

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.

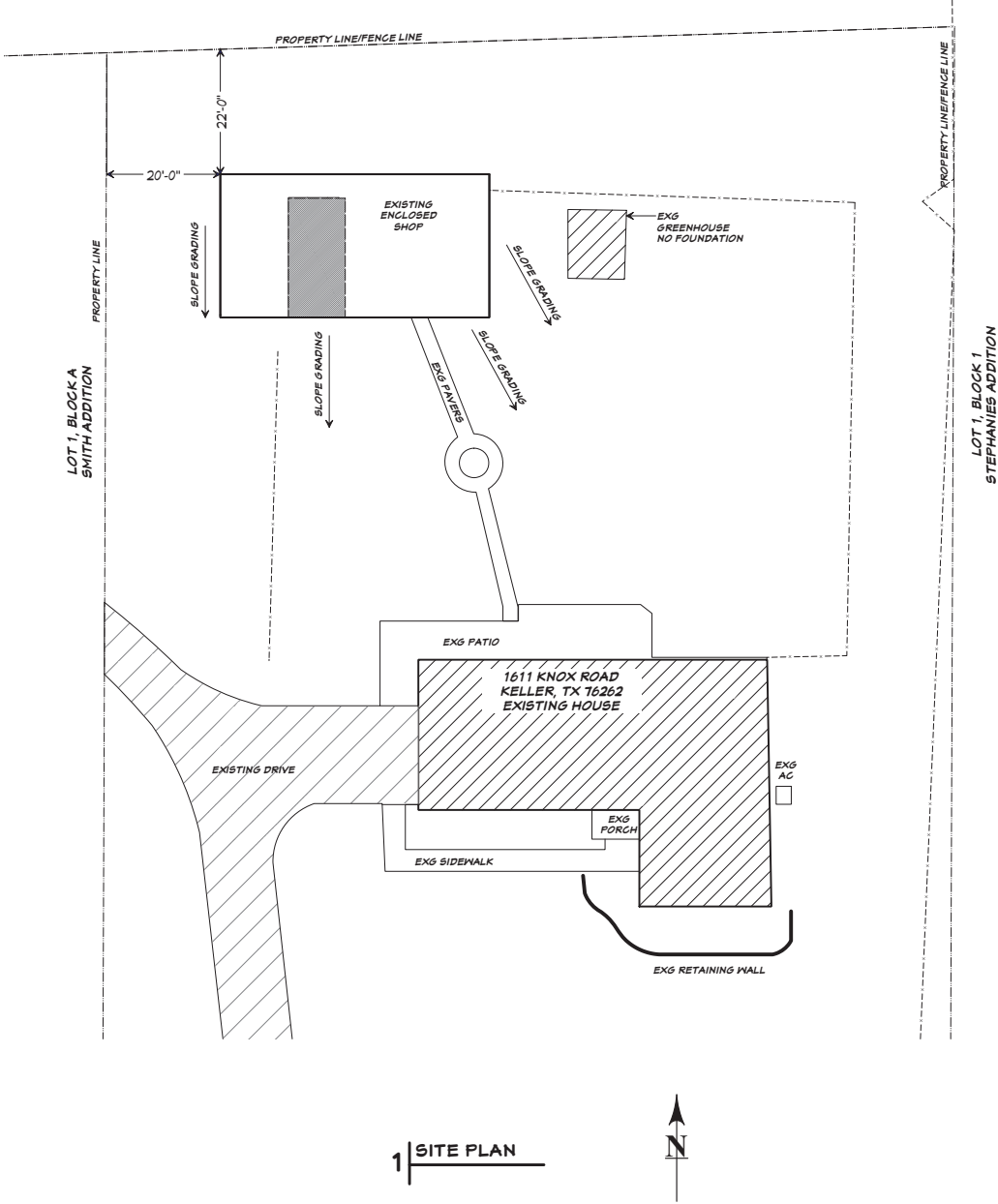
GENERAL NOTES:
1. TOP OF CONCRETE TO BE 0'-0" U.N.O.
2. SITE DIMENSIONS TO LOCATE: EXTERIOR EDGE OF BUILDING TO PROPERTY/BUILD LINE & EXTERIOR SLABS
3. DIMENSIONS ON FLOOR PLANS MEASURE FROM: EXTERIOR EDGE OF STUD FOR SHEET METAL WALLS, CENTER OF STRUCTURAL COLUMNS, CENTER OF WINDOWS/DOORS, CENTER OF 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.

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

"AHLERS SHOP PLAN"
1611 KNOX ROAD



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

**PROJECT OVERVIEW
& SITE PLAN**

THIS PLAN IS PROPERTY OF JNR DESIGN & CONSULTING AND IS NOT TO BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. THE INFORMATION PROVIDED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE CONSULTING FEE IS LIMITED TO THE INVOICE VALUE OF THESE PLANS.

Date: 09/13/24
Scale: 1" = 10'-0"
**AHLERS
SHOP
PLANS**

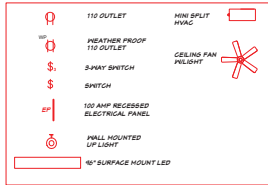
Sheet
1

REVISED 7.22.25

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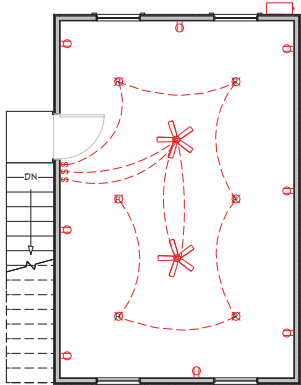
ELECTRICAL SYMBOLLOGY



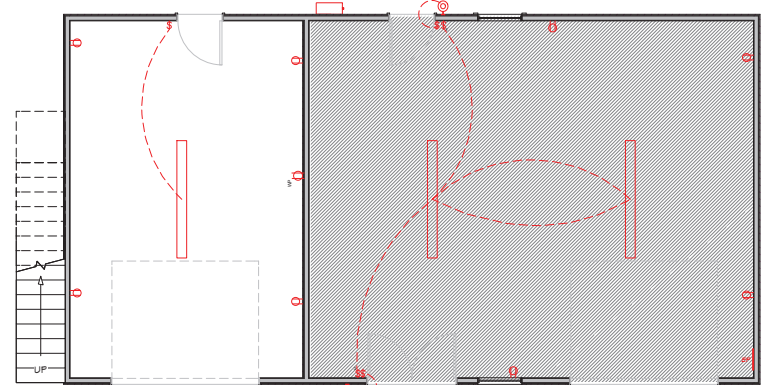
PLAN KEY NOTES

1. EDGE OF END SLAB
2. 8\"/>

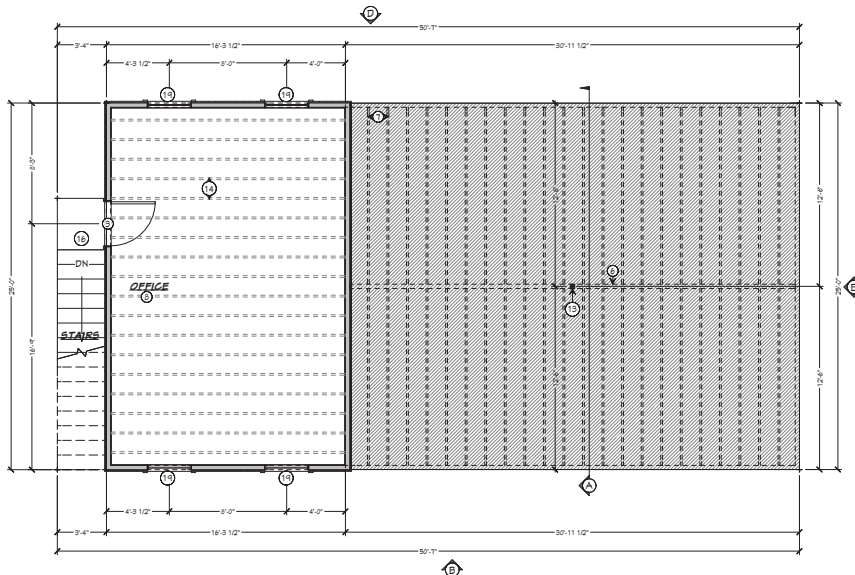
NOTE: EXISTING GARAGE AND SLAB DISPLAYED WITH HATCH PATTERN



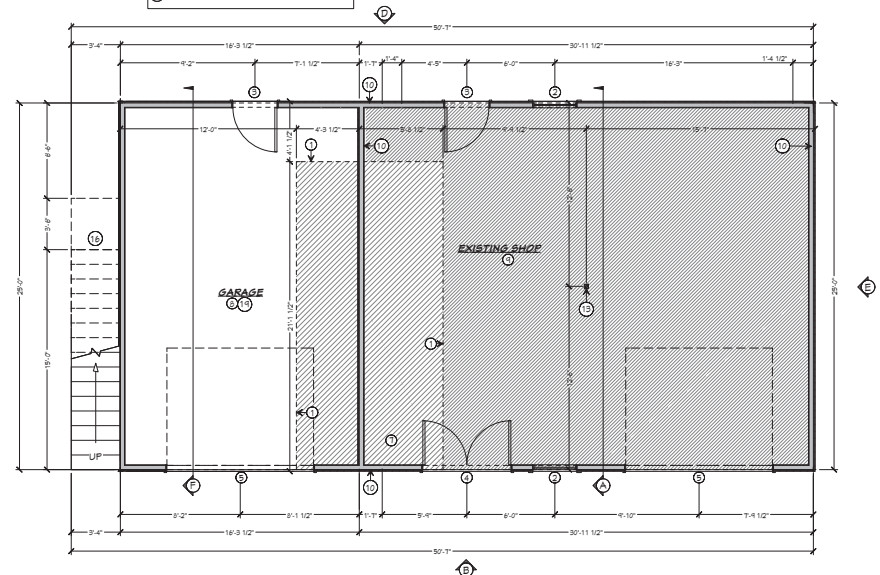
4 2ND FLOOR ELECTRICAL PLAN



2 1ST FLOOR ELECTRICAL



3 2ND FLOOR PLAN



1 FLOOR PLAN

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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

ROOF PLAN, ELEVATIONS & DETAILS

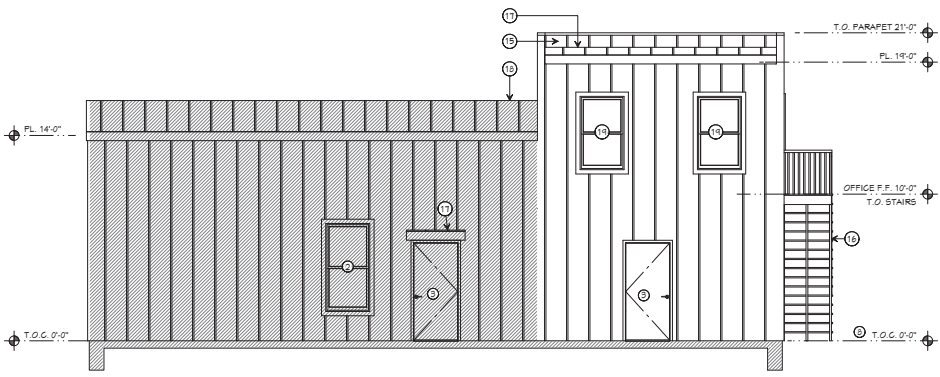
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GENERAL NOTES:

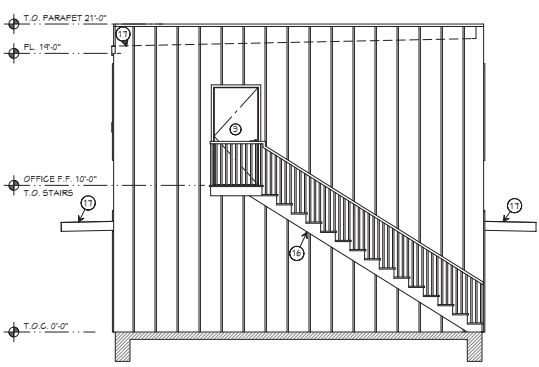
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PLAN KEY NOTES

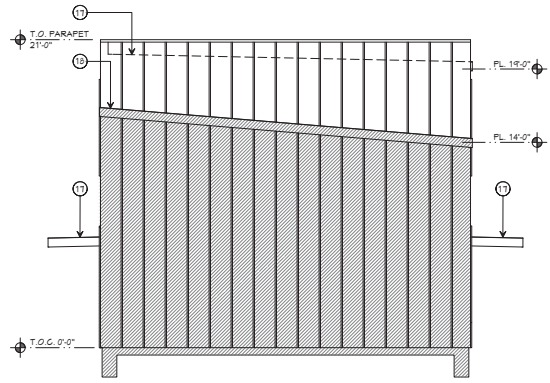
- 1 EDGE OF END SLAB
 - 2 30" X 12" WINDOW, HEADER 6" A.P.F. FINISHED FLOOR
 - 3 30" X 60" SLAB DOOR
 - 4 30" X 60" DOUBLE SLAB DOOR
 - 5 120" X 60" OVERHEAD GARAGE DOOR
 - 6 12" DOUBLE LVL. HD. 30MM SUPPORT RAFTERS
 - 7 2ND FLOOR RAFTERS TYP. SPACED 16" O.C. RSI
 - 8 INSULATION SHALL BE INSTALLED BY RAFTERS IN SHOP AREA
 - 9 4" FLAT CEILING ABOVE
 - 10 SHOP OVER TO ABOVE
 - 11 EXTERIOR R-PANEL WALL, 12" ODB, 2x4 STUD WITH R13 INSULATION AND 12" DRYWALL
 - 12 EXTERIOR R-PANEL ROOF
 - 13 EXTERIOR R-PANEL SOFFIT
 - 14 4x4 STEEL POST SUPPORT LVL.
 - 15 2x12 FLOOR JOIST 16" O.C.
 - 16 EXTERIOR R-PANEL PARAPET WALL, 12" ODB & 2x4 STUDS
 - 17 EXTERIOR STEEL STAIRS, 16 TREADS @ 12"
 - 18 LANDING, 16 RISERS @ 7.5"
 - 19 SLOPE ROOF OVER OFFICE & STUDY ABOVE DOORS 1/4" PER FOOT
 - 20 SLOPE OVER SHOP 1" PER FOOT
 - 21 30" X 60" WINDOW, HEADER 6" A.P.F. FINISHED FLOOR
- NOTE: EXISTING GARAGE AND SLAB DISPLAYED WITH HATCH PATTERN



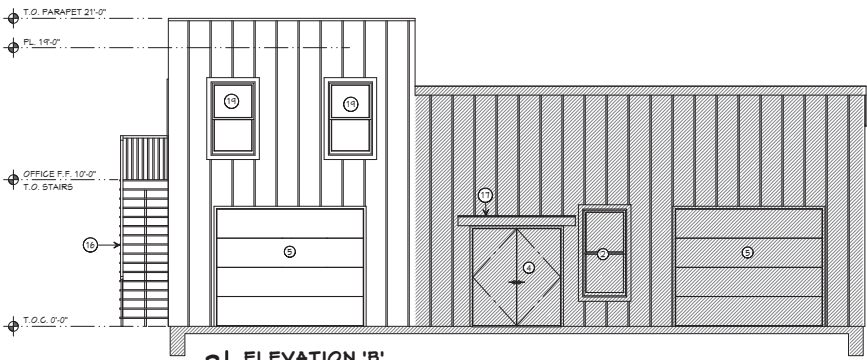
5 | ELEVATION 'D'



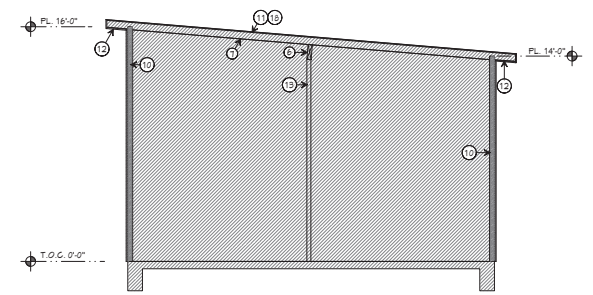
4 | ELEVATION 'C'



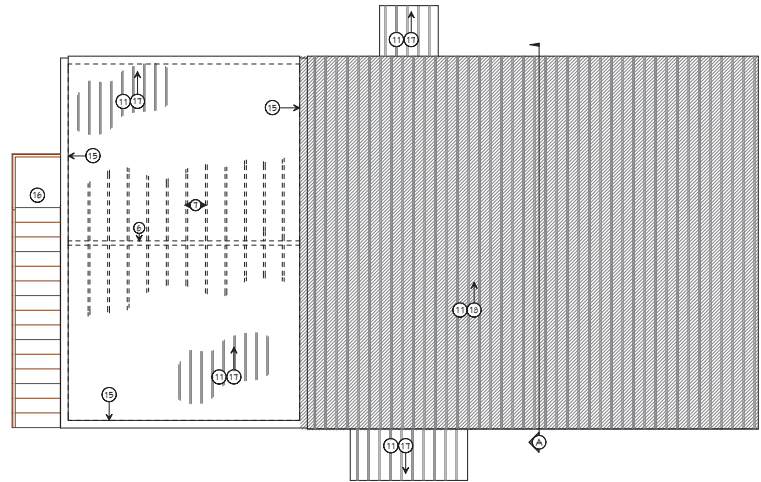
6 | ELEVATION 'E'



3 | ELEVATION 'B'

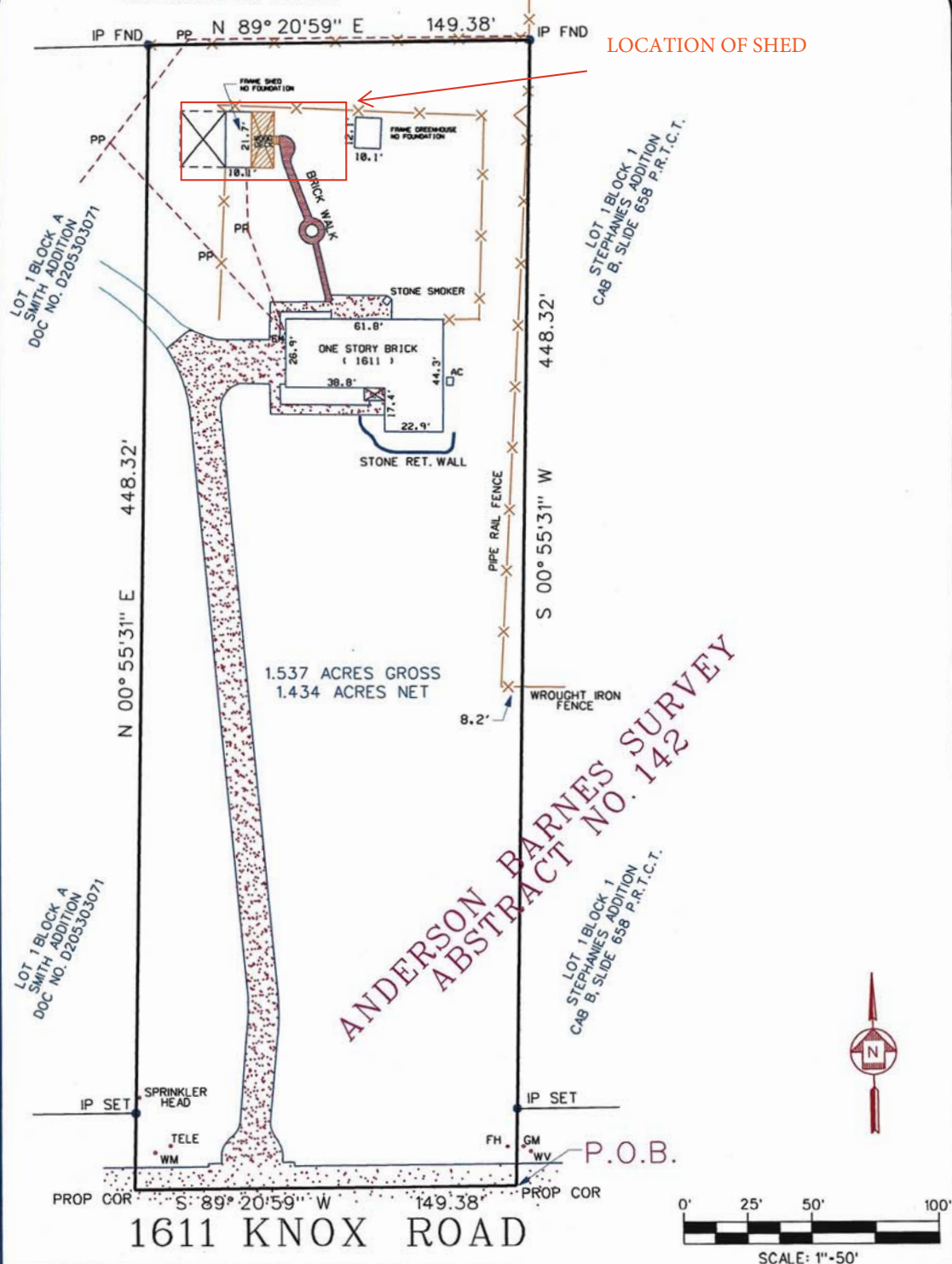


2 | SECTION 'A'



1 | ROOF PLAN

REVISED 7.22.25



LEGAL DESCRIPTION ON ATTACHED SHEET

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 affecting 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.:

DATE:

ACCEPTED BY:



REGISTERED PROFESSIONAL LAND SURVEYOR

STD LAND SURVEYING



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

E-Mail us at:









