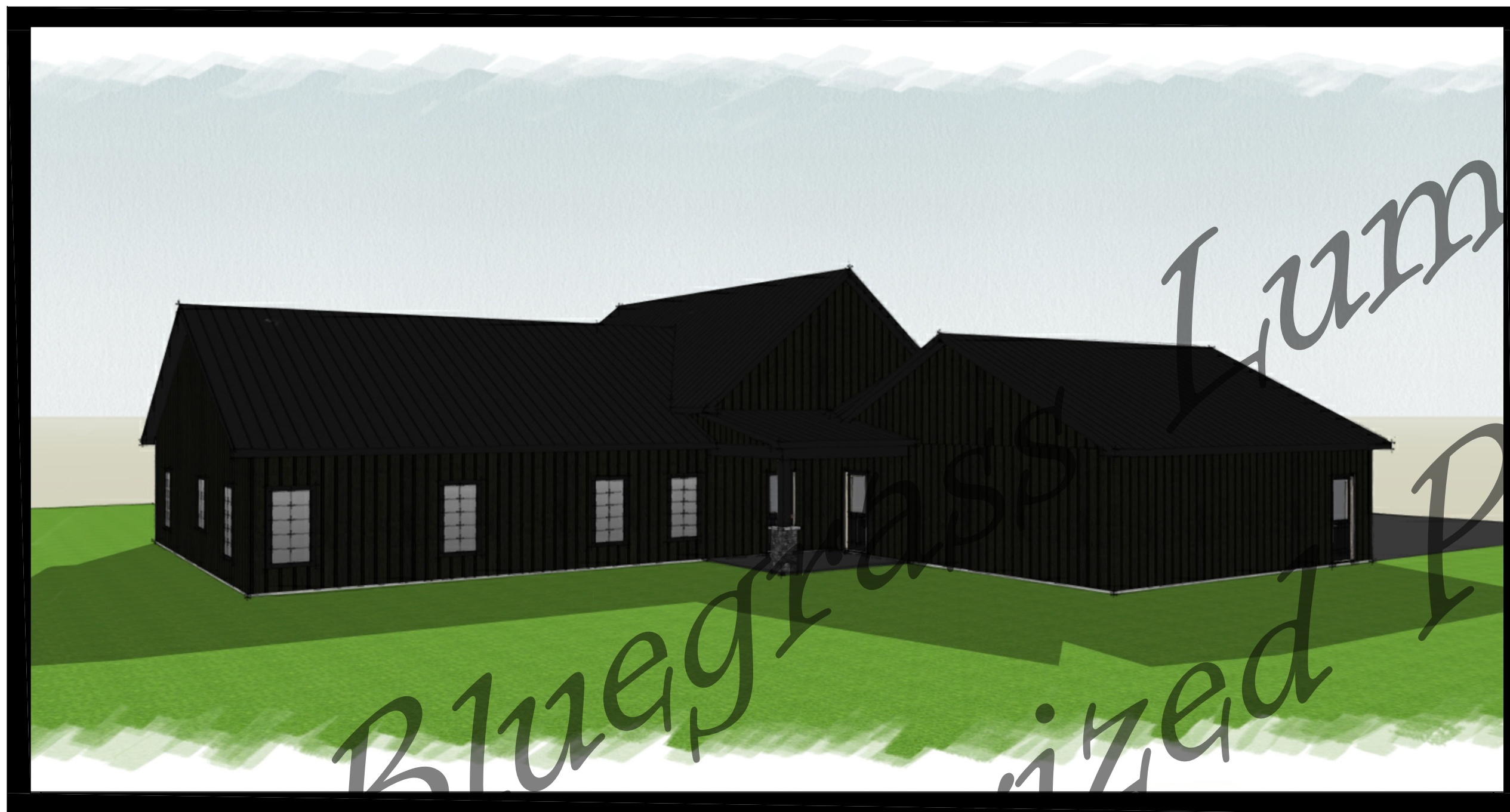
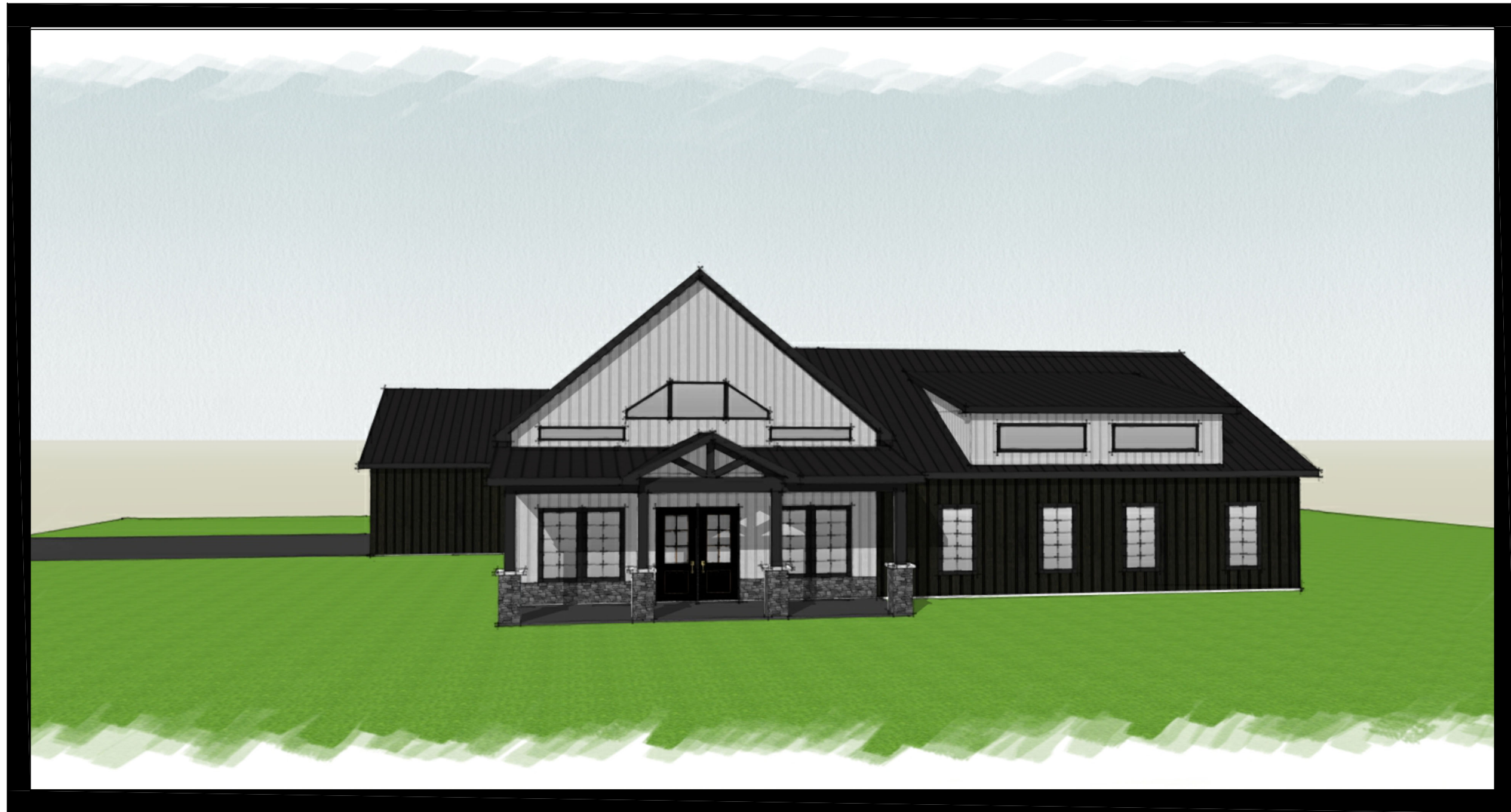




Bluegrass Lumber & Hardware

The Cedar Creek Plan

MATTHEW CURRAN  
CUSTOM DESIGN & DRAFTING

270-668-3022  
curramathew83@yahoo.com  
498 Cedar Lane, Custon KY

Bluegrass Lumber & Hardware  
New Construction Residence  
The Cedar Creek

| DATE: | REVISION DESCRIPTION |
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| DATE:       | DEC 2025        |
| SCALE:      | NTS             |
| PROJECT:    | THE CEDAR CREEK |
| COVER SHEET |                 |
| G-001       |                 |

Bluegrass Lumber & Hardware  
New Construction Residence  
The Cedar Creek

| REVISION DESCRIPTION | DATE | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
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| DATE:          | DEC 2025        |
| SCALE:         | 1/4" = 1'-0"    |
| PROJECT:       | THE CEDAR CREEK |
| FL PLAN LAYOUT |                 |
| A = 1          |                 |

CONSTRUCTION NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AS 2x6 (5") UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE SHOWN AS 2x4 (3 1/2") OR AS CALLED OUT OTHERWISE OR 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.

2. CABINETRY, BUILT-INS, AND SHELVING TO BE COORDINATED WITH OWNER.

3. WALLS DEPICTED AS STUDS, BRICK WALL, STONE OR OTHER FINISHES NOT INCLUDED IN DIMENSIONS.

4. 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.

5. CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DRAWINGS, AND LATEST CODE COMPLIANCE BEFORE BEGINNING CONSTRUCTION.

6. 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.

7. HOME TO BE CONSTRUCTED ON SLAB ON GRADE AS SHOWN.

8. 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.

9. WINDOW SILL HEIGHTS SHALL BE 15" A.F.F. MIN. AND 44" A.F.F. MAX.

10. TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. UNLESS OTHERWISE NOTED.

11. CONTRACTOR SHALL ADJUST PLATE HEIGHT FOR DIFFERING PITCHES AS REQUIRED OR LENGTHEN OVERHANGS IN ORDER TO MATCH GUTTER BOARD HEIGHTS WHERE SHOWN.

12. CONTRACTOR SHALL ENSURE THAT SOIL BEARING IS SUITABLE TO SUPPORT SLAB AND FOOTINGS AS NEEDED. CONSULT GEOTECHNICAL PROFESSIONALS IF ISSUES ARISE WITH UNSUITABLE SOILS.

