

Hà Tiên

PRELIMINARY CERTIFICATE OF APPROVAL (SDCI DONH-COA-00186_ISR-3031175) 07 JUNE 2021

SEATTLE, WA

- SOLID DOT INDICATES UPDATED SHEETS
- OPEN DOT INDICATES UNCHANGED SHEETS (REFER TO PREVIOUS ISSUE)
- SUBMITTED FOR INFORMATION ONLY
- ▨ REVISED & SUBMITTED FOR INFORMATION ONLY
- ⊠ SHEET REMOVED FROM SET
- ✕ NOT SUBMITTED

INDEX:

COVER/NOTES	COVER SHEET	
INDEX: SURVEY		
S100 SCALE: 1" = 20'-0"	SURVEY	●
INDEX: CIVIL		
C-1	GRADING AND UTILITY PLAN	●
INDEX: ARCHITECTURE		
A000	PROJECT DESCRIPTION	●
A001	SYMBOLS AND PROJECT DATA	●
A003	ISR-0 - BRIEFING RESPONSE	●
A004	COMMUNITY GUIDANCE	●
A005	ZONING ANALYSIS	●
CS01	ZONING DIAGRAMS	●
CS02	FAR DIAGRAMS	●
CS03	ROOF COVERAGE/ AMENITY AREA	●
CS04	POWERLINE CLEARANCE DIAGRAMS	●
CS06	DEVELOPMENT STANDARD DEPARTURE	●
DR01	ILLUSTRATIVE ELEVATIONS	●
DR02	ILLUSTRATIVE ELEVATIONS	●
DR03	ILLUSTRATIVE AXONOMETRIC VIEWS	●
DR04	SITE & CONTEXT ANALYSIS	●
DR05	NEIGHBORHOOD ANALYSIS	●
DR06	ILLUSTRATIVE STREET-LEVEL PERSPECTIVES	●
DR07	ILLUSTRATIVE STREET-LEVEL PERSPECTIVES	●
DR08	ILLUSTRATIVE STREET-LEVEL PERSPECTIVES	●
A100	SITE PLAN	●
A101	DEMO PLAN	●
A102	EXISTING CONDITIONS PLAN	●
A103	PHOTOS - SITE CONDITIONS	●
A104	STREETSCAPE @ S KING ST.	●
A105	STREETSCAPE @ 10th AVE S	●
A201	PLAN - LEVEL P2	●
A202	PLAN - LEVEL P1	●
A203	PLAN - LEVEL 1	●
A204	PLAN - LEVEL 2	●
A205	PLAN - LEVEL 3	●
A206	PLAN - LEVEL 4	●
A207	PLAN - LEVEL 5	●
A208	PLAN - LEVEL 6	●
A209	PLAN - LEVEL 7	●
A210	PLAN - LEVEL 8	●
A211	PLAN - LEVEL ROOF	●
A301	ILLUSTRATIVE ELEVATION - NORTH	●
A302	ILLUSTRATIVE ELEVATION - SOUTH	●
A303	ILLUSTRATIVE ELEVATION - WEST	●
A304	ILLUSTRATIVE ELEVATION - EAST	●

03.17.2021 COA Submission



Illustrative Conceptual Design

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NOTE: THESE DRAWINGS ARE INTENDED TO DEPICT BULK/MASSING/SCALE. They were originally done for a Master Use Permit Submittal which we were initially told we could make. However at the last minute SDCI changed their minds and did not accept the submittal. Any color or detail shown herein is illustrative and for visioning of the project. The Bulk/Massing/Scale of the project is the result of the initial ISR-0 Meetings and two Community Presentations. At the Community Presentations, the derivation and development of alternative project bulk/massing/scale concepts of the project were presented for discussion. SEE SUPPLEMENTARY DRAWINGS FOR THIS EVOLUTIONARY PROCESS.

ADDITIONAL CERTIFICATE OF APPROVAL DRAWINGS, SUPPLEMENTARY DRAWINGS AND INFORMATION RELATED TO COMMUNITY OUTREACH, INCLUDING BULK/MASSING/SCALE PRESENTATIONS AVAILABLE AT <https://www.dropbox.com/sh/gknp3r869qiwodb/AABeC8MuNfzUD02942N6z1Y4a?dl=0>

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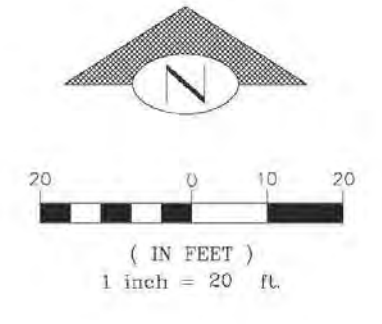
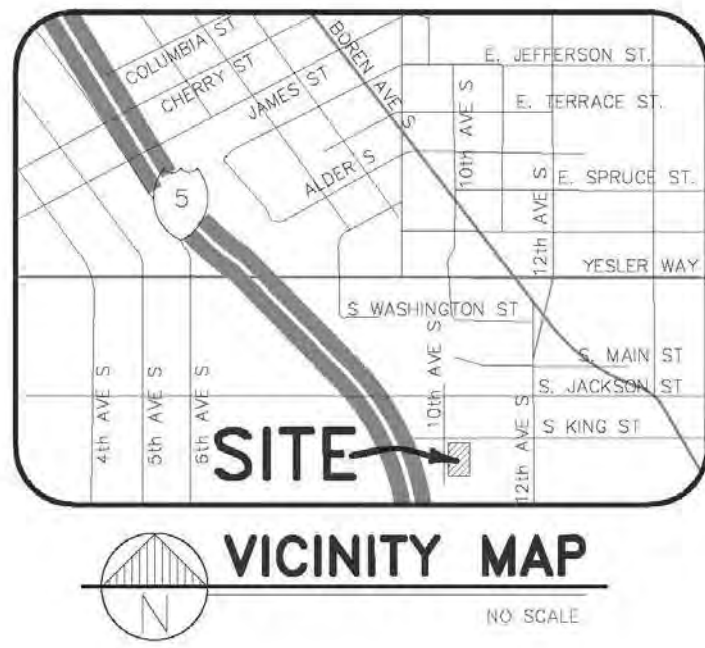


DATE: 06.07.2021
COMMENT:

Hà Tiên
1005 S. King St. Seattle, WA
King Property Holdings, LLC
ISR-0 #3031175

COVER - ISR-0
CERTIFICATE
OF APPROVAL

BY: d/Arch Lic
#:1711
Seattle, WA

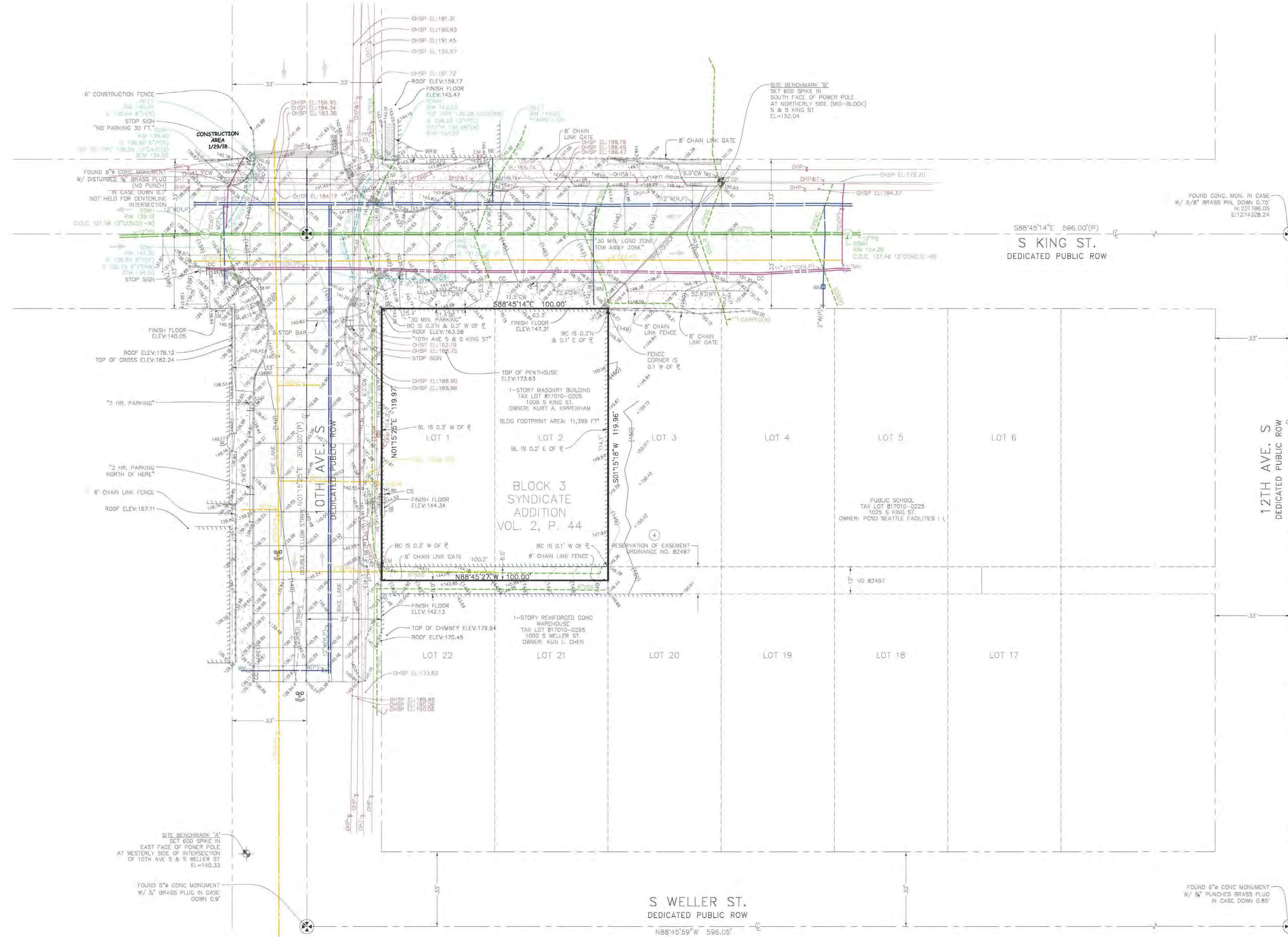


LEGEND

- List of symbols and their corresponding utility types: ABS (Plastic Pipe), ASP (Asphalt), BLDG (Building Entrance), etc.

HORIZONTAL DATUM: NAD 83/91
SOURCE: QTY OF SEATTLE
DESCRIPTION: MON IN CASE W/ 3/8" BRASS PIN
LOCATION: INTERSECTION OF S JACKSON ST AND 12TH AVE S

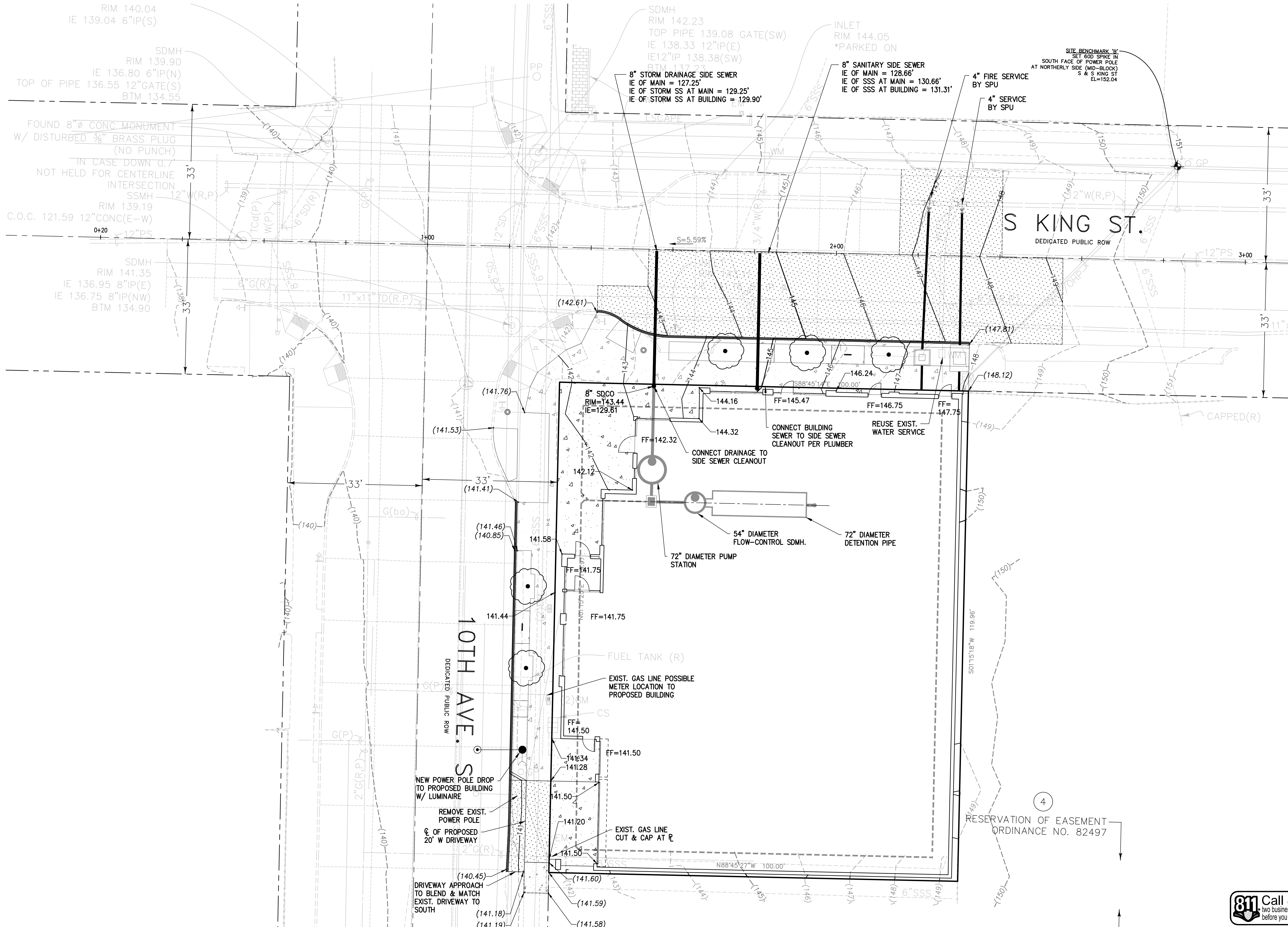
SITE NOTES
SITE ADDRESS: 1025 S KING ST
TAX PARCEL NO.: 817010-0205
ZONING: DMRC 75-75-170 DOWNTOWN MIXED
ZONING AGENCY: CITY OF SEATTLE



DESCRIPTION: LOTS 1 AND 2, IN BLOCK 3, OF SYNDICATE ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, ON PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.
TITLE REPORT REFERENCE: THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIDELITY NATIONAL TITLE OF WASHINGTON, INC., COMMITMENT NO. 20375886-410-MP2, DATED NOVEMBER 8, 2017.

Professional surveyor information including: BUSH, ROED & HITCHINGS, INC. LAND SURVEYORS & CIVIL ENGINEERS; License No. 12061323-4144; Date: 06.07.2021; and project details for 1005 SOUTH KING STREET.

Client information: d/Arch Llc, 2412 Westlake Ave. N, Ste 3, Seattle, WA 98109; and project title: SURVEY. Includes a signature and date stamp.



Bush, Road & Hitchings
 Land Surveyors
 & Civil Engineers
 1000 1st Avenue
 Seattle, Washington 98102
 Tel: (206) 323-4144
 Fax: (206) 323-7135
 http://www.brhinc.com



DATE: _____ COMMENT: _____
 DATE: _____ COMMENT: _____

1005 S. King St.
 Seattle, WA
 King Property Holdings, LLC
 Project Number

MUP -
 GRADING
 & UTILITIES
 PLAN

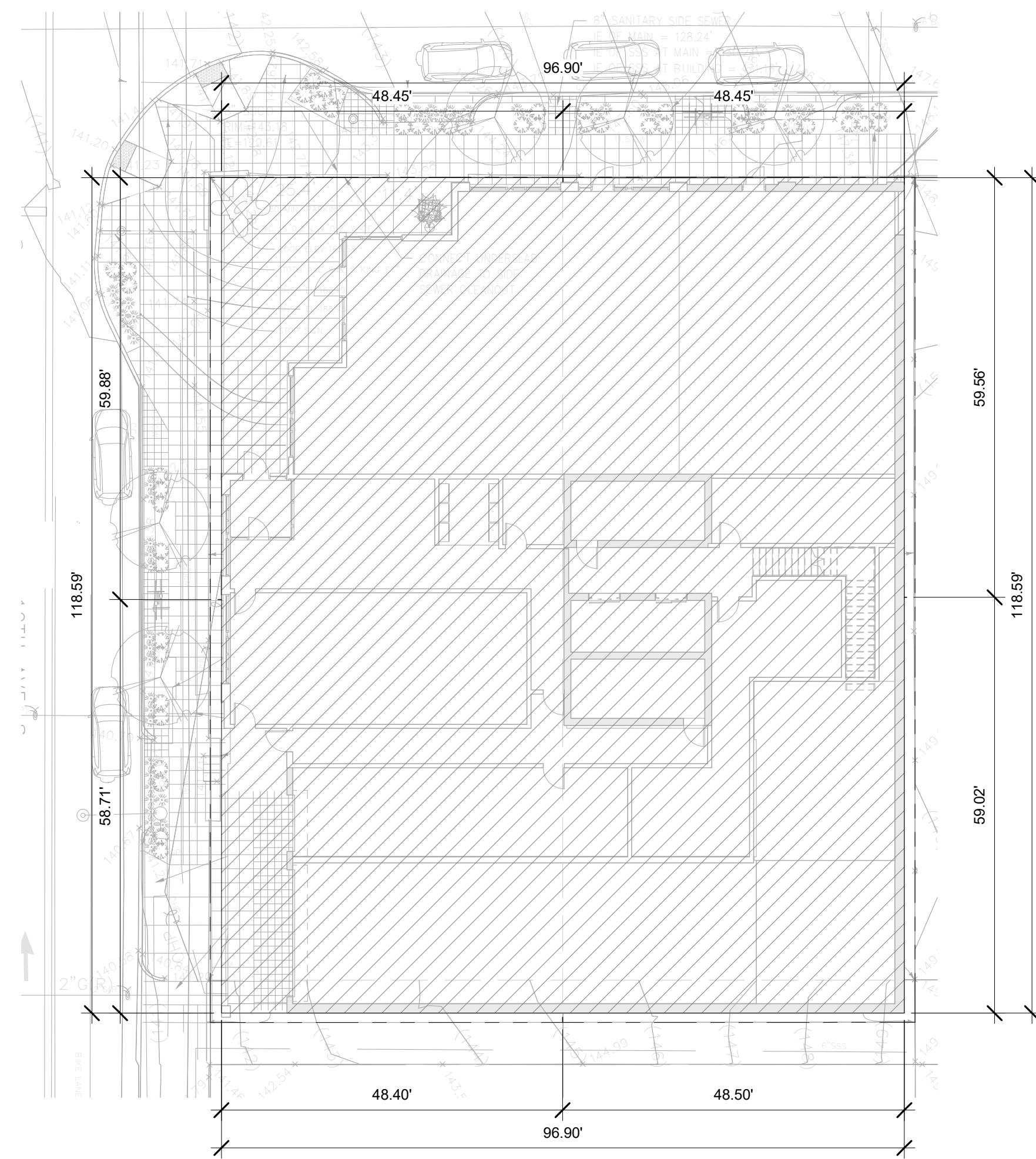
BY: d/Arch Lic
 #:1711
 Seattle, WA

C1
 BRH PROJECT NO. 2018020



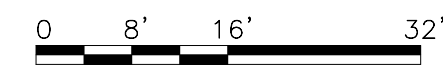
RESERVATION OF EASEMENT
 ORDINANCE NO. 82497

4



3 PLAN DIAGRAM - AVG. GRADE PLANE

SCALE: 1/16" = 1'-0"



AVERAGE GRADE CALCULATION (PER SMC23.86.006.A.2 & DR 4-2012)
MIDPOINT ELEVATION & RECTANGLE DIMENSIONS (feet)

a = 141.95 A = 118.59
b = 145.20 B = 96.90
c = 149.53 C = 118.59
d = 145.19 D = 96.86

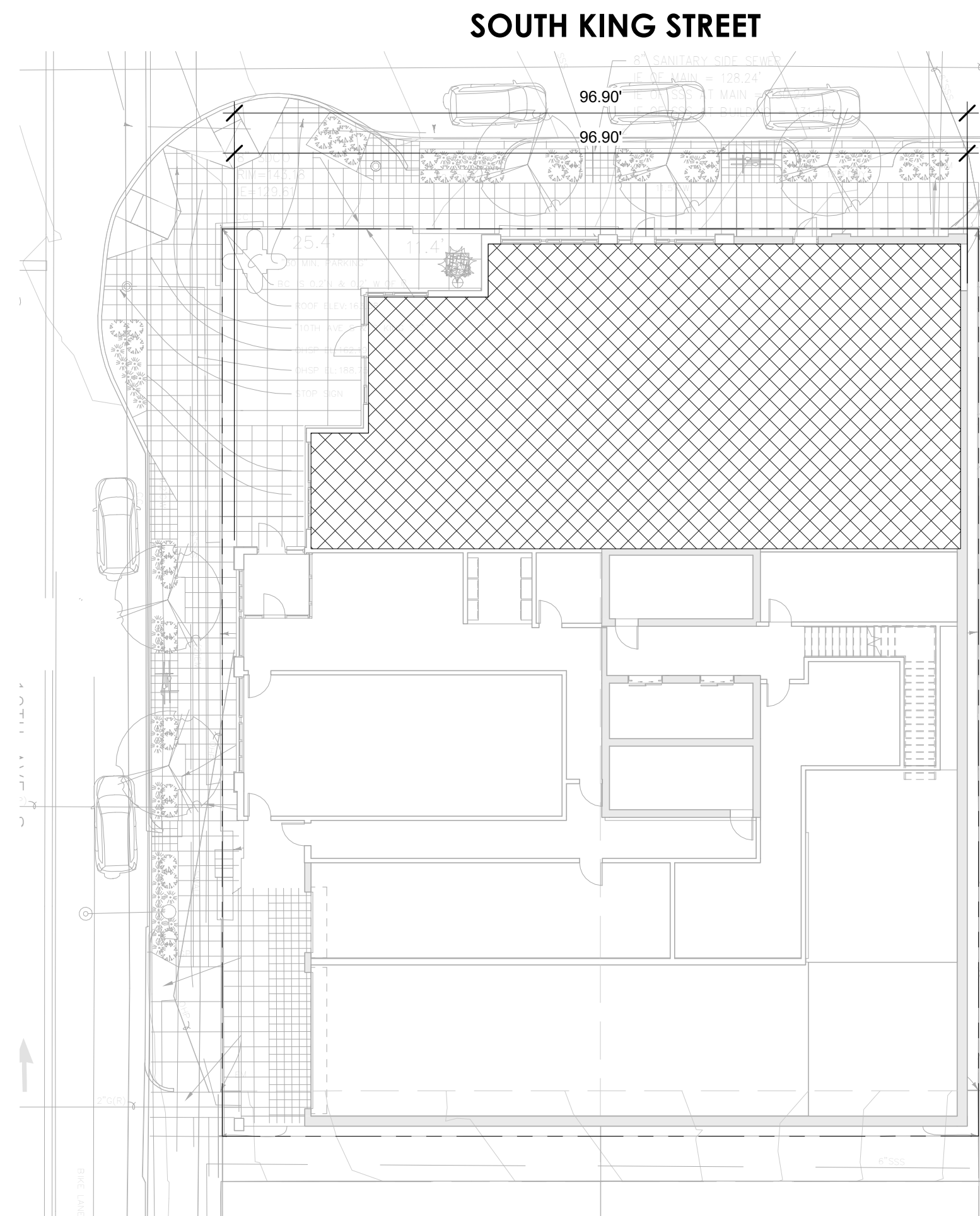
$$\frac{(a \times A) + (b \times B) + (c \times C) + (d \times D)}{A + B + C + D}$$

$$\frac{[141.95 \times 118.59] + [145.20 \times 96.90] + [149.53 \times 118.59] + [145.19 \times 96.86]}{118.59 + 96.90 + 118.59 + 96.86}$$

$$\frac{[16,833.85] + [14,069.88] + [17,732.76] + [14,063.10]}{118.59 + 96.90 + 118.59 + 96.86}$$

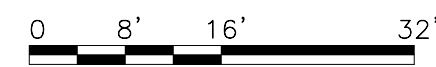
$$\frac{62,699.59}{430.94}$$

AVG. GRADE = 145.49'



2 PLAN DIAGRAM - STREET-LEVEL USE REQ.

SCALE: 1/16" = 1'-0"



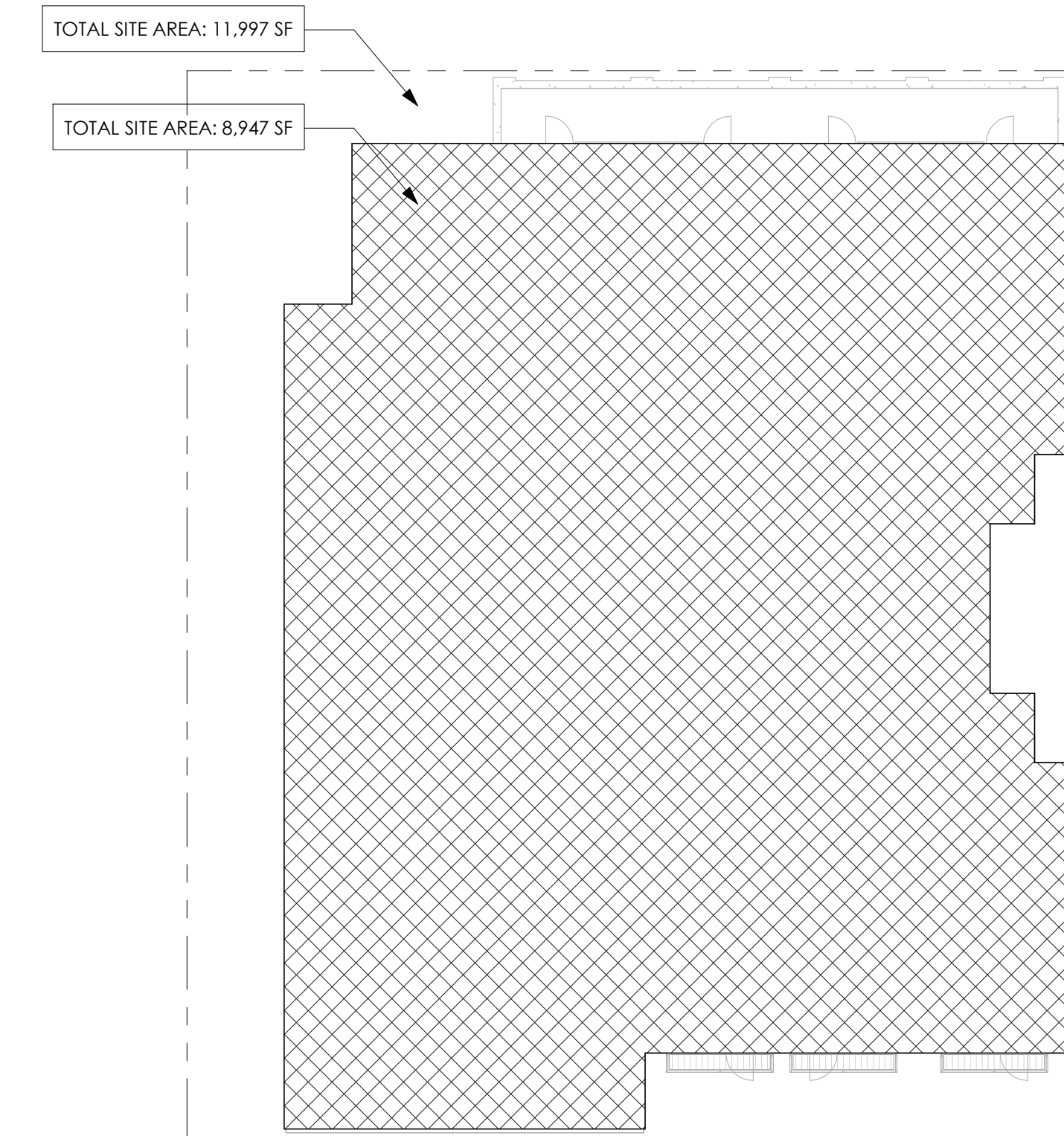
SMC 23.49.009

STREET-LEVEL USE REQUIREMENTS:

One or more of the uses listed in subsection 23.49.009.A are required at street level.

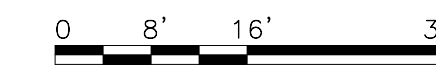
King St requires street level uses.
Min. of 75% of each street frontage where required must be occupied by one of these uses.
Street level uses shall be located within 10 feet of street lot line.

