

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



CITY USE ONLY

PROJECT NO.	RECEIPT NO.	FEE

Date Received:

Received By:

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address: _____

Parcel Number(s): _____

Gross Lot Area(s): _____

Net Lot Area(s): _____

Zone: _____

Shoreline Environment Designation:
(if located within 200 feet of Lake Washington)

Urban Residential
Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS

- Potential Landslide Hazard
- Erosion Hazard
- Seismic Hazard
- Steep Slope

WATERCOURSES

- Type F
- Type Np
- Type Ns
- Piped
- Unknown

WETLANDS

- Category I
- Category II
- Category III
- Category IV
- Unknown

PROPERTY OWNER INFORMATION

Name: _____

Company (if applicable): _____

Address: _____

E-Mail: _____

Phone: _____

APPLICANT/REPRESENTATIVE INFORMATION

Same as property owner

Name: _____

Company (if applicable): _____

Address: _____

E-Mail: _____

Phone: _____

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature

Date

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

INDICATE REQUESTED LAND USE APPROVALS					
CRITICAL AREAS		ENVIRONMENTAL REVIEW (SEPA)		SUBDIVISION	
	Critical Area Review 1		Environmental Impact Statement		Short Plat- Preliminary
	Critical Area Review 2		SEPA Review		Short Plat- Alteration
DESIGN REVIEW		LEGISLATIVE			Short Plat- Final Plat
	Design Review – Signs		Code Amendment		Long Plat- Preliminary
	Design Review – Code Official		Comprehensive Plan Docket Application		Long Plat- Alteration
	Design Commission Study Session		Comprehensive Plan Application (If Docketed)		Long Plat- Final Plat
	Design Commission Review – Exterior Alteration		Rezone		Lot Line Revision
	Design Commission Review – Major New Construction	OTHER LAND USE		WIRELESS COMMUNICATION FACILITIES	
			Accessory Dwelling Unit		New Wireless Communication Facility
DEVIATIONS			Code Interpretation Request		Wireless Communications Facilities- 6409 Exemption
	Deviations to Antenna Standards – Code Official		Conditional Use (CUP)		Small Cell Deployment
	Deviations to Antenna Standards – Design Commission		Noise Exception Type I - IV		Height Variance
	Public Agency Exception		Other Permit/Services Not Listed		
	Reasonable Use Exception	SHORELINE MANAGEMENT			
	Variance		Shoreline Exemption		
	Seasonal Development Limitation Waiver – Wet Season Construction Approval		Shoreline Substantial Development Permit		
			Shoreline Variance		
			Shoreline Conditional Use Permit		
			Shoreline Permit Revision		

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the [City of Mercer Island Permit Forms](#) webpage for a complete list of all land use application forms and submittal requirements.

RE: Noise Exception Request – Concrete Placement of 820 CYDS
Project Address: Xing Hua, Mixed Use - 2885 78th Ave SE Mercer Island, Washington 98040

This application is to request a temporary noise variance on February 14th 5 AM to 7 PM for a concrete pour of our post tensioned deck. This noise variance will cover the following activities during erection day:

- Concrete pump set up to connect to the placing boom
- Concrete pour from the concrete trucks to the line pump to the deck.

Completion of concrete placement activities at regular working hours would require multiple days which would result in lane reduction per our TCP from 7am – 6pm for two days instead of 5am – 7pm for one day. Mobilizing a concrete pump onsite earlier will also alleviate traffic congestion during rush hours.

List of equipment that will be used from 5 AM - 7 PM:

- 40 meter concrete pump that will hook into the placing boom.
- Multiple Concrete trucks

Noise Mitigation and Monitoring Plan:

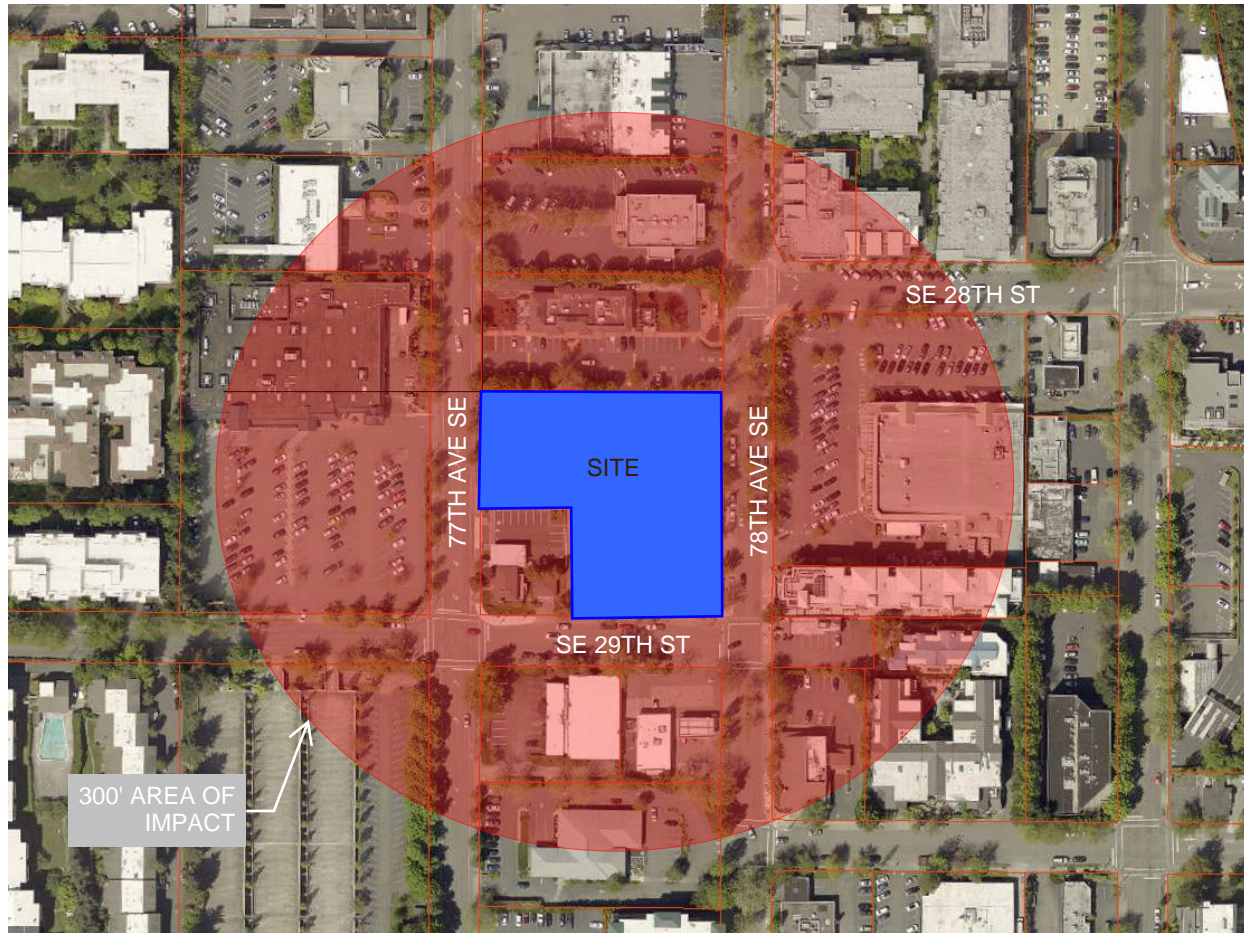
- We will use a spotter for safety
- Utilizing white noise back up alarms
- Noise monitor onsite ensuring dba does not exceed levels proposed during the two-hour period.

Contact Information:

Chad Weaver, Project Superintendent, 425-540-9160
Anjel David, Assistant Project Manager, 425-471-2193

Enclosures:

- Exhibit A - Detailed map delineating the project area. Page 4
- City of Mercer Island Approved TCP. Page 5
- Drafted Public Notice letter. Page 6
- Detailed construction schedule. Pages 7-24



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

CONSTRUCTION NOTIFICATION LIST

ATTACHMENT:

2.0










EXHIBIT A - DETAILED MAP DELINEATING THE PROJECT AREA

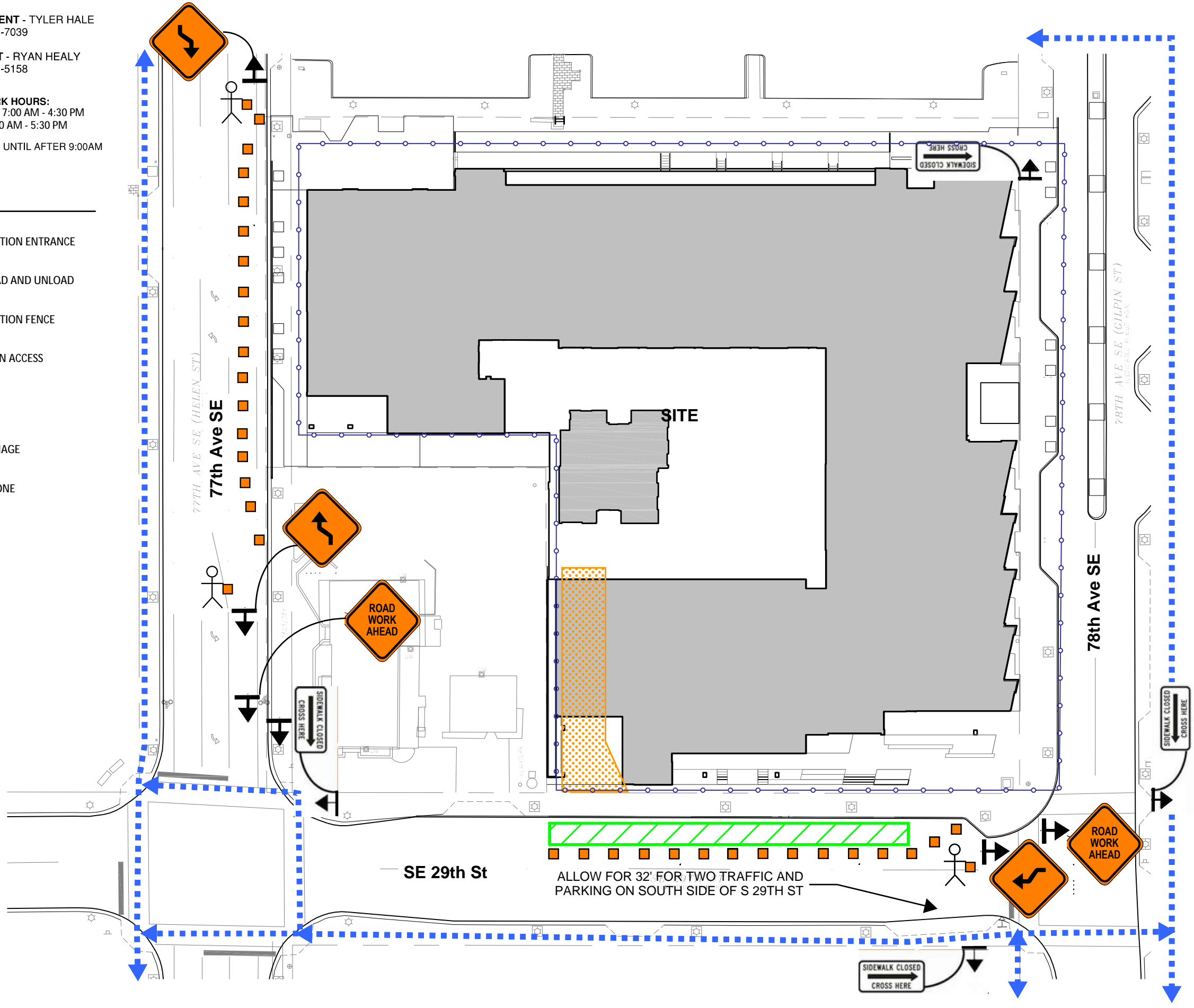
SITE SUPERINTENDENT - TYLER HALE
425-459-7039

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.



