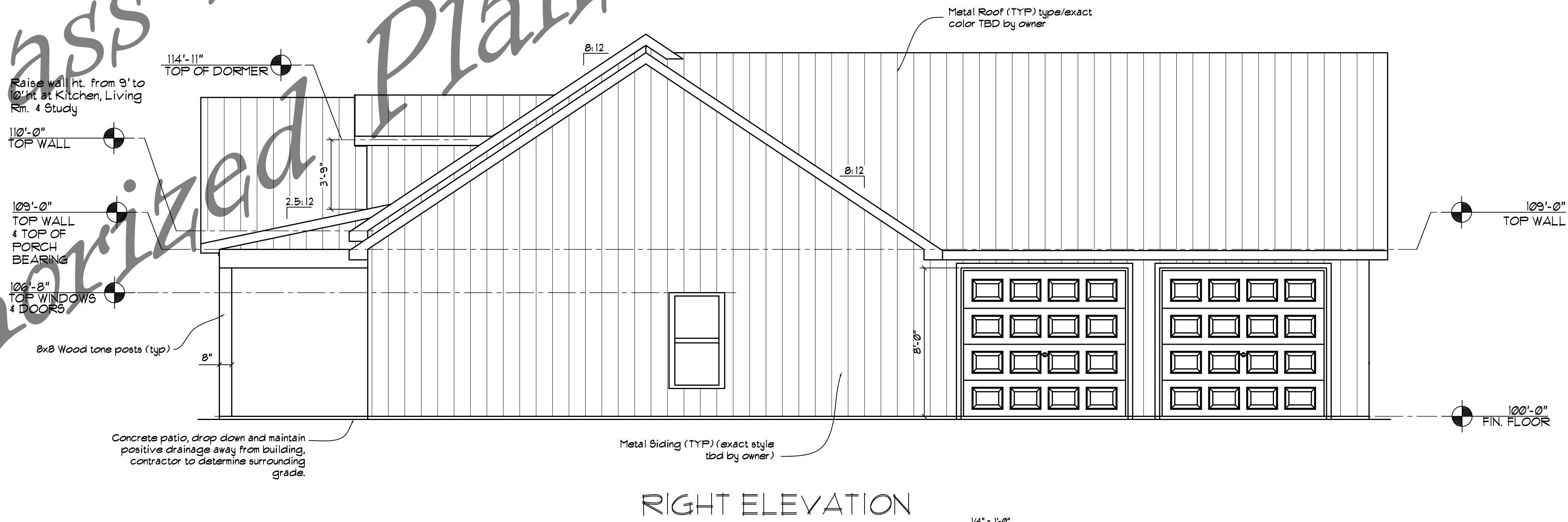
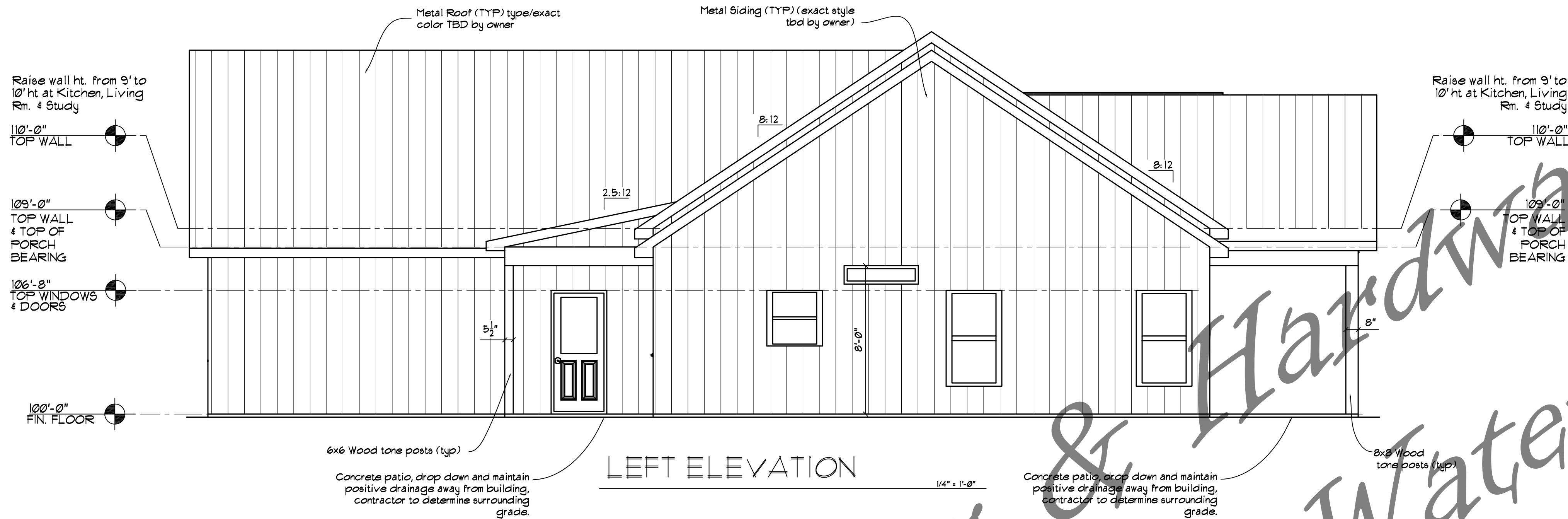
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DATE: JAN 2025  
SCALE: 1/4" = 1'-0"  
PROJECT:  
B.G.L. 2 (BRECKINRIDGE)  
FRT. & REAR ELEVATIONS

