

# CITY OF MERCER ISLAND

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

PHONE: 206.275.7605 | [www.mercerisland.gov](http://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 27th 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.

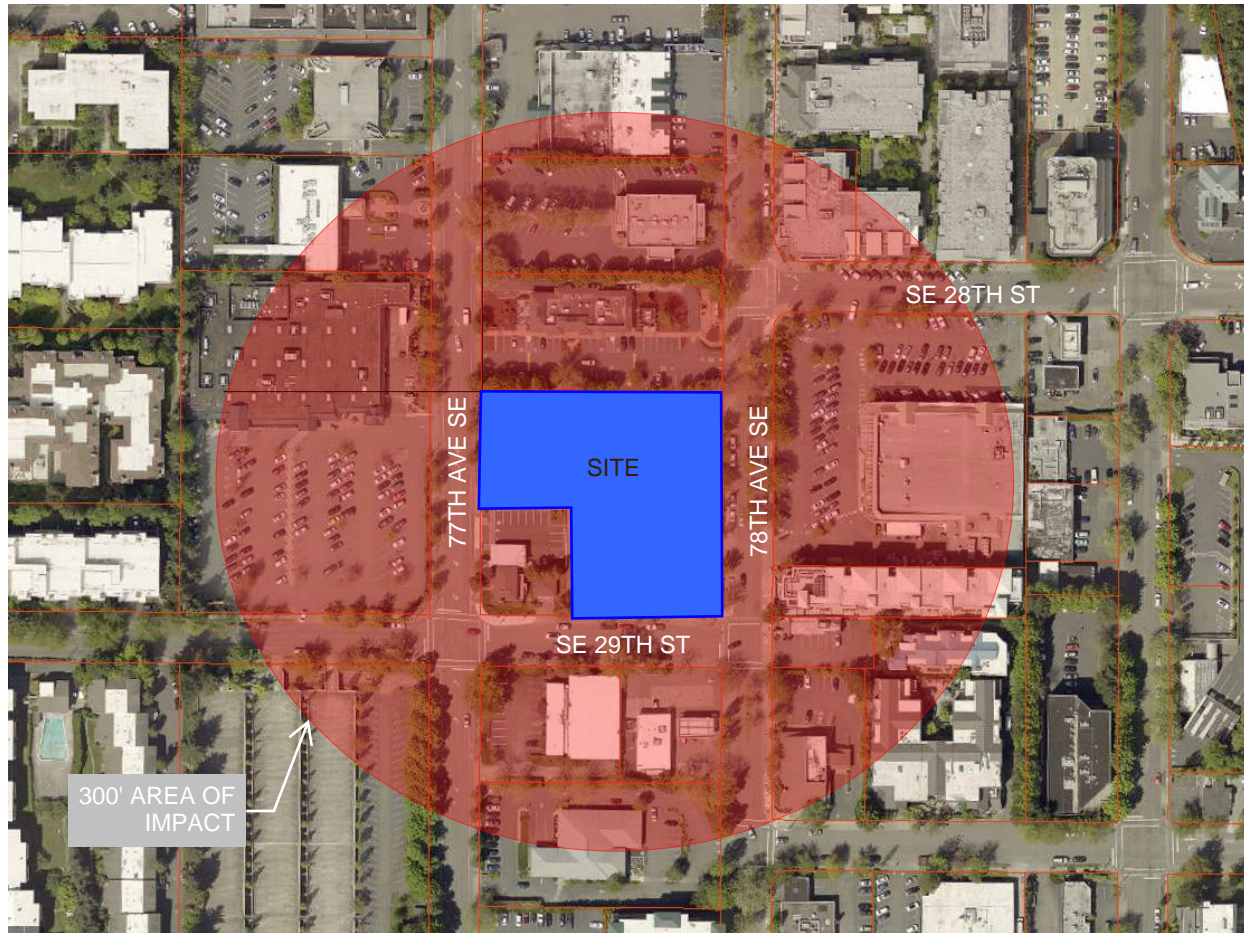
