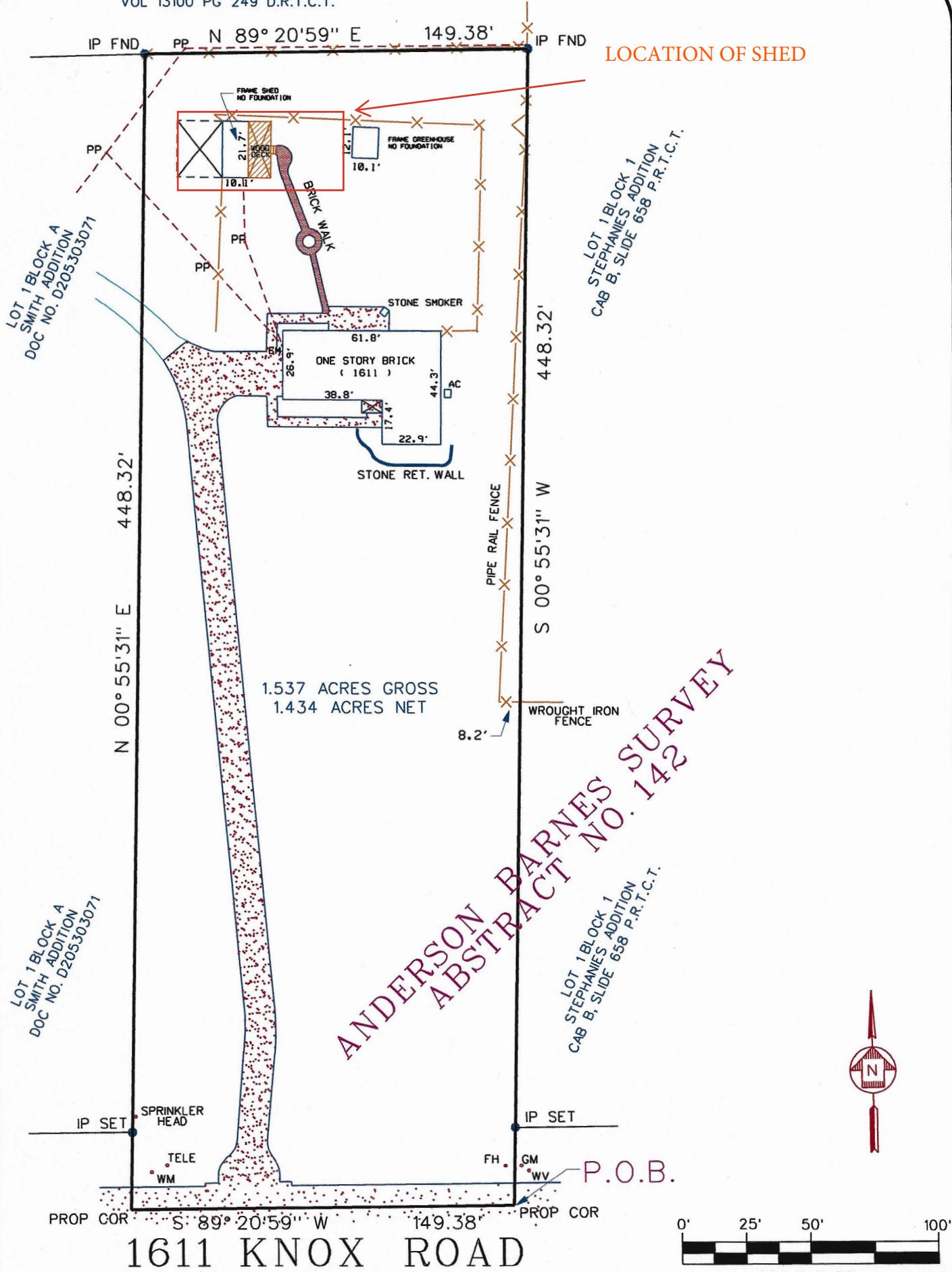


Proposal for residential shed expansion on existing concrete slab.

1611 KNOX ROAD KELLER TEXAS 76262

Install new 2 story stick framed garage with loft storage. Structure will have a garage with 10X8 garage door and 10' ceilings. Windows on left elevation and 36" walk through door at rear. Left elevation will have staircase to 2nd floor with side entry 36" door leading to open storage space insulated and air-conditioned with windows at front and rear. The second floor will also have 10' ceilings. The new addition will have flat roof with TPO membrane pitched to rear of property with water flowing to a gutter. Building will be skinned with same PBR panel as existing.



