





## PROJECT DESCRIPTION

The project, affectionately called the Bitty, is a small two bedroom, one bathroom accessory dwelling unit. Designed for a multitude of locations, the Bitty is intended to be a lower cost, family-friendly option.

The Bitty design features a split level floor plan. The public spaces are located on the lower level and private spaces on the upper level. The entry and bathroom are located on a transitional level allowing access to the bathroom from both private and public areas.

Although the Bitty is only 760 square feet, it feels like a much larger home. To achieve this larger home feel, the design incorporates a variety of volumetric transitions, ample natural light, and an open floor plan.

## PROJECT TEAM

**Architects:**  
Click Architects  
609 W. Dickson Street #105  
Fayetteville, AR 72701  
Contacts: Cheryl + Steve Click  
ph.: 206.291.6487  
cheryl@click-architects.com  
steve@click-architects.com

**Contractor:**  
Hamor + Naegl  
13 Central Way Unit D  
Kirkland, WA 98033  
Contact: Doug Doleman  
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PROJECT NARRATIVE

Low cost

There are many unknown factors that can greatly influence the cost of any pre-approved design. Without a clear definition of what “low cost” actually means in this case, we decided to keep the design simple while maintaining a level of architectural detail. The plan is compact and efficient, the form is familiar and easily constructed, and the materials are readily available. By approaching the design in this manner, we were able to achieve lower costs from vendors, and a faster construction schedule.

Green Building and Design

Our approach to incorporating green building practices and design is defined by balance. It was important to select green options that possessed a healthy balance between the provided benefits and their associated costs. The design incorporates integrated storm water management systems, additional trees, advanced framing techniques, low-maintenance materials, solar system options, and an optional green roof.

Privacy

Being located on a small area of land, with or without alley access, creates some unique challenges. Our goal was to create an elegant design that can easily accommodate a variety of site conditions. The design has a very compact footprint that allows for larger yards, vegetation, fences, and screens. The windows are arranged to provide privacy from the main house independent of site orientation.

Context

Increasing diversity among architectural design patterns within the low and high-density residential neighborhoods provides a need to design a structure that can easily accommodate many architectural styles. Again, by maintaining a simple, recognizable form, the design lends itself to a vast array of architectural styles and material palettes easily complimenting the main house and the surrounding neighborhood. The scale and proportion were also considered and have been designed to lessen the impact on neighboring homes.

Culturally Responsive Design

In order to acknowledge diverse cultural backgrounds, our design utilizes an open main level floor plan. The open plan allows for several configurations. Slight modifications to the plan can yield a variety of kitchen layouts as well.

Constructability

Our simple and efficient design allows for an expedited construction schedule. We project the average construction phase to last around 3 - 4 months. The cost estimates provided in this submittal assumes a turn-key product. However, for the adventurous DIYer, there exists a variety of stopping points allowing homeowners to save costs by completing the work themselves.

PROJECT SIZE

First Floor Level:	396 SF
Second Floor Level:	364 SF
Total:	760 SF

Private Patio:	145 SF
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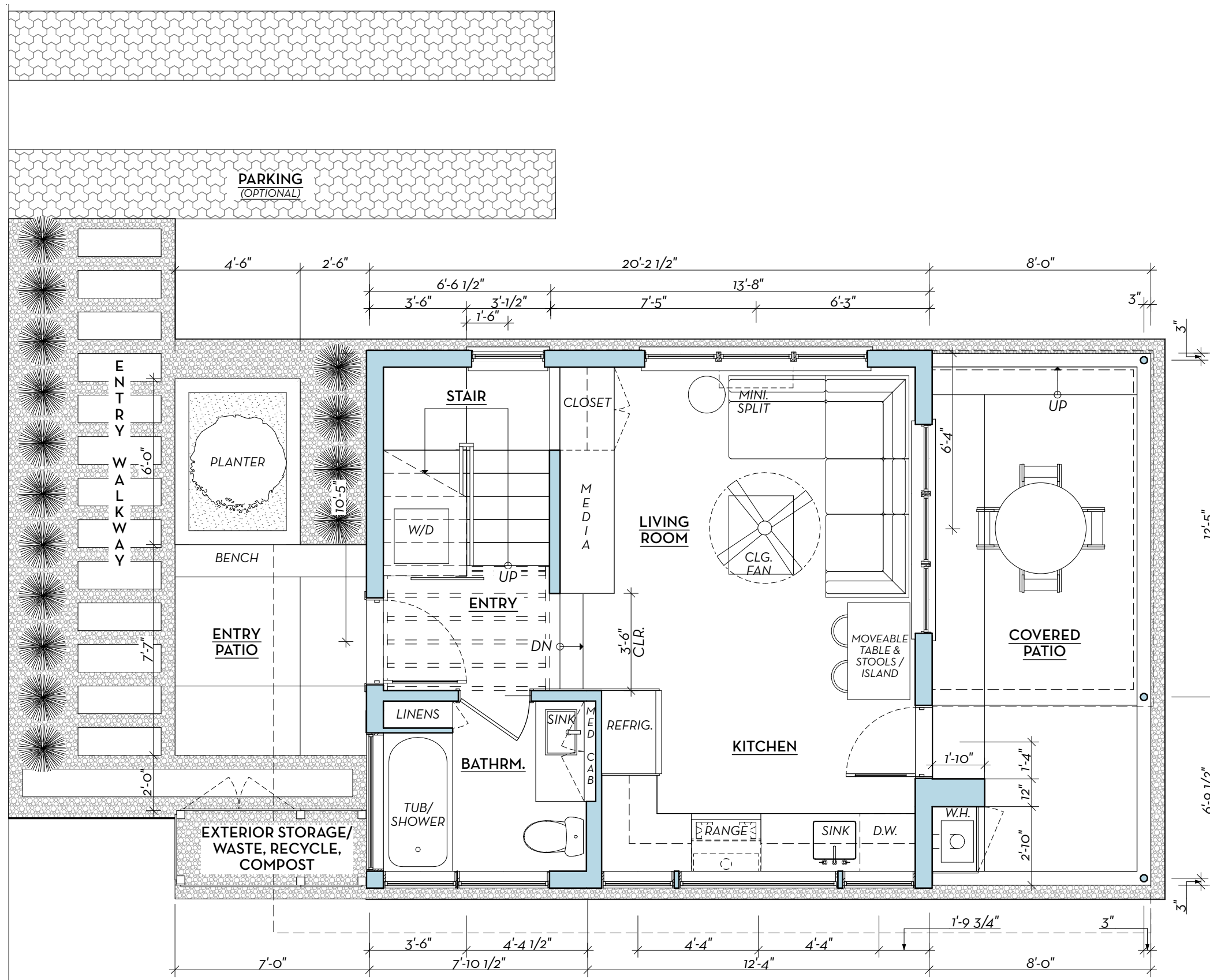
Area Contributing to Lot Coverage:	530 SF
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PROJECTED PROJECT CONSTRUCTION COSTS

