



Vicinity Map

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

Site Plan  
 4104 83rd Ave SE  
 Mercer Island

PARCEL #  
 3626500040  
 14,078 SQ FT  
 0.32 ACRE(S)

**PROPERTY OWNER:**  
 JayMarc Diamond, LLC  
**STREET ADDRESS:**  
 4104 83rd Ave SE  
**PARCEL #**  
 3626500040  
**ZONING R-9.6**  
**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

Drawn by  
 Gary Upper  
 2-20-24  
 7-26-24  
 10-16-24  
 07-11-25  
 Remove ADU

Loc.	El:	Length	Product	Loc.	El:	Length	Product
A	282.2	32.6	9,200	M	281.6	9	2,534
B	281.6	8.3	2,337	N	281.6	23	6,477
C	281.6	25.4	7,153				
D	281.6	14.7	4,140				
E	281.6	6	1,690				
F	281.6	46.5	13,094				
G	279.6	43	12,023				
H	281.4	15.5	4,362				
I	281.6	3	845				
J	281.6	11.7	3,295				
K	281.6	2.6	732				
L	281.4	19.5	5,487				
Sub Totals		228.8	64,357			32	9,011
Total Length		261		Total Products		73,368	
AEG = Product/Length		ABE		281.3			
Maximum Height		30		Maximum Elevation		311.3	
Proposed Ridge Height		309.4					

GROSS FLOOR AREA	
Main Floor/Main Living	2,569 sf
ADU - Removed, SF incl above	0 sf
Main Floor Garage	587 sf
<b>Total Main Floor</b>	<b>3,156 sf</b>
Second Floor	2,556 sf
Second Floor Stair Deduction (86)	(86) sf
<b>Total Second Floor</b>	<b>2,470 sf</b>
<b>Total GFA</b>	<b>5,626 sf</b>
<b>Allowable GFA 40%</b>	<b>5,631 sf</b>
<b>Proposed %</b>	<b>39.96%</b>

LOT COVERAGE	
Lot Area	14,078
Allowed	40%
Allowed sf	5,631
<b>Existing</b>	
Eaves	3,720
Driveway	1,195
<b>Total Existing</b>	<b>4,915</b>
<b>Existing Removed</b>	<b>4,915</b>
<b>New</b>	
Eave Area	4,698
Driveway	479
Cov'd Patio	incl above
<b>New sf</b>	<b>5,177</b>
<b>Total</b>	
<b>Total New and Existing</b>	<b>5,177</b>
<b>%</b>	<b>36.8%</b>

Hardscape	
Lot Area	14,078
<b>EXISTING</b>	
Uncovered Patios	136
Walkways	147
<b>Total Existing</b>	<b>283</b>
<b>Existing Removed</b>	<b>283</b>
<b>Net Existing Retained</b>	<b>0</b>
<b>NEW</b>	
Walkways	338
Uncovered Patio	66
Stoop and Compressors	15
<b>Total New</b>	<b>419</b>
<b>Total New and Existing</b>	<b>419</b>
<b>Total Hardscape</b>	<b>2.98%</b>

LOT SLOPE CALCULATION	
High Point El:	287.8 ft
Low Point El:	276.9 ft
Elevation Difference	10.9 ft
Distance	162.2 ft
% Slope	6.7%

PARKING	
Covered	2 ea.
Driveway	2 ea.

ON-SITE TREE TABLE		Limits of Development					
ID	Species	DBH	Drignize	Classification	LOD	RETAIN	REMOVE
1	Blossing cherry	12	16	Significant	10'	yes	yes
3	Laceleaf Maple	3	5	Small Tree	N/A	yes	yes
4	Mugo Pine	5	8	Small Tree	N/A	yes	yes
8	Leyland cypress	12	18	Significant	10'	yes	yes
9	Leyland cypress	5	8	Small Tree	N/A	yes	yes
10	Leyland cypress	4	6	Small Tree	N/A	yes	yes
11	Leyland cypress	4	6	Small Tree	N/A	yes	yes
12	Leyland cypress	3	6	Small Tree	N/A	yes	yes
13	Leyland cypress	10	12	Significant	10'	yes	yes
14	Leyland cypress	10	14	Significant	10'	yes	yes
15	Leyland cypress	10	14	Significant	10'	yes	yes
16	Leyland cypress	6	8	Small Tree	10'	yes	yes
17	Leyland cypress	6	8	Small Tree	10'	yes	yes
18	Hawthorn	10	22	Exceptional	12'	yes	yes
19	Douglas-fir	40	42	Exceptional	118'	yes	yes
20	Big leaf maple	46.0	79	Exceptional	16'	yes	yes
21	Douglas-fir	8	16	Small Tree	10'	yes	yes
22	Douglas-fir	14	30	Significant	16'	yes	yes
23	Goldenrobin tree	18		N/A	N/A	yes	yes
24	Vine Maple	10	18	Exceptional	10'	yes	yes
27	Evergreen Magnolia	6	10	Small Tree	14'	yes	yes
28	Hawthorn	10	18	Exceptional	18'	yes	yes
OFF-SITE							
1	Ponderosa Pine	18	28	Significant	15'		
6	Sweet magnolia	7	16	Small Tree	10'		
25	Leyland cypress	10	18	Significant	10'		
26	Leyland cypress	10	18	Significant	10'		

A2.0