**Contact Information:**

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**

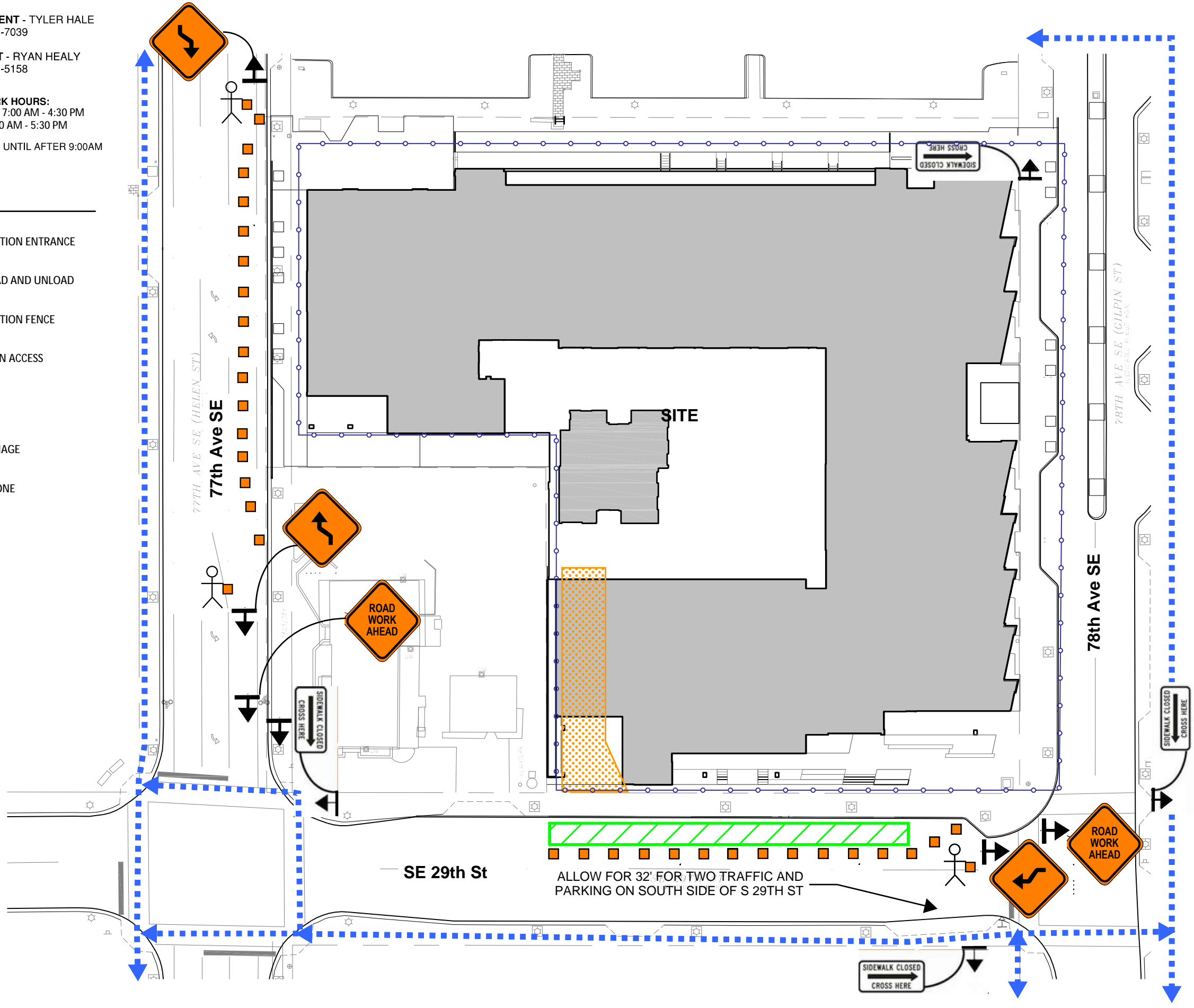
**SITE SUPERINTENDENT - TYLER HALE**  
425-459-7039

**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

2/18/25

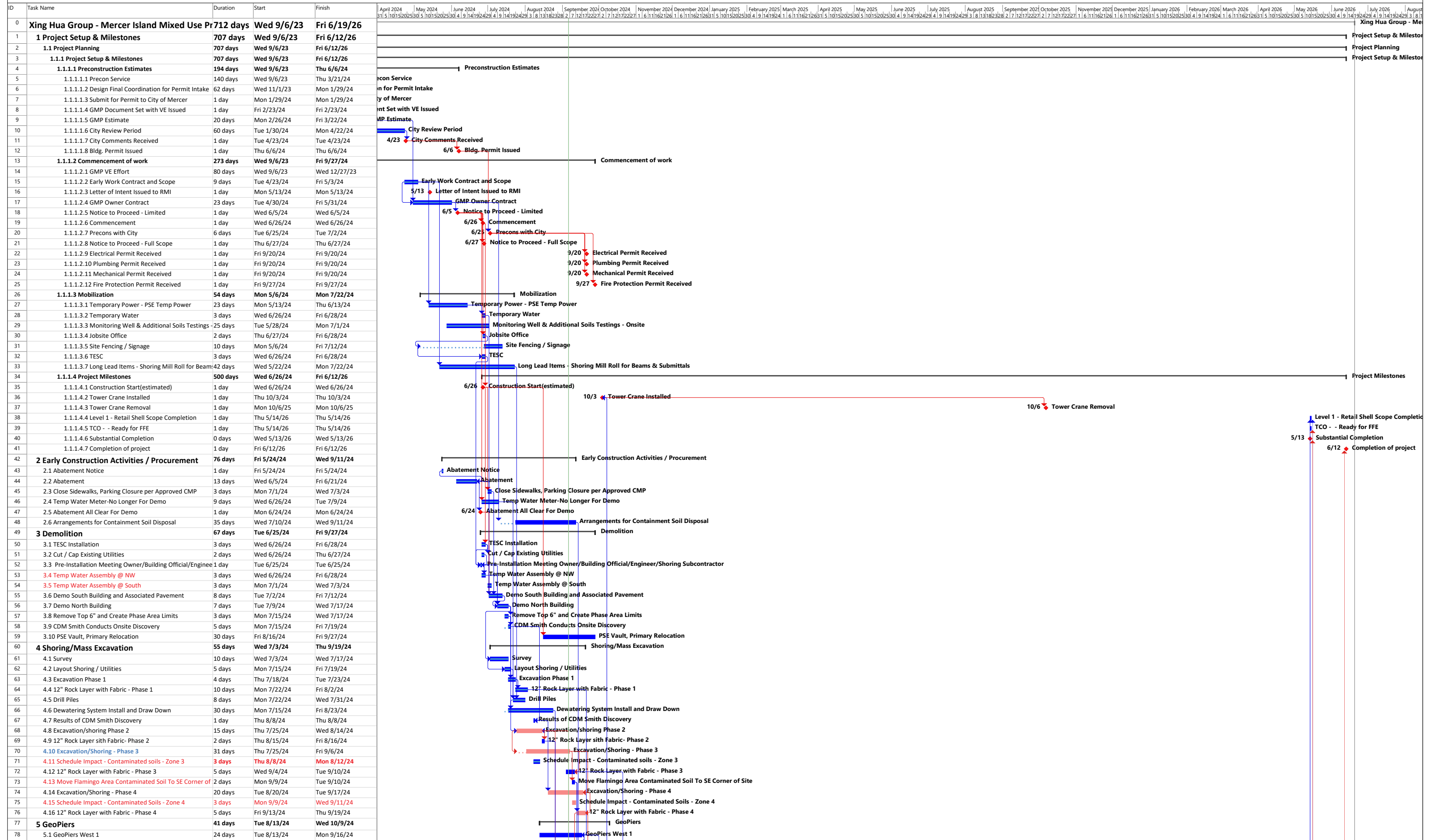
To whom it may concern:

The purpose of this letter is to inform residents in the surrounding area of crane installation activity scheduled for Thursday, 2/28/25 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

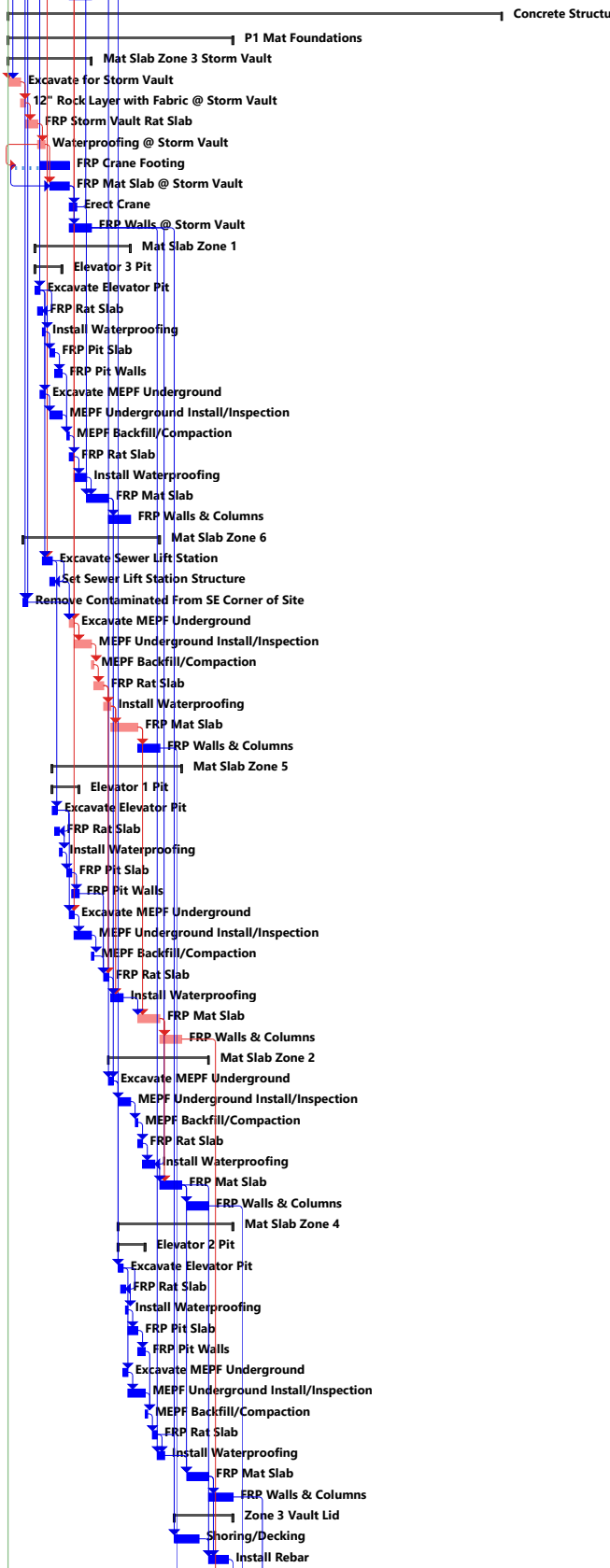
Sincerely,

**R|MILLERINC**



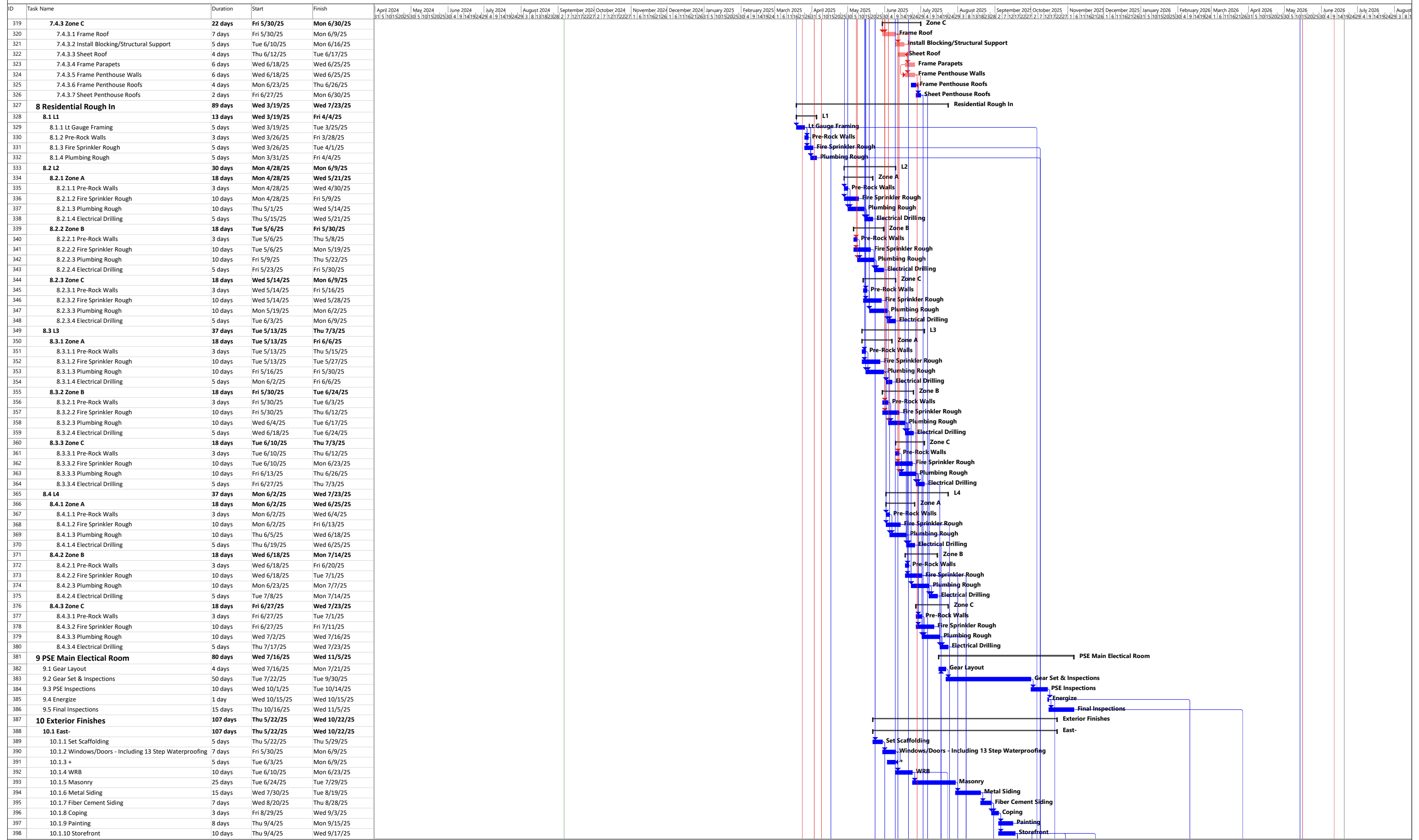


ID	Task Name	Duration	Start	Finish
79	5.2 Schedule Impact - Heaving Condition - Zone 1	3 days	Thu 8/15/24	Mon 8/19/24
80	5.3 Schedule Impact - Unstable Base - Zone 1	4 days	Tue 8/20/24	Fri 8/23/24
81	5.4 GeoPiers @ Storm Vault	8 days	Mon 8/26/24	Thu 9/5/24
82	5.5 GeoPiers South	10 days	Tue 9/17/24	Mon 9/30/24
83	5.6 GeoPiers West 2	7 days	Tue 10/1/24	Wed 10/9/24
84	<b>6 Concrete Structure</b>	<b>141 days</b>	<b>Fri 9/6/24</b>	<b>Wed 3/26/25</b>
85	<b>6.1 P1 Mat Foundations</b>	<b>65 days</b>	<b>Fri 9/6/24</b>	<b>Fri 12/6/24</b>
86	<b>6.1.1 Mat Slab Zone 3 Storm Vault</b>	<b>24 days</b>	<b>Fri 9/6/24</b>	<b>Wed 10/9/24</b>
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	<b>6.1.2 Mat Slab Zone 1</b>	<b>29 days</b>	<b>Tue 9/17/24</b>	<b>Fri 10/25/24</b>
