

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

McCLELLAN ARCHITECTS: PHASES OF OUR DESIGN PROCESS

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

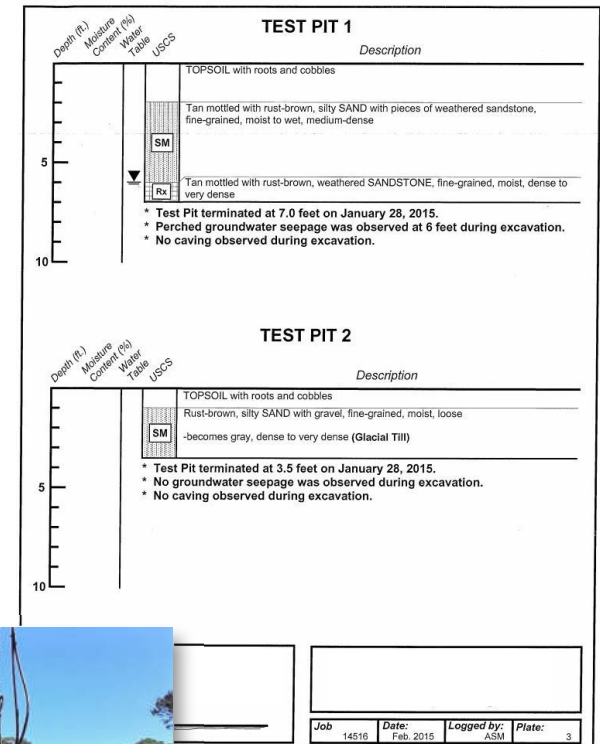
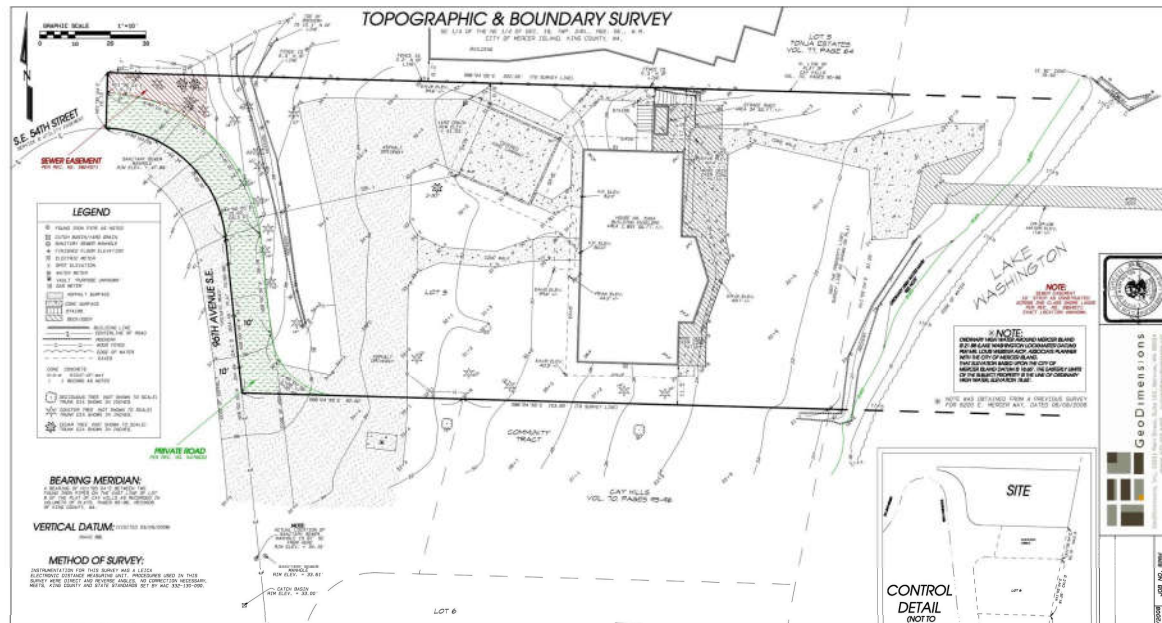
2-3 Design Options:
to enhance the qualities of the site
to facilitate your lifestyle + activities

4

PRELIMINARY COST

Interview general contractors
Cost estimate from selected general contractor

SITE SURVEY + GEOTECHNICAL REPORT

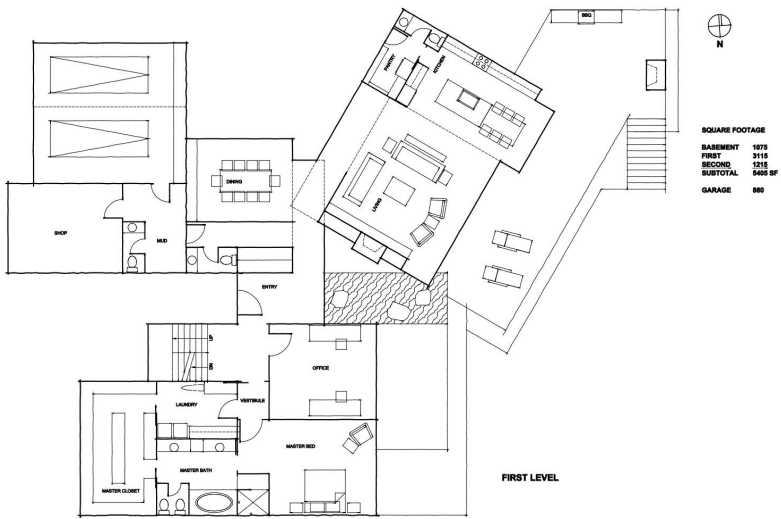
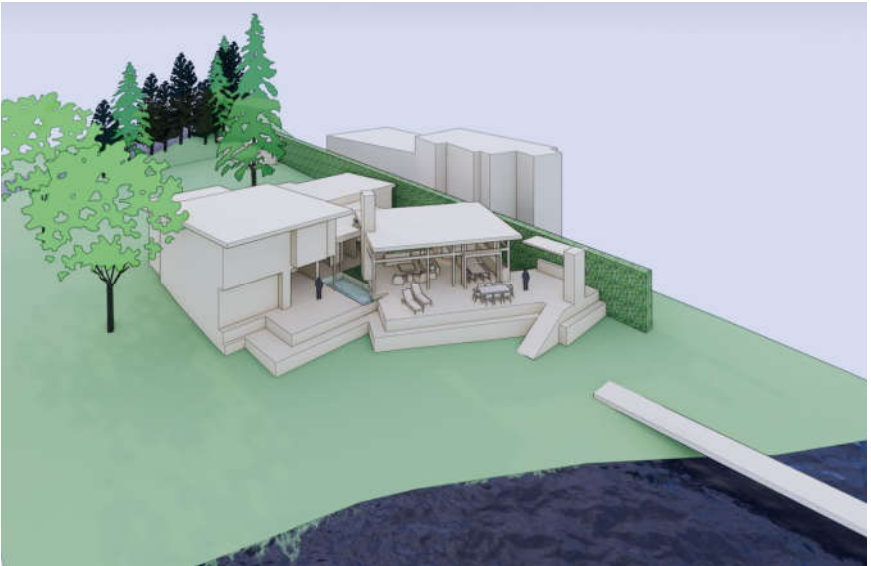
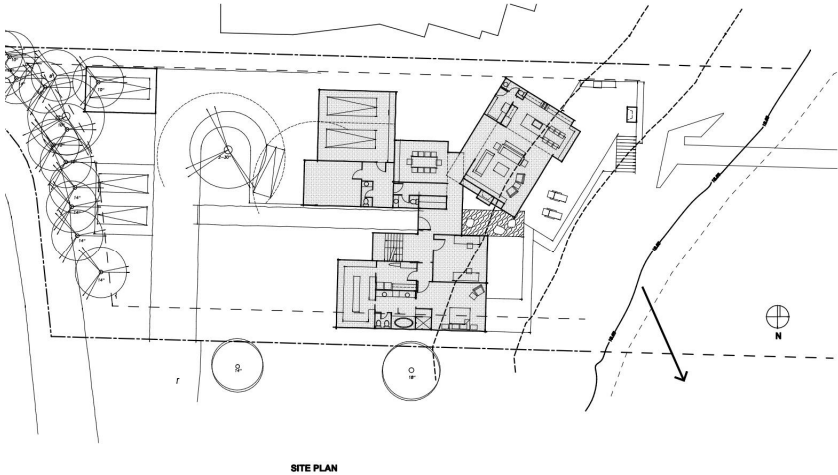


WISH LIST

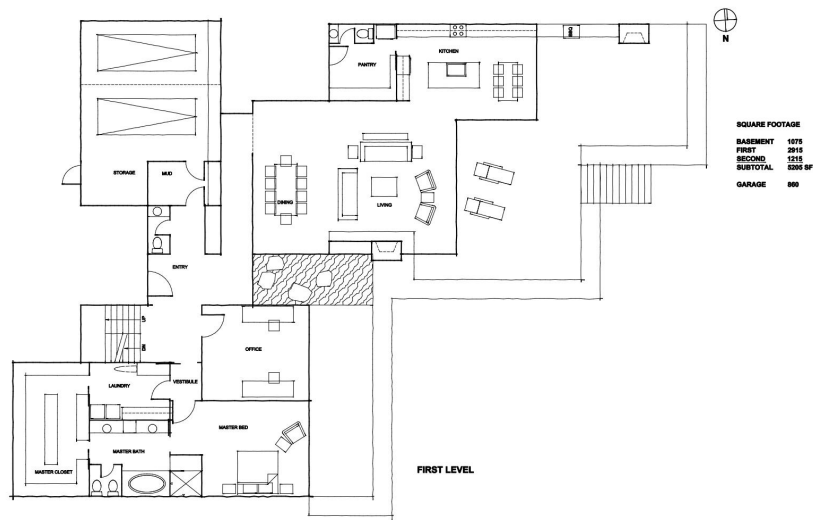
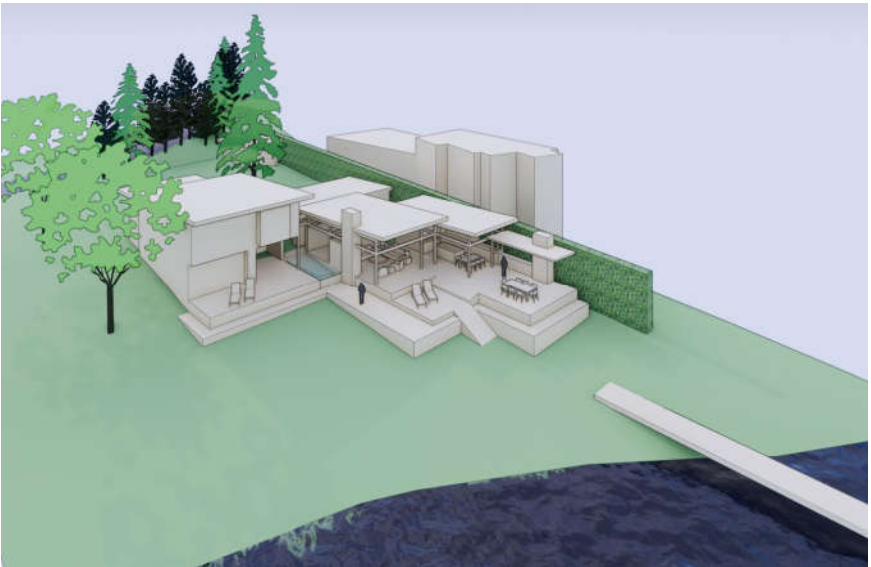
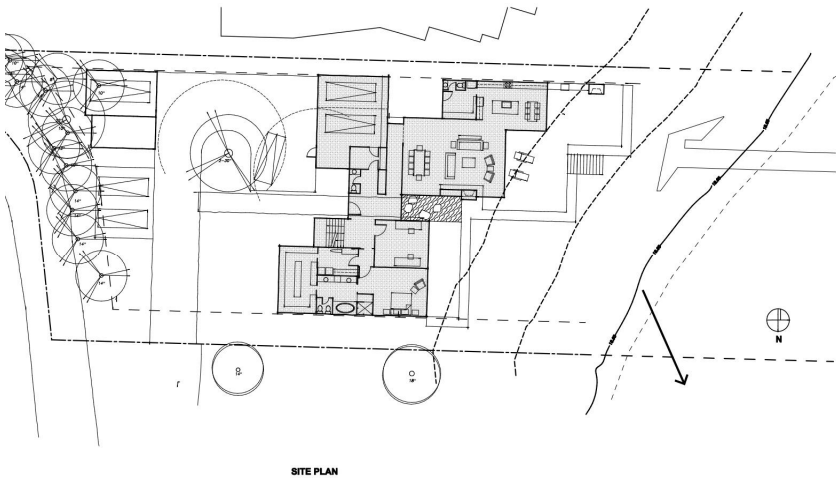
McCLELLAN ARCHITECTS		McCLELLAN ARCHITECTS		McCLELLAN ARCHITECTS	
Meeting Report		Project No. 1003			
Project: Delightful Residence Subject: Program Meeting Meeting Date: 2015-03-20 Location: McCallum Architects Reported By: Ragan Pages: 4					
1) The purpose of the meeting was to initiate the production 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' x 6' d. Kitchen range will be 36" wide e. Configuration of custom kitchen of an L-shape around an island works well f. Dedicated counter space for a commercial grade espresso machine g. Convenient cabinet to store counter-top appliances out of sight h. One wall oven and separate microwave i. Remove fan for range hood j. Provide two sinks - large deep sink on island and large double sink at counter k. One dishwasher l. Provide island at the counter sink m. Provide post-filter at the range - 6" line n. Tile floor in kitchen and pantry 3) Informal dining a. Locate dining area off kitchen b. Seating for six c. Perceived as part of kitchen 4) Family room (great room) a. Gas fireplace with stone facing b. TV (55"), be able to hide c. Art wall display d. Shelving for display e. Location for large family portrait f. Locate art niches with lighting g. Provide space for one sofa and two easy chairs h. Take advantage of full view i. High ceilings 5) Formal Dining Area a. Provide space for seat 12 b. Built in sideboard c. Not necessary to place at view side of home 6) Entry Area a. See through to view & exterior water feature b. Guest Powder room i. Provide daylight ii. Vessel sink with cabinet c. Guest 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) Master Bath a. 1000 bottle storage b. Create circulation path that allows separate entry and exit to the bathroom area 3) Master Closet a. No carpet b. Will need approximately 30 linear feet c. Packing area with suitcase storage d. Built in chest and drawers e. Dressing area with bench f. Parking area g. Provide exterior daylight h. Full length mirrors i. Drop down ironing board			
		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 - ventilate			
		GARAGE/SHOP 1) 3-car garage a. One 9'-6" wide door b. Two 6'-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. Exterior fenced 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			
		GUEST BEDROOMS 1) Guest Bedroom a. En-suite bath b. Walk-in closet, no carpet 2) Two other bedrooms a. Shared bath 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			
2405 WESTERN AVENUE SEATTLE, WA 98121 PH 206.728.0480 FX 206.728.0476					



