

MCCLELLAN | TELLONE

architecture interiors landscape

A photograph of a modern building's entrance. A wide, light-colored concrete walkway leads from the foreground towards a glass-fronted entrance. The building features a mix of materials, including vertical corrugated metal on the left and dark horizontal siding on the right. Large windows and glass doors are visible, reflecting the surrounding greenery. To the right of the walkway, there is a landscaped area with a young tree, tall grasses, and a large rock. The scene is captured in the late afternoon or early morning, with warm, golden light. The text "We are your guide & advocate throughout the entire project from design to construction." is overlaid in the bottom left corner.

"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

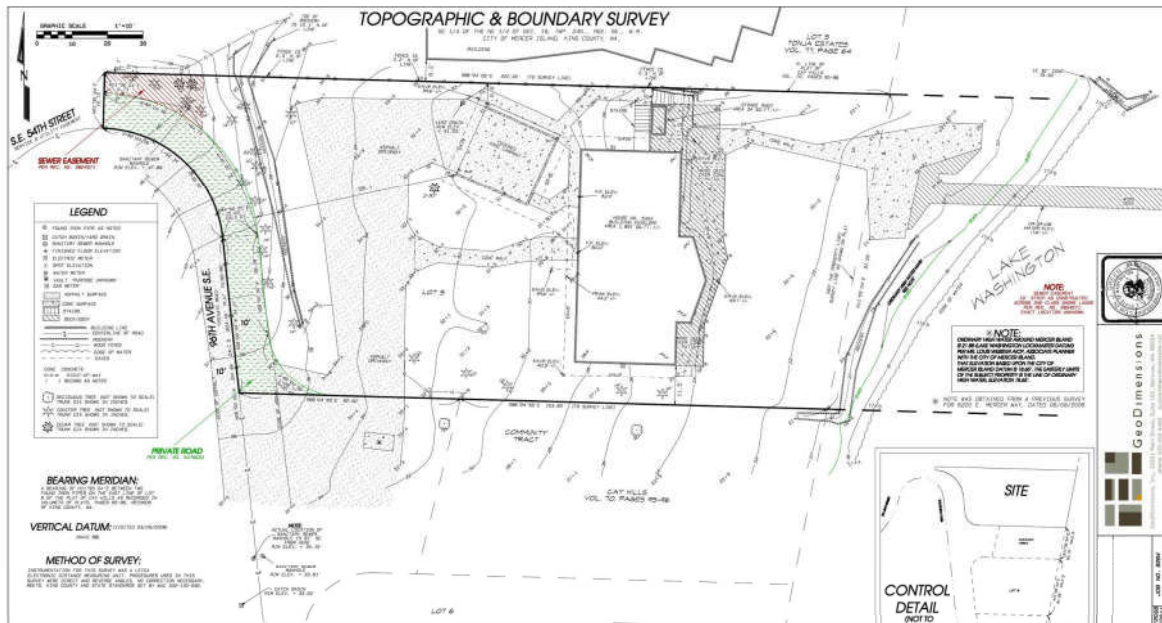


SCHEMATIC DESIGN

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 | | Description | |
|--|----------------------|--|-------|
| Depth (ft.) | Moisture Content (%) | USCS | |
| 0 | | TOPSOIL with roots and cobbles | |
| 0 - 5 | SM | Tan mottled with rust-brown, silty SAND with pieces of weathered sandstone, fine-grained, moist to wet, medium-dense | |
| 5 - 7.0 | 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 | | Description | |
| Depth (ft.) | Moisture Content (%) | USCS | |
| 0 | | TOPSOIL with roots and cobbles | |
| 0 - 3.5 | 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. | | | |
| Job | Date | Logged by | Plate |
| 14516 | Feb. 2015 | ASM | 3 |



WISH LIST

MCCLELLAN ARCHITECTS

Meeting Report Project No. 1083

Project: Dalgien 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. Gourmet, 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
- 3) 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. Perched on 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
- 2) 1000 bottle storage

MCCLELLAN ARCHITECTS

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 - ventless

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

MCCLELLAN ARCHITECTS

2) Master Bath

- a. 2 sinks
- b. Cabinet with in-croft plugs that can accommodate hairbrushes, hair dryer, etc.
- c. Linen/storage 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

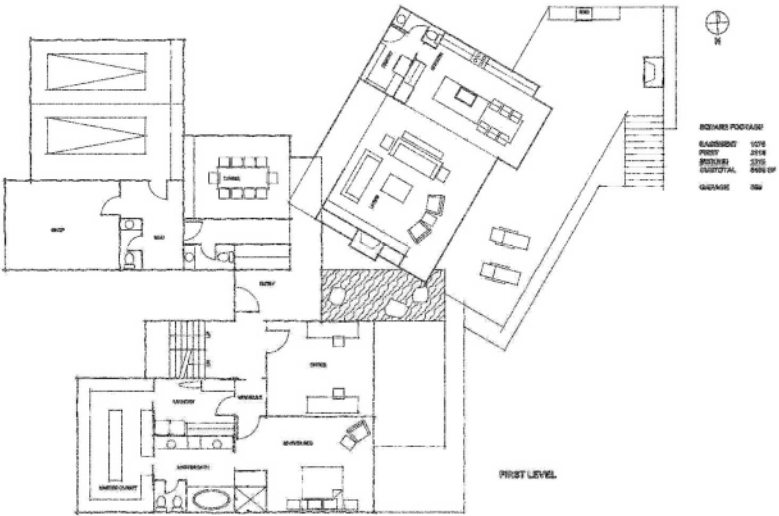
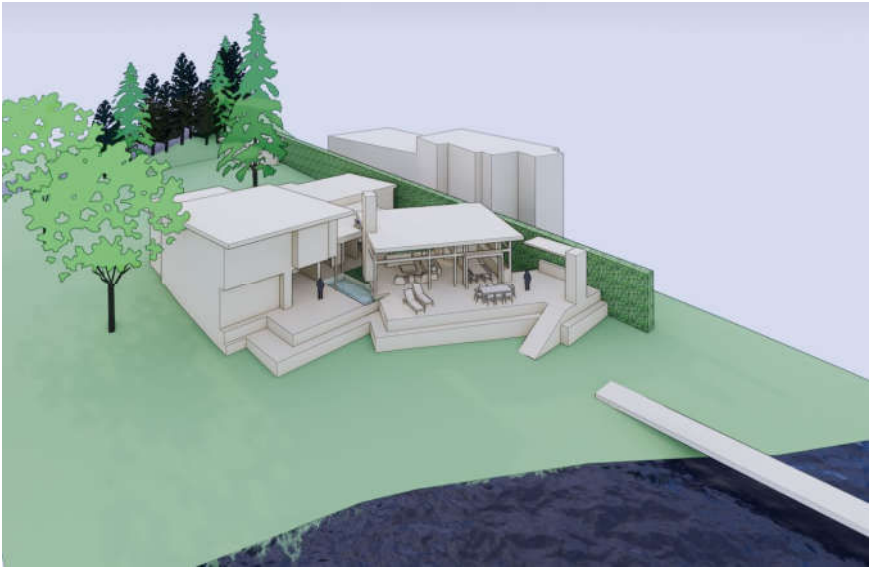
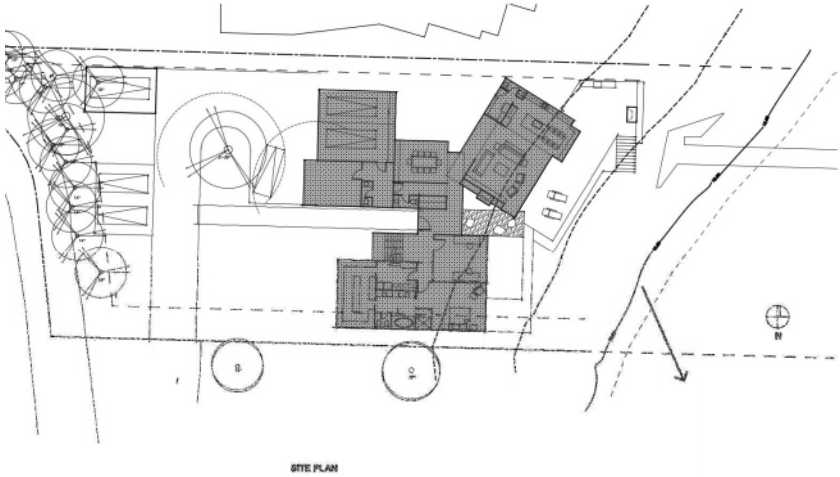
OTHER AREAS

