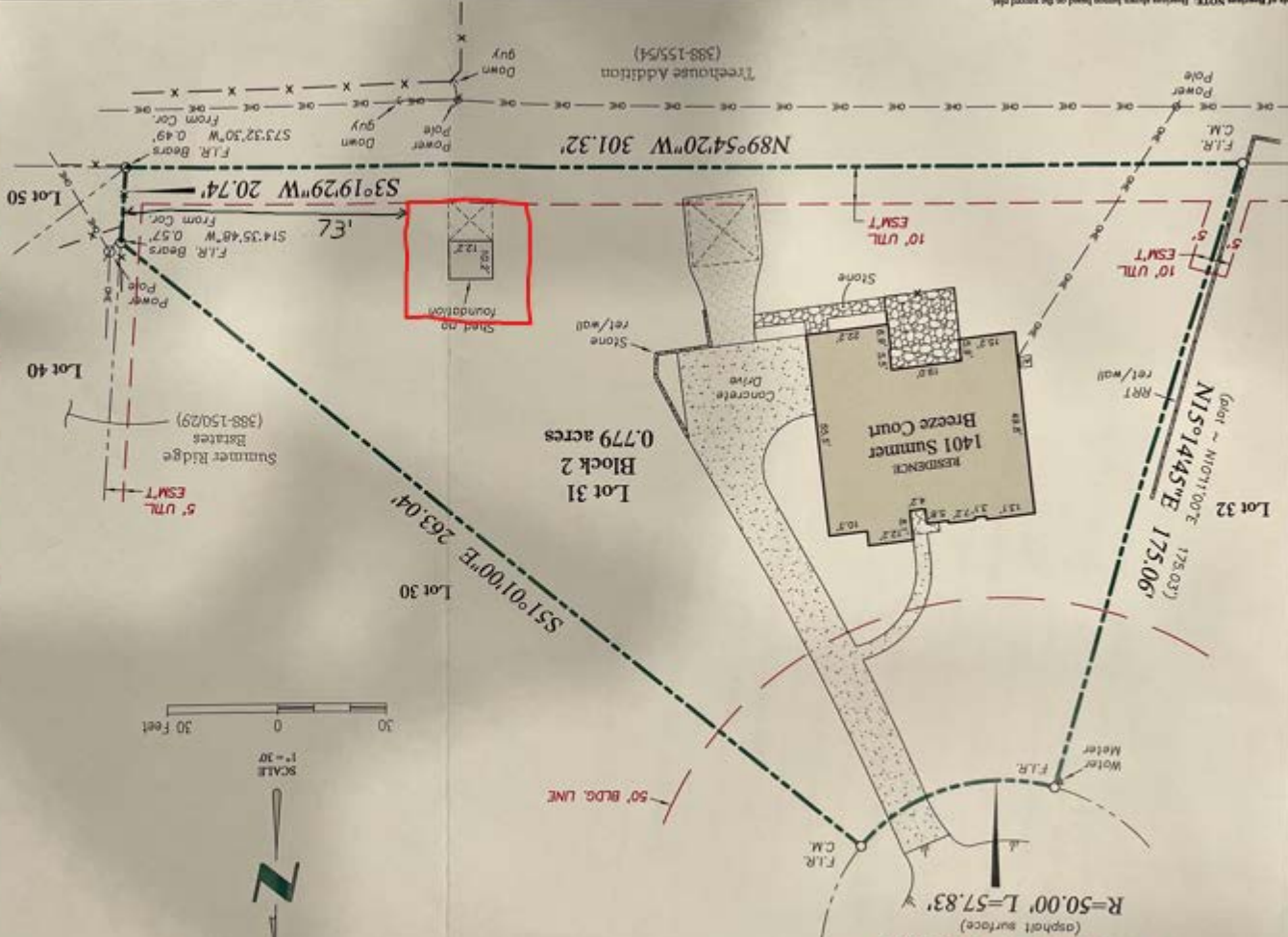


This shed project was started due to a need to have space for storage for our ever-growing collection of children's toys and activities, anticipation of the children's activities to expand and utilize larger equipment, storage of a boat, which had the block crack during a winter freeze, and cover a well 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.

