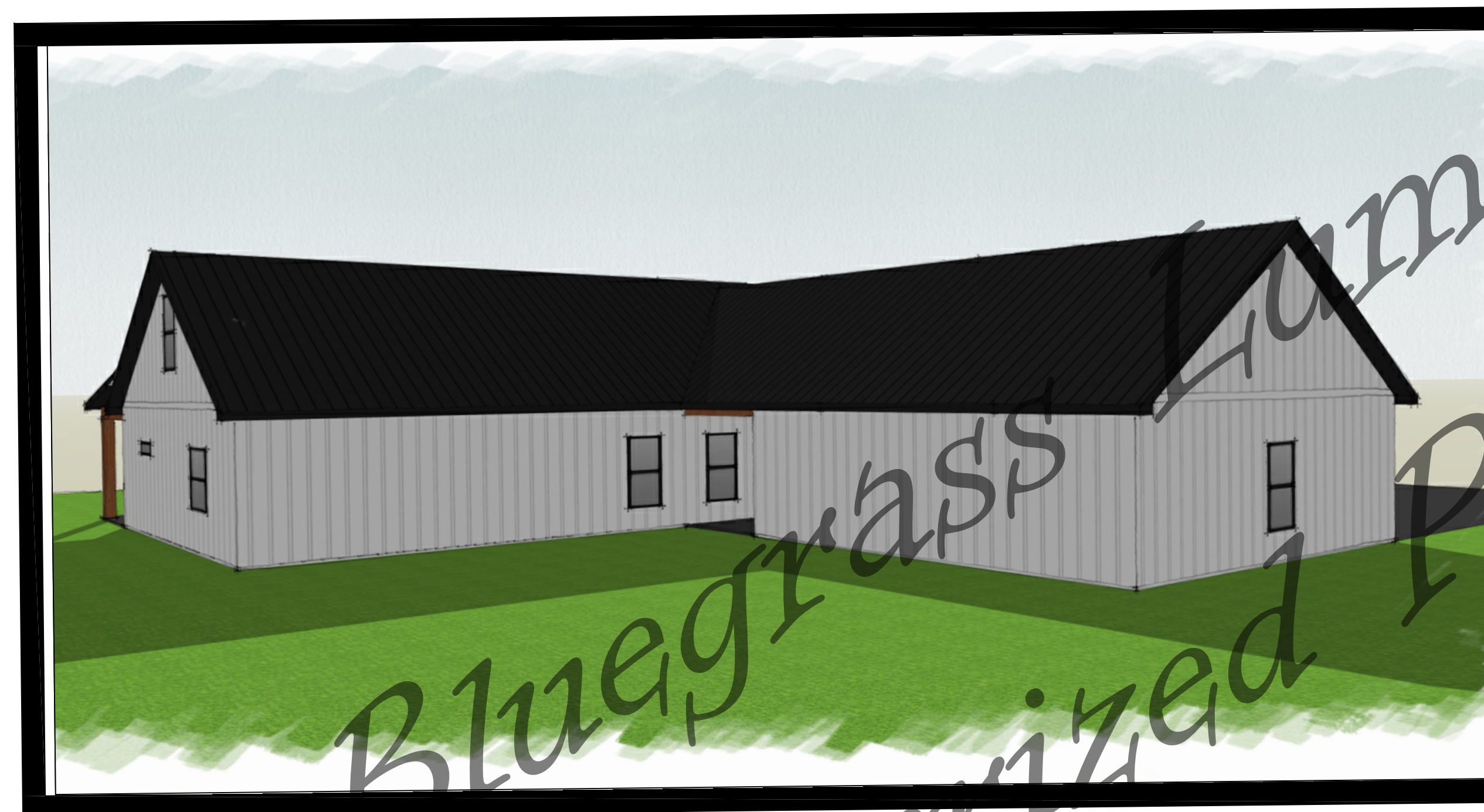




Bluegrass Lumber & Hardware

#3 Twin Lakes 1,800 S.F. (+ 548 S.F. opt. LOFT)

