

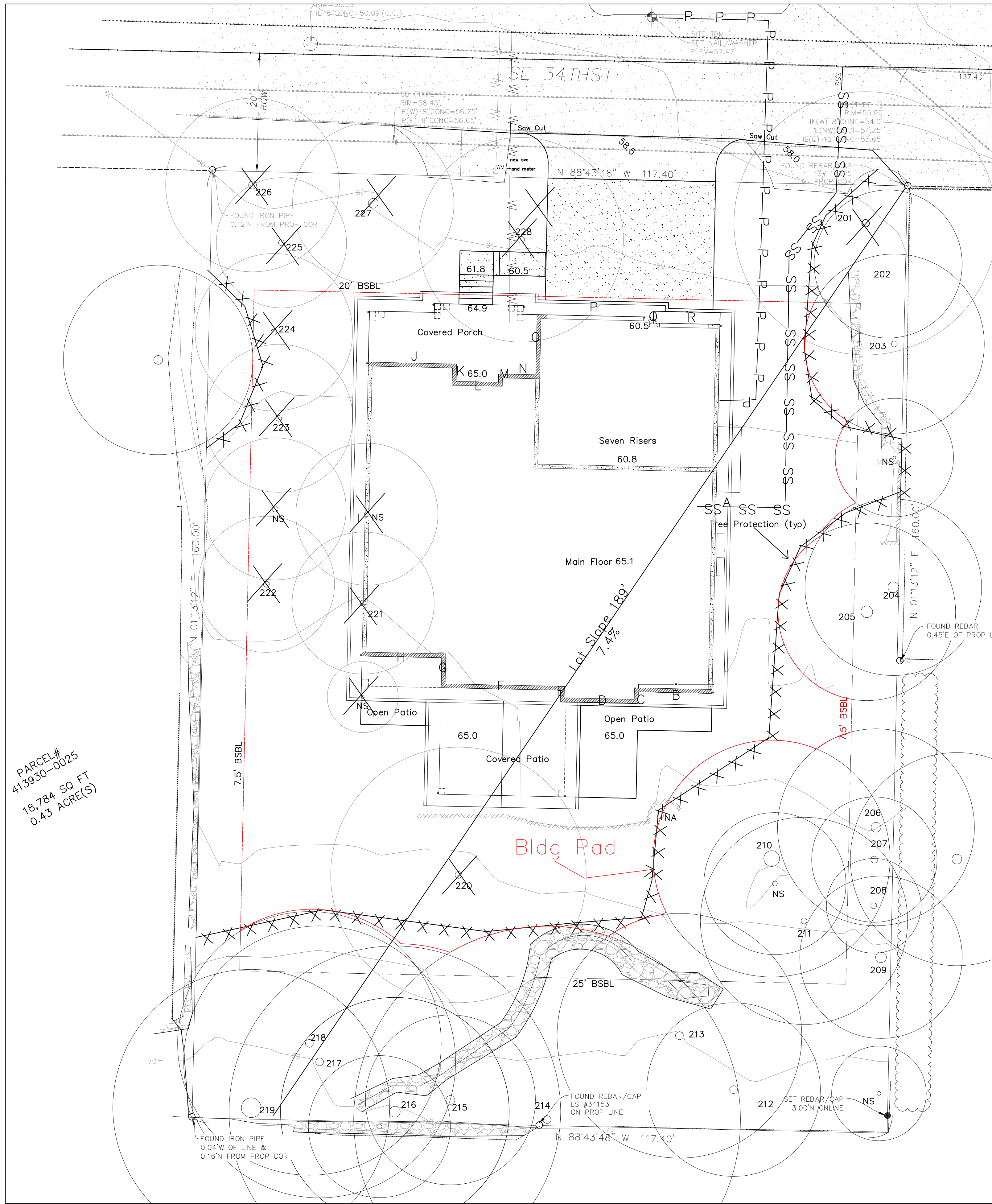
JayMarc Homes, LLC  
 7525 SE 24th St, #487  
 Mercer Island, WA 98040  
 425 281 2706

Site Plan  
 9619 SE 34th St.  
 Mercer Island, WA 98040

Drawn by  
 Gary Upper

1/31/24

A2.0



PARCEL #  
 413930-0025  
 18,784 SQ FT  
 0.43 ACRE(S)

**PROPERTY OWNER:**  
 Yen Fang Su  
**STREET ADDRESS:**  
 9619 SE 34th St  
**PARCEL #**  
 4139300025  
**ZONING R-9.6**  
**SINGLE FAMILY RES. SETBACKS**  
**FRONT YARD - 20'**  
**REAR YARD 25'**  
**SIDE YARD - 5'/15'**  
**HEIGHT LIMIT**  
 30' above average existing ground  
 elevation to peak of roof  
**Lot Coverage**  
 Maximum 40% of net lot area  
**Gross Floor Area**  
 Maximum 40% of net lot area

**PARKING**

Covered	3 ea.
Driveway	3 ea.

**LOT SLOPE CALCULATION**

High Point El:	71.2 ft
Low Point El:	57.2 ft
Elevation Difference	14 ft
Distance	189 ft
% Slope	7.4%

**HEIGHT TABLE**

Loc.	El:	Length	Product	Loc.	El:	Length	Product
A	61.8	62	3,832	M	61	1.5	92
B	63.5	12.7	806	N	61	6	366
C	63.3	2	127	O	61	10	610
D	63.4	13	824	P	61.5	20	1,230
E	63.4	2	127	Q	61.5	1	62
F	63.7	20	1,274	R	61.5	11	677
G	64.3	5	322				
H	64.5	13.5	871				
I	63	49.5	3,119				
J	60.9	15	914				
K	60.9	3	183				
L	60.9	7	426				
Sub Totals		204.7	12,823			49.5	3,036
Total						Length	254
AEG = Product/Length						Products	15,858
Maximum Height			30			ABE	62.4
Maximum Elevation			92.4				
Proposed Ridge Height			92.2				

