



Bluegrass Lumber & Hardware
Authorized Plans

"The Shellflower" 1,680 S.F.

MATTHEW CURRAN
CUSTOM DESIGN & DRAFTING

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Bluegrass Lumber & Hardware
New Construction Residence
"The Shellflower"

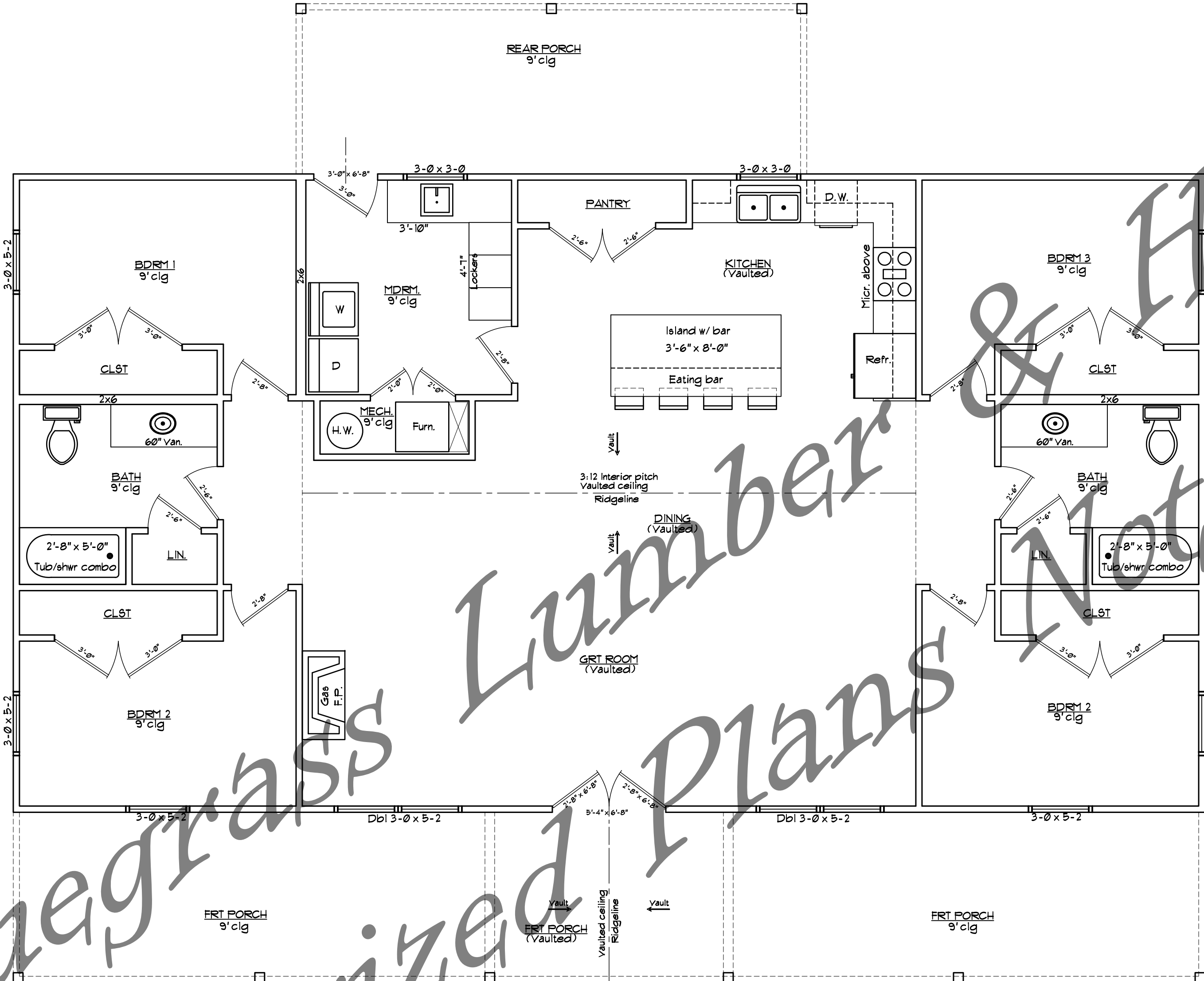
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DATE:	APRIL 2025
SCALE:	NTS
PROJECT:	BGL "THE SHELLFLOWER"
COVER SHEET	
G-001	

Bluegrass Lumber & Hardware
New Construction Residence
"The Shellflower"

DATE:	REVISION DESCRIPTION
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DATE:	APRIL 2025
SCALE:	1/4" = 1'-0"
PROJECT:	BGL "THE SHELLFLOWER"
FL PLAN LAYOUT	
A = 1	



1ST FLOOR PLAN
1/4" = 1'-0"

- CONSTRUCTION NOTES:
- ALL WALLS ARE SHOWN AS 2x4 (3") UNLESS NOTED OTHERWISE OR AS CALLED OUT BY 2x6 AT PLUMBING LOCATIONS IF APPLICABLE. FRAMING DIMENSIONS ARE SHOWN AS FACE OF STUD TO FACE OF STUD TO ALLOW FOR EASE OF FRAMING.
 - CONCRETE BUILT-UPS, AND SHELVING TO BE COORDINATED WITH OWNER.
 - 1ST FLOOR WALL HEIGHT: 9'-0"
 - WALLS DEPICTED AS STUDS, DRYWALL, SHEATHING, OR OTHER FINISHES NOT INCLUDED IN DIMENSIONS.
 - CONTRACTOR SHALL ENSURE THAT FOUNDATION IS ADEQUATE TO SUPPORT STRUCTURE. ADVICE BY ALL LOCAL AND STATE BUILDING CODE REGULATIONS. ALL LOADS, SIZES, SPACING, BEAMS, JOISTS, TRUSSES, FLOOR JOISTS, ETC. SHALL BE SIZED BY OTHERS TO ENSURE NECESSARY SUPPORTS AND BRACINGS 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 HINGE SIDE WHILE MAINTAINING MIN. OF 4" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
 - HOME 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 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 3" 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 AREA. PLUMBING ROUTES SHALL BE DETERMINED BY LICENSED PLUMBER BASED ON FUTURE LAYOUT SHOWN HEREIN.

AREA CALCULATIONS

MAIN LEVEL CONDITIONED SPACE (EXCLUDES PORCHES)	17,108 SF
FRONT PORCH	41, 448 SF
REAR PORCH	41, 192 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 SIZES W/ LENGTHS AND BRACING INFORMATION IF ROOF IS TO BE CONVENTIONALLY STICK FRAMED.	
-ENGINEERED LUMBER LAYOUT PLAN FROM VENDOR WITH SPAN SIZES 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 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 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.	

Bluegrass Lumber & Hardware

New Construction Residence

"The Shellflower"

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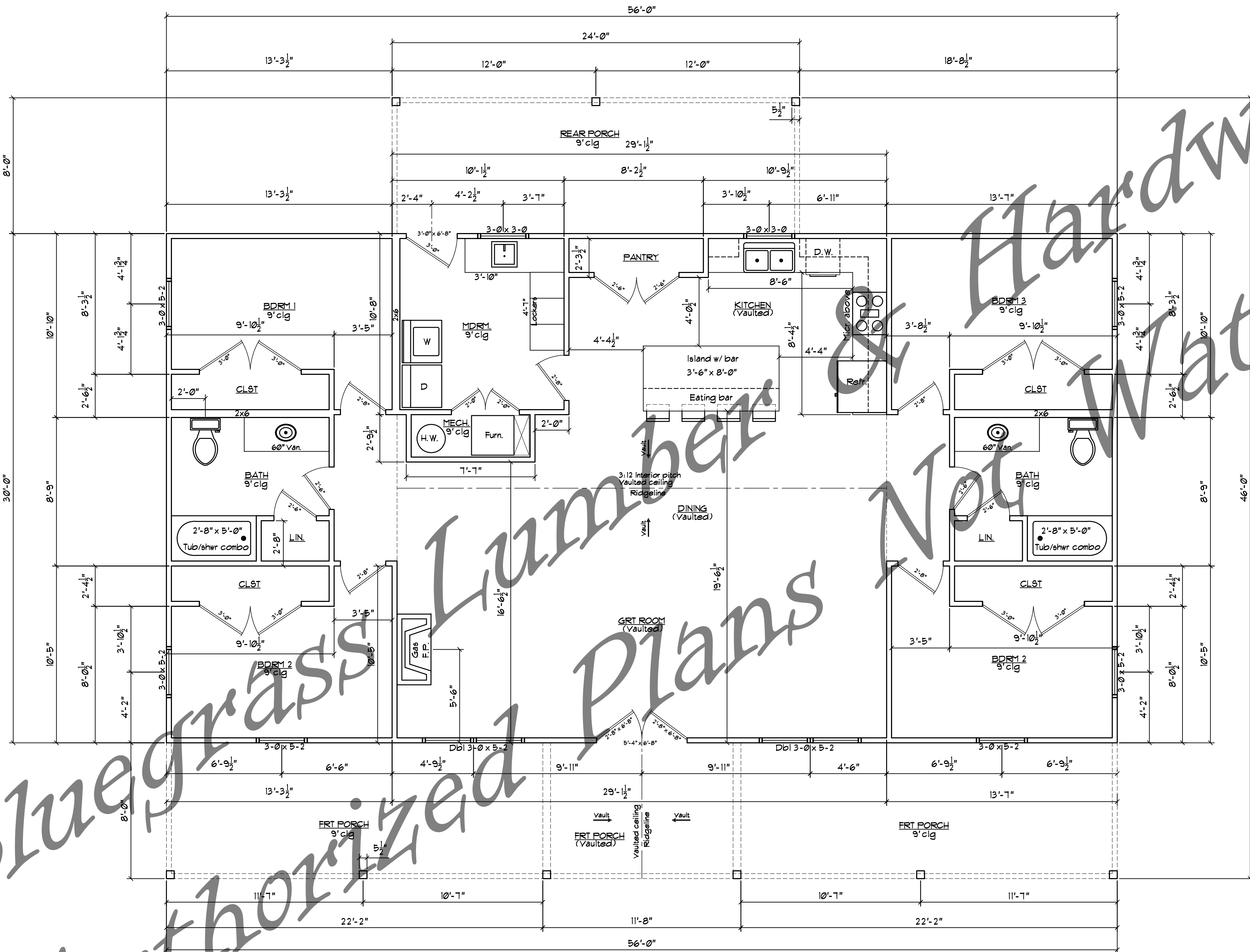
DATE: APRIL 2025

