

1265 S King Street Photos



Image 1 – Street view, looking south

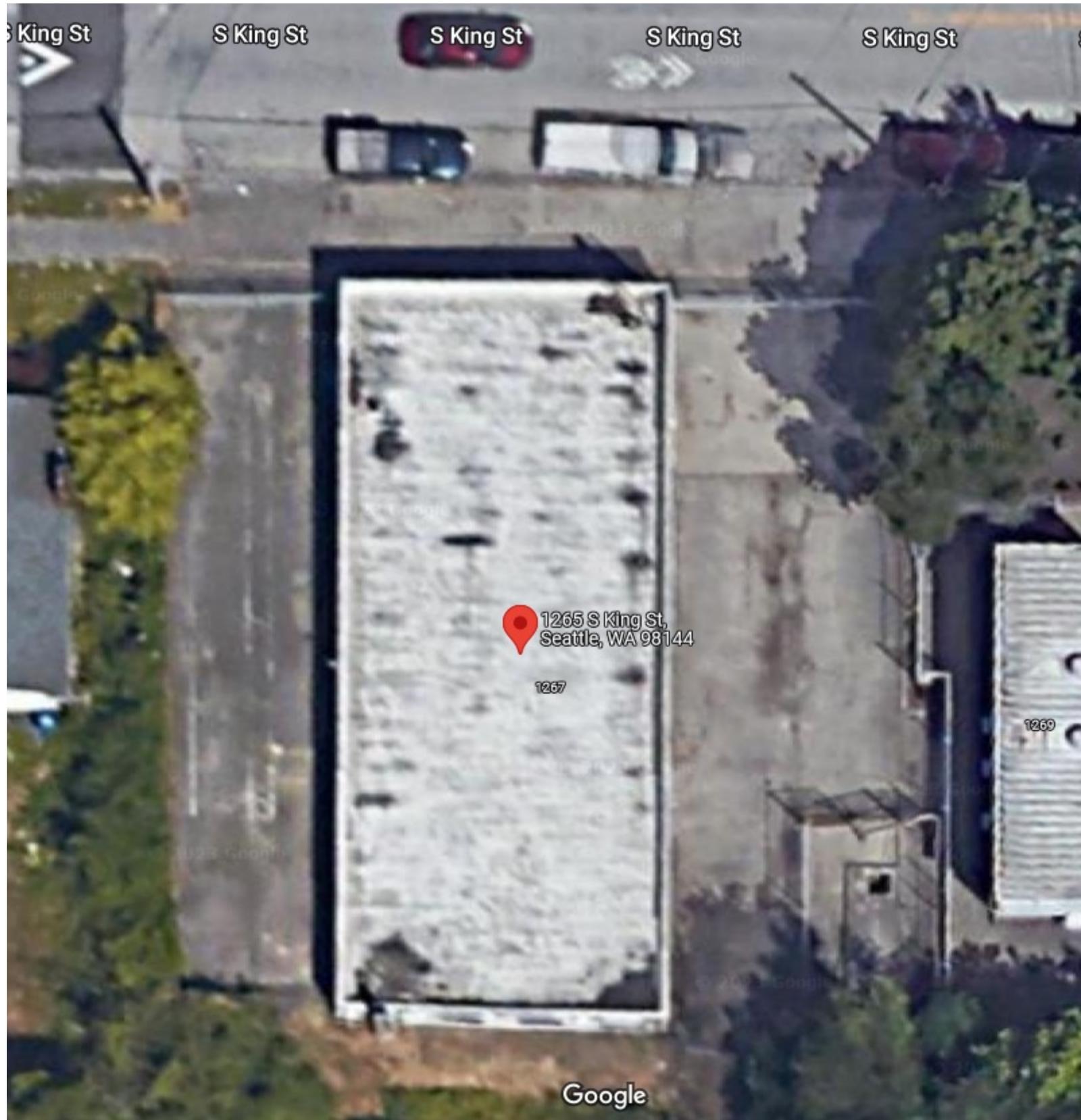


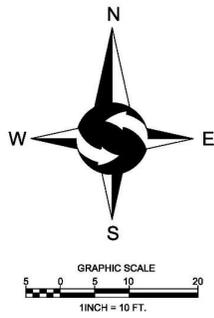
Image 2 – Street view, looking east



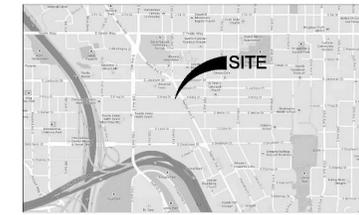
Image 3 – Street view, looking west

Aerial View – Existing Conditions





Site Plan – Existing Conditions



VICINITY MAP
NTS

- LEGEND**
- | | |
|---|---------------------------|
| ○ FOUND MONUMENT AS DESCRIBED | — OHU— OVERHEAD POWER |
| ○ FOUND REBAR AS DESCRIBED | — OHU— OVERHEAD UTILITIES |
| ○ TACK IN LEAD FOUND | — X— CHAINLINK FENCE |
| ● SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP | — □— WOOD FENCE |
| ⊠ POWER METER | — █— CONCRETE WALL |
| ⊠ UTILITY POLE | ▭ ROCKERY |
| ⊠ GAS METER | ▭ ASPHALT SURFACE |
| ⊠ STORM DRAIN MANHOLE | ▭ CONCRETE SURFACE |
| ⊠ SANITARY SEWER MANHOLE | ▭ GRAVEL SURFACE |
| ⊠ WATER VALVE | CE CEDAR |
| ⊠ FIRE HYDRANT | DS DECIDUOUS |
| ⊠ WATER METER | DF DOUGLAS FIR |
| ⊠ SIGN | MP MAPLE |
| — SS— APPROXIMATE LOCATION SANITARY SEWER LINE | PI PINE |
| — SD— APPROXIMATE LOCATION STORM DRAIN LINE | * INDICATES MULTI-TRUNK |

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: BRUCE HASHIMOTO
1265 S KING ST
SEATTLE, WA 98144

TAX PARCEL NUMBER: 322050-0030

PROJECT ADDRESS: 1265 S KING ST
SEATTLE, WA 98144

ZONING: DMRC 6305-150

JURISDICTION: CITY OF SEATTLE

PARCEL ACREAGE: 8,937 S.F. (± 0.205 ACRES)
AS SURVEYED

LEGAL DESCRIPTION

LOTS 6 AND 7, BLOCK 28 HILL TRACT ADDITION TO THE CITY OF SEATTLE, SUPPLEMENTAL PLAT OF BLOCKS 28, 29 AND 25, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 60, IN KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 89°17'41" E ALONG THE CENTERLINE OF S KING ST BASED ON FOUND MONUMENTS IN CASE.

GENERAL NOTES

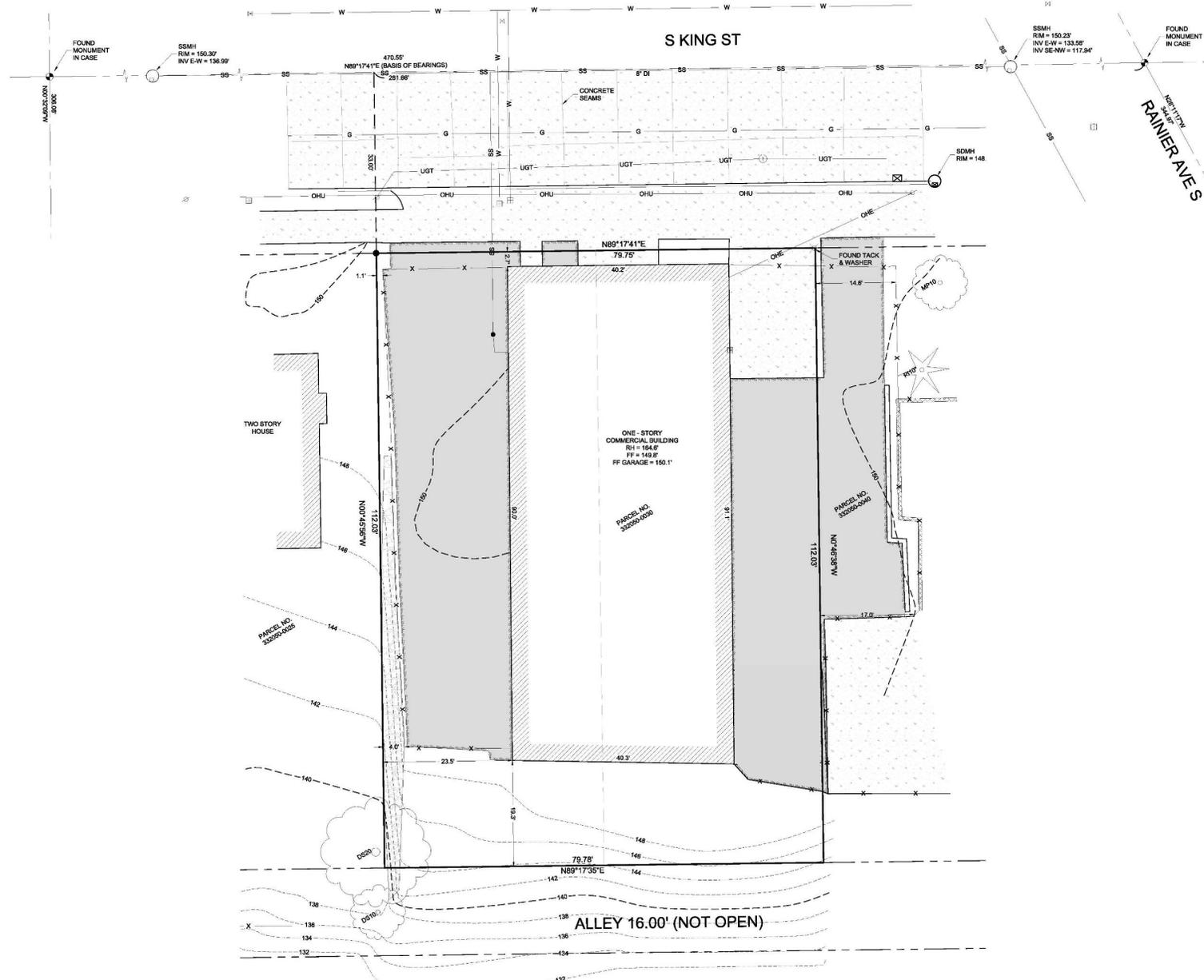
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NVD 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-095.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHEN AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WGS SURVEY CONTROL DATABASE.

POINT ID NO. 8NV-2506
ELEVATION: 94.769 FEET (28.889 METERS) NAVD 88
BRASS DISK 20FT S OF THE INTERSECTION OF S CHARLES ST & RAINIER AVE S

2' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



TOPOGRAPHIC SURVEY
BRUCE HASHIMOTO
1265 S KING ST
SEATTLE, WA 98144

PROJECT NO. 19-200
DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 4/22/19
SHEET 1 OF 1



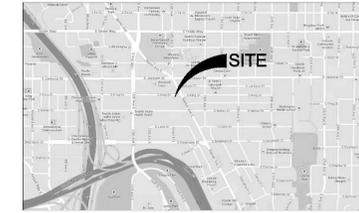
Site Surveying, Inc.

SE 1/4, NE 1/4, SEC 5, TWP 24N, RNG 4E, W.M.

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Site Plan – Demolition



VICINITY MAP
NTS

- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - FOUND REBAR AS DESCRIBED
 - TACK IN LEAD FOUND
 - SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP
 - ⊠ POWER METER
 - ⊠ UTILITY POLE
 - ⊠ GAS METER
 - ⊠ STORM DRAIN MANHOLE
 - ⊠ SANITARY SEWER MANHOLE
 - ⊠ WATER VALVE
 - ⊠ FIRE HYDRANT
 - ⊠ WATER METER
 - ⊠ SIGN
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 - SD — APPROXIMATE LOCATION STORM DRAIN LINE
 - OHP — OVERHEAD POWER
 - OHU — OVERHEAD UTILITIES
 - X — CHAINLINK FENCE
 - W — WOOD FENCE
 - C — CONCRETE WALL
 - ROCKERY
 - ASPHALT SURFACE
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - CE CEDAR
 - DS DECIDUOUS
 - DF DOUGLAS FIR
 - MP MAPLE
 - PI PINE
 - * INDICATES MULTI-TRUNK

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SEATTLE, WA 98144

ZONING: DMRC 6305-150

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AS SURVEYED

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Existing single-story building demolished to slab-on-grade.

Existing surface paving on east and west side remains intact.

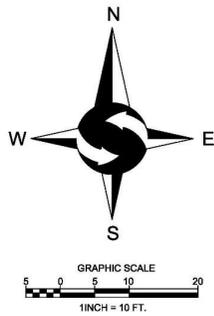


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PROJECT NO. 19-200
DRAWN BY: EFJ
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DATE: 4/22/19
SHEET 1 OF 1

SE 1/4, NE 1/4, SEC 5, TWP 24N, RNG 4E, W.M.

