



Bluegrass Lumber & Hardware

Sugar Grove

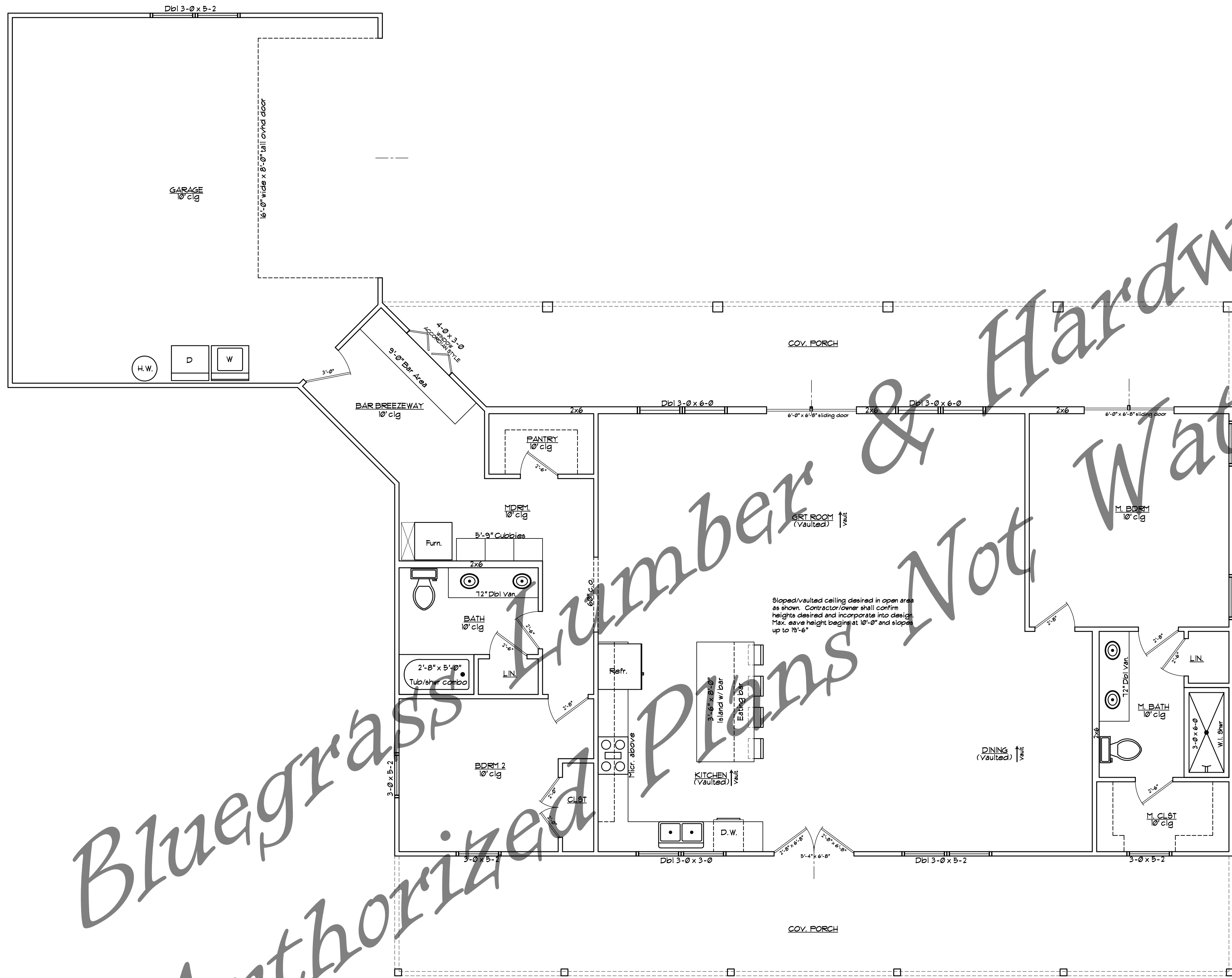
MATTHEW CURRAN
CUSTOM DESIGN & DRAFTING

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

Bluegrass Lumber & Hardware
New Construction Residence
Sugar Grove

DATE:	REVISION DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

DATE:	DEC 2025
SCALE:	NTS
PROJECT:	B.G.L. SUGAR GROVE
COVER SHEET	
G-001	



- CONSTRUCTION NOTES**
- ALL WALLS ARE SHOWN AS 2x4 (S) UNLESS NOTED OTHERWISE OR AS CALLED OUT AS 2x6 AT PLUMBING LOCATIONS OR OTHER LOCATIONS IF APPLICABLE. PLUMBING 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: 10'-0" (REAR WALL HT. VARIES DUE TO ROOF SLOPE)
 - WALLS DEPICTED AS STUD, DRYWALL, SHEATHING, OR OTHER FINISHES NOT INCLUDED IN DIMENSIONS.
 - CONTRACTOR SHALL ENSURE THAT FOUNDATION IS ADEQUATE TO SUPPORT STRUCTURE. ADHERE 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 HINGE SIDE WHILE MAINTAINING MIN. OF 4" FROM 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 PRAMED AT 6'-8" A.F.F. UNLESS OTHERWISE NOTED.
 - 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 AND GARAGE AS SHOWN. PLUMBING ROUTES SHALL BE DETERMINED BY LICENSED PLUMBER BASED ON FUTURE LAYOUT SHOWN HEREIN.

AREA & CALCULATIONS
MAIN LEVEL CONDITIONED SPACE (EXCLUDES PORCHES) +/- 1748 SF
GARAGE SPACE +/- 600 SF
FRONT PORCH +/- 448 SF
REAR PORCH +/- 313 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 HAD 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.

