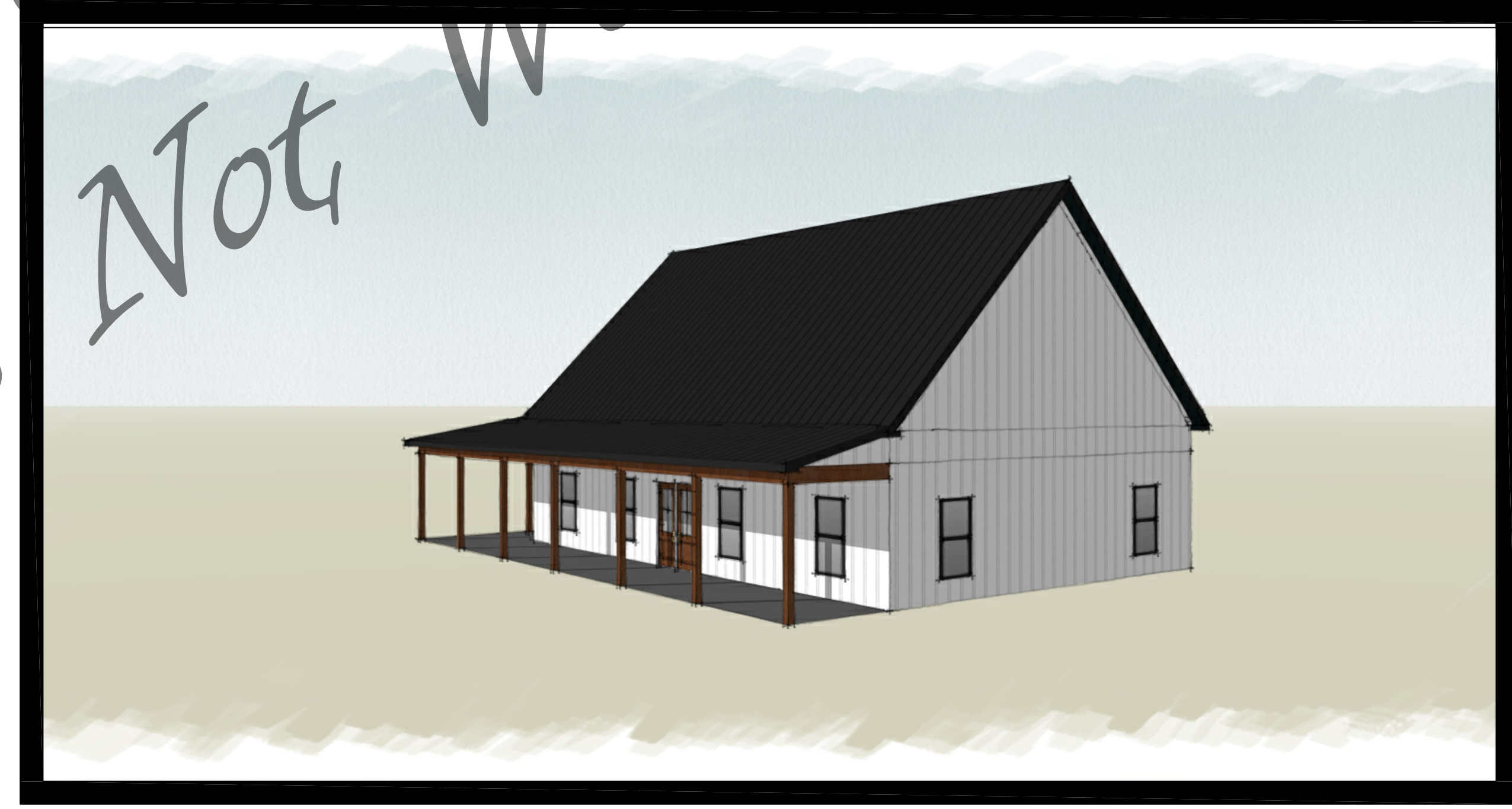
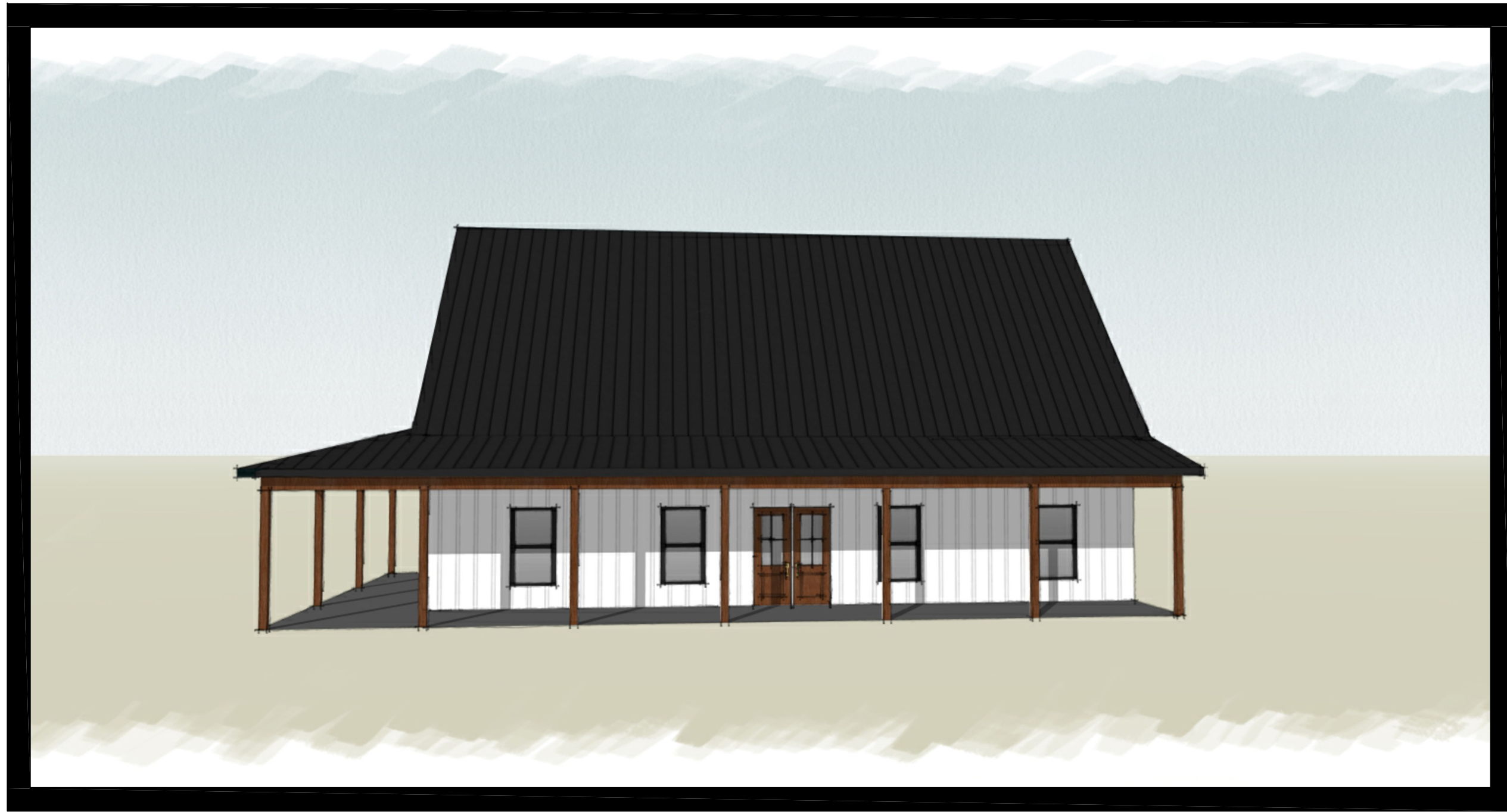




