



PROPERTY OWNER
Dan and Kelly Piha
STREET ADDRESS
3745 77th Ave SE, Mercer Island, WA 98040
PARCEL #
54588000
LEGAL DESCRIPTION
Lot 22, Block 6 Mercerdale
ZONE: R-9.6
SETBACKS:
Front Yard - 20'
Rear Yard - 25'
Side Yard - 7.5'/15'
HEIGHT LIMIT: 37' above ABE to roof peak
MAXIMUM LOT COVERAGE: 40%
MAXIMUM HARDSCAPE: 9%
MAXIMUM FAR: 40%
PARKING SPACES PROVIDED: 3 GARAGE 2 DRIVEWAY
NO CRITICAL AREAS IMPACTED
NO ON-SITE EASEMENTS

LOT COVERAGE	
Lot Area	10,016
Allowed	40%
Allowed sf	4,006
New	
Live Area	3,310
Driveway	655
New sf	3,965
Existing	
Existing	2,178
Existing Removed	(2,178)
Net Existing	-
Total	Total New and Existing 3,965
	% 39.6%

HEIGHT TABLE			
ID	Length	EI	x
A	24.5	175.2	4,292.4
B	11.5	175.0	2,012.5
C	2	175.0	350.0
D	21	174.9	3,672.9
E	2	175.1	350.2
F	11.5	175.1	2,013.7
G	2	179.5	359.0
H	6.5	179.5	1,166.8
I	2	179.5	359.0
J	12	179.5	2,154.0
K	40.5	179.8	7,281.9
L	32	179.9	5,756.8
M	2	179.7	359.4
N	13.5	179.0	2,416.5
O	2	175.1	350.2
P	11.5	175.0	2,012.5
Q	17	174.7	2,969.9
R	5.5	174.7	960.9
TOTALS	219		38,838.5
	Average		177.4

PARKING
Covered 3 ea.
Driveway 3 ea.

ID	NAME	DBH	DBPHUF	Height Above 24"	Save	Remove
256	Japanese Maple	16.5	10.7	size	yes	16.5
257	Common Buckthorn	27	17.6	size	yes	27
258	Austrian Black Pine	26.1	18	size	yes	26.1
259	Austrian Black Pine	17.1	17	no	no	17.1
260	Drop Fir	30.5	20	size	yes	30.5
261	Common Buckthorn	10.9	11	no	no	10.9
262	Austrian Black Pine	22.2	22.2	no	no	22.2
263	Common Buckthorn	11	12.4	no	no	11
Sub Totals		153.3			78.8	84.5
					Retain	89%

GROSS FLOOR AREA	
Main Floor/Main Living	1700 sf
Main Floor Garage	712 sf
Main Floor ADU	83 sf
Total Main Floor	2495 sf
Second Floor Main Living	1459 sf
Second Floor Stair Deduction	-92 sf
Second Floor ADU	687 sf
ADU Stair Deduction	-53 sf
Total Second Floor	2001 sf
Total GFA	4496 sf
Allowable GFA 45%	4507 sf
Proposed %	44.3 %

Hardscape	
EXISTING	
Uncovered Patio	1070
Walk	81
Rockery/Retaining Walls	13
Total Existing	1164
Existing Removed	1164
Net Existing Retained	0
NEW	
Walkways	223
Stairs	45
Uncovered Deck	260
Total New	528
Total New and Existing	528
Total Hardscape	5.3%

Lot Slope Calculation	
High Point	180.3
Low Point	170.8
Elevation Difference	9.5
Distance	78.4
Slope	12.1%

JayMarc Homes, LLC
7525 SE 24th St, #487
Mercer Island, WA 98040
425 281 2706

SITE PLAN
PIHA RESIDENCE
3745 77th Ave SE

Drawn by
Gary Upper
2-17-22
6-21-22
7-28-22
12-4-23

A2.1