A-3





MATTHEW CURRAN  
CUSTOM DESIGN & DRAFTING

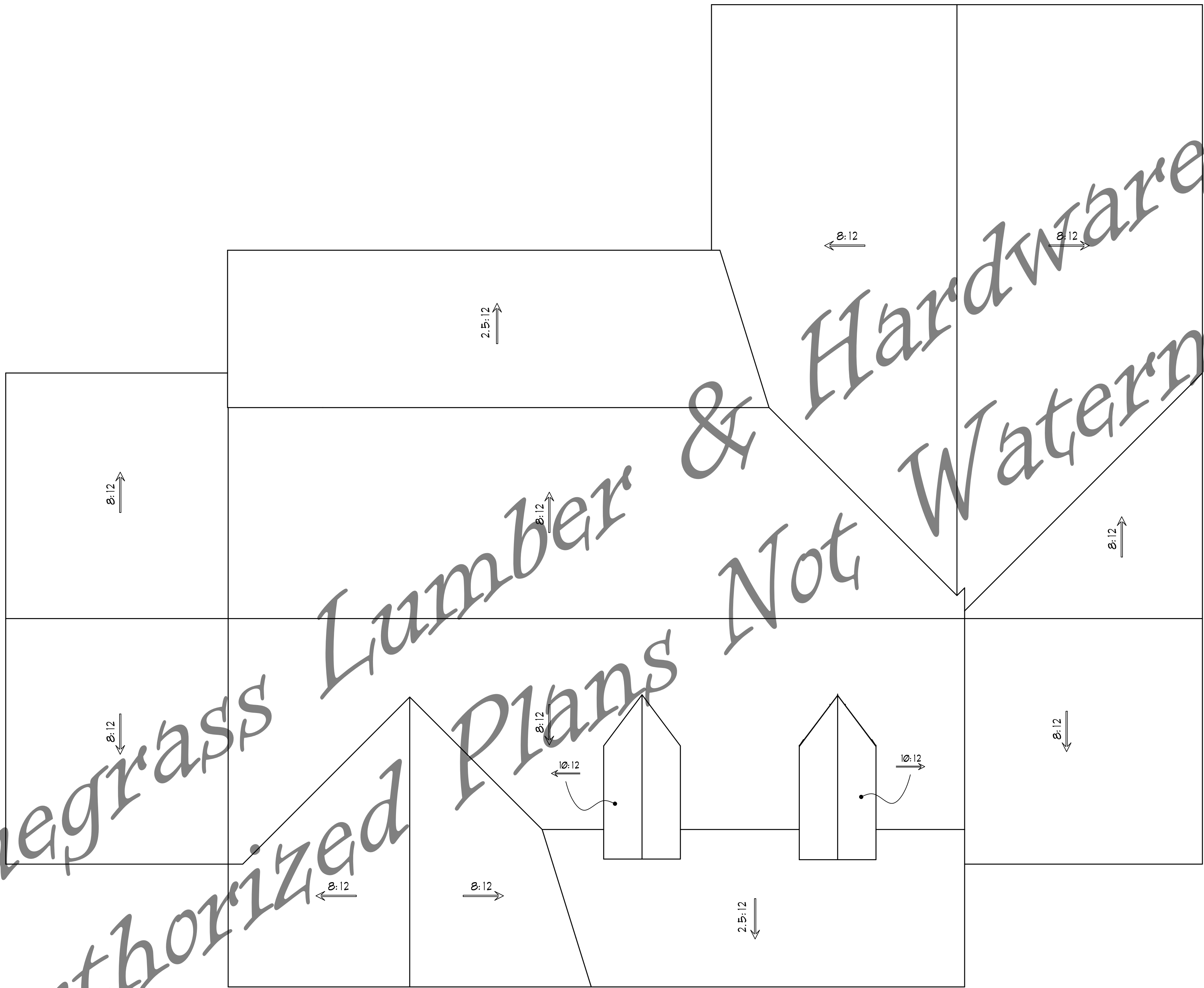
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| SCALE:                  | 1/4" = 1'-0"            |
| PROJECT:                | B.G.L. 2 (BRECKINRIDGE) |
| LEFT & RIGHT ELEVATIONS |                         |
| A = 4                   |                         |

Bluegrass Lumber & Hardware  
Authorized Plans Not Watermarked



ROOF OVERVIEW

1/4" = 1'-0"

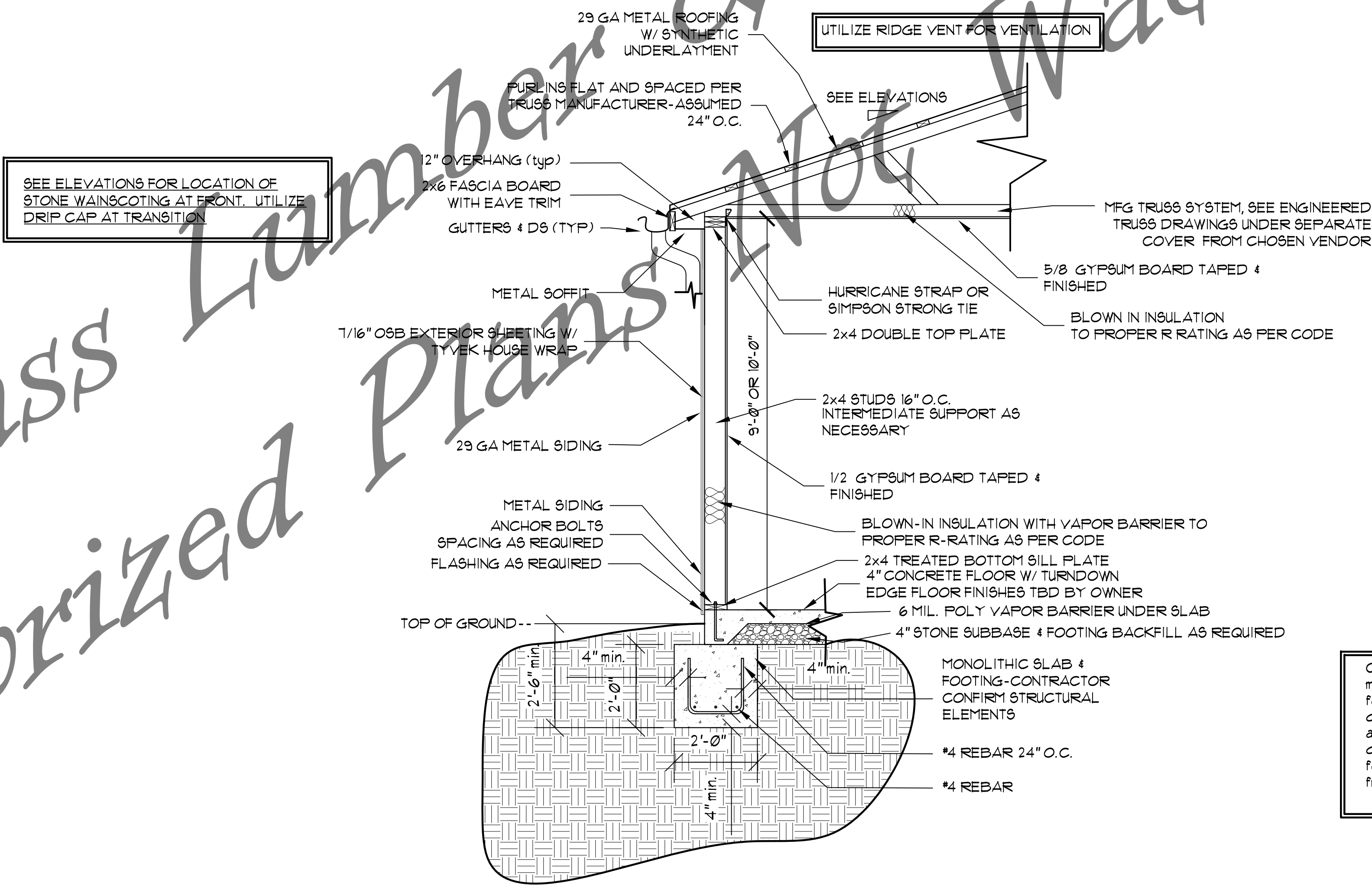
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| PROJECT: | B.G.L. 2 (BRECKINRIDGE) |
|          | ROOF OVERVIEW           |
|          | A-5                     |



CONCEPTUAL RENDERING N.T.S.



TYPICAL WALL SECTION

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DATE: SEPT 2025  
SCALE: 1/2" = 1'-0"  
PROJECT: B.G.L. 2 (BRECKINRIDGE)  
TYP. SECTION/CONCEPTS

A=6