CATEGORY	BASE PRICE	OPTIONAL/UP-GRADE PRICE
General Conditions	\$11,074	\$11,224
Sitework	\$31,750	\$36,750
Concrete	\$10,000	\$10,000
Metals	\$2,625	\$3,750
Wood + Plastics	\$78,064	\$83,142
Thermal + Moisture Control	\$46,060	\$63,490
Doors + Windows	\$23,950	\$29,250
Finishes	\$34,025	\$41,900
Specialties	\$1,350	\$1,600
Equipment	\$5,750	\$9,000
Furnishings	\$0	\$0
Solar Panel System	Not Included	\$4,500
Mechanical Systems	\$20,250	\$22,500
Electrical Systems	\$17,280	\$28,942
Project Supervision	\$25,200	\$30,240
Construction Cost	\$307,378	\$376,288
Contractor's Fee	\$46,107	\$56,443
Subtotal	\$353,485	\$432,731
WSST Insurance	\$36,123	\$44,222
	\$4,171	\$5,106
Total Project Cost	\$393,779	\$482,059

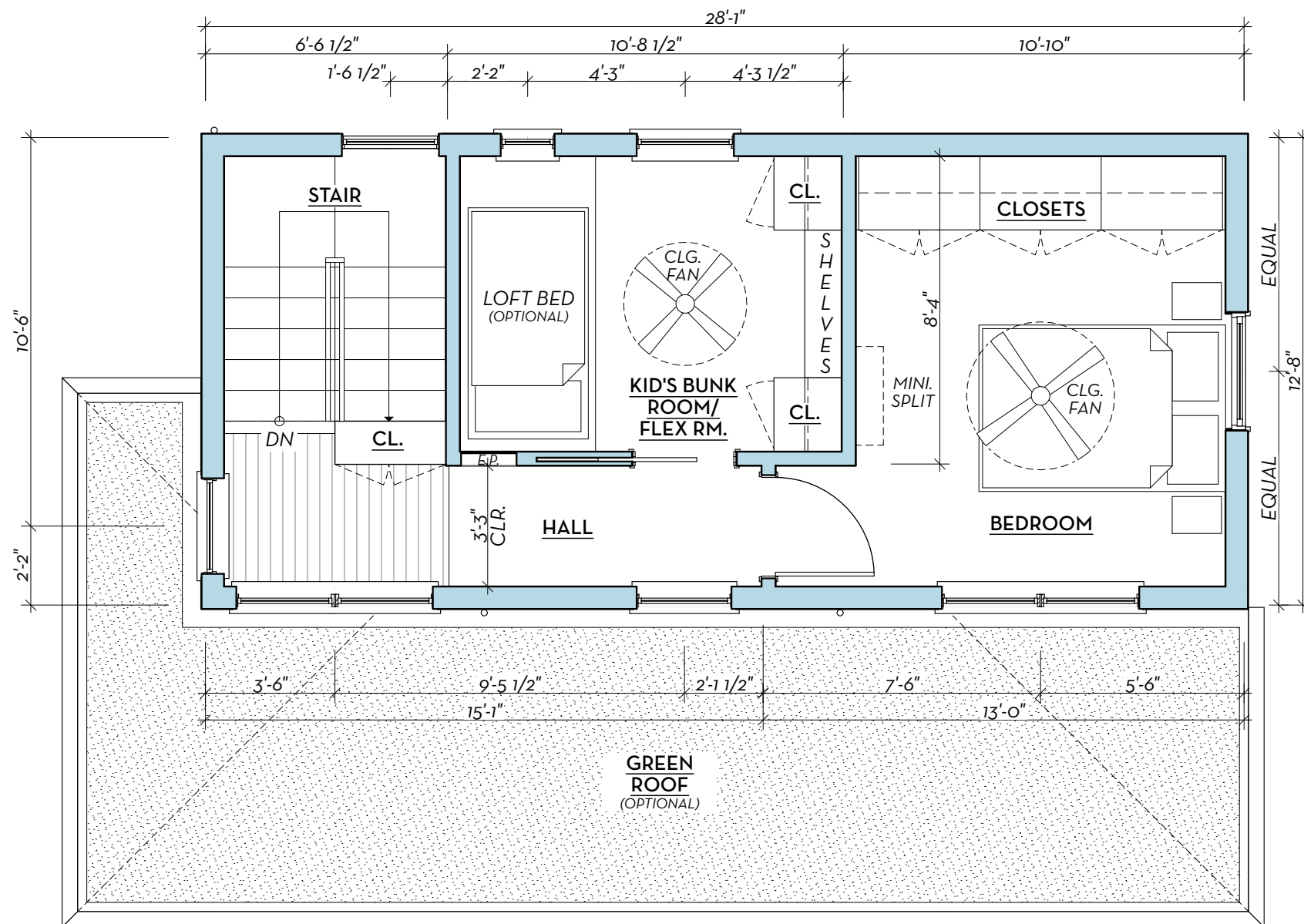
\*Itemized construction costs available upon request

