



Project Title: MERCER ISLAND MIXED USE

Project Address: 2885 78th Ave SE Mercer Island, WA 98040

Permit Number: 2011-119

Applicant/Contractor: R Miller Inc.

Version: 03

Date: 12/15/22

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1. Project Overview

1.1 Project address: 2885 78th Ave SE Mercer Island, WA 98040

1.2 Site Development: The construction of a 4-story mixed use building with two basement levels of parking. See Attachment 1.0.

2. Construction Communication

2.1 Contact Person: Construction coordinator and main point of contact for construction related issues.

Ryan Healy – Chief Operating Officer

ryanh@rmillerinc.com

425-775-3822

425-977-4898 fax

425-652-5158 mobile

2.2 Construction Notification List: Attached to the CMP is a Construction Notification List identifying affected parcel owners, neighbors, and area businesses that will receive direct notification of planned and emergency construction activities. See Attachment 2.0. This notification list shall include contact information for:

- Parcel owners and affected parties adjacent to the project site.
- Parcel owners and affected parties within 1000 feet of the project site.
- Parcel owners and affected parties in direct line-of-sight of the project site.
- Community organizations, major institutions, schools, and hospitals in the area.

2.3 Communication Methods: R|Miller will notify the contacts on the Construction Notification list via the following methods:

- Phone Land Line
- Cell Phone
- Email

2.3.1 Notification Timing & Tracking: R|Miller inc. will prepare construction update bulletins, beginning April 2024 (approximate pending permitting) and continue at least through completion of the shell-and-core construction (estimated May 2026). The first notification of construction will be done by delivering bulletins door-to-door, following this an electronic email list will be used to distribute the bulletins when site conditions change. The bulletins will cover general construction updates, notice for street and

sidewalk closures, noise and work hour variances, and other construction activities that may affect the surrounding neighborhood.

R|Miller inc will work with the City of Mercer Island Department of Transportation regarding all street use permits and for all work or impacts in the right of way.

2.4 Construction Project and Known Special Events in the Vicinity

- 2885 78th Ave SE Mercer Island, WA 98040, Parcel 1 of Mercer Island short plat number 77-99-040, recorded October 25, 1977 under record number 7710250620, in King County Washington
- The following is a list of multiple events that take place on Mercer Island throughout the year.
 - Events & Projects
 - Farmer's Market (SE 29th to SE 32nd St.)
 - Redevelopment of Farmers Insurance site (3003 77th Ave SE between SE 29th and SE 32nd St.)
 - Redevelopment at 2900 78th Ave SE
 - Sound Transit construction of the Mercer Island Transit Interchange at 77th/North Mercer

3. Construction Noise and Sensitive Receivers

3.1 Construction Hours

- Construction hours will be:
 - 7:00 am to 5:00 pm Monday through Friday
 - 9:00 am through 4:00 pm Saturday's – TBD
 - No Sunday work
- These hours fall within allowed construction work times allowed in the Mercer Island City Code section 8.24.020. If construction is observed outside of the allowed hours, please contact Community Planning & Development at 206-275-7605. Construction work does not include minor maintenance and décor improvements.
- Demolition and construction activities within permissible construction hours.
 - Concrete saw cutting and demolition
 - Excavation
 - Foundations
 - Concrete placement
 - Steel erection
 - Wood framing

3.2 High noise-generating activities

- Demolition, First two weeks
- Shoring & earthwork, weeks 3-17
- Concrete placement, weeks 18-58
- Wood Framing & Steel erection, weeks 30-84
- Exterior hardscapes & landscaping, weeks 53-91
- Noise impacts will be mitigated by following Local and Washington state guidelines and industry standard practices. See section 3.4 below for more information.

3.3 Noise-sensitive receivers – See Attachment 3

- Sunrise of Mercer Island, 2959 76th Ave SE, Mercer Island, WA 98040
- Monaco Villa, 2929 76th Ave SE, Mercer Island, WA 98040
- Blue Sky Vista, 2800 75th Ave SE, Mercer Island, WA 98040
- Mercer Tower Apartments, 2805 75th Pl SE, Mercer Island, WA 98040
- The Hadley Mercer Island, 2601 76th Ave SE, Mercer Island, WA 98040
- Aviara Apartments, 2441 76th Ave SE, Mercer Island, WA 98040
- 77 Central Apartments, 2630 77th Ave SE, Mercer Island, WA 98040
- The Mercer Apartment Homes, 7650 SE 27th St, Mercer Island, WA 98040
- Grace Place Apartments (formerly Ellsworth House), 2720 76th Ave SE, Mercer Island, WA 98040
- Parc Mercer Condominiums, 2740 76th Ave SE, Mercer Island, WA 98040
- Devington Condominium complex, 7600 SE 29th St, Mercer Island, WA 98040
- Islandaire Townhouses, 2920 76th Ave SE, Mercer Island, WA 98040
- Newell Court Apartments, 3011 78th Ave SE, Mercer Island, WA 98040
- Island Square, 2758 78th Ave SE, Mercer Island, WA 98040

3.4 Construction Noise Management

- Communication
 - Occupiers of adjacent properties will be informed by the Contractor up to 5 days in advance of the works taking place, including the duration and likely noise and vibration effects. The project will establish a website for the project to communicate progress and upcoming activities to ensure the public will be aware of all status updates weekly.

- Haul Route – *Proposed for ROW Permit approval and will be submitted via ROW Permit Request*
 - The haul route has been designed to limit the exposure of construction traffic to non-commercial uses. The main travel path to and from the site will be 77th Ave SE, which is principal arterial carrying the highest volumes of traffic and provide the best mobility in the roadway network. See attachment 3.4.
 - The traffic load will vary during the course of construction.
 - Demolition
 - The project requires the removal of two building structures and 60,000 sf of hardscape. This process will required demolition equipment to be in use for approximately 10 working days and will create approximately 40 trips using dump trucks.
 - Shoring
 - The design of the project requires the construction team to drill and install 132 shoring piles and install shoring lumber. This process is not a driven pile and vibration will be at a minimum. Delivery trucks will deliver the 40’ steel piles and concrete trucks (approximately 10 each for the piles and 40 concrete trucks will be used during this 30 day activity)
 - Excavation
 - The project will undertake excavation and exporting of roughly 35,000 cubic yards of soil. This will demand approximately 375 trips of dump truck and trailer. This will occur over a period of 45 days from month 2 thru month 3.5.
 - Structural Concrete
 - The project consists of 3 stories of structured concrete and will occur over a 5 month period. Starting at month 3.5 thru month 8.5. During this period several concrete pours will occur and we require 9,000 cubic yards of concrete. During the course of 5 months, approximately 900 concrete trucks will travel the haul route and use a pump boom to place concrete. Pour days will have noise produce equipment of placement and finishing activities. A tower crane will be operational for 12 months and is electric driven. This

will be the main source of distributing the material across the site and limit access point to one center location on SE 29th Street.

- Wood Structure
 - On top of the structural concrete structure, a four story wood framed element will be constructed. During this 4 month period, two main sources of noise will occur. A cutting station will be set up in the center of the project to cut lumber and pneumatic framing hammers will be used by the crews. Approximately 150 semi-truck loads will used to deliver the framing materials.
- Exterior Skin
 - Once the structure is erected, a scaffolding system with debris netting will be installed around the perimeter of the project. Siding and window installation will take approximately 4 months and a combination of screw guns and pneumatic trim guns will be used. This will proceed from month 12 to 16. Deliveries of siding, glass system, and roofing will require a mixture of semi-truck and box truck in the volume of 300 each.
- Interior Finishes
 - Drywall and finishes will occur once the project has reached a controlled interior environment. Deliveries of drywall will occur daily for a period of 4 months and use a hydraulic arm to delivery stacks of drywall thru openings at each level and then distributed by hand cart throughout the building. During the installation period crew guns will be active from 7:00am to 4:00pm. Windows will be closed and the majority of the noise will be limited to within the project. To support the delivery of drywall, it is anticipated to expect 125 drywall 30' trucks.

- Site Finishes
 - As the project nears the finish, site improvements such as asphalt replacement and sidewalks will be conducted. During this period traffic impacts will be greater as the work will be required to be conducted in the public right-a-way. The construction team will attempt to limit the road path shutdowns to a limited number of hours / days.
- Identify techniques to minimize demolition and construction noise including:
 - Timing restrictions
 - All pneumatic tools will be used after 7:30am and before 5:00pm
 - Noise reduction construction technologies
 - Vehicles and equipment will be inspected to ensure they are maintained in a good and effective working order and operated in a manner to minimize noise emissions.
 - The contractor will ensure that all project activities comply with Washington State noise levels and time frames
 - Equipment will be equipped with tonal reversing alarms for safety purposes, but ensured in good working order
 - Compressor, generator and engine compartment doors will be kept closed or turned off when not in use
 - Care will be taken when unloading vehicles to avoid un-necessary noise
 - Plant maintenance operations will be undertaken at a distance from noise-sensitive receptors
 - Speeds of equipment onsite will be limited to 7 mph
 - If possible, equipment with any directional noise emissions will be pointing away from noise-sensitive receptors
 - Drop heights will be minimized when loading vehicles with rubble
 - Vehicles should be prohibited from waiting within the site with their engines running, if union agreements allow
- The techniques that will be used to minimize demolition and construction noise include but are not limited to the following:
 - Timing restrictions
 - Haul routes are designed to minimize the impact caused by truck traffic
 - Delivery scheduling
 - Utilizing muffler systems for stationary equipment

- Continued monitoring and inspection of equipment for noise
- Mitigation Plan for Potential Construction Related Impact
 - Temporary Erosion Controls
 - Quarry spill stabilized control entrance will be provided at the entrance point into the project per the civil engineers design.
 - Any sediment that is tracked onto the pavement will be removed within 1 hour of notice. This will be conduct with the use of a street sweeper and not cleaned by washdown.
 - If excess tract off is identified by the contractor, a wheel wash will be installed in addition to the quarry spill stabilized control entrance.
 - CB/Inlet inserts will be installed in drainage devices per the manufactures recommendation within a ¼ radius of the project entrance. Catch basin inlet inserts are not to be installed in curb inlets.
 - Inlet inserts will be inspected and maintain when a ½” rain accumulates within a 24 hour period.
 - Sediment shall be removed form the unit when it becomes 1/3 full or manufactures instructions.
 - If the construction process encounters and/or hauls contaminated soil, the contractor will follow the detailed instruction as outlined and submitted per the Revision 2 Final Compliance Monitoring Plan/Environmental Media Management Plan for this project dated August 19, 2021.

4. Construction Milestones

4.1 Schedule Refer to Attachment 4.0 for a summary project schedule, which outlines the major construction phases and milestone

- Scope:
 - Demolition
 - The project requires the removal of two building structures and 60,000 sf of hardscape. This process will require demolition equipment to be in use for approximately 10 working days and will create noise. When it comes to demolishing or deconstructing materials, there are a number of specific pieces of equipment that help get the job done efficiently and effectively.

These machines will typically use the following hydraulic tool attachments: rippers, buckets, trenchers, excavators, cranes, loaders, bulldozers and saws.

- Shoring
 - The design of the project requires the construction team to drill and install 132 shoring piles and install shoring lumber. This process is not a driven pile and vibration will be at a minimum. Soldier pile walls provide a core system for earth retention in both temporary and permanent applications. Structural “soldier” piles are installed from original grade. Then, as the site excavation proceeds in lifts, lagging is placed between the piles to retain soil. Soldier pile walls, supplemented with post-tensioned anchors or internal bracing form a very stiff shoring system, well suited for deep excavations adjacent to sensitive structures or facilities. Equipment used consist of drill rigs, support cranes, concrete trucks and bulldozers.
- Utilities
 - Once the project is permitted and the owner and general contractor have secured the required ROW permits, we plan construct underground utility lines to support the new facility. Although unseen, utility lines are vitally important to the functionality of any commercial building, as this includes new water mains, electrical, natural gas, and sanitary sewer extension and connection to the existing City infrastructure. The construction team will conduct locates and potholing to ensure we have the exact layout of the existing underground utilities and then once we have a solid plan in place and the site has been prepped, the first phase which involves excavating the area to create a trench where you would like to position your underground utilities. Conduits, or pipes, will be placed within the trenches, then inspected and finally, the trench will be backfilled. The project will also use temporary coverings, such as steel plates to allow traffic to pass over the excavations during off hours. Once our underground utility lines are properly installed, the final stage is to restore the area with new asphalt and sidewalks will occur. During this process traffic control measures with signage, flaggers and barriers will be utilized to minimize the impact to traffic flows.
- Excavation
 - The project will undertake excavation and exporting of roughly 35,000 cubic yards of soil. This activity is conducted in coordination with the shoring process. Equipment used to remove the earth are backhoe loader, bulldozer, excavators and skid loaders.
- Structural Concrete

- The project consists of 3 stories of structured concrete and will occur over a 5 month period. Starting at month 3.5 thru month 8.5. During this period several types of concrete equipment will be used. The equipment concrete placement equipment most used are, concrete pumps and concrete pump trucks, buckets for concrete, shotcrete guns, vibrators for concrete, power trowels and sawcutting for control joints.
- Wood Structure
 - On top of the structural concrete structure, a four story wood framed element will be constructed. During this 4 month period, two main sources of noise will occur. A cutting station will be set up in the center of the project to cut lumber and pneumatic framing hammers will be used by the crews. The equipment used are chop saws, compressors and pneumatic framing hammers.
- Exterior Skin
 - Once the structure is erected, a scaffolding system with debris netting will be installed around the perimeter of the project. Siding and window installation will take approximately 4 months and a combination of screw guns and pneumatic trim guns will be used.
- Interior Finishes
 - Drywall and finishes will occur once the project has reached a controlled interior environment. Deliveries of drywall will occur daily for a period of 4 months and use a hydraulic arm to delivery stacks of drywall thru openings at each level and then distributed by hand cart thru out the building. During the installation period crew guns will be activity from 7:00am to 4:00pm.
- Site Finishes
 - As the project nears the finish, site improvements such as asphalt replacement and sidewalks will be conducted. Compact multi-purpose machines are ideal for quickly working several acres of land, and you can use them for more than one application. Some of the most useful pieces of construction equipment for landscaping and hardscape include skid steer loaders, compact track and multi terrain loaders, excavators and bulldozers.