MATTHEW CURRAN
CUSTOM DESIGN & DRAFTING

270-668-3022
curramatthew83@yahoo.com
498 Cedar Lane Custon KY

Bluegrass Lumber & Hardware
New Construction Residence
Sugar Grove

REVISION DESCRIPTION	DATE
1	
2	
3	
4	
5	
6	
7	

DATE: DEC 2025

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

PROJECT: B.G.L. SUGAR GROVE

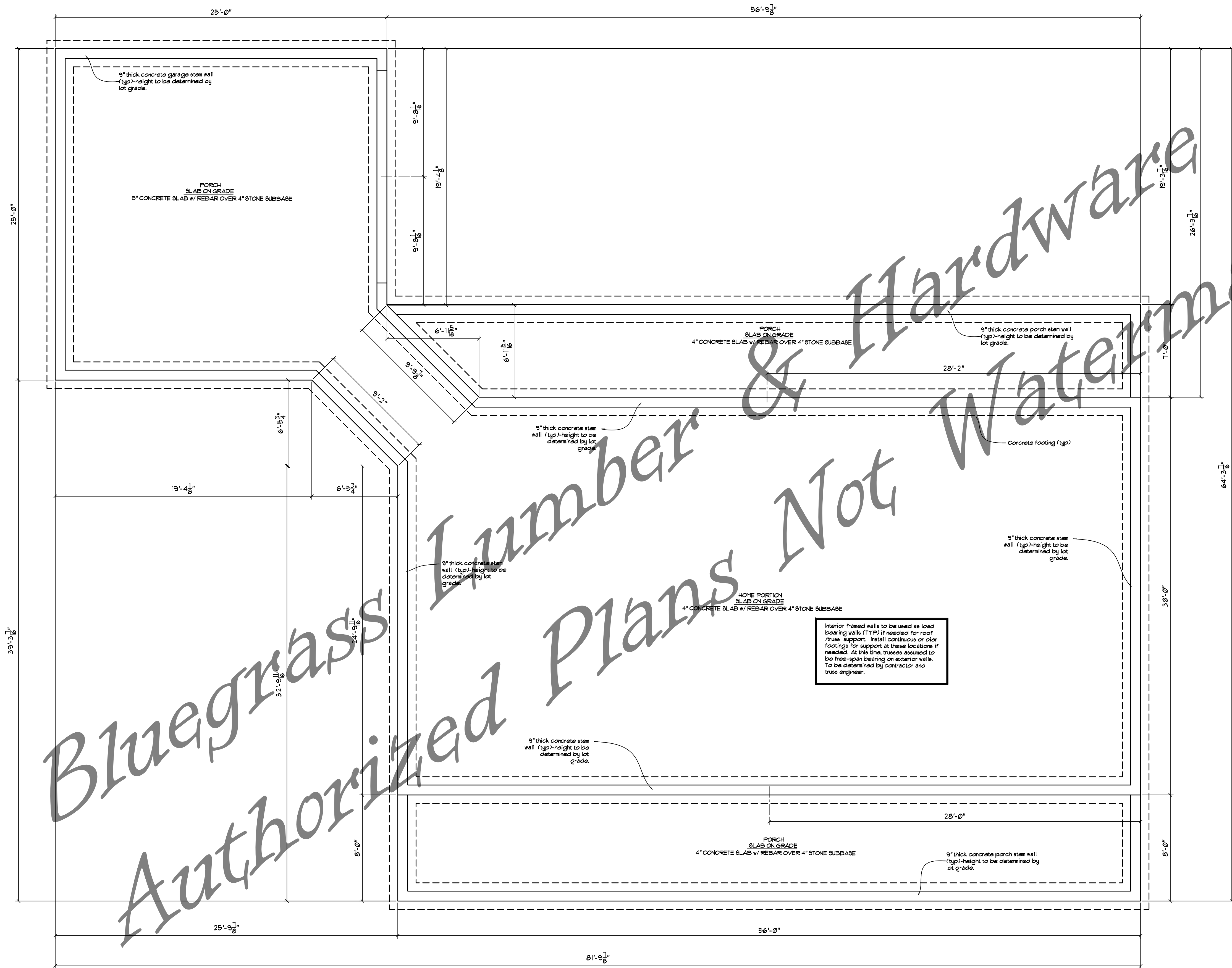
FL PLAN LAYOUT

A-1

REVISION DESCRIPTION	DATE:	#
		1
		2
		3
		4
		5
		6
		7

DATE:		DEC 2025
SCALE:		1/4" = 1'-0"
PROJECT:		