ALLEY



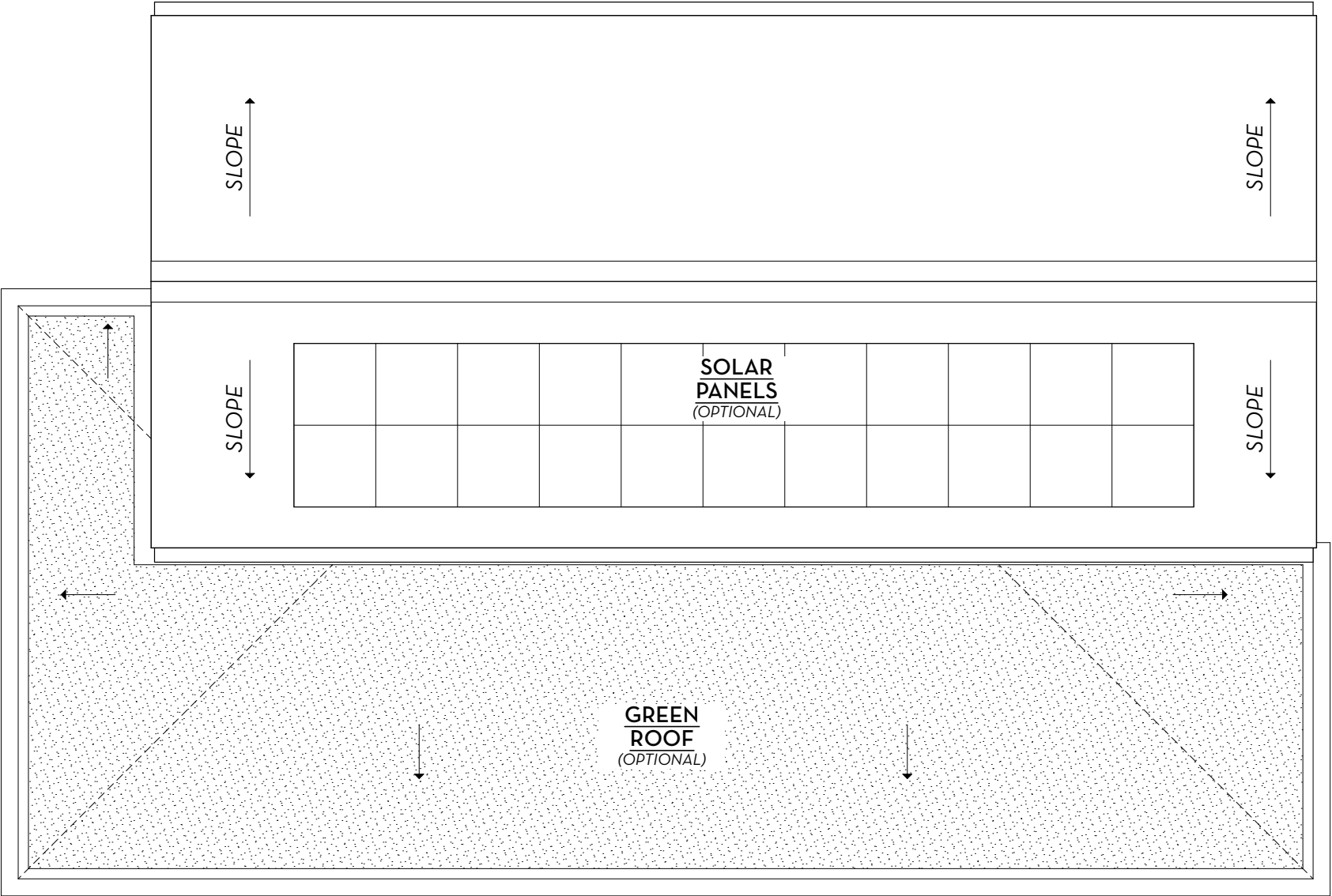
## FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