13. 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.

14. 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 LAUNDRY AREA. PLUMBING ROUTES SHALL BE DETERMINED BY LICENSED PLUMBER BASED ON FIXTURE LAYOUT SHOWN HEREIN.

AREA CALCULATIONS

MAIN LEVEL CONDITIONED SPACE (EXCLUDES GARAGE AND PORCHES) +/- 2380 SF

GARAGE +/- 987 SF

FRONT PORCH +/- 207 SF

REAR PORCH +/- 116 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.

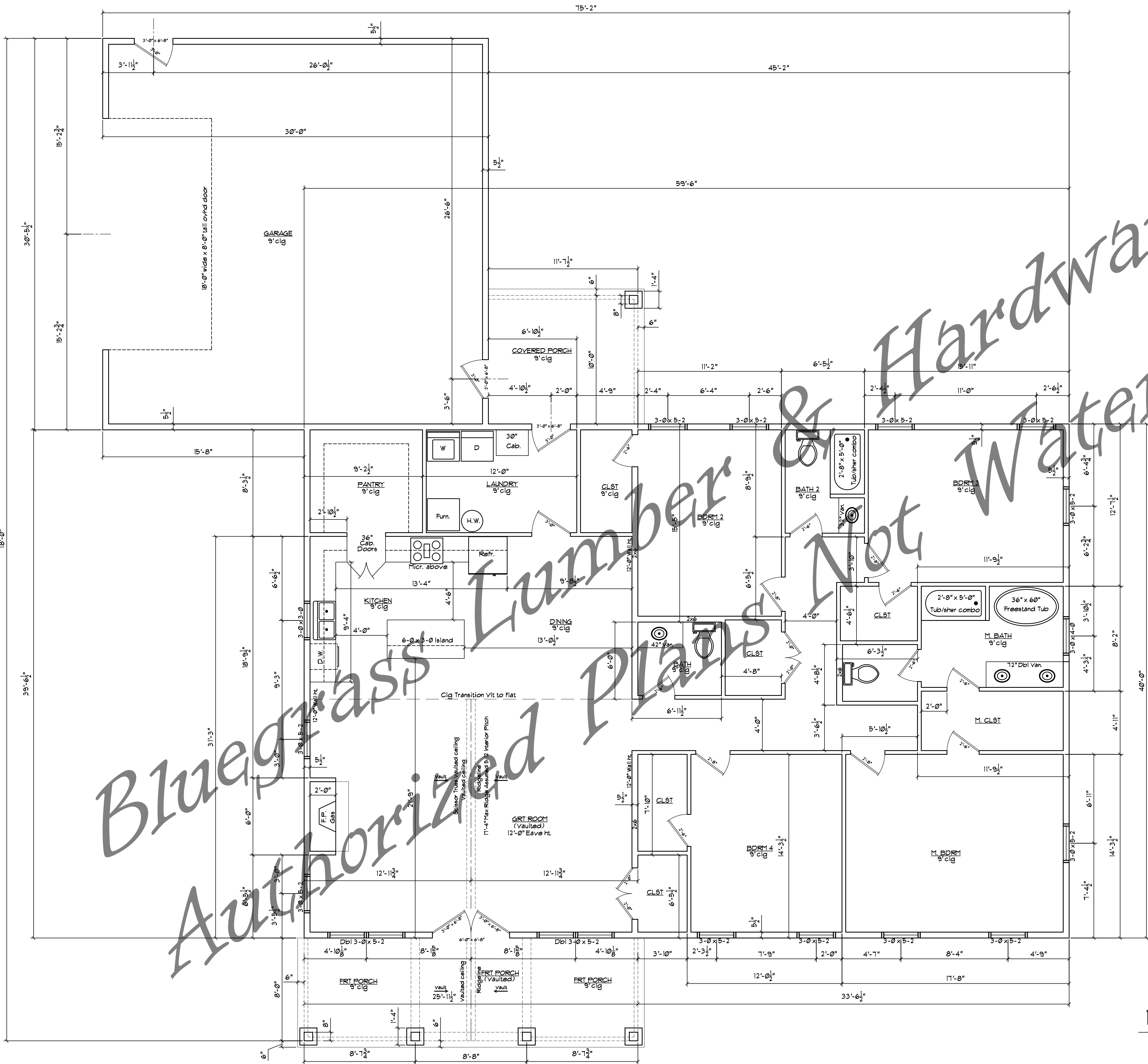
-FOOTING LAYOUT SHOWING ALIGNMENT WITH ABOVE AND LOAD BEARING POINTS FOR CONTINUOUS FOOTINGS AS WELL AS PIER FOOTINGS.

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 BEARINGS, 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.

1ST FLOOR PLAN

1/4" = 1'-0"



CONSTRUCTION NOTES

- ALL EXTERIOR WALLS ARE SHOWN AS 2x6 (5") UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE SHOWN AS 2x4 (3") OR AS CALLED OUT OTHERWISE OR 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, BUILD-INS, AND SHELVING TO BE COORDINATED WITH OWNER.
- WALLS DEPICTED AS STUDS, DRYWALL, 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.
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- HOME TO BE CONSTRUCTED ON SLAB ON GRADE AS SHOWN.
- 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 1" 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.
- 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.
- 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 LAUNDRY AREA. PLUMBING ROUTES SHALL BE DETERMINED BY LICENSED PLUMBER BASED ON FIXTURE LAYOUT SHOWN HEREIN.

