

PARKING CALCS

HANGAR STORAGE / WAREHOUSE - 0.9 SP / 1,000 SF	
49,810 SF = 45 SPACES REQ.	
FBO / OFFICE / OFFICE / RETAIL - 1 SPACE / 300 SF	
FBO:	6,887 SF
OFFICE:	17,349 SF
TOTAL:	24,236 SF / 300 = 71 SPACES REQ.
TOTAL SPACES REQ. = 116, (5 HANDICAP REQ.)	
TOTAL SPACES PROVIDED 112, (5 HANDICAP)	

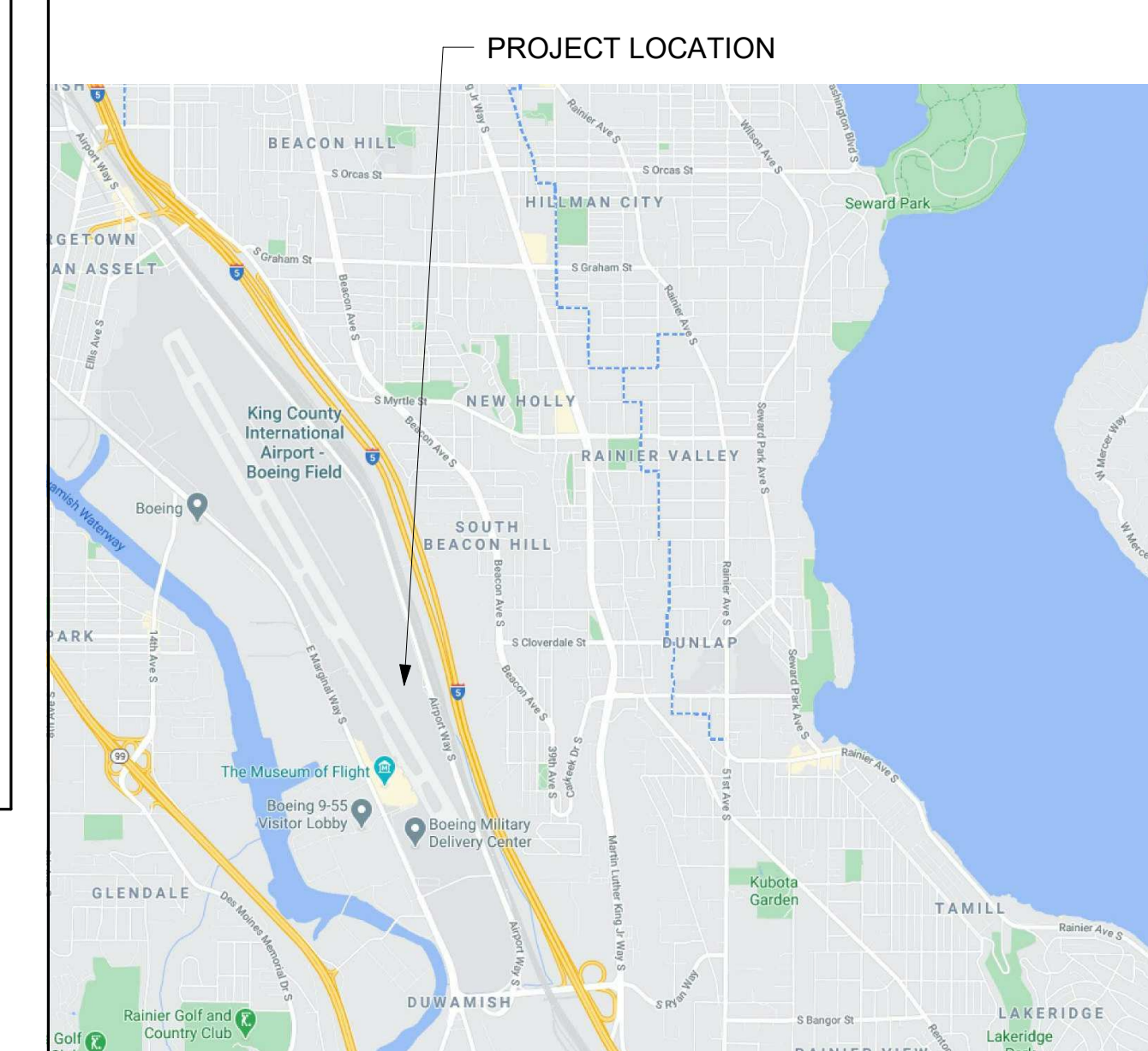
SITE PLAN NOTES

- APN: 2824049007
OWNER: 7023 PERIMETER ROAD, LLC
1. THERE IS AN AVAILABLE PUBLIC WATER SYSTEM.
 2. THIS IS NOT A LEGAL SURVEY. PROPERTY DESCRIPTION INFORMATION ON THIS SHEET FOR GENERAL USE ONLY.
 3. PROVIDE POSITIVE DRAINAGE AWAY FROM PERIMETER OF BUILDING. MINIMUM SLOPE 2% FOR 10' MIN. AWAY FROM BLDG.
 4. SLOPE ALL CONCRETE 1% UNLESS NOTED OTHERWISE.
 5. CONNECT UTILITY EXTENSIONS TO EXISTING UTILITIES.
 6. CONTRACTOR TO VERIFY LOCATIONS OF EXTENSIONS.
 7. LIMITS OF CONSTRUCTION, STORAGE AREA, & VEGETATION OF CONCERN TO BE COORDINATED WITH OWNER OR ARCHITECT.
 8. FOR REMAINING SITE INFORMATION REFER TO CIVIL DRAWINGS

