



Authorized Plans
Bluegrass Lumber & Hardware
Sandy Flat

MATTHEW CURRAN
CUSTOM DESIGN & DRAFTING

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498 Cedar Lane, Custon KY

Bluegrass Lumber & Hardware
New Construction Residence
Sandy Flat

DATE:	REVISION DESCRIPTION
1	
2	
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7	

DATE:	JULY 2026
SCALE:	NTS
PROJECT:	EGL SANDY FLAT
COVER SHEET	
G-001	

Bluegrass Lumber & Hardware
New Construction Residence
Sandy Flat

REVISION DESCRIPTION	DATE	1	2	3	4	5	6	7

DATE:	JULY 2026
SCALE:	1/4" = 1'-0"
PROJECT:	BGL SANDY FLAT
FL PLAN LAYOUT	
A = 1	

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. HOPE 2x4 GARAGE 2x6
- CABINETS, BUILT-INS AND SELLING TO BE COORDINATED WITH OWNER
- WALLS DEPICTED AS STUDS, DRYWALL, SHEATHING, OR OTHER FINISHES NOT INCLUDED IN DRAWINGS
- CONTRACTOR SHALL ENSURE THAT FOUNDATION IS ADEQUATE TO SUPPORT STRUCTURE. ABIDE BY ALL LOCAL AND STATE BUILDING CODE REGULATIONS. ALL LOADS, SIZES 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" FROM THE ADJACENT WALL ON THE WING SIDE WHILE MAINTAINING MIN. OF 4" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
- HOPE TO BE CONSTRUCTED ON CONCRETE SLAB ON GRADE AS SHOWN.
- ALL ANGLES SHOWN SHALL BE 90° UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL ENSURE ALL WINDOWS & DOORS SHOW 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 36" 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 - SEE ELEVATIONS
- 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 MEIR 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 FUTURE LAYOUT SHOWN HEREIN.

AREA CALCULATIONS

MAIN LEVEL CONDITIONED SPACE (EXCLUDES PORCHES & GARAGE) +/- 1900 SF
GARAGE +/- 1510 SF
FRONT PORCH +/- 500 SF
REAR PORCH +/- 500 SF
COV. BREEZEWAY +/- 100 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
-RAPPER 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.

EXTERIOR DOOR SCHEDULE
(SIZES SHOWN ON PLAN)

DESCRIPTION	QTY
0 LITE ENTRY 3'-0" x 6'-8" RH	1 EA
3'-0" x 6'-8" 1/2 LITE L.H.	3 EA
10'-0" x 8'-0" OVHD INS.	2 EA
10'-0" x 10'-0" OVHD INS.	1 EA

WINDOW SCHEDULE (SIZES SHOWN ON PLAN)

DESCRIPTION	QTY
Dbl 3052 S.H.	5 EA
3052 S.H.	1 EA
3050 S.H.	3 EA

FLOOR PLAN

1/4" = 1'-0"