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

PROJECT:

BGL "THE SHELLFLOWER"

MAIN FLOOR PLAN



1ST FLOOR PLAN

1/4" = 1'-0"

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.
- 1ST FLOOR WALL HEIGHT - 9'-0"
- WALLS DEPICTED AS STUD DRYWALL, SHEATHING OR OTHER FINISH 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 CONCRETE SLAB ON GRADE AS SHOWN.
- ALL ANGLES SHOWN SHALL BE 90° 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 5" 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 AREA. PLUMBING ROUTES SHALL BE DETERMINED BY LICENSED PLUMBER BASED ON FIXTURE LAYOUT SHOWN HEREIN.

AREA CALCULATIONS

MAIN LEVEL CONDITIONED SPACE (EXCLUDES PORCHES) +/- 1680 SF
FRONT PORCH +/- 614.8 SF
REAR PORCH +/- 192 SF
*AREAS TAKEN FROM OUTSIDE OF STUD DRAWING *

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

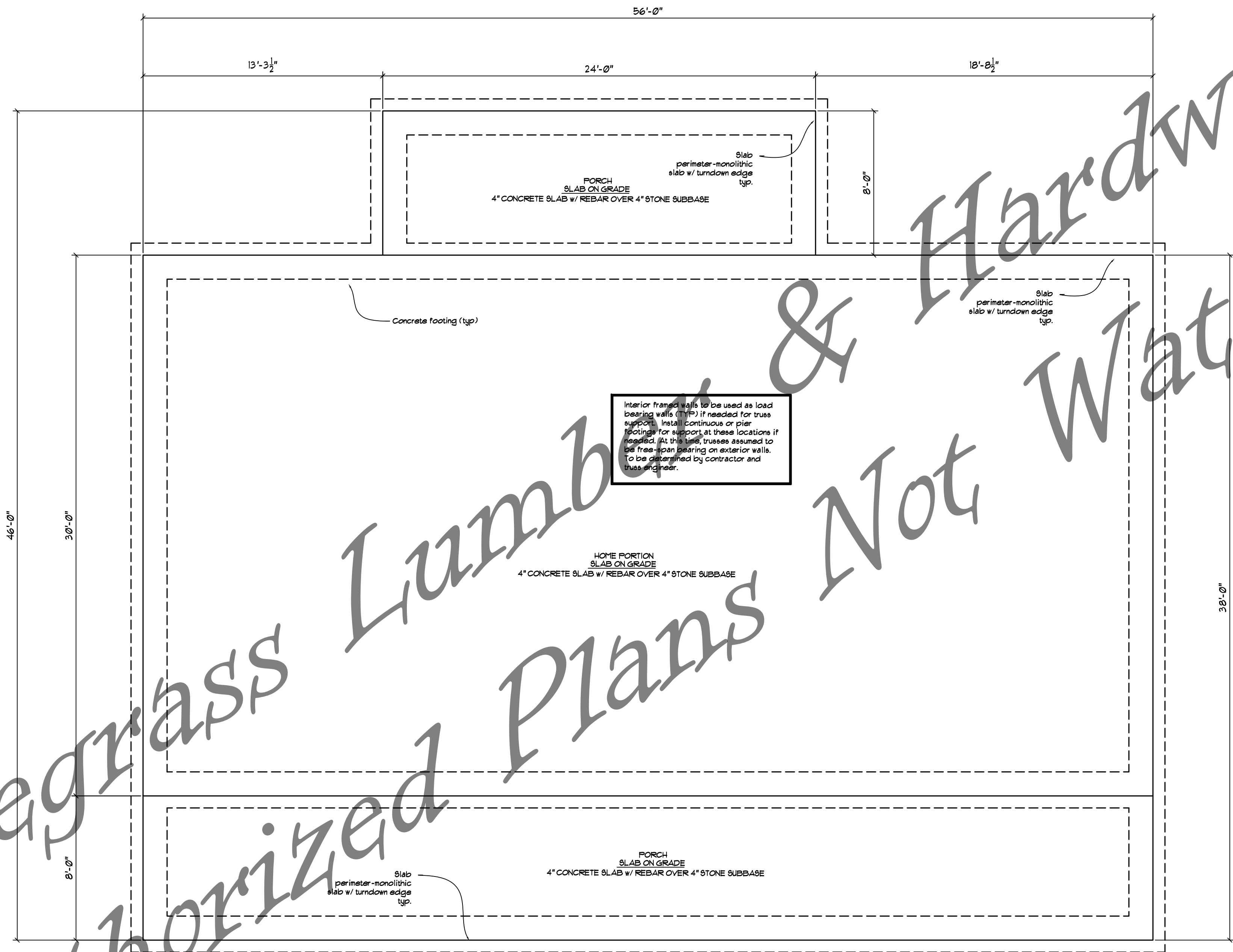
ENGINEERING NOTE

ALL FOOTINGS, FOUNDATIONS SHALL BE DESIGNED AND SIZED BY OTHERS AS NECESSARY FOR SUPPORT OF STRUCTURE. ADHERE TO LATEST STATE AND LOCAL 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 LOADING. 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	SEPT 2025
SCALE	1/4" = 1'-0"
PROJECT	BGL "THE SHELLFLOWER"
SLAB LAYOUT	
S - 1	



- 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 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 1.5% MINIMUM AND ENSURE SURROUNDING GRADE IS SLOPED AWAY SUFFICIENTLY TO PREVENT RAIN BLOWBACK. ANY PONDING OF WATER OR BACKING UP DURING HEAVY RAIN EVENTS

