

# **ARCHITECT'S OFFICE**

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December 1, 2014

Big Sky Architectural Committee  
P.O. Box 160057  
Big Sky, MT. 59716

Dear Committee Members,

Enclosed, you will find the plans for the Sketch Plan Review submittal for the Smith Residence which will be built this summer at 1101 High Horse Rd., Lot 34, Block G, Waterfall Subdivision. The Owners are John and Jane Smith who live at 302 River Rd., Anytown, IL. 60010. ABC Builders is the contractor and I am the Architect/Owner's Representative.

The drawings that are included in this package are Sheet A1, the Site Plan, Sheet A2, the Lower Floor Plan, Sheet A3, the First Floor Plan, A4, the Second Floor Plan and Sheets A5 & A6, the Elevations. I am submitting 2 sets of the plans, one set at 1/8" scale on 11" x 17" paper and one set at 1/4" on 24" x 36" paper. I have also included a check for the Review Fee.

The house will have a Lower Level which is a finished, walk-out daylight basement, a First Floor with an attached Garage and Second floor. The Lower Floor square footage is 1,910 s.f., not including the 83 s.f. Mechanical Room. The First Floor is 2,037 s.f. not including the 418 s.f. attached Garage. The Second Floor is 991 s.f. not including the 120 s.f. of unfinished Storage Area. The total Habitable square footage of the house is 4,938 s.f.. The non-habitable square footage total including the Mechanical Room, Garage and Storage Area is 621 s.f..

The home will be constructed of hand peeled log walls with cedar shingle accents and a natural stone fireplace. The log walls and cedar shingles will be stained a light brown color. The windows will be wood clad with dark brown cladding. The roof will be heavy weight asphalt shingles in a "Weathered Wood" color. The handrails will be constructed of log and stained light brown to match the body of the house. The color board, including 12" x 12" samples of the materials that are proposed to be used including stain colors, will be included with the Final Plan Review package.

The average height of the home is 27'-5 1/4" calculated using 4 different points adjacent to the home. The four points used are the middle of the garage on the west side (24'-1"), the mid-point of the north wall of the house (28'-10"), the terrace on the lower level of the east side of the house (33'-0") and the middle south wall of the