Bluegrass Lumber & Hardware
Authorized Plans

& Hardware
Not Watermarked

Bluegrass Lumber & Hardware

Little Deer

MATTHEW CURRAN
CUSTOM DESIGN & DRAFTING

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

Bluegrass Lumber & Hardware
New Construction Residence
"Little Deer"

DATE:	REVISION DESCRIPTION
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DATE:	FEB 2026
SCALE:	NTS
PROJECT:	BGL LITTLE DEER
COVER SHEET	
G-001	

Bluegrass Lumber & Hardware

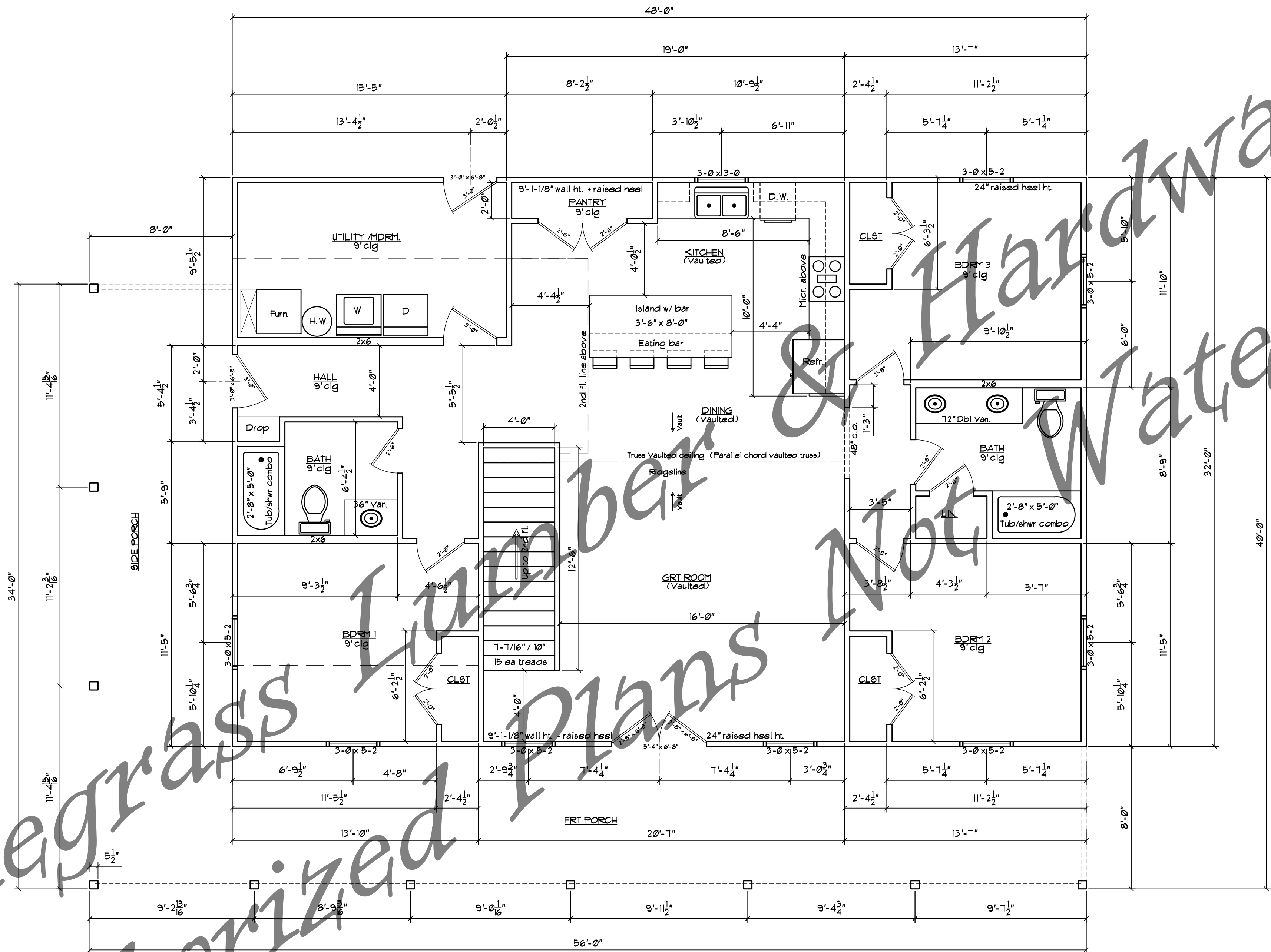
New Construction Residence

"Little Deer"

DATE:	REVISION DESCRIPTION
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DATE:	FEB 2026
SCALE:	1/4" = 1'-0"
PROJECT:	BGL LITTLE DEER
	MAIN FLOOR PLAN

A-1



1ST FLOOR PLAN

1/4" = 1'-0"