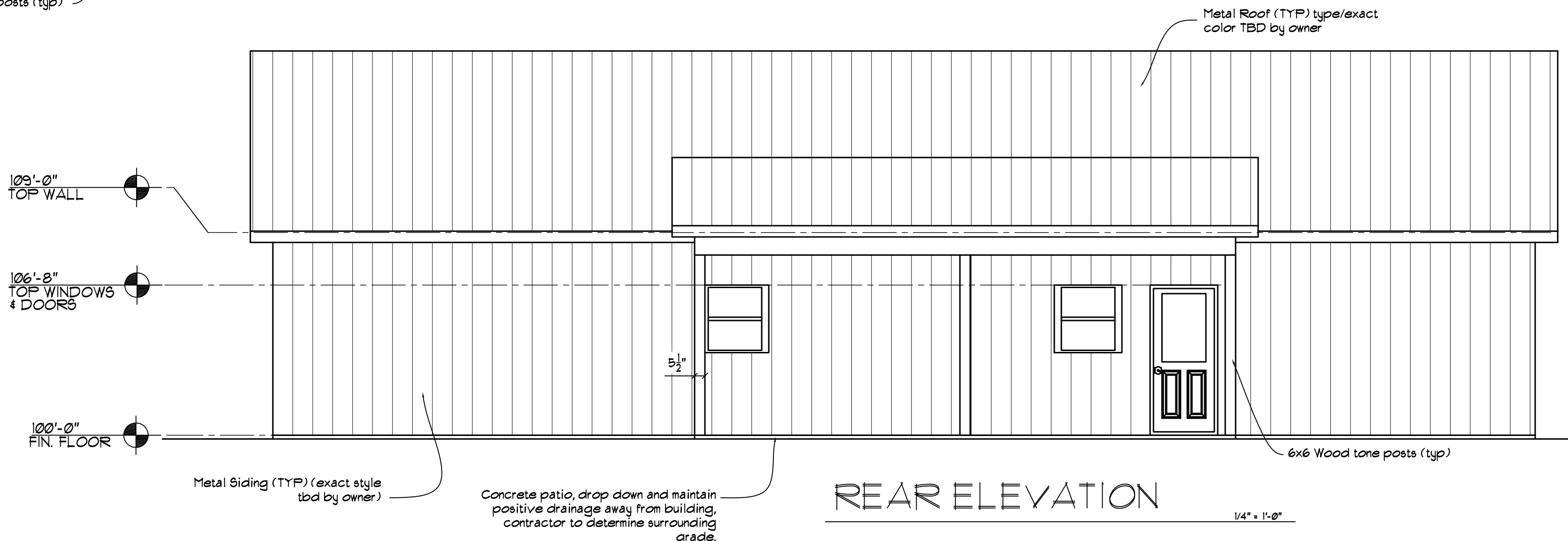
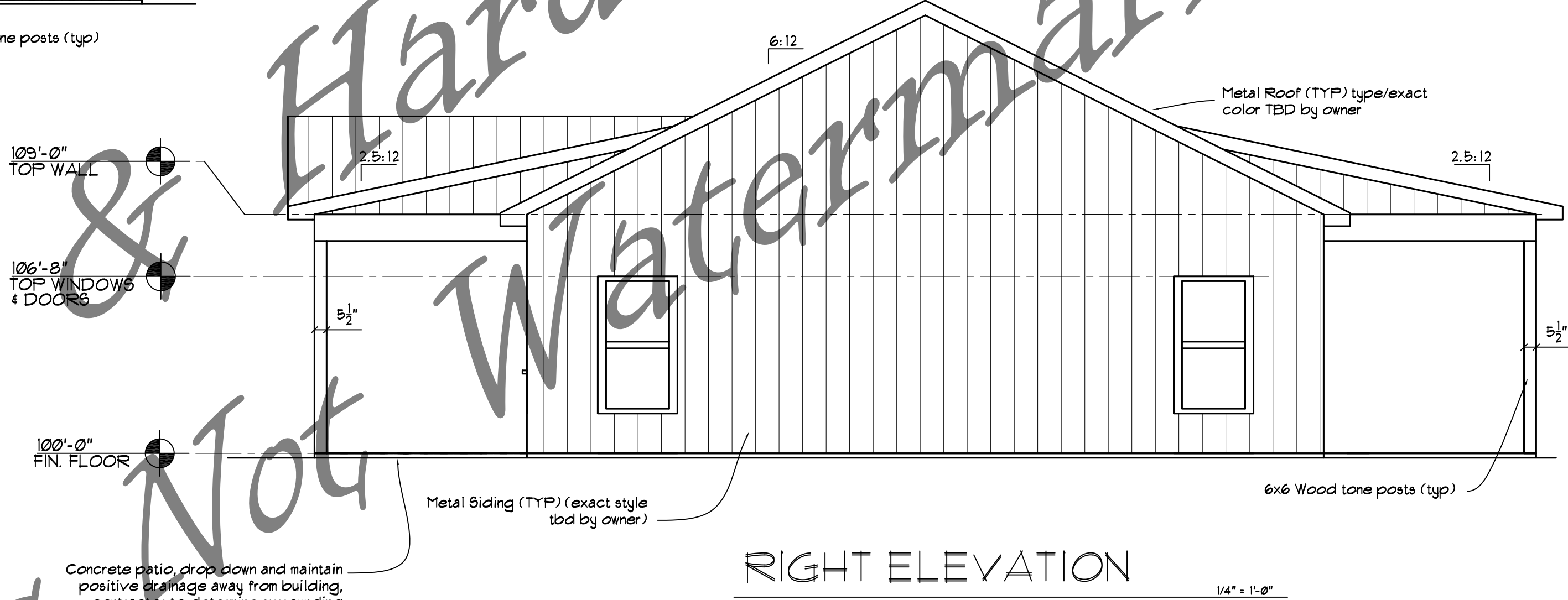
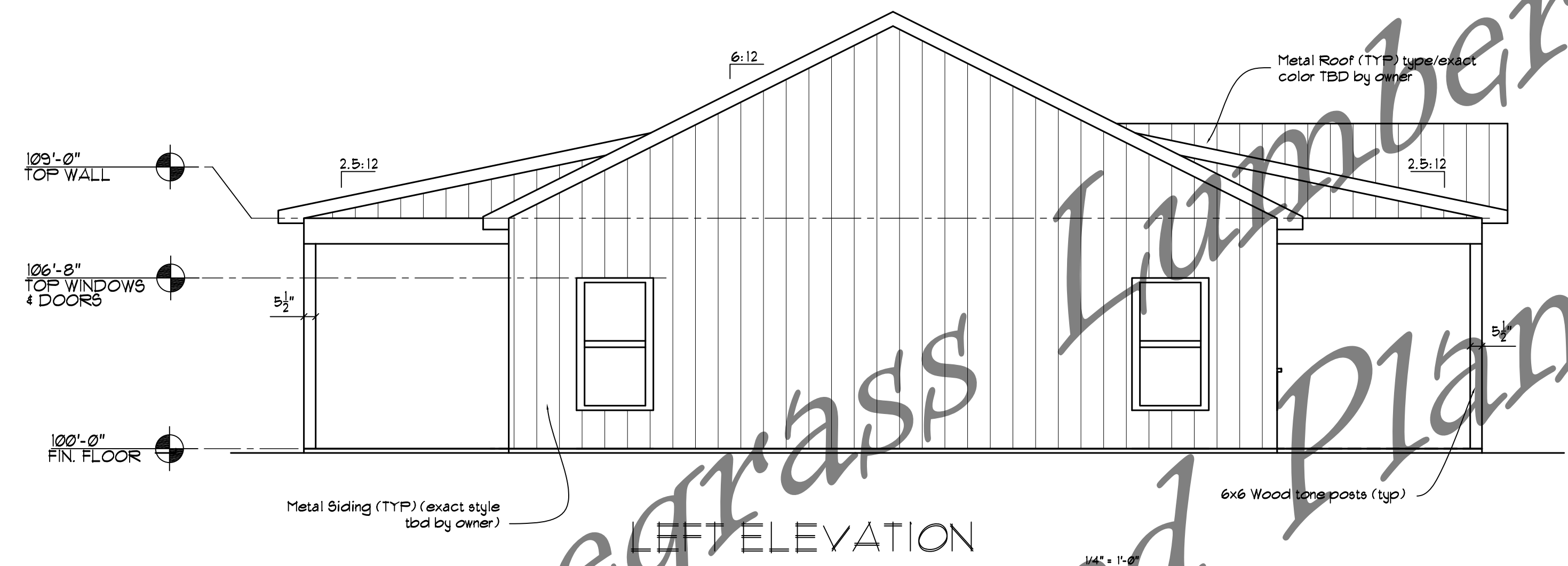
