
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: _____ Phone Number: _____
Owner Name: _____ Date: _____
Contractor: _____

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

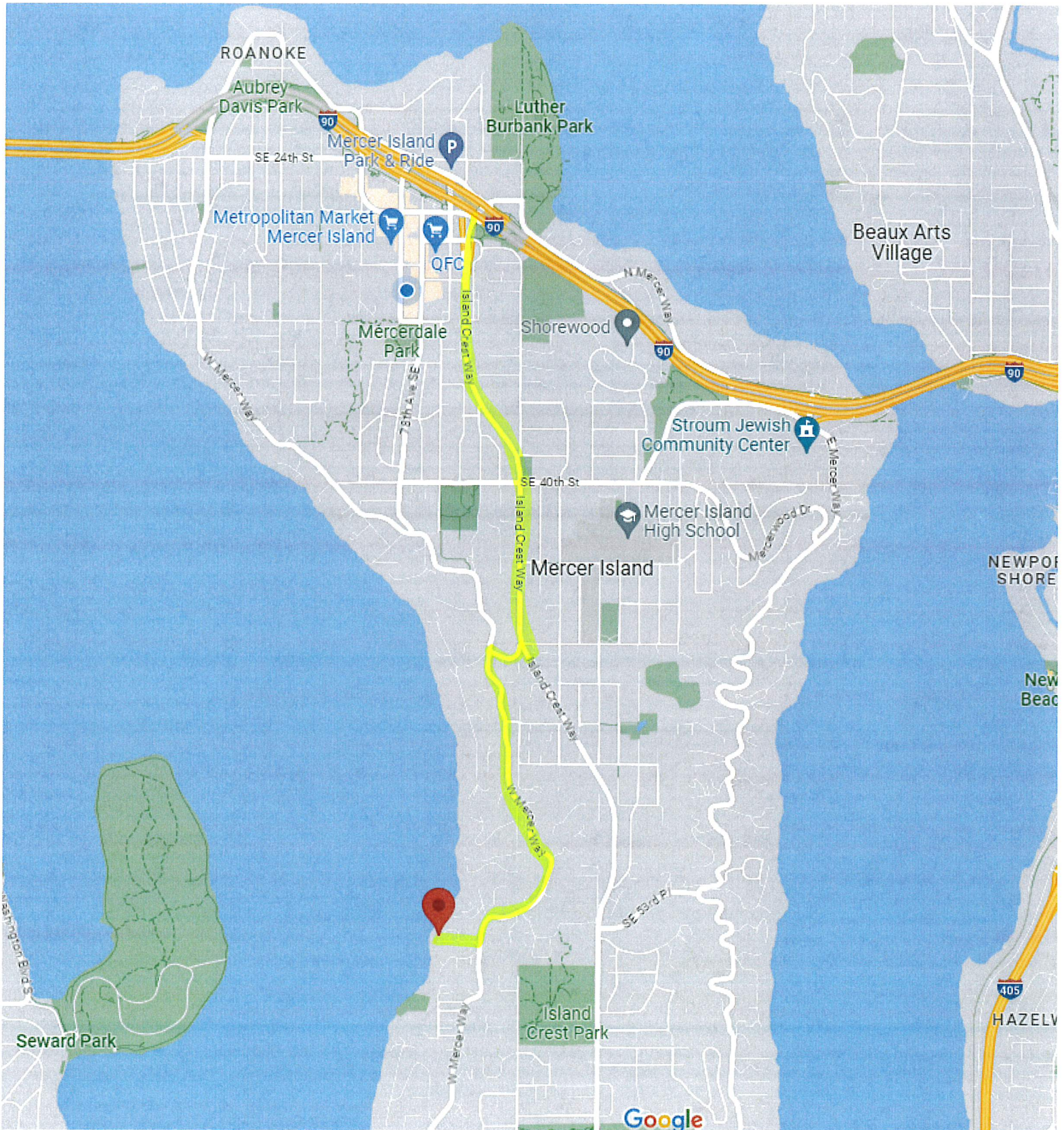
OVERVIEW

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

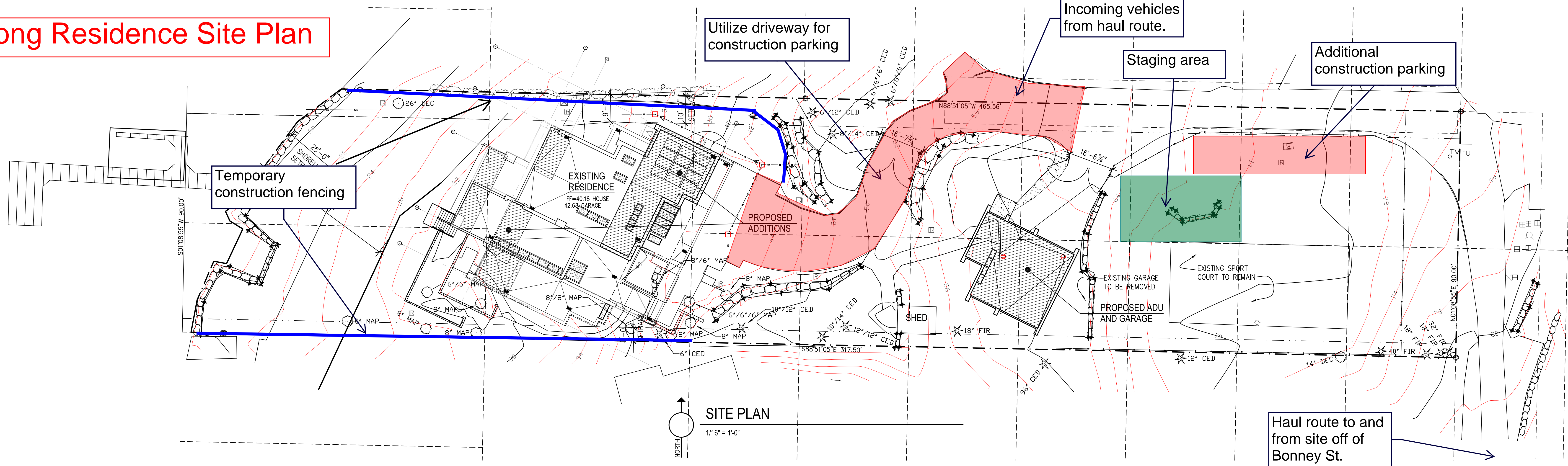
105.6 Construction management plan and construction schedule.

1. Every permit issued for the construction of a new single family home with a gross floor area of more than 6,000 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



SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

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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.

CONTRACTOR'S 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.

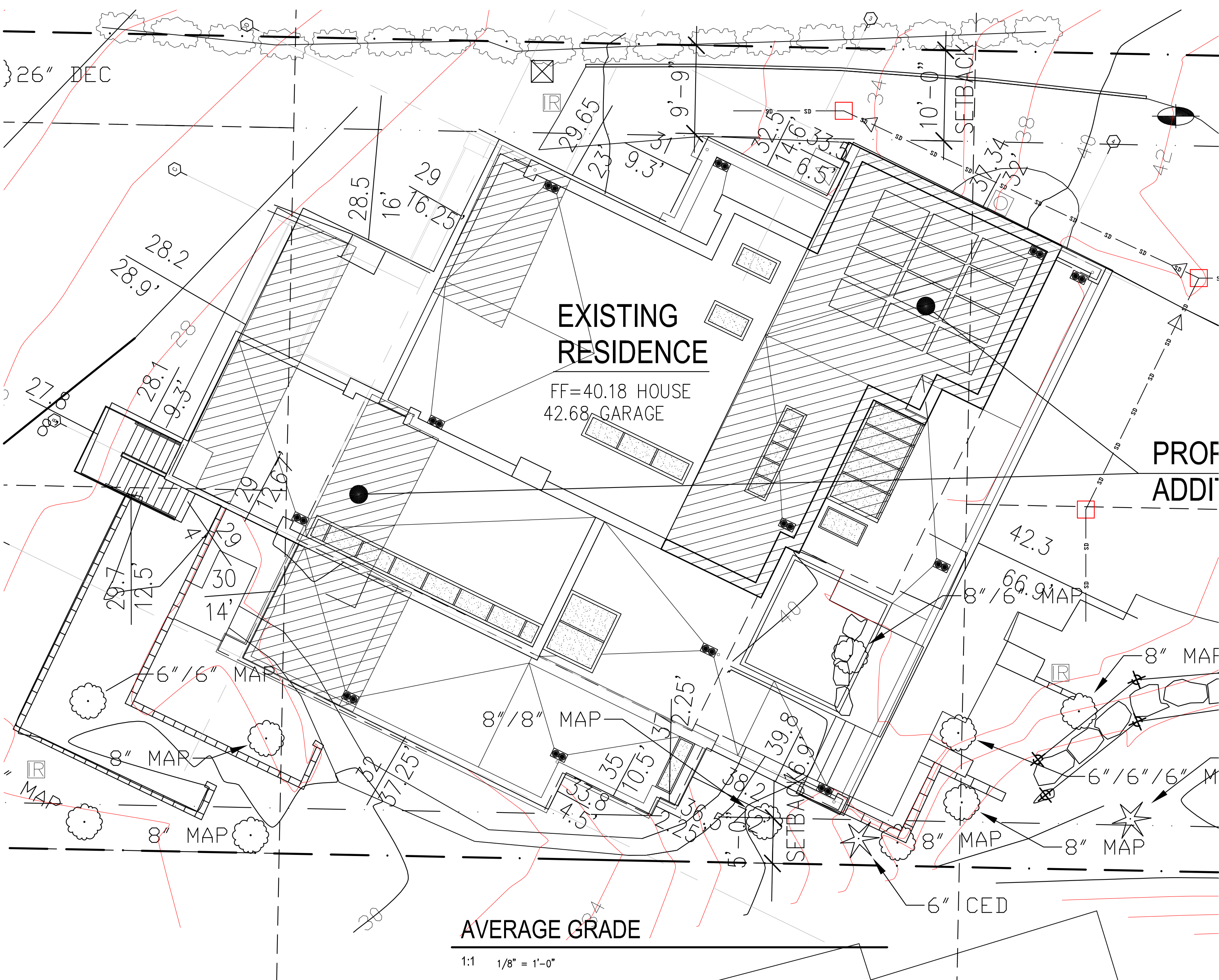
CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON THE DRAWING ONLY WILL NOT SATISFY THIS REQUIREMENT.

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

ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED 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 OMISSIONS 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

length	elevation	axb
342.1		11645.1
		34.04 average grade
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 LOTS 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 6,786 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.

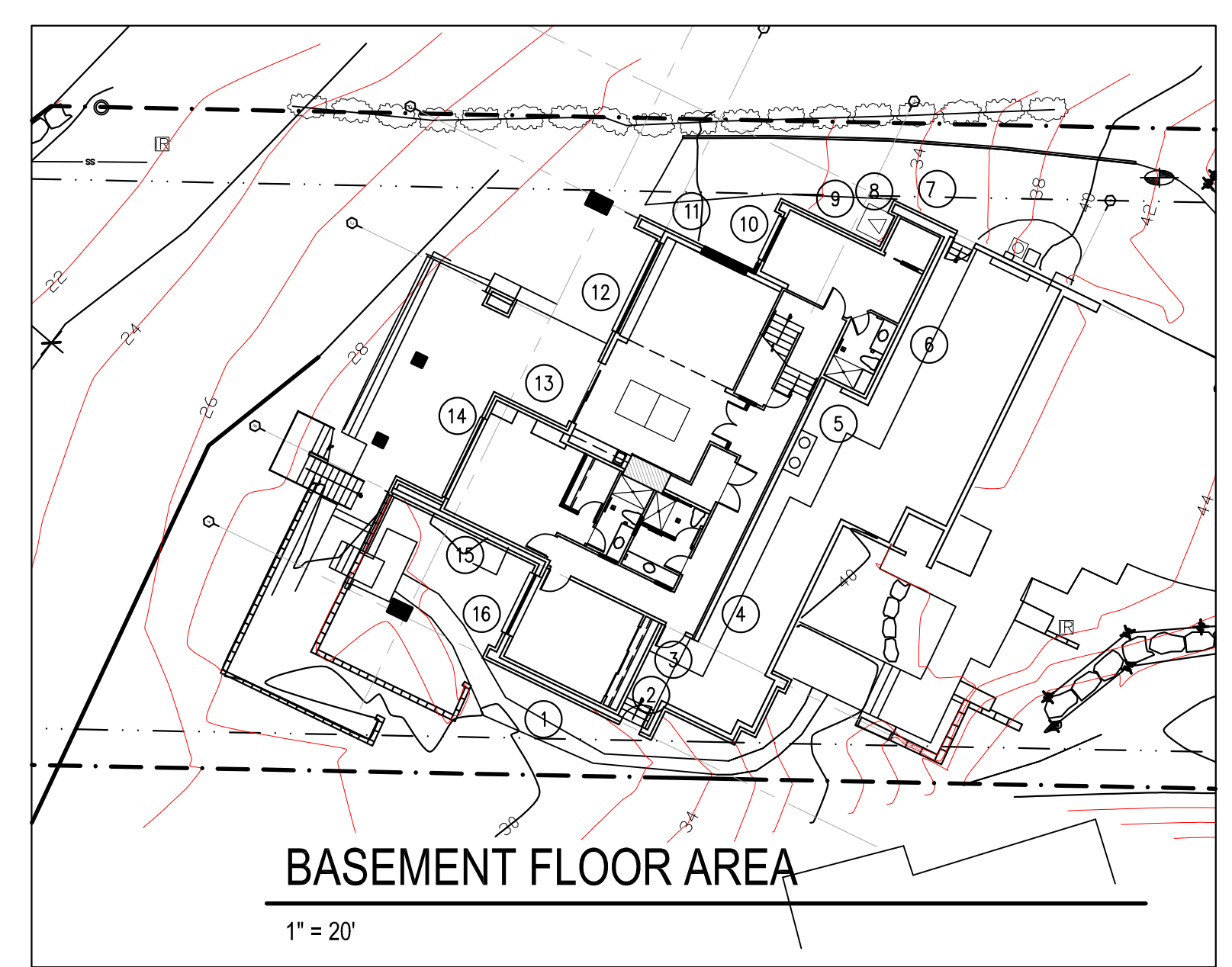
GROSS FLOOR AREA
BASEMENT 640 S.F.
MAIN FLOOR 3,916 S.F.
UPPER FLOOR 1,908 S.F.
DADU 1,952 S.F.
TOTAL 8,416 S.F.
ALLOWABLE GROSS FLOOR AREA 12,000 S.F.

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

SHEET INDEX

- 1.0 SITE PLAN
- 0.0 SITE SURVEY
- 2.0 LOWER FLOOR DEMOLITION PLAN
- 2.1 MAIN FLOOR DEMOLITION PLAN
- 2.2 UPPER FLOOR DEMOLITION PLAN
- 3.0 LOWER FLOOR PLAN
- 3.1 MAIN FLOOR PLAN
- 3.2 UPPER FLOOR PLAN
- 4.0 SCHEDULES
- 4.1 SCHEDULES
- 4.2 DETAILS
- 5.0 EXTERIOR ELEVATIONS
- 5.1 EXTERIOR ELEVATIONS
- 6.0 BUILDING SECTIONS
- 6.1 BUILDING SECTIONS
- 6.2 BUILDING SECTIONS
- 6.3 WALL SECTIONS
- 7.0 INTERIOR ELEVATIONS
- 7.1 INTERIOR ELEVATIONS
- 7.2 INTERIOR ELEVATIONS
- 7.3 INTERIOR ELEVATIONS
- 7.4 INTERIOR ELEVATIONS
- 7.5 INTERIOR ELEVATIONS
- 7.6 INTERIOR ELEVATIONS
- 7.7 INTERIOR ELEVATIONS
- 7.8 INTERIOR ELEVATIONS
- 7.9 INTERIOR ELEVATIONS
- E.1 LOWER FLOOR ELECTRICAL PLAN
- E.2 MAIN FLOOR ELECTRICAL PLAN
- E.3 UPPER FLOOR ELECTRICAL PLAN
- S.1 FOUNDATION PLAN
- S.2 MAIN FLOOR FRAMING PLAN
- S.3 UPPER FLOOR/LOWER ROOF FRAMING PLAN
- S.4 ROOF FRAMING PLAN
- DADU PLANS
- 2.0 FLOOR PLANS/FRAMING PLANS
- 2.1 SCHEDULES AND NOTES
- 2.2 ELECTRICAL PLANS
- 3.0 EXTERIOR ELEVATIONS/SECTIONS
- 3.1 DETAILS

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	14	0.18	1.44
11	14	0.18	1.44
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 FLOOR AREA	2266		0.282231076 639.5356175



BASEMENT FLOOR AREA
1" = 20"

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: _____
 - Phone: _____
 - Email: _____

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: _____ 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:

_____ 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: _____
- ✓ Construction Worker Parking
 - ✓ Peak number of construction workers anticipated on site: **12 workers**
 - ✓ Phases of construction when all construction worker parking cannot be accommodated on site and strategy for providing adequate parking: _____

- ✓ 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 _____ and will provide _____ (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: _____
- Provide parking in the right of way immediately adjacent to the site (_____ spaces)
- Other mitigation: _____
- ✓ Implement air pollution reduction methods
 - Use of water to control dust
 - Use of clean fuels for construction vehicles
 - Restrict vehicle/equipment idling
 - Other: _____
- ✓ 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 _____ and _____. [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:
 - _____
 - _____
 - _____
 - _____
- Mitigation measures:
 - _____
 - _____
 - _____
 - _____
- 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: _____

Kao Hong - Schedule Summary	
Site Work	Oct-23
Demo existing hardscape	Week 3
Utilities	Week 2
Grading	Week 59
Site Concrete	Week 60
Landscape	Week 61
Building Construction	Oct-23
Demo house	Week 1
Concrete footing prep & pour	Week 3
Framing	Week 4
Roofing	Week 7
Plumbing rough-in	Week 13
HVAC rough-in	Week 16
Electrical rough-in	Week 17
Low volt rough-in	Week 17
Siding	Week 14
Exterior paint	Week 17
Insulation	Week 28
Drywall	Week 30
Tile install	Week 34
Wood Flooring install	Week 36
Millwork install	Week 39
Cabinet install	Week 39
Interior paint	Week 42
Countertop install	Week 42
Electrical trim	Week 50
HVAC trim	Week 54
Plumbing trim	Week 58
Low volt trim	Week 61
Site final	Week 64
Completion	Feb-24