



NOTE: RENDERINGS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

PROPERTY ADDRESS

8910 INDIAN KNOLL TRAIL
KELLER, TX 76248

LEGAL DESCRIPTION

HIVE RIOT HONEY ADDITION
BLOCK A LOT 3

ZONING RESTRICTIONS

ZONING DISTRICT SF-36
REQUIRED FRONT YARD SETBACK 35'-0"
REQUIRED REAR YARD SETBACK 15'-0"
REQUIRED SIDE YARD SETBACK 15'-0"
MAXIMUM ROOF HEIGHT 35'-0"

TOTAL LOT AREA 221,720 SF
5.09 ACRES

ALLOWABLE XXX LOT COVERAGE:
SIZE BY MAIN BLDGS 66,516 SF
SIZE BY MAIN BLDGS + ACC. BLDGS 110,860 SF

PROPOSED LOT COVERAGE:
BUILDING FOOTPRINT 4,267 SF
COVERED TERRACES 3,518 SF
749 SF

AREA TABULATIONS

	AC SPACE	TERRACES	NON-AC	TOTAL
FIRST FLOOR	0	749	3,518	4,267
SECOND FLOOR	0	0	840	840
TOTAL	0	749	4,358	5,107

INSULATION SCHEDULE

	R10	R13	R20	R38	SOUND A.B.
CRAWLSPACE			●		
FLOORS		●			
WALLS			●		
CEILING-ROOF				●	
CEILING-ATTIC				●	

INSULATION NOTES

- WOOD FRAME WALLS CAN BE R20 OR R13 W/ R5 CONTINUOUS INSULATION
- DUCT INSULATION TO BE R8 MINIMUM IF LOCATED OUTSIDE OF CONDITIONED SPACE
- HOT WATER PIPE INSULATION TO BE R3 MINIMUM ON PIPES 3/4" OR LARGER IF LOCATED OUTSIDE OF CONDITIONED SPACE
- CONTRACTOR TO PROVIDE WEATHER STOPPING AND INSULATION TO ACCESS HATCHES & DOORS LEADING TO ATTIC AND CRAWLSPACE

INDEX OF DRAWINGS

ARCHITECTURAL

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ELECTRICAL

11.16.21	E2.01	FIRST FLOOR LIGHTING & ELECTRICAL PLAN
11.16.21	E2.02	SECOND FLOOR LIGHTING & ELECTRICAL PLAN

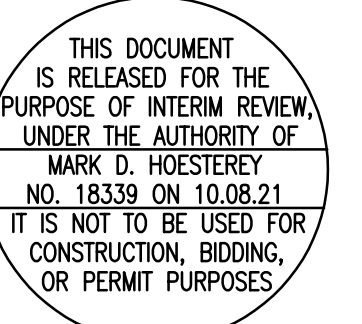
STRUCTURAL

11.16.21	S1.01	GENERAL NOTES / FOUNDATION DETAILS
11.16.21	S2.01	FOUNDATION PLAN
11.16.21	S2.02	SECOND FLOOR & ATTIC FRAMING PLANS
11.16.21	S2.03	ROOF FRAMING PLANS / DETAILS
11.16.21	S3.01	FRAMING DETAILS
11.16.21	S3.02	FRAMING DETAILS

DRAWING ISSUE:

	IN CURRENT ISSUE (if shaded)	ISSUE DATE	REVISION NUMBER
11.16.21	X		

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KELLER, TEXAS
DD Set - NOT FOR CONSTRUCTION

SHM PROJECT #
21-019

HIVE RIOT BARN & HQ | BARN

KELLER, TEXAS

OWNER Hive Riot Honey Company, LLC Matthew & Erin Burton 1300 Crimson Glory Lane Keller, TX 76248	ARCHITECT SHM Architects, PLLC Phil Hoffman, AIA Matt Davis, AIA 4514 Travis Street, Suite 302 Dallas, Texas 75205	INTERIOR DESIGNER TBD	LANDSCAPE ARCHITECT TBD	STRUCTURAL ENGINEER TBD	LIGHTING DESIGNER TBD	GENERAL CONTRACTOR TBD
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ISSUE DATE
NOVEMBER 16, 2021

COVER SHEET /
INDEX

A1.00

(60' RIGHT-OF-WAY)
INDIAN KNOLL TRAIL

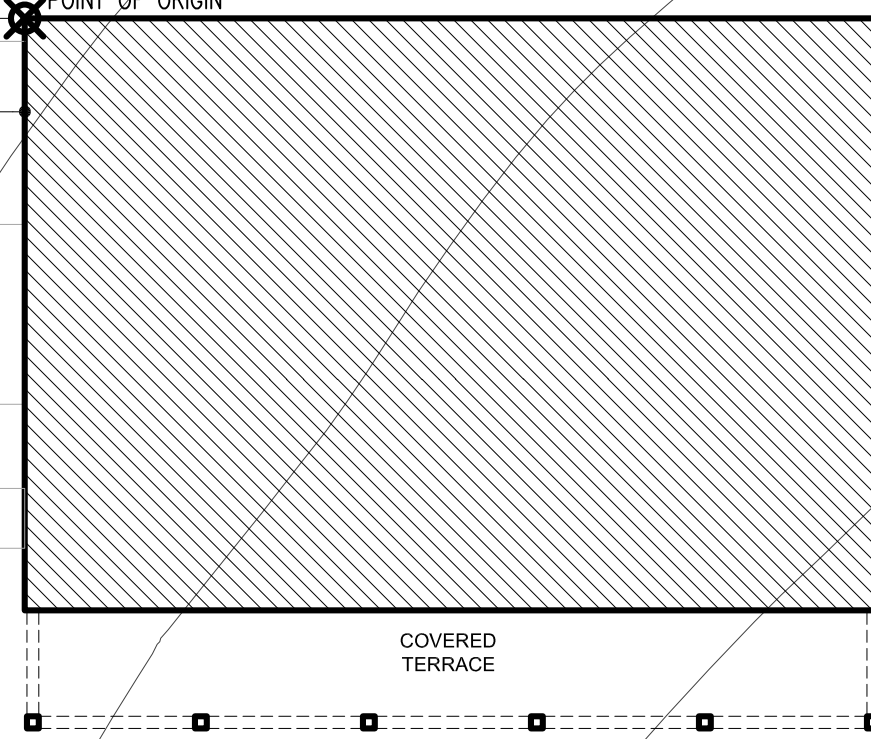
N 00°21'53" W 373.11'

