

MCCLELLAN | TELLONE

architecture interiors landscape

"We are your guide & advocate throughout the entire project from design to construction."

THE DESIGN PROCESS

PHASE 1

SCHEMATIC DESIGN

defining what to build

PHASE 2

DESIGN DEVELOPMENT

details + decisions

PHASE 3

CONSTRUCTION DOCUMENTS

permit + plans + construction documents

PHASE 4

CONSTRUCTION

administration + review + guidance

BUDGET

UNDERSTANDING PROJECT COSTS

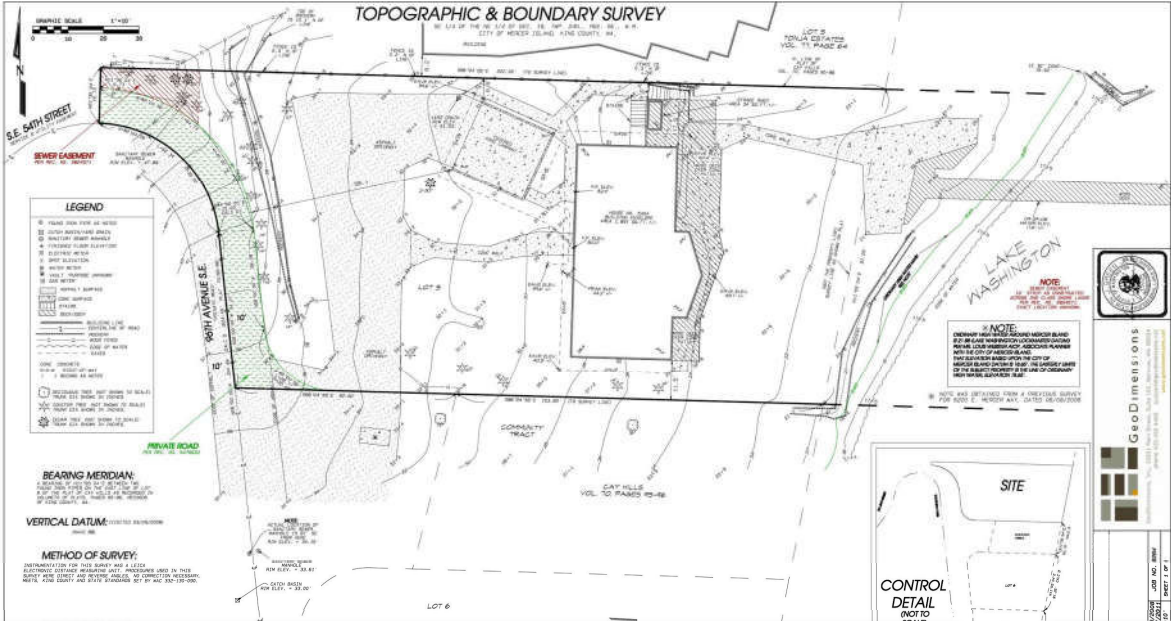


SCHEMATIC DESIGN

Schematic Design includes both Research and Design, in order to gain a comprehensive interpretation of any limitations and opportunities for the site

- 1 THE SITE**
Physical aspects (*view, weather, survey, geotechnical report*)
Social aspects (*neighbors, zoning codes, local regulations*)
- 2 THE WISHLIST**
The home you want (*size, style, character*)
Comprehensive list of spaces
How you will use the home
- 3 INITIAL DESIGN**
2-3 Design Options:
to enhance the qualities of the site
to facilitate your lifestyle + activities
- 4 PRELIMINARY COST**
Interview general contractors
Cost estimate from selected general contractor

SITE SURVEY + GEOTECHNICAL REPORT



TEST PIT 1										
Depth (ft)	Moisture Content (%) Water Table	USCS Description								
		TOPSOIL with roots and cobbles								
SM		Tan mottled with rust-brown, silty SAND with pieces of weathered sandstone, fine-grained, moist to wet, medium-dense								
Rx		Tan mottled with rust-brown, weathered SANDSTONE, fine-grained, moist, dense to very dense								
		<ul style="list-style-type: none"> * Test Pit terminated at 7.0 feet on January 28, 2015. * Perched groundwater seepage was observed at 6 feet during excavation. * No caving observed during excavation. 								
TEST PIT 2										
Depth (ft)	Moisture Content (%) Water Table	USCS Description								
		TOPSOIL with roots and cobbles								
SM		Rust-brown, silty SAND with gravel, fine-grained, moist, loose -becomes gray, dense to very dense (Glacial Till)								
		<ul style="list-style-type: none"> * Test Pit terminated at 3.5 feet on January 28, 2015. * No groundwater seepage was observed during excavation. * No caving observed during excavation. 								
<table border="1"> <tr> <td>Job</td> <td>Date</td> <td>Logged by</td> <td>Plate</td> </tr> <tr> <td>14516</td> <td>Feb. 2015</td> <td>ASM</td> <td>3</td> </tr> </table>			Job	Date	Logged by	Plate	14516	Feb. 2015	ASM	3
Job	Date	Logged by	Plate							
14516	Feb. 2015	ASM	3							



WISH LIST

MCCLELLAN ARCHITECTS

Meeting Report Project No. 1083

Project: Daligan Residence
 Budget: Program Meeting
 Meeting Date: 2013-03-29
 Location: McClellan Architects
 Reported By: Regan
 Page: 4

1) The purpose of the meeting was to initiate the production of a home design program.

GENERAL

- 1) Prefer contemporary northwest style
- 2) Project budget will be determined as the design is clarified
- 3) Square footage is flexible - the emphasis is on providing the required spaces and uses for the home
- 4) Prefer a strong integration of the interior and exterior spaces
- 5) Provide low-maintenance exterior finishes

LIVING AREAS - KITCHEN, DINING, FAMILY ROOM

- 1) General
 - a. Living areas should share a flow of space but not be all in one large volume
 - b. The living areas will be articulated spaces that offer different experiences
- 2) Kitchen
 - a. Clean, working kitchen
 - b. Generous counter space
 - c. Provide a kitchen island about 4'x6'
 - d. Kitchen range will be 36" wide
 - e. Configuration of corner kitchen of an L-shape around an island works well
 - f. Dedicated counter space for a commercial grade espresso machine
 - g. Convenience cabinets to store counter-top appliances out of sight
 - h. One wall oven and separate microwave
 - i. Removable fan for range hood
 - j. Provide two sinks - large deep sink on island and large double sink at counter
 - k. One dishwasher
 - l. Provide stainless at the counter sink
 - m. Provide pull filter at the range - "N" line
 - n. Tile floor in kitchen and pantry

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- o. Pantry with second refrigerator
- p. Shelving for canned food in pantry
- q. Area for hanging pans and pots in pantry

- 3) Informal dining
 - a. Locate dining area off kitchen
 - b. Seating for six
 - c. Divided in part of kitchen
- 4) Family room (great room)
 - a. Gas fireplace with stone facing
 - b. TV "off", be able to hide
 - c. Cat walk display
 - d. Shelving for display
 - e. Location for large family portrait
 - f. Locate art niches with lighting
 - g. Provide space for two sofas and two easy chairs
 - h. Take advantage of full view
 - i. High ceilings
- 5) Formal Dining Area
 - a. Provide space to seat 12
 - b. Built in sideboard
 - c. Not necessary to place at view side of home
- 6) Entry Area
 - a. See through to view B. exterior water feature
 - b. Close Powder room
 - i. Provide daylight
 - ii. Vinyl sink with cabinet
 - c. Close coat closet
- 7) Family Powder room
 - a. To be used from outside
- 8) Mudroom - adjacent to garage entry & kitchen if possible
 - a. Key drop counter
 - b. Coat storage
 - c. Shoe storage
 - d. Bench seat

MASTER SUITE

- 1) Master Bedroom
 - a. King size bed
 - b. Accommodate decorative screens at headboard
 - c. Provide space for a small seating area - or window seat
 - d. TV may be included
 - e. Minimal furniture
 - f. Carpeting

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- a. 1000 bottle storage

INTERIOR NOTES

- 1) Provide tall interior doors on main floor
- 2) No painted wood
- 3) Hardwood doors
- 4) Sound system
- 5) Security / Fire alarm system
- 6) Fire sprinkler system
- 7) Radiant floor heat will be provided
- 8) Air conditioning will be included
- 9) Provide location for electronics closet - weather

GARAGE/SHOP

- 1) 3-car garage
 - a. One 9'-6" wide door
 - b. Two 8'-0" wide doors
 - c. Doors to be 8'-0" tall clear - including tracks, motor, lights, etc.
 - d. No interior columns
 - e. Insulated
 - f. Can be separated from the house but would need covered walkway
 - g. Flexible formal area for garage
 - h. Storage areas around perimeter
 - i. Mechanical may be located in garage - would provide heat
- 2) Shop
 - a. 12'x20'
 - b. Provide 6'x7' door
 - c. Possibility of being on second floor

EXTERIOR AREAS

- 1) Cut in place concrete patio surfaces - no stamped concrete
- 2) Wood fireplace
- 3) Built-in BBQ grill
- 4) Grilling area needs to be covered
- 5) Outdoor dining
- 6) Water feature by entry
- 7) Provide exterior storage area for yard tools
- 8) Locate natural gas powered emergency generator

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- g. Create circulation path that allows separate entry and exit to the bathroom area

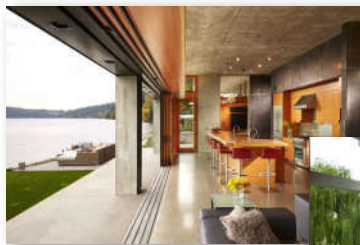
- 2) Master Bath
 - a. 2 sinks
 - b. Cabinet with in-croft plugs that can accommodate hairbrushes, hair dryer, etc.
 - c. Linen/closetage cabinet
 - d. Large 2 person shower with 2 heads - walk in shower with no glass partitions
 - e. Soaking tub - cast iron
 - f. Enclosed toilet and bidet
- 3) Master Closet
 - a. No carpet
 - b. Will need approximately 36 lined foot
 - c. Packing area with suitcase storage
 - d. Built in closet and drawers
 - e. Dressing area with bench
 - f. Parking area
 - g. Provide exterior daylight
 - h. Full length mirrors
 - i. Drop down lowering board

GUEST BEDROOMS

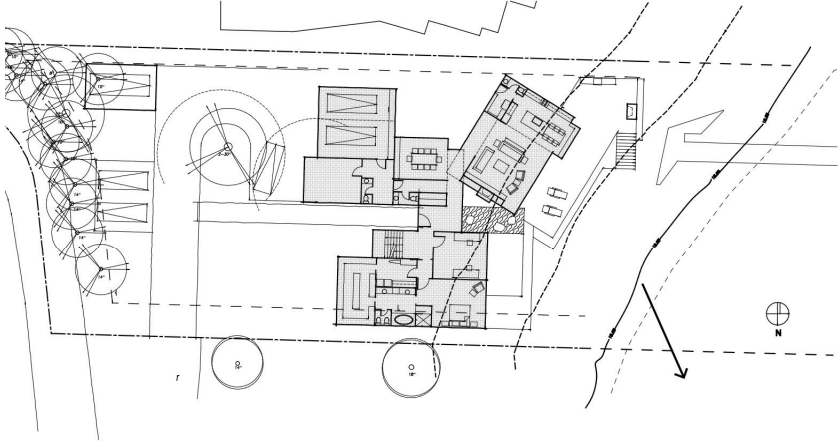
- 1) Guest Bedroom
 - a. Espresso hick
 - b. Walk-in closet, no carpet
- 2) Two other bedrooms
 - a. Shared hick
 - b. Smaller closet - can be reach in

OTHER AREAS

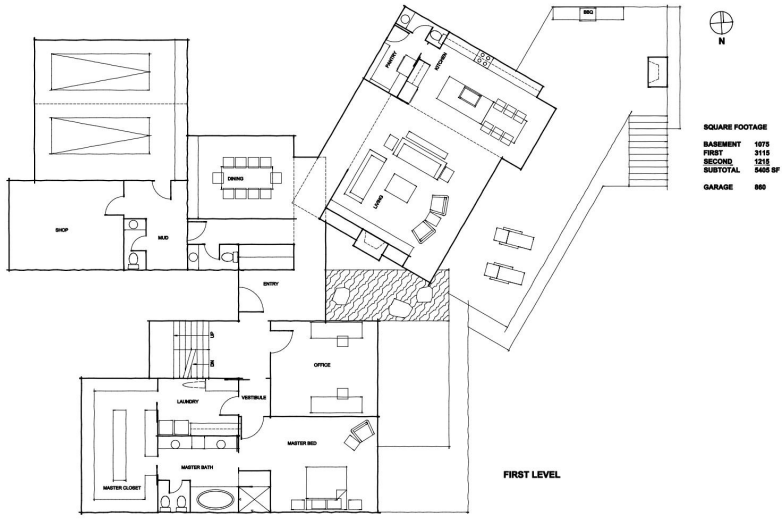
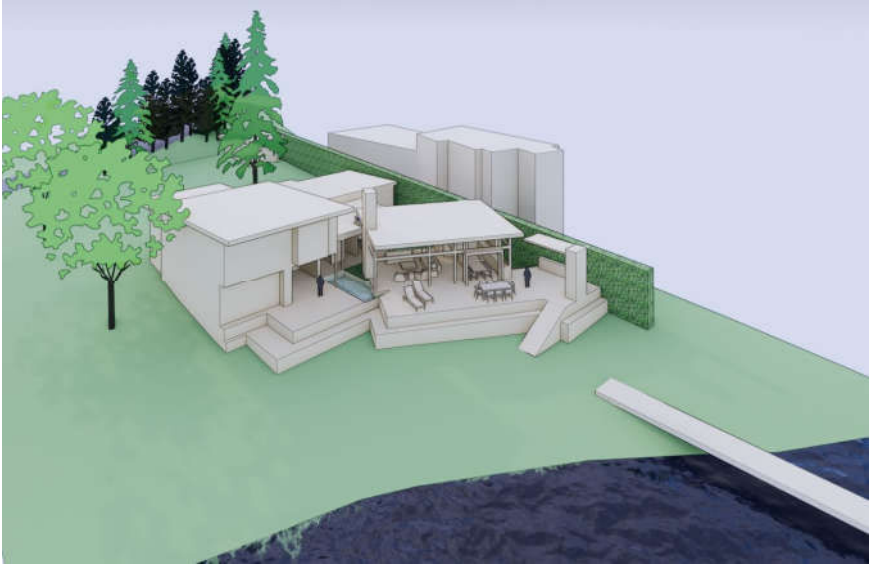
- 1) Laundry room
 - a. No walk-in access
 - b. Utility sink
 - c. Hanging space for drying
 - d. Upper cabinets
 - e. Ironing board
 - f. Location may be close to master closet
- 2) Home Office
 - a. Private area
 - b. Provide two work stations
 - c. Organize electronics
 - d. Storage for office supplies, printers, etc.
- 3) Wine Cellar



DESIGN OPTION 1



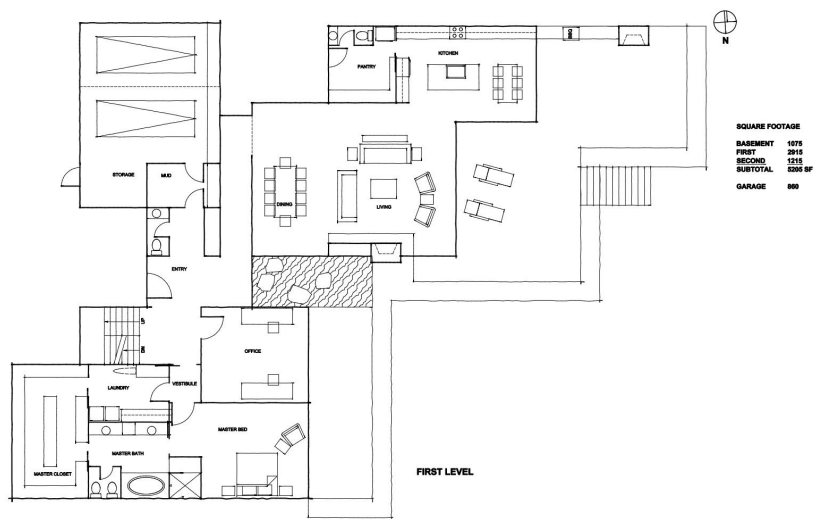
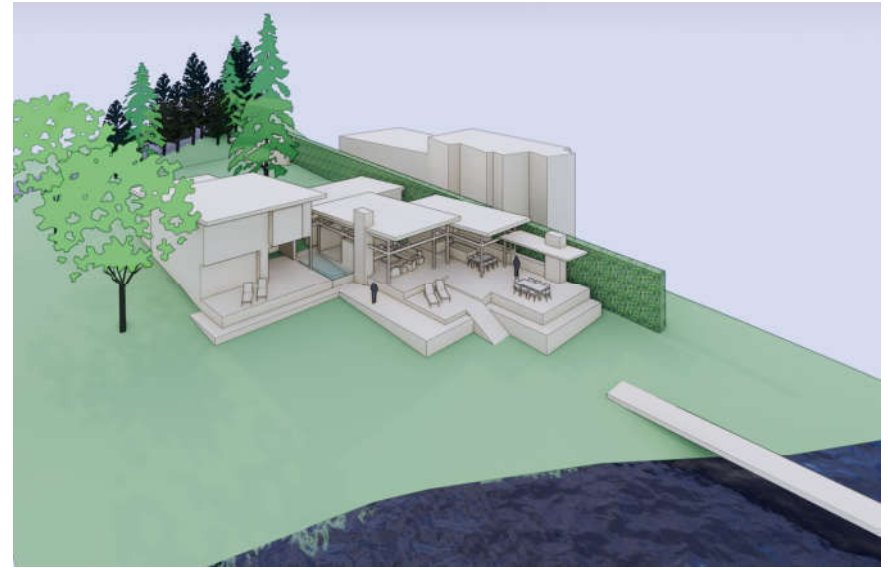
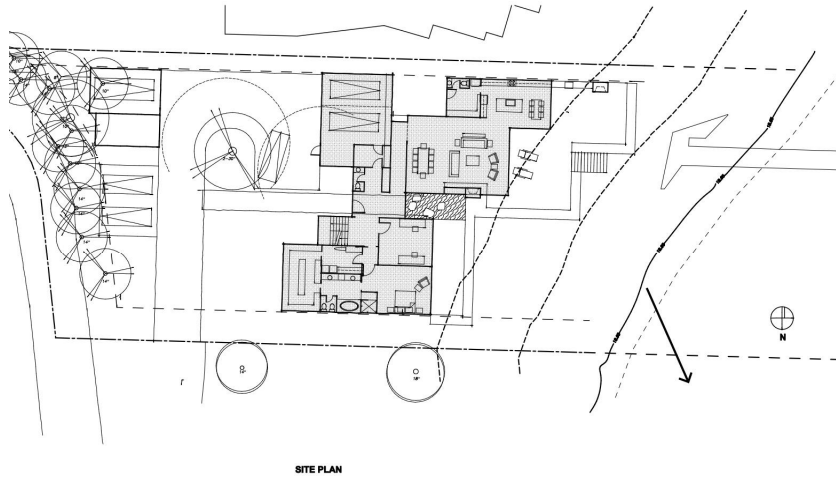
SITE PLAN