Total Facade Length: 96.86'
Required Commercial Facade: 96.86' X 0.75 = **72.645' MIN.**
Provided Commercial Use: **86.86' > 72.645'**
Provided % of Commercial Use: 96.86' / 86.86' = **89.68% > 75%**



1 PLAN DIAGRAM - FLOOR SIZE LIMITS

SCALE: 1/16" = 1'-0"

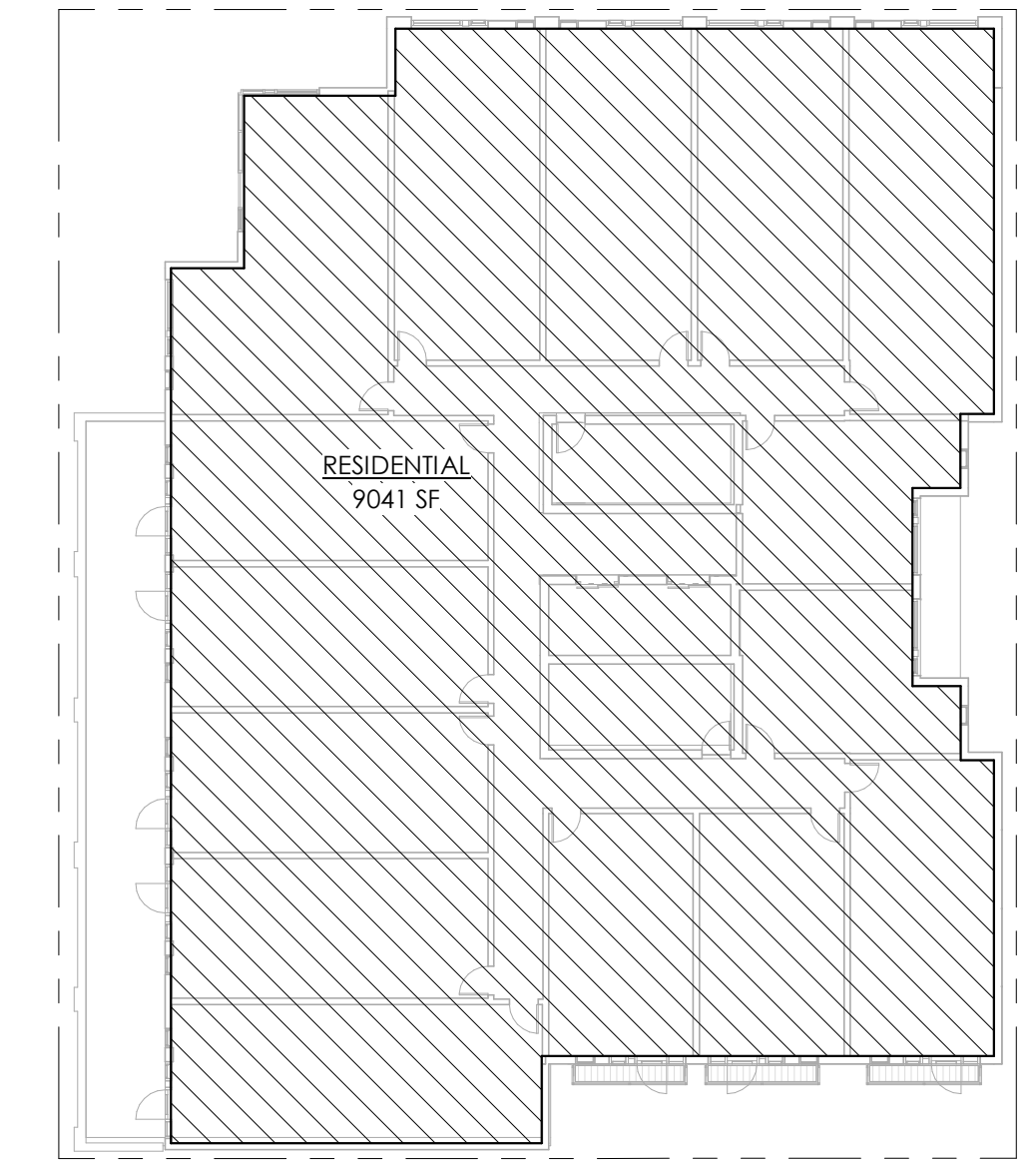
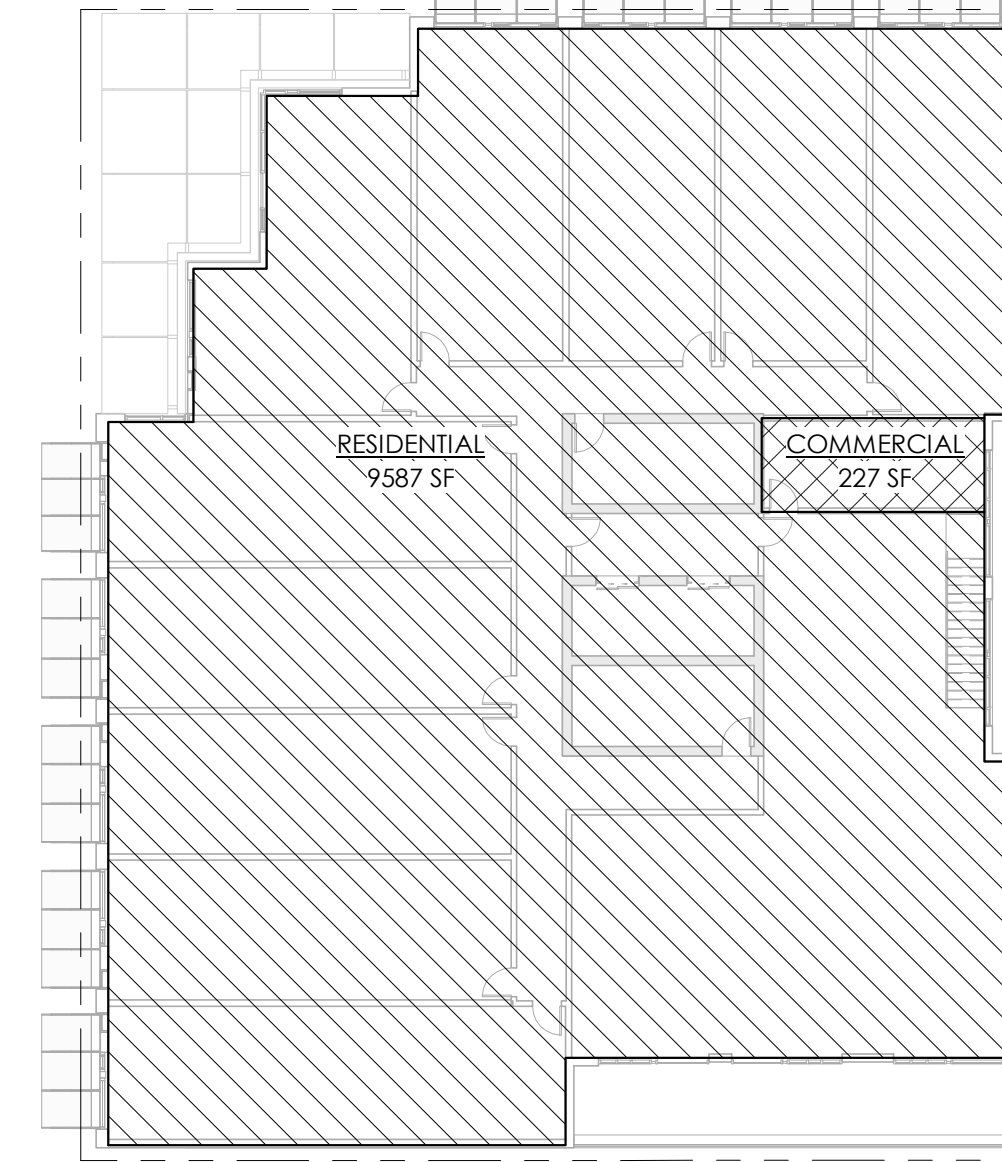
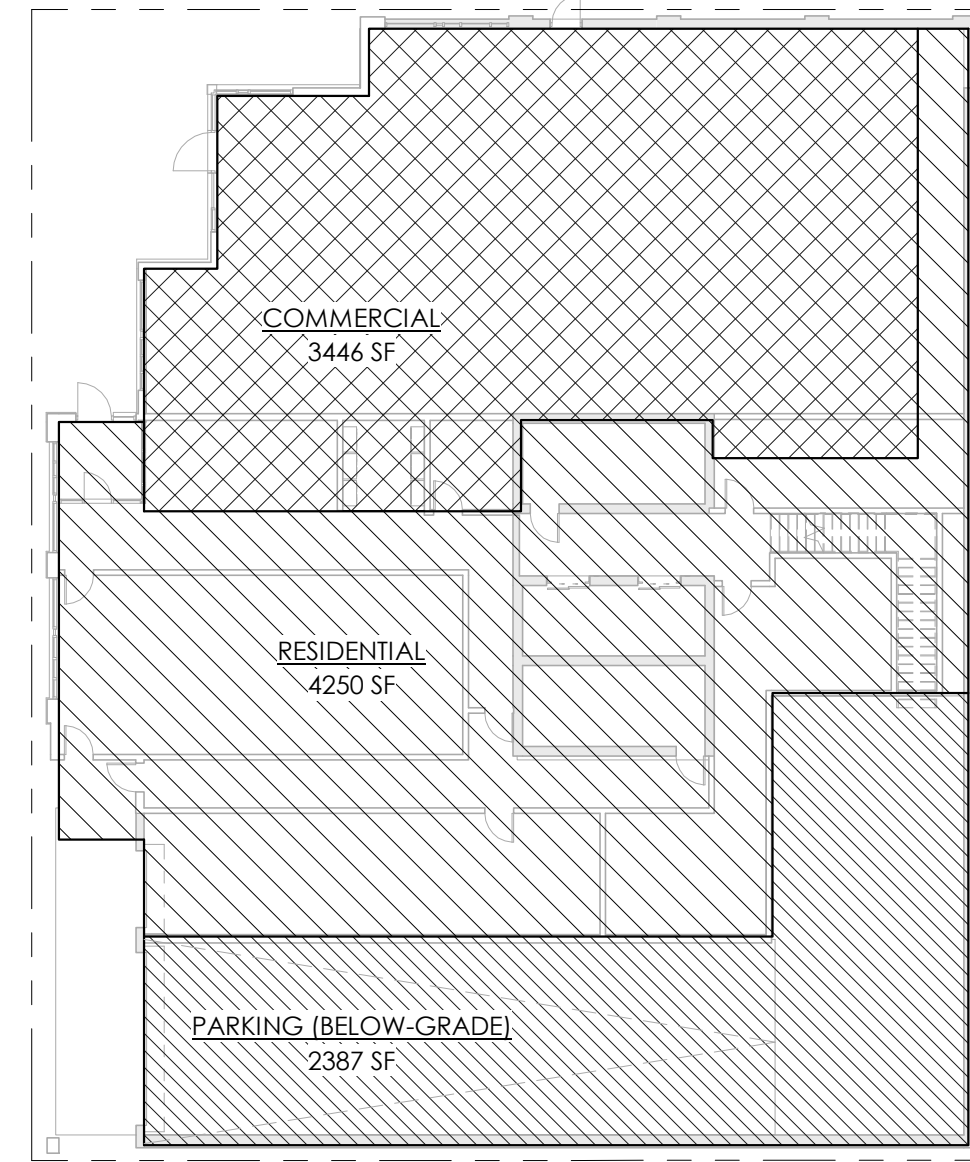
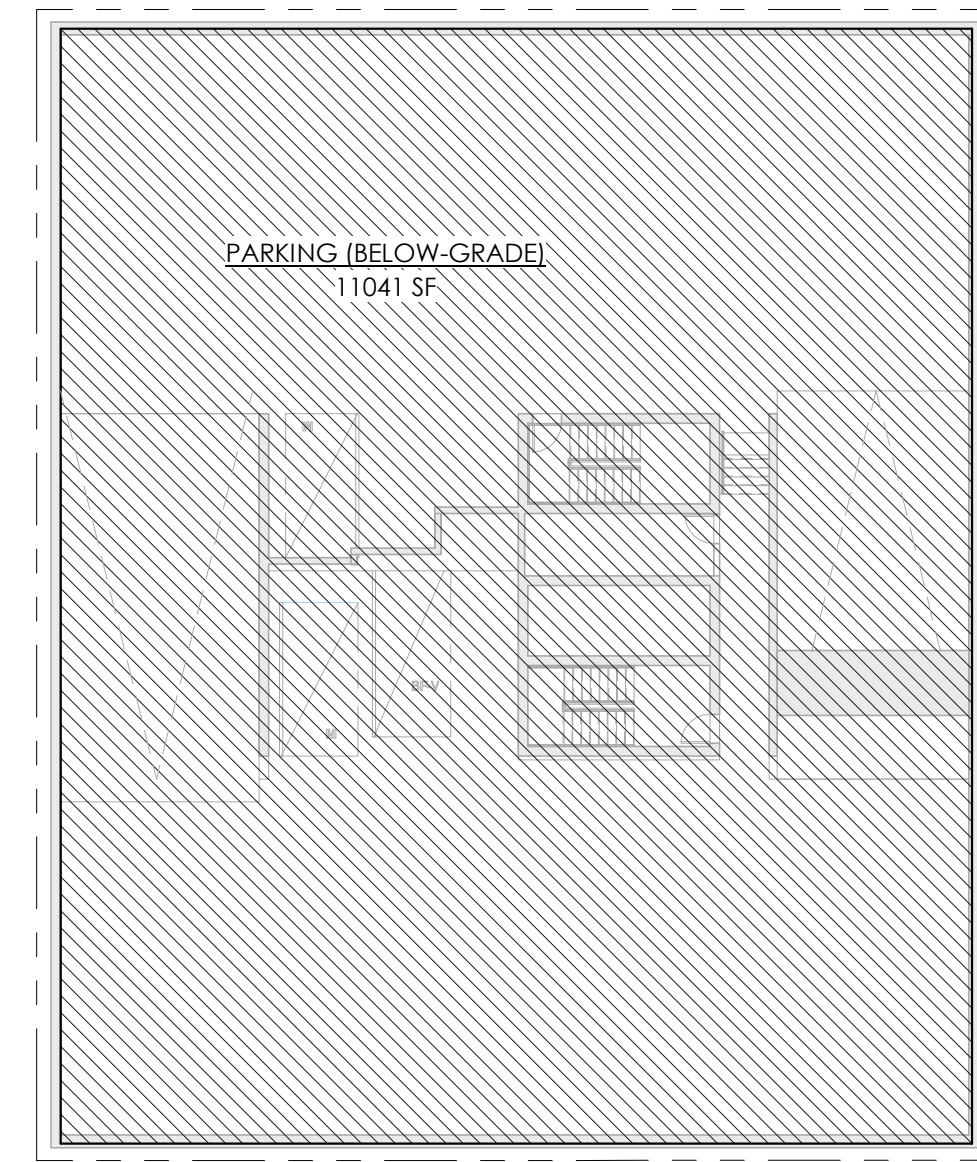
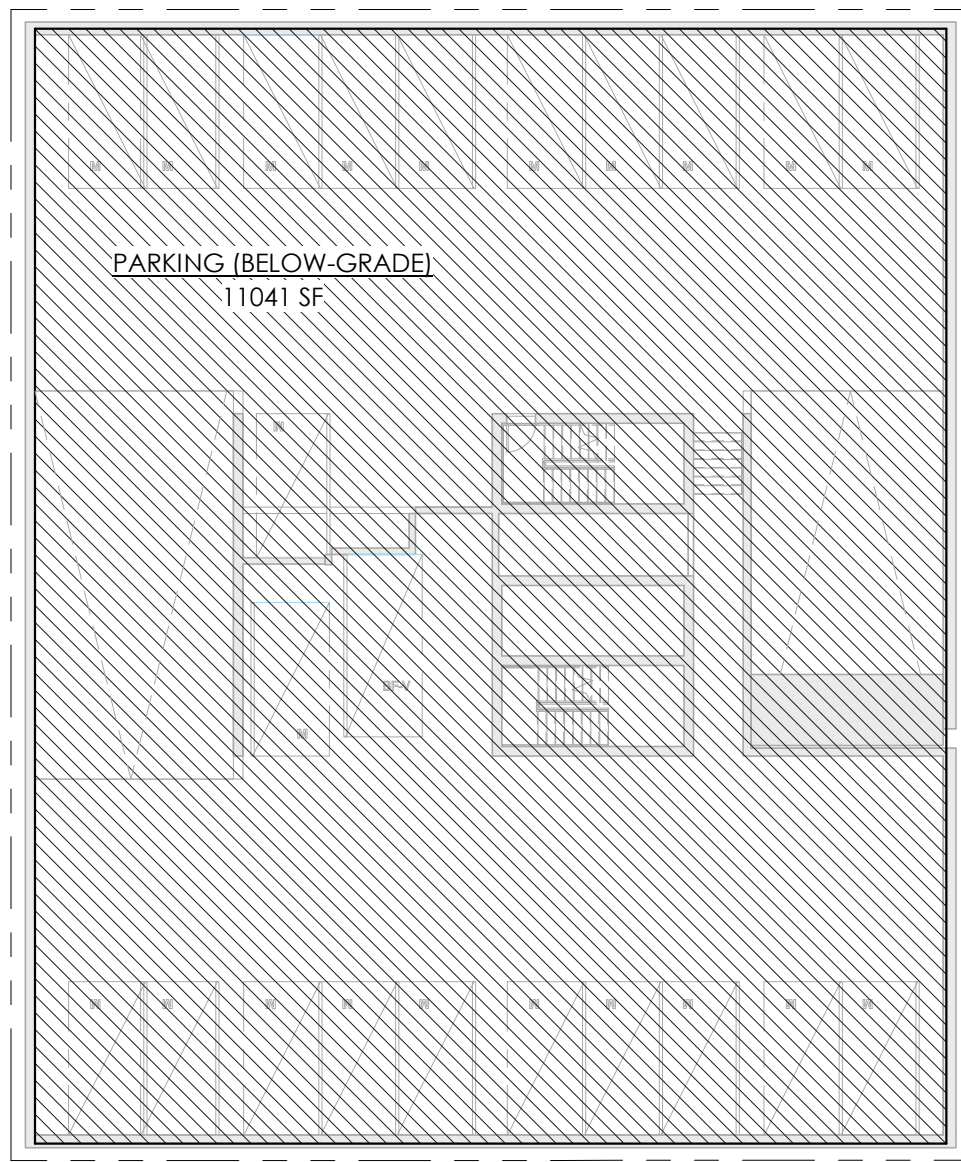


SMC 23.49.158

DOWNTOWN MIXED RESIDENTIAL COVERAGE AND FLOOR SIZE LIMITS:

Portions of structures above 65 feet shall not exceed the coverage limits in:
Greater than 65 up to 85; 0—19,000 square feet : 75%.

Max Height: 85'-0"
Site Area: 11,997 SF
Max site coverage @ 65'-85': 11,997 X 0.75 = **8,997.75 SF MAX.**
Provided coverage @ 65'-85': **8,947 SF < 8,997.75 SF**



1 CS02 FAR DIAGRAM - LEVEL P2 PLAN
SCALE: 1" = 20'-0"

TOTAL FLOOR AREA	= 11,041 GSF
COMMERCIAL FLOOR AREA	= 0 GSF
PARKING FLOOR AREA	= 11,041 GSF
RESIDENTIAL FLOOR AREA	= 0 GSF
AREA FOR FAR	= 0 GSF

2 CS02 FAR DIAGRAM - LEVEL P1 PLAN
SCALE: 1" = 20'-0"

TOTAL FLOOR AREA	= 11,041 GSF
COMMERCIAL FLOOR AREA	= 0 GSF
PARKING FLOOR AREA	= 11,041 GSF
RESIDENTIAL FLOOR AREA	= 0 GSF
AREA FOR FAR	= 0 GSF

3 CS02 FAR DIAGRAM - LEVEL 1 PLAN
SCALE: 1" = 20'-0"

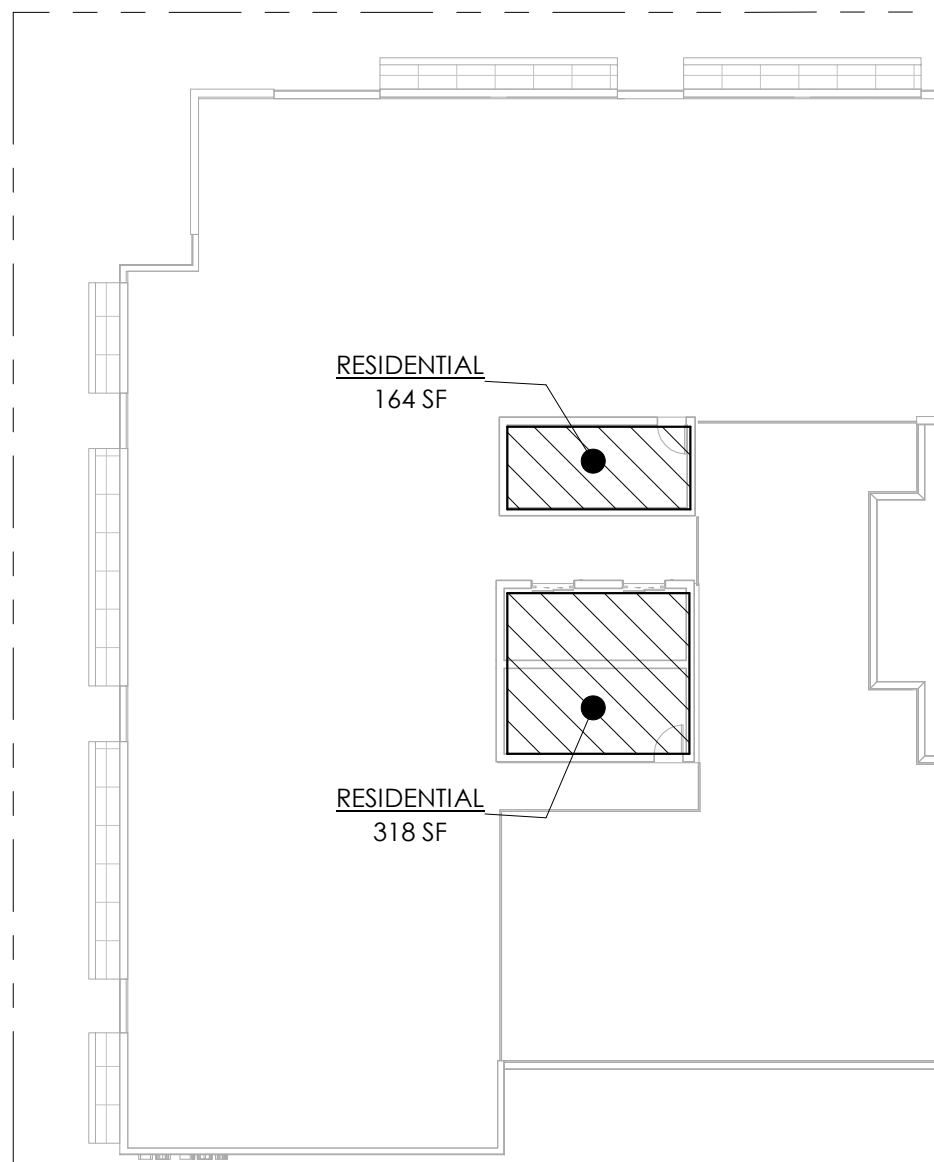
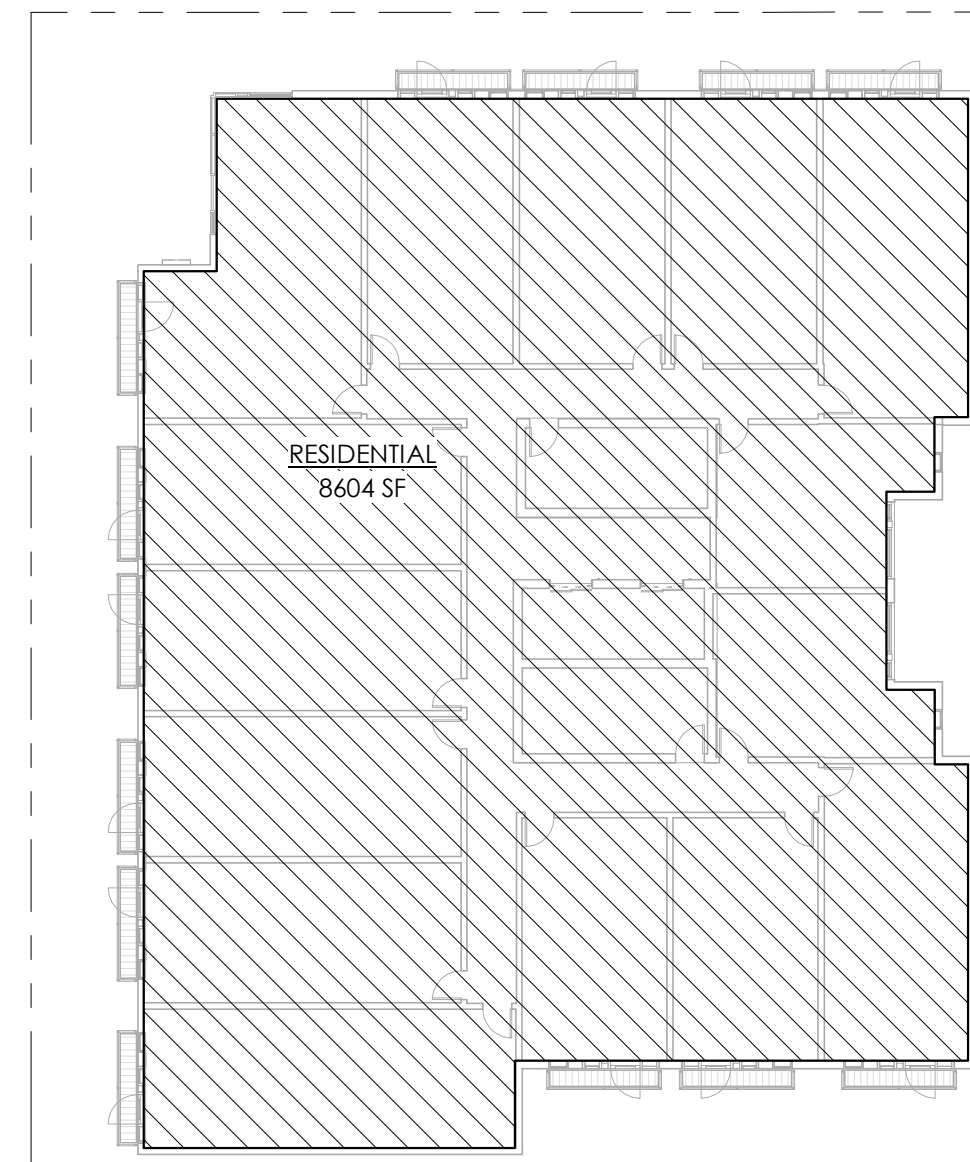
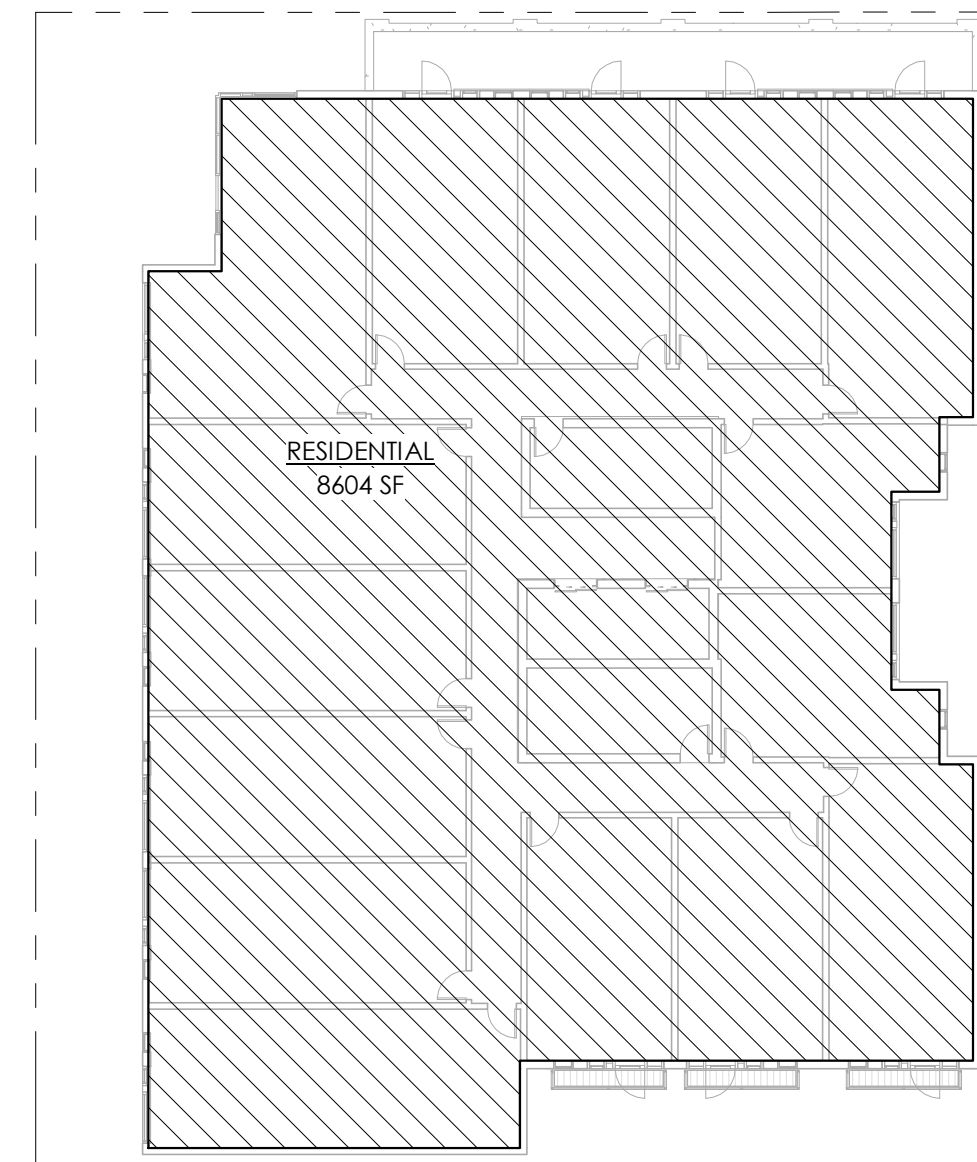
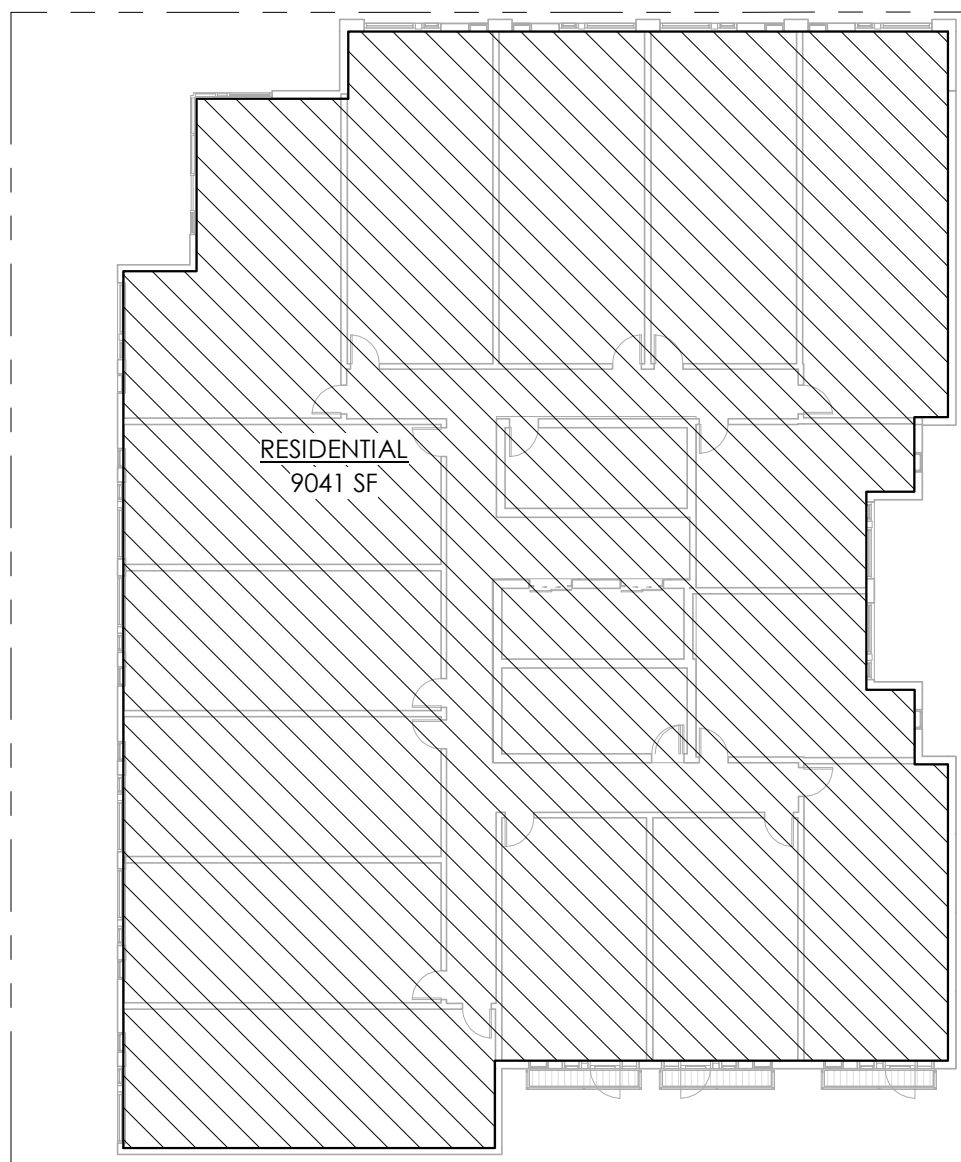
TOTAL FLOOR AREA	= 10,082 GSF
COMMERCIAL FLOOR AREA	= 3,446 GSF
PARKING FLOOR AREA	= 2,387 GSF
RESIDENTIAL FLOOR AREA	= 4,250 GSF
AREA FOR FAR	= 7,695 GSF

4 CS02 FAR DIAGRAM - LEVEL 2 PLAN
SCALE: 1" = 20'-0"

TOTAL FLOOR AREA	= 9,814 GSF
COMMERCIAL FLOOR AREA	= 227 GSF
PARKING FLOOR AREA	= 0 GSF
RESIDENTIAL FLOOR AREA	= 9,587 GSF
AREA FOR FAR	= 9,814 GSF

5 CS02 FAR DIAGRAM - LEVEL 3 PLAN
SCALE: 1" = 20'-0"

TOTAL FLOOR AREA	= 9,041 GSF
COMMERCIAL FLOOR AREA	= 0 GSF
PARKING FLOOR AREA	= 0 GSF
RESIDENTIAL FLOOR AREA	= 9,041 GSF
AREA FOR FAR	= 9,041 GSF



6 CS02 FAR DIAGRAM - LEVEL 4-5 PLAN
SCALE: 1" = 20'-0"

TOTAL FLOOR AREA	= 9,041 GSF
COMMERCIAL FLOOR AREA	= 0 GSF
PARKING FLOOR AREA	= 0 GSF
RESIDENTIAL FLOOR AREA	= 9,041 GSF
AREA FOR FAR	= 9,041 GSF

8 CS02 FAR DIAGRAM - LEVEL 6 PLAN
SCALE: 1" = 20'-0"

TOTAL FLOOR AREA	= 8,604 GSF
COMMERCIAL FLOOR AREA	= 0 GSF
PARKING FLOOR AREA	= 0 GSF
RESIDENTIAL FLOOR AREA	= 8,604 GSF
AREA FOR FAR	= 8,604 GSF

9 CS02 FAR DIAGRAM - LEVEL 7-8 PLAN
SCALE: 1" = 20'-0"

TOTAL FLOOR AREA	= 8,604 GSF
COMMERCIAL FLOOR AREA	= 0 GSF
PARKING FLOOR AREA	= 0 GSF
RESIDENTIAL FLOOR AREA	= 8,604 GSF
AREA FOR FAR	= 8,604 GSF

11 CS02 FAR DIAGRAM - ROOF PLAN
SCALE: 1" = 20'-0"

TOTAL FLOOR AREA	= 482 GSF
COMMERCIAL FLOOR AREA	= 0 GSF
PARKING FLOOR AREA	= 0 GSF
RESIDENTIAL FLOOR AREA	= 482 GSF
AREA FOR FAR	= 482 GSF

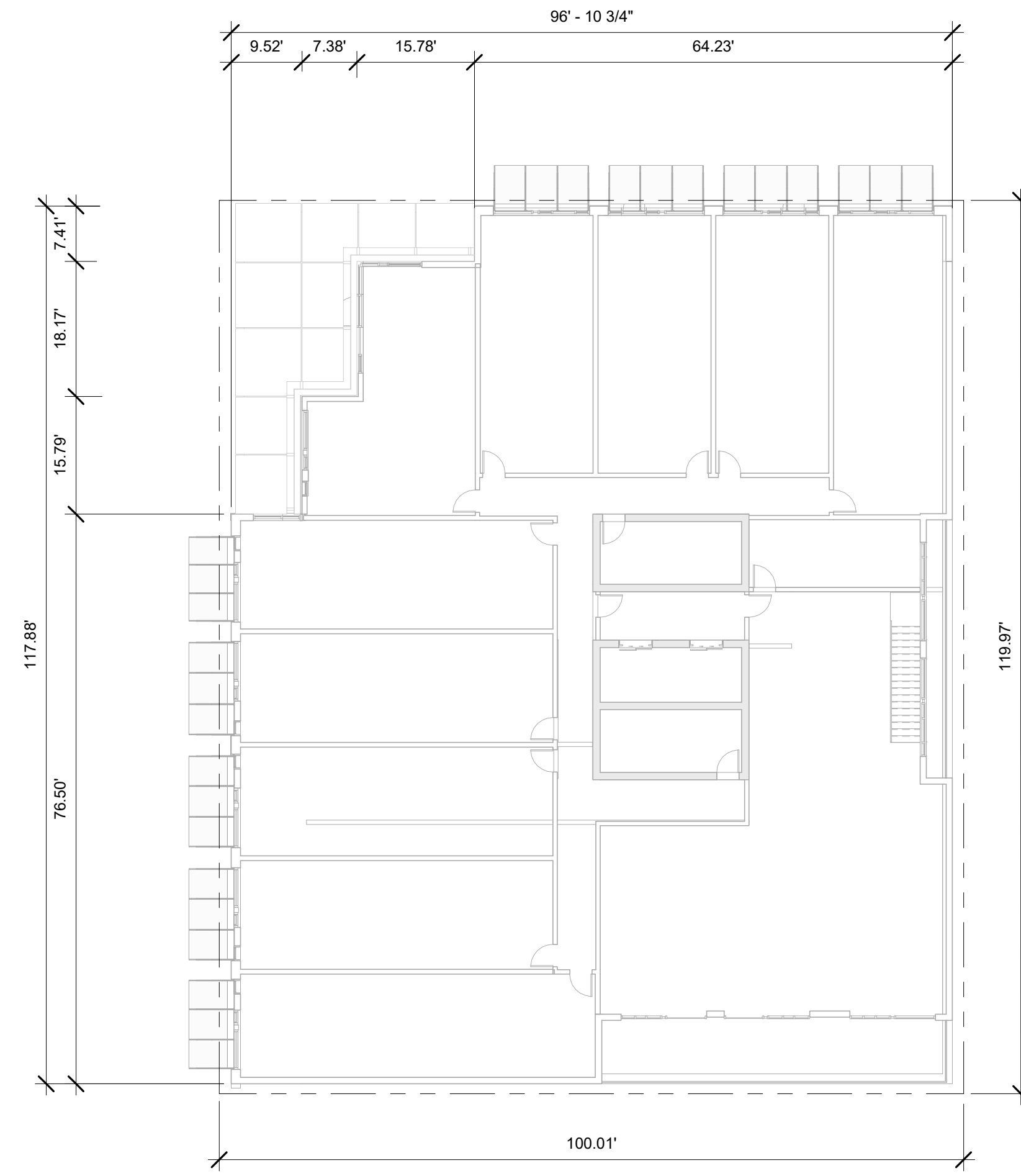
FAR SCHEDULE			
LEVEL	USE	AREA	FAR
LEVEL P2	PARKING (BELOW-GRADE)	11041 SF	0 SF
LEVEL P1	PARKING (BELOW-GRADE)	11041 SF	0 SF
LEVEL 1	COMMERCIAL	3446 SF	0 SF
LEVEL 1	PARKING (BELOW-GRADE)	2387 SF	0 SF
LEVEL 1	RESIDENTIAL	4250 SF	4250 SF
LEVEL 2	COMMERCIAL	227 SF	227 SF
LEVEL 2	RESIDENTIAL	9587 SF	0 SF
LEVEL 3	RESIDENTIAL	9041 SF	0 SF
LEVEL 4	RESIDENTIAL	9041 SF	0 SF
LEVEL 5	RESIDENTIAL	9041 SF	0 SF
LEVEL 6	RESIDENTIAL	8604 SF	0 SF
LEVEL 7	RESIDENTIAL	8604 SF	0 SF
LEVEL 8	RESIDENTIAL	8604 SF	0 SF
ROOF LEVEL	RESIDENTIAL	164 SF	0 SF
ROOF LEVEL	RESIDENTIAL	318 SF	0 SF
		482 SF	0 SF
		95394 SF	4477 SF

FAR CALCULATION (per SMC 23.86.007.B)

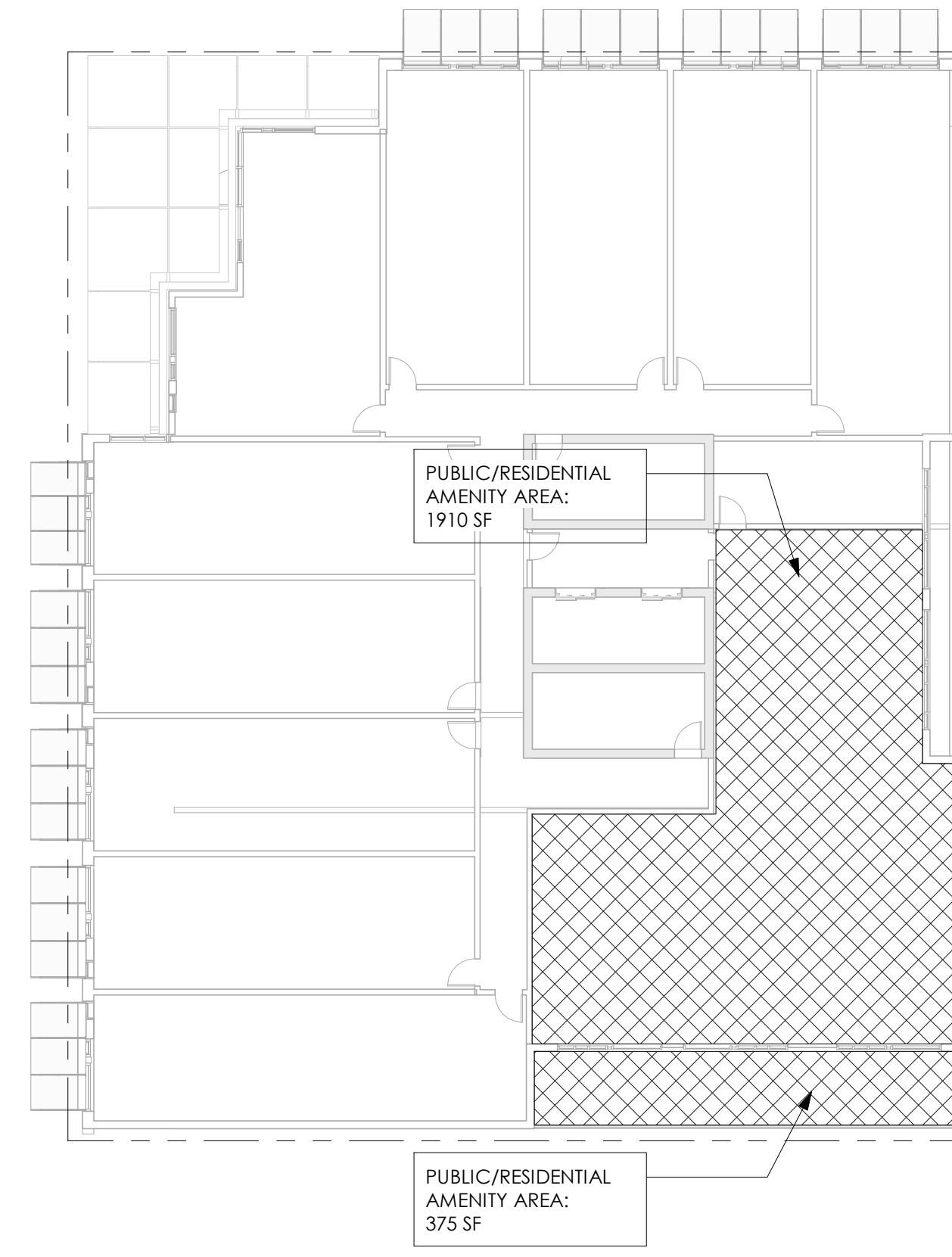
FAR ALLOWED PER SMC 23.49.011 TABLE = 2.5 FOR 75-170' STRUCTURES
RESIDENTIAL & BELOW GRADE USES EXEMPT PER SMC 23.49.011
SITE = 12,000 SF
MAX FAR = 30,000 GSF

CHARGEABLE AREA FOR FAR:
LEVEL P1 = 0 GSF
LEVEL P2 = 0 GSF
LEVEL 1 = 4,250 GSF
LEVEL 2 = 227 GSF
LEVEL 3 = 0 GSF
LEVEL 4 = 0 GSF
LEVEL 5 = 0 GSF
LEVEL 6 = 0 GSF
LEVEL 7 = 0 GSF
LEVEL 8 = 0 GSF
ROOF LEVEL = 0 GSF

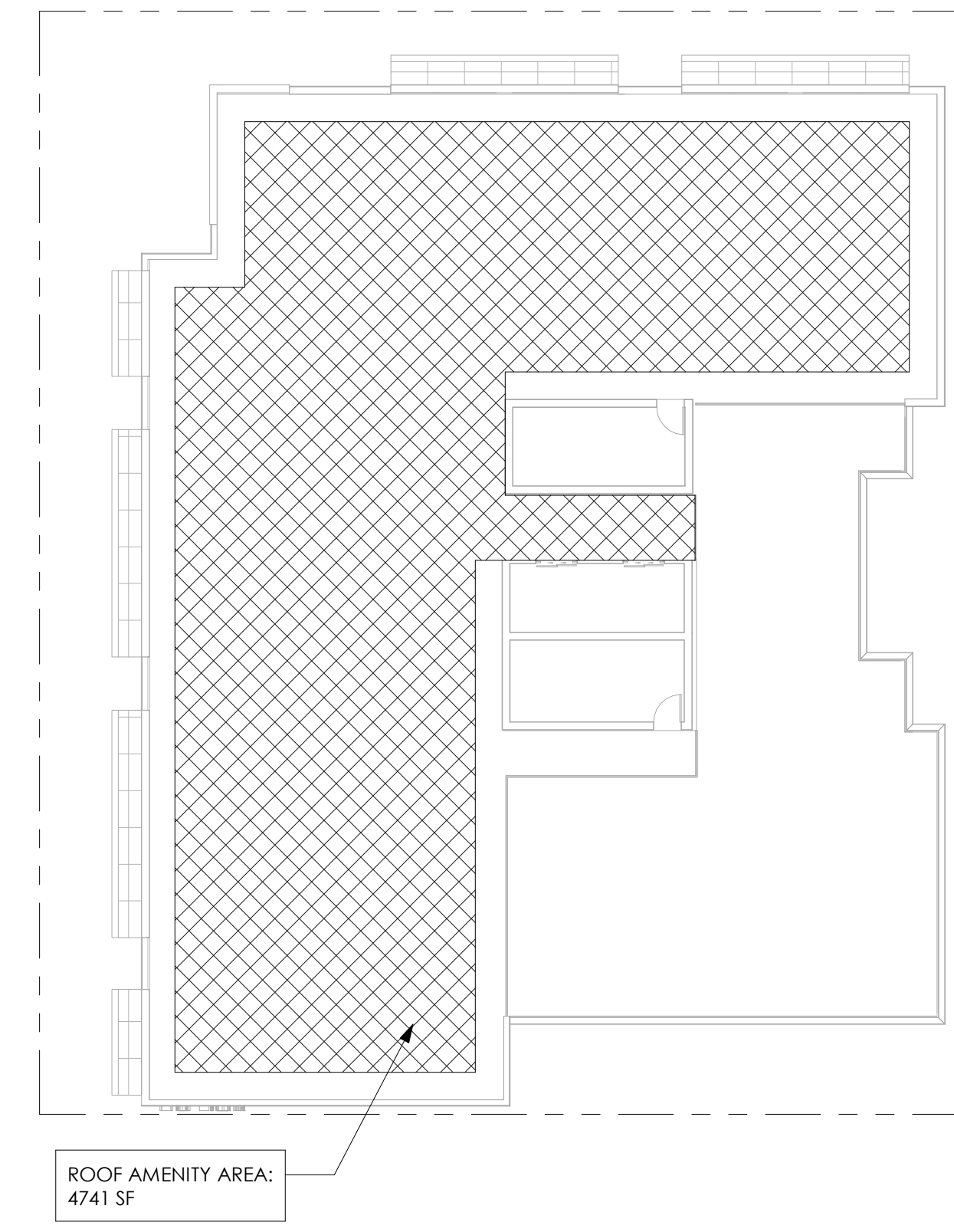
TOTAL GROSS BUILDING AREA = 95,394 GSF
TOTAL CHARGEABLE BUILDING AREA = 4,477 GSF
FAR = BUILDING AREA / SITE AREA = 4,477 / 12,000 = 0.37 FAR < 3.75



3
CS03
PLAN DIAGRAM - OVERHEAD WEATHER PROTECTION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



1
CS03
PLAN DIAGRAM - LEVEL 2 AMENITY
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



2
CS03
PLAN DIAGRAM - ROOF AMENITY
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

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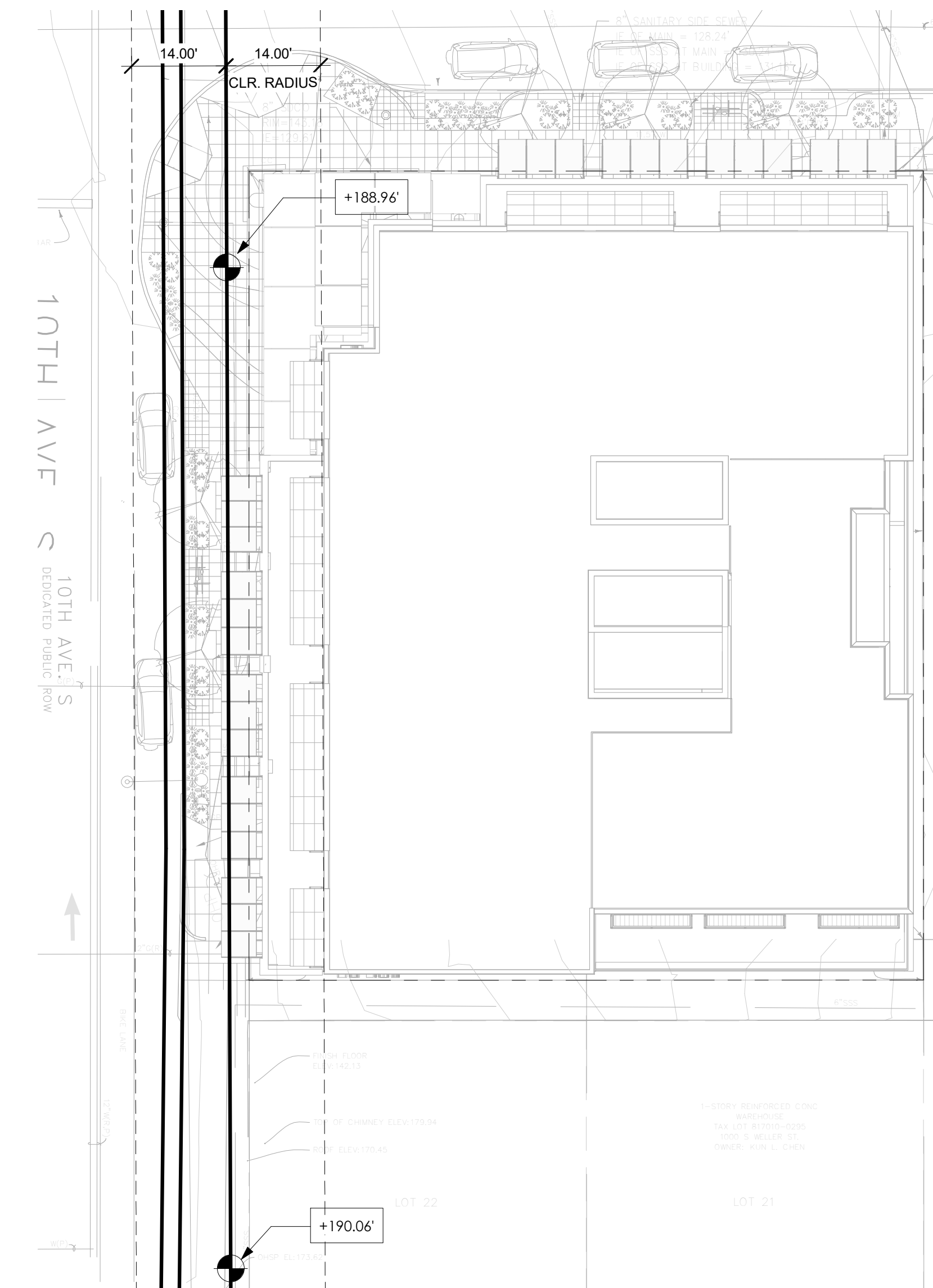
DATE: _____ COMMENT: _____
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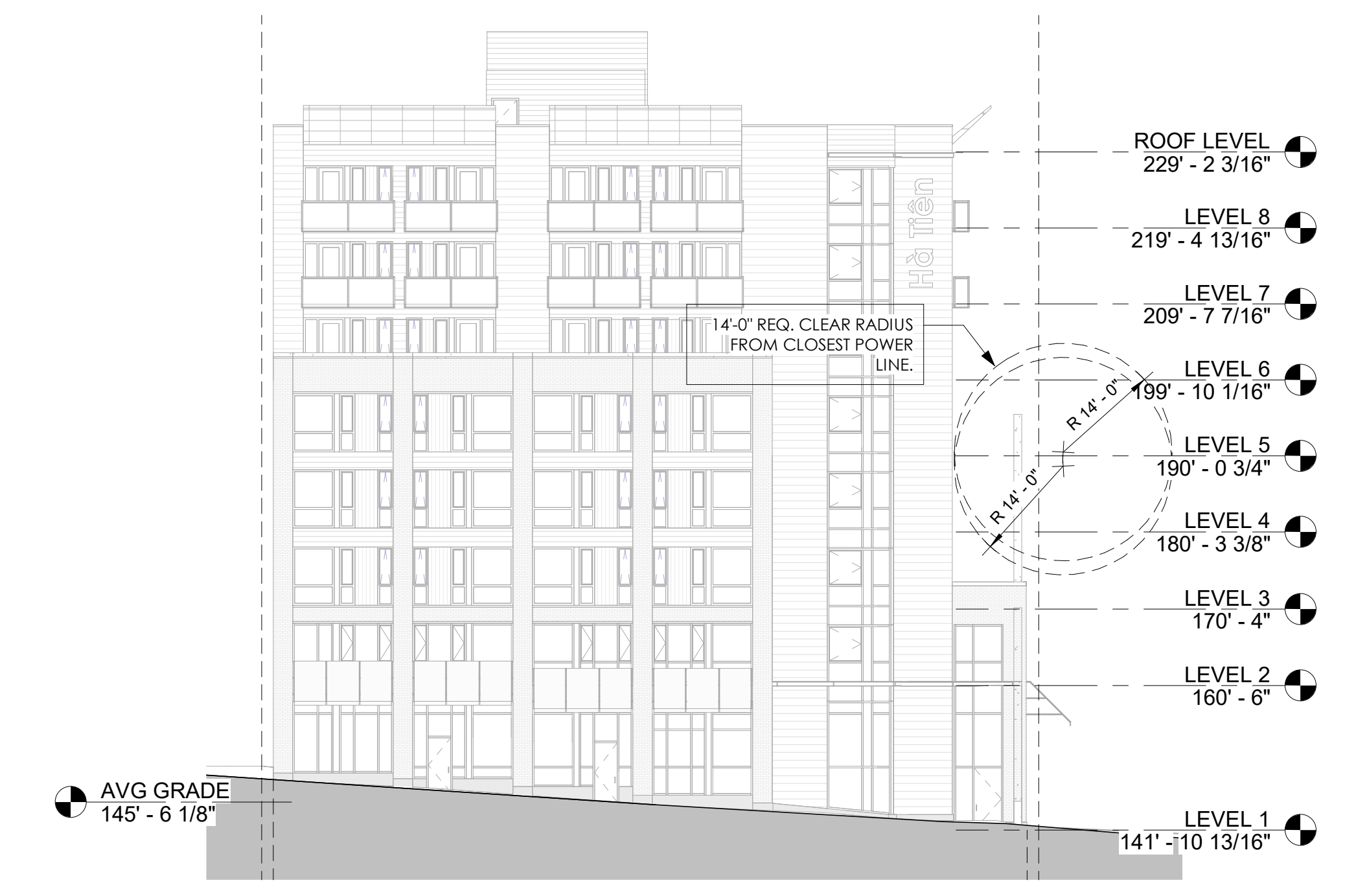
**ROOF
COVERAGE/
AMENITY AREA**

BY: d/Arch Lic
#:1711
Seattle, WA

CS03

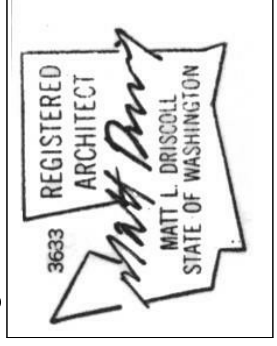


1
CS04
PLAN DIAGRAM - OVERHEAD POWERLINE
SCALE: 1/16" = 1'-0"



2
CS04
ELEVATION DIAGRAM - OVERHEAD POWERLINE
SCALE: 1/16" = 1'-0"

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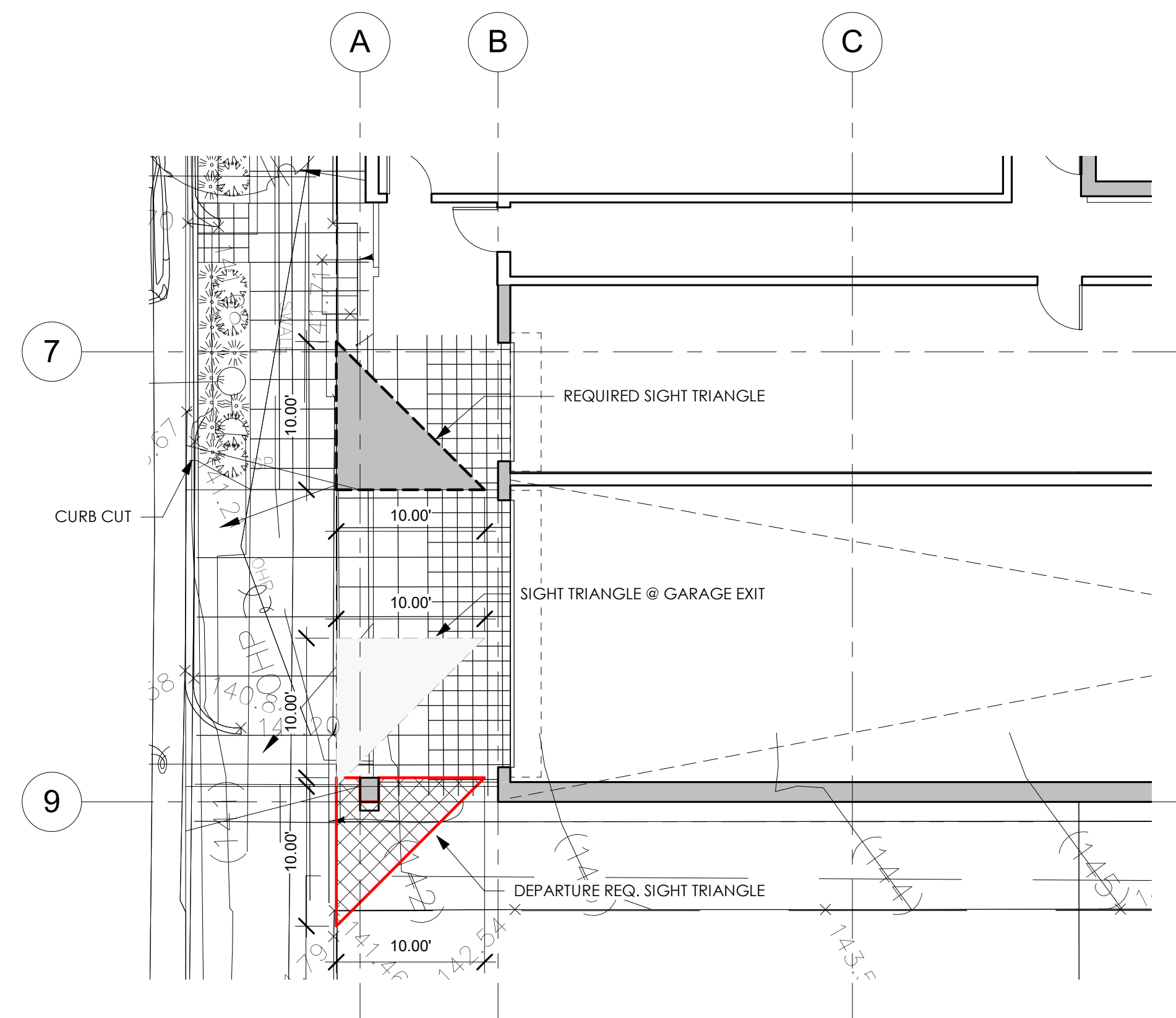
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**POWERLINE
CLEARANCE
DIAGRAMS**

BY: d/Arch Lic
#:1711
Seattle, WA

CS04



1 CS06 DEPARTURE DIAGRAM - SIGHT TRIANGLE
SCALE: 1/8" = 1'-0"

Requested Departure #1

SMC 23.54.030.G: SIGHT TRIANGLES

PROPOSAL

Proposed sight triangles according to 23.54.030.G.4.c. Request departure to allow structural column and portion of structure in the vertical spaces between 32 inches and 82 inches from the ground on one side of the garage entry ramp in order to shift garage ramp closer to the south property line. Mirrors and/or an early-warning alarm system will be installed to provide and enhance pedestrian safety on the proposed drive way.

JUSTIFICATION

The proposed garage entrance sets back to accommodate the sight triangles requirement. This allows more space allocated to the lobby, residential, and supporting spaces on the first floor. It also allows more of the street facing facade to be occupied by residential and commercial use spaces which directly responds to the district design guidelines related to the public realm. The intention is to have supporting space to use as little space along the facade. This maximises the pedestrian oriented uses at street level by allowing the garage ramp to utilize the smallest possible footprint on the ground level. It also minimizes the visual impact of the garage entry at the 10th Ave. facade. The garage ramp still has two unobstructed 10' x 10' sight triangles for vehicles exiting the garage ramp, which allows for any drivers leaving the building to have clear views of the sidewalk as they exit the garage.

Requested Departure #2

SMC 23.49.162: STREET FACADE REQUIREMENTS

REQUIREMENT

Table B for 23.49.166 Required setbacks on Designated Green Streets For Building Greater Than 65 Feet in Height in DMR Zones in South Downtown.

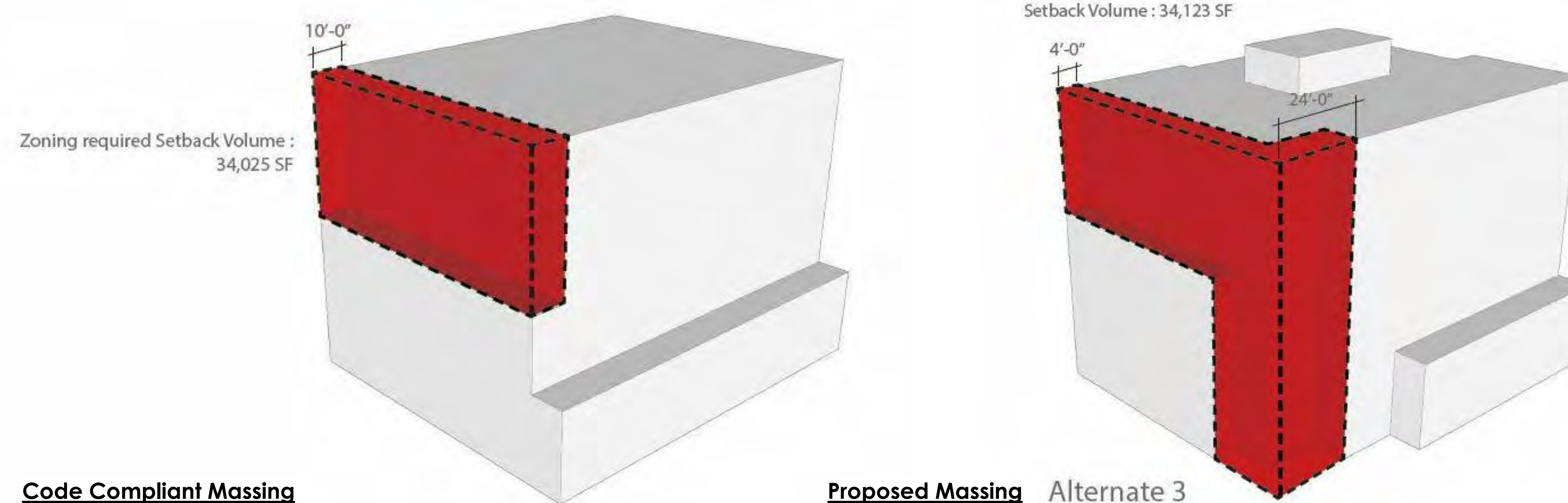
Height of proportion structure, greater than 45 feet up to 85 feet, 10 Feet required setback. (South King Street is designated as Green Street)

PROPOSAL

Proposed a 45' high podium at street level with 24' setback at the street corner, and requested a 4 Feet upper Level setback instead of 10 Feet.

