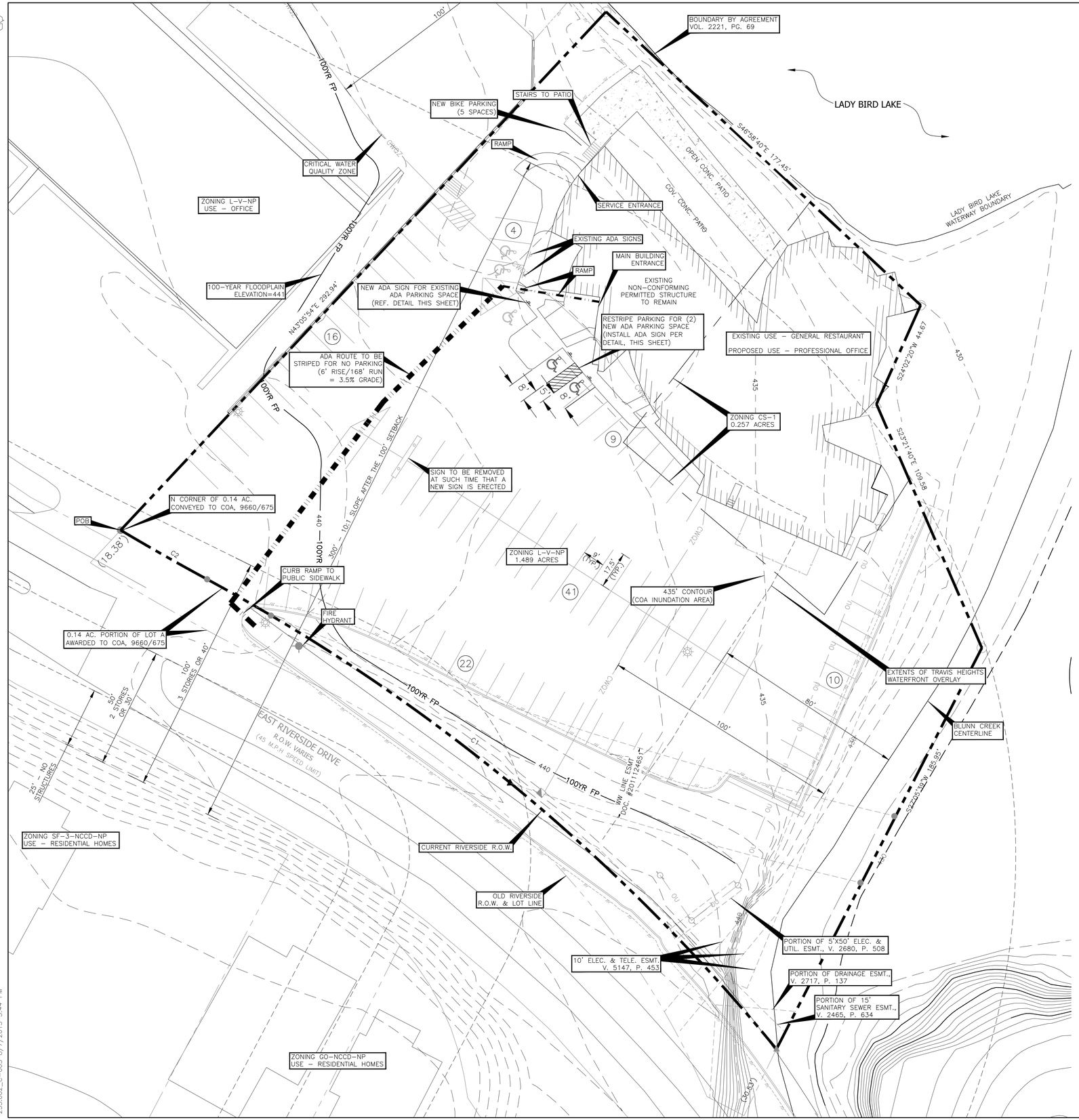
PLEASE RECYCLE



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- EDGE OF PAVEMENT (EOP)
- EXISTING BUILDING FACE
- EXISTING WOOD FENCE
- 000 CONTOUR LINES
- OU OVERHEAD UTILITY LINE
- ACCESSIBLE ROUTE
- UTILITY POLE
- GUY WIRE
- LIGHT/TRAFFIC SIGNAL POLE
- SIGN
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT

N

0 10' 20' 40'

*CONDITIONAL USE PERMIT
NO NEW CONSTRUCTION

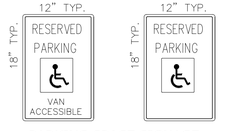
600 E. RIVERSIDE DRIVE				
ZONING:	CS-1			
SITE LAND USE:	PROFESSIONAL OFFICE			
SITE AREA:	0.257 ACRES			
ESTIMATED START OF CONSTRUCTION:				
ALLOWABLE:			**EXISTING/PROPOSED:**	
BUILDING HEIGHT:	60'		BUILDING HEIGHT:	N/A*
# OF STORIES:	>2		# OF STORIES:	N/A*
BUILDING COVERAGE:	95%		BUILDING COVERAGE:	N/A*
F.A.R.	2:01		F.A.R.	N/A*
IMPERVIOUS COVERAGE:	95%		IMPERVIOUS COVERAGE:	N/A*
*NO CHANGE FROM EXISTING CONDITIONS				

600 E. RIVERSIDE DRIVE				
ZONING:	L-V-NP			
SITE LAND USE:	PROFESSIONAL OFFICE			
SITE AREA:	1.489 ACRES			
ESTIMATED START OF CONSTRUCTION:				
ALLOWABLE:			**EXISTING/PROPOSED:**	
BUILDING HEIGHT:	200'		BUILDING HEIGHT:	N/A*
# OF STORIES:	>2		# OF STORIES:	N/A*
BUILDING COVERAGE:	50%		BUILDING COVERAGE:	N/A*
F.A.R.	8:01		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	1.0/275 SF	12,105	45
TOTAL PARKING REQUIRED - UNDER APPENDIX A:			45

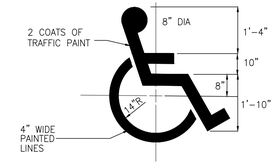
600 EAST RIVERSIDE DR. - JOE'S CRAB SHACK - PARKING PROVIDED	
TYPE:	**PARKING PROVIDED**
STANDARD	99
ACCESSIBLE	3
TOTAL PARKING PROVIDED	102

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	790.00'	306.38'	304.47'	S 50°27'18" E	22°13'15"
C2	1010.00'	41.02'	41.02'	N 60°24'01" W	02°19'38"



PARKING SPACE SIGNAGE

ADA PARKING SIGN SHALL;
- INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- STATE RESERVED, OR EQUIVALENT LANGUAGE.
- COMPLY WITH IBC1110.1 AND ANSI 502.7.
- BE INSTALLED AT 60" MIN. ABOVE FINISHED GRADE.



PARKING SPACE SYMBOL

ADA PARKING IDENTIFICATION DETAILS
NOT TO SCALE

NO.	DATE	REVISION	BY

BIG RED DOG
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1021 E. 7TH ST., #100 (OFFICE) • 815-A BRAZOS ST., #319 (MAIL)
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STATE OF TEXAS
WILLIAM RICHARD SCHNIER III
103757
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

Xrefs: Z:\Projects\235 - Riverside Resources\002 - Joe's Crab Shack\ACAD\Xref\235.002_CSSP02.dwg
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