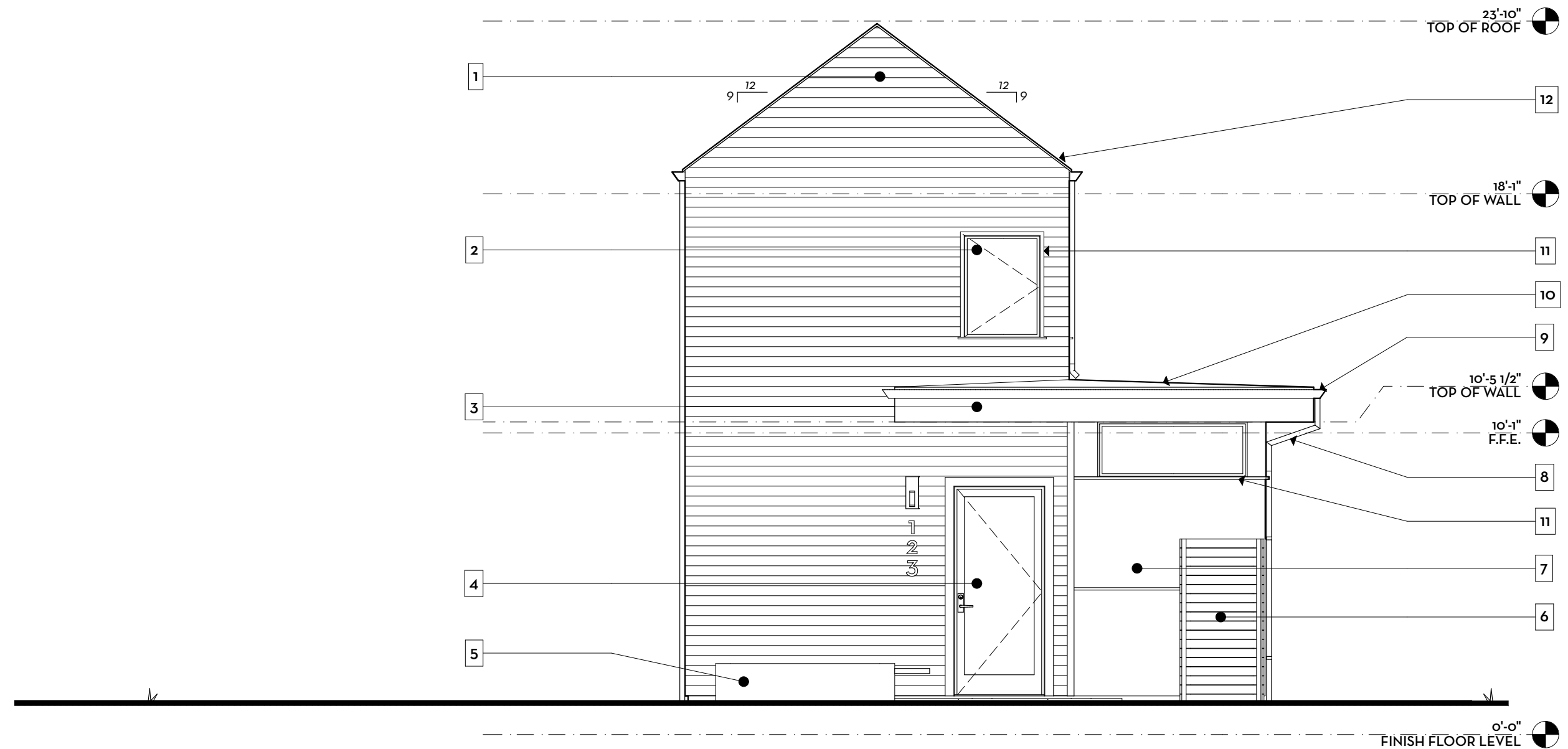


## SECOND LEVEL FLOOR PLAN

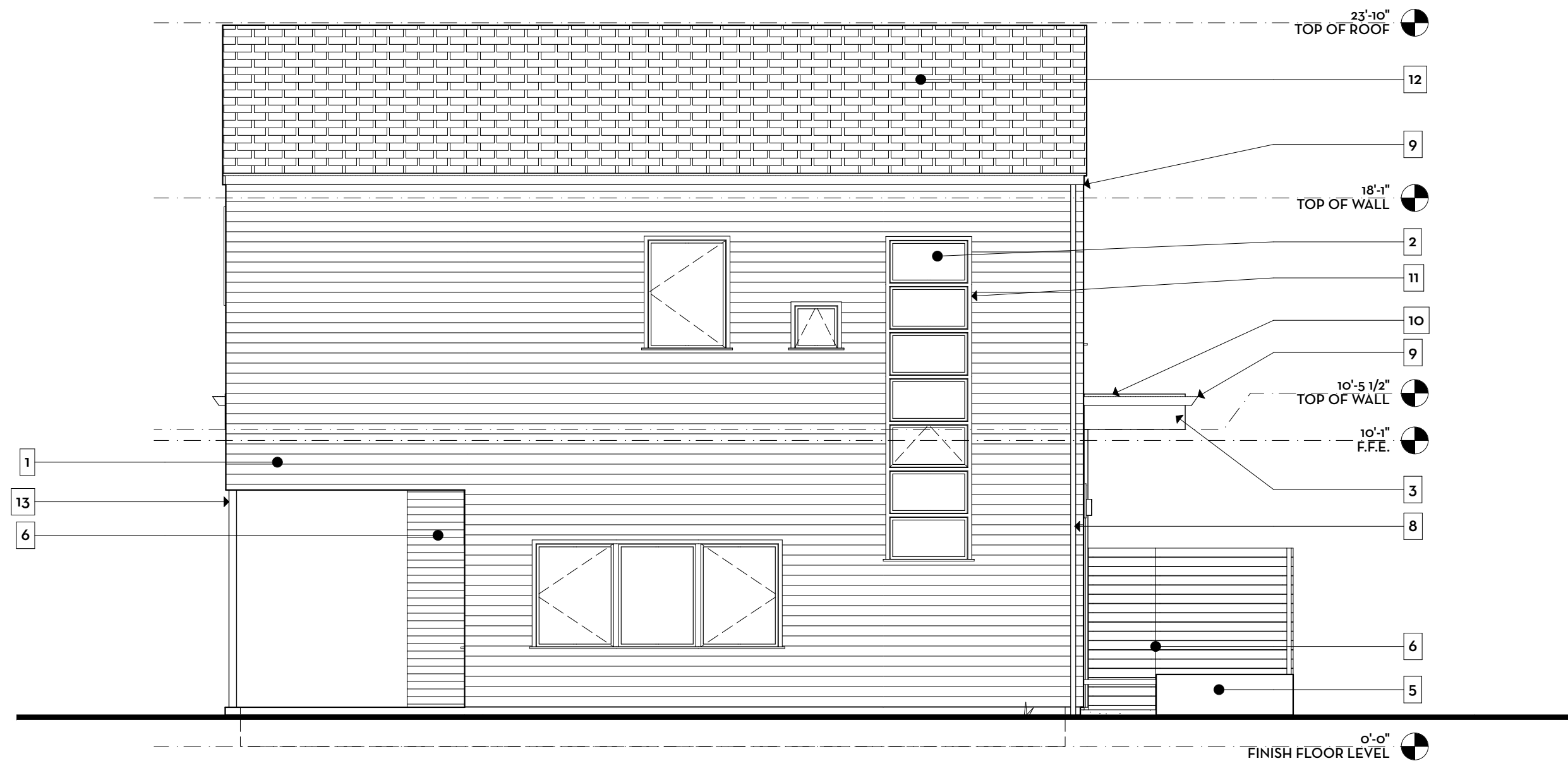
SCALE: 1/4" = 1'-0"



