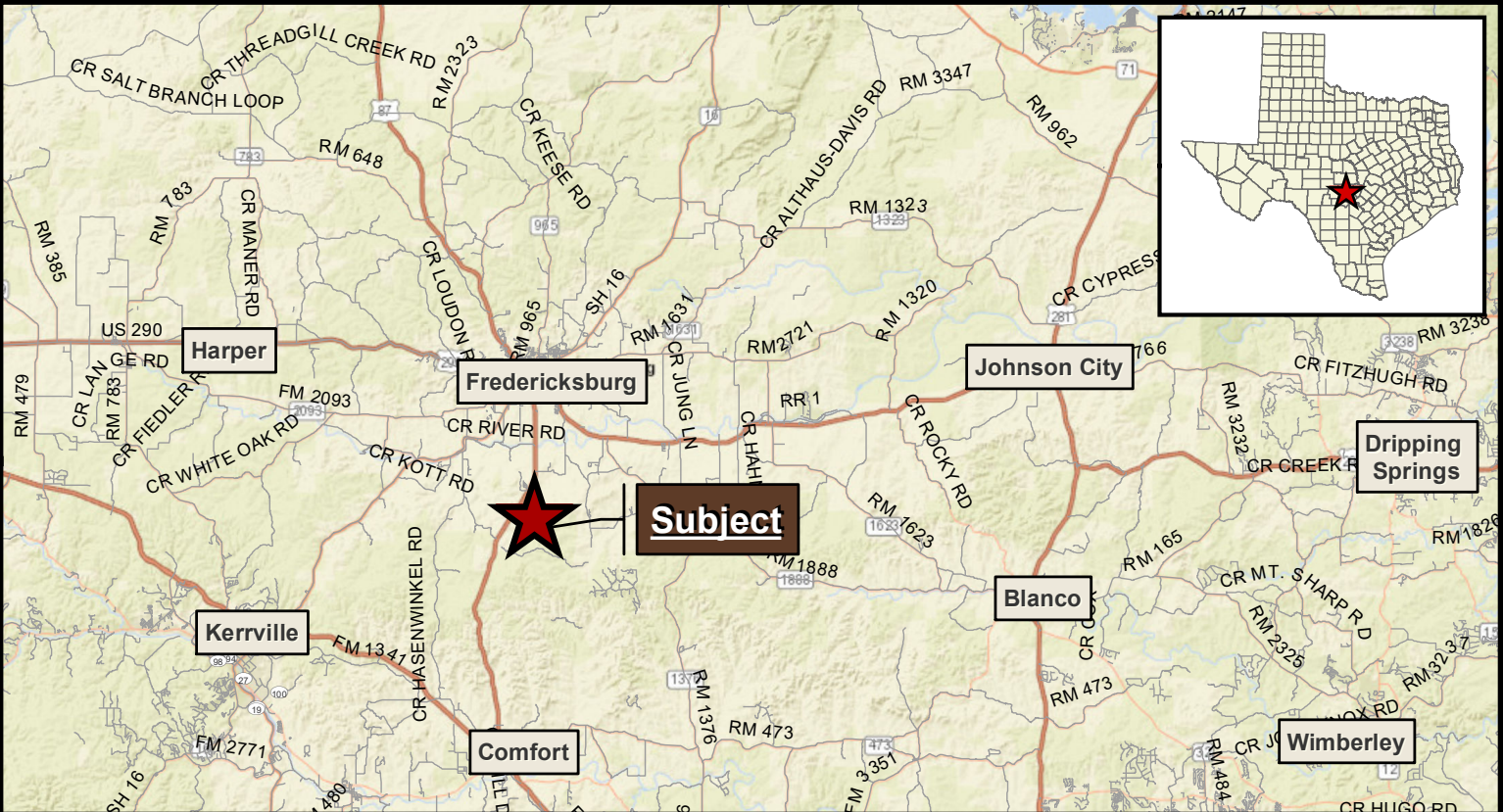
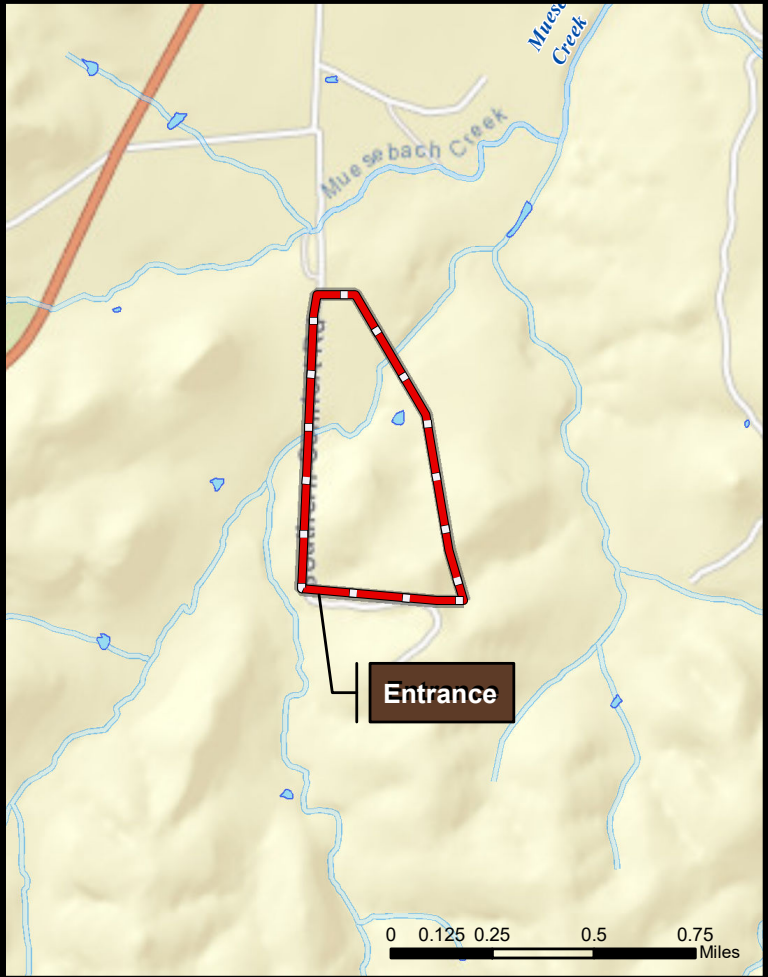
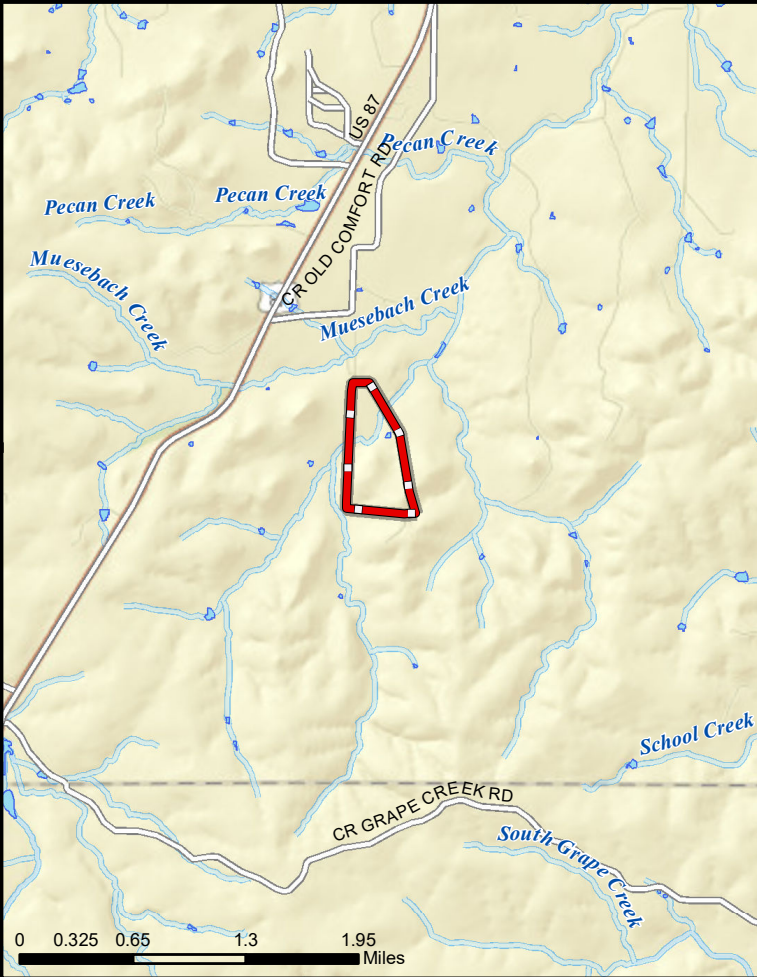


# OAK VIEW SUMMIT | 100.00 ± AC | GILLESPIE



1 inch = 2,500 feet  
 0 0.2 0.4 0.6 Miles



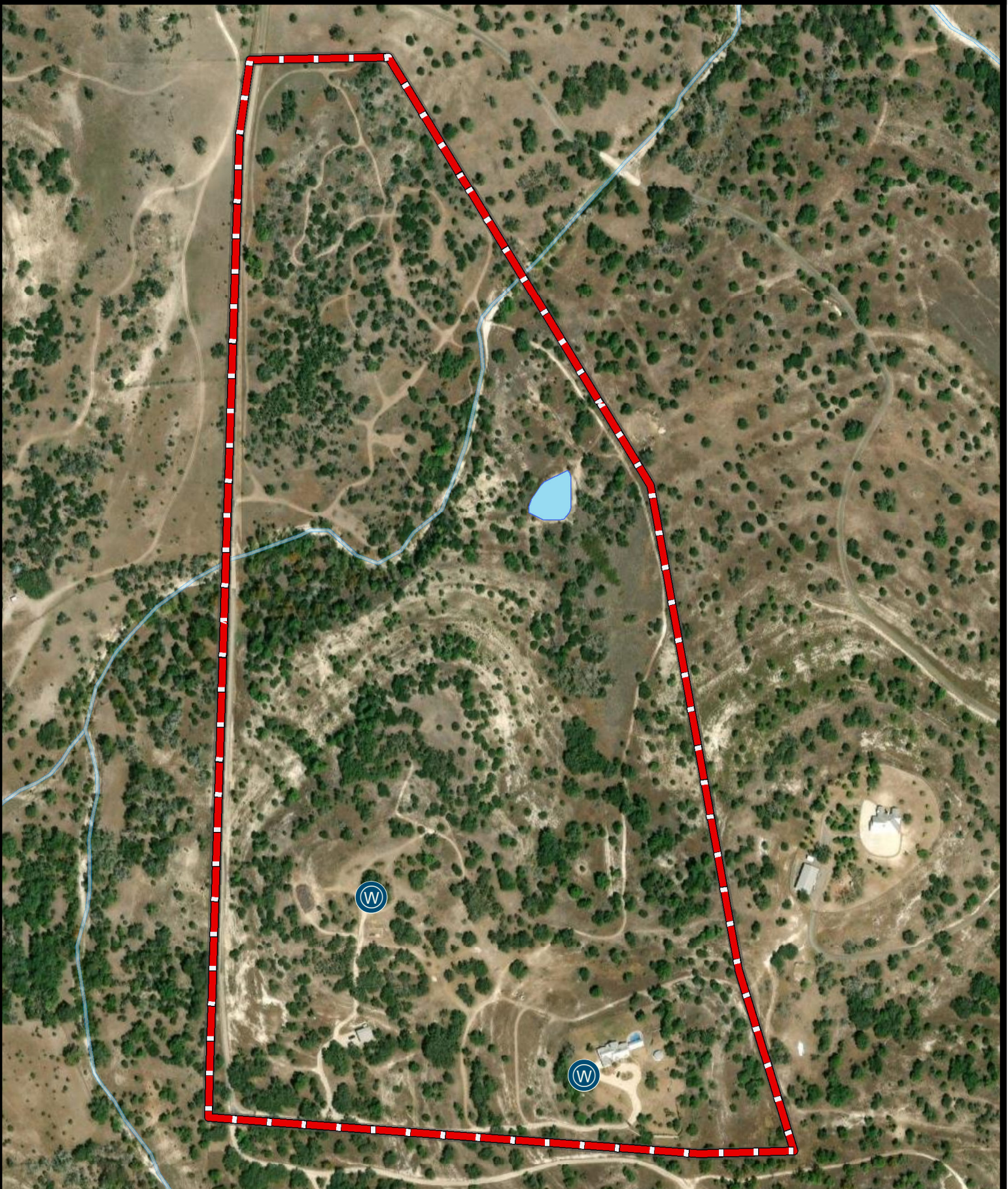
112 N Edison St., Fredericksburg, TX 78624  
 Jeremy Lacy (830) 225-0595  
[www.AndersRanchRealty.com](http://www.AndersRanchRealty.com)



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 PURVEYORS OF FINE TEXAS RANCHES



# OAK VIEW SUMMIT | 100.00 ± AC | GILLESPIE



1 inch = 391.67 feet

0 0.035 0.07 0.105 Miles



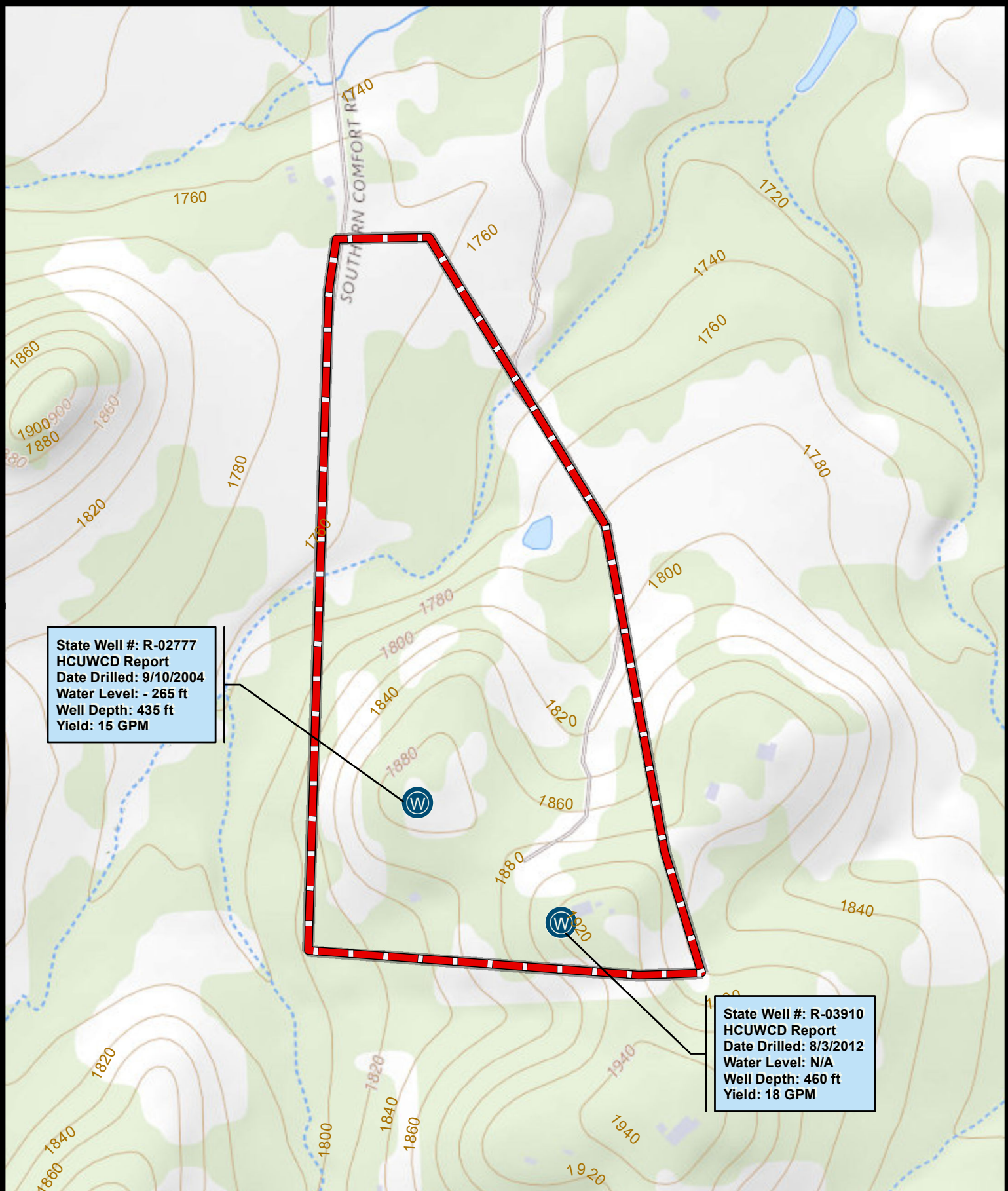
112 N Edison St., Fredericksburg, TX 78624  
Jeremy Lacy (830) 225-0595  
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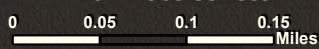
# OAK VIEW SUMMIT | 100.00 ± AC | GILLESPIE



