

This shed project was started due to a need to have space for storage for our ever-growing collection of children's toys and activities, anticipation of the children's activities to expand and utilize larger equipment, storage of a boat, which had the block crack during a winter freeze, and cover a well which has had the pump fail twice in the past five years. The location of the shed project was determined based on the location of the well, where our neighbor had their property line professionally marked, the position of the mature trees on our property and access for what is anticipated to be stored in it. It was presumed nothing was needed as there was an existing structure that would benefit from some updates and thus, no permit was obtained prior to starting the project as the shed project would be in the same location on the property and the existing shed would be removed as the new shed was built in its place.

The request to have more than the allotted square footage for the structures is so the existing area where a vehicle is parked remains covered as the vehicle is not intended to be parked inside the shed. This structure was here when we purchased the home, has protected the vehicle from hail and blends with the property. The amount over the allotted square footage is 177.5 square feet which is less than 8% of the square footage of our home.



***BBS Consultants***  
***Structural Engineers***

1937 Bedford Rd., Bedford, TX 76021

Metro (817) 267-0750

FAX (817) 354-0954

December 16, 2024

Matthew Fleetwood  
1401 Summer Breeze Ct.  
Keller, TX 76262

Re: New Outbuilding  
1401 Summer Breeze Ct., Keller, TX

Dear Mr. Fleetwood:

Please find enclosed a foundation plan for a new outbuilding at the above referenced residence.

The foundation was designed based for a 5 psf snow load, a 20 psf roof live load and a ASCE 7-10 Wind Speed (3-sec peak gust MPH) Risk Category II: 105 wind load in accordance with the 2021 International Building Code.

All construction conforms to the 2021 International Building Code and the City of Keller requirements.

If you have any questions or if I may be of further service, please contact this office.

Sincerely,

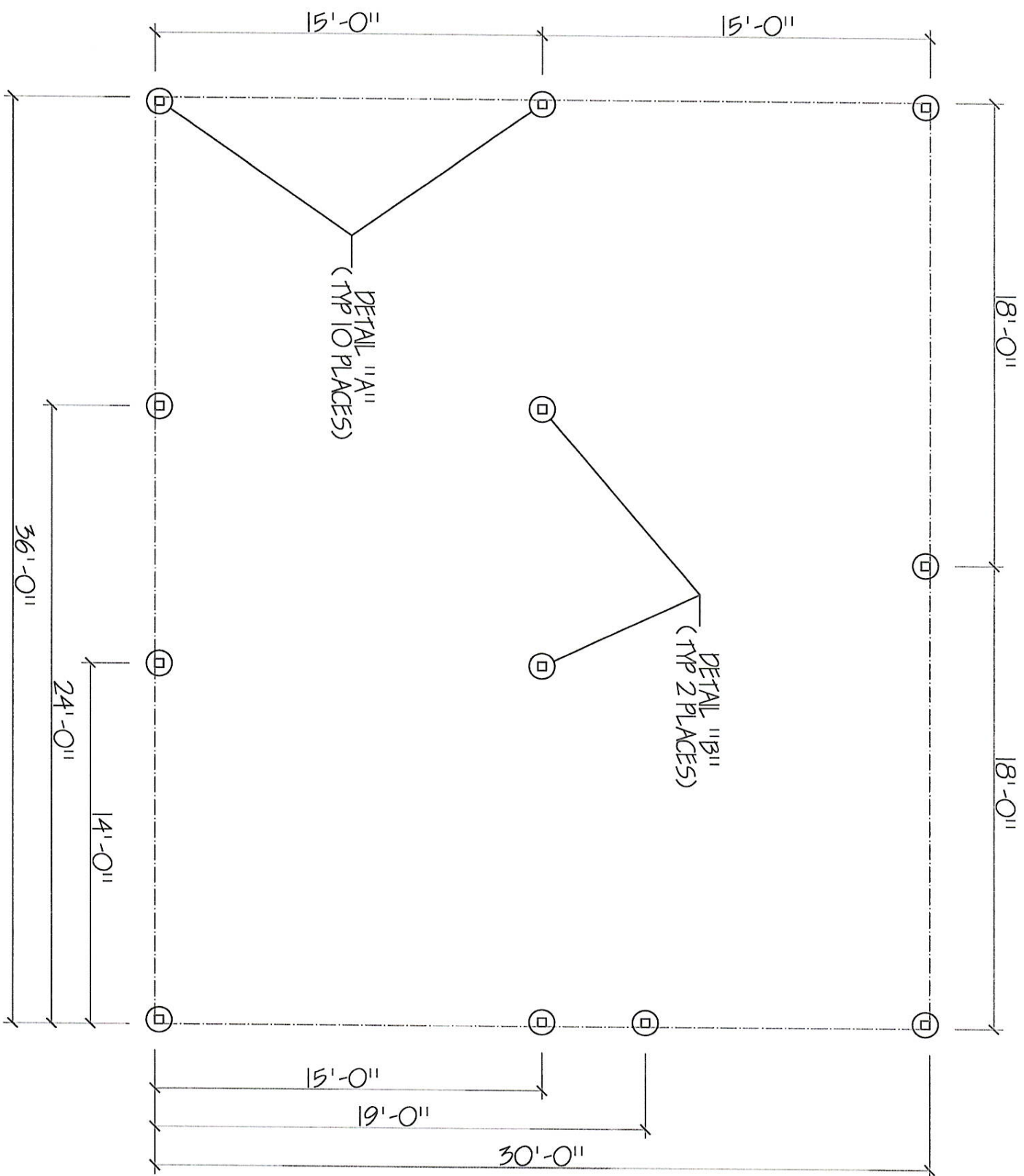
BBS Consultants, Inc.