96	<b>6.1.2.1 Elevator 3 Pit</b>	<b>9 days</b>	<b>Tue 9/17/24</b>	<b>Fri 9/27/24</b>
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	<b>6.1.3 Mat Slab Zone 6</b>	<b>40 days</b>	<b>Thu 9/12/24</b>	<b>Wed 11/6/24</b>
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	<b>6.1.4 Mat Slab Zone 5</b>	<b>39 days</b>	<b>Tue 9/24/24</b>	<b>Fri 11/15/24</b>
121	<b>6.1.4.1 Elevator 1 Pit</b>	<b>9 days</b>	<b>Tue 9/24/24</b>	<b>Fri 10/4/24</b>
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	<b>6.1.5 Mat Slab Zone 2</b>	<b>29 days</b>	<b>Thu 10/17/24</b>	<b>Tue 11/26/24</b>
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	<b>6.1.6 Mat Slab Zone 4</b>	<b>34 days</b>	<b>Mon 10/21/24</b>	<b>Fri 12/6/24</b>
143	<b>6.1.6.1 Elevator 2 Pit</b>	<b>9 days</b>	<b>Mon 10/21/24</b>	<b>Thu 10/31/24</b>
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	<b>6.1.7 Zone 3 Vault Lid</b>	<b>17 days</b>	<b>Wed 11/13/24</b>	<b>Fri 12/6/24</b>
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