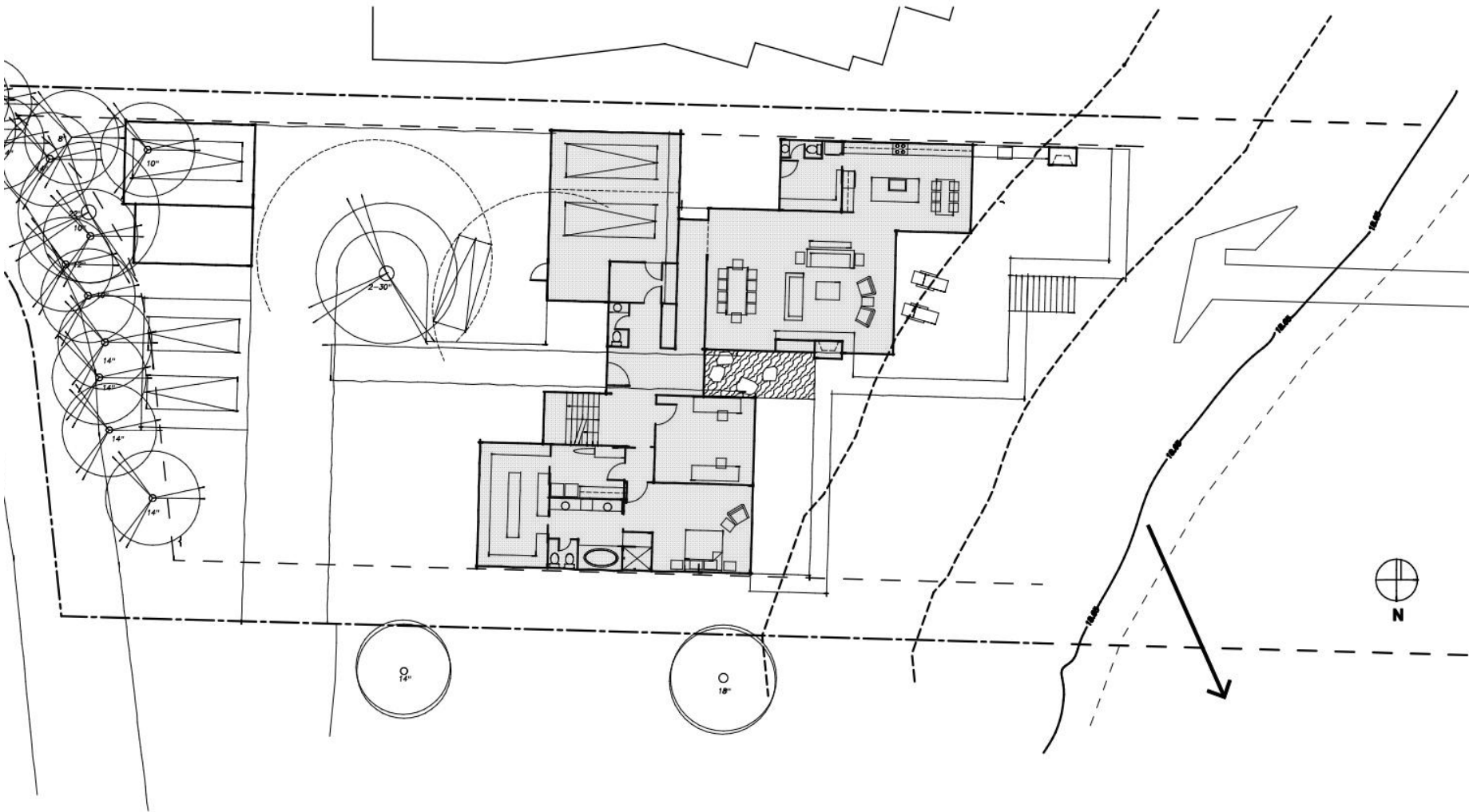
DESIGN OPTION 1



DESIGN OPTION 2

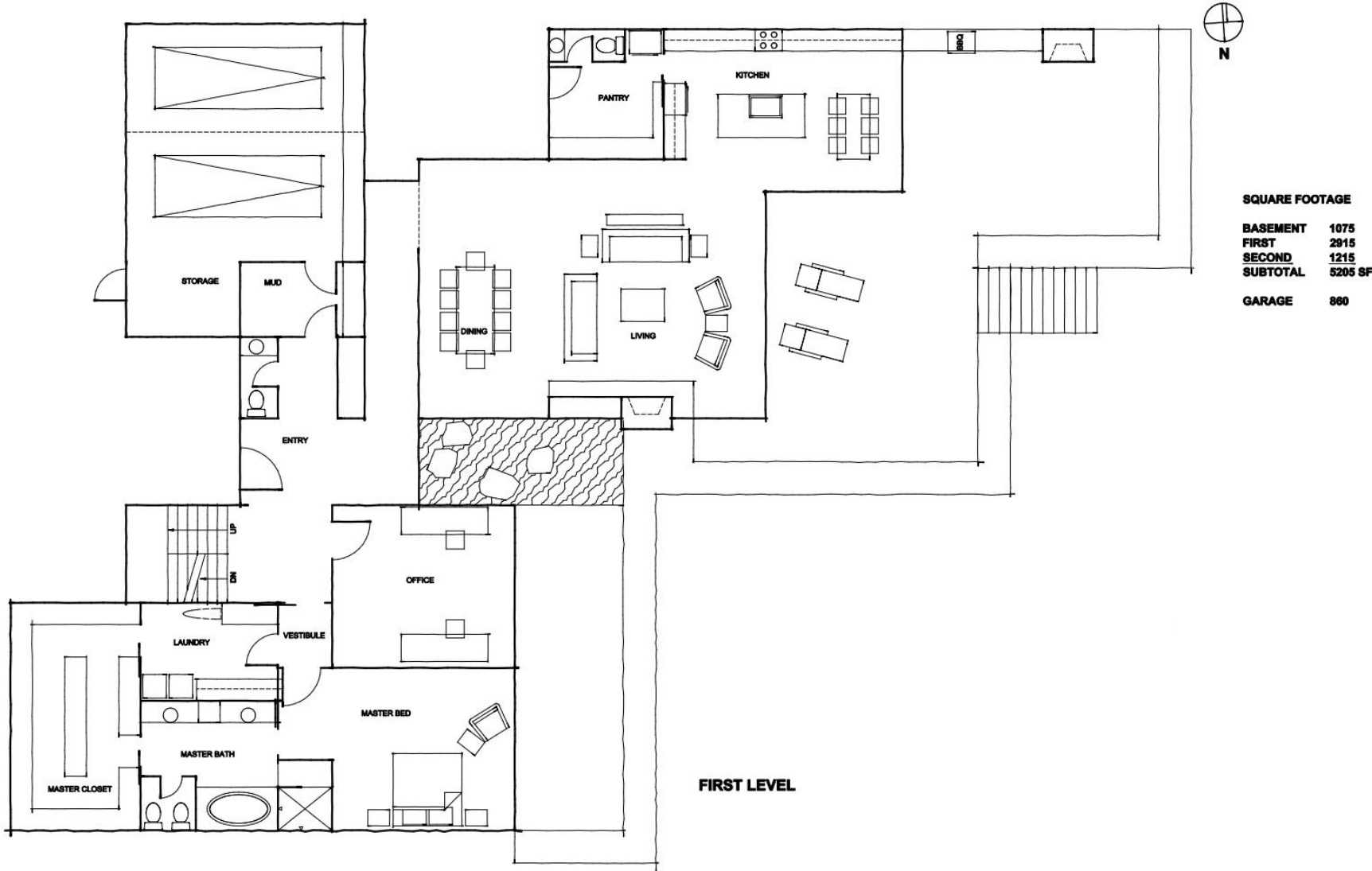


TYPICAL SITE PLAN



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

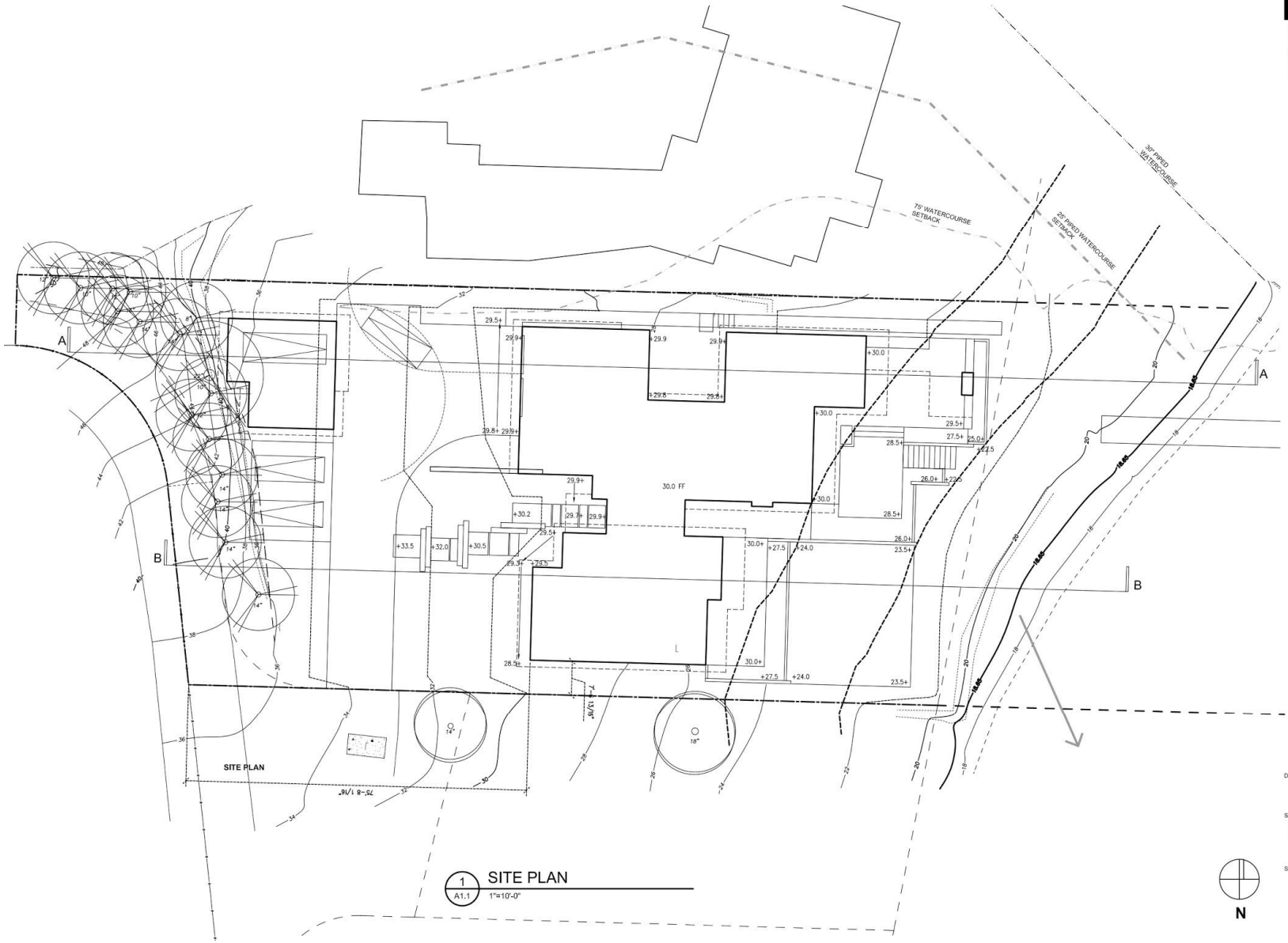
Provided by general contractor

TYPICAL SITE PLAN

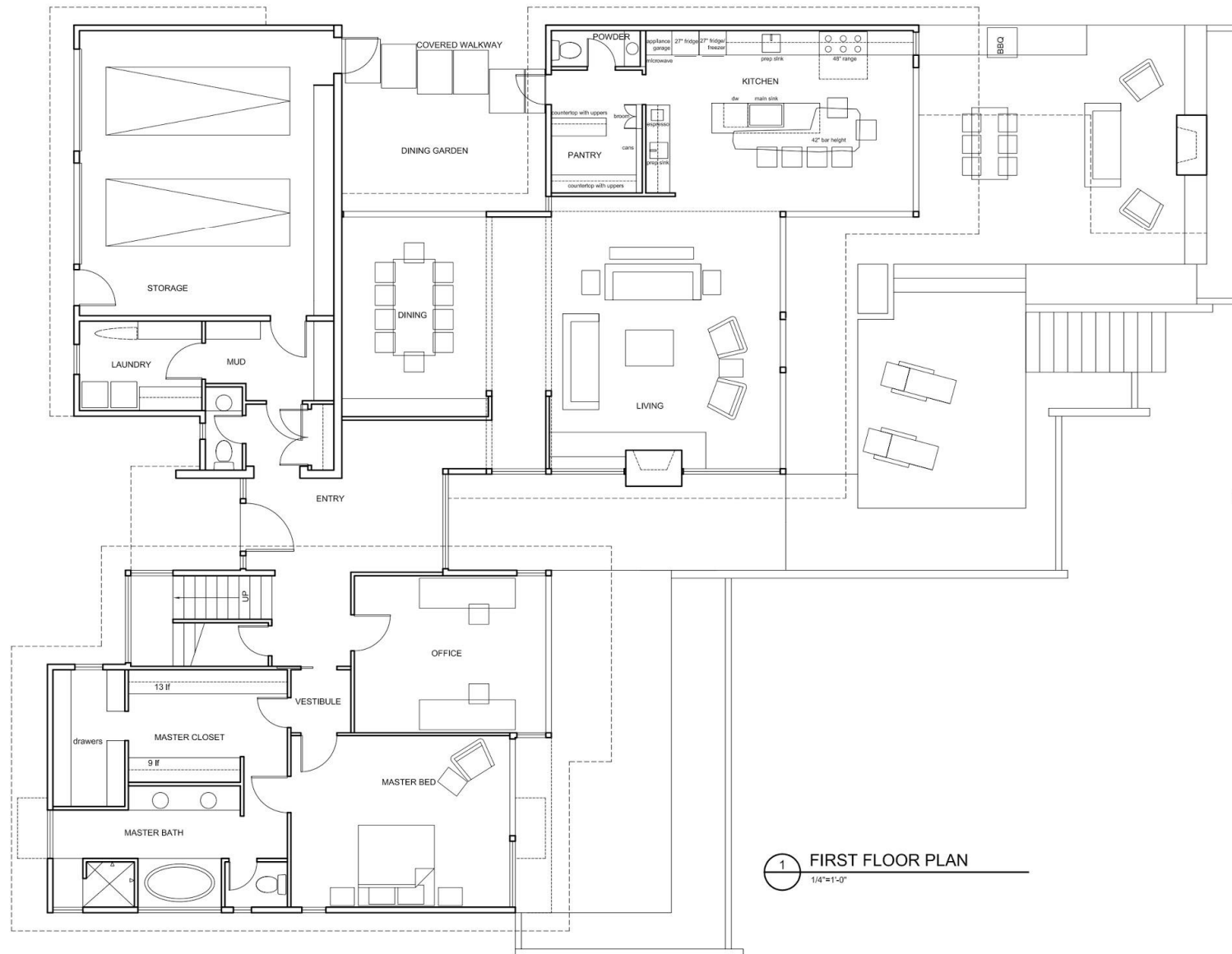