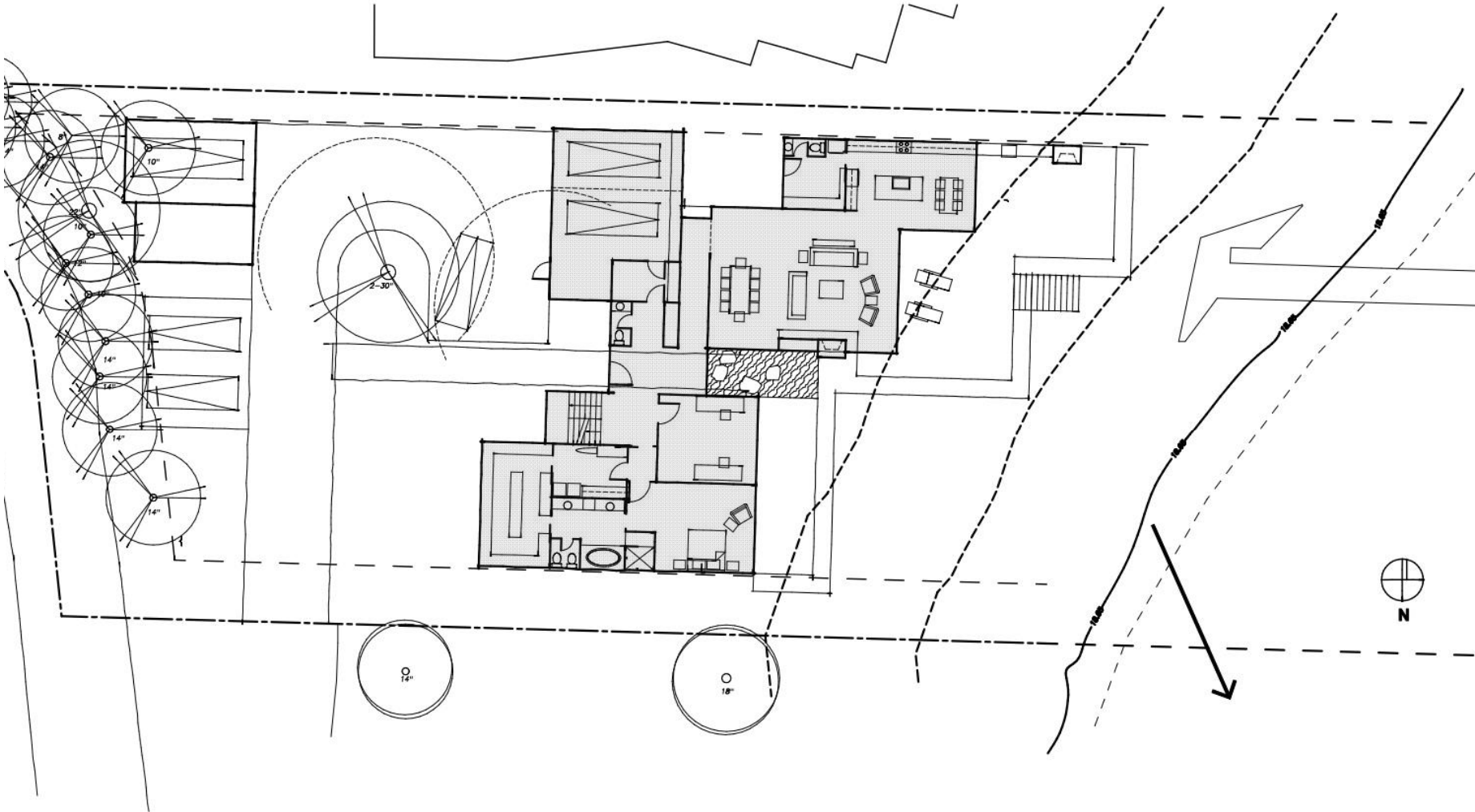
FIRST LEVEL



DESIGN OPTION 2

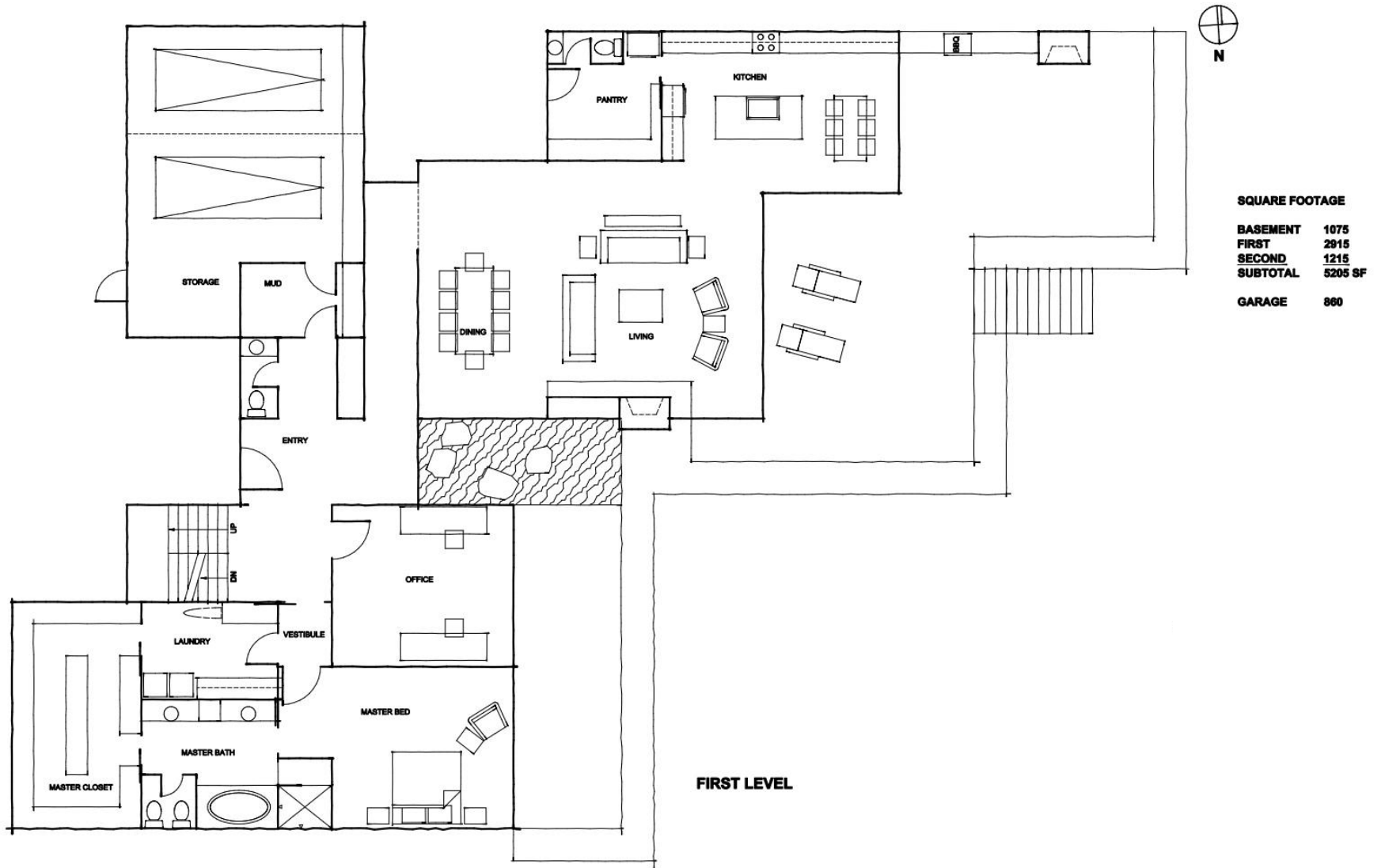


TYPICAL SITE PLAN



SITE PLAN

TYPICAL FLOOR PLAN





DESIGN DEVELOPMENT

The Design Development phase refines + develops the design direction selected in schematic design. This phase prepares the design for permit + construction documents

1

ARCHITECTURAL DESIGN

The design work includes:

- site plan*
- building plans*
- exterior elevations*
- selection of building systems (heating, cooling, power)*
- exterior materials*
- 3D model development*
- structural + civil + mechanical design input*
- outline specifications*

2

INTERIOR DESIGN

- cabinet layout*
- kitchens / bathrooms*
- materials + finishes*
- lighting*

3

LANDSCAPE DESIGN

- hardscape*
- plant selection*
- special features (pool, fountain, etc.)*

4

COST ESTIMATE

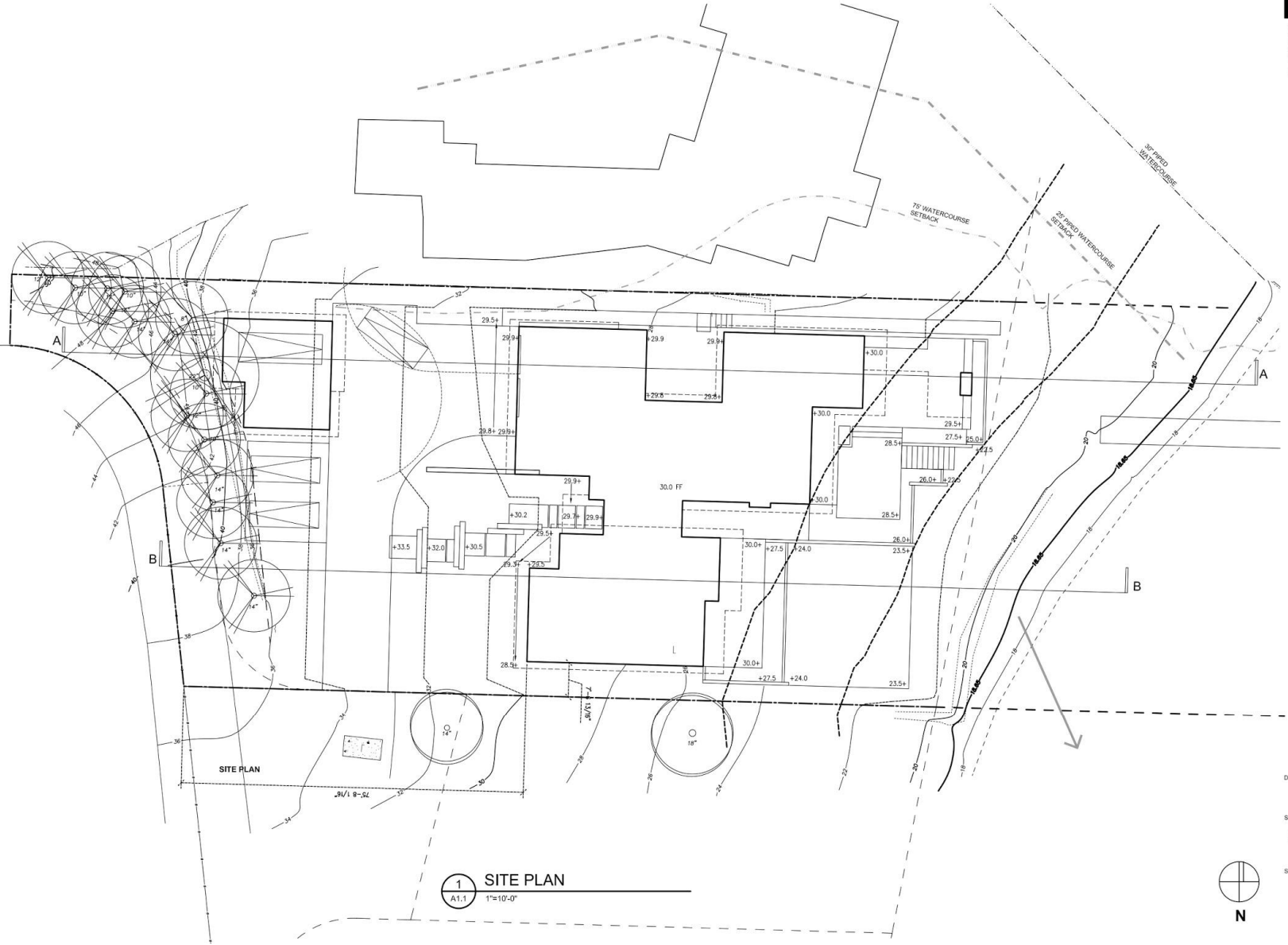
Provided by general contractor

TYPICAL SITE PLAN

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SHEET TITLE:
SITE PLAN

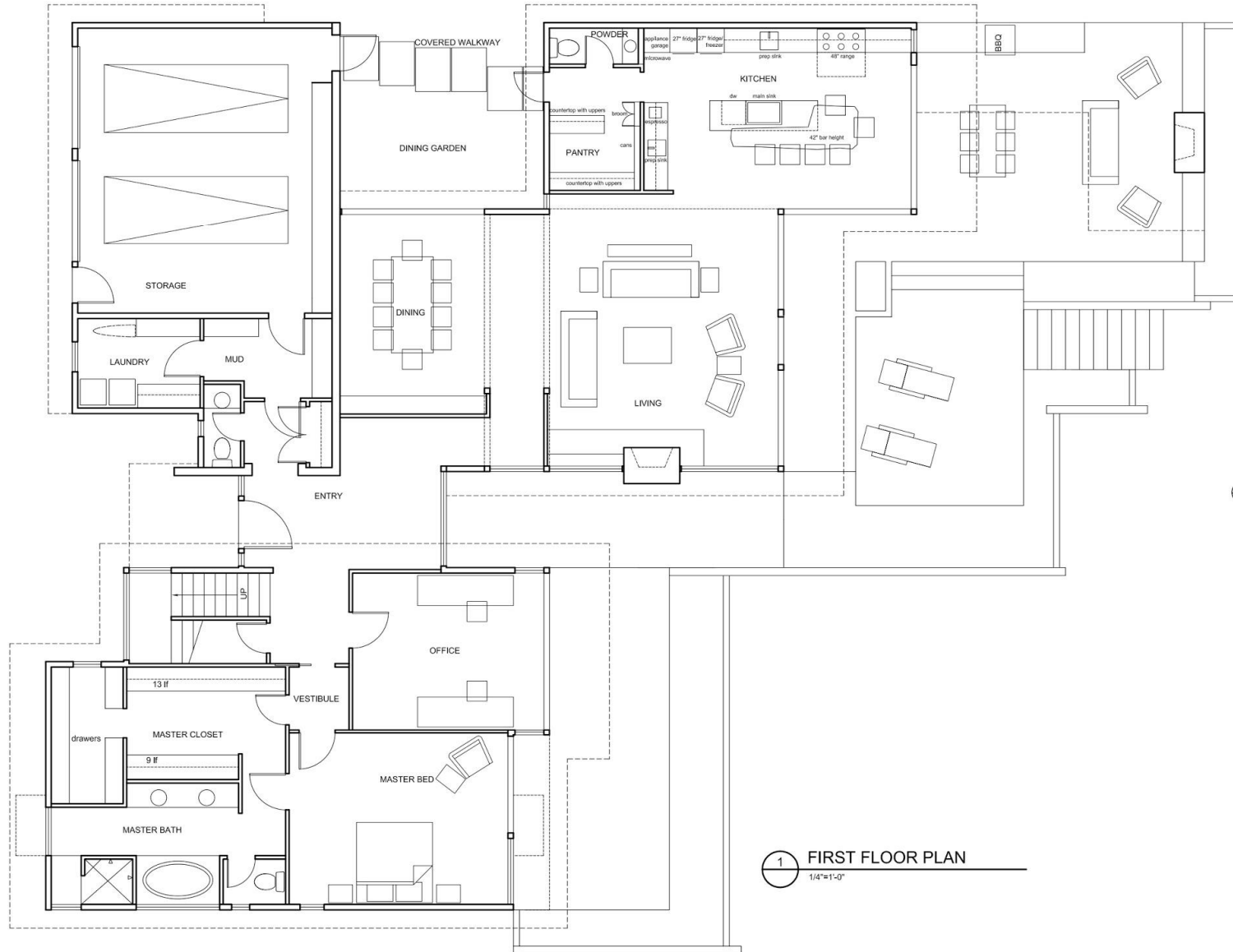
SHEET:

1 SITE PLAN
A1.1 1"=10'-0"



A1.0

TYPICAL FLOOR PLAN



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1 FIRST FLOOR PLAN
 1/4"=1'-0"

DATE:
 SHEET TITLE:
**FIRST FLOOR PLAN
 OPTION 1**
 SHEET:

A2.1

3D COMPUTER MODELING

01

REPRESENTATION OF 3D MODELING : SKETCH-UP

3D walk through model (Sketch-up)
digital model provided to client
design documents provided
additional services offered

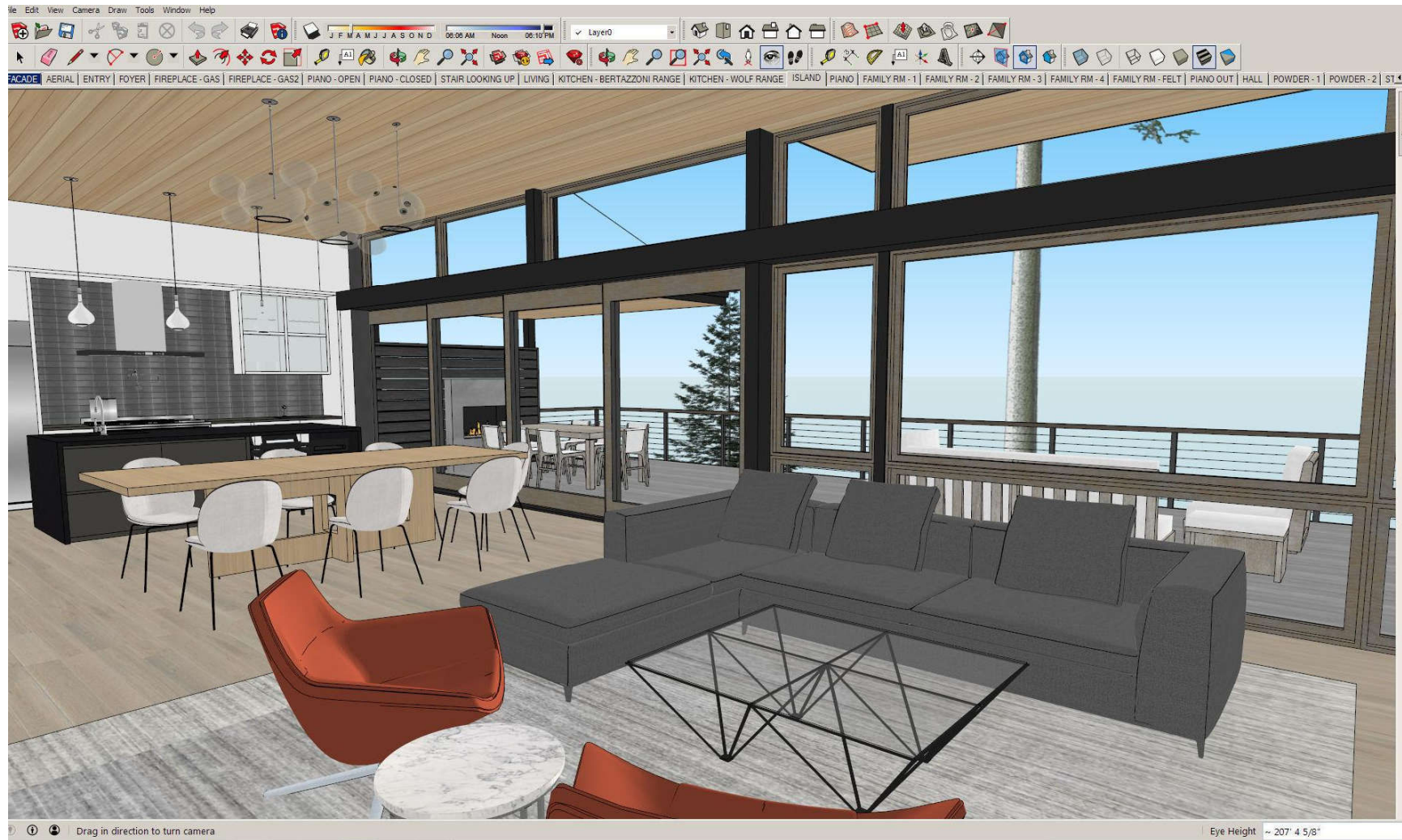
02

VIRTUAL REALITY:

immersion in design
full-scale digital model



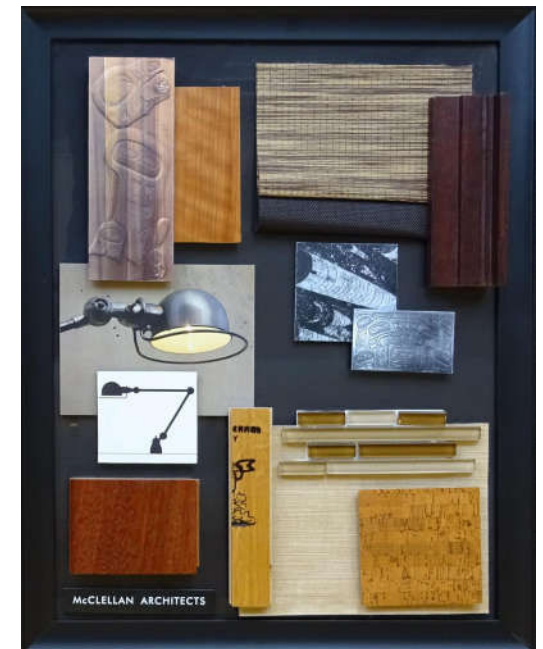
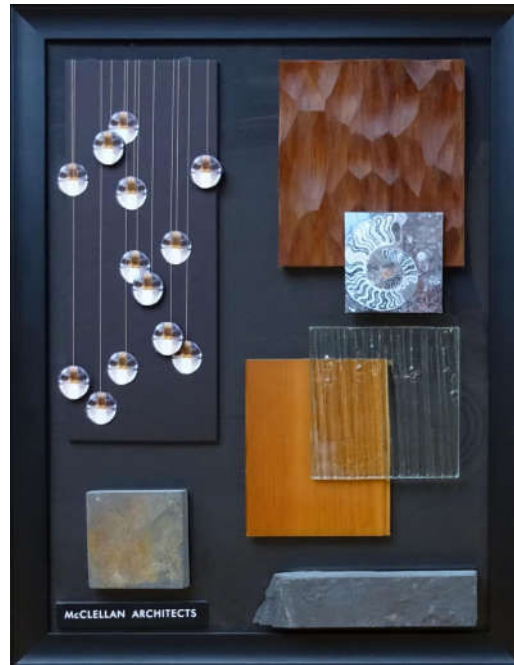
TYPICAL SKETCH-UP MODEL



INTERIOR DESIGN

INTERIOR DESIGN INCLUDES:

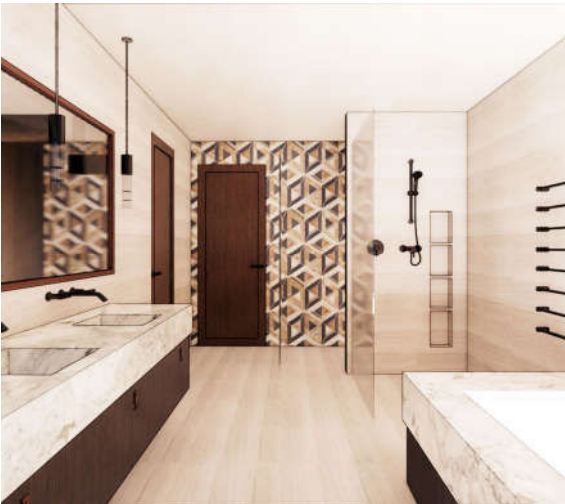
- kitchen design
- bathroom design
- lighting design
- low voltage coordination
- finish selections
- plumbing fixture selections
- shade selections
- interior hardware selections
- furniture selection
- custom furniture design
- appliance selections



INTERIOR OPTION 1



INTERIOR OPTION 2



LANDSCAPE DESIGN

LANDSCAPE DESIGN INCLUDES:

- hardscape
- plant selection
- special features (pool, fountain, etc.)
- landscape lighting
- irrigation





PERMIT + CONSTRUCTION DOCUMENTS



DRAWINGS WILL BE SUBMITTED BY

Architect
Civil Engineer
Structural Engineer
Interior Designer
Landscape Designer

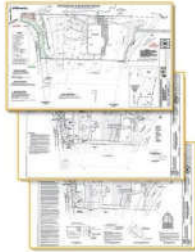
The process of construction documentation will include the assembly of floor plans, sections, and detailed two dimensional drawings that communicate to the contractor the specific details of how the building comes together to be built. These include the permit drawings for review by the local building department.

TYPICAL DRAWING SET

SITE PLANS



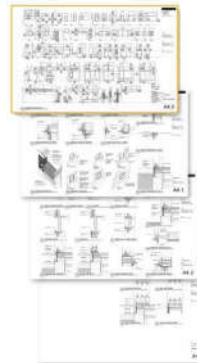
CIVIL PLANS



INTERIOR ELEVATIONS ELECTRICAL



WINDOW DETAIL



STRUCTURAL



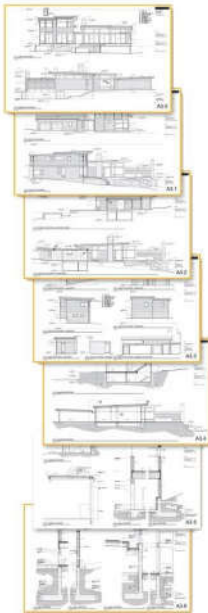
SPECIFICATIONS



FLOOR PLANS



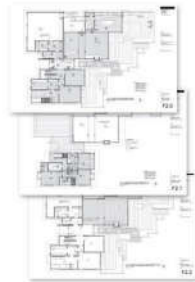
EXTERIOR ELEVATIONS



EXTERIOR DETAILS



FINISHES



INTERIOR DETAILS

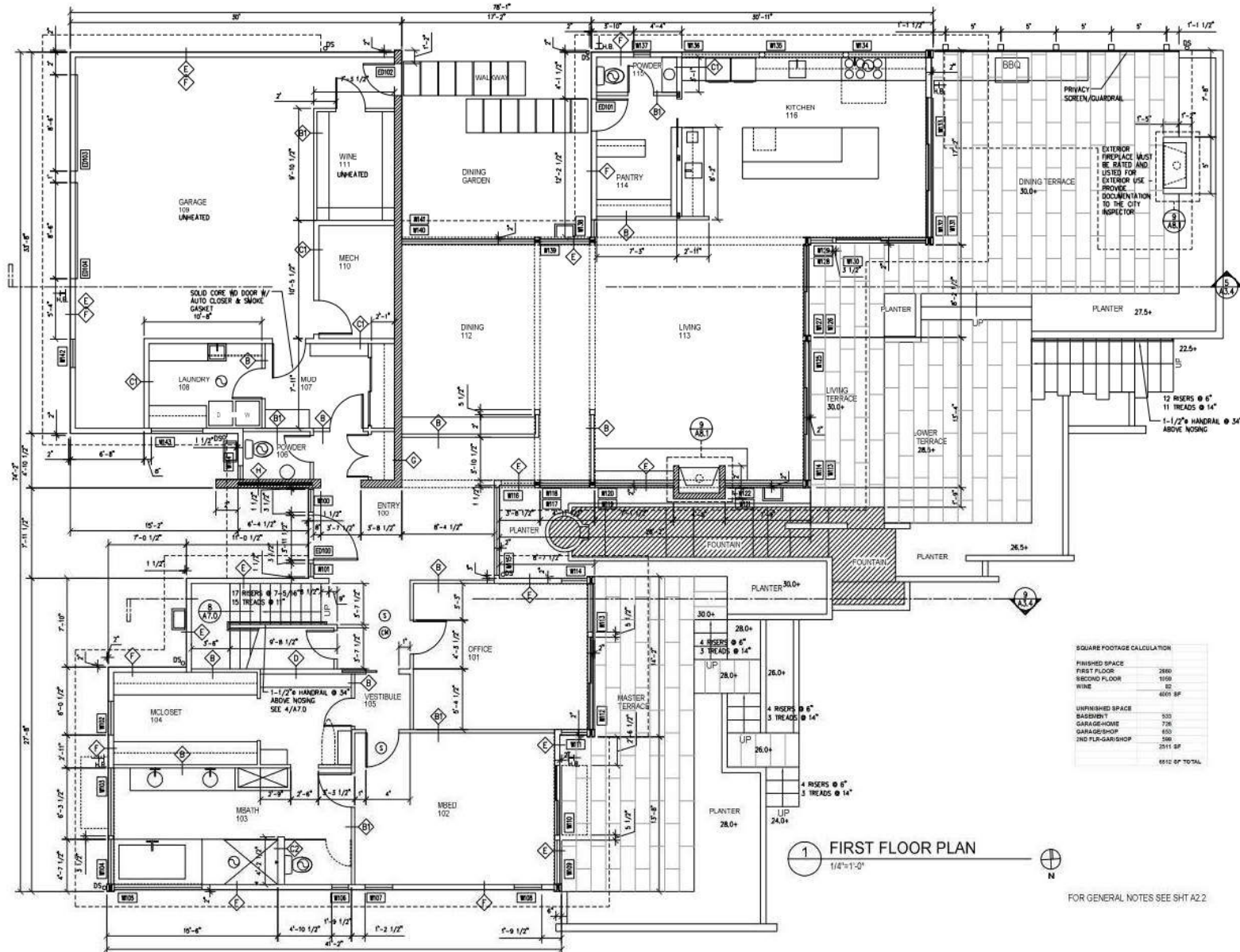


TEAL TITLE = outside engineering firm

 = necessary for permit

CONSTRUCTION DRAWING - FLOOR PLAN

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CONSTRUCTION DRAWING - EXTERIOR ELEVATIONS

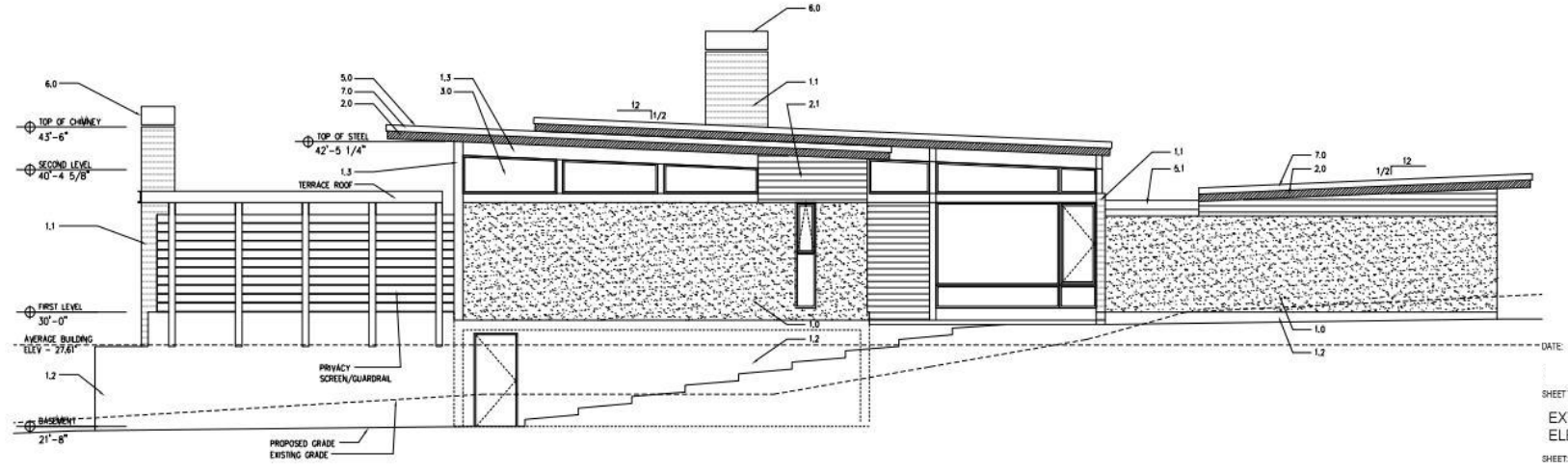
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- KEY: EXTERIOR FINISH
- 1.0 - STUCCO SYSTEM
 - 1.1 - CP CONC - BOARD FORM FINISH
 - 1.2 - CP CONG - SACKED FINISH
 - 1.3 - STRUCTURAL STEEL FRAME
 - 2.0 - 5/4 CEDAR TRIM
 - 2.1 - 2x4x8 CEDAR SIDING
 - 2.3 - 1x6 CEDAR SOFFIT
 - 3.0 - ALUM CLAD WD WIND SYSTEM
 - 5.0 - METAL ROOFING
 - 6.1 - SINGLE MEMBRANE ROOFING
 - 6.0 - METAL CHIMNEY SHROUD
 - 7.0 - METAL FLASHING



5 EAST ELEVATION
1/4"=1'-0"



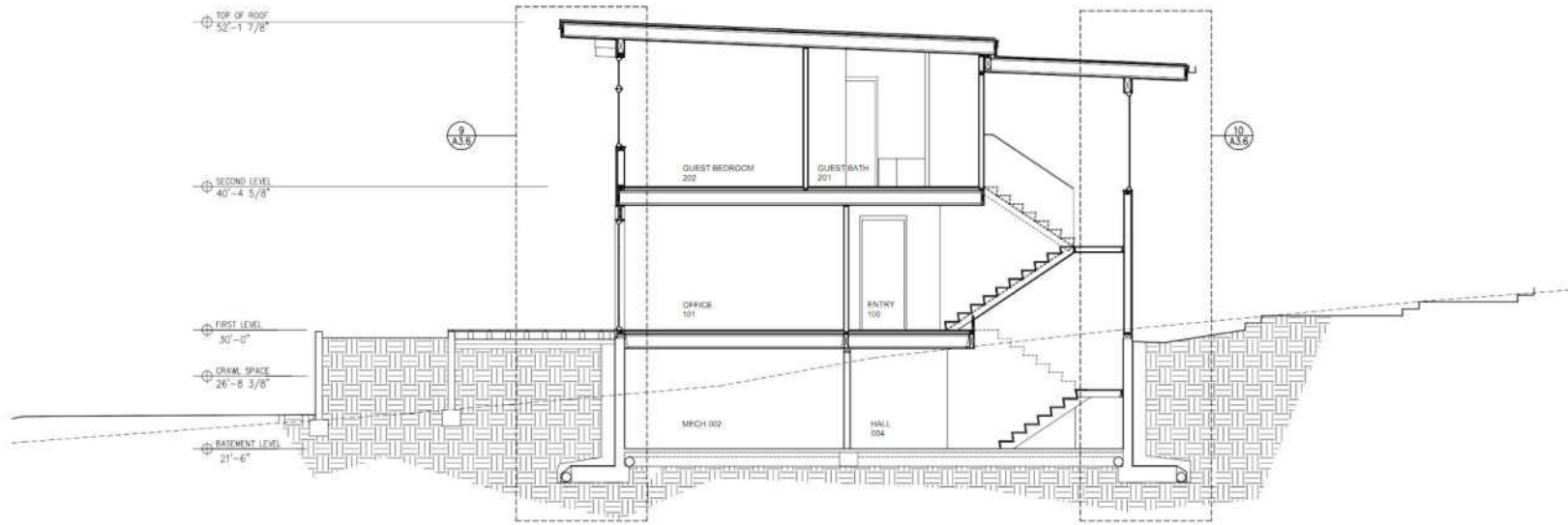
9 NORTH ELEVATION
1/4"=1'-0"

DATE: _____
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET:

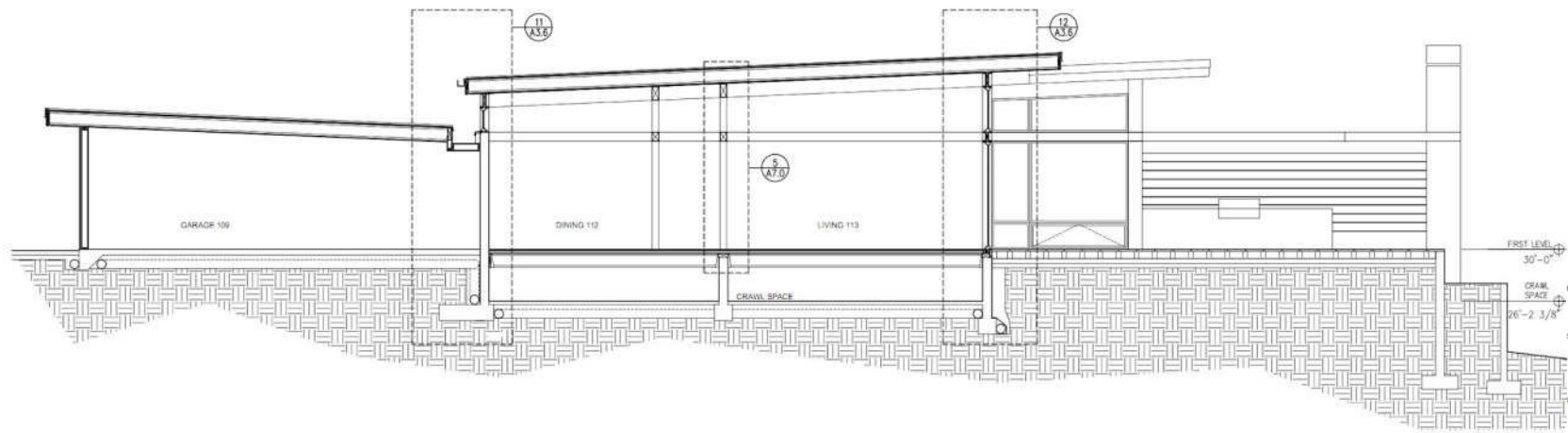
A3.0

CONSTRUCTION DRAWING - BUILDING SECTIONS

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5 BUILDING SECTION
 1/4"=1'-0"



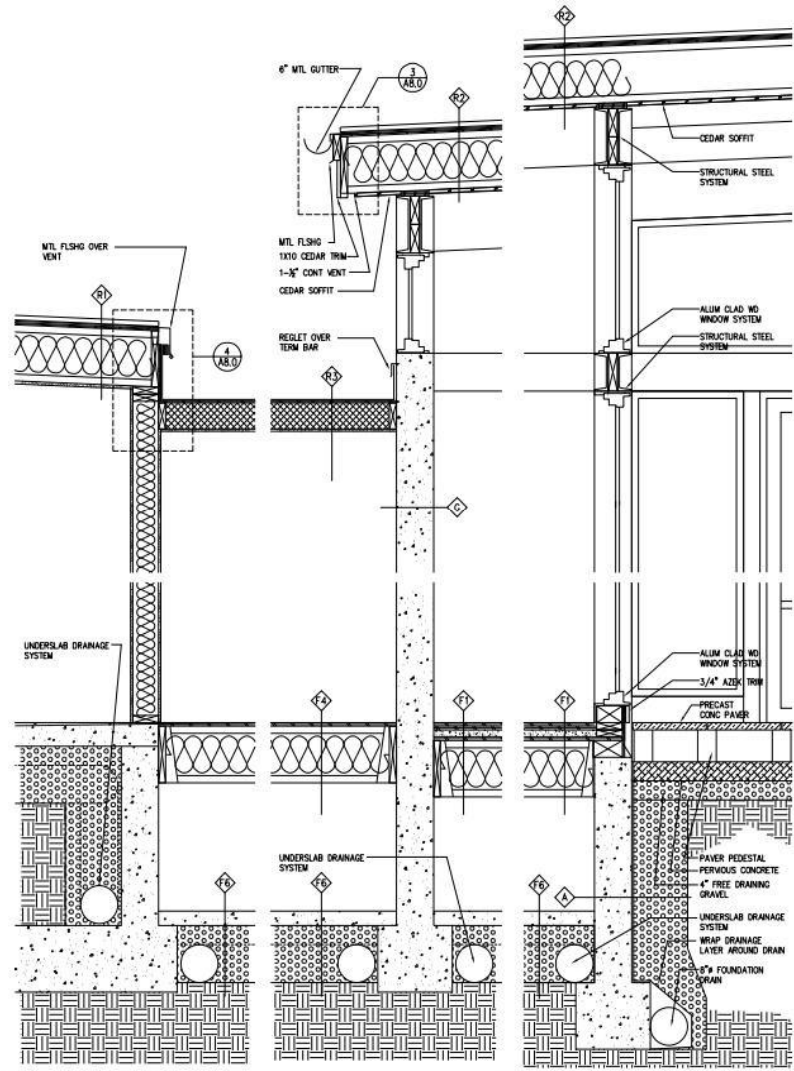
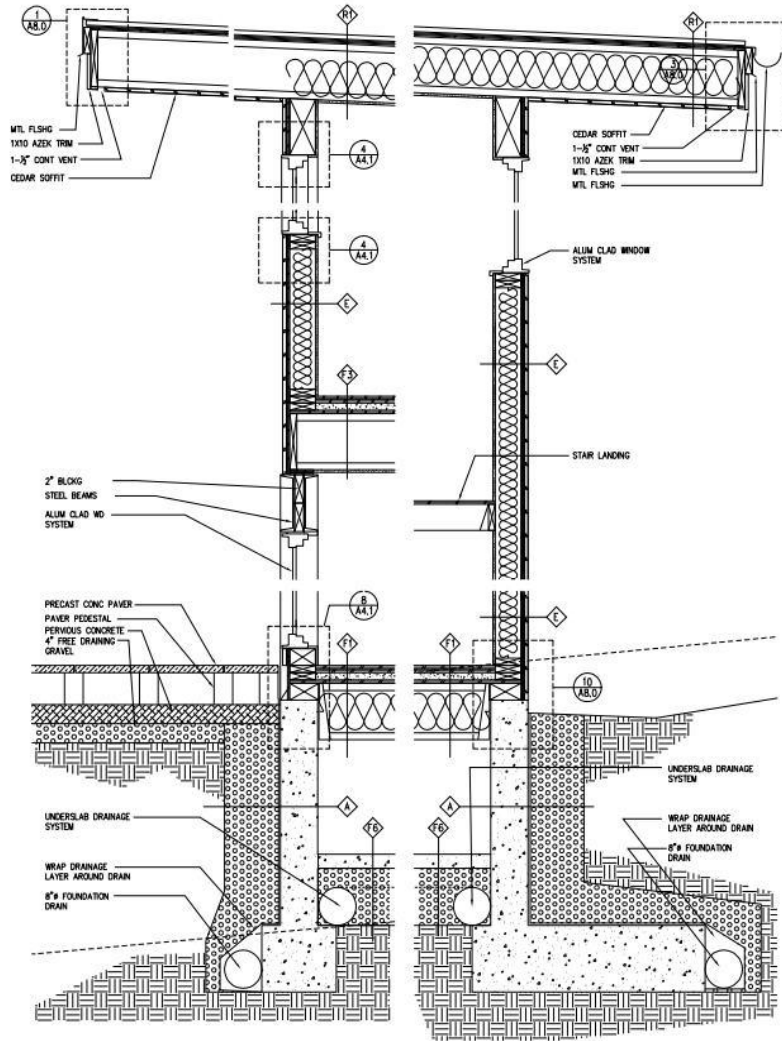
9 BUILDING SECTION
 1/4"=1'-0"

FIRST LEVEL
 30'-0"
 CRAWL SPACE
 26'-2 3/8"
 DATE:
 SHEET TITLE:
 BUILDING SECTIONS
 SHEET:

A3.4

CONSTRUCTION DRAWING - WALL SECTIONS

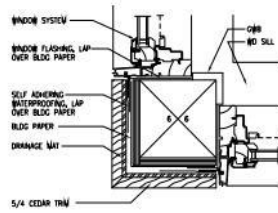
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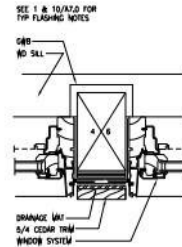
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WALL SECTIONS
 SHEET:

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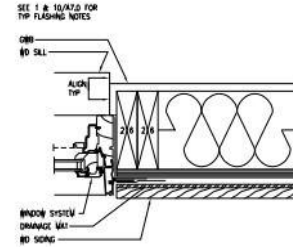
CONSTRUCTION DRAWING - DETAILS



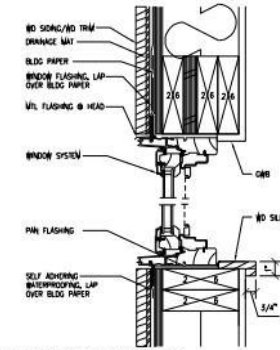
1 WINDOW CORNER
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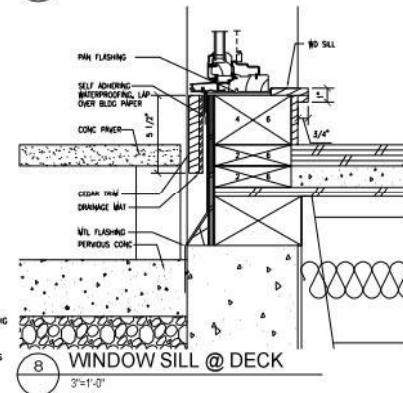
2 WINDOW JAMB
3"=1'-0"



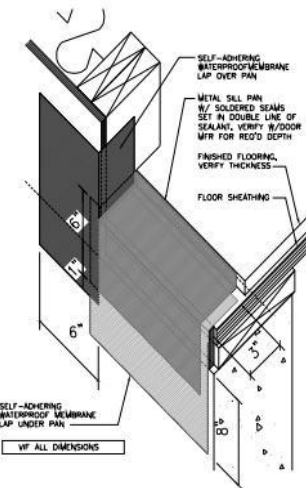
3 WINDOW JAMB
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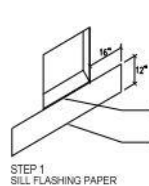
4 WINDOW HD & SILL
3"=1'-0"



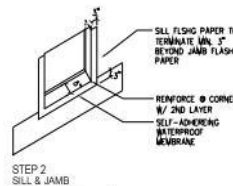
8 WINDOW SILL @ DECK
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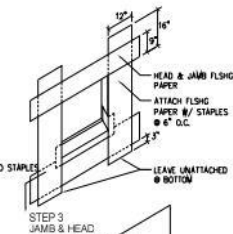
9 SLIDING DOOR SILL
3"=1'-0"



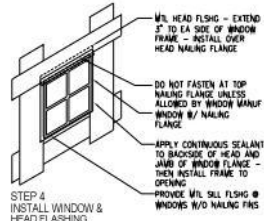
STEP 1 SILL FLASHING PAPER



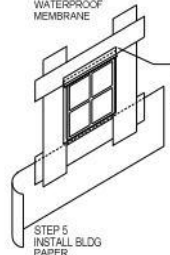
STEP 2 SILL & JAMB WATERPROOF MEMBRANE



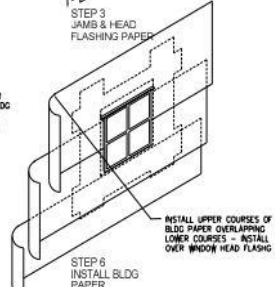
STEP 3 JAMB & HEAD FLASHING PAPER



STEP 4 INSTALL WINDOW & HEAD FLASHING



STEP 5 INSTALL BLDG PAPER



STEP 6 INSTALL BLDG PAPER

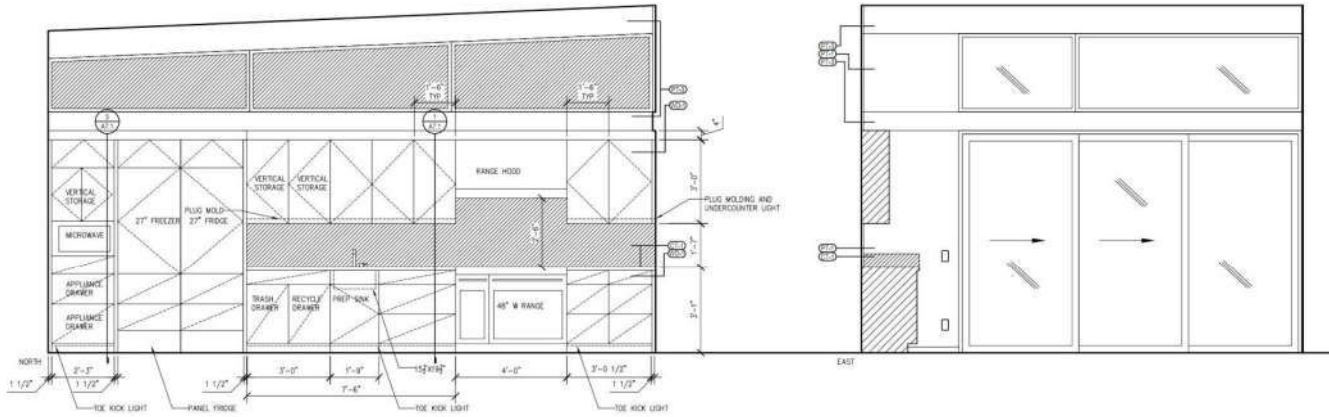
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WINDOW DETAILS
SHEET TITLE:
WINDOW DETAILS
SHEET:

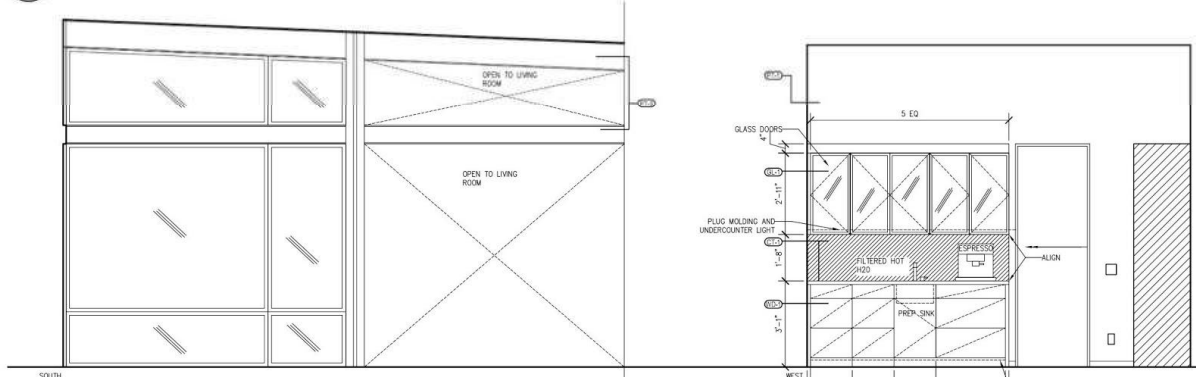
A4.1

CONSTRUCTION DRAWING - INTERIOR ELEVATIONS

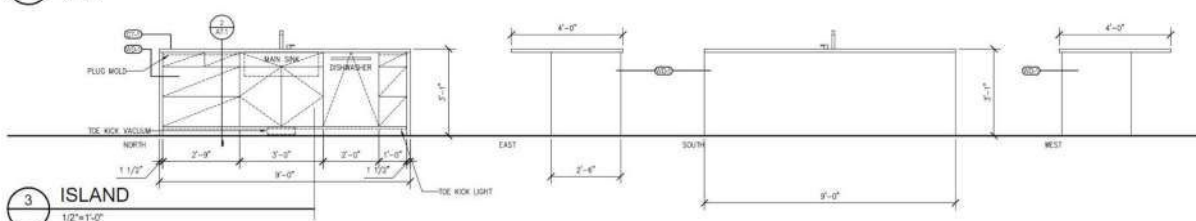
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1 KITCHEN 116
1/2"=1'-0"



2 KITCHEN 116 CONT.
1/2"=1'-0"

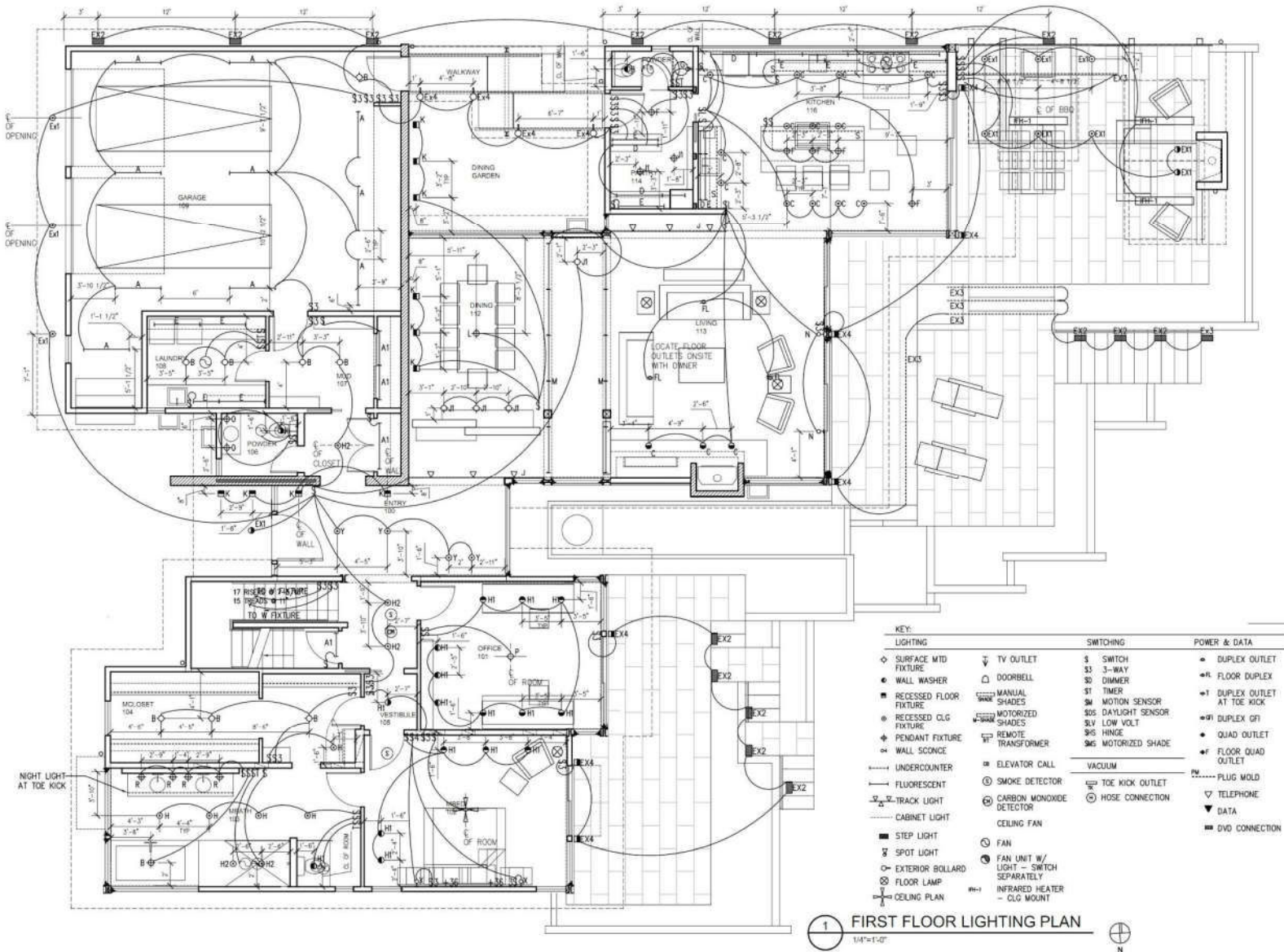


3 ISLAND
1/2"=1'-0"

DATE:
 27 FEBRUARY 2013
 SHEET TITLE:
 INTERIOR
 ELEVATIONS
 SHEET:

A5.0

CONSTRUCTION DRAWING - LIGHTING PLAN

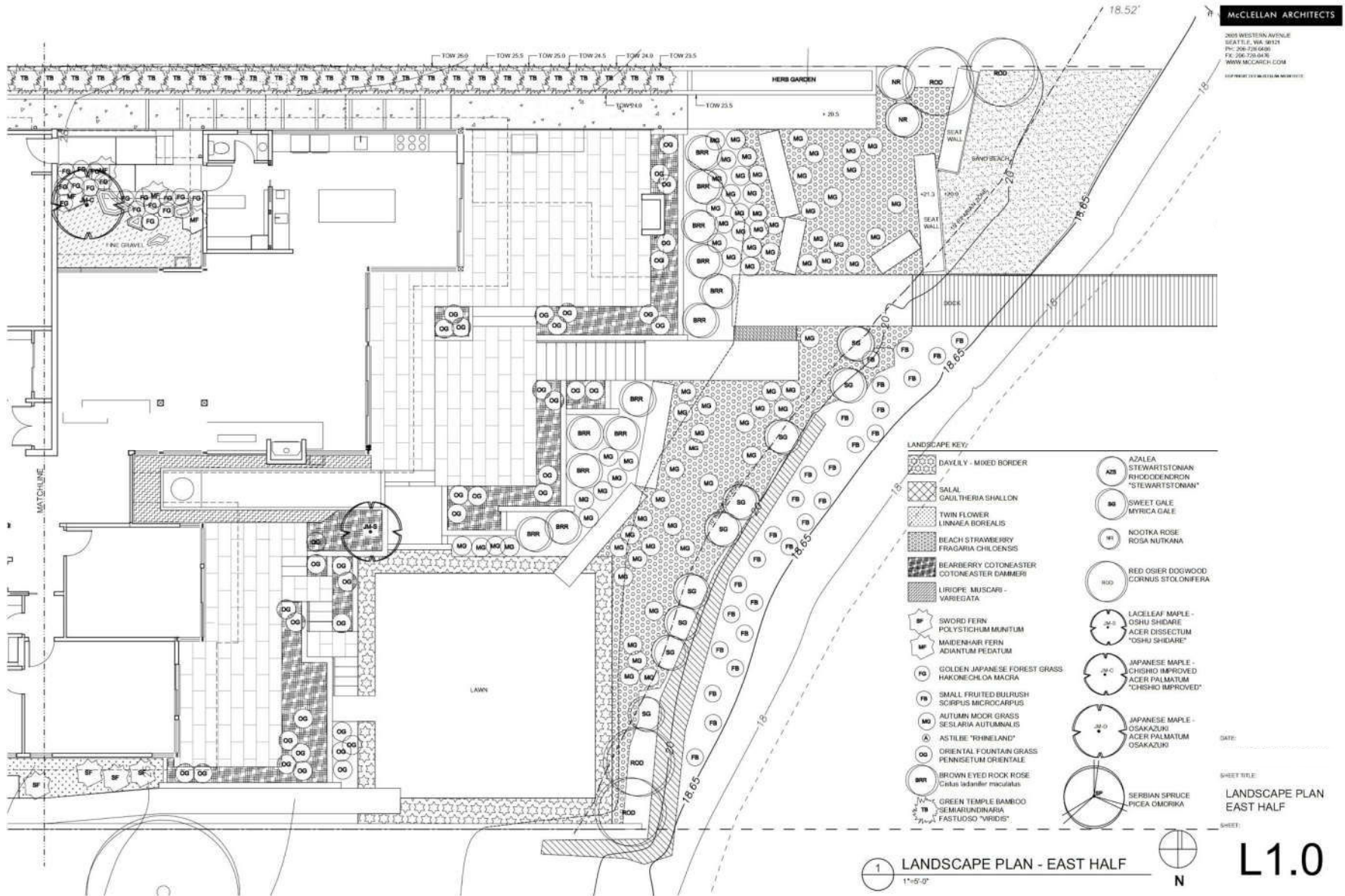


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DATE:
 27 FEBRUARY 2013
 SHEET TITLE:
**FIRST FLOOR
 LIGHTING PLAN**
 SHEET:

E2.1

TYPICAL LANDSCAPE PLAN





CONSTRUCTION

An architect's involvement does not end with preparing the drawings for construction work. As your advisor and advocate, the architect will visit the site regularly to protect you against work that is not according to the plans. With an architect observing construction, you will receive informed reports on the project's progress, a trained eye toward control, and a check on the contractor's monthly invoices



ARCHITECT'S RESPONSIBILITIES

- Review construction site meetings
- Review of monthly requests for payment from contractor
- Review of construction progress
- Review of shop drawings
- Interpretation of construction documents
- Project close-out review

SHOP DRAWINGS

ELEVATION AS VIEWED FROM EXTERIOR

ELEVATION AS VIEWED FROM EXTERIOR

CHUCKANUT BAY ECO
MCLELLAN ARCHITECTS
21406
WINDOW & DOOR ELEVATIONS
 Sheet 3 of 13

Field Verify Prior To Fabricating

Rev.	Description:	By:	Date:
1	Issue for Review	GA	6-25-13
2	Issue for Review	GA	6-25-13
3	Issue for Review	GA	6-25-13
4	Issue for Review	GA	6-25-13
5	Issue for Review	GA	6-25-13
6	Issue for Review	GA	6-25-13
7	Issue for Review	GA	6-25-13
8	Issue for Review	GA	6-25-13
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96	Issue for Review	GA	6-25-13
97	Issue for Review	GA	6-25-13
98	Issue for Review	GA	6-25-13
99	Issue for Review	GA	6-25-13
100	Issue for Review	GA	6-25-13

CHUCKANUT BAY ECO
MCLELLAN ARCHITECTS
21406
WINDOW & DOOR ELEVATIONS
 Sheet 3 of 13

CHUCKANUT BAY ECO
MCLELLAN ARCHITECTS
21406
WINDOW & DOOR DETAILS
 Sheet 11 of 13

Field Verify Prior To Fabricating

Qty	Material	Description	Notes
1	Column	12" x 12" x 12"	ASTM A601 Gr. 60
4	PL 3/8" x 3"	4"	
2	PL 3/8" x 3"	4"	
1	PL 3/8" x 3"	4"	
1	Column	12" x 12" x 12"	ASTM A601 Gr. 60
1	PL 3/8" x 3"	4"	
2	PL 3/8" x 3"	4"	
1	PL 3/8" x 3"	4"	

CHUCKANUT BAY ECO
MCLELLAN ARCHITECTS
21406
WINDOW & DOOR DETAILS
 Sheet 11 of 13

GENERAL CONTRACTOR INVOICES

October 1, 2012

MERCER BUILDERS LLC -

Statement #18

Current Remittance Due For Services Through 09-27-2012

Materials & Subcontractors - **\$170,048.34**

Mercer Builders Labor - **\$16,418.00**

Contractor Fee (8.0%) - **\$14,917.31**

Insurance (0.9%) - **\$1,812.45**

Subtotal - **\$203,198.10**

W.S.S.T. (9.5%) - **\$19,303.53**

Total this invoice - **\$222,499.73**

Expended to date - **\$2,858,921.61**

Client payments received to date - **\$2,457,242.77**

Total due - **\$401,678.84**

Mercer Builders LLC Materials Subcontractors Billing #18

Trans #	Date	Source Name	Item	Amount
35,583	09/09/2012	PLYWOOD SUPPLY INC	2500-STRUCTURE	657.66
35,594	09/05/2012	Salmon Bay Sand & Gravel Co	6300-INTERIOR PAINT/STAIN	2,820.10
35,655	09/17/2012	A.R. Testing Laboratory, Inc	9000-00-CONSULTANTS	610.00
25,588	08/05/2012	Futura Snow products, Inc	0050-00-SITE STAGING/FACILITE	44.25
35,588	08/20/2012	Cenex	6000-00-URVEWAY/PATIOS/WAL	1,246.75
29,989	08/06/2012	Durr Lumber Co.	7000-00-SITE STAGING/FACILITE	196.21
35,618	09/05/2012	Issaquah Cedar & Lumber Co	2500-30-FRAMING	911.77
35,680	08/06/2012	Hurry Bulket	7020-00-SITE STAGING/FACILITE	158.55
35,682	08/05/2012	Cemex	2100-FOUNDATION	1,149.29
35,701	09/11/2012	ABC Concrete	6000-00-URVEWAY/PATIOS/WAL	12,322.00
35,723	09/14/2012	Paris Big Box Sales Co., Inc	2000-30-SIDING/MASONRY/STUC	8,200.00
35,724	09/12/2012	Maible Mfg.	7000-00-SITE STAGING/FACILITE	59.16
35,736	09/15/2012	Landscape Plumbing, Inc.	3000-00-PLUMBING	588.00
35,747	09/17/2012	Building Demolition & General	7000-00-SITE STAGING/FACILITE	279.49
35,771	09/15/2012	Kelare Elegance, Inc.	8500-00-HARDWARE	18,216.75
35,772	09/13/2012	Estate Elegance, Inc.	9500-00-HARDWARE	10,823.40
35,785	09/19/2012	Durr Lumber Co.	7000-00-SITE STAGING/FACILITE	504.44
35,790	09/11/2012	Issaquah Cedar & Lumber Co	2900-00-SIDING/MASONRY/STUC	631.38
35,791	09/13/2012	Tosco's Snow products, Inc	7000-00-SITE STAGING/FACILITE	20.88
35,801	09/19/2012	Promer Median, call & Electric, LLC	3-00-00-HEAVY INSULATING/VENTING/F	4,381.00
35,802	09/19/2012	Caesy Herson Concrete Pumping	3500-00-SIDING/MASONRY/STUC	431.50
35,834	09/25/2012	2 BOP, Inc.	4700-00-PAINT/W/ASTER/WALL/F	1,092.00
35,845	09/25/2012	The Pro Roofing, Inc.	2600-ROOFING/MEMBRANES	8,315.50
35,876	09/26/2012	Buildng Demolition & General	7000-00-SITE STAGING/FACILITE	264.44
35,877	09/26/2012	Buildng Demolition & General	7000-00-SITE STAGING/FACILITE	228.54
35,878	09/25/2012	The Pro Roofing, Inc.	3900-ROOFING/MEMBRANES	3,688.00
35,879	09/20/2012	Aqua Specialty Coatings	2200-00-WALL/SPROOFING	439.05
35,927	09/24/2012	Durr Lumber Co	2500-00-FRAMING	310.86
35,938	08/25/2012	Wesley Woodworks	4000-00-FINISH CARPENTRY/MIL	12,850.00
35,908	08/28/2012	Home Depot	0000-00-DRIVEWAY/PATIOS/WAL	52.13
35,913	09/11/2012	Home Depot	6000-00-DRIVEWAY/PATIOS/WAL	29.92
35,911	09/13/2012	Home Depot	6000-00-DRIVEWAY/PATIOS/WAL	29.29
35,912	09/02/2012	A & M Masonry	2900-00-SIDING/MASONRY/STUC	26,135.00
35,923	08/25/2012	Active Enviro ntercal	1200-SITEWORK	4,475.00
35,964	09/25/2012	Active Environmental	1700-SITEWORK	6,128.25
35,985	09/25/2012	Active Environmental	1200-SITEWORK	1,734.50
35,979	09/21/2012	Dunlopier Corporation	3200-00-EIFT/CTICAL	26,800.00
35,977	09/18/2012	Cedman, Inc.	6000-00-DRIVEWAY/PATIOS/WAL	2,040.00
36,007	09/25/2012	Koyu A. Kean Inc.	2000-30-SIDING/MASONRY/STUC	3,327.54
36,011	09/25/2012	Essential Rental & Equipment	2100-FOUNDATION-FOOTING	111.66
36,012	09/11/2012	Wetland Concrete Accessories Inc.	2100-FOUNDATION	260.29
36,013	09/11/2012	Wetland Concrete Accessories Inc.	2100-FOUNDATION	38.33
36,014	09/05/2012	Wetland Concrete Accessories Inc.	7000-00-SITE STAGING/FACILITE	96.36
36,315	09/04/2012	Wetland Concrete Accessories Inc.	7000-00-SITE STAGING/FACILITE	45.30
36,015	09/04/2012	Wetland Concrete Accessories Inc.	2100-FOUNDATION	260.29
36,017	09/01/2012	Wetland Concrete Accessories Inc.	2100-FOUNDATION	132.23
36,018	09/04/2012	Durr Lumber Co	4000-00-FINISH CARPENTRY/MIL	146.58
Total				170,048.34

REVISIONS SUMMARY #18		October 1, 2012			
ID	DATE	CODE	CHANGES TO SCOPE OF WORK:	PENDING	APPROVED:
1	7/31	3200	Change window W/SS to 1/2" above eoc		\$5,999
2	7/31	2100	Final cost of structural steel per plan		\$10,918
3	7/31	2200	Reduction due to competitive bidding for waterproofing		(85,247)
4	9/30	1200	Additional impact		\$11,200
5	10/31	5000	Allow for cost of current and future permits and specialty inspections		\$12,000
6	1/30	2100	Change to garage floor structural plan		\$2,843
7	1/2	3200	Demolition and leveling for solar ractor & conduit		\$1,500
8	1/21	3200	Credit for owner e-cooled low voltage systems		(9,150.00)
9	1/21	3400	Estimate to install built in vacuum system		\$5,000
10	1/21	3200	Cost for additional electrical plan including wiring to LV panels		\$13,420
11	1/21	5000	Estimated cost for selection light fixtures for later schedule		\$23,612
12	1/21	5200	2 additional 120v 20 amp circuits to shop		\$303
13	1/21	7000	Connect temp furnace		\$730
14	1/21	1700	Cut and remove garage and rocks at garage east end to connect access road, including export and dump fees		\$2,500
15	1/21	1200	Apply 3/4" x 1/2" metal sub base drainage in west yard. Including trenching, pipe, 1/2" x 1/2" mesh, and backfill		\$4,000
16	1/21	1500	Provide evacuation of water and mud for oily main water line. Including trenching, culving and backfill		\$5,000
17	2/29	3500	Cost to replace bolt insulation with epoxy in diesel cell foam at areas where it was not possible to achieve proper ventilation		\$15,000
18	2/29	3200	Cost for electrical change one one and two per Active Engineering change orders		\$7,652
19	2/29	4100	Re-estimated increase for current updated structural board on final interior elevations and specifications		\$36,000
20	3/31	3100	Cost to furnish and install temporary electric water heater		\$647
21	3/31	3100	Cost to furnish and install additional fans and ducting		\$1,512
22	3/31	3100	Cost for additional gas piping, including original bid		\$1,156
23	3/31	7800	Actual additional cost to install windows and doors		\$5,000
24	3/31	1300	Estimated cost to complete slabs and file per revised specifications		\$50,000
25	4/30	4000	Cost to purchase and install automated door opener		\$4,200
26	4/30	3200	Estimated cost to complete electrical except		\$8,000
27	5/1	7100	Cost for demolition of footings and additional foundation and antipater cost for additional concrete slab at BBQ area		\$8,000
28	5/31	2000	Anticipated cost for demolition and relocation of North garage wall and roof and new BBQ site		\$14,000
29	5/31	2500	Estimate cost for misc. trenching changes by Jack and Sage inst. materials		\$4,500
30	5/31	2400	Cost to repair membrane roof of North garage		\$1,500
31	5/31	2600	Estimated cost to roof new BBQ roof		\$3,500
32	5/31	3500	Final cost for misc plumbing rough in changes		\$5,375
33	5/31	3200	Update cost for changes to electrical rough in		\$3,250
34	5/31	3200	Cost for actual footage of driveway as used on the job		\$2,500
35	5/31	3600	Anticipated cost for diurnal changes a/c repair detail		\$7,500
36	5/31	4100	Anticipated cost for additional and upgraded stone and tile		\$37,000
37	5/31	6500	Credit for owner supplied		(32,000)
38	5/31	6500	Additional cost for material change due to framing restrictions		\$1,200
39	5/31	8200	Estimated cost for additional Mercer Builders labor		\$7,000

MERCER BUILDERS LLC
 10000 BELLEVUE BLVD SUITE 200 BELLEVUE WA 98004 WWW.MERCERBUILDERS.COM FAX: 206.275.1234

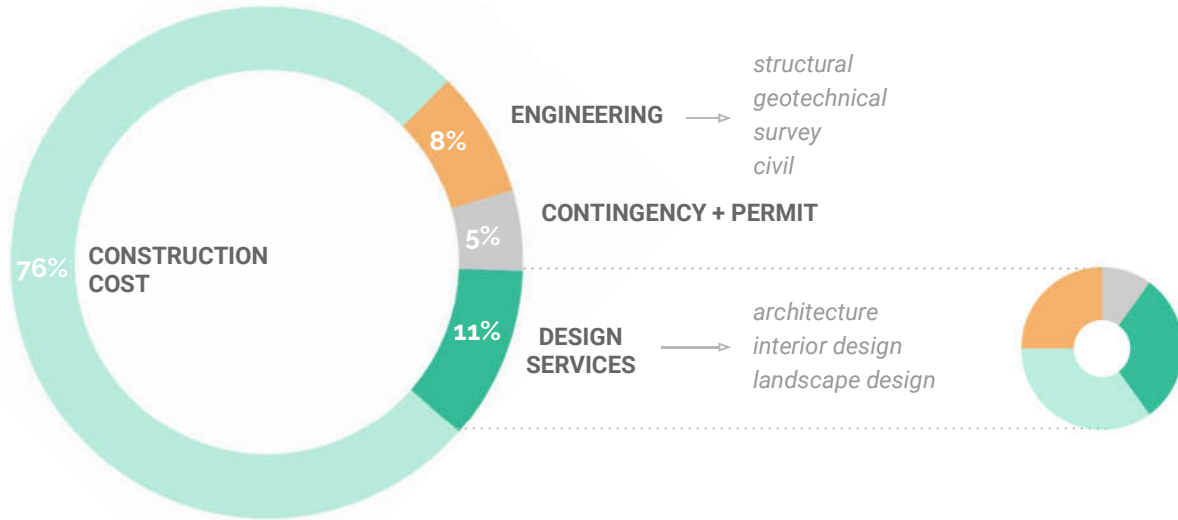
Phone: 206.275.1234



PROJECT COSTS

Breakdown of typical projects fees

PROJECT COST PLAN



ENGINEERING

→ structural
geotechnical
survey
civil

CONTINGENCY + PERMIT

DESIGN SERVICES

→ architecture
interior design
landscape design

● SCHEMATIC DESIGN
● DESIGN DEVELOPMENT
● CONSTRUCTION DOCUMENTS
● CONSTRUCTION ADMINISTRATION

ARCHITECTURAL SERVICES BREAK-DOWN

*(8% of Construction Costs)
600-900 est. hours of design work*

THANK YOU.

McCLELLAN | TELLONE

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