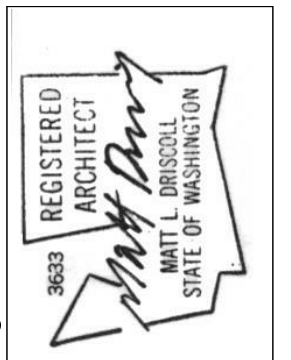
JUSTIFICATION

The requested setback departure results in a different profile but provides the same square footage required by code, but it allows larger ground open space area and more consistent units in the prime location of the building. The requested departure is key to the proposed design because through the manipulation of the King St. facade we are able to most effectively carve and emphasize the building's corner. This provides opportunity for corner public space to enhance the community experience. These gestures also allow us to enhance the building's corner presence and act as an iconic building to meet the neighborhood. This setback configuration allows the building to better respond to the district guidelines related to open space and scale. The five story mass at the King Street facade is a datum set by the Thai Binh and the 1029 South Jackson Street projects. The additional granted setback at the corner allows for a larger community plaza at the corner for the project. The departure allows the building to open views to the historic church from the ground level as well as increasing the setback from the church to decrease the impact of the new project on the smaller scale church.



Code Compliant Massing

Proposed Massing Alternate 3





2 ELEVATION - WEST FACADE
SCALE: 1/8" = 1'-0"



1 ELEVATION - SOUTH FACADE
SCALE: 1/8" = 1'-0"

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ILLUSTRATIVE
ELEVATIONS

BY: d/Arch Lic
#:1711
Seattle, WA

DR01

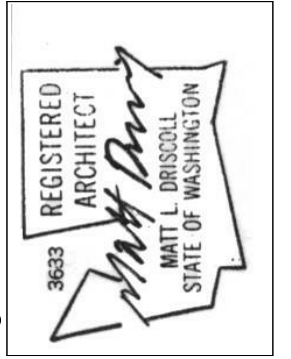


2 ELEVATION - NORTH FACADE
SCALE: 1/8" = 1'-0"



1 ELEVATION - EAST FACADE
SCALE: 1/8" = 1'-0"

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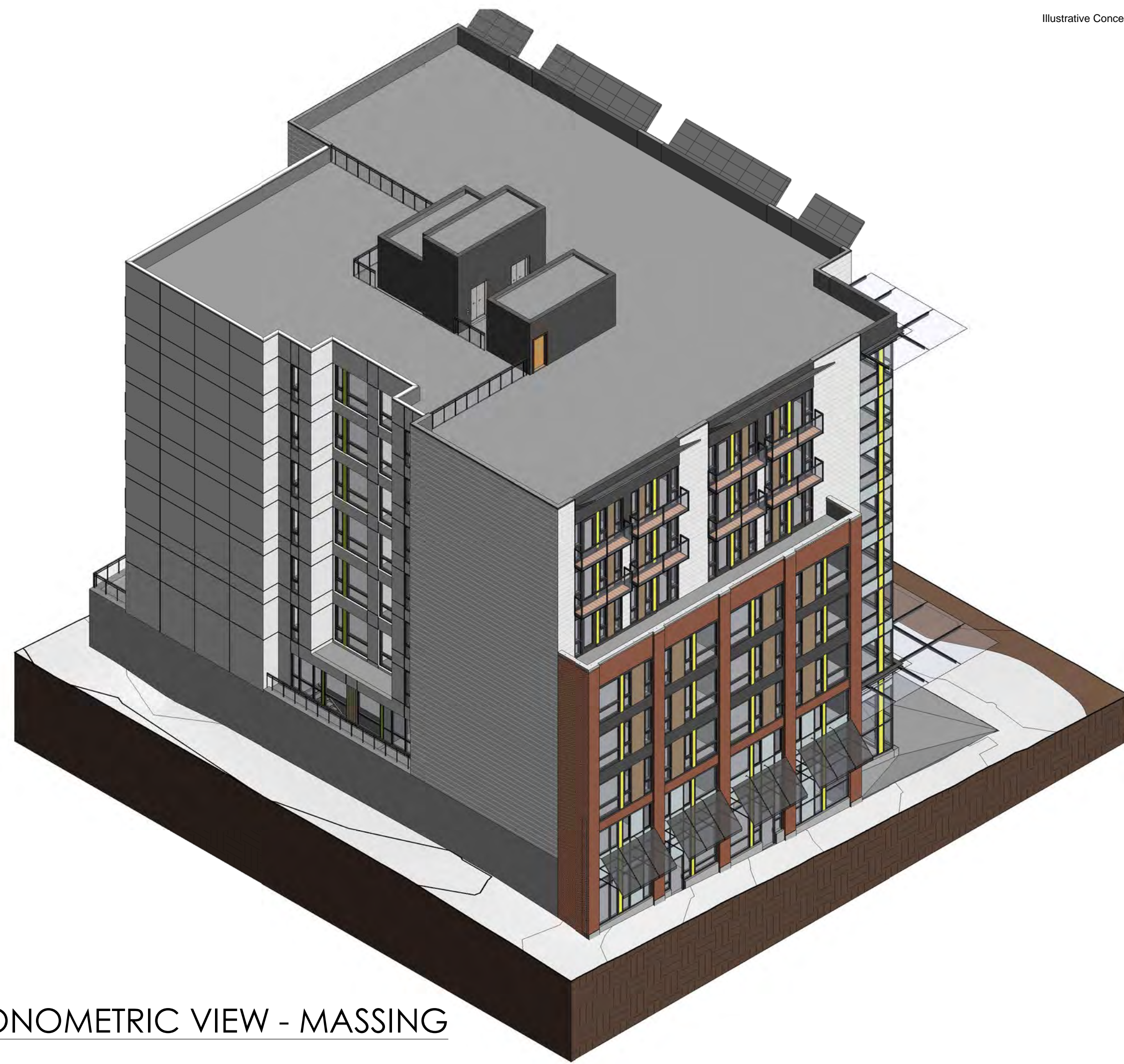
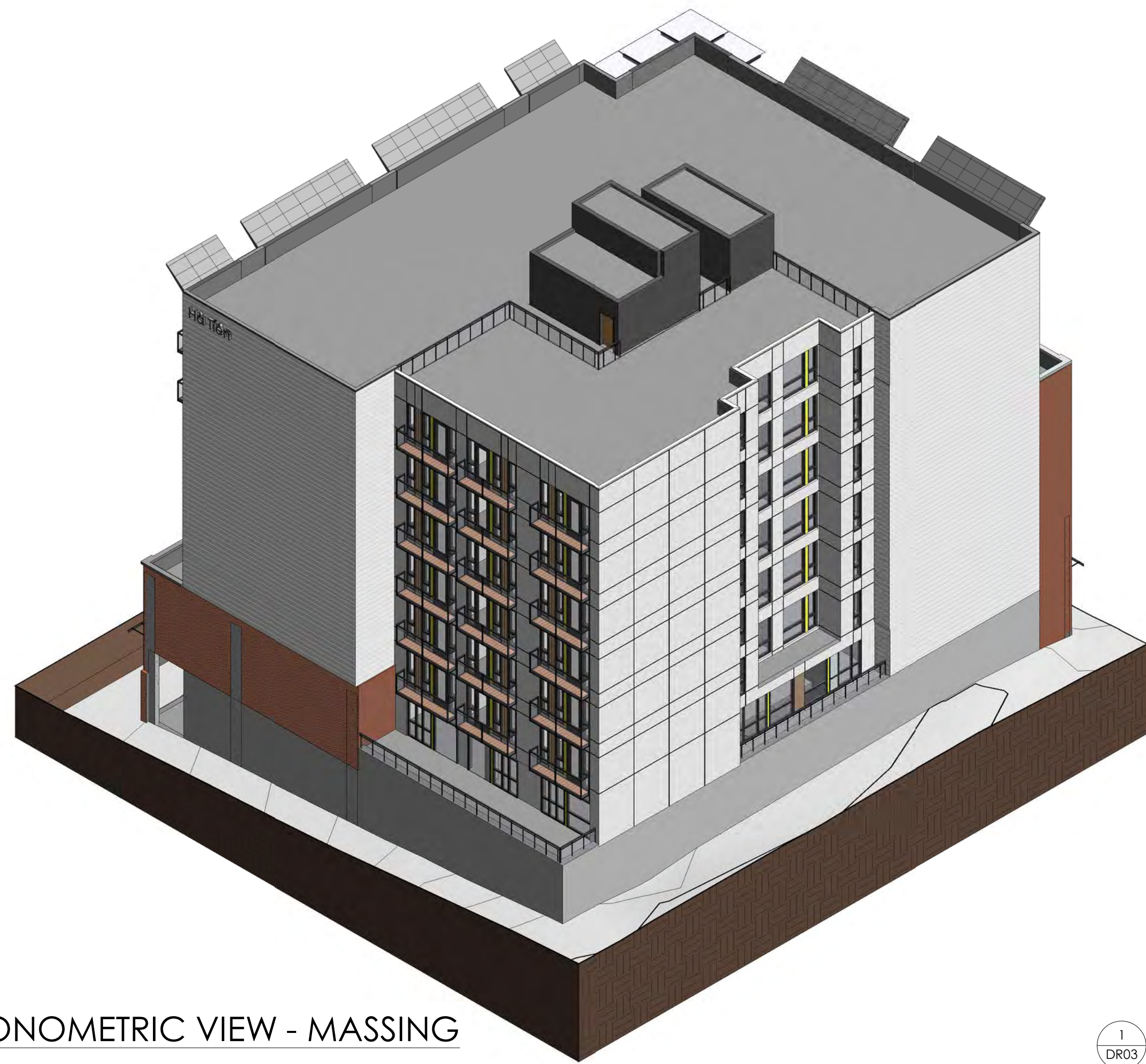
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DATE: 06.07.2021 COMMENT: _____

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ISRD #3031175

ILLUSTRATIVE
ELEVATIONS

By: d/Arch Lic
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Seattle, WA

DR02



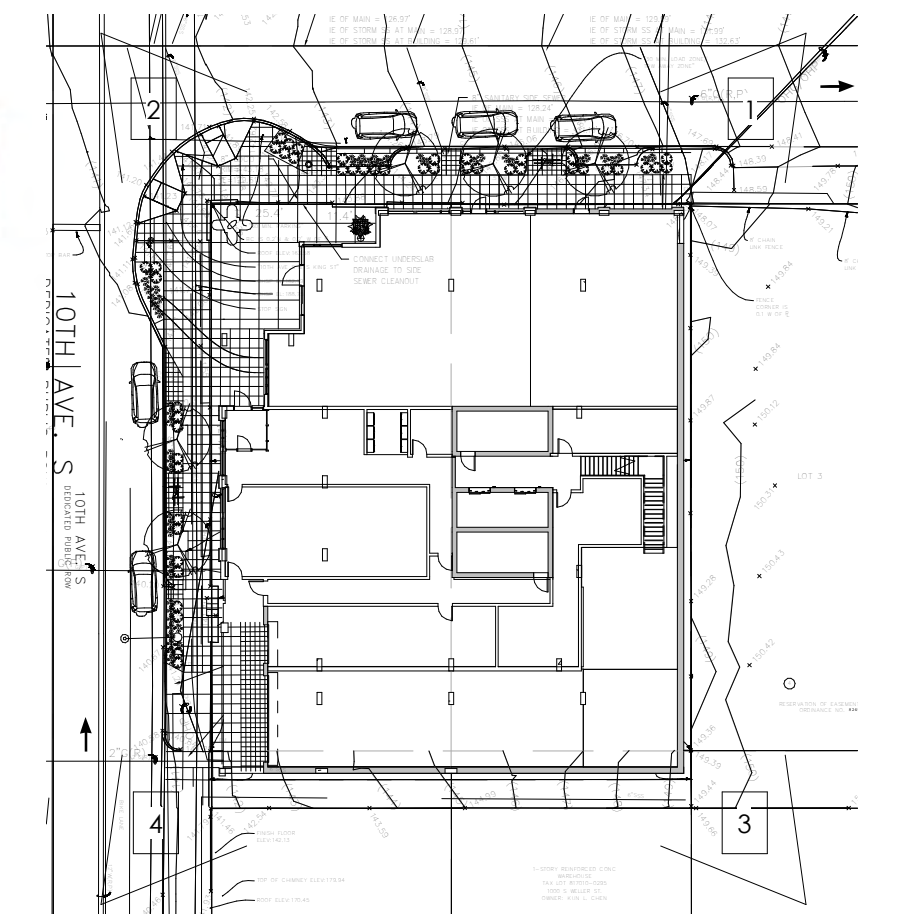
3 SE AXONOMETRIC VIEW - MASSING
DR03 SCALE:

1 NE AXONOMETRIC VIEW - MASSING
DR03 SCALE:

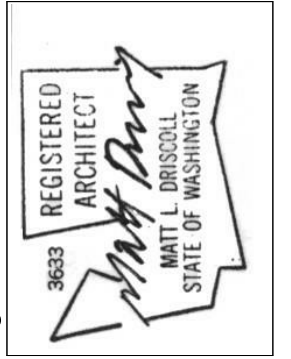


4 SW AXONOMETRIC VIEW - MASSING
DR03 SCALE:

2 NW AXONOMETRIC VIEW - MASSING
DR03 SCALE:



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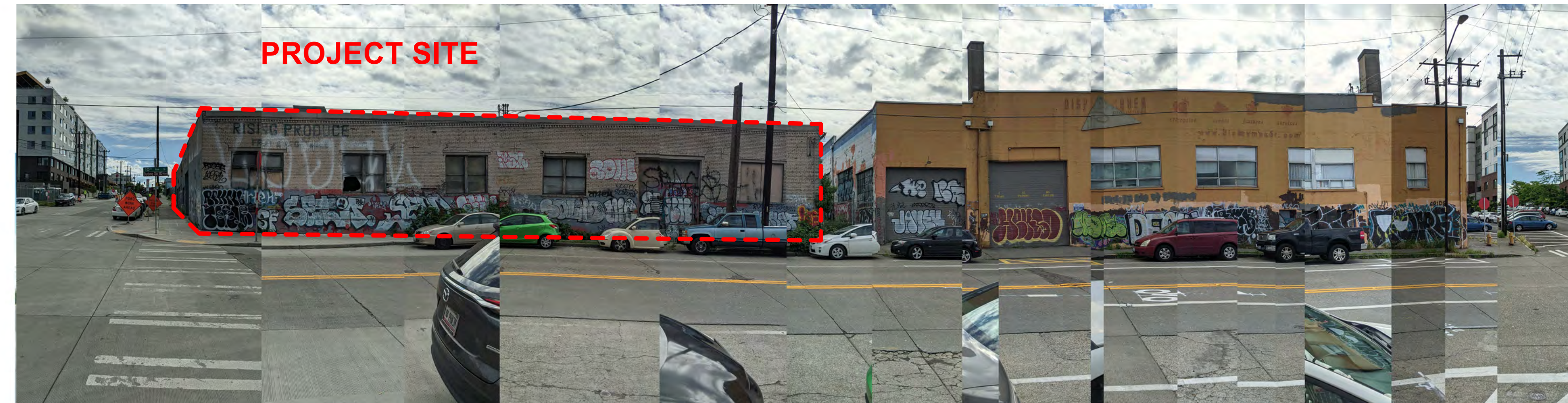
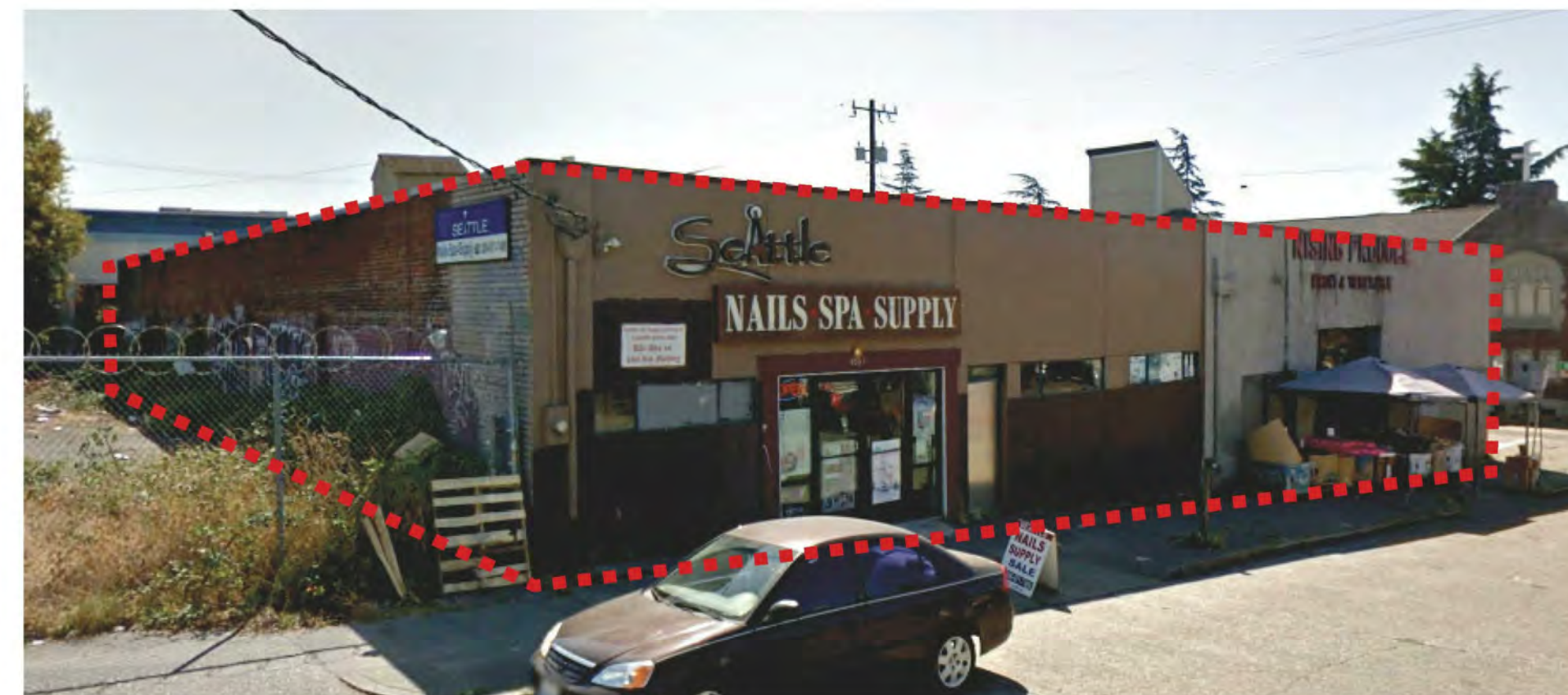
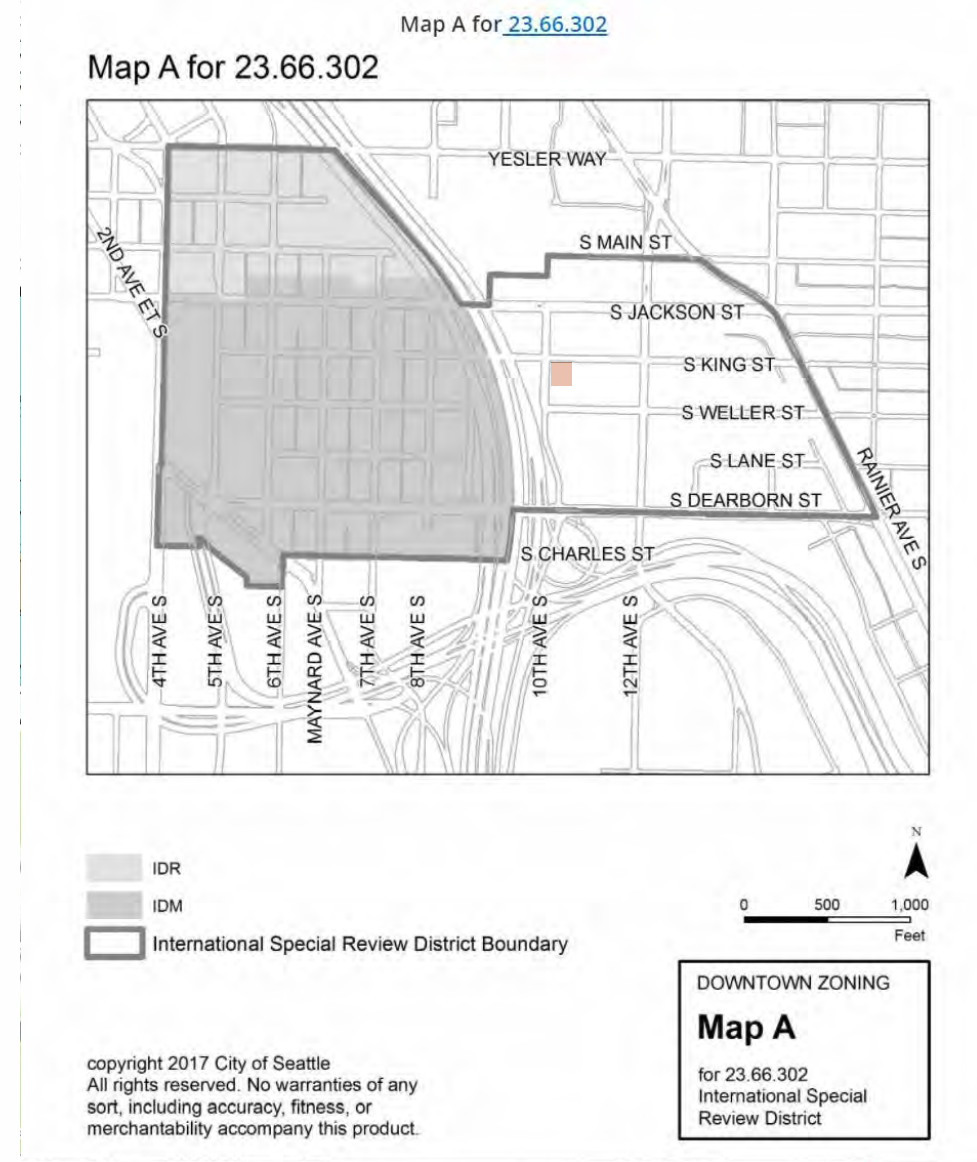
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ILLUSTRATIVE
AXONOMETRIC
VIEWS

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SITE &
CONTEXT
ANALYSIS

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DR04



1253 S. Jackson St.
6 Stories, Mixed Use



1032 S. Jackson St.
13 Stories, Mixed Use



1029 S. Jackson St.
6 Stories, Mixed Use



501 Rainier Ave. S.
6 Stories, Mixed Use



1020 S. Main St.
11 Stories, Mixed Use

- LITTLE SAIGON BORDER
- SITE PROPERTY LINE
- PROJECT SITE
- FUTURE DEVELOPMENT
- NEIGHBORHOOD LANDMARK



PACIFIC RIM CENTER



LITTLE SAIGON NEIGHBORHOOD SIGNAGE



PHỞ BÀO RESTAURANT



THAI BINH APARTMENTS



DING HOW CENTER



HAU HAU MARKET



NISEI VETERANS COMMITTEE MEMORIAL HALL



CHINESE SOUTHERN BAPTIST CHURCH



SUMMIT PUBLIC SCHOOLS - SIERRA



LUCKY AN DONG INC.



LAM'S SEAFOOD MARKET



LESCHI HOUSE

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NEIGHBORHOOD ANALYSIS

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DR05



PERSPECTIVE VIEW - ALONG KING ST. FACING EAST



PERSPECTIVE VIEW - FACING RESIDENTIAL ENTRY @ PUBLIC PLAZA



PERSPECTIVE VIEW - FACING RESIDENTIAL ENTRY @ PUBLIC PLAZA



PERSPECTIVE VIEW - ALONG KING ST. FACING EAST @ CROSS WALK



PERSPECTIVE VIEW - ALONG KING ST. FACING EAST @ UNDER I-5

Illustrative Conceptual design - materials/colors/landscaping & signage are not part of this Preliminary Design Approval for Bulk/Missing/Scale only

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ILLUSTRATIVE
 STREET-LEVEL
 PERSPECTIVES

BY: d/Arch Lic
 #:1711
 Seattle, WA

DR06



PERSPECTIVE VIEW - PLAZA VIEW FACING SOUTH DOWN 10TH AVE.



PERSPECTIVE VIEW - KING STREET VIEW FACING WEST DOWN KING ST.



PERSPECTIVE VIEW - FACING PROJECT FROM I-5 FACING EAST



PERSPECTIVE VIEW - VIEW OF CHURCH FACING SOUTH @ KING ST.



PERSPECTIVE VIEW - UPPER TERRACE FACING WEST TOWARDS I-5

Illustrative Conceptual design - materials/colors/landscaping & signage are not part of this Preliminary Design Approval for Bulk/Missing/Scale only

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ILLUSTRATIVE
STREET-LEVEL
PERSPECTIVES

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DR07



PERSPECTIVE VIEW - 10TH AVE FACADE @ VEHICULAR ENTRY, FACING NE



AERIAL VIEW - ROOF TERRACE, FACING NORTH ALONG 10TH ST.



PERSPECTIVE VIEW - FACING PROJECT DOWN 10TH ST. FACING NORTH



PERSPECTIVE VIEW - ROOF TERRACE FIRE PIT, FACING SW



PERSPECTIVE VIEW - GATHERING AREA ROOF TERRACE, FACING NW

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ILLUSTRATIVE
 STREET-LEVEL
 PERSPECTIVES

BY: d/Arch Lic
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 Seattle, WA

DR08

PROJECT DESCRIPTION:

Hà Tiên is a proposed new construction located in the Little Saigon neighborhood of Seattle's International Special Review District. The project is situated at the corner of South King Street and 10th Avenue South. The building is located directly across 10th Ave. S from the Historic Chinese Southern Baptist church and diagonal from the recently completed Thai Binh apartments and across S King St. from the new Jackson St. Apartments (currently under construction). The Hà Tiên's location in the neighborhood strategically places it in the neighborhood as a sort of visual gateway into the Little Saigon Neighborhood from the King Street entry into the neighborhood.

The proposed building consists of 7 levels of residential units over ground floor commercial with two levels of below grade parking. The residential floors will support 100 residential units with 7% of those units designated as low-income units per MHA requirements. The units will be a mix of 1-bedroom, studio, and two bedroom units, with 1-bedroom units making up the bulk of the unit mix (see page **A001** for full breakdown of units and square footages for the building). The below grade parking will contain 77 parking stalls for residents of the building and is accessed via the garage entry located on 10th Ave. S, and will utilize an Auto-park system to maximize the number of parking provided within the building.

The ground floor of Hà Tiên at S King st. will be occupied by small scale commercial spaces. These retail spaces will be supported by wider sidewalks and a landscaped streetscape to create a more developed and open pedestrian experience along this major street within the neighborhood. The building will also emphasize it's corner location by locating a large public gathering space at the building's prominent corner location. This public space is planned to feature landscaping, statue featuring the vietnamese Áo dài, and a large open area to encourage pedestrian interaction with the building and to reinforce the idea of the building as a gateway into the Little Saigon neighborhood.

The materials chosen for Hà Tiên will be of high quality and reflect the material character of the neighborhood. The base will be well defined and composed of the traditional red brick, which serves as a direct nod to the historic church adjacent to the proposed project as well as a reference to the traditional material language present in the International Special Review District. This serves as a material bridge between the two neighborhoods. The residential floors of the building will be primarily white with Shou Sugi Ban panels. The building will also feature accent colors to reflect the character of the neighborhood.

PROPOSED DEMOLITION:

The Hà Tiên will require the demolition of the single story retail structure which currently occupies the site. The site is composed of two properties located in the Little Saigon area of Seattle's international district (1001 S. King St. & 1005 S. King St.). The properties remain unidentified as historic properties by the National Register of Historic places as well as the Livable South Downtown Environment Impact Study (EIS) prior to the rezoning of the neighborhood. The two properties, 1001 South King Street and 1005 South King Street have gone through many transitions in uses and alterations to the buildings' interiors and exteriors since their original construction. The building has served a variety of industrial uses through it's lifespan and is currently vacant. Our office as well as the ISRB has agreed that this building does not meet the criteria to be considered a historic property in the context of this neighborhood. The building is in poor condition with broken exterior walls and storefront. Most of the unaltered sections of the building are patched together without a seal to the exterior of the building. (see **A101**)

(for additional historical information and condition report see **Historical Property Report** submitted in conjunction with this package)



Illustrative Conceptual Design



Lkg at Site from NE

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DATE: 06.07.2021
COMMENT:
DATE:
COMMENT:

Hà Tiên
1005 S. King St. Seattle, WA
King Property Holdings, LLC
ISRD #3031175

PROJECT DESCRIPTION

BY: d/Arch Lic
#:1711
Seattle, WA

A000

Key: Architectural Symbols

- WALL TYPE designation; see: DWG A900
- break in wall indicates change in WALL TYPE
- Area separation wall, see: DETAILS and WALL TYPES
- 2 hour wall, see: DETAILS and WALL TYPES
- Masonry wall, see: DETAILS and WALL TYPES
- Concrete wall, see: DETAILS and WALL TYPES
- BEDROOM**
- ROOM NAME
- FINISHES, see: Schedule: Finishes
-
- SLOPE UP percentage
- GRID number
- FLOOR LEVEL
- FLOOR level benchmark
- FLOOR ELEVATION
- DETAIL Dwg. number
- Page number
- SECTION cut number
- Page number
- ELEVATION Dwg. number
- Page number
- New/finish elevation
- Existing elevation (where applicable)
- Top of wall, parapet, ect. elevation
- DOOR TYPE; see: Dwg. A280 & A281
- WINDOW TYPE; see: Dwg. A260
- STAIR DIRECTION; number 1 at bottom of stair
- ROD & SHELF; indicated by dashed line @ closet; typical unless otherwise noted
- HOT WATER HEATER; provide drip pan and sheet vinyl flooring
- CLOTHES WASHER & DRYER
- arrows indicate direction of slope (at drain or concrete slab slope)
- RD (Roof Drain) or FD (Floor Drain)
- OVERFLOW DRAIN
- DOWNSPOUT
- FLOOR FINISH TRANSITION: sheet vinyl (v)/ carpet (c)
- FIRE EXTINGUISHER CABINET: (SEMI-RECESSED)
- CLASS I STANDPIPE

Key: Mech/Elec Symbols

- PROVIDE 1/4 WATT PER 30 WQ. FT OF AREA EMERGENCY EXIT LIGHT; W/90 MIN. BACK-UP POWER SUPPLY
- ILLUMINATED EXIT SIGN W/ 90 MIN. BACK-UP POWER SUPPLY
- SMOKE & CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- WHOLE HOUSE EXHAUST VENT
- LED FLOODLIGHT
- LED RECESSED CLG LIGHT
- LED SURFACE MTD LIGHT
- LED WALL SCONCE LIGHT
- EXTERIOR RESIDENTIAL EXHAUST VENT

Data: Project

Hà Tiên
01/26/2021

1.0 - UNITS:

TYPE	A	B.1	B.2	B.3	B.4	C	D.1	D.2	E.1	E.2	E.3	E.4	TOTAL	SF	NSF
	1/1 BR	1/1 BR	1/1 BR	1/1 BR	1/1 BR	1/1 BR	1/1 BR	1/1 BR	1/1 BR	1/1 BR	1/1 BR	1/1 BR			
SIZE (nsf)	623	419	503	525	607	337	464	382	559	479	688	612			
SIZE (sf)	684	455	561	574	681	377	520	416	630	522	770	658			
P1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L2	1	0	0	3	1	2	0	0	0	0	1	4	10	6,489 SF	5,941 SF
L3	1	0	0	3	1	2	1	2	1	4	0	0	15	7,911 SF	7,182 SF
L4	1	0	0	3	1	2	1	2	1	4	0	0	15	7,911 SF	7,182 SF
L5	1	0	0	3	1	2	1	2	1	4	0	0	15	7,911 SF	7,182 SF
L6	1	3	1	0	0	2	1	2	1	4	0	0	15	7,434 SF	6,760 SF
L7	1	3	1	0	0	2	1	2	1	4	0	0	15	7,434 SF	6,760 SF
L8	1	3	1	0	0	2	1	2	1	4	0	0	15	7,434 SF	6,760 SF
LR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	7	9	3	12	4	12	6	12	6	24	1	4	100	52,524 SF.	47,767 SF.
	7.00%	9.00%	3.00%	12.00%	4.00%	12.00%	6.00%	6.00%	6.00%	24.00%	1.00%	4.00%		525.2 AVG. SF	477.7 AVG. NSF.

