



PROJECT DATA:			
SITE AREA:			
GROSS:		2.02 AC	88,071 SF
NET:		2.02 AC	88,071 SF
BUILDING FOOTPRINT:		4,987 SF	
BUILDING USE:		RESTAURANT	
		4,987 SF	
COVERAGE:			
GROSS:		6%	
NET:		6%	
PARKING REQUIRED:		RESTAURANT	
	1/300 SF	17 STALLS	
PARKING PROVIDED:		AUTO:	
		113 STALLS	
		@22.66/1000 SF	
	REQ. ACCESSIBLE	4 STALLS	
DT STACK		36 CARS	
OP CANOPY		9TH CAR AT INNER LANE	
DEVELOPMENT STANDARDS:			
ZONING:	CC2		
MAX. F.A.R.:	0.80		
MAX. COVERAGE:			
MAX. BLDG. HT.:	55 FT		
BUILDING SETBACKS:			
FRONT:	10 FT		
SIDE:	0 FT		
REAR:	0 FT		
LANDSCAPE SETBACKS:			
FRONT:			
SIDE:			
REAR:			
LANDSCAPE REQ.:	15% MAX		
OFF-STREET PARK (CC ZONE):			
STANDARD:	8.5X16		
DRIVE AISLE:	20 FT		
FIRE LANE:			
REQ. PARK RATIO BY USE:			
RESTAURANT:	1/250 SF		

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: GIS MAP & AERIAL IMAGE



scheme: PSP07

Conceptual Site Plan

29th Avenue & Regal Street  
Spokane, WA 99223

WARE MALCOMB

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SHEET  
PSP07