MATTHEW CURRAN
CUSTOM DESIGN & DRAFTING

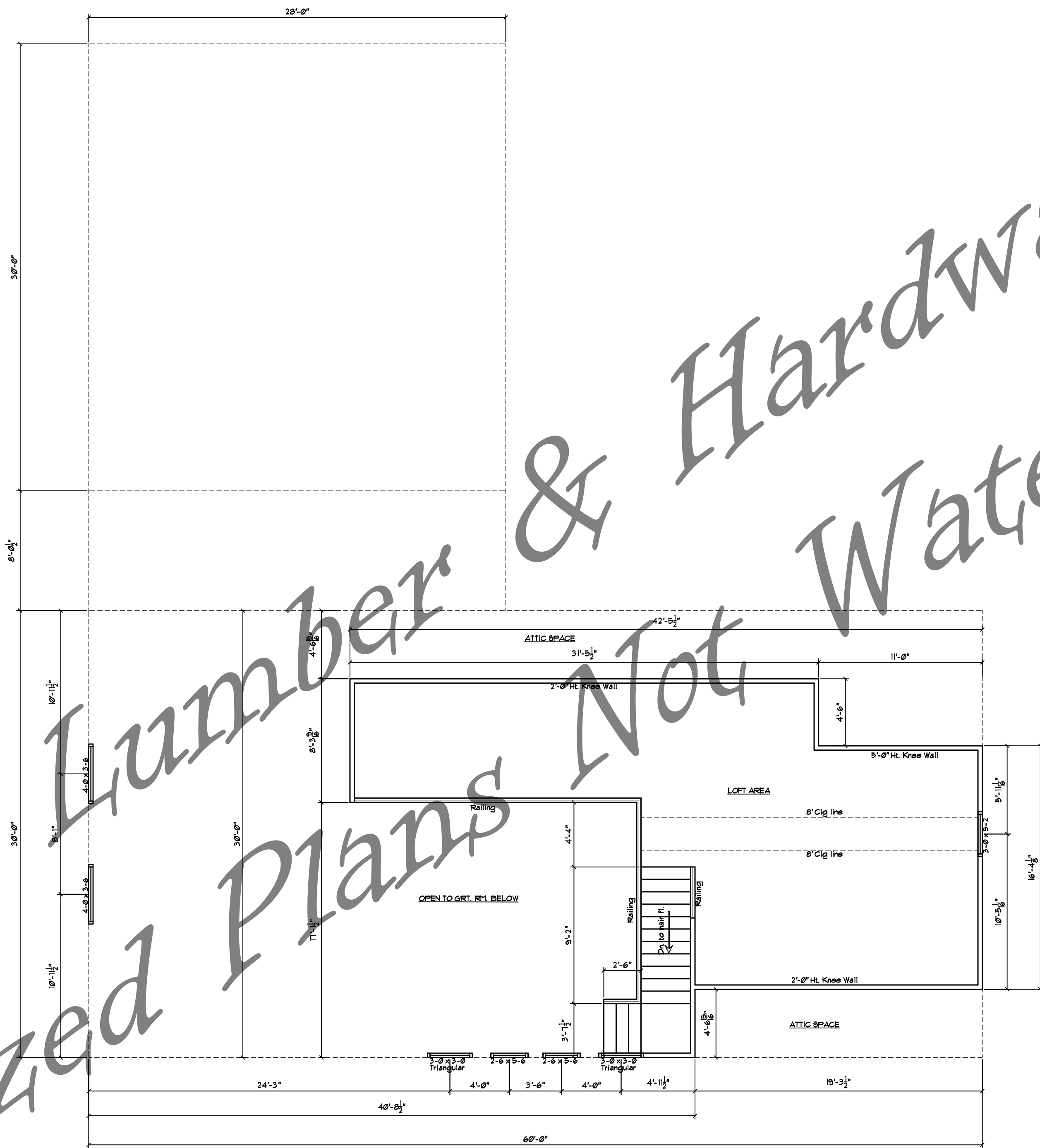
270-668-3022
curranmatthew83@yahoo.com
498 Cedar Lane Clifton KY

Bluegrass Lumber & Hardware
New Construction Residence
#3 Twin Lakes

DATE	REVISION DESCRIPTION
1	
2	
3	
4	
5	
6	

DATE: FEB 2025
SCALE: NTS
PROJECT:
B.G.L. 3 (TWIN LAKES)
COVER SHEET
G-001

Bluegrass Lumber & Hardware
Authorized Plans Not Watermarked



2ND FLOOR PLAN
1/4" = 1'-0"