LEGAL DESCRIPTION ON ATTACHED SHEET

BORROWER:
GF NO: 1016-217941-RTT

THE PROPERTY SHOWN APPEARS TO BE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP.

The undersigned hereby certifies to (lender) and/or (owner) and Title Company that this survey (1) was made on the ground as per the property description shown hereon, (2) correctly shows the boundary lines and dimensions and area of the land indicated hereon (3) correctly shows the location of all buildings, structures, and other improvement and visible items on the property, and (4) correctly shows the locations of all alleys, streets, roads, other right-of-way, easements, and other matters of record of which the undersigned has been advised effecting the property according to the description in such recorded instruments; and except as shown, there are no visible easements, rights-of-way, party walls or other common structures or use of the property by adjacent property owners, encroachments of improvements of adjoining premises, protrusions of improvements onto adjoining premises, or boundary conflicts.

DATE: 05-06-17 JOB NO. : _____

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: _____

ACCEPTED BY: _____

STD LAND SURVEYING

5740 Newt Patterson Rd
Mansfield, Texas 76063
Office 817-247-6307
Fax 682-518-9197

E-Mail us at:
stdlandsurveying@yahoo.com

- GENERAL NOTES:**
1. TOP OF CONCRETE TO BE 0'-0" U.N.O.
 2. SITE DIMENSIONS TO LOCATE: EXTERIOR EDGE OF BUILDING TO PROPERTY/BUILD LINE & EXTERIOR SLABS
 3. DIMENSIONS ON FLOOR PLANS MEASURE FROM: EXTERIOR EDGE OF STUD FOR SHEET METAL WALLS, CENTER OF STRUCTURAL COLUMNS, CENTER OF WINDOWS/DOORS, CENTER OF INTERIOR WALLS AND CENTER OF ALL OTHER STRUCTURAL FRAMING.
 4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
 5. EXTERIOR/INTERIOR FINISHES FIXTURES AND EQUIPMENT SHOWN FOR REFERENCE ONLY. FINAL SELECTIONS AND LOCATIONS TO BE DETERMINED BY OWNER/CONTRACTOR.

