CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

CONSTRUCTION MANAGEMENT PLAN

(Project Specific Mitigation Measures)

PROJECT INFORMATION

Site Address:	5425 W Mercer Way	Phone Number:	206 232 1600
Owner Name:	Steve & Hui Kao Hong	Date:	5/31/23
Contractor:	Gallagher Co.		

Name, title, company, and phone number of Individual who completed this plan:

Gabrielle Palazzolo, Assistant Project Manager, Gallagher Co., 206 530 3399

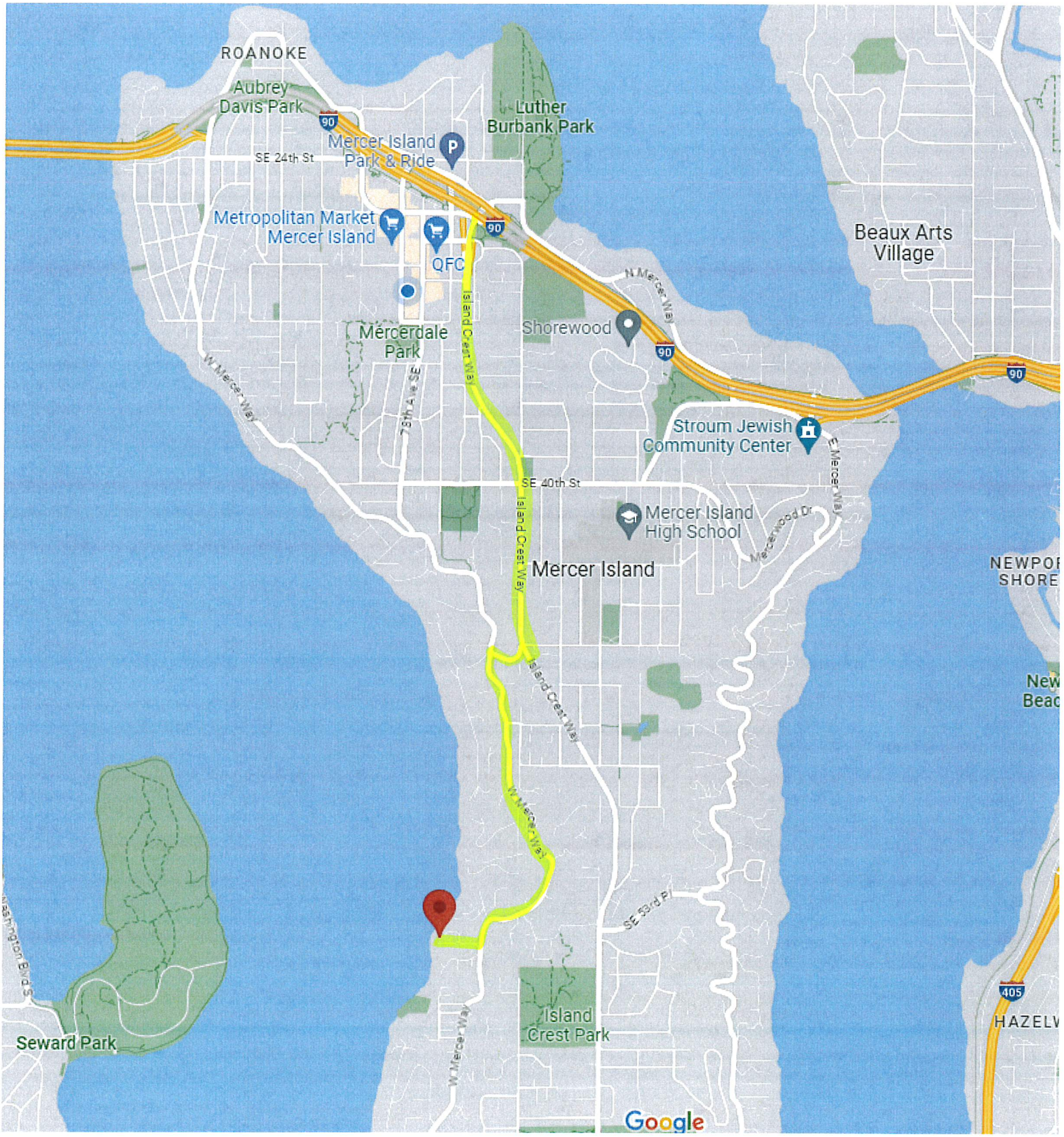
OVERVIEW

Mercer Island City Code 17.14 describes the requirements for a construction management plan and construction schedule as follows:

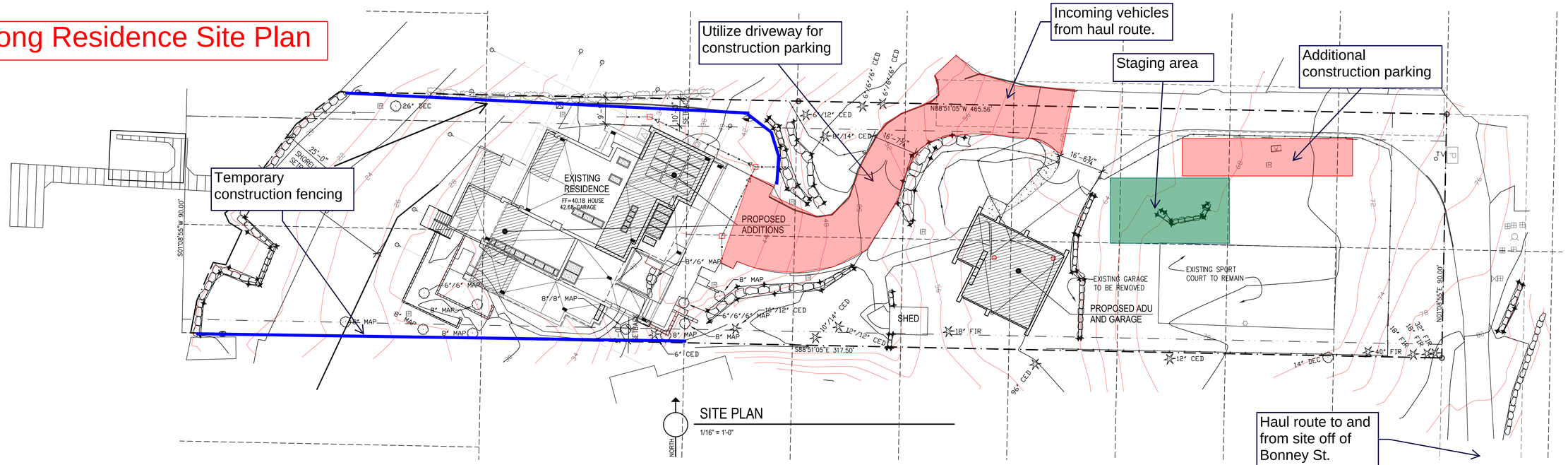
105.6 Construction management plan and construction schedule.

1. Every permit issued for the construction of a new single family home with a gross floor area of more than6,000 square feet, or as required for a permit renewal under section 105, shall provide a construction management plan and a construction schedule for approval by the building official.
2. Every permit issued for the remodel or addition to a single family home that will result in the modification of more than 6,000 square feet gross floor area, or the addition of more than 3,000 square feet gross floor area, or as required for a permit renewal under section 105, shall provide a construction management plan and a construction schedule for approval by the building official.
3. The construction management plan shall include measures to mitigate impacts resulting from construction noise, deliveries and trucking, dust / dirt, use of the street for construction related staging and parking, off-site parking, and haul routes. The building official may require additional information as needed to identify and establish appropriate mitigation measures for construction related impacts.
4. The construction schedule shall identify major milestones, anticipated future phases, and anticipated completion dates. The construction schedule shall establish a timeline for completion of exterior and interior building related construction activity and site work. The construction schedule shall incorporate appropriate measures to address unforeseeable delays and shall provide for contingencies. The building official may require additional information or revisions to the construction schedule.
5. The building official is authorized to take corrective measures as needed to ensure adherence to the approved construction management plan and construction schedule.

Haul Route - 5425 W. Mercer Way



Kao Hong Residence Site Plan



GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT. COPYRIGHT 2023 BY CHESMORE/BUCK ARCHITECTURE. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

ALL CONSTRUCTION SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND BE IN ACCORDANCE WITH THE WASHINGTON STATE LAWS AND REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.

CONTRACTORS RESPONSIBILITY:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

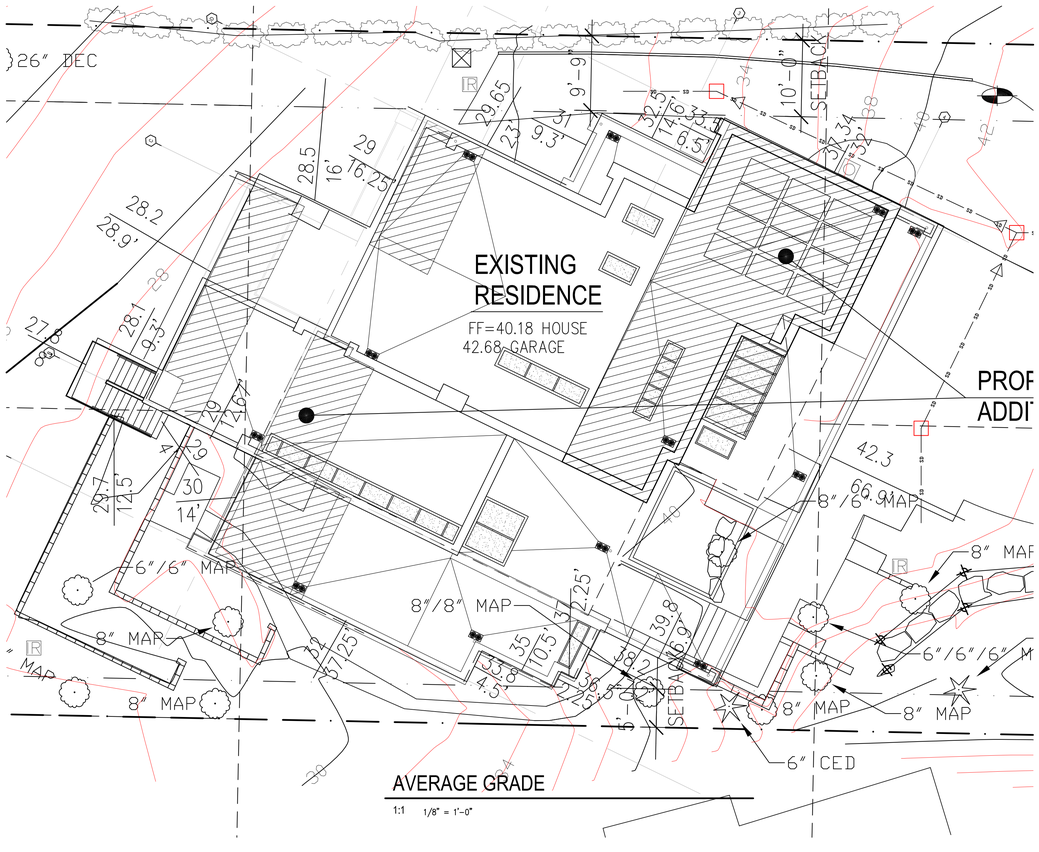
CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHTECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON THE DRAWING ONLY WILL NOT SATISFY THIS REQUIREMENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES,SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

ALL STUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IF UNUSUAL, UNFORESEEABLE, OR UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED.

BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENT RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION PROVIDED BY THE OWNER, SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE. THE CONTRACTOR'S REVIEW IS MADE IN THE CONTRACTOR'S CAPACITY AS A CONTRACTOR AND NOT AS A LICENSED DESIGN PROFESSIONAL.



length	elevation	axb
32	37.34	1194.88
6.5	33.5	217.75
14.6	32.5	474.5
9.3	31	288.3
23	29.65	681.95
16.25	29	471.25
16	28.5	456
28.9	28.2	814.98
9.3	28.1	261.33
8	27.8	222.4
12.5	29.7	371.25
4	29	116
14	30	420
37.25	32	1192
4.5	33.8	152.1
10.5	35	367.5
2.25	36.5	82.125
2.25	37	83.25
7.2	38.2	275.04
16.9	39.8	672.62
66.9	42.3	2829.87
342.1		11645.1

34.04 average grade

DADU AVERAGE GRADE

length	elevation	axb
29.5	59	1740.5
31	60	1860
37	60.1	2223.7
19	59.2	1124.8
8	59.1	472.8
12	59.1	709.2
136.5		8131

59.57 average grade

PROJECT NOTES

PROPOSED ADDITION TO EXISTING RESIDENCE AND NEW ADU/GARAGE

OWNERS

STEVE KAO & HUI HONG
21722 CHINOOK ROAD
WOODWAY, WA 98020

ZONING

R-15

PROPERTY TAX ACCT#

PROPERTY TAX ACCOUNT NUMBER: 294890-0015

LEGAL DESCRIPTION

GROVELAND PARK ADD VAC 3-4 & S 10 FT OF 2 & SH LDS ADJ & VAC ST ADJ IN BLK 22 & VAC N 40 FT OF 16 THRU 22 & VAC S 50 FT OF 9 THRU 15 & VAC ST ADJ IN BLK 2

LOT COVERAGE

TOTAL LOT AREA: 42,797 S.F. NET LOT AREA 39,844 S.F.
LOT COVERAGE:

HOUSE W/ ADDITIONS	5,266 S.F.
DADU	1,108 S.F.
SHED	143 S.F.
STRUCTURAL TOTAL	6,517 S.F.
SPORT COURT	1,950 S.F.
DRIVING SURFACES	6,766 S.F.
TOTAL	15,233 S.F.

HARDSCAPE MAX. ALLOWED 9% OF 42,797 S.F. = 3,852 S.F.
STEPPING STONES & ROCKERIES 976 S.F.

40% ALLOWABLE LOT COVERAGE OR 17,119 S.F

GROSS FLOOR AREA

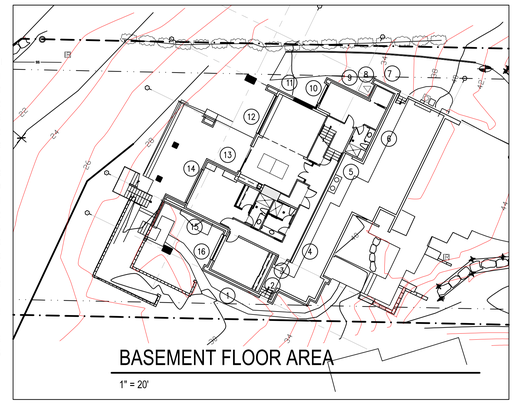
BASEMENT	640 S.F.
MAIN FLOOR	3,916 S.F.
UPPER FLOOR	1,908 S.F.
DADU	1,952 S.F.
TOTAL	8,416 S.F.
ALLOWABLE GROSS FLOOR AREA	12,000 S.F.

LOT SLOPE CALCULATION

HIGH POINT 80'-LOW POINT 18'=62' DIFFERENCE
62'/438.3' HORIZONTAL DISTANCE*100=12.8% LOT SLOPE

SHEET INDEX

WALL SEGMENT #	LENGTH	% COVERAGE	SEGMENT LENGTH
1	20	0.27	5.4
2	14	0.27	3.78
3	5	0.44	2.2
4	40	0.44	17.6
5	5	0.44	2.2
6	26	0.53	13.78
7	8	0.53	4.24
8	6	0.53	3.18
9	14	0.35	4.9
10	8	0.18	1.44
11	14	0.18	2.52
12	30	0.05	1.5
13	11	0	0
14	20	0	0
15	16	0.27	4.32
16	14	0.27	3.78
	251		70.84
SEGMENT L/TOTAL L			0.282231076
FLOOR AREA	2266		639.5356175



CHESMORE|BUCK architecture
27 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004
PHONE: 425-679-0807
FAX: 425-679-0804

No.	Date	Revision

HONG AND KAO RESIDENCE

5425 W. MERCER WAY
MERCER ISLAND, WA 98040

SITE PLAN

Sheet No.	1.0
Project No.	2222
Date:	5/30/23

INSTRUCTIONS

Fill in the blanks in the sections below and check the boxes that apply. The areas with check marks already provided indicate a requirement applicable to all projects. The intent of this Construction Management Plan is to mitigate construction impacts. Check other boxes that apply to your project and fill in the blanks accordingly to mitigate the construction related impacts.

✓ Designate a Construction Coordinator (CC), responsible for managing the construction related activities and the site. The CC will be the primary point of contact for neighbors and City staff regarding project related questions and concerns. The contact information is:

- Name, title, and company: John Kaelin, Superintendant, Gallagher Co.
- Phone: 206 730 8878
- Email: john@gallagherco.net

The CC will communicate proactively with neighbors within 300 feet of the site and those on construction haul routes between the site and nearest arterial street. The intent is to inform them of the scope/timeframe for the project prior to commencing construction, respond to questions/concerns, and provide advance notice of any significant work activities that will impact the street, private roads/driveways, etc. (e.g. underground utility work, major hauling, roadway paving, unusually noisy/disruptive work, etc.). Communication will be in the form of an email, hand delivered letter, or other means that will directly inform neighbors. The CC will provide copies of all communications to the City Engineer Patrick.yamashita@mercergov.org

☐ Screen or fence construction site (specify location)
☐ Temporary or permanent fences or walls (specify location)
✓ All construction staging and storage will occur on site. The street and shoulders will be kept clear.
✓ Maintain a neat and tidy construction site.
✓ Use of certified flaggers for all activities within the public right-of-way and when trucks are backing in private lanes or driveways.
✓ Implement noise reduction measures

- No work on the weekend
- Construction hours of work will be: Not to exceed 7am to 5pm weekdays; 9am to 5pm Saturdays and in compliance with MICC 8.24.020Q.
- Vehicles/equipment shall not be left idling when not in use.
- Provide neighbors with a direct line of communication to the CC to address issues promptly and directly.
- The unusually high noise-generating activities are listed below with description, duration and frequency:

  Large demolition debris, excavation & earth moving, concrete pours for structural and site concrete

  These activities will be limited to the hours of 8am to 3:30pm unless otherwise noted here: _____ to _____.
- ☐ Noise reduction construction methods/technologies used include: _____
- ▬ Other: Backup signals will be avoided and substituted with flagging operations/manned guiding of trucks when possible

✓ Construction Worker Parking

- ✓ Peak number of construction workers anticipated on site:
- ✓ Phases of construction when all construction worker parking cannot be accommodated on site and strategy for providing adequate parking: Car pooling and shuttles when necessary

- ✓ Construction workers are restricted from parking in the right of way except immediately adjacent to the site when there is space available. All damage to the right of way will be promptly restored by the contractor.
- ✓ Provide construction worker parking on site but outside of tree driplines.
- ▬ There will not be sufficient construction worker parking on site. Provide off-site parking (excluding use of right of way). Off-site location is at Shuttle from parking spaces at Gallagher Co. office _____ and will provide at least 10 (number) of vehicle spaces.
- ▬ Use of buses, vans, and/or carpools to transport construction workers to/from off-site parking
- ▬ Methods proposed to encourage/require carpooling, transit, and non-motorized transport: Subcontract language, company requirement
- ▬ Provide parking in the right of way immediately adjacent to the site (4 spaces)
- ▬ Other mitigation: As shown on Attached Exhibit

✓ Implement air pollution reduction methods
- Use of water to control dust
- Use of clean fuels for construction vehicles
- Restrict vehicle/equipment idling
- Other: If possible avoid use of vehicle back up signals; work sequencing to avoid idling trucks & large number of trucks on site

✓ Hauling (import/export)/deliveries
- ✓ The CC will ensure that hauling and deliveries occur in a safe and orderly manner, minimizing impacts to the public (e.g. no idling in the street, not blocking streets or driveways, no queueing/parking in the right of way).
- ✓ Use approved haul routes mainly on arterial streets and avoiding school zones where possible. A right of way use permit is required for approval of the haul route.
- ✓ Limit trucking frequencies to a maximum of six trucks per hour and inform neighbors at least three days in advance of heavy haul days (frequencies of four or more trucks per hour) when construction access is on a private road or shared driveway.
- ✓ Limit trucking hours to between 8 AM and 3 PM. [in no case earlier than 8am or later than 4pm]
- ✓ Use of certified flaggers at the site entrance and when needed at key locations on heavy haul days.
- ☐ Use of barges for major soil import & export.
- ✓ The following are activities, frequencies and durations of work that may potentially impact a neighbor's convenient use of shared private drive. Mitigation measures are also described:

- Concrete pours (1- 2 weeks total, 5 days per week), debris haul off (2-3 days during demolition and excavation activities),
- and material deliveries (periodically throughout the course of construction).
-
-

Mitigation measures:
- Sequence work to complete as much of the structural excavation and concrete work for pool at same time
-
-
-

Right of way use permits are required for:
- Materials delivery
- Proposed haul route
- Temporary closures of traffic lanes and sidewalks/paths.

- Utility construction
- Roadway paving
- Frontage improvements

Restoration of City streets and rights-of-way

✓ Streets will be swept daily, as required, and the contractor is responsible to restore city streets if damaged. Daily monitoring of streets will be performed.

⬓ Provide a financial guarantee (bond or set aside) to guarantee cleaning and repair.

CONSTRUCTION SCHEDULE REQUIRED

The construction schedule shall identify major milestones and anticipated completion dates. The construction schedule shall establish a timeline for completion of exterior and interior building related construction activity and site work. Attach a construction schedule that includes the following at a minimum:

- Schedule using generic dates (e.g. week 1, week 2, etc.) rather than specific months (January, February, etc.)
- Project duration
- Duration/timeframe for each phase of construction (demolition, TESC/tree protection, shoring & excavation, foundation, framing, site grading, underground utilities and total construction).
- Description of each phase, with description of noise and traffic generators, and anticipated construction hours for each phase.
- Construction parking management for each phase (eg. on-site, carpool, shuttle from off-island, etc. If a combination, please specify methods).
- The construction schedule shall incorporate appropriate measures to address unforeseeable delays and shall provide for contingencies.
- Identify any anticipated future phases: N/A