

# 1265 S King Street Photos



Image 1 – Street view, looking south



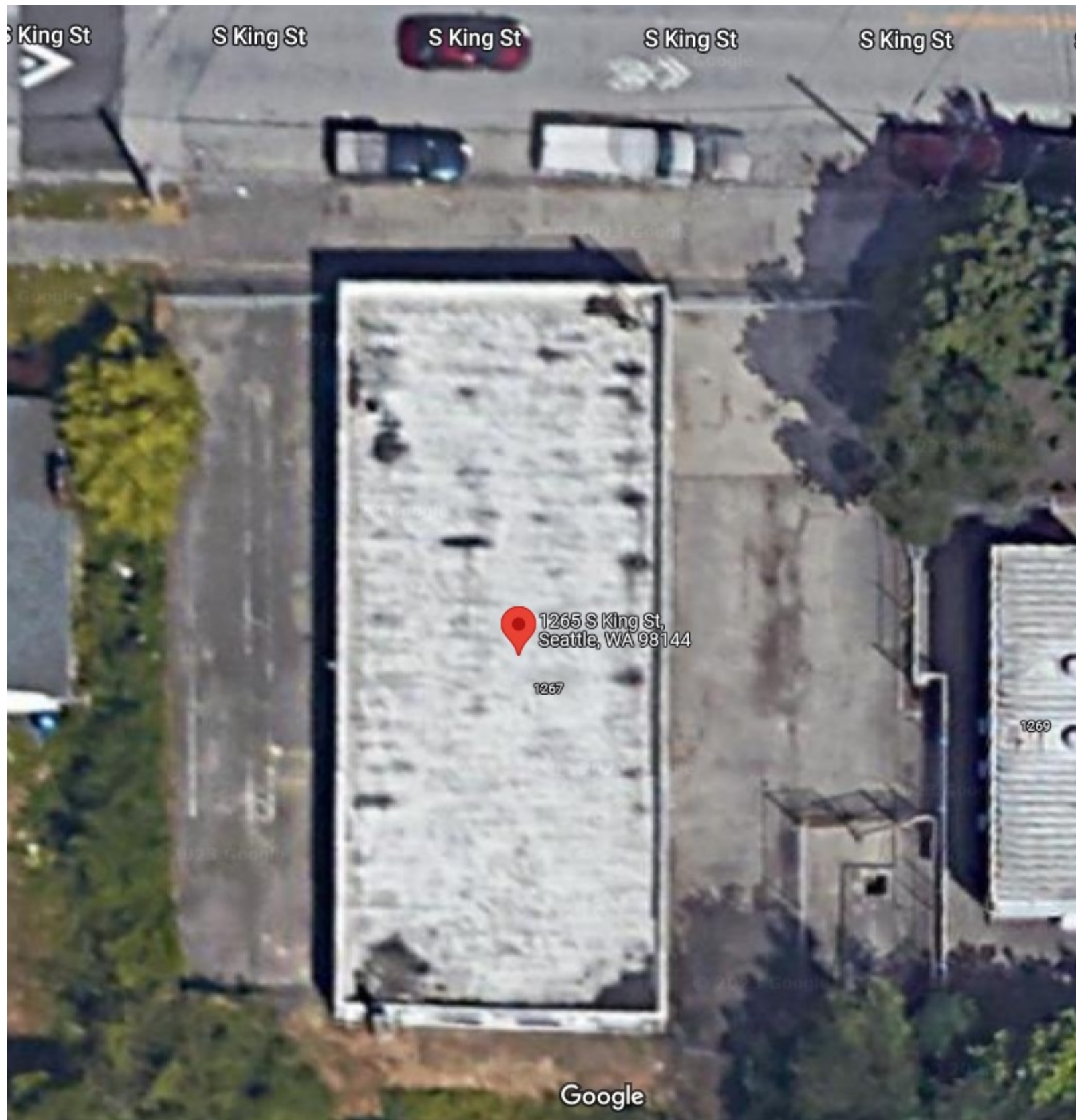
Image 2 – Street view, looking east

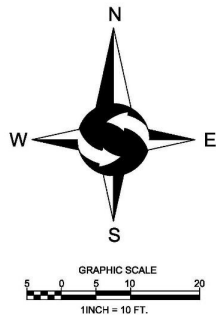


Image 3 – Street view, looking west



## Aerial View – Existing Conditions





- LEGEND**
- |  |                          |
|--|--------------------------|
| FOUND MONUMENT AS DESCRIBED                        | —OHP— OVERHEAD POWER     |
| FOUND REBAR AS DESCRIBED                           | —OHU— OVERHEAD UTILITIES |
| TACK IN LEAD FOUND                                 | —X— CHAINLINK FENCE      |
| SET 5/8" X 24" IRON ROD<br>W/1" YELLOW PLASTIC CAP | —D— WOOD FENCE           |
| POWER METER  | —C— CONCRETE WALL        |
| UTILITY POLE                                       | —R— ROCKERY              |
| GAS METER  | —A— ASPHALT SURFACE      |
| STORM DRAIN MANHOLE                                | —C— CONCRETE SURFACE     |
| SANITARY SEWER MANHOLE                             | —G— GRAVEL SURFACE       |
| WATER VALVE  | CE CEDAR                 |
| FIRE HYDRANT                                       | DS DECIDUOUS             |