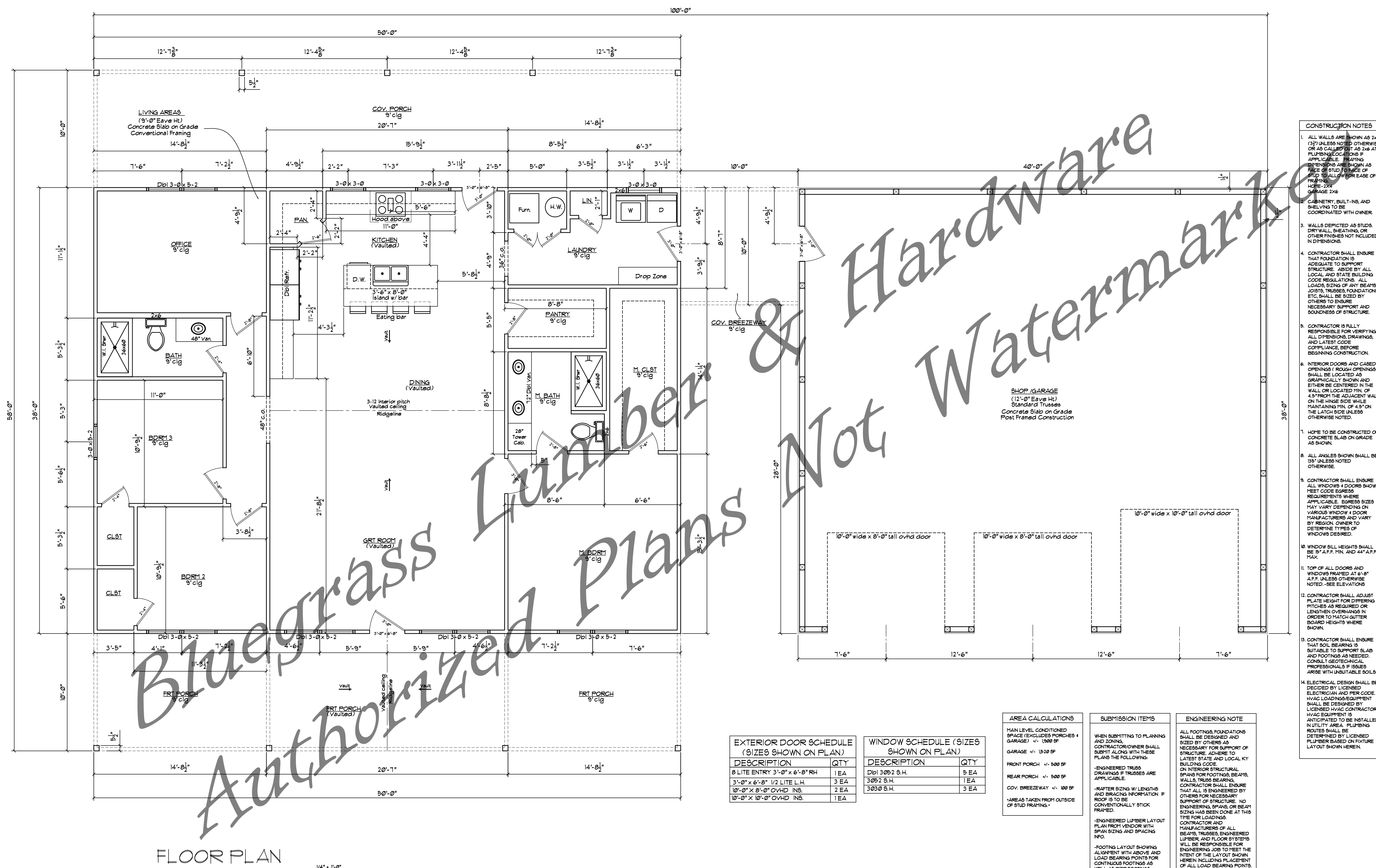
Bluegrass Lumber & Hardware

New Construction Residence
Sandy Flat

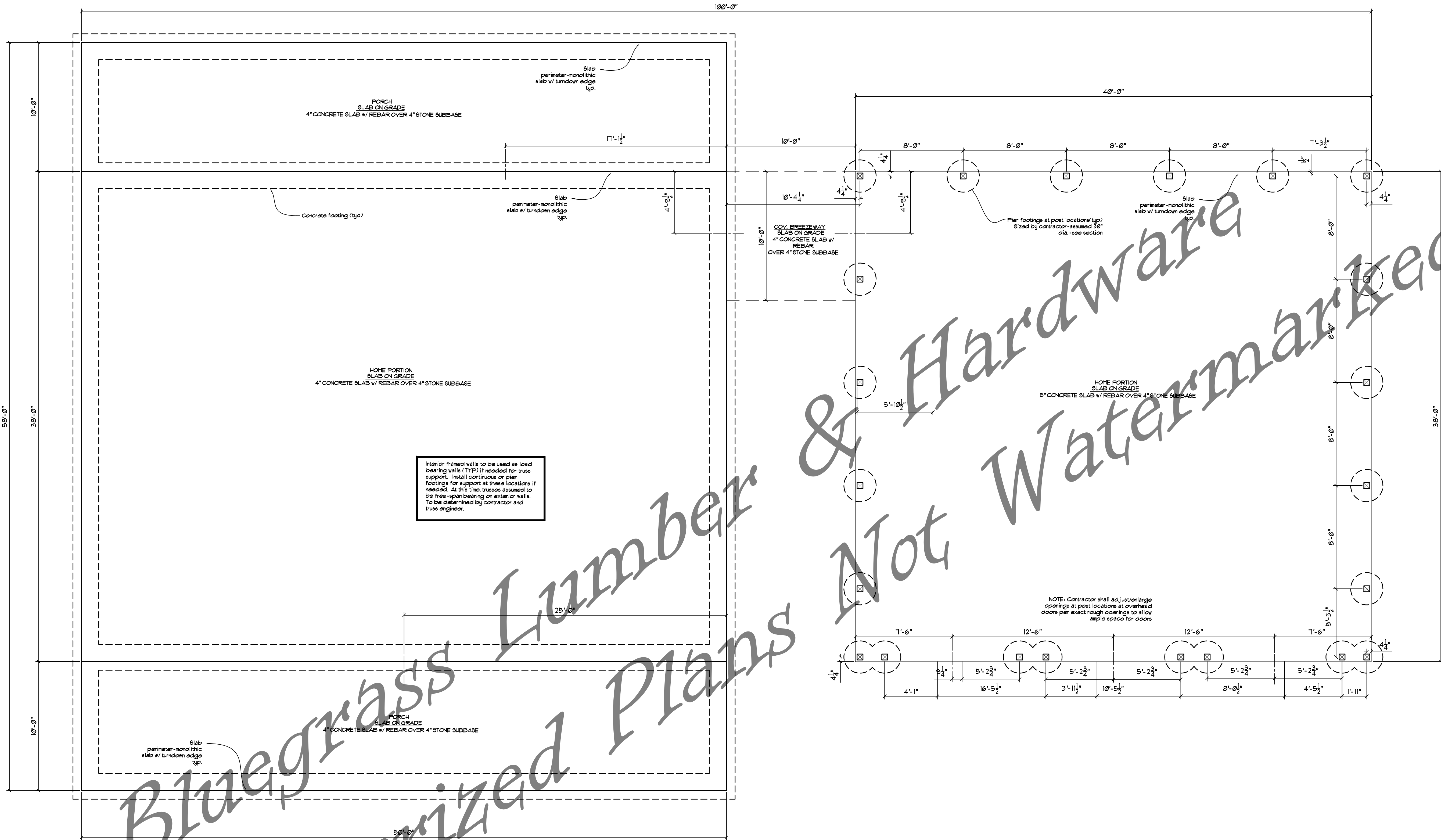
#	DATE:	REVISION DESCRIPTION
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DATE:	JULY 2020
SCALE:	1/4" = 1'-0"

PROJECT:
BGL SANDY FLAT
MAIN FLOOR PLAN

$$\triangle = \text{Z}$$


FLOOR PLAN



- 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. INSTALL PIER FOOTINGS FOR ANY LOADING POINTS AS REQUIRED BY LUMBER MANUFACTURER DIRECTION.
 - 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.
 - 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% 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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PROJECT:	BGL SANDY FLAT
SLAB LAYOUT	
S-1	

