

PROVIDENCE POINT

A PLANNED UNIT DEVELOPMENT
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
IN KING COUNTY, WASHINGTON
(DIVISION THREE)

Legal Description

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
 THENCE N89°28'02"W ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 542.49 FEET;
 THENCE S46°03'56"W 306.33 FEET TO A POINT ON A CURVE, THE CENTER OF SAID CURVE BEARS S27°12'21"E 62.00 FEET;
 THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°33'47", AN ARC DISTANCE OF 11.43 FEET TO A POINT OF TANGENCY;
 THENCE S52°13'57"W 1214.30 FEET;
 THENCE S37°46'03"E 325.76 FEET;
 THENCE S52°13'57"W 117.61 FEET;
 THENCE S57°06'51"W 439.40 FEET TO A POINT ON A CURVE ON THE SOUTHWESTERLY BOUNDARY OF PROVIDENCE POINT BINDING SITE PLAN AMENDMENT NO. 1, AS RECORDED IN VOLUME 70 OF CONDOMINIUMS, PAGES 86 THROUGH 93, RECORDS OF SAID KING COUNTY, THE CENTER OF SAID CURVE BEARS N59°41'50"E 1623.00 FEET;
 THENCE SOUTHEASTERLY ALONG SAID BOUNDARY AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°59'25", AN ARC DISTANCE OF 84.70 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID BOUNDARY THE FOLLOWING SEVEN COURSES:
 THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°29'35", AN ARC DISTANCE OF 438.87 FEET;
 THENCE N41°12'50"E 3.00 FEET;
 THENCE S48°47'10"E 213.97 FEET TO A POINT OF CURVE;
 THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 820.00 FEET THROUGH A CENTRAL ANGLE OF 34°19'13", AN ARC DISTANCE OF 491.18 FEET;
 THENCE S83°06'23"E 105.72 FEET TO A POINT OF CURVE;
 THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 82°13'15", AN ARC DISTANCE OF 78.93 FEET;
 THENCE S00°53'08"E 48.30 FEET TO A POINT ON A CURVE ON THE NORTHERLY MARGIN OF S.E. 43RD WAY, THE CENTER OF SAID CURVE BEARS N00°31'58"E 808.00 FEET;
 THENCE WESTERLY ALONG SAID NORTHERLY MARGIN THE FOLLOWING FOUR COURSES:
 THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°48'05", AN ARC DISTANCE OF 152.32 FEET;
 THENCE N78°39'57"W 945.67 FEET TO A POINT OF CURVE;
 THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1458.00 FEET THROUGH A CENTRAL ANGLE OF 29°51'27", AN ARC DISTANCE OF 759.78 FEET;
 THENCE N48°48'30"W 61.08 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 16;
 THENCE ALONG SAID NORTH-SOUTH CENTERLINE N01°34'44"E 296.09 FEET;
 THENCE S88°25'16"E 260.34 FEET;
 THENCE ALONG A RADIAL LINE N69°22'50"E 80.00 FEET TO A POINT ON A CURVE;
 THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 570.00 FEET THROUGH A CENTRAL ANGLE OF 32°11'08", AN ARC DISTANCE OF 320.19 FEET;
 THENCE N01°33'58"E 77.53 FEET;
 THENCE S88°26'02"E 43.56 FEET TO A POINT OF CURVE;
 THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET THROUGH A CENTRAL ANGLE OF 28°57'43", AN ARC DISTANCE OF 88.40 FEET;
 THENCE S22°55'56"E 213.22 FEET;
 THENCE S22°02'35"E 390.00 FEET TO A POINT ON A CURVE, THE CENTER OF SAID CURVE BEARS N35°16'52"E 85.00 FEET;
 THENCE EASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 68°34'27", AN ARC DISTANCE OF 101.73 FEET;
 THENCE N56°42'25"E 75.73 FEET TO THE TRUE POINT OF BEGINNING.

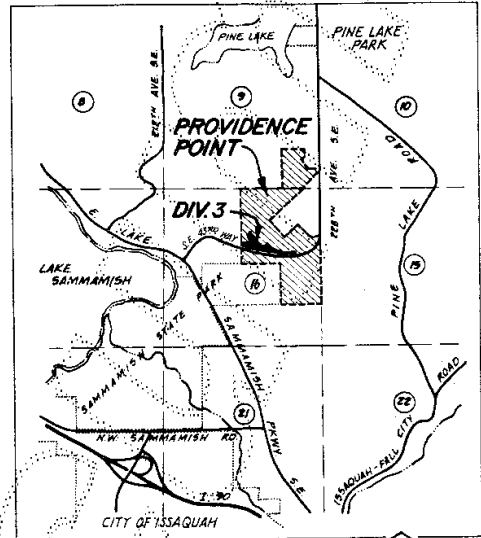
CONTAINING 15.91 ACRES, MORE OR LESS.
SUBJECT TO MINERAL RESERVATIONS CONTAINED IN DEED UNDER RECORDING NO. #492796

Easement Provisions

ALL COMMON AREAS ARE SUBJECT TO EASEMENTS IN WHICH TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CONDUITS, CABLES, WIRES, PIPELINES WITH NECESSARY FACILITIES AND EQUIPMENT FOR THE PURPOSE OF SERVING THE P.U.D. WITH GENERAL UTILITIES INCLUDING SANITARY SEWER, WATER, POWER, TELEPHONE AND CABLE T.V., TOGETHER WITH THE RIGHT TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE STATED. THE LOCATIONS AND DIMENSIONS OF THESE EASEMENTS WILL BE INCLUDED IN THE CONDO DOCUMENTS.

General Project Description

- PROJECT OWNER: SWANSON-DEAN CORPORATION
2106 112TH AVENUE N.E.
BELLEVUE, WASHINGTON 98004
- ENGINEER/SURVEYOR: STEPAN & ASSOCIATES, INC.
930 S. 336TH STREET, SUITE A
FEDERAL WAY, WASHINGTON 98003
- ARCHITECT: THE BUMGARDNER ARCHITECTS
51 UNIVERSITY STREET
SEATTLE, WASHINGTON 98101
- LANDSCAPE ARCHITECT: THOMAS L. BERGER ASSOCIATES
2021 MINOR EAST
SEATTLE, WASHINGTON 98102
- EXISTING ZONE CLASSIFICATION: SR-P (SUBURBAN RESIDENTIAL - P SUFFIX) FILE 187-79-R/ORD. #5508
- ACREAGE WITHIN THE TOTAL PROJECT: 171.3
- ACREAGE OF OPEN SPACE IN DIVISION THREE: 12.5 (79%)
- NUMBER OF DWELLING UNITS IN DIVISION THREE: 66
- ACREAGE WITHIN DIVISION THREE: 15.91
- NUMBER OF PARKING SPACES IN DIVISION THREE: 82 GARAGE
33 OFF-STREET
- TOTAL 115



VICINITY MAP
SCALE: 1" = 640'

Authorization & Restrictions

THIS PLANNED UNIT DEVELOPMENT IS AUTHORIZED BY KING COUNTY CODE, TITLE 21 AND KING COUNTY ORDINANCES #5810, #6252, & #6441 PASSED BY THE KING COUNTY COUNCIL ON DECEMBER 21, 1981, DECEMBER 22, 1982 & JUNE 13, 1983 RESPECTIVELY.

THE USE OF THIS PROPERTY IS RESTRICTED TO RESIDENTIAL DWELLINGS AND THOSE ACCESSORY NON-RESIDENTIAL OR CONDITIONAL USES DESCRIBED OR SHOWN HEREIN. NO OTHER USES, BUILDINGS, STRUCTURES OR ALTERATIONS ARE PERMITTED.

BUILDING SIZE, SCALE, LOCATION, ORIENTATION AND GENERAL CHARACTER IS AUTHORIZED ONLY AS SHOWN HEREON EXCEPT THAT KING COUNTY MAY APPROVE MINOR VARIATIONS AND/OR STYLISTIC CHANGES CONSISTENT WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND KING COUNTY CODE AT THE TIME OF BUILDING PERMITS OR THEREAFTER.

THE DEVELOPER AND/OR HOMEOWNERS MAY, ACCORDING TO THE ADOPTED RULES OF THE HOMEOWNERS ASSOCIATION, PETITION KING COUNTY TO APPROVE MINOR BUILDING CHANGES OR ACCESSORY OR OTHER USES WITHIN THE PLANNED UNIT DEVELOPMENT, AND KING COUNTY MAY APPROVE SUCH AMENDMENTS TO THE P.U.D. WHEN FOUND TO NOT CONFLICT WITH THE INTENT OF THE P.U.D. CODE OR WITH ORDINANCES #5810, #6252 & #6441.

THE DEVELOPMENT IS SUBJECT TO EXCEPTIONS AND RESTRICTIONS CONTAINED IN A DEED FROM THE STATE OF WASHINGTON REGARDING MINERAL RIGHTS RECORDED UNDER RECORDING NO. 4532756.

Land Surveyor's Certificate

I HEREBY CERTIFY THAT THE PERIMETER BOUNDARIES OF THIS P.U.D. AS REPRESENTED HEREON ARE TRUE AND CORRECT AND ARE BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, AND THAT MONUMENTS WILL BE SET AND ALL PROPERTY AND BUILDING CORNERS WILL BE STAKED CORRECTLY ON THE GROUND.



Paul S. Anderson
PAUL S. ANDERSON, L.S. #15639

c/o STEPAN & ASSOCIATES, INC.
930 S. 336TH ST. SUITE A
FEDERAL WAY, WA 98003
(682-4771)

PROVIDENCE POINT

2/77
P.U.D.

A PLANNED UNIT DEVELOPMENT
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
IN KING COUNTY, WASHINGTON

General Project Description

(DIVISION THREE)

- METHOD OF OWNERSHIP: RESIDENTIAL UNITS WILL BE SOLD AS CONDOMINIUMS FOLLOWING THE RECORDING OF A CONDOMINIUM PLAN TO BE FILED WITH THE KING COUNTY DIVISION OF RECORDS & ELECTIONS.

STATEMENT OF GENERAL PURPOSE:

THE PURPOSE OF PROVIDENCE POINT IS TO PROVIDE AN ENRICHED LIVING ENVIRONMENT FOR PERSONS OF RETIREMENT AGE. RESIDENTIAL UNITS DESIGNED TO MEET THE NEEDS OF THIS POPULATION GROUP ARE CLUSTERED IN VILLAGES WHICH INCORPORATE VARIOUS COMMUNITY SERVICE, RECREATIONAL AND COMMERCIAL USES IN SMALL VILLAGE CENTERS.

THE VILLAGE CLUSTER CONCEPT ALLOWS BUILDINGS TO UTILIZE OPTIMUM SITES AND TOPOGRAPHY FOR EASE OF PEDESTRIAN CIRCULATION AND PROVIDES FOCAL POINTS FOR BOTH COMMUNITY DESIGN AND SOCIAL INTERACTION. LANDSCAPED AND NATURAL OPEN SPACE AND GREENBELTS ARE UTILIZED THROUGHOUT THE SITE TO SEPARATE AND ENHANCE THE RESIDENTIAL CLUSTERS, TO BUFFER ADJACENT PROPERTY, AND TO PROVIDE RECREATIONAL OPPORTUNITIES. UNIQUE FEATURES SUCH AS LAUGHING JACOBS CREEK AND PROVIDENCE FALLS WILL BE MAINTAINED IN A NATURAL PRESERVE.

NON-RESIDENTIAL USES

NON-RESIDENTIAL USES IN THE VILLAGE CENTERS INCLUDE RECREATIONAL AMENITIES, OFFICES FOR VARIOUS SERVICES SUCH AS HEALTH CARE AND COUNSELING, A VARIETY OF SMALL CONVENIENCE SHOPS, DINING FACILITIES AND THE PROVIDENCE POINT MANAGEMENT OFFICES. THESE ON-SITE FACILITIES WHICH ADDRESS THE DAILY NEEDS OF THE RESIDENT POPULATION ARE INTENDED TO MITIGATE TRAFFIC IMPACTS ON THE SURROUNDING COMMUNITY.

OPEN SPACE WITHIN THE DEVELOPMENT IS PROVIDED FOR THE EXCLUSIVE USE OF THE RESIDENTS AND WILL BE CONVEYED TO A HOMEOWNERS' NON-PROFIT CORPORATION THRU THE RECORDING OF THE CONDO DOCUMENTS.

A NON-PROFIT CORPORATION WILL BE FORMED AND DOCUMENTS WILL BE RECORDED WHICH WILL PROVIDE FOR THE PERMANENT RETENTION AND MAINTENANCE OF COMMON OPEN SPACE, PRIVATE ROADS, LANDSCAPED AREAS, STORM WATER CONTROL FACILITIES AND OTHER COMMON IMPROVEMENTS.

- THE APPLICANT SHALL PAY TO THE DEPARTMENT OF PUBLIC WORKS, A TRIP GENERATION FEE FOR THE IMPROVEMENT OF THE FOUR PROJECTS LISTED IN SECTION F-3 OF THE BUILDING AND LAND DEVELOPMENT DIVISION'S SEPTEMBER 3, 1981 REPORT, WITH ANY NECESSARY ADJUSTMENTS FOR INFLATION FACTORS AS OF THE DATE OF PERMIT ISSUANCE. THE FEE WILL BE PAYABLE AT THE TIME OF BUILDING PERMITS ISSUANCE. IF THE APPLICANT DISPUTES THE FEE, DETERMINATION BY THE DEPARTMENT OF PUBLIC WORKS, HE MAY APPEAL THE AMOUNT AND THE JUSTIFICATION FOR SAID AMOUNT TO THE ZONING AND SUBDIVISION EXAMINER FOR ARBITRATION.
- A CRIME PREVENTION PROGRAM WILL BE IMPLEMENTED THROUGH SITE DEVELOPMENT AND BUILDING DESIGN AND CONSTRUCTION. IT WILL INCLUDE, BUT IS NOT LIMITED TO, THE PROVISION OF PERIMETER FENCING AND THORNY SPECIES OF LANDSCAPING, ENTRY GATE, TV MONITORS, CONTROLLED BUILDING ENTRANCES, AN EMERGENCY CALL SYSTEM, EXTERIOR LIGHTING, SERVICE ENTRY DOORS HAVING DEADLOCKS, DEADBOLTS AND PEEPHOLES, DOOR JAMS WITH REINFORCED STRIKES, AND SECURE WINDOW TYPES.
- AN INTERNAL SHUTTLE SERVICE CONSISTING OF VANS, SHUTTLE BUSES, OR OTHER VEHICULAR SYSTEMS, SHALL BE DEVELOPED FOR THE PROJECT TO ASSIST THE RESIDENTS IN TRAVERSING THE HILLSIDE TO REACH BUS STOPS, THE NURSING HOME, ANY FUTURE BUSINESS AREAS, THE RECREATION CENTERS AND FACILITIES AND THE NEARBY L.B.I. CAMPUS. THE IMPLEMENTATION OF THIS REQUIREMENT SHALL BE FURTHER WORKED OUT WITH THE KING COUNTY DIVISION OF BUILDING AND LAND DEVELOPMENT. THE SHUTTLE SERVICE WILL BEGIN DURING THE OCCUPANCY OF DIVISION ONE WITH SERVICE COMMENSURATE WITH THE RESIDENTS' NEEDS. FACILITIES AND EQUIPMENT PROVIDED IN DIVISION ONE WILL ALSO BE AVAILABLE TO SUBSEQUENT DIVISIONS ON AN EQUAL BASIS.

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLANNED UNIT DEVELOPMENT/BINDING SITE PLAN AND RESTRICT THE USE OF SAID PROPERTY TO THOSE USES AND IN SUCH MANNER AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS.

SWANSON-DEAN CORPORATION

UNIVERSITY FEDERAL SAVINGS BANK

Larry King

Donald E. Walquist

Acknowledgements

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THIS 16th DAY OF May, A.D., 1985, BEFORE ME PERSONALLY APPEARED Larry King TO ME KNOWN TO BE THE Secretary OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THIS SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sharon E. Welch
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle, WA

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THIS 9th DAY OF May, A.D., 1985, BEFORE ME PERSONALLY APPEARED Donald E. Walquist TO ME KNOWN TO BE THE Exec. VP OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sharon E. Welch
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle, WA

Approvals

EXAMINED AND APPROVED THIS 23rd DAY OF May, 1985, A.D.
DEPARTMENT OF PUBLIC WORKS

Paul Joseph PE
COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 24th DAY OF May, 1985, A.D.
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

James S. Weeks
MANAGER - BUILDING AND LAND DEVELOPMENT DIVISION

Recording Certificate 8505290808

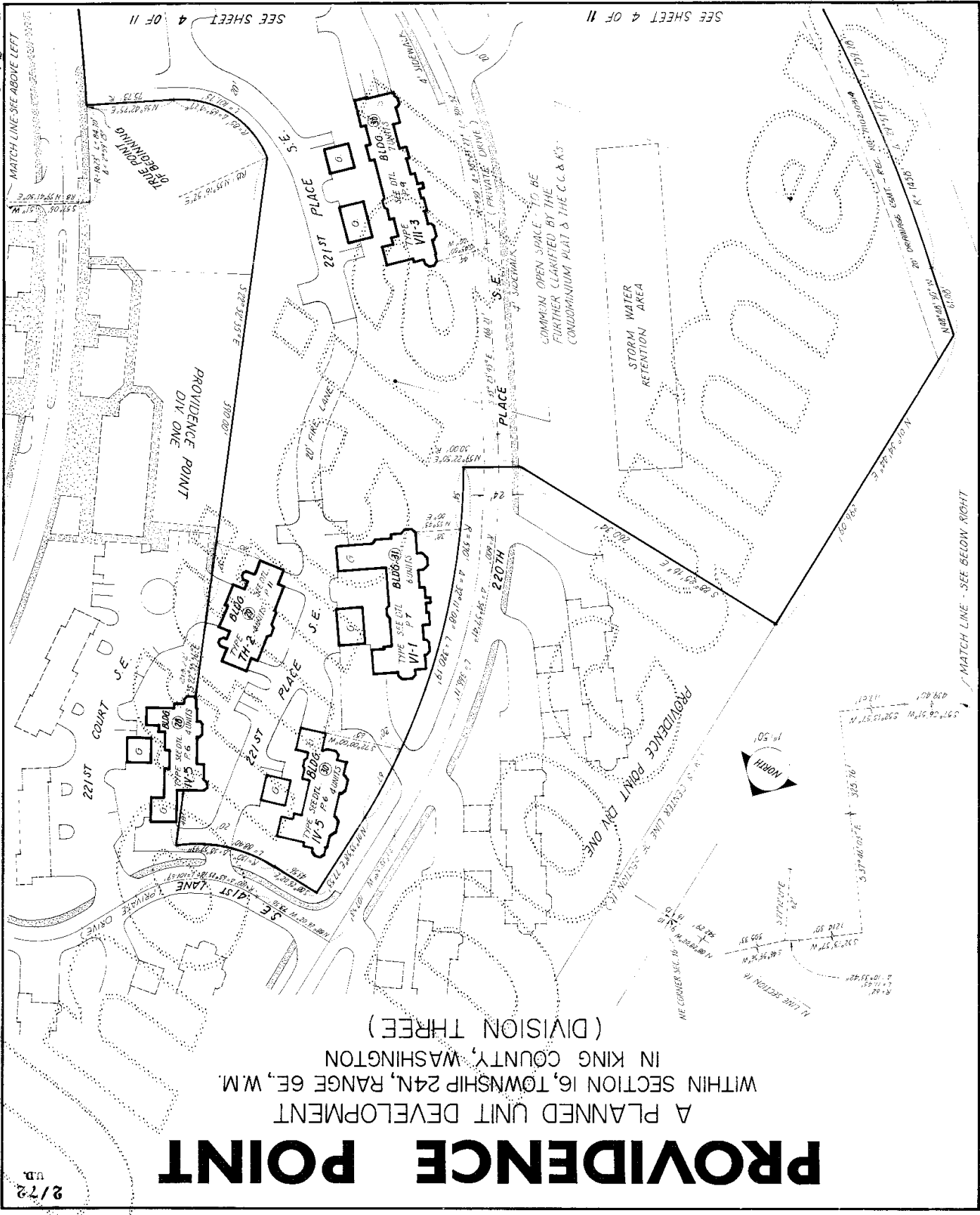
FILED FOR RECORD AT THE REQUEST OF THE MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION, THIS 29 DAY OF MAY, 1985, AT 18 MINUTES PAST 2 P.M., AND RECORDED IN VOLUME 2 OF P.U.D.'S, PAGE 70-80, RECORDS OF KING COUNTY, WASHINGTON, DIVISION OF RECORDS AND ELECTIONS.