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



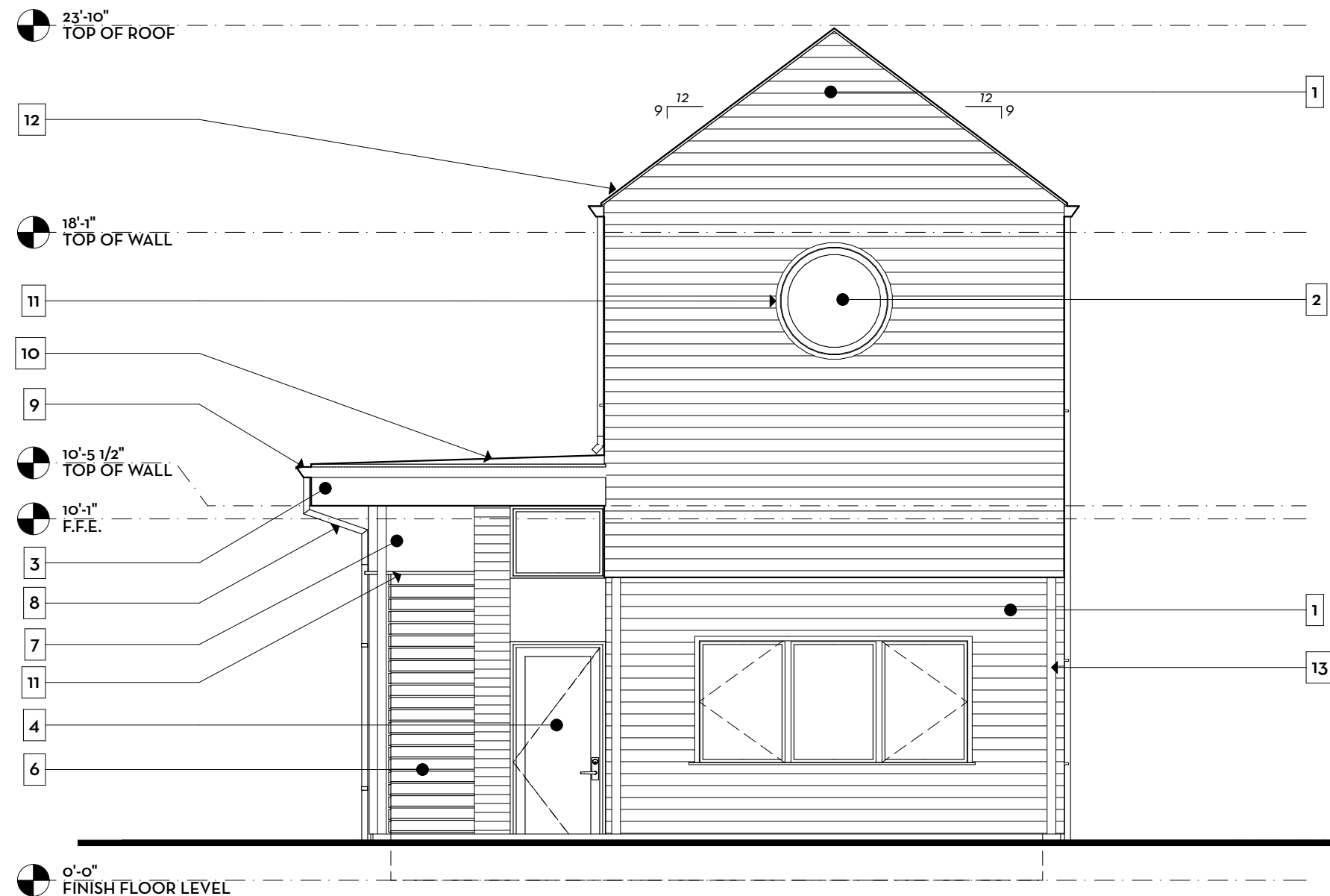
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