15'-0" DRAINAGE AND UTILITY EASEMENT

35'-0" FRONT YARD SETBACK

100'-0" ACC. STRU. FRONT YARD SETBACK

S 87°38'10" W 583.27'
10'-0" DRAINAGE AND UTILITY EASEMENT
15'-0" SIDE YARD SETBACK



DRIVEWAY BY OTHERS

15'-0" REAR YARD SETBACK
10'-0" DRAINAGE AND UTILITY EASEMENT
S 89°11'57" W 580.61'

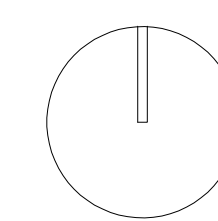
15'-0" REAR YARD SETBACK
10'-0" DRAINAGE AND UTILITY EASEMENT

S 00°01'22" E 388.05'

HIVE RIOT BARN & HQ

KELLER, TEXAS

17 FEBRUARY 2022 / SHM #21-019




0 8 16 32
| | | |

shm ARCHITECTS

ROOF PLAN NOTES

1. GUTTERS TO BE 6" DIAMETER HALF-ROUND PAINT GRIP W/ 4" DOWNSPOUT
2. ALL DOWNSPOUTS TO BE ROUTED TO SUBSURFACE FOR DRAINAGE
3. ARROWS INDICATE DOWNWARD SLOPE OF ROOF
4. ALL ROOFS TO BE 3:12 SLOPE U.N.O., COLORS TO BE SELECTED
5. DS - DOWNSPOUT, RC - RAIN CHAIN

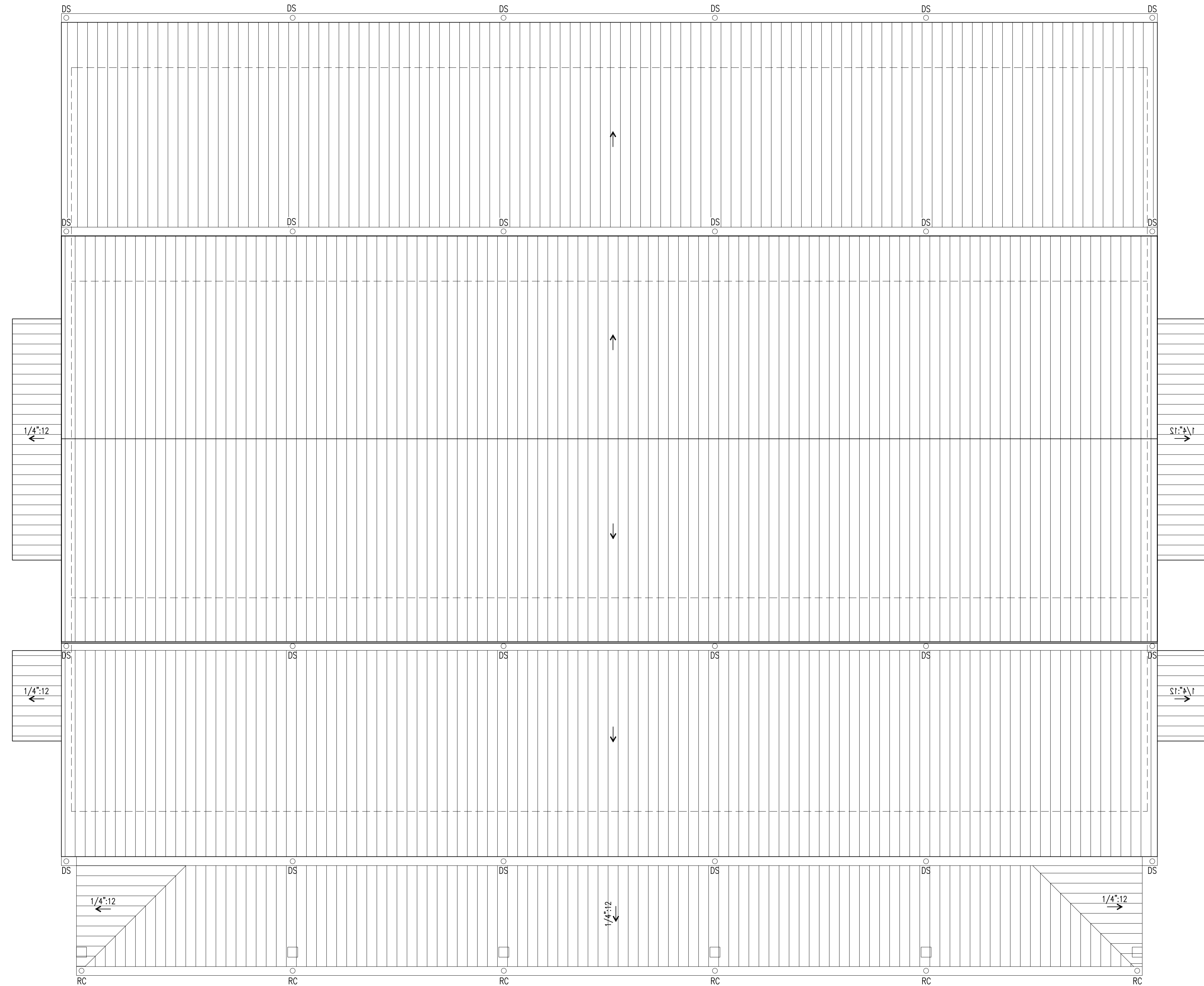
ROOF PLAN LEGEND

 RT-1A, CORRUGATED METAL PANEL

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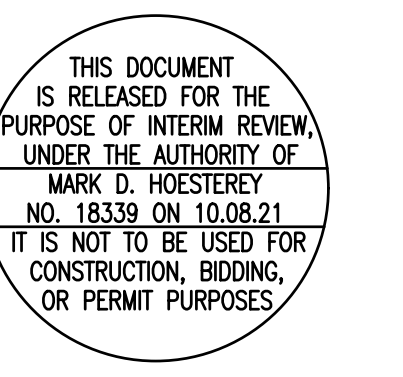
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ROOF PLAN