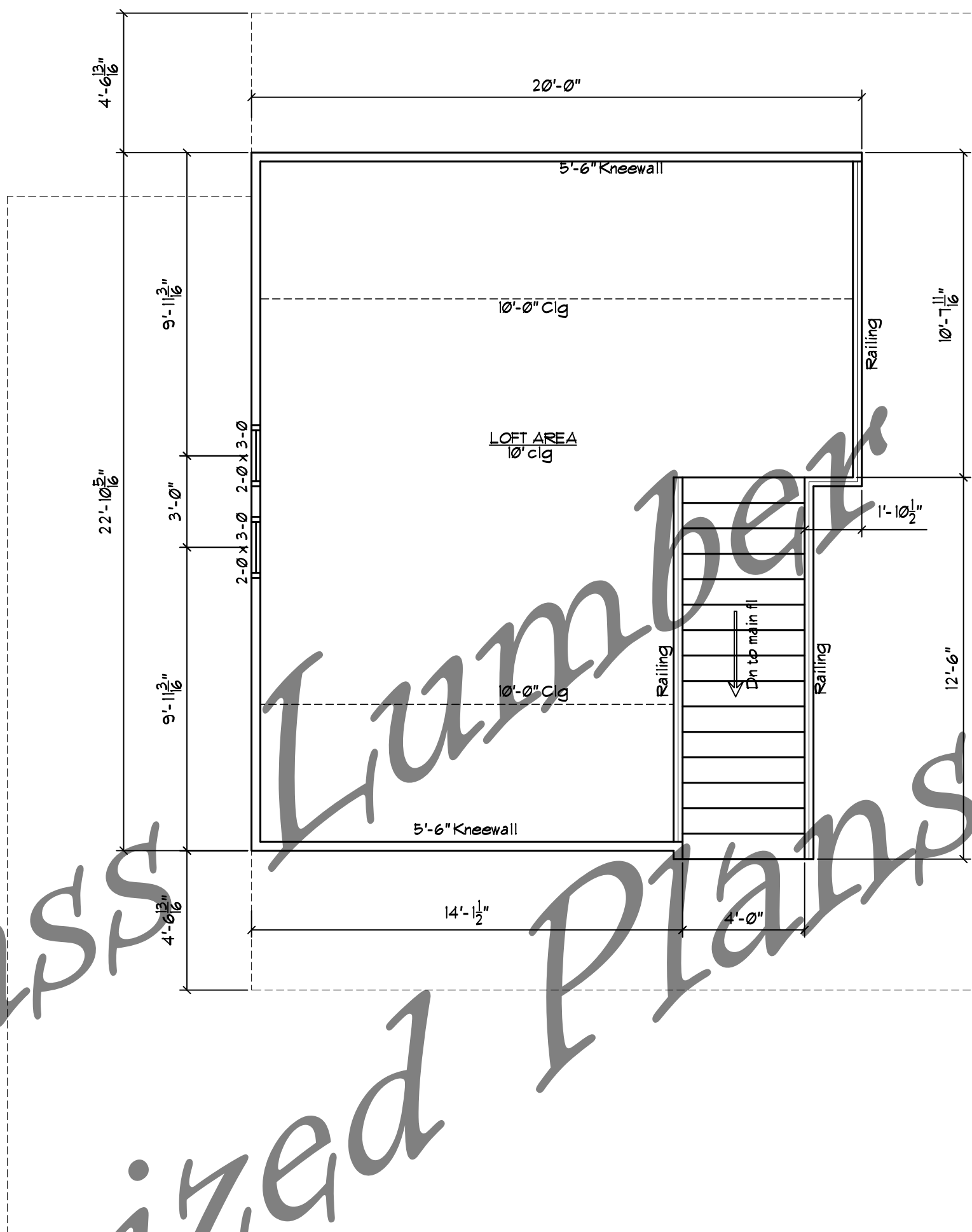
- CONSTRUCTION NOTES
- ALL WALLS ARE SHOWN AS 2x4 (3 1/2") UNLESS NOTED OTHERWISE OR AS CALLED OUT AS 2x6 AT BUILDING LOCATIONS IF APPLICABLE. FRAMING DIMENSIONS ARE SHOWN AS FACE OF STUD TO FACE OF STUD TO ALLOW FOR EASE OF FRAMING.
 - CABINETRY, BUILT-INS, AND SHELVING TO BE COORDINATED WITH OWNER.
 - WALLS DEPICTED AS STUDS, DRYWALL, SHEATHING, OR OTHER FINISHES NOT INCLUDED IN DIMENSIONS.
 - CONTRACTOR SHALL ENSURE THAT FOUNDATION IS ADEQUATE TO SUPPORT STRUCTURE. ASIDE 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.
 - HOPS TO BE CONSTRUCTED ON CONCRETE SLAB ON GRADE AS SHOWN.
 - CONTRACTOR SHALL ENSURE ALL WINDOWS & DOORS SHOWN MEET CODE 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 LOADS/EQUIPMENT SHALL BE DESIGNED BY LICENSED HVAC CONTRACTOR. HVAC EQUIPMENT IS ANTICIPATED TO BE INSTALLED IN UTILITY AREA. PLUMBING ROUTES SHALL BE DETERMINED BY LICENSED PLUMBER BASED ON FUTURE LAYOUT SHOWN HEREIN.

AREA CALCULATIONS
MAIN LEVEL CONDITIONED SPACE (EXCLUDES PORCHES) +/- 1936 SF
LOFT LEVEL CONDITIONED SPACE +/- 388 SF
COVERED PORCH +/- 696 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 JOBS TO MEET THE INTENT OF THE LAYOUT SHOWN, HEREIN INCLUDING PLACEMENT OF ALL LOAD BEARING POINTS.

Bluegrass Lumber & Hardware
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CONSTRUCTION NOTES

1. ALL WALLS ARE SHOWN AS 5/8\"/>
2. CABINETRY, BUILT-INS, AND SHELVING TO BE COORDINATED WITH OWNER.
3. WALLS DEPICTED AS STUD, DRYWALL, SHEATHING, 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, WIND 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 GEOMETRICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED MIN. OF 4.5\"/>
7. ROOF TO BE CONSTRUCTED ON CONCRETE 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 19\"/>
10. TOP OF ALL DOORS AND WINDOWS FINISHED AT 6'-8\"/>
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. 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 AREA. PLUMBING ROUTES SHALL BE DETERMINED BY LICENSED PLUMBER BASED ON FIXTURE LAYOUT SHOWN HEREIN.

AREA CALCULATIONS

1ST FLOOR: 1336 SF
LOFT LEVEL: 388 SF
COVERED PORCH: 656 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.
 - TRUSS 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.