SITE INFORMATION

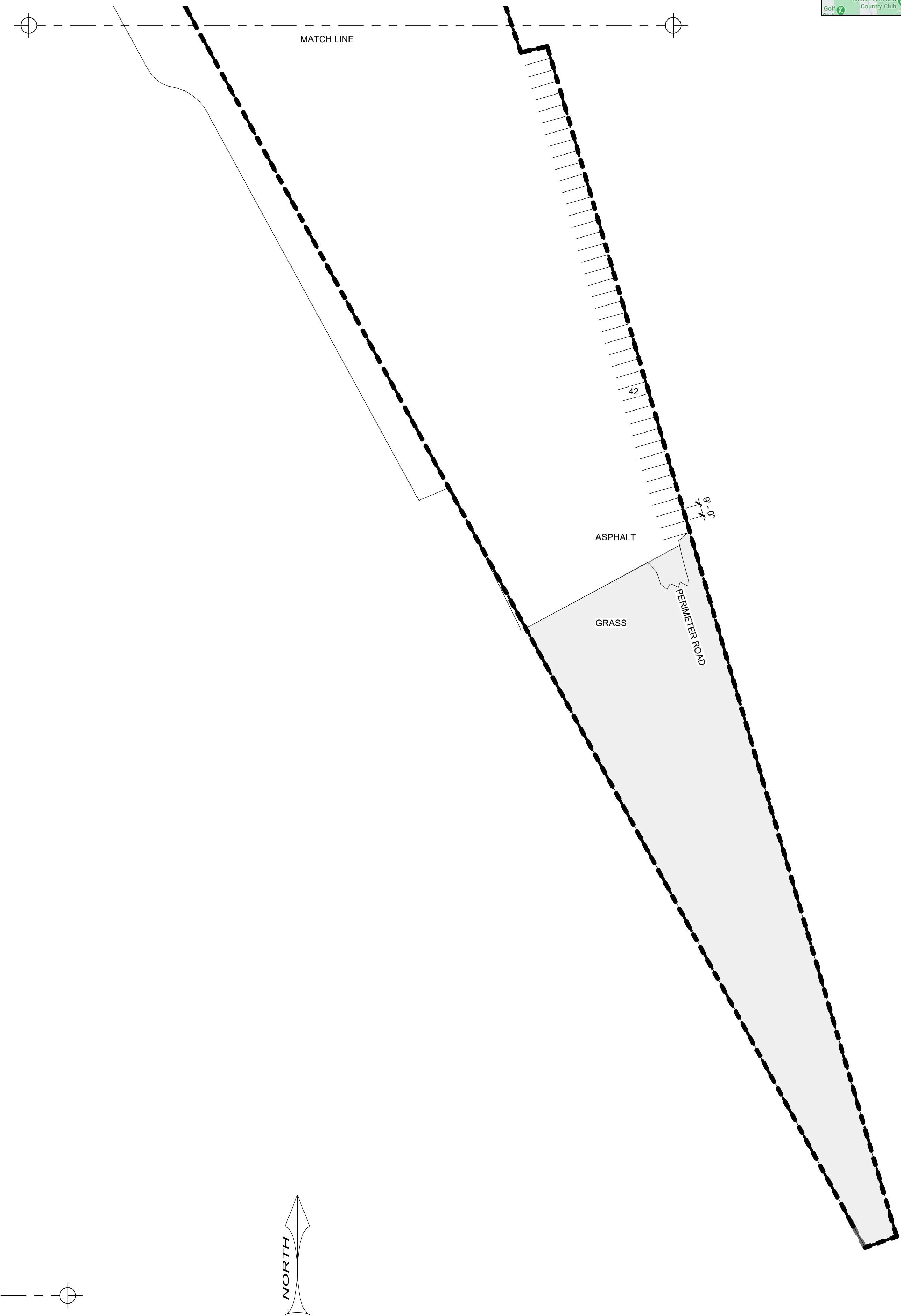
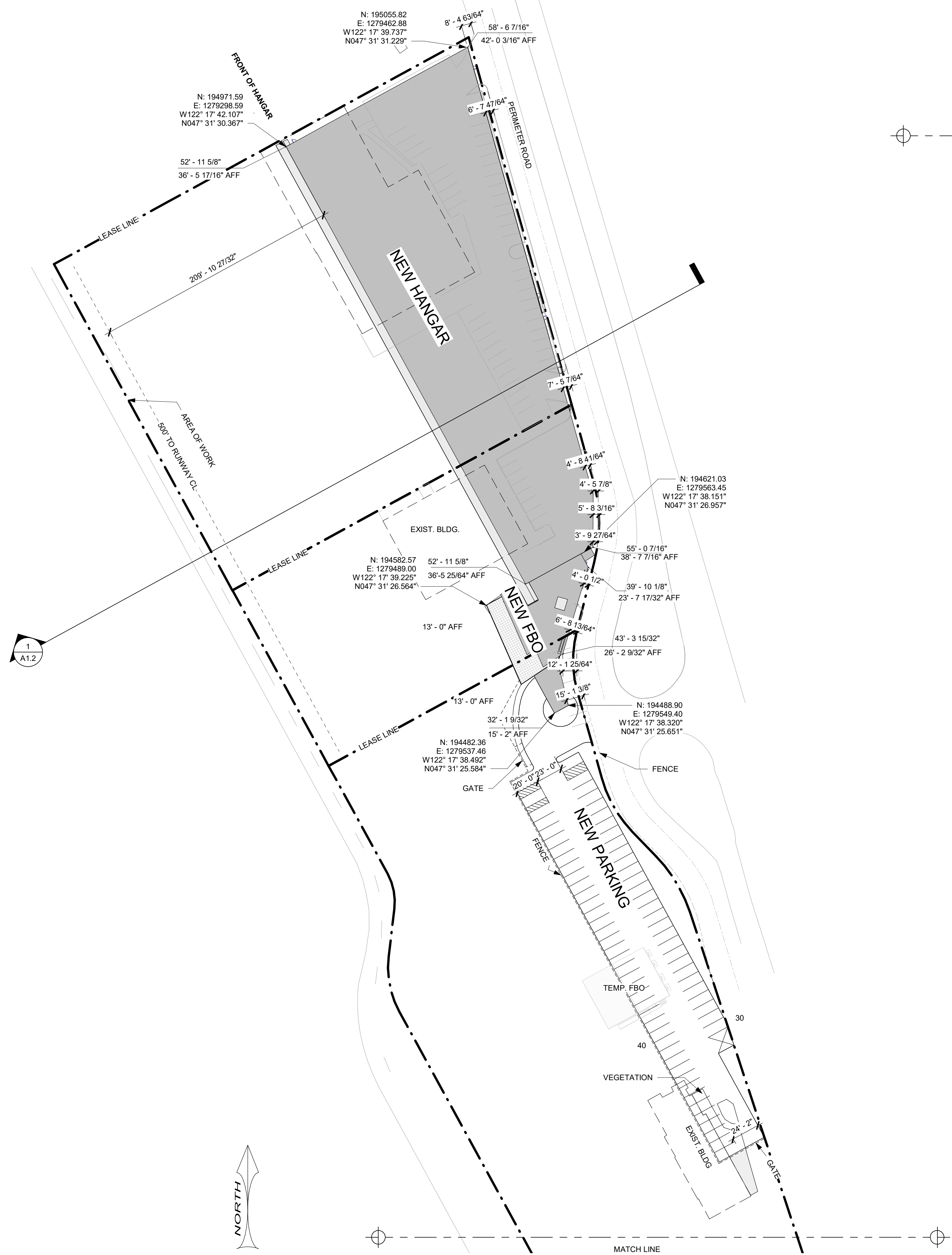
APN:	2824049007
OWNER:	KING COUNTY INTERNATIONAL AIRPORT 7277 PERIMETER RD S. SEATTLE, WA 98108
TENANT:	7023 PERIMETER ROAD, LLC LEADING EDGE JET CENTER 8555 PERIMETER ROAD S. SEATTLE, WA 98108
LEGAL DESCRIPTION:	SECTION: 28 TOWNSHIP: 24 RANGE: 04 QUARTER: SE
LOT AREA:	24,602,548 SF (564.80 ACRES)
BUILDING AREA:	57,837 SF
ZONING:	IG2 U/85
BUILDING OCCUPANCY:	S1
BUILDING TYPE:	X

VICINITY MAP



ASPHALT AREA

OVERALL PROPERTY AREA	415,575.94 SF
HANGAR FBO FOOTPRINT	-58,699 SF
TEMP FBO	-2,840 SF
VEGETATION/GRASS TO REMAIN	-45,273.46 SF
TOTAL REPLACEABLE ASPHALT	308,763.48 SF



1 SITE 1
1" = 50'-0"

2 SITE 2
1" = 50'-0"

NOT FOR CONSTRUCTION

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MASH	DRAWN	REVISIONS
6/7/2021 3:13:34 PM	DATE	
A1.1	SHEET	
CONCEPTARCHITECTURE.COM		

LEADING EDGE JET CENTER

8555 PERIMETER ROAD S. SEATTLE, WA 98108



1480 NE North Woodville Way #120
Woodinville, WA 98092
(425) 354-6781



2615 W. CASINO ROAD - SUITE 1A - EVERETT, WA 98204
1005 TERMINAL WAY - SUITE 845 - RENO, NV 89502
WA - 925-777-9266 NV - 775-847-7785