## SIDE ELEVATION

SCALE: 1/4" = 1'-0"





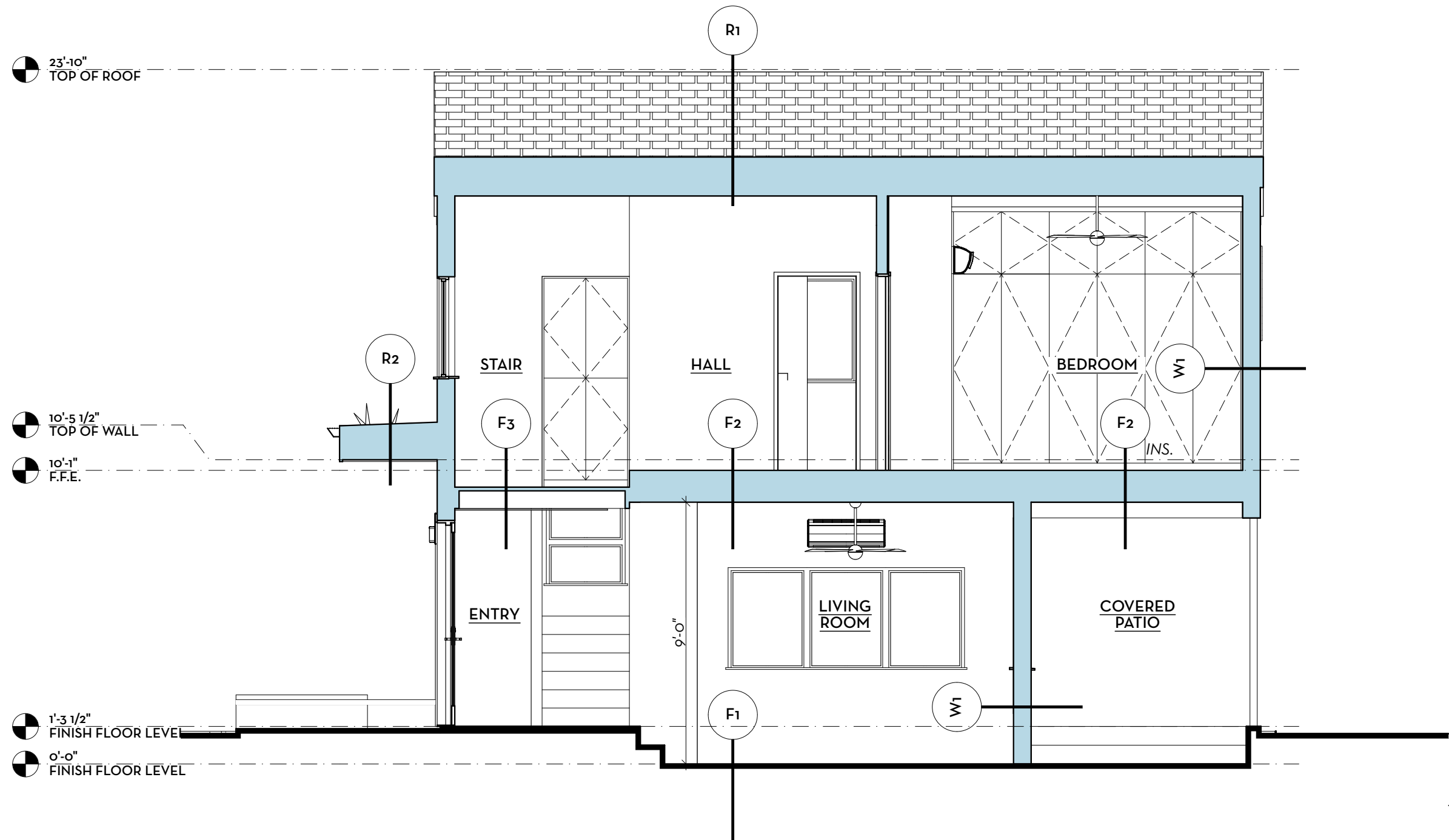
## REAR ELEVATION

SCALE: 1/4" = 1'-0"