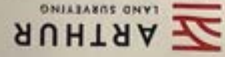
The request to have more than the allotted square footage for the structures is so the existing area where a vehicle is parked remains covered as the vehicle is not intended to be parked inside the shed. This structure was here when we purchased the home, has protected the vehicle from hail and blends 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.

1401 Summer Breeze Court



is of Bowditch NOTE: Bowditch shows errors based on the second plot.

220 Elm St., # 200 - Lawrence, TX 75057  
 Tel. 972.221.9439 - FAX 972.221.9400  
[info@warrington.com](mailto:info@warrington.com) Fax: 972.221.9400



SEVERYOS KOURTIAN

Map Community Fund No. 430621 0000 E  
 Santa property situated within Zone "X".

**FLOOD NOTE:** It is my opinion that the property described herein is not within the 100-year flood zone.

LEGARD - C.M. - Controlling Movement; F.T.B. - Found from Back; F.T.F. - Found from Feet; F.C.F. - Found from Feet; Overhead Electric; S.T.B. - Set from Back; 1/2" diameter with yellow tag stamped "Arthur Surveying Company". All found from hole are 1/2" diameter unless noted.

6700 Collegeville Road,  
Collegeville, Texas 76014  
Tel: 817/433-6996  
Fax 817/438-6146

Date:	09/15/17
ASC No.	1709209
P.C./Tech.	F.C./L.G.
Client	Alamo Title Company
G.F. No.	ATD-01-6000031700577-8D

1401 Summer Breeze Court  
Keller, Texas



**PROPERTY DESCRIPTION:** Lot 31, Block 2, Summer Ridge Estates, Phase II, an Addition to the City of Keller, Tarrant County, Texas, according to Map or Plat thereof recorded in Volume 388-165, Page(s) 4, of the Map and/or Plat Records of Tarrant County, Texas.

***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.

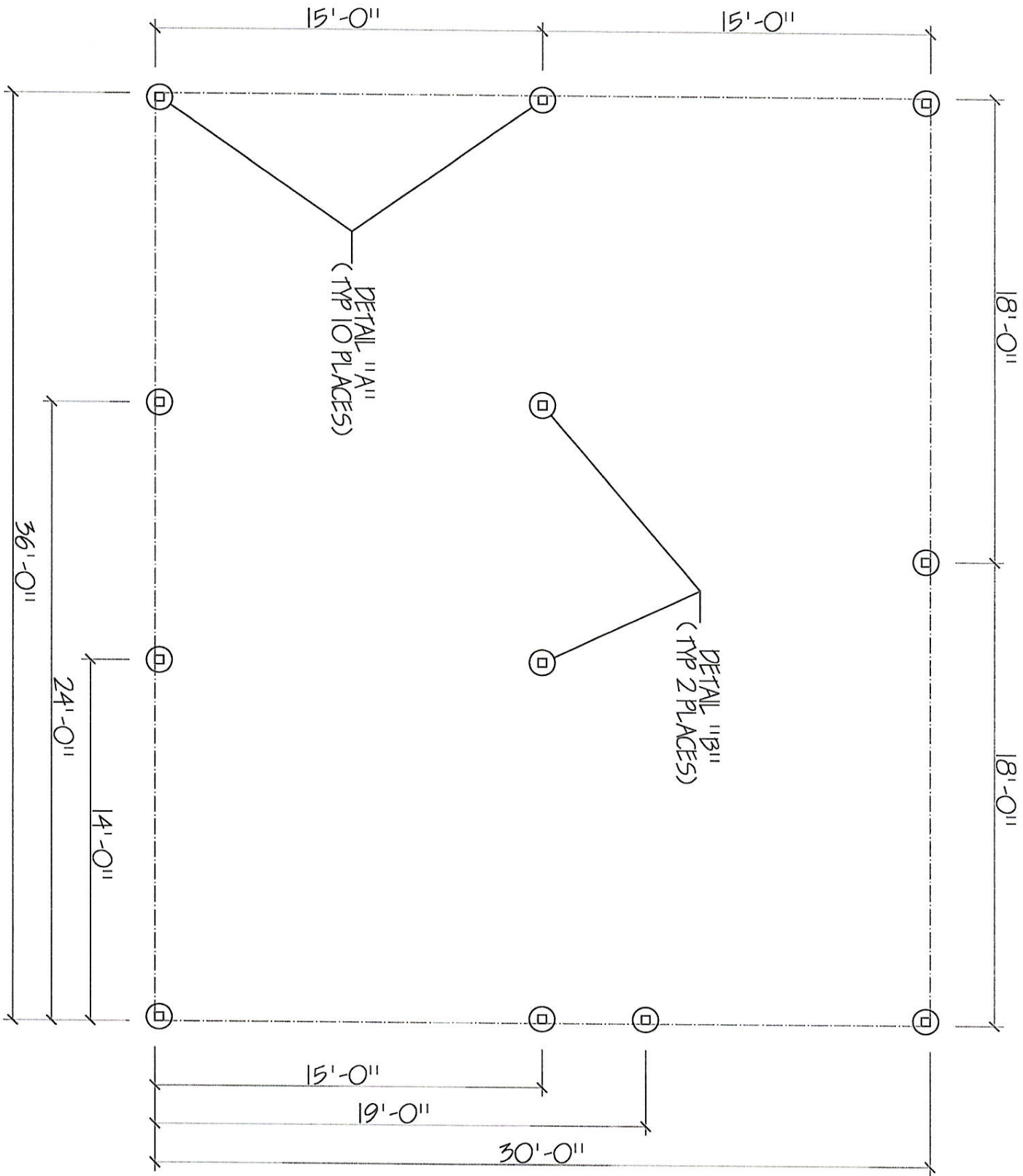


William N. Bowen II, President  
Registered Professional Engineer  
TBPE Firm #: 4345



Enclosure: 1. Drawing F1 of F1





FOUNDATION PLAN

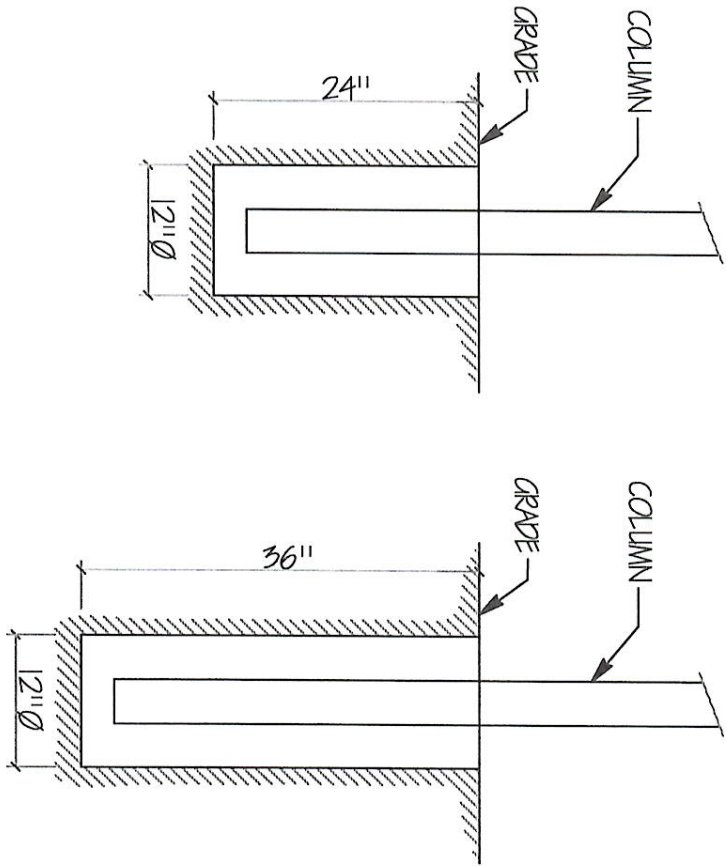
APPROX. 3/16" = 1'-0"

GENERAL NOTES:

- Construction details and framing shall conform to the 2021 International Building Code and City of Keller, TX.
- Poured in place concrete is to be normal weight and is to develop a compressive strength F'c of 3000 psi at 28 days.
- 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

**BBS Consultants**

Structural Engineers

TBE firm #4345

MATTHEW FLEETWOOD

SCALE: AS NOTED

DATE: 12/16/24

1401 SUMMER BREEZE CT.

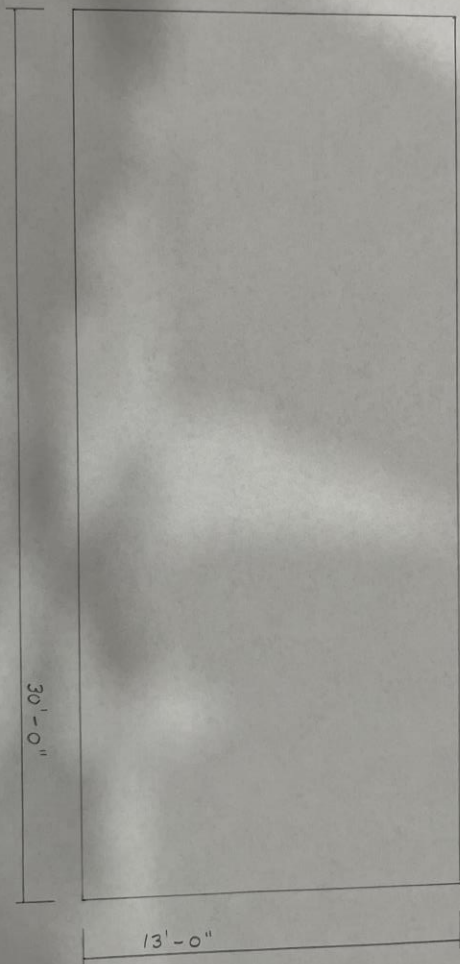
KELLER, TX

FOUNDATION PLAN,  
DETAILS AND NOTES

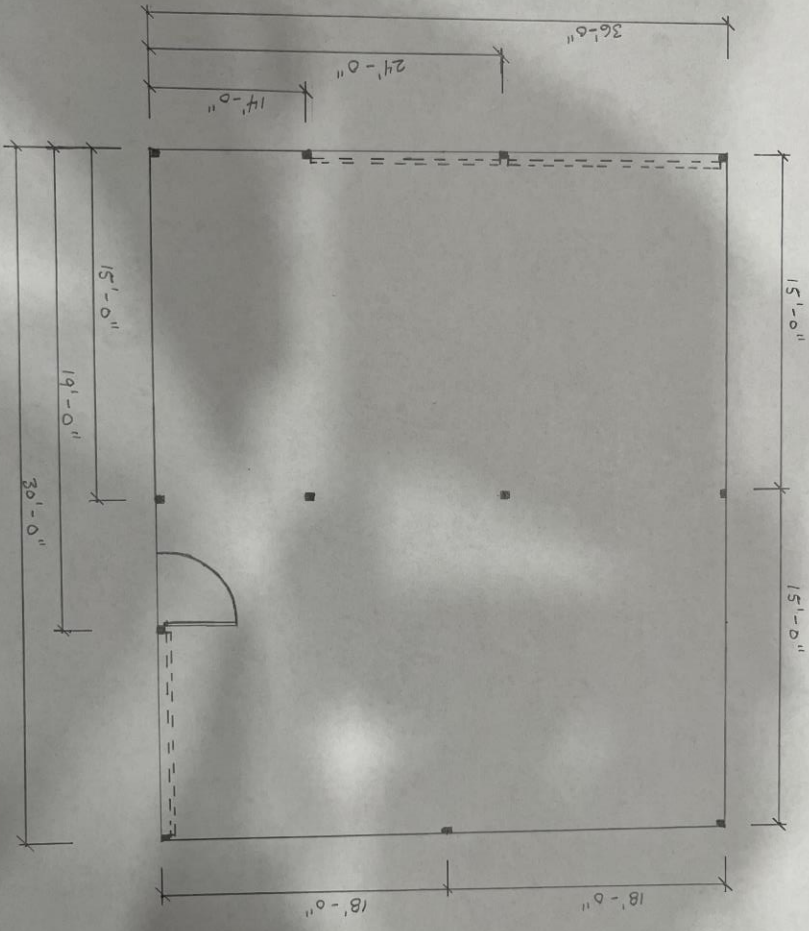
DRAWING NUMBER

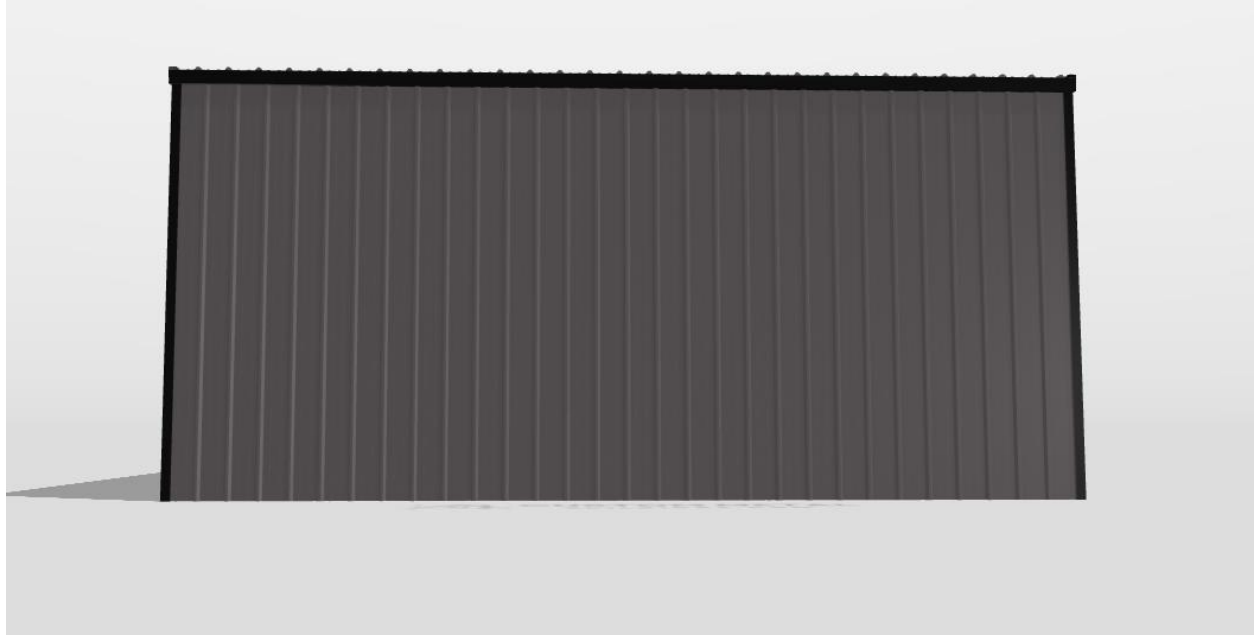
F1 OF F1

EAST SIDE

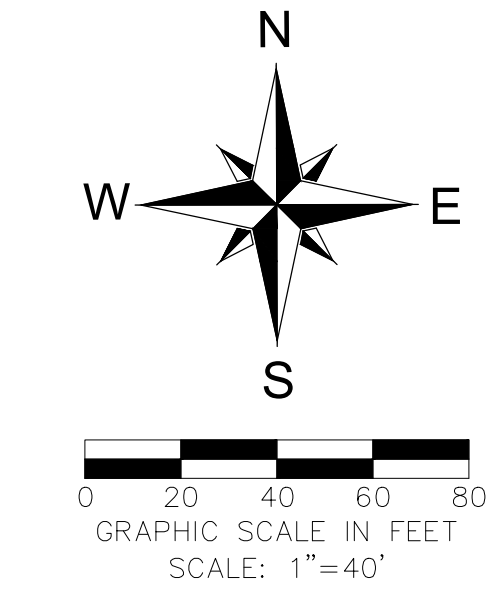


Floor Plan









LEGEND	
	DRAINAGE DESIGNATION
	DRAINAGE AREA ACRES
	FLOW ARROW
	INLET/CURB OPENING DESIGNATION

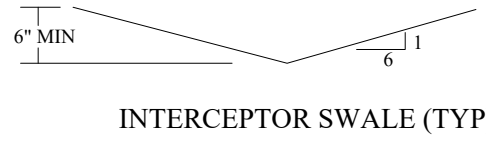
NOTES:

THE PROJECT IS AN EXISTING SINGLE FAMILY RESIDENTIAL PROPERTY LOCATED ON LOT 31, BLOCK 2 SUMMER RIDGE ADDITION, Phase II

THE PURPOSE OF THE GRADING PLAN IS TO PROVIDE GRADING DIRECTION AND PATTERNS FOR THE ACCESSORY BUILDING BEING PROPOSED TOWARDS THE REAR OF THE PROPERTY.

ACCESSORY STRUCTURE IS CONSTRUCTED WITH STEEL COLUMNS WITHOUT A CONCRETE FLOOR. A SMALL INTERCEPTOR SWALE WILL BE CUT AROUND THE SOUTH AND EAST WALL TO DIVERT RUNOFF..

WATER WILL DRAIN BOTH TO THE WEST AND NORTH AROUND THE PROPOSED STRUCTURE WITH THE HIGHPOINT BEING THE SOUTHWEST CORNER OF THE PROPOSED STRUCTURE



INTERCEPTOR SWALE (TYP)

INTERCEPTOR SWALE HIGHPOINT IS THE SEC OF THE PROPOSED STRUCTURE.

SWALE TO BE AT A MINIMUM OF 6" DEEP AT THE HIGHPOINT.

SWALE TO BE CUT TO THE NORTH AND WEST AT A MINIMUM SLOPE OF 1% UNTIL IT INTERCEPTS THE EXISTING CONTOURS.

NOTES:

THE PROJECT IS AN EXISTING SINGLE FAMILY RESIDENTIAL PROPERTY OF APPROXIMATELY 0.55 ACRES.

THE PURPOSE OF THE DRAINAGE ANALYSIS IS TO COMPLY WITH CITY OF KELLER PLATTING AND BUILDING PERMIT REGULATIONS SO THAT THE OWNERS CAN OBTAIN BUILDING PERMITS TO CONSTRUCT AN ACCESSORY STRUCTURE.

EXISTING CONDITION DRAINAGE ON THE PROPERTY AS REFLECTED IN TOPOGRAPHIC AND IMPROVEMENT SURVEY PERFORMED BY ARTHUR SURVEYING , INC AND NCTCOG AERIALS.

PROPOSED IMPROVEMENTS WILL INCREASE IMPERVIOUS AREA BY 1008 SF.

PROPOSED CONDITION DRAINAGE CALCULATIONS

Drainage	Area	TC	C	I1	Q1	I10	Q10	I100	Q100	Comments
Area	(Acres)	(Min)		(In/Hr)	(cfs)	(In/Hr)	(cfs)	(In/Hr)	(cfs)	
A-1	0.78	15	0.5	3.32	1.29	6.6	2.57	9.6	3.74	Drainage to Borrow Ditch
OS-1	0.73	15	0.5	3.32	1.21	6.6	2.40	9.6	3.49	Flow onto Site

**DCC ENGINEERING**

1668 Keller Parkway, Suite 100  
Keller, Tx 76248  
Phone: (817) 874-2941 or (817) 201-4477  
www.dccengineering.com  
Engineering Firm Registration Number F-21947



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CONTRACT DATE: --  
BUILDING TYPE: --  
PLAN VERSION: --  
SITE NUMBER: --  
STORE NUMBER: --

FLEETWOOD RESIDENCE

1401 Summer Breeze Court  
KELLER, TEXAS 76248

PROPOSED  
DRAINAGE  
PLAN

PLOT DATE:



