

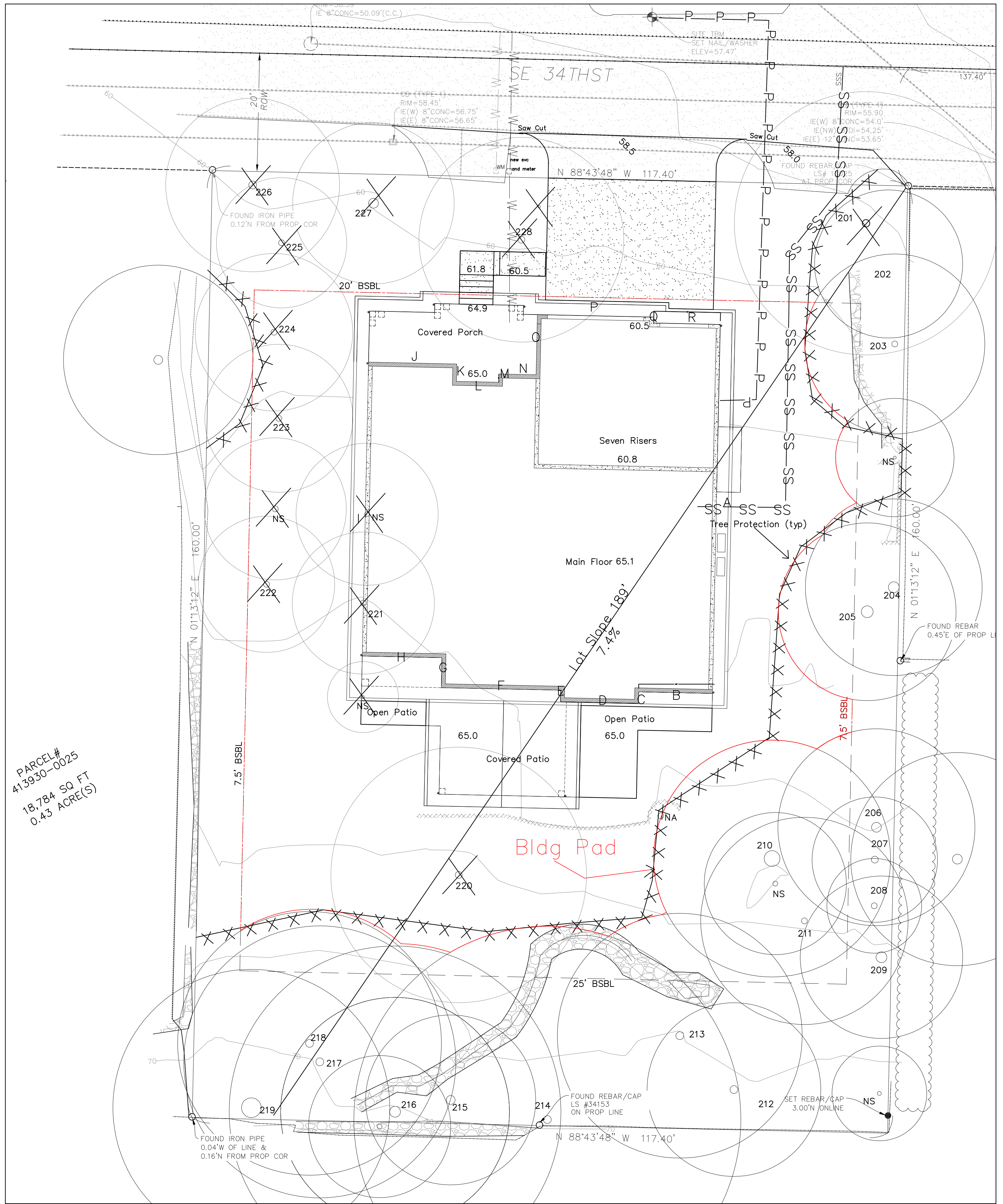
JayMarc Homes, LLC
 7525 SE 24th St, #487
 Mercer Island, WA 98040
 425 281 2706

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						ABE	62.4
Maximum Elevation							
Proposed Ridge Height							

GROSS FLOOR AREA

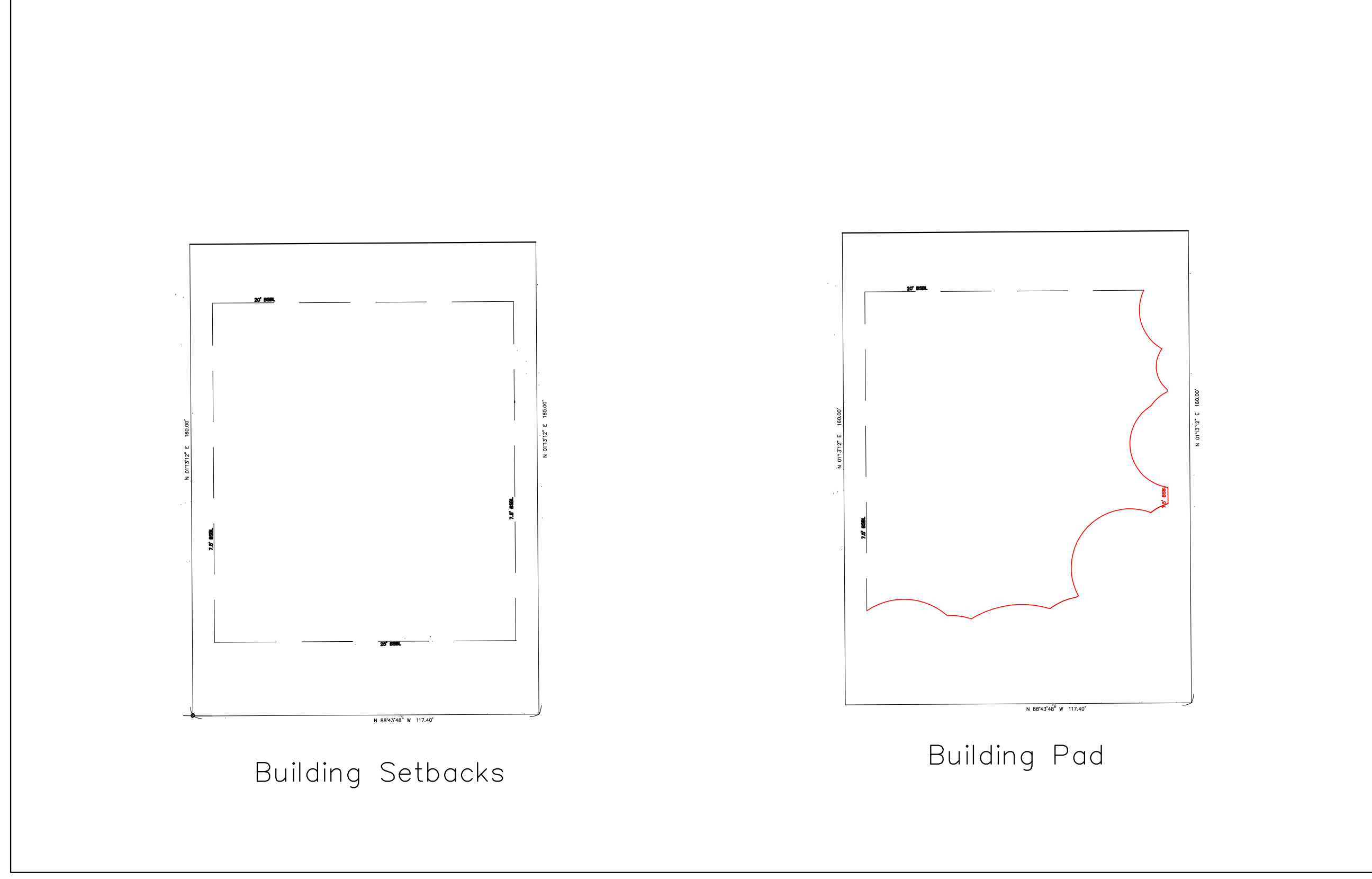
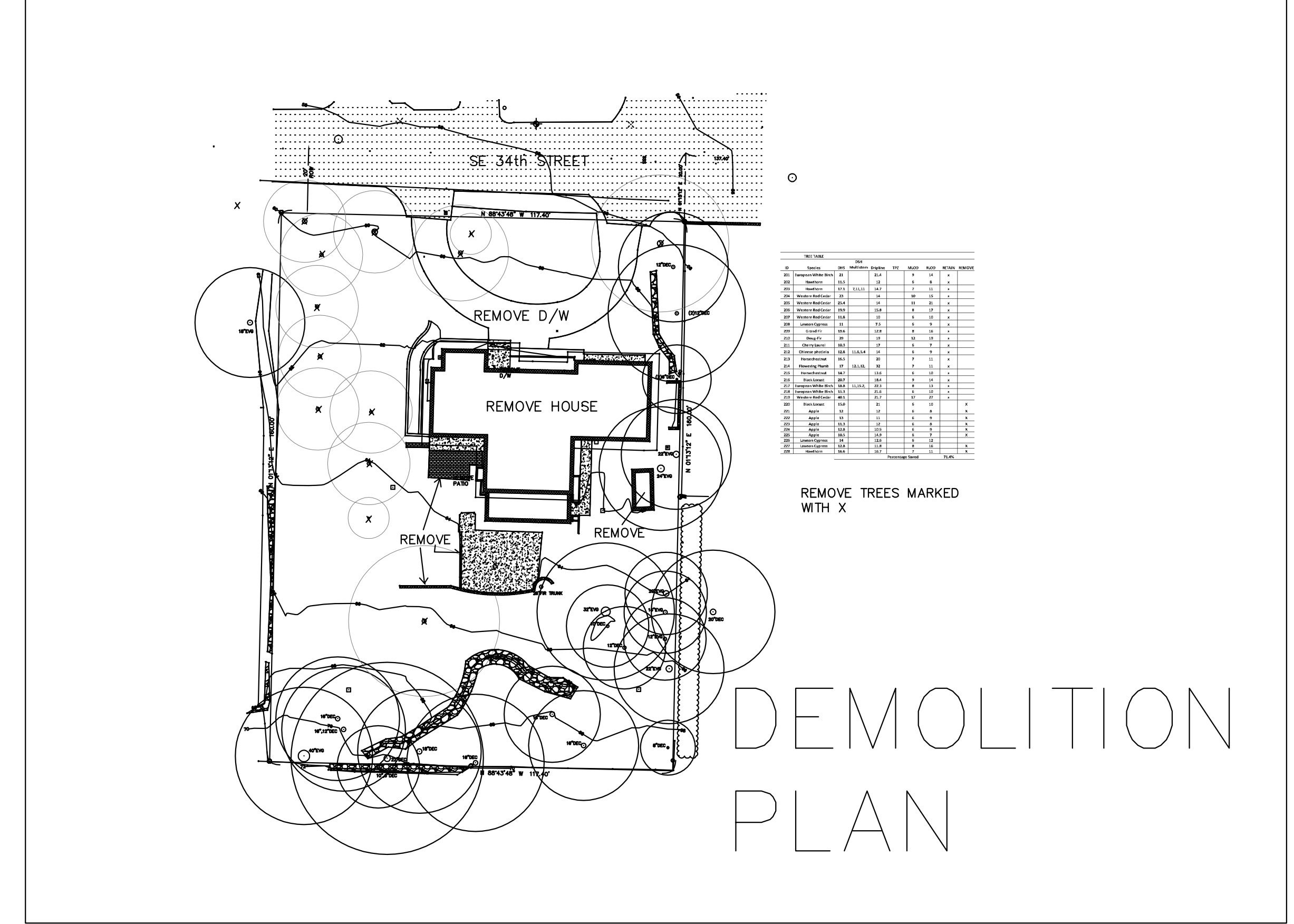
Main Floor/Main Living	2,659 sf
Main Floor Garage	762 sf
Total Main Floor	3,421 sf
Second Floor	3,097 sf
Second Floor Stair Deduction	(94) sf
Total Second Floor	3,003 sf
Total GFA	6,424 sf
Allowable GFA 40%	7,514 sf
Proposed %	34%

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		8	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
New	
Eave Area	4,855
Driveway	591
Cov'd Patio	incl above
New sf	5,446
Existing	
Eaves	3,178
Driveway	613
Total Existing	3,791
Existing Removed	(3,791)
Net Existing	-
Total	
Total New and Exist	5,446
%	29.0%



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