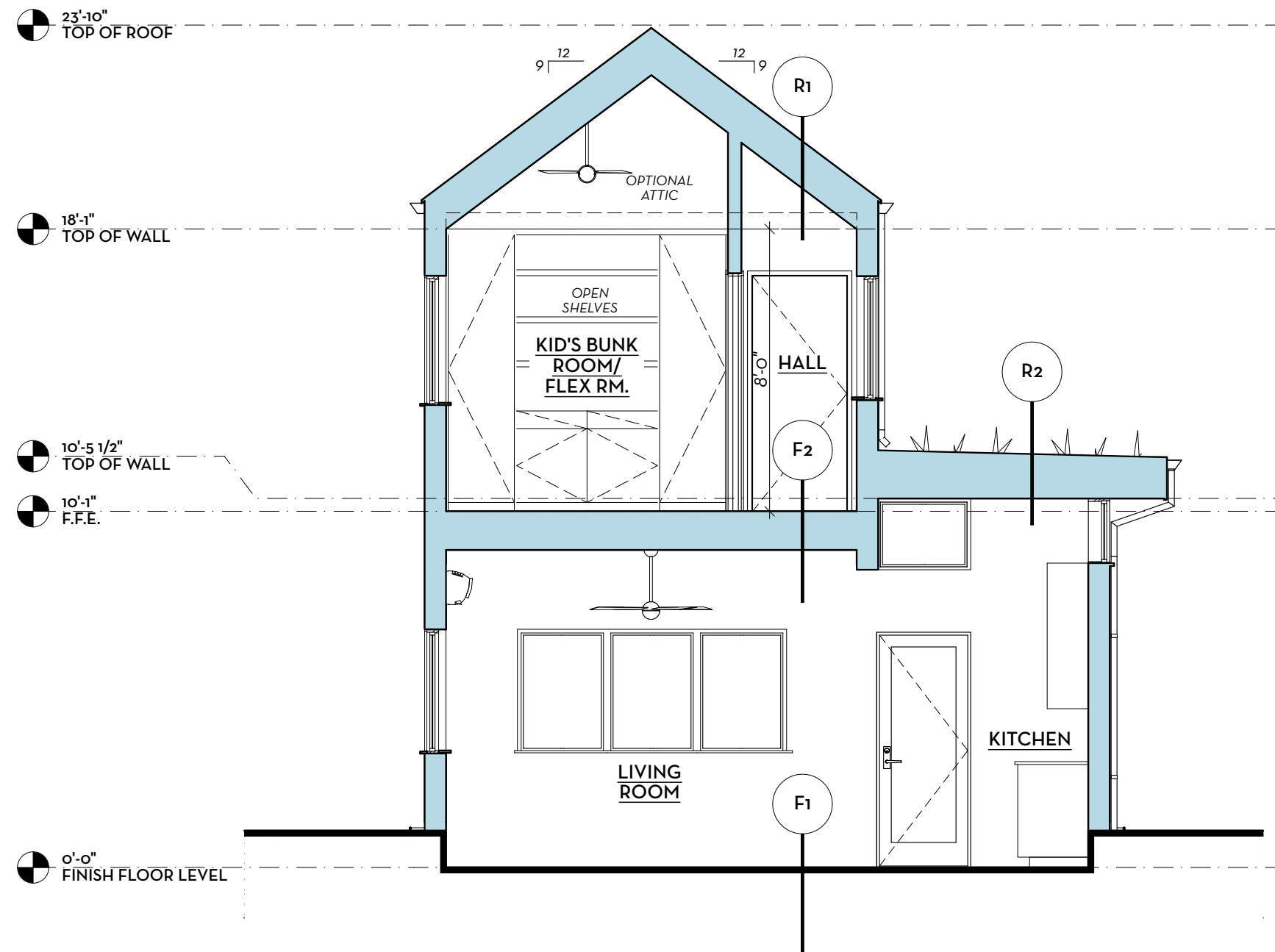
**SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND	
INCLUDED	OPTIONAL/UPGRADE
[1] - LOW MAINTENANCE, PAINTED FIBER CEMENT LAP SIDING WITH 4" EXPOSURE & MITERED OUTSIDE CORNERS	[1] - CEDAR SHAKER SHINGLE SIDING; SEMI TRANSPARENT STAIN
[2] - ENERGY EFFICIENT VINYL WINDOW WITH INTEGRAL COLOR	[2] - ENERGY EFFICIENT FIBERGLASS WINDOWS WITH INTEGRAL COLOR
[3] - SOLID WOOD 1X FASCIA; PAINTED	[3] - SOLID WOOD 1X FASCIA; PAINTED
[4] - SOLID WOOD DOOR WITH FULL LITE GLASS PANEL; STAINED	[4] - SOLID WOOD DOOR WITH FULL LITE GLASS PANEL; STAINED
[5] - ARCHITECTURAL CONCRETE PLANTER BOX WITH STORMWATER CONTROL MEASURES (WHERE APPLICABLE)	[5] - ARCHITECTURAL CONCRETE PLANTER BOX WITH STORMWATER CONTROL MEASURES (WHERE APPLICABLE)
[6] - CEDAR PRIVACY FENCE	[6] - CEDAR PRIVACY FENCE WITH SEMI TRANSPARENT STAIN
[7] - LOW MAINTENANCE, SMOOTH FIBER CEMENT PANELS WITH METAL FLASHING; PAINTED	[7] - 1X4 CLEAR CEDAR T&G WITH CLEAR SATIN SEALER
[8] - ALUMINUM DOWNSPOUTS WITH STANDARD KYNAR FINISH	[8] - ALUMINUM DOWNSPOUTS WITH STANDARD KYNAR FINISH
[9] - ALUMINUM GUTTERS WITH STANDARD KYNAR FINISH	[9] - ALUMINUM GUTTERS WITH STANDARD KYNAR FINISH
[10] - MEMBRANE ROOFING	[10] - MEMBRANE ROOFING W/ SEDUM MATS
[11] - PAINTED WOOD TRIM	[11] - PAINTED WOOD TRIM
[12] - 30 YEAR ARCHITECTURAL ASPHALT SHINGLES	[12] - STANDING SEAM METAL ROOF; GALVANIZED FINISH OR STANDARD KYNAR COLOR
[13] - STEEL COLUMN; PAINTED	[13] - STEEL COLUMN; PAINTED