State Well #: R-02777  
HCUWCD Report  
Date Drilled: 9/10/2004  
Water Level: - 265 ft  
Well Depth: 435 ft  
Yield: 15 GPM

State Well #: R-03910  
HCUWCD Report  
Date Drilled: 8/3/2012  
Water Level: N/A  
Well Depth: 460 ft  
Yield: 18 GPM

1 inch = 583.33 feet





# OAK VIEW SUMMIT | 100.00 ± AC | GILLESPIE



1 inch = 500 feet

0 0.045 0.09 0.135 Miles



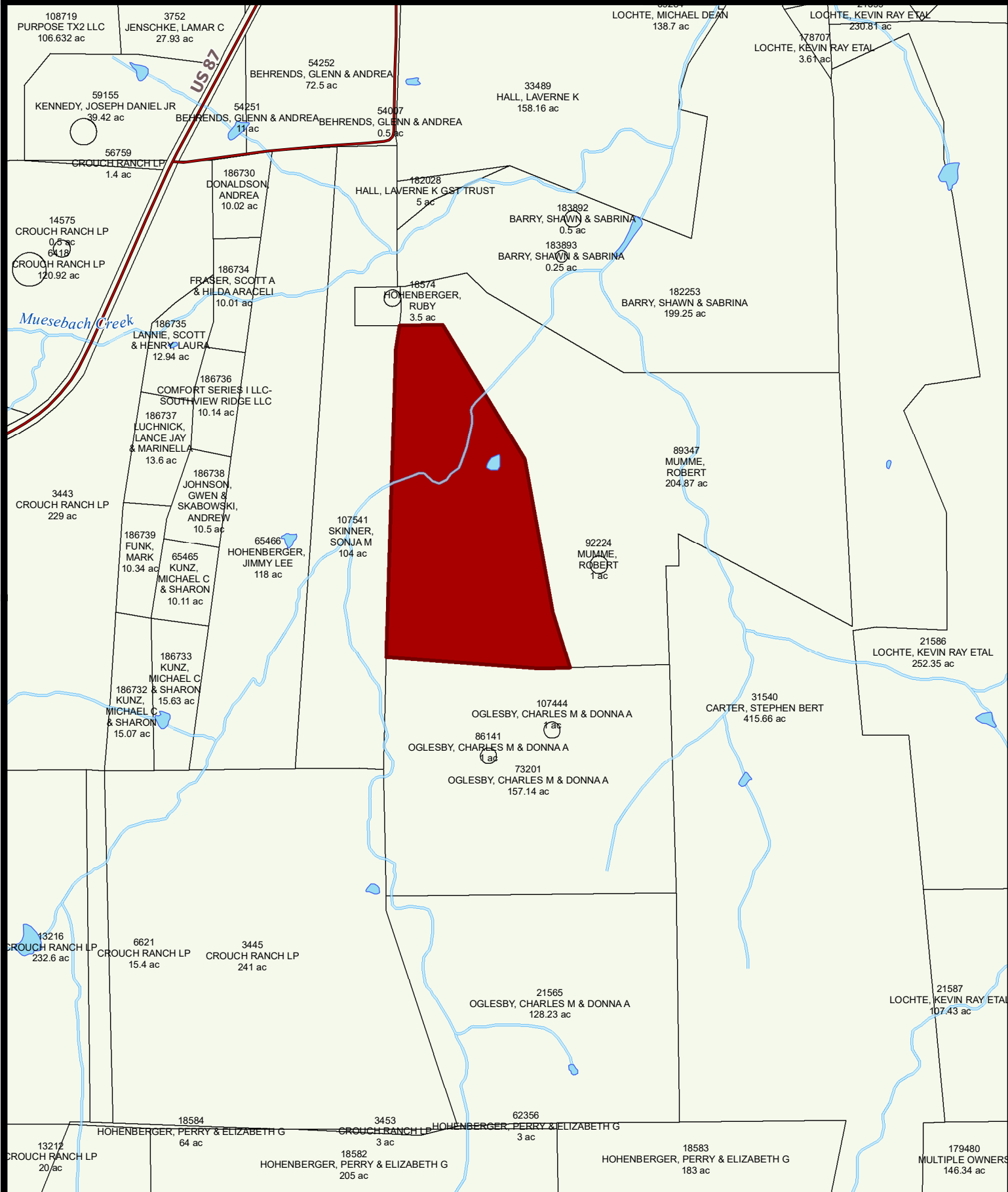
112 N Edison St., Fredericksburg, TX 78624  
Jeremy Lacy (830) 225-0595  
www.AndersRanchRealty.com



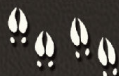
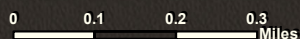
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PURVEYORS OF FINE TEXAS RANCHES



# OAK VIEW SUMMIT | 100.00 ± AC | GILLESPIE



1 inch = 1,250 feet



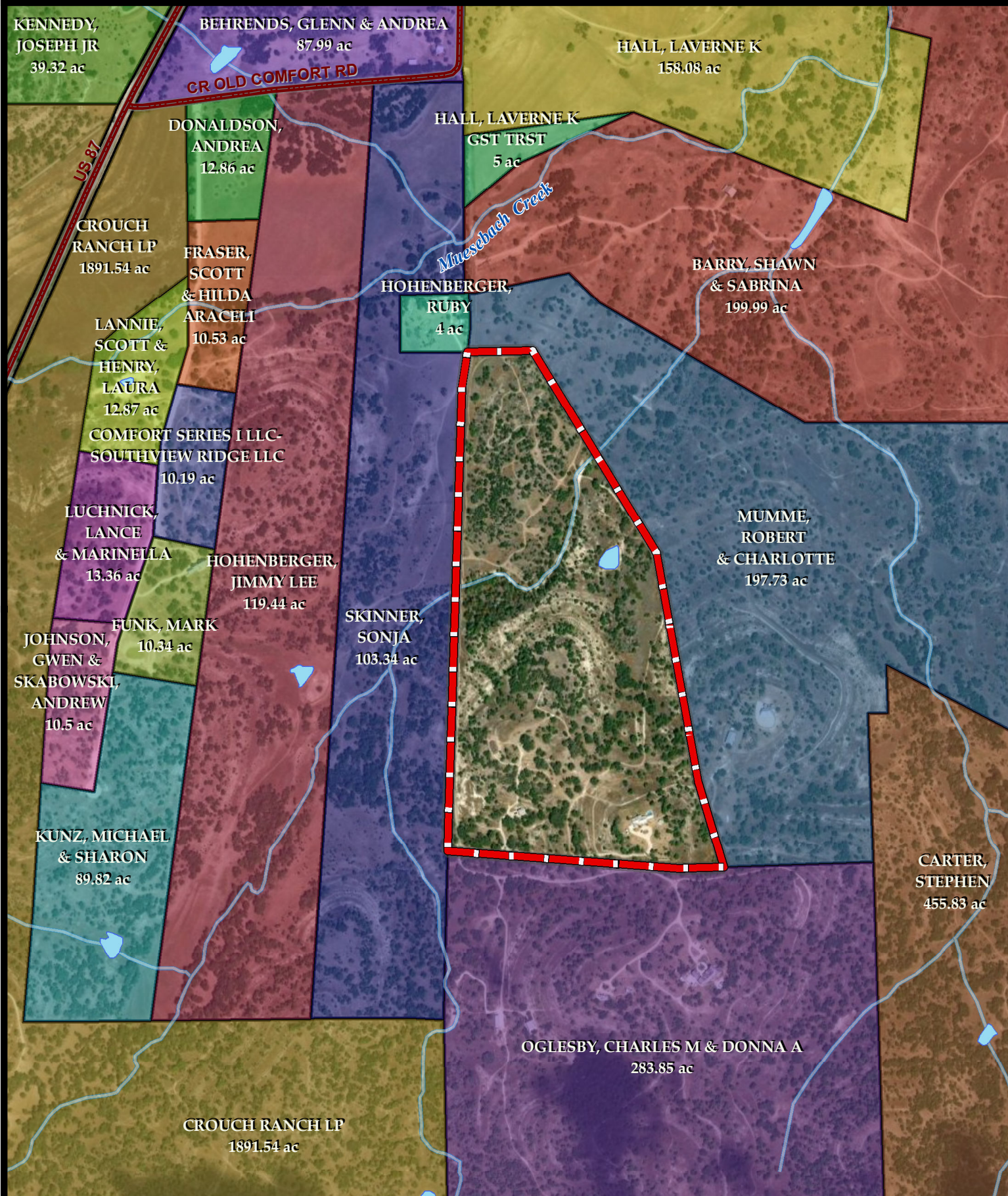
112 N Edison St., Fredericksburg, TX 78624  
 Jeremy Lacy (830) 225-0595  
[www.AndersRanchRealty.com](http://www.AndersRanchRealty.com)



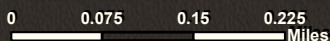
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 PURVEYORS OF FINE TEXAS RANCHES



# OAK VIEW SUMMIT | 100.00 ± AC | GILLESPIE



1 inch = 833.33 feet



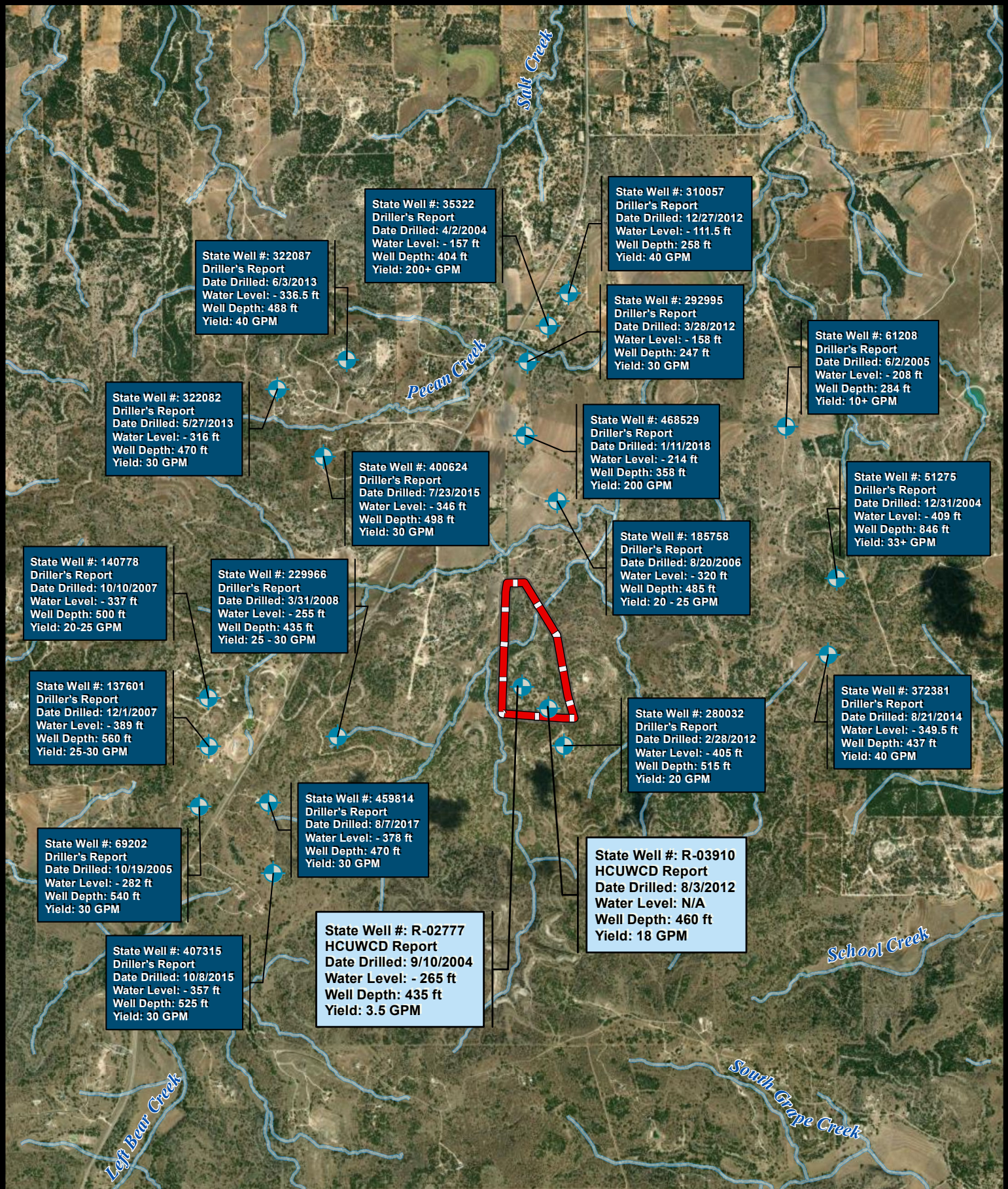
112 N Edison St., Fredericksburg, TX 78624  
 Jeremy Lacy (830) 225-0595  
[www.AndersRanchRealty.com](http://www.AndersRanchRealty.com)



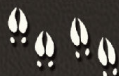
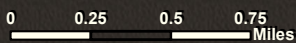
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 PURVEYORS OF FINE TEXAS RANCHES



