

CONSTRUCTION SCHEDULE

Project Address: 7520 Mercer Terrace Dr, Mercer Island, WA 98040

Building Permit #: 2402-026

Phase	Description	Estimated Time	Key Mercer Island Considerations
Stage			
1.Pre-Construction Meeting/Permit	Final required meeting before work begins. Foundation inspection must be scheduled at least 3 business days before the concrete pour.	1 Day (Meeting)	Pre-construction meetings are required for all new construction. Meeting taken on October 2nd, 2025.
2. Site Preparation & Excavation	Clearing the site, removing debris/trees, and excavating the ground to the required depth for the footings and foundation.	3 days – 1 Week	Can be significantly longer for complex or sloped lots, or if soil conditions require special engineering
3. Footings/Forms Foundation Wall Forms & Rebar	Installing the forms and reinforcing steel (rebar) for the footings (the widest part of the foundation that bears the load). And forms and steel for the vertical foundation walls	3 days – 1 Week	Completed October 24th 2025. Requires a pre-pour inspection by the City of Mercer Island.

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4. Mercer Island Inspection	<p>Mercer Island Inspection,</p> <p>Inspection of forms and reinforcing steel (rebar) for the footings and vertical foundation walls</p>	1 Day	Schedueled using the portal my Building Permit
5. Pouring Footings and Foundation Wall	Pouring the concrete for the footings and Foundation Wall Forms & Rebar.	1-3 Days	<p>Requires a pre-pour inspection by the City of Mercer Island.</p> <p>Must adhere to local construction hours: 7:00 a.m. to 7:00 p.m. Monday-Friday; 9:00 a.m. to 6:00 p.m. Saturday. No work on Sunday or holidays.</p>
6. Curing Time	Allowing the concrete to gain sufficient strength (curing).	2 –3 Days	This is a required waiting period and is often the longest single step.

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7. Removal of Footings/Forms.	Removal the forms f	3 days – 1 Week	Must adhere to local construction hours: 7:00 a.m. to 7:00 p.m. Monday-Friday; 9:00 a.m. to 6:00 p.m. Saturday. No work on Sunday or holidays.
8. Installation of footing drains	Installing (or crawl space walls/basement walls).	3 days – 1 Week	Requires a pre-approval of GeoTech inspection
9. Waterproofing & Drain Tile	Applying a waterproofing membrane and installing the exterior perimeter drainage system (drain tile).	2 – 3 Days	Critical step, especially given the Pacific Northwest's rainfall.
10. Connect Gutters and drains	Installing the exterior perimeter drainage system gutters to current drain gutters	2 – 3 Days	Critical step, especially given the Pacific Northwest's rainfall.

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11. Mercer Island Inspection	Mercer Island Inspection,	1 Day	Schedueled using the portal my Building Permit
12. Backfill	Replacing the excavated soil around the completed foundation walls to provide lateral support.	1 – 3 Days	
<p>13. Erosion control installation of grass and jute to control erosion during the raining season</p> <p>Installing temporary erosion control by laying jute (burlap) netting and seeding with a temporary grass</p>	Erosion and Sediment Control (ESCP) is mandatory and critical on Mercer Island, especially on sloped lots or near the shoreline. The installation must adhere to the approved ESCP to prevent runoff into drainage systems or Lake Washington.	2 – 3 Days	Post-Backfill / Pre-Final Site Grade

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11. Mercer Island Inspection	Mercer Island Inspection,	1 Day	Schedueled using the portal my Building Permit