Bluegrass Lumber & Hardware
New Construction Residence
#3 Twin Lakes

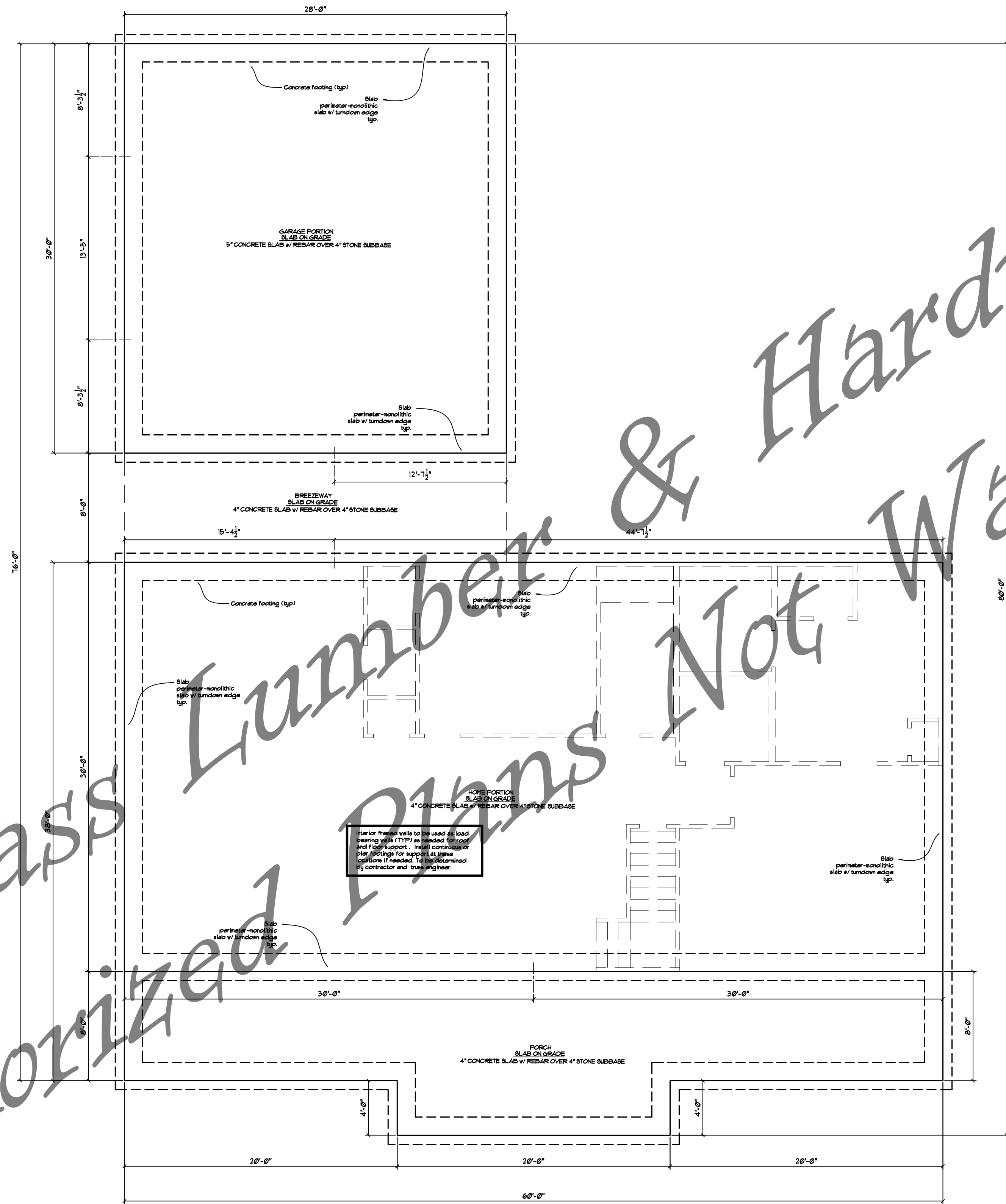
DATE	REVISION DESCRIPTION
1	
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7	

DATE:	FEB 2025
SCALE:	3/16" = 1'-0"
PROJECT:	B.G.L. 3 (TWIN LAKES)
FRT. 4 REAR ELEVATIONS	
A-2	

Bluegrass Lumber & Hardware
New Construction Residence
#3 Twin Lakes

DATE	REVISION DESCRIPTION
1	
2	
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4	
5	
6	
7	

DATE	SEPT 2025
SCALE	3/16" = 1'-0"
PROJECT	
B.G.L. 3 (TWIN LAKES)	
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-1.
 - 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 FLOODING OF WATER, OR BACKING UP DURING HEAVY RAIN EVENTS.