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DATE: FEB 2026

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

PROJECT: BGL LITTLE DEER 2ND FLOOR PLAN

A - 2

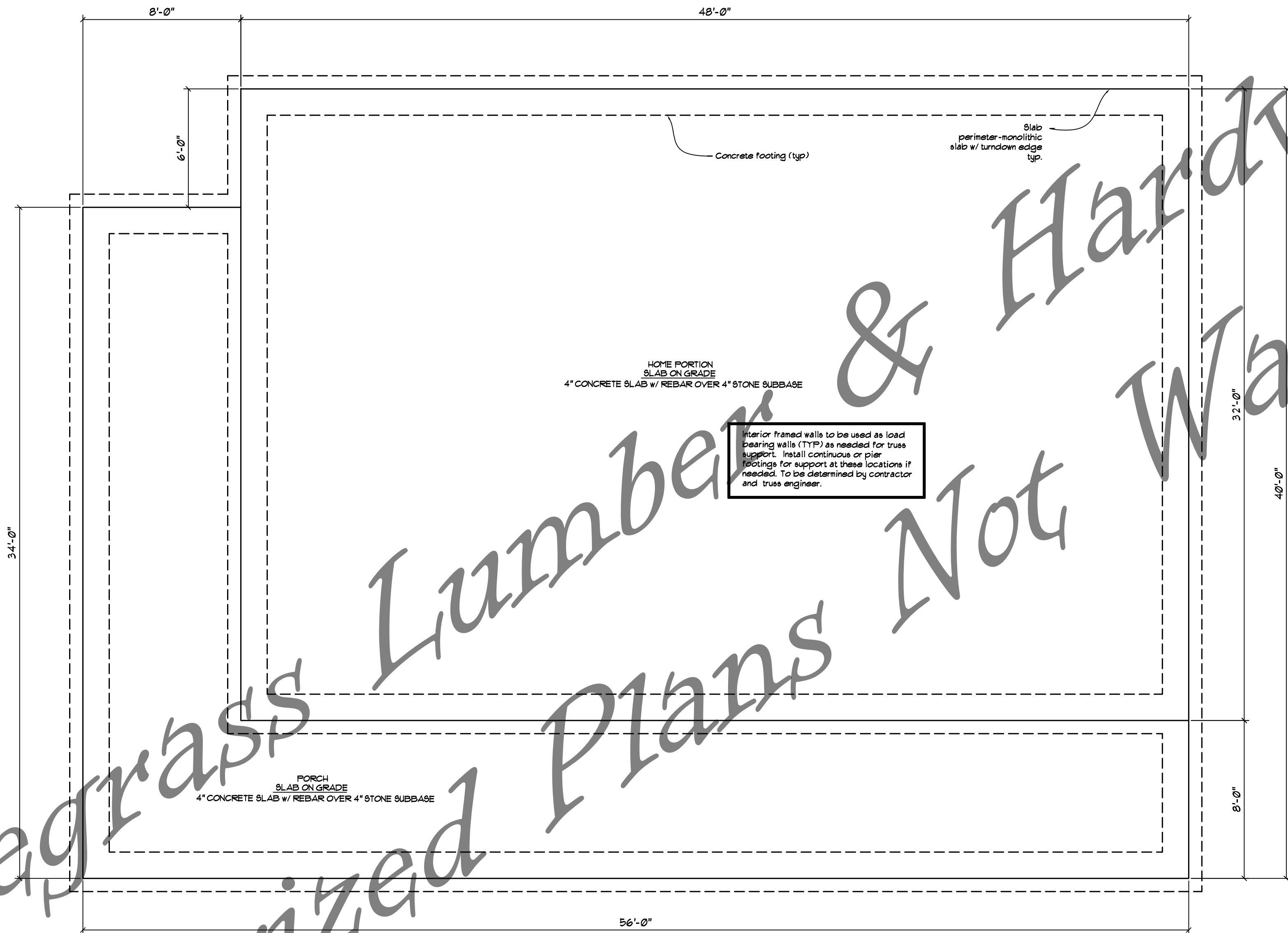
Bluegrass Lumber & Hardware

New Construction Residence

"Little Deer"

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DATE:	FEB 2026
SCALE:	1/4" = 1'-0"
PROJECT:	BGL LITTLE DEER
	SLAB LAYOUT
	S - 1



SLAB LAYOUT

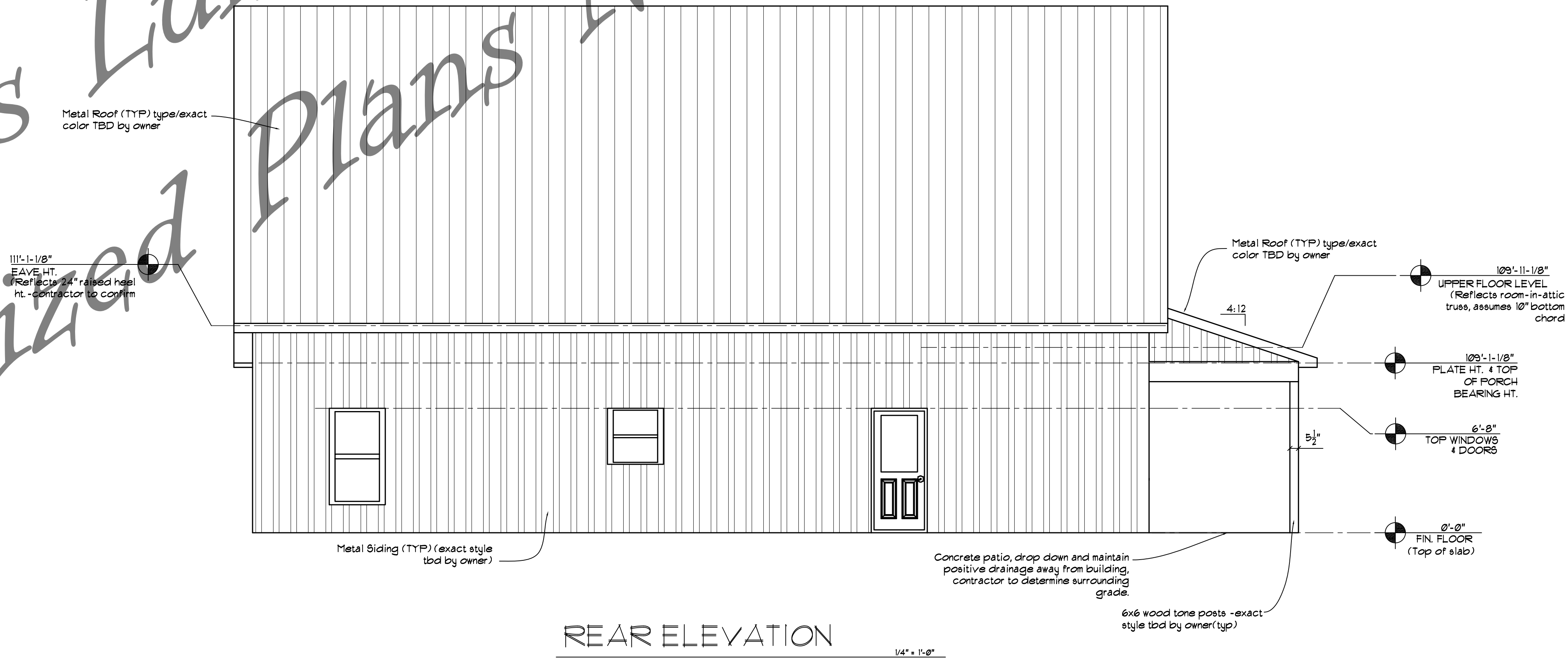
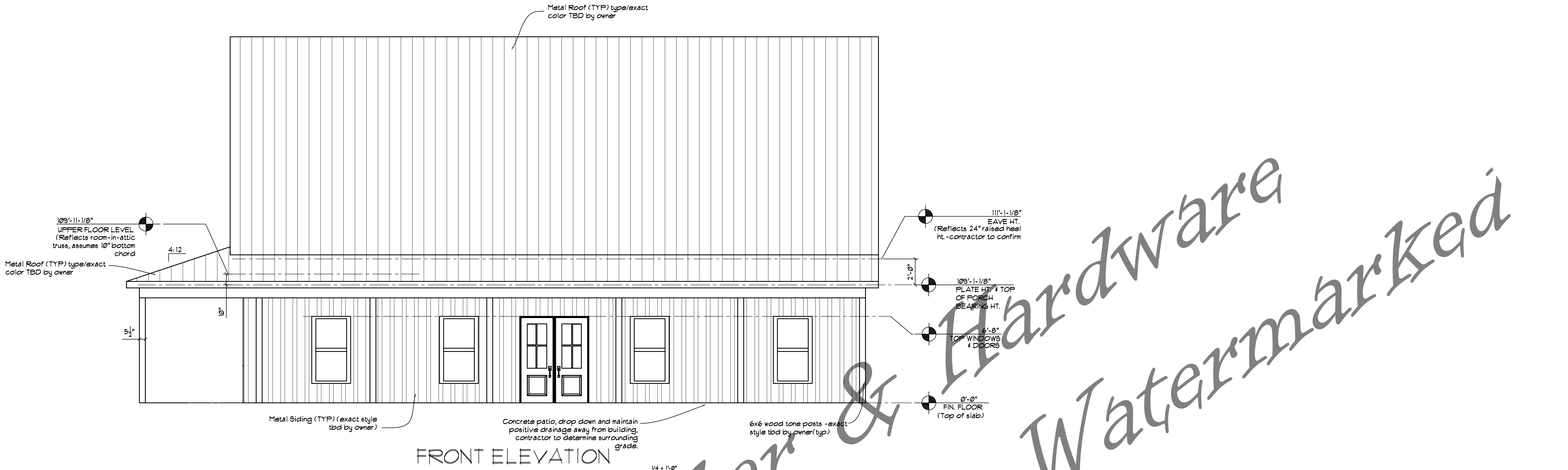
1/4" = 1'-0"