- 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

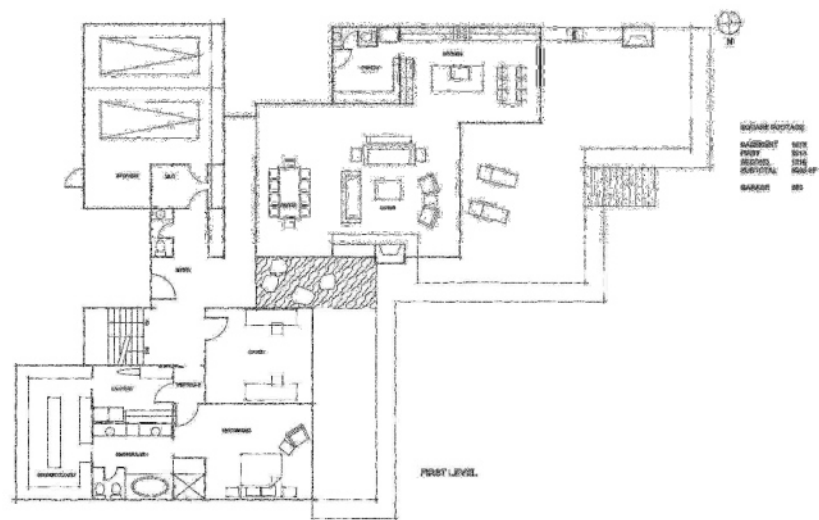
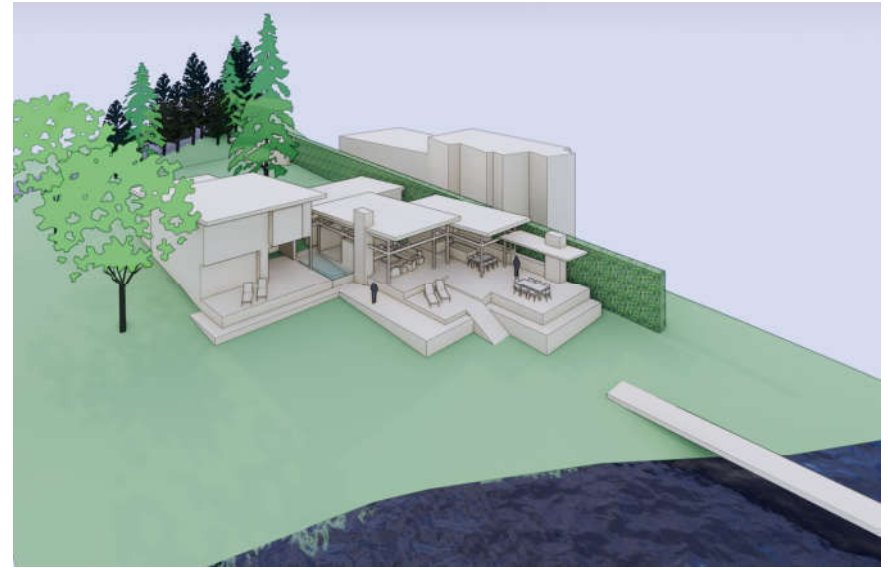
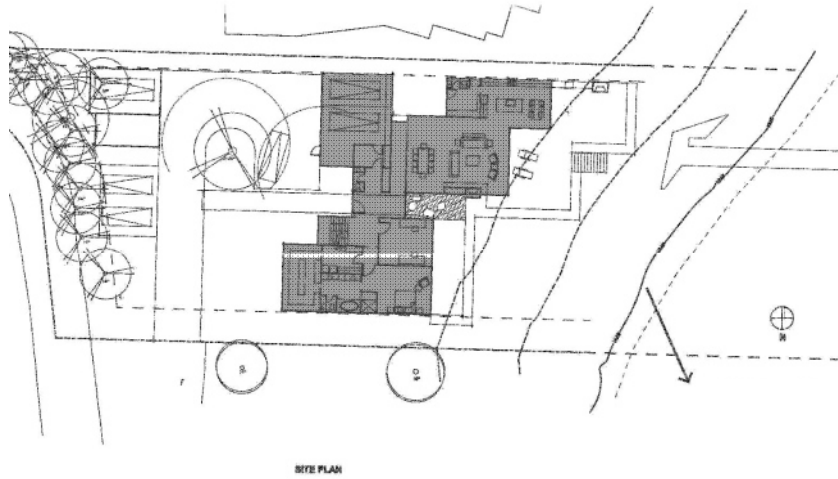
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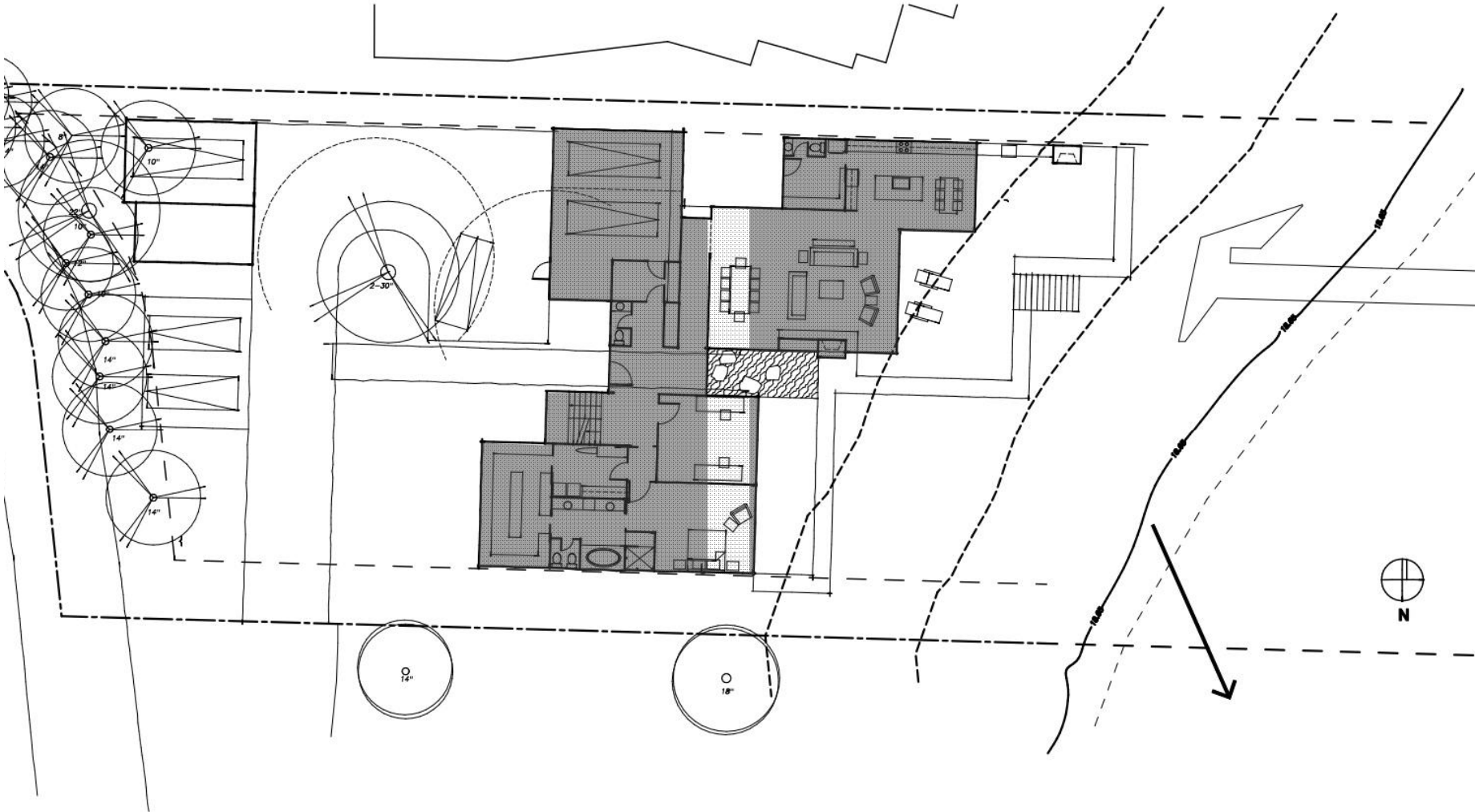
DESIGN OPTION 1