**GROSS FLOOR AREA**

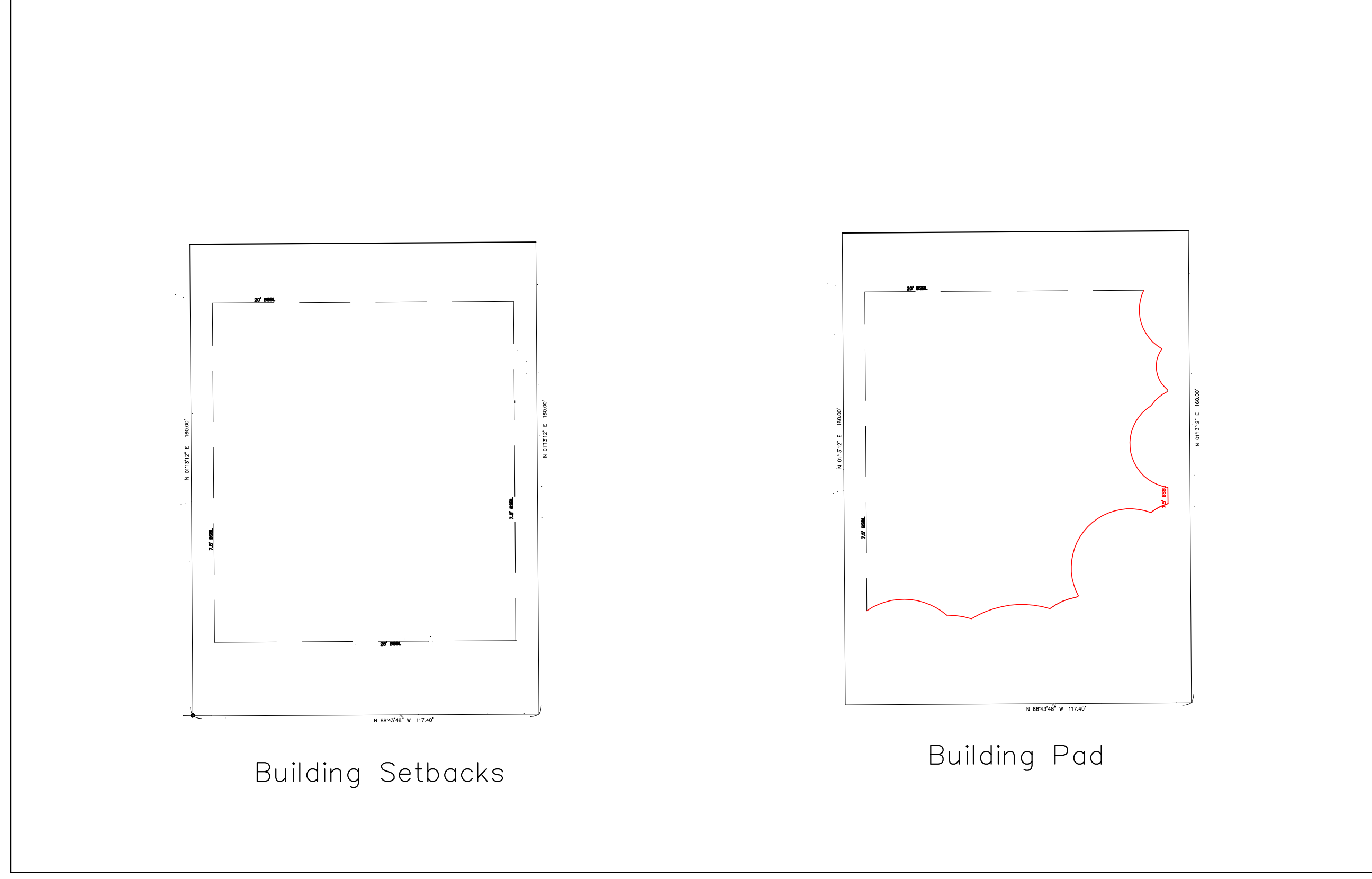
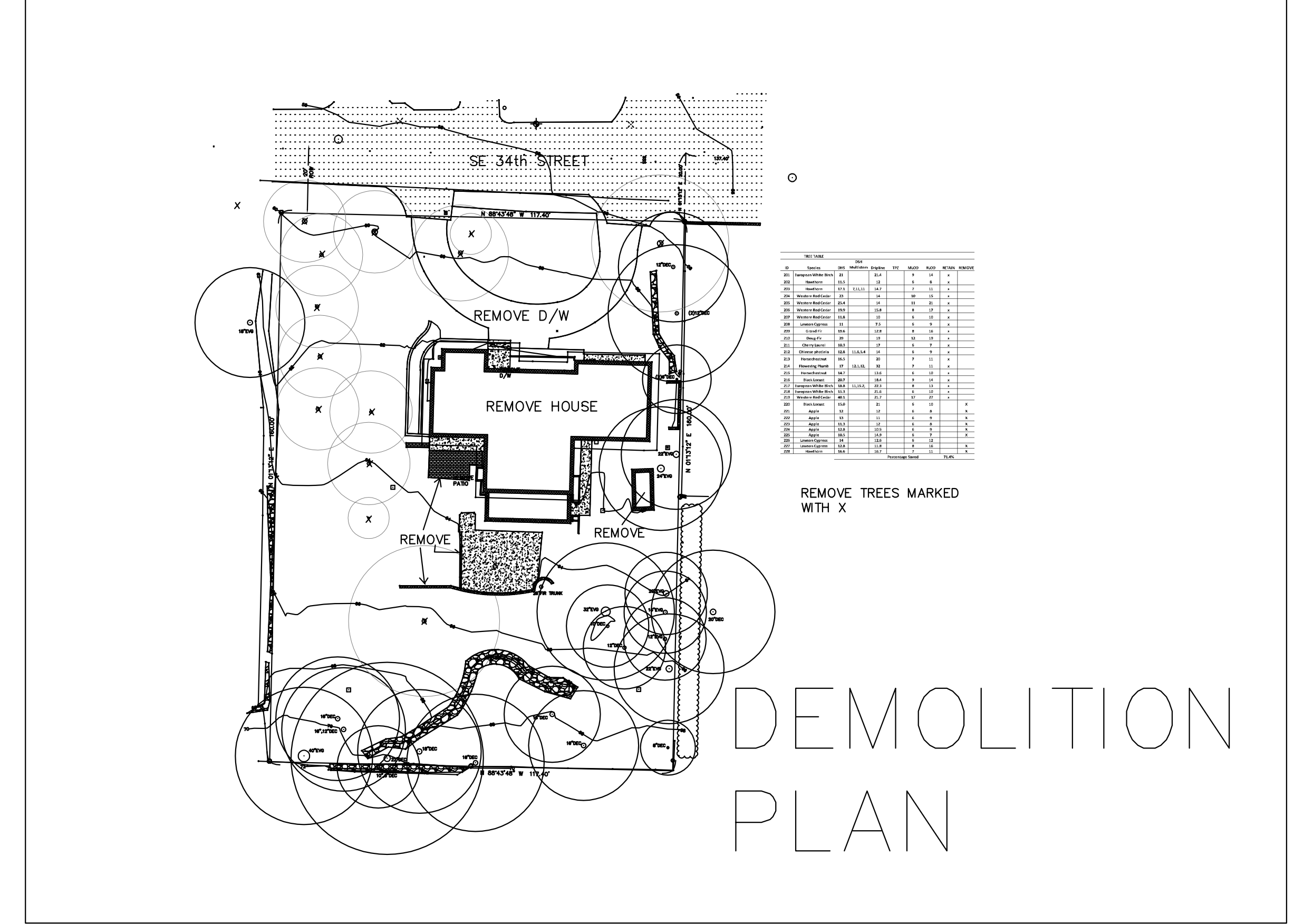
Main Floor/Main Living	2,659 sf
Main Floor Garage	762 sf
<b>Total Main Floor</b>	<b>3,421 sf</b>
Second Floor	3,097 sf
Second Floor Stair Deduction	(94) sf
<b>Total Second Floor</b>	<b>3,003 sf</b>
<b>Total GFA</b>	<b>6,424 sf</b>
Allowable GFA 40%	7,514 sf
Proposed %	34%

**TREE TABLE**

ID	Species	DBH				MLOD	RLOD	RETAIN	REMOVE
		DHS	Multistem	Dripline	Exceptional				
201	European White Birch	21		21.4		9	14		x
202	Hawthorn	11.5		12		6	8	x	
203	Hawthorn	17.1	7,11,11	14.7		7	11	x	
204	Western Red Cedar	23		14		10	15	x	
205	Western Red Cedar	25.4		14	Yes	11	21	x	
206	Western Red Cedar	19.9		15.8	Grove	8	17	x	
207	Western Red Cedar	11.8		10	Grove	6	10	x	
208	Lawson Cypress	11		7.5	Grove	6	9	x	
209	Grand Fir	19.6		12.8	Grove	8	16	x	
210	Doug-Fir	29		19	Grove	12	19	x	
211	Cherry Laurel	10.3		17	Grove	6	7	x	
212	Chinese photinia	12.8	11.6,5.4	14	Grove	6	9	x	
213	Horsechestnut	16.5		20	Grove	7	11	x	
214	Flowering Plum	17	12.1,12	32	Grove	7	11	x	
215	Horsechestnut	14.7		13.6	Grove	6	10	x	
216	Black Locust	20.7		18.4	Grove	9	14	x	
217	European White Birch	18.8	11,15.2	22.3	Grove	8	13	x	
218	European White Birch	15.3		21.6	Grove	6	10	x	
219	Western Red Cedar	40.1		21.7	Size and Grove	17	27	x	
220	Black Locust	15.0		21	Grove	6	10	x	
221	Apple	12		12		6	8	x	
222	Apple	13		11		6	9	x	
223	Apple	11.3		12		6	8	x	
224	Apple	12.8		10.5		6	9	x	
225	Apple	10.5		14.9		6	7	x	
226	Lawson Cypress	14		12.6		6	12	x	
227	Lawson Cypress	12.8		11.8		8	16	x	
228	Hawthorn	16.6		16.7		7	11	x	
Percentage Saved								64.0%	

**LOT COVERAGE**

Lot Area	18,784
Allowed	40%
Allowed sf	7,514
<b>New</b>	
Eave Area	4,855
Driveway	591
Cov'd Patio	incl above
<b>New sf</b>	<b>5,446</b>
<b>Existing</b>	
Eaves	3,178
Driveway	613
<b>Total Existing</b>	<b>3,791</b>
Existing Removed	(3,791)
<b>Net Existing</b>	<b>-</b>
<b>Total</b>	
<b>Total New and Exist</b>	<b>5,446</b>
<b>%</b>	<b>29.0%</b>