DATE	REVISION	DRN



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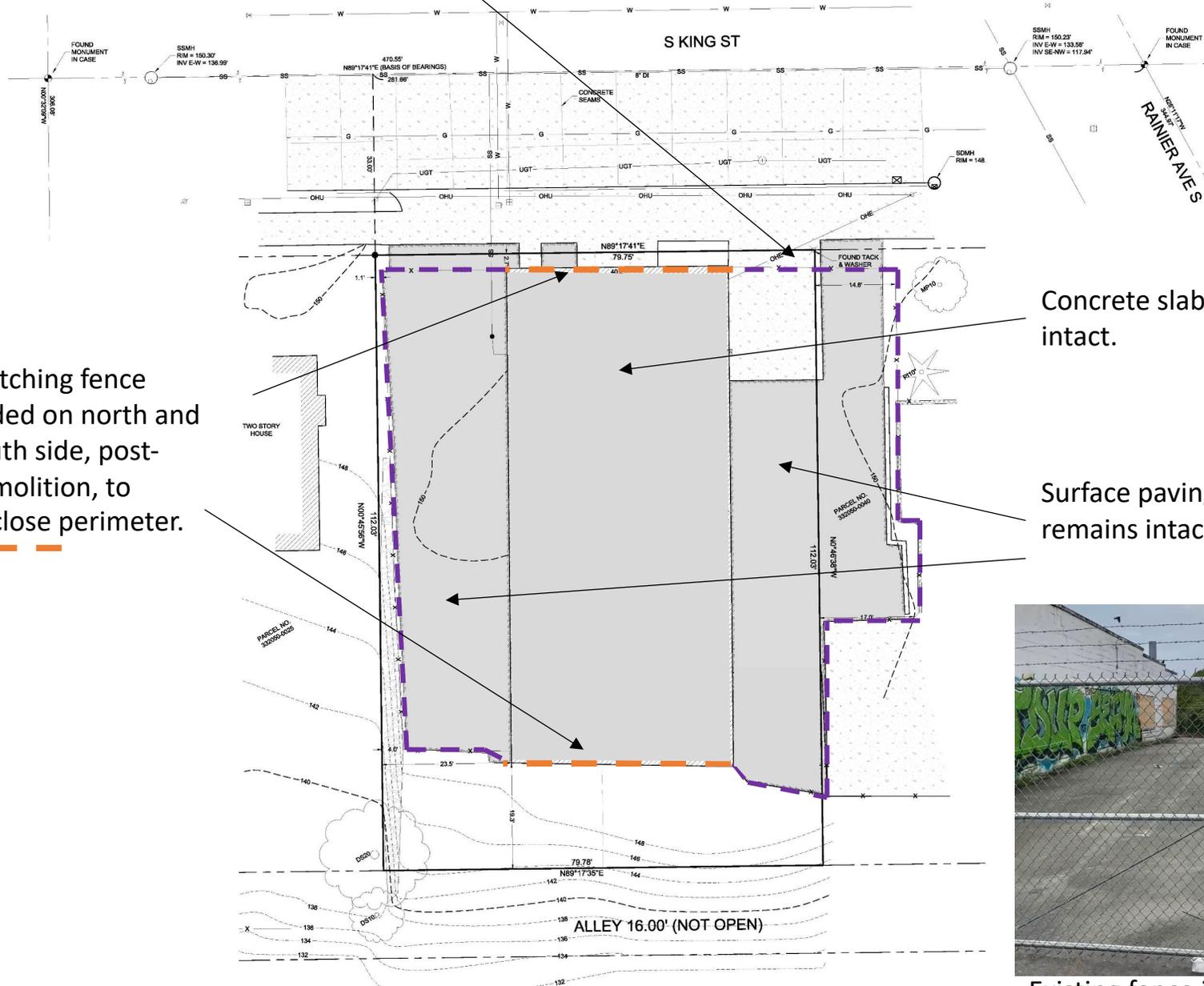
Scale Drawings – Post Demolition

Existing perimeter fencing (6' tall chain link w/ 3-strand barbed wire) indicated in purple. Remains intact (repaired where necessary).

Matching fence added on north and south side, post-demolition, to enclose perimeter.



VICINITY MAP
NTS



Concrete slab remains intact.

Surface paving remains intact.



Existing fence image.

SE 1/4, NE 1/4, SEC 5, TWP 24N, RNG 4E, W.M.



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