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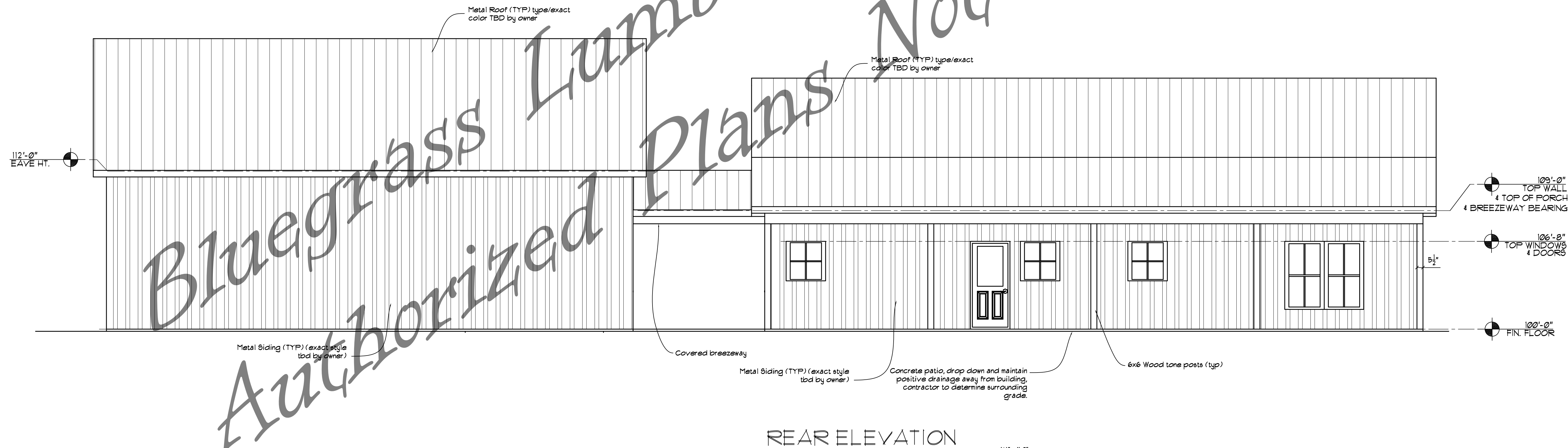
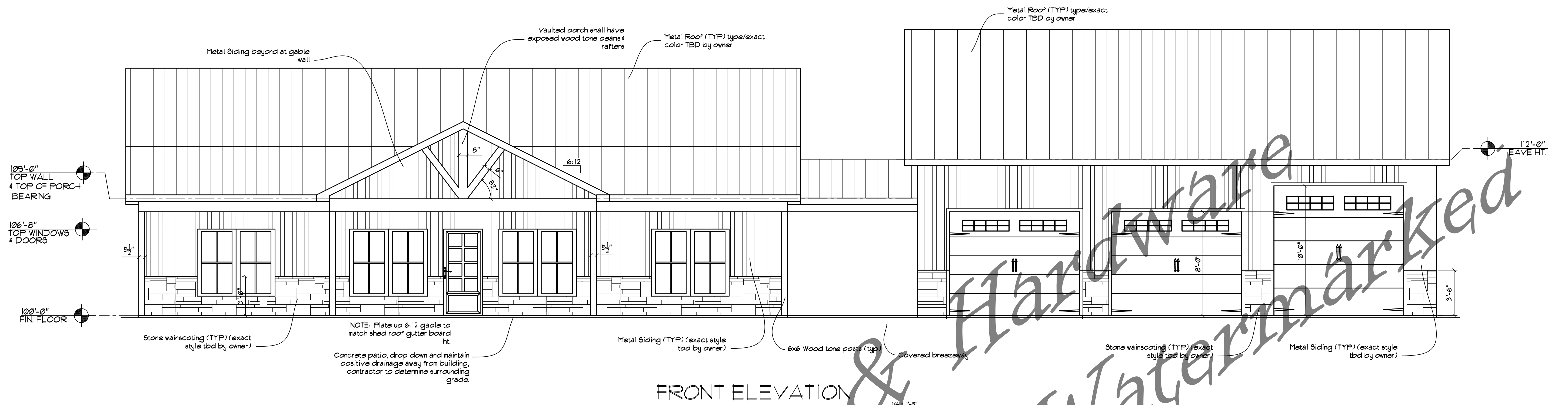
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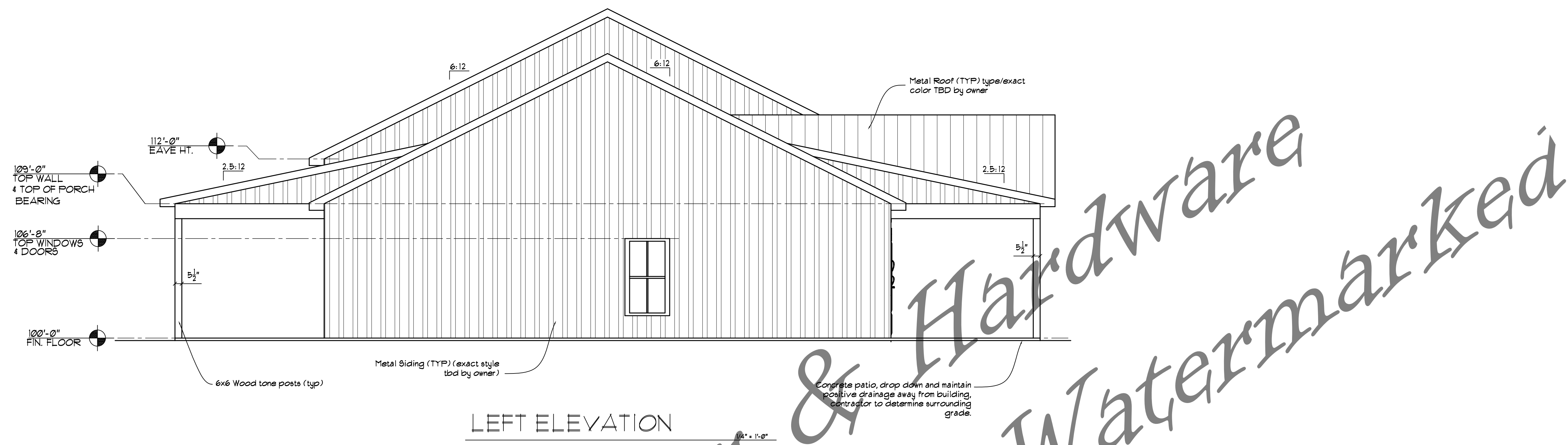
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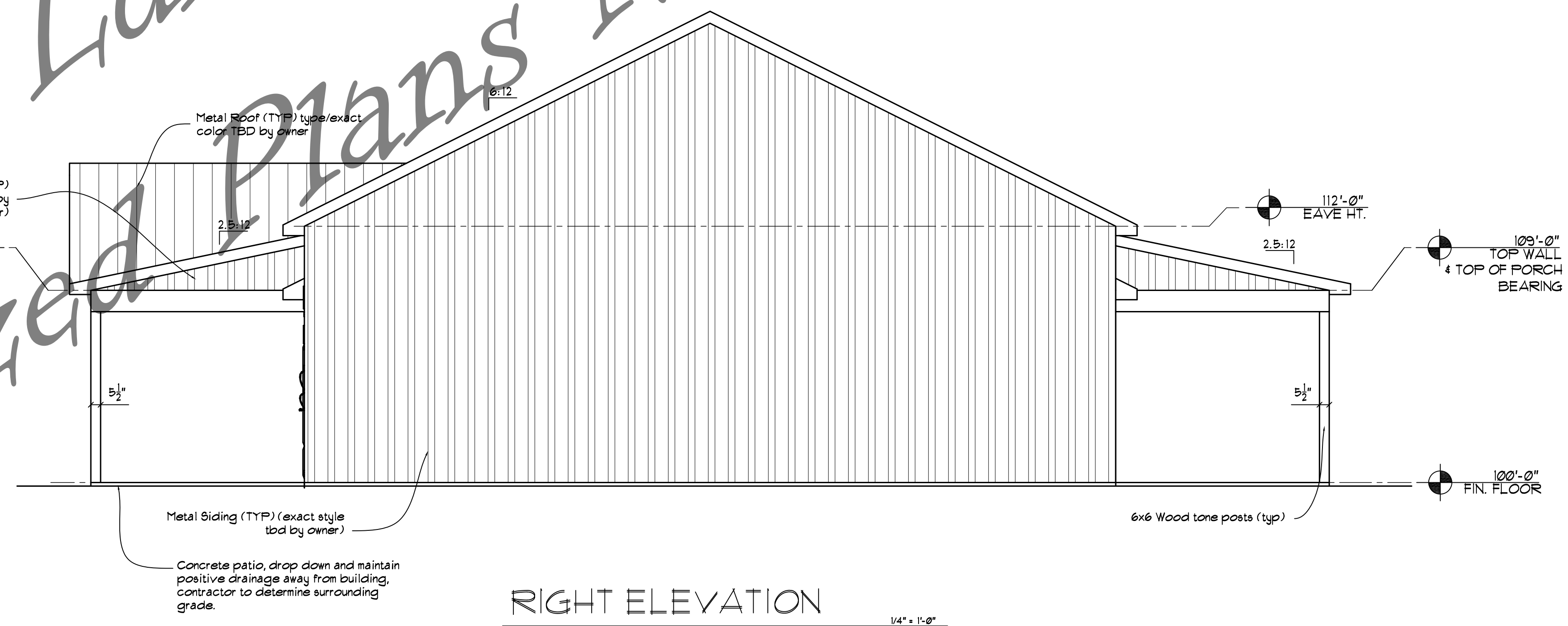
DATE: JULY 2026
SCALE: 1/4" = 1'-0"
PROJECT:
BGL SANDY FLAT
FRONT & REAR ELEVATIONS