William N. Bowen II, President  
Registered Professional Engineer  
TBPE Firm #: 4345

Enclosure: 1. Drawing F1 of F1





FOUNDATION PLAN  
APPROX. 3/16" = 1'-0"

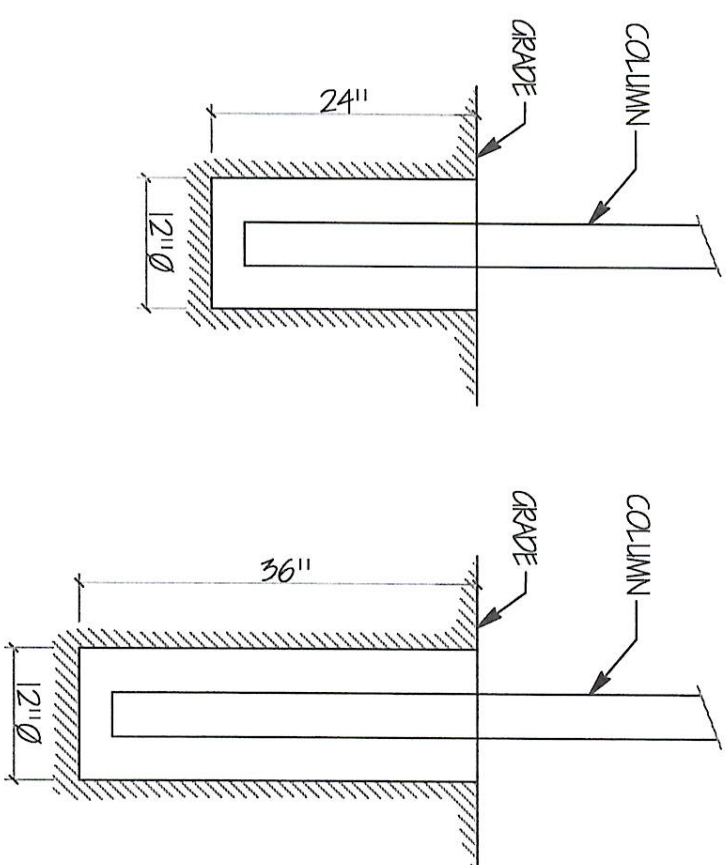


GENERAL NOTES:

1. Construction details and framing shall conform to the 2021 International Building Code and City of Keller, TX.
2. Poured in place concrete is to be normal weight and is to develop a compressive strength  $F'_c$  of 3000 psi at 28 days.
3. Soil Parameters:

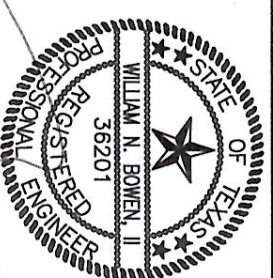
Table 1806.2 (IBC 2021) and assuming Material Classification Number 5:

Allowable foundation bearing pressure: 1500 psf.  
Allowable lateral bearing pressure: 100 psf.



DETAIL A

DETAIL B



12-16-24

<b>BBS Consultants</b> Structural Engineers TYPE Firm #4345 MATTHEW FLEETWOOD	
SCALE: AS NOTED	APPROVED BY: W.N.B.
DATE: 12/16/24	
1401 SUMNER BREEZE CT. KELLER, TX	
FOUNDATION PLAN, DETAILS AND NOTES	DRAWING NUMBER F1 OF F1

EAST SIDE