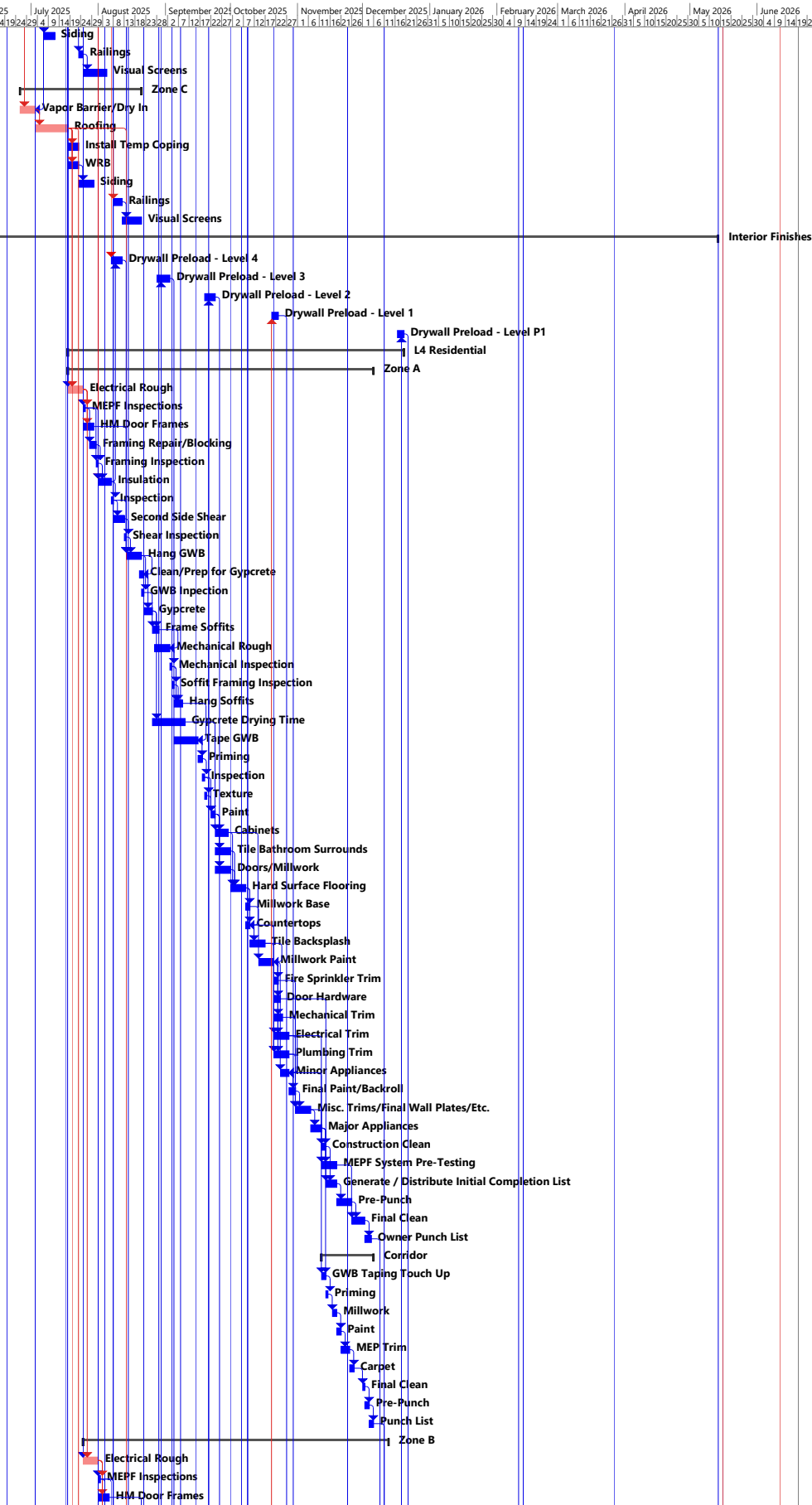


ID	Task Name	Duration	Start	Finish
399	10.1.11 Soffit Cladding	7 days	Thu 9/18/25	Fri 9/26/25
400	10.1.12 Bolt-on Decks	10 days	Thu 9/18/25	Wed 10/1/25
401	10.1.13 Railings	5 days	Fri 8/29/25	Fri 9/5/25
402	10.1.14 Canopies	5 days	Thu 10/2/25	Wed 10/8/25
403	10.1.15 Canopy Roofing	4 days	Thu 10/9/25	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	<b>10.2 North</b>	<b>96 days</b>	<b>Fri 5/30/25</b>	<b>Tue 10/14/25</b>
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	<b>10.3 West</b>	<b>96 days</b>	<b>Fri 6/6/25</b>	<b>Tue 10/21/25</b>
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	<b>10.4 South</b>	<b>91 days</b>	<b>Fri 6/13/25</b>	<b>Tue 10/21/25</b>
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	<b>10.5 Courtyard</b>	<b>86 days</b>	<b>Fri 6/20/25</b>	<b>Tue 10/21/25</b>
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	<b>10.6 Roof</b>	<b>63 days</b>	<b>Thu 5/22/25</b>	<b>Wed 8/20/25</b>
465	<b>10.6.1 Zone A</b>	<b>44 days</b>	<b>Thu 5/22/25</b>	<b>Thu 7/24/25</b>
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	<b>10.6.2 Zone B</b>	<b>39 days</b>	<b>Tue 6/10/25</b>	<b>Mon 8/4/25</b>
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	<b>10.6.3 Zone C</b>	<b>39 days</b>	<b>Thu 6/26/25</b>	<b>Wed 8/20/25</b>
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	<b>11 Interior Finishes</b>	<b>283 days</b>	<b>Thu 4/3/25</b>	<b>Wed 5/13/26</b>
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	<b>11.6 L4 Residential</b>	<b>108 days</b>	<b>Fri 7/18/25</b>	<b>Fri 12/19/25</b>
497	<b>11.6.1 Zone A</b>	<b>98 days</b>	<b>Fri 7/18/25</b>	<b>Fri 12/5/25</b>
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	<b>11.6.1.48 Corridor</b>	<b>16 days</b>	<b>Wed 11/12/25</b>	<b>Fri 12/5/25</b>
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	<b>11.6.2 Zone B</b>	<b>98 days</b>	<b>Fri 7/25/25</b>	<b>Fri 12/12/25</b>
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



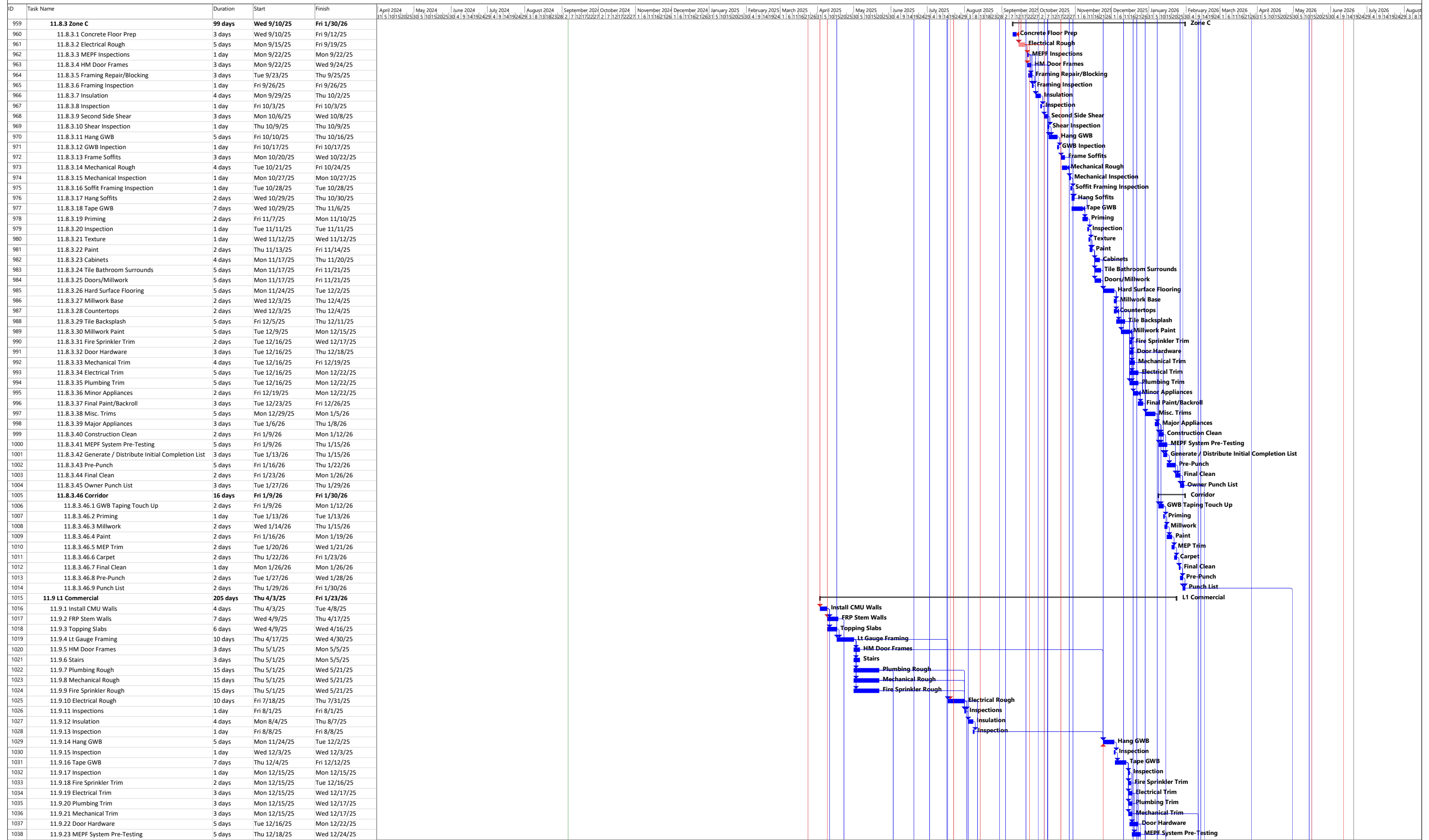


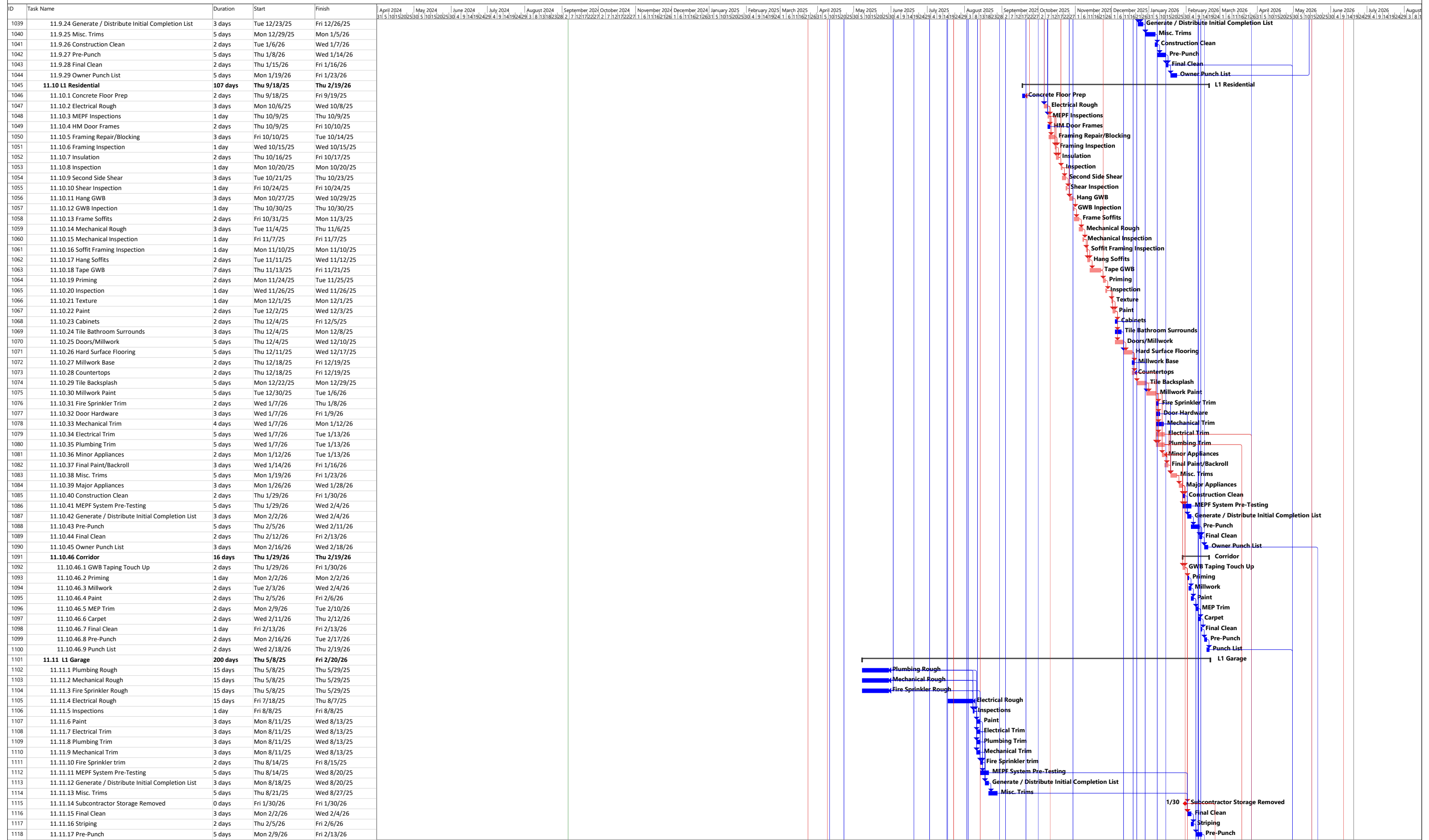














ID	Task Name	Duration	Start	Finish
1119	11.11.18 Punch List	5 days	Mon 2/16/26	Fri 2/20/26
1120	<b>11.12 P1 Commercial</b>	<b>279 days</b>	<b>Wed 4/9/25</b>	<b>Wed 5/13/26</b>
1121	11.12.1 CMU Walls	5 days	Wed 4/9/25	Tue 4/15/25
1122	11.12.2 FRP Stem Walls	5 days	Wed 4/23/25	Tue 4/29/25
1123	11.12.3 Topping Slabs	6 days	Wed 4/30/25	Wed 5/7/25
1124	11.12.4 Break Data, Curing Compound, Joints	3 days	Thu 5/8/25	Mon 5/12/25
1125	11.12.5 Layout	3 days	Tue 5/13/25	Tue 5/15/25
1126	11.12.6 Lt Gauge Framing	6 days	Fri 5/16/25	Fri 5/23/25
1127	11.12.7 HM Door Frames	4 days	Tue 5/27/25	Fri 5/30/25
1128	11.12.8 Stairs	4 days	Tue 5/27/25	Fri 5/30/25
1129	11.12.9 Fire Sprinkler Rough	5 days	Wed 5/28/25	Tue 6/3/25
1130	11.12.10 Plumbing Rough	8 days	Wed 5/28/25	Fri 6/6/25
1131	11.12.11 Mechanical Rough	10 days	Wed 5/28/25	Tue 6/10/25
1132	11.12.12 Electrical Rough	10 days	Fri 8/1/25	Thu 8/14/25
1133	11.12.13 Inspections	3 days	Fri 8/15/25	Tue 8/19/25
1134	11.12.14 Insulation	2 days	Mon 12/15/25	Tue 12/16/25
1135	11.12.15 Inspection	1 day	Wed 12/17/25	Wed 12/17/25
1136	11.12.16 Hang GWB	5 days	Mon 12/22/25	Mon 12/29/25
1137	11.12.17 Inspection	1 day	Tue 12/30/25	Tue 12/30/25
1138	11.12.18 Tape GWB	6 days	Wed 12/31/25	Thu 1/8/26
1139	11.12.19 Fire Sprinkler Trim	2 days	Fri 1/9/26	Mon 1/12/26
1140	11.12.20 Doors/Hardware	3 days	Fri 1/9/26	Tue 1/13/26
1141	11.12.21 Electrical Trim	4 days	Fri 1/9/26	Wed 1/14/26
1142	11.12.22 Plumbing Trim	4 days	Fri 1/9/26	Wed 1/14/26
1143	11.12.23 Mechanical Trim	4 days	Fri 1/9/26	Wed 1/14/26
1144	11.12.24 Generate / Distribute Initial Completion List	3 days	Thu 1/15/26	Mon 1/19/26
1145	11.12.25 MEPP System Pre-Testing	5 days	Thu 1/15/26	Wed 1/21/26
1146	11.12.26 Misc. Trims	5 days	Tue 1/20/26	Mon 1/26/26
1147	11.12.27 Subcontractor Storage Removed	0 days	Tue 4/28/26	Tue 4/28/26
1148	11.12.28 Final Clean	1 day	Wed 4/29/26	Wed 4/29/26
1149	11.12.29 Pre-Punch	5 days	Wed 4/30/26	Wed 5/6/26
1150	11.12.30 Punch List	5 days	Thu 5/7/26	Wed 5/13/26
1151	<b>11.13 P1 Garage</b>	<b>231 days</b>	<b>Wed 4/16/25</b>	<b>Fri 3/13/26</b>
1152	11.13.1 CMU Walls	5 days	Wed 4/16/25	Tue 4/22/25
1153	11.13.2 Lt Gauge Framing	3 days	Tue 5/27/25	Thu 5/29/25
1154	11.13.3 Door Frames	3 days	Fri 5/30/25	Tue 6/3/25
1155	11.13.4 Stairs	3 days	Fri 5/30/25	Tue 6/3/25
1156	11.13.5 Plumbing Rough	15 days	Fri 5/30/25	Thu 6/19/25
1157	11.13.6 Mechanical Rough	15 days	Fri 5/30/25	Thu 6/19/25
1158	11.13.7 Fire Sprinkler Rough	15 days	Fri 5/30/25	Thu 6/19/25
1159	11.13.8 Electrical Rough	15 days	Fri 5/30/25	Thu 6/19/25
1160	11.13.9 Inspections	1 day	Fri 6/20/25	Fri 6/20/25
1161	11.13.10 Insulation	2 days	Mon 6/23/25	Tue 6/24/25
1162	11.13.11 Inspection	1 day	Wed 6/25/25	Wed 6/25/25
1163	11.13.12 Hang GWB	3 days	Thu 6/26/25	Mon 6/30/25
1164	11.13.13 Inspection	1 day	Tue 7/1/25	Tue 7/1/25
1165	11.13.14 Tape GWB	7 days	Wed 7/2/25	Fri 7/11/25
1166	11.13.15 Priming	1 day	Mon 7/14/25	Mon 7/14/25
1167	11.13.16 Inspection	1 day	Tue 7/15/25	Tue 7/15/25
1168	11.13.17 Paint	3 days	Wed 7/16/25	Fri 7/18/25
1169	11.13.18 Plumbing Trim	2 days	Mon 7/21/25	Tue 7/22/25
1170	11.13.19 Mechanical Trim	2 days	Mon 7/21/25	Tue 7/22/25
1171	11.13.20 Electrical Trim	5 days	Mon 7/21/25	Fri 7/25/25
1172	11.13.21 Generate / Distribute Initial Completion List	3 days	Mon 7/28/25	Wed 7/30/25
1173	11.13.22 MEPP System Pre-Testing	5 days	Mon 7/28/25	Fri 8/1/25
1174	11.13.23 Misc. Trims	5 days	Thu 7/31/25	Wed 8/6/25
1175	11.13.24 Subcontractor Storage Removed	0 days	Fri 2/20/26	Fri 2/20/26
1176	11.13.25 Final Clean	3 days	Mon 2/23/26	Wed 2/25/26
1177	11.13.26 Striping	2 days	Thu 2/26/26	Fri 2/27/26
1178	11.13.27 Pre-Punch	5 days	Mon 3/2/26	Fri 3/6/26
1179	11.13.28 Punch List	5 days	Mon 3/9/26	Fri 3/13/26
1180	<b>12 Amenity Spaces/Common Areas</b>	<b>133 days</b>	<b>Thu 10/9/25</b>	<b>Fri 4/17/26</b>
1181	<b>12.1 L2 Fitness Room/Restroom</b>	<b>40 days</b>	<b>Thu 10/9/25</b>	<b>Fri 12/5/25</b>
1182	12.1.1 In-Wall MEP Rough-In	5 days	Thu 10/9/25	Wed 10/15/25
1183	12.1.2 In-Wall MEP Cover Inspections	1 day	Thu 10/16/25	Thu 10/16/25
1184	12.1.3 Hang GWB	2 days	Fri 10/17/25	Mon 10/20/25
1185	12.1.4 Tape GWB	7 days	Tue 10/21/25	Wed 10/29/25
1186	12.1.5 Prime	1 day	Thu 10/30/25	Thu 10/30/25
1187	12.1.6 Inspect	1 day	Fri 10/31/25	Fri 10/31/25
1188	12.1.7 Painting	2 days	Mon 11/3/25	Tue 11/4/25
1189	12.1.8 Install Flooring	3 days	Wed 11/5/25	Fri 11/7/25
1190	12.1.9 Install Light Fixtures	3 days	Mon 11/10/25	Wed 11/12/25
1191	12.1.10 MEP Trim	2 days	Thu 11/13/25	Fri 11/14/25
1192	12.1.11 Install Misc. Trims/Mirrors	3 days	Mon 11/17/25	Wed 11/19/25
1193	12.1.12 Pre-Punch	5 days	Thu 11/20/25	Wed 11/26/25
1194	12.1.13 Final Cleaning	5 days	Mon 12/1/25	Fri 12/5/25
1195	<b>12.2 L2 Amenity Room/Restroom</b>	<b>47 days</b>	<b>Thu 10/16/25</b>	<b>Tue 12/23/25</b>
1196	12.2.1 In-Wall MEP Rough-In	5 days	Thu 10/16/25	Wed 10/22/25
1197	12.2.2 In-Wall MEP Cover Inspections	1 day	Thu 10/23/25	Thu 10/23/25
1198	12.2.3 Hang GWB	2 days	Fri 10/24/25	Mon 10/27/25

