

The Latte

A 1,000 SF Farmhouse style ADU

Designed By:

Drafting Cafe Architects
925 4th Ave
Seattle, WA 98104
425-655-6200
info@draftingcafe.com

Project Description

At 1,000 square feet, the name says it all – you get a “Latte” for your money! There are no compromises with the Latte in terms of space. Two bedrooms and a bathroom with a tub, shower, and double vanity make this an ideal choice for a couple looking to rent out their main house and downsize. This farmhouse style ingratiates itself with the land, including charming details such as bracketed posts and gable end rooflines.

Drafting Cafe Architects has developed this ADU (and our other two submissions) in partnership with Seattle-based construction company Pro.com. Our partnership, along with the City of Seattle’s pre-approved plans program, will provide homeowners with the simplest turn-key approach to developing an ADU. Pricing, timeline, and all interior and exterior specifications will be professionally managed from start to finish.

Project Narrative

The Latte is ADU living without compromise. From the kitchen island to the gracious entryway, this ADU bucks the expectations of what an ADU should be. Even the closets are designed for real world accumulation of stuff. The board and batten siding is a cost-effective and stylish choice, while the front porch offers an opportunity for semi-private outdoor space. If going green is a priority, the farmhouse has the ability to go fully electric – the water heater, mini split heating/cooling system, and kitchen range can all be specified as electric. No gas means no gas line plumbed from the house, thereby reducing overall cost as well. If built on a flat lot, the slab-on-grade construction will allow access for anyone with mobility constraints.

Privacy is critical for an ADU and this design has one side with no windows in consideration of privacy. The Latte will most likely be placed on site with the blank side facing the main house to maximize privacy. Due to the larger size of the unit, it will likely be chosen for larger lots that have more space between neighbors. The design lends itself to slightly larger setbacks from property lines, and can utilize landscaping as privacy buffers.

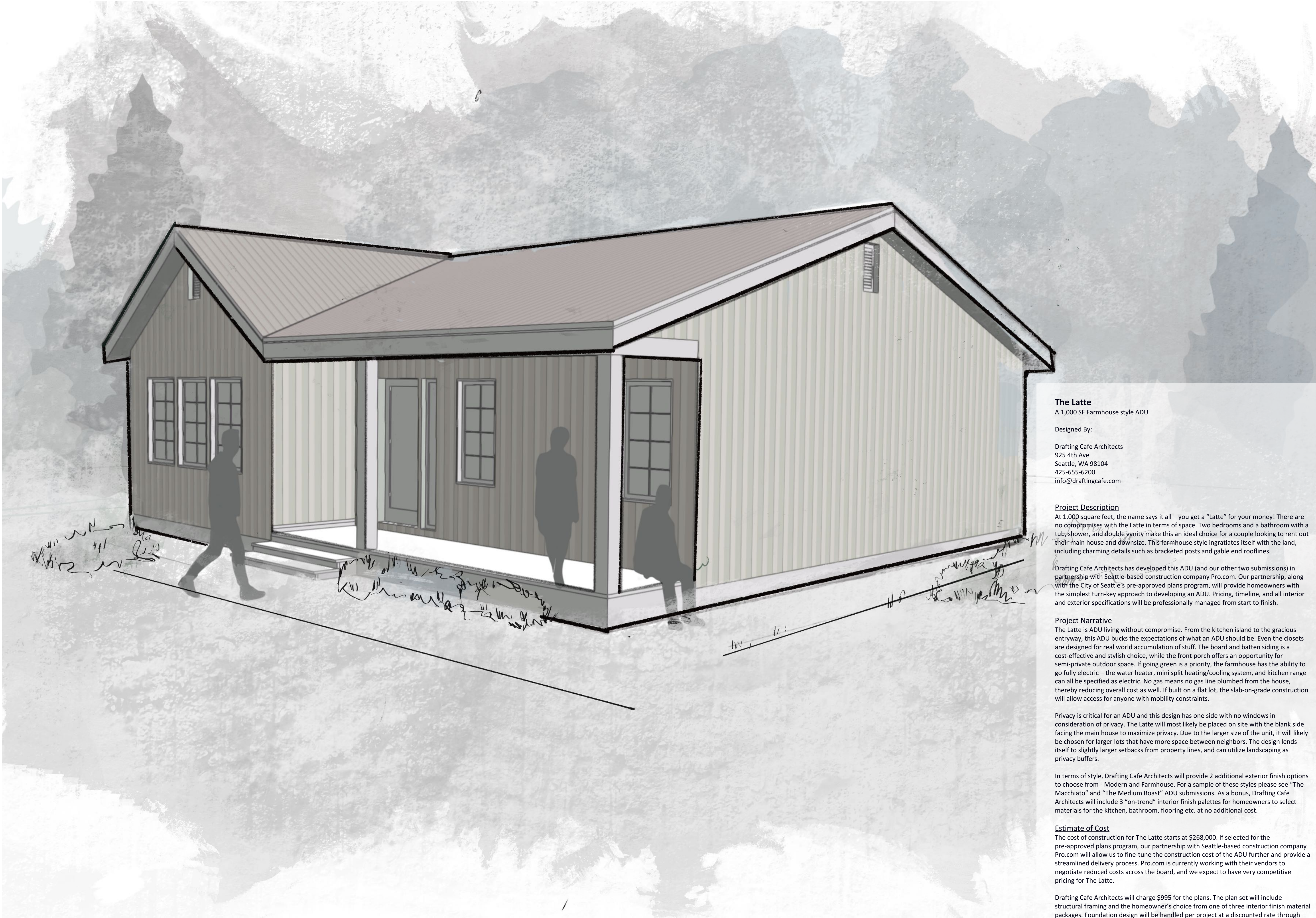
In terms of style, Drafting Cafe Architects will provide 2 additional exterior finish options to choose from - Modern and Farmhouse. For a sample of these styles please see “The Macchiato”

and “The Medium Roast” ADU submissions. As a bonus, Drafting Cafe Architects will include 3 “on-trend” interior finish palettes for homeowners to select materials for the kitchen, bathroom, flooring etc. at no additional cost.

Estimate of Cost

The cost of construction for The Latte starts at \$268,000. If selected for the pre-approved plans program, our partnership with Seattle-based construction company Pro.com will allow us to fine-tune the construction cost of the ADU further and provide a streamlined delivery process. Pro.com is currently working with their vendors to negotiate reduced costs across the board, and we expect to have very competitive pricing for The Latte.

Drafting Cafe Architects will charge \$995 for the plans. The plan set will include structural framing and the homeowner’s choice from one of three interior finish material packages. Foundation design will be handled per project at a discounted rate through Drafting Cafe. Any changes to the design will be billed at \$95/hr.



