

8410310687

# PROVIDENCE POINT

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

- 8410310687 2/25-39 -

## 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 N80°28'02"W ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 542.49 FEET;  
 THENCE S48°34'56"W 305.33 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°33'42", 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 S55°13'57"W 117.43 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE S37°29'34"E 299.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 217.00 FEET;  
 THENCE SOUTHWESTERLY AND SOUTHERLY 185.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°52'50";  
 THENCE S11°23'16"W 74.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 233.00 FEET;  
 THENCE SOUTHERLY AND SOUTHWESTERLY 131.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'02";  
 THENCE S21°03'46"E 128.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 127.30 FEET;  
 THENCE SOUTHWESTERLY AND SOUTHERLY 96.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'20" TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 780.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S31°04'53"W);  
 THENCE NORTHWESTERLY 137.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'57";  
 THENCE N48°47'10"W 213.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1500.00 FEET;  
 THENCE NORTHWESTERLY 511.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°33'13";  
 THENCE N67°06'51"E 396.35 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 5.53 ACRES MORE OR LESS.  
 SUBJECT TO EXCEPTIONS AND RESERVATIONS OF ALL MINERALS UNDER RECORDING NO. 4532756.

## 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.

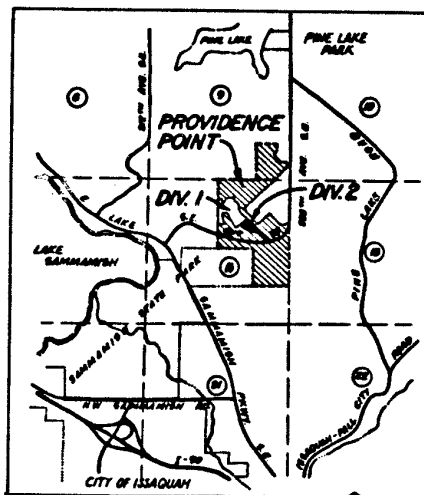
THE DEVELOPMENT IS SUBJECT TO EXCEPTIONS AND RESTRICTIONS CONTAINED IN A DEED FROM THE STATE OF WASHINGTON REGARDING MINERAL RIGHTS RECORDED UNDER RECORDING NO. 4632756.

## 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.



Randall C. Maydon  
 RANDALL C. MAYDON, L.S. 147669  
 c/o STEPHAN & ASSOCIATES, INC.  
 930 S. 336TH ST., SUITE A  
 FEDERAL WAY, WA 98003  
 (682-4771)



VICINITY MAP  
 SCALE: 1" = 500'

## General Project Description

- PROJECT OWNER: SHARSON-DEAN CORPORATION  
 2100 112TH AVENUE N.E.  
 BELLEVUE, WASHINGTON 98004
- ENGINEER/SURVEYOR: STEPHAN & ASSOCIATES, INC.  
 930 S. 336TH STREET, SUITE A  
 FEDERAL WAY, WASHINGTON 98003
- ARCHITECT: THE BURGARDNER 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 TWO: 3.32 (60%)
- NUMBER OF DWELLING UNITS IN DIVISION TWO: 40
- ACREAGE WITHIN DIVISION TWO: 5.51
- NUMBER OF PARKING SPACES IN DIVISION TWO: 43 GARAGE  
 24 OFF-STREET
- TOTAL 67
- 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.

# PROVIDENCE POINT

## A PLANNED UNIT DEVELOPMENT

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

(DIVISION TWO)

04/10/31 R0687  
REC'D F 25.00  
REV 5 15.00  
CRSHSL \*\*\*\*\*  
35

6-110310687 2/25-39

### General Project Description

#### ● 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 LAUNDRING JACOBS CREEK AND PROVIDENCE FALLS WILL BE MAINTAINED IN A NATURAL PRESENCE.

#### ● 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 CONCERNANCE SHOPPING 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 2, 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 JUDGING AND SUBMISSION EXAMINER FOR ADJUDICATION.

- A CRIME PREVENTION PROGRAM WILL BE IMPLEMENTED THROUGH SITE DEVELOPMENT AND INCLUDING DESIGN AND CONSTRUCTION. IT WILL INCLUDE, BUT IS NOT LIMITED TO, THE PROVISION OF PERIMETER FENCING AND THORN SPECIES OF LANDSCAPING, ENTRY GATE, TV MONITORS, CONTROLLED BUILDING ENTRANCES, AN EMERGENCY CALL SYSTEM, EXTERIOR LIGHTING, SERVICE ENTRY DOORS, MIRRORING, BEARINGS AND PERIMETERS, BARRIERS AND 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 TRAVELING THE HILLSIDE TO REACH BUS STOPS, THE BUSING HOME, ANY FUTURE BUSINESS AREAS, THE RECREATION CENTERS AND FACILITIES AND THE NEARBY U.D.'S. CAMPUS. THE IMPLEMENTATION OF THIS DEVELOPMENT 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 COORDINATE WITH THE RESIDENTS' NEEDS. FACILITIES AND EQUIPMENT PROVIDED IN DIVISION ONE WILL ALSO BE AVAILABLE TO SUBSEQUENT DIVISIONS ON AN EQUAL BASIS.