SLAB LAYOUT

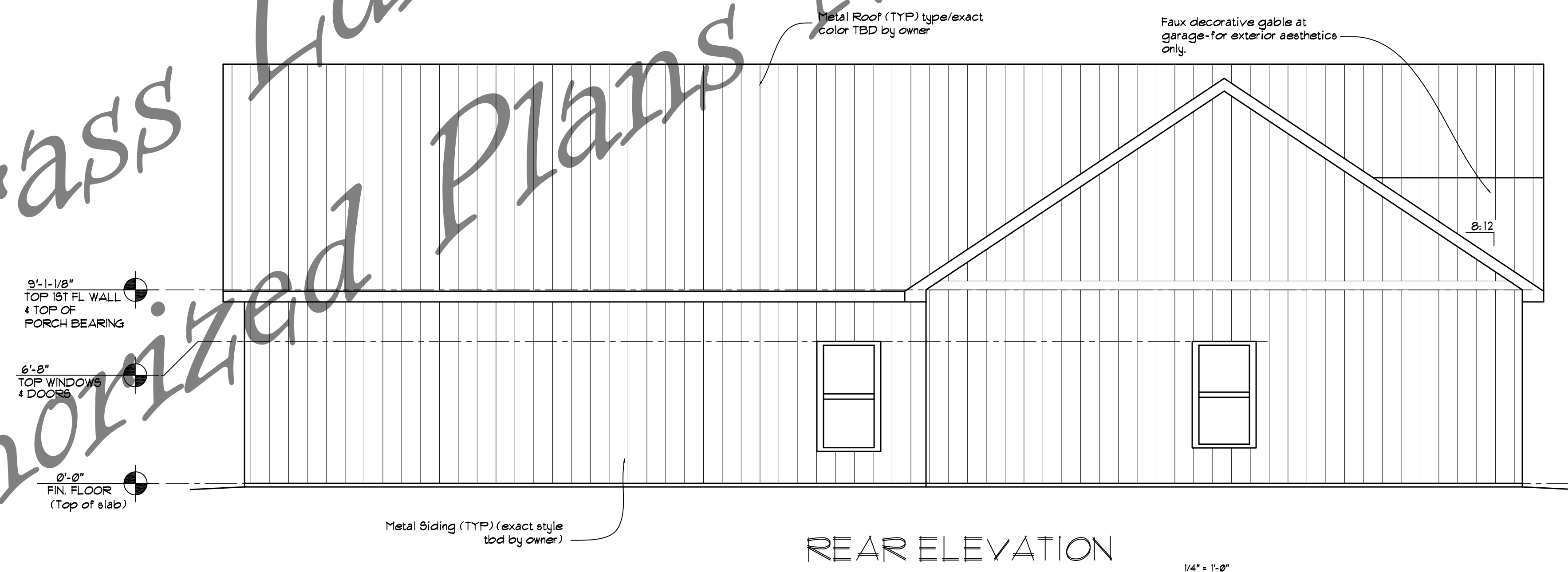
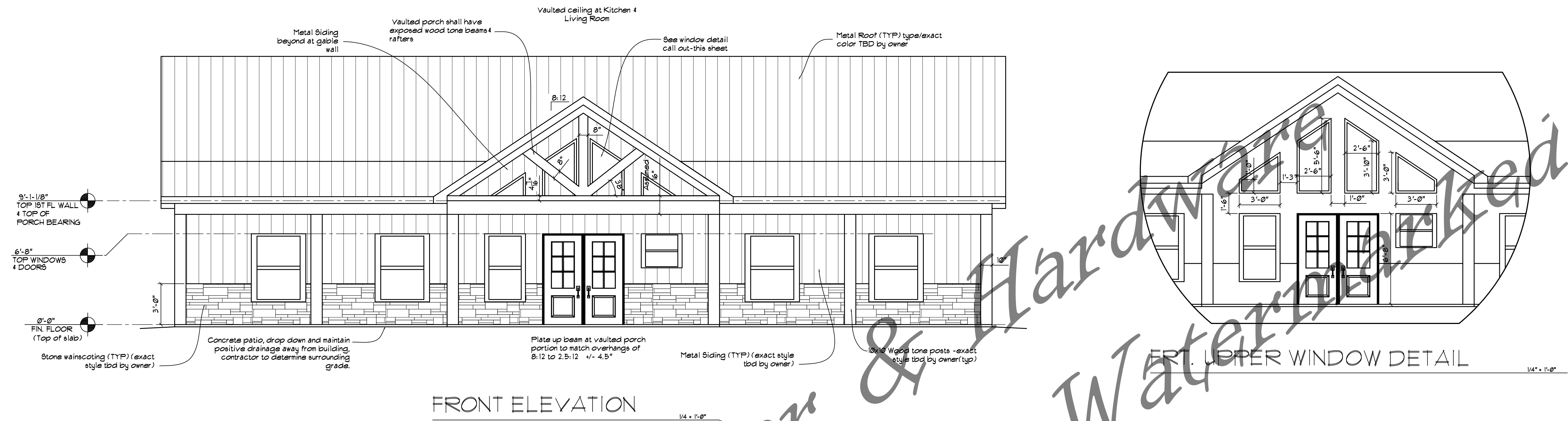
1/4" = 1'-0"