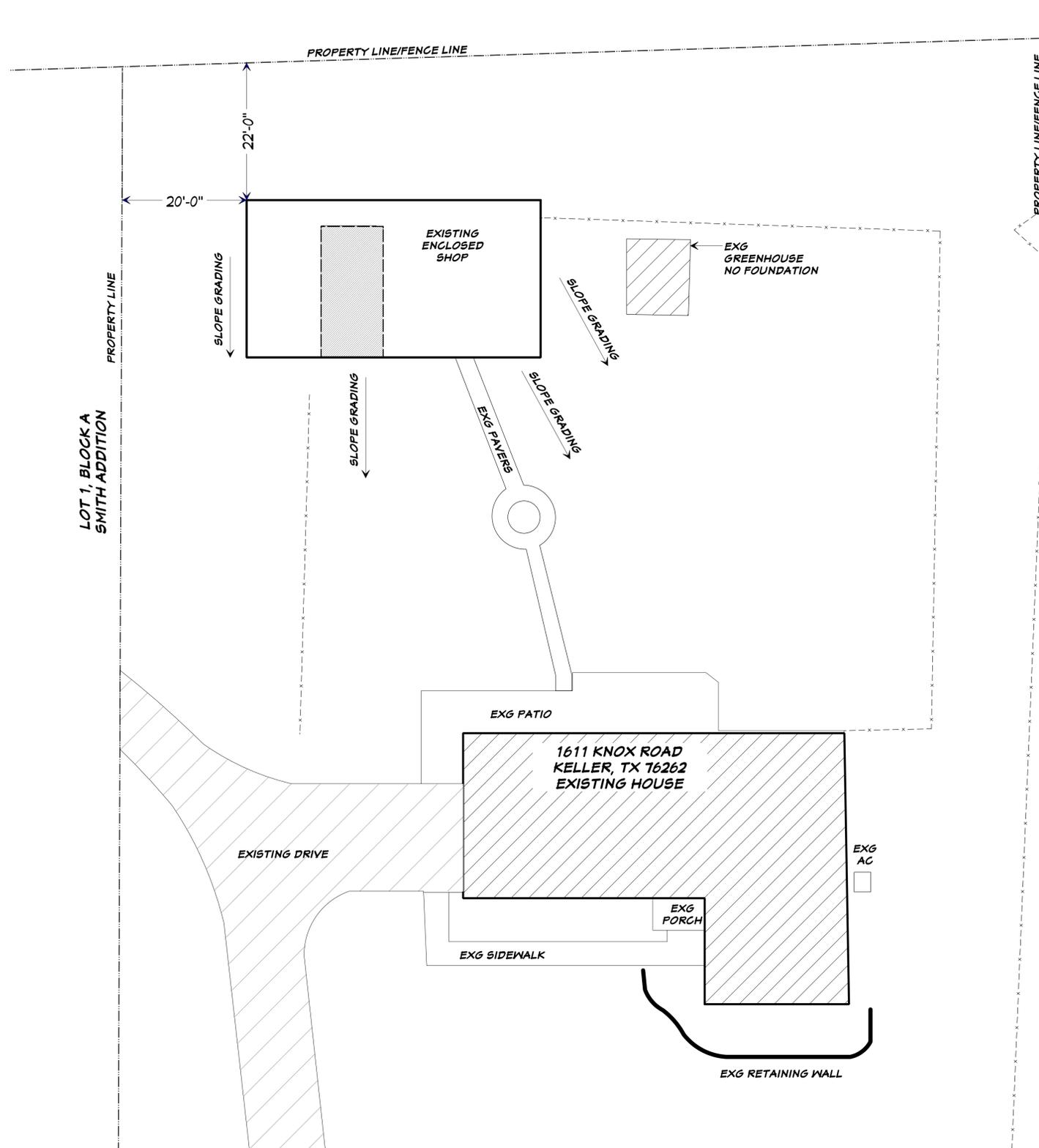
"AHLERS SHOP PLAN" 1611 KNOX ROAD

TABLE OF CONTENTS

- 1 - PROJECT OVERVIEW AND SITE PLAN
- 2 - 1ST AND 2ND FLOOR PLAN & ELECTRICAL PLANS
- 3 - ROOF PLAN, ELEVATIONS & DETAILS

FOOTAGE CALCULATIONS

EXISTING HOUSE	1,565 SQFT
EXISTING ENCLOSED SHOP	775 SQFT
GARAGE	490SQFT
2ND FLOOR OFFICE	415 SQFT
STAIRS	60 SQFT



1 | SITE PLAN



REVISED 7.22.25

PROJECT OVERVIEW & SITE PLAN

THIS PLAN IS PROPERTY OF JNR DESIGN & CONSULTING AND IS NOT TO BE REPRODUCED OR REUSED WITHOUT WRITTEN PERMISSION FROM JOSEPH REEVES. THIS PLAN IS INTENDED TO PROVIDE THE INFORMATION NECESSARY TO BUILD THE SAID STRUCTURE. BUILDER AND OWNER OR OWNERS SHALL BE RESPONSIBLE FOR VERIFYING ALL LOCAL PERMITS, CONSTRUCTION, LIABILITY OF JNR DESIGN & CONSULTING IS LIMITED TO THE INVOICE VALUE OF THESE PLANS.

Date 09/13/24

Scale 1" = 10'-0"

AHLERS
SHOP
PLANS

Sheet

1

JNR DESIGN
& CONSULTING LLC
13912 VALLEY RANCH RD.
(940)-445-7223

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JNR DESIGN
 & CONSULTING LLC
 13912 VALLEY RANCH RD.
 (940-445-7223)

1ST AND 2ND FLOOR PLAN & ELECTRICAL PLANS

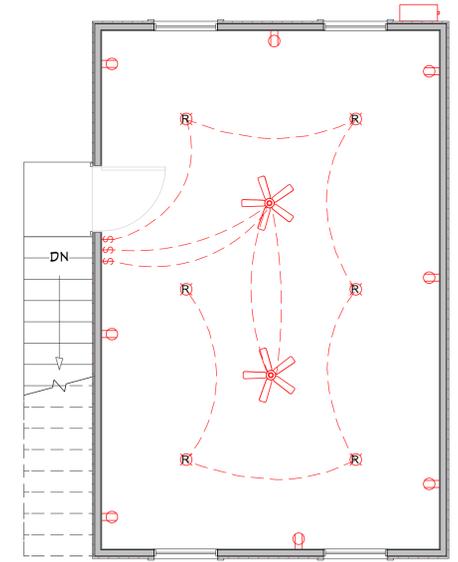
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Date 09/13/24
 Scale 1/4" = 1'-0"
AHLERS SHOP PLANS
 Sheet **2**

