

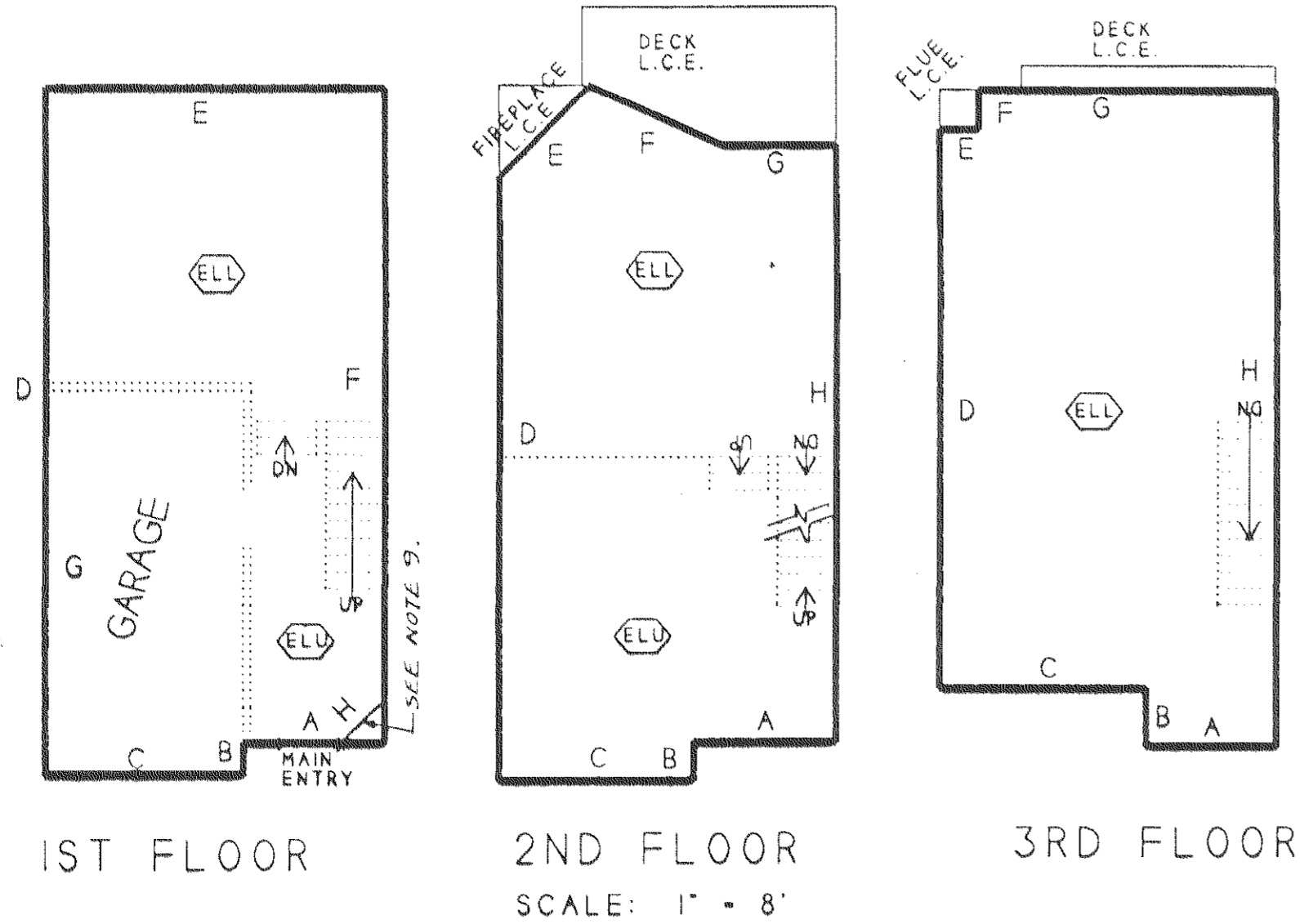
# CLARK'S CREEK BEND TOWNHOMES CONDOMINIUM

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON  
PORTION SE 1/4, SE 1/4, SEC. 28, TWN. 24N, RANGE 6 E, W.M.

UNITS 2, 3, 4, 5  
UNITS 8, 9 (FLOOR PLAN "REVERSED")

**LEGEND**

- CE COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- ELU THE UPPER LEVEL ELEVATIONS OF THE SPLIT-LEVEL.
- ELL THE LOWER LEVEL ELEVATIONS OF THE SPLIT-LEVEL OR THE BASIC ELEVATIONS IF NO SPLIT LEVEL EXISTS.



**NOTES:**

1. ALL UNIT DIMENSIONS AND ELEVATIONS ARE AS MEASURED TO THE NEAREST 0.05 FEET.
2. ALL UNIT DIMENSIONS ARE TO THE INTERIOR FACE OF THE SHEET-ROCK/PAINT. WHERE UTILITY PIPES, HEATING DUCTS, ETC., HAVE BEEN ENCLOSED IN SHEET-ROCK, THE ENCLOSURE IS CONSIDERED HERE AS A SIMPLE INTERIOR WALL SO THE DIMENSION RUNS THROUGH THE ENCLOSURE TO THE POINT OF INTERSECTION OF THE WALL FACES RUNNING INTO SAID ENCLOSURE.
3. ALL FLOOR ELEVATIONS ARE TO THE TOP OF WOODEN SUBFLOOR IMMEDIATELY BELOW THE CARPET, LINOLEUM, OR HARDWOOD FINISHED FLOOR SURFACES. ELEVATIONS ARE PLUS OR MINUS 0.05 FEET.
4. ALL CEILING ELEVATIONS ARE TO THE UNDERSIDE OF THE FINISHED SHEET-ROCK CEILING.
5. THE SEPARATION WALL BETWEEN THE GARAGE AND THE LIVING AREA IS INCLUDED IN THE LIVING AREA SQUARE FOOTAGE. THE TYPICAL THICKNESS OF SAID WALL IS 0.56 FEET.
6. ALL LCE'S, I.E. DECKS, FIREPLACES AND FLUES, ETC., ARE NOT INCLUDED IN THE SQUARE FOOTAGE OF THE UNITS.
7. IN UNIT 1, UNDER THE STAIRWELL UP FROM THE 1ST FLOOR TO THE 2ND, IS A WATERMAIN AND VALVE FOR PART OF THE BUILDING'S WATER SYSTEM. THE PIPES AND VALVE OCCUPY A SPACE OF APPROXIMATELY 4 FEET BY 6.45 FEET JUST BENEATH THE STAIRWAY LANDING. THIS SPACE IS A "COMMON ELEMENT" AND THERE IS A DOOR/ENTRY TO IT ON THE OUTSIDE OF THE BUILDING. THE SQUARE FOOTAGE OF THE 1ST FLOOR OF UNIT 1 INCLUDES THIS AREA SINCE IT IS UNDER THE STAIRWAY.
8. THE LCE FIRE ESCAPES FOR UNITS 6 & 7 RUN DOWN FROM A DECK ON THE 3RD FLOOR, ELEVATION 109.55, TO A DECK ON THE 2ND FLOOR, ELEVATION 98.9, THEN FROM THE 2ND FLOOR DECK TO THE GROUND AT APPROX. ELEVATION 84.2.
9. DIMENSION "H" APPLIES ONLY TO UNITS 5 AND 8 IN WHICH THE BUILDING AND UNIT CORNER IS CUT AT 45 DEGREES.

UNIT		2			3			4			5			8			9		
		1st	2nd	3rd	1st	2nd	3rd	1st	2nd	3rd	1st	2nd	3rd	1st	2nd	3rd	1st	2nd	3rd
UNIT DIMENSION	A	7.25	7.30	6.60	7.20	7.25	6.55	7.23	7.25	6.60	4.65	7.25	6.45	4.50	7.20	6.55	7.15	7.15	6.65
	B	1.65	2.00	2.95	1.65	2.00	3.05	1.60	2.00	2.95	1.65	2.05	2.90	1.55	2.05	3.00	1.60	1.95	3.05
	C	10.10	9.95	10.80	10.10	10.05	10.70	10.10	10.15	10.80	10.00	10.00	10.70	10.15	10.25	10.75	10.20	10.15	10.65
	D	35.50	29.35	27.10	33.50	29.30	27.10	33.45	29.30	27.10	33.45	29.40	27.05	33.45	29.35	27.10	33.45	29.35	27.15
	E	17.30	6.55	2.35	17.35	6.50	2.35	17.30	6.55	2.35	17.25	6.55	2.35	17.30	7.00	2.35	17.30	6.85	2.30
	F	31.85	7.50	1.95	31.85	7.45	1.95	31.85	7.60	1.95	29.25	7.50	1.90	29.25	7.05	1.90	31.81	6.80	1.90
	G	17.95	5.75	15.00	17.95	5.80	14.90	17.90	5.80	15.00	17.95	5.80	15.00	17.95	6.20	15.00	17.90	6.40	15.05
	H		28.95	32.00		29.00	32.05		28.90	32.00	3.65	28.85	31.85	3.75	29.05	32.10		29.10	32.10
ELEVATIONS	FLOOR	90.15	98.90	109.50	90.15	98.90	109.50	90.10	98.80	109.55	90.15	98.85	109.50	90.15	98.85	109.50	90.10	98.85	109.45
		CEILING	98.00	108.60	117.35	98.00	108.60	117.35	98.00	108.50	117.40	98.05	108.55	117.35	98.05	108.55	117.35	98.00	108.55
	CEILING	92.00	100.75		92.00	100.75		91.95	100.70		92.00	100.75		92.00	100.75		91.95	100.70	
		99.80	108.55		99.80	108.60		99.80	108.60		99.90	108.60		99.80	108.60		99.80	108.55	
GARAGE	FLOOR	92.00			91.95			91.95			92.00			92.00			91.95		
	CEILING	99.80			99.75			99.80			99.85			99.80			99.80		
AREA SQ F	BY FLOOR	387	533	519	387	533	515	386	535	519	382	522	517	383	536	518	385	536	519
	GARAGE	181			182			181			181			182			182		
	TOTAL		1620			1617			1621			1601			1619			1622	