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DRAFTING CAFE
ARCHITECTS

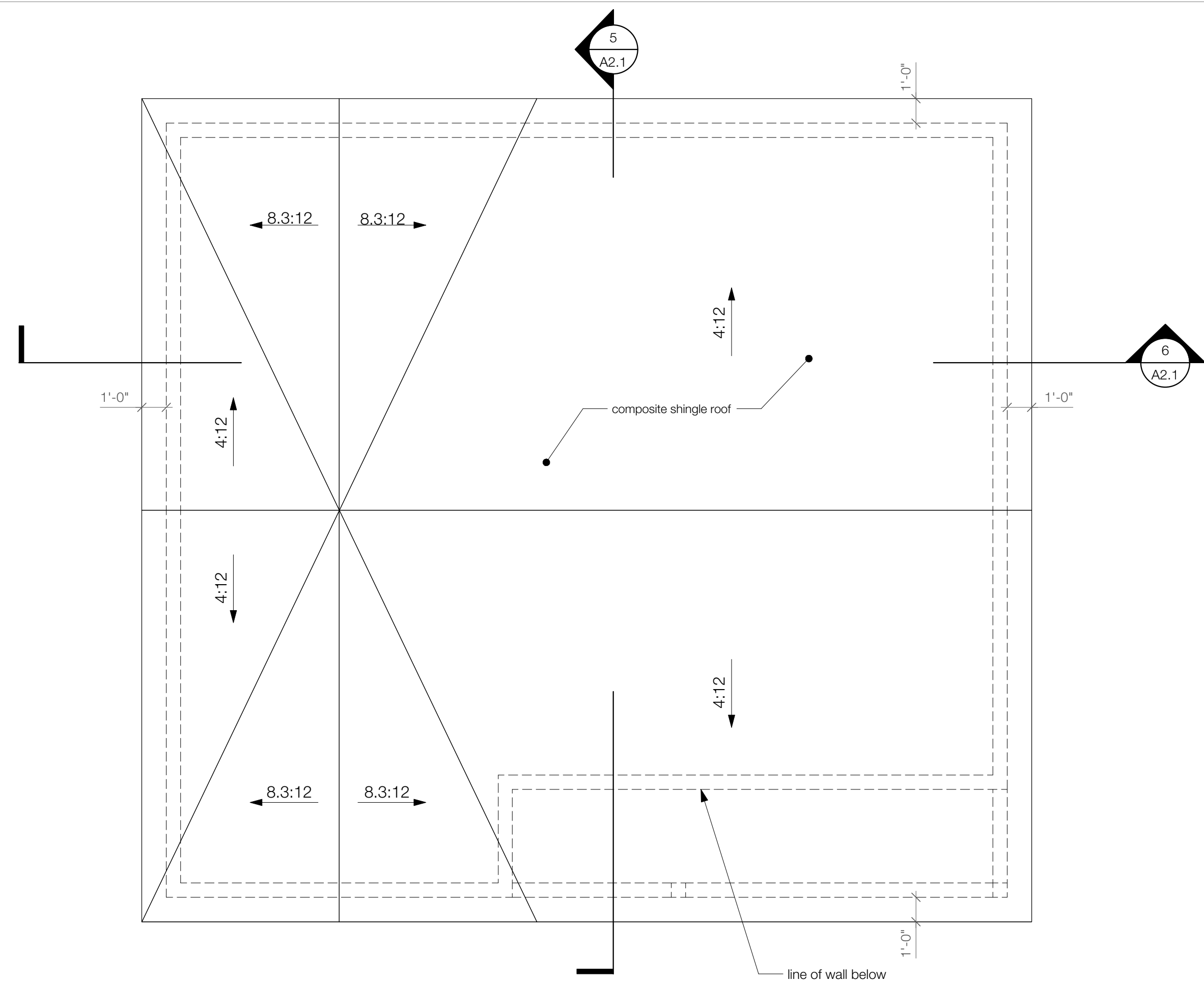
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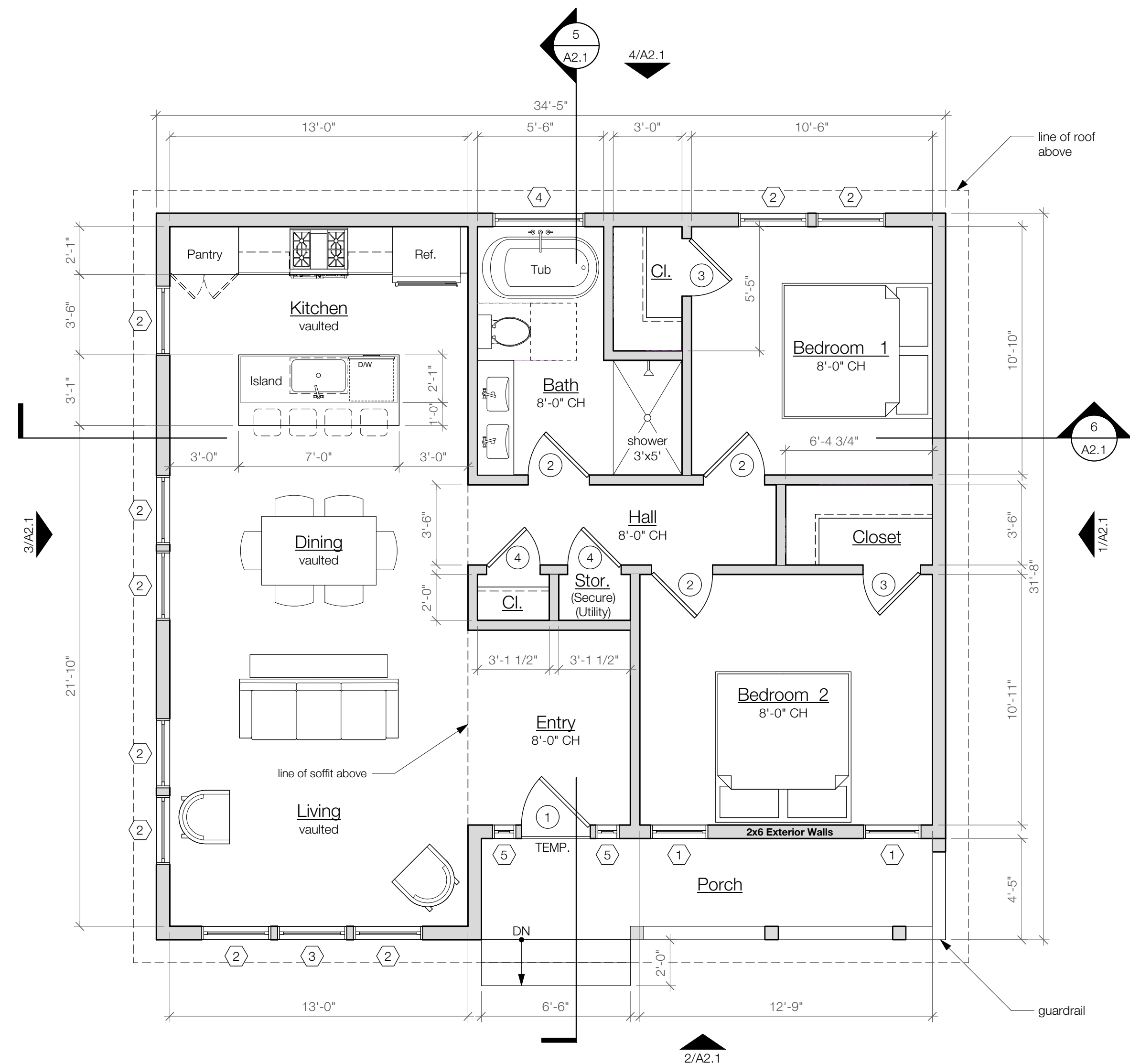
Cover Sheet