2.0 - BUILDING FLOOR AREA / GROSS FLOOR AREA (INCLUDES EXTERIOR WALLS)

FLR. LEVEL	TYPE	OCCUPANCY	FLR-FLR	PARKING	BIKE	STAIR/ELEV	RESIDENTIAL	CORRIDOR	M/E	LOBBY	GARBAGE/RECYCLE	LEASING	AMENITY	COMMERCIAL	TOTAL (Building SF)
P1	I-A	S-2/R-2	10'-4"	10,582 SF	0	542 SF	0	372 SF	0	0	0	0	0	0	11,496 SF
P2	I-A	S-2/R-2	14'-11"	10,582 SF	0	542 SF	0	372 SF	0	0	0	0	0	0	11,496 SF
L1	I-A	M/R-2	18'-8"	0	858 SF	542 SF	0	786 SF	861 SF	469 SF	743 SF	0	0	3,561 SF	8,005 SF
L2	I-A	A-3/R-2	10'	0	0	542 SF	5,941 SF	749 SF	0	157 SF	0	234 SF	2,032 SF	0	10,203 SF
L3	V-A	R-2	10'	0	0	542 SF	7,182 SF	972 SF	0	0	0	0	0	0	9,425 SF
L4	V-A	R-2	10'	0	0	542 SF	7,182 SF	972 SF	0	0	0	0	0	0	9,425 SF
L5	V-A	R-2	10'	0	0	542 SF	7,182 SF	972 SF	0	0	0	0	0	0	9,425 SF
L6	V-A	R-2	10'	0	0	542 SF	6,760 SF	972 SF	0	0	0	0	0	0	8,948 SF
L7	V-A	R-2	10'	0	0	542 SF	6,760 SF	972 SF	0	0	0	0	0	0	8,948 SF
L8	V-A	R-2	10'	0	0	542 SF	6,760 SF	972 SF	0	0	0	0	0	0	8,948 SF
LR	V-A	A-3/R-2	10'	0	0	542 SF	0 SF	0 SF	0	0	0	0	0	0	746 SF
TOTAL				21,164 SF	858 SF	5,962 SF	47,767 SF	8,111 SF	861 SF	626 SF	743 SF	243 SF	243 SF	3,561 SF	97,065 SF

3.0 - TYPE 'A' UNITS

Required

5% OF 100 TOTAL UNITS MUST BE TYPE 'A' UNITS
100 X 0.05 = 5 UNITS REQUIRED

5 TYPE A UNITS PROVIDED

4.0 - UNIT PARKING

None Required in Urban Center

55 PARKING STALLS PROVIDED

5.0 - BICYCLE PARKING

Required

1 BICYCLE PARKING STALLS PER RESIDENTIAL UNITS
100 X 1 = 100 STALLS REQUIRED

Provided

100 BIKE STALLS PROVIDED

6.0 - SOLID WASTE & RECYCLABLE MATERIALS STORAGE

Required (per 23.54.040)

RESIDENTIAL 100+ UNITS 575 SF + 4 SF for each unit > 100 575 SF + 4 x (100-100) SF = 575 SF REQUIRED
705 SF PROVIDED @ L1 > 575 REQUIRED

7.0 - AMENITY AREA:

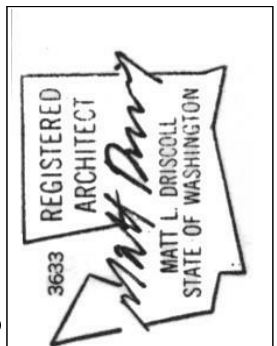
FACTOR BUILDING AREA

0.05 X 97,065 = 4,853 SF REQUIRED PROVIDED @ ROOF LEVEL = 4,741 SF ENCLOSED @ L2 = 2,032 SF TOTAL AMENITY AREA = 6,773 SF > 4,853 SF REQ. (SEE CS03)

8.0 - FLOOR / AREA RATIO (FAR)

see CS02 for FAR Calc.

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DATE: 06.07.2021
COMMENT: 06.07.2021

Hà Tiên
1005 S. King St. Seattle, WA
King Property Holdings, LLC
ISRD #3031175

SYMBOLS AND PROJECT DATA

BY: d/Arch Lic
#:1711
Seattle, WA

A001

INTERNATIONAL SPECIAL REVIEW DISTRICT - 10/08/19 BRIEFING

Architect's Response:

Massing:

"Ms. Hsie said she was glad they recognize that King Street is important. She said the fact that the building will be visible from I-5 should also be considered."

The tower's massing has been redesigned and reconsidered from the perspective of both the pedestrian at ground level and the vehicular traffic along I-5. The tower is designed to be lighter than the previous tower configuration. We are utilizing materials and design elements to differentiate the tower from base to create a layered building. Using the carved away space at the corner, the tower is carried down to the pedestrian level. This creates an iconic form which is recognized from both the highway and pedestrian realm.

"Mr. Legon-Talamoni appreciated the corner as open public plaza and that it would be preserved for public and open space. He expressed concern that the preferred scheme provides a lot of verticality at the corner and reinforces the large tower feel. He gravitated toward the Code Compliant scheme because of the ground floor. He said it communicates more of the programming. He said some of that got lost with the preferred scheme; the relationship with the rest of the district was lost."

"Ms. Kunugi agreed. She said the Code Compliant option feels most natural to the area; street level scale retained; brings some nice neighborhood feel to the ground level. She said the preferred scheme has more of a downtown feel."

"Ms. Hsie supported the Code Compliant option; She said that the base, middle, top approach is tied to the program. She said if the design team is going to deviate from that approach, she wanted to understand why; should be strong programmatic reason with cultural design. She appreciated that they carved out massing to contribute to public realm. She encouraged the team to widen sidewalks. She supported more connectivity through the district. She said small niches and small corners relate to how people use and define the public realm space."

Elements of the code compliant scheme have been incorporated into the new design of the project and has informed the evolution of the new scheme. The carved out plaza has been kept from the preferred scheme because of its emphasis on the corner, which is both an important location for the project and the neighborhood. The code compliant scheme had very little priority given to this important space and along with the required power line setback only served to emphasize the building as a whole, giving the project very little in terms of presence and contradicting the idea of the building serving as a landmark welcoming visitors into the neighborhood. The plaza option has also been favored from the community during outreach events. The building's massing references both historical datum lines of the church and the neighboring structure through it's 10th Ave. facade as well as the new datum lines of the Thai Binh. The major vertical element is designed to bring the tower down the pedestrian level and ling the two languages of tower and base into a single cohesive form. This large vertical element serves as a signpost for the building as well as the neighborhood. The form of the tower is broken down using contrasting material choices and accents to lighten the tower as a form and break down the verticality of the tower mass as a whole. This leaves the corner element as the singular major vertical of the building.

The carved massing also serves to better respond to the neighboring historic church as the building opens the corner and while it emphasizes the tower it shifts the building away from the smaller scale church, making the church more visible from the walk along King Street as well as giving the church more breathing room as it is set back from the new building.

These comments also generally contrast with feedback we have received from the community which has been a desire for a newer younger generation to continue the development of neighborhood and this requires a more modern approach rather than an adherence to tradition and traditional forms. Our community meetings stressed the capturing spirit of the district rather than imitation and favored the less traditional massing options that were presented during our presentation. They favored an iconic approach rather than a conforming one in order to strongly emphasize this corner within the neighborhood. We feel this corner treatment does a far better job in respecting and creating and iconic form here than the bulkier, more traditional, base element of the Code Compliant scheme.

"Mr. Legon-Talamoni: think about locating interior community space on periphery of building so easily visible, accessible. He appreciates thinking of bringing in public access space and suggested working that out more. He said the verticality at the corner feels looming and to find a middle ground. This is a gateway to Little Saigon. This is the transition point between two districts. He said some elements of the Code Compliant option that could make its way to preferred scheme."

"Mr. Williams said the preferred option is towering – refinements are needed with the pedestrian experience in mind. He recommended creating a datum line across."

Design elements such as canopies and awnings have been added to street level to emphasize the pedestrian experience of the building and to reduce the verticality of the building at street level. The design of the base as well as the language of the tower have been translated onto the plaza massing scheme in order to retain some of the positive elements of both of these options.

"Ms. Hsie noted this is the first building seen as relating to the west portion of the district. Overarching mass; way to breakdown massing, texture with balconies; texture and patterning; how treat corners – give it a special treatment. Options 1 and 2 – hard to see how they relate to the district. If you deviate, provide rationale."

We have added several design elements to the massing to breakdown the massing, these include awnings, balconies, sunshading elements, and canopies. These elements add more human scale to the building while emphasizing the building's base, middle, and top language.

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DATE: _____ COMMENT: _____

Hà Tiên
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King Property Holdings, LLC
ISR# #3031175

ISR# -
BRIEFING
RESPONSE

BY: d/Arch Lic
#:1711
Seattle, WA

A003

06.07.2021

PUBLIC MEETING

This is an opportunity to review and comment on an exciting new mixed use project being planned for the corner of 10th Ave & S King St in the Little Saigon Neighborhood of the International District of Downtown Seattle.

THURSDAY MAY 23 4:30-6:30PM

**FREE TO ATTEND | Summit Sierra Public School
1025 S King Street Seattle, WA 98104**

In order to make sure our neighborhood continues to grow and develop in the best way possible to benefit our community, we greatly appreciate your input. So, come and meet your neighbors and give your insight! Refreshments will be served.

Cuộc Họp Cộng Đồng

Đây là một cơ hội để xem xét và nhận xét về một dự án tòa nhà mới với nhiều mục đích sử dụng. Tòa nhà sẽ nằm ở góc đường số 10th và S King trong khu Little Saigon của Khu Quốc Tế Phố Tàu.

THỨ NĂM 23 THÁNG 4 4:30-6:30 chiều

Tham Dự Miễn Phí
1025 S King Street
Seattle, WA 98104

社區會議

這會議是為了分享我們的新建設計劃。位於唐人街國際區，小西貢（南京街及南第十大道角）。通過此會議，我們想歡迎公眾來評論以及發表意見。

星期四 5月 23日
下午 4:30 至 6:30

免費參與
峰會塞拉利昂學校
1025 南京街, Seattle, WA 98104



COMMUNITY FEEDBACK SUMMARY - 02/07/19 MEETING

Introduction of the early stages and iterations of the project to the community and first meeting with Friends of Little Saigon.

Community Comments

- Security is a primary concern. Avoiding small out of sight spaces is preferred
- Comments in support of indoor garbage room for security reasons
- In support of ground-level commercial spaces
- Generally positive about preferred massing scheme
- Little feedback on design/massing from public.

COMMUNITY FEEDBACK SUMMARY - 05/23/19 MEETING

Commercial Space

- Provide opportunities for local businesses both size and affordability
- Consider needs of seniors returning to the area
- Consider allowing the commercial businesses to be individually owned
- Limit to more smaller affordable commercial spaces, instead of large spaces.

Apartments

- Affordability was a key concern - some were looking for this site to be affordable housing but most wanted to see a good balance as there are several affordable housing projects already planned for the area.
- Generally in favor of more long-term residents, favoring market rate-housing
- The option to possibly convert to condominiums in the future was well received as an option for strengthening the neighborhood.

Community Opportunities

- In addition to incorporating community based businesses into the commercial space the following ideas were discussed for community opportunities:
- Public activation of the corner - the corner could incorporate a small plaza and public art option that would emphasize this as an entry to Little Saigon.
- Community Meeting Space - while it was agreed that this type of project was not a good candidate for a large community space, there is an opportunity that the amenity space on the lower level of the building could be used for smaller community meetings.

Massing and Architectural treatment

- The overall planning approach of the project was presented along with several massing options. While there was a preference for the less traditional massing going forward the following were some key comments/concerns:
- The overall scale and detail for the architectural development should be appropriate for the area. The Thai Bin project was referenced as an example that was a bit overpowering and that this project should be more considered on details and look for opportunities to incorporate elements with a Vietnamese influence.
- The idea that this building, due to its location, could serve as gateway moving from west to east into Little Saigon was discussed and that a emphasis on the corner of the building would be important for concept
- Comments emphasized the need to attract a younger population, depart from tradition in favor of a more modern solution
- Favored options B & C over the more traditional option A
- Emphasized Security as a major concern for the area. Too many small spaces were noted to be a security risk.
- More interested in the capturing the spirit of the neighborhood than imitating traditional forms.
- Focus on community through design.
- In favor of adding balconies to units.
- Positive about possibility of the display of public art on building.



**King St Mixed Use Project
Community Meeting Questionnaire
May 23rd 2019**

- Do you live in the community?
 - Yes
 - No
 - If yes -- how long _____
- What is your biggest concern of the impact on the community for this project? _____
- Of recently completed and/or approved projects in the area, are there any concerns you have that you would request this project consider? _____
- Based on the ideas presented do you think the owner has done enough to address community issues -- If not what else would you suggest? _____
- What is your preference of the overall massing approach presented?
 - Option A
 - Option B
 - Option C
 - No Preference

COMMUNITY FEEDBACK SUMMARY - 05/19/21 MEETING

Public zoom presentation organized by "Friends of Little Saigon" to present the new building design to the community and to get feedback and impressions on this iteration of the building.

Community Comments

- Treatment of commercial spaces are a primary concern.
- Tenant selection will be a key issue in the future.
- Public art should relate to the history of the district and be representative of the groups who have made up the district
- Security and safety of pedestrians and residents are a primary concern for the project.
- Preference for community related artisan shops or related restaurants
- overall emphasizes 1 bedroom units over studios but some support studios as well

OWNER MEETINGS WITH NEIGHBORHOOD ORGANIZATIONS

Community Organizations:

- FLS - Friends of Little Saigon
- SCIDpda - Seattle Chinatown International District Preservation and Development Authority
- Interim CDA - International District Housing Alliance
- ISRD Board - International Special Review District Board

Local Businesses:

- Seattle Nail Supply
- Bubble Tea Fresh Fruit
- Summit Sierra School
- Viet Wah
- Bun & Oc
- Fa-Sheng Temple
- Lan Hue
- Bich Kieu Jewelry
- Chu Minh Tofu
- Lucky An Dong

WE WANT TO HEAR YOUR VOICE
ABOUT THIS UPCOMING PROJECT!

請加入我們的遠程社區會議，或是前往 Little Saigon Creative 直接提供對於本專案的意見。

會議日期：2021年5月17日 會議時間：下午3:00

Zoom Meeting Link:
<https://zoom.us/j/96775571365>

Little Saigon Creative
1227 S Weller St, Suite A
Seattle, WA 98144

KING STREET PROJECT

PROJECT DETAILS

SDCI Project #	3031175
d/Arch LLC Project #	1712
Address	1025 S. King St Seattle, WA 98104
Parcel #	8170102025
Project Type	Mixed-Use
Occupancy	Parking Garage S-2 Commercial M Residential R-2 Parking Type IA Residential Type IBA Sprinklers NFPA13
No. of Stories	8 above grade + 2 Basement
No. of Units	105
Low Income Units	10
No. of Parking Spaces	76

KING STREET PROJECT

我們很感謝您的回饋。您的最終回覆將會用來設計本專案，並對社區產生長遠的影響。我們感謝您在時間回答以下的社區調查問題！

Chúng tôi cảm kích những lời đáp của bạn. Các ý kiến của bạn sẽ được sử dụng để định hình thiết kế của dự án này và sẽ có tác động lâu dài cho cộng đồng.

COMMUNITY SURVEY QUESTIONS

WE APPRECIATE YOUR TAKING THE TIME TO ANSWER OUR COMMUNITY SURVEY QUESTIONS BELOW!

- The King Street project will have three spaces for micro commercial businesses fronting on South Main St. Do you have any suggestions for the type of Asian businesses you would like to see in the neighborhood and any suggestions for businesses that might like to be located on this site?
 - 金街專案將在South Main St.上有三個空間用於微型企業的店面。您想在社區看到什麼類型的亞裔商業，以及哪些商業可能想在這裡開戶？
- The King Street project will have an open public Plaza on the corner of South Main St. and Boren Ave. South. Do you have ideas on community public art, seating, and/or landscaping for the Plaza?
 - 金街專案將在South Main St.和Boren Ave. South交口設置一個開放空間廣場。您對於廣場上的社區公共藝術、座椅及（或）景觀有什麼建議嗎？
 - Dự án Đường King sẽ có một quảng trường công cộng nằm ở góc đường Main và đường Boren. Bạn có ý tưởng nào về nghệ thuật công cộng, chỗ ngồi, hoặc cảnh quan cho quảng trường này?
- This will be a mixed-income apartment building, what would make it desirable to live here?
 - 將會有一種混合收入的公寓樓。什麼會吸引大家入住？
 - Đây sẽ là một tòa nhà chung cư dành cho những người có thu nhập ở nhiều mức độ khác nhau. Điều gì sẽ khiến bạn muốn được sống ở đây?
- Please tell us what type of apartment would be desirable: a studio, a one-bedroom, or a two-bedroom?
 - 請告訴我們哪一種公寓具有吸引力：小型公寓、一房，還是兩房？
 - Hãy cho chúng tôi biết loại căn hộ nào sẽ được ưa chuộng nhất: studio, một phòng ngủ, hay hai phòng ngủ?
- Are there any other suggestions you have for helping make the King Street project a success that would benefit the Little Saigon neighborhood?
 - 您有其他建議來幫助金街專案成功，造福小西貢社區嗎？
 - Bạn có đề xuất nào khác để giúp Dự án Đường King thành công và sẽ mang lại lợi ích cho khu phố Little Saigon?

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DATE: 06.07.2021
COMMENT:

Hà Tiên
1005 S. King St, Seattle, WA
King Property Holdings, LLC
ISRD #3031175

COMMUNITY GUIDANCE

By: d/Arch Llc
#:1711
Seattle, WA

A004

1005 SOUTH KING STREET - ZONING ANALYSIS

Zoning DMR/C 75/75-170 Downtown Mixed ID
Overlay District International Special Review District
Site Area 11,997 sf
Parcel # 8170100205

SMC 23.49.008

STRUCTURE HEIGHT

- On lots in the DMR/C 75/75-170 zone, the base height limit is 75 feet, and it is the applicable height limit for all structures.
- The applicable height limit is 85 feet if the applicant qualifies for extra floor area under Section 23.49.023

PROJECT QUALIFIES FOR EXTRA FLOOR THROUGH THE ADDITION OF LOW-INCOME UNITS (85'-0" MAX HEIGHT)

SMC 23.49.009

STREET-LEVEL USE REQUIREMENTS

- One or more of the uses listed in subsection 23.49.009.A are required at street level.
- King St requires street level uses.
- Min. of 75% of each street frontage where required must be occupied by one of these uses.
- Street level uses shall be located within 10 feet of street lot line.

PROJECT PLACES COMMERCIAL SPACES AT STREET LEVEL ALONG SOUTH KING STREET

SMC 23.49.010

GENERAL REQUIREMENTS FOR RESIDENTIAL USES

- Common recreation area is required for all new development with more than 20 dwelling units.
- An area equivalent to 5 percent of the total gross floor area in residential use.
- A maximum of 50 percent of the common recreation area may be enclosed

ROOF LEVEL WILL BE UTILIZED AS COMMON RECREATION AREA. ADDITIONAL AREA TO BE PLACED AT LEVEL 8.

SMC 23.49.011

FLOOR AREA RATIO

- The base F.A.R. in DMR/C 75/75-170 is 2.5
- Residential uses are exempt from F.A.R. calculations.

FAR PROVIDED < 2.5

SMC 23.49.019

PARKING QUANTITY LOCATION AND ACCESS REQUIREMENTS

- No parking, either long-term or short-term, is required for uses on lots in Downtown zones
- In the area east of Interstate 5, parking for general sales and service uses and for eating and drinking establishments is limited to a maximum of two parking spaces per 1,000 square feet.
- The minimum number of off-street spaces for bicycle parking required for specific use categories is 1 space per dwelling unit

RESIDENTIAL & BICYCLE PARKING IS PROVIDED

SMC 23.49.158

DOWNTOWN MIXED RESIDENTIAL COVERAGE AND FLOOR SIZE LIMITS

- Portions of structures above 65 feet shall not exceed the coverage limits in:
- Greater than 65 up to 85: 0—19,000 square feet : 75%.

85'-0" BUILDING W/ 12,000 SF LOT AREA; 65'-85' 75% COVERAGE PERMITTED

SMC 23.49.166

DOWNTOWN MIXED RESIDENTIAL, SIDE SETBACK AND GREEN STREET SETBACK REQUIREMENTS

- Side setbacks at facades 120 feet or less : not required

ALL FACADES ARE UNDER 120 FEET IN LENGTH

SMC 23.66.308

INTERNATIONAL DISTRICT PREFERRED USES EAST OF INTERSTATE 5

- Preferred uses for that portion of the International District that lies east of Interstate 5 include restaurants, retail shops, residential uses, and other small- and medium-scale commercial uses. Commercial businesses and uses with an Asian product, service or trade emphasis are preferred. Preferred uses should contribute to the International District's business core or to the function and purposes of the International District east of Interstate 5.

SMALL / MEDIUM SCALE COMMERCIAL USES PROVIDED AT STREET LEVEL

SMC 23.66.302

INTERNATIONAL SPECIAL REVIEW DISTRICT GOALS AND OBJECTIVES SET

- Reestablishing the District as a stable residential neighborhood with a mixture of housing types;

THE PROPOSED PROJECT WILL ADD 100 NEW RESIDENTIAL UNITS TO THE LITTLE SAIGON NEIGHBORHOOD. THE PROJECT IS ALSO COMPOSED OF STUDIO AND ONE BEDROOM UNITS.

- Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays;

THE PROJECT PLANS TO REVITALIZE THE PEDESTRIAN EXPERIENCE OF SOUTH KING ST. BY ADDING NEW LANDSCAPING AND PEDESTRIAN FRIENDLY SIDEWALK IMPROVEMENTS AT GROUND LEVEL AS WELL AS 4,200 SF OF FLEXIBLE NEW COMMERCIAL SPACES DESIGNED TO ACCOMMODATE LOCAL BUSINESSES.

- Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;

PARKING WILL BE LIMITED TO RESIDENTIAL USE AND IS LOCATED BELOW GRADE. TO ENSURE THE LEAST VISUAL IMPACT THE GARAGE ENTRANCE HAS BEEN LOCATED OPPOSITE TO S. KING ST. ON 10TH AVE. S. WHICH ALSO ENSURES THE LOWEST POSSIBLE IMPACT ON TRAFFIC FOR THE AREA.

- Encouraging the rehabilitation of existing structures;

EXISTING STRUCTURE IS A UTILITARIAN STRUCTURE THAT HAS NO HISTORICAL SIGNIFICANCE, NO ASIAN CHARACTER, AND IS IN HEAVY DISREPAIR. THE COMMUNITY FEEDBACK WE HAVE RECEIVED IS UNANIMOUSLY IN FAVOR OF DEMOLITION. THE BUILDING HAS BEEN ALTERED SIGNIFICANTLY SINCE IT'S CONSTRUCTION AND IT'S STYLE IN CHARACTER IS COMMON AMONG MORE INDUSTRIAL AREAS OR THE CITY.

- Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;

THE PREFERRED OPTION IS DESIGNED TO REFERENCE PREVIOUS STRUCTURES AND SURROUNDING HISTORIC SCALE PRESENT IN THE DISTRICT WHILE TRANSITIONING TO THE MODERN SCALE AND ZONING OF THE AREA. THE HISTORIC CHURCH, LOCATED ACROSS 10TH AVE. IS CURRENTLY BEING USED AS OUR HISTORIC REFERENCE FOR THE NEIGHBORHOOD.

- Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and

AUTOMOBILE USES ARE RELEGATED TO 10TH AVE S. WHICH REDUCES THE BUILDING'S IMPACT ON THE TRAFFIC ON S. KING ST. THE PARKING FOR THE BUILDING IS LIMITED TO RESIDENTIAL PARKING AND IS LOCATED BELOW GRADE.

- Discouraging traffic and parking resulting from athletic stadium events and commuters working outside the District.

THE PROJECT WILL PROVIDE MINIMAL RESERVED PARKING TO NON-RESIDENTS.

SMC 23.66.318

DEMOLITION APPROVAL

- Demolition of existing buildings may be granted only if the requested demolition will not adversely affect the District.

DEMOLITION WILL OCCUR IN ACCORDANCE WITH THIS CODE SECTION..

SMC 23.66.336

EXTERIOR BUILDING FINISHES

- To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.
- Exterior Building Design Outside the Asian Design Character District. Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

PROJECT WILL UTILIZE QUALITY MATERIALS THAT EMPHASIZE AND ENHANCE THE CHARACTER OF THE LITTLE SAIGON NEIGHBORHOOD.

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DATE: 06.07.2021
 COMMENT:

Hà Tiên
 1005 S. King St. Seattle, WA
 King Property Holdings, LLC
 ISRD #3031175

ZONING ANALYSIS

BY: d/Arch Lic
 #:1711
 Seattle, WA

A005

SITE INFORMATION:

LOCATION: 1005 SOUTH KING STREET
ZONING: DMR/C 75/75-170
 International Special Review District

SITE AREA: 11,997 SF

LOT COVERAGE: 89.89%

LEGAL DESCRIPTION:
 LOTS 1 AND 2, IN BLOCK 3, OF SYNDICATE ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, ON PAGE 44, RECORDS OF KING COUNTY, WASHINGTON;
 SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

PRACEL #: 817010-0205

OWNER:
 KING PROPERTY HOLDINGS, LLC
 1420 5TH AVE, STE. 3400
 SEATTLE, WA 98101-4010

PROJECT DESCRIPTION:
 NEW CONSTRUCTION OF A PROJECT WITH GROUND LEVEL COMMERCIAL, 2 LEVELS OF UNDERGROUND PARKING, AND 100 DWELLING UNITS WITHIN 8 STORIES; PARKING FOR 76 CARS WITH ACCESSES FROM 10TH AVE S.

PROPOSED OCCUPANCY:
 PARKING GARAGE: S-2
 COMMERCIAL: M
 RESIDENTIAL: R-2
 AMENITY: A-3

TYPE OF CONSTRUCTION:
 PARKING: TYPE IA
 RESIDENTIAL: TYPE VA
 SPRINKLERS: NFPA 13

NO. OF STORIES: 8 ABOVE GRADE.

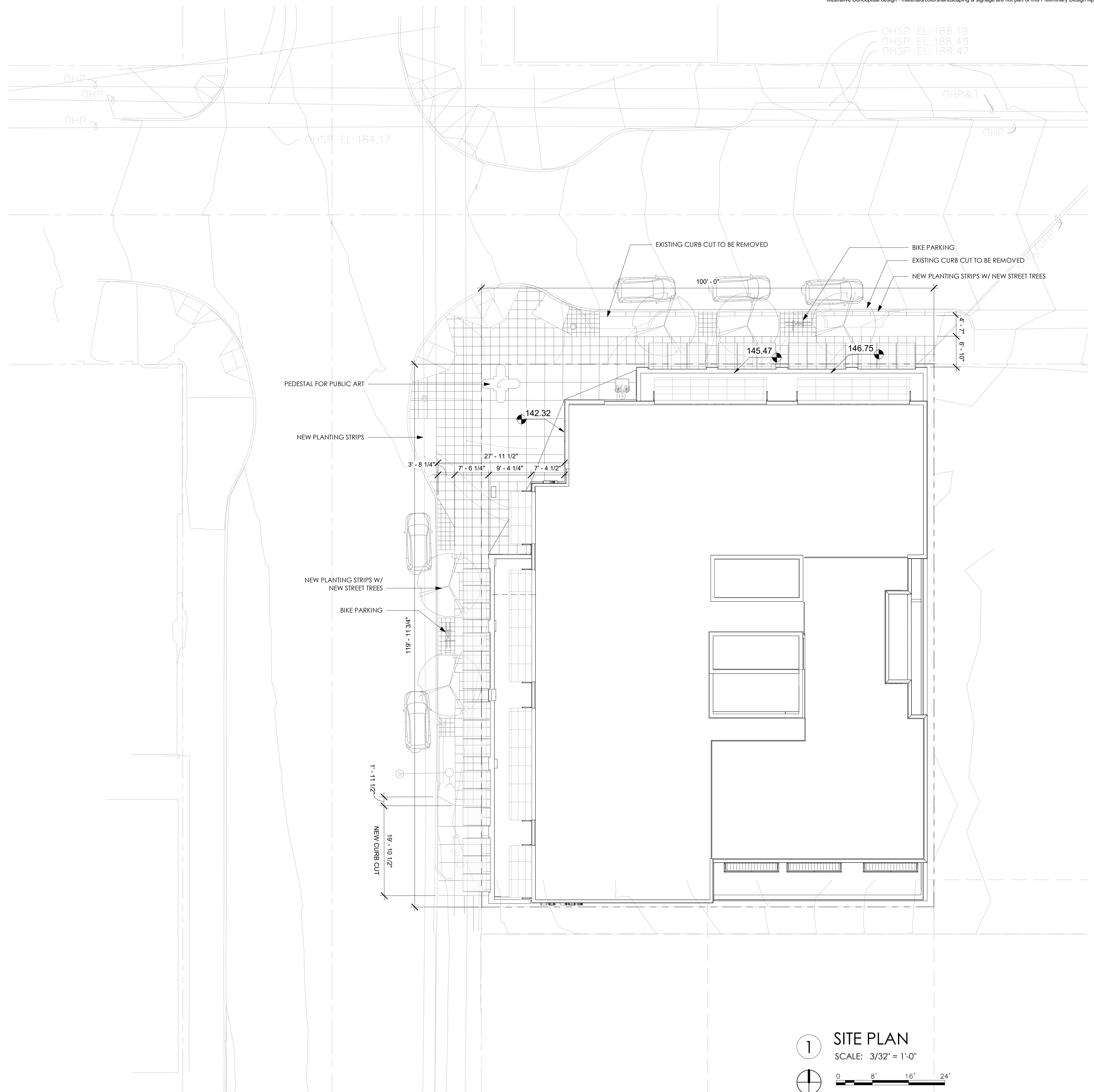
NO. OF UNITS: 100
NEW PROPOSED BUILDING AREA(GSF): 97,065 GSF
EXISTING BUILDING AREA: 11,397 GSF

SITE LEGEND:
 PROPERTY LINE

EXISTING CONTOUR LINE

NOTE:

1. FOR SUMMARY: PROJECT DATA, SEE A001
2. EXISTING GRADE ELEVATIONS are taken from survey by others and interpolated to establish finish grade. Contractor to verify building's relationship to grade/street/sidewalk etc. and notify architect of any major discrepancies.
3. See Landscape Drawings for additional detailed site information and requirements.
4. For BUILDING HEIGHTS; See BUILDING ELEVATIONS, A300-A303.
5. For ROOF INFORMATION; See Sheet A207.
6. For KEY NOTES; See A300.



1 SITE PLAN
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'

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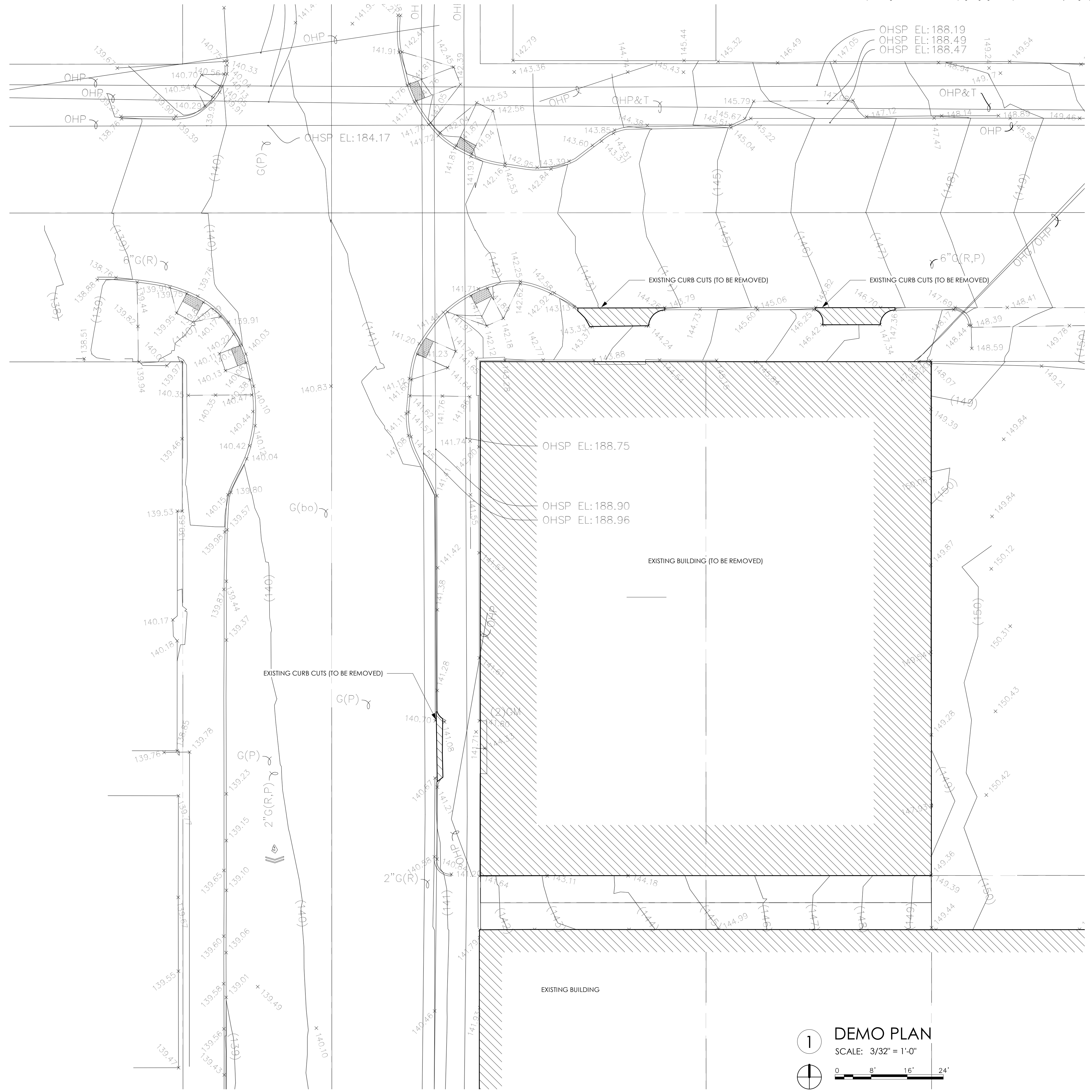
DATE: _____ COMMENT: _____
 DATE: 06.07.2021

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 ISRD #3031175

SITE PLAN

BY: d/Arch Lic
 #:1711
 Seattle, WA

A100



1 DEMO PLAN
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'

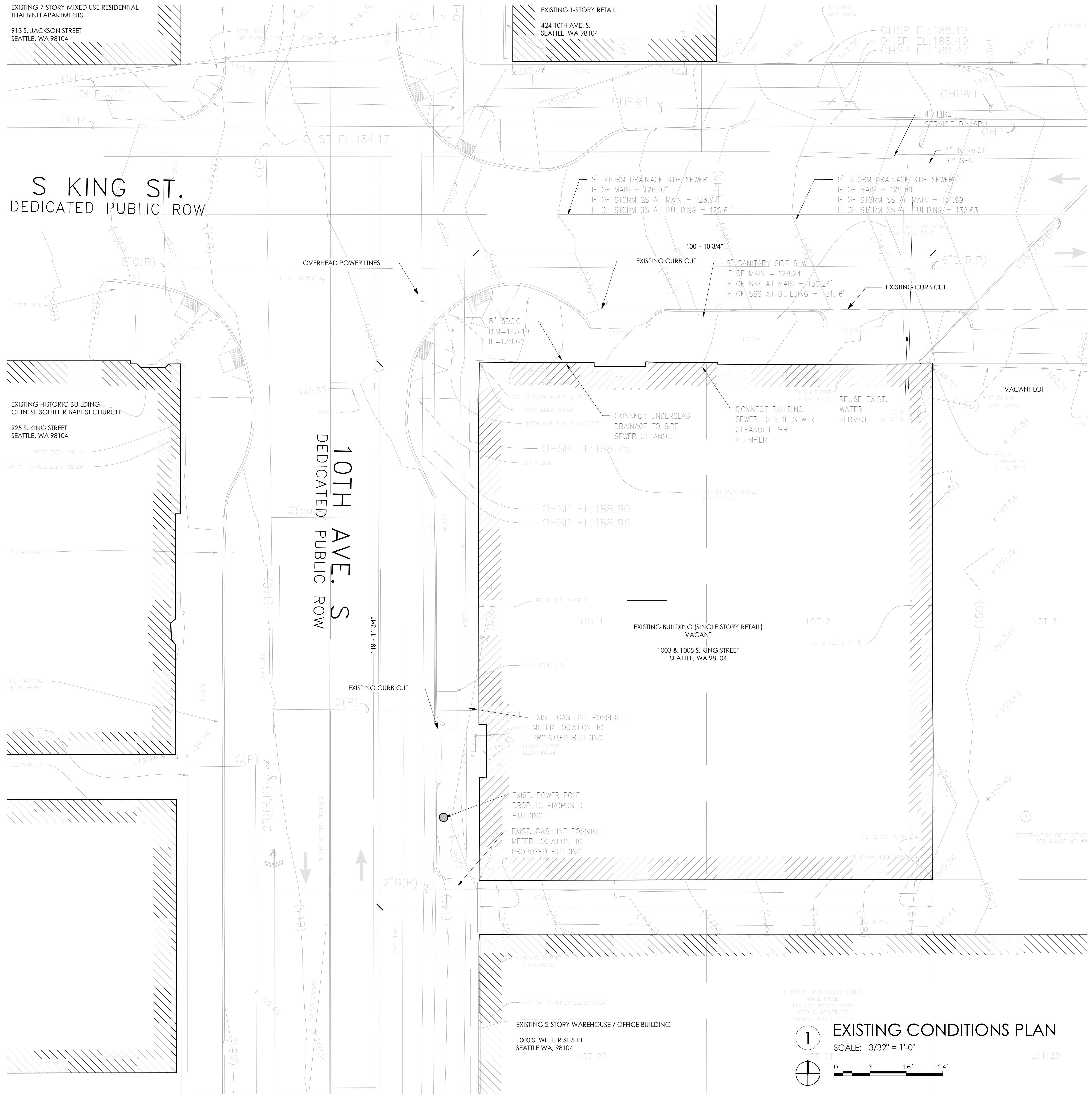
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DATE: _____ COMMENT: _____
 DATE: 06.07.2021 COMMENT: _____

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 King Property Holdings, LLC
 ISRD #3031175

DEMO PLAN
 BY: d/Arch Lic
 #:1711
 Seattle, WA
 A101



1-STOREY WAREHOUSE / OFFICE BUILDING
 TAX LOT #1711A-0295
 1000 S WELLES ST.
 OWNER: KING PROPERTY HOLDINGS, LLC

EXISTING CONDITIONS PLAN
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'

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EXISTING
 CONDITIONS
 PLAN

BY: d/Arch Lic
 #:1711
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A102



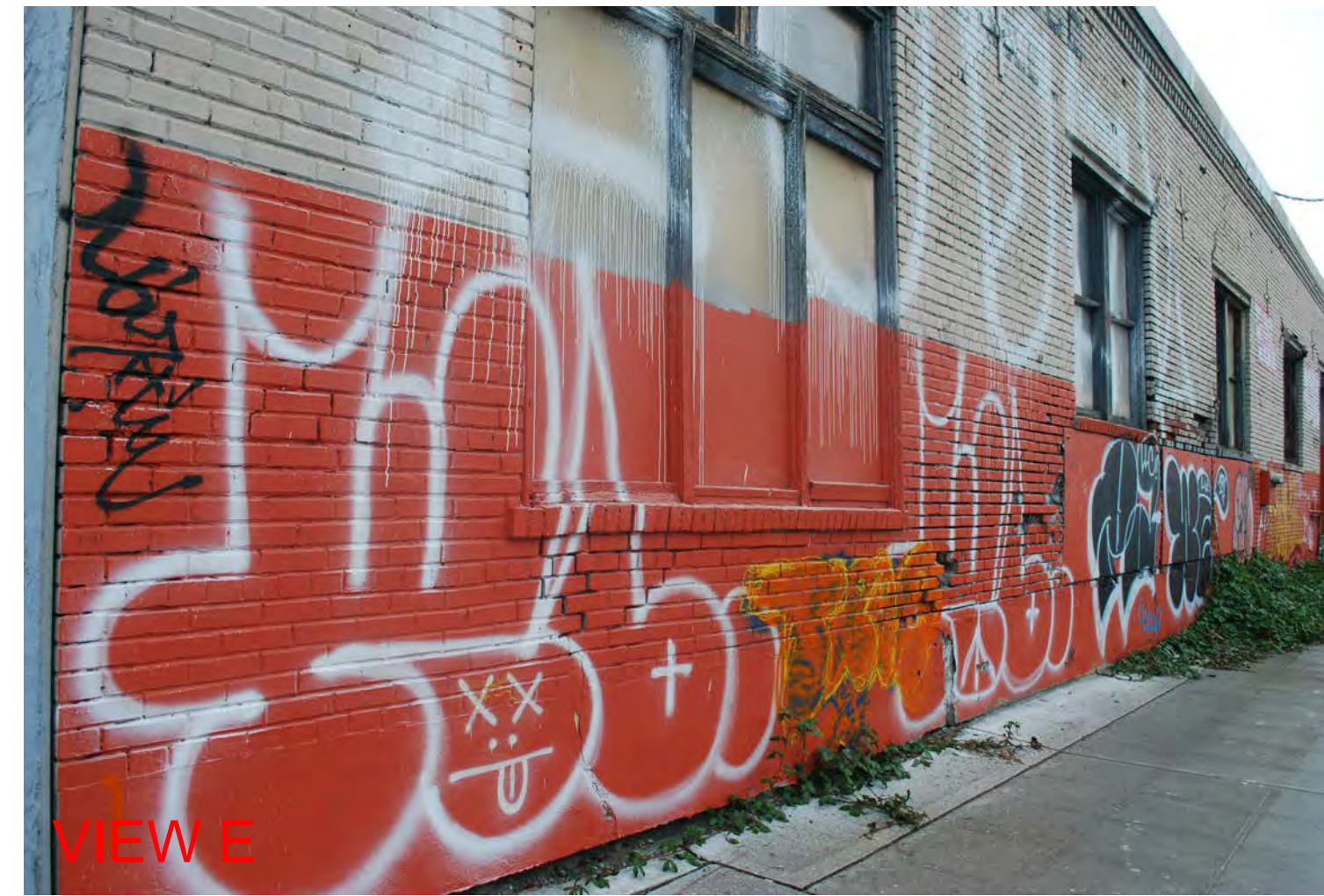
VIEW A



VIEW B



VIEW C



VIEW E



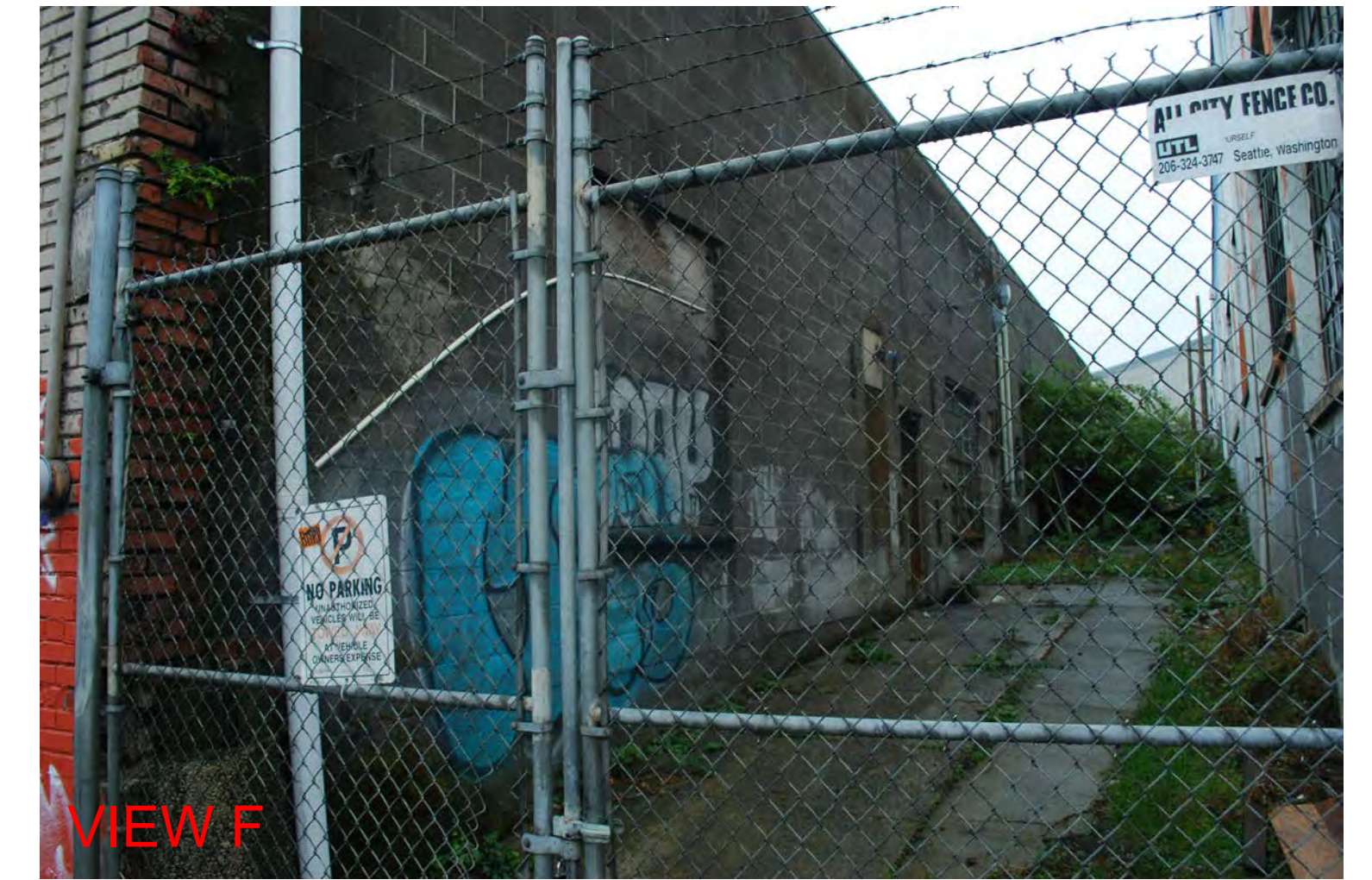
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VIEW I



VIEW D



VIEW F

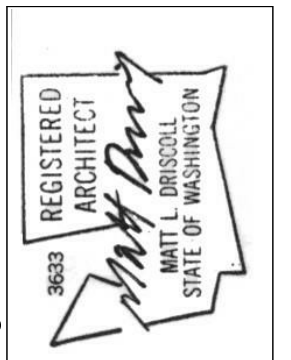


VIEW H



VIEW J

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DATE: 06.07.2021
COMMENT: _____
DATE: _____

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ISRD #3031175

PHOTOS - SITE
CONDITIONS

BY: d/Arch Lic
#:1711
Seattle, WA

A103

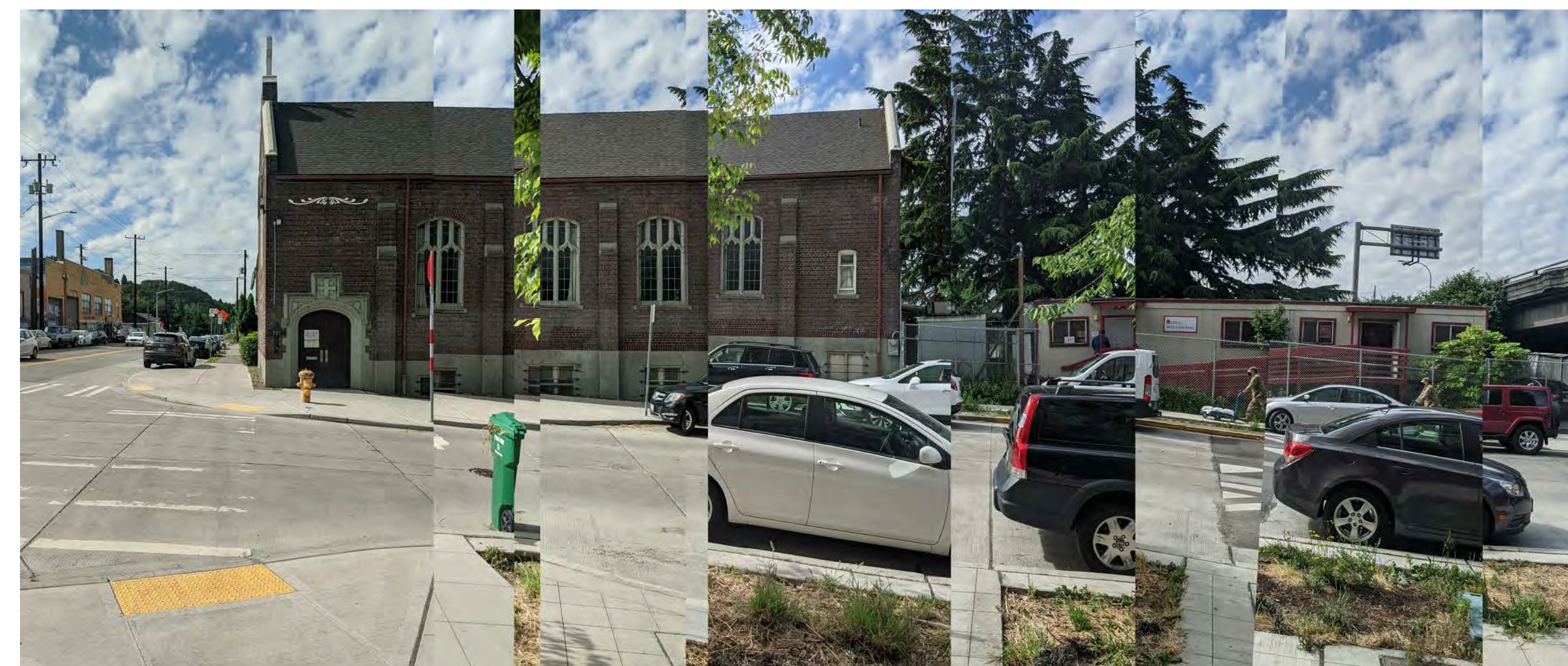


PROJECT SITE

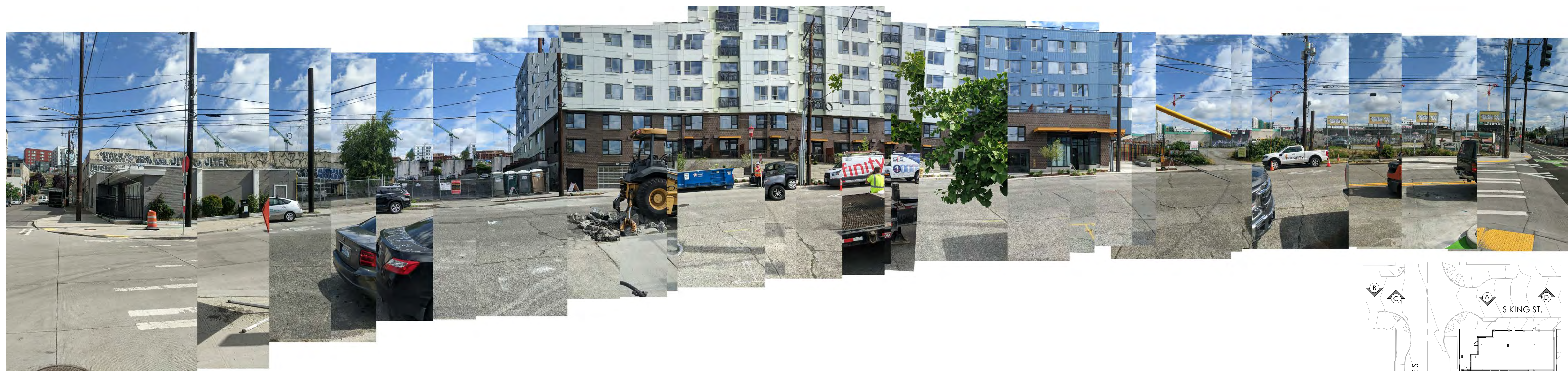
A - STREETScape ALONG S KING ST. TOWARDS SOUTH



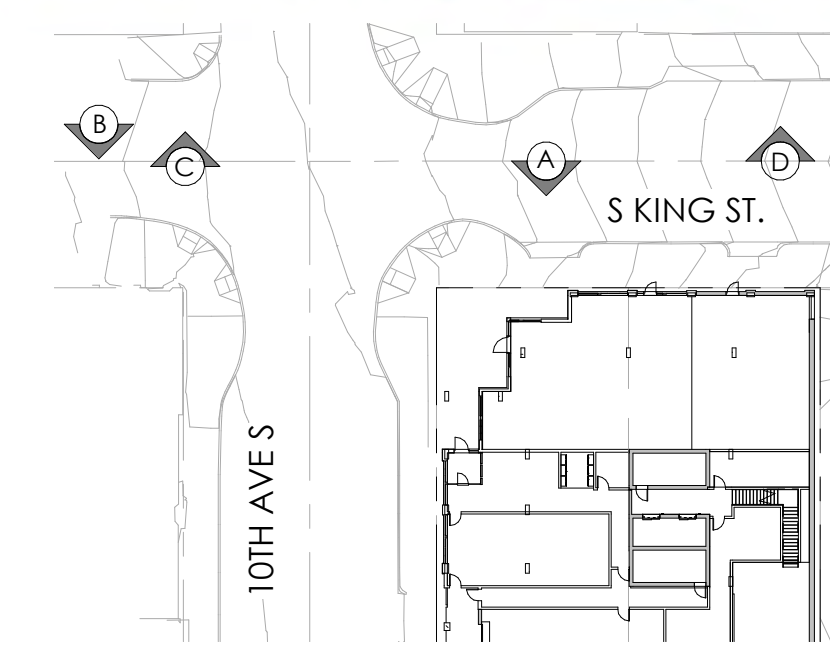
B - STREETScape ALONG S KING ST. TOWARDS NORTH



C - STREETScape ALONG S KING ST. TOWARDS SOUTH



D - STREETScape ALONG S KING ST. TOWARDS NORTH



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DATE: _____ COMMENT: _____ DATE: _____ COMMENT: _____

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Hồ Tiên
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King Property Holdings, LLC
ISRD #3031175

STREETScape
@ S KING ST.

By: d/Arch Lic
#:1711
Seattle, WA

A104



A - STREETScape ALONG 10th Ave. S TOWARDS WEST



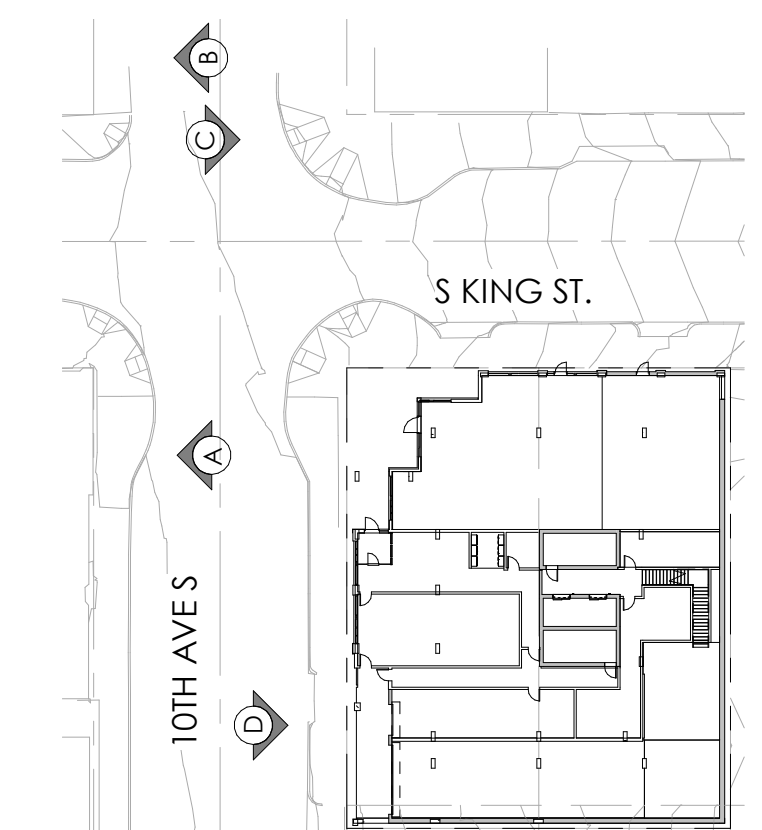
B - STREETScape ALONG 10th Ave. S TOWARDS WEST



C - STREETScape ALONG 10th Ave. S TOWARDS EAST



D - STREETScape ALONG 10th Ave. S TOWARDS EAST



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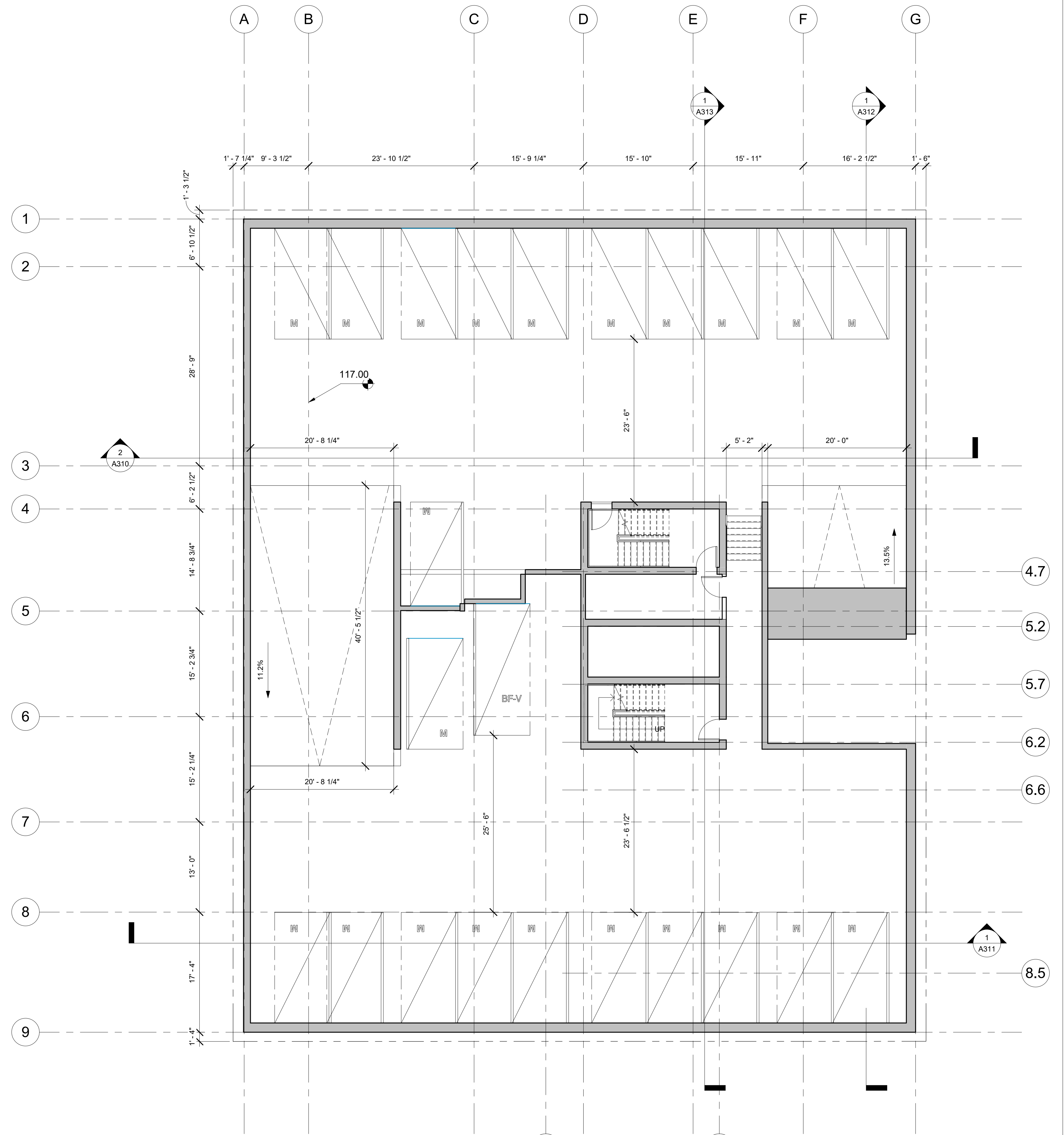
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DATE: 06.07.2021

Hồ Tiên
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King Property Holdings, LLC
ISRD #3031175

STREETScape
@ 10th AVES

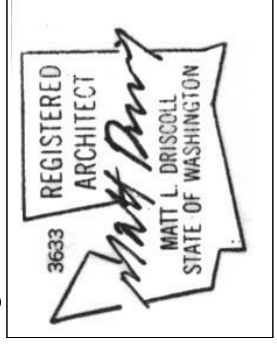
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Seattle, WA

A105



1 FLOOR PLAN - LEVEL P2
 SCALE: 1/8" = 1'-0"

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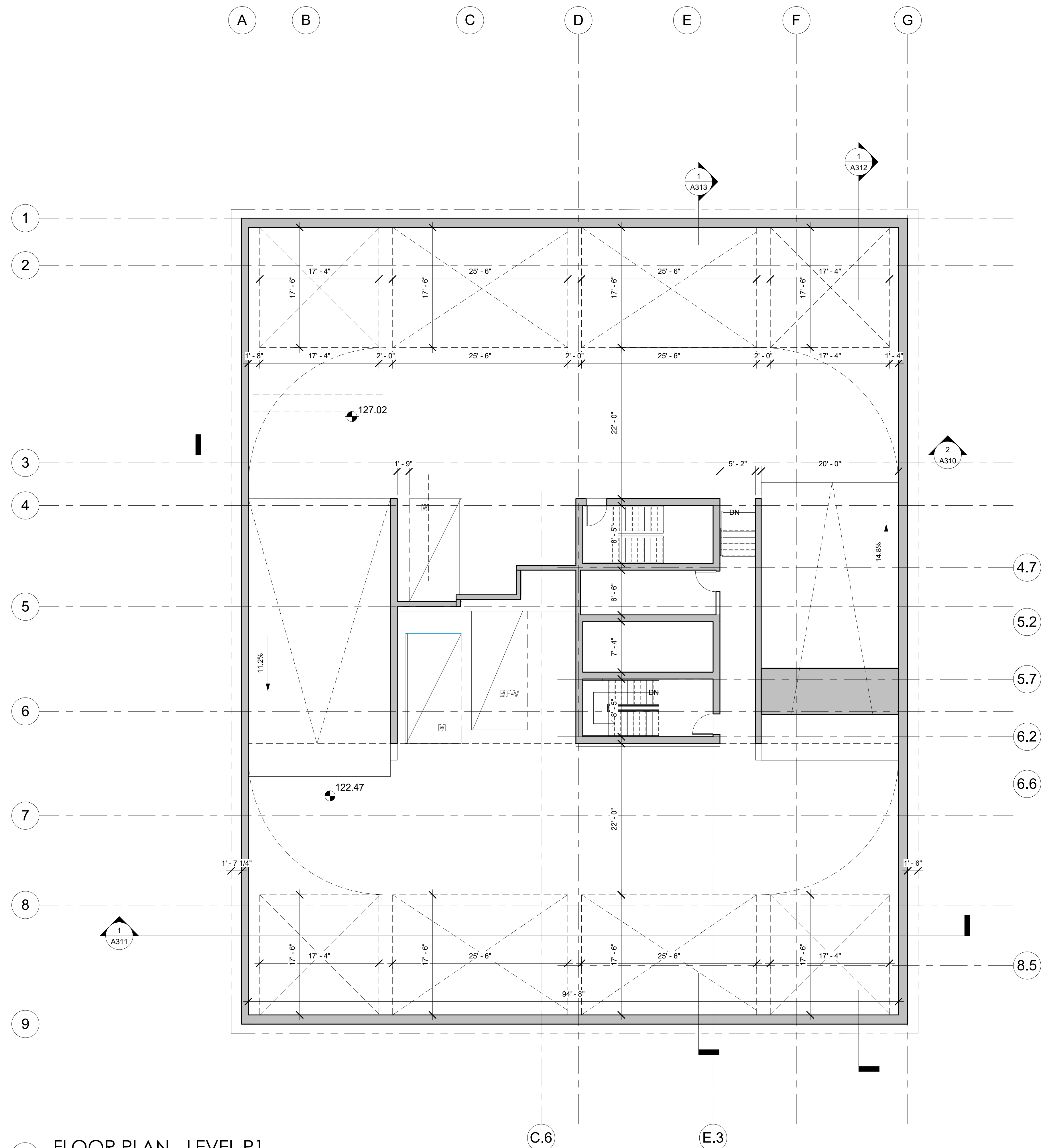
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PLAN - LEVEL P2

