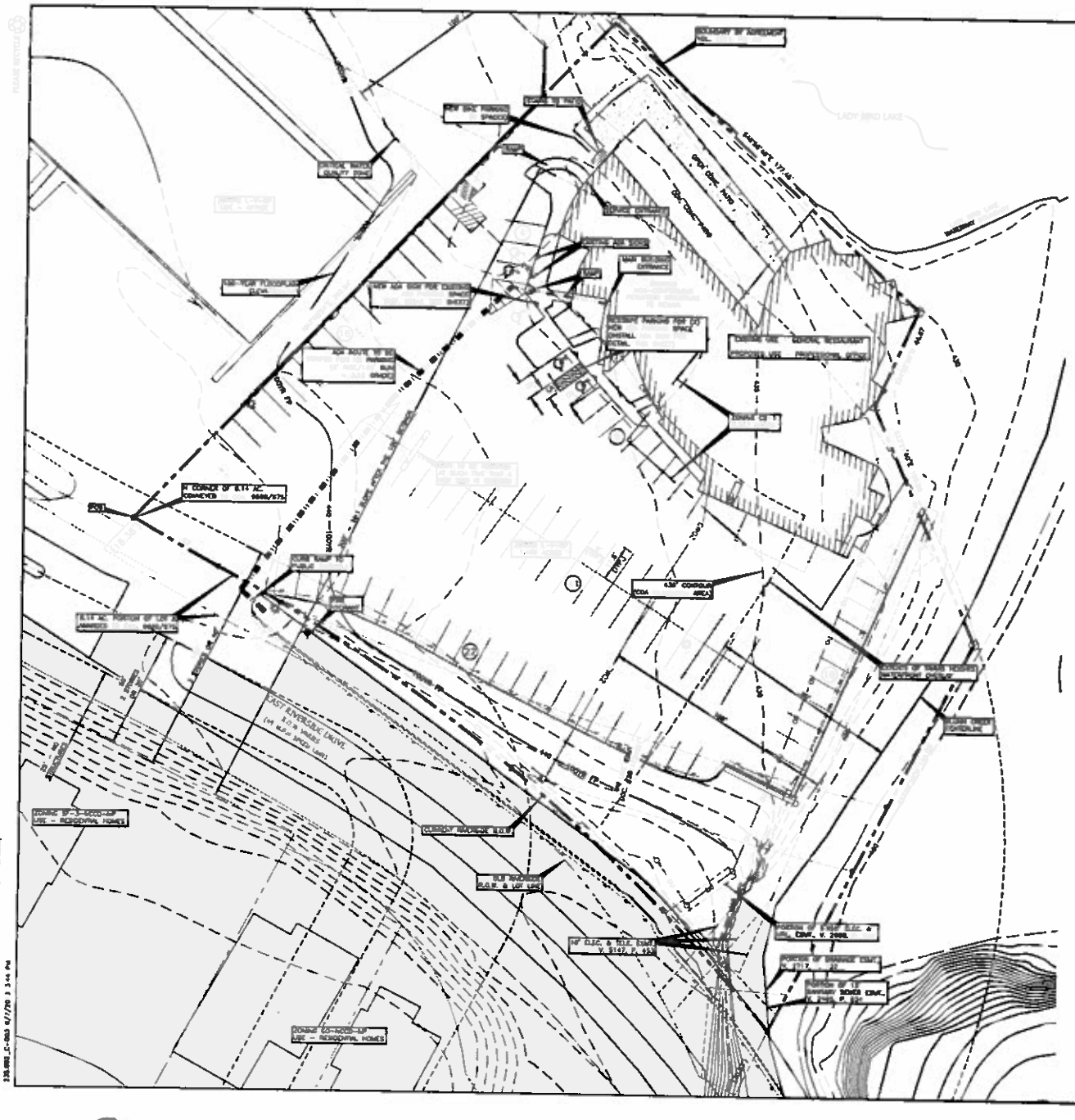


600 E. RIVERSIDE DRIVE			
ZONING:	CS-1		
SITE LAND USE:	PROFESSIONAL OFFICE		
SITE AREA:	0.257 ACRES		
ESTIMATED START OF CONSTRUCTION:			
ALLOWABLE:		EXISTING/PROPOSED:	
BUILDING HEIGHT:	60'	BUILDING HEIGHT:	N/A*
# OF STORIES:	>2	# OF STORIES:	N/A*
BUILDING COVERAGE:	95%	BUILDING COVERAGE:	N/A*
F.A.R.	2:1	F.A.R.	N/A*
IMPERVIOUS COVERAGE:	95%	IMPERVIOUS COVERAGE:	N/A*

*NO CHANGE FROM EXISTING CONDITIONS

600 E. RIVERSIDE DRIVE			
ZONING:	L-O-NP		
SITE LAND USE:	PROFESSIONAL OFFICE		
SITE AREA:	1.499 ACRES		
ESTIMATED START OF CONSTRUCTION:			
ALLOWABLE:		EXISTING/PROPOSED:	
BUILDING HEIGHT:	30'	BUILDING HEIGHT:	N/A*
# OF STORIES:	>2	# OF STORIES:	N/A*
BUILDING COVERAGE:	30%	BUILDING COVERAGE:	N/A*
F.A.R.	0.4:1	F.A.R.	N/A*
IMPERVIOUS COVERAGE:	50%	IMPERVIOUS COVERAGE:	N/A*

*NO CHANGE FROM EXISTING CONDITIONS

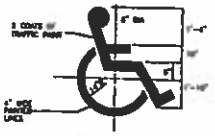
600 EAST RIVERSIDE DR. - JOE'S CRAB SHACK - PARKING REQUIRED			
USE:	RATIO:	SF	PARKING REQUIRED
PROFESSIONAL OFFICE	1 SP/275 SF	12,105	45
TOTAL PARKING REQUIRED - UNDER APPENDIX A-			45

600 EAST RIVERSIDE DR. - JOE'S CRAB SHACK - PARKING PROVIDED	
TYPE:	PARKING PROVIDED
STANDARD	99
ACCESSIBLE	3
TOTAL PARKING PROVIDED	102

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	750.00'	106.38'	104.47'	S 38°32'18" E	8°13'13"
C2	3000.00'	41.68'	41.68'	N 69°34'55" W	00°34'39"

PARKING SPACE SIGNAGE

ADA PARKING SIGN SHALL:
- INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- STATE RESERVED, OR EQUIVALENT LANGUAGE.
- COMPLY WITH §521.1.1 AND AND §521.7.
- BE INSTALLED AT 60" MIN. ABOVE FINISHED GRADE.



PARKING SPACE SYMBOL

ADA PARKING IDENTIFICATION DETAILS
NOT TO SCALE

BIG RED DOG
ENGINEERING | CONSULTING
1401 E. 7TH ST. AUSTIN, TX 78702 (512) 640-3200
WWW.BIGREDDOG.COM
TBPE F-13439

STATE OF TEXAS
MARY TRUSS HEAD
102767
LICENSED
PROFESSIONAL ENGINEER

JOE'S CRAB SHACK
600 EAST RIVERSIDE DR.
AUSTIN, TRAVIS COUNTY, TEXAS 78704

SITE PLAN

SHEET
C-003
3 OF 3

SPC-2013-0218A