AREA CALCULATIONS

MAIN LEVEL CONDITIONED SPACE (EXCLUDES GARAGE AND PORCHES) +/- 2380 SF  
GARAGE +/- 987 SF  
FRONT PORCH +/- 201 SF  
REAR PORCH +/- 116 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.

1ST FLOOR PLAN

1/4" = 1'-0"

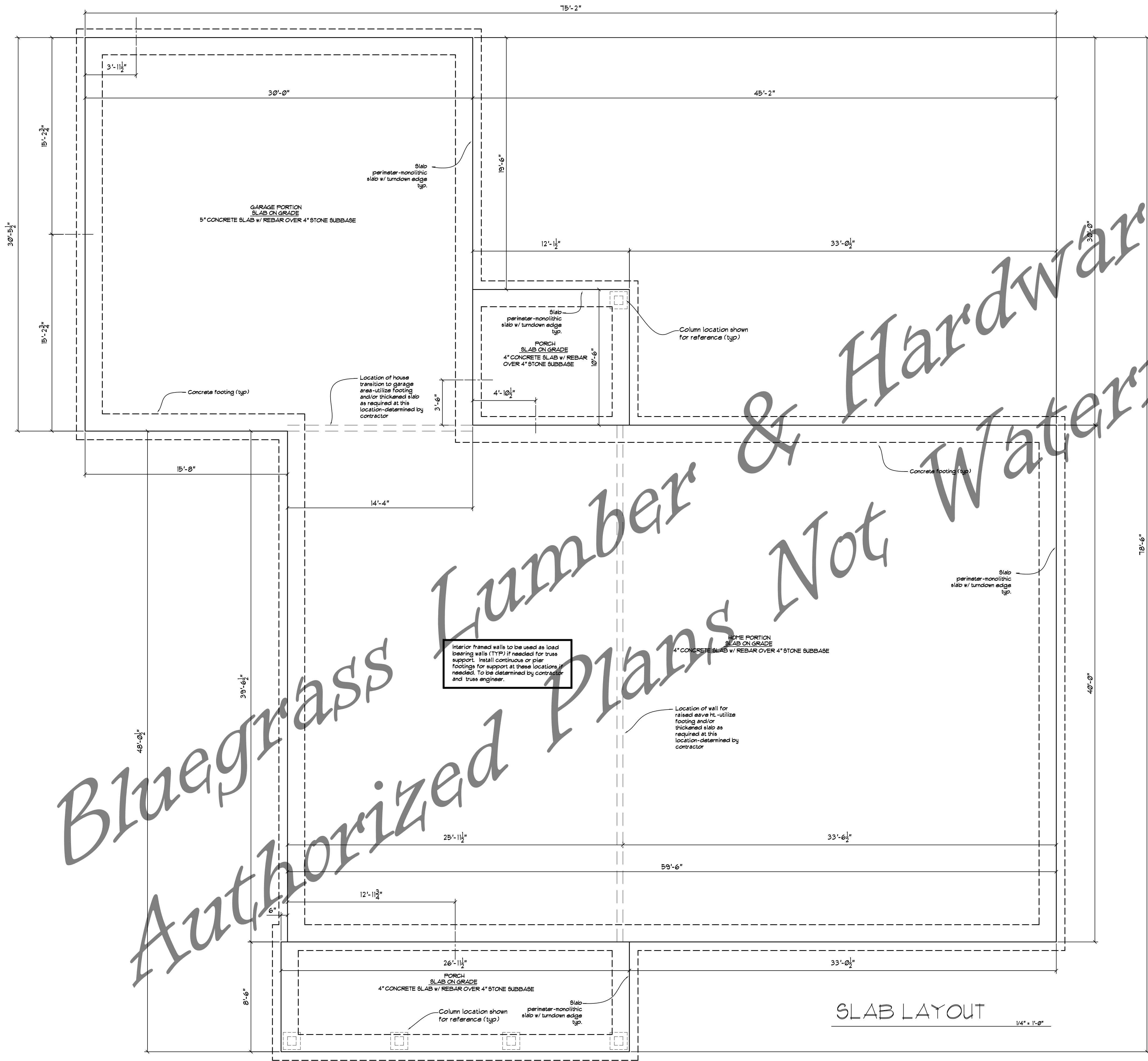
MATTHEW CURRAN  
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Bluegrass Lumber & Hardware  
New Construction Residence  
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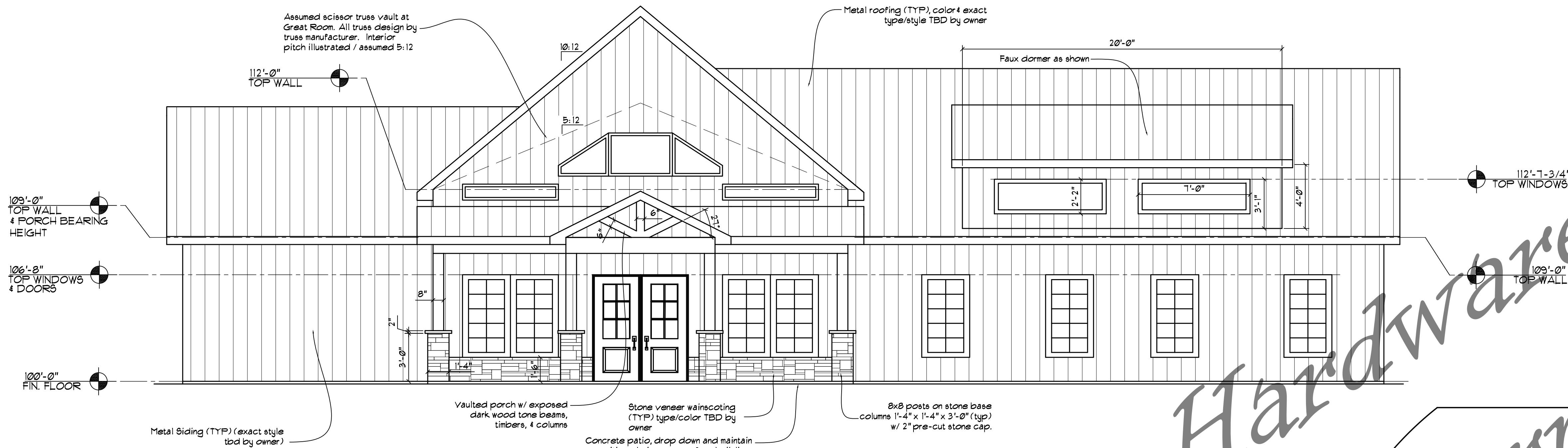
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DATE: DEC 2025  
SCALE: 1/4" = 1'-0"  
PROJECT:  
THE CEDAR CREEK  
MAIN FLOOR PLAN  
A-2