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TYPICAL FLOOR PLAN



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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

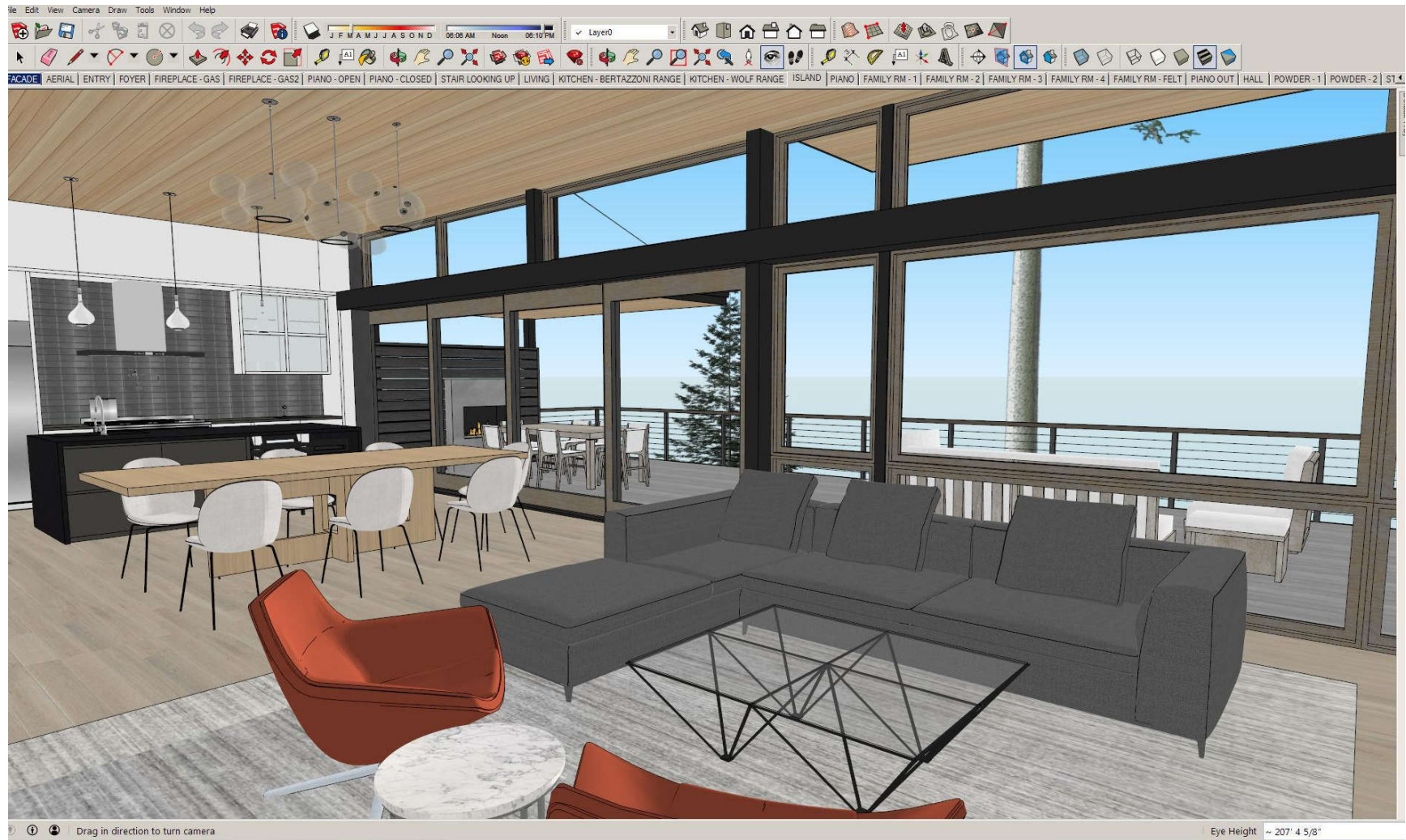
02

VIRTUAL REALITY:

immersion in design
full-scale digital model



TYPICAL SKETCH-UP MODEL

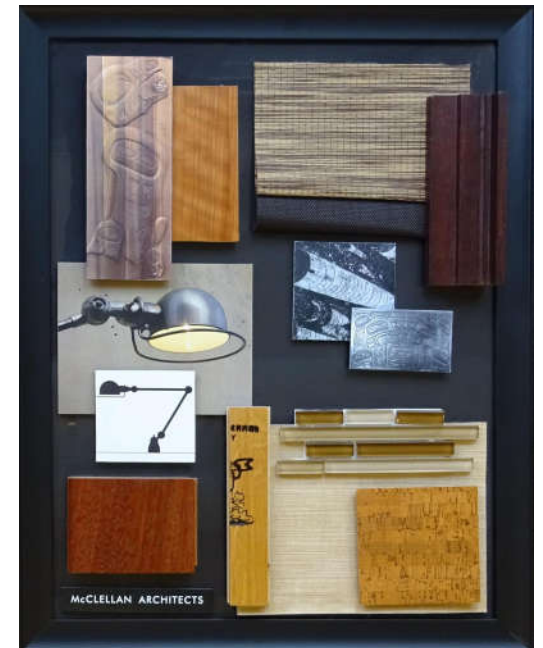
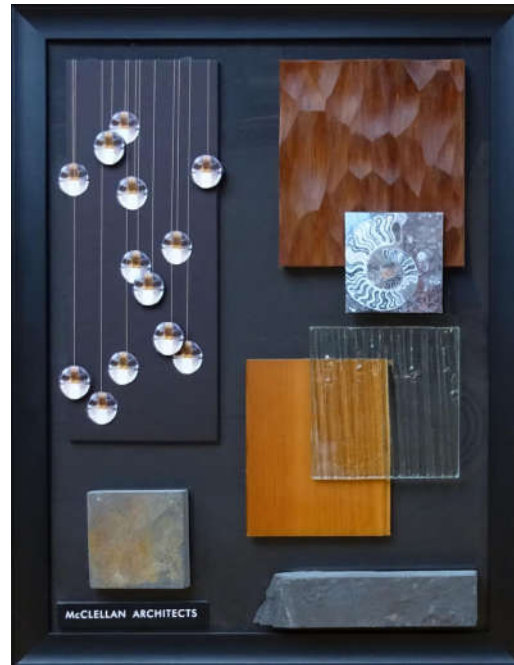