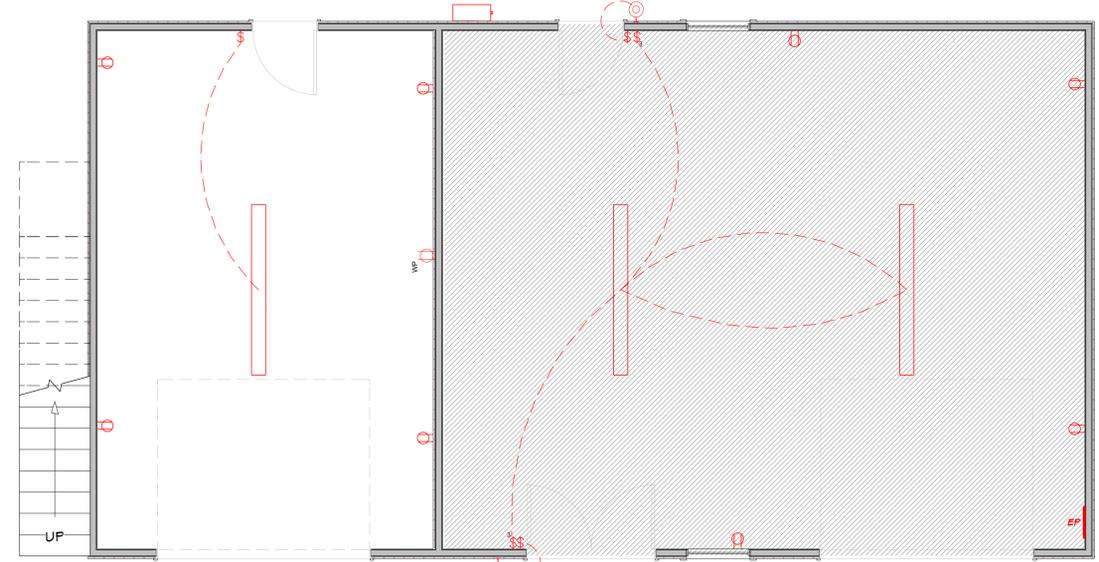
ELECTRICAL SYMBOLOLOGY

	110 OUTLET		MINI SPLIT HVAC
	WEATHER PROOF 110 OUTLET		CEILING FAN W/ LIGHT
	3-WAY SWITCH		
	SWITCH		
	100 AMP RECESSED ELECTRICAL PANEL		
	HALL MOUNTED UP LIGHT		
	46" SURFACE MOUNT LED		