BY: d/Arch Lic
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 Seattle, WA

A201



1 FLOOR PLAN - LEVEL P1
 SCALE: 1/8" = 1'-0"

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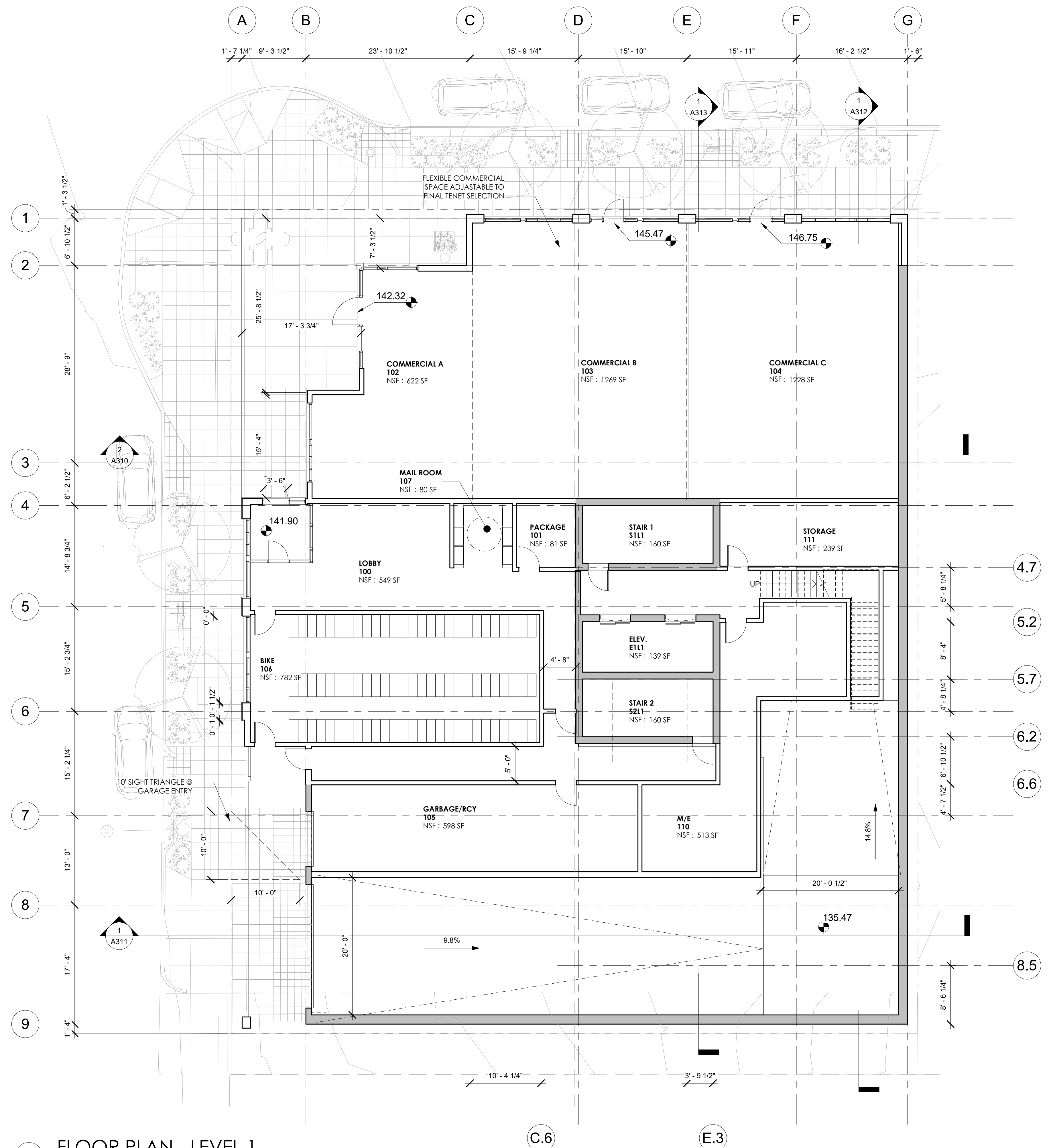
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PLAN - LEVEL P1

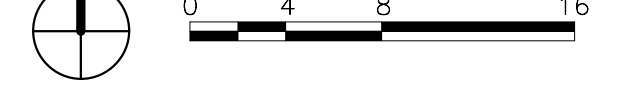
By: d/Arch Lic
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A202

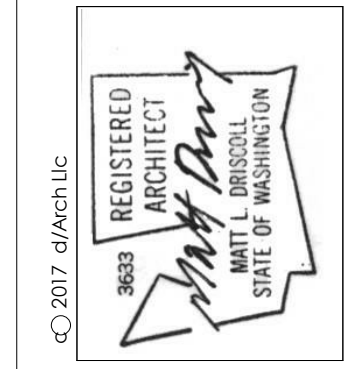


1 FLOOR PLAN - LEVEL 1

SCALE: 1/8" = 1'-0"



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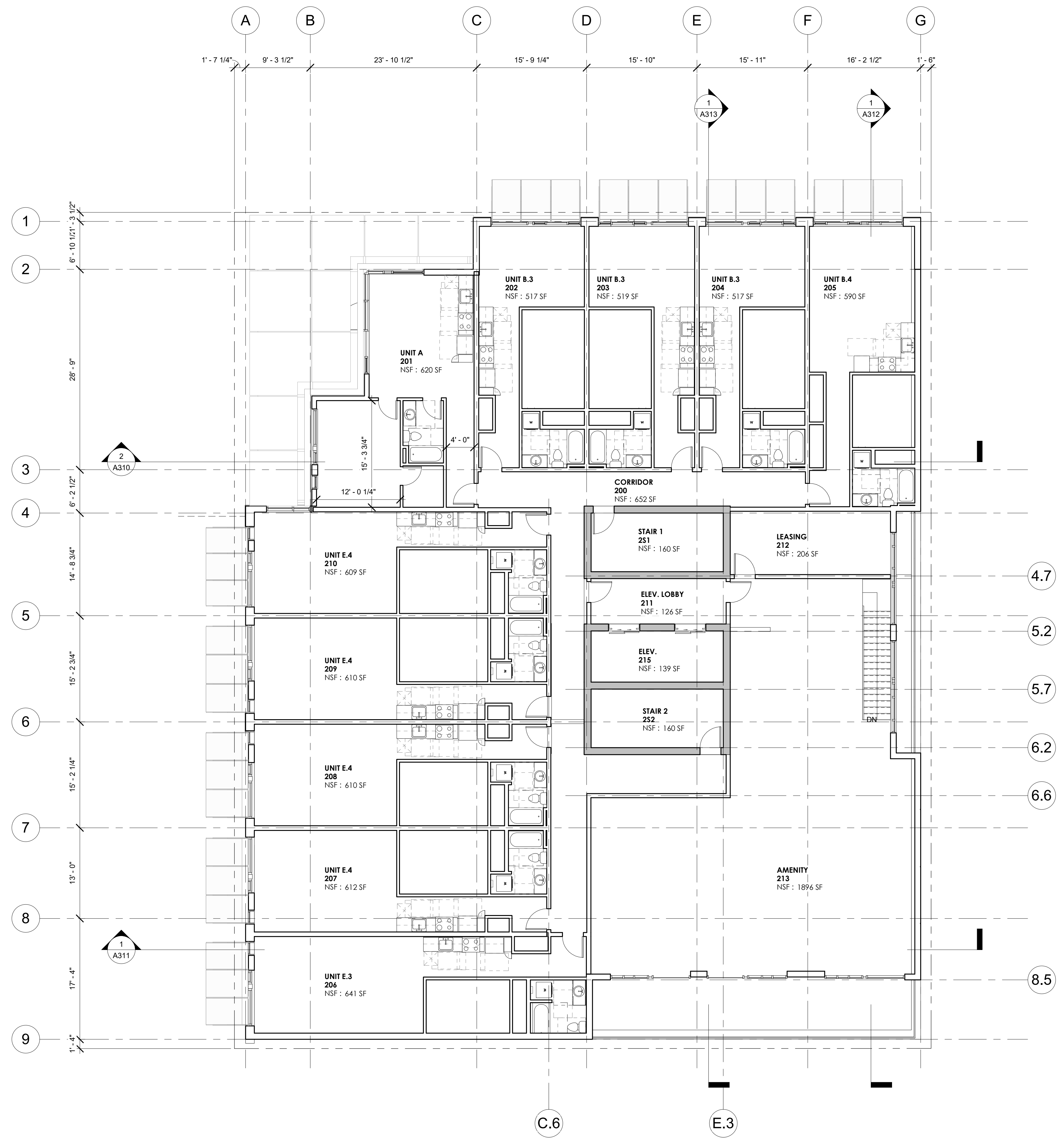
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PLAN - LEVEL 1

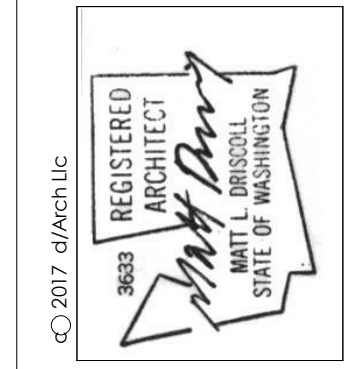
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A203



1 FLOOR PLAN - LEVEL 2
 SCALE: 1/8" = 1'-0"

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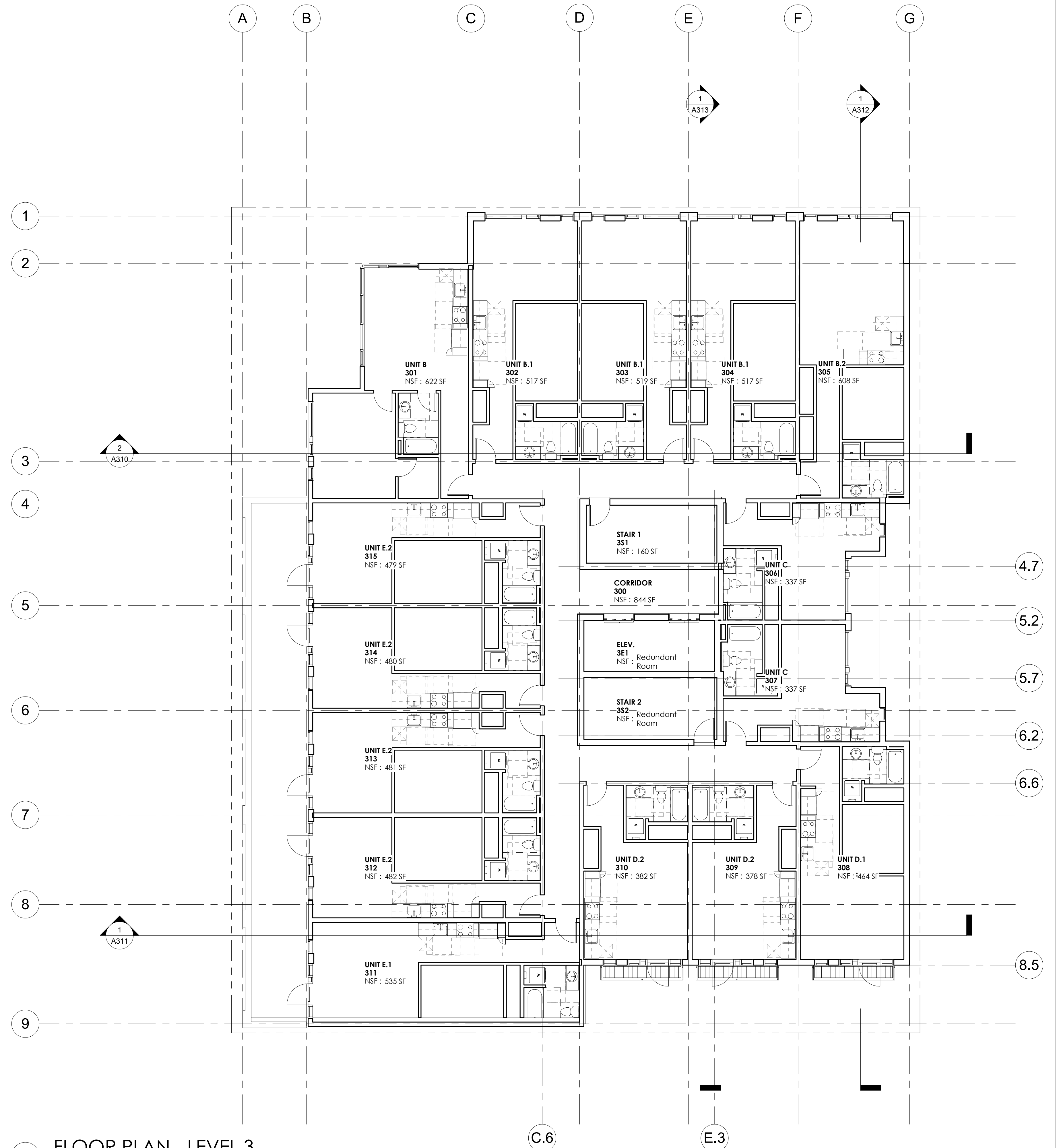
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PLAN - LEVEL 2

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A204



1 FLOOR PLAN - LEVEL 3
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'

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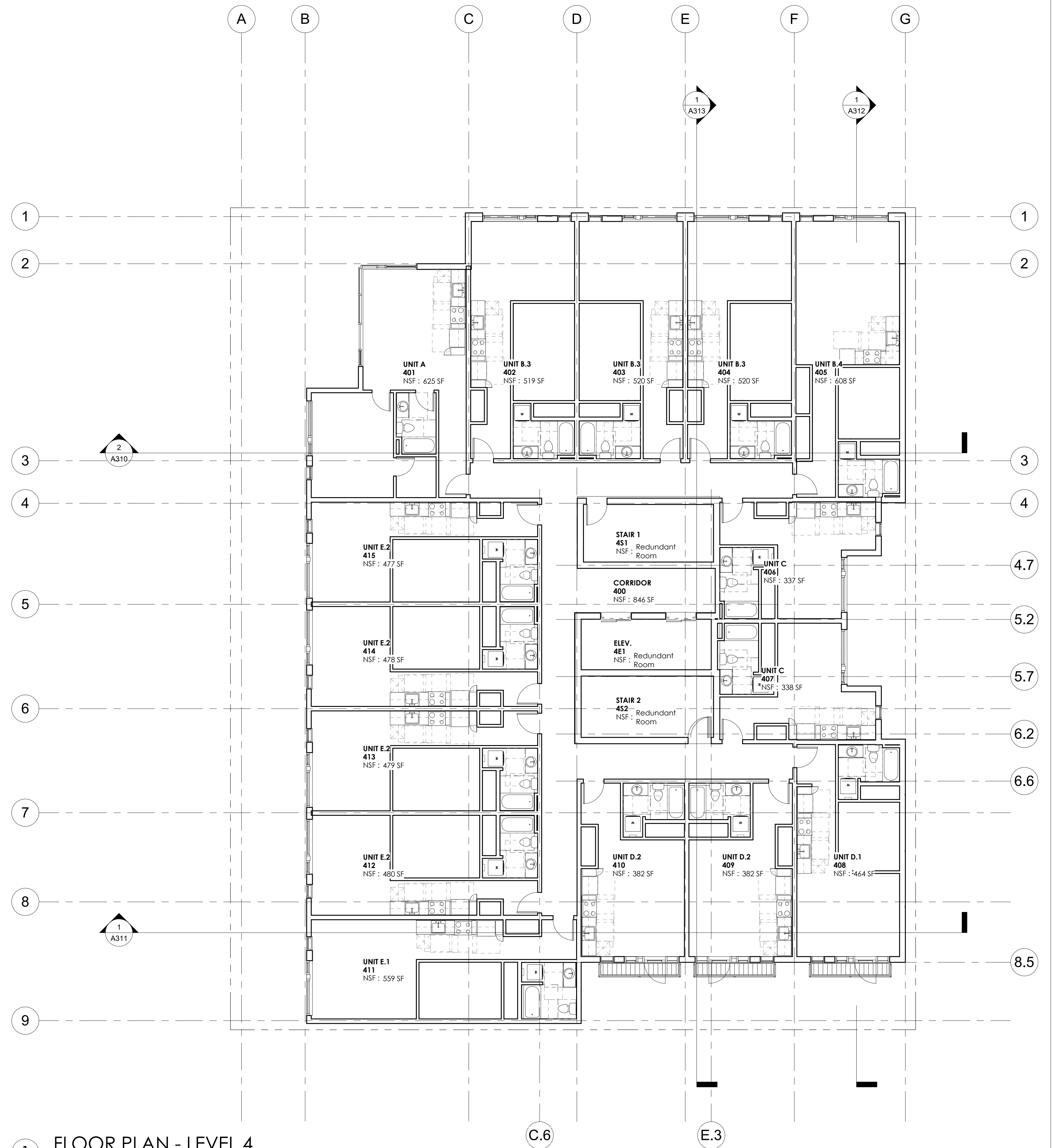
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PLAN - LEVEL 3

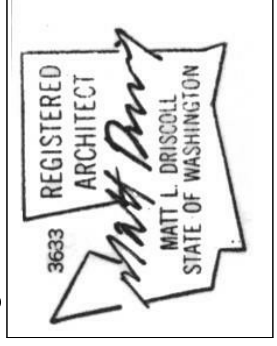
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A205



1 FLOOR PLAN - LEVEL 4
 SCALE: 1/8" = 1'-0"

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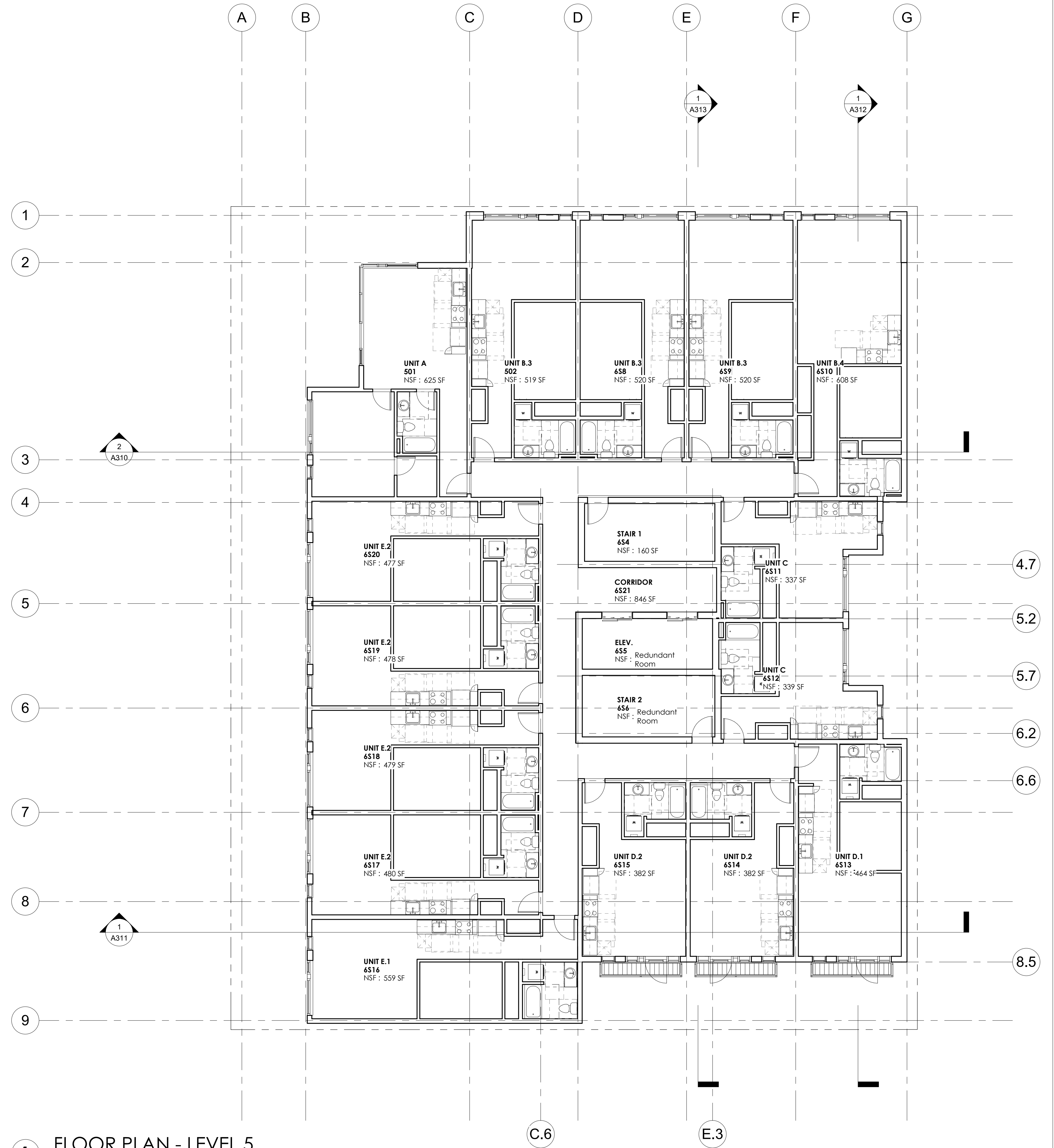
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PLAN - LEVEL 4

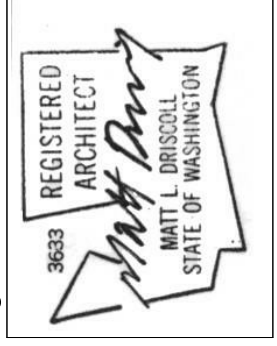
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A206



1 FLOOR PLAN - LEVEL 5
 SCALE: 1/8" = 1'-0"

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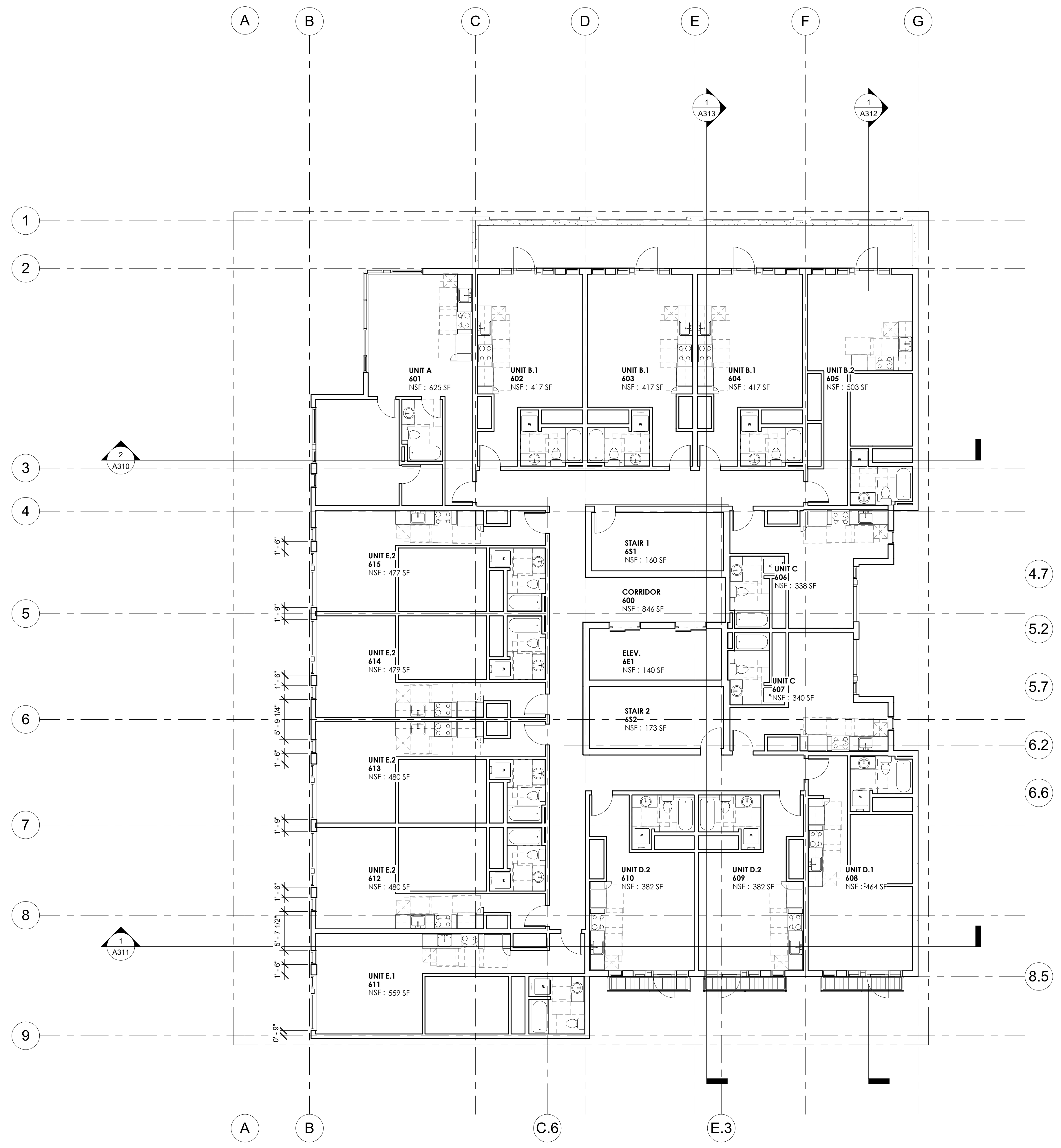
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PLAN - LEVEL 5

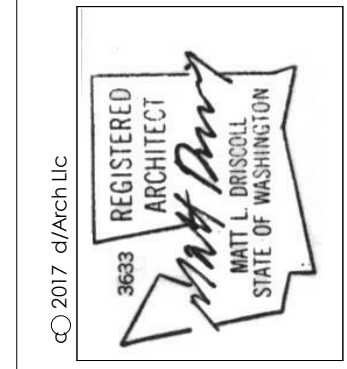
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A207



1 FLOOR PLAN - LEVEL 6
 SCALE: 1/8" = 1'-0"

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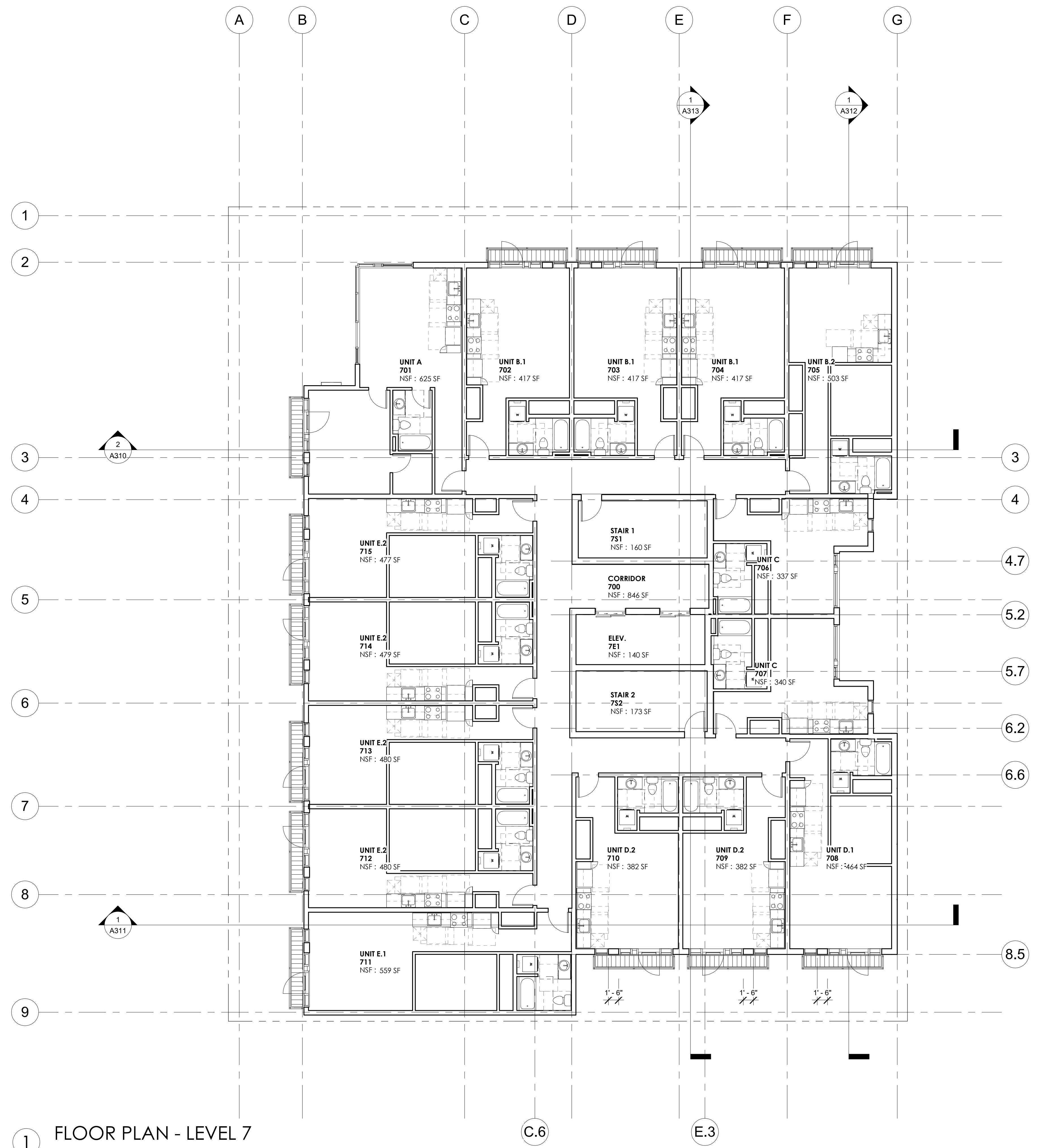
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PLAN - LEVEL 6

