

Dear Professor Higgins,

We are very enthusiastic about your interest in purchasing a getaway cottage near R.B. Winter State Park. In this letter we are including a cost estimate for the house. We are also enclosing the following house plans, design details and specifications:

1. Orthographic View of the Getaway Cottage (North, South, East and West View)
2. Isometric View of the Getaway Cottage (North View)
3. Elevations of the front, back, left and right side of the house
4. Floor plans of the First Floor and the Basement
5. Framing Plan for the Left Wall and Set of Design details and specifications

The planned location for the cottage is the South Side of the mountain, coordinates: 40.949177,-77.16678, next to Old Shingle Road, on a flat hilltop surrounded by vast green forest areas. The front façade of the house faces north, with direct access to Old Shingle Road from the first floor main entrance. There's a small path on the west side of the house with a gentle slope towards the basement level of the house. On the rear side, the terrain has been excavated so that the façade shows both the first floor and basement level of the house, to which there is access to the garage for one car and a secondary entrance through the common room sliding door. This can be more clearly seen on 'Orthographic View of the Getaway Cottage.'

The cottage has a total living area of 1450.2 square feet and counts with one master bedroom and three additional bedrooms, two bathrooms, one kitchen, one living room, one common room, one dining room, a garage and a storage room. The kitchen is already furnished, cooling and lighting have also been installed throughout the cottage.

Our main aim designing the cottage was to provide an 'open' feeling and make it water and energy efficient, focusing on sustainability. This can be observed throughout the structure. Some examples are mentioned here:

- ✓ Strategic location without or with smaller windows on the EAST- and WEST- walls to avoid undesired 'green-house effect' whereby morning/afternoon light entering the rooms gets trapped inside thus heating the rooms.
- ✓ Big windows on the NORTH- and SOUTH- walls provide sufficient light throughout the day reducing the need for energy-intensive light sources. Furthermore, most windows can be open for a more efficient circulation of air throughout the cottage.
- ✓ Walls are painted with a bright color that reflects light thus avoiding intense heating inside of the cottage, particularly during the spring and summer months.
- ✓ Location of washrooms is designed for a more efficient use of water, as well as vent conducts from those rooms.
- ✓ Quality concrete and wood ensures a long lifespan for the house thus minimizing maintenance costs, reducing pollution caused by transportation of repair equipment.

The cost estimate for the cottage is \$ 139 350. The cost estimate and specifications of the cottage are explained in more detail in the following page.

We would be thrilled to have your getaway residence completed, so please do not hesitate to contact us with any overarching questions or concerns about the content of this letter.

Best regards,
Erik J. Loo
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Bucknell University

COST ESTIMATING:

The getaway cottage is an average 1 story house with walls made out of wood frame and siding as specified in the design details. It also has insulation. The floor area is 838.2 square feet. The basement is finished. Using RSMMeans Square Foot Costs 2012; Residential, Average, 1 Storey, 800 square foot of living area, wood siding – wood frame and finished basement gives an estimate of \$ 166.25 per square foot. The total cost estimate for the getaway cottage is \$ 139 350.

SPECIFICATIONS:

1. UNIT INTERIOR / FLOOR PLANS:

1.1. FIRST FLOOR (838.2 sq. feet):

- Living Room and Foyer w/ staircase. No fireplace
- Master Bedroom w/ Bathroom and Closet Room enclosed
- 2nd Bedroom w/ Closet
- Kitchen w/ Refrigerator (2.8' wide x 2' deep x 6' tall), Oven (2' x 2'), 4 Electric Stoves, Sink & optional Dishwasher
- Dining Room

1.2. BASEMENT (832 sq. feet):

- Garage w/ Storage Room
- Common Room / Family Room
- 3rd Bedroom
- 4th Bedroom
- Bathroom w/ Shower
- Poured concrete walls with vapor barrier on exterior stud walls
- Reinforced Concrete Columns

2. UNIT EXTERIOR / WALLS:

- 7.8 inch thick exterior walls w/ siding and insulation
- Siding: FauxPanels™ Novi Stone Wall Siding:
<<http://www.fauxpanels.com/novi/stonewall-panel.php?color=2>>
- Insulation: according to Lowe's® instructions:
<http://www.lowes.com/cd_How+to+Insulate+Exterior+and+Interior+Walls_1284581969_>
- 4.6 inch thick interior walls w/ Lowe's® Sequentia White Fiberglass Reinforced paneling:
<http://www.lowes.com/pd_8566-293-FTSTF.1_4294715692_?productId=3162499&Ns=p_product_qty_sales_dollar|1&pl=1¤tURL=%3FNs%3Dp_product_qty_sales_dollar%7C1&facetInfo=>>
- Windows as shown in Floor plans/ Design Details