INTERIOR DESIGN

01

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 DESIGN

02

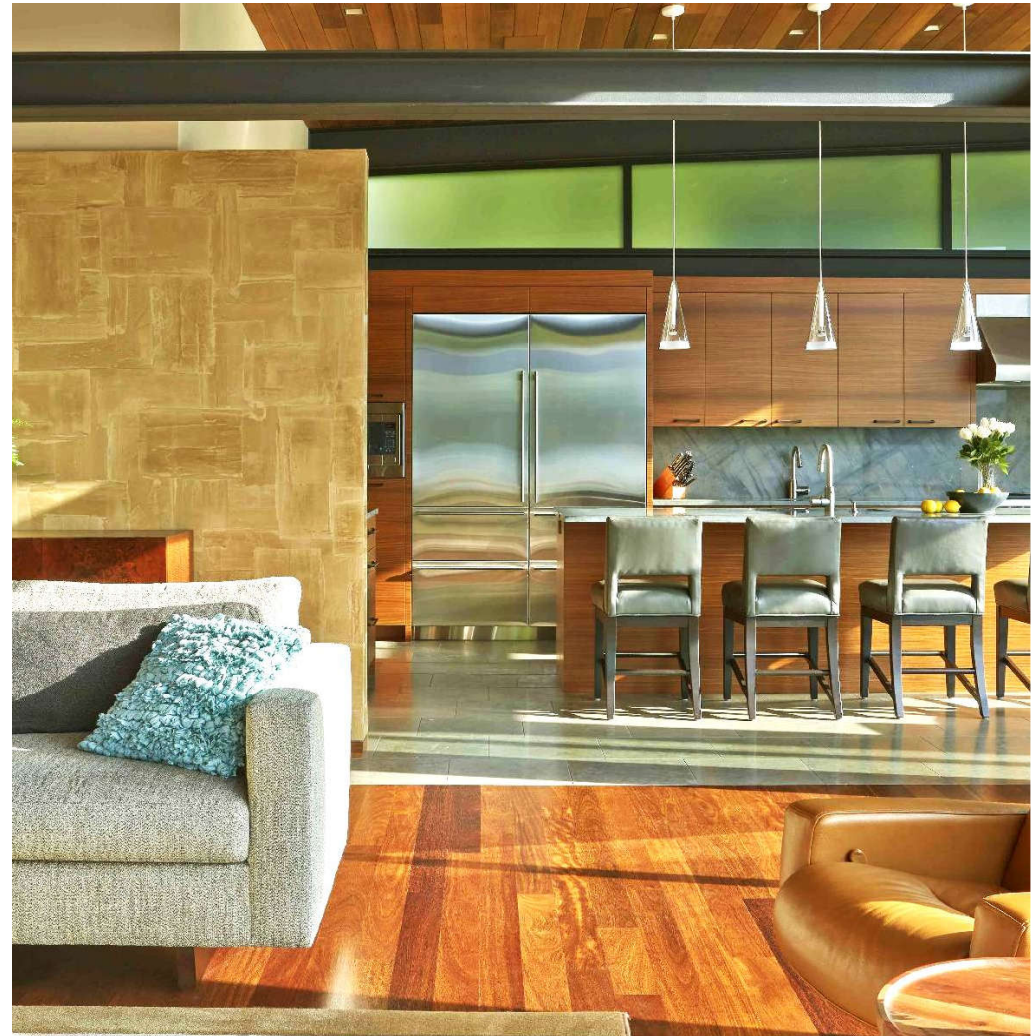
DOCUMENTATION WILL BE PRESENTED THROUGH:

- finish floor plans
- ceiling finish plans
- interior elevations
- interior details
- lighting details
- electrical plan
- finish + fixture schedules
- interior door + hardware schedules
- cabinet hardware schedule

03

CONSTRUCTION ADMINISTRATION WILL INCLUDE:

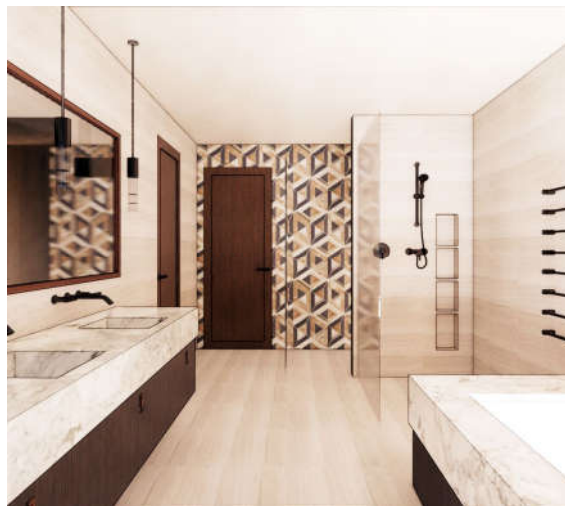
- site meetings
- review of shop drawings
- review of materials and fixture submittals



INTERIOR OPTION 1



INTERIOR OPTION 2



LANDSCAPE DESIGN

01

LANDSCAPE DESIGN INCLUDES:

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





PERMIT + CONSTRUCTION DOCUMENTS

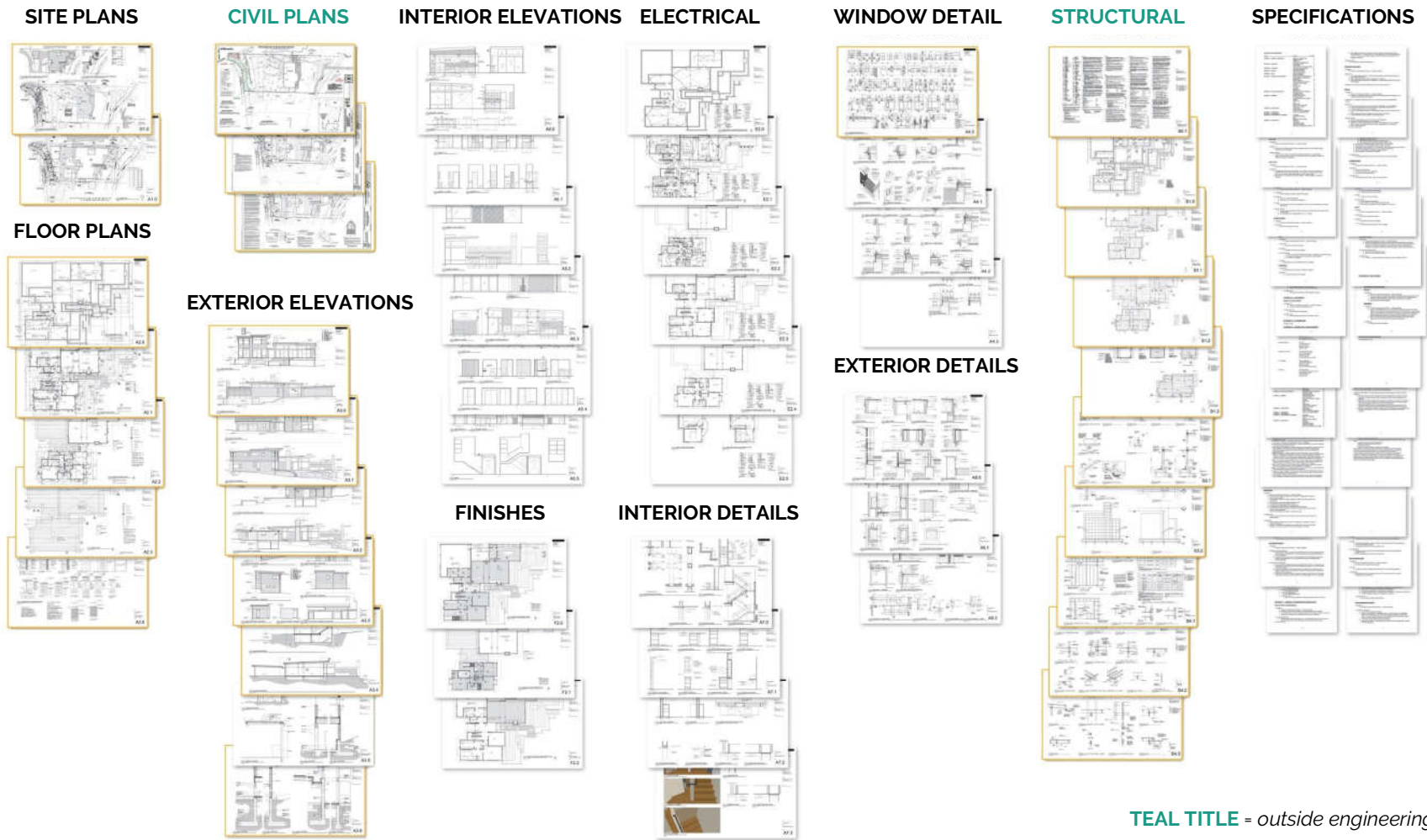


DRAWINGS WILL BE SUBMITTED BY

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.

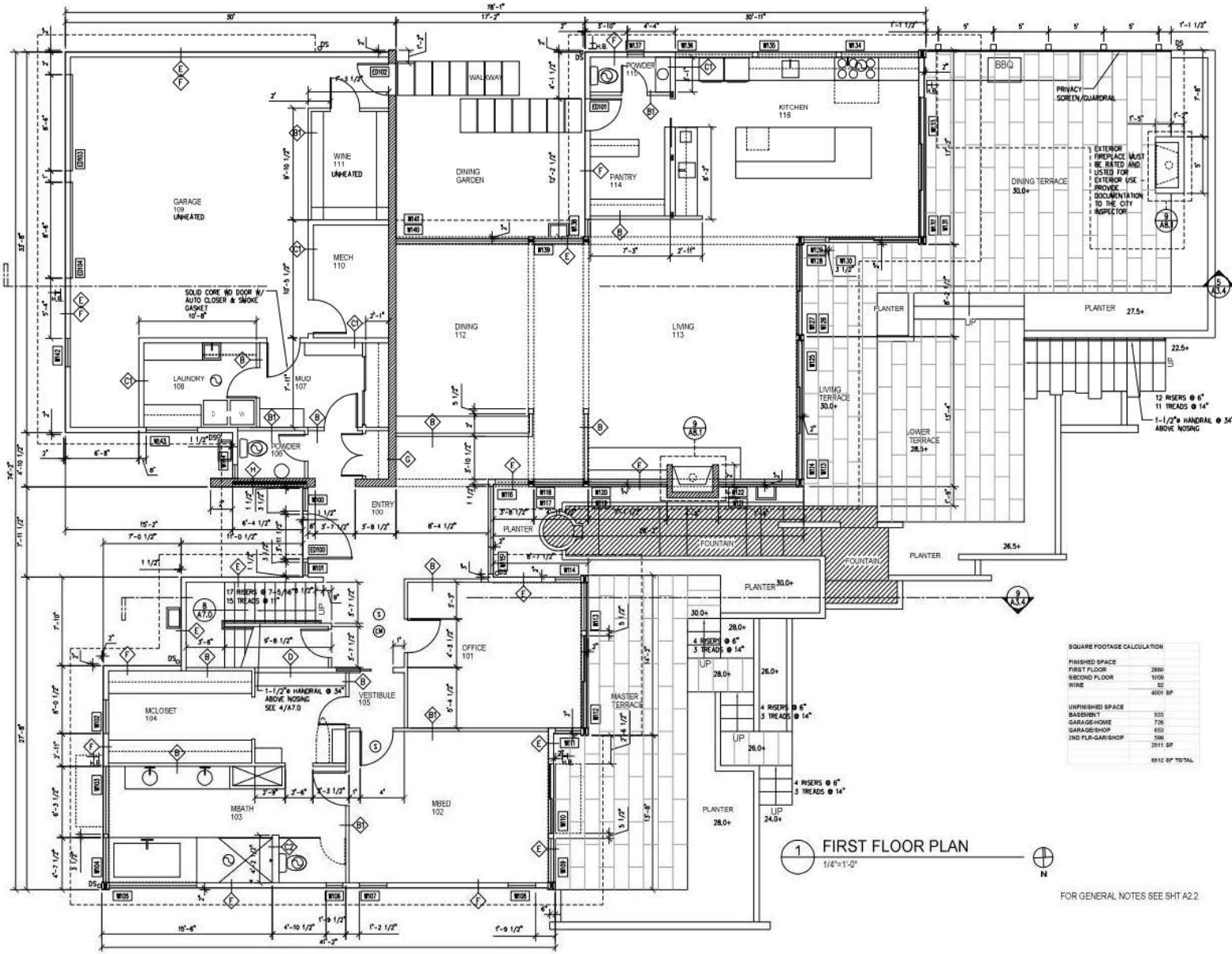
TYPICAL DRAWING SET



TEAL TITLE = outside engineering firm

 = necessary for permit

CONSTRUCTION DRAWING - FLOOR PLAN



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SQUARE FOOTAGE CALCULATION

FINISHED SPACE	
FIRST FLOOR	2880
SECOND FLOOR	1950
WINE	62
	4892 SF
UNFINISHED SPACE	
BASEMENT	520
GARAGE-HOME	726
GARAGE-SHOP	650
2ND FLR-GARISHOP	598
	2514 SF
	6912 SF TOTAL