5. Off-site Construction Worker Parking

5.1 Location

- R|Miller is securing private parking on and off Mercer Island for all subcontractors to comply with the Mercer Island Cite Code. A shuttle will provide access to and from the site to designated off site parking. A parking monitor will be employed to ensure that construction workers are observing and following the restrictions in parking in the ROW and unauthorized private properties near the construction site.
- Peak number of construction workers anticipated on site by project phase
 - **Demolition:** Estimated ten (10) to fifteen (15)
 - **Excavation:** Estimated ten (10) to fifteen (15)
 - **Foundations:** Estimated fifteen (15) to thirty-five (35)
 - **Shell & Core:** Estimated forty (40) to ninety (90)
- Methods proposed to encourage/require carpooling, transit, and non-motorized transport
 - Notification sent to all subcontractors/Vendors to notify its employees of the available public transportation
 - King County Metro website links
 - Snohomish County Community Transit website links
 - Pierce County Transit website links
 - Sound Transit website links
- Estimated schedule of when construction workers may park in any parking stalls constructed on site for the purpose of worker parking
 - There will be no available parking on the construction site

6. Right of Way Use

6.1 City of Mercer Island Coordination

Right of way use must be approved by City of Mercer Island prior to beginning work. City of Mercer Island requests right of way use planning happen at least 3 months prior to beginning work. Contact Patrick Yamashita, City Engineer/Deputy Director (Patrick.yamashita@mercerisland.gov) or (206) 275-7722. Current review and submittal lead times are approximately two weeks based on complete application.

6.2 Material Management

- In this case, the tight site condition does not allow easy access for equipment and hauling of materials to and from the site. For example, a building project within a

crowded urban area that is surrounded by other buildings creates limited access fronts and can be classified under this category. In such a case there is also very limited space for storage and staging of materials/equipment on site. We breakdown this challenge into influencing factors on improving productivity in congested construction sites as follows:

- Construction logistics
 - We have communicated with the City of Mercer key shareholders to discuss minimizing the impact to adjacent properties and the general public. We studied the general use of the existing streets, sidewalks and determine a site logistic plan for both safety and functionality. We have requested to shutdown the sidewalks and use a minor section of SE 29th Street for received and unload materials. The use of the sidewalks is first a safety consideration to minimize the possible impact to the public. Since the building is being construction directly to the property line, we must utilize the sidewalk for example for scaffolding and installation of siding.
- Preassembly and prefabrication techniques
 - The wood framing for example, is planned to be prefabricated walls and assemblies to reduce the duration of the framing activities and noise onsite.
- Construction site housekeeping
 - A key elements is to maintain a clean and organized project site that is fully fenced.
- Simulation and virtual construction
 - We have created a 3D simulation of the primary structure to ensure we have considered the sequence and it effect on the overall area and to ensure the most efficient process is being used.
- Just in time delivery
 - Since the project is being constructed from lot line to lot line, we have no lay down area. A critical process that will be managed weekly by our assistant superintendent to schedule deliveries on a hourly bases and just in time to be installed.
- Staging and off-site queuing locations
 - See attached Site logistics plan (Attachment 4.1A, 4.1C, 4.1E, 4.1G, 4.1I & 4.1K)
- Proposed haul route
 - See attached Haul Route (Attachment 3.4)
- Crane locations on private property
 - See attached Site logistics plan (Attachment 4.1I)
- On-site construction access locations

- See attached Site logistics plan (Attachment 4.1A, 4.1C, 4.1E, 4.1G, 4.1I & 4.1K)

6.3 Pedestrian Mobility Narrative

- The idea is to limit mobility impacts while helping the work get done safely and efficiently. Solutions like re-routing pedestrians with detour signs showing specifically where to cross can improve safety and keep construction moving without interruption. The answer is to develop and implement construction zone policies to eliminate unexpected obstacles for pedestrians and make transitions as safe and smooth as possible. The following concerns have been considered and addressed:
 - Advance warning and guidance signs
 - Adequate illumination and reflectorization
 - Channelizing and barricading to separate pedestrians from traffic
 - Wheelchair accessibility
 - Preventing visually-impaired pedestrians from entering work zones
 - Circumstances requiring temporary walkways or cross walks
 - Providing alternate routes for pedestrians with appropriate signing for the course of construction
- Whenever passageways or walkways are affected by construction, the project team will have well programmed communication and signage to clearly advise the public on the safest travel paths with the least amount of impact.

6.4 Street Closures - See attachments to identify parking and travel lane closures for each phase of construction. Include the following on a schematic and include estimated hours (24/7, peak, or off-peak hours, etc.):

All lane and street closures will be submitted for approval in advance and not to occur until ROW permits have been issued.

- Demo – See Attachment 4.1B
- Shoring and excavation – See Attachment 4.1D
- Concrete/Foundations – See Attachment 4.1H
- Utility work – See Attachment 4.1Fa&b
- Construction – See Attachment 4.1J
- Finish site work – See Attachment 4.1L

7. Traffic impacts and Traffic Operations Center Infrastructure

Traffic Infrastructure requiring temporary relocation: Infrastructure will be relocated in a permanent fashion in a location providing comparable view and then returned to the original location upon completion of the project at the project's cost, unless otherwise approved by the TOC Manager.

Attachment 1.0 Site Plan

Attachment 2.0 Construction Notification List

Attachment 3.0 Noise Sensitive Receivers

Attachment 3.4 Haul Route

Attachment 4.0 Schedule

Attachment 4.1A Site Logistics & Scope Plan – Demo

Attachment 4.1B Traffic Control Plan - Demo

Attachment 4.1C Site Logistics & Scope Plan – Shoring & Excavation

Attachment 4.1D Traffic Control Plan – Shoring & Excavation

Attachment 4.1E Site Logistics & Scope Plan – Utilities

Attachment 4.1F Traffic Control Plan - Utilities

Attachment 4.1G Site Logistics & Scope Plan – Foundations/Concrete

Attachment 4.1H Traffic Control Plan – Foundations/Concrete

Attachment 4.1I Site Logistics & Scope Plan – Shell & Core Construction

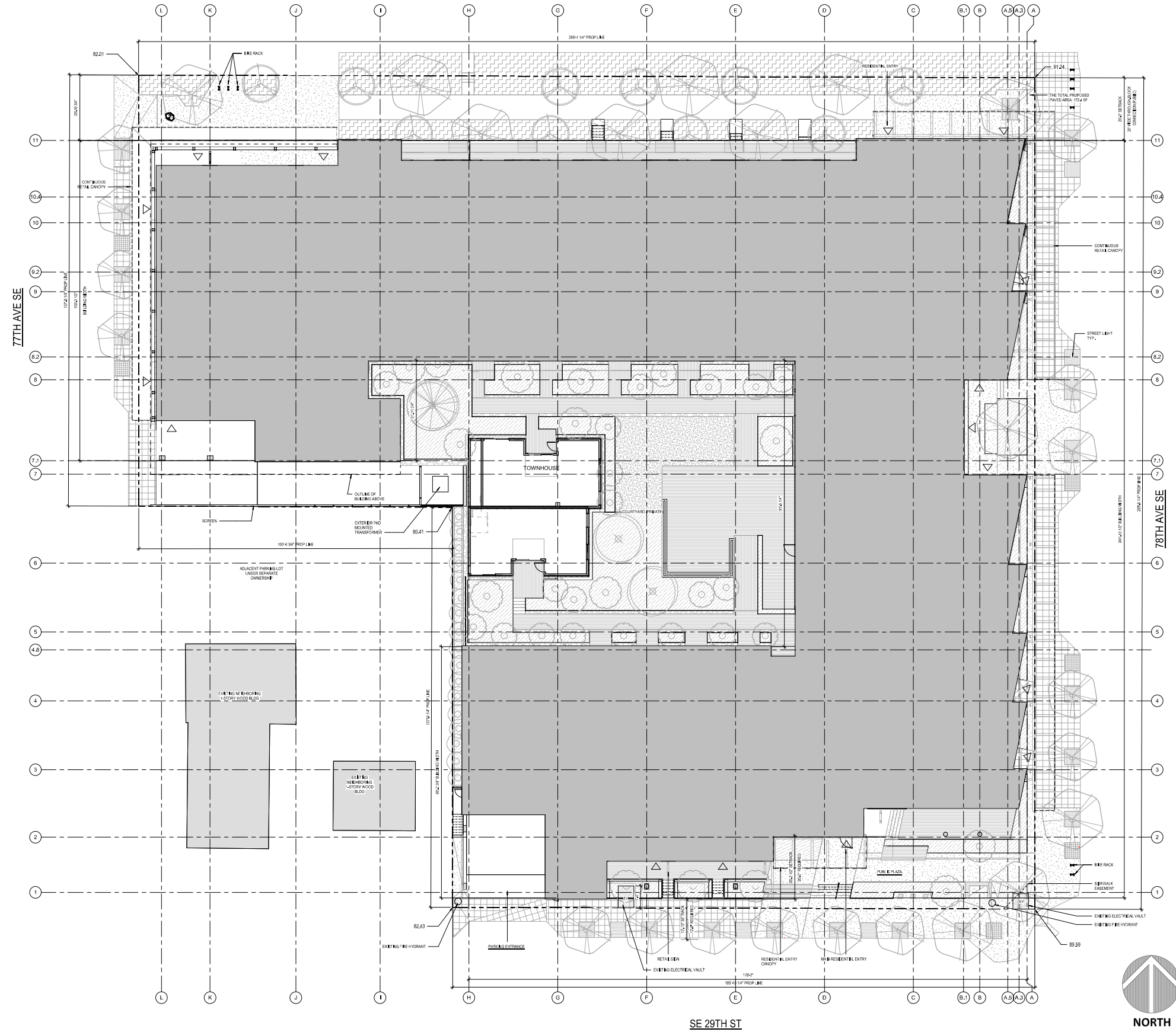
Attachment 4.1J Traffic Control Plan – Shell & Core Construction

Attachment 4.1K Site Logistics & Scope Plan – Finish Site Work

Attachment 4.1L Traffic Control Plan – Finish Site Work

Attachment 4.1M Haul Route

Attachment 8 Site Photos



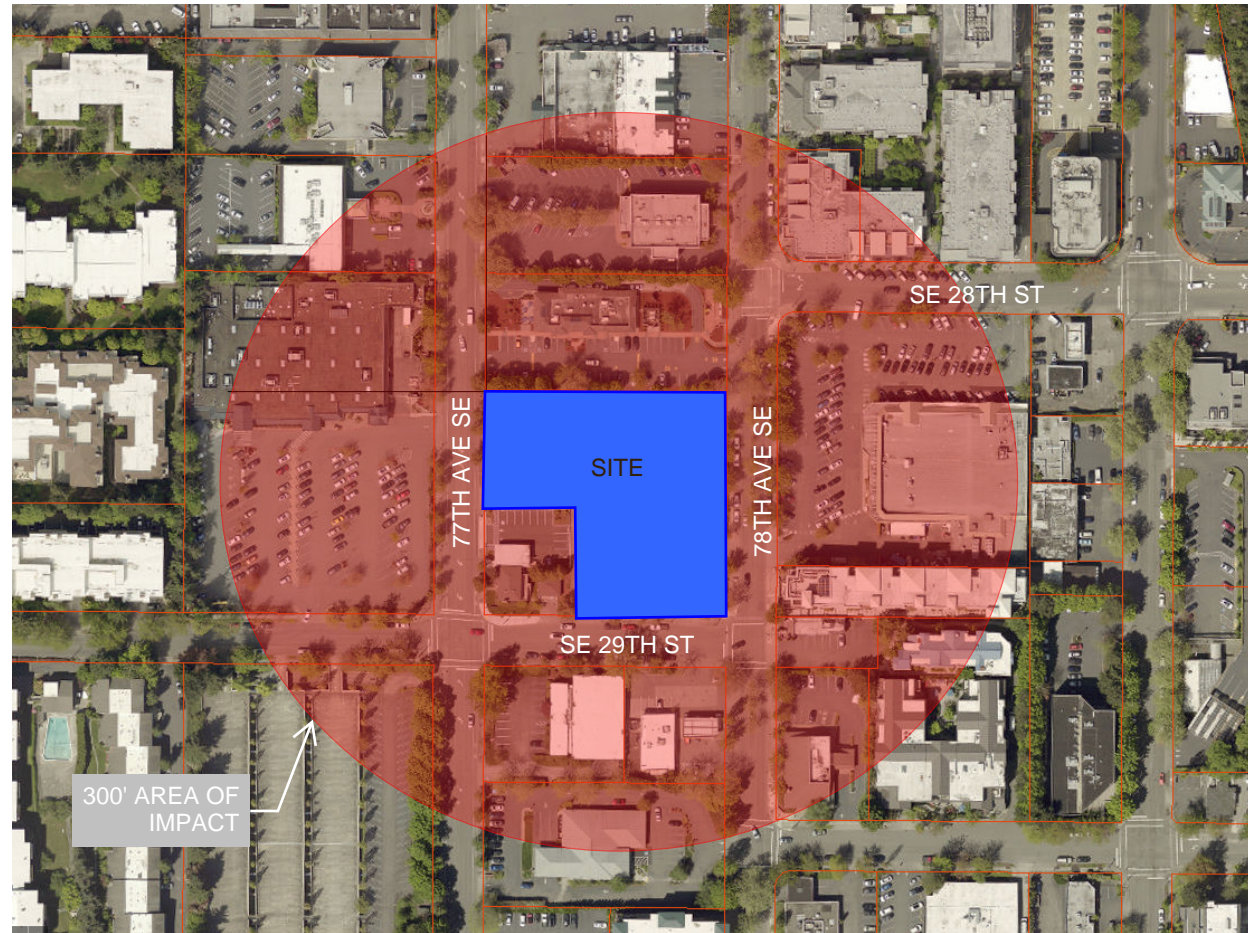
MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DATE:	12/15/2022
DRAWN BY:	MWB
CHECKED BY:	RH/ML
PROJECT #:	205006
SCALE:	AS NOTED
REVISION #:	
REVISION DATE:	

SITE PLAN

ATTACHMENT:

1.0



Sunrise of Mercer Island
2959 76th Ave SE, Mercer Island, WA 98040

Monaco Villa
2929 76th Ave SE, Mercer Island, WA 98040

Blue Sky Vista
2800 75th Ave SE, Mercer Island, WA 98040

Mercer Tower Apartments
2805 75th PI SE, Mercer Island, WA 98040

The Hadley Mercer Island
2601 76th Ave SE, Mercer Island, WA 98040

Aviara Apartments
2441 76th Ave SE, Mercer Island, WA 98040

77 Central Apartments
2630 77th Ave SE, Mercer Island, WA 98040

Mercer Island Chamber of Commerce
7605 SE 27th st., Suite 109, Mercer Island, WA 98040

QFC Grocery Store
7823 SE 28th St, Mercer Island, WA 98040

McDonald's
2807 78th Ave SE, Mercer Island, WA 98040

Metropolitan Market,
2755 77th Ave SE, Mercer Island, WA 98040

Baskin Robbins
2900 78th Ave SE, Mercer Island, WA 98040

Shell Gas Station
2903 78th Ave SE, Mercer Island, WA 98040

The Dermatology Clinic
7707 SE 27th St, #104, Mercer Island, WA 98040

Cleaners Plus One
7707 SE 27th St, #102, Mercer Island, WA 98040

Umpqua Bank
7803 SE 27th St, #107, Mercer Island, WA 98040

Dawn Bova, DMD
7803 SE 27th St, #160, Mercer Island, WA 98040

Hip Zephyr
2727 78th Ave SE, Mercer Island, WA 98040

Cindy's Beauty Salon
2723 78th Ave SE, Mercer Island, WA 98040

Sushi Joa Restaurant
2717 78th Ave SE, Mercer Island, WA 98040

The Mercer Apartment Homes
7650 SE 27th St, Mercer Island, WA 98040

Grace Place Apartments (formerly Ellsworth House)
2720 76th Ave SE, Mercer Island, WA 98040

Parc Mercer Condominiums
740 76th Ave SE, Mercer Island, WA 98040

Devington Condominium Complex
7600 SE 29th St, Mercer Island, WA 98040

Islandaire Townhouses
2920 76th Ave SE, Mercer Island, WA 98040

Newell Court Apartments
3011 78th Ave SE, Mercer Island, WA 98040

Island Square
2758 78th Ave SE, Mercer Island, WA 98040

US Bank Branch
2737 78th Ave SE, Mercer Island, WA 98040

Windermere Office Plaza
2737 77th Ave SE, Mercer Island, WA 98040

The Friendship Circle of Washington
2737 77th Ave SE, Suite 101, Mercer Island, WA 98040

Norman Legal Group
2737 77th Ave SE, Suite 206, Mercer Island, WA 98040

Dollar Development
2737 78th Ave SE, #201 Mercer Island, WA 98040

Key Bank
2731 77th Ave SE, Mercer Island, WA 98040

Walgreens / True Value
7707 SE 27th St, Mercer Island, WA 98040

Starbucks Coffee
7695 SE 27th St, Mercer Island, WA 98040

Pogocha Restaurant
2707 78th Ave SE, Mercer Island, WA 98040

Coldwell Banker
7808 SE 28th St, #128, Mercer Island, WA 98040

Avellino Apartments
2836 78th Ave SE, Mercer Island, WA 98040

Mival Gallery
2836 78th Ave SE, Mercer Island, WA 98040

Banner Bank
2918 78th Ave SE, Mercer Island, WA 98040



18321 98th Avenue NE, Suite #1
Bothell, WA, 98011
425.775.3822
rmillerinc.COM

MERCER ISLAND MIXED USE

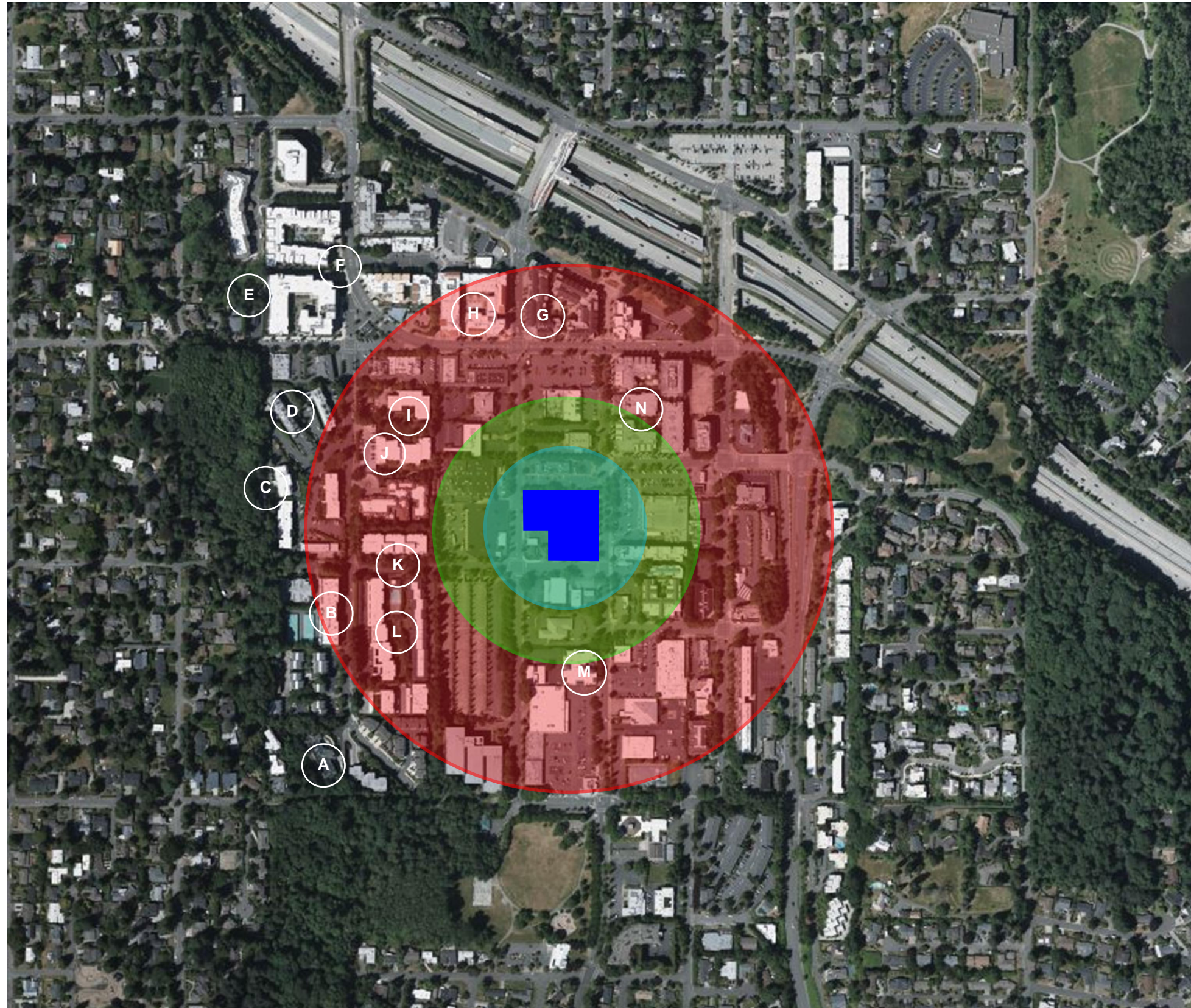
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DATE:	12/15/2022
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CHECKED BY:	RH/ML
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SCALE:	AS NOTED
REVISION #:	
REVISION DATE:	

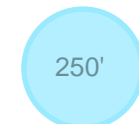
**CONSTRUCTION
NOTIFICATION
LIST**

ATTACHMENT:

2.0



- A. **Sunrise of Mercer Island**
2959 76th Ave SE, Mercer Island, WA 98040
- B. **Monaco Villa**
929 76th Ave SE, Mercer Island, WA 98040
- C. **Blue Sky Vista**
2800 75th Ave SE, Mercer Island, WA 98040
- D. **Mercer Tower Apartments**
2805 75th PI SE, Mercer Island, WA 98040
- E. **The Hadley Mercer Island**
2601 76th Ave SE, Mercer Island, WA 98040
- F. **Aviara Apartments**
2441 76th Ave SE, Mercer Island, WA 98040
- G. **77 Central Apartments**
2630 77th Ave SE, Mercer Island, WA 98040
- H. **The Mercer Apartment Homes**
7650 SE 27th St, Mercer Island, WA 98040
- I. **Grace Place Apartments (formerly Ellsworth House)**
2720 76th Ave SE, Mercer Island, WA 98040
- J. **Parc Mercer Condominiums**
2740 76th Ave SE, Mercer Island, WA 98040
- K. **Devington Condominium Complex**
7600 SE 29th St, Mercer Island, WA 98040
- L. **Islandaire Townhouses**
2920 76th Ave SE, Mercer Island, WA 98040
- M. **Newell Court Apartments**
3011 78th Ave SE, Mercer Island, WA 98040
- N. **Island Square**
2758 78th Ave SE, Mercer Island, WA 98040

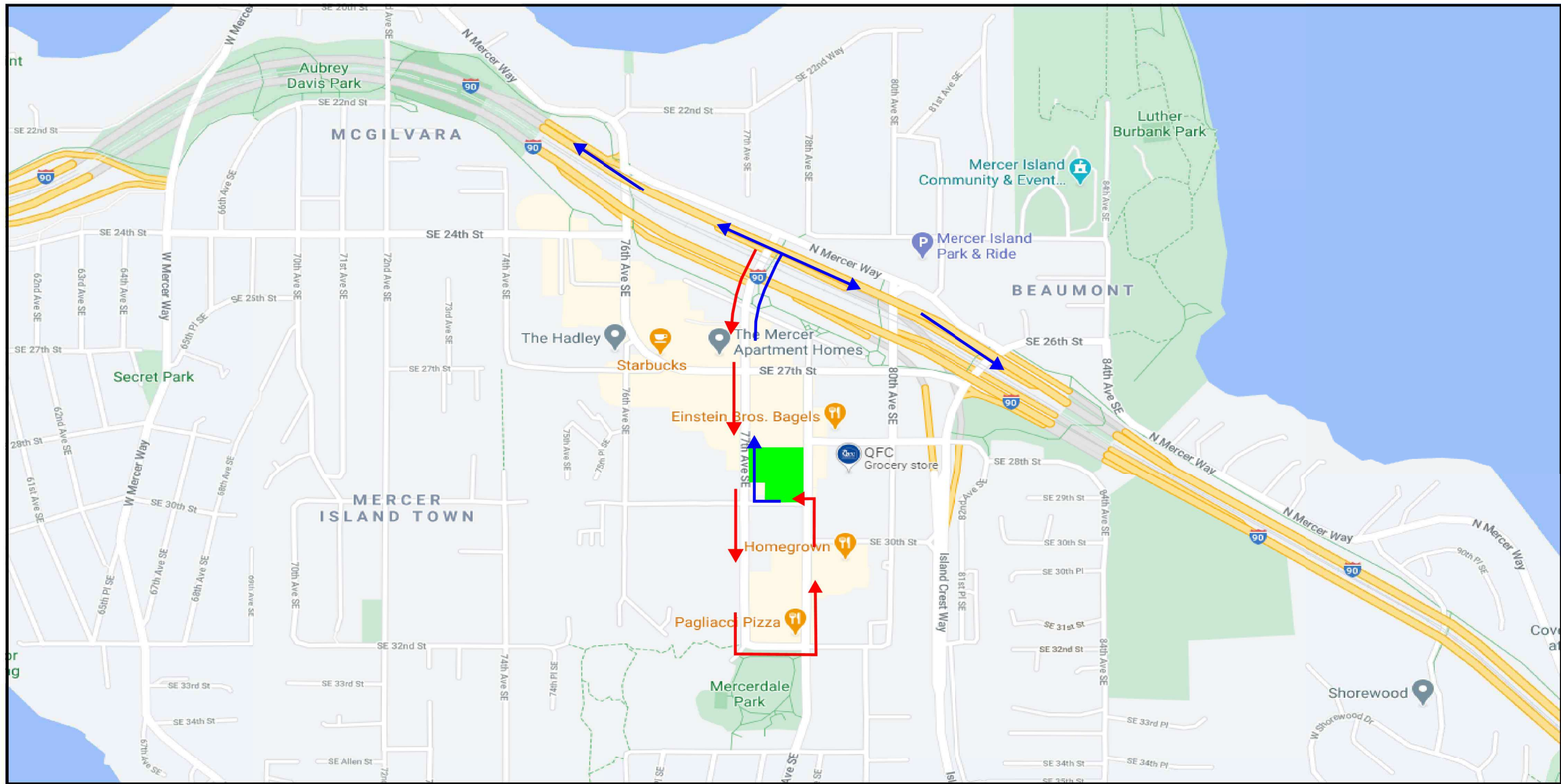


MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040




DATE:	12/15/2022
DRAWN BY:	MWB
CHECKED BY:	RH/ML
PROJECT #:	205006
SCALE:	AS NOTED
REVISION #:	
REVISION DATE:	

**NOISE SENSITIVE
RECEIVERS**

ATTACHMENT:
3.0



NARRATIVE:

- 
JOB SITE - 2885 78th AVE SE , MERCER ISLAND WA
- 
HAUL IN FROM INTERSTATE
 I-90 EAST OR WEST TO N MERCER WAY TO 77TH AVE SE TO SE 32ND ST TO 78TH AVE SE TO SE 29TH ST TO SITE
- 
LOAD OUT TO INTERSTATE
 SE 29TH ST TO 77TH AVE SE TO N MERCER WAY TO I-90 EAST OR WEST



MERCER ISLAND MIXED USE
 2885 78TH AVE SE
 MERCER ISLAND, WA 98040

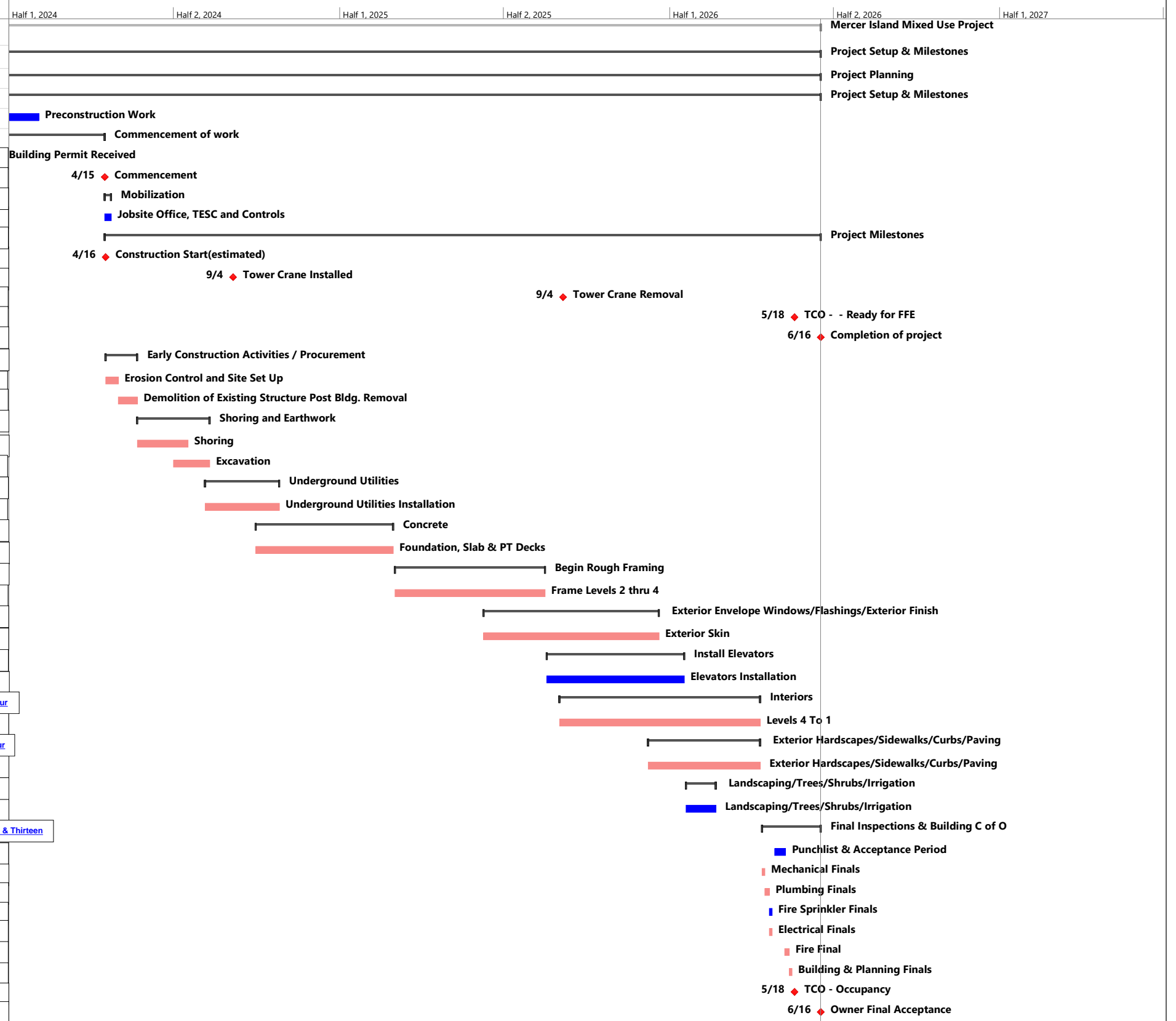
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REVISION DATE:	

HAUL ROUTE

ATTACHMENT:
3.4



ID	Task Mod	Task Name	Duration	Start	Finish
0		Mercer Island Mixed Use Project	1817 days	Mon 7/1/19	Tue 6/16/26
1		1 Project Setup & Milestones	1817 days	Mon 7/1/19	Tue 6/16/26
2		1.1 Project Planning	1817 days	Mon 7/1/19	Tue 6/16/26
3		1.1.1 Project Setup & Milestones	1817 days	Mon 7/1/19	Tue 6/16/26
4		1.1.1.1 Preconstruction Work	1200 days	Mon 7/1/19	Fri 2/2/24
5		1.1.1.2 Commencement of work	84 days	Wed 12/20/23	Mon 4/15/24
6		1.1.1.2.1 Building Permit Received	1 day	Approximately Q4 2023	
7		1.1.1.2.2 Commencement	1 day	Approximately Q4 2023	
8		1.1.1.3 Mobilization	5 days	Week One	
9		1.1.1.3.1 Jobsite Office, TESC and Controls	5 days	First 5 Days of the Project	
10		1.1.1.4 Project Milestones	566 days	Overall 26 Months Duration	
11		1.1.1.4.1 Construction Start(estimated)	1 day	First Day of Onsite Activity	
12		1.1.1.4.2 Tower Crane Installed	1 day	One day activity	
13		1.1.1.4.3 Tower Crane Removal	1 day	Removal 12 months from Erection of Crane	
14		1.1.1.4.4 TCO - - Ready for FFE	1 day	Occupancy Approval Milestone One Day	
15		1.1.1.4.5 Completion of project	1 day	Client and Architect Accept Bldg. One Day	
16		2 Early Construction Activities / Procurement	25 days	Week Two thru Week Seven	
17		2.1 Erosion Control and Site Set Up	10 days	2 Week Period to Set Up Site Erosion Control	
18		2.2 Demolition of Existing Structure Post Bldg. Removal	15 days	3 Week Period to Demo Bldg. and Site Items	
19		3 Shoring and Earthwork	58 days	Week Four thru Week Fifteen	
20		3.1 Shoring	40 days	8 Week Period - Shoring Walls for Basement	
21		3.2 Excavation	30 days	6 Week Period to Move Earth for Basement	
22		4 Underground Utilities	60 days	Week Fourteen thru Week Twenty Six	
23		4.1 Underground Utilities Installation	60 days	12 Week Period for Utility Infrastructure	
24		5 Concrete	110 days	Week Sixteen thru Week Thirty-Eight	
25		5.1 Foundation, Slab & PT Decks	110 days	22 Week Period to Install Structural Concrete	
26		6 Begin Rough Framing	120 days	Week Thirty-Eight thru Week Sixty Two	
27		6.1 Frame Levels 2 thru 4	120 days	24 Week Period to Install Wood Framing	
28		7 Exterior Envelope Windows/Flashings/Exterior Finish	140 days	Week Sixty thru Week Eight-Eight	
29		7.1 Exterior Skin	140 days	28 Week Period to Install All Exterior Skin Items	
30		8 Install Elevators	110 days	Week Seventy thru Week Eight-Nine	
31		8.1 Elevators Installation	110 days	22 Week Period to Install all Elevator Systems	
32		9 Interiors	160 days	Week Seventy-Two thru Week One Hundred & Four	
33		9.1 Levels 4 To 1	160 days	30 Week Period to Install all Unit Finishes	
34		10 Exterior Hardscapes/Sidewalks/Curbs/Paving	90 days	Week Eighty-Five thru Week One Hundred & Four	
35		10.1 Exterior Hardscapes/Sidewalks/Curbs/Paving	90 days	18 Week Period to Install all Exterior Hardscape	
36		11 Landscaping/Trees/Shrubs/Irrigation	25 days	Week Ninety-Two thru Week Ninety-Six	
37		11.1 Landscaping/Trees/Shrubs/Irrigation	25 days	5 Week Period to Install Landscaping	
38		12 Final Inspections & Building C of O	47 days	Week One Hundred & Four thru Week One Hundred & Thirteen	
39		12.1 Punchlist & Acceptance Period	10 days	2 Week Period to Fix all Misc. QC Items	
40		12.2 Mechanical Finals	3 days	3 Days of Planned Final Inspections	
41		12.3 Plumbing Finals	3 days	3 Days of Planned Final Inspections	
42		12.4 Fire Sprinkler Finals	3 days	3 Days of Planned Final Inspections	
43		12.5 Electrical Finals	3 days	3 Days of Planned Final Inspections	
44		12.6 Fire Final	3 days	3 Days of Planned Final Inspections	
45		12.7 Building & Planning Finals	3 days	3 Days of Planned Final Inspections	
46		12.8 TCO - Occupancy	1 day	Major Milestone - Project Substantial Complete	
47		12.9 Owner Final Acceptance	1 day	Owner Accepts Final Project - Completion	



Mercer Island Mixed Use Proj	Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
	Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
	Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress

SITE ACCESS & LOGISTICS PLAN











SITE SUPERINTENDENT - TYLER HALE
425-459-7039

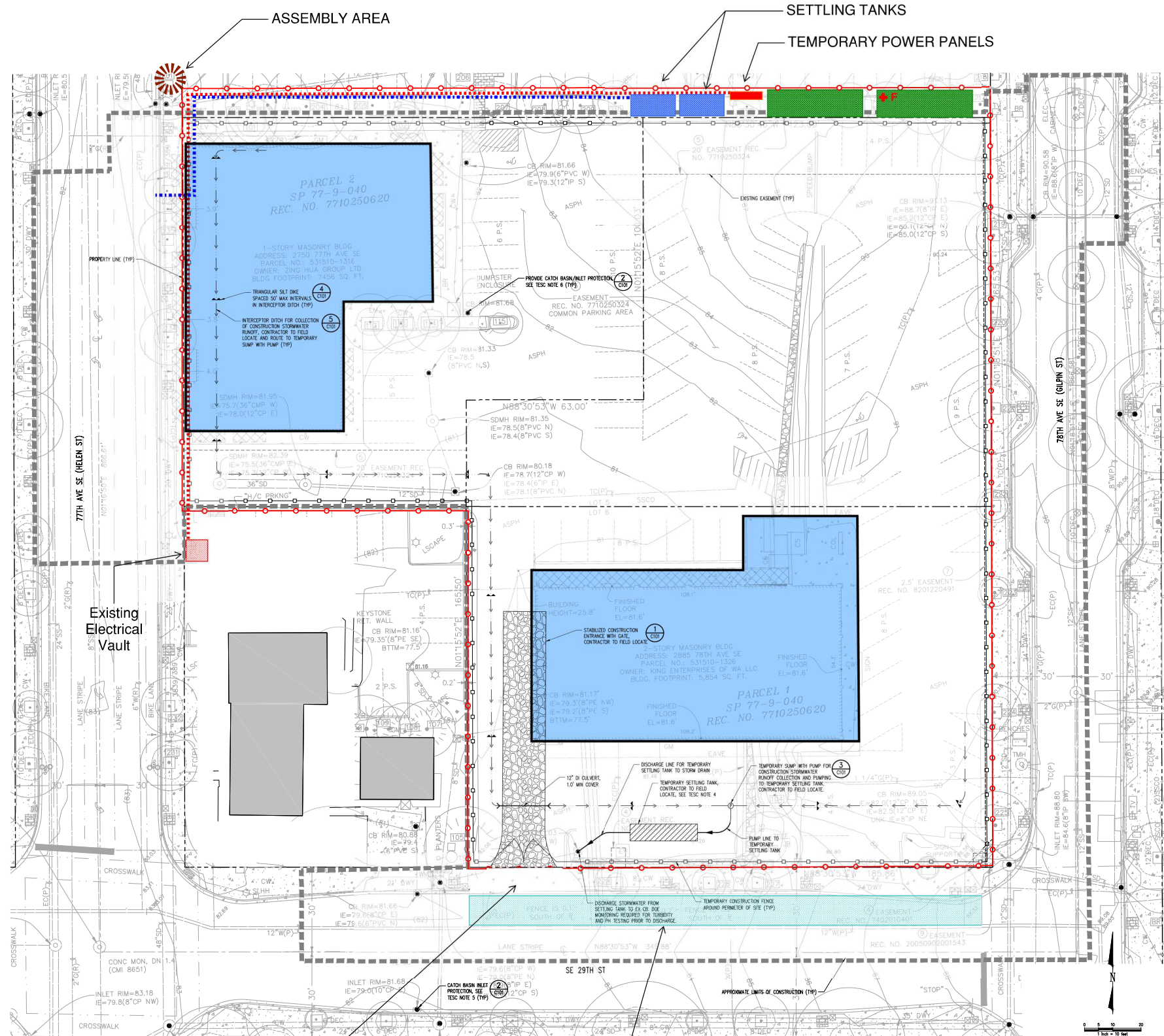
OFFICE CONTACT - RYAN HEALY
425-652-5158

SITE WORK HOURS:
MONDAY - FRIDAY 7:00 AM - 4:30 PM
SATURDAY 9:00 AM - 5:30 PM

NO EXTERIOR NOISE UNTIL AFTER 9:00AM

LEGEND:

-  JOB TRAILER - 34' x 10' SITE ACCESS
-  CONSTRUCTION ENTRANCE
-  BUILDING TO BE DEMOLISHED
-  ASSEMBLY AREA
-  PARKING LANE CLOSED - TRAFFIC CONTROL PLAN
-  SETTLING TANK
-  TEMPORARY POWER
-  CONSTRUCTION FENCE
-  FIRE EXTINGUISHER
-  FIRST AID KIT



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SCOPE PLAN:
DEMO




ATTACHMENT:
4.1A

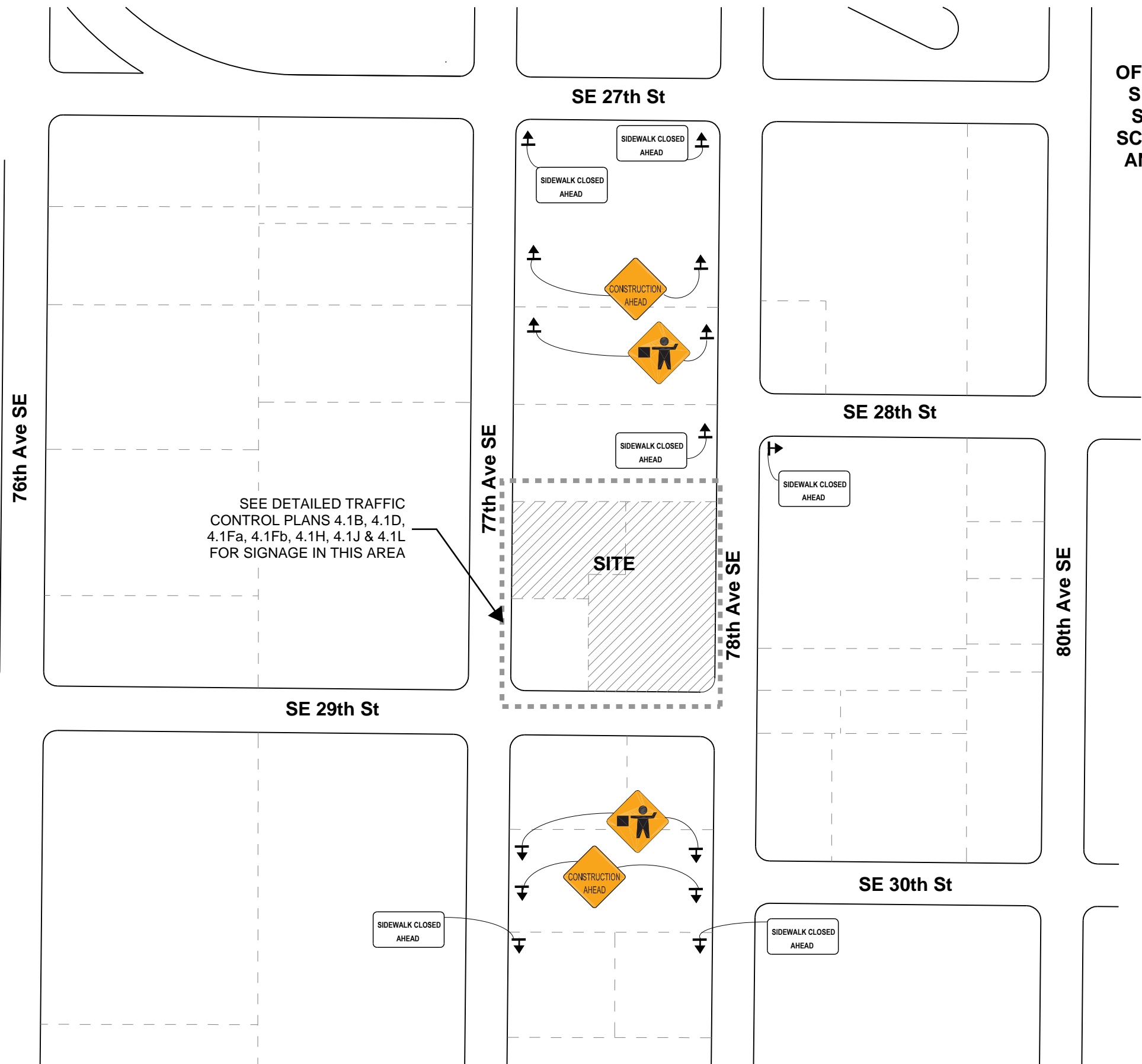
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425-459-7039

OFFICE CONTACT - RYAN HEALY
425-652-5158

SITE WORK HOURS:
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- LEGEND:**
-  CONSTRUCTION SITE
 -  DETAIL SIGNAGE ON OTHER SHEETS
 -  ROAD SIGNAGE



**OFF SITE SIGNAGE ONLY.
SEE ATTACHED DETAIL
SHEETS FOR SITE AND
SCOPE SPECIFIC TRAFFIC
AND PEDESTRIAN FLOW
PLANS.**



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**TRAFFIC PLAN:
OFF SITE SIGNAGE**








**ATTACHMENT:
4.1A-1**

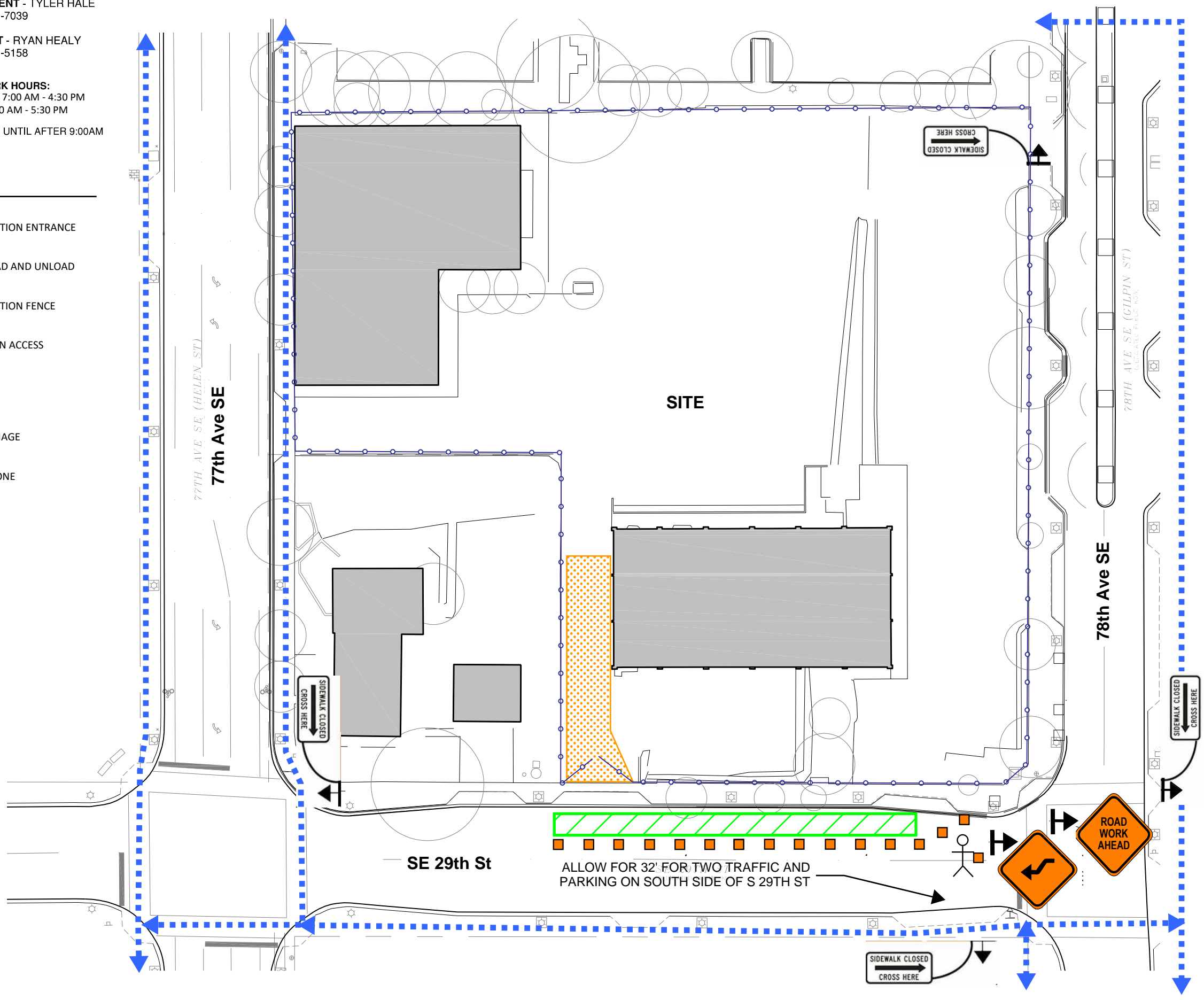
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425-652-5158

SITE WORK HOURS:
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- LEGEND:**
-  CONSTRUCTION ENTRANCE
 -  TRUCK LOAD AND UNLOAD
 -  CONSTRUCTION FENCE
 -  PEDESTRIAN ACCESS
 -  FLAGGER
 -  ROAD SIGNAGE
 -  TRAFFIC CONE



SITE SIGNAGE ONLY. SEE ATTACHED OVERALL NEIGHBORHOOD SHEET 4.1A-1 FOR OFF SITE SIGNAGE.

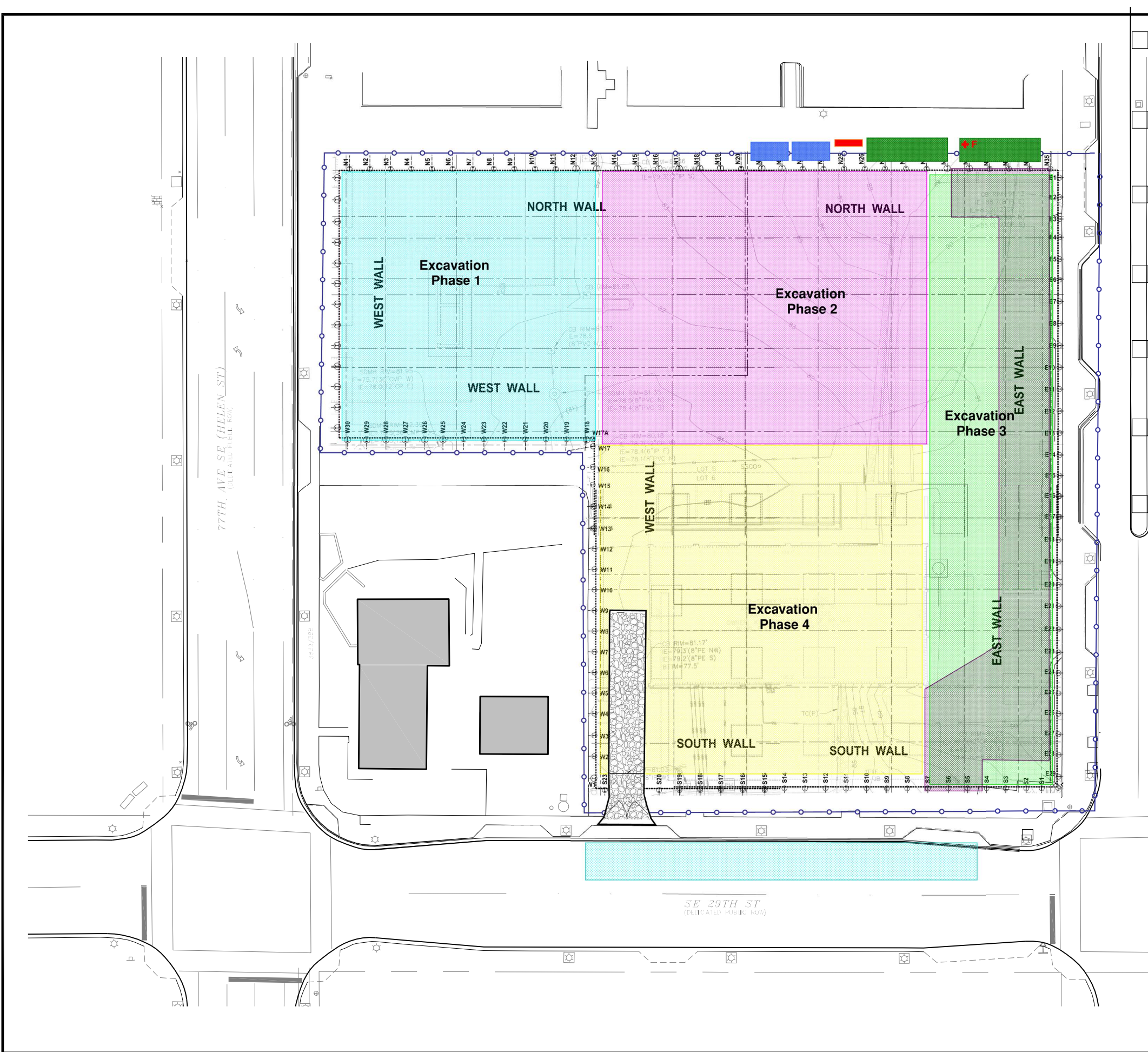


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TRAFFIC PLAN:
DEMO

ATTACHMENT:
4.1B



SITE ACCESS & LOGISTICS PLAN

SITE SUPERINTENDENT - TYLER HALE
425-459-7039

OFFICE CONTACT - RYAN HEALY
425-652-5158

SITE WORK HOURS:
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LEGEND:

-  JOB TRAILER - 34' x 10'
-  CONSTRUCTION ENTRANCE
-  PARKING LAND CLOSED - SEE TRAFFIC PLAN
-  SETTLING TANK
-  TEMPORARY POWER
-  CONSTRUCTION FENCE
-  FIRE EXTINGUISHER
-  FIRST AID KIT
-  SHORING PILE
-  PHASED EXCAVATION



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Bothell, WA, 98011
425-775-3822
rmillerinc.com

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REVISION DATE:	

**SCOPE PLAN:
SHORING &
EXCAVATION**

ATTACHMENT:








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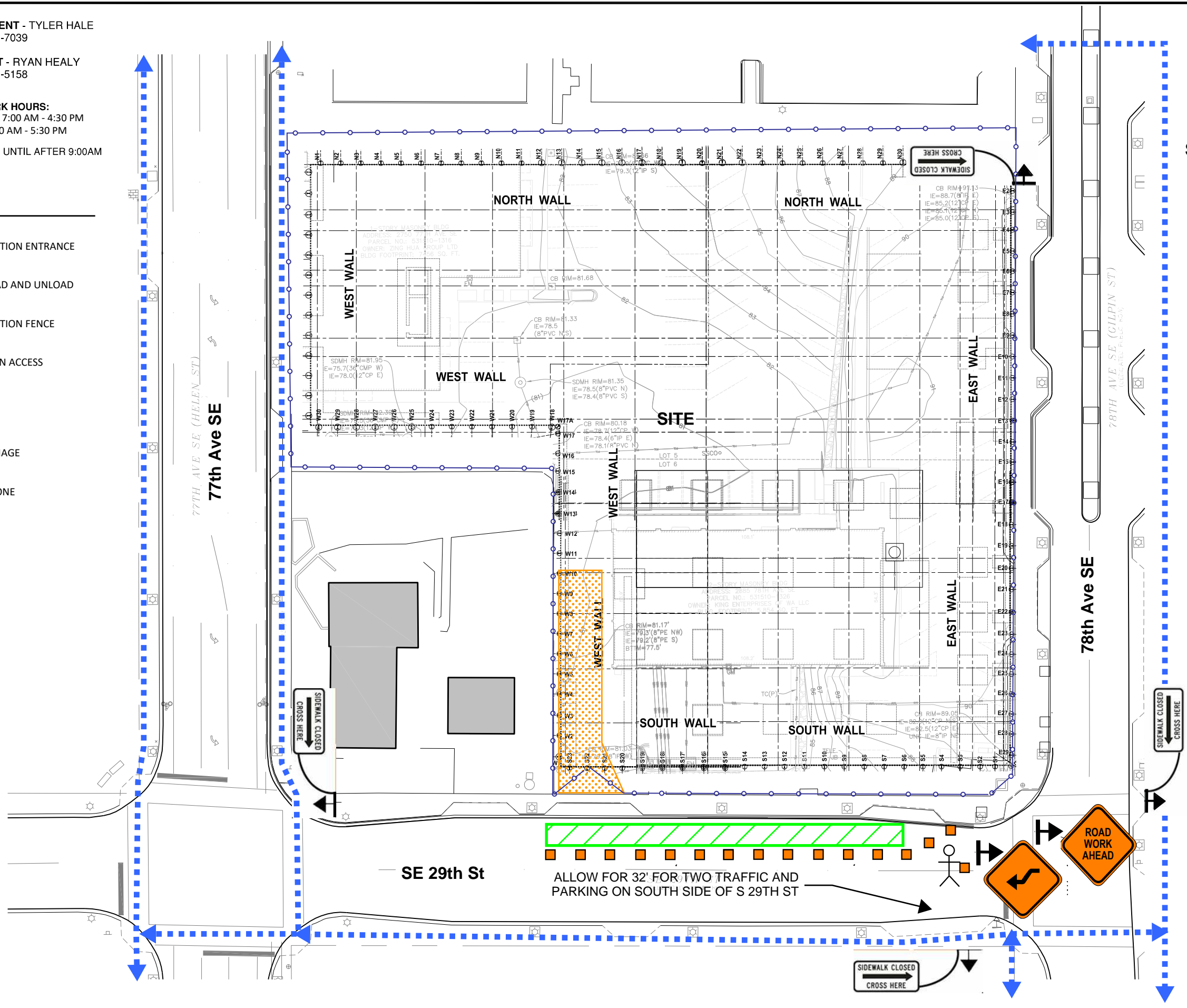
SITE SUPERINTENDENT - TYLER HALE
425-459-7039

OFFICE CONTACT - RYAN HEALY
425-652-5158

SITE WORK HOURS:
MONDAY - FRIDAY 7:00 AM - 4:30 PM
SATURDAY 9:00 AM - 5:30 PM

NO EXTERIOR NOISE UNTIL AFTER 9:00AM

- LEGEND:**
-  CONSTRUCTION ENTRANCE
 -  TRUCK LOAD AND UNLOAD
 -  CONSTRUCTION FENCE
 -  PEDESTRIAN ACCESS
 -  FLAGGER
 -  ROAD SIGNAGE
 -  TRAFFIC CONE



SITE SIGNAGE ONLY. SEE ATTACHED OVERALL NEIGHBORHOOD SHEET 4.1A-1 FOR OFF SITE SIGNAGE.

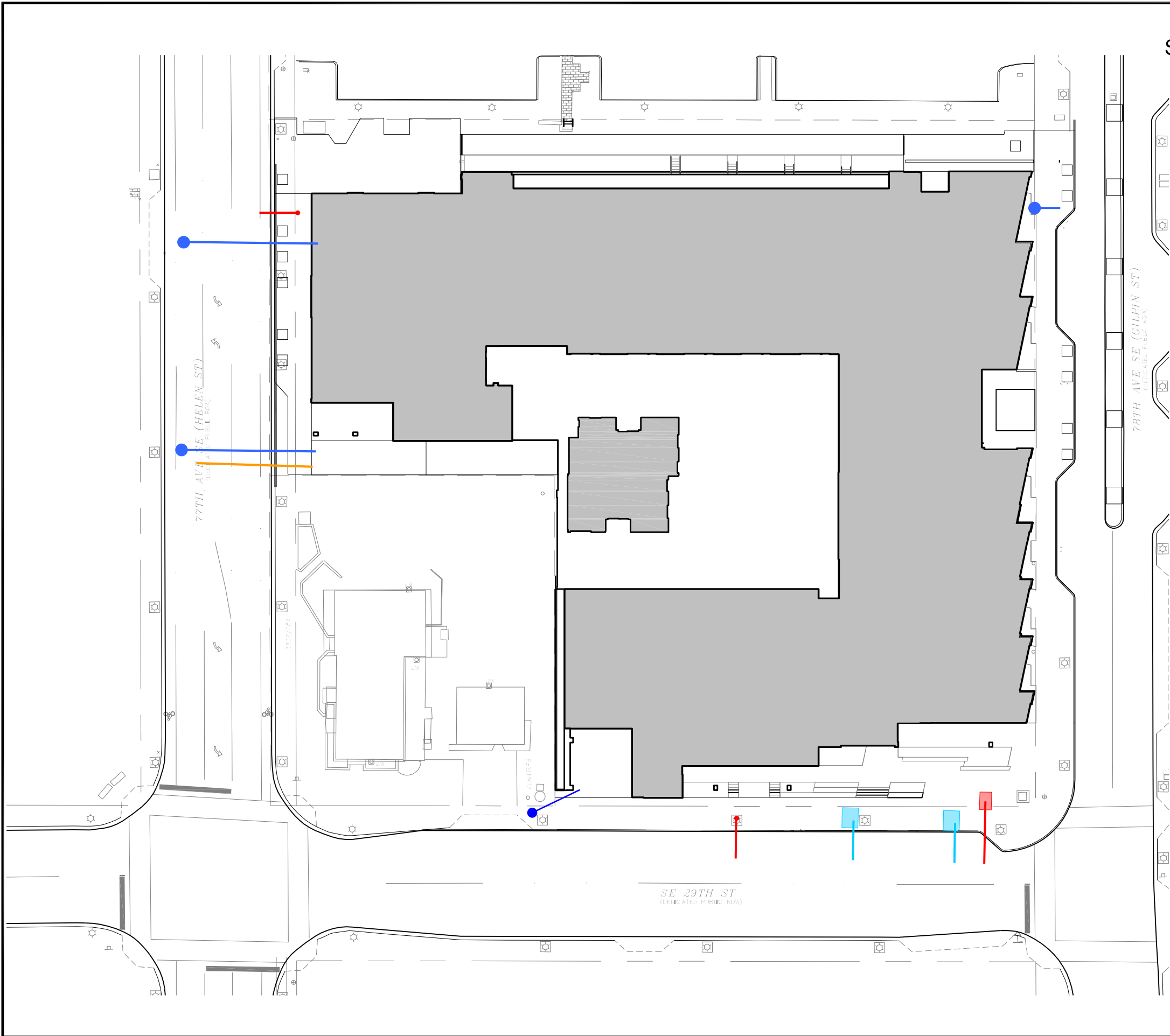


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REVISION DATE:	

**TRAFFIC PLAN:
SHORING &
EXCAVATION**

ATTACHMENT:
4.1D



SITE ACCESS & LOGISTICS PLAN

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425-459-7039

OFFICE CONTACT - RYAN HEALY
425-652-5158

SITE WORK HOURS:
MONDAY - FRIDAY 7:00 AM - 4:30 PM
SATURDAY 9:00 AM - 5:30 PM

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LEGEND:

UTILITY LINES COMING INTO THE SITE FROM THE STREET

- GAS LINE
- STORM/SEWER LINE
- FIRE SPRINKLER LINE
- DOMESTIC WATER LINE



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Bothell, WA. 98011
425-775-3822 rmlerinc.com

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REVISION DATE:	

SCOPE PLAN:
UTILITIES

ATTACHMENT:








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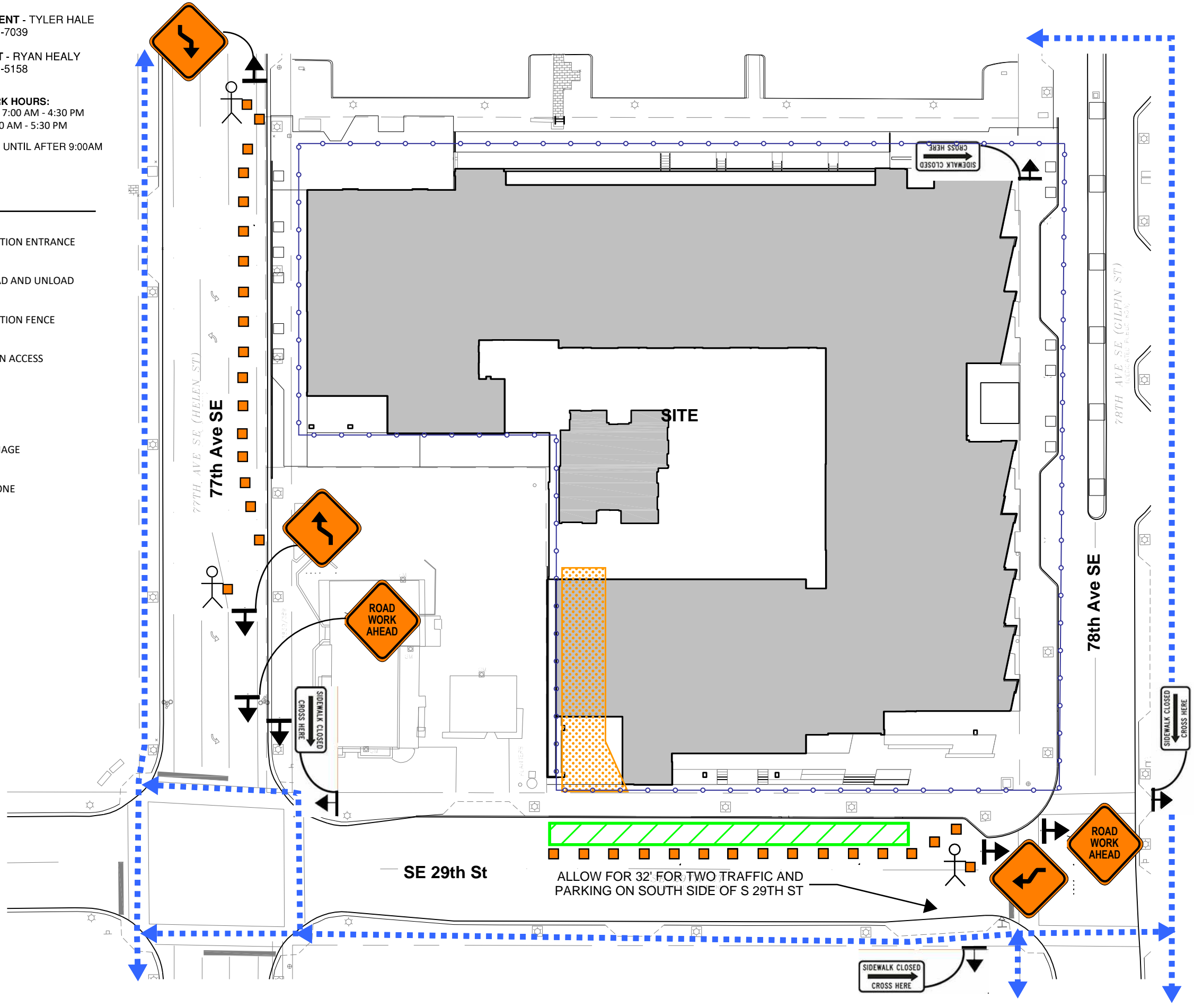
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OFFICE CONTACT - RYAN HEALY
425-652-5158

SITE WORK HOURS:
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- LEGEND:**
-  CONSTRUCTION ENTRANCE
 -  TRUCK LOAD AND UNLOAD
 -  CONSTRUCTION FENCE
 -  PEDESTRIAN ACCESS
 -  FLAGGER
 -  ROAD SIGNAGE
 -  TRAFFIC CONE



SITE SIGNAGE ONLY. SEE ATTACHED OVERALL NEIGHBORHOOD SHEET 4.1A-1 FOR OFF SITE SIGNAGE.



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TRAFFIC PLAN:
UTILITIES








ATTACHMENT:
4.1Fa

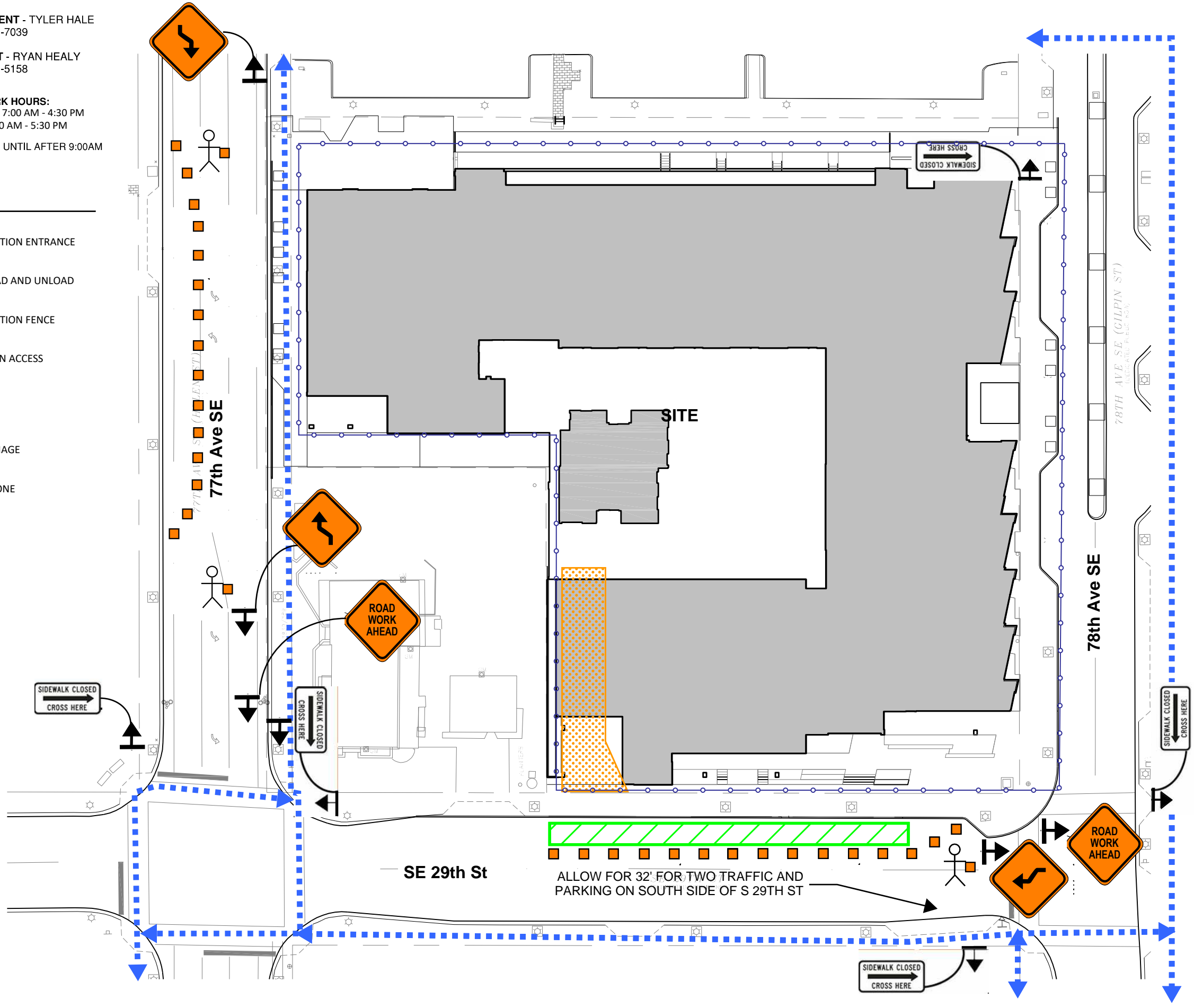
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REVISION DATE:	

TRAFFIC PLAN:
UTILITIES

ATTACHMENT:
4.1Fb



SITE ACCESS & LOGISTICS PLAN

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425-459-7039

OFFICE CONTACT - RYAN HEALY
425-652-5158

SITE WORK HOURS:
MONDAY - FRIDAY 6:00 AM - 3:30 PM
SATURDAY 7:00 AM - 3:30 PM

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LEGEND:

- CONCRETE FOUNDATIONS LOWER LEVEL
- CONCRETE FOUNDATIONS UPPER LEVEL



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SCOPE PLAN:
CONCRETE

ATTACHMENT:








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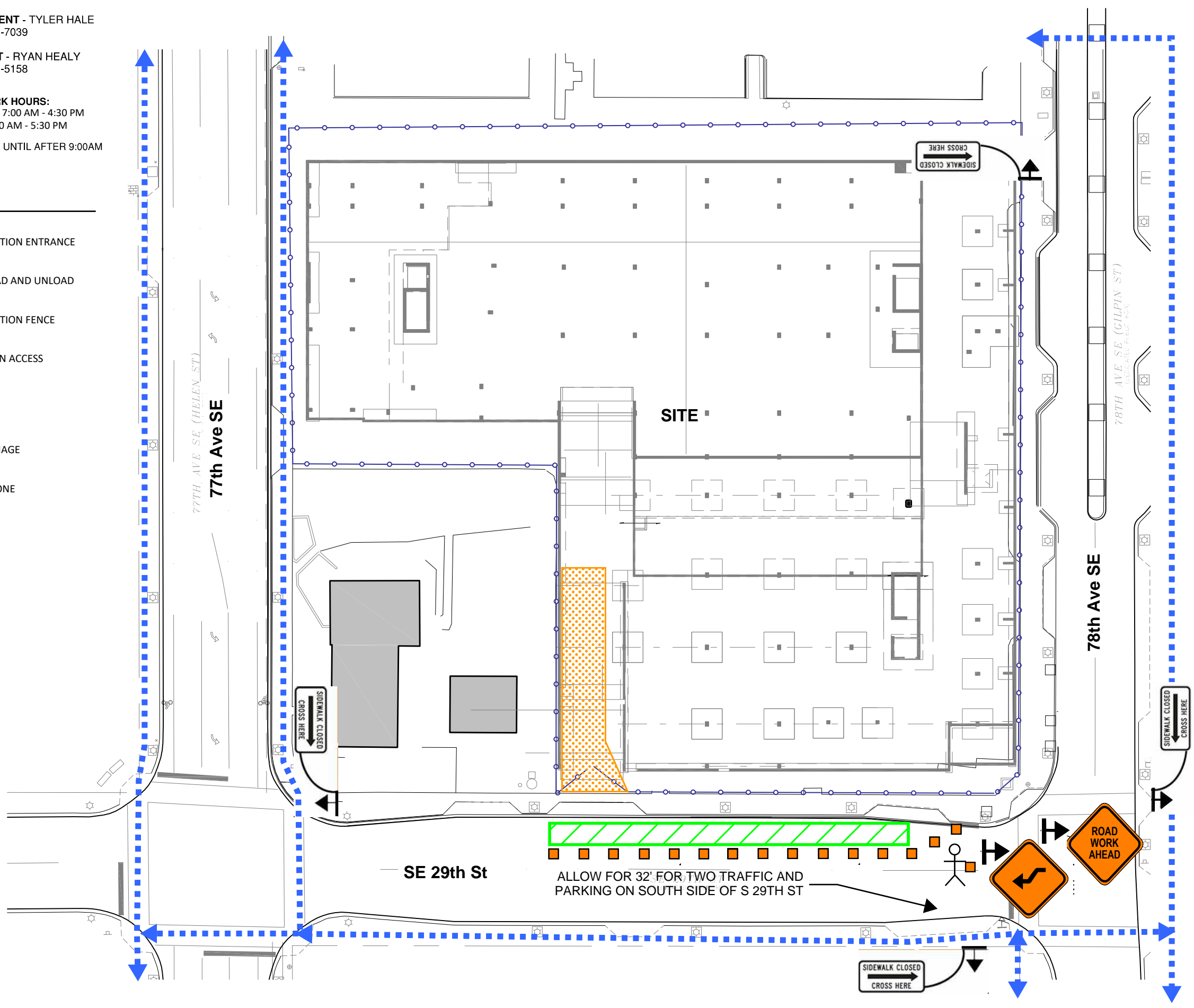
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- LEGEND:**
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 -  TRUCK LOAD AND UNLOAD
 -  CONSTRUCTION FENCE
 -  PEDESTRIAN ACCESS
 -  FLAGGER
 -  ROAD SIGNAGE
 -  TRAFFIC CONE



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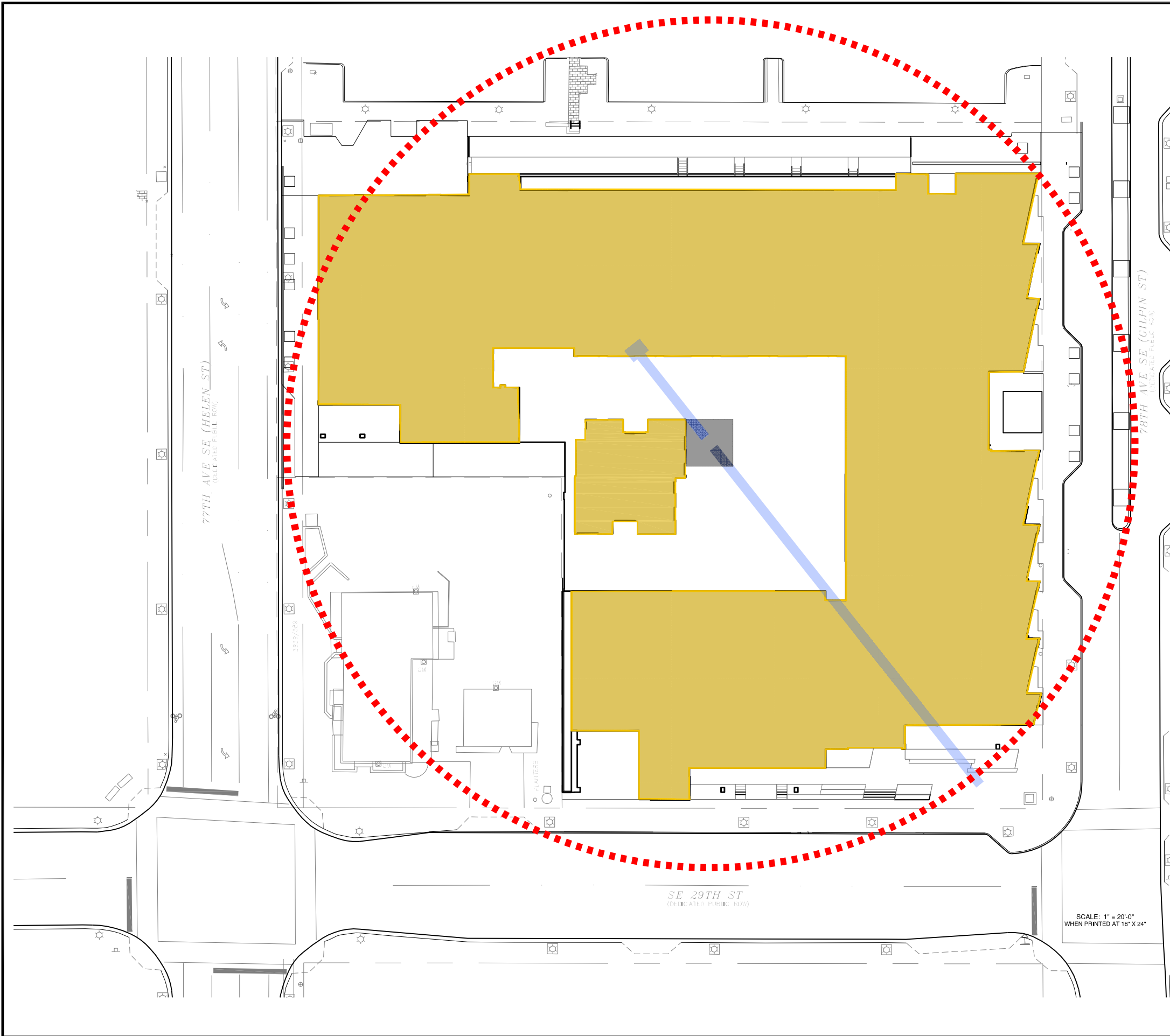


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**TRAFFIC PLAN:
CONCRETE**

**ATTACHMENT:
4.1H**



SITE ACCESS & LOGISTICS PLAN

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425-459-7039

OFFICE CONTACT - RYAN HEALY
425-652-5158

SITE WORK HOURS:
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LEGEND:

 STRUCTURE AT STREET LEVEL AND ABOVE



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SCOPE PLAN:
CONSTRUCTION

ATTACHMENT:








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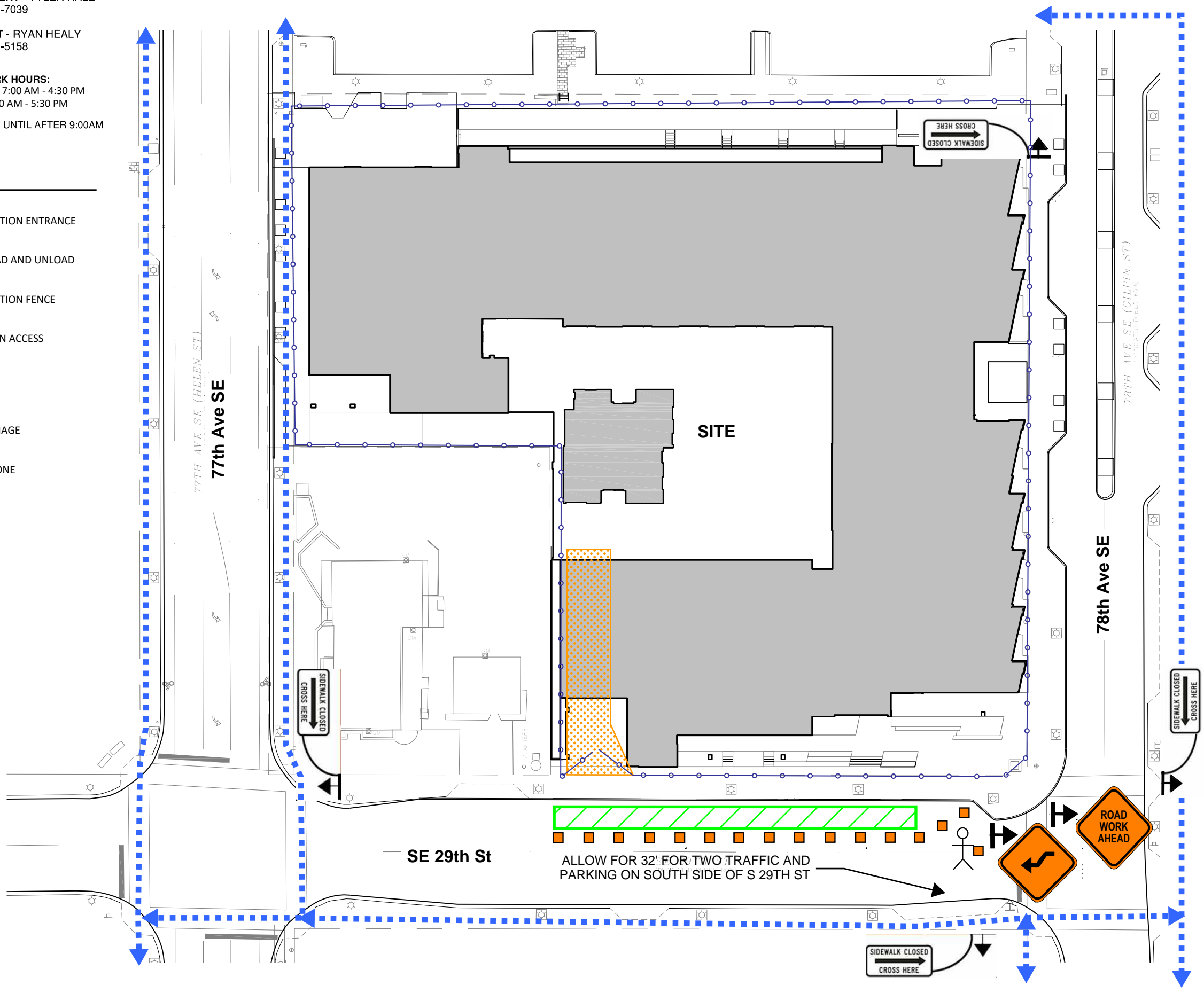
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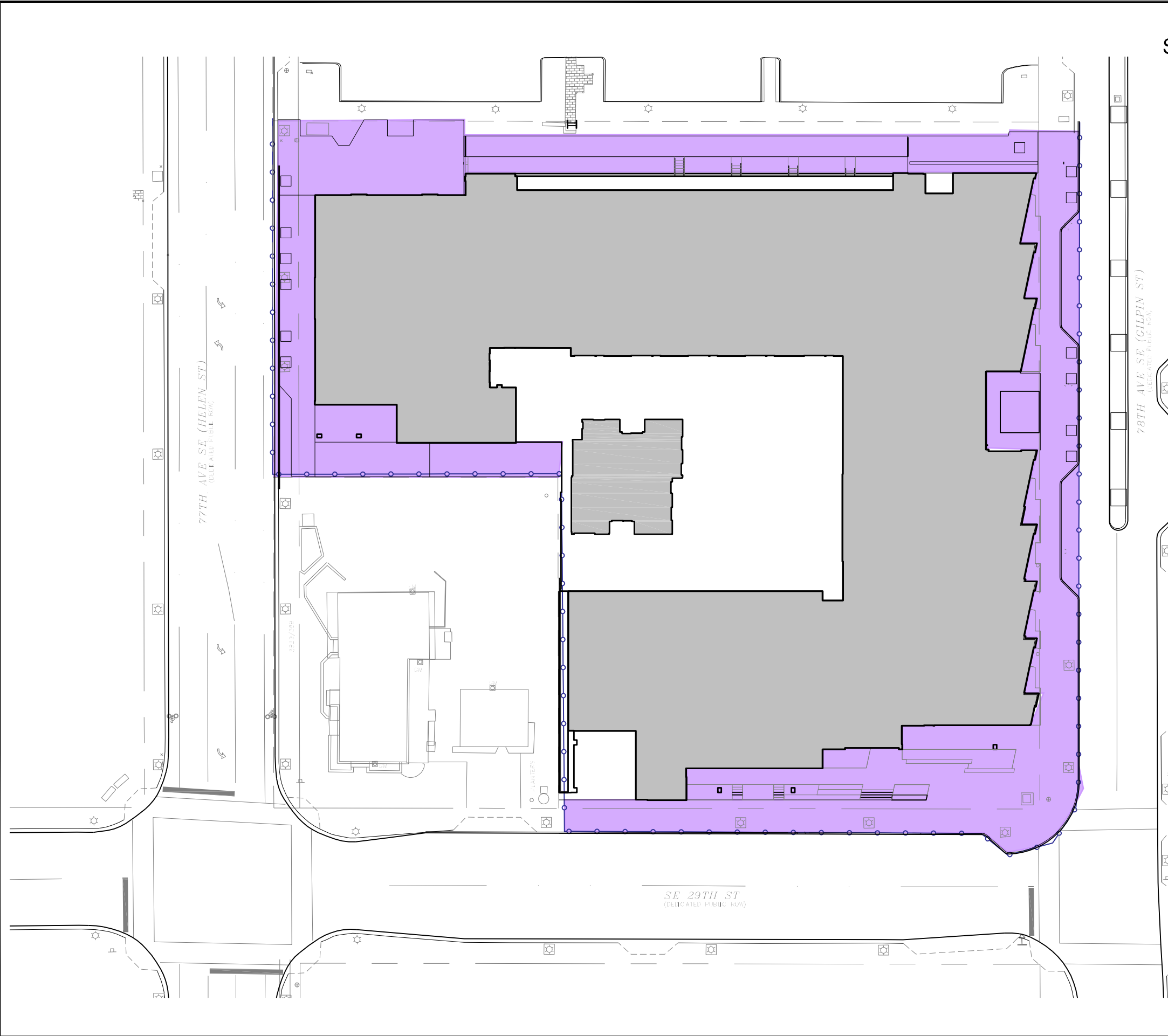


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TRAFFIC PLAN: CONSTRUCTION

ATTACHMENT:
4.1J



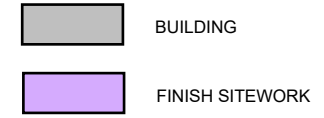
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SCOPE PLAN:
FINISH SITEWORK

ATTACHMENT:








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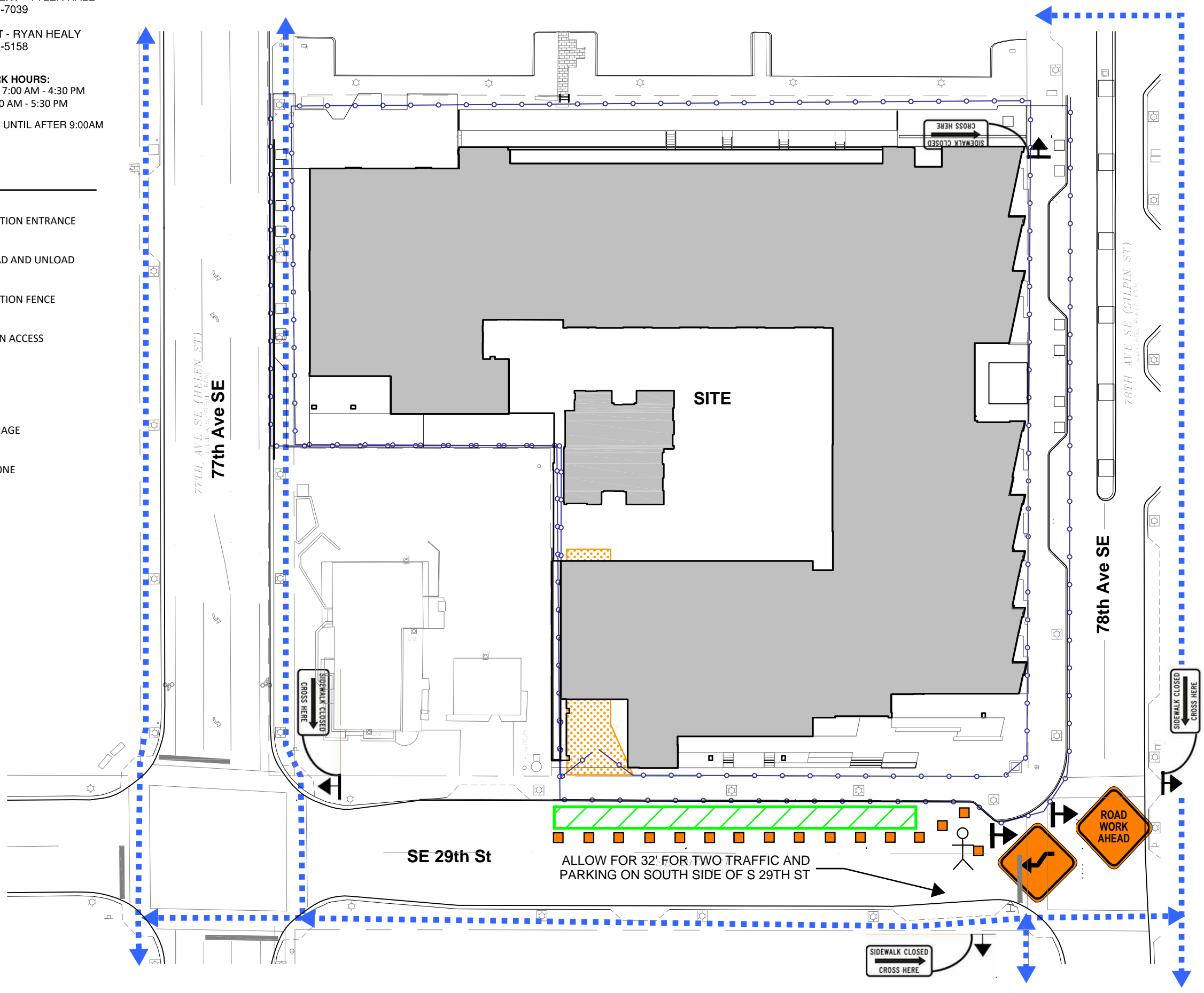
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 -  FLAGGER
 -  ROAD SIGNAGE
 -  TRAFFIC CONE



SITE SIGNAGE ONLY. SEE ATTACHED OVERALL NEIGHBORHOOD SHEET 4.1A-1 FOR OFF SITE SIGNAGE.

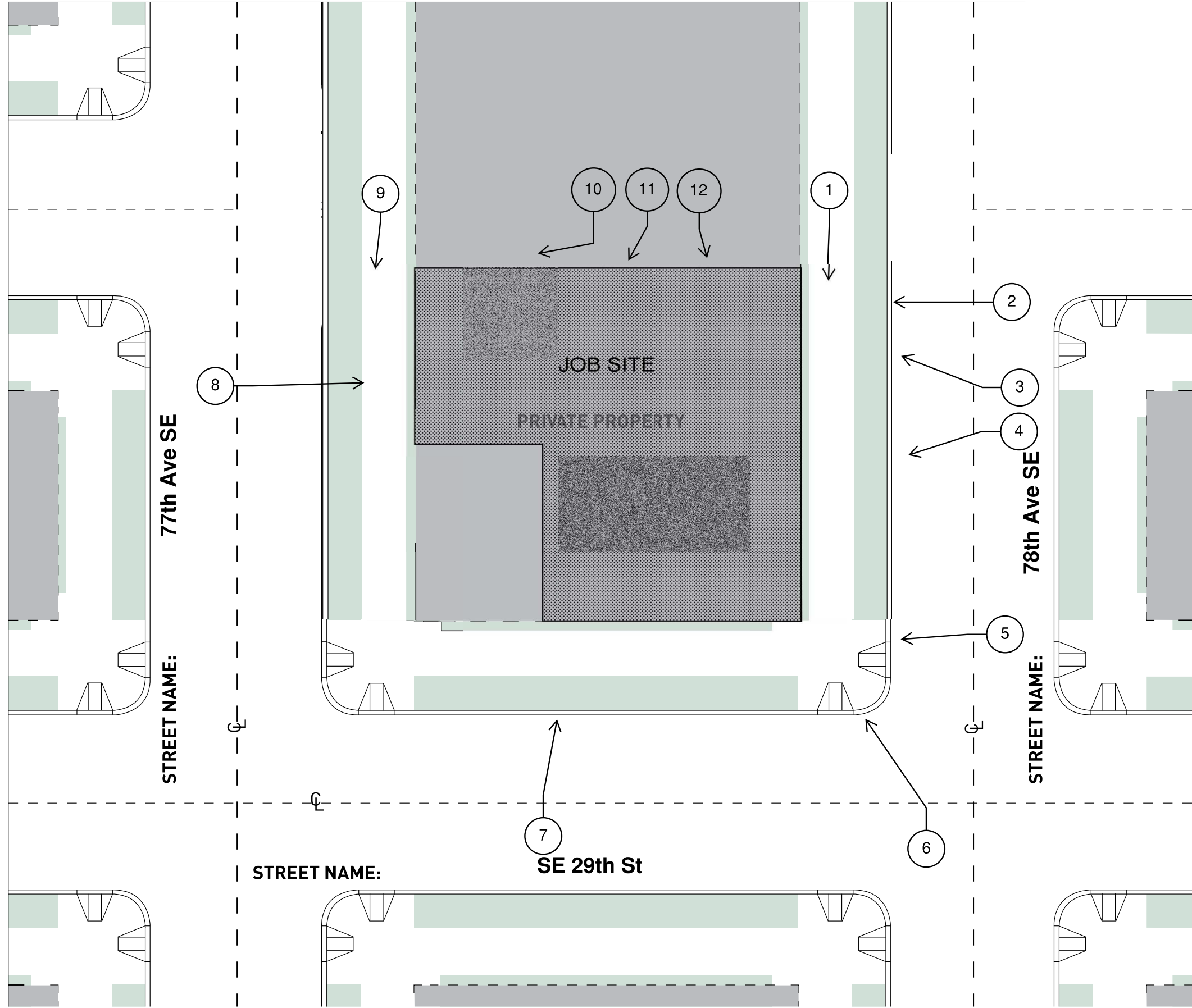


MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DATE:	12/15/2022
DRAWN BY:	MWB
CHECKED BY:	RH/ML
PROJECT #:	205006
SCALE:	AS NOTED
REVISION #:	
REVISION DATE:	

**TRAFFIC PLAN:
FINISH SITEWORK**

ATTACHMENT:
4.1L



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REVISION #:	
REVISION DATE:	

**SITE PHOTO
LEGEND**

ATTACHMENT:

8.0



NAILS
FULL SET \$30
REFILL \$20
Pedicure \$25
Manicure \$15
Mani & Ped. \$40
BROW TREATMENT \$15

大園 Tiger Garden

1

VIEW LOOKING SOUTH FROM NE CORNER

10-19-2020





2

VIEW LOOKING WEST FROM NE CORNER

10-19-2020





EXCEPT HOLIDAYS

3

VIEW LOOKING WEST FROM EASTSIDE

10-19-2020





4

VIEW LOOKING SOUTHWEST FROM EASTSIDE

10-19-2020





5

VIEW LOOKING WEST FROM SE CORNER

10-19-2020





6

VIEW LOOKING NW FROM SE CORNER

10-19-2020





7

VIEW LOOKING NORTH FROM SOUTH SIDE

10-19-2020





8

VIEW LOOKING EAST FROM WEST SIDE

10-19-2020





9

VIEW LOOKING SOUTH FROM NW CORNER

10-19-2020





10

10-19-2020

VIEW LOOKING WEST FROM NORTH SIDE





11

VIEW LOOKING SW FROM NORTH SIDE

10-19-2020





12

VIEW LOOKING SOUTH FROM NORTH SIDE

10-19-2020