DATE	February 17, 2020
PROJECT	
SCALE	

A0.1



2 Proposed Roof Plan - Option 3 'The Latte'



1 Proposed Floor Plan - Option 3 'The Latte'

1,000 S.F.

PROPOSED DOOR SCHEDULE							
ID Label	Qty.	Width	Height	Type	Material	Finish	Notes
1	1	3'0"	6'8"	Swing Simple	wood	paint	
2	3	2'8"	6'8"	Swing Simple	wood	paint	
3	2	2'6"	6'8"	Swing Simple	wood	paint	
4	2	2'4"	6'8"	Swing Simple	wood	paint	

PROPOSED WINDOW SCHEDULE						
Id Label	Qty.	Operation	Width	Height	Material	Notes
1	2	Casement	2'6"	4'6"	wood	
2	9	Casement	3'0"	4'6"	wood	
3	1	Fixed Glass	3'0"	4'6"	wood	
4	1	Fixed Glass	4'0"	4'6"	wood	
5	2	Fixed Glass	1'0"	6'8"	wood	

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Floor Plan & Roof
Plan

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A1.1

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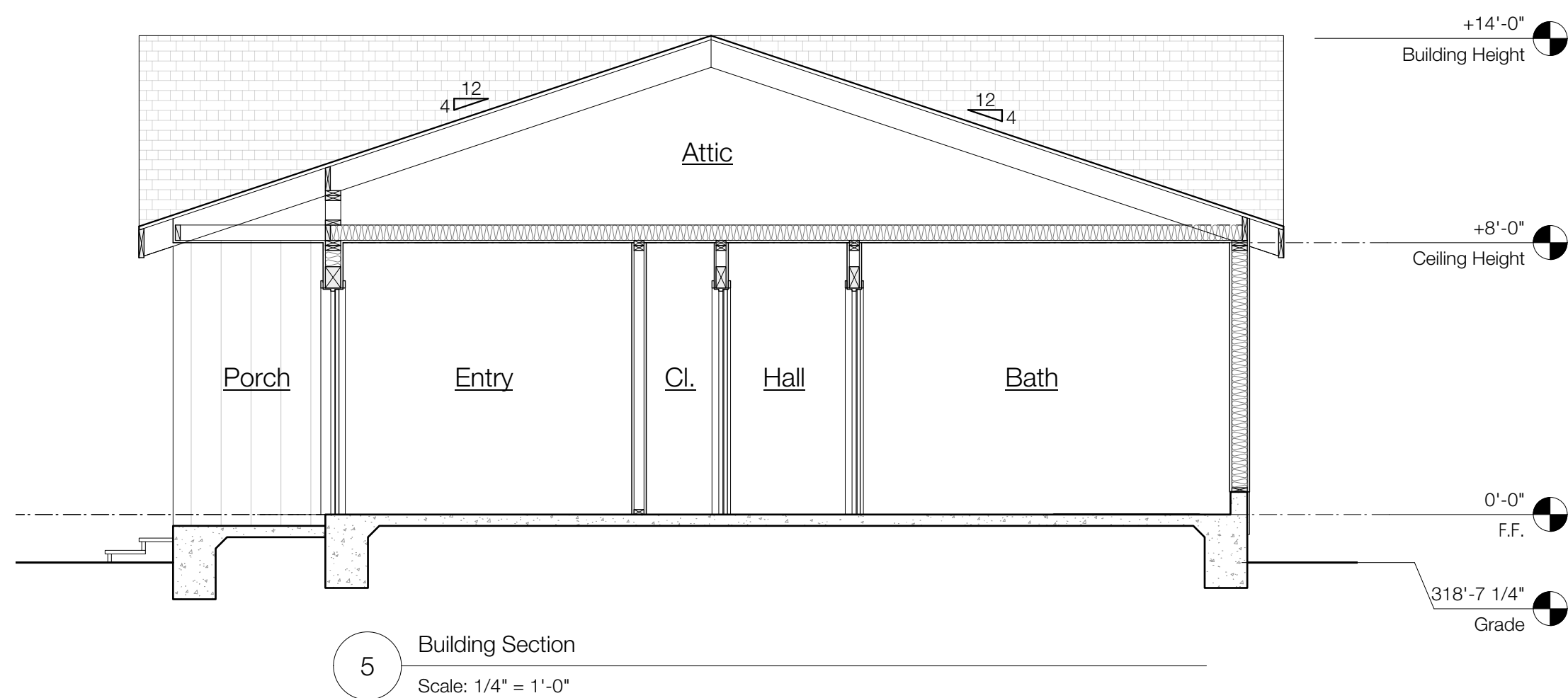
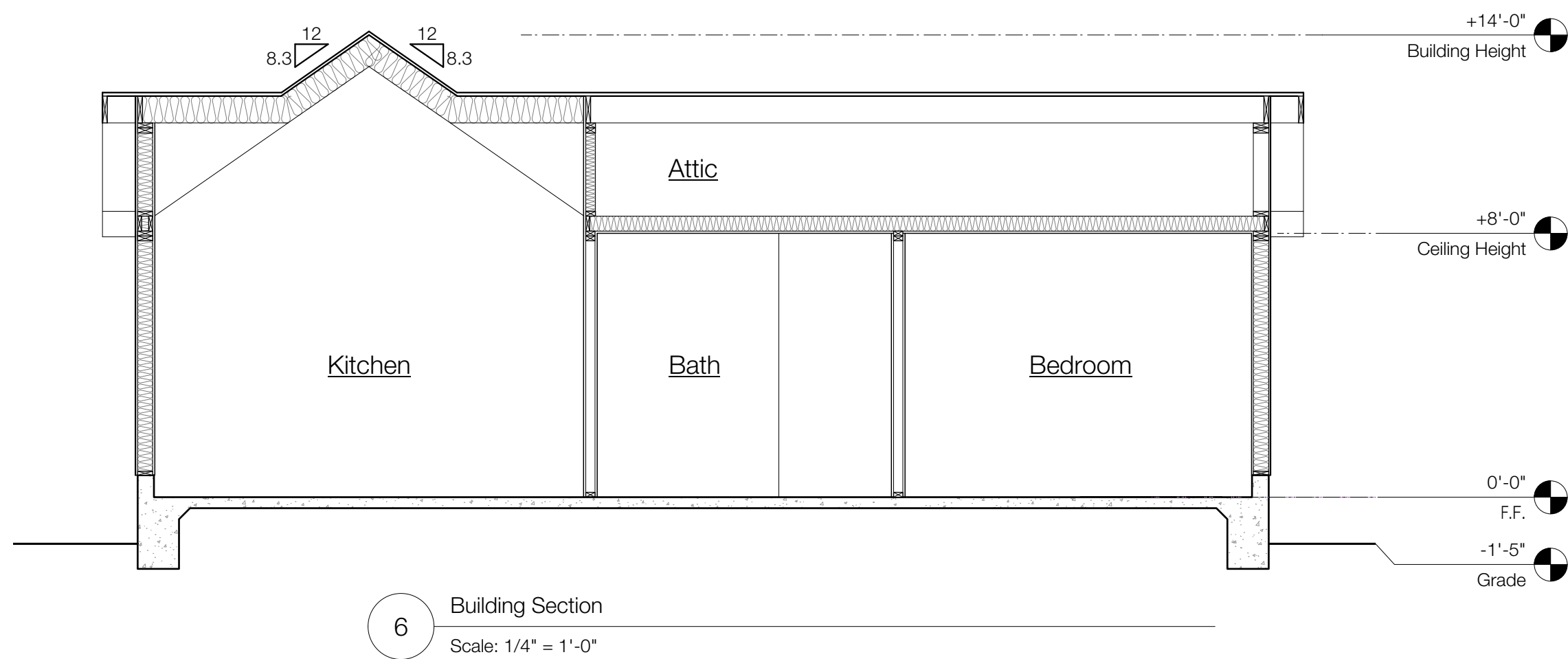
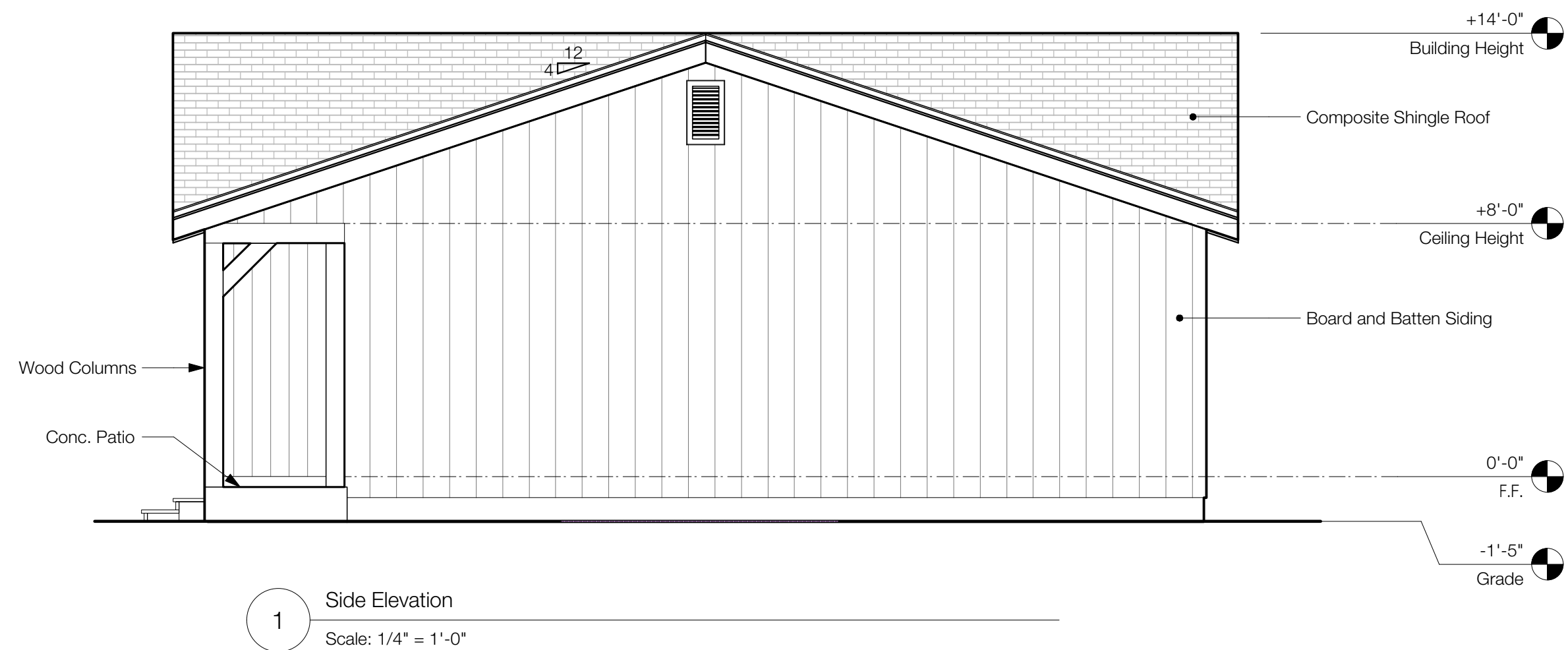
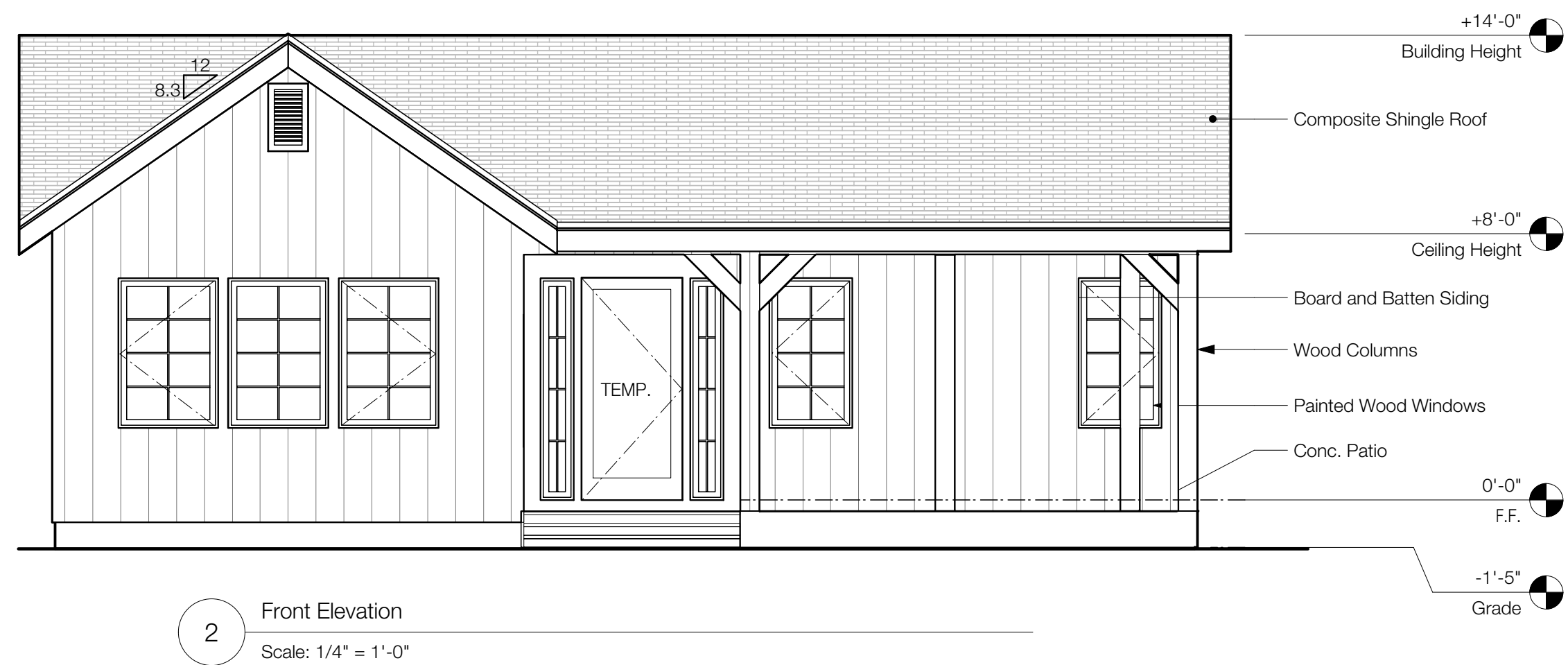
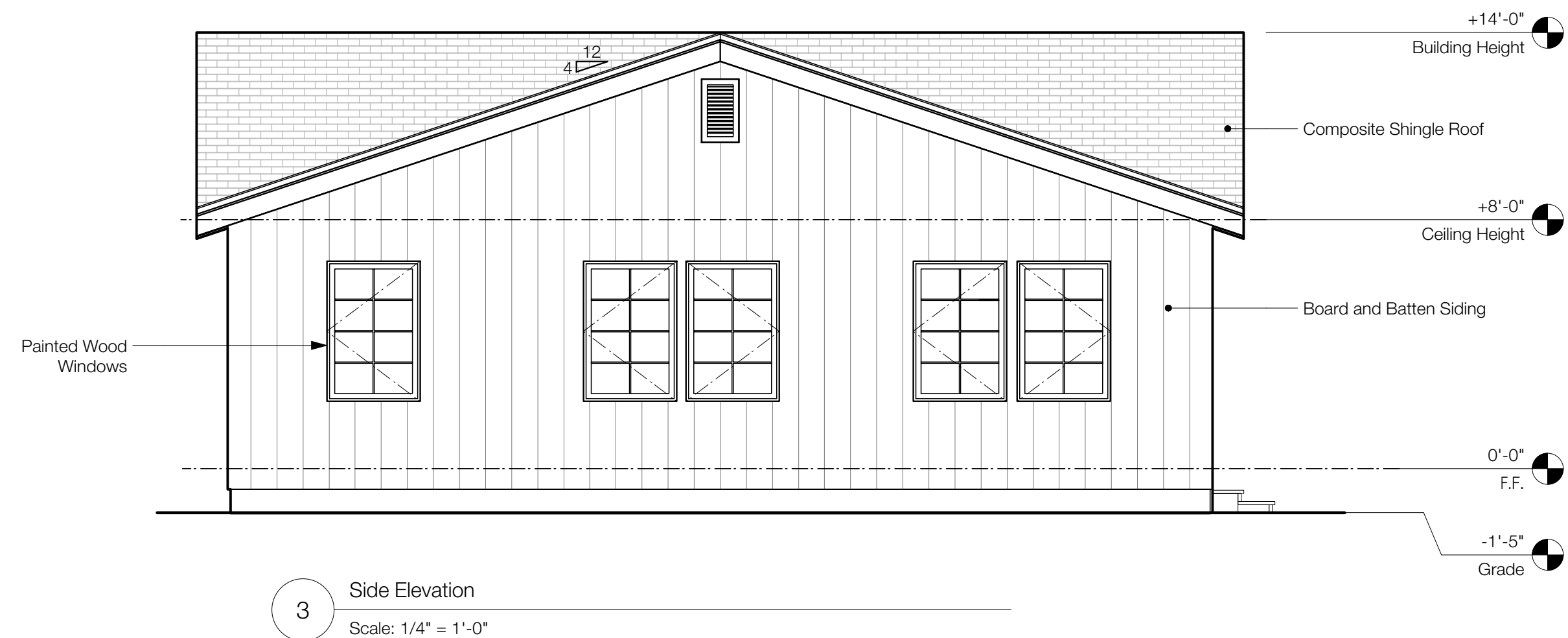
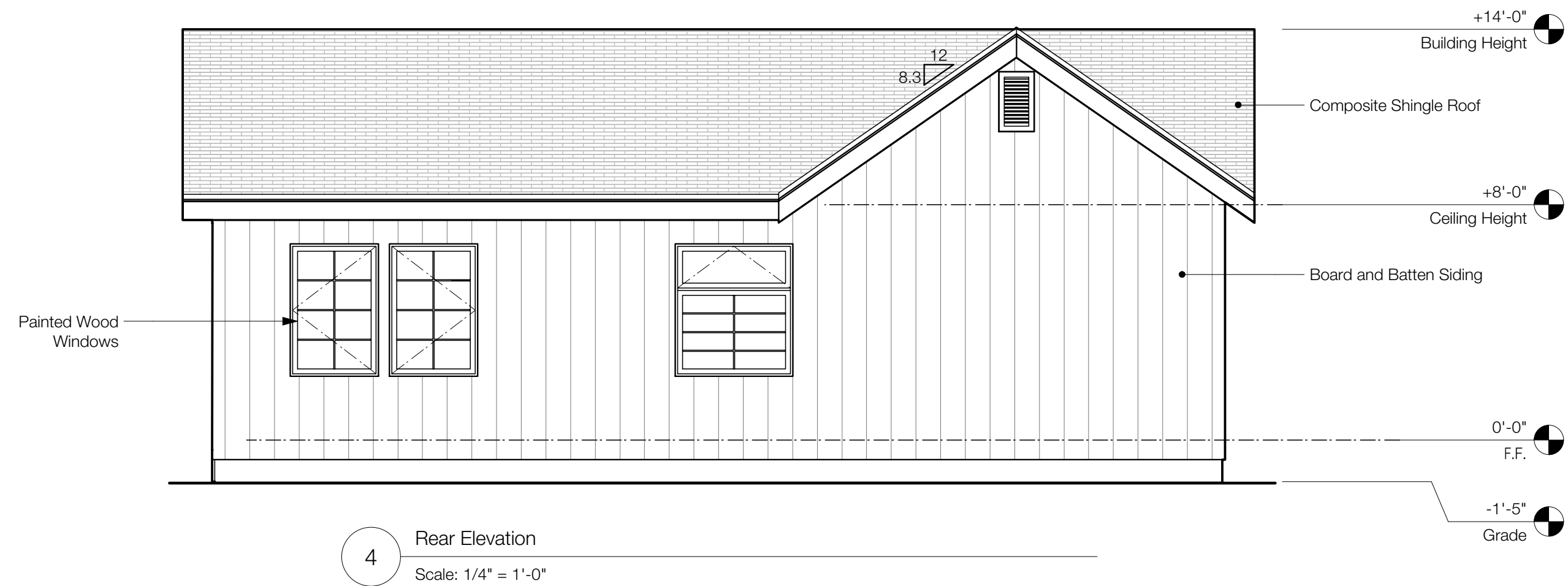
Exterior Elevations &
Building Section