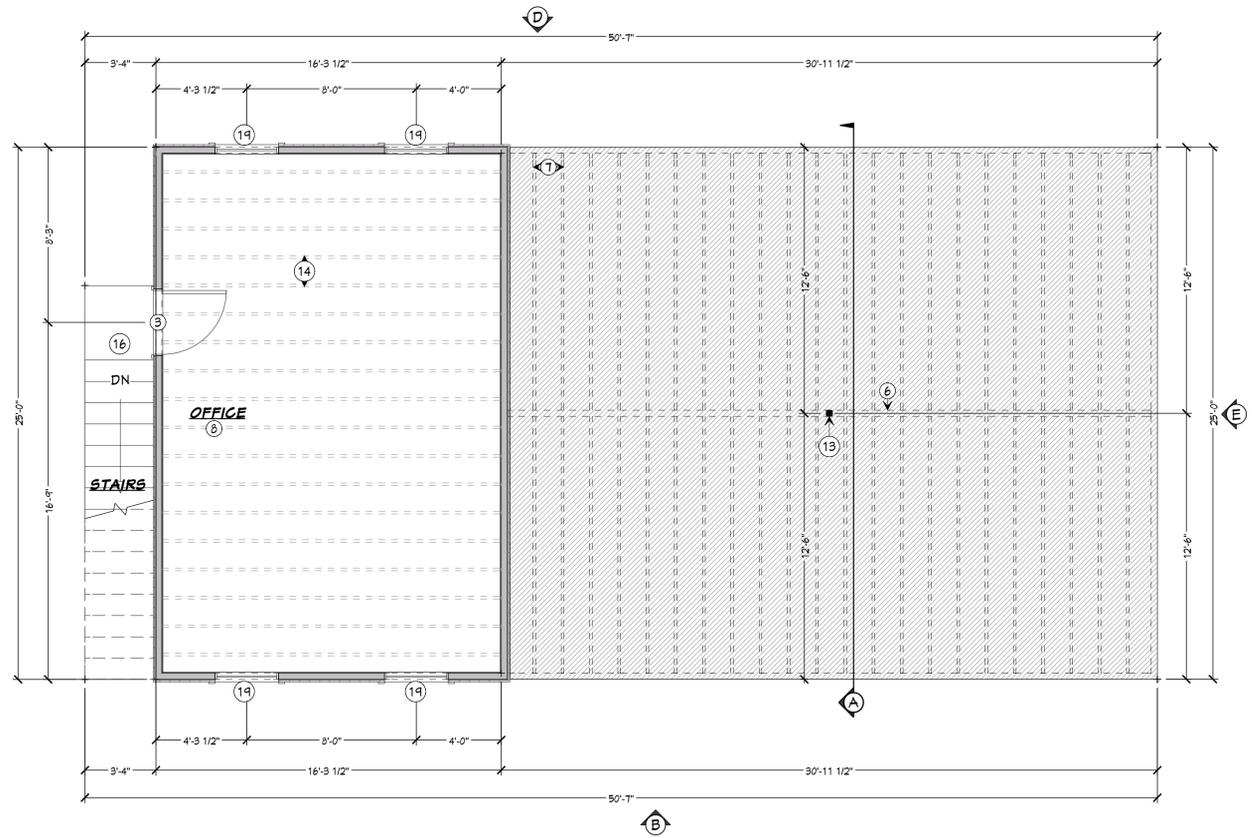
- PLAN KEY NOTES**
- EDGE OF EXG SLAB
 - 36" X 12" WINDOW, HEADER 96" A.F.F. FINISHED FLOOR.
 - 36" X 80" SLAB DOOR
 - 36" X 80" DOUBLE SLAB DOOR
 - 120" X 96" OVERHEAD GARAGE DOOR
 - 12" DOUBLE LVL V.D. BEAM SUPPORT RAFTERS
 - 2X6 WOOD RAFTERS TYP. SPACED 16" O.C. R30 INSULATION SHALL BE INSTALLED B/W RAFTERS IN SHOP AREA.
 - 9" FLAT CEILING ABOVE
 - SHOP OPEN TO ABOVE
 - EXTERIOR R-PANEL WALL, 1/2" OSB, 2X4 STUD WITH R13 INSULATION AND 1/2" DRYWALL.
 - EXTERIOR R-PANEL ROOF
 - EXTERIOR R-PANEL SOFFIT
 - 4X4 STEEL POST SUPPORT LVL.
 - 2X12 FLOOR JOIST 16" O.C.
 - EXTERIOR R-PANEL PARAPET WALL, 1/2" OSB & 2X4 STUDS.
 - EXTERIOR STEEL STAIRS, 16 TREADS @ 12", 1 LANDING, 16 RISERS @ 7.5"
 - SLOPE ROOF OVER OFFICE & STOOP ABOVE DOORS 1/4" PER FOOT
 - SLOPE OVER SHOP 1" PER FOOT
 - 36" X 60" WINDOW, HEADER 80" A.F.F. FINISHED FLOOR.
- NOTE: EXISTING GARAGE AND SLAB DISPLAYED WITH HATCH PATTERN