ELLEN HANSEN
MANAGER

JAMES S. WEEKS
SUPERINTENDENT OF RECORDS

PROVIDENCE POINT

A PLANNED UNIT DEVELOPMENT
 WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E, W.M.
 IN KING COUNTY, WASHINGTON
 (DIVISION THREE)



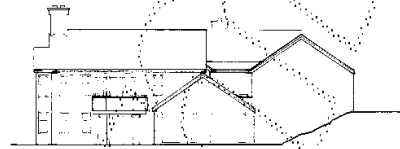
PROVIDENCE POINT

2/74
P.U.D.

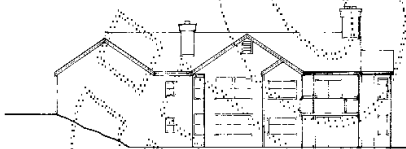
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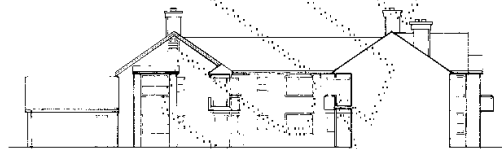
FRONT (downhill) ELEVATION.



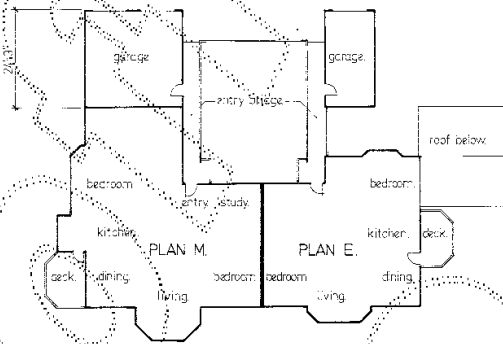
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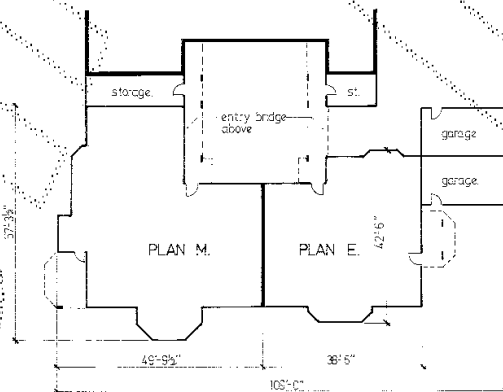
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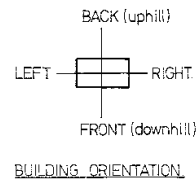
BACK (uphill) ELEVATION.



UPPER FLOOR PLAN.



LOWER FLOOR PLAN.



BUILDING TYPE **IV~4**

Scale: 1" = 20'-0"

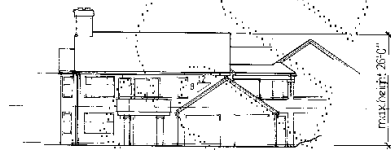
PROVIDENCE POINT

2/75
P.U.D.

A PLANNED UNIT DEVELOPMENT
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
IN KING COUNTY, WASHINGTON
(DIVISION THREE)



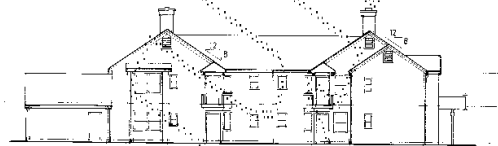
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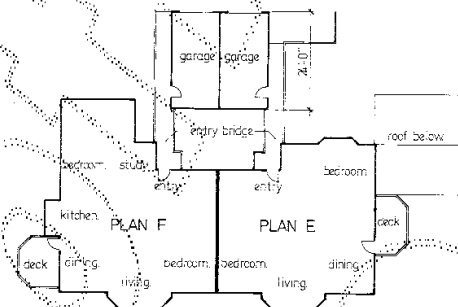
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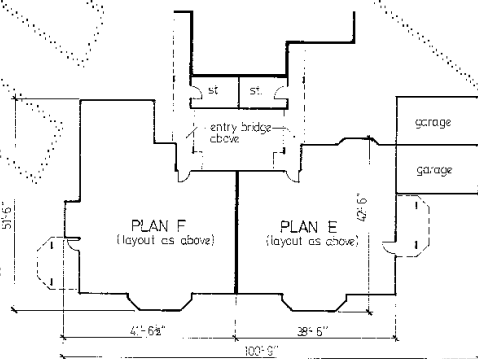
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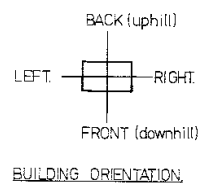
BACK (uphill) ELEVATION.



UPPER FLOOR PLAN.



LOWER FLOOR PLAN.

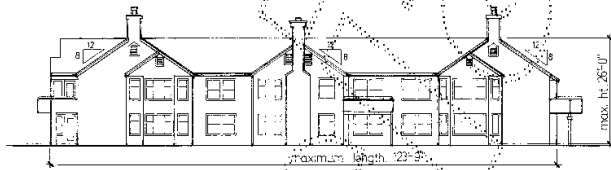


BUILDING TYPE IV~5

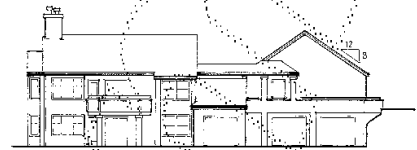
Scale: 1" = 20'-0"

PROVIDENCE POINT

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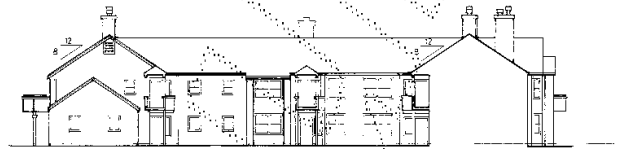
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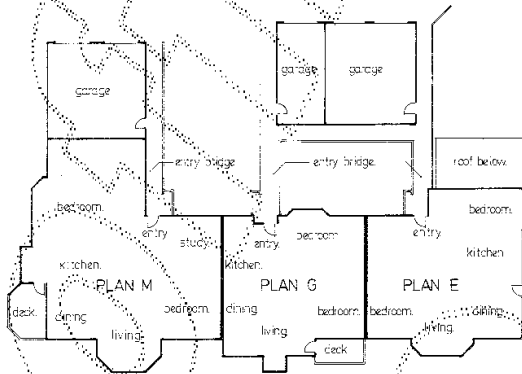
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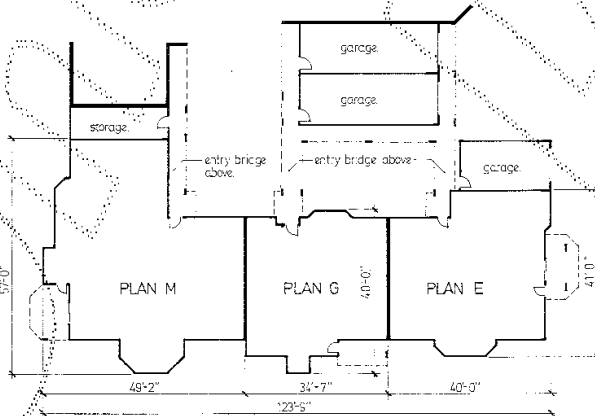
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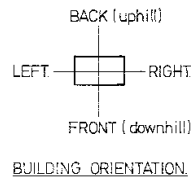
BACK (uphill) ELEVATION.



UPPER FLOOR PLAN.



LOWER FLOOR PLAN.



BUILDING TYPE VI-1

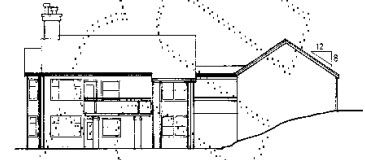
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PROVIDENCE POINT

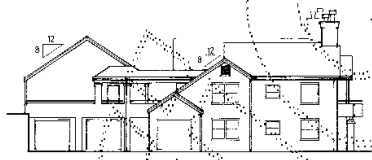
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FRONT (downhill) ELEVATION.



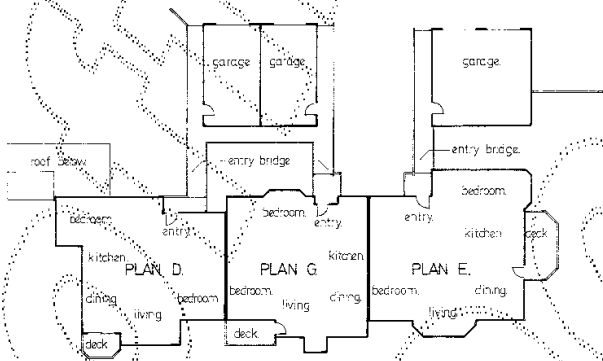
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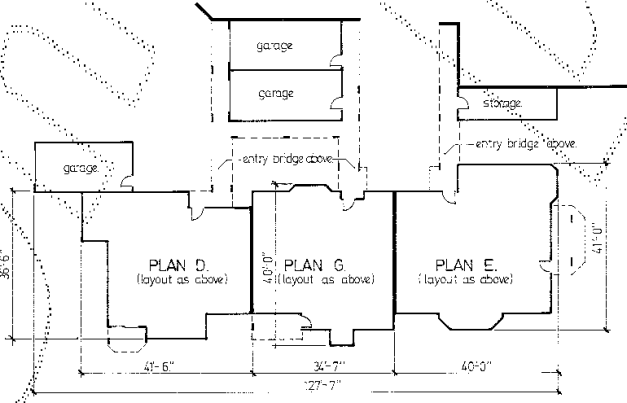
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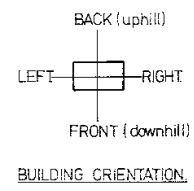
BACK (uphill) ELEVATION.



UPPER FLOOR PLAN.



LOWER FLOOR PLAN.



BUILDING TYPE VI-2

Scale : 1' = 20'-0"

PROVIDENCE POINT

2/78
P.U.D.

A PLANNED UNIT DEVELOPMENT
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
IN KING COUNTY, WASHINGTON
(DIVISION THREE)



FRONT (downhill) ELEVATION.



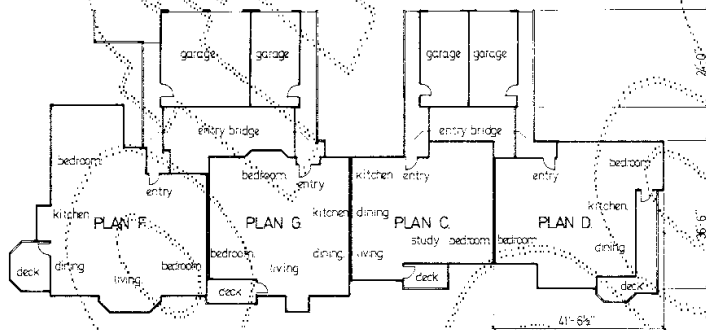
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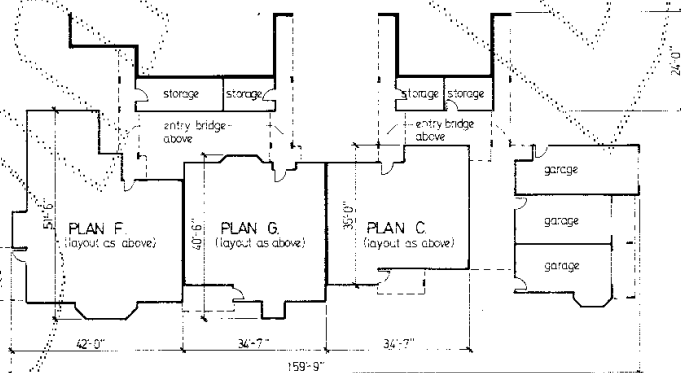
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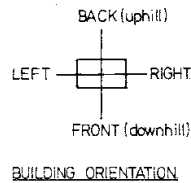
BACK (uphill) ELEVATION.



UPPER FLOOR PLAN.



LOWER FLOOR PLAN.



BUILDING TYPE VII-3

Scale: 1" = 20'-0"

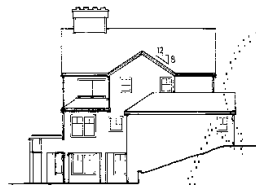
PROVIDENCE POINT

2/79
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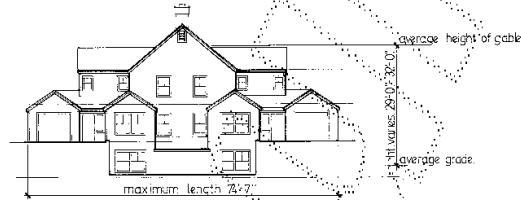
FRONT (downhill) ELEVATION



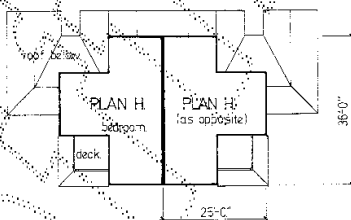
RIGHT ELEVATION



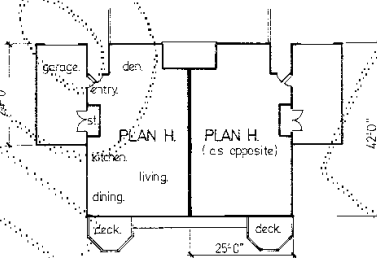
LEFT ELEVATION



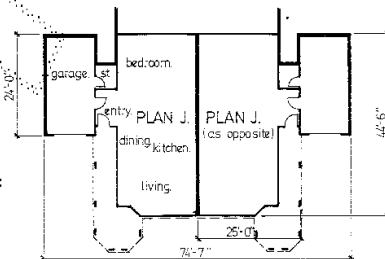
BACK (uphill) ELEVATION



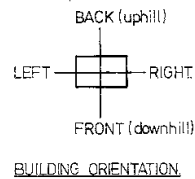
UPPER FLOOR PLAN



MID-FLOOR PLAN



LOWER FLOOR PLAN



BUILDING TYPE **TH-1**

Scale : 1" = 20'-0"

PROVIDENCE POINT

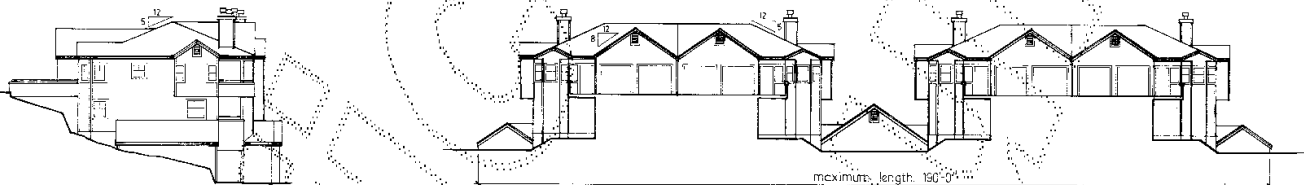
2/80
P.U.D.

A PLANNED UNIT DEVELOPMENT
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
IN KING COUNTY, WASHINGTON
(DIVISION THREE)



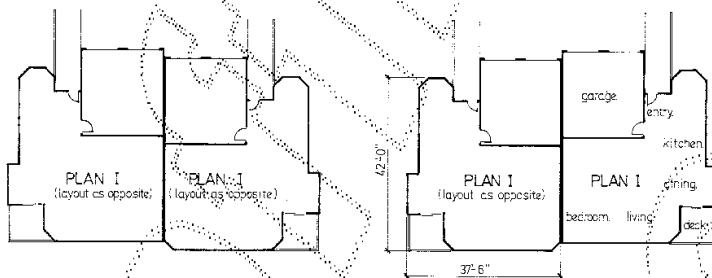
FRONT (downhill) ELEVATION.

RIGHT ELEVATION.

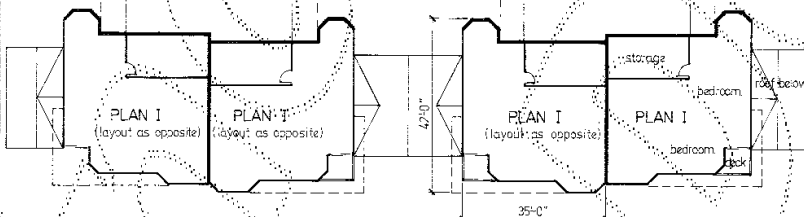


LEFT ELEVATION.

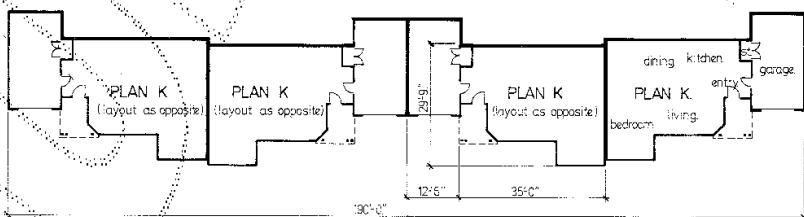
BACK (uphill) ELEVATION.



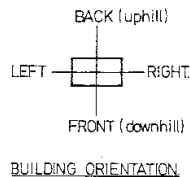
UPPER FLOOR PLAN.



MID FLOOR PLAN.



LOWER FLOOR PLAN.



BUILDING TYPE **TH-2**

Scale: 1" = 20'-0"