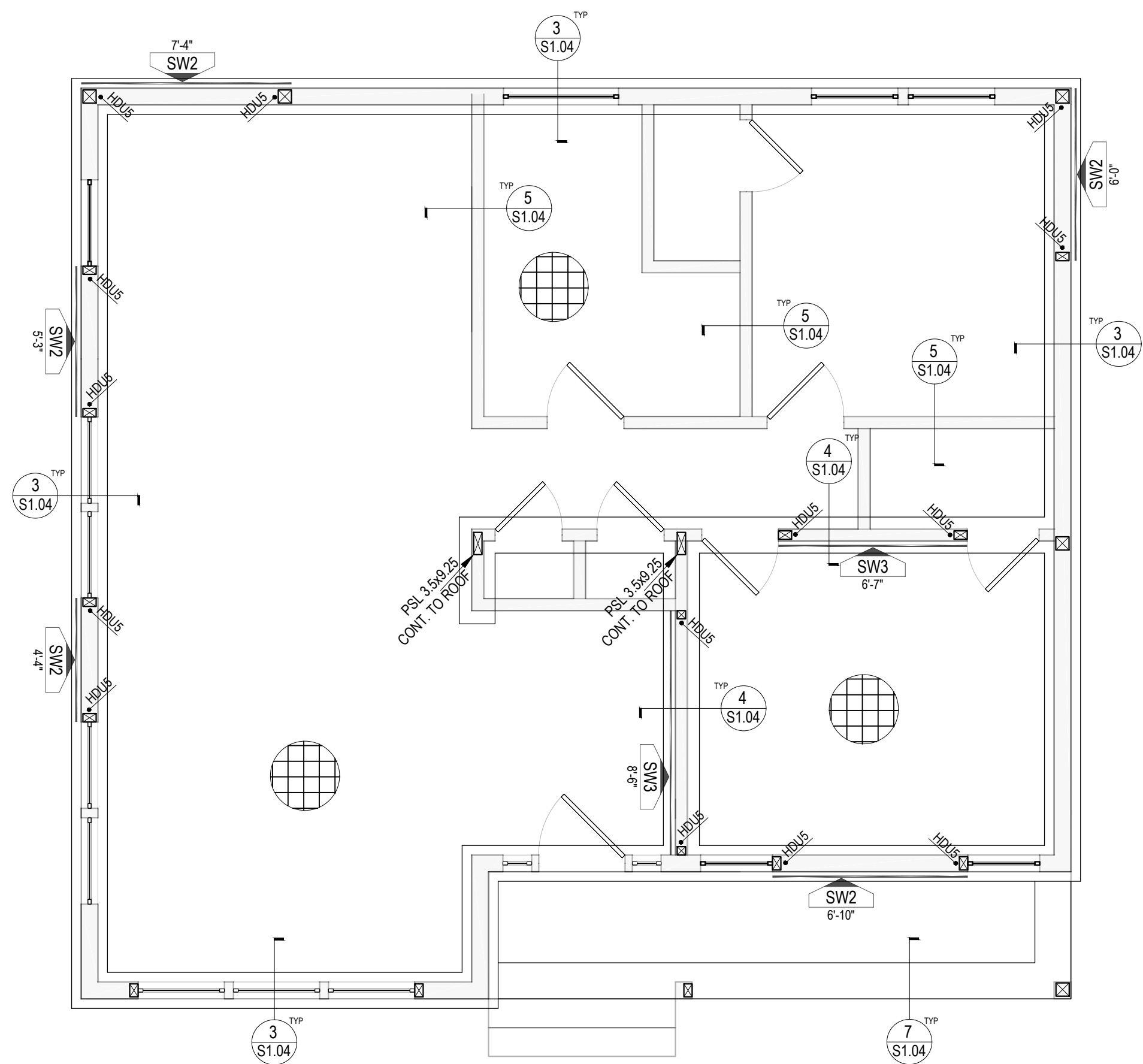
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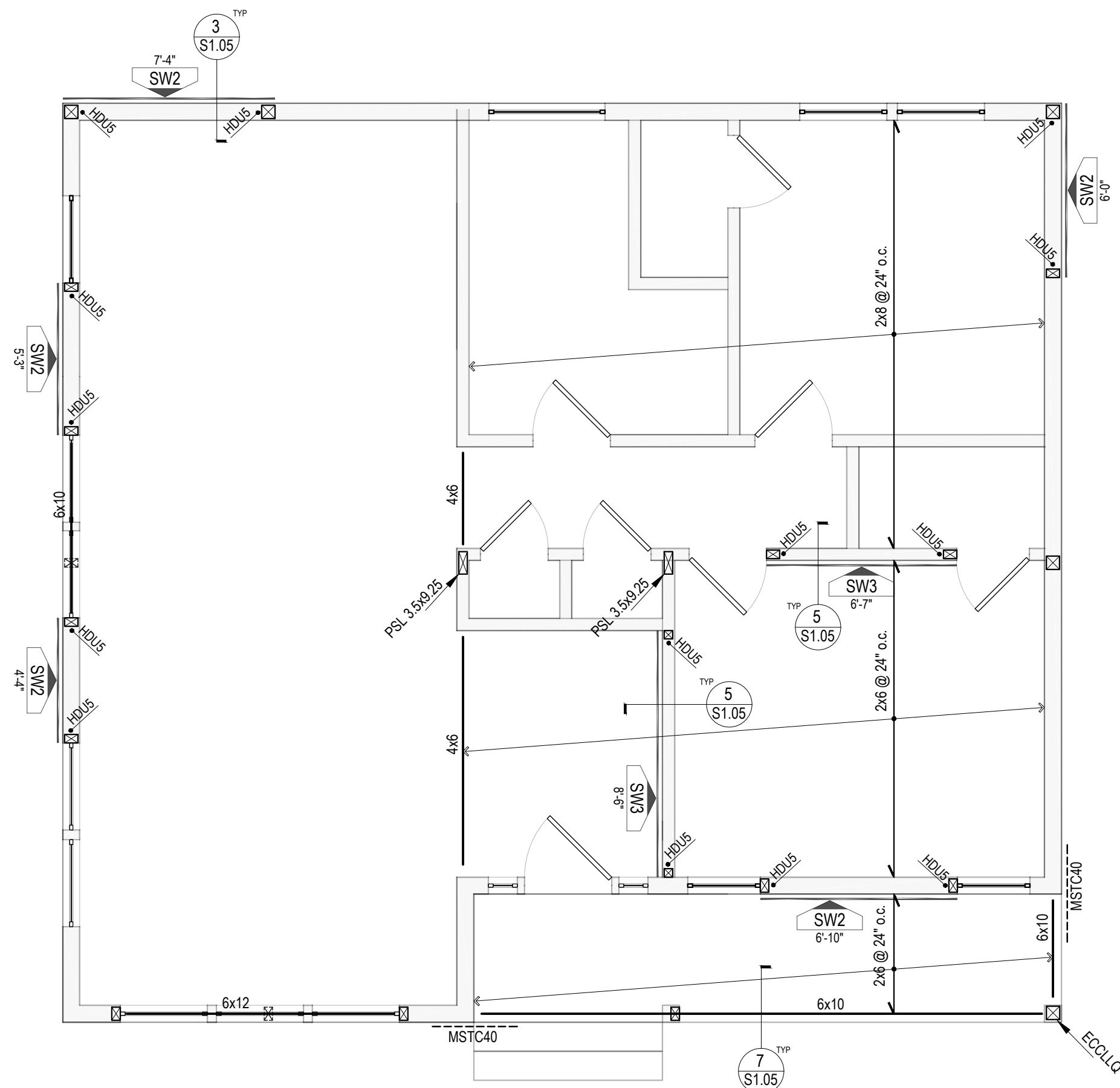