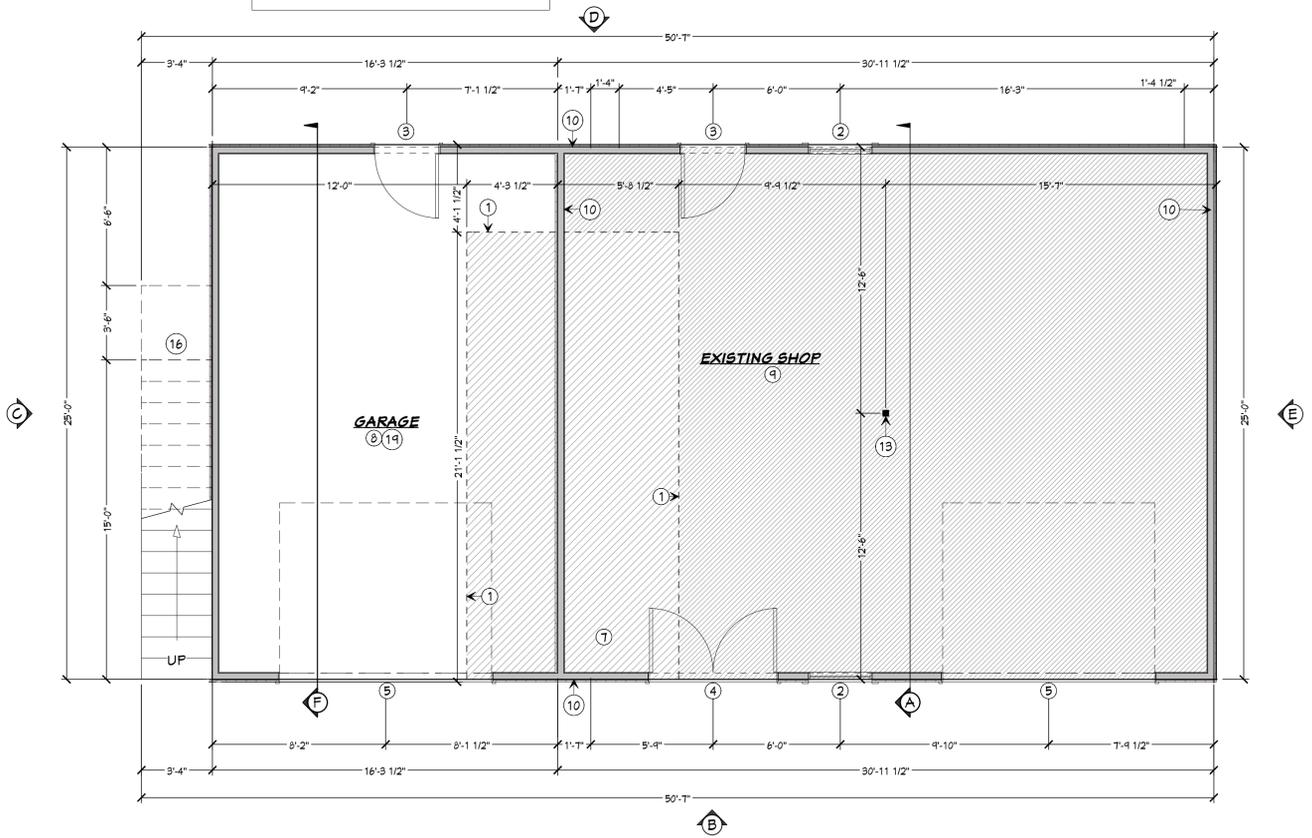
4 | 2ND FLOOR ELECTRICAL PLAN



2 | 1ST FLOOR ELECTRICAL



3 | 2ND FLOOR PLAN

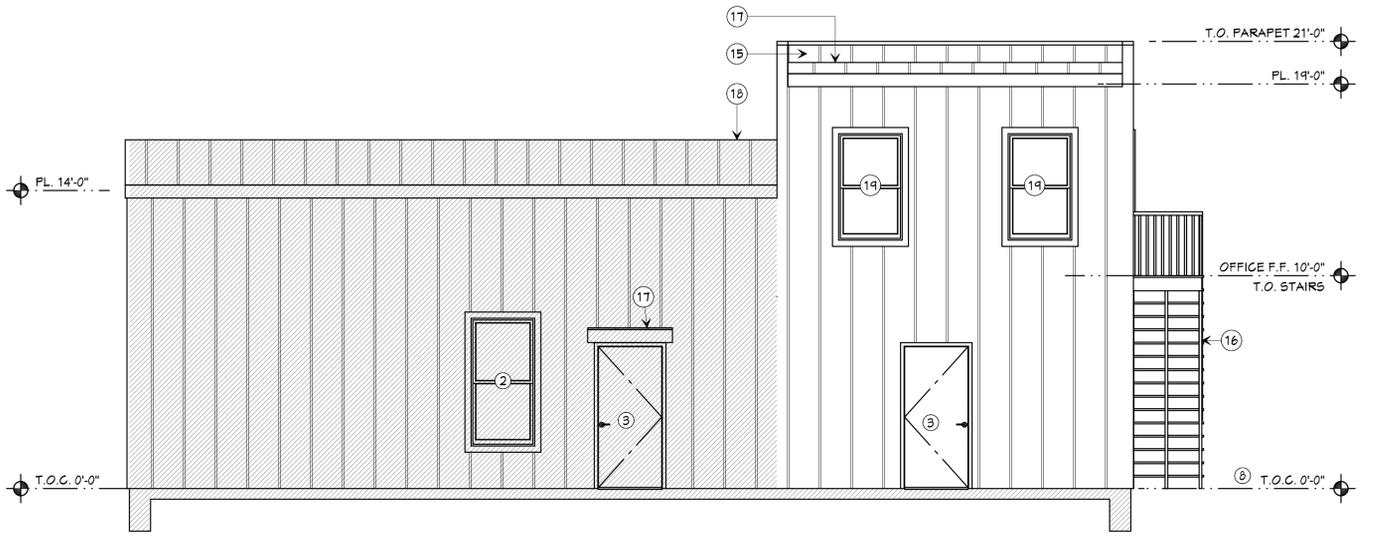


1 | FLOOR PLAN

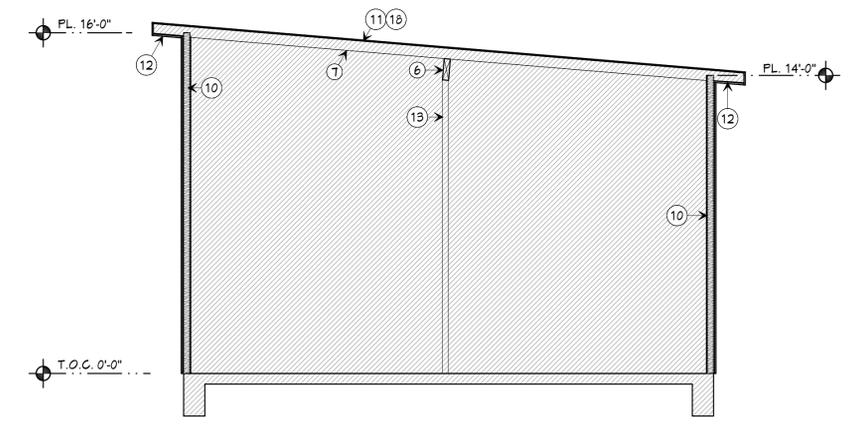