B.G.L. SUGAR GROVE		
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 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

Interior framed walls to be used as load bearing walls (TYP) if needed for roof truss support. Install continuous or pier footings for support at these locations if needed. At this time, trusses assumed to be free-span bearing on exterior walls. To be determined by contractor and truss engineer.

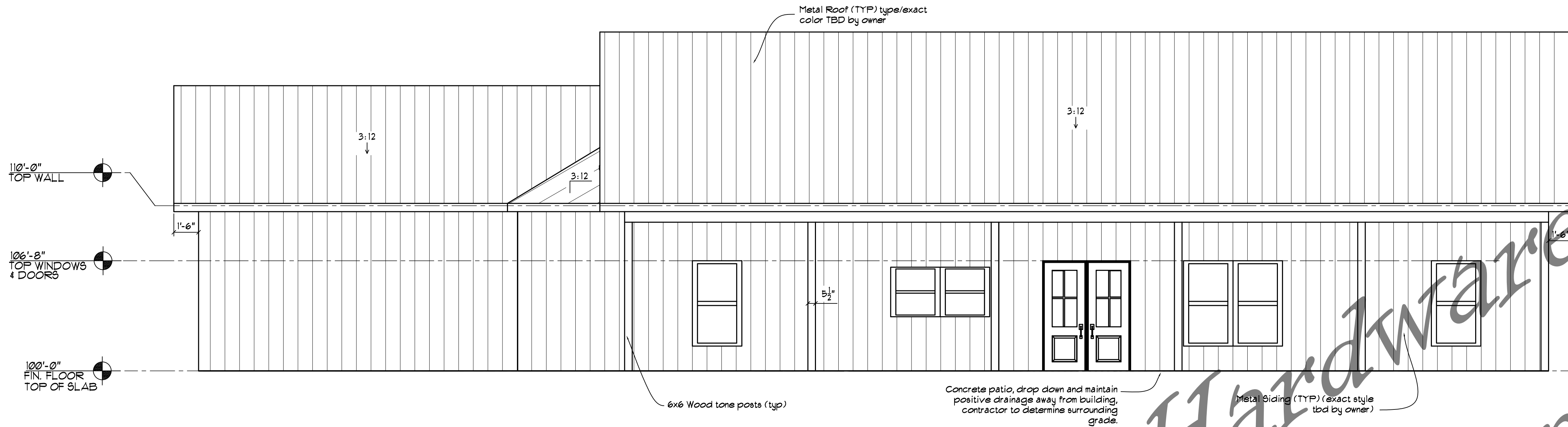
SLAB LAYOUT

1/4" = 1'-0"