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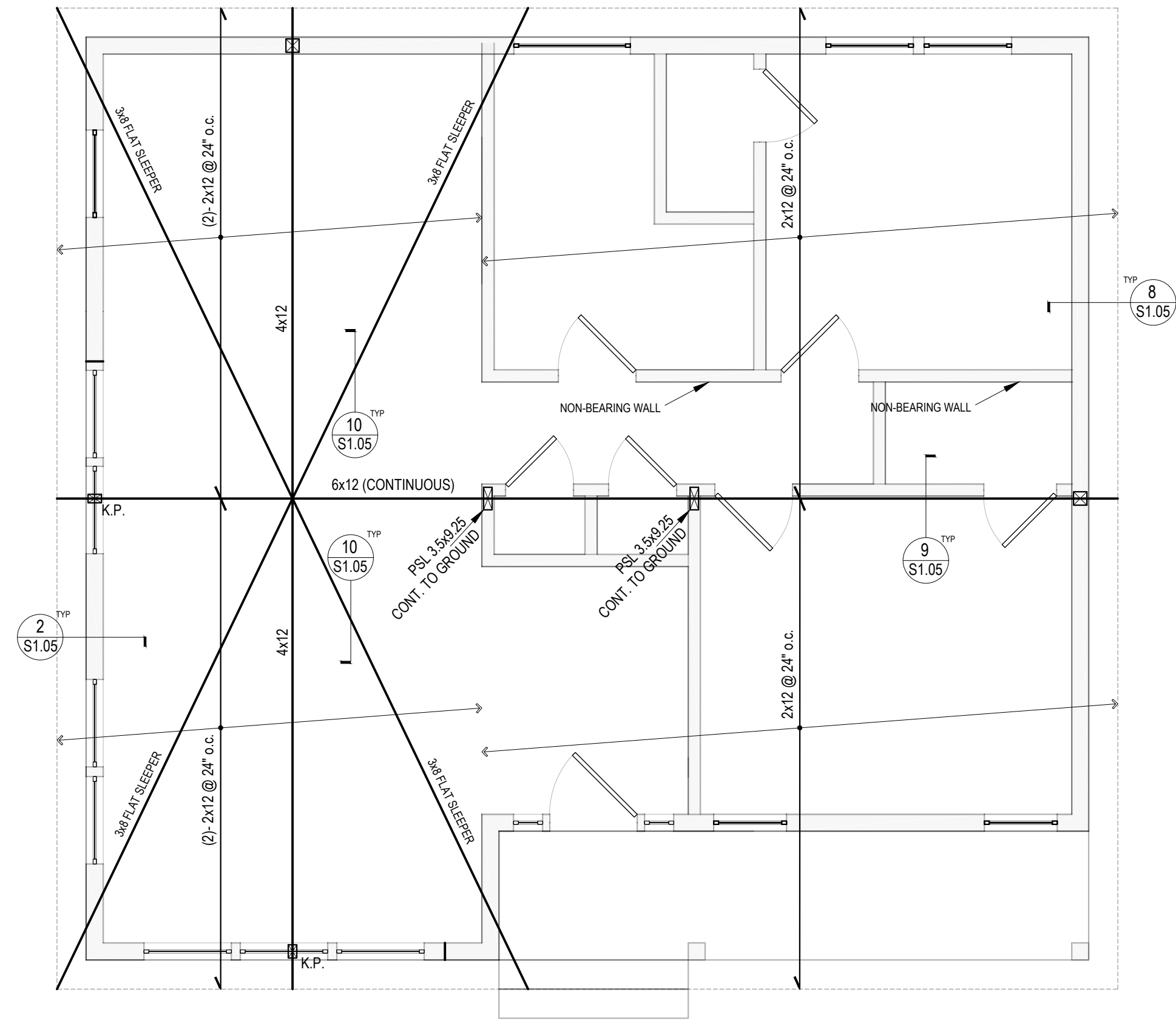
FOUNDATION PLAN