- FOUNDATION NOTES
- HOME WILL BE CONSTRUCTED ON CONCRETE SLAB ON GRADE. EXTERIOR FOOTINGS AND INTERIOR FOOTINGS TO BE PLACED AS REQUIRED.
  - 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.
  - FOR CLARIFICATION, IN REFERENCE TO MAIN FLOOR PLAN, OUTSIDE OF CONCRETE FOUNDATION SLAB LINE IS SHOWN AS COINCIDING WITH THE OUTSIDE OF STUD FRAMED WALL LINE AS SHOWN ON SHEET A-1. COVERED PORCH LIMITS SHOWN AS OFFSET 6" OUTSIDE OF BEAM FRAMING TO ALLOW FOR BEARING OF COLUMN STONE BASES.
  - STRUCTURE IS ASSUMED TO BE SUPPORTED BY UTILIZING LOAD BEARING WALLS, TBD BY OWNER AND CONTRACTOR. UTILIZE PIER FOOTINGS AS NECESSARY.
  - CONTRACTOR SHALL ENSURE THAT SOIL BEARING IS SUITABLE TO SUPPORT SLAB AND FOOTINGS AS NEEDED. CONSULT GEOTECHNICAL PROFESSIONALS IF ISSUES ARISE WITH UNSUITABLE SOILS.
  - SLOPE EXTERIOR SLAB 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.
  - VERIFY LOT GRADE BEFORE CONSTRUCTING FOUNDATION WALLS TO ENSURE CORRECT GRADE TIE INS.

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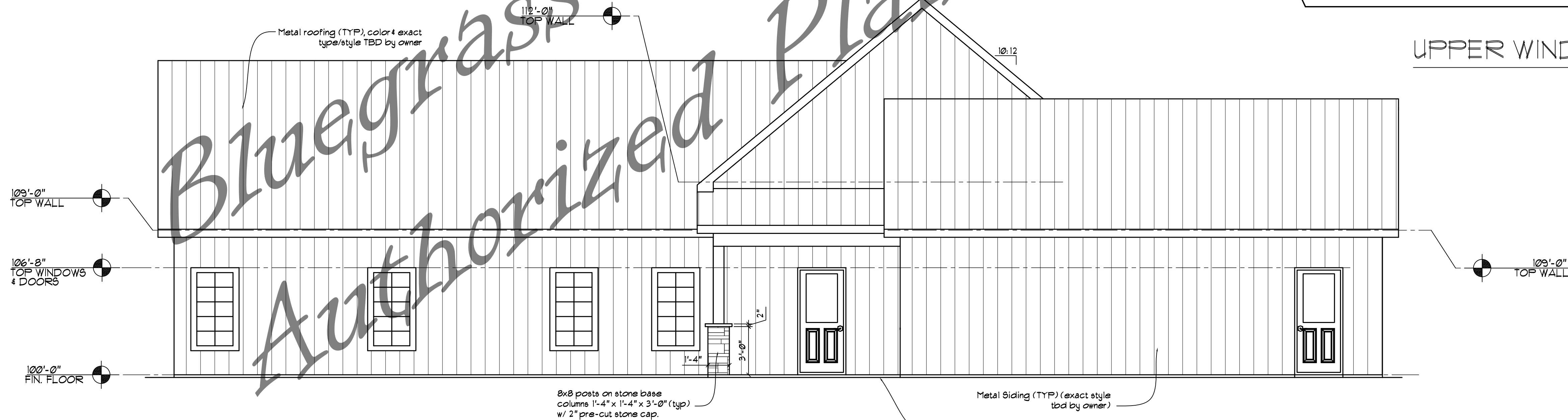
FRONT ELEVATION