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

FOR GENERAL NOTES SEE SHT A2.2

DATE: _____
SHEET TITLE: FIRST FLOOR PLAN
SHEET: _____

A2.1

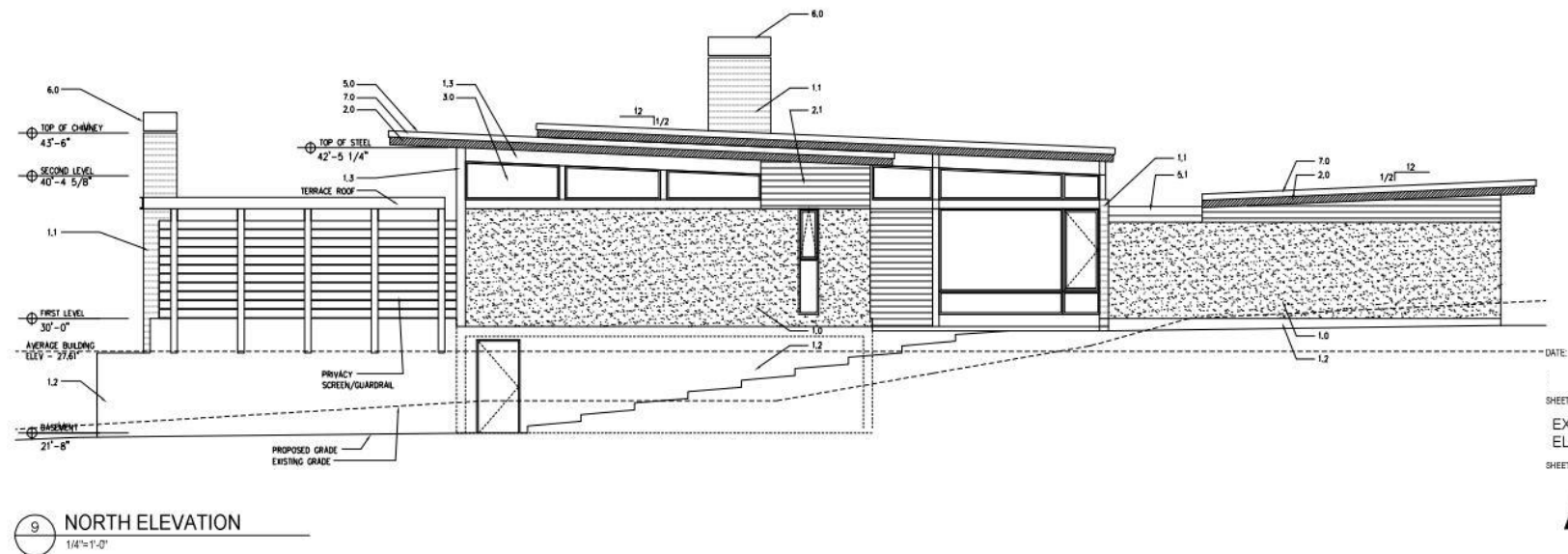
CONSTRUCTION DRAWING - EXTERIOR ELEVATIONS

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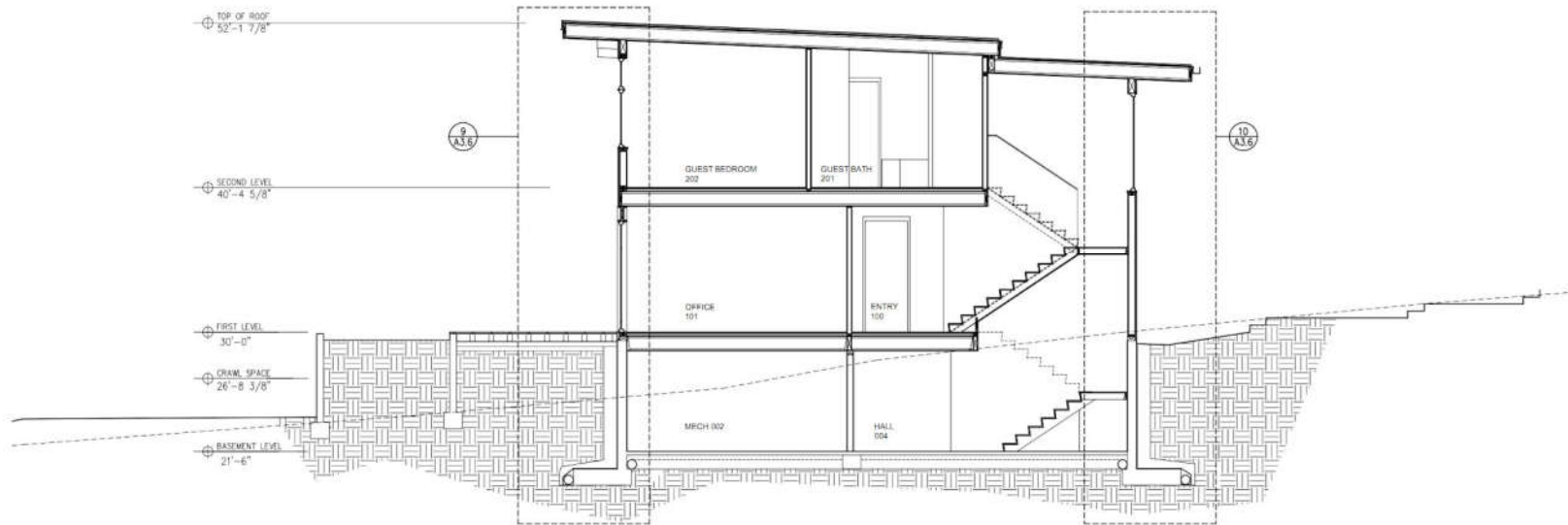
- KEY: EXTERIOR FINISH
- 1.0 - STUCCO SYSTEM
 - 1.1 - CP CONC - BOARD FORM FINISH
 - 1.2 - CP CONC - SACKED FINISH
 - 1.3 - STRUCTURAL STEEL FRAME
 - 2.0 - 5/4 CEDAR TRIM
 - 2.1 - 5/4X6 CEDAR SIDING
 - 2.3 - 1X6 CEDAR SOFFIT
 - 3.0 - ALUM CLAD WD WIND SYSTEM
 - 5.0 - METAL ROOFING
 - 6.1 - SINGLE MEMBRANE ROOFING
 - 6.0 - METAL CHIMNEY SHROUD
 - 7.0 - METAL FLASHING



DATE: _____
SHEET TITLE:
EXTERIOR
ELEVATIONS
SHEET:

A3.0

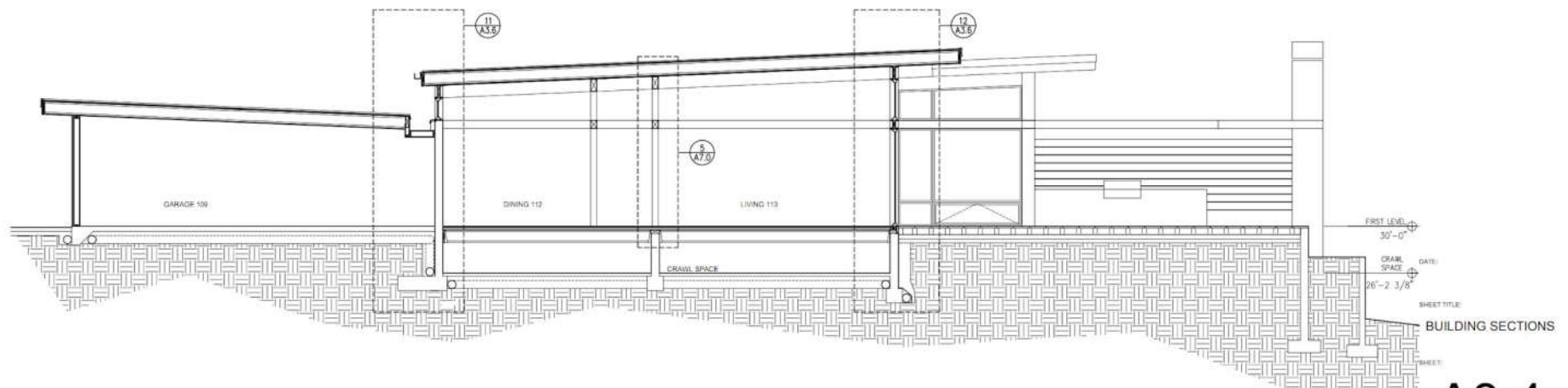
CONSTRUCTION DRAWING - BUILDING SECTIONS



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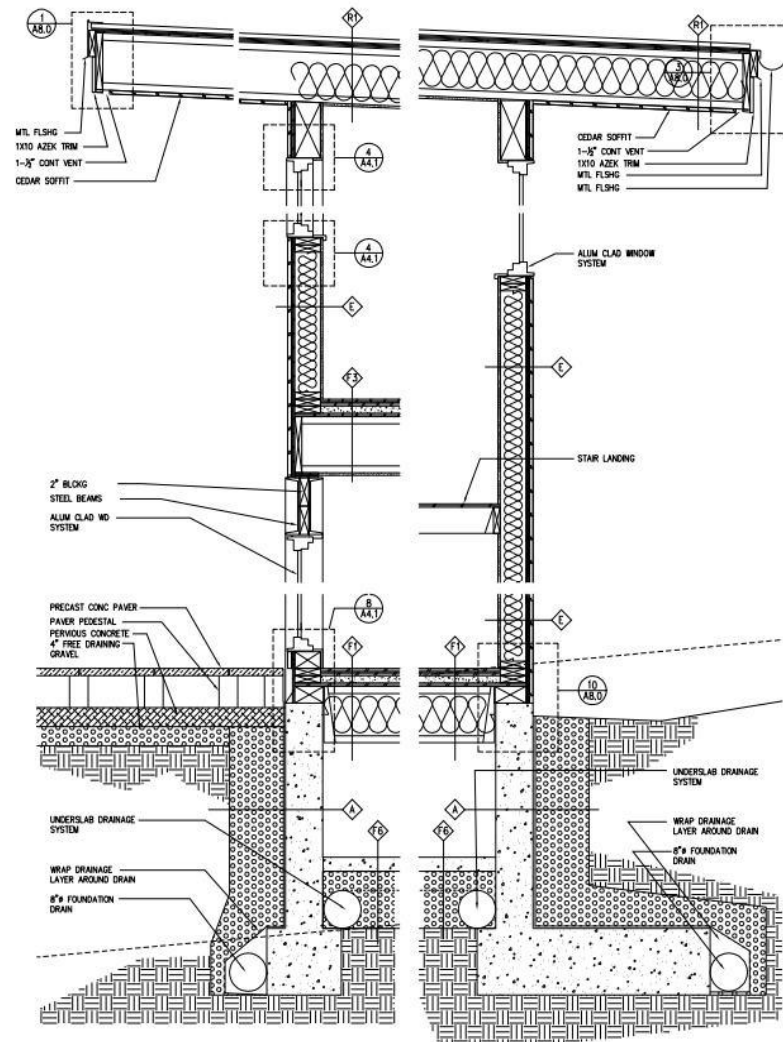
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5 BUILDING SECTION
1/4"=1'-0"9 BUILDING SECTION
1/4"=1'-0"