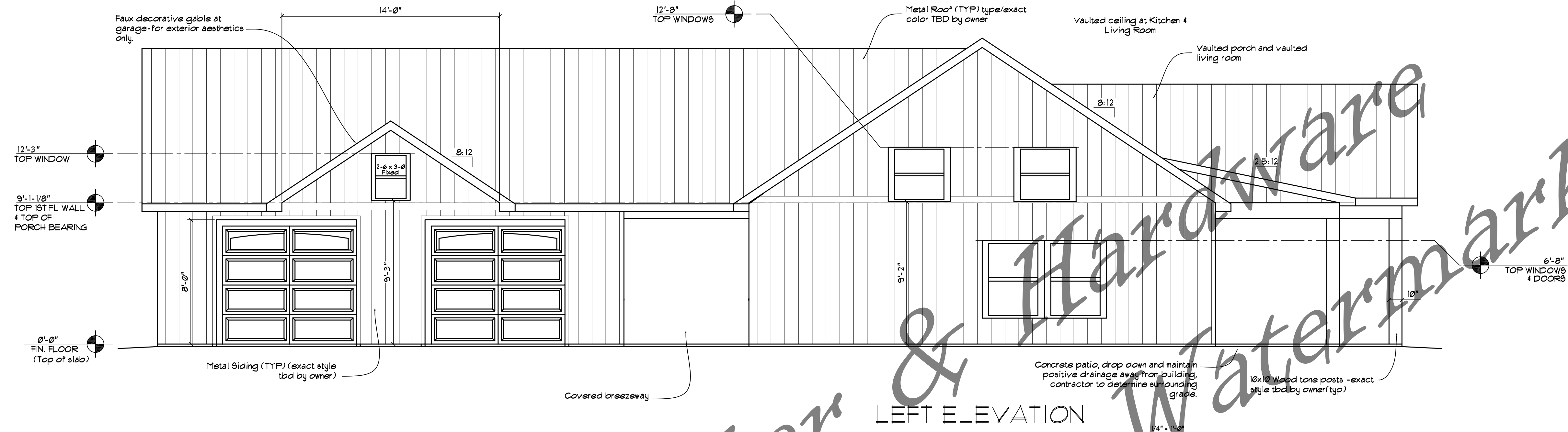
Bluegrass Lumber & Hardware

New Construction Residence
#3 Twin Lakes

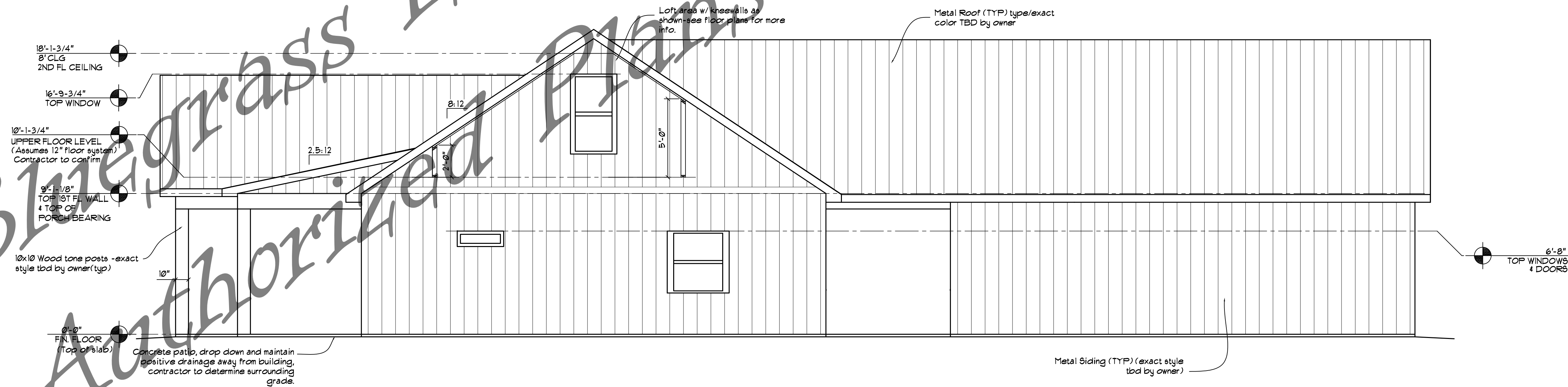
• DATE:	REVISION DESCRIPTION
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7	