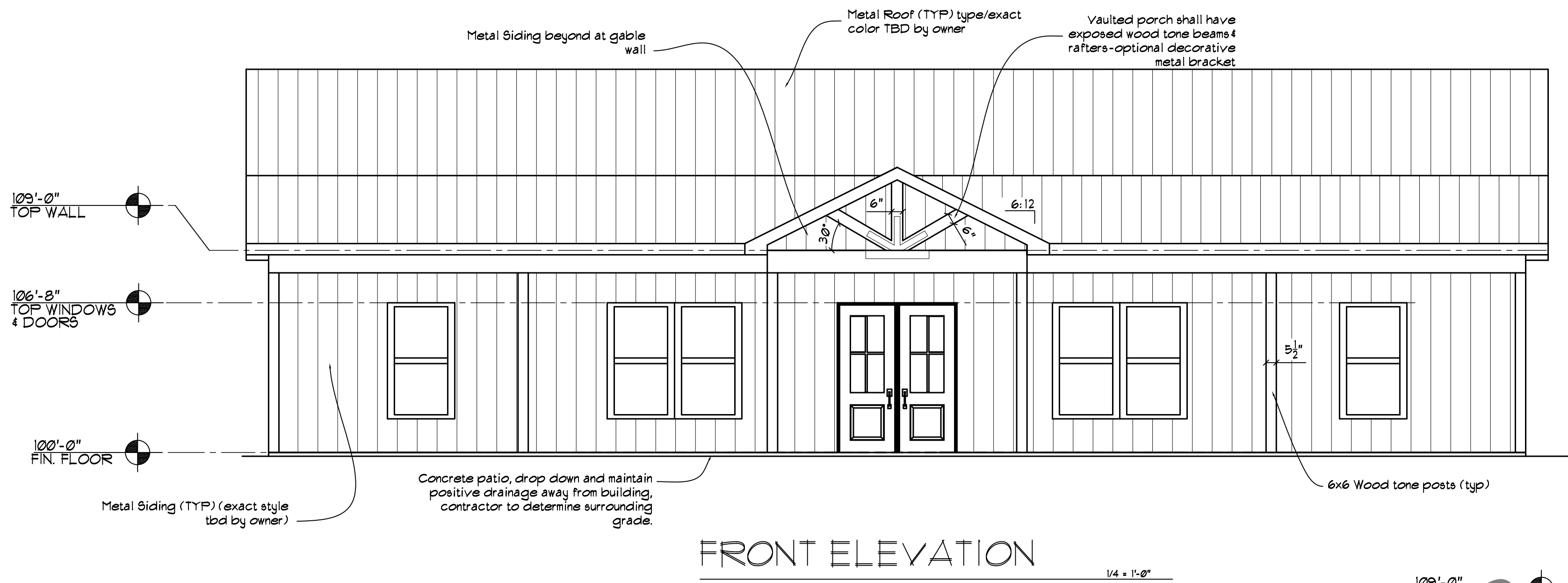
SLAB LAYOUT