### 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.

### Approvals

EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF October 1984, A.D.

DEPARTMENT OF PUBLIC WORKS

*Donald J. Logan P.E.*  
COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF October 1984, A.D.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT:

*Donna B. Burt*  
MANAGER - BUILDING AND LAND DEVELOPMENT DIVISION

### 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 AND RESTRICT THE USE OF SAID PROPERTY TO THOSE USES AND IN SUCH MANNER AS SHOWN HEREON.

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

SHAMSON-DEAN CORPORATION

*Gary King*

UNIVERSITY FEDERAL SAVINGS BANK

*Donald S. Weger*  
PRUDENTIAL BANK F. & B.

*Michael A. Bush*

### Acknowledgements

STATE OF WASHINGTON )  
COUNTY OF KING ) SS

ON THIS 25<sup>th</sup> DAY OF SEPT., A.D., 1984, BEFORE ME PERSONALLY APPEARED GARY KING, TO BE KNOWN TO BE THE EXECUTIVE VICE PRES 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Lynda Lee Johnson*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle

STATE OF WASHINGTON )  
COUNTY OF KING ) SS

ON THIS 25<sup>th</sup> DAY OF SEPT., A.D., 1984, BEFORE ME PERSONALLY APPEARED Donald S. Weger, TO BE KNOWN TO BE THE EXEC. V.P. 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Julie Baker*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle

STATE OF WASHINGTON )  
COUNTY OF KING ) SS

ON THIS 25<sup>th</sup> DAY OF SEPT., A.D., 1984, BEFORE ME PERSONALLY APPEARED Michael R. Bush, TO BE KNOWN TO BE THE Vice President 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Lee C. Hamilton*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle

### Recording Certificate

FILED FOR RECORD AT THE REQUEST OF THE MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_ OF P.U.D.'S, PAGE \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON, DIVISION OF RECORDS AND ELECTIONS.