1/4"=1'-0"



CEILING FRAMING

1/4"=1'-0"



ROOF FRAMING

1/4"=1'-0"

SYMBOL DESCRIPTIONS

SYMBOL	DESCRIPTIONS
	INDICATES SIDE OF WOOD SHEAR WALL SHEATHING TO BE NAILED
	INDICATES WOOD SHEAR WALL MARK SEE 4/S1.01 FOR SHEARWALL SCHEDULE
	INDICATES MINIMUM LENGTH OF SHEAR WALL
	INDICATES POST MARK
	INDICATES WOOD BEAM
	INDICATES CEILING JOIST OR ROOF RAFTER
	INDICATES 6" THICK STRUCTURAL SLAB ON GRADE WITH #4 @ 12" O.C. REINFORCING STEEL EACH WAY OVER 2" SAND /10MIL BARRIER 1/4" DRAIN ROCK WITH NO FINES PER SOIL REPORT RECOMMENDATION. SEE ARCHITECTURAL FOR EXTENT. SEE DETAIL 6/S1.04 FOR TYPICAL SLAB ON GRADE DETAILS.
	INDICATE HOLD DOWN TYPE HDU5. SEE DETAIL 1/S1.04
	INDICATES TENSION STRAP
	4x4 DF. NO. 1
	4x6 DF. NO. 1
	6x6 DF. NO. 1

STRUCTURAL PLAN NOTES

- FOR GENERAL NOTES AND TYPICAL SYMBOLS DESCRIPTIONS, SEE S0 SERIES SHEETS.
- FOR TYPICAL DETAILS SEE S1 SERIES SHEETS. DETAILS AND SCHEDULES INDICATED AS 'TYPICAL' MAY NOT BE SPECIFICALLY REFERENCED ON DRAWINGS. DETERMINE WHERE EACH TYPICAL DETAIL OR SCHEDULE APPLIES BEFORE PROCEEDING WITH WORK.
- SEE ARCHITECTURAL DRAWINGS FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, ETC., AND FOR WALL OVERALL DIMENSIONS, LOCATIONS OF OPENINGS, ETC., NOT INDICATED ON STRUCTURAL DRAWINGS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF WORK.
- HOLDDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION. WE SETTING ANCHORS IS PROHIBITED.
- HOLDDOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLDDOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING WALL FRAMING.
- NO PENETRATIONS ARE ALLOWED THROUGH SHEAR WALL UNLESS SPECIFICALLY DETAILED ON THESE NOTES
- FOR FOUNDATION/SOIL/DRAINAGE SPECIFICATION REFER TO SOIL GEOTECHNICAL REPORT PROVIDED.
- FOUNDATION PLANS AND PERTINENT DETAILS SHALL BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO ANY FOUNDATION WORK. SOIL REPORT SHALL BE TAKEN PRECEDENCE OVER STRUCTURAL NOTES AND DETAILS. SITE GRADING, SUBGRADE PREPARATION, EXCAVATION, AND PLACEMENT OF ENGINEERED FILL MATERIAL SHALL BE PERFORMED IN ACCORDANCE WITH THE SOIL REPORT AND GRADING PLANS. ALL EXCAVATION AND PLACEMENT OF ENGINEERED FILL SHOULD BE OBSERVED AND APPROVED BY THE SOILS ENGINEER BEFORE PLACEMENT OF REBAR.
- FLOOR SHEATHING SHALL BE 23/32" APA RATED STRUCT-I-FLOOR T&G WITH MIN. SPAN RATING 24, BLOCKED UNDER ALL EDGES. PROVIDE 10d COMMON NAILS @ 6"o.c. EDGE NAILING (ALSO ON FLOOR BEAMS), 10d COMMON NAILS @ 4"o.c. BOUNDARY NAILING, AND 10d COMMON NAILS @ 10"o.c. FIELD NAILING. GLUE TO FLOOR JOISTS. INSTALL WITH FACE GRAIN PERPENDICULAR TO JOISTS.
- SURFACE OUTSIDE THE HOUSE NEEDS TO HAVE 5% SLOPE (UNPAVED SURFACE) & 2% SLOPE (PAVED SURFACE) AWAY FROM THE STRUCTURE.
- PRESSURE TREATED WOOD AND HOT DIPPED GALVANIZED CONNECTORS SHALL BE USED FOR THE MEMBER EXPOSED TO WETHER CONDITIONS. HOT DIPPED GALVANIZED SHALL BE USED FOR ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD.
- SHEATH ALL EXTERIOR WALLS w/ 15/32" STRUCT-I-4 PLYWOOD OR 5-PLY MINIMUM UNLESS NOTED OTHERWISE PER SHEAR WALL SCHEDULE. PLYWOOD NAILING SHALL BE AS FOLLOWS:
A. ALL EDGE NAILING (E.N.) 10d@6"o.c.
B. FIELD NAILING (F.N.) 10d@12" o.c.
C. BLOCK ALL EDGES
- REFERENCE ELEVATION TOP OF FLOOR BEAMS AND JOISTS SHALL BE PER ARCH. U.N.O.
- ALL POST TO BEAM AND BEAM TO POST SHALL BE CONNECT W/ PCZ/ EPCZ UNLESS NOTED OTHERWISE ON PLAN.
- ALL OF THE BEAMS ARE FLUSH BEAM (NO DROPPED BEAM) UNLESS NOTED ON PLAN.
- ROOF SHEATHING SHALL BE 15/32" WITH A SPAN RATING OF 24/0, UNBLOCKED, w/ 10d COMMON NAILS @ 6"o.c. EDGE & BOUNDARY NAILING AND 10d COMMON NAILS @ 12"o.c. FIELD NAILING. INSTALL WITH FACE GRAIN PERPENDICULAR TO RAFTERS.

TYPICAL JOIST SCHEDULE		
UNLESS NOTED OTHERWISE ON PLAN		
MARK	JOIST SIZE	HANGER
CJ1	2x6 @ 24" o.c.	LSU26
CJ2	2x8 @ 24" o.c.	LSU28

STUD WALL SCHEDULE	
MAX HEIGHT	EXTERIOR WALL
10'-0"	2x4@12"o.c.
12'-0"	2x6@12"o.c.
MAX HEIGHT	INTERIOR WALL
13'-0"	2x4@16"o.c.

HANGER SCHEDULE	
UNLESS NOTED OTHERWISE ON PLAN	
BEAM SIZE	HANGER
4X	OHU HANGER
6X	OHU HANGER
3 1/2"x PSL	HGU3.63-SDS
5 1/2"x PSL	HGU5.5-SDS
7"x PSL	HGU7.25-SDS

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Structural Plans

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S2.01