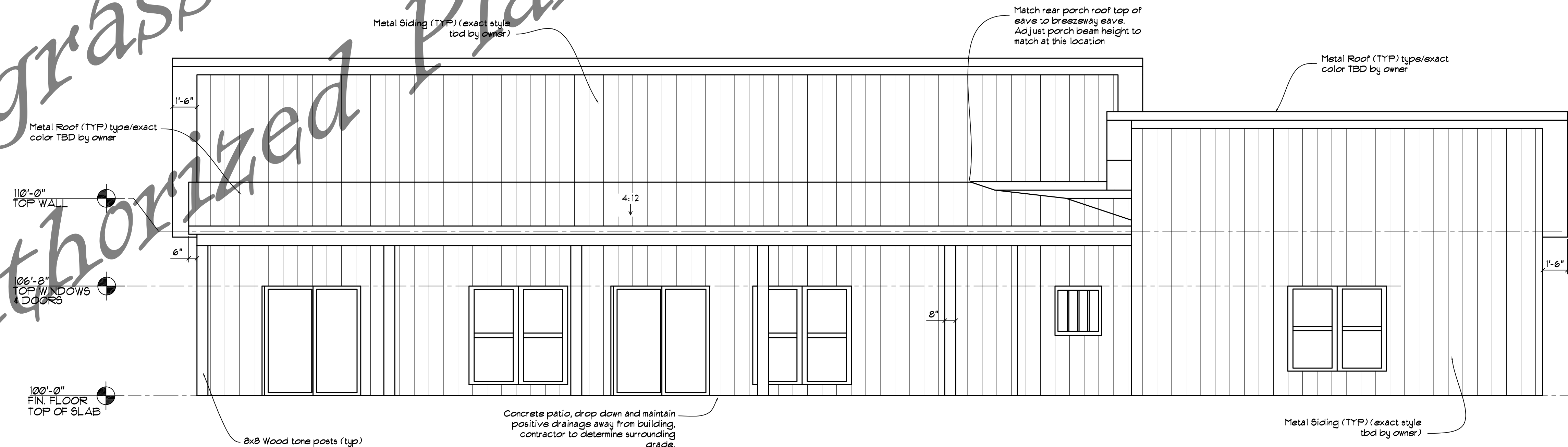
Bluegrass Lumber & Hardware
New Construction Residence
Sugar Grove

DATE	REVISION DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

DATE:	DEC 2025
SCALE:	1/4" = 1'-0"
PROJECT:	B.G.L. SUGAR GROVE
	SLAB LAYOUT
	S - 1



FRONT ELEVATION



REAR ELEVATION

MATTHEW CURRAN
CUSTOM DESIGN & DRAFTING

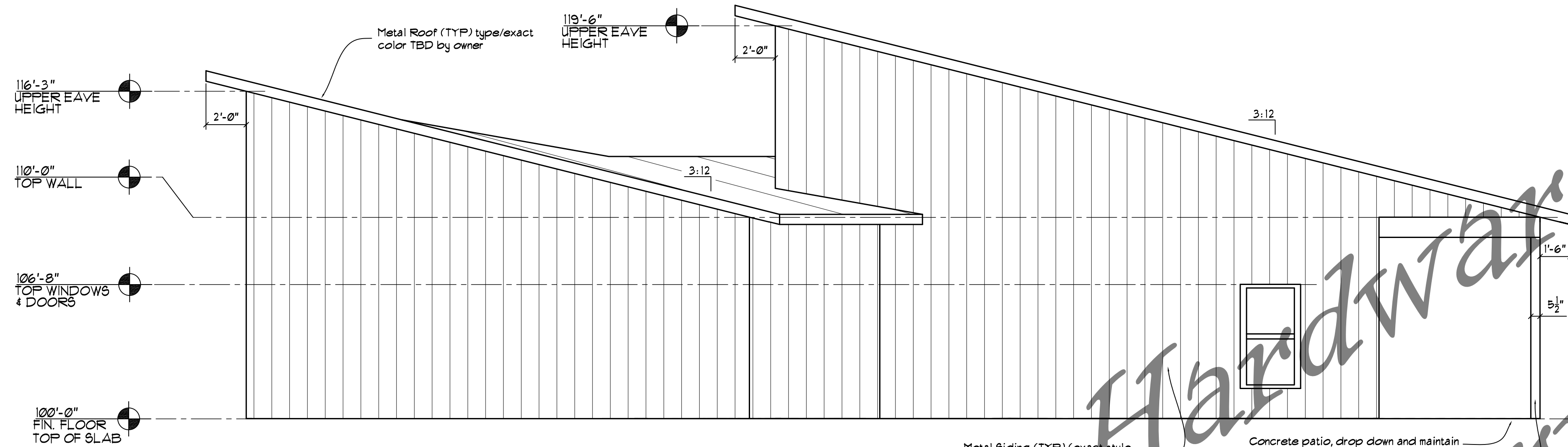
270-668-3022
curramatthew83@yahoo.com
498 Cedar Lane Custon KY