**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"





**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

## WALL ASSEMBLIES:

W1

### TYPICAL EXTERIOR WALL

- SIDING PER ELEVATIONS
- 30# BUILDING PAPER
- SHEATHING & NAILING PER STRUCTURAL
- 2X6 STUDS PER STRUCTURAL
- BATT INSULATION (R-21 MINIMUM)
- 1/2" GWB
- PVA PRIMER
- PAINT

## ROOF ASSEMBLIES:

R1

### SHINGLE ROOF

- ARCHITECTURAL ASPHALT SHINGLES O/
- MANUF. RECOMMENDED VAPOR SHIELD O/
- SHEATHING PER STRUCTURAL O/
- R-10 RIGID INSULATION O/
- R-38 BATT INSULATION O/
- FRAMING PER STRUCTURAL O/
- 5/8" GWB CEILING
- PVA PRIMER
- PAINT
- (Optional Standing Seam Metal Roof)

R2

### MEMBRANE ROOF

- ROOF MEMBRANE O/
- TAPERED RIGID INSULATION O/
- SHEATHING PER STRUCTURAL O/
- CLOSED CELL INSULATION -  
FILL CAVITY FULL (R-38 MIN.)
- FRAMING PER STRUCTURAL O/
- 5/8" GWB CEILING
- PVA PRIMER
- PAINT
- (Optional Green Roof)

## FLOOR ASSEMBLIES:

F1

### SLAB ON GRADE

- 5/8" PRE-FINISHED ENGINEERED WOOD FLOORING
- VAPOR BARRIER PER MANUF. INSTRUCTIONS
- 4" CONCRETE SLAB PER STRUCTURAL O/
- REINFORCING PER STRUCTURAL O/
- 6 MIL VAPOR BARRIER O/
- 4" COMPACTED GRAVEL

\*INS. = RIGID INSULATION R-10 MIN.

F2

### FLOOR OVER INTERIOR SPACE

- ENGINEERED WOOD FLOORING O/
- APPROVED VAPOR BARRIER O/
- SHEATHING & NAILING PER STRUCTURAL O/
- FRAMING PER STRUCTURAL
- 5/8" GWB CEILING
- PVA PRIMER
- PAINT

\*INS. = PROVIDE R-38 CLOSED CELL INSULATION WHERE INDICATED

F3

### UPPER STAIR LANDING

- WOOD CAR-DECKING PER STRUCTURAL O/
- FRAMING PER STRUCTURAL



**FRONT ENTRY VIEW**

NOT TO SCALE



**PRIVATE PATIO VIEW**

NOT TO SCALE





**FRONT ENTRY VIEW**

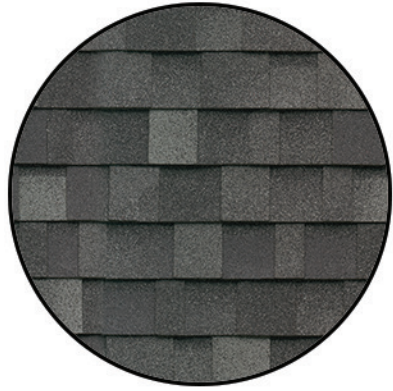
NOT TO SCALE



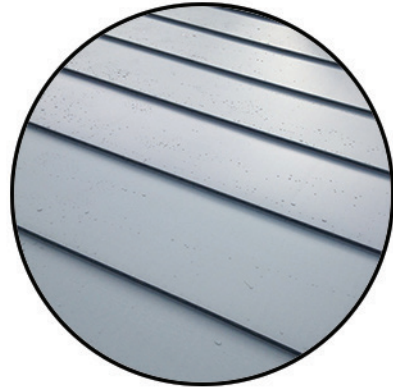
**PRIVATE PATIO VIEW**

NOT TO SCALE

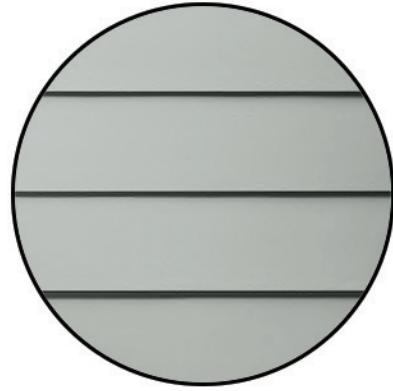




ARCHITECTURAL ROOF SHINGLES



STANDING SEAM METAL ROOF (OPT.)



FIBER CEMENT SIDING



CEDAR SHAKE SIDING (OPT.)



CEDAR SIDING (OPT.)



SEDUMS



WHITE BIRCH



FRAGRANT SARCOCOCCA



HORSETAIL REED GRASS



ORANGE SEDGE



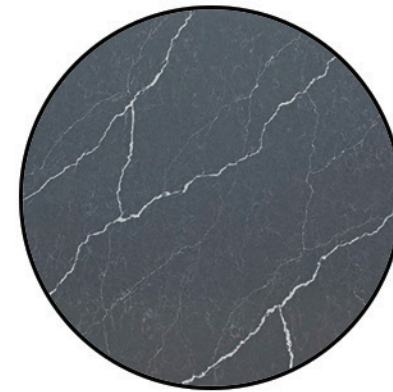
BLACK RIVER ROCK



PERMEABLE PAVERS



WOOD CABINETRY



QUARTZ COUNTERTOPS



WOOD FLOORING





## PLAN PRICING DETAILS

BASE DRAWING SET \$1,000.00

ARCHITECTURAL  
HOURLY RATE \$150.00