# OAK VIEW SUMMIT | 100.00 ± AC | GILLESPIE



1 inch = 3,166.67 feet



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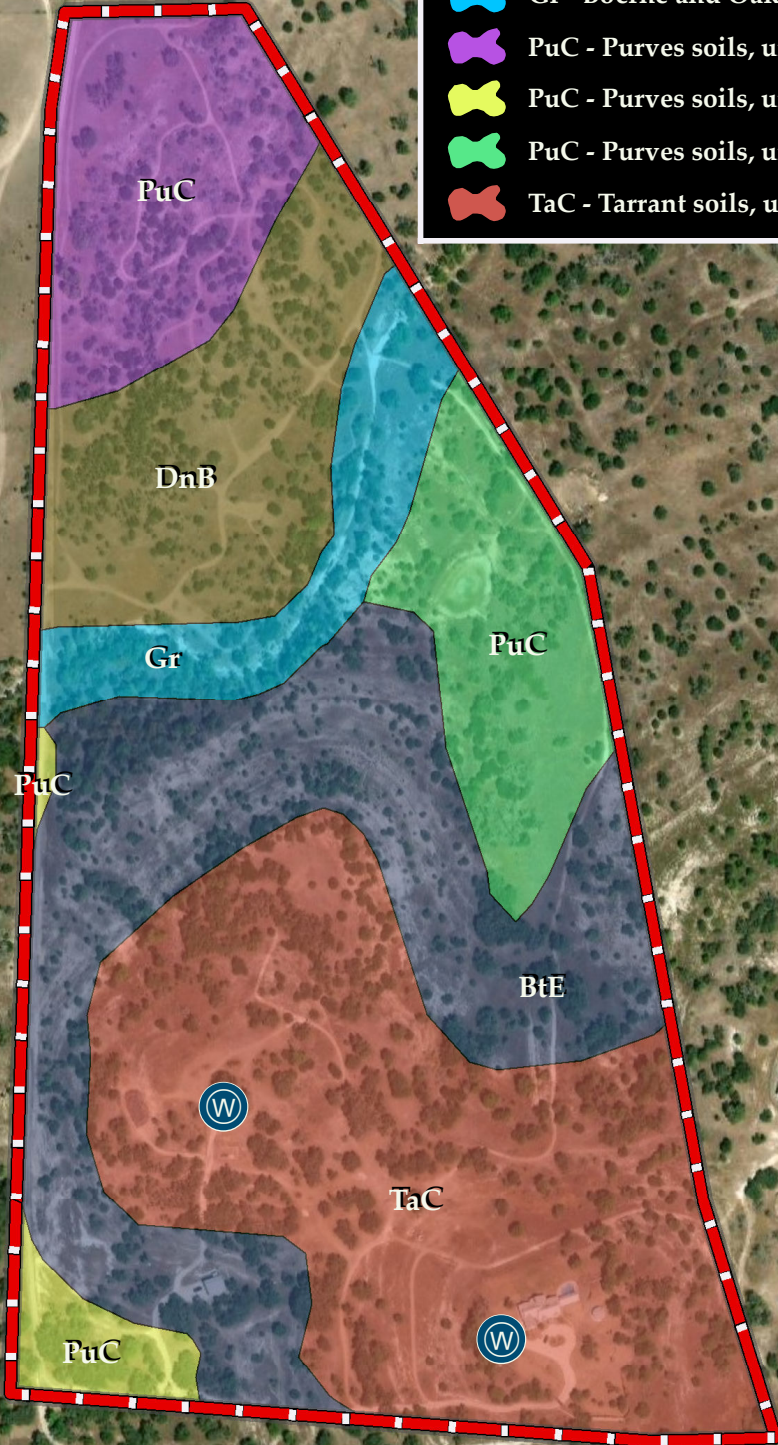
**Anders Realty**  
 PURVEYORS OF FINE TEXAS RANCHES



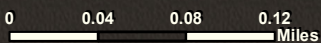
# OAK VIEW SUMMIT | 100.00 ± AC | GILLESPIE

## SOIL DESCRIPTION

-  BtE - Brackett-Tarrant association, hilly (24.98± ac)
-  DnB - Denton silty clay, 1-3% slopes (12.55± ac)
-  Gr - Boerne and Oakalla soils, channeled, frequently flooded (6.58± ac)
-  PuC - Purves soils, undulating (10.69± ac)
-  PuC - Purves soils, undulating (2.94± ac)
-  PuC - Purves soils, undulating (9.25± ac)
-  TaC - Tarrant soils, undulating (33.01± ac)



1 inch = 458.33 feet



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 PURVEYORS OF FINE TEXAS RANCHES



## OAK VIEW SUMMIT

### DEED RESTRICTIONS

It is hereby agreed by Grantors and Grantees that the land herein conveyed "Land" shall be held, sold and conveyed subject to the following restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of the Land and of Seller(s) remaining property and which shall run with the Land and shall be binding on all parties having a right, title or interest in or to the Land or any part thereof, and their heirs, successors and assigns, and which restrictions, covenants and condition shall inure to the benefit of each owner thereof and of Seller(s) remaining property and any contract or deed which may hereafter be executed in connection with said "Land" or any part thereof, shall be conclusively held to have been executed, delivered and accepted subject to the terms and conditions contained in this instrument, regardless of whether or not such terms and conditions are specifically set out in said contract or deed:

1. All tracts shall be used solely for residential and agricultural purposes, being limited to a single family residence. Only two permanent residence will be permitted on any one tract.
2. a) A single family dwelling house containing no less than 1,800 square feet of combined living area and attached enclosed garage area, exclusive of porches, breeze ways, carports or basements may be erected on any one tract. Said dwelling shall contain a minimum of 1,400 square feet of living area. The minimum square footage of living area shall be the area which is heated and cooled.

Multiple story dwellings must contain not less than 1,600 square feet of combined living area and attached enclosed garages on its ground floor. The living area on its ground floor shall be minimum of 1,200 square feet.



- b) Servants quarters, one guest house and outbuildings and outbuildings for agricultural purposes may be constructed on the property. A "Bed and Breakfast" shall be defined as a guest house.
  - c) "Bed and Breakfast", which is known as tourist lodging services within rooms of the principal residence or separate guest house situated on the tract, shall be permitted. Only one Unit used as a "Bed and Breakfast" within the principal residence shall be permitted.
  - d) The exterior of any building shall be completed not later than twelve (12) months after laying the foundation of that respective building.
3. A residence shall not be occupied until the exterior thereof shall be completely finished and connected to a septic tank or other waste disposal system approved by the County and/or State Health Department or other governing body controlling wells and septic systems.
  4. A dwelling house shall not be moved onto any tract. All dwelling houses shall be constructed and erected on site. The relocation or reconstruction of a structure of historic quality and integrity, shall be permitted. Mobile, modular, pre-manufactured and/or industrial built homes shall be not be used as a dwelling, nor stored on any tract. A mobile, modular, pre-manufactured and/or industrial built structure may be used as a temporary construction office during active construction of a building, but not longer than ten (10) months. The term dwelling house (for purposes set out in this paragraph) shall include servants' quarters and guest house.
  5. No buildings or structures or any type may be erected on any tract nearer than 200 feet from the common property line, however additions to the existing residence and outbuildings accessory to the residence are allowed.
  6. After completion of a permanent residence, tract owners may store their personal travel trailers, motor homes, or other recreational vehicles, so long as it is not used as a permanent dwelling and is not stored closer than 200 feet to the common property line. During the period of construction of a



dwelling house, tract owners may camp in their recreational vehicles on the tract for a period of not exceeding 10 months.

- a) Each tract owner shall be permitted to camp overnight in a recreational vehicle or tent for a continuous period not exceeding 15 days nor more than a total of 60 days during any calendar year, provided the tract owner is present and the campsite is no closer than 200 feet from any property line.
7. Tracts shall not be used for any commercial purposes, except permanent agricultural crops including vineyards, fruit trees, pecan groves and permanent grass (hay meadows or grazing pastures). No industrial pursuit or enterprise shall be permitted to be conducted on any tract. Industrial pursuit or enterprise shall mean engaging in the manufacture or assembly of goods or processing of raw materials unserviceable in their natural state for sale or distribution to third parties (other than a cottage industry by an artisan, i.e. artist, painter, photographer, wood, metal or glass sculptor or fabricator) and shall be inclusive of, but not exclusive of:
    - a) Auto painting and repair; heavy machinery operation or storage; welding or machine shop or machining business; concrete products manufacture

Agricultural use and the processing of agricultural goods into commercial products (for example-winery) are declared not to be a prohibited industrial pursuit or enterprise.

8. Abandoned or inoperative equipment, vehicles, or junk shall not be permitted or stored on any tract or any portion of the ingress, egress easement.
9. Swine shall not be kept on any tract other than in connection with a sanctioned 4-H or FFA livestock project. Other livestock, pet and poultry shall be permitted provided said livestock is sheltered and kept within the boundaries of said tract at all times, and they are not offensive to adjacent landowners by smell, sound, or otherwise. There shall not be any commercial feeding operations or commercial breeding of animals, except horses, conducted thereon. Animals used for grazing said property while



simultaneously raising young (i.e. cow/calf operation) shall not be considered commercial breeding of animals.

10. Noxious or offensive activity shall not be permitted on any tract, nor shall anything be done thereon which shall be an annoyance or nuisance to the owners of the tracts. (Example - constant discharge of firearms) Owners are to keep said property free of litter at all times. Disposal of any kind shall not be allowed that would adversely affect the natural beauty and value of any adjacent property. Garbage or refuse shall not be buried on any tract.
11. All perimeter fences erected on any tract shall be of new material and professional in appearance, and completed in a good and workmanlike manner regarding quality and appearance.
12. Property shall not be subdivided into tracts having less than forty (40) acres in size. Each tract shall be in compliance with the Gillespie County, Texas and State of Texas subdivision ordinances and laws.
13. Surfacing, mining (including, but not limited to stone, gravel, sand, caliche), exploration of any type which will damage the surface is prohibited. Road material, including gravel or caliche, used to construct roads on the property may be removed and utilized, after which the removal site shall be restored as much as possible to its original condition.

Any Owner of the "Land" or of Seller(s) remaining property shall have the right to enforce, by any proceeding at law or in equity, all restrictions, covenants and conditions now or hereafter imposed by the provisions of this instrument. Seller(s) remaining property is hereby defined as that certain tract or parcel of land containing 569 acres, more or less.

Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Invalidation of any one of the covenants or restrictions, contained herein, by judgement or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

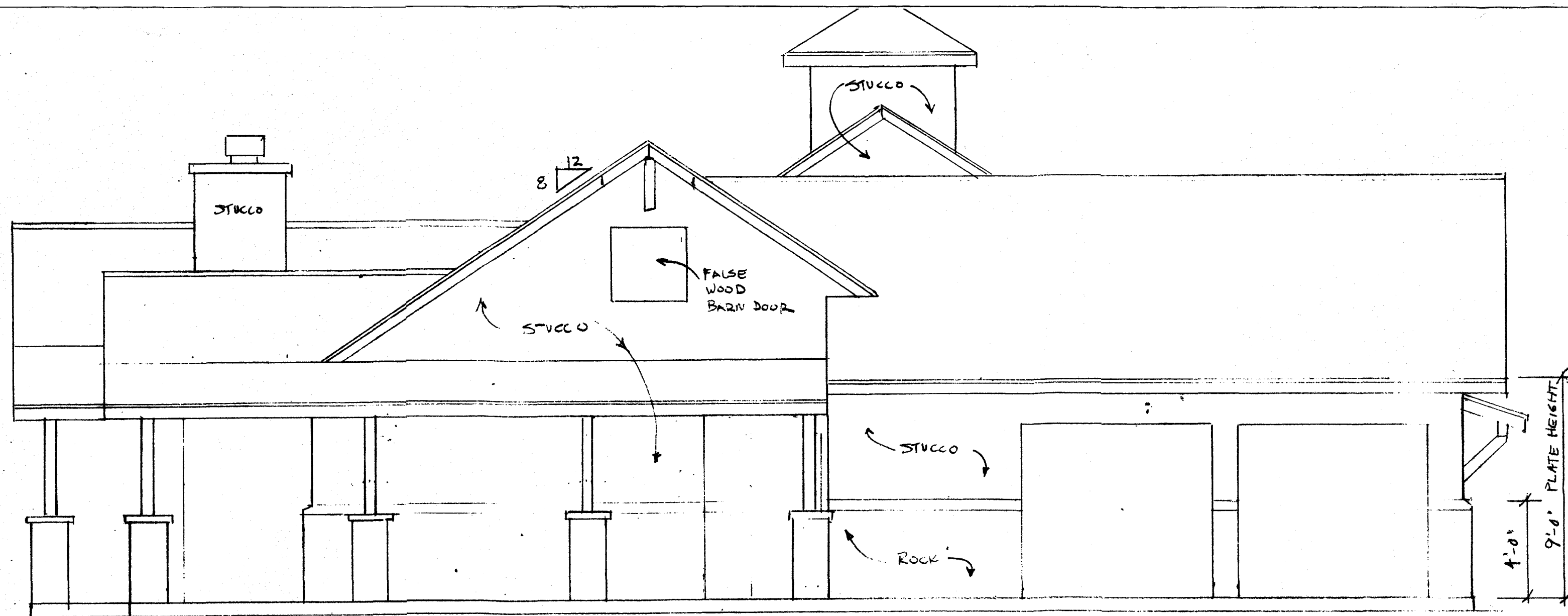


The covenants, conditions and restrictions of this instrument shall run with and bind the "Land" and shall inure to the benefit of, and be enforceable by Seller, or the Owner of any tract of Seller(s) remaining property, and their respective legal representatives, heirs, successors and assigns, and shall be effective until December 21, 2025, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years, unless amended as provided herein. The covenants, conditions and restrictions contained in this instrument may be amended at any time after December 31, 2025 by an instrument signed by not less than the Owners of seventy-five percent (75%) of the above described "Land", and the 569 acres of Seller(s) remaining property. No amendment shall be effective until duly recorded in the Official Public Records of Gillespie County, Texas, nor until the approval of any governmental regulatory body, which may be then required, shall have been obtained.