REVISED 7.22.25

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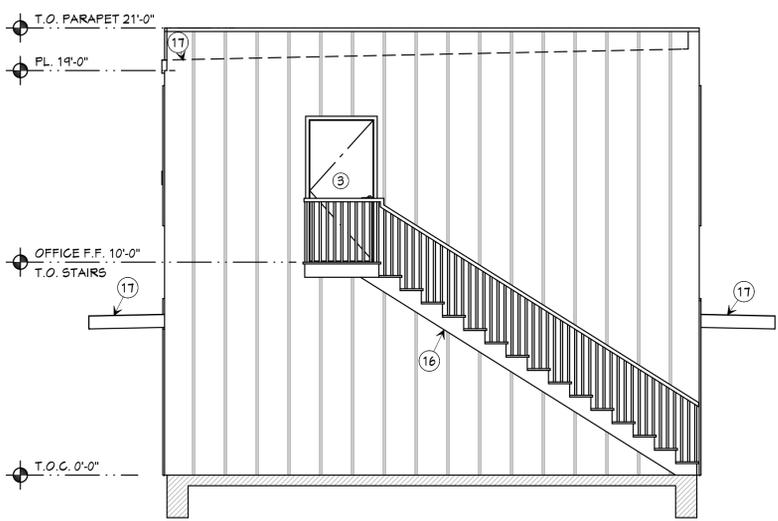
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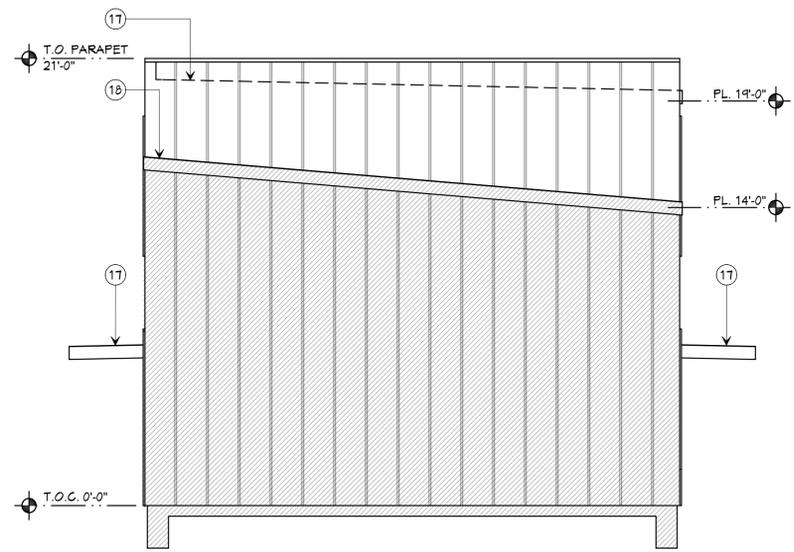
5 | ELEVATION 'D'



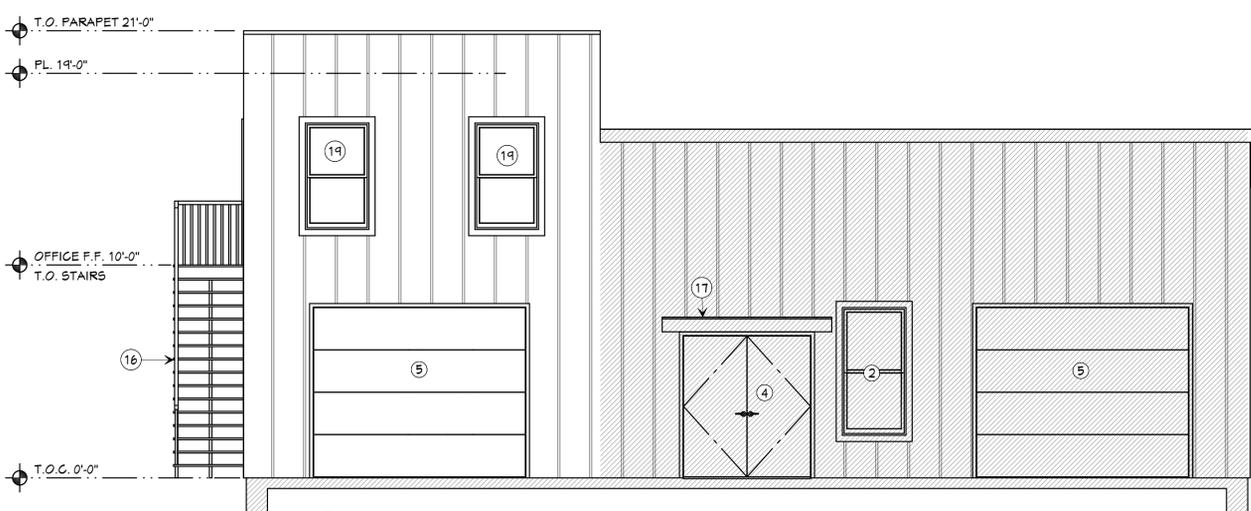
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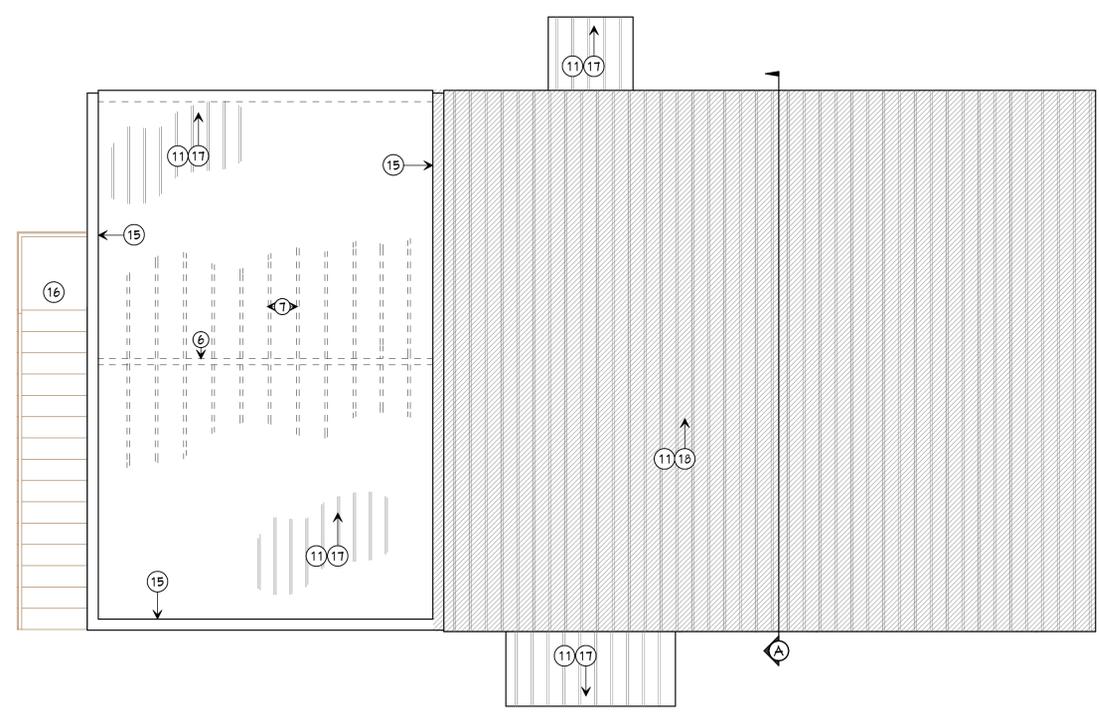
4 | ELEVATION 'C'



6 | ELEVATION 'E'



3 | ELEVATION 'B'



1 | ROOF PLAN

REVISED 7.22.25