DESIGN OPTION 2

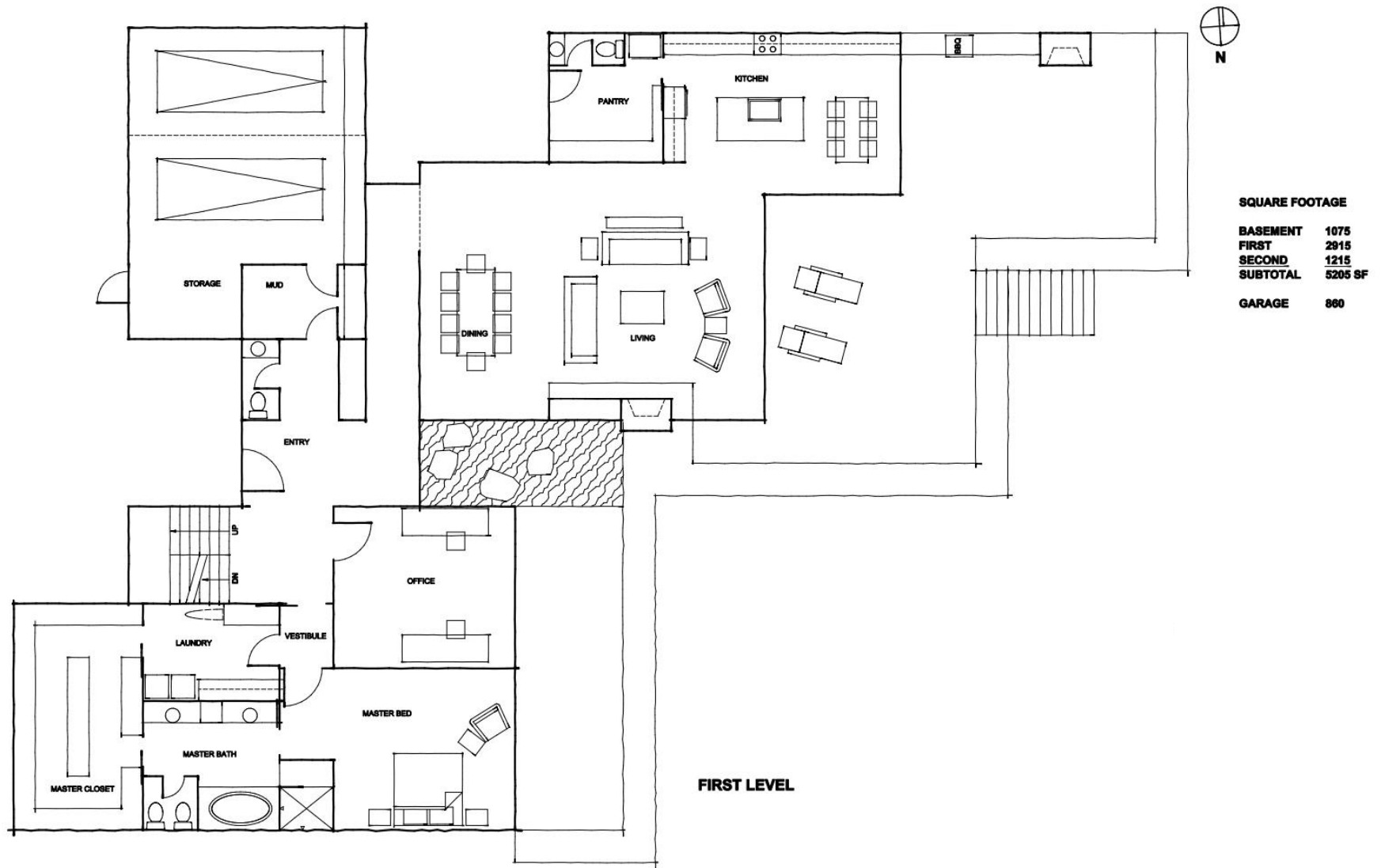


TYPICAL SITE PLAN



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.)*

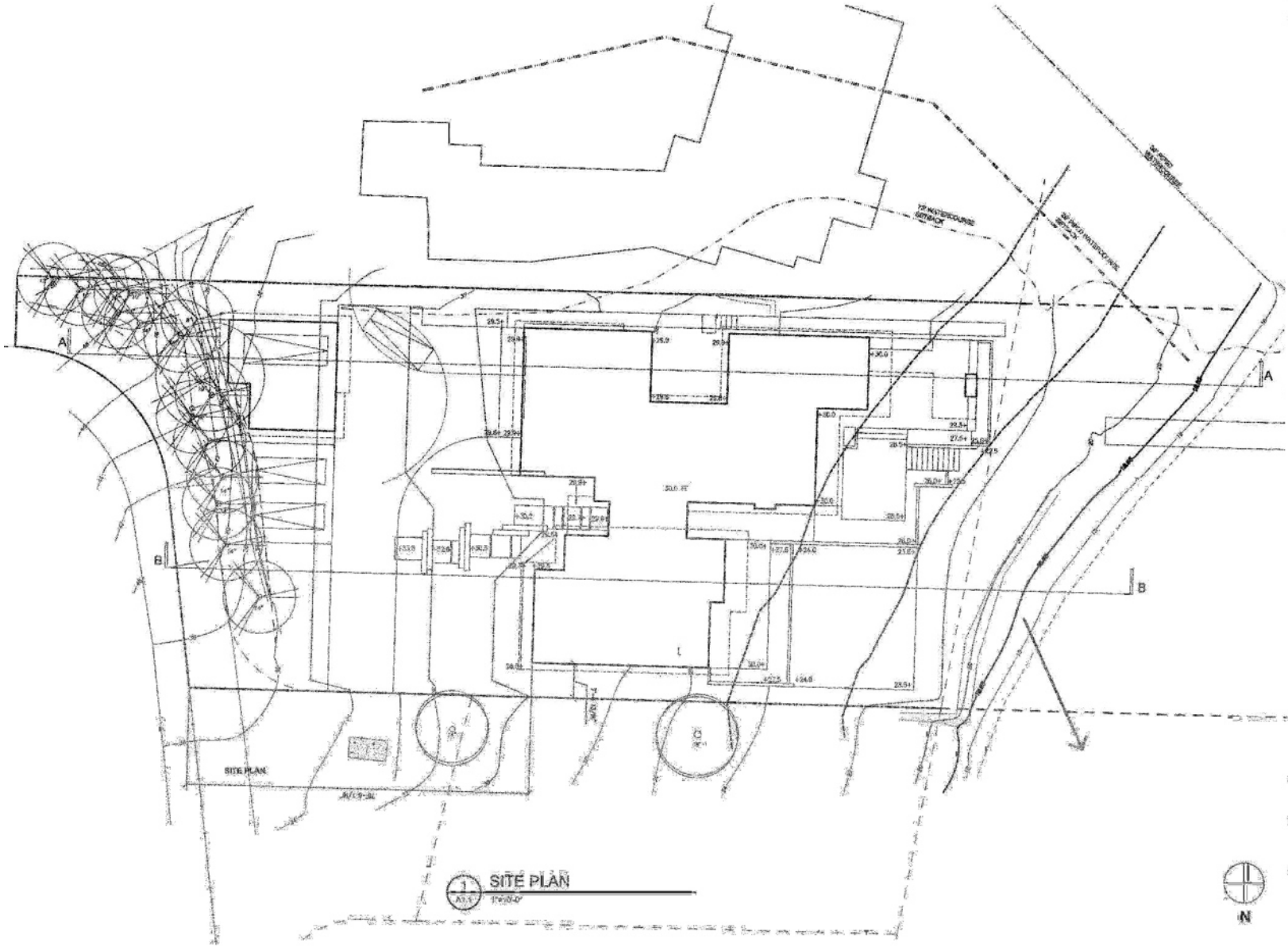
4

COST ESTIMATE

Provided by general contractor

TYPICAL SITE PLAN

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SUNTELE, VA 22181
PH 508/2840
62 200/2840
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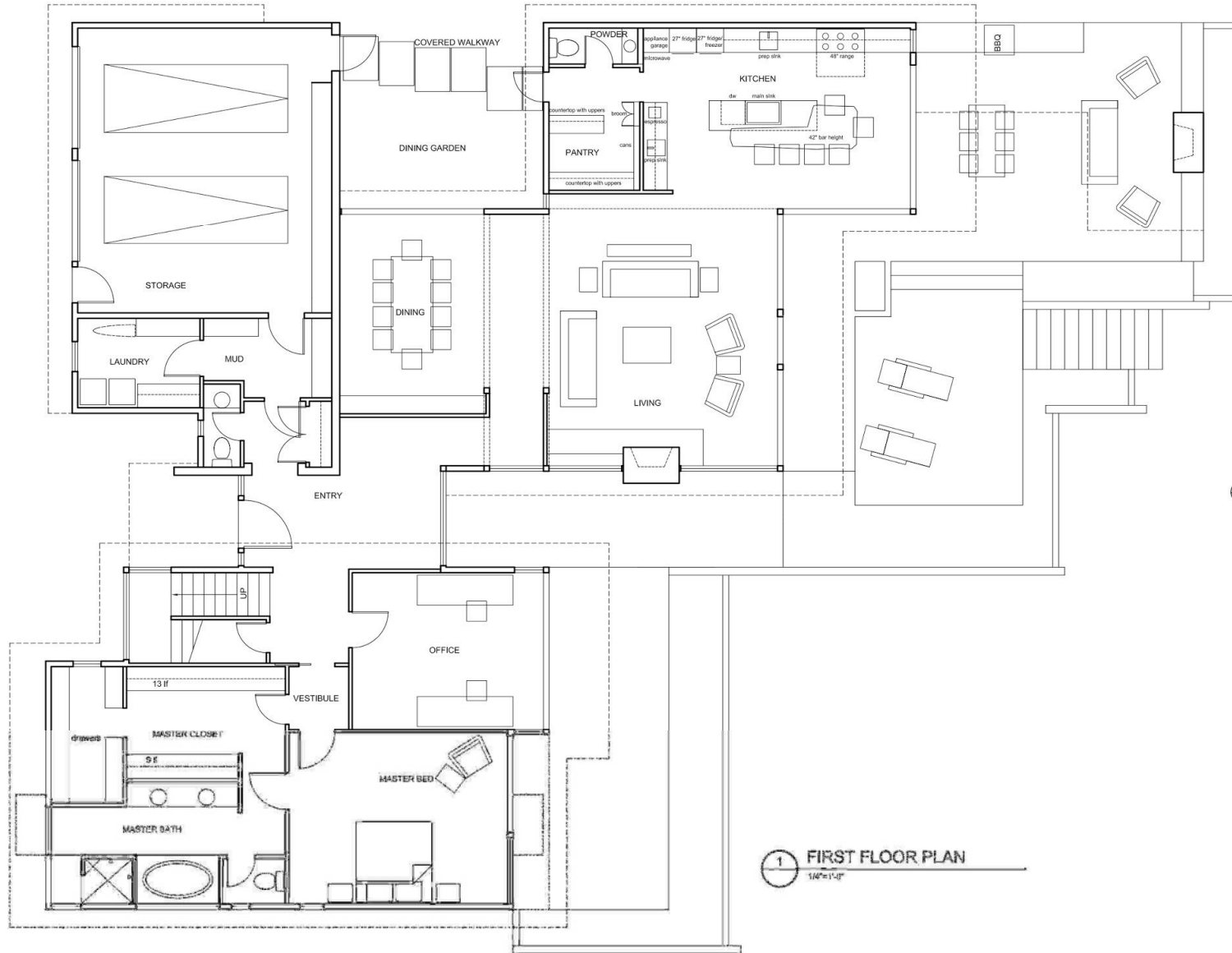


DATE:
DESCRIPTION:
SITE PLAN



SCALE:
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

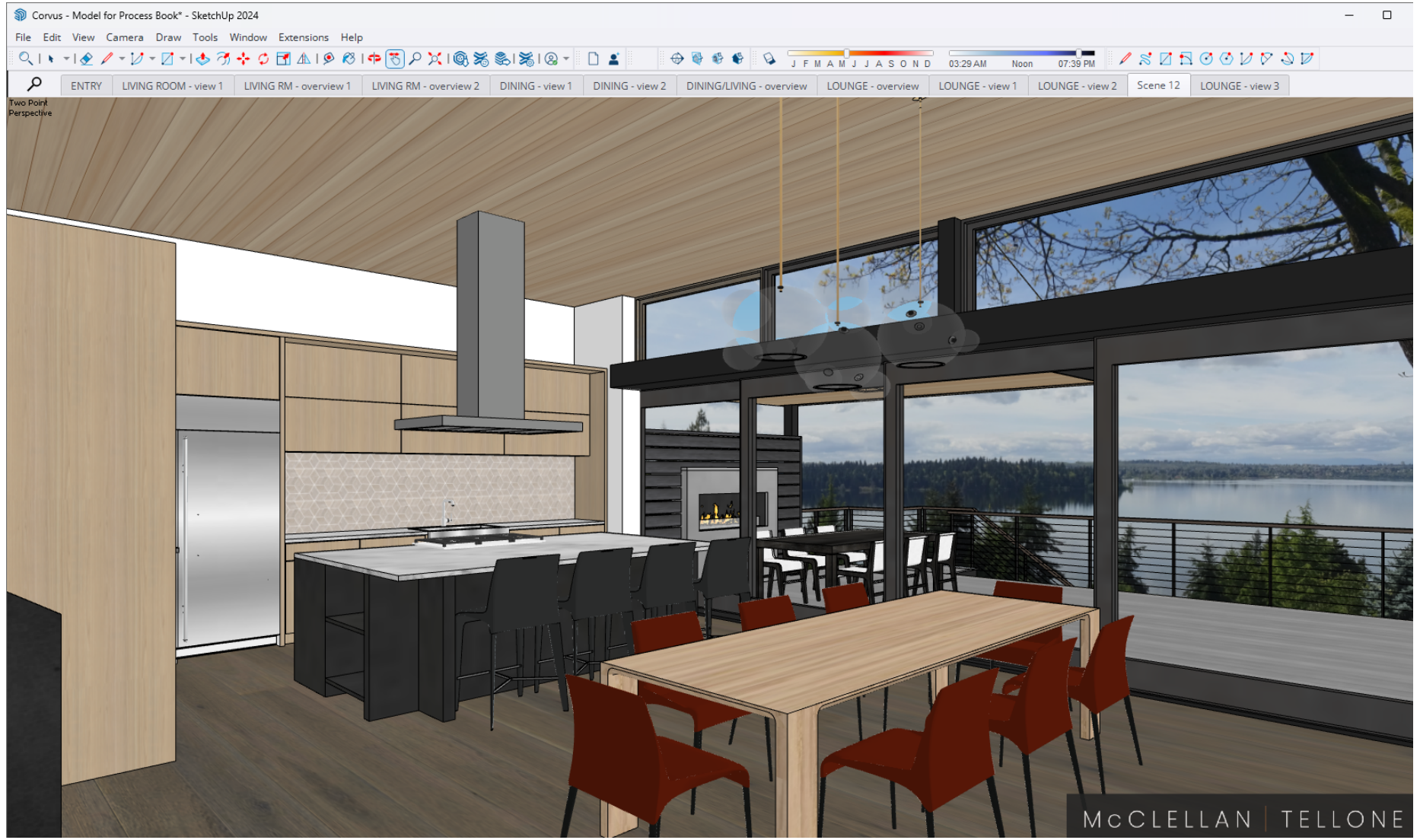
02

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

LIVING ROOM FURNITURE - OPTION 1



LIVING ROOM FURNITURE - 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

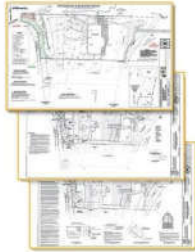
The process of construction documentation will include the assembly of floor plans, sections, and detailed two dimensional drawings that communicate to the contractor the specific details of how the building comes together to be built. These include the permit drawings for review by the local building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

TYPICAL DRAWING SET

SITE PLANS



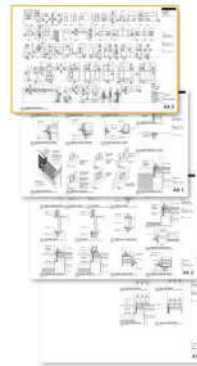
CIVIL PLANS



INTERIOR ELEVATIONS ELECTRICAL



WINDOW DETAIL



STRUCTURAL



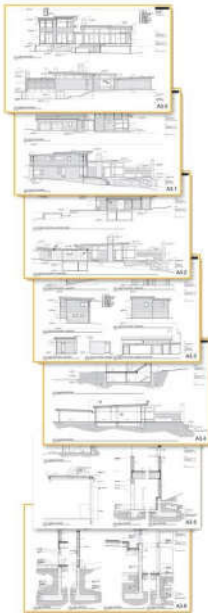
SPECIFICATIONS



FLOOR PLANS



EXTERIOR ELEVATIONS



FINISHES



INTERIOR DETAILS



EXTERIOR DETAILS

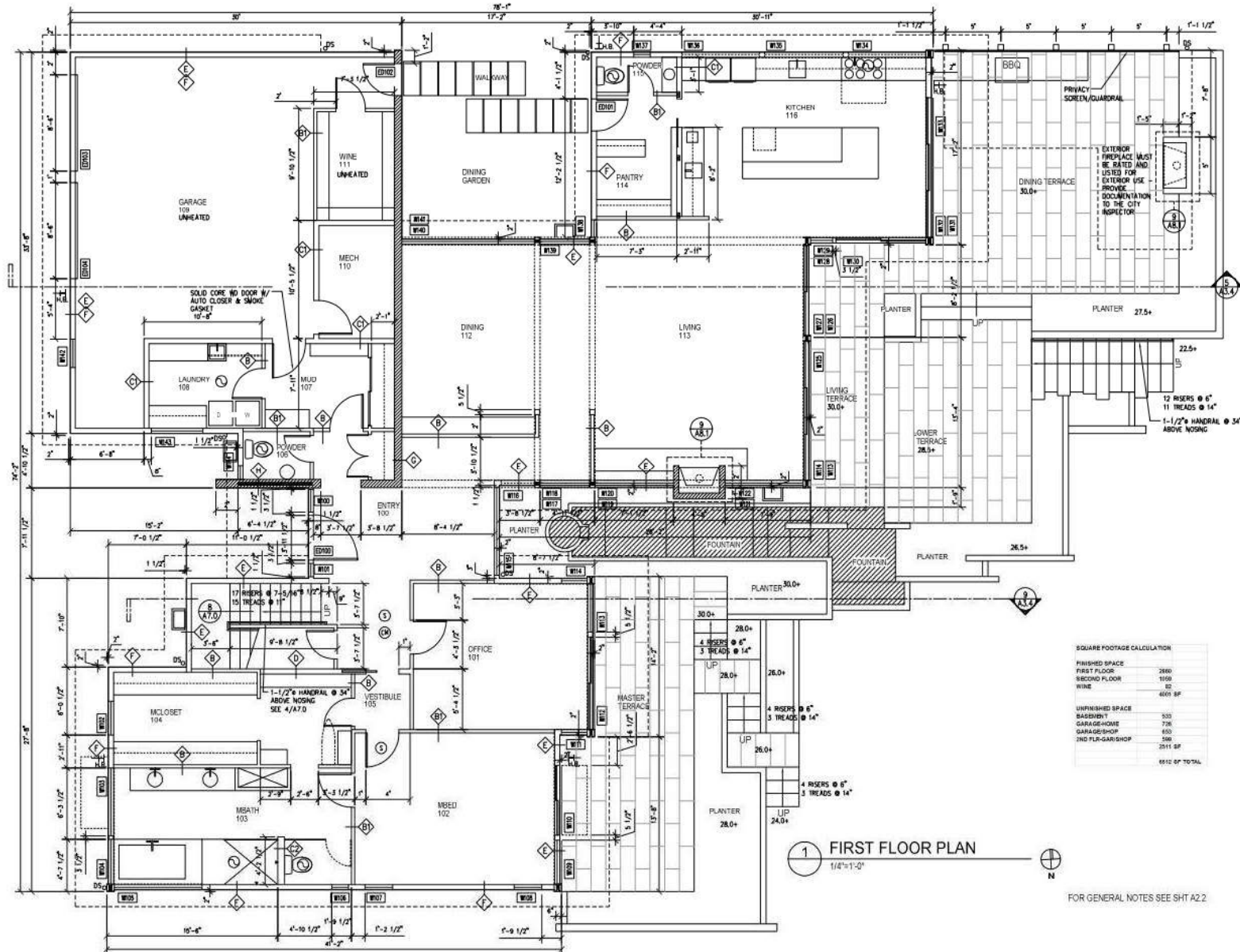


TEAL TITLE = outside engineering firm

 = necessary for permit

CONSTRUCTION DRAWING - FLOOR PLAN

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SQUARE FOOTAGE CALCULATION

| Category | Value |
|-------------------------|----------------------|
| FINISHED SPACE | |
| FIRST FLOOR | 2860 |
| SECOND FLOOR | 1050 |
| WINE | 82 |
| | 4092 SF |
| UNFINISHED SPACE | |
| BACKDRIFT | 530 |
| GARAGE-HOME | 736 |
| GARAGE-SHOP | 650 |
| 2ND FLR-GARISHOP | 590 |
| | 2511 SF |
| TOTAL | 6602 SF TOTAL |

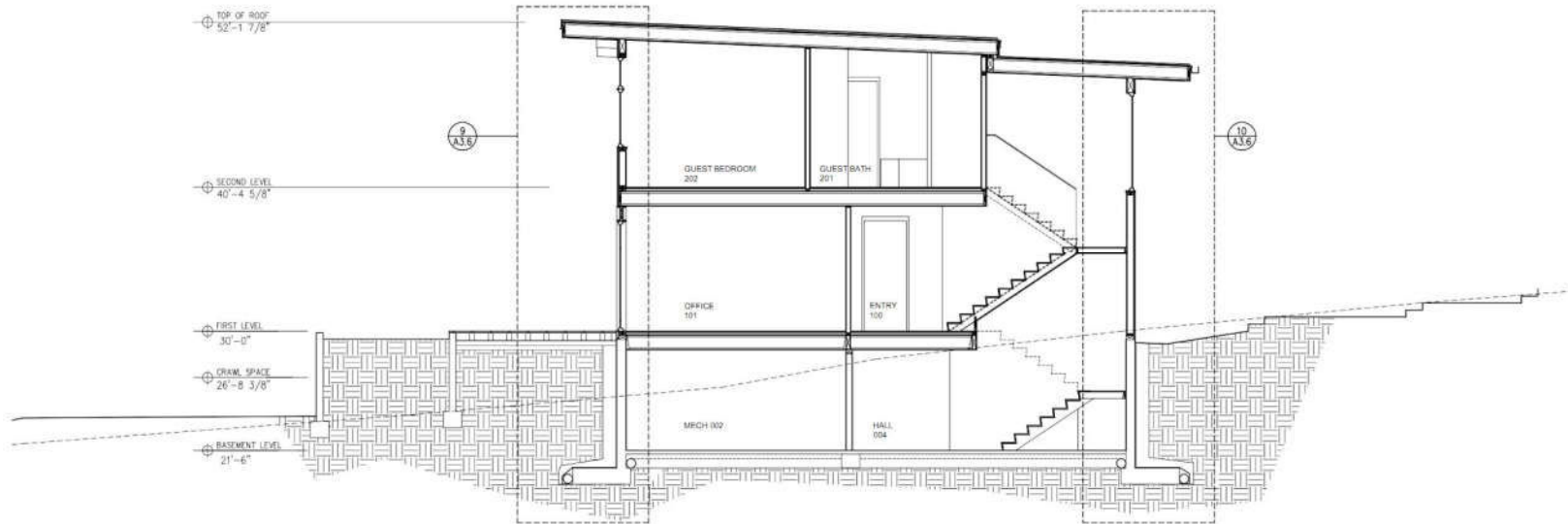
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 SHEET: _____

A2.1

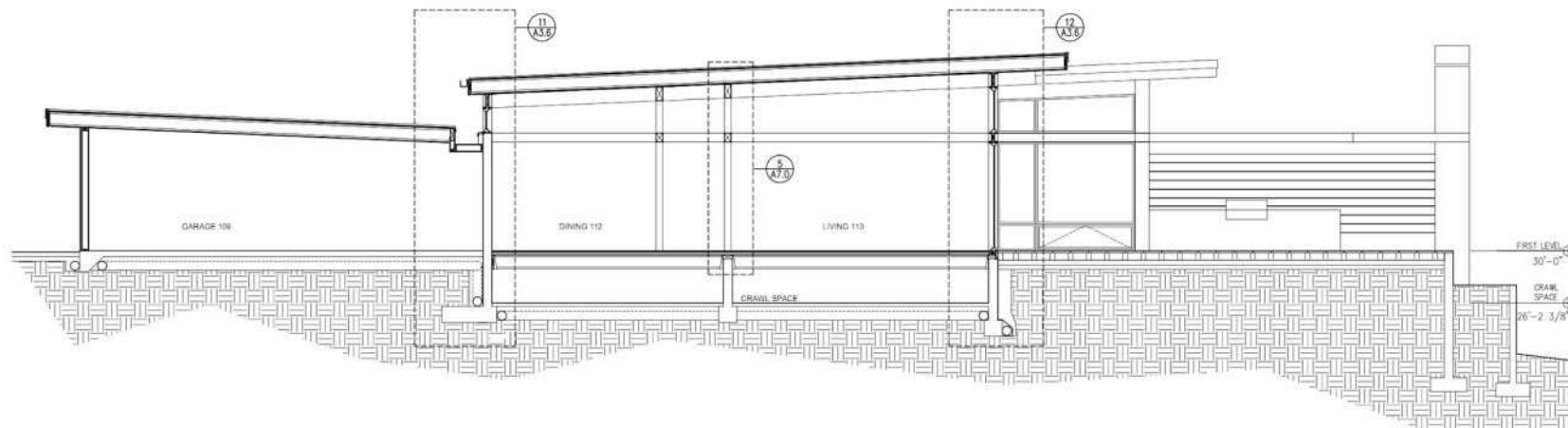
FOR GENERAL NOTES SEE SHT A2.2

CONSTRUCTION DRAWING - BUILDING SECTIONS

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



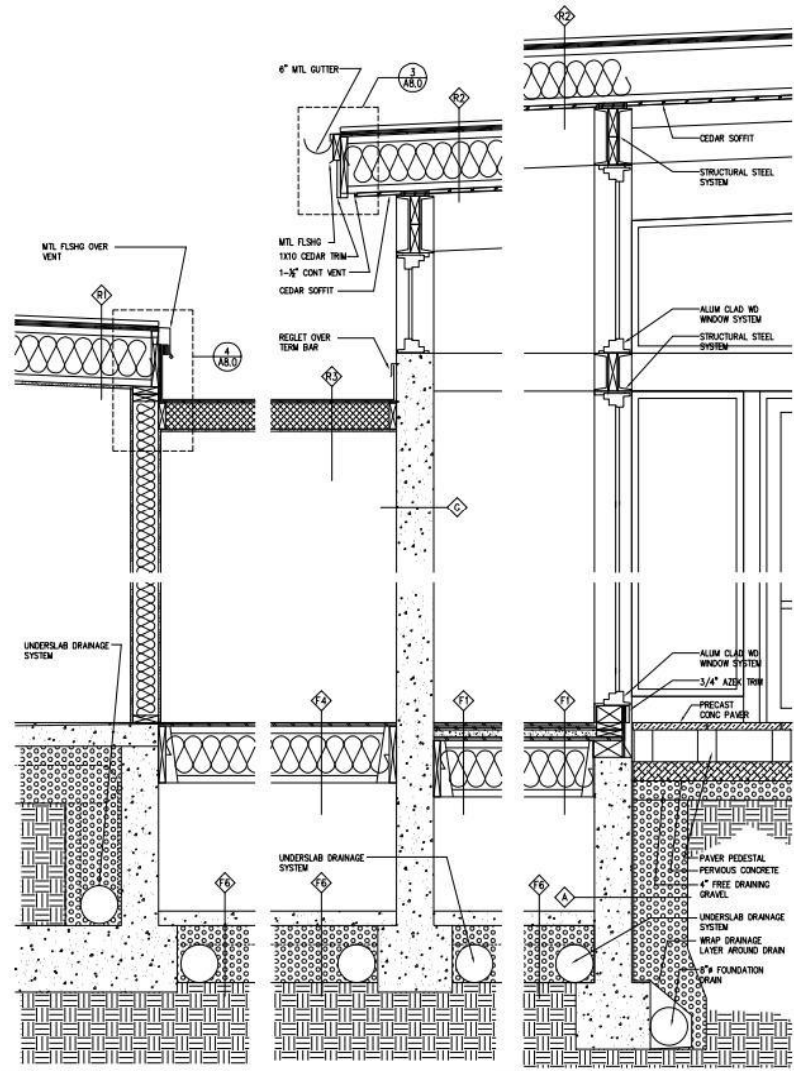
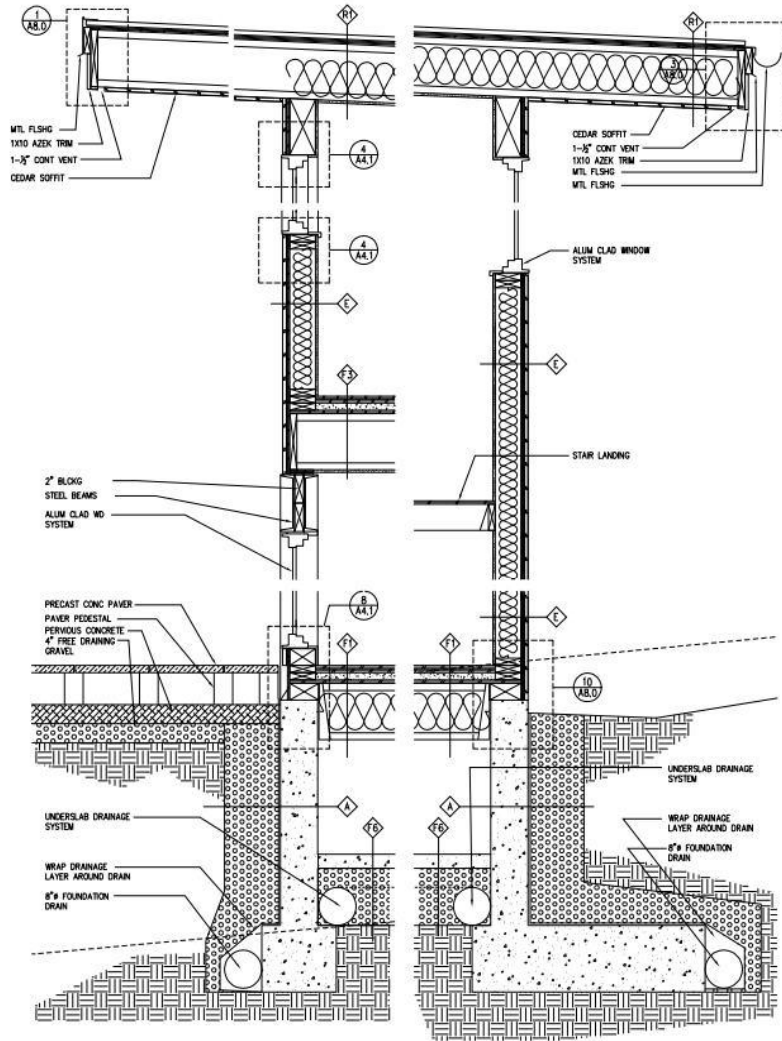
9 BUILDING SECTION
 1/4"=1'-0"

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

A3.4

CONSTRUCTION DRAWING - WALL SECTIONS

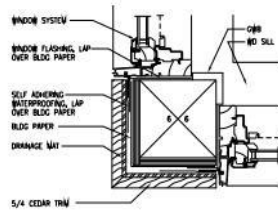
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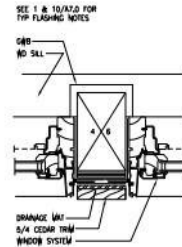
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A3.6

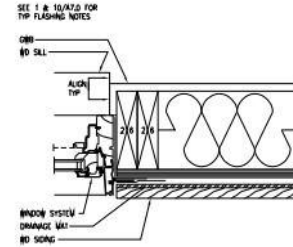
CONSTRUCTION DRAWING - DETAILS



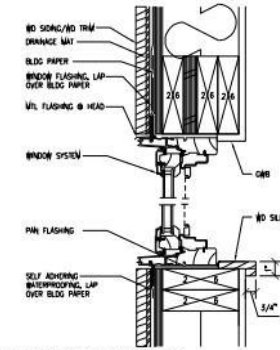
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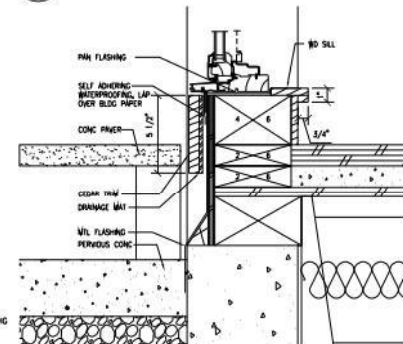
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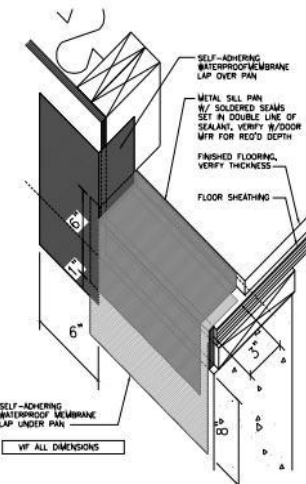
3 WINDOW JAMB
3"=1'-0"



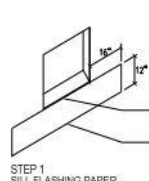
4 WINDOW HD & SILL
3"=1'-0"



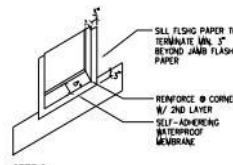
8 WINDOW SILL @ DECK
3"=1'-0"



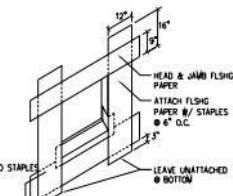
9 SLIDING DOOR SILL
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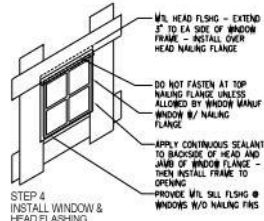
STEP 1 SILL FLASHING PAPER



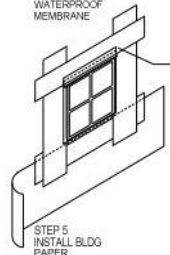
STEP 2 SILL & JAMB WATERPROOF MEMBRANE



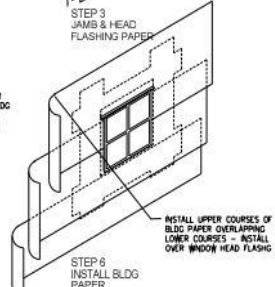
STEP 3 JAMB & HEAD FLASHING PAPER



STEP 4 INSTALL WINDOW & HEAD FLASHING



STEP 5 INSTALL BLDG PAPER



STEP 6 INSTALL BLDG PAPER

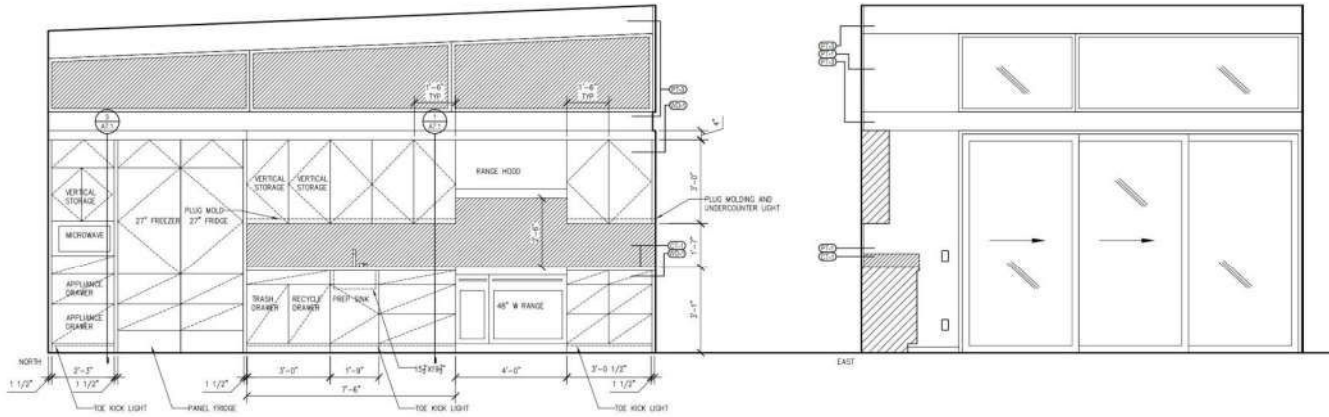
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WINDOW DETAILS
SHEET TITLE:
WINDOW DETAILS
SHEET:

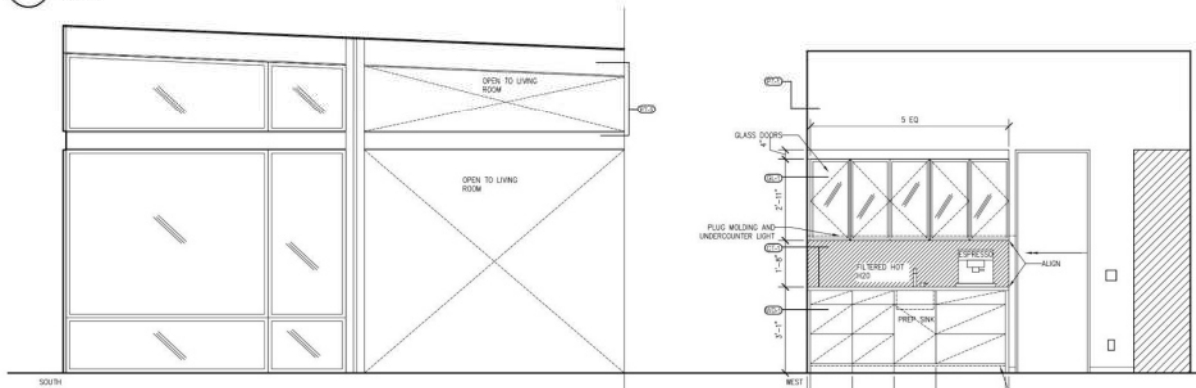
A4.1

CONSTRUCTION DRAWING - INTERIOR ELEVATIONS

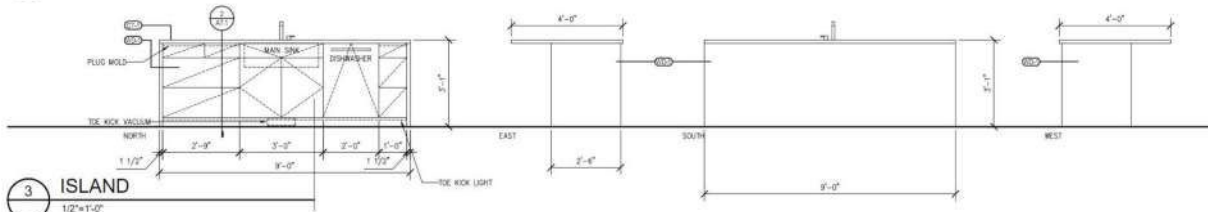
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1 KITCHEN 116
 1/2" x 1'-0"



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

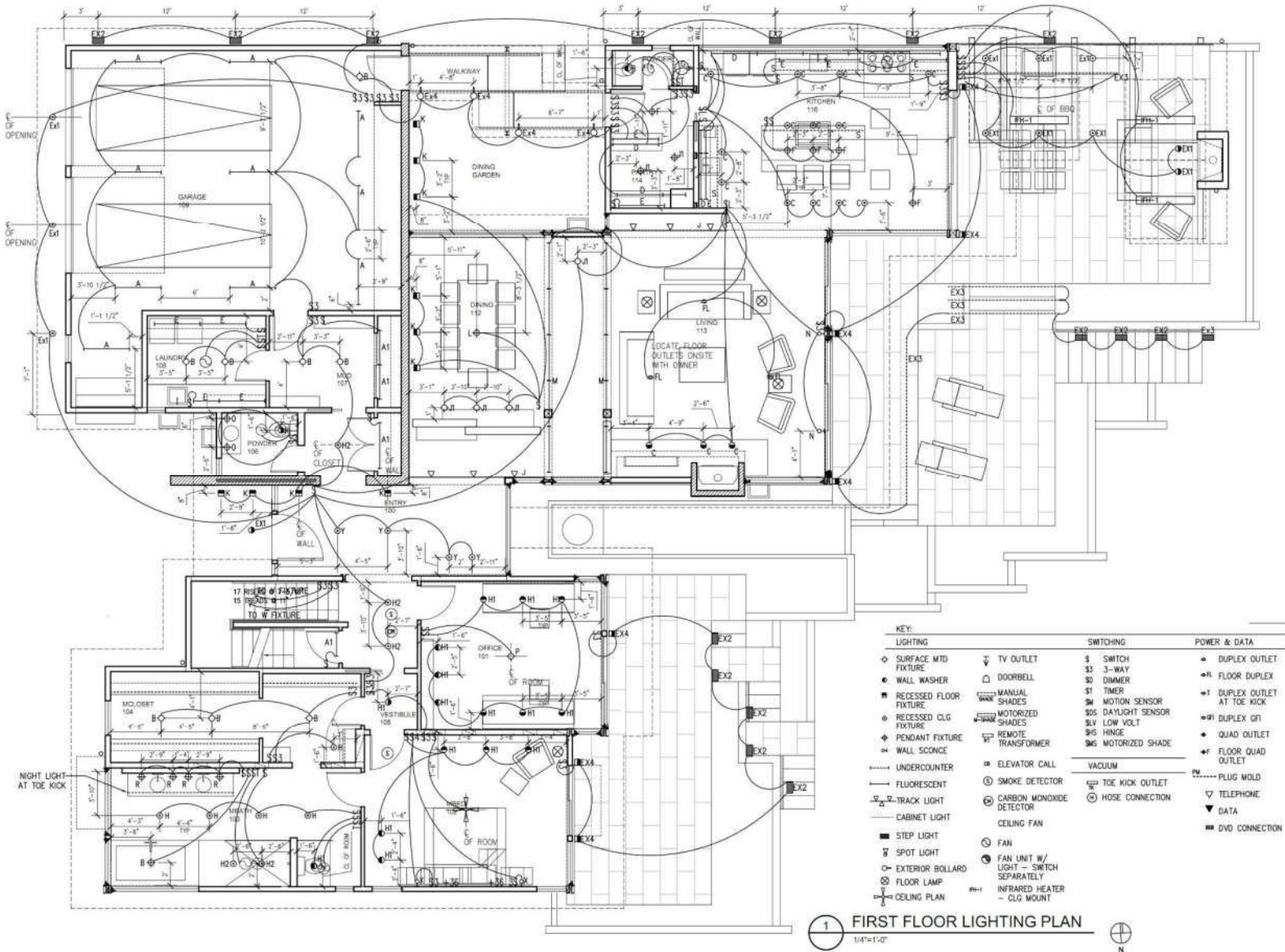


3 ISLAND
 1/2" x 1'-0"

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

A5.0

CONSTRUCTION DRAWING - LIGHTING PLAN



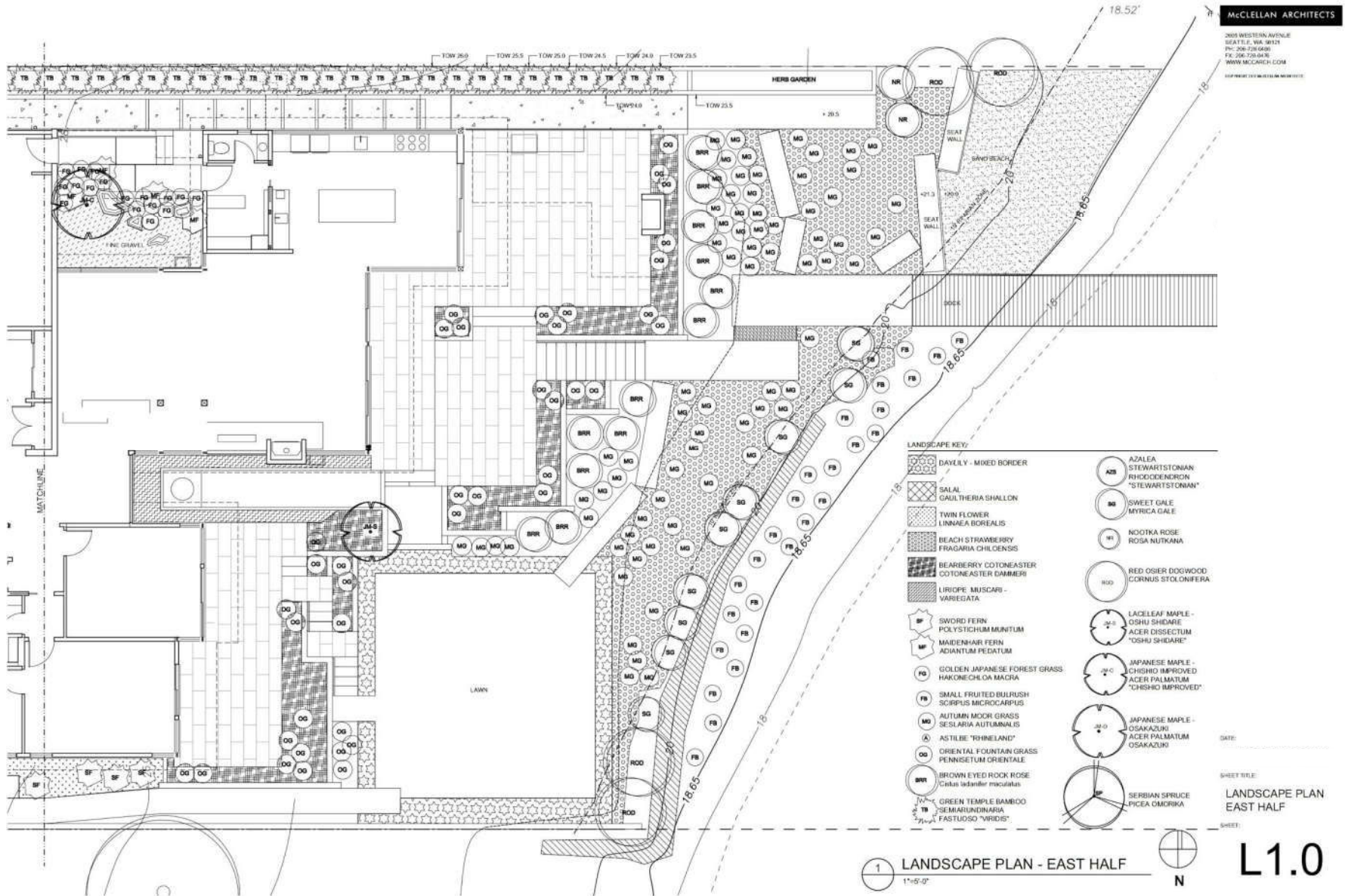
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 SHEET TITLE: FIRST FLOOR LIGHTING PLAN
 SHEET:

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

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
MCCLELLAN ARCHITECTS

21406

WINDOW & DOOR ELEVATIONS
Sheet 2 of 13

Field Verify Prior To Fabricating

CHUCKANUT BAY ECO
MCCLELLAN ARCHITECTS

21406

WINDOW & DOOR ELEVATIONS
Sheet 3 of 13

| | | | | | | |
|-----------------------|----------|----------|----------|-----------------------------------|----------------------|-------------------|
| By: Description | By: Date | By: Date | By: Date | Job Name: Park Ferguson Residence | Drawn By: WBA | Checked By: GA |
| By: Description | By: Date | By: Date | By: Date | Location: Clyde Hill, WA | Drawn: 8-20-13 | Checked: 8-20-13 |
| By: Description | By: Date | By: Date | By: Date | Contractor: Stearn Builders | Job Number: 7011 | Sheet Number: E-2 |
| For Approval: 8-27-13 | | | | Approver: | Description: Windows | |

CHUCKANUT BAY ECO
MCCLELLAN ARCHITECTS

21406

WINDOW & DOOR DETAILS
Sheet 11 of 13

Field Verify Prior To Fabricating

CHUCKANUT BAY ECO
MCCLELLAN ARCHITECTS

21406

WINDOW & DOOR DETAILS
Sheet 12 of 13

| Qty | Part No. | Description | Unit | Remarks |
|-----|----------|-------------|-----------------|-----------------|
| 1 | 1 | Column | 12" x 12" x 12" | ASTM A500CS, 50 |
| 1 | 2 | Column | 12" x 12" x 12" | ASTM A500CS, 50 |
| 1 | 3 | Column | 12" x 12" x 12" | ASTM A500CS, 50 |
| 1 | 4 | Column | 12" x 12" x 12" | ASTM A500CS, 50 |
| 1 | 5 | Column | 12" x 12" x 12" | ASTM A500CS, 50 |
| 1 | 6 | Column | 12" x 12" x 12" | ASTM A500CS, 50 |

Bill of Material

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MCCLELLAN ARCHITECTS

21406

WINDOW & DOOR DETAILS
Sheet 12 of 13

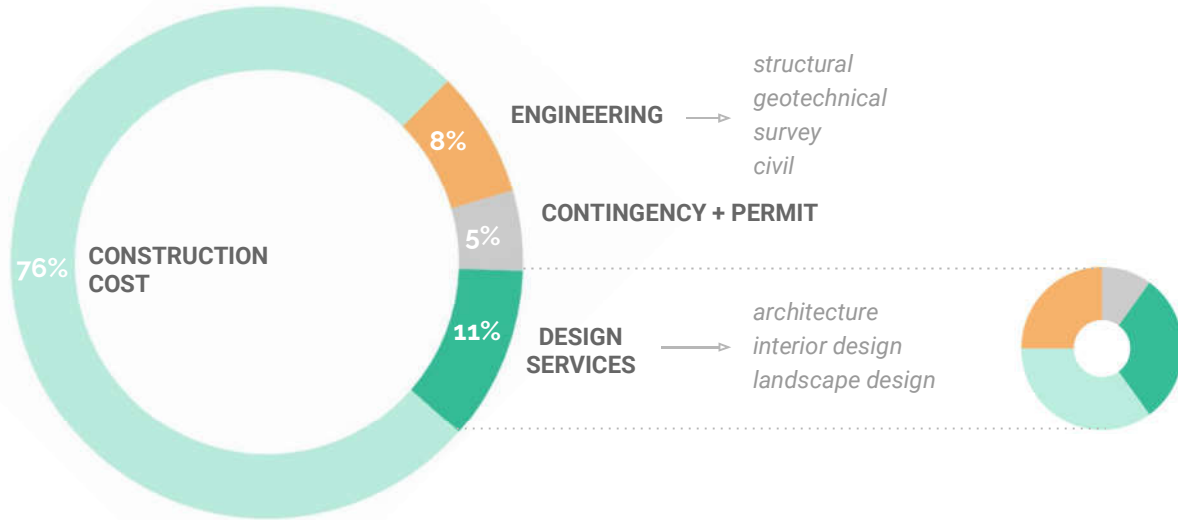
| | | | | | | |
|-----------------------|----------|----------|----------|-----------------------------------|----------------------|-------------------|
| By: Description | By: Date | By: Date | By: Date | Job Name: Park Ferguson Residence | Drawn By: WBA | Checked By: GA |
| By: Description | By: Date | By: Date | By: Date | Location: Clyde Hill, WA | Drawn: 8-27-13 | Checked: 8-27-13 |
| By: Description | By: Date | By: Date | By: Date | Contractor: Stearn Builders | Job Number: 7011 | Sheet Number: D-1 |
| For Approval: 8-27-13 | | | | Approver: | Description: Windows | |



PROJECT COSTS

Breakdown of typical projects fees

PROJECT COST PLAN



ARCHITECTURAL SERVICES BREAK-DOWN

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

- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- CONSTRUCTION ADMINISTRATION

THANK YOU.

McCLELLAN | TELLONE

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206.728.0480