1/4" = 1'-0"

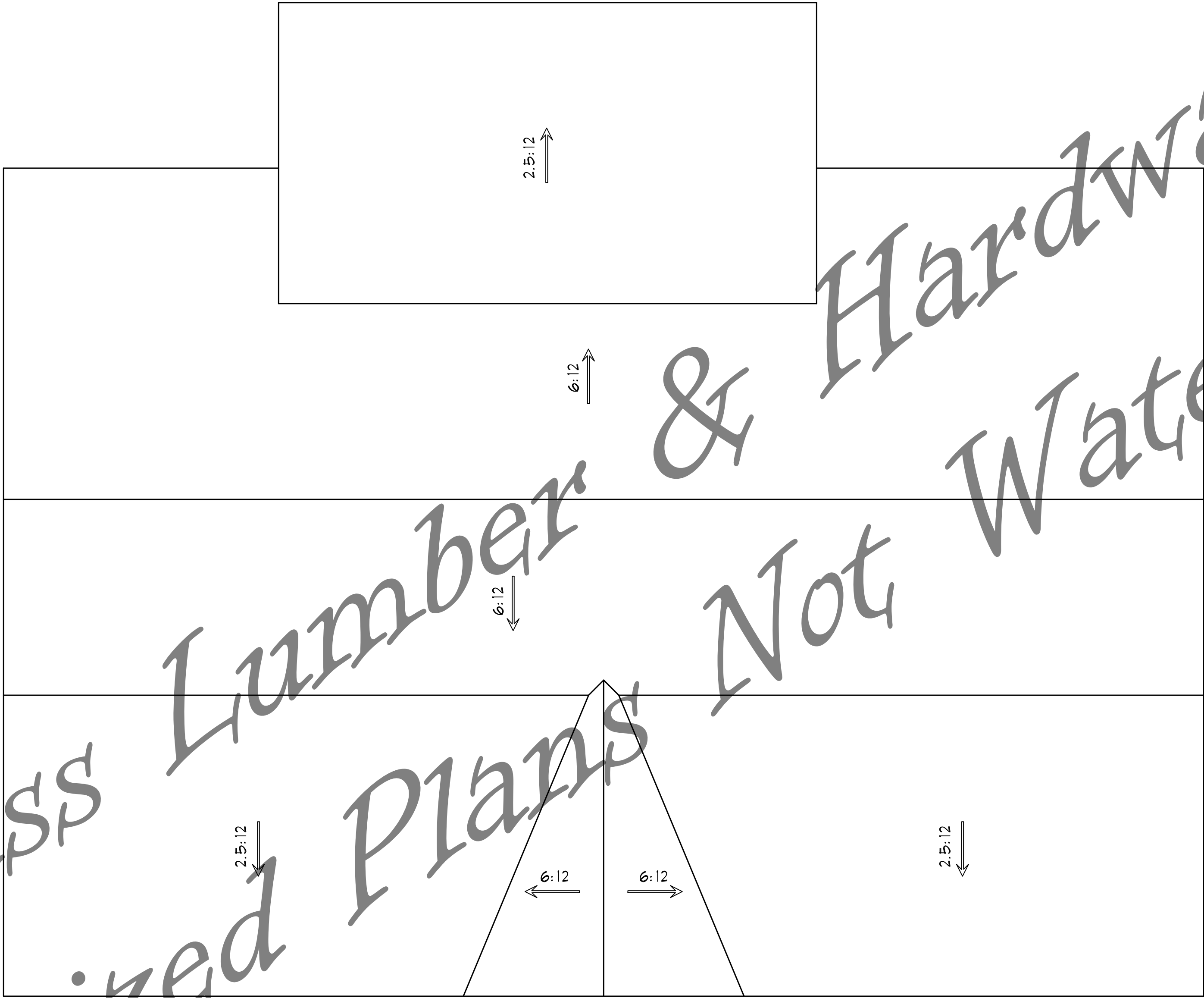
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PROJECT:	BGL "THE SHELLFLOWER"
ELEVATIONS	
A-3	