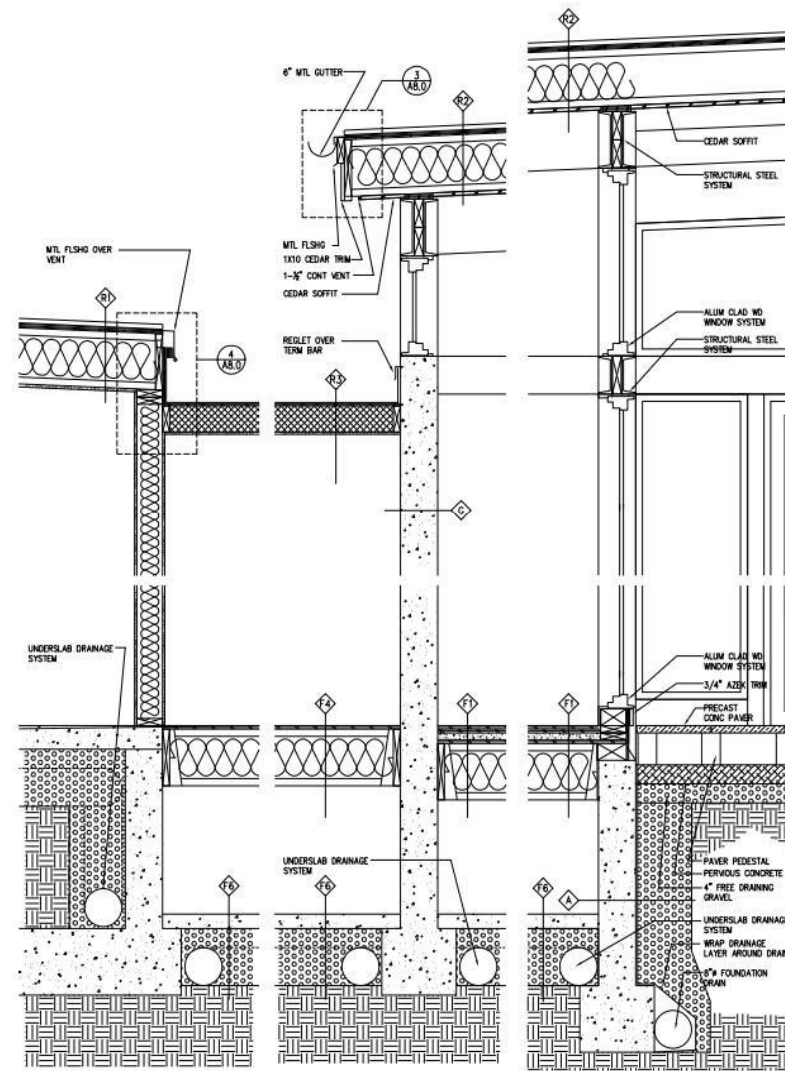
A3.4

CONSTRUCTION DRAWING - WALL SECTIONS



9 WALL SECTION
1"=1'-0"

10 WALL SECTION
1"=1'-0"



11 WALL SECTION
1"=1'-0"

12 WALL SECTION
1"=1'-0"

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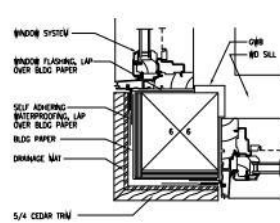
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WALL SECTIONS

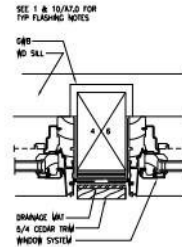
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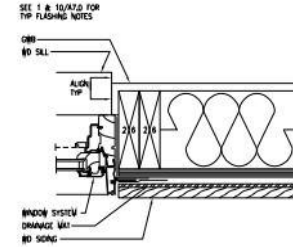
CONSTRUCTION DRAWING - DETAILS



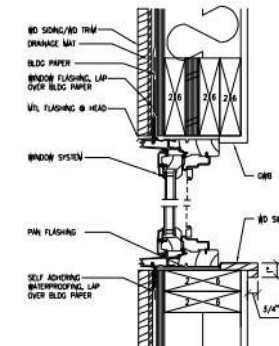
1 WINDOW CORNER
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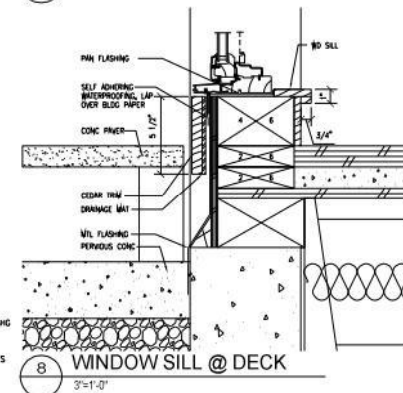
2 WINDOW JAMB
3"=1'-0"



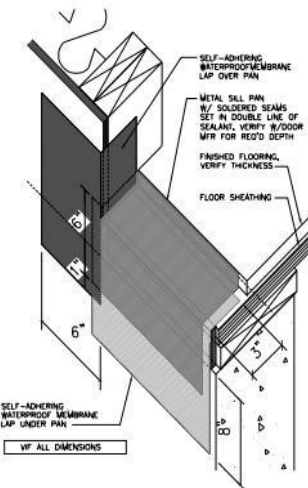
3 WINDOW JAMB
3"=1'-0"



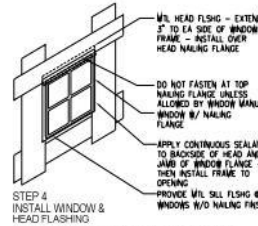
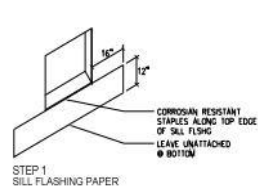
4 WINDOW HD & SILL
3"=1'-0"



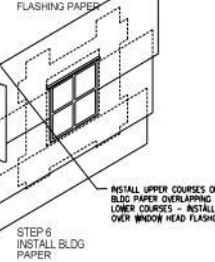
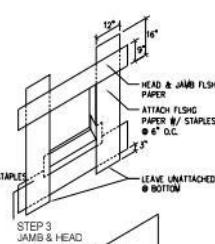
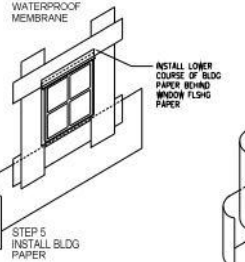
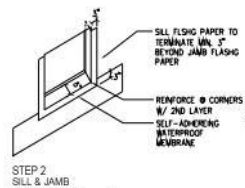
8 WINDOW SILL @ DECK
3"=1'-0"



9 SLIDING DOOR SILL
3"=1'-0"



10 WINDOW FLASHING
NTS



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SHEET TITLE:
WINDOW DETAILS

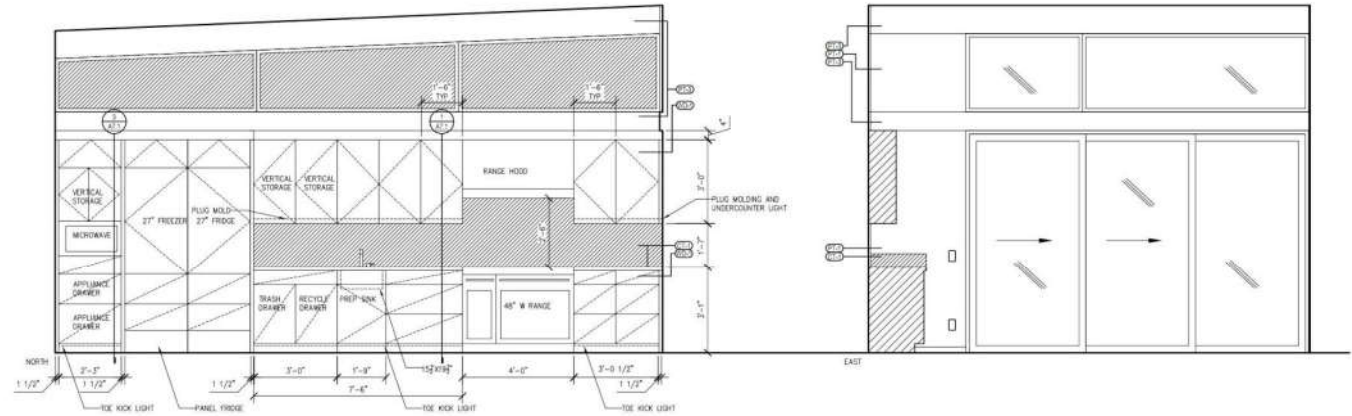
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A4.1

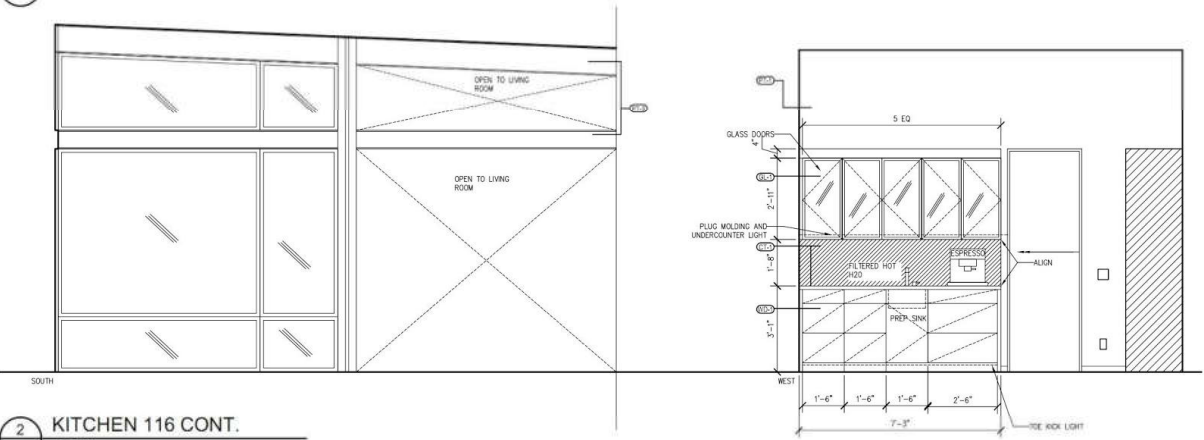
CONSTRUCTION DRAWING - INTERIOR ELEVATIONS

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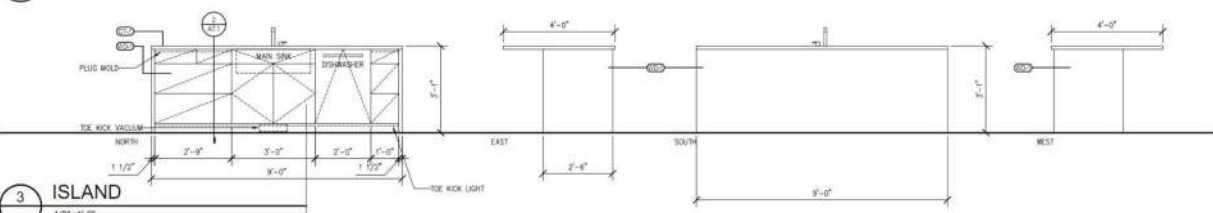
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1 KITCHEN 116
1/2"=1'-0"