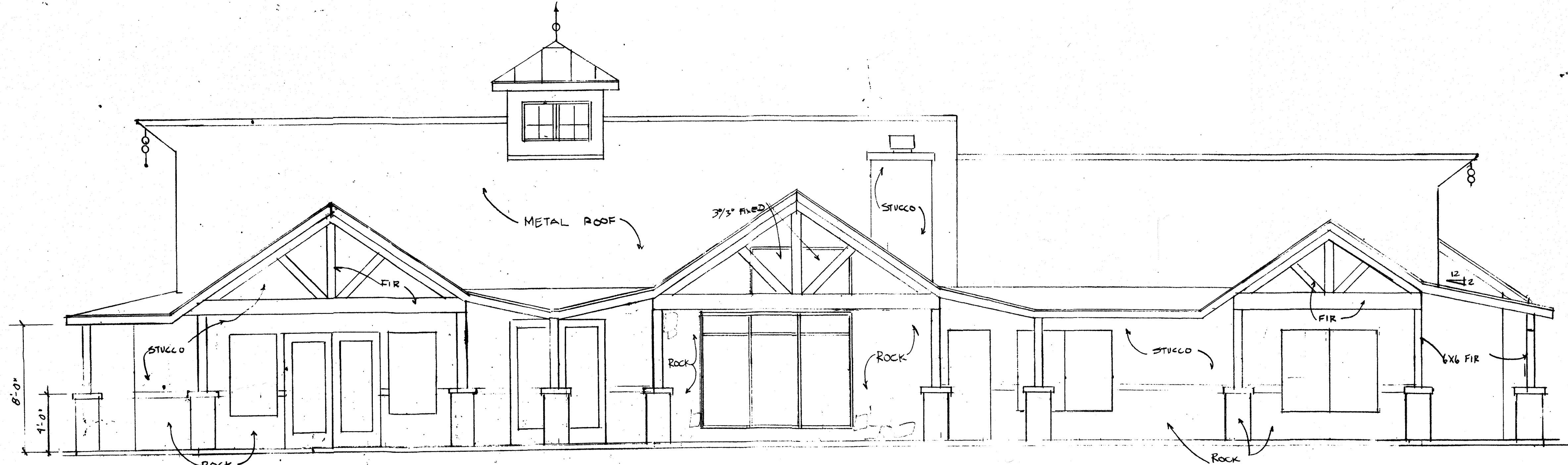






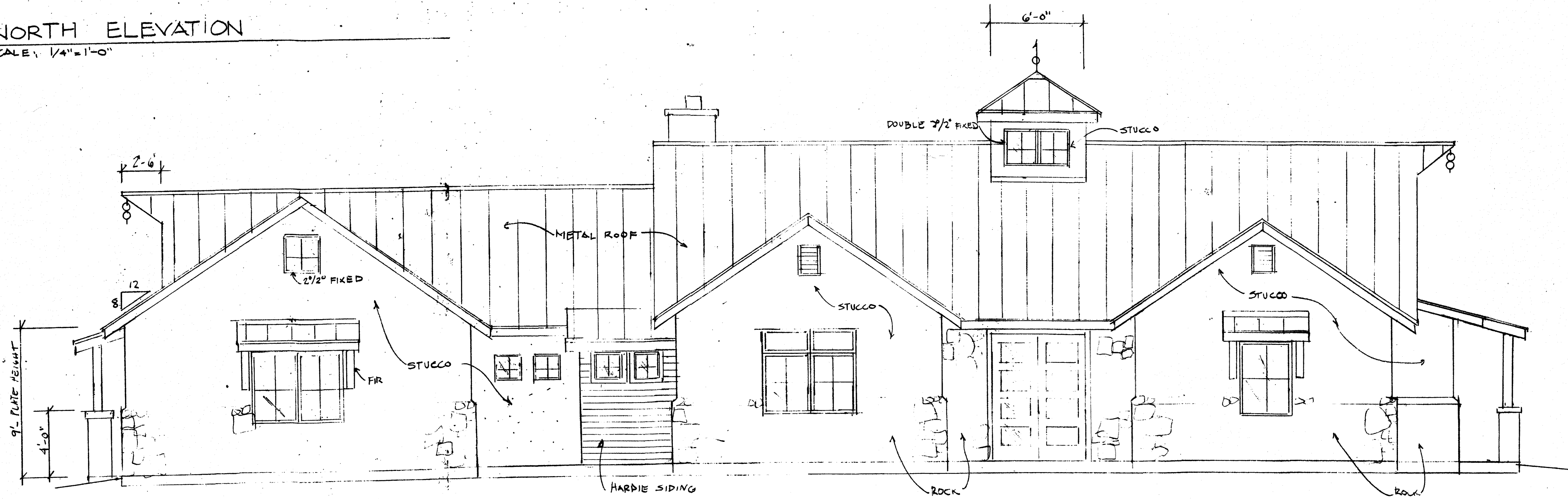
WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

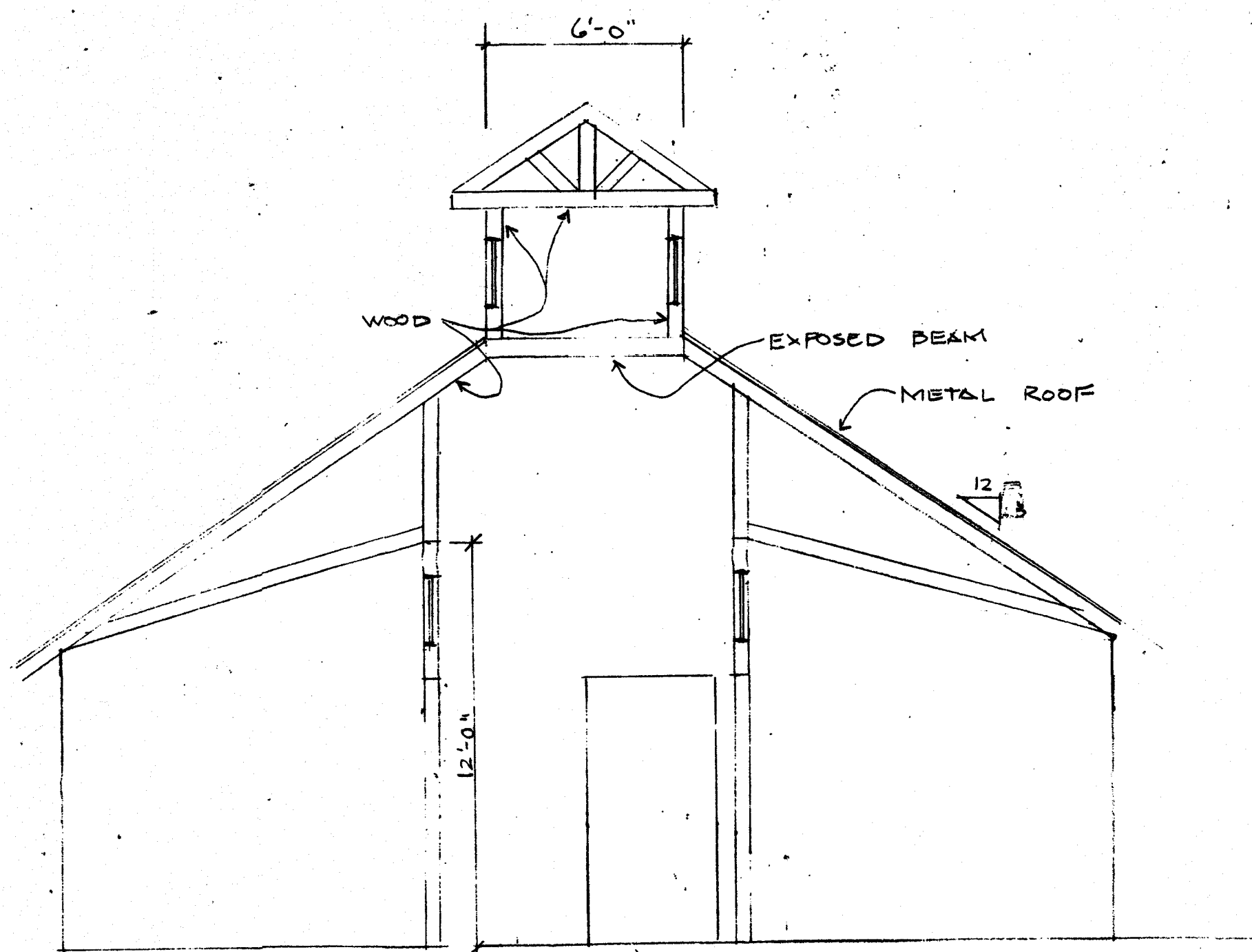
SCALE: 1/4" = 1'-0"

DISTINCTIVE HOMES  
FREDERICKSBURG, TEXAS

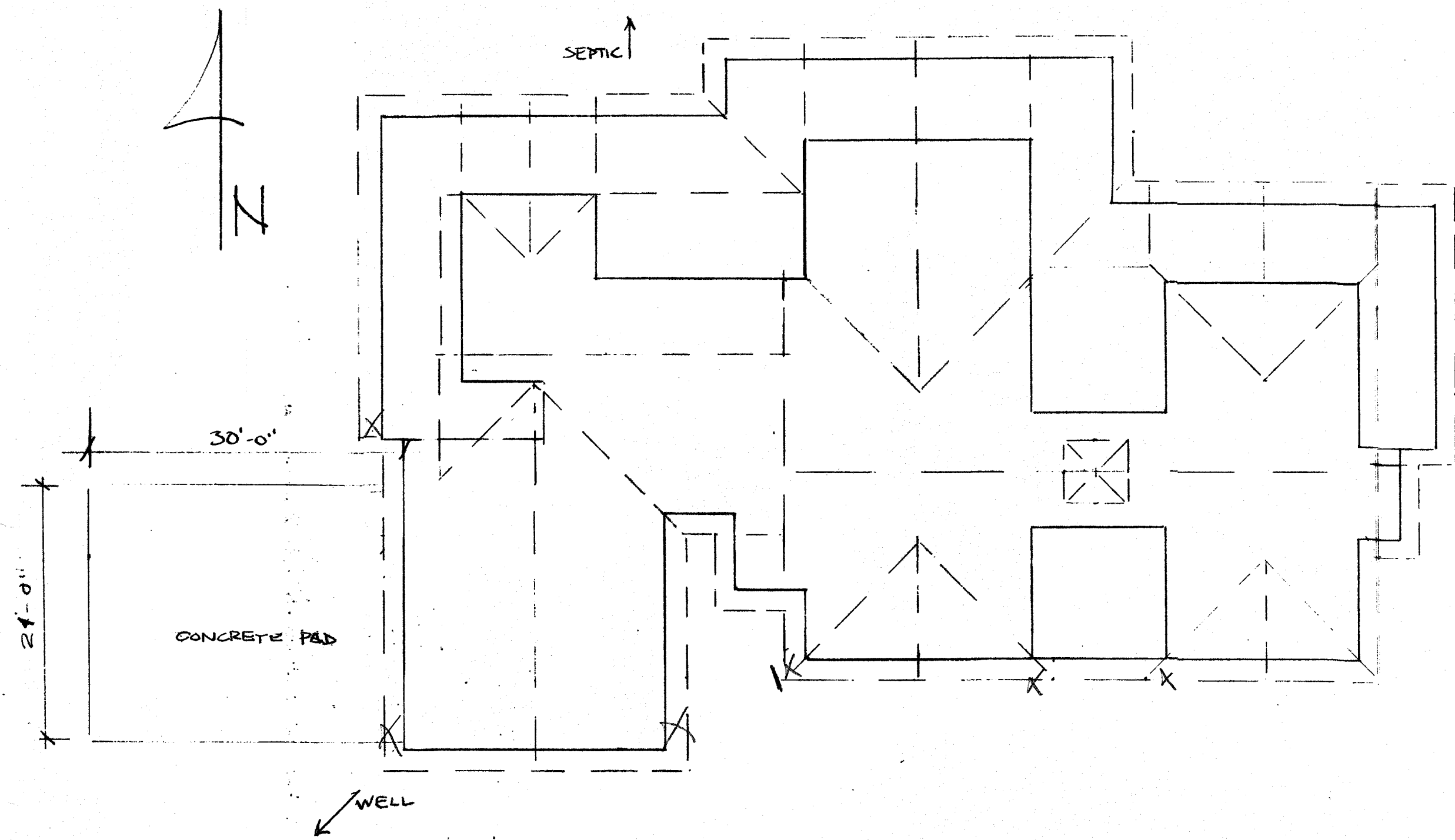
11/7/16

A NEW RESIDENCE FOR:  
CHUCK & DEBBY FITZSIMMONS  
GILLESPIE COUNTY, TEXAS

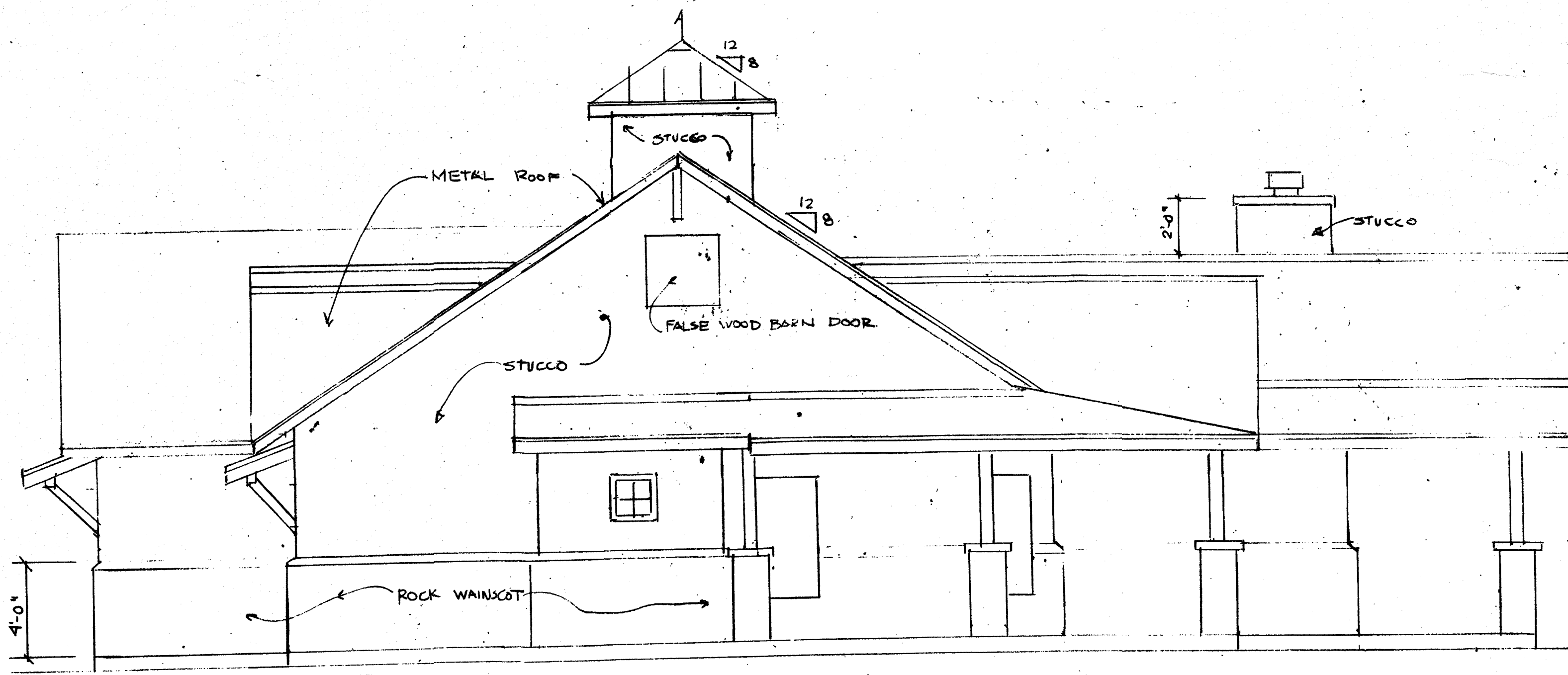




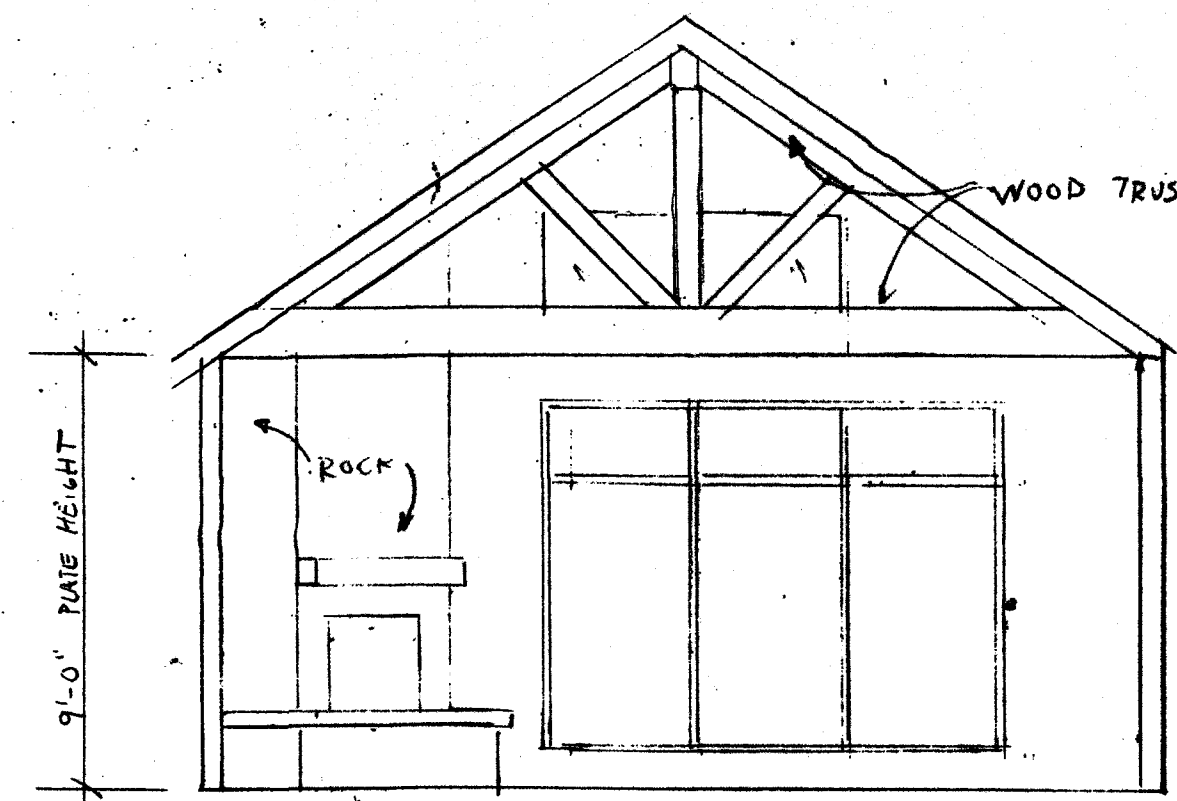
ENTRY SECTION  
SCALE: 1/4" = 1'-0"