Bluegrass Lumber & Hardware
Authorized Plans Not Watermarked



ROOF OVERVIEW

1/4" = 1'-0"

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	ROOF OVERVIEW
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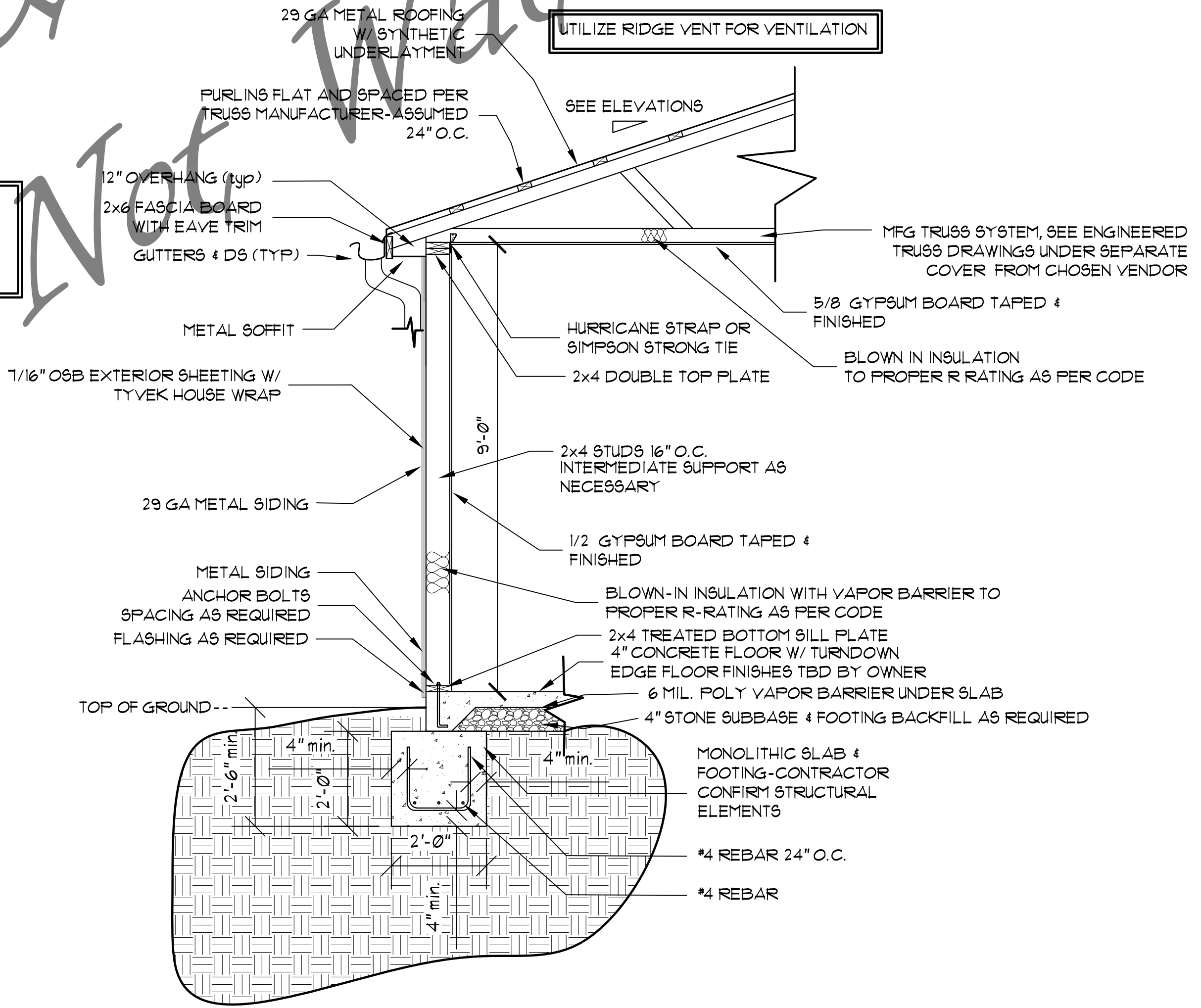


CONCEPTUAL RENDERING N.T.S.

Bluegrass Lumber & Hardware
Authorized Plans Not Watermarked

VAULTED CEILING APPLIES AT GREAT ROOM, KITCHEN, AND DINING- INCORPORATE INTO TRUSS DESIGN- ALL OTHER AREAS SHALL BE FLAT 9' CLG HTS.

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

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