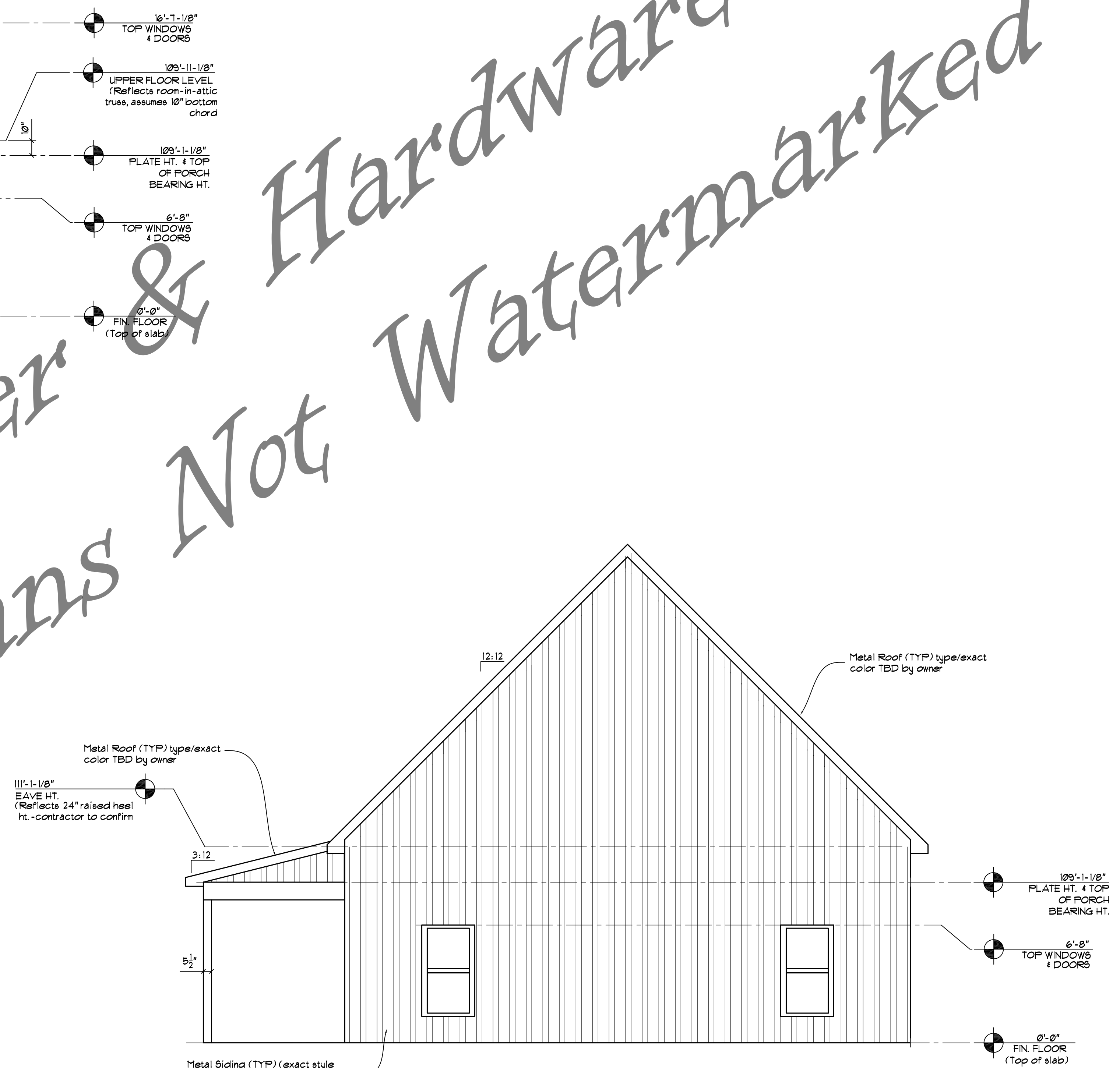
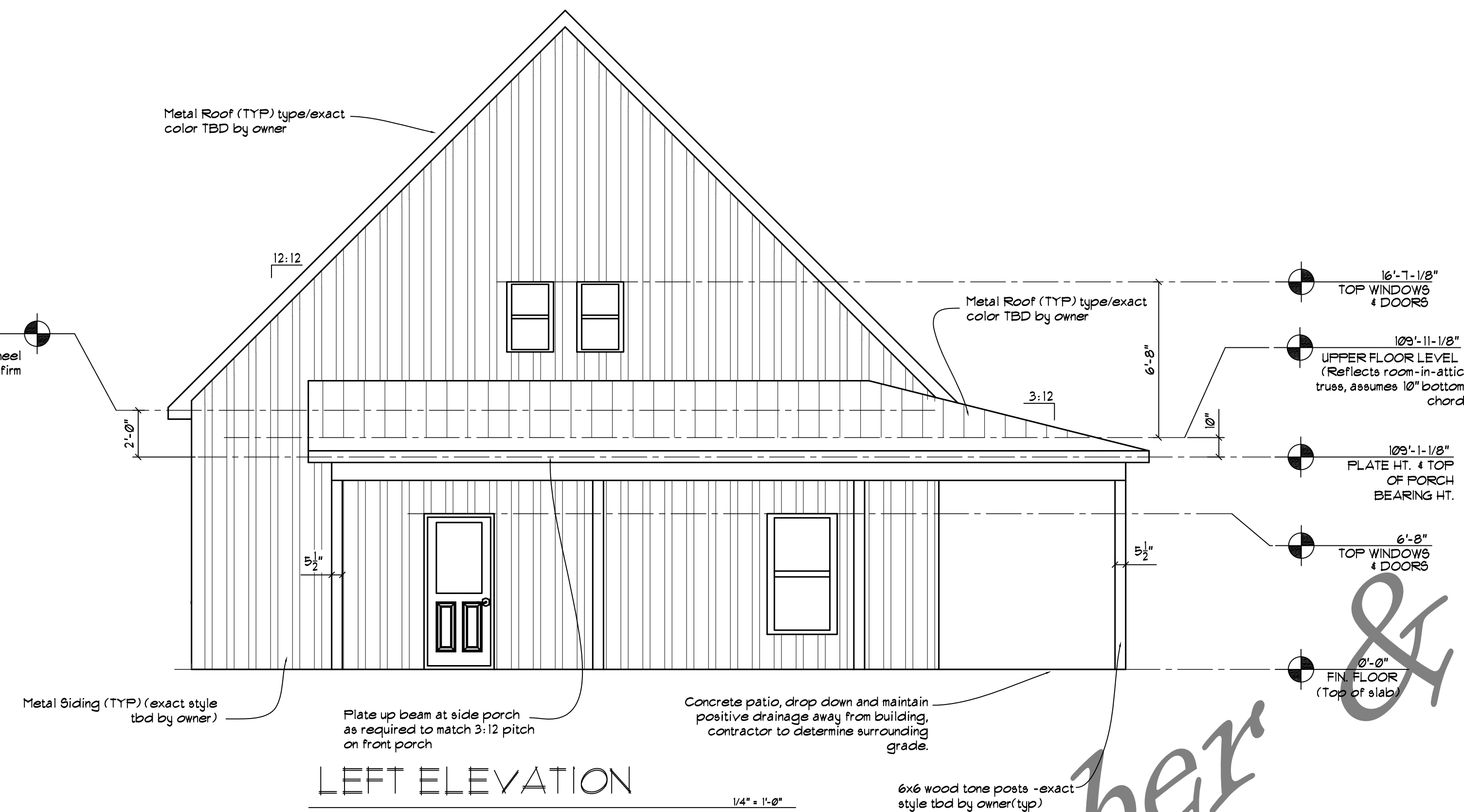
- FOUNDATION NOTES
1. HOME WILL BE CONSTRUCTED ON CONCRETE SLAB ON GRADE. EXTERIOR FOOTINGS AND INTERIOR FOOTINGS TO BE PLACED AS REQUIRED.
 2. ALL FOOTINGS, FOUNDATIONS SHALL BE DESIGNED AND SIZED BY OTHERS AS NECESSARY FOR SUPPORT OF STRUCTURE. ADHERE TO LATEST STATE AND LOCAL KY BUILDING CODE. ON 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