DATE:	FEB 2025
SCALE:	1/4" = 1'-0"
PROJECT:	
B.G.L. 3 (TWIN LAKES)	
FRT. & REAR ELEVATIONS	

$$4 - 3$$




LEFT ELEVATION



RIGHT ELEVATION

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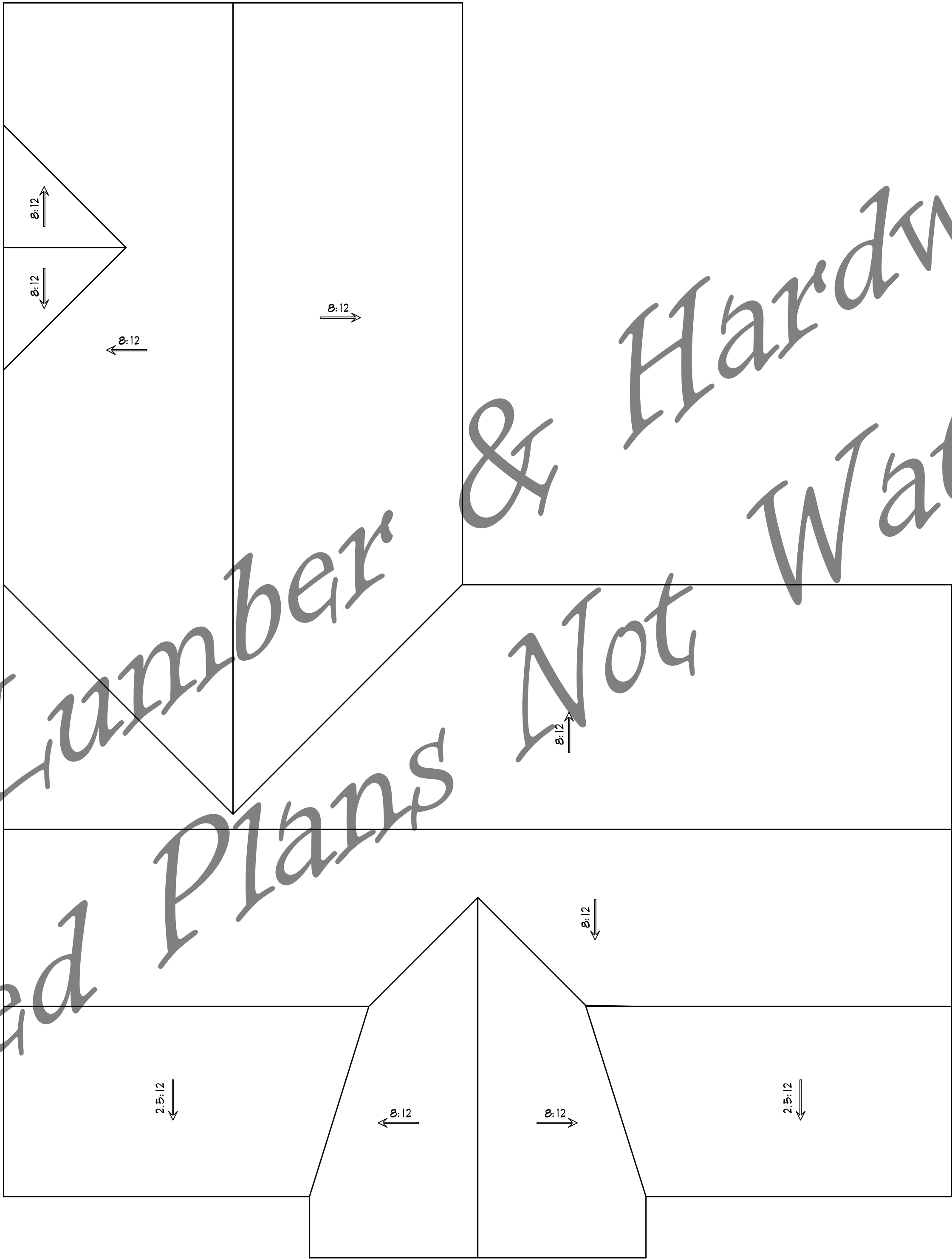
Bluegrass Lumber & Hardware
New Construction Residence
#3 Twin Lakes

REVISION DESCRIPTION	DATE	1	2	3	4	5	6	7

DATE: FEB 2025
SCALE: 1/4" = 1'-0"
PROJECT:
B.G.L. 3 (TWIN LAKES)
LEFT & RIGHT ELEVATIONS

A = 4

Bluegrass Lumber & Hardware
Authorized Plans Not Watermarked



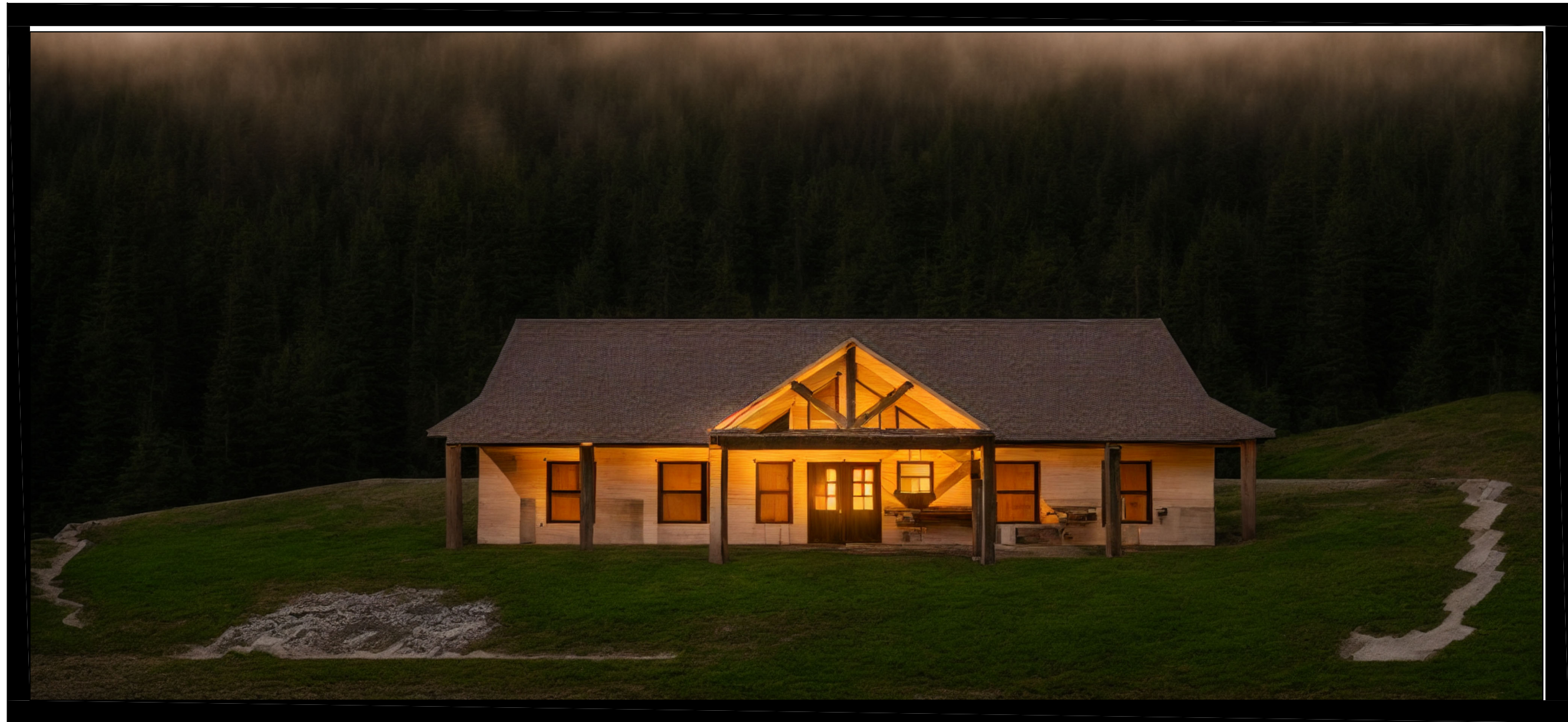
ROOF OVERVIEW

1/4" = 1'-0"

Bluegrass Lumber & Hardware
New Construction Residence
#3 Twin Lakes

DATE	REVISION DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

DATE:	FEB 2025
SCALE:	3/16" = 1'-0"
PROJECT:	B.G.L. 3 (TWIN LAKES)
ROOF OVERVIEW	
A-5	



CONCEPTUAL RENDERING N.T.S.