| WATER METER  | DF DOUGLAS FIR           |
| SIGN   | MP MAPLE                 |
| SS APPROXIMATE LOCATION SANITARY<br>SEWER LINE     | PI PINE                  |
| SD APPROXIMATE LOCATION STORM<br>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: DMVC 6505-150

JURISDICTION: CITY OF SEATTLE

PARCEL ACREAGE: 8,337 S.F. (± 0.206 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

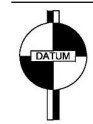
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.  
EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT  
ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIV-5C TOTAL  
STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET  
BY WAC 332-150-095.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN  
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5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE  
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#### VERTICAL DATUM & CONTOUR INTERVAL

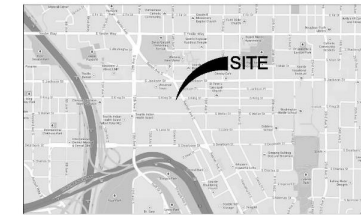
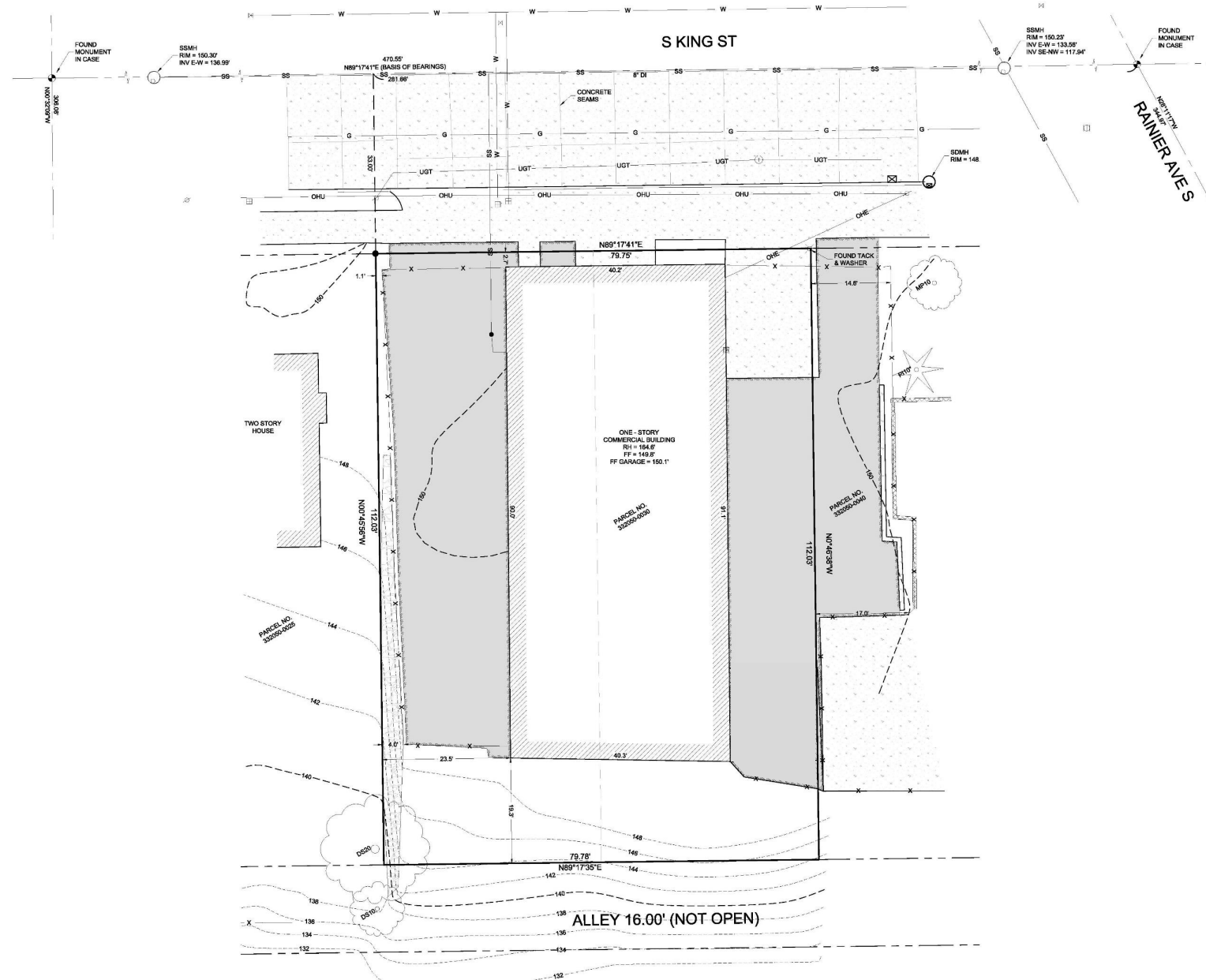
ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM  
INFORMATION PROVIDED BY WGS SURVEY CONTROL  
DATABASE.

POINT ID NO. 8NV-2506  
ELEVATION: 94.769 FEET (28.886 METERS) NAVD 88  
BRASS DISK 20FT S OF THE INTERSECTION OF S CHARLES ST &  
RAINIER AVE S

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL  
ACCURACY IS EQUAL TO 1/10 THE CONTOUR INTERVAL OR PLUS  
/ MINUS 1.0' FOR THIS PROJECT.



## Site Plan – Existing Conditions



VICINITY MAP  
NTS

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



**Site**  
Surveying, Inc.

21923 NE 11th Street Sammamish, WA 98074  
Phone: 425.298.4412  
www.site-surveying.com

DATE	REVISION	DRN

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

PROJECT NO. 19-200

DRAWN BY: EFJ

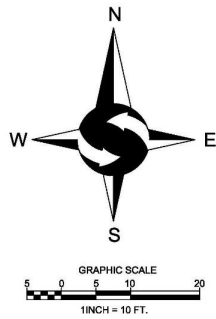
CHECKED BY: TNW

DATE: 4/22/19

SHEET 1 OF 1

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1/12/23



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| FOUND REBAR AS DESCRIBED                           | —OHU— OVERHEAD UTILITIES |
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SEATTLE, WA 98144

ZONING: DMVC 6505-150

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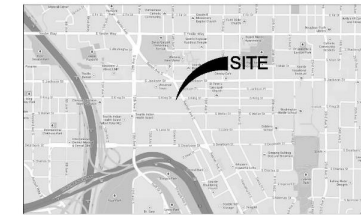


## Site Plan – Demolition



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

Existing surface  
paving on east and  
west side remains  
intact.



VICINITY MAP  
NTS

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



**Site**  
Surveying, Inc.

21923 NE 11th Street Sammamish, WA 98074  
www.sitesurveying.com Phone: 425.298.4412

TOPOGRAPHIC SURVEY

BRUCE HASHIMOTO  
1265 S KING ST  
SEATTLE, WA 98144

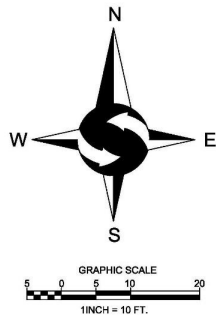
PROJECT NO. 19-200

DRAWN BY: EFJ  
CHECKED BY: TNW  
DATE: 4/22/19  
SHEET 1 OF 1

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1/12/23





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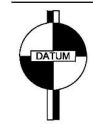
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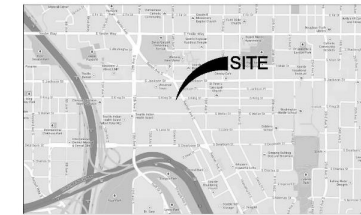
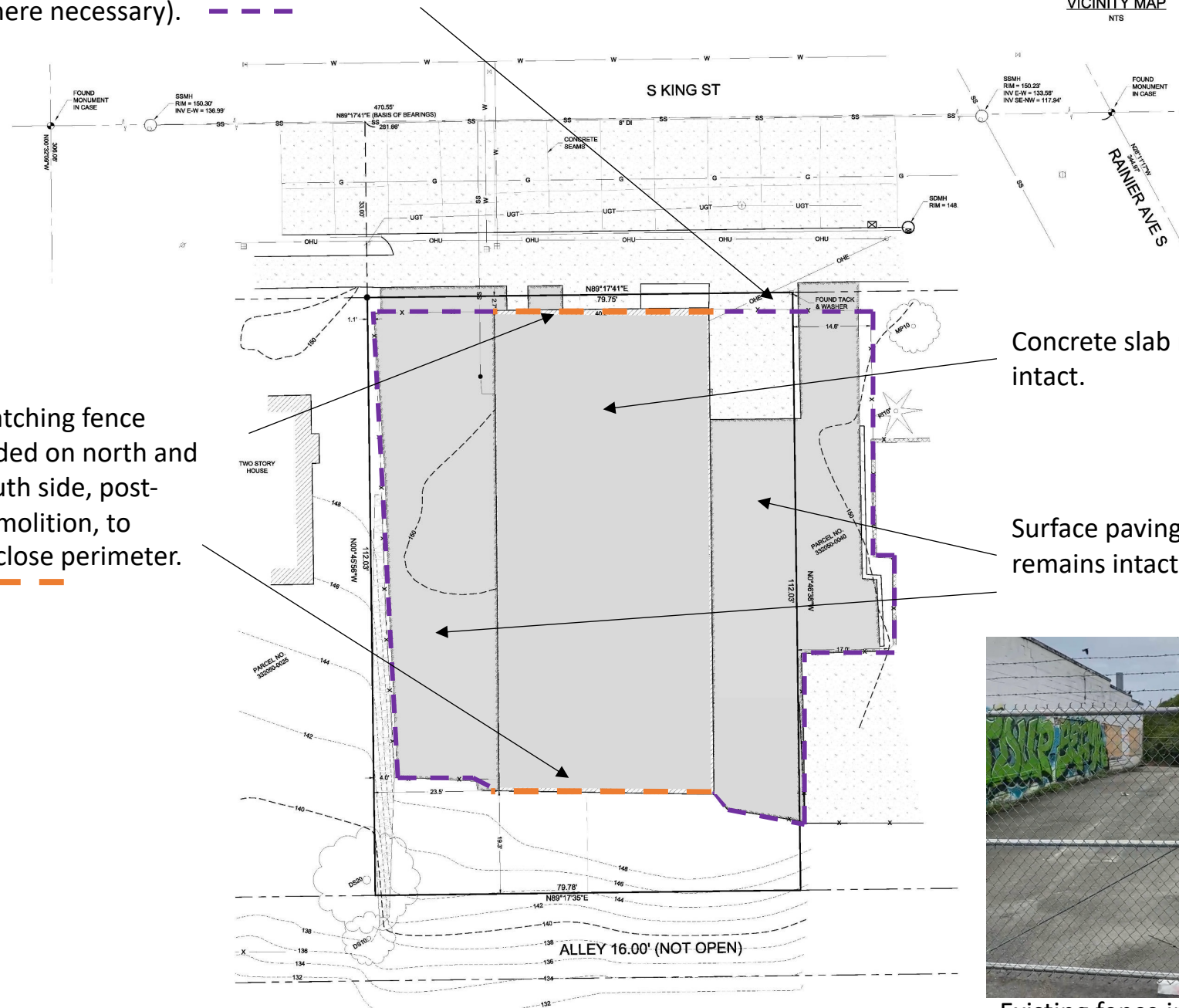
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## Scale Drawings – Post Demolition

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

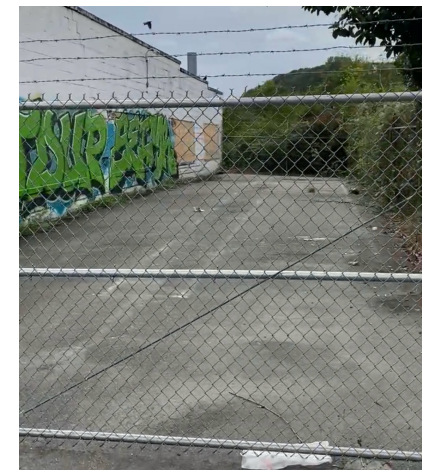
Matching fence  
added on north and  
south side, post-  
demolition, to  
enclose perimeter.  
— — —



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.



TOPOGRAPHIC SURVEY

BRUCE HASHIMOTO  
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