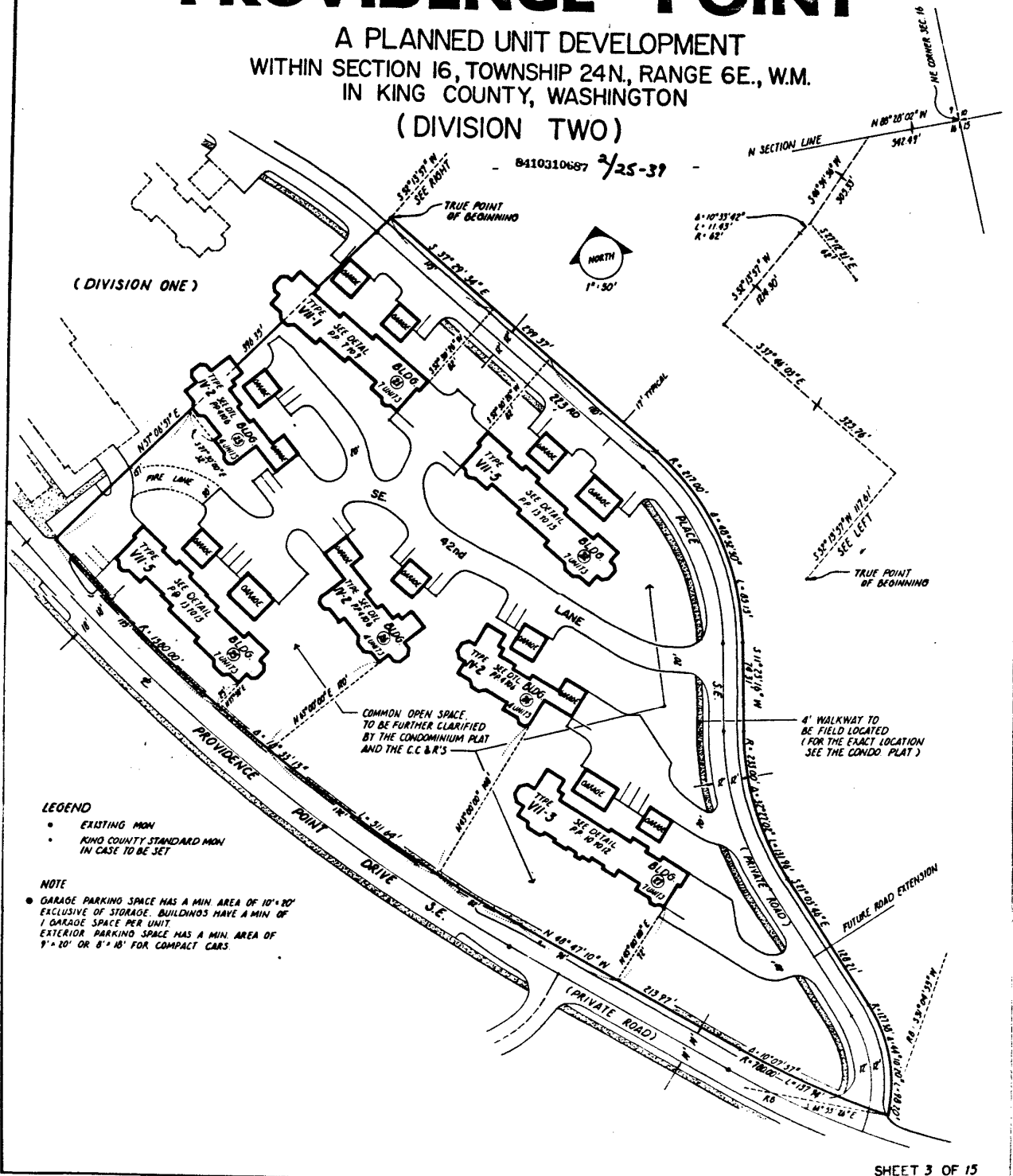
MANAGER

SUPERINTENDENT OF RECORDS

SHEET 2 OF 15

# PROVIDENCE POINT

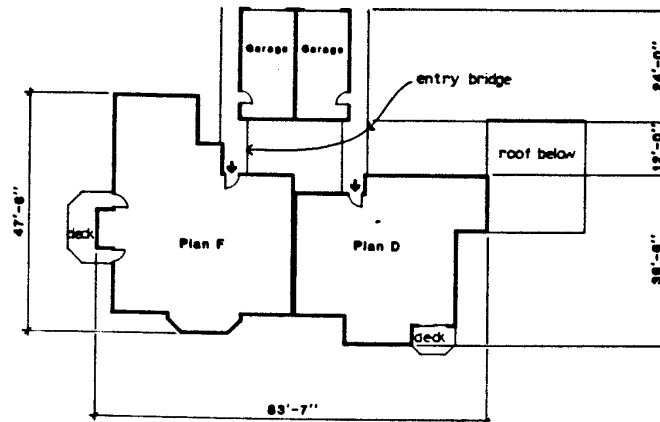
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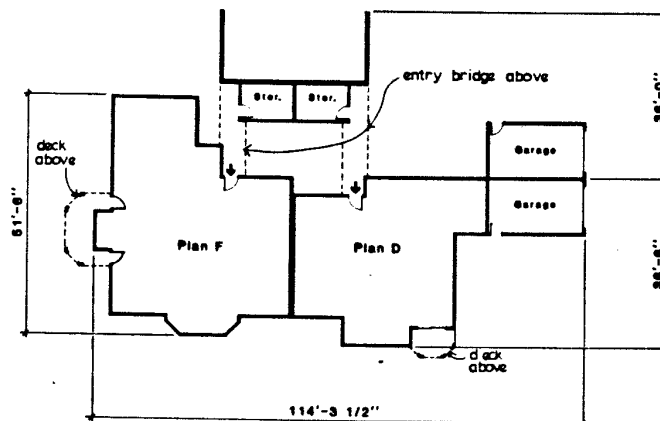
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6410310687 2/25-39



UPPER FLOOR PLAN



LOWER FLOOR PLAN

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

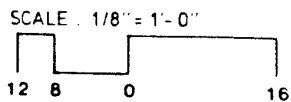
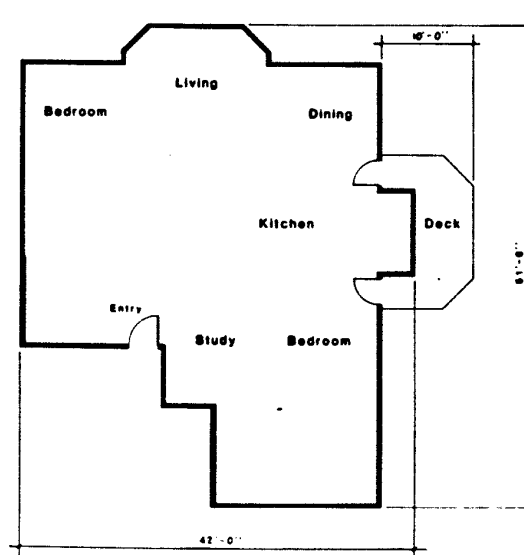
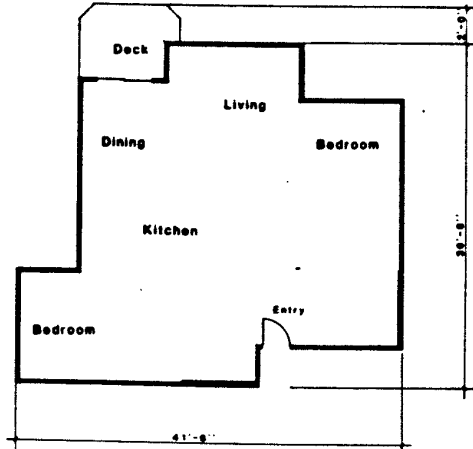


Building Type **IV-2**

SHEET 4 OF 15

# PROVIDENCE POINT

A PLANNED UNIT DEVELOPMENT - 8410310087 2/25-39 -  
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.  
IN KING COUNTY, WASHINGTON  
(DIVISION TWO)



Building Type **IV-2**  
**Unit Plans**

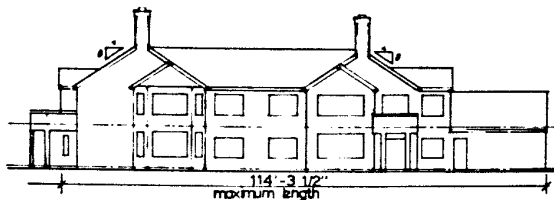
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6410210697 2/25-39



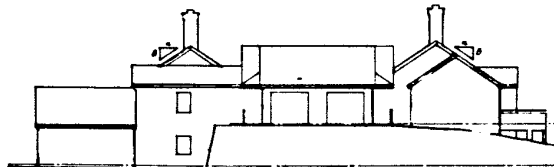
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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



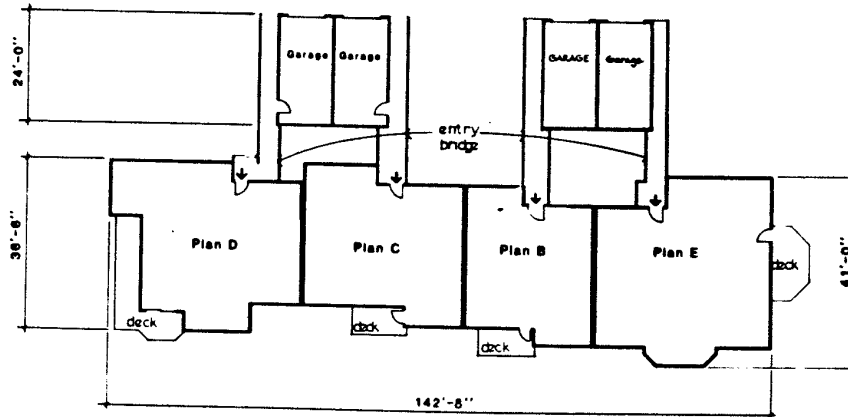
Building Type **IV-2**

SHEET 6 OF 15

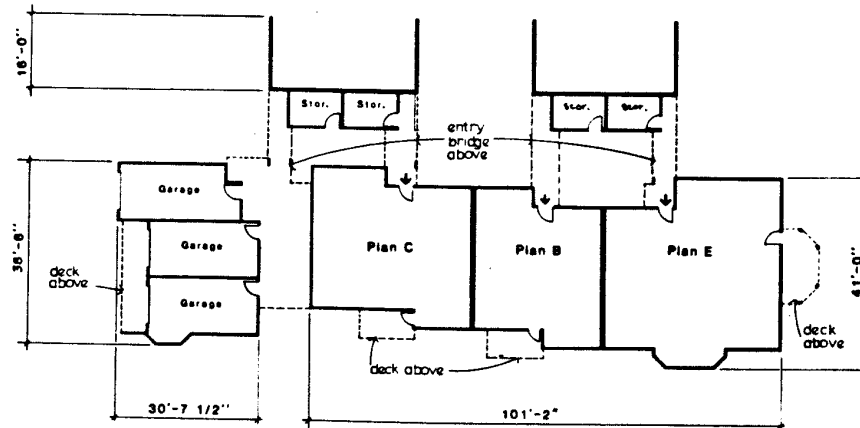
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8410310687 2/25-39



UPPER FLOOR PLAN



LOWER FLOOR PLAN

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



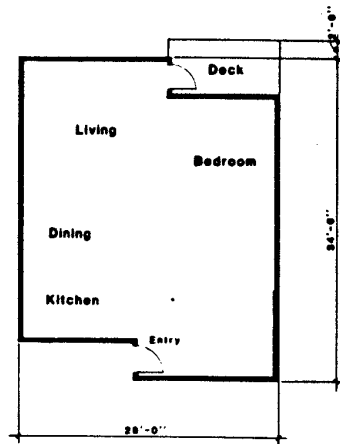
Building Type VII-1

# PROVIDENCE POINT

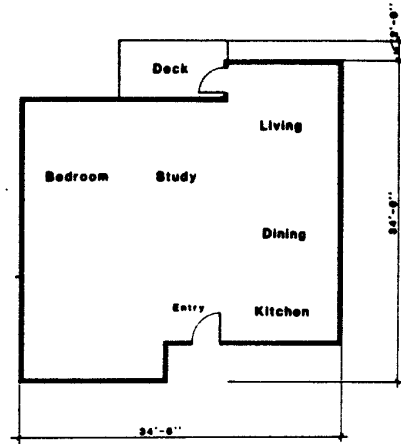
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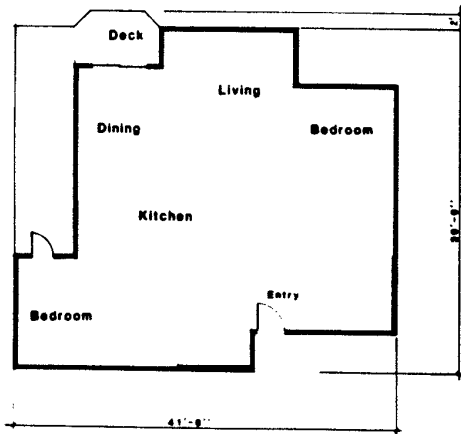
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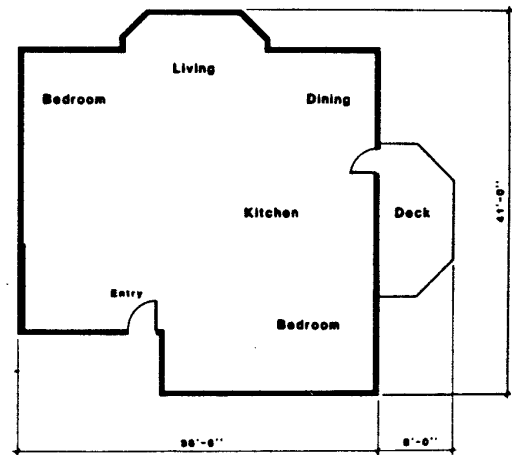
PLAN B



PLAN C

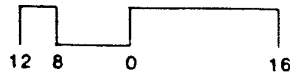


PLAN D



PLAN E

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



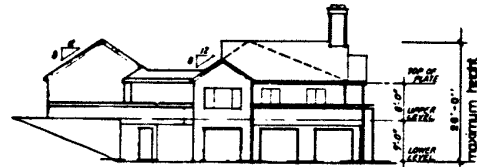
Building Type **VII-1**  
 Unit Plans



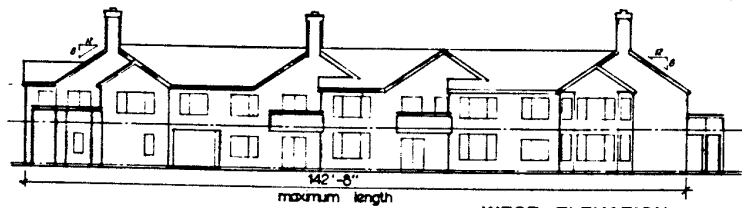
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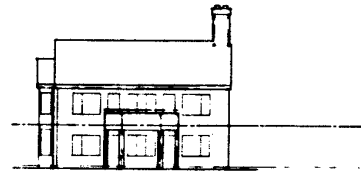
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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



AT COURTYARD

EAST ELEVATION

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

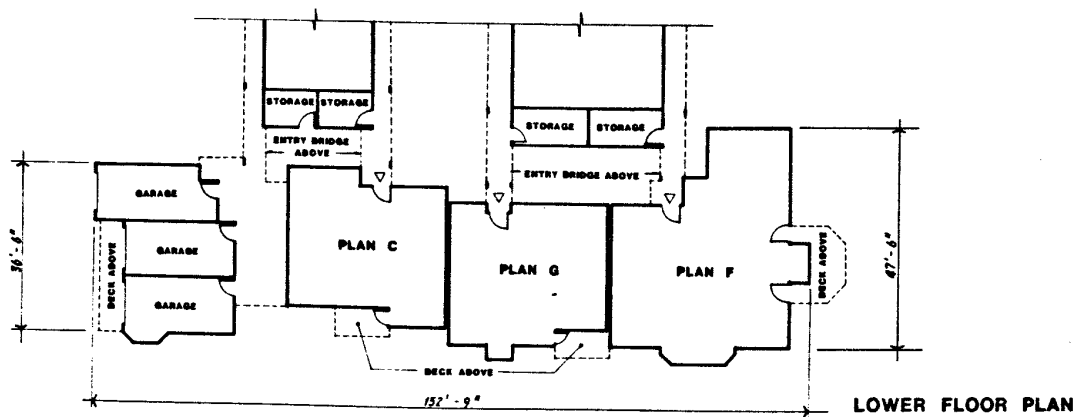
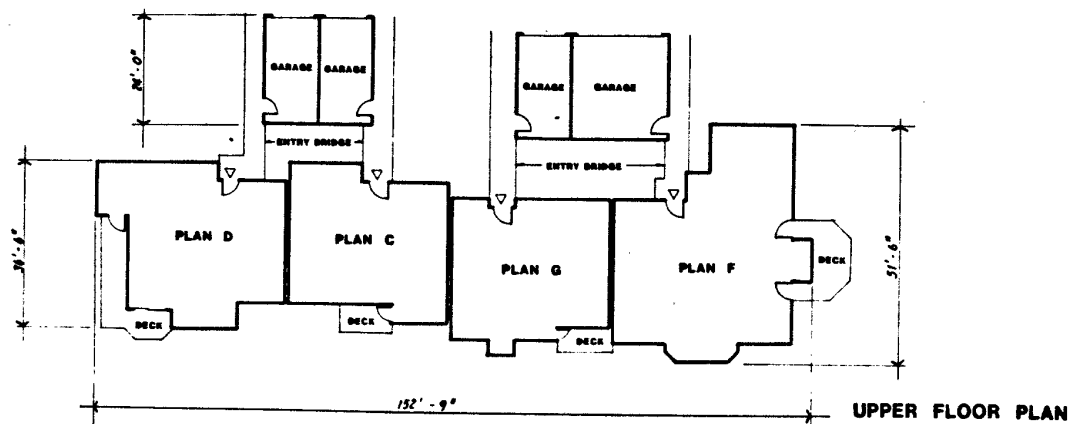


Building Type **VII-1**

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- 6410310687 2/25-39 -



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



Building Type VII-3

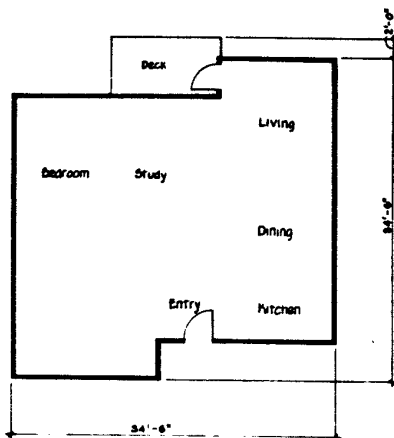
SHEET 10 OF 15

# PROVIDENCE POINT

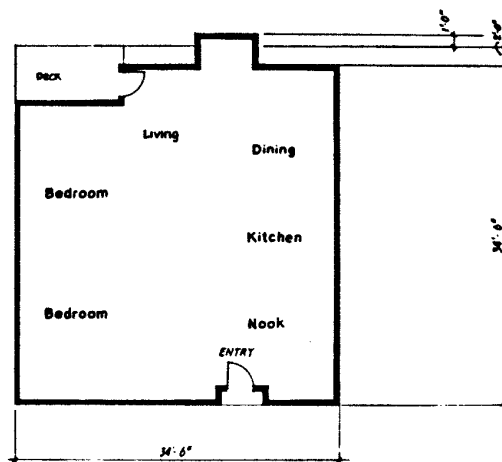
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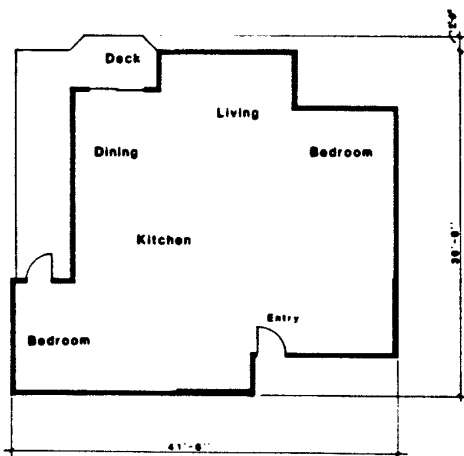
2/25-39



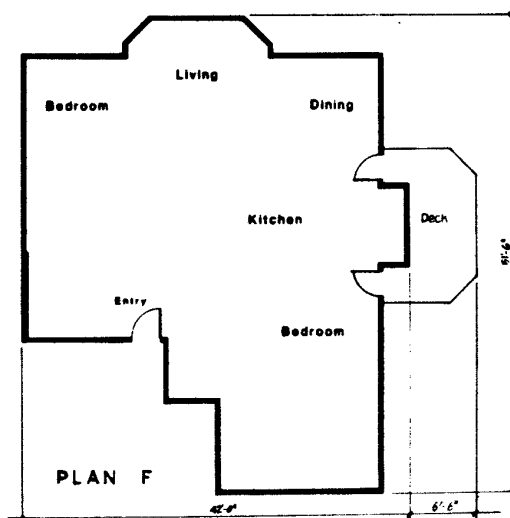
PLAN C



PLAN G

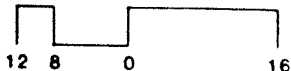


PLAN D



PLAN F

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

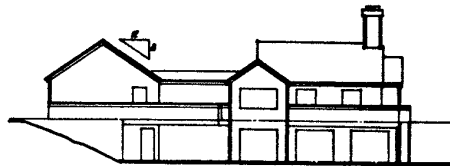


Building Type **VII-3**  
 Unit Plans

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6410310687 2/25-39



SOUTH ELEVATION

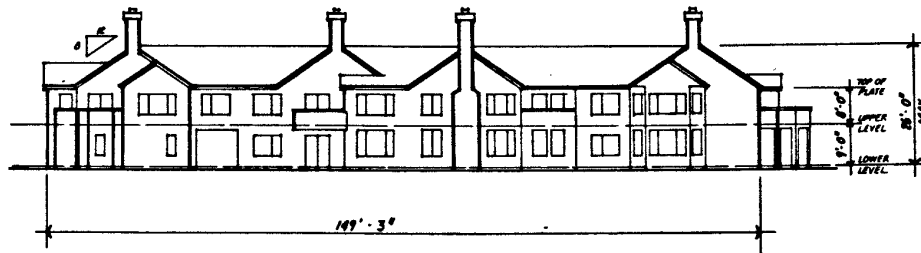


NORTH ELEVATION



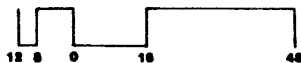
AT COURTYARD

EAST ELEVATION



WEST ELEVATION

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



Building Type VII-3

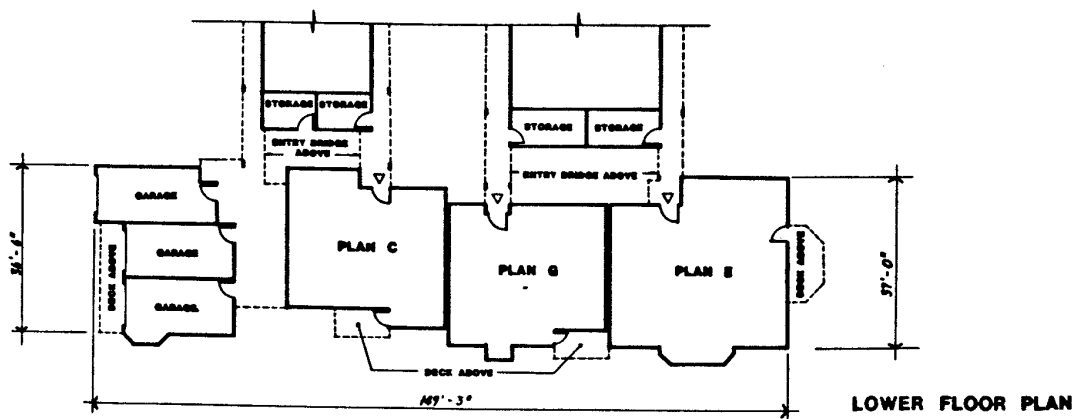
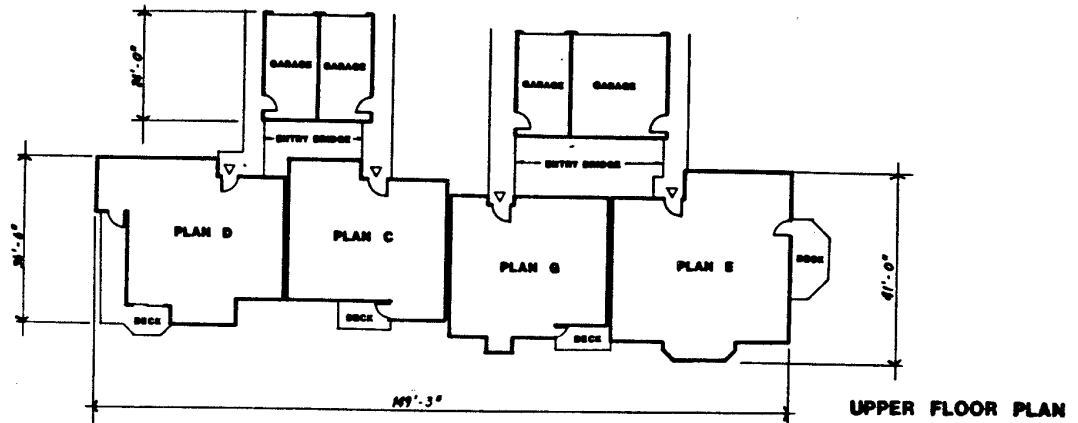
SHEET 12 OF 15

# PROVIDENCE POINT

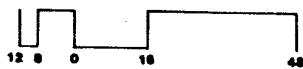
A PLANNED UNIT DEVELOPMENT  
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.  
IN KING COUNTY, WASHINGTON

(DIVISION TWO)

- 8110310687 2/25-39 -



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



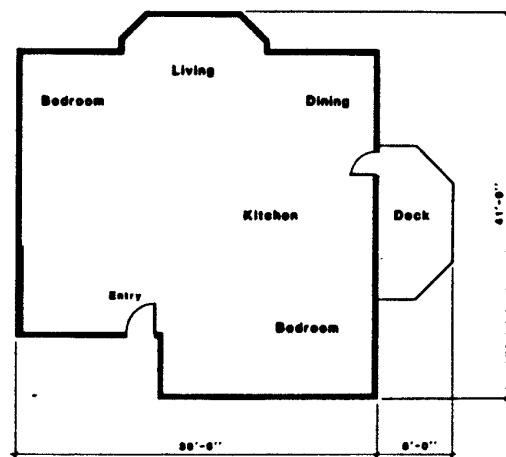
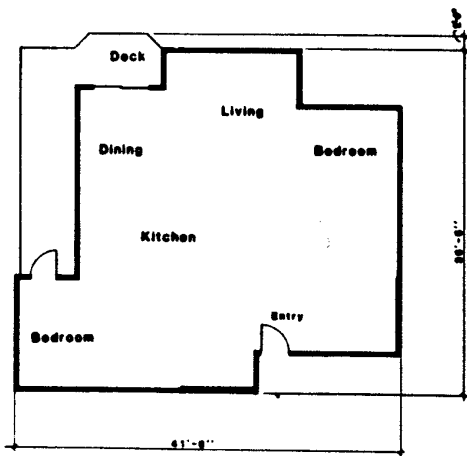
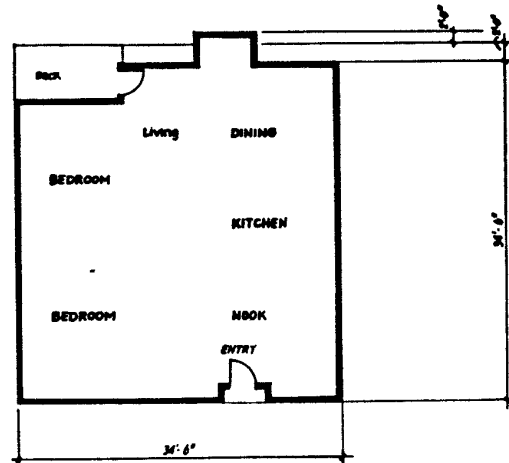
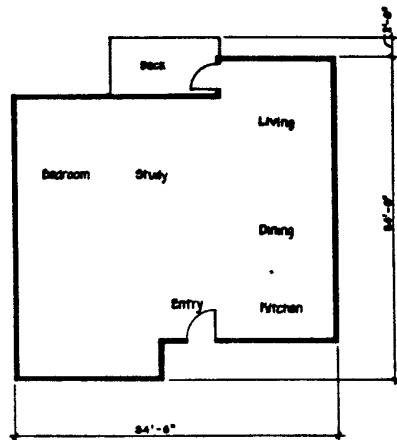
Building Type VII-5

SHEET 13 OF 15

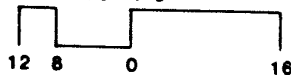
# PROVIDENCE POINT

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

8410310687 2/25-37



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



Building Type VII - 5  
Unit Plans

SHEET 14 OF 15

# PROVIDENCE POINT

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

8-110310087 2/25-39



NORTH ELEVATION

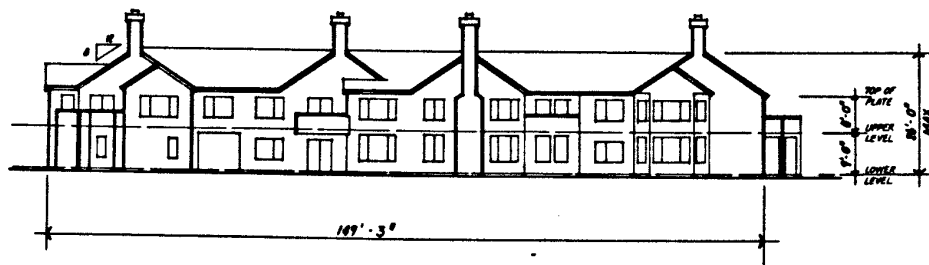


SOUTH ELEVATION



AT COURTYARD

EAST ELEVATION



WEST ELEVATION

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



Building Type VII-5

SHEET 15 OF 15