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:
UTILITIES

ATTACHMENT:
4.1Fa





RE: Xing Hua Mixed Use Project – Concrete Pour Noise Variance

Site Address: 2885 78th Ave SE Mercer Island, Washington 98040

2/14/2025

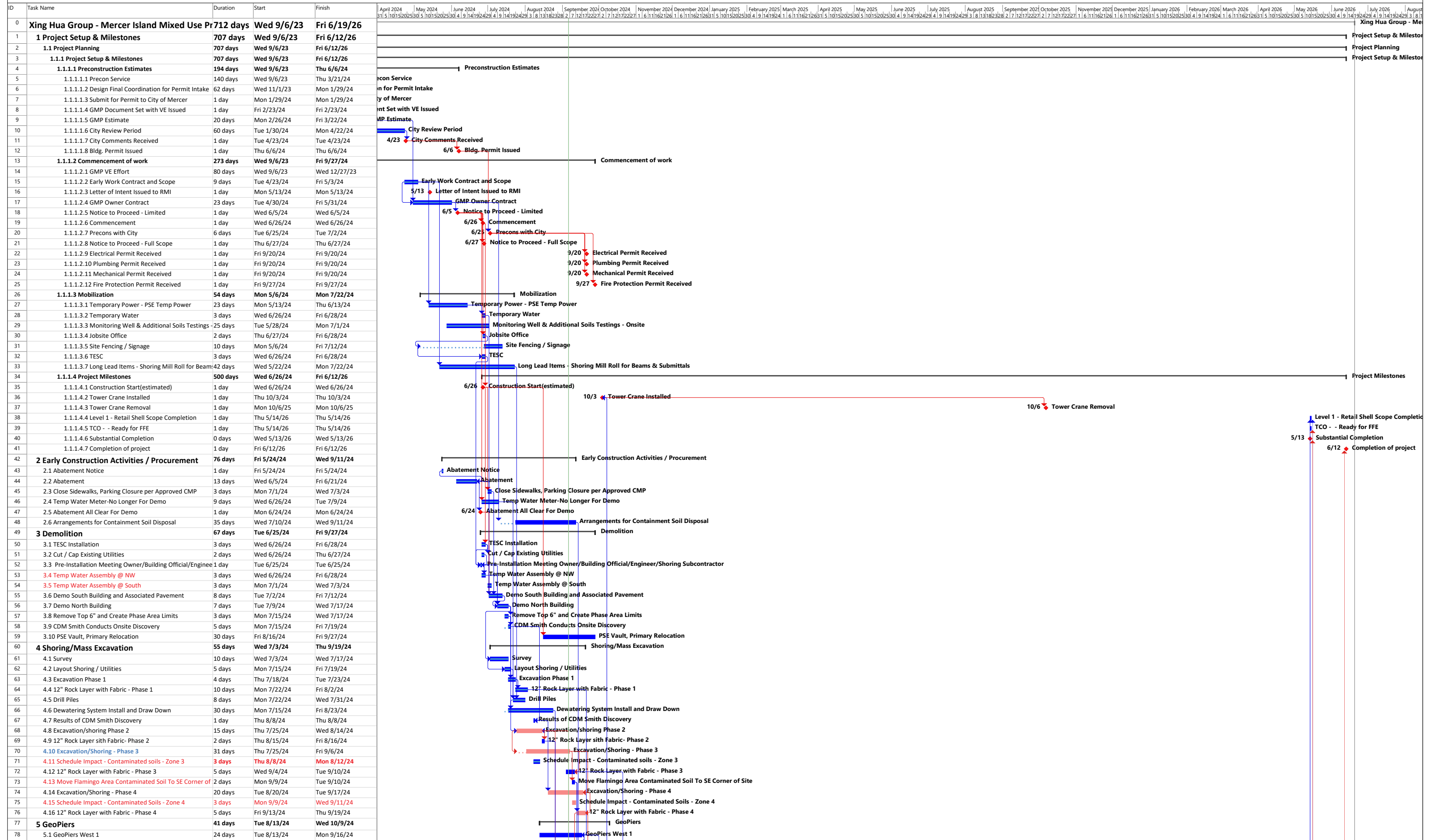
To whom it may concern:

The purpose of this letter is to inform residents in the surrounding area of crane installation activity scheduled for Friday, 2/14/24 from 5 am to 7 pm. R|Miller is working to comply with Noise Variance procedures as required by the City of Mercer Island's Noise Control Program, including notifying the surrounding neighborhood of the project. All mitigating efforts will be followed to reduce the noise impact to the community. Efforts such as using white noise back up beepers for equipment and locating equipment as far from residences as possible will be implemented.

If you have any questions or noise concerns, please contact our project superintendent, Chad Weaver at 425-540-9160. Should you have any questions regarding the Noise Variance procedures and/or the Noise Control Program, you may call the City of Mercer Island Community Planning and Development staff at (206)-275-7605

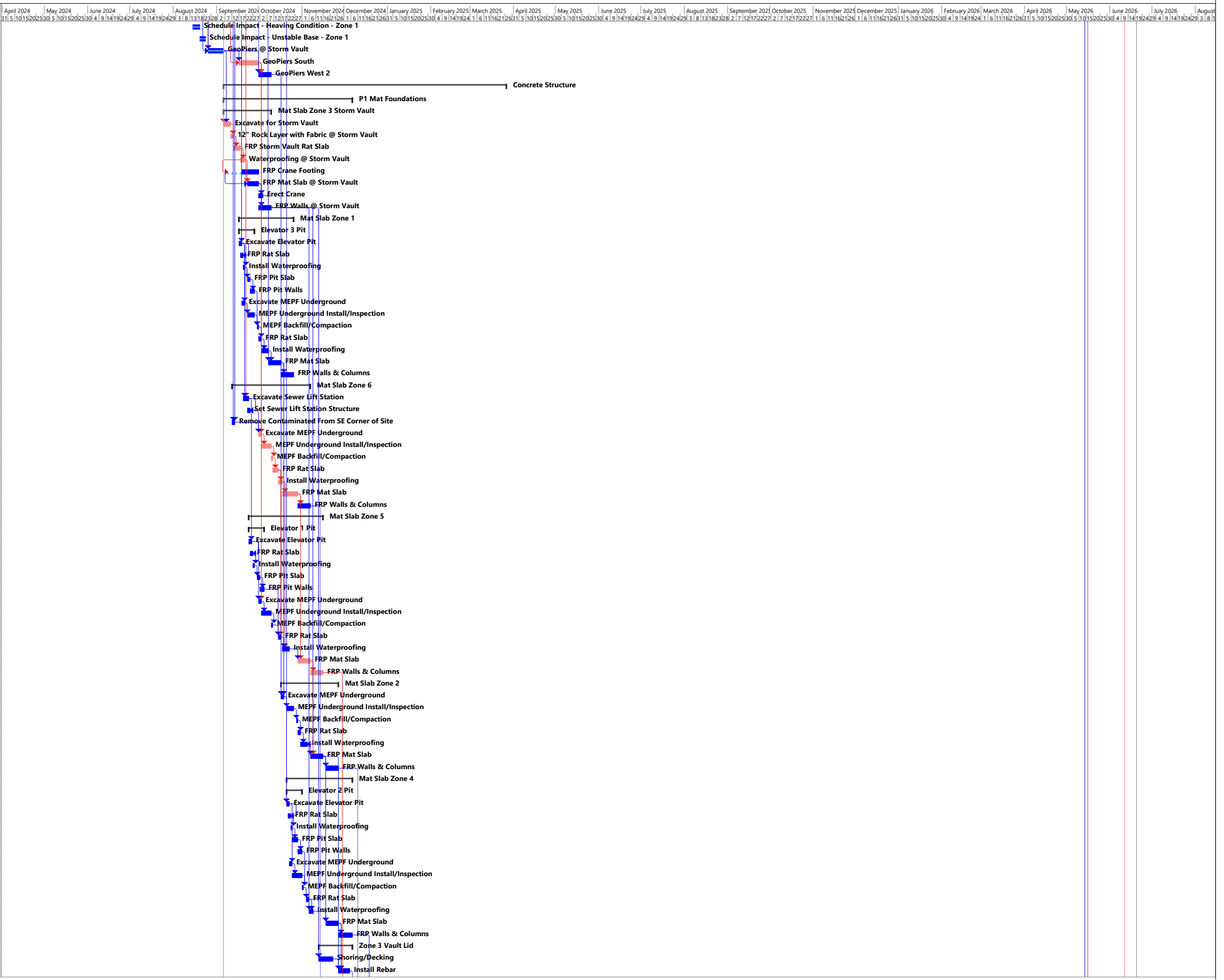
Sincerely,

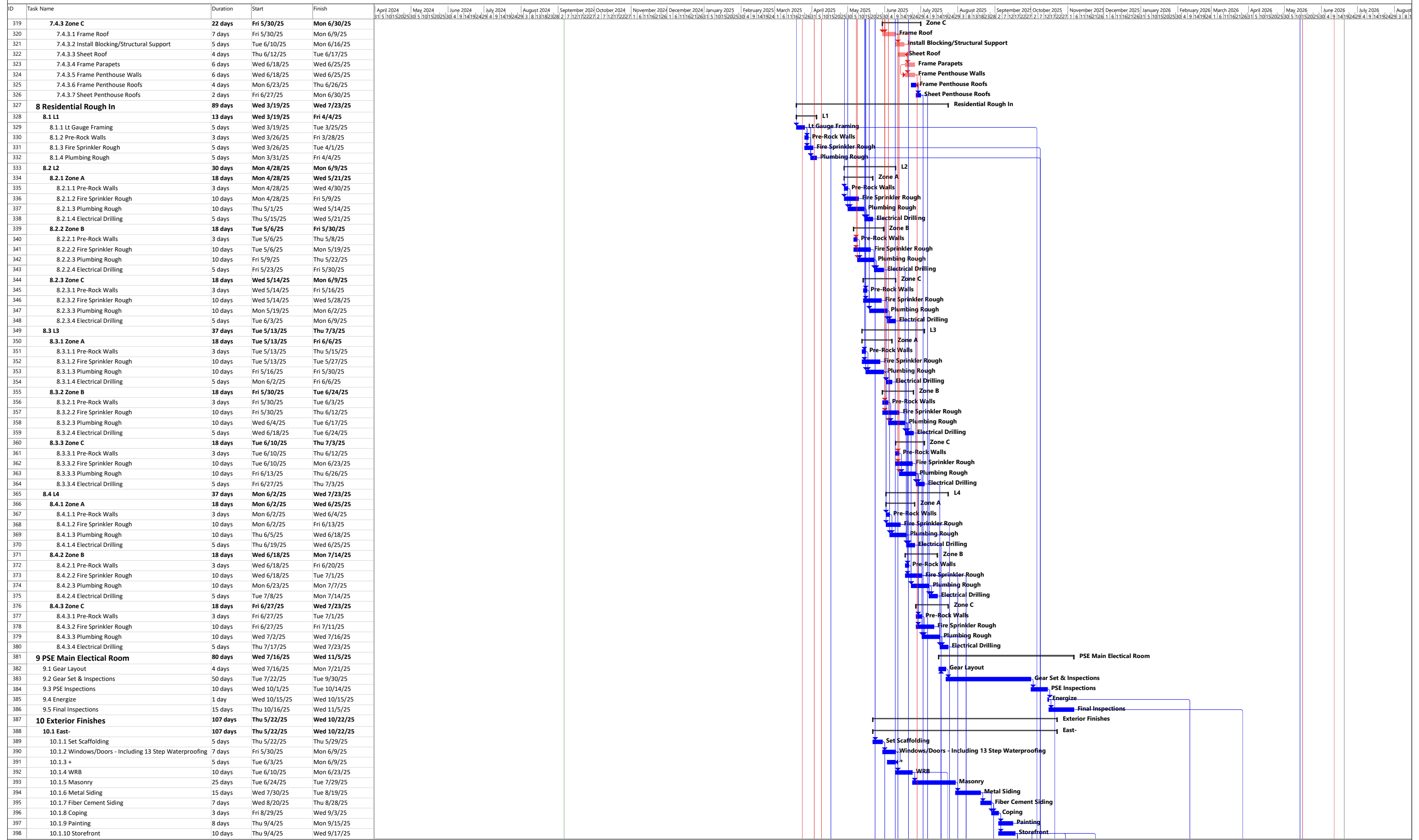
R|MILLERINC





ID	Task Name	Duration	Start	Finish
79	5.2 Schedule Impact - Heaving Condition - Zone 1	3 days	Thu 8/15/24	Mon 8/19/24
80	5.3 Schedule Impact - Unstable Base - Zone 1	4 days	Tue 8/20/24	Fri 8/23/24
81	5.4 GeoPiers @ Storm Vault	8 days	Mon 8/26/24	Thu 9/5/24
82	5.5 GeoPiers South	10 days	Tue 9/17/24	Mon 9/30/24
83	5.6 GeoPiers West 2	7 days	Tue 10/1/24	Wed 10/9/24
84	6 Concrete Structure	141 days	Fri 9/6/24	Wed 3/26/25
85	6.1 P1 Mat Foundations	65 days	Fri 9/6/24	Fri 12/6/24
86	6.1.1 Mat Slab Zone 3 Storm Vault	24 days	Fri 9/6/24	Wed 10/9/24
87	6.1.1.1 Excavate for Storm Vault	3 days	Fri 9/6/24	Tue 9/10/24
88	6.1.1.2 12" Rock Layer with Fabric @ Storm Vault	2 days	Wed 9/11/24	Thu 9/12/24
89	6.1.1.3 FRP Storm Vault Rat Slab	3 days	Fri 9/13/24	Tue 9/17/24
90	6.1.1.4 Waterproofing @ Storm Vault	3 days	Wed 9/18/24	Fri 9/20/24
91	6.1.1.5 FRP Crane Footing	16 days	Mon 9/9/24	Mon 9/30/24
92	6.1.1.6 FRP Mat Slab @ Storm Vault	6 days	Mon 9/23/24	Mon 9/30/24
93	6.1.1.7 Erect Crane	3 days	Tue 10/1/24	Thu 10/3/24
94	6.1.1.8 FRP Walls @ Storm Vault	7 days	Tue 10/1/24	Wed 10/9/24
95	6.1.2 Mat Slab Zone 1	29 days	Tue 9/17/24	Fri 10/25/24
96	6.1.2.1 Elevator 3 Pit	9 days	Tue 9/17/24	Fri 9/27/24
97	6.1.2.1.1 Excavate Elevator Pit	2 days	Tue 9/17/24	Wed 9/18/24
98	6.1.2.1.2 FRP Rat Slab	2 days	Wed 9/18/24	Thu 9/19/24
99	6.1.2.1.3 Install Waterproofing	1 day	Fri 9/20/24	Fri 9/20/24
100	6.1.2.1.4 FRP Pit Slab	2 days	Mon 9/23/24	Tue 9/24/24
101	6.1.2.1.5 FRP Pit Walls	3 days	Wed 9/25/24	Fri 9/27/24
102	6.1.2.2 Excavate MEPF Underground	2 days	Thu 9/19/24	Fri 9/20/24
103	6.1.2.3 MEPF Underground Install/Inspection	5 days	Mon 9/23/24	Fri 9/27/24