Bluegrass Lumber & Hardware
New Construction Residence
Sugar Grove

DATE	REVISION DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

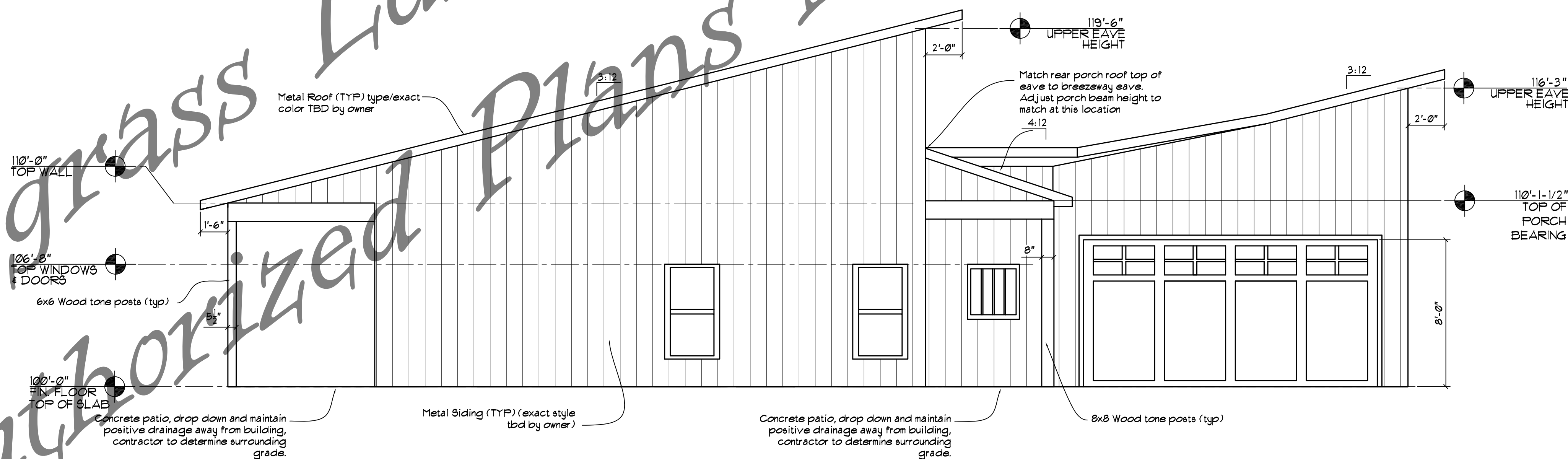
DATE: DEC 2025
SCALE: 1/4" = 1'-0"
PROJECT:
B.G.L. SUGAR GROVE
FRT & REAR VIEWS

A-3