A-3





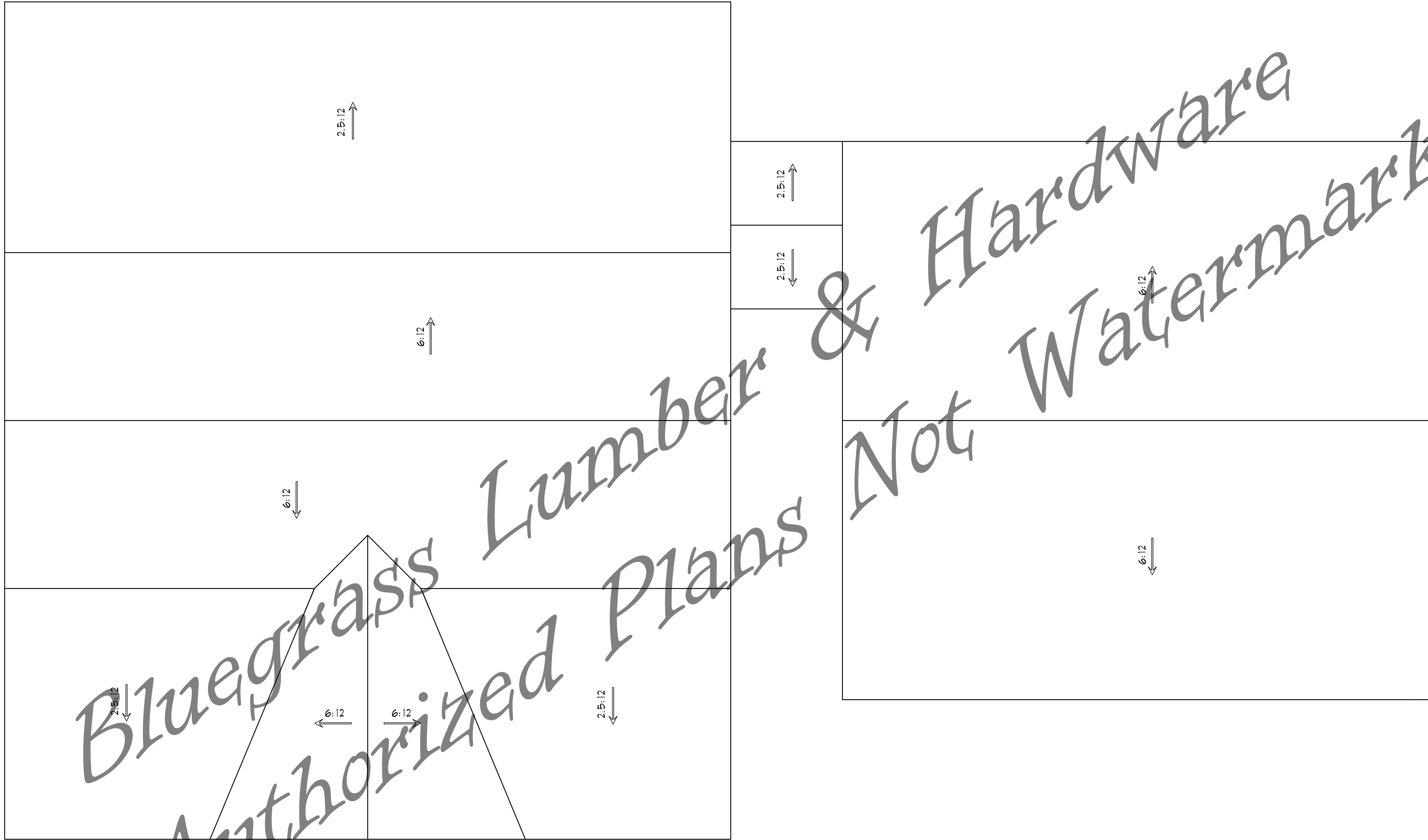
LEFT ELEVATION



RIGHT ELEVATION

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	LEFT & RIGHT VIEWS
A = 4	



ROOF OVERVIEW

1/4" = 1'-0"

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	ROOF OVERVIEW
A-5	

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CONCEPTUAL RENDERING N.T.S.

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PROJECT:
BGL SANDY FLAT
TYP. SECTIONS/CONCEPT

A=6