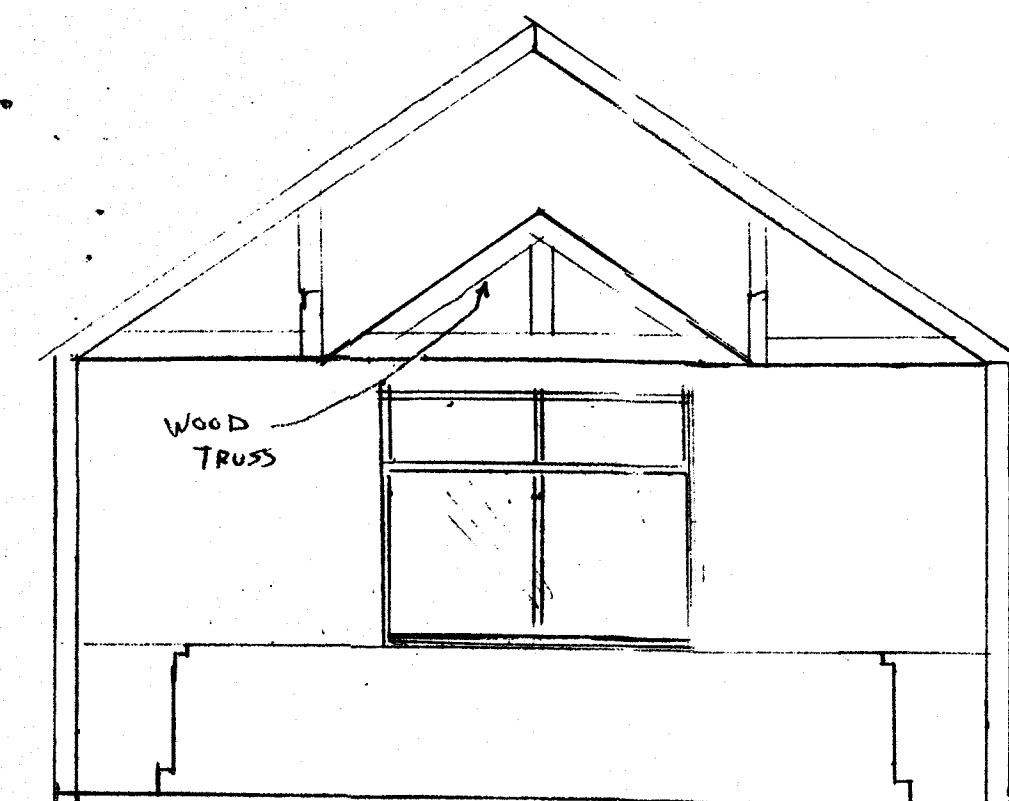
SITE / ROOF PLAN  
SCALE: 3/32" = 1'-0"



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



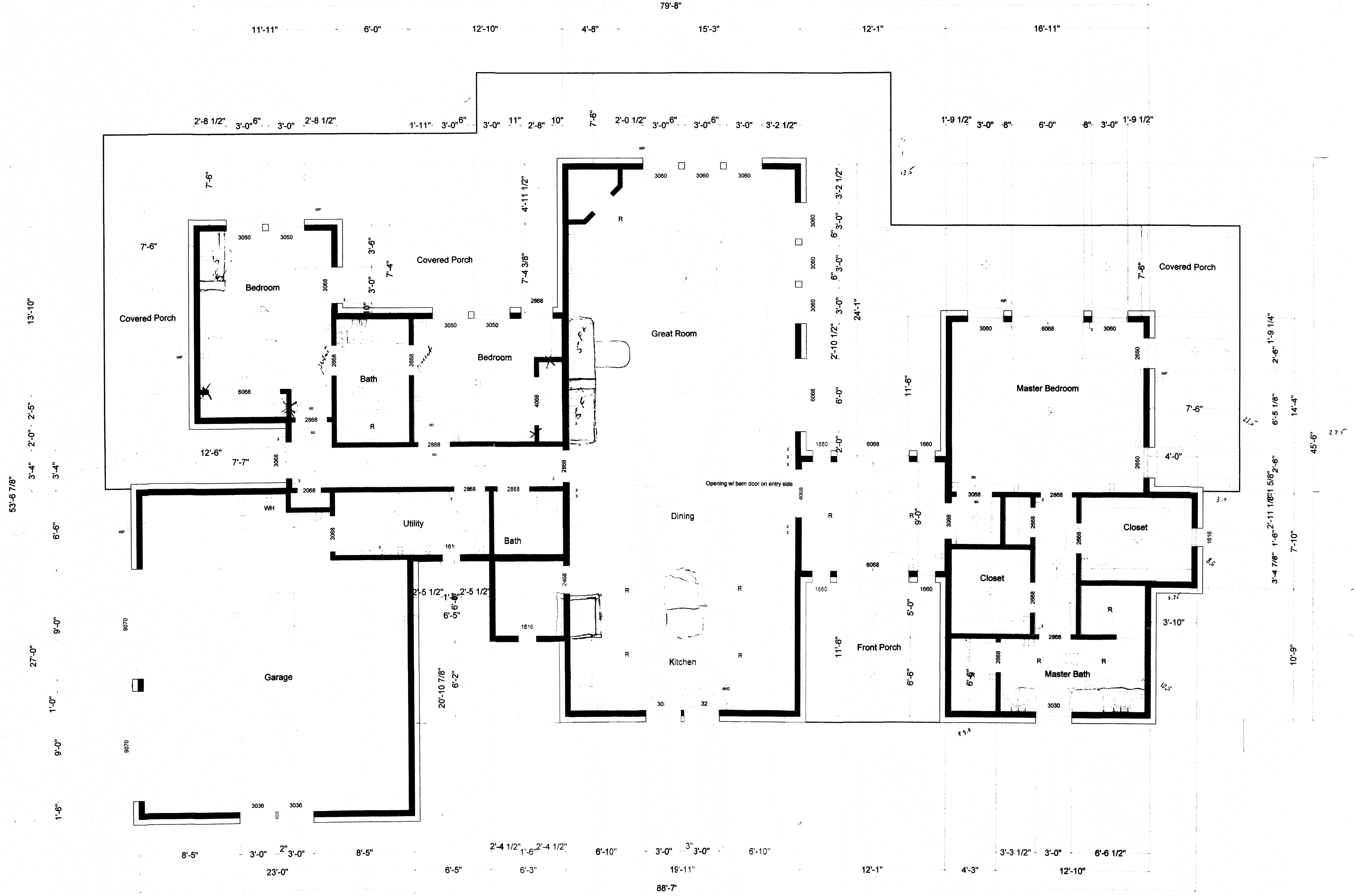
GREAT ROOM SECTION  
SCALE: 1/4" = 1'-0"



KITCHEN SECTION  
SCALE: 1/4" = 1'-0"



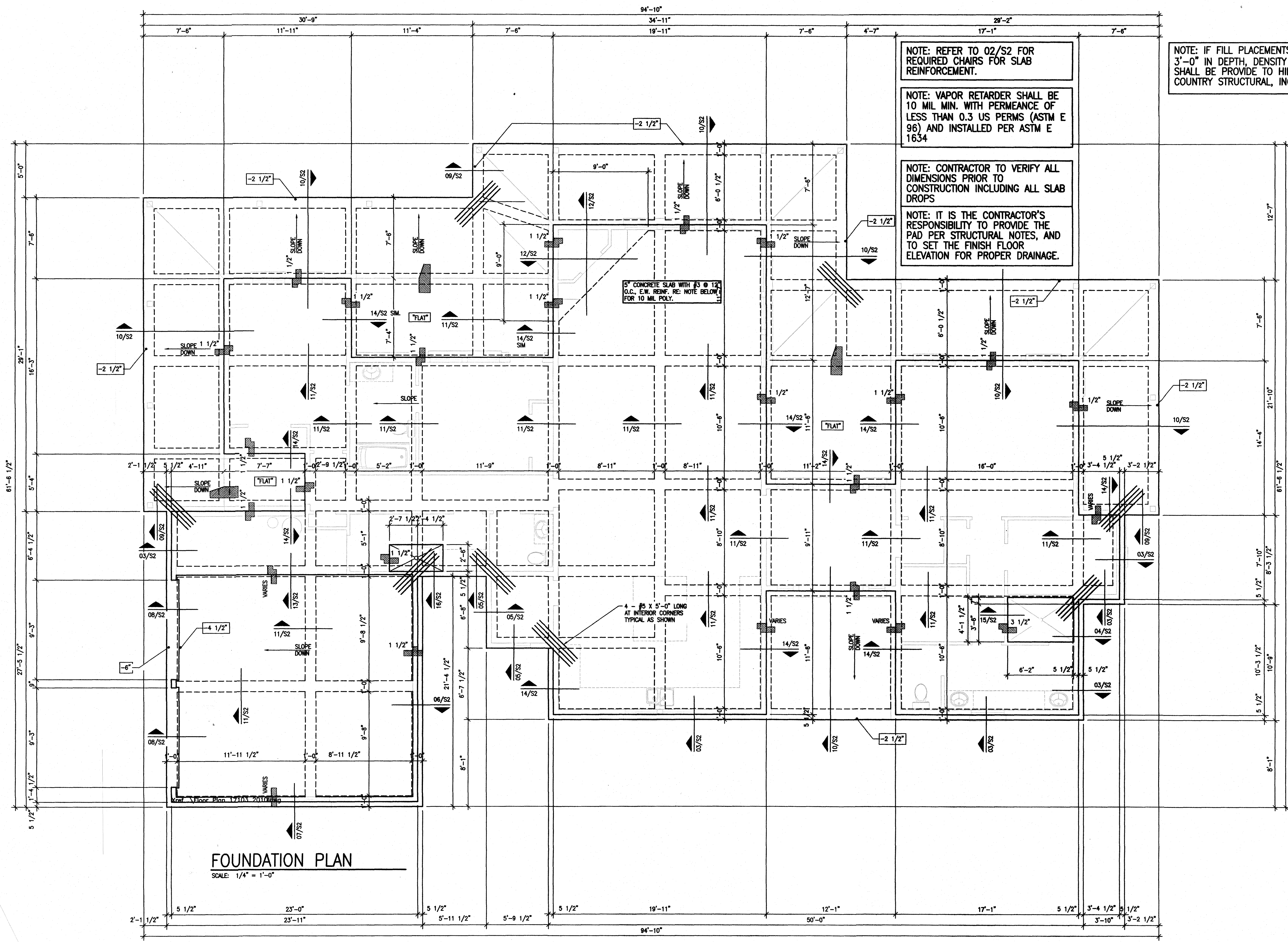
91 no  
6/20/77  
L. & D. Fitzsimmons



**SQUARE FOOTAGES**  
 Living Area: 2368 s.f.  
 Garage & Storage: 664 s.f.  
 Front Porch: 132 s.f. + 182 s.f. porch  
 Rear Porches: 1325 s.f.  
 Total Under Roof: 4487 s.f.  
 182  
 4669 s.f.

1" = 4"





**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

NOTE: REFER TO 02/S2 FOR REQUIRED CHAIRS FOR SLAB REINFORCEMENT.

NOTE: VAPOR RETARDER SHALL BE 10 MIL MIN. WITH PERMEANCE OF LESS THAN 0.3 US PERMS (ASTM E 96) AND INSTALLED PER ASTM E 1634

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION INCLUDING ALL SLAB DROPS

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE PAD PER STRUCTURAL NOTES, AND TO SET THE FINISH FLOOR ELEVATION FOR PROPER DRAINAGE.

NOTE: IF FILL PLACEMENTS EXCEEDS 3'-0" IN DEPTH, DENSITY REPORTS SHALL BE PROVIDED TO HILL COUNTRY STRUCTURAL, INC.

5" CONCRETE SLAB WITH #3 @ 12" O.C. E.W. REINF. RE: NOTE BELOW FOR 10 MIL POLY.