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

MATTHEW CURRAN
CUSTOM DESIGN & DRAFTING

270-668-3022
curramatthew83@yahoo.com
498 Cedar Lane Custom KY

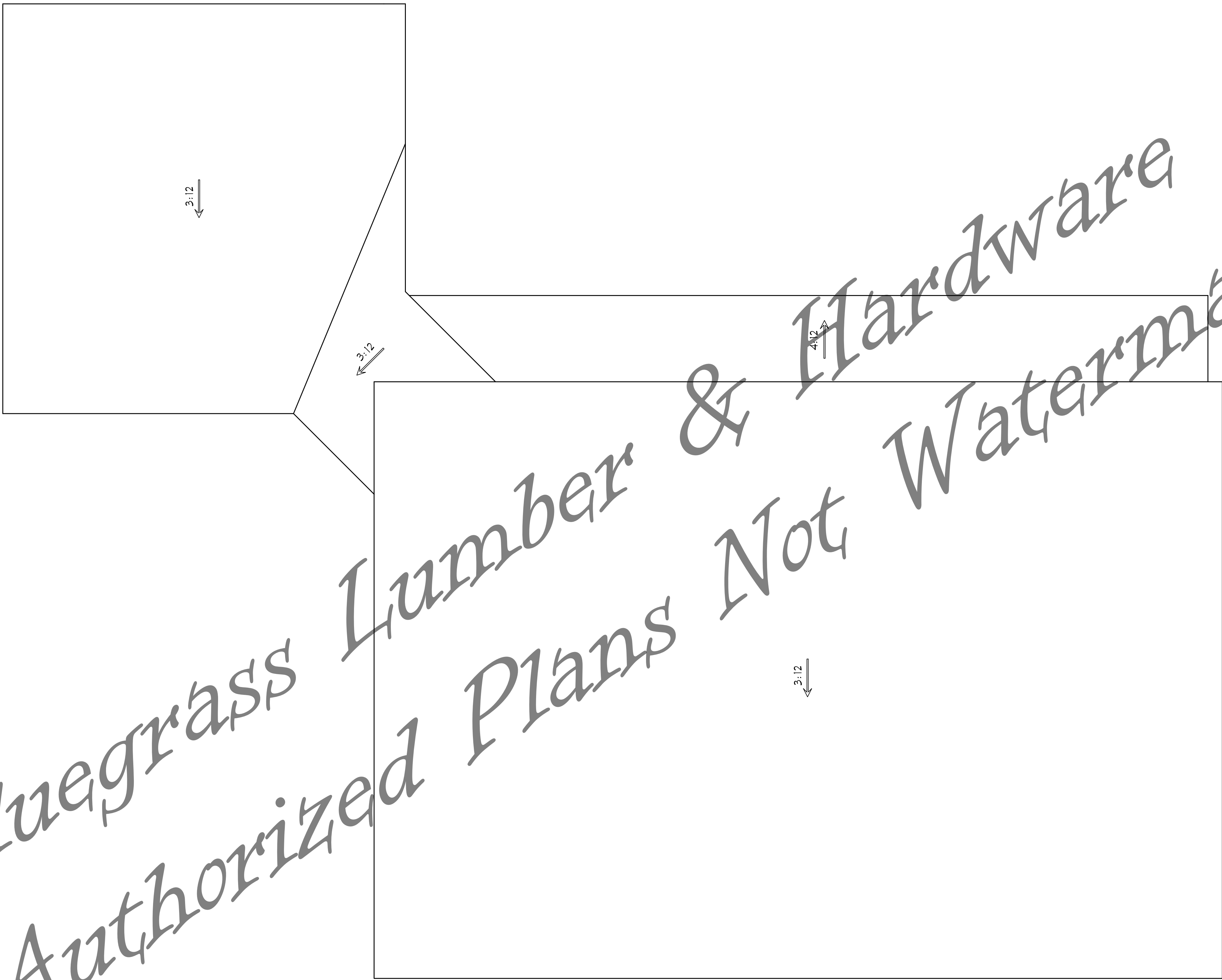
Bluegrass Lumber & Hardware
New Construction Residence
Sugar Grove

REVISION DESCRIPTION	DATE	1	2	3	4	5	6	7

DATE: DEC 2025
SCALE: 1/4" = 1'-0"
PROJECT:
B.G.L. SUGAR GROVE
LEFT & RIGHT VIEWS

A = 4

Bluegrass Lumber & Hardware
Authorized Plans Not Watermarked



ROOF OVERVIEW

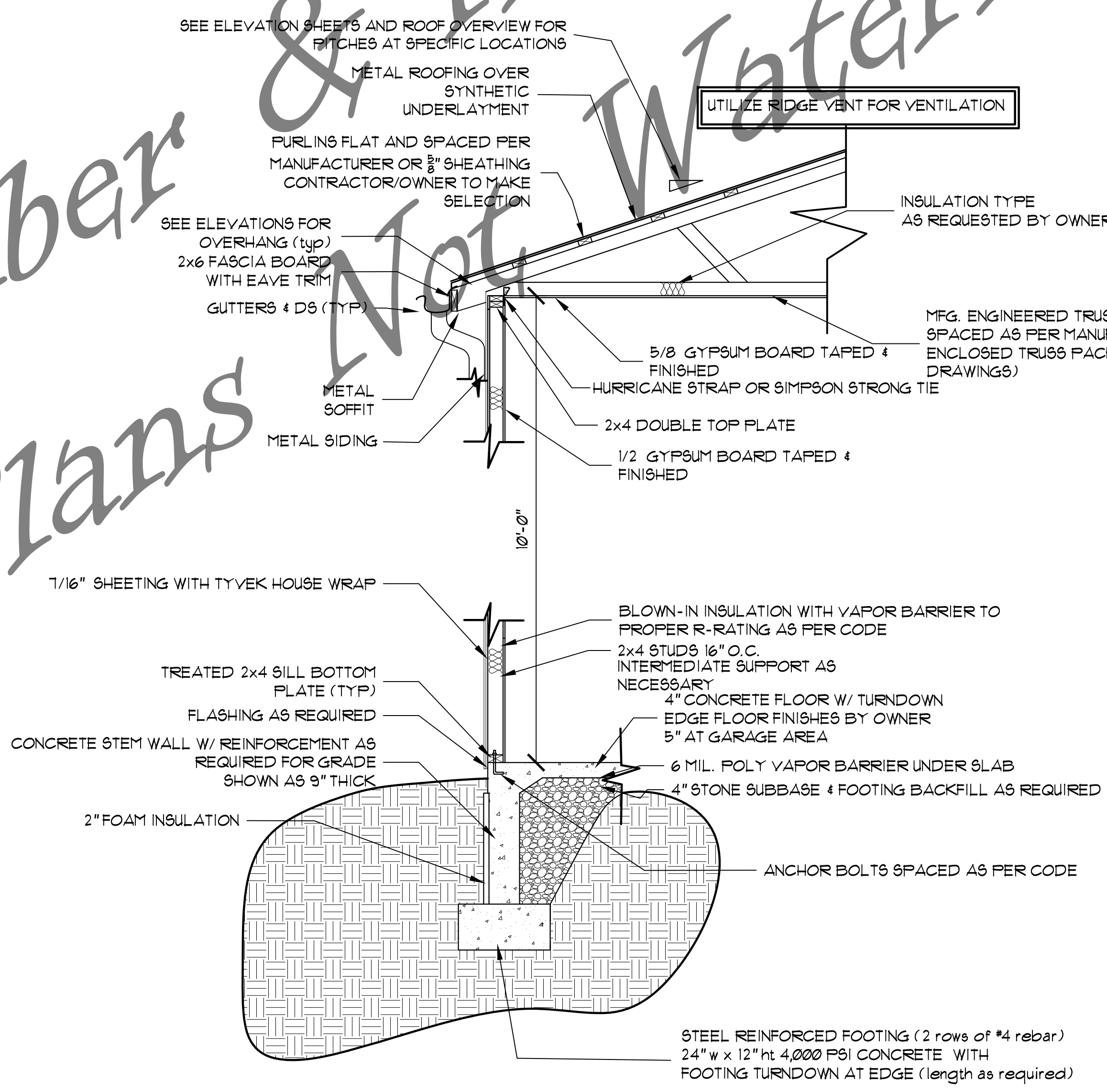
1/4" = 1'-0"

•	DATE:	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

DATE:	DEC 2025
SCALE:	1/4" = 1'-0"
PROJECT:	B.G.L. SUGAR GROVE
	ROOF OVERVIEW
	A-5



CONCEPTUAL RENDERING N.T.S.



Bluegrass Lumber & Hardware
Authorized Plans Not Watermarked

VARYING CEILINGS:
OWNER DESIRES VAULTED CEILINGS AT KITCHEN, DINING, AND GREAT ROOM. CONTRACTOR AND OWNER TO DETERMINE DESIRED HEIGHTS AND DESIGN STRUCTURAL MEMBERS ACCORDINGLY. TOP OF EAVE HEIGHTS AT REAR WALLS SHOWN ON ELEVATIONS FOR REFERENCE.

ALL OTHER CEILINGS SHALL BE 10'-0" FLAT HT.

WALL FRAMING:
FLOOR PLAN REFLECTS 2x4 FRAMING ALL AROUND OTHER THAN 2x6 FRAMING AT REAR WALL DUE TO EXTRA WALL HEIGHT AT THAT LOCATION. CONTRACTOR TO DETERMINE IF HEAVIER FRAMING IS REQUIRED.

HOME AREA SIDE TYP.. WALL SECTION

MATTHEW CURRAN
CUSTOM DESIGN & DRAFTING

270-668-3022
currammatt@83@yahoo.com
498 Cedar Lane Custon KY

Bluegrass Lumber & Hardware
New Construction Residence
Sugar Grove

DATE	REVISION DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

DATE: DEC 2025
SCALE: 1/2" = 1'-0"

PROJECT:
B.G.L. SUGAR GROVE
TYP. SECTION/CONCEPTS

A=6