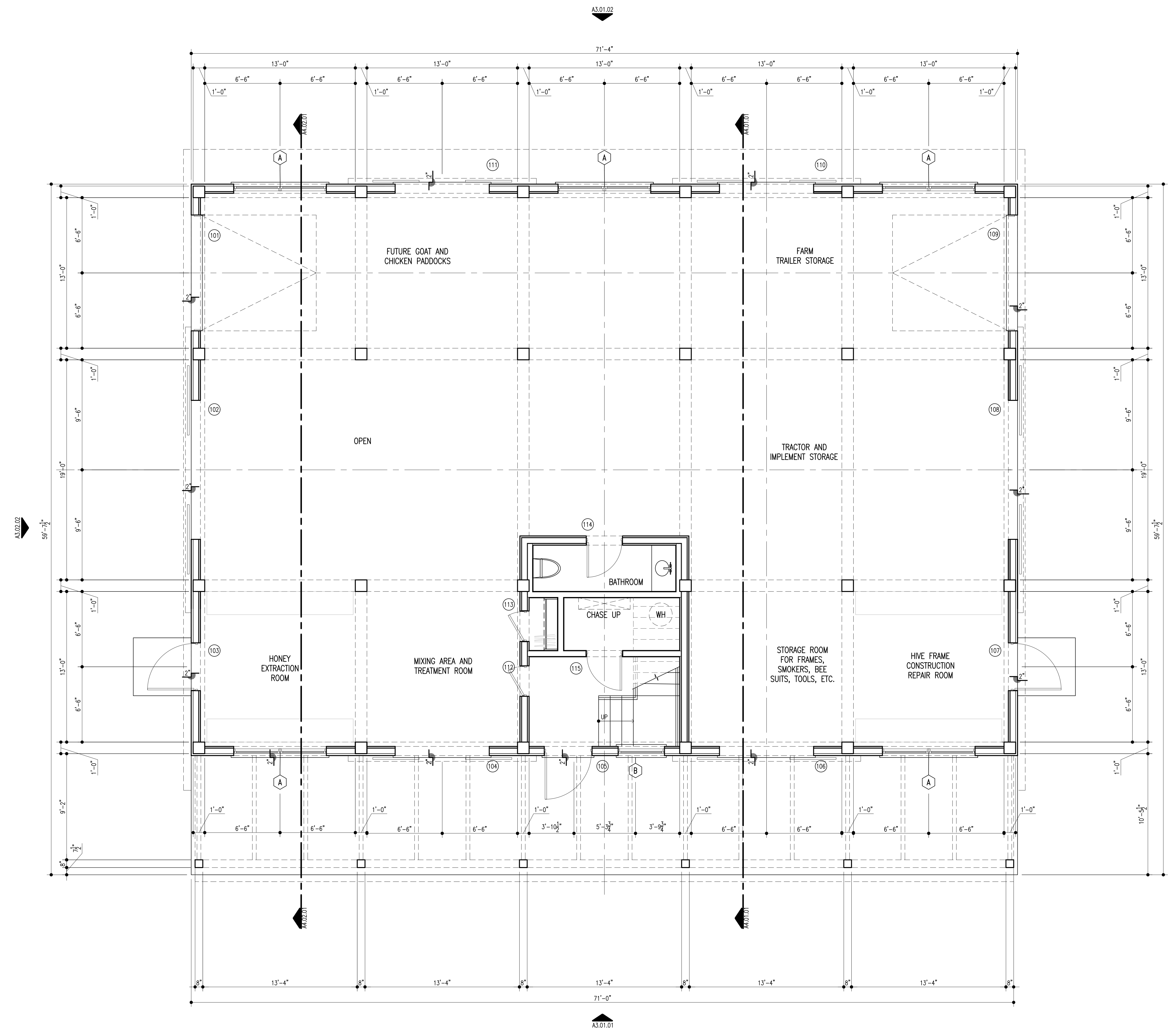
A1.03



LEGEND	
	STONE/BRICK VENEER OVER FRAME CONSTRUCTION
	WOOD SIDING OVER FRAME CONSTRUCTION
	STAGGERED 2x4 STUD WALL WITH SOUND BATTS REFER DETAIL A1.01.04

KEY	
	ROOM NAME & NUMBER
	DOOR NUMBER
	WINDOW TYPE

- GENERAL NOTES**
- ALL DIMENSIONS TO FACE OF STUD U.N.O.
 - DIMENSIONS NOTED W/ AN ASTERISK (*) ARE TO FINISH MATERIAL.
 - FLOOR DROPS TO DENOTE CHANGE IN FINISH FLOOR ELEVATION, EXCEPT AT SHOWERS. FLOOR DROPS AT SHOWERS TO BE MEASURED TO FRAMING. SHOWER FLOOR SYSTEM AND/OR FINISH TO SLOPE TO DRAIN.
 - FOR GARAGE SEPARATION FROM MAIN HOUSE REFER CODE (IBC R309.2)
 - REFER SHEET A1.01 DW. 10 FOR SPECIALTIES NOTES
 - REFER SHEET A1.01 DW. 11 FOR EQUIPMENT NOTES
 - REFER SHEET A1.01 DW. 22 FOR PLUMBING NOTES
 - REFER SHEET A1.01 DW. 23 FOR HVAC NOTES



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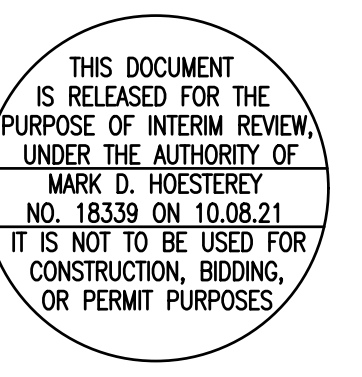
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FIRST FLOOR PLAN

A2.01

01 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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LOFT FLOOR PLAN

A2.02

LEGEND

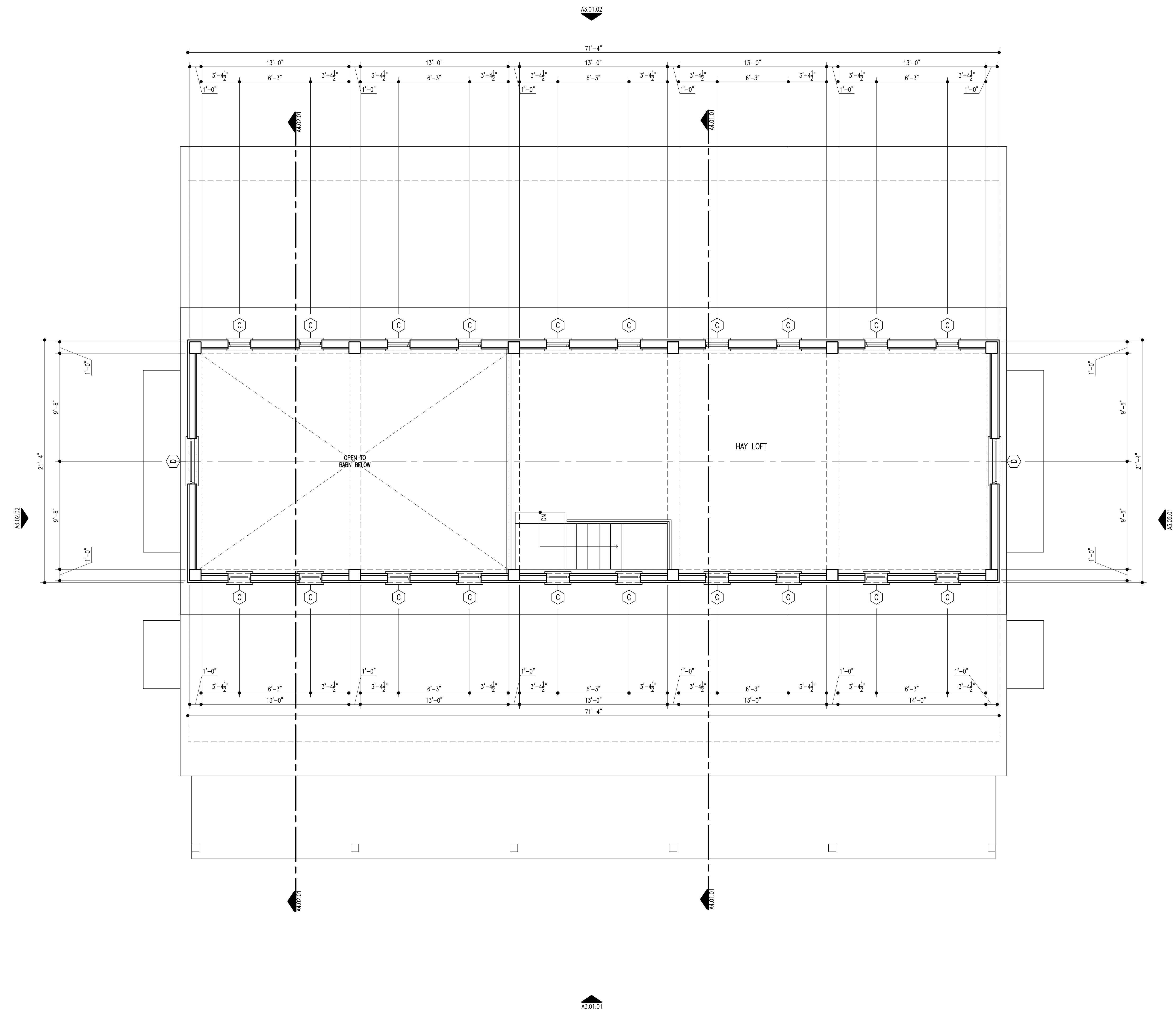
- STONE/BRICK VENEER OVER FRAME CONSTRUCTION
- WOOD SIDING OVER FRAME CONSTRUCTION
- STAGGERED 2x4 STUD WALL WITH SOUND BATTS REFER DETAIL A1.01.04

KEY

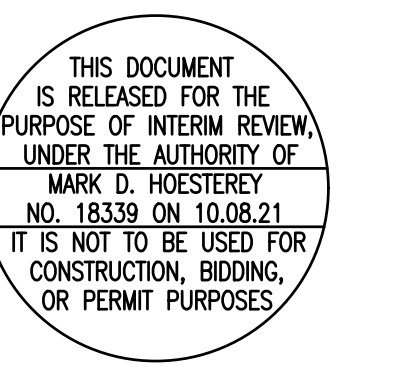
- ROOM NAME & NUMBER
- DOOR NUMBER
- WINDOW TYPE

GENERAL NOTES

1. ALL DIMENSIONS TO FACE OF STUD U.N.O.
2. DIMENSIONS NOTED W/ AN ASTERISK (*) ARE TO FINISH MATERIAL.
3. FLOOR DROPS TO DENOTE CHANGE IN FINISH FLOOR ELEVATION, EXCEPT AT SHOWERS. FLOOR DROPS AT SHOWERS TO BE MEASURED TO FRAMING. SHOWER FLOOR SYSTEM AND/OR FINISH TO SLOPE TO DRAIN.
4. FOR GARAGE SEPARATION FROM MAIN HOUSE REFER CODE (IBC R309.2)
5. REFER SHEET A1.01 DW. 10 FOR SPECIALTIES NOTES
6. REFER SHEET A1.01 DW. 11 FOR EQUIPMENT NOTES
7. REFER SHEET A1.01 DW. 22 FOR PLUMBING NOTES
8. REFER SHEET A1.01 DW. 23 FOR HVAC NOTES



01 LOFT FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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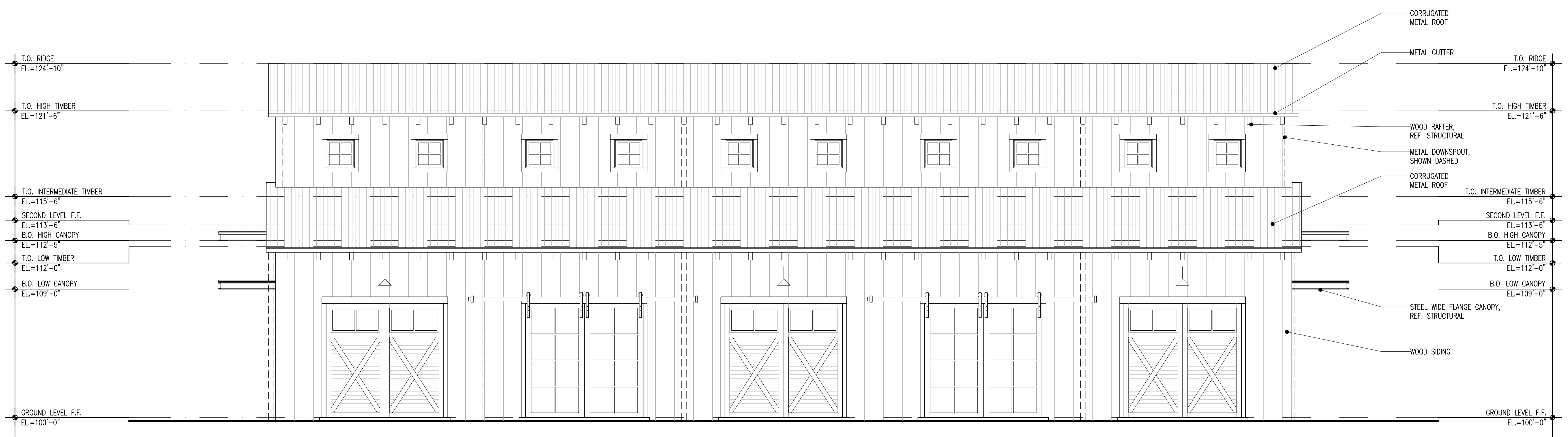
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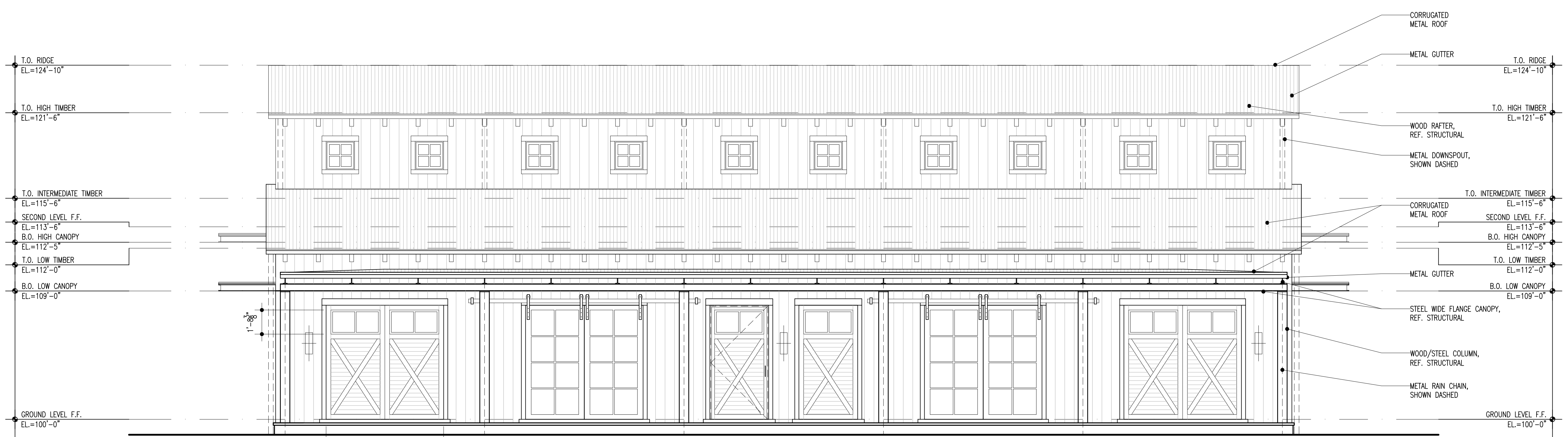
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EXTERIOR ELEVATIONS

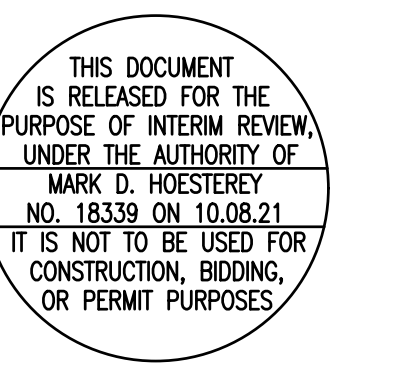
A3.01



02 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



01 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



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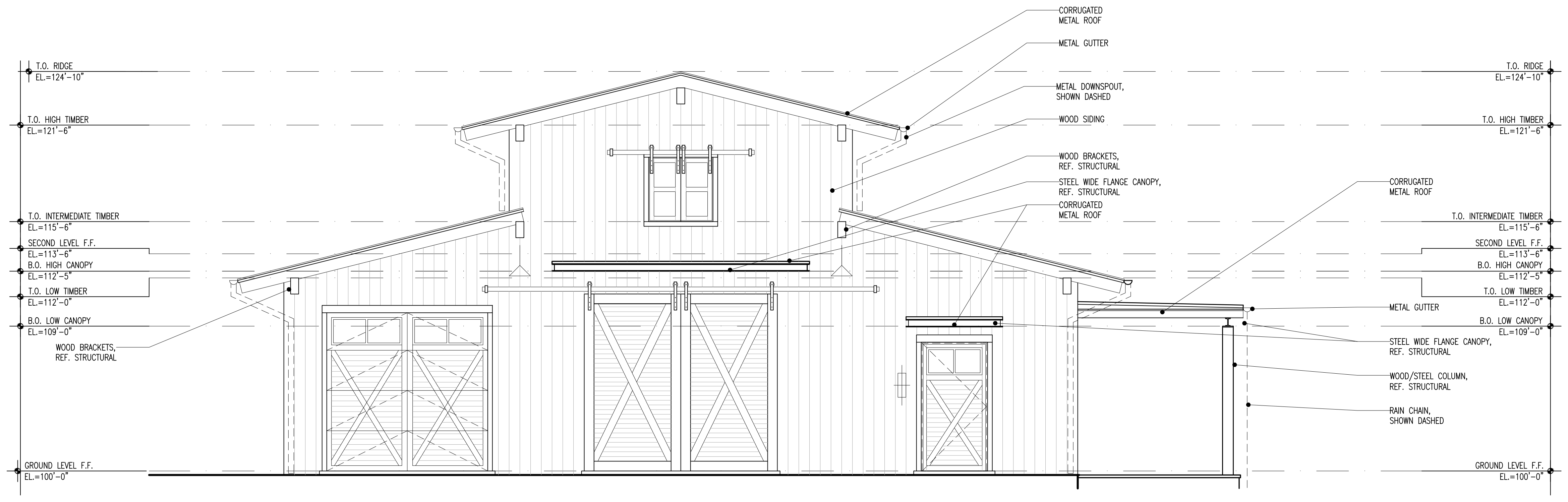
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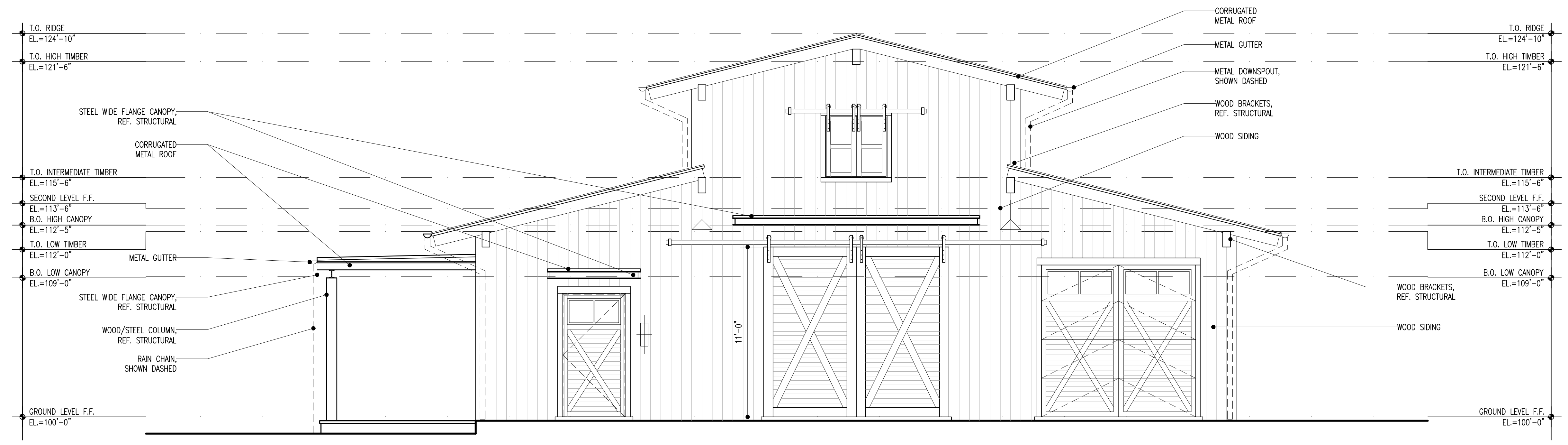
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EXTERIOR ELEVATIONS

A3.02



02 WEST ELEVATION
 SCALE: 1/4"=1'-0"



01 EAST ELEVATION
 SCALE: 1/4"=1'-0"

GENERAL NOTES

1. REFER TO STRUCTURAL FOR FOUNDATION AND FRAMING DETAILS
2. VERIFY FINAL GRADE WITH LANDSCAPE
3. REFER TO SCHEDULE ON A3 SHEETS FOR MATERIAL DESIGNATIONS
4. ALL PORTLAND CEMENT-BASED PLASTER, IF APPLICABLE, TO BE APPLIED IN COMPLIANCE WITH ASTM C926
5. ALL LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, IF APPLICABLE, TO BE INSTALLED IN COMPLIANCE WITH ASTM C1063
6. ALL EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS TO BE INSTALLED IN COMPLIANCE WITH ASTM E2112

LEGEND

	TAPERED RIGID INSULATION
	*1x4
	CONCRETE
	*1x4
	INSULATION, REF. SCHEDULE ON A1.00

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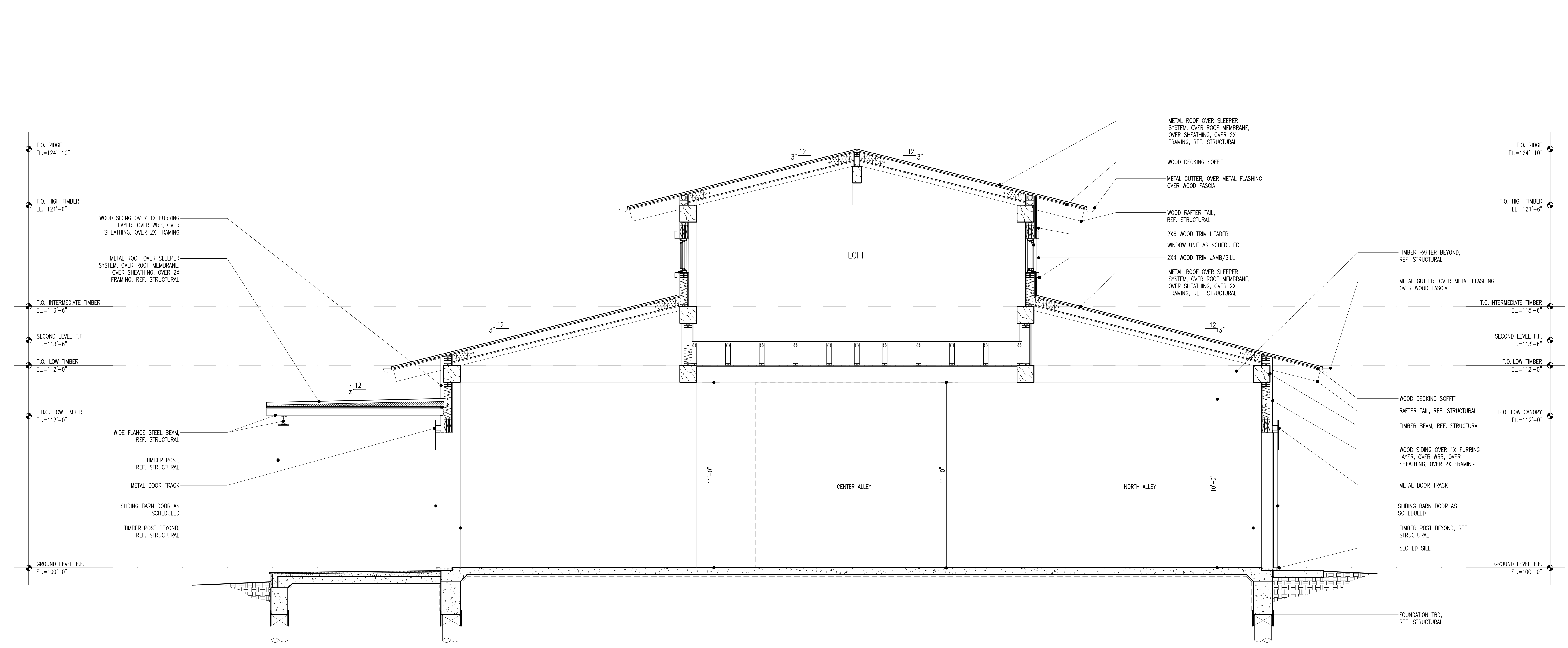
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BUILDING SECTIONS

A4.01



01 BUILDING SECTION
 SCALE: 3/8"=1'-0"

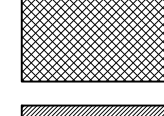
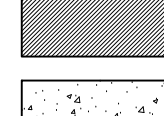
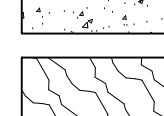
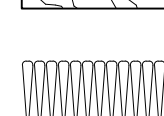

GENERAL NOTES

1. REFER TO STRUCTURAL FOR FOUNDATION AND FRAMING DETAILS
2. VERIFY FINAL GRADE WITH LANDSCAPE
3. REFER TO SCHEDULE ON A3 SHEETS FOR MATERIAL DESIGNATIONS
4. ALL PORTLAND CEMENT-BASED PLASTER, IF APPLICABLE, TO BE APPLIED IN COMPLIANCE WITH ASTM C926
5. ALL LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, IF APPLICABLE, TO BE INSTALLED IN COMPLIANCE WITH ASTM C1063
6. ALL EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS TO BE INSTALLED IN COMPLIANCE WITH ASTM E2112

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LEGEND

-  TAPERED RIGID INSULATION
-  *ST-1A*
-  CONCRETE
-  *WD-1A
-  INSULATION, REF. SCHEDULE ON A1.00

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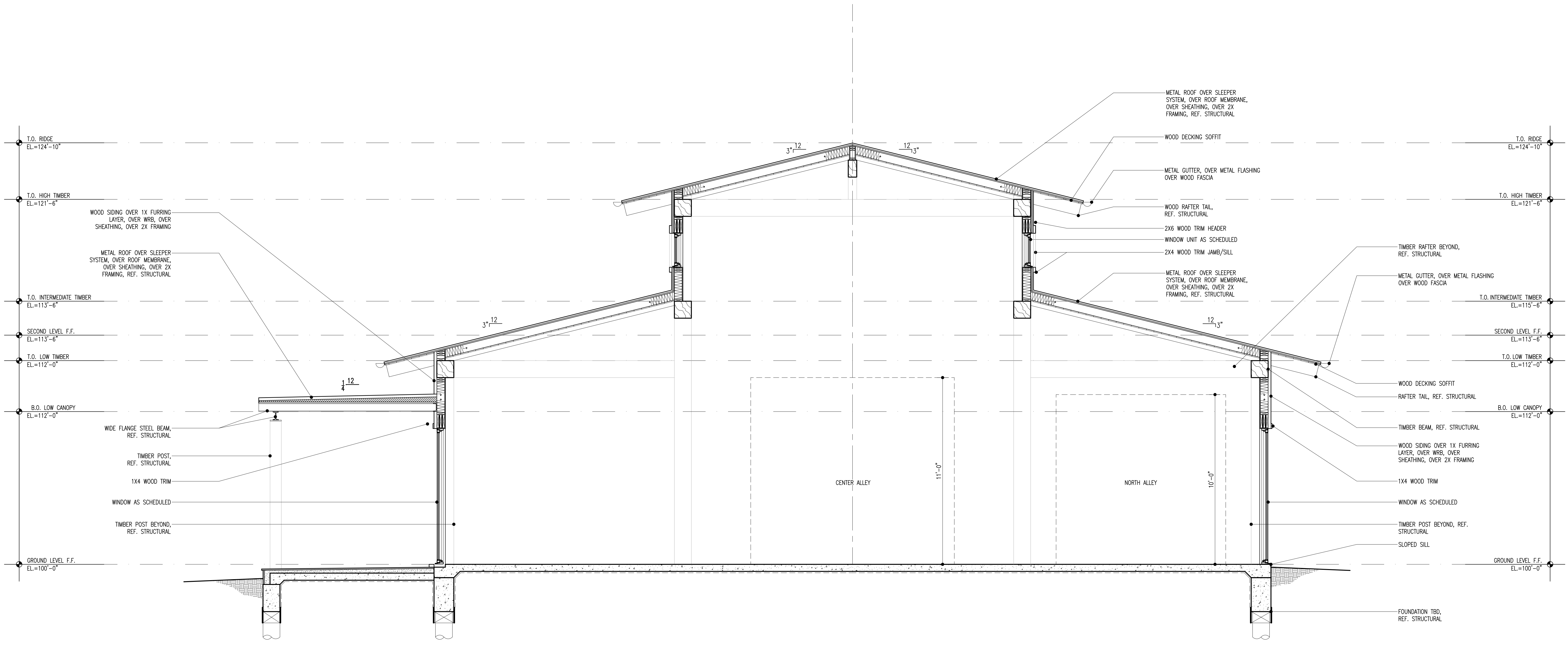
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BUILDING SECTIONS

A4.02



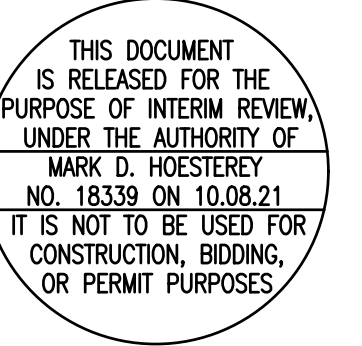
01 BUILDING SECTION
 SCALE: 3/8"=1'-0"

DOOR SCHEDULE

DOOR		THICKNESS (1 3/4" UNO)	SPECIFICATION		GLASS TYPE	JAMB	DIVIDED LITE		COLOR		HARDWARE		REMARKS:	NO.
NO.	TYPE		SIZE (W X H)	MANUFACTURER			MATERIAL	PROFILE	SIZE	EXTERIOR	INTERIOR	LOCKSET		
101	01								TBD		TBD	OVDH GARAGE DOOR	101	
102	02								TBD		TBD	DOUBLE SLIDING BARN DOOR	102	
103	04								TBD		TBD		103	
104	05								TBD	CLEAR	TBD	DOUBLE SLIDING BARN DOOR	104	
105	06								TBD	CLEAR	TBD	WEATHERSTRIP	105	
106	05								TBD	CLEAR	TBD	DOUBLE SLIDING BARN DOOR	106	
107	04								TBD		TBD		107	
108	03								TBD		TBD	DOUBLE SLIDING BARN DOOR	108	
109	01								TBD		TBD	OVDH GARAGE DOOR	109	
110	05								TBD	CLEAR	TBD	DOUBLE SLIDING BARN DOOR	110	
111	05								TBD	CLEAR	TBD	DOUBLE SLIDING BARN DOOR	111	
112	07								TBD		TBD		112	
113	07								TBD		TBD		113	
114	08								TBD		TBD		114	
115	08								TBD		TBD		115	

- DOOR NOTES:
- 1) MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION
 - 2) UNITS MARKED WITH "*" INDICATE DIMENSIONS THAT NEED TO BE VERIFIED BY THE MANUFACTURER
 - 3) STEEL DOORS TO HAVE LoE-366 INSULATED GLAZING WITH U VALUE OF .29 AND SHGC OF .25
 - 4) GLAZING TO HAVE U FACTOR .35 MAX / SHGC .25 MAX PER ENERGY CODE
 - 5) ALL DOORS BETWEEN AC SPACES AND NON-AC SPACES TO BE INSULATED AND WEATHER-STRIPPED
 - 6) ALL GARAGE DOORS TO BE INSULATED
 - 7) DOOR AND WINDOW UNITS OF SAME DIMENSION TO ALIGN
 - 8) ALL VERTICAL DIMENSIONS MEASURED FROM FLOOR FINISH
 - 11) INTERIOR FINISH TO BE COORDINATED WITH INTERIOR DESIGNER

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DOOR TYPES & SCHEDULE

A5.01

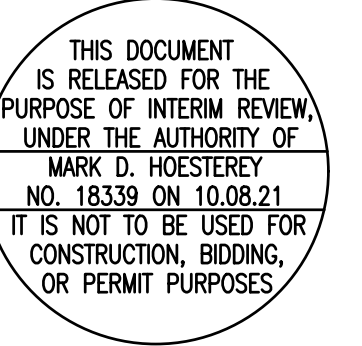
WINDOW SCHEDULE

WINDOW			SPECIFICATION					DIVIDED LITE		COLOR		REMARKS:	MARK
MARK	TYPE	(+EGRESS) SIZE (W X H)	MANUFACTURER	MATERIAL	GLASS TYPE	SCREEN	JAMB	PROFILE	SIZE	EXTERIOR	INTERIOR		
A	CASEMENT	8'-0" x 4'-0"	TBD	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD		TBD	CLEAR		A
B	FIXED	4'-0" x 4'-0"	TBD	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD		TBD	CLEAR		B
C	FIXED	3'-0" x 3'-6"	TBD	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD		TBD	CLEAR		C
D	FIXED	6'-0" x 4'-0"	TBD	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD		TBD	CLEAR		D

WINDOW NOTES:

- 1) ALL DIMENSIONS PROVIDED ARE TO OUTSIDE OF FRAME, UNLESS NOTED OTHERWISE (U.N.O.)
- 2) MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION
- 3) UNITS MARKED WITH "*" INDICATE DIMENSIONS THAT NEED TO BE VERIFIED BY THE MANUFACTURER
- 4) STEEL WINDOWS TO HAVE UFE-356 INSULATED GLAZING WITH U VALUE OF .29 AND SHGC OF .25
- 5) GLAZING TO HAVE U FACTOR .35 MAX / SHGC .25 MAX PER ENERGY CODE
- 6) ANY HAZARDOUS GLAZING LOCATIONS PER IRC CODE R308.4 SHALL BE TEMPERED
- 7) CASEMENT WINDOWS TO BE SIDE HUNG AND SWINGING OUT WITH INSECT SCREENS FOR ALL OPERATING VENTILATORS
- 9) REFERENCE EXTERIOR ELEVATIONS FOR CASEMENT SWING DIRECTION
- 10) FIELD VERIFY ALL CORNER UNITS
- 11) INTERIOR FINISH TO BE COORDINATED WITH INTERIOR DESIGNER

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WINDOW TYPES
 & SCHEDULE

A5.02