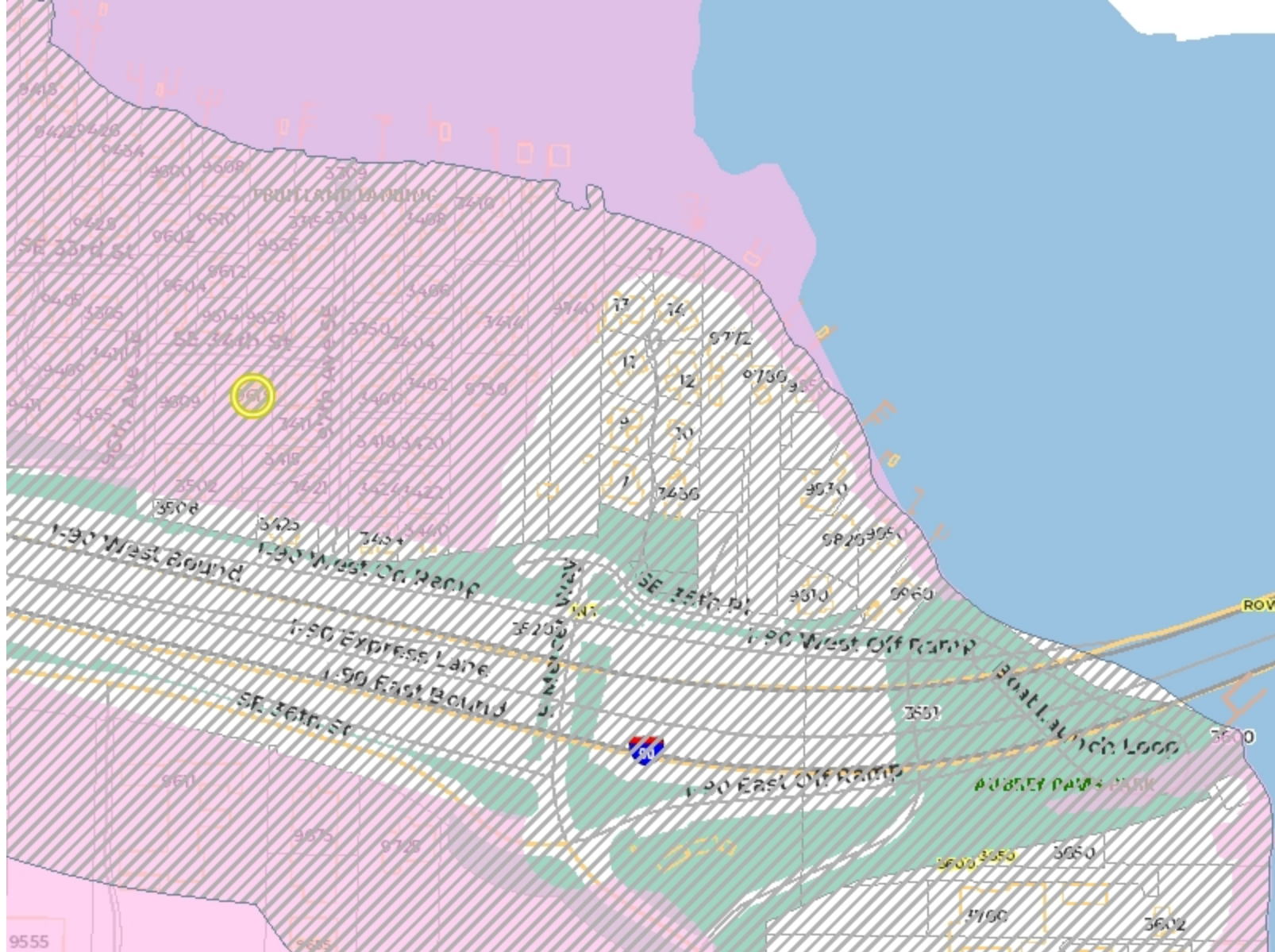
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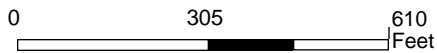
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### Legend

- Wind Exposure
- Seismic
- Address
- Building
- Property Line
- Docks
- Freeway
- Major Street
- Street
- Parks
- Lake Washington

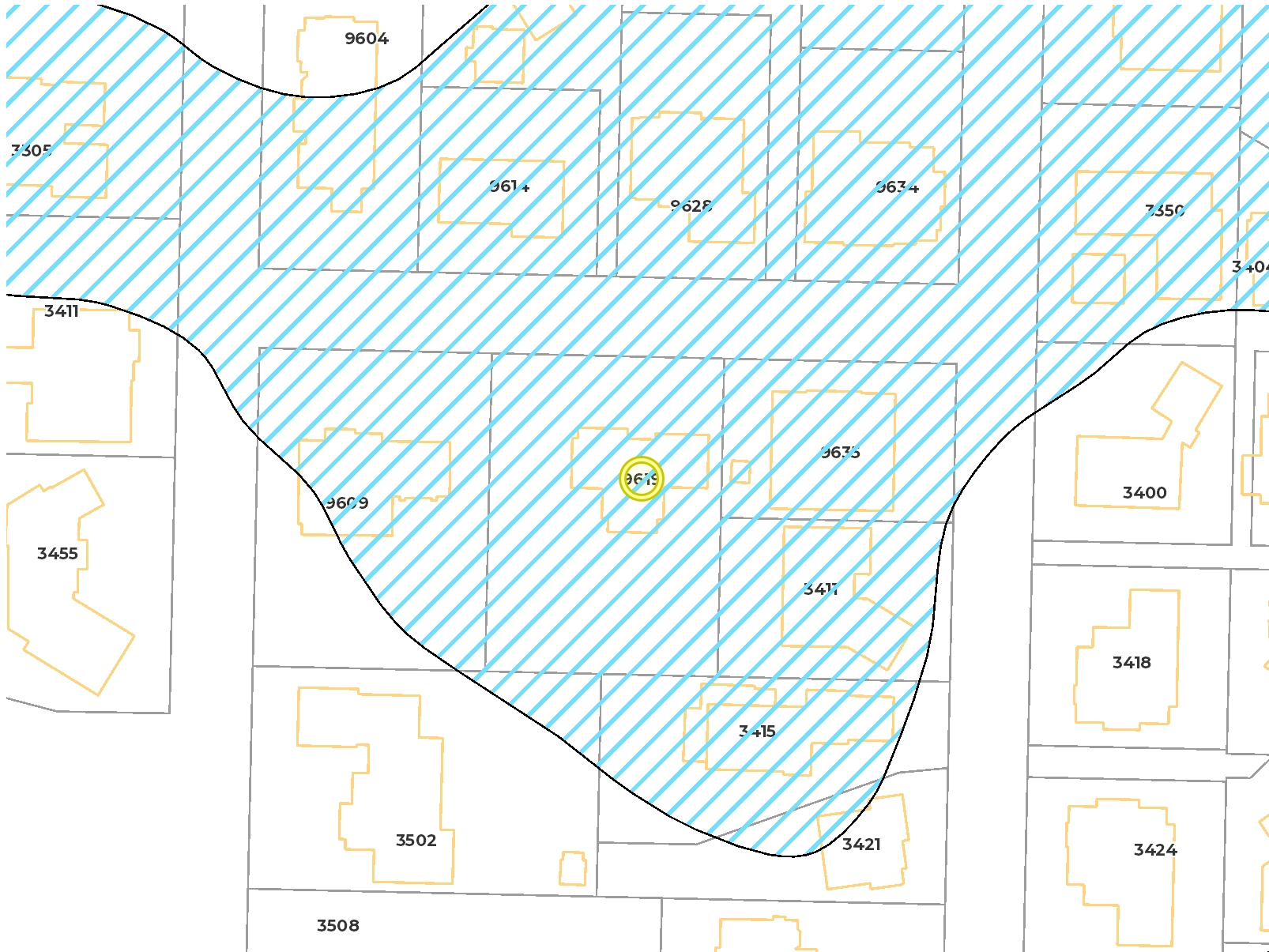
### Notes









1 inch =  
610.331125833333  
feet

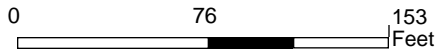


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### Legend

-  Potential Slide
-  Steep Slope
-  Address
-  Building
-  Property Line
-  Docks



1 inch =  
152.5827815 feet



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### Notes