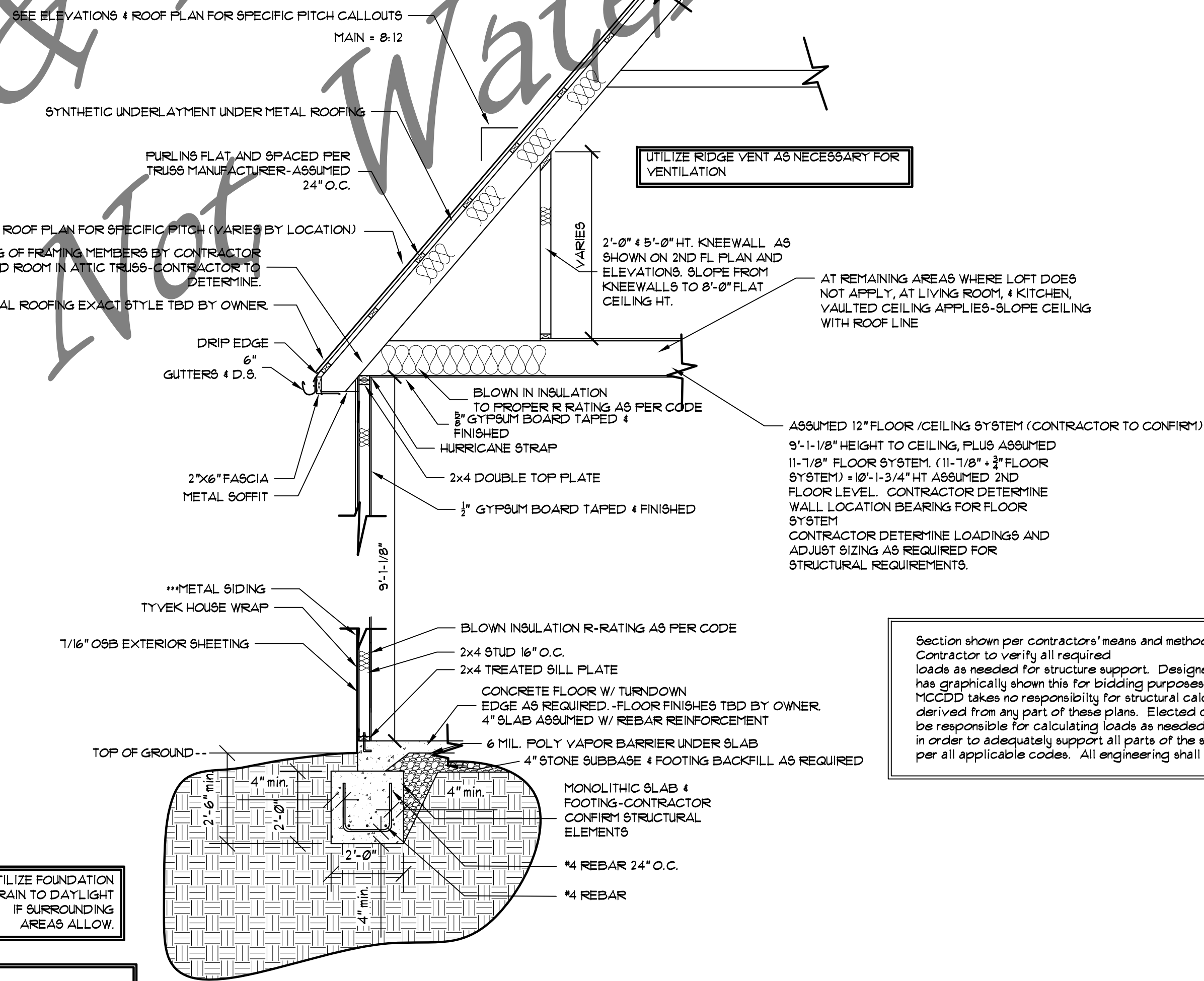
Bluegrass Lumber & Hardware
Authorized Plans Not Watermarked

NOTES:
CONTRACTOR TO DETERMINE ALL LOADS, FOOTINGS, BEAMS, STRUCTURAL ASPECTS TO BE SIZED AND CALCULATED BY OTHERS AS NECESSARY FOR ADEQUATE SUPPORT OF STRUCTURE.
CONTRACTOR SHALL HAVE ROOF AND /OR TRUSS AND JOISTS/BEAM MANUFACTURERS DESIGN AND ENGINEER ALL STRUCTURAL ASPECTS OF STRUCTURE. NO STRUCTURAL CALCULATIONS / SPANS LOADINGS HAVE BEEN DONE AT THIS TIME.

**INSTALL 3/8" STONE WAINSCOTING AT FRONT PORCH AREA ONLY. ALL OTHER AREAS WILL BE FULL HEIGHT METAL SIDING. EXACT TYPE/STYLE/COLOR TBD BY OWNER.

UTILIZE FOUNDATION DRAIN TO DAYLIGHT IF SURROUNDING AREAS ALLOW.

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 EXTERIOR HOME WALL SECTION
3/8" = 1'-0"

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DATE	REVISION DESCRIPTION
1	
2	
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4	
5	
6	
7	

DATE: SEPT 2025
SCALE: 3/8" = 1'-0"
PROJECT: B.G.L. 3 (TWIN LAKES)
TYP. SECTION/CONCEPTS
A=6