Symbol Legend:

C1: Walk-In Door (36x80)
C2: 30W x 36H Windows
C3: 12'x12' Garage Door
CONCRETE SLAB FOUNDATION NOTES:

1. DESIGN SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION ANY OF THE FOUNDATIONS SHOWN ON SHEETS 13-A THEN D CAN BE USED.
2. EITHER OPTION 1 "EDGE OFFSET" OR OPTION 2 "NOTCHED EDGE DETAIL CAN BE USED.
3. FOR OPTION 1 THE MIN. SLAB SIZE SHALL BE EQUAL TO THE OUTSIDE DIMENSIONS OF THE BUILDING PLUS 5'-0" IN EACH DIRECTION.
4. FOR OPTION 2 THE MIN. SLAB SIZE SHALL BE EQUAL TO THE SIDE DIMENSIONS OF THE BUILDING DIMENSIONS.
5. CONCRETE ANCHORS SHALL BE LOCATED AT EVERY FOOT AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNER OF ENCLODED BUILDINGS WITH SID WAILS - ONE ON EACH BASE RAIL.
6. CONCRETE ANCHORS CAN BE ANY ONE OF THE OPTIONS MENTIONED IN TABLE 11-A.
7. DEPTH OF SLAB TURN DOWN FOOTINGS SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
8. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB 5' PANS TO 2'-0" IN EACH DIRECTION.
9. ASSUMED SOIL BEARING CAPACITY TO BE A MIN. OF 2500 PSI.
10. CONCRETE STRENGTH TO BE A MIN. OF 2000 PSI @ 28 DAYS.

TABLE 11-A: CONCRETE SLAB ANCHOR SCHEDULE

<table>
<thead>
<tr>
<th>WIDTH IN FT</th>
<th>ANCHOR DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 TO 20</td>
<td>1/2&quot; W X 1/2&quot; H</td>
</tr>
<tr>
<td>20 TO 30</td>
<td>3/4&quot; W X 3/4&quot; H</td>
</tr>
</tbody>
</table>

NOTES:
1. EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANDORS MAY BE USED.
2. MIN. EMBEDMENT DEPTH TO BE 4'-0".
3. ANCHORS TO BE SPACED NO MORE THAN 6' FROM POSTS.
4. ALL ANCHORS TO BE ADJACENT TO EMMMENT OR BETTER.

CONCRETE SLAB FOUNDATION

MANUFACTURED BY:
SASFEGUARD METAL BUILDINGS
660 WEST PINELAND, STE 100, MOUNTAIN VIEW, CA 94043
TOLL FREE: 1-800-555-1234
TEN: 650-995-4444
WWW.SAFEGUARDMETALBUILDINGS.COM

ENGINEERED BY:
M A A ENGINEERING
CIVIL, STRUCTURAL
1300 20TH STREET, SUITE 501, CARSON, CA 90745
WWW.MAAME.COM

DRAWING INFORMATION
PROJECT: 12 TO 36' WIDE BUILDINGS
LOCATION: STATE OF TEXAS
PROJECT NO: 1091 07-0813
SHEET TITLE: FOUNDATION OPTION 1: CONCRETE SLAB
SHEET NO: 11-A / 11
DRAWN BY: E DM DATED: 3/21/15
CHECKED BY: D A A DATED: 3/21/15

LEGAL INFORMATION
ANY REPRODUCTION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED. ANY DEVIATIONS OR MODIFICATIONS TO THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT ARE STRICTLY PROHIBITED.

