

May 6th 2025
Community Planning and Development
9611 SE 36th Street
Mercer Island WA. 98040

Dear City of Mercer Island

Project Narrative:

New SFR Dwelling is proposed IPO. the existing dwelling located on:
Site Address: 9734 SE 40th St 98040
Parcel# 265550-0176
Existing Property Info: Single Family Residence – Zoning R-8.4
Lot = 12,992 sq. ft.

Proposed work/project will fall within the R-8.4 zoning regulations such as:

- Zoning Setback requirements
- Zoning Lot Coverage criteria – per zoning allowed percentage
- Zoning Impervious criteria – per zoning allowed percentage
- Zoning Height restrictions – per R-8.4 zoning

Scope of Work:

- Existing property is subject to removal. “photos of the existing property attached below for reference”





- Proposed New SFR Dwelling – max. 5,000sq ft will comply with Mercer island City Code Title 19 Chapter 19.02 - residential.
- Proposed New SFR Dwelling will fall within the zoning setback requirements and will follow the proposed Geotech instructions provided by MP Engineering PLLC
- Proposed New SFR – will be built per 2021 International Residential Code (IRC) per lateral and gravity load engineering sheets provided by N.L. Olson & Associates Inc.

Contact information:

ALDOR LLC
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Timeline & Phasing:

This project scope of work will be completed in multiple phases – dictated/provided by City of Mercer Island planning and development department. General Contractor to follow the required steps, instructed strictly by the jurisdiction. Work will start once all required permits are approved/issued.

Sincerely Dorin Cornitel



5/6/2025

Architecture + Construction

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