

This application is for an extension of the existing accessory building's south-facing roofline.

The accessory building consists of a 600-sq-ft enclosed building with a covered breezeway on the west-side and its south-side roof altogether resulting in ~1200 sq-ft of under roof area, as shown and approved under Keller Building Permit #MISC22-0150.

The west-side covered breezeway provides essential access to the ~8-acre pasture behind our home. This breezeway access is critical for maintaining the pasture used for our longhorn and beef cattle operation and preserving the open scenery enjoyed by many residents along the Bear Creek trail system.

The concrete slab for the accessory building ties into the original home concrete drive, resulting in a large concrete open area between the accessory building and the original home's garage/drive access.

This application for the extension of the accessory building's south-facing roofline is to improve the covered area over that slab. The 25' extension adds 625 sq-ft of covered area, resulting in a new total under roof area of 1835 sq-ft. The extension provides several practical benefits:

- safer conditions for occasional outdoor work such as welding;
- weather protection for vehicles and agricultural equipment;
- improved accommodation for occasional community staging, such as Keller High School Indianettes' parade float assembly;
- modest energy-efficiency savings from shading west-facing air-conditioning compressors;
- infrequently but importantly it also offers short-term protection for supplemental cattle feed delivered during storm events, helping prevent spoilage and avoiding damage from moving heavy equipment across wet ground.

For clarity, this roof extension does not change the existing enclosed square footage, building height, setbacks, concrete foundation, or drainage.

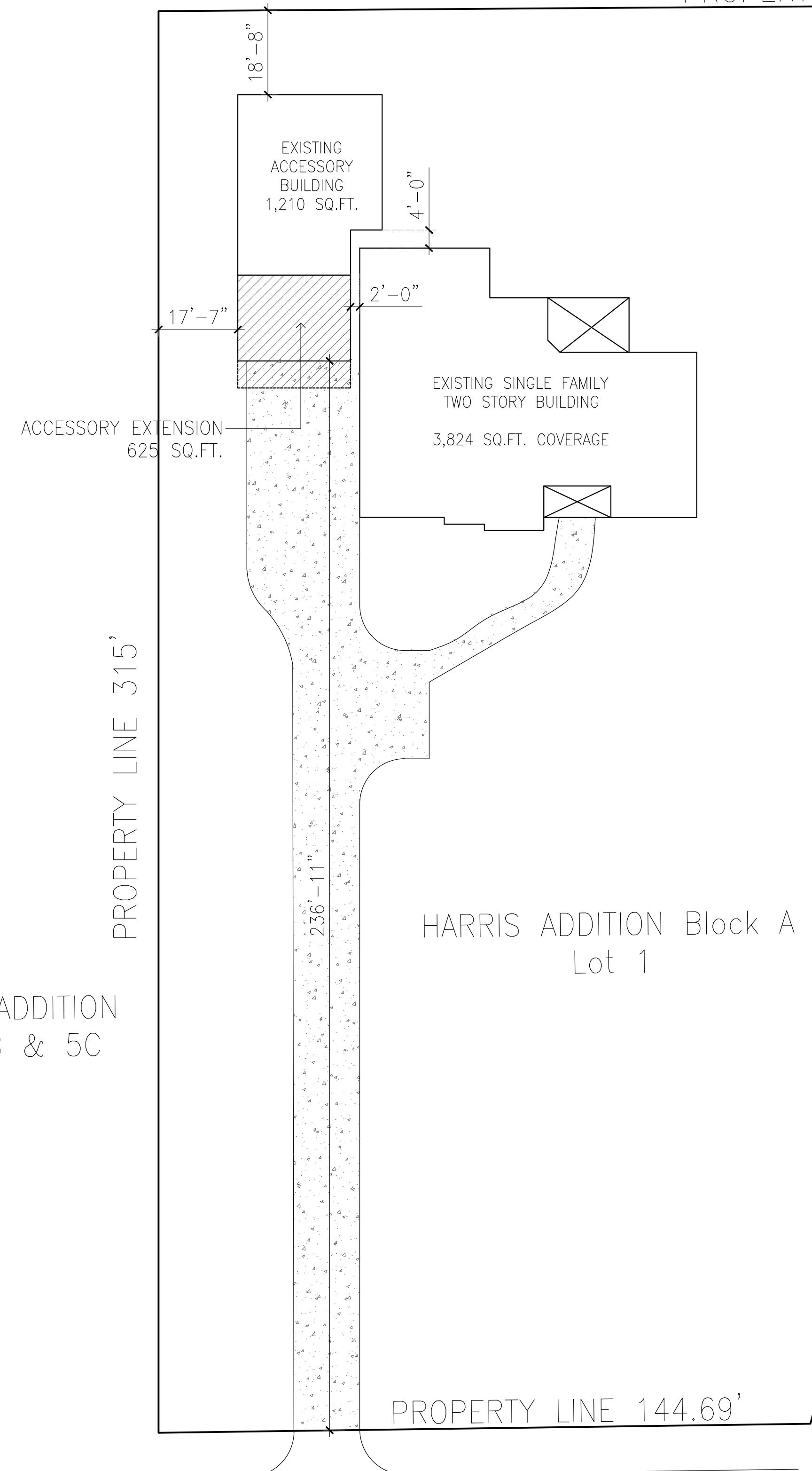
In closing, the project maintains the rural residential character of the property, is consistent with the character of similar properties on our street, and supports safe, responsible operation and stewardship of the land.

SITE PLAN

SCALE 1" = 20'

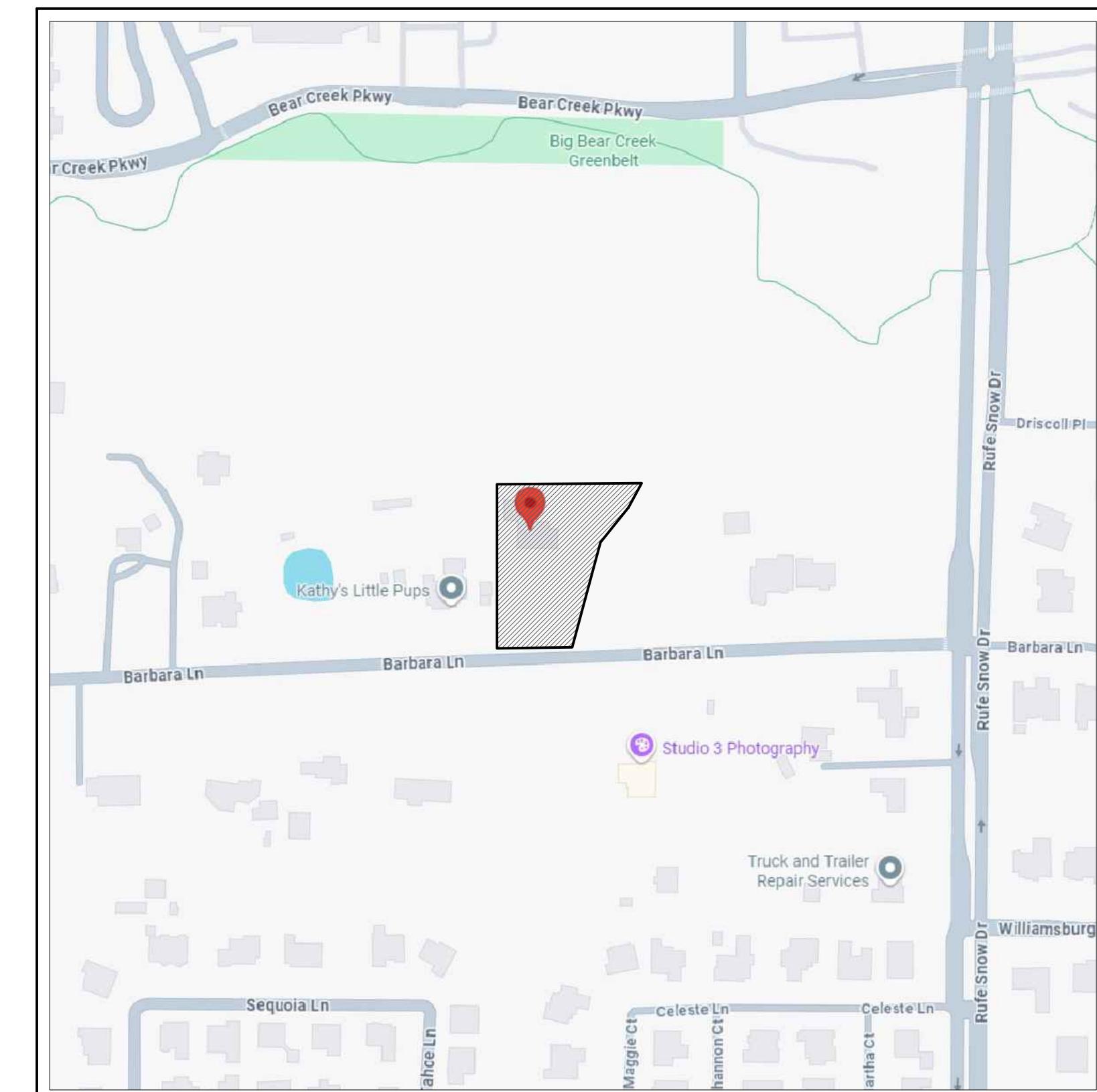
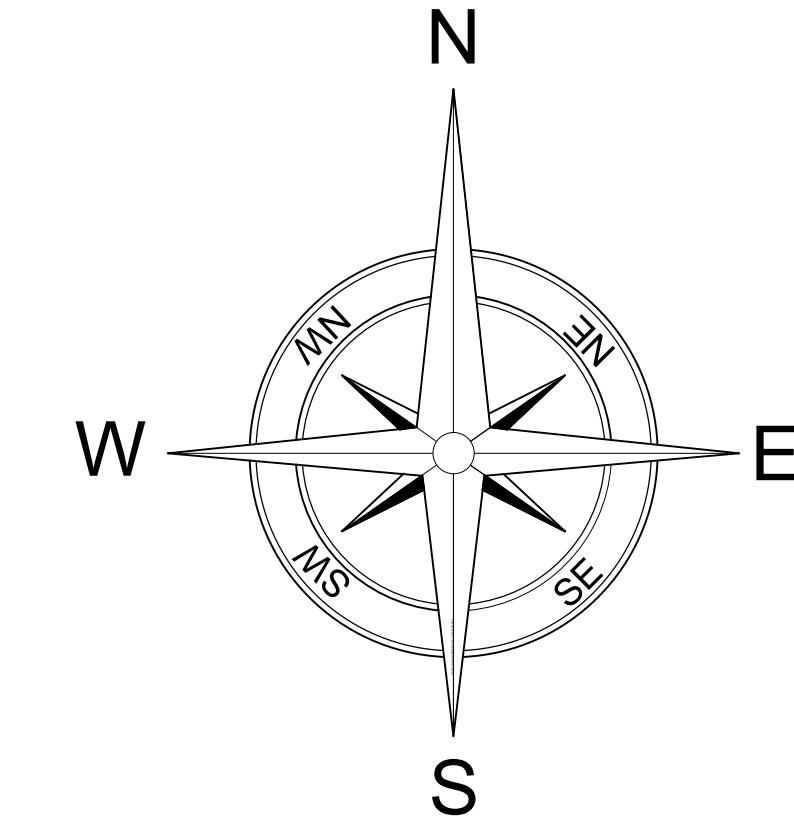
VRA ADDITION
Block A Lot 1

PROPERTY LINE 277.5'



VRA ADDITION
Block A Lot 1

PROPERTY LINE 86,
PROPERTY LINE 52.68,



VICINITY MAP
FOR REFERENCE ONLY

AREA DISTRIBUTION		
1	EXISTING SINGLE FAMILY DWELLING (FOOTPRINT)	3,824 SQ. FT.
2	EXISTING DETACHED ACCESSORY	1,210 SQ. FT.
3	PROPOSED DETACHED ACCESSORY ADDITION	625 SQ. FT.
		TOTAL PROPOSED COVERAGE 5,659 SQ. FT.
		LOT AREA 62,674 SQ.FT.
% LOT COVERAGE 9.0%		
LEGAL DESCRIPTION		
HARRIS ADDITION Block A Lot 1		

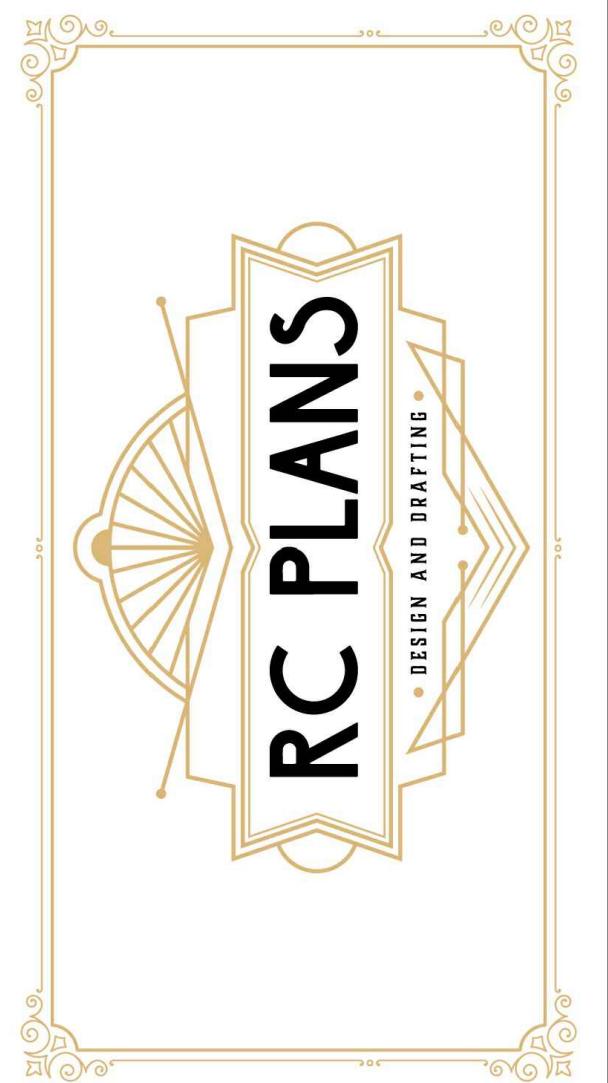
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USE:	RESIDENTIAL ACCESSORY ADDITION
PLAN:	SITE PLAN
DRAWN BY:	RC PLANS
DATE:	11/13/2025
SCALE:	1" = 20'

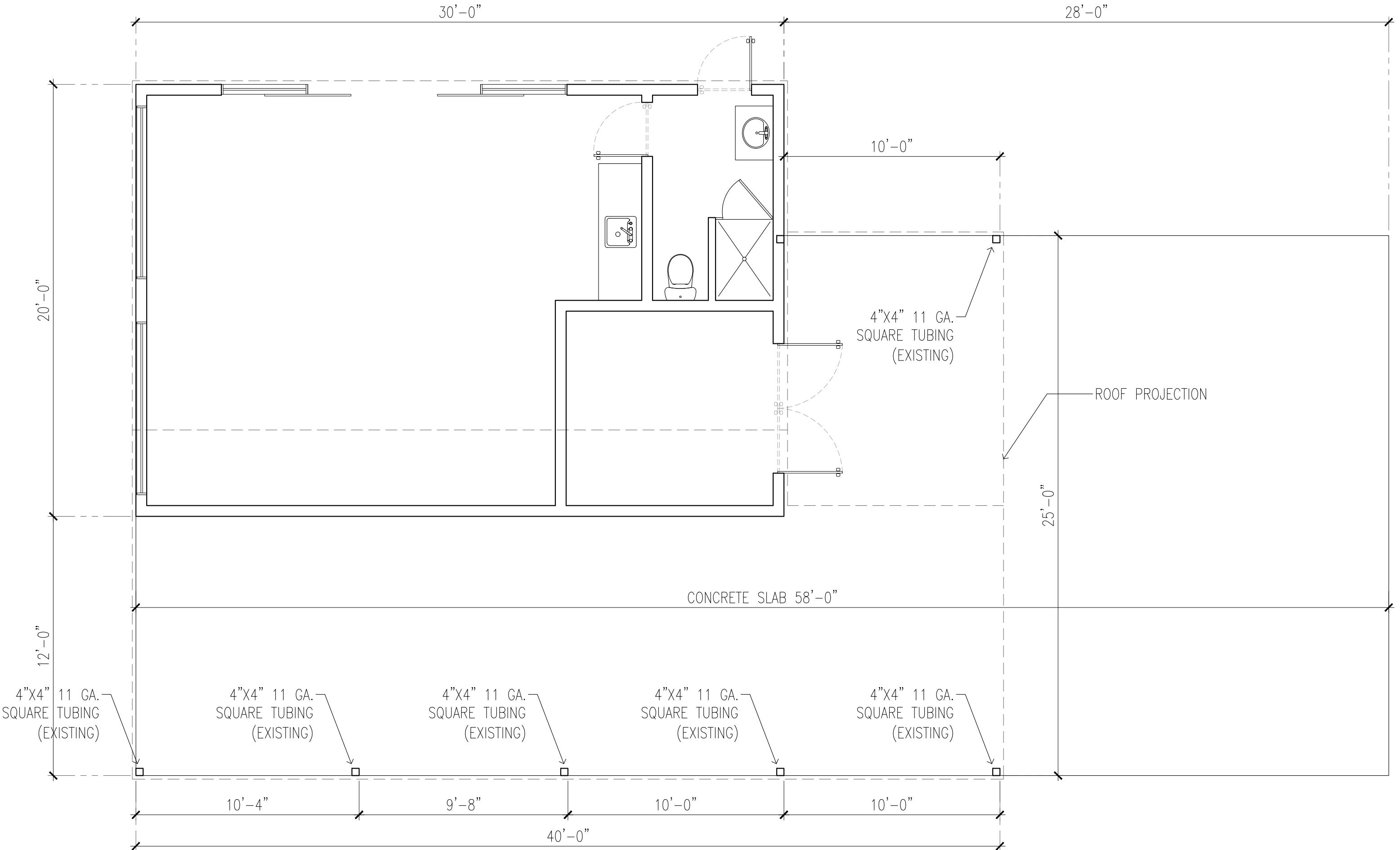
ADDRESS:
811
Barbara Ln,
Keller,
TX 76248

PAGE NUMBER:

01

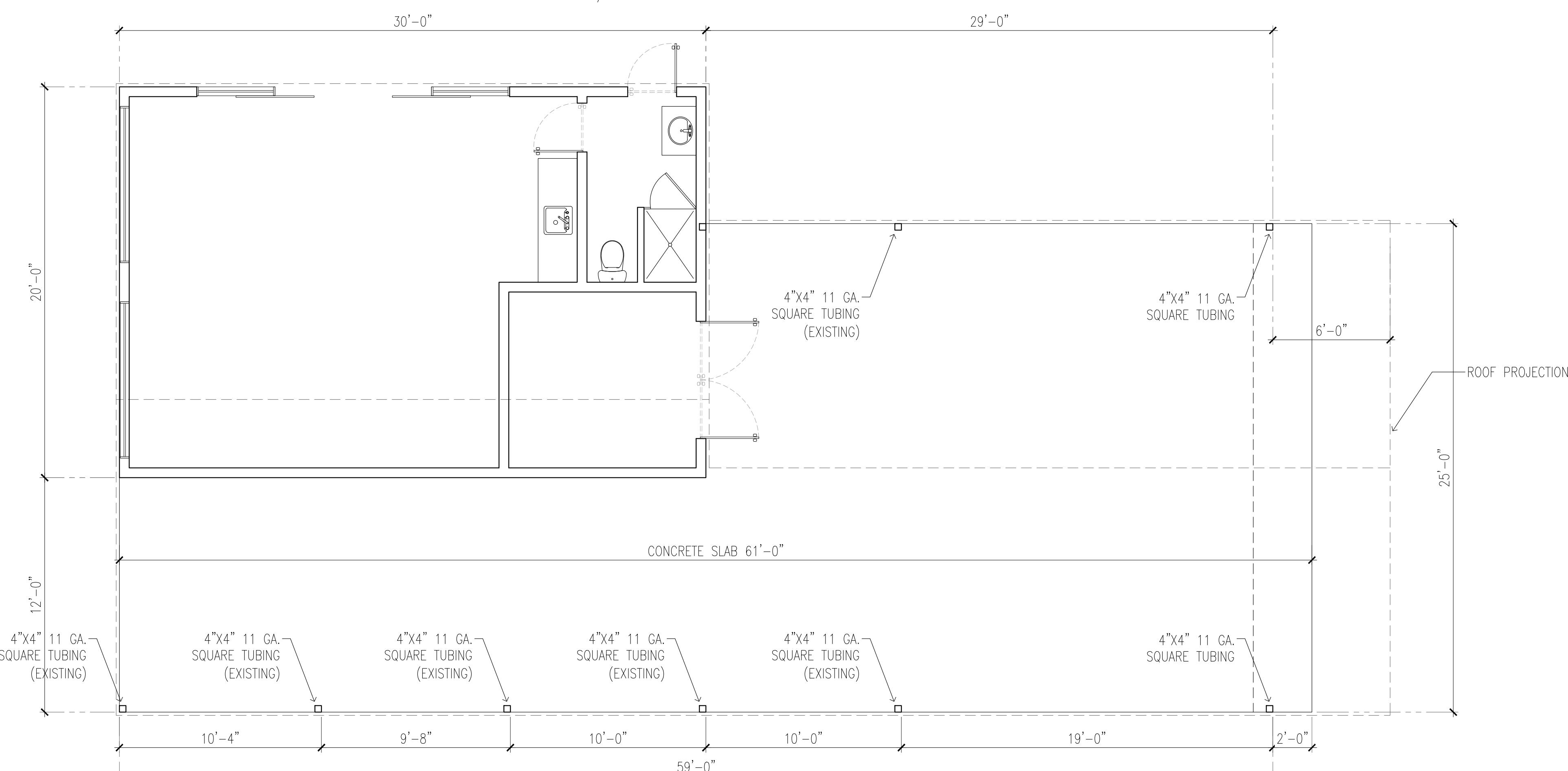


214-859-4267



EXISTING FLOOR PLAN

SCALE 1/4" = 1'



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'

CURRENT CITY CODES:

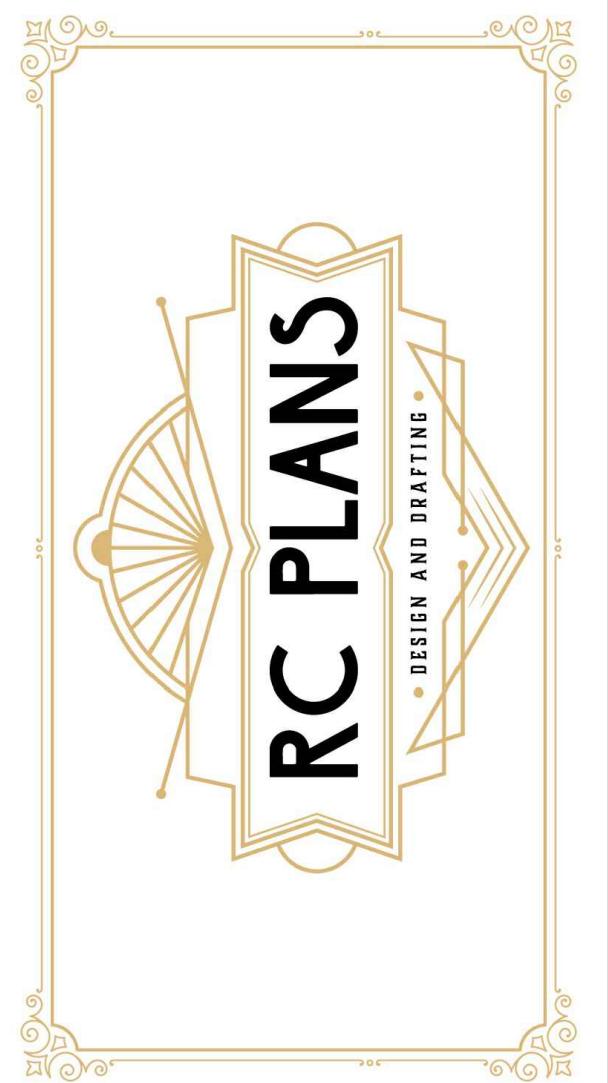
- 2021 International Building Code with local amendments
- 2018 International Energy Conservation Code with local Amendments
- 2021 International Fuel & Gas Code with local Amendments
- 2021 International Mechanical Code with local amendments
- 2021 International Plumbing Code with local amendments
- 2021 International Residential Code with local amendments
- 2020 National Electrical Code with local Amendments
- 2021 International Green Construction Code with local Amendments

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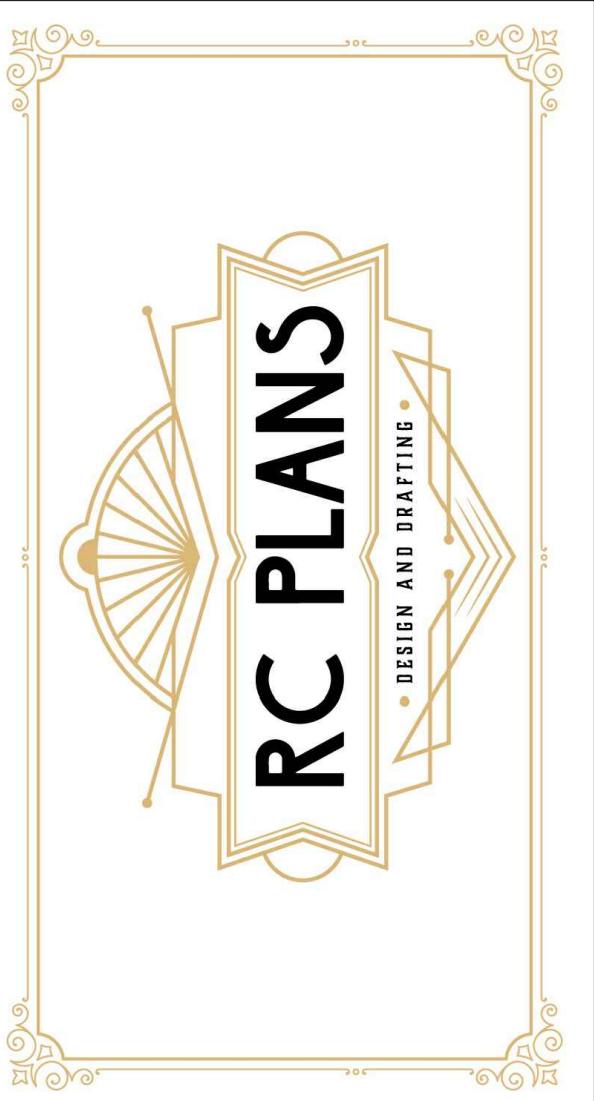
USE:	RESIDENTIAL ACCESSORY ADDITION
PLAN:	FLOOR PLAN
DRAWN BY:	RC PLANS
DATE:	11/13/2025
SCALE:	1/4" = 10'

ADDRESS:
811
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PAGE NUMBER:
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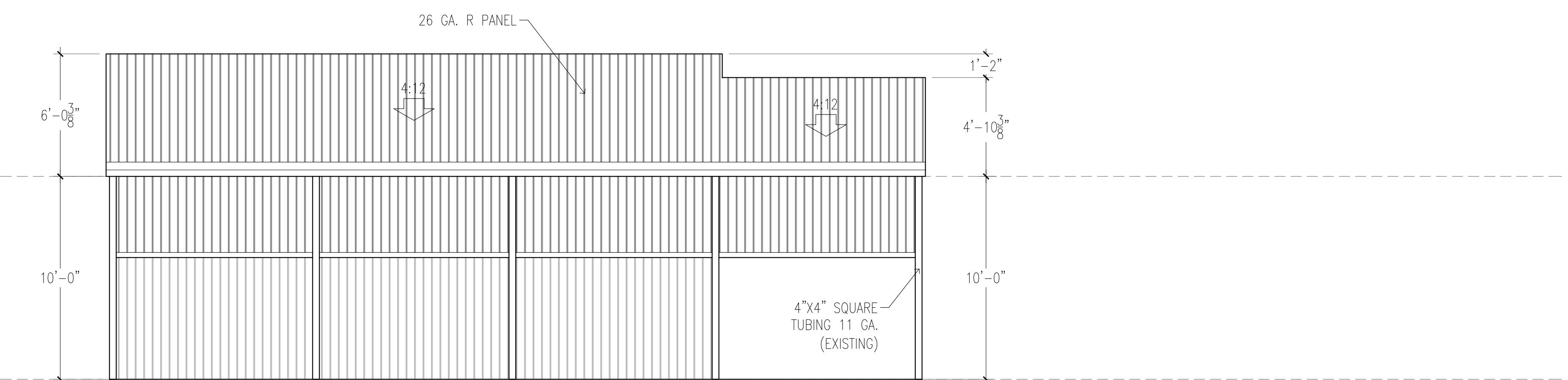
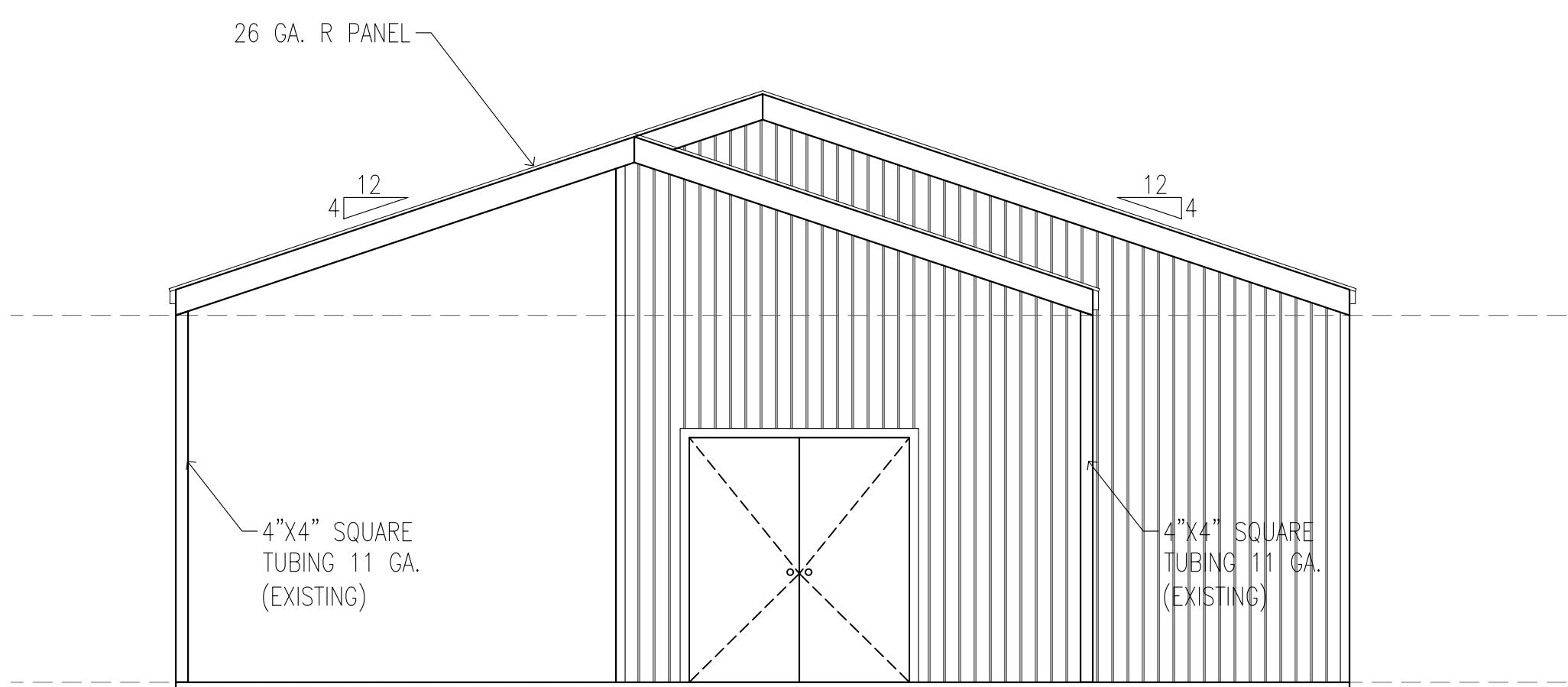


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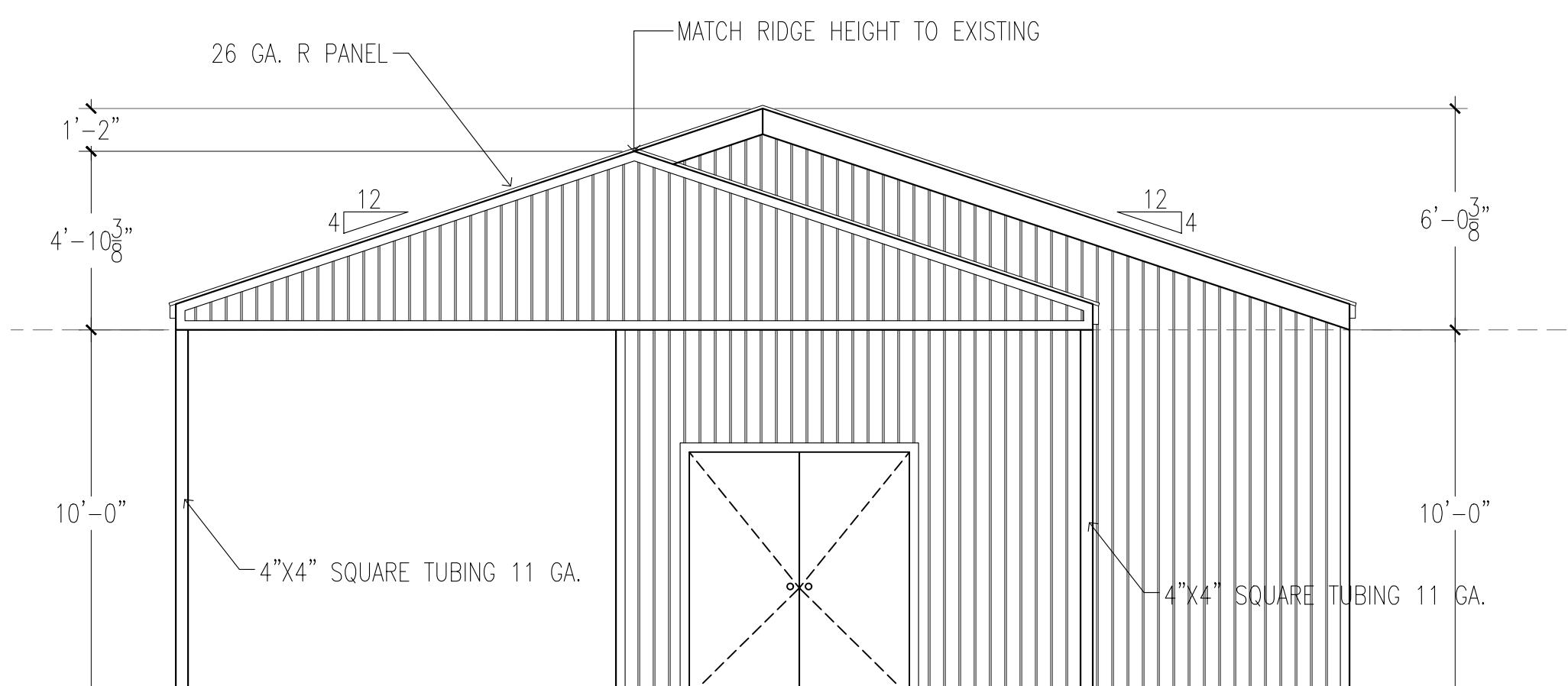
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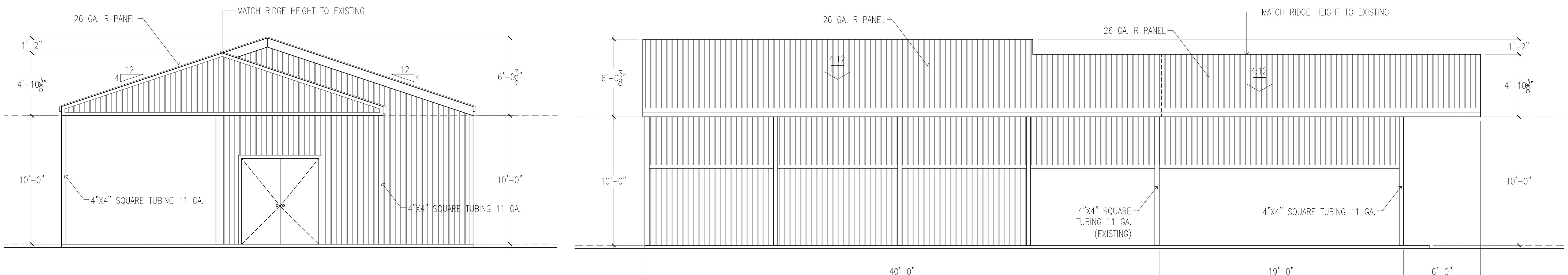
EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'



EXISTING WEST ELEVATION

SCALE 1/4" = 1'



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'

PROPOSED WEST ELEVATION

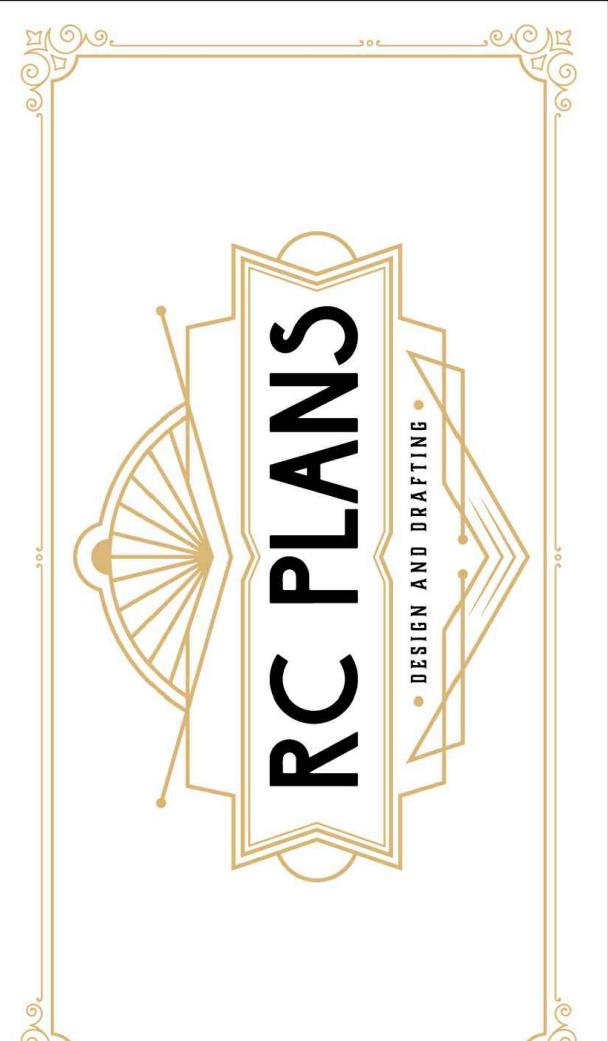
SCALE 1/4" = 1'

USE:	RESIDENTIAL ACCESSORY ADDITION
PLAN:	ELEVATIONS
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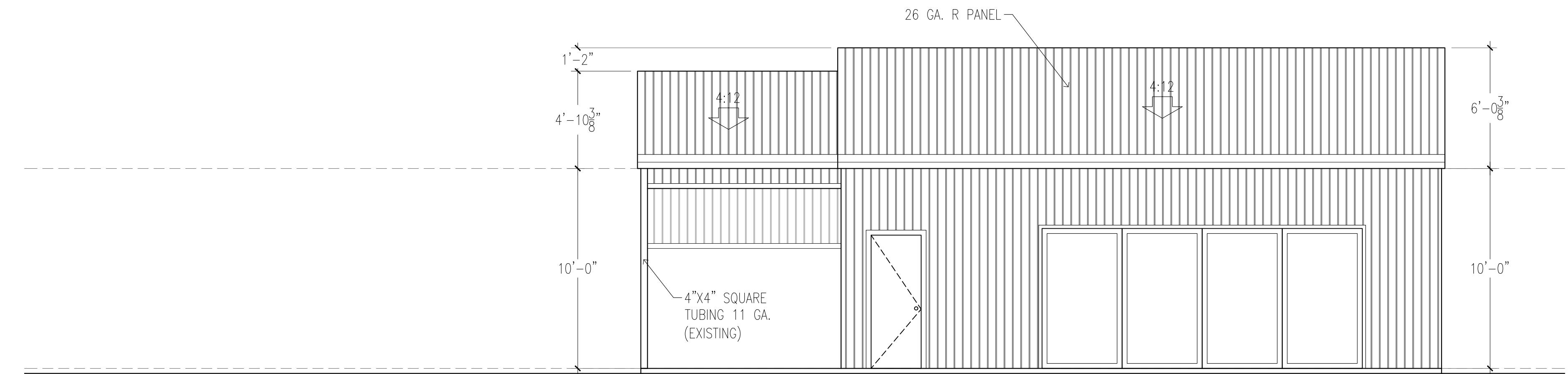
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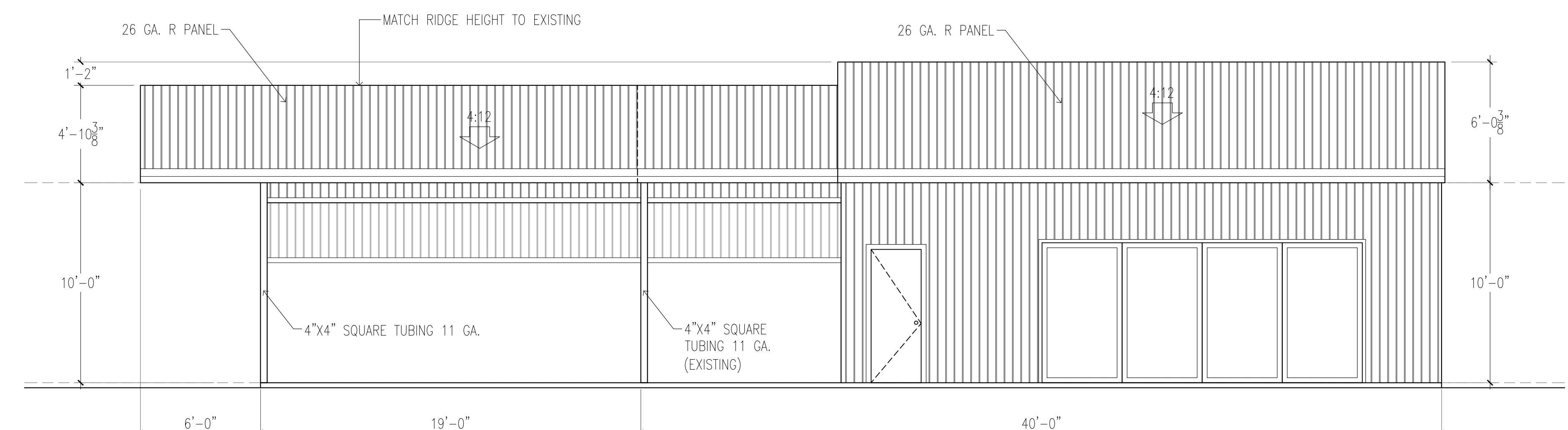
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EXISTING EAST ELEVATION

SCALE 1/4" = 1'



PROPOSED EAST ELEVATION

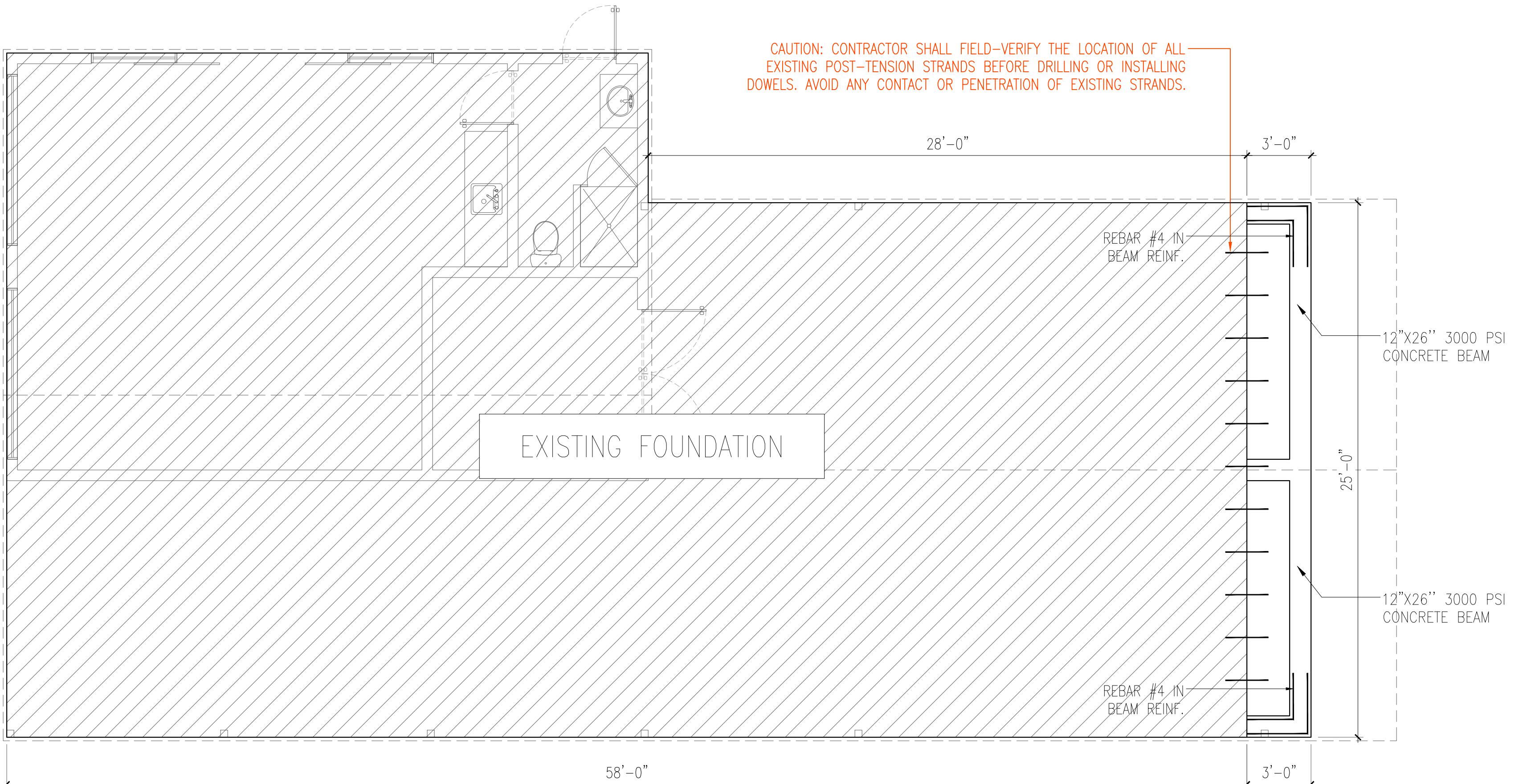
SCALE 1/4" = 1'

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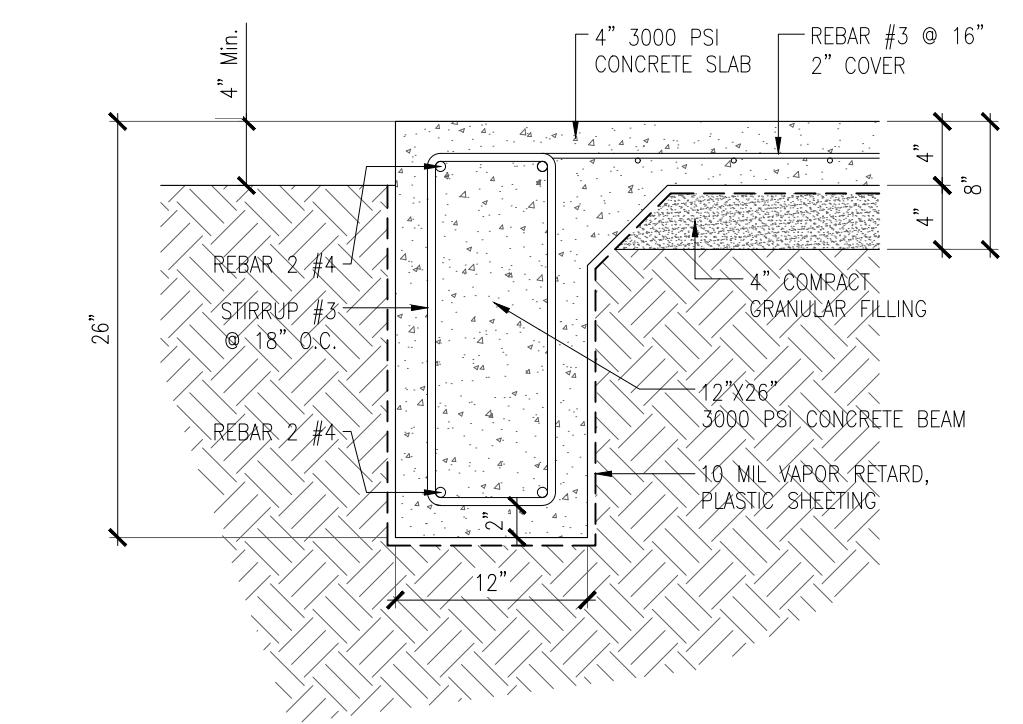
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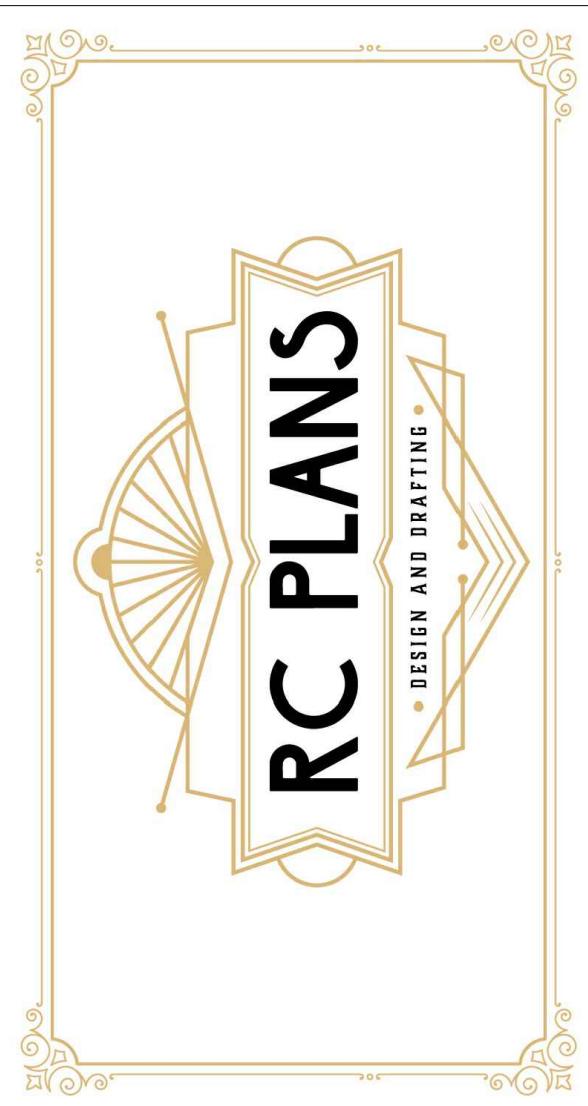
FOUNDATION PLAN

SCALE 1/4" = 1'



TYPICAL GRADE BEAM SECTION

SCALE 1" = 1'



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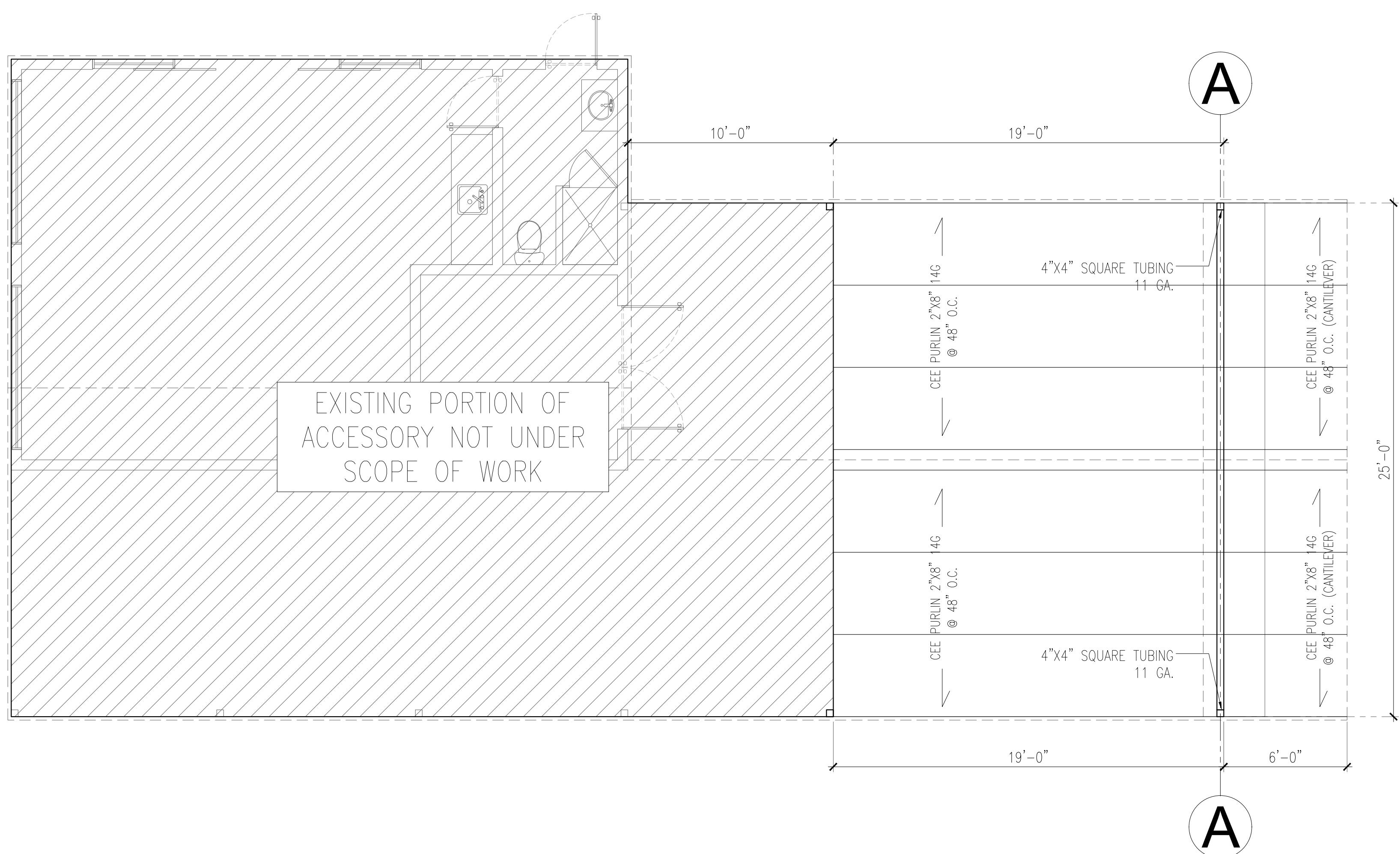
USE:	RESIDENTIAL ACCESSORY ADDITION	PLAN:	FOUNDATION
DRAWN BY:	RC PLANS	DATE:	11/13/2025

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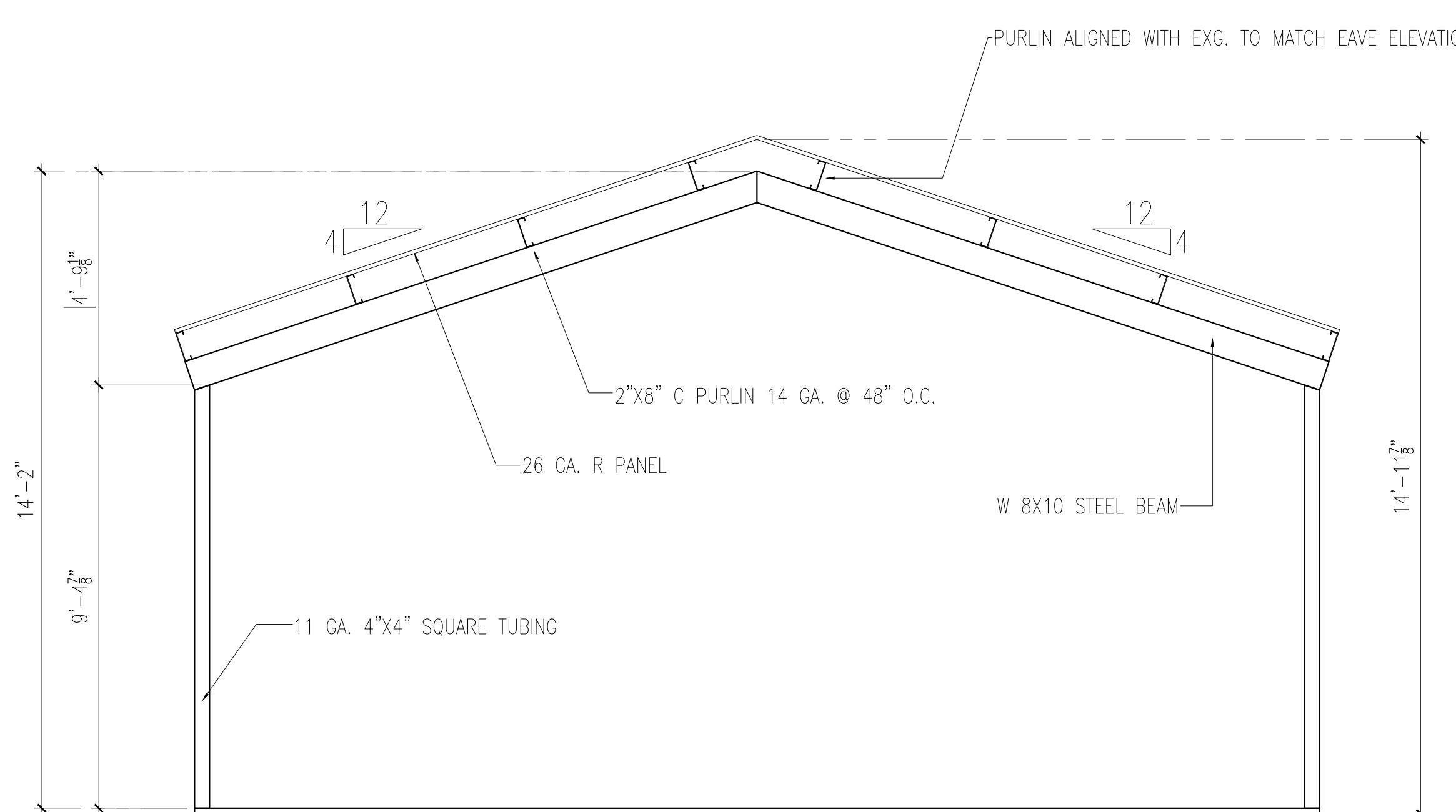
CONCRETE FOUNDATION:

1. CONCRETE MIX, MINIMUM COMPRESSIVE STRENGTH 3000 PSI @ 28 DAYS.
2. REINFORCING STEEL (REBAR) ASTM A-615 GRADE 60 WITH SPLICES LAPING 44 DIA. (24" MIN.).
3. WELDED WIRE MESH ASTM A185 (OPTIONAL SLAB REINFORCEMENT).
4. ALL WOOD/LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR REDWOOD.
5. EXTEND ALL FOOTINGS DOWN TO UNDISTurbed SOIL OF THE SPECIFIED STRENGTH OR APPROVED STRUCTURAL FILL WITH A MIN. DEPTH OF 12" BELOW GRADE OR AS REQUIRED BY LOCAL BUILDING CODE, BASED ON LOCAL FROST LINE DEPTH.
6. STRUCTURAL FILL SHALL CONSIST OF CLEAN WELL GRADED SAND, SAND AND GRAVEL OR CRUSHED ROCK AND BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN THICKNESS AND THOROUGHLY COMPAKTED TO A DENSE NON-YIELDING STATE (95% OF THE MAX. DRY DENSITY).
7. CONCRETE FOOTINGS SHALL BE CENTERED BELOW THE WALL ABOVE UNLESS NOTED OTHERWISE.
8. CONCRETE FOOTING SHALL BE MINIMUM 12" X 26" X CONT. WITH (2) #4 BARS HORIZONTAL CONT. TOP AND BOTTOM.
9. CONCRETE SLAB OF GARAGE FLOORS SHALL BE MIN. 4" THICK WITH MIN. 3000 PSI STRENGTH W/ REBAR #3 @ 16" PLACED 2" FROM TOP OF SLAB, SLOPED AS APPLICABLE. IN LIEU OF MESH REINF. USE #3 BARS @ 24" O/C EACH WAY FOR GREATER CRACK CONTROL.
10. ALL EXT. CONCRETE SLABS (PORCHES, DRIVEWAYS ETC...) SHALL BE MIN. 4" THICK WITH MIN. 3000 PSI STRENGTH W/ REBAR #3 @ 16".
11. ALL CONCRETE SLABS SHALL BE UNDERLAIN BY 4 IN. OF COMPACTED, FREE DRAINING GRANULAR MATERIAL SUCH AS 3/4-1 IN. MINUS CLEAN GRAVEL.
12. A 10 MIL POLYETHYLENE VAPOR BARRIER SHALL BE PROVIDED BENEATH THE CONCRETE SLAB AT THE REQUEST OF OWNER OR IN LOCATIONS WITH POOR DRAINAGE OR HIGH WATER TABLES.
13. REINF. WITHIN SLAB SHALL BE PROPERLY SUPPORTED WITH PLASTIC OR METAL CHAIRS OR "DOBIE" BLOCKS PRIOR TO POUR.
14. BOTTOM OF FOOTINGS SHALL BE STEPPED AT 24" HORIZONTAL TO 12" VERTICAL STEPS.
15. LOCATE ALL FOUNDATION WALL PENETRATIONS (VENTS, DUCTS, PLUMBING, BEAM POCKETS ETC...) AWAY FROM HOLDOWN ANCHOR LOCATIONS 12" MIN. IF WALL PENETRATION FALLS WITHIN REQ. HORIZONTAL BAR FOR HOLDOWNS, BEND HORIZONTAL BAR DOWN 18" MIN. AT EDGE OF PENETRATION AND INSTALL (1) #4 HORIZONTAL BAR, MIN. 6' IN LENGTH, CENTERED UNDER WALL PENETRATION.
16. DO NOT EXCAVATE GREATER THAN A 2:1 SLOPE BELOW FOOTINGS.
17. THE FOLLOWING MIN. CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 - A. CONCRETE CAST AGAINST EARTH = 3"
 - B. CONCRETE EXPOSED TO EARTH OR WEATHER (#5 AND SMALLER) = 1-1/2"
 - C. CONCRETE NOT EXPOSED TO WEATHER (#11 AND SMALLER) = 3/4"
 - D. BEAMS AND COLUMNS (#5 AND SMALLER) = 1-1/2"



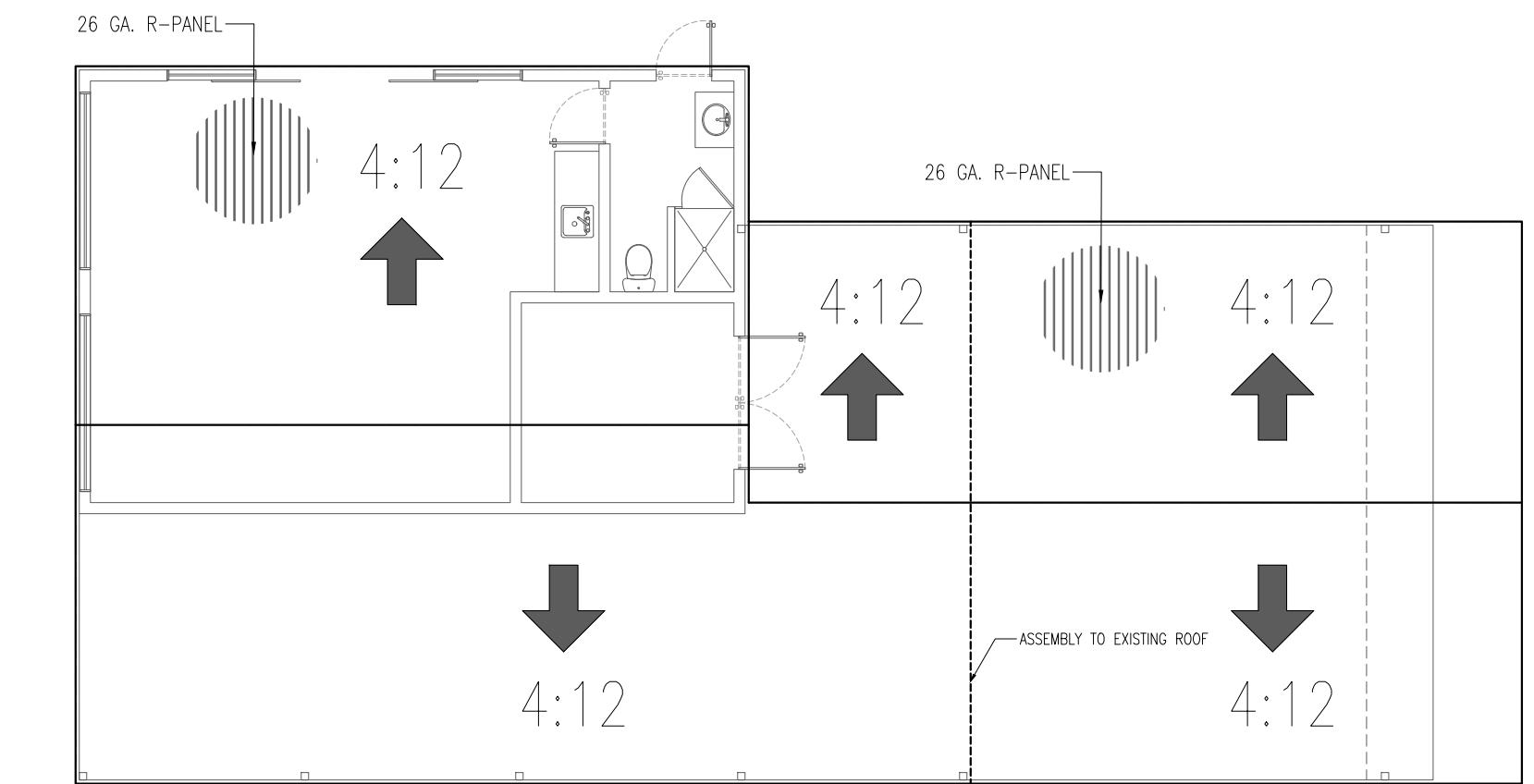
STEEL FRAMING PLAN

SCALE 1/4" = 1'



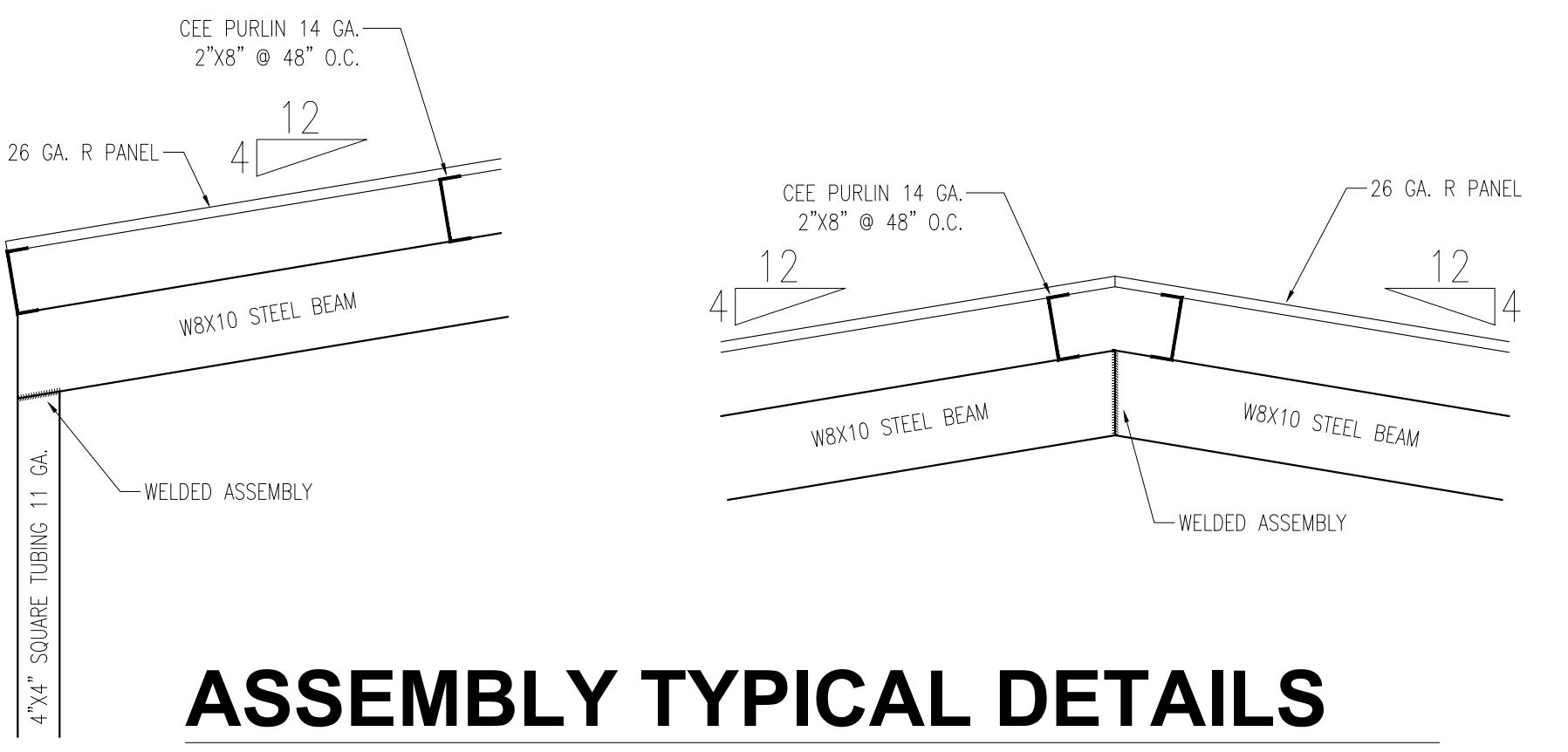
"A" FRAME SECTION

SCALE 3/8" = 1'



ROOF PLAN

SCALE 1/8" = 1'



ASSEMBLY TYPICAL DETAILS

SCALE 3/4" = 1'

CODE AND DESIGN LOADS

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE.

2. GRAVITY: DEAD LOAD (SOLAR MODULES + RAILS + MISC.

ELECT./HOW.) = 5 PSF GROUND SNOW LOAD = 30 PSF

3. WIND: BASIC WIND SPEED - 115 MPH (3 SEC GUST.) RISK CATEGORY - II EXPOSURE - "C" DESIGN WIND PRESSURES PER ASCE 7-16, (MWRS) SECTION 27.3.2 (OPEN BUILDINGS WITH MONOSLOPE, PITCHED, OR TROUGHED FREE ROOFS), (C&C) SECTION 27.2 (OPEN BUILDING WITH MONOSLOPE FREE ROOFS)

4. SEISMIC: NOT CONSIDERED TO CONTROL DESIGN

GENERAL

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHOD OR SEQUENCE OF CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK THAT CONFORMS WITH THE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY.

3. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON THE STRUCTURE SO AS NOT TO EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

4. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.

5. ESTABLISH AND VERIFY ELECTRICAL/SOLAR EQUIPMENT WITH APPROPRIATE TRADE. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE SUBCONTRACTORS AND EQUIPMENT SUPPLIERS. EQUIPMENT BEING SUPPORTED BY OR SUSPENDED FROM THE STRUCTURE SHALL BE COORDINATED WITH THE MANUFACTURER. DO NOT PENETRATE ANY STRUCTURAL ELEMENTS (BEAMS, COLUMNS, RAILS, ETC.) WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD THROUGH THE MANUFACTURER.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE SITE CONDITIONS WITH THE DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES AND OMISSIONS SHALL BE RESOLVED WITH THE MANUFACTURER PRIOR TO CONSTRUCTION AND PRIOR TO PROCEEDING. DO NOT USE SCALED DIMENSIONS.

7. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.

8. TYPICAL DETAILS MAY OR MAY NOT BE CUT ON THE DRAWINGS, AND DETAILS MAY OR MAY NOT BE CUT AT ALL SPECIFIC LOCATIONS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.

9. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER

REGISTERED IN THE STATE WHICH THE PROJECT IS LOCATED.

FOUNDATIONS

1. ALL SLABS AND FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOIL. ALL SOIL BELOW FOOTINGS AND SLABS SHALL BE COMPACTED TO 95% MINIMUM IN ACCORDANCE TO ASTM D698. DESIGN SOIL BEARING PRESSURE = 1500 PSF, LATERAL BEARING PRESSURE = 150 PSF BELOW LOWEST ADJACENT FINISHED GRADE PER MINIMUM VALUES IN I.B.C. TABLE 1804.2.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE MINIMUM IBC REQUIREMENTS. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY GEOTECHNICAL ASPECTS OF THIS PROJECT AND THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER IF UNUSUAL/UNSUABLE MATERIAL/SOIL IS DISCOVERED DURING EXCAVATIONS/CONSTRUCTION.

3. ABANDONED FOOTINGS, NEW OR EXISTING UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REROUTED OR REMOVED AS COORDINATED WITH THE OWNER.

STRUCTURAL STEEL

1. STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE LATEST AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

2. STRUCTURAL PROPERTIES: WIDE FLANGE SHAPES - ASTM A992 (Fy = 50 KSI) PLATES - ASTM A572 (Fy = 50 KSI) STRUCTURAL TUBE SHAPES - ASTM A500, GRADE B (Fy = 46 KSI)

3. BOLTS STEEL/STEEL - ASTM A325N. ALL HIGH-STRENGTH BOLTS SHALL BE TIGHTENED TO THE SNUG-TIGHT CONDITION AS DEFINED BY AISC UNLESS NOTED OTHERWISE

4. ANCHOR BOLTS (HEAVY SQUARE HEADED) - ASTM F1554 GAGE 105 (EMBEDMENT PER FOUNDATION DETAILS)

5. BOLTS, ANCHOR BOLTS, ETC., SHALL BE INSTALLED WITH STEEL WASHERS AND TIGHTENED NUTS.

6. WELDING ELECTRODES SHALL CONFORM TO AWS D1.1, GRADE E70XX. ALL WELDING SHALL BE DONE BY WELDERS HOLDING VALID CERTIFICATES ISSUED BY AN ACCEPTED TESTING AGENCY AND HAVING CURRENT EXPERIENCE IN TYPE OF WELDS SHOWN ON FABRICATION DRAWINGS. ALL WELDING PER AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON FABRICATION DRAWINGS ARE SHOWN AS SHOP WELDS AND SHALL BE SHOWN ON SHOP DRAWINGS. FULL PENETRATION WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.

7. DRYPACK FOR COLUMN BASE PLATES AND BEARING PLATES SHALL BE FIVE STAR GROUT OR AN EQUAL NONMETALLIC SHRINKAGE-RESISTANT GROUT WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI.

8. ALL HOT ROLLED STRUCTURAL STEEL TO BE HOT DIP GALVANIZED PER ASTM-A123.

9. ALL STEEL HARDWARE TO BE HOT DIP GALVANIZED PER ASTM-A153

CRITICAL NOTES:

1. DO NOT SCALE DRAWINGS. CONTRACTOR TO CONFIRM ALL DIMENSIONS IN THE FIELD PRIOR TO BIDDING AND CONSTRUCTION.

2. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHOD OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHORING, BRACING, AND SCAFFOLDING. OBSERVATION VISITS OR SPECIAL INSPECTION TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND PROGRAMS.

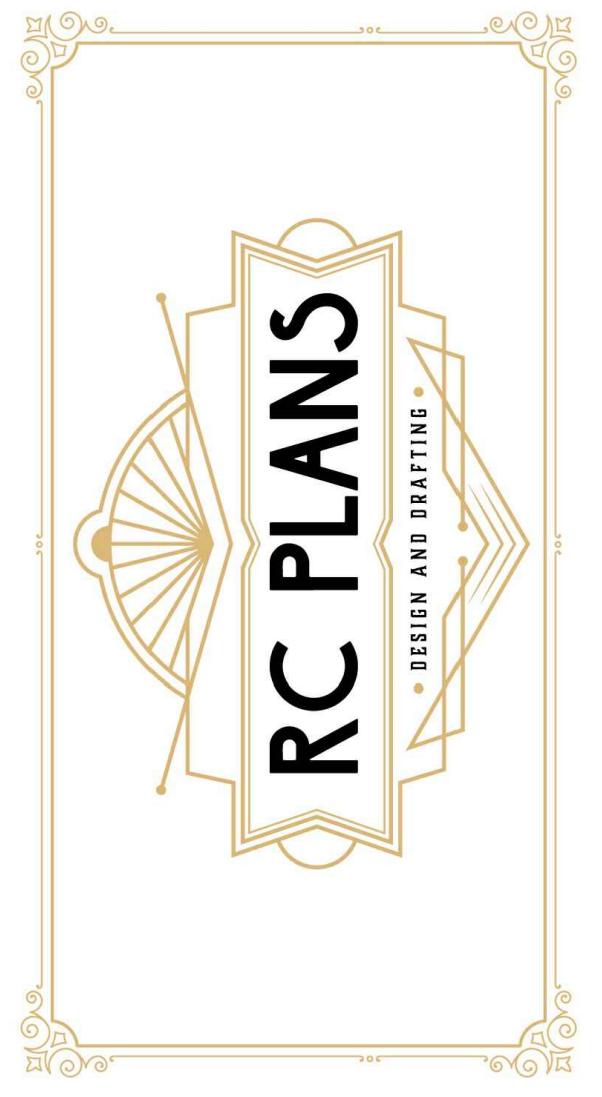
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