OMAR A. ABU-YASEIN
PROFESSIONAL ENGINEER
LICENSED IN ALABAMA

DATE EXPIRED: MAR 31 2016
DATE PRINTED: MAR 26 2016
TABLE 1B-1: ANCHOR SCHEDULE

<table>
<thead>
<tr>
<th>SHELTER WIDTH</th>
<th>ANCHOR SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>20' TO 30'</td>
<td>5/8&quot; x 4'</td>
</tr>
<tr>
<td>30' TO 40'</td>
<td>5/8&quot; x 4'</td>
</tr>
</tbody>
</table>

NOTES:
1. EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED.
2. MIN. ENCRYPTION DEPTH TO BE 4".
3. ANCHORS TO BE SPACED NO MORE THAN 6' FROM FOUNDATION POSTS.
4. ALL ANCHORS TO BE ASOY EQUIVALENT OR BETTER.

TABLE 1B-2: CONC. STRIP SCHEDULE

<table>
<thead>
<tr>
<th>SHELTER WIDTH</th>
<th>REQUIRED DEPTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>150 TO 250</td>
<td>12&quot; x 12&quot;</td>
</tr>
<tr>
<td>250 TO 350</td>
<td>10&quot; x 12&quot;</td>
</tr>
<tr>
<td>350 TO 450</td>
<td>8&quot; x 12&quot;</td>
</tr>
</tbody>
</table>

NOTES:
1. WIDTH AND DEPTH DIMENSIONS CAN BE INTERCHANGED.

CONCRETE STRIP FOUNDATION NOTES:
1. DESIGN SHOWN ON THIS SHEET ARE FOR CONCRETE STRIP FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 1A, 3A, 4A OR 5A CAN BE USED.
2. CONCRETE ANCHORS SHALL BE INSTALLED AT EVERY 3' X 6' AND ON EITHER SIDE OF OPENINGS, TWO ANCHORS SHALL BE INSTALLED AT CORNER OF ENCLOSED BUILDINGS, FOUR WALLS - ONE ON EACH BASE RAIL.
3. DEPTH OF CONCRETE STRIP FOUNDATION SHALL BE GREATER THAN MINIMUM DEPTH SPECIFIED PER LOCAL CODE.
4. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 6000 PSF.
5. CONCRETE STRENGTH TO BE A MIN. OF 2000 PSI @ 28 DAYS.
CONCRETE PIER FOUNDATION NOTES:

1. DESIGN SHOWN ON SHEET ARE FOR CONCRETE PIER FOUNDATION, ANY OF THE FOUNDATIONS SHOWN ON SHEETS OTHER THAN THIS ONE CAN BE USED.

2. CONCRETE PIERS SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, AND ON ALTERNATE 10 FT FROM COLUMN POSTS AND ENTRANCE POSTS.

3. PIERS SHALL BE FORGED BY DUGGING A HOLE OF THE SAME SIZE AS THE PIER ON LEVEL, GRADE, AND FILLING WITH CONCRETE. THREADED ROD AND ANCHOR SHOULDN'T BE DROPPED INTO THE PIERS PRIOR TO FILLING THE CONCRETE.

4. ALL POSTS NOT SUPPORTED ON CONCRETE PIERS SHALL BE ANCHORED TO THE GROUND WITH A 6 IN. X 6 IN. X 6 IN. CONCRETE PIER. ROD WILL HAVE A WELDED NUT AT THE TOP AND ONE CONE OF RUST PROOF PLUG.

5. ASSESSED SOIL SHEARING CAPACITY IS TO BE A MIN. OF 5000 PSF.

6. CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI OR 5000 PSI.

<table>
<thead>
<tr>
<th>TABLE 14-C: CONCRETE PIER SCHEDULE</th>
</tr>
</thead>
<tbody>
<tr>
<td>KING SIZE</td>
</tr>
<tr>
<td>50 TO 100</td>
</tr>
<tr>
<td>100 TO 150</td>
</tr>
<tr>
<td>150 TO 200</td>
</tr>
<tr>
<td>200 TO 250</td>
</tr>
</tbody>
</table>

NOTE: MIN DEPTH OF PIERS SHOULD BE BELOW THE PIER DEPTH SPECIFIED PER LOCAL CODE.