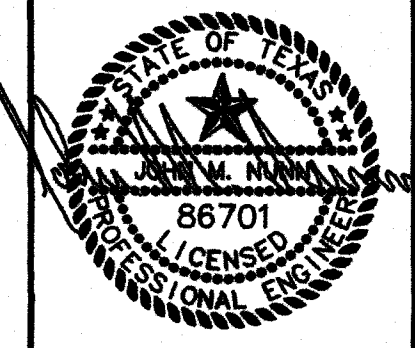
4 - #5 X 5'-0" LONG AT INTERIOR CORNERS TYPICAL AS SHOWN

FITZSIMMONS RESIDENCE

FREDERICKSBURG, TEXAS

HILL COUNTRY STRUCTURAL, INC.  
STRUCTURAL ENGINEERING CONSULTANTS

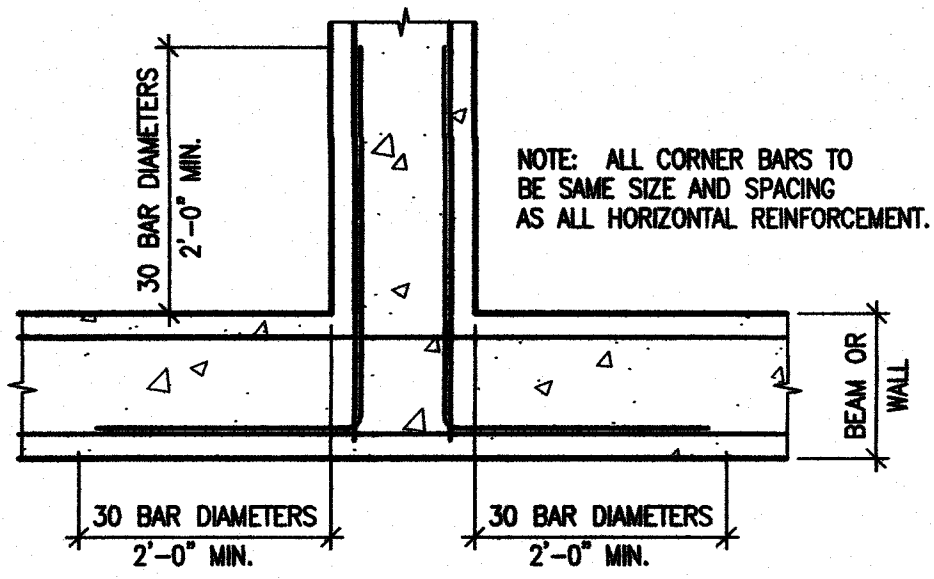
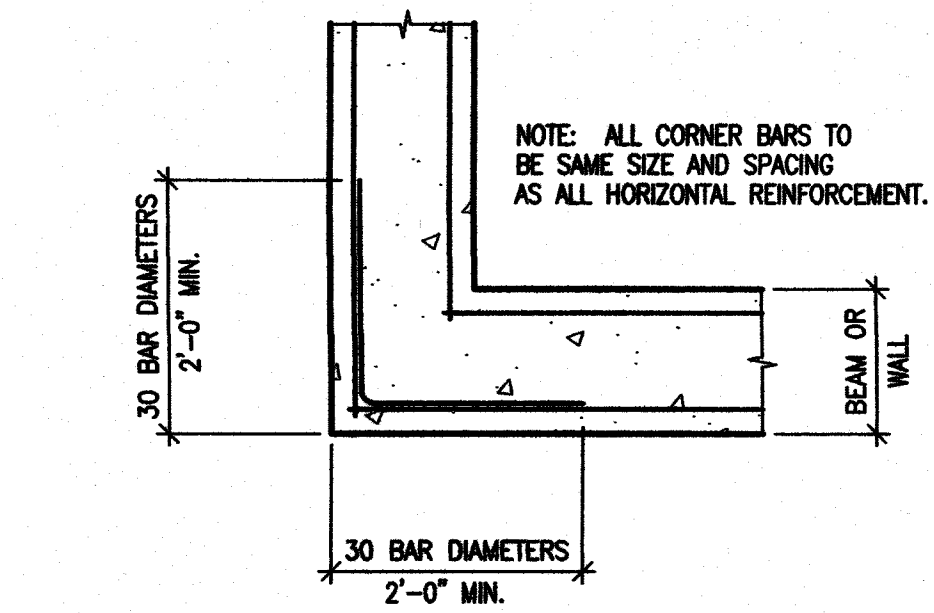
603 FM 800S, SUITE 1500  
FREDERICKSBURG, TEXAS 78644  
(850) 980-4700 (cell) 980-4710 (fax)  
jmh@hillcountrystructural.com  
TEXAS REGISTERED ENGINEERING FIRM P-7888



JANUARY 10, 2017

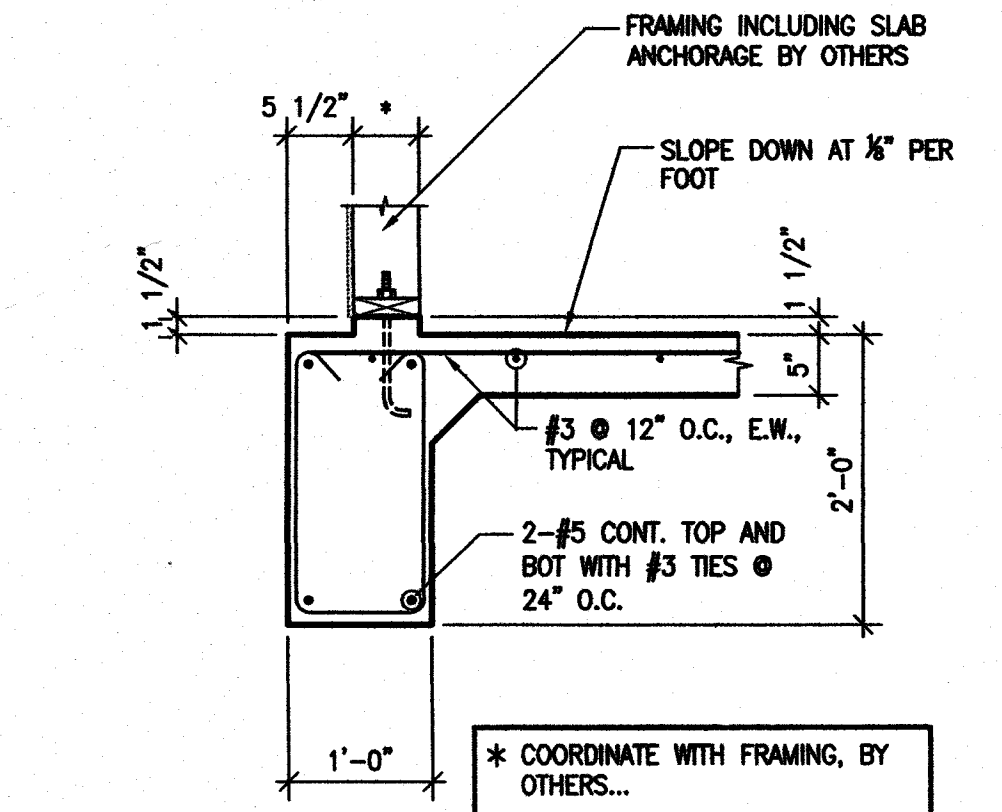
S1



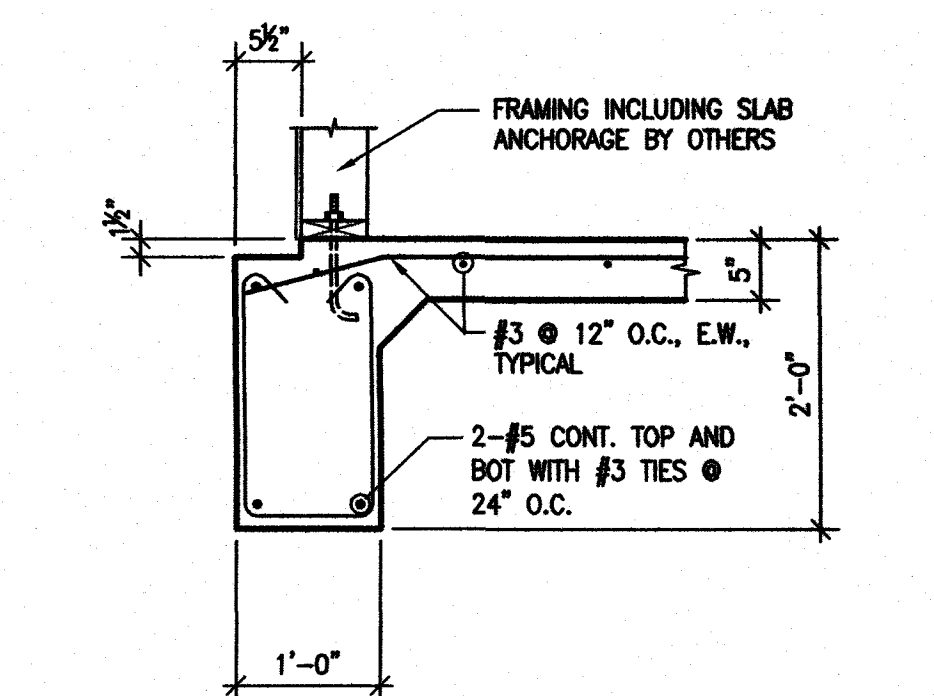


01 TYPICAL CORNER BAR DETAILS

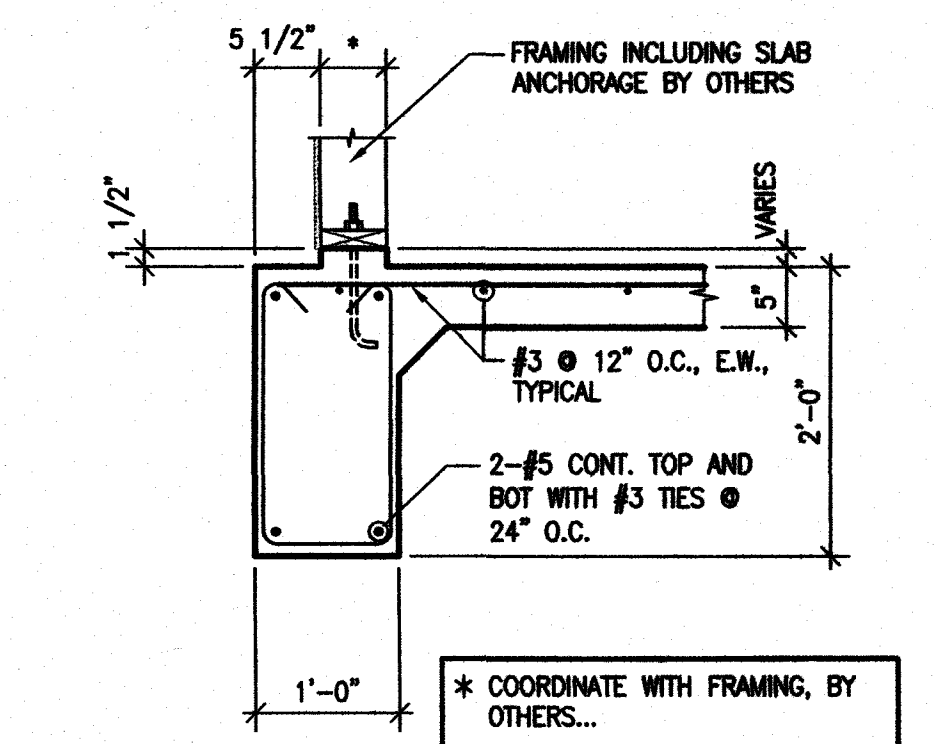
02 SLAB REINFORCEMENT PLACEMENT DETAIL  
SCALE: 1 1/2" = 1'-0"



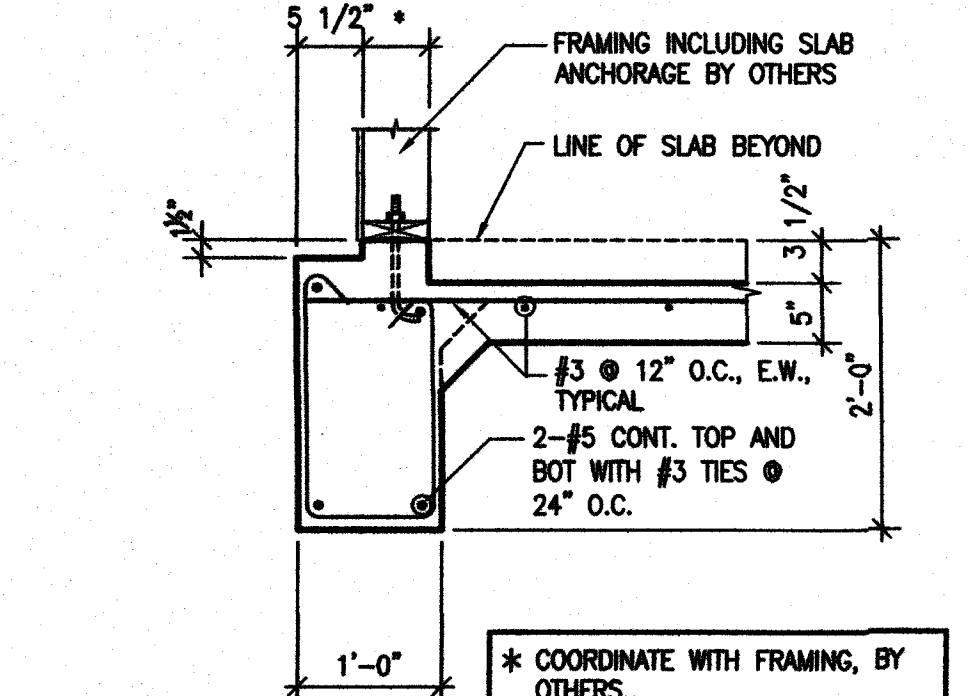
03 SECTION  
SCALE: 1 1/2" = 1'-0"



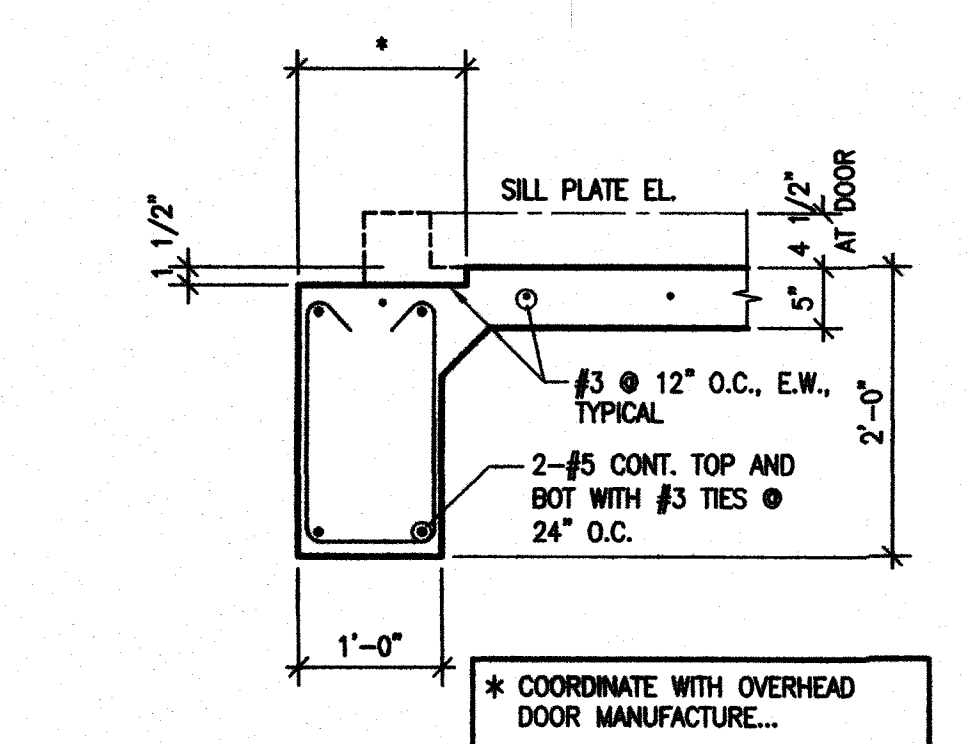
04 SECTION  
SCALE: 1 1/2" = 1'-0"