1/4" = 1'-0"



UPPER WINDOW LAYOUT

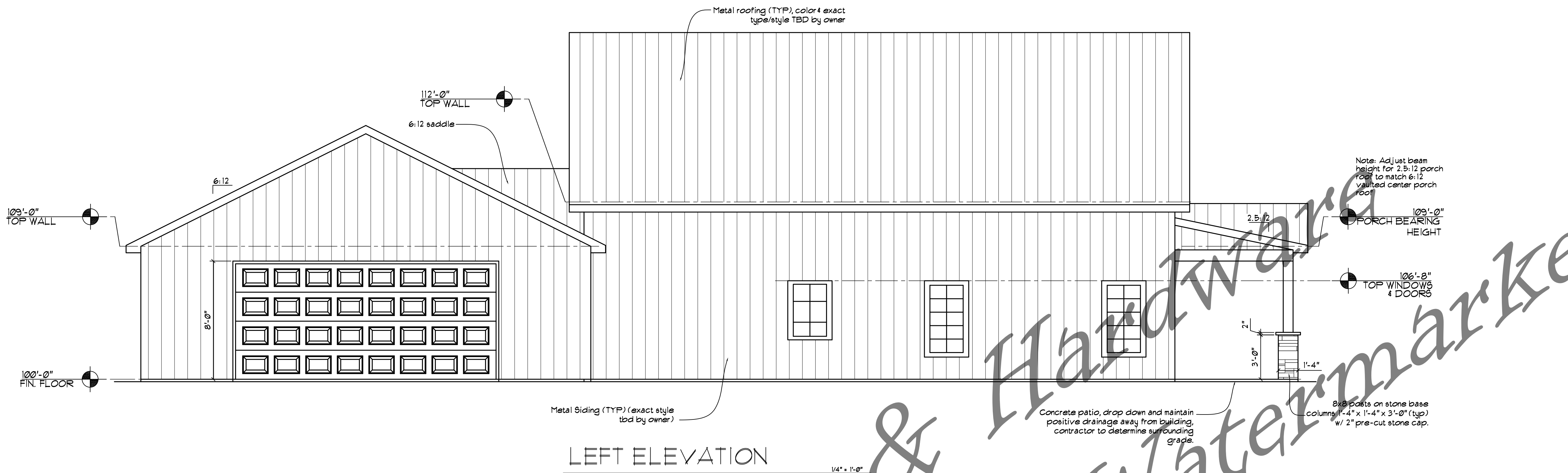
1/4" = 1'-0"



REAR ELEVATION

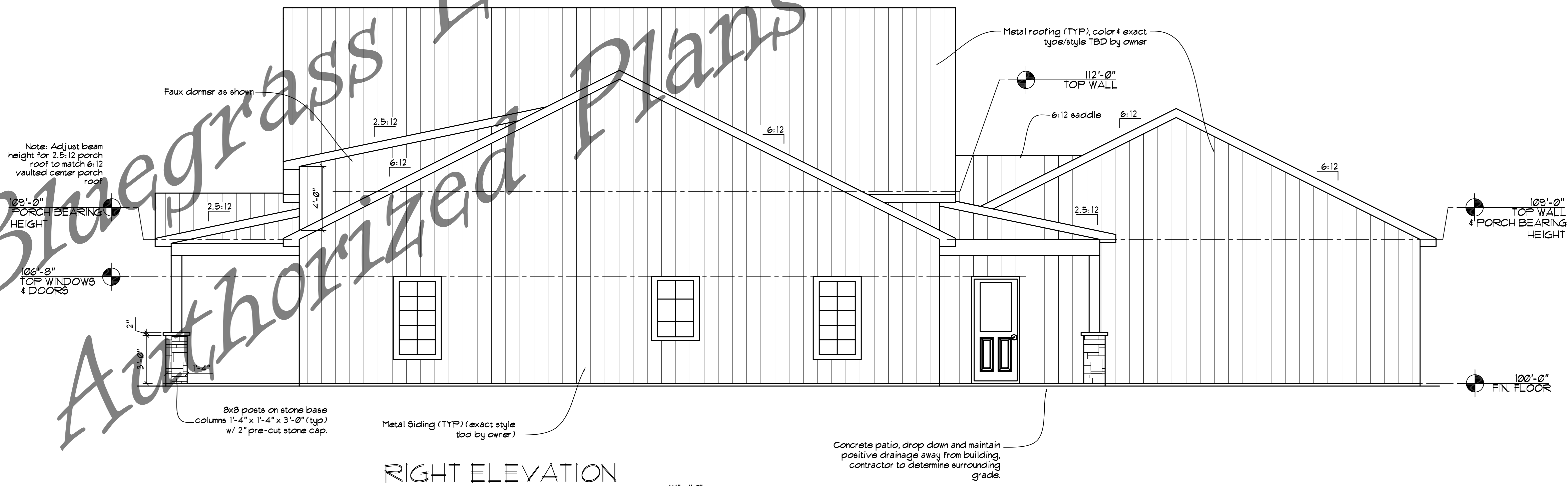
1/4" = 1'-0"