<table>
<thead>
<tr>
<th>TABLE 14-C: CONCRETE PIER AND ANCHOR SCHEDULE</th>
</tr>
</thead>
<tbody>
<tr>
<td>KING SIZE</td>
</tr>
<tr>
<td>50 TO 100</td>
</tr>
<tr>
<td>100 TO 150</td>
</tr>
<tr>
<td>150 TO 200</td>
</tr>
<tr>
<td>200 TO 250</td>
</tr>
</tbody>
</table>

NOTE:
1. EXPANSION AND WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED.
2. MIN DEPTH OF PIERS TO BE A MIN.
3. ANCHORS TO BE APPLIED NO MORE THAN 6 IN. FROM POSTS.
4. ALL ANCHORS TO BE HOE EQUIVALENT OR BETTER.
my main business is auto sales and not service. We do service in sense that we have to replace batteries and do minor work on car that is ready for sale and we are not mechanic shop if you look up our profile or our website you will see that we are not service facility, but 95 percent of our business is auto sales only. But our online application when u look at what the city has typed in it saids auto service only and mentions nothing about the auto sales side and that's what I wanted to be changed.

When I looked at what was typed in the system this morning it only showed auto service and now it shows sales and service which is correct since we do have service in our business even though its very very smart part of our business.

Ramin Zavareh
512-294-6337

On Thu, Apr 23, 2020 at 3:07 PM Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov> wrote:

Hi Mr. Zavareh,

I received your voice mail today. Here is the rezoning application that was submitted for this case. The application states that the proposed use is for Automotive Sales and Automotive Service. If you need to clarify the proposed uses for this property, please e-mail a signed letter to me that states the zoning you are requesting and the proposed uses you are planning to develop at this location.

Thank you,

Sherri Sirwaitis
City of Austin
Planning & Zoning Department
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

-----Original Message-----
From: ctmavayaalerts@austintexas.gov <ctmavayaalerts@austintexas.gov>
Sent: Thursday, April 23, 2020 10:04 AM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Voice Message from 5122946337

Voice message copy

Caller: 5122946337
Duration: 01:29
To hear the voice message, play the attached recording or call your Messaging mailbox.

Messaging access number: (512)974-9410

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ZONING CASE#: C14-2020-0040

1" = 400’

Created: 3/19/2020
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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
10328 Ranch Rd 620
MC tires and tint shop and sports court
11801 Buckner Rd
volvo dealership
11801 Buckner Rd
nikitos auto upholstery
11817 Buckner Rd
first stop auto sales / djs auto service
11821 Buckner Rd
american drywall systems inc
11900 Buckner Rd
stems floral designs and event planning
11829 Buckner Rd
house for rent
12098 Buckner Rd
My property
11833 Buckner Rd

map with all business showing
I live next door at 12013 Buckner Road. The subject property is in between two residential properties and our neighbor owns the property behind it. Our well is very near the western property line. We’ve heard the proposed development is an automotive shop and used car lot.

The very definition of GR is ...serving neighborhood and community needs... There is already a used car dealer up the road, Volvo is building on the other side of the road, there’s an automotive shop at the front of the road. Our community doesn’t need more junky cars on the road and I don’t want them to put in something without the proper grease/oil traps and disposal because our well could possibly become tainted. Our well is our only water source. I also don’t want my property value to go down.

The used car place up the road already has moved a line of cars outside their fence and they are right up the edge of the narrow road. It’s not a pleasant experience and I fear that another such business will add to the unsightly mess, but my largest fear is my well being contaminated and my property value going down.

Mr. Zavareh cut down all the heritage oaks on the property, started building up the building forms, brought in gravel, etc. when the property wasn’t zoned for this building. That very act doesn’t show me good faith that the property will be developed within city codes which will be safe for my residence. It does show me that he will try anything in hopes that he won’t be caught. Did he have a building permit? Did he go through proper planning?

My husband and I would like to attend the online zoning and platting commission on May 19, 2020

Cindy Smith
12013 Buckner Rd.
Austin, TX 78726
512-578-9027

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