104	6.1.2.4 MEPF Backfill/Compaction	1 day	Mon 9/30/24	Mon 9/30/24
105	6.1.2.5 FRP Rat Slab	2 days	Tue 10/1/24	Wed 10/2/24
106	6.1.2.6 Install Waterproofing	3 days	Thu 10/3/24	Mon 10/7/24
107	6.1.2.7 FRP Mat Slab	7 days	Tue 10/8/24	Wed 10/16/24
108	6.1.2.8 FRP Walls & Columns	7 days	Thu 10/17/24	Fri 10/25/24
109	6.1.3 Mat Slab Zone 6	40 days	Thu 9/12/24	Wed 11/6/24
110	6.1.3.1 Excavate Sewer Lift Station	2 days	Fri 9/20/24	Mon 9/23/24
111	6.1.3.2 Set Sewer Lift Station Structure	2 days	Mon 9/23/24	Tue 9/24/24
112	6.1.3.3 Remove Contaminated From SE Corner of Site	2 days	Thu 9/12/24	Fri 9/13/24
113	6.1.3.4 Excavate MEPF Underground	2 days	Tue 10/1/24	Wed 10/2/24
114	6.1.3.5 MEPF Underground Install/Inspection	5 days	Thu 10/3/24	Wed 10/9/24
115	6.1.3.6 MEPF Backfill/Compaction	1 day	Thu 10/10/24	Thu 10/10/24
116	6.1.3.7 FRP Rat Slab	2 days	Fri 10/11/24	Mon 10/14/24
117	6.1.3.8 Install Waterproofing	3 days	Tue 10/15/24	Thu 10/17/24
118	6.1.3.9 FRP Mat Slab	7 days	Fri 10/18/24	Mon 10/28/24
119	6.1.3.10 FRP Walls & Columns	7 days	Tue 10/29/24	Wed 11/6/24
120	6.1.4 Mat Slab Zone 5	39 days	Tue 9/24/24	Fri 11/15/24
121	6.1.4.1 Elevator 1 Pit	9 days	Tue 9/24/24	Fri 10/4/24
122	6.1.4.1.1 Excavate Elevator Pit	2 days	Tue 9/24/24	Wed 9/25/24
123	6.1.4.1.2 FRP Rat Slab	2 days	Wed 9/25/24	Thu 9/26/24
124	6.1.4.1.3 Install Waterproofing	1 day	Fri 9/27/24	Fri 9/27/24
125	6.1.4.1.4 FRP Pit Slab	2 days	Mon 9/30/24	Mon 10/1/24
126	6.1.4.1.5 FRP Pit Walls	3 days	Wed 10/2/24	Fri 10/4/24
127	6.1.4.2 Excavate MEPF Underground	2 days	Tue 10/1/24	Wed 10/2/24
128	6.1.4.3 MEPF Underground Install/Inspection	5 days	Thu 10/3/24	Wed 10/9/24
129	6.1.4.4 MEPF Backfill/Compaction	1 day	Thu 10/10/24	Thu 10/10/24
130	6.1.4.5 FRP Rat Slab	2 days	Tue 10/15/24	Wed 10/16/24
131	6.1.4.6 Install Waterproofing	3 days	Fri 10/18/24	Tue 10/22/24
132	6.1.4.7 FRP Mat Slab	7 days	Tue 10/29/24	Wed 11/6/24
133	6.1.4.8 FRP Walls & Columns	7 days	Thu 11/7/24	Fri 11/15/24
134	6.1.5 Mat Slab Zone 2	29 days	Thu 10/17/24	Tue 11/26/24
135	6.1.5.1 Excavate MEPF Underground	2 days	Thu 10/17/24	Fri 10/18/24
136	6.1.5.2 MEPF Underground Install/Inspection	5 days	Mon 10/21/24	Fri 10/25/24
137	6.1.5.3 MEPF Backfill/Compaction	1 day	Mon 10/28/24	Mon 10/28/24
138	6.1.5.4 FRP Rat Slab	2 days	Tue 10/29/24	Wed 10/30/24
139	6.1.5.5 Install Waterproofing	3 days	Thu 10/31/24	Mon 11/4/24
140	6.1.5.6 FRP Mat Slab	7 days	Thu 11/7/24	Fri 11/15/24
141	6.1.5.7 FRP Walls & Columns	7 days	Mon 11/18/24	Tue 11/26/24
142	6.1.6 Mat Slab Zone 4	34 days	Mon 10/21/24	Fri 12/6/24
143	6.1.6.1 Elevator 2 Pit	9 days	Mon 10/21/24	Thu 10/31/24
144	6.1.6.1.1 Excavate Elevator Pit	2 days	Mon 10/21/24	Tue 10/22/24
145	6.1.6.1.2 FRP Rat Slab	2 days	Tue 10/22/24	Wed 10/23/24
146	6.1.6.1.3 Install Waterproofing	1 day	Thu 10/24/24	Thu 10/24/24
147	6.1.6.1.4 FRP Pit Slab	2 days	Fri 10/25/24	Mon 10/28/24
148	6.1.6.1.5 FRP Pit Walls	3 days	Tue 10/29/24	Thu 10/31/24
149	6.1.6.2 Excavate MEPF Underground	2 days	Wed 10/23/24	Thu 10/24/24
150	6.1.6.3 MEPF Underground Install/Inspection	5 days	Fri 10/25/24	Thu 10/31/24
151	6.1.6.4 MEPF Backfill/Compaction	1 day	Fri 11/1/24	Fri 11/1/24
152	6.1.6.5 FRP Rat Slab	2 days	Mon 11/4/24	Tue 11/5/24
153	6.1.6.6 Install Waterproofing	3 days	Wed 11/6/24	Fri 11/8/24
154	6.1.6.7 FRP Mat Slab	7 days	Mon 11/18/24	Tue 11/26/24
155	6.1.6.8 FRP Walls & Columns	7 days	Wed 11/27/24	Fri 12/6/24
156	6.1.7 Zone 3 Vault Lid	17 days	Wed 11/13/24	Fri 12/6/24
157	6.1.7.1 Shoring/Decking	8 days	Wed 11/13/24	Fri 11/22/24
158	6.1.7.2 Install Rebar	5 days	Wed 11/27/24	Wed 12/4/24





ID	Task Name	Duration	Start	Finish
399	10.1.11 Soffit Cladding	7 days	Thu 9/18/25	Fri 9/26/25
400	10.1.12 Bolt-on Decks	10 days	Thu 9/18/25	Wed 10/1/25
401	10.1.13 Railings	5 days	Fri 8/29/25	Fri 9/5/25
402	10.1.14 Canopies	5 days	Thu 10/2/25	Wed 10/8/25
403	10.1.15 Canopy Roofing	4 days	Thu 10/9/25	Tue 10/14/25
404	10.1.16 MEP Trim	5 days	Thu 10/9/25	Wed 10/15/25
405	10.1.17 Punch List	5 days	Thu 10/16/25	Wed 10/22/25
406	10.2 North	96 days	Fri 5/30/25	Tue 10/14/25
407	10.2.1 Set Scaffolding	5 days	Fri 5/30/25	Thu 6/5/25
408	10.2.2 Windows/Doors - Including 13 Step Waterproofing	7 days	Tue 6/10/25	Wed 6/18/25
409	10.2.3 Waterproofing	5 days	Thu 6/12/25	Wed 6/18/25
410	10.2.4 WRB	10 days	Thu 6/19/25	Wed 7/2/25
411	10.2.5 Masonry	10 days	Thu 7/3/25	Thu 7/17/25
412	10.2.6 Metal Siding	15 days	Fri 7/18/25	Thu 8/7/25
413	10.2.7 Fiber Cement Siding	12 days	Fri 8/8/25	Mon 8/25/25
414	10.2.8 Coping	3 days	Tue 8/26/25	Thu 8/28/25
415	10.2.9 Painting	8 days	Fri 8/29/25	Wed 9/10/25
416	10.2.10 Storefront	7 days	Fri 8/29/25	Tue 9/9/25
417	10.2.11 Soffit Cladding	7 days	Wed 9/10/25	Thu 9/18/25
418	10.2.12 Bolt-on Decks	10 days	Wed 9/10/25	Tue 9/23/25
419	10.2.13 Railings	5 days	Tue 8/26/25	Tue 9/2/25
420	10.2.14 Canopy	5 days	Wed 9/24/25	Tue 9/30/25
421	10.2.15 Canopy Roofing	4 days	Wed 10/1/25	Mon 10/6/25
422	10.2.16 MEP Trim	5 days	Wed 10/1/25	Tue 10/7/25
423	10.2.17 Punch List	5 days	Wed 10/8/25	Tue 10/14/25
424	10.3 West	96 days	Fri 6/6/25	Tue 10/21/25
425	10.3.1 Set Scaffolding	5 days	Fri 6/6/25	Thu 6/12/25
426	10.3.2 Windows/Doors - Including 13 Step Waterproofing	7 days	Thu 6/19/25	Fri 6/27/25
427	10.3.3 WRB	10 days	Mon 6/30/25	Mon 7/14/25
428	10.3.4 Masonry	7 days	Tue 7/15/25	Wed 7/23/25
429	10.3.5 Metal Siding	15 days	Thu 7/24/25	Wed 8/13/25
430	10.3.6 Coping	3 days	Thu 8/14/25	Mon 8/18/25
431	10.3.7 Storefront	7 days	Tue 8/19/25	Wed 8/27/25
432	10.3.8 Soffit Cladding	7 days	Thu 9/18/25	Fri 9/26/25
433	10.3.9 Wood Siding	8 days	Thu 8/28/25	Tue 9/9/25
434	10.3.10 Painting	5 days	Wed 9/10/25	Tue 9/16/25
435	10.3.11 Canopy	5 days	Mon 9/29/25	Fri 10/3/25
436	10.3.12 Canopy Roofing	4 days	Thu 10/9/25	Tue 10/14/25
437	10.3.13 MEP Trim	5 days	Mon 10/6/25	Fri 10/10/25
438	10.3.14 Punch List	5 days	Wed 10/15/25	Tue 10/21/25
439	10.4 South	91 days	Fri 6/13/25	Tue 10/21/25
440	10.4.1 Set Scaffolding	5 days	Fri 6/13/25	Thu 6/19/25
441	10.4.2 Windows/Doors - Including 13 Step Waterproofing	7 days	Mon 6/30/25	Wed 7/9/25
442	10.4.3 WRB	10 days	Thu 7/10/25	Wed 7/23/25
443	10.4.4 Masonry	15 days	Thu 7/24/25	Wed 8/13/25
444	10.4.5 Metal Siding	15 days	Thu 8/14/25	Thu 9/4/25
445	10.4.6 Fiber Cement Siding	7 days	Fri 9/5/25	Mon 9/15/25
446	10.4.7 Coping	3 days	Tue 9/16/25	Thu 9/18/25
447	10.4.8 Painting	7 days	Fri 9/19/25	Mon 9/29/25
448	10.4.9 Storefront	10 days	Fri 9/19/25	Thu 10/2/25
449	10.4.10 Soffit Cladding	7 days	Fri 10/3/25	Mon 10/13/25
450	10.4.11 Garage Door	3 days	Fri 10/3/25	Tue 10/7/25
451	10.4.12 MEP Trim	5 days	Wed 10/8/25	Tue 10/14/25
452	10.4.13 Punch List	5 days	Wed 10/15/25	Tue 10/21/25
453	10.5 Courtyard	86 days	Fri 6/20/25	Tue 10/21/25
454	10.5.1 Set Scaffolding	5 days	Fri 6/20/25	Thu 6/26/25
455	10.5.2 Windows/Doors - Including 13 Step Waterproofing	7 days	Fri 6/27/25	Tue 7/8/25
456	10.5.3 Strip In Waterproofing	5 days	Tue 7/1/25	Wed 7/8/25
457	10.5.4 WRB	10 days	Wed 7/9/25	Tue 7/22/25
458	10.5.5 Metal Siding	15 days	Wed 7/23/25	Tue 8/12/25
459	10.5.6 Fiber Cement Siding	15 days	Wed 8/13/25	Wed 9/3/25
460	10.5.7 Coping	3 days	Thu 9/4/25	Mon 9/8/25
461	10.5.8 Painting	8 days	Tue 9/9/25	Thu 9/18/25
462	10.5.9 MEP Trim	5 days	Fri 9/19/25	Thu 9/25/25
463	10.5.10 Punch List	5 days	Wed 10/15/25	Tue 10/21/25
464	10.6 Roof	63 days	Thu 5/22/25	Wed 8/20/25
465	10.6.1 Zone A	44 days	Thu 5/22/25	Thu 7/24/25
466	10.6.1.1 Vapor Barrier/Dry In	10 days	Thu 5/22/25	Thu 6/5/25
467	10.6.1.2 Roofing	15 days	Wed 5/28/25	Tue 6/17/25
468	10.6.1.3 Install Temp Coping	6 days	Wed 6/18/25	Wed 6/25/25
469	10.6.1.4 Dry-In Milestone for Interiors	1 day	Thu 7/24/25	Thu 7/24/25
470	10.6.1.5 WRB	3 days	Wed 6/18/25	Fri 6/20/25
471	10.6.1.6 Siding	5 days	Mon 6/23/25	Fri 6/27/25
472	10.6.1.7 Railings	2 days	Thu 7/10/25	Fri 7/11/25
473	10.6.1.8 Visual Screens	7 days	Mon 7/14/25	Tue 7/22/25
474	10.6.2 Zone B	39 days	Tue 6/10/25	Mon 8/4/25
475	10.6.2.1 Vapor Barrier/Dry In	5 days	Tue 6/10/25	Mon 6/16/25
476	10.6.2.2 Roofing	10 days	Tue 6/17/25	Mon 6/30/25
477	10.6.2.3 Install Temp Coping	3 days	Tue 7/1/25	Thu 7/3/25
478	10.6.2.4 WRB	3 days	Tue 7/1/25	Thu 7/3/25





ID	Task Name	Duration	Start	Finish
479	10.6.2.5 Siding	5 days	Mon 7/7/25	Fri 7/11/25
480	10.6.2.6 Railings	2 days	Wed 7/23/25	Thu 7/24/25
481	10.6.2.7 Visual Screens	7 days	Fri 7/25/25	Mon 8/4/25
482	10.6.3 Zone C	39 days	Thu 6/26/25	Wed 8/20/25
483	10.6.3.1 Vapor Barrier/Dry In	5 days	Thu 6/26/25	Wed 7/2/25
484	10.6.3.2 Roofing	10 days	Thu 7/3/25	Thu 7/17/25
485	10.6.3.3 Install Temp Coping	3 days	Fri 7/18/25	Tue 7/22/25
486	10.6.3.4 WRB	3 days	Fri 7/18/25	Tue 7/22/25
487	10.6.3.5 Siding	5 days	Wed 7/23/25	Tue 7/29/25
488	10.6.3.6 Railings	2 days	Fri 8/8/25	Mon 8/11/25
489	10.6.3.7 Visual Screens	7 days	Tue 8/12/25	Wed 8/20/25
490	11 Interior Finishes	283 days	Thu 4/3/25	Wed 5/13/26
491	11.1 Drywall Preload - Level 4	3 days	Thu 8/7/25	Mon 8/11/25
492	11.2 Drywall Preload - Level 3	3 days	Thu 8/28/25	Tue 9/2/25
493	11.3 Drywall Preload - Level 2	3 days	Fri 9/19/25	Tue 9/23/25
494	11.4 Drywall Preload - Level 1	3 days	Mon 10/20/25	Wed 10/22/25
495	11.5 Drywall Preload - Level P1	3 days	Wed 12/17/25	Fri 12/19/25
496	11.6 L4 Residential	108 days	Fri 7/18/25	Fri 12/19/25
497	11.6.1 Zone A	98 days	Fri 7/18/25	Fri 12/5/25
498	11.6.1.1 Electrical Rough	5 days	Fri 7/18/25	Thu 7/24/25
499	11.6.1.2 MEPF Inspections	1 day	Fri 7/25/25	Fri 7/25/25
500	11.6.1.3 HM Door Frames	3 days	Fri 7/25/25	Tue 7/29/25
501	11.6.1.4 Framing Repair/Blocking	3 days	Mon 7/28/25	Wed 7/30/25
502	11.6.1.5 Framing Inspection	1 day	Thu 7/31/25	Thu 7/31/25
503	11.6.1.6 Insulation	4 days	Fri 8/1/25	Wed 8/6/25
504	11.6.1.7 Inspection	1 day	Thu 8/7/25	Thu 8/7/25
505	11.6.1.8 Second Side Shear	3 days	Fri 8/8/25	Tue 8/12/25
506	11.6.1.9 Shear Inspection	1 day	Wed 8/13/25	Wed 8/13/25
507	11.6.1.10 Hang GWB	5 days	Thu 8/14/25	Wed 8/20/25
508	11.6.1.11 Clean/Prep for Gypcrete	2 days	Wed 8/20/25	Thu 8/21/25
509	11.6.1.12 GWB Inspection	1 day	Thu 8/21/25	Thu 8/21/25
510	11.6.1.13 Gypcrete	2 days	Fri 8/22/25	Mon 8/25/25
511	11.6.1.14 Frame Soffits	3 days	Tue 8/26/25	Thu 8/28/25
512	11.6.1.15 Mechanical Rough	4 days	Wed 8/27/25	Tue 9/2/25
513	11.6.1.16 Mechanical Inspection	1 day	Wed 9/3/25	Wed 9/3/25
514	11.6.1.17 Soffit Framing Inspection	1 day	Thu 9/4/25	Thu 9/4/25
515	11.6.1.18 Hang Soffits	2 days	Fri 9/5/25	Mon 9/8/25
516	11.6.1.19 Gypcrete Drying Time	10 days	Tue 8/26/25	Tue 9/9/25
517	11.6.1.20 Tape GWB	7 days	Fri 9/5/25	Mon 9/15/25
518	11.6.1.21 Priming	2 days	Tue 9/16/25	Wed 9/17/25
519	11.6.1.22 Inspection	1 day	Thu 9/18/25	Thu 9/18/25
520	11.6.1.23 Texture	1 day	Fri 9/19/25	Fri 9/19/25
521	11.6.1.24 Paint	2 days	Mon 9/22/25	Tue 9/23/25
522	11.6.1.25 Cabinets	4 days	Wed 9/24/25	Mon 9/29/25
523	11.6.1.26 Tile Bathroom Surrounds	5 days	Wed 9/24/25	Tue 9/30/25
524	11.6.1.27 Doors/Millwork	5 days	Wed 9/24/25	Tue 9/30/25
525	11.6.1.28 Hard Surface Flooring	5 days	Wed 10/1/25	Tue 10/7/25
526	11.6.1.29 Millwork Base	2 days	Wed 10/8/25	Thu 10/9/25
527	11.6.1.30 Countertops	2 days	Wed 10/8/25	Thu 10/9/25
528	11.6.1.31 Tile Backsplash	5 days	Fri 10/10/25	Thu 10/16/25
529	11.6.1.32 Millwork Paint	5 days	Tue 10/14/25	Mon 10/20/25
530	11.6.1.33 Fire Sprinkler Trim	2 days	Tue 10/21/25	Wed 10/22/25
531	11.6.1.34 Door Hardware	3 days	Tue 10/21/25	Thu 10/23/25
532	11.6.1.35 Mechanical Trim	4 days	Tue 10/21/25	Fri 10/24/25
533	11.6.1.36 Electrical Trim	5 days	Tue 10/21/25	Mon 10/27/25
534	11.6.1.37 Plumbing Trim	5 days	Tue 10/21/25	Mon 10/27/25
535	11.6.1.38 Minor Appliances	2 days	Fri 10/24/25	Mon 10/27/25
536	11.6.1.39 Final Paint/Backroll	3 days	Tue 10/28/25	Thu 10/30/25
537	11.6.1.40 Misc. Trims/Final Wall Plates/Etc.	5 days	Fri 10/31/25	Thu 11/6/25
538	11.6.1.41 Major Appliances	3 days	Fri 11/7/25	Tue 11/11/25
539	11.6.1.42 Construction Clean	2 days	Wed 11/12/25	Thu 11/13/25
540	11.6.1.43 MEPF System Pre-Testing	5 days	Wed 11/12/25	Tue 11/18/25
541	11.6.1.44 Generate / Distribute Initial Completion List	3 days	Fri 11/14/25	Tue 11/18/25
542	11.6.1.45 Pre-Punch	5 days	Wed 11/19/25	Tue 11/25/25
543	11.6.1.46 Final Clean	2 days	Wed 11/26/25	Mon 12/1/25
544	11.6.1.47 Owner Punch List	3 days	Tue 12/2/25	Thu 12/4/25
545	11.6.1.48 Corridor	16 days	Wed 11/12/25	Fri 12/5/25
546	11.6.1.48.1 GWB Taping Touch Up	2 days	Wed 11/12/25	Thu 11/13/25
547	11.6.1.48.2 Priming	1 day	Fri 11/14/25	Fri 11/14/25
548	11.6.1.48.3 Millwork	2 days	Mon 11/17/25	Tue 11/18/25
549	11.6.1.48.4 Paint	2 days	Wed 11/19/25	Thu 11/20/25
550	11.6.1.48.5 MEP Trim	2 days	Fri 11/21/25	Mon 11/24/25
551	11.6.1.48.6 Carpet	2 days	Tue 11/25/25	Wed 11/26/25
552	11.6.1.48.7 Final Clean	1 day	Mon 12/1/25	Mon 12/1/25
553	11.6.1.48.8 Pre-Punch	2 days	Tue 12/2/25	Wed 12/3/25
554	11.6.1.48.9 Punch List	2 days	Thu 12/4/25	Fri 12/5/25
555	11.6.2 Zone B	98 days	Fri 7/25/25	Fri 12/12/25
556	11.6.2.1 Electrical Rough	5 days	Fri 7/25/25	Thu 7/31/25
557	11.6.2.2 MEPF Inspections	1 day	Fri 8/1/25	Fri 8/1/25
558	11.6.2.3 HM Door Frames	3 days	Fri 8/1/25	Tue 8/5/25