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LEFT ELEVATION

1/4" = 1'-0"



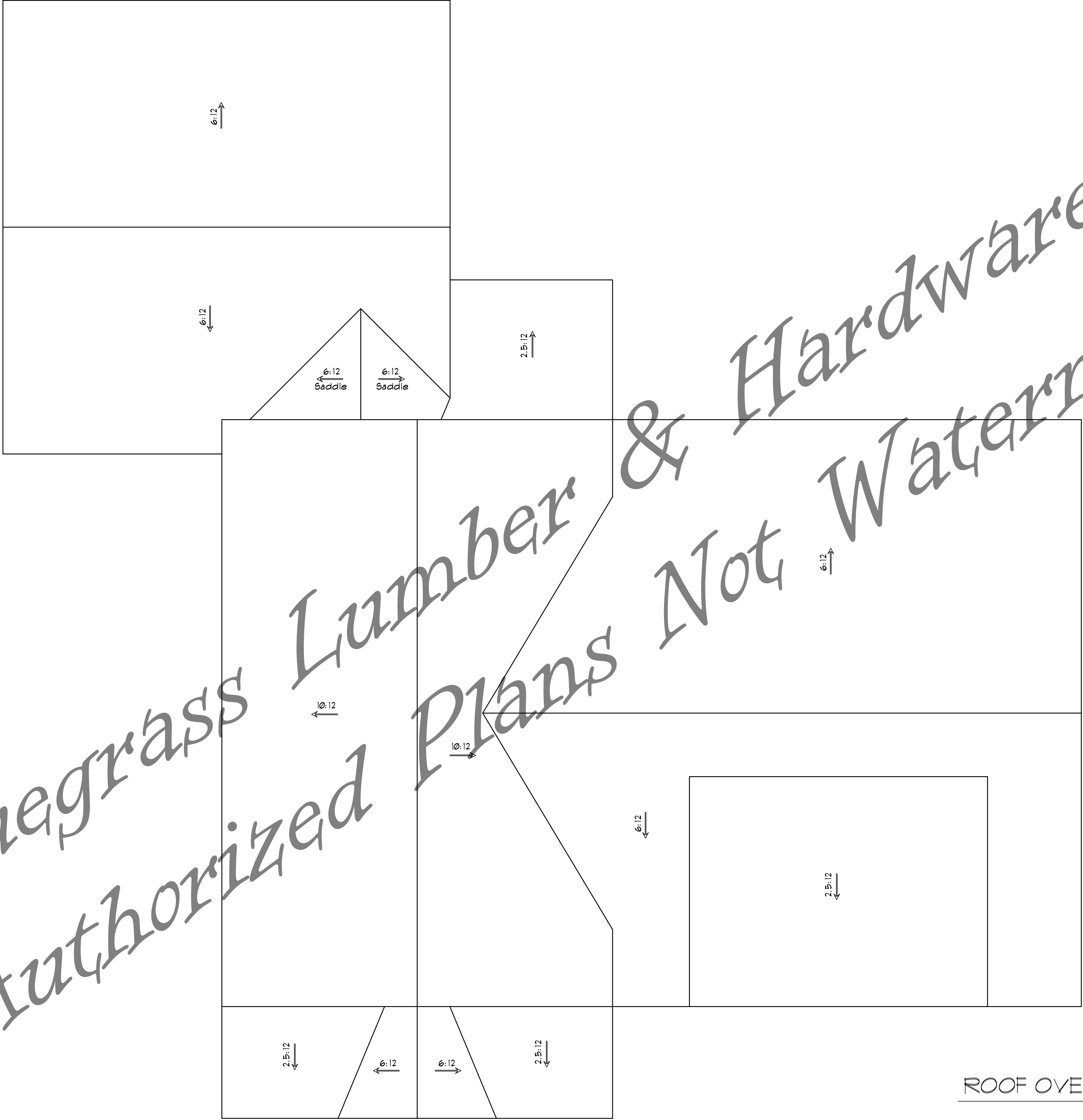
RIGHT ELEVATION

1/4" = 1'-0"

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| DATE:                   | DEC 2025        |
| SCALE:                  | 1/4" = 1'-0"    |
| PROJECT:                | THE CEDAR CREEK |
| LEFT & RIGHT ELEVATIONS |                 |
| A = 4                   |                 |

Bluegrass Lumber & Hardware  
Authorized Plans Not Watermarked



ROOF OVERVIEW

1/4" = 1'-0"

Bluegrass Lumber & Hardware  
New Construction Residence  
The Cedar Creek

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| DATE:         | DEC 2025        |
| SCALE:        | 1/4" = 1'-0"    |
| PROJECT:      | THE CEDAR CREEK |
| ROOF OVERVIEW |                 |
| A-5           |                 |