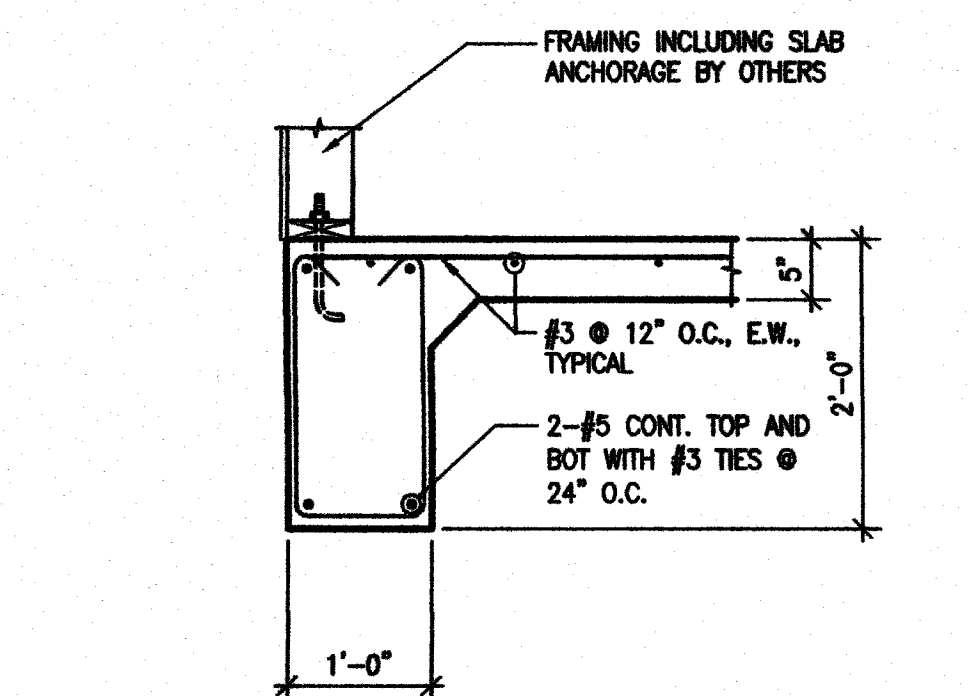
05 SECTION  
SCALE: 1 1/2" = 1'-0"



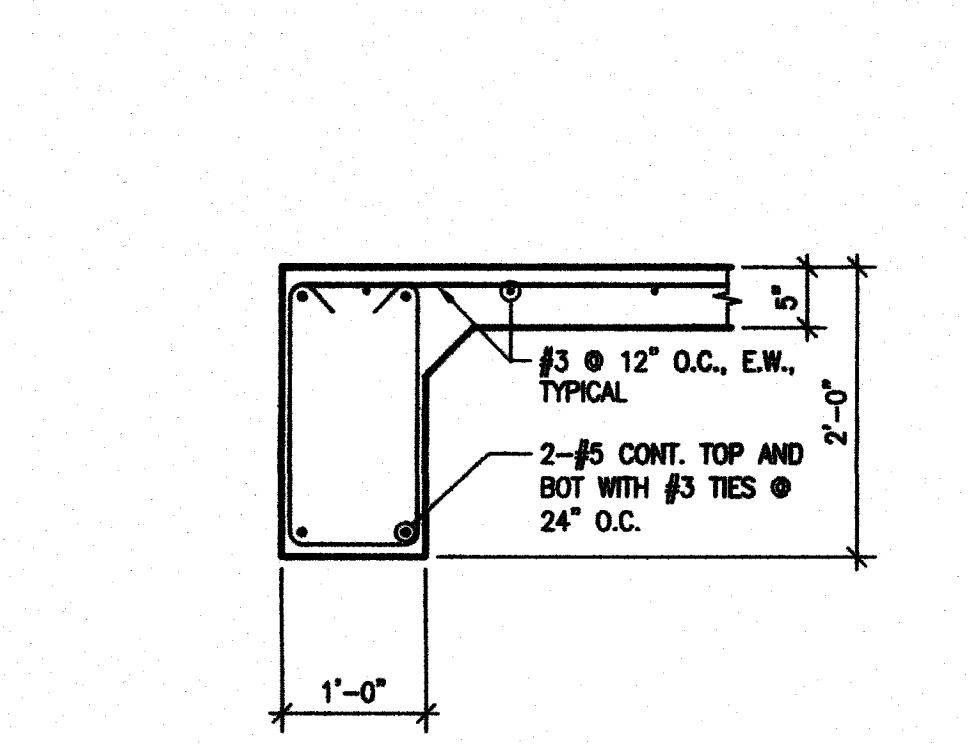
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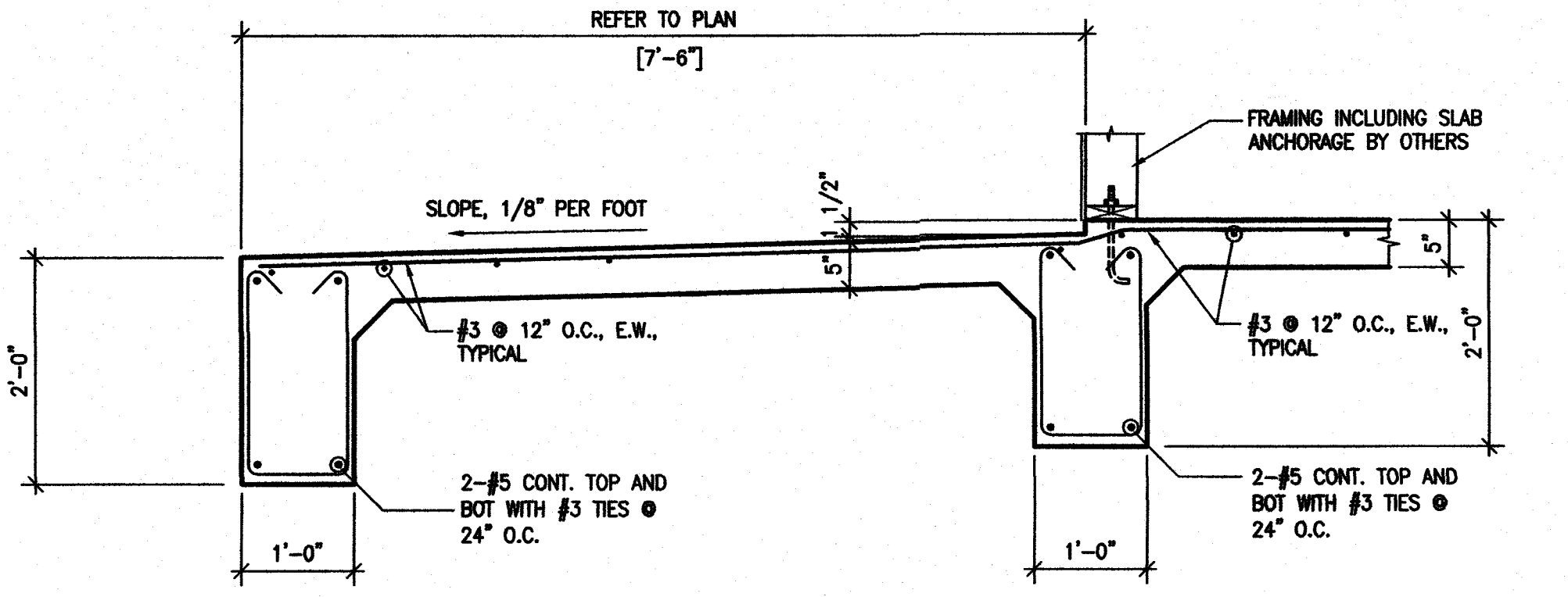
07 SECTION  
SCALE: 3/4" = 1'-0"



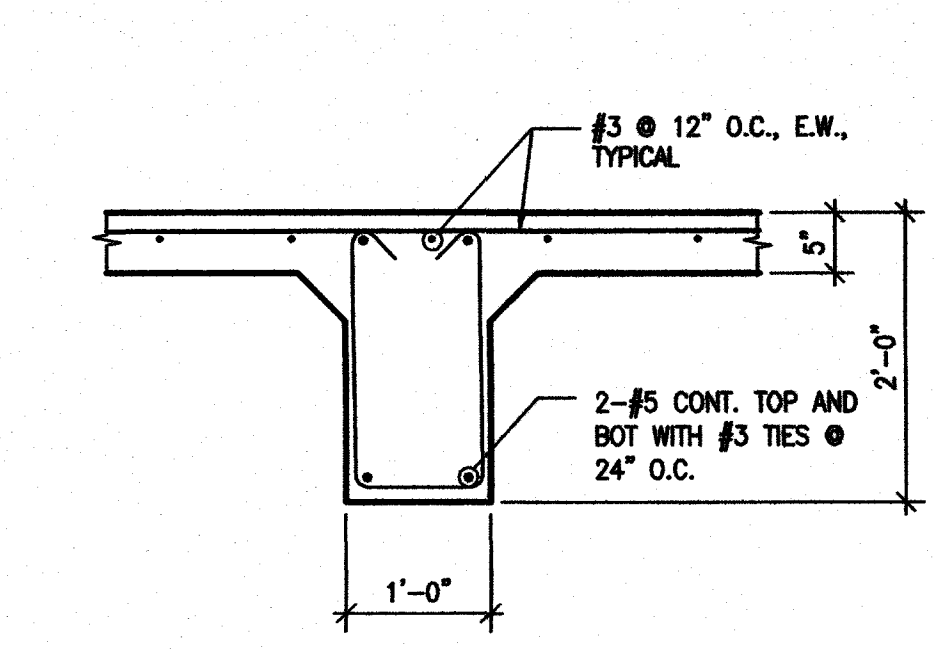
08 SECTION  
SCALE: 3/4" = 1'-0"



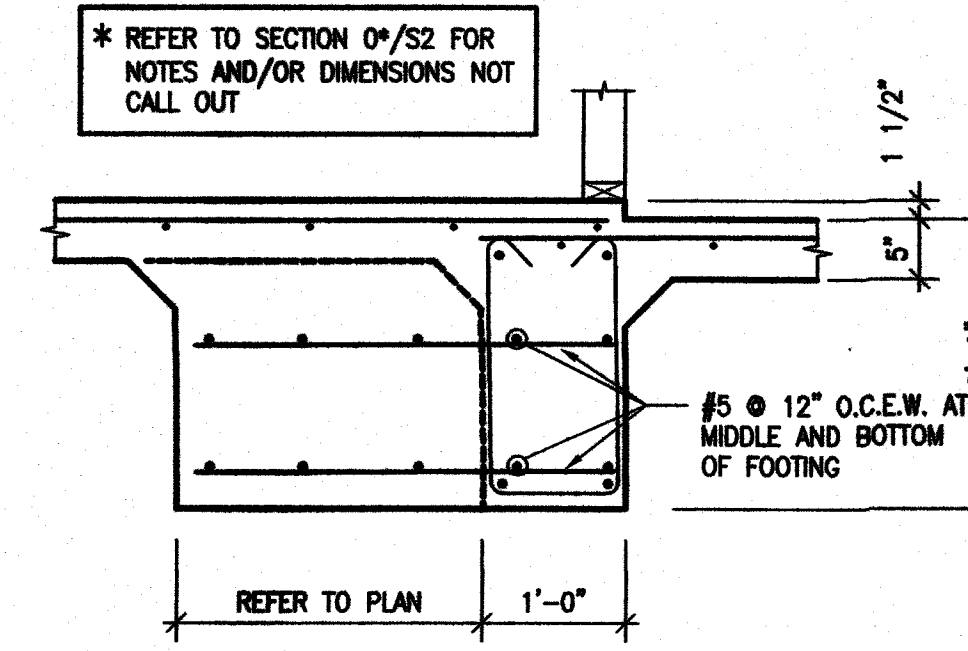
09 SECTION  
SCALE: 1 1/2" = 1'-0"



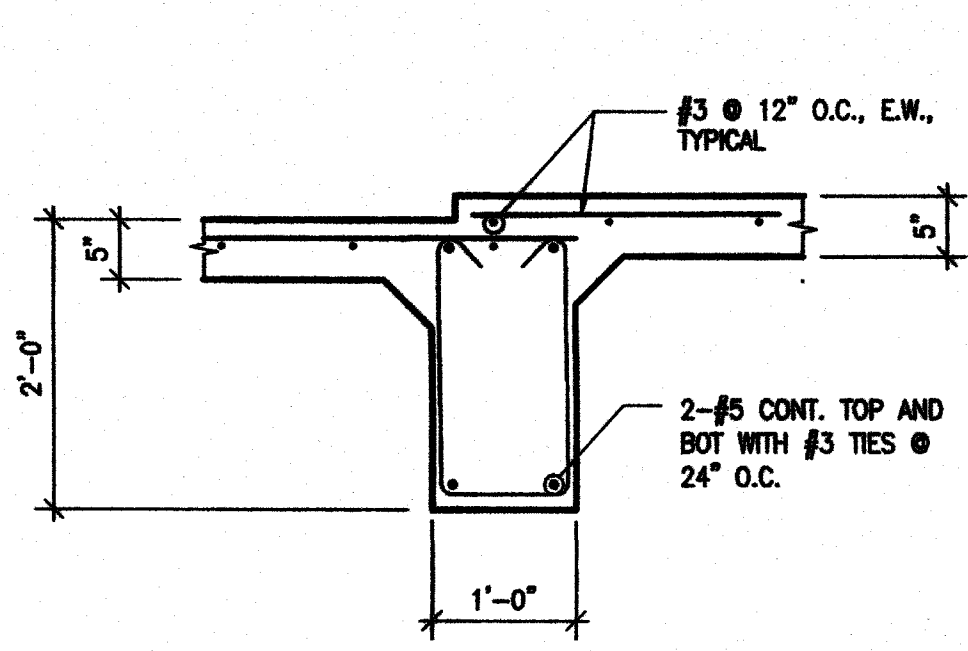
10 SECTION  
SCALE: 3/4" = 1'-0"



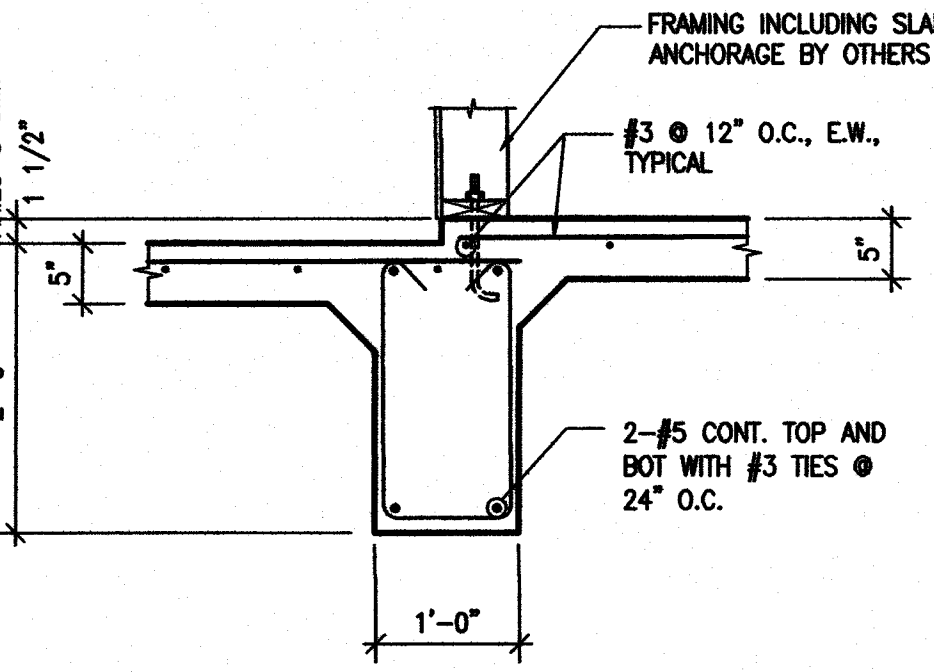
11 SECTION  
SCALE: 3/4" = 1'-0"