Bluegrass Lumber & Hardware
New Construction Residence
"Little Deer"

DATE	REVISION DESCRIPTION
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DATE:	FEB 2026
SCALE:	1/4" = 1'-0"
PROJECT:	BGL LITTLE DEER
FRT & REAR ELEVATIONS	
A-3	





MATTHEW CURRAN
CUSTOM DESIGN & DRAFTING

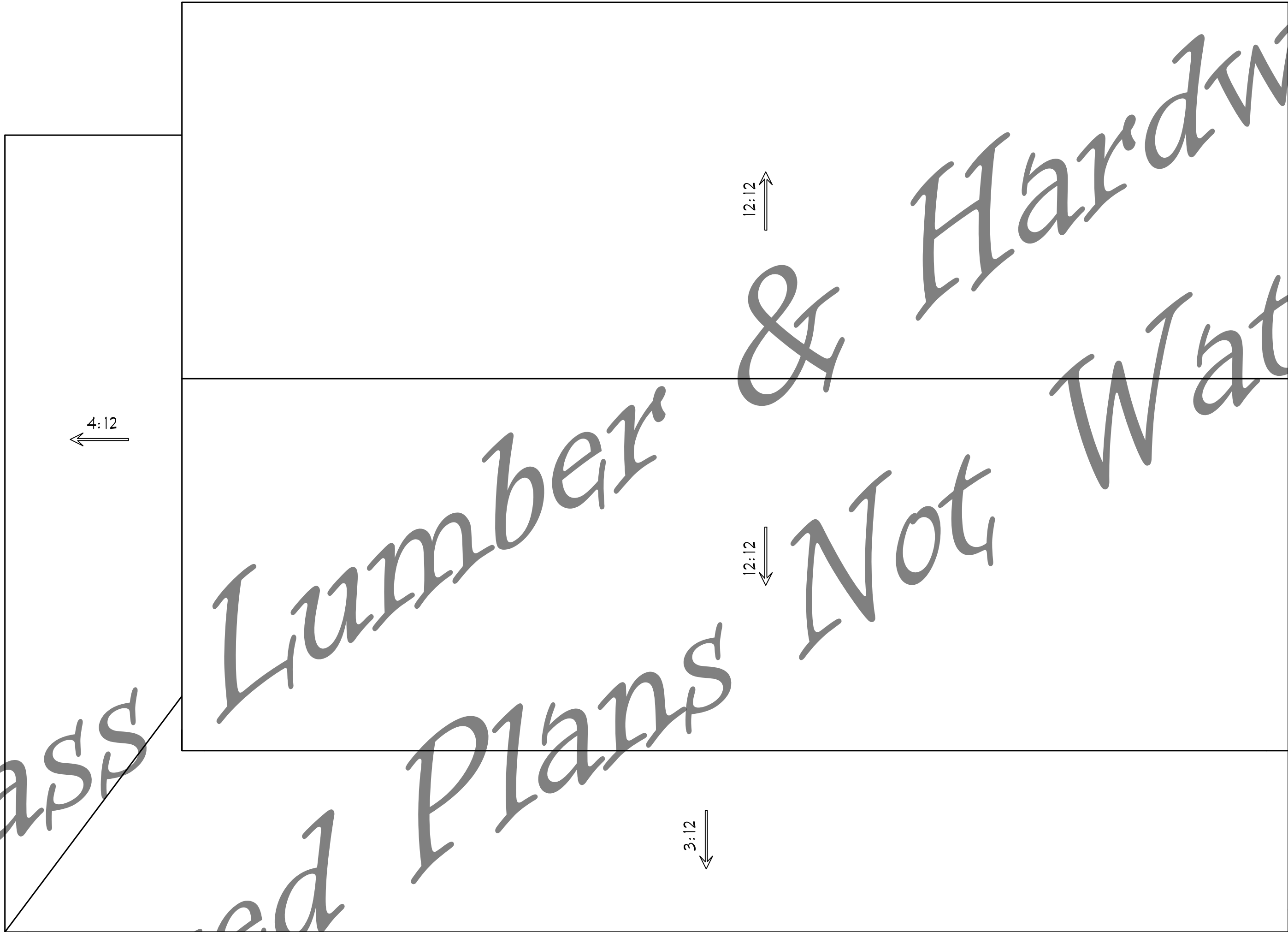
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curramatthew83@yahoo.com
498 Cedar Lane Custon KY

Bluegrass Lumber & Hardware
New Construction Residence
"Little Deer"

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DATE: FEB 2026
SCALE: 1/4" = 1'-0"
PROJECT: BGL LITTLE DEER
LEFT & RIGHT ELEVATIONS
A = 4

Bluegrass Lumber & Hardware
Authorized Plans Not Watermarked



ROOF OVERVIEW 1/4" = 1'-0"

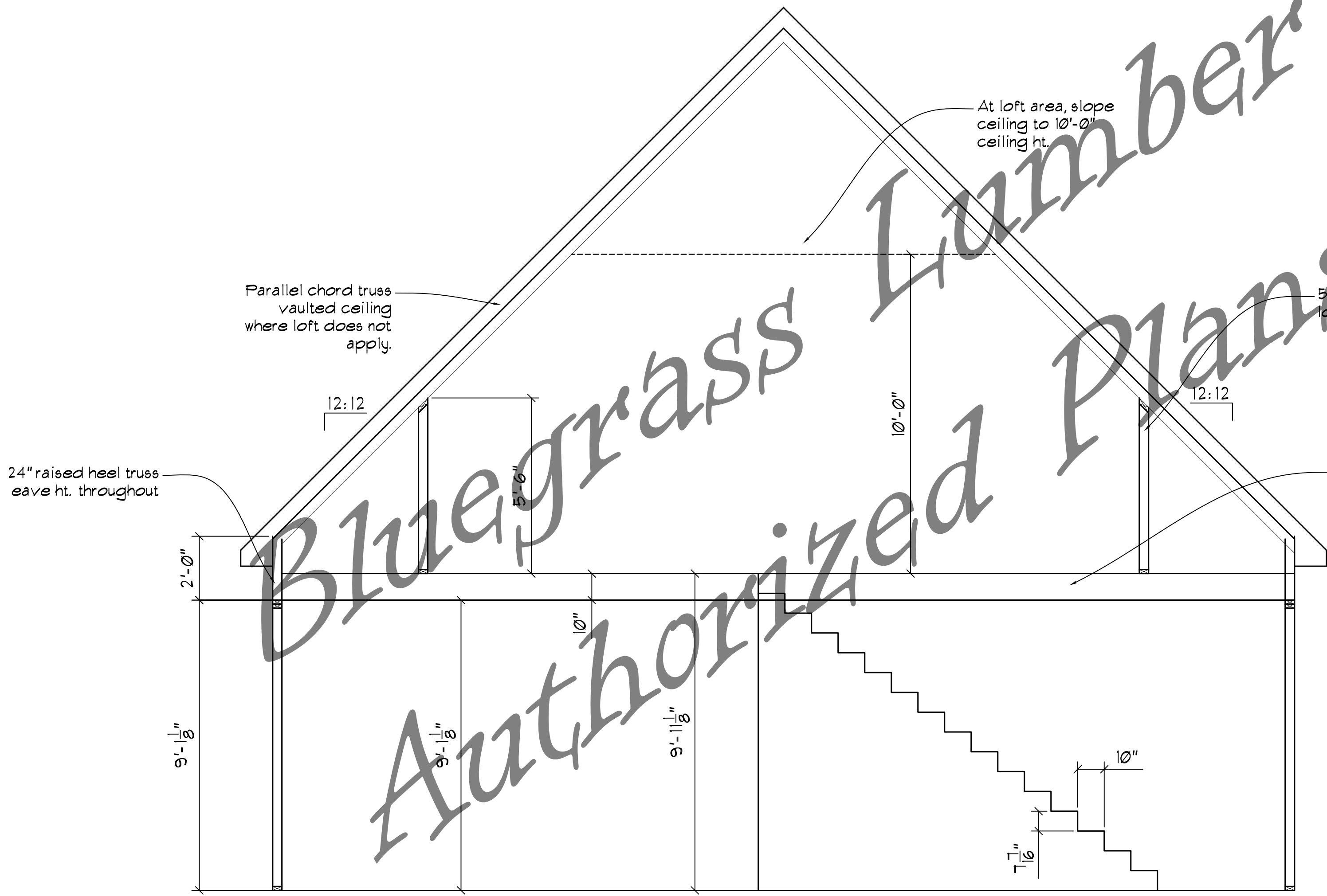
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New Construction Residence
"Little Deer"

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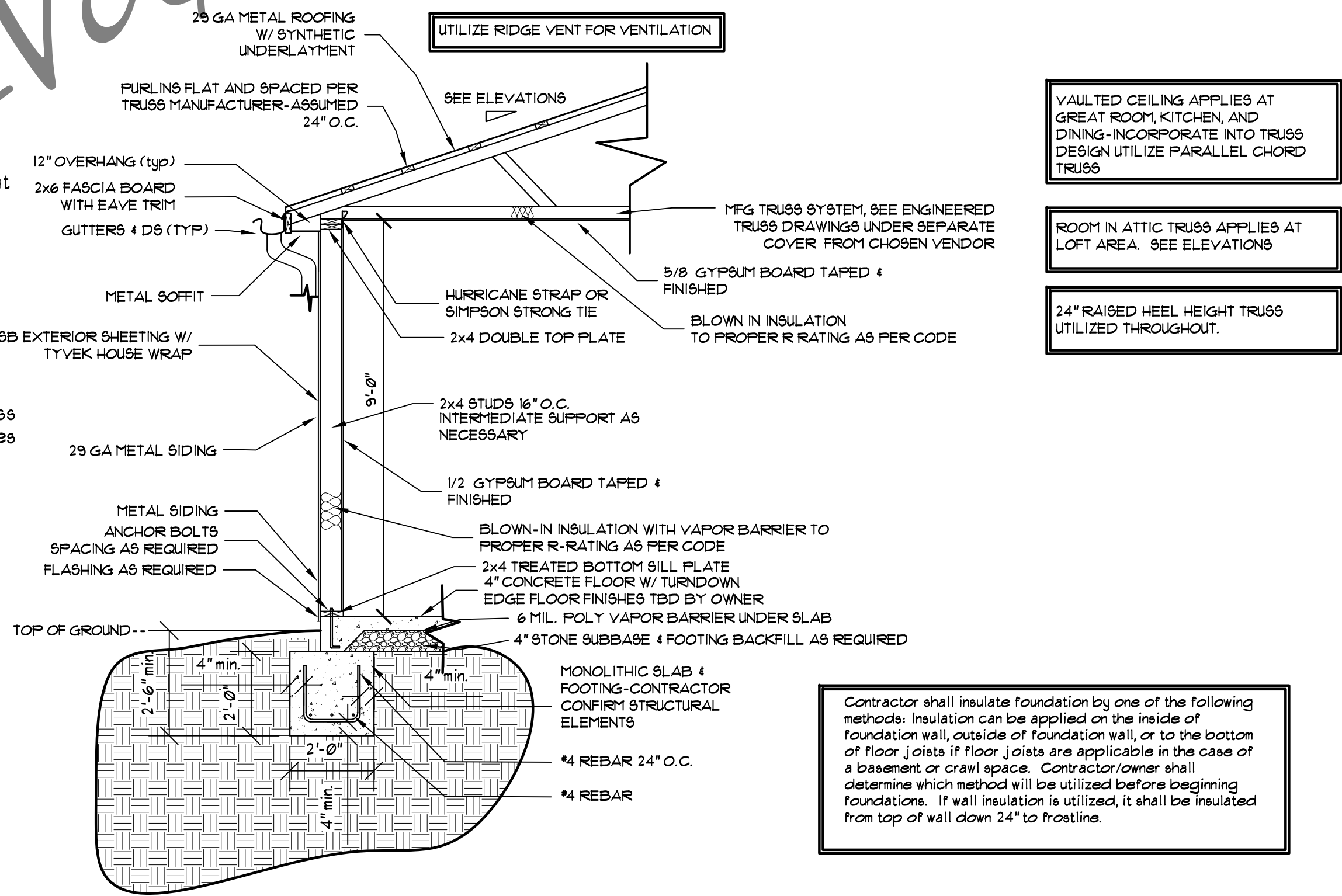
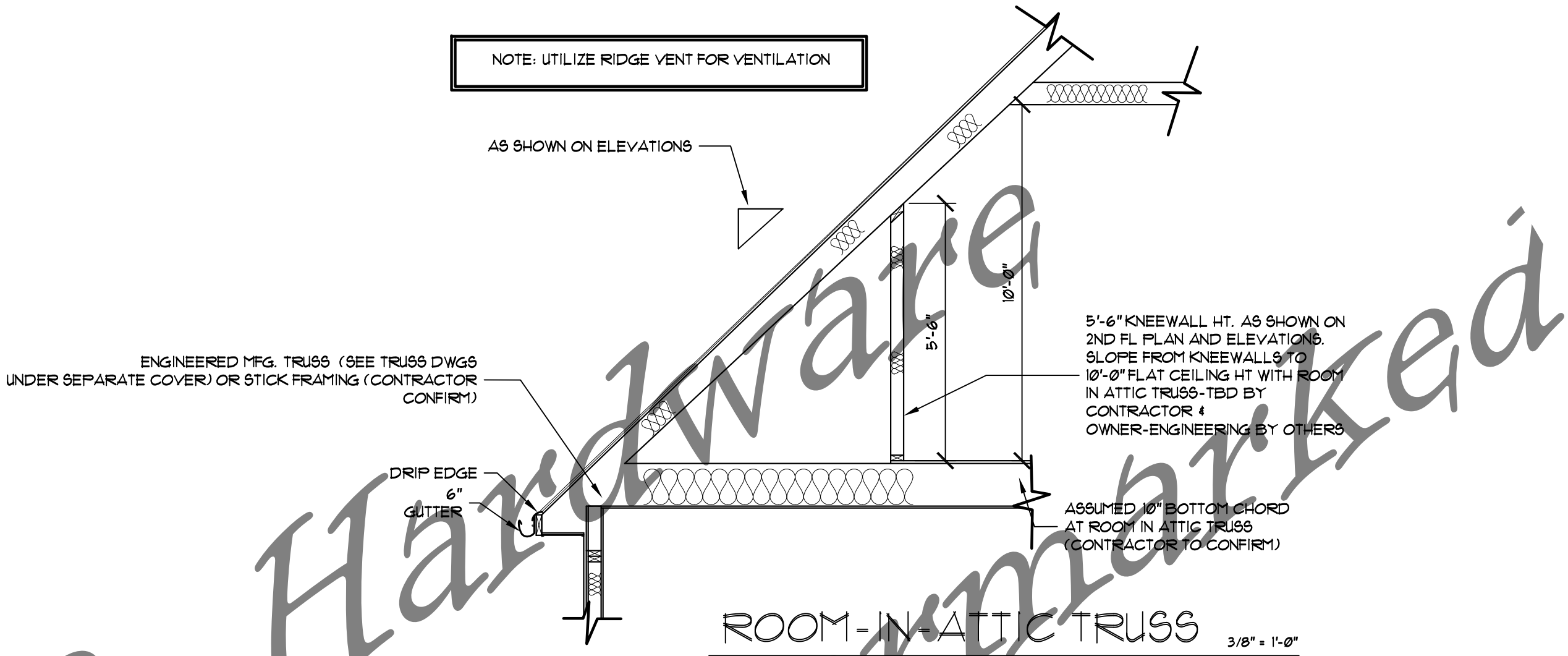
DATE:	FEB 2026
SCALE:	1/4" = 1'-0"
PROJECT:	BGL LITTLE DEER
	ROOF OVERVIEW
A-5	



CONCEPTUAL RENDERING N.T.S.



BUILDING SECTION 3/8" = 1'-0"



TYPICAL WALL SECTION 3/8" = 1'-0"

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DATE	REVISION DESCRIPTION
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DATE: FEB 2026
SCALE: 3/8" = 1'-0"
PROJECT:
BGL LITTLE DEER
TYP. SECTION/CONCEPTS

A-6