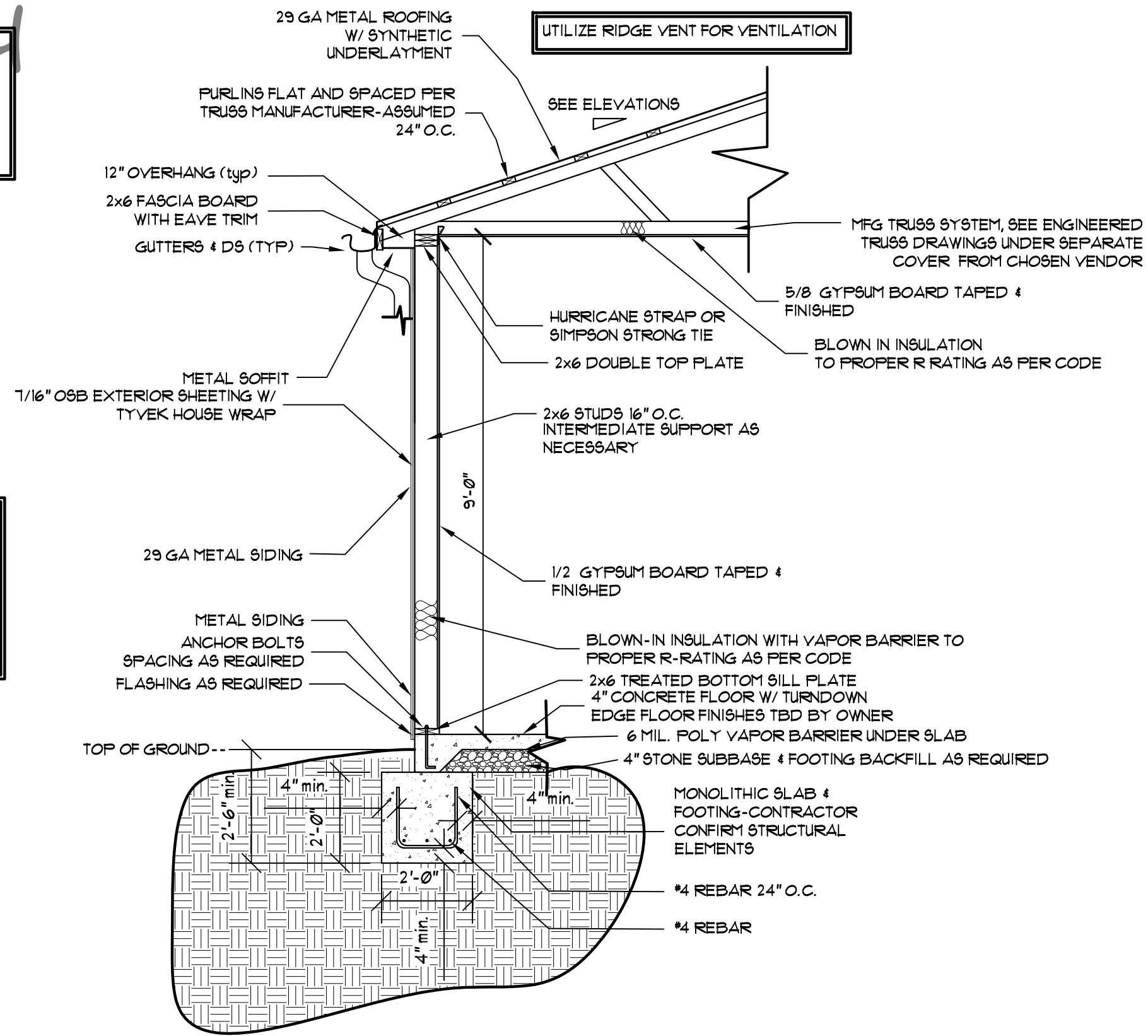


CONCEPTUAL RENDERING N.T.S.

Bluegrass Lumber & Hardware  
Authorized Plans & Hardware  
Watermarked

VAULTED CEILING APPLIES AT GREAT ROOM WITH 12' EAVE HT. ASSUMED 5/8" GYPSUM BOARD CEILING-ALL OTHER AREAS SHALL BE FLAT 9' CLEFTS, 12' EAVE HT. ALSO APPLIES AT KITCHEN, DINING, PANTRY, LAUNDRY & BDRM 1, 2 CLST.

Contractor shall insulate foundation by one of the following methods: Insulation can be applied on the inside of foundation wall, outside of foundation wall, or to the bottom of floor joists if floor joists are applicable in the case of a basement or crawl space. Contractor/owner shall determine which method will be utilized before beginning foundations. If wall insulation is utilized, it shall be insulated from top of wall down 24" to frostline.



TYPICAL WALL SECTION

Bluegrass Lumber & Hardware  
New Construction Residence  
The Cedar Creek

| DATE | REVISION DESCRIPTION |
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| DATE:                | DEC 2025        |
| SCALE:               | 3/8" = 1'-0"    |
| PROJECT:             | THE CEDAR CREEK |
| TYP. SECTION/CONCEPT | A-6             |