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A208



1 FLOOR PLAN - LEVEL 7
 SCALE: 1/8" = 1'-0"

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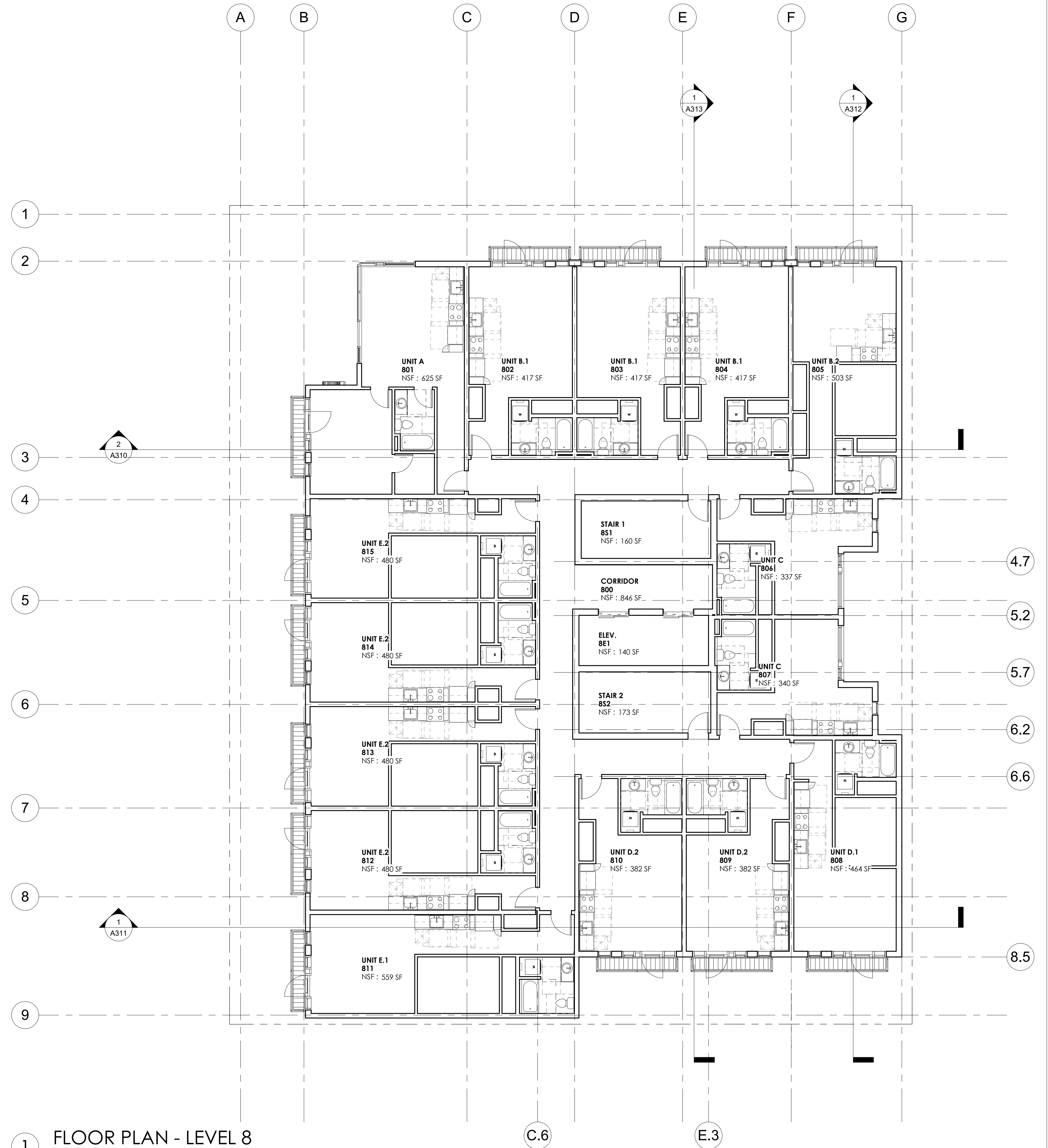
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PLAN - LEVEL 7

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A209



1 FLOOR PLAN - LEVEL 8
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'

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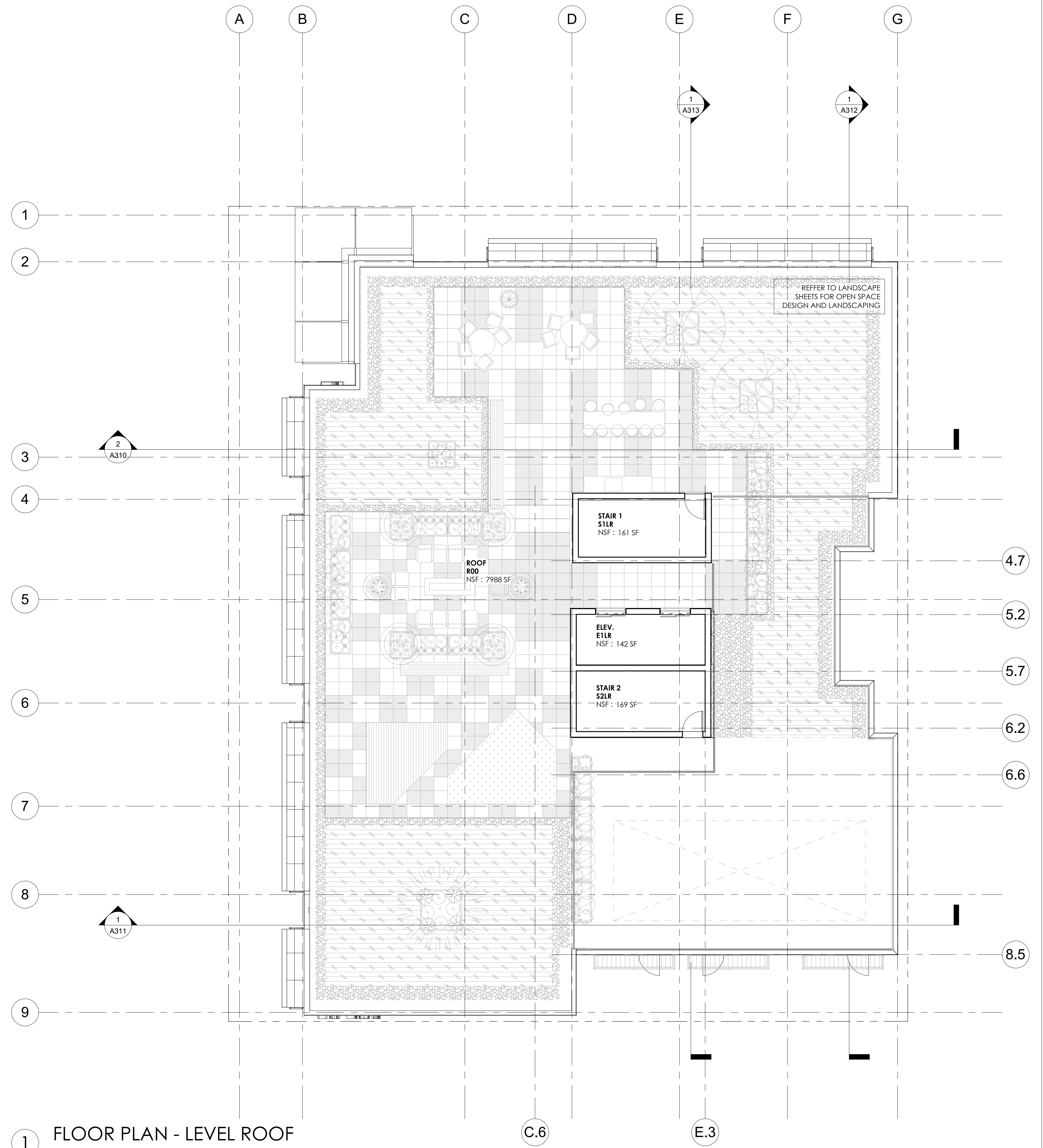
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PLAN - LEVEL 8

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1 FLOOR PLAN - LEVEL ROOF
 SCALE: 1/8" = 1'-0"

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**PLAN - LEVEL
 ROOF**

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A211



1
A301
ELEVATION VIEW - NORTH
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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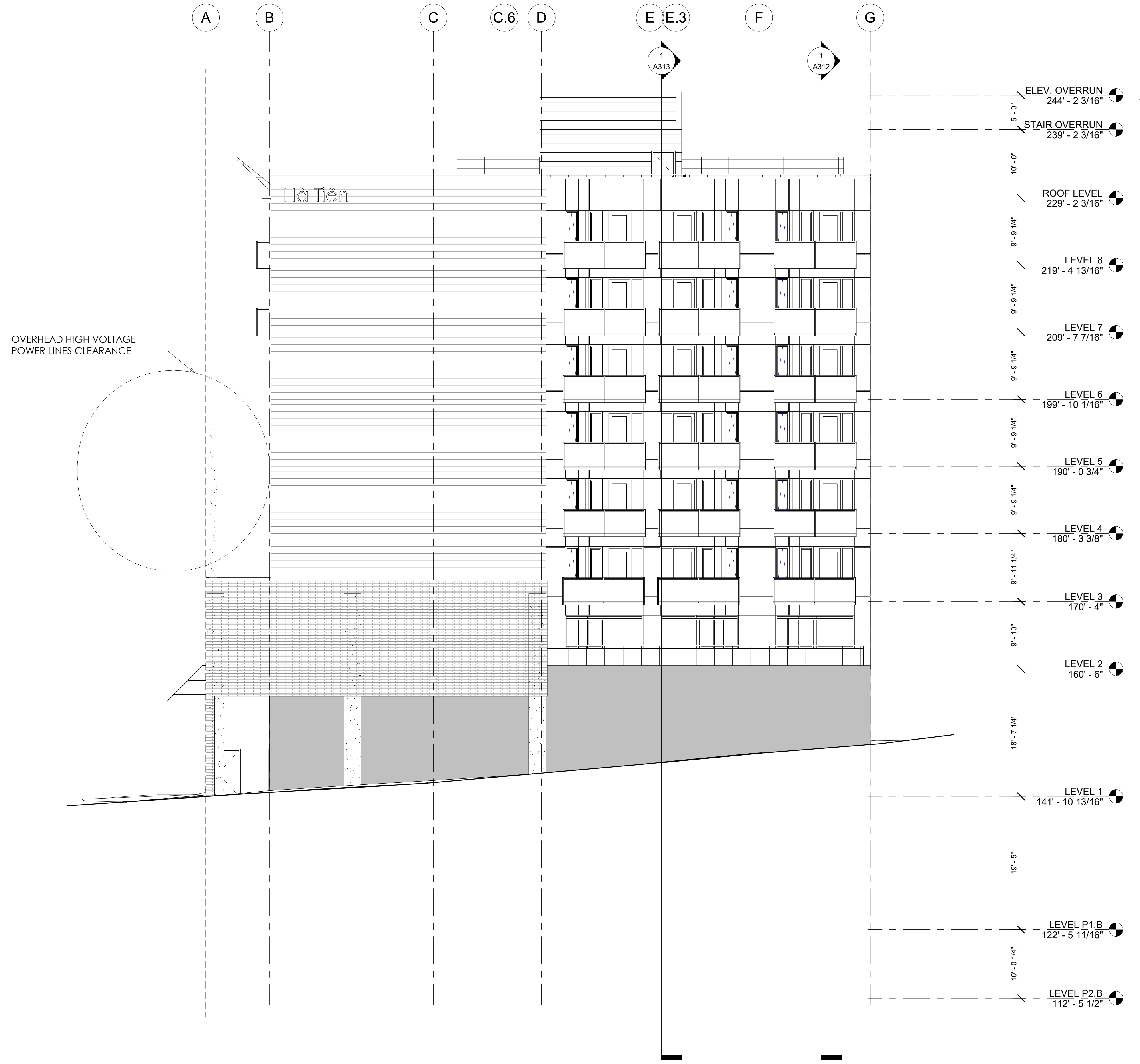
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ILLUSTRATIVE -
ELEVATION -
NORTH

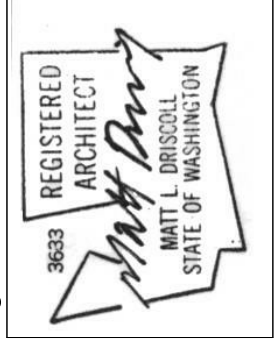
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A301



1
A302
ELEVATION VIEW - SOUTH
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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ILLUSTRATIVE -
ELEVATION -
SOUTH

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Seattle, WA

A302



1
A303
ELEVATION VIEW - WEST
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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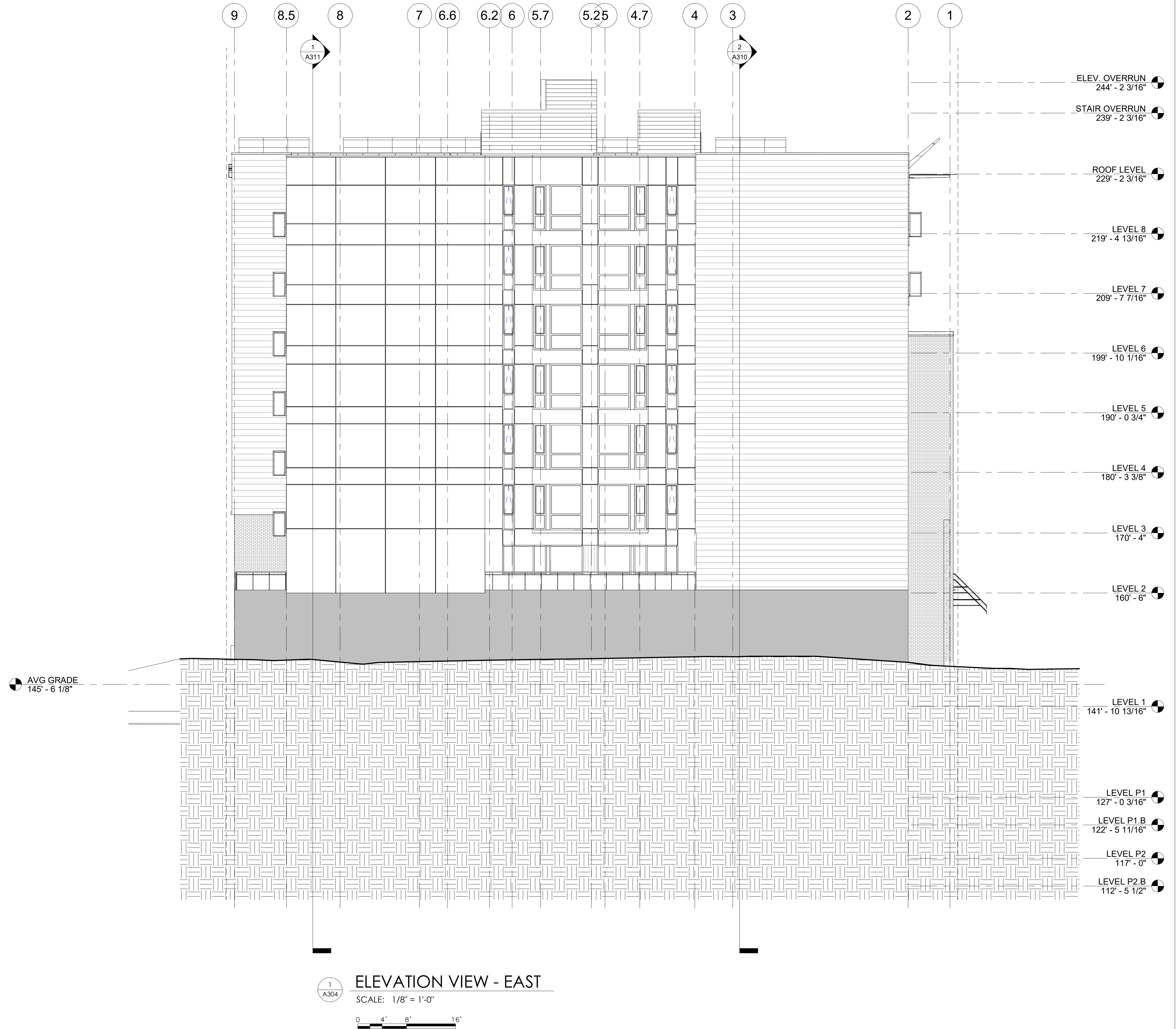
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ILLUSTRATIVE
ELEVATION -
WEST

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A303



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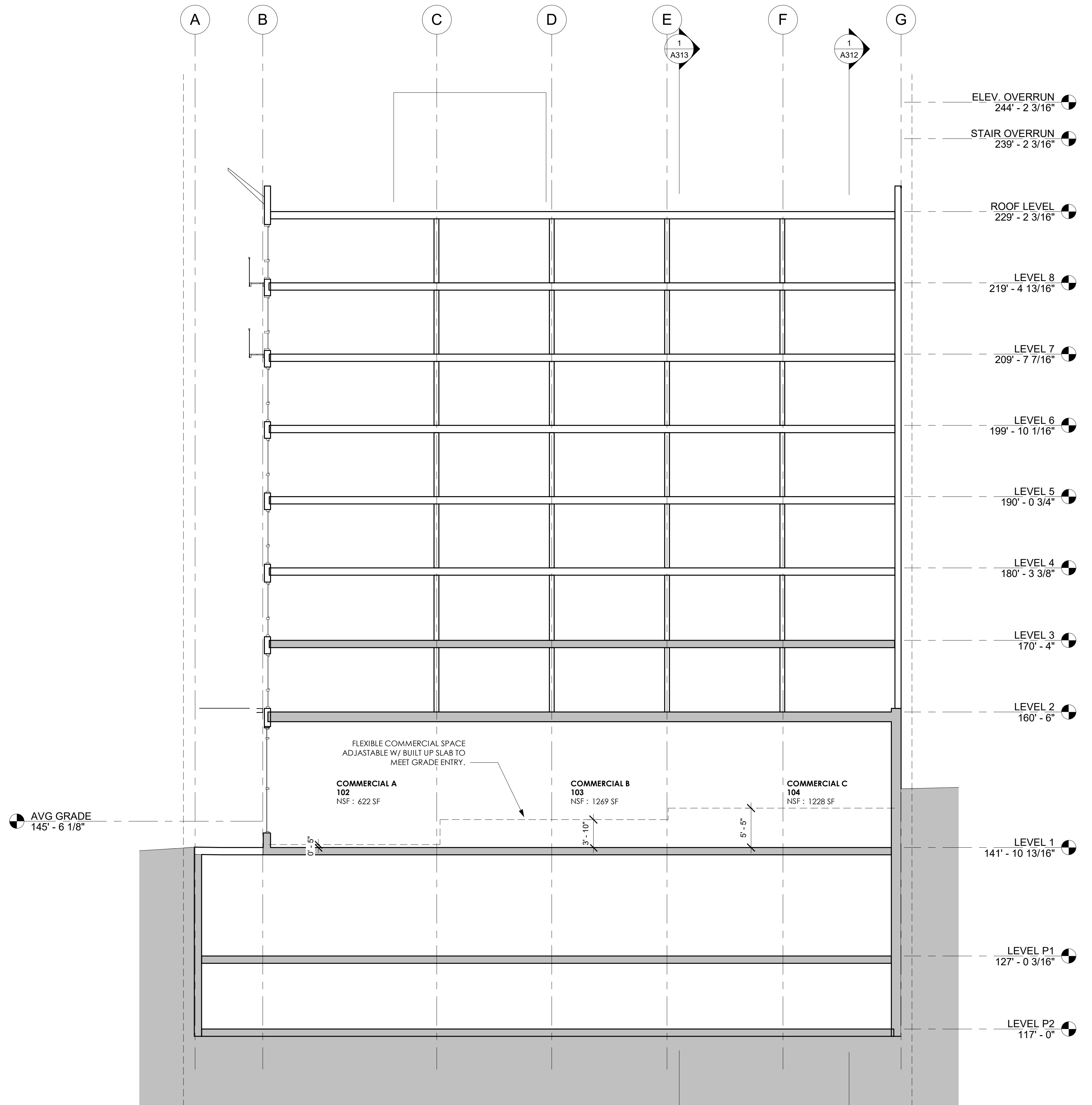
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ILLUSTRATIVE
ELEVATION -
EAST

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A304



2
A310
NORTH/SOUTH SECTION VIEW - A-A
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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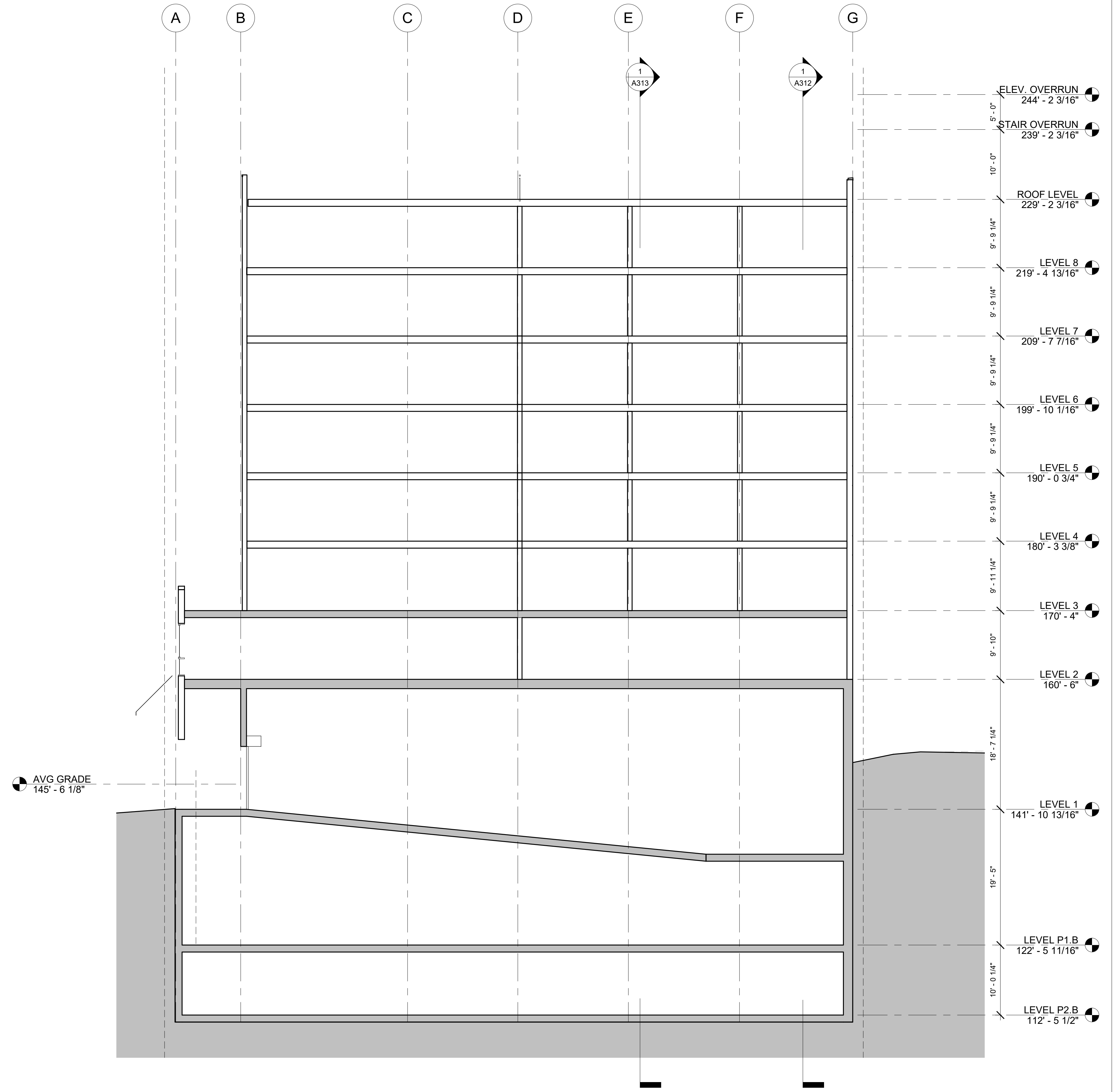
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SECTION VIEW
NORTH/SOUTH
SECTION A-A

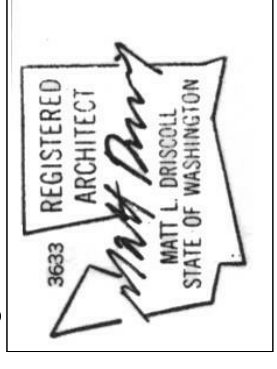
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A310



1
A311
NORTH/SOUTH SECTION VIEW - B-B
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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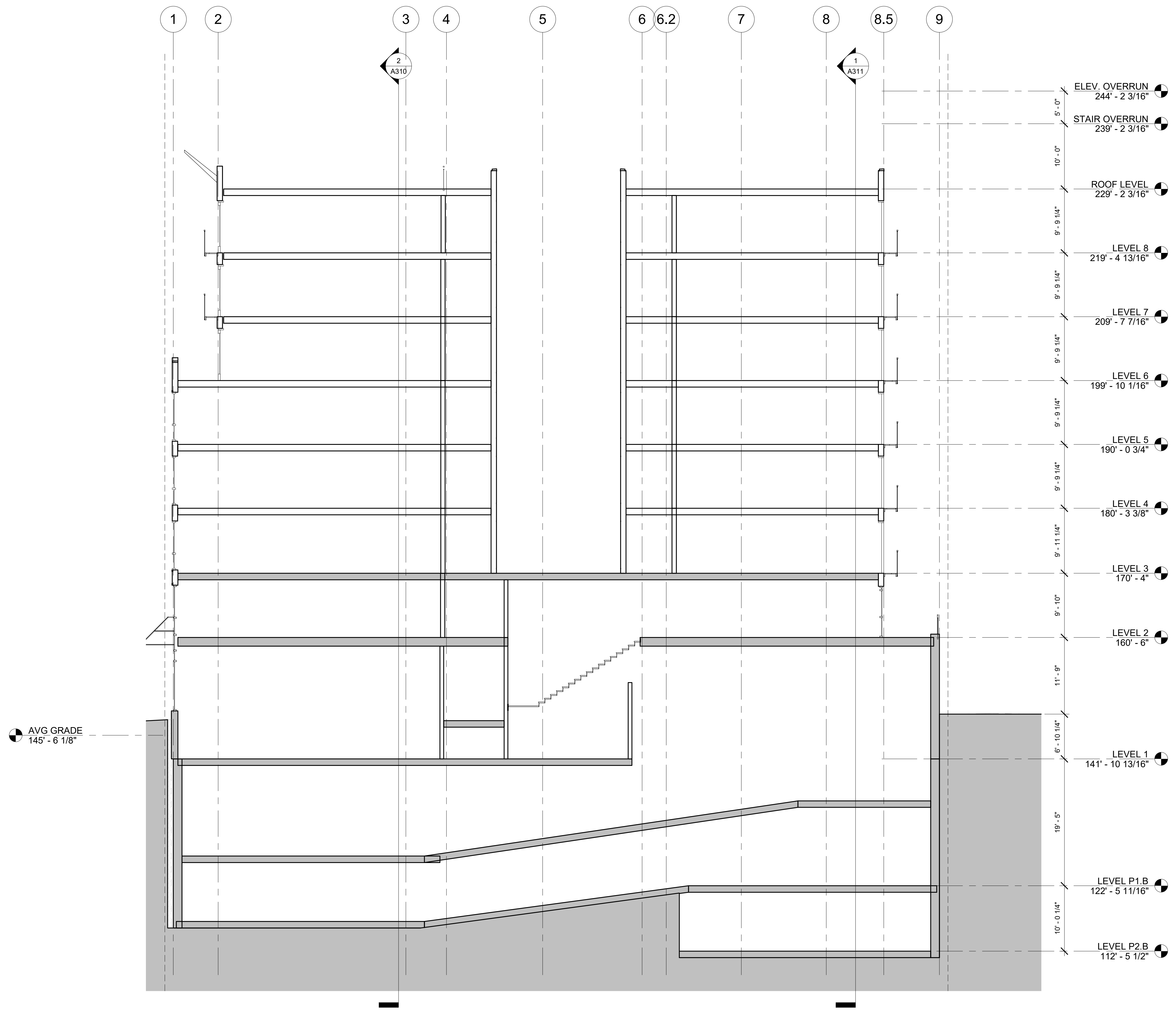
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**SECTION VIEW
NORTH/SOUTH
B-B**

BY: d/Arch Lic
#:1711
Seattle, WA

A311



1 A312 EAST/WEST SECTION VIEW - 1-1
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'

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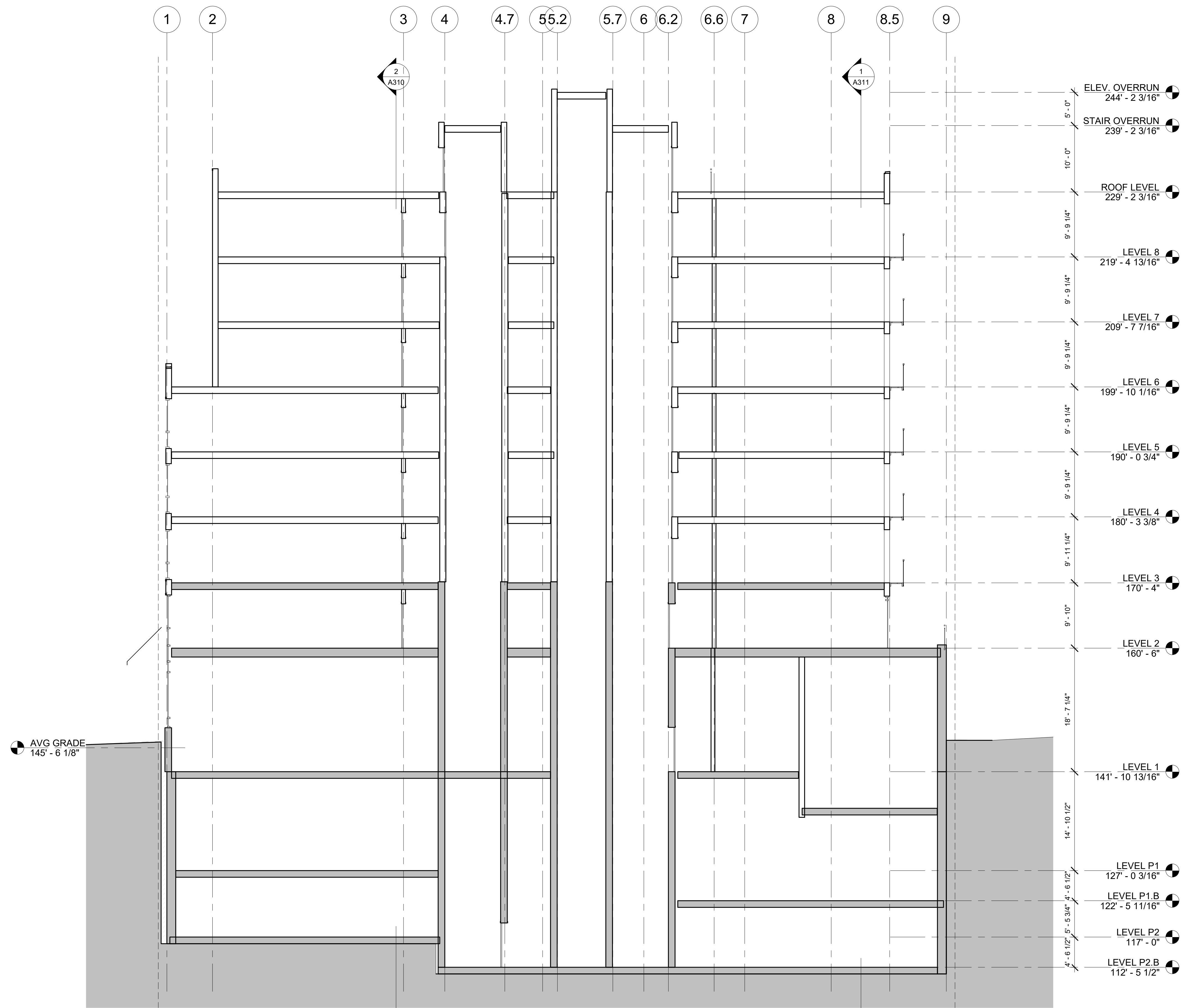
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SECTION VIEW
 EAST/WEST 1-1

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A312



AVG GRADE
145' - 6 1/8"

EAST/WEST SECTION - 2-2
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'

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**SECTION VIEW
 EAST/WEST
 SECTION 2-2**

BY: d/Arch Lic
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A313