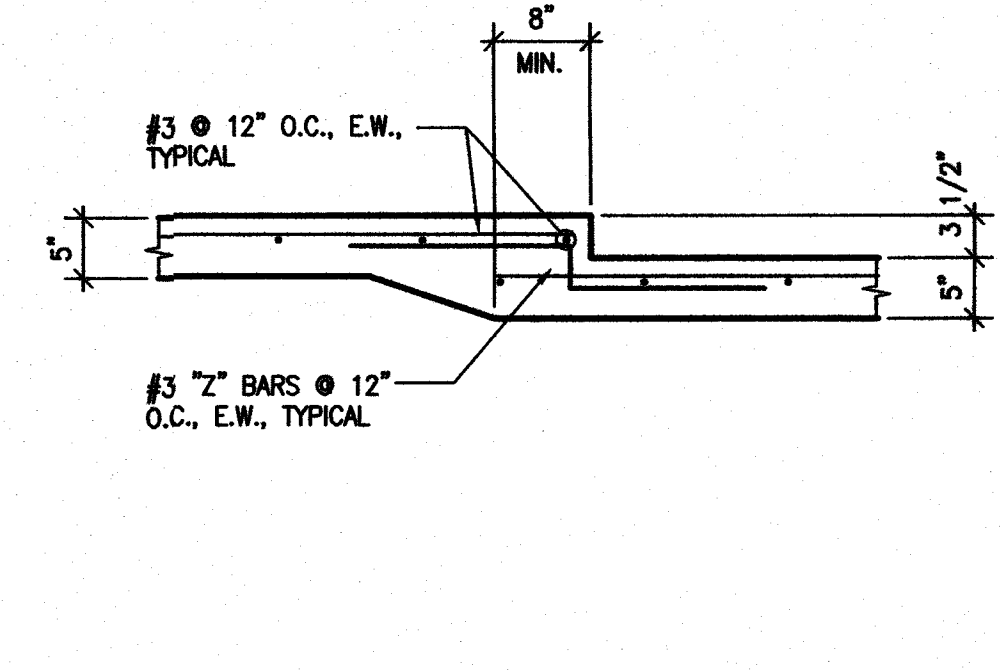
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SCALE: 3/4" = 1'-0"



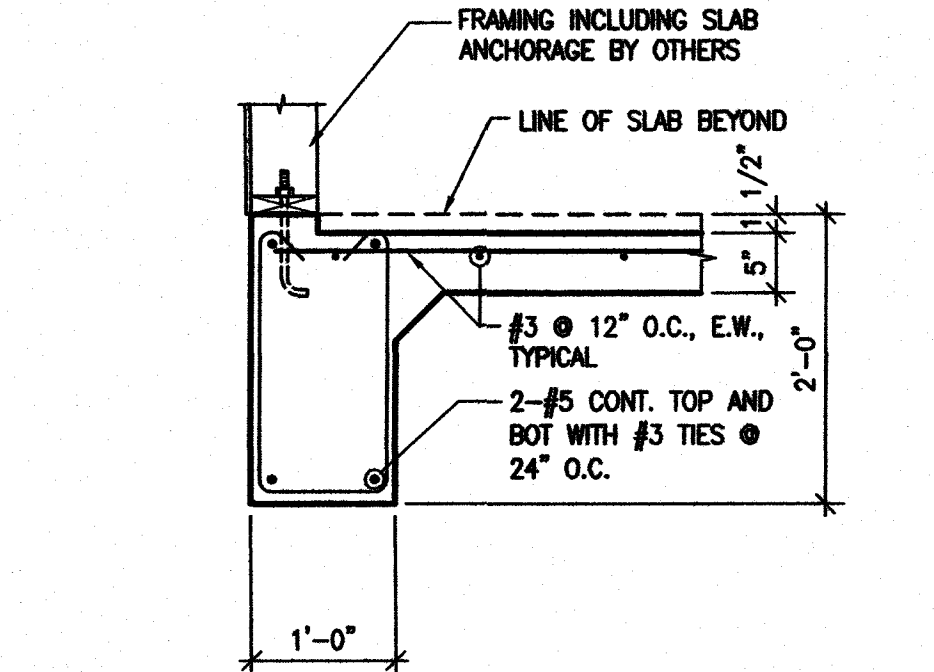
13 SECTION  
SCALE: 3/4" = 1'-0"



14 SECTION  
SCALE: 3/4" = 1'-0"



15 SECTION  
SCALE: 3/4" = 1'-0"



16 SECTION  
SCALE: 1 1/2" = 1'-0"

**STRUCTURAL CONCRETE**

- TYPICAL CONCRETE SHALL BE HARDROCK CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH AS SPECIFIED BELOW AT 28 DAYS. FIVE SACKS (470 LBS) MINIMUM OF CEMENT PER CUBIC YARD SHALL BE USED. NO CALCIUM CHLORIDE OR FLY ASH SHALL BE PERMITTED IN THE CONCRETE MIX. READY-MIXED CONCRETE SHALL CONFORM TO ASTM C94. MIX DESIGN SHALL INCLUDE LOCATION WHERE CONCRETE IS TO BE USED.  
SLAB-ON-GRADE GRADE BEAMS 3000 PSI  
3000 PSI
- CONCRETE SLUMPS SHALL BE FIVE INCHES MAXIMUM AND THREE INCHES MINIMUM.
- PORTLAND CEMENT SHALL CONFORM TO ASTM C150. AGGREGATE SHALL CONFORM TO ASTM C33. MAXIMUM AGGREGATE SIZE SHALL BE ONE INCH.
- ALL CONCRETE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST A.C.I. SPECIFICATIONS.
- ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 EXCEPT STIRRUPS AND TIES WHICH MAY BE GRADE 40.
- REINFORCING STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (A.C.I. 315) AND THE C.R.S.I. "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS", LATEST EDITION.
- REINFORCEMENT SPLICES SHALL LAP A MINIMUM OF 36 BAR DIAMETERS AND 18 INCHES MINIMUM UNLESS OTHERWISE NOTED. BAR SPLICES AT LOCATIONS OF HIGH STRESS ARE NOT PERMITTED. SPLICES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
- PROVIDE SPACERS, CHAIRS, BOLSTERS, TIES AND OTHER ACCESSORIES CONFORMING TO THE REQUIREMENTS OF THE C.R.S.I.
- ALL GRADE BEAMS SHALL BE FORMED ON EXTERIOR SIDE.

**FOUNDATION:**

- BUILDING SITE SHALL BE EXCAVATED TO A DEPTH SUFFICIENT TO REMOVE ALL VEGETATION. EXCAVATE SIX INCHES MINIMUM. THE EXPOSED SUBGRADE SHOULD BE PROOF-ROLLED WITH A MINIMUM 15-TON RUBBER TIRE DUMP TRUCK OR LOADER UNDER THE SUPERVISION AN GEOTECHNICAL ENGINEER TO DETECT ANY SOFT AREAS PRIOR TO THE SELECT FILL PLACEMENT. BUILDING SITE EXTENDS TO TWO FEET BEYOND FOOTPRINT.
- ALL FILL REQUIRED TO RAISE TO PROPER SUBGRADE ELEVATION SHALL BE SELECT FILL. SELECT FILL SHALL HAVE A PI BETWEEN 5 AND 15 WITH A MAXIMUM LIQUID LIMIT OF 35 PERCENT. THE FILL SHALL BE INSTALLED IN EIGHT INCH MAXIMUM LOOSE LIFTS AND UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR (ASTM D698) STABILUM DRY DENSITY WITHIN PLUS TWO TO PLUS THREE PERCENT OF OPTIMUM MOISTURE.
- GRADE BEAMS SHALL BEAR A MINIMUM OF 12" IN PROPERLY COMPACTED FILL OR UNDISTURBED NATURAL GROUND WHERE SUITABLE. A QUALIFIED GEOTECHNICAL ENGINEER SHOULD BE PRESENT AT THE SITE TO DETERMINE WHICH AREAS WILL REQUIRE OVER-EXCAVATION AND RECOMPACTION.
- IF THE "BAG METHOD" IS USED TO FORM THE GRADE BEAMS, THE SELECT FILL PLACED BETWEEN THE BAGGED BEAM TRENCHES MUST BE HAND COMPACTED WITH MECHANICAL TAMPERS TO THE DENSITY SPECIFIED ABOVE. LOOSE DUMPED UN-COMPACTED SELECT FILL PLACED BETWEEN BAGGED BEAM TRENCHES COULD CONSOLIDATE OVER TIME LEADING TO FLOOR SLAB SETTLEMENT. IF THE "BAG METHOD" EXCEEDS TWO FEET IN DEPTH, DENSITY REPORTS SHALL BE PROVIDED TO HILL COUNTRY STRUCTURAL, INC.

**LIMITATIONS:**

- HILL COUNTRY STRUCTURAL, INC. ADVISES ALL CONTRACTORS AND OWNERS THAT INSPECTION SERVICES ARE REQUIRED PRIOR TO THE CONCRETE PLACEMENT. IF THESE INSPECTIONS ARE NOT PERFORMED BY HILL COUNTRY STRUCTURAL, INC., HILL COUNTRY STRUCTURAL, INC. ACCEPTS NO RESPONSIBILITY WHATSOEVER FOR THE PROPER IMPLEMENTATION OF ITS DESIGNS AND SPECIFICATIONS AND IT HAS NO OBLIGATION TO INSURE THAT THE PLANS AND SPECIFICATIONS PROVIDED BY IT ARE FOLLOWED BY THE CONTRACTOR, SUBCONTRACTOR.
- SINCE NO SOILS REPORT IS PROVIDED BY THE CLIENT, HILL COUNTRY STRUCTURAL, INC.'S DESIGN WILL BE BASED SOLELY ON THE AVERAGE SOIL CONDITIONS IN THE GENERAL LOCATION OF THE PROPOSED SITE. AS A RESULT, HILL COUNTRY STRUCTURAL, INC. MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE SUFFICIENCY OF DESIGN OF THE FOUNDATION FOR THE PARTICULAR TRACT OF LAND UPON WHICH THE CLIENT PROPOSES TO CONSTRUCT THE STRUCTURE. RATHER, HILL COUNTRY STRUCTURAL, INC. WILL WARRANT THE DESIGN TO BE FREE FROM DEFECTS CONSTRUCTED UPON SOIL SUBSTANTIALLY SIMILAR IN ALL RESPECTS TO AVERAGE SOIL CONDITIONS FOR THE AREA.
- OWNER SHALL INSURE THAT MOISTURE CONTENT OF THE SOIL IS MAINTAINED AT A CONSISTENT LEVEL. DRAINAGE SHALL BE MAINTAINED SUCH THAT PONDING OF WATER DOES NOT DEVELOP. IF WATER IS PERSISTENT, BUILDER SHALL BE CONTACTED TO IMPROVE DRAINAGE. PONDING OF WATER IS THE MOST COMMON SOURCE OF SLAB DISTRESS.
- OWNER SHALL NOT PLANT TREES ADJACENT TO THE SLAB SUCH THAT THE ROOT SYSTEM CAN GET UNDER THE SLAB.
- OWNER SHALL CONTINUOUSLY INSPECT THE SLAB DURING HOT AND DRY PERIODS TO INSURE THAT WATERING IS ADEQUATE SUCH THAT SOIL IS NOT SEPARATING OR PULLING BACK FROM THE SLAB.
- THE RENDERING OF THIS PLAN CONSIST OF A PROFESSIONAL SERVICE, THE ESSENCE OF WHICH HILL COUNTRY STRUCTURAL, INC.'S ADVICE, JUDGEMENT, OPINION, AND PROFESSIONAL SKILL.

**GENERAL:**

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES OR DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS TO THE STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL COORDINATE ALL LEAVE-OUTS, SLEEVES AND OTHER SLAB PENETRATIONS BEFORE CONSTRUCTION.
- SITE, SUBGRADE, CONCRETE, AND CURING SHALL CONFORM TO THE PROVISIONS OF ACI 302.1R-80, GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION. IF UNUSUAL AMOUNTS OF WATER CONTINUE TO APPEAR ON SITE, A SOILS ENGINEER SHALL BE CONTACTED FOR CORRECTIVE ACTIONS.
- SITE GRADING AND DRAINAGE AROUND THE FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT THE SURFACE OR GROUND WATER WILL NOT COLLECT AROUND OR UNDER THE SLAB. THIS IS CRITICALLY IMPORTANT DURING THE PERIOD IMMEDIATELY AFTER THE CONCRETE PLACEMENT.
- IF TREES AND HIGH DENSITY BRUSH ARE REMOVED, CONTRACTOR SHALL FOLLOW GUIDE LINES FOR PAD PREPARATION OUTLINED BY SOILS ENGINEER. TREES WHOSE CANOPY EXTEND OVER SLAB ARE NOT ADVISED SINCE ROOT SYSTEMS CAN EXTEND UNDER THE SLAB, WHICH IS NOT ADVISED.
- THERE SHALL BE A MINIMUM OF 6 INCHES OF CLEARANCE BETWEEN THE TOP OF SLAB OR BRICK LEDGE AND SOIL SURFACE.
- CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SHOWN.
- TRENCHES FOR PLUMBING LINES SHALL NOT BE LOCATED DIRECTLY UNDER BEAMS. LOCATE BETWEEN BEAMS AND CROSS AT RIGHT ANGLES UNDER BEAM.
- WHERE THERE ARE DISCREPANCIES BETWEEN SLAB DIMENSIONS AND ARCHITECTURAL PLANS, THE ARCHITECTURAL PLANS SHALL CONTROL.
- UPON COMPLETION OF FINAL GRADING, ALL BEAMS SHALL HAVE A MINIMUM SOIL COVER OF 6 INCHES.
- IT IS ADVISABLE TO HAVE THE HOMEOWNER OR A REPRESENTATIVE OF THE BUILDER PRESENT DURING THE FOUNDATION POUR.

**CODE & DESIGN SPECIFICATIONS:**

GENERAL: 2009 INTERNATIONAL RESIDENTIAL CODE IS USED AS THE BASIC CODE DOCUMENT. THIS IS SUPPLEMENTED BY THE FOLLOWING SPECIFICATIONS AND REFERENCES TO BE USED FOR DESIGN, DETAILING AND CONSTRUCTION.

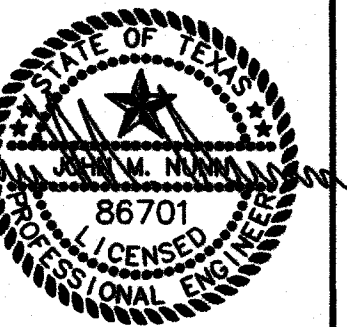
- STRUCTURAL CONCRETE: 2002 BUILDING CODE FOR REINFORCED CONCRETE OF THE AMERICAN CONCRETE INSTITUTE (ACI 318 - 2002).
- SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301-84, AMERICAN CONCRETE INSTITUTE.
- CONTROL OF CRACKING IN CONCRETE STRUCTURES, ACI 224R-80, AMERICAN CONCRETE INSTITUTE.

**DESIGN LOADS:**

SOIL BEARING 2500 PSF

FITZSIMMONS RESINENCE

HILL COUNTRY STRUCTURAL, INC.



JANUARY 10, 2017

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FREDERICKSBURG, TEXAS

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