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

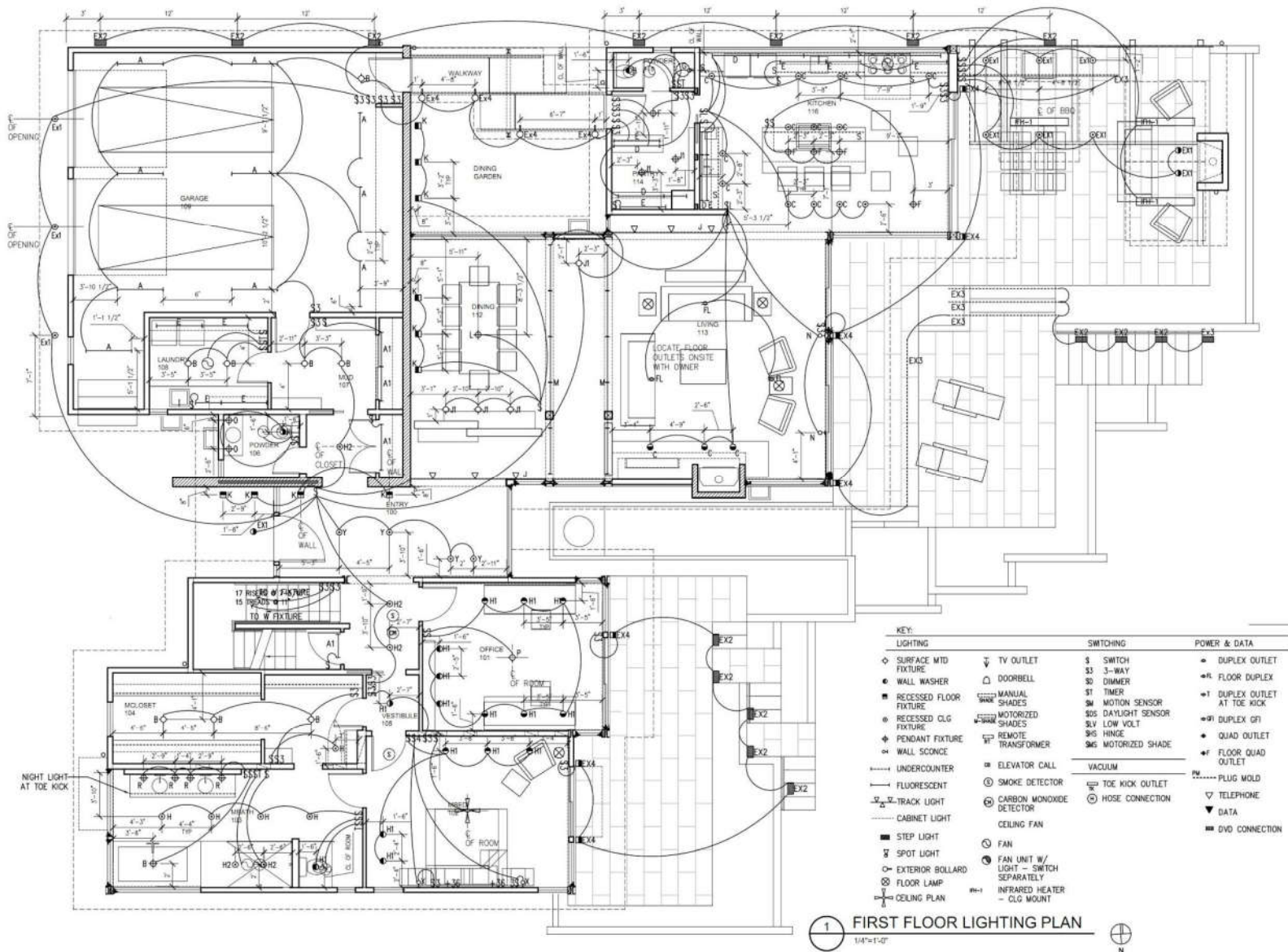


3 ISLAND
1/2"=1'-0"

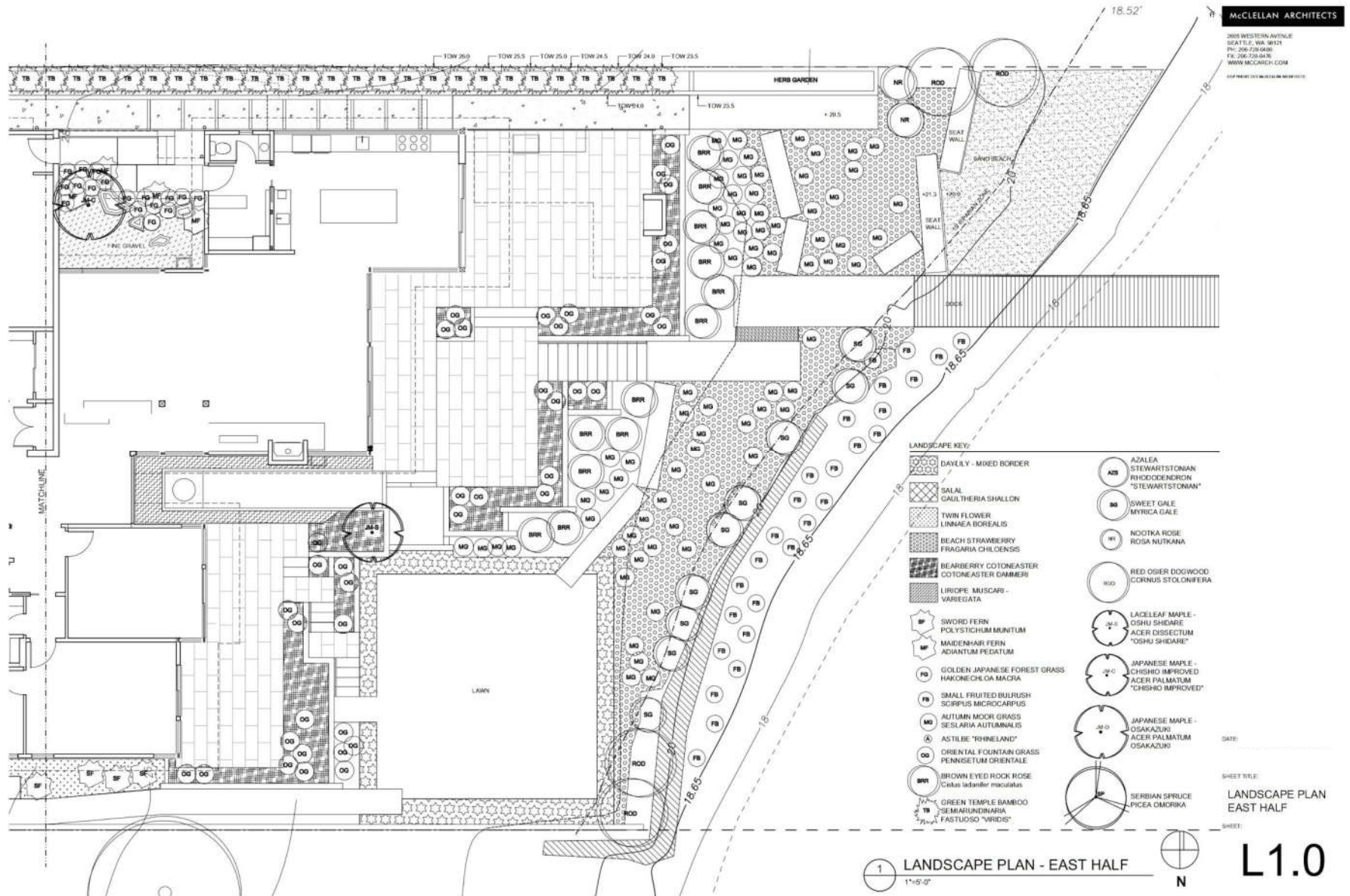
DATE:
27 FEBRUARY 2013
SHEET TITLE:
INTERIOR
ELEVATIONS
SHEET:

A5.0

CONSTRUCTION DRAWING - LIGHTING PLAN



TYPICAL LANDSCAPE PLAN





CONSTRUCTION

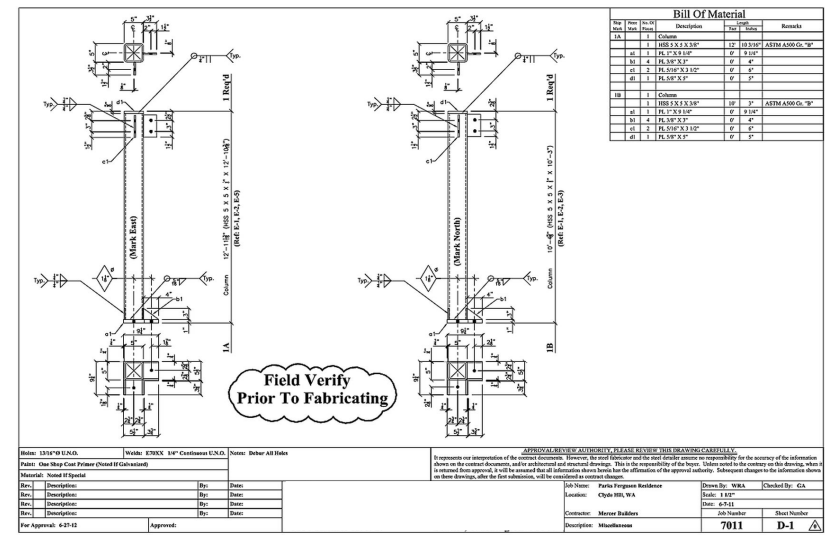
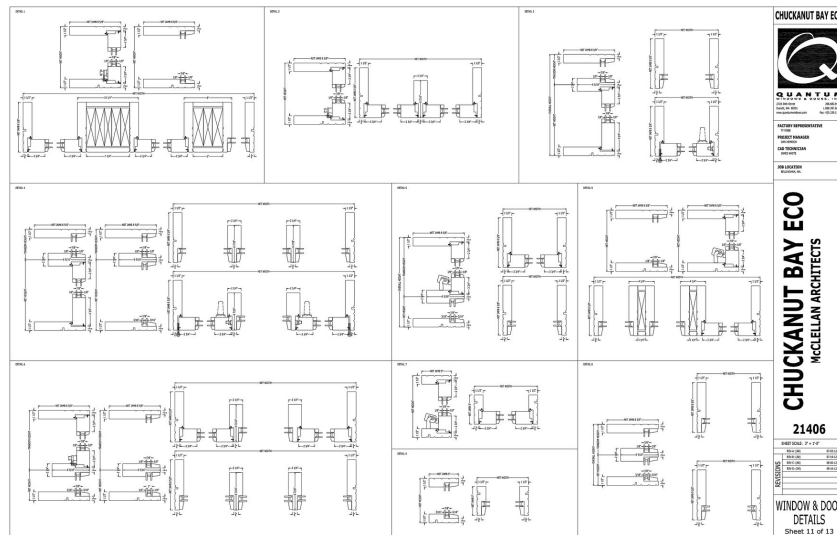
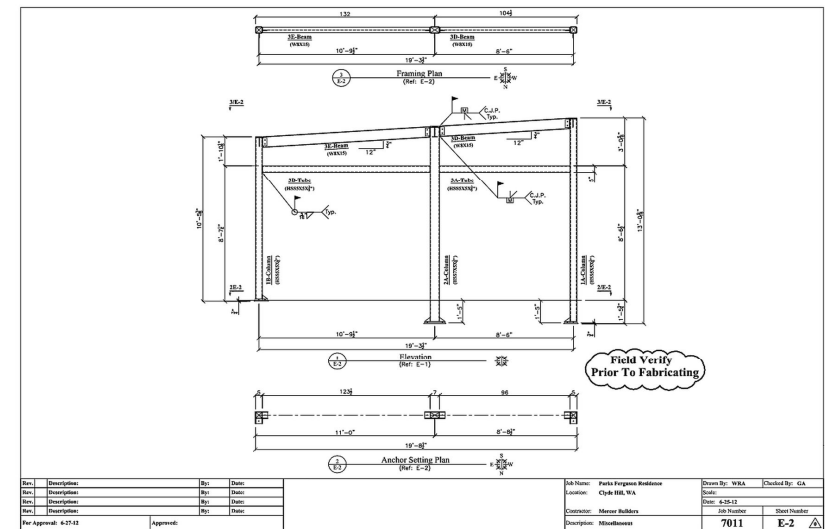
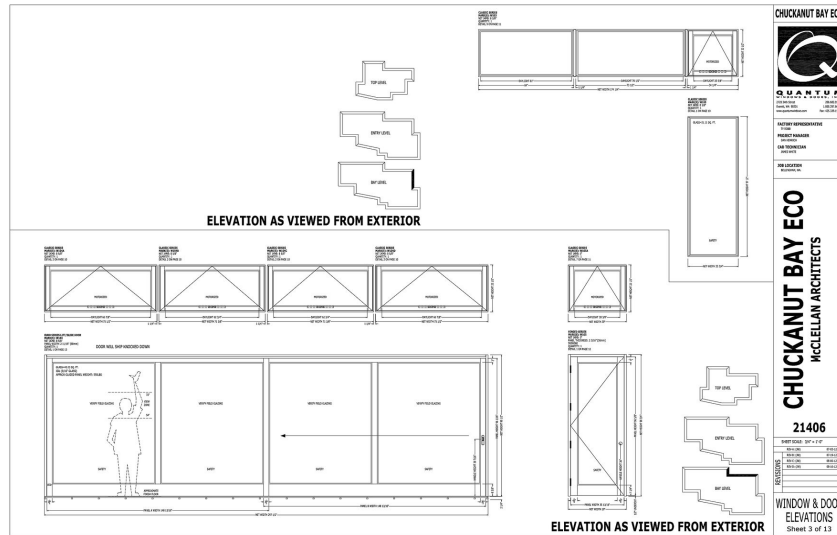
An architect's involvement does not end with preparing the drawings for construction work. As your advisor and advocate, the architect will visit the site regularly to protect you against work that is not according to the plans. With an architect observing construction, you will receive informed reports 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



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%) - \$19,303.63

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
35,503	09/09/2012	PLYWOOD SUPPLY INC.	2300-STRUCTURE	667.66
35,594	09/05/2012	Salmon Bay Seed & Gravel Co.	6300-INTERIOR PAINT/STAIN	2,820.10
35,035	06/19/2012	A.A.R. Testing Laboratory, Inc.	9000-00-CONSULTANTS	610.00
35,588	08/05/2012	Tecoma Sewer products, Inc.	0000-00-SITE STAGING/FACILITY	44.25
35,588	08/20/2012	Cantor	6000-00-DRIVEWAY/PATIO/STWAL	1,246.75
35,989	08/02/2012	Quar Lumber Co.	7000-00-SITE STAGING/FACILITY	196.21
35,016	09/05/2012	Isisquah Cedar & Lumber Co.	2500-1A-FRAMING	511.17
35,060	08/06/2012	Henny Basket	7000-00-SITE STAGING/FACILITY	158.55
35,882	09/05/2012	Comea	2100-FOUNDATION	1,149.29
35,701	09/11/2012	ABC Concrete	6000-00-DRIVEWAY/PATIO/STWAL	12,322.00
35,723	09/14/2012	Park Big Wood Sales Co., Inc.	2900-30-SIDING/MASONRY/STUC	8,200.00
35,724	09/12/2012	Mobile Mfg.	7000-00-SITE STAGING/FACILITY	59.16
35,746	09/15/2012	Lanfield Plumbing, Inc.	3000-00-PLUMBING	586.05
35,787	09/17/2012	Building Demolition & General	7000-00-SITE STAGING/FACILITY	279.49
35,711	09/15/2012	Kalene Elegance, Inc.	8200-00-HARDWARE	18,216.75
35,772	09/13/2012	Exome Elegance, Inc.	8200-00-HARDWARE	10,623.43
35,785	09/19/2012	Dani Lumber Co.	7000-00-SITE STAGING/FACILITY	504.44
35,790	09/11/2012	Isisquah Cedar & Lumber Co.	2900-30-SIDING/MASONRY/STUC	671.38
35,791	09/13/2012	Tecoma Sewer products, Inc.	7000-00-SITE STAGING/FACILITY	20.88
35,301	09/19/2012	Promer Median-carl & Electric, LLC	3-00-00-HVAC/CLIMATE/VENTING	4,381.00
35,502	09/18/2012	Cassey Henson Concrete Pumping	2500-1A-SIDING/MASONRY/STUC	431.50
35,874	09/25/2012	2 BWP, Inc.	4700-00-PAINT/PAINTER/WALL F	1,092.00
35,815	09/25/2012	The Pro Roofing, Inc.	2600-ROOFING/MEMBRANE/S	8,115.50
35,816	09/26/2012	Building Demolition & General	7000-00-SITE STAGING/FACILITY	264.44
35,877	09/26/2012	Building Demolition & General	7000-00-SITE STAGING/FACILITY	228.34
35,878	09/25/2012	The Pro Roofing, Inc.	2600-ROOFING/MEMBRANE/S	3,686.00
35,879	09/20/2012	Acme Specialty Coatings	2200-00-PAINT/SPRINKLING	496.05
35,927	09/24/2012	Quar Lumber Co.	2500-1A-FRAMING	310.86
35,928	09/25/2012	Wesley Woodworks	4000-00-FINISH CARPENTRY/MIL	12,850.00
35,908	09/28/2012	Home Depot	0000-00-DRIVEWAY/PATIO/STWAL	52.13
35,913	09/11/2012	Home Depot	6000-00-DRIVEWAY/PATIO/STWAL	29.92
35,911	09/13/2012	Home Depot	6000-00-DRIVEWAY/PATIO/STWAL	29.39
35,912	09/20/2012	A & M Masonry	2900-30-SIDING/MASONRY/STUC	26,135.00
35,923	09/25/2012	Active Enviro Interiors	1200-SITEWORK	4,475.00
35,984	09/25/2012	Active Environmental	1200-SITEWORK	6,126.25
35,985	09/25/2012	Active Environmental	1200-SITEWORK	1,734.50
35,970	09/21/2012	Dunlopier Corporation	3200-00-PAINT/SPRINKLING	24,900.00
35,977	09/18/2012	Quar Lumber Co.	6000-00-DRIVEWAY/PATIO/STWAL	2,040.00
35,007	09/25/2012	Navy A. Kean Inc.	2900-30-SIDING/MASONRY/STUC	3,327.50
35,011	09/21/2012	Eastside Painter & Equipment	2100-FOUNDATION	111.66
35,012	09/11/2012	Wesley Woodworks	2100-FOUNDATION	260.29
35,013	09/11/2012	Wesley Woodworks	2100-FOUNDATION	38.39
35,014	09/09/2012	Wesley Woodworks	7000-00-SITE STAGING/FACILITY	96.96
35,315	09/04/2012	Wesley Woodworks	7000-00-SITE STAGING/FACILITY	46.30
35,015	09/04/2012	Wesley Woodworks	3100-FOUNDATION	280.29
35,317	09/01/2012	Wesley Woodworks	2100-FOUNDATION	132.23
35,018	09/02/2012	Quar Lumber Co.	4000-00-FINISH CARPENTRY/MIL	146.58
Total				170,048.34

MERCER BUILDERS LLC

REVISIONS SUMMARY #18

October 1, 2012

ID	DATE	CODE	CHANGES TO SCOPE OF WORK:	PENDING	APPROVED
1	7/51	2200	Change window W303 to 16" x 16" size		\$5,999
2	7/51	2100	Final cost of structural steel per plan		\$10,918
3	7/51	2200	Reduction due to competitive bidding for waterproofing		(\$5,847)
4	9/30	1200	Additional import		\$11,200
5	10/31	5000	Allowance for 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 water meter & conduit		\$1,600
8	1/21	3000	Credit for owner supplied low voltage systems		(\$15,000)
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 selected light fixtures for later schedule		\$25,612
12	1/21	5200	2 additional 120v/20 amp circuits to a shop		\$303
13	1/21	7000	Connect temp furnace		\$130
14	1/21	1700	Cut and remove garden and rocks at garage east end to construct access road, including import and dump fees		\$2,500
15	1/21	1200	3 apply and install sub yard drainage in west yard. Including trenching, pipe, man hole, and backfill		\$4,000
16	1/21	1500	Provide evacuation of water and mud for utility main water line. Including trenching, pipe, man hole, and backfill		\$5,000
17	2/29	3500	Cost to replace bolt insulation with epoxy in dense cell foam at areas where it was not possible to achieve proper ventilation		\$15,000
18	2/29	3200	Cost for electrical charges one and two per Pacific Engineering change orders		\$7,652
19	2/29	4100	Estimated increase for current cabinet proposal based on final material 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 fans piping, pull in original bid		\$1,156
23	3/31	7800	Actual additional cost to install fire doors and doors		\$5,000
24	4/30	4300	Estimated cost to complete stone and tile per revised specifications		\$50,000
25	4/30	4800	Cost to purchase and install automated door opener		\$4,200
26	4/30	3200	Estimated cost to complete electrical installation		\$8,000
27	5/1	7100	Cost for demolition of footings and additional foundation and untapped 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 area		\$14,000
29	5/31	2500	Estimated cost for misc. trenching charges by Jack and Stage Inc. materials		\$4,500
30	5/31	2400	Cost to repair membrane roof at North garage		\$1,530
31	5/31	2600	Estimated cost to roof new BBQ roof		\$3,500
32	5/31	3300	Final cost for misc plumbing rough in changes		\$5,375
33	5/31	3200	Updated cost for changes to electrical rough in		\$3,500
34	5/31	3200	Cost for actual footage of driveway as noted on the job		\$5,500
35	5/31	3600	Anticipated cost for drywall changes as per recent data		\$7,500
36	5/31	4100	Anticipated cost for additional and upgraded stone and tile		\$87,000
37	5/31	6500	Credit for owner supplied		(\$32,000)
38	5/31	6600	Additional cost for electrical change-out including framing restrictions		\$1,200
39	5/31	8200	Estimated cost for additional Mercer Builders labor		\$7,000

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MERCER BUILDERS LLC

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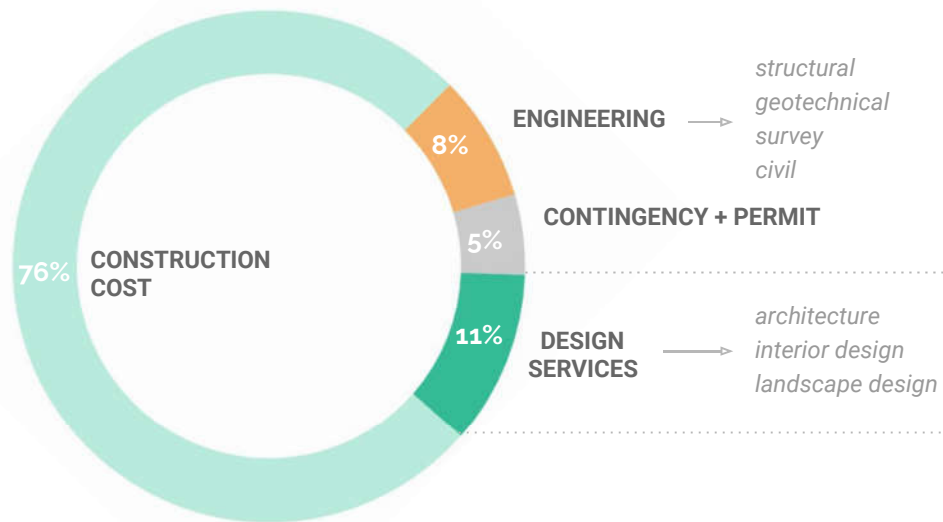
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PROJECT COSTS

Breakdown of typical projects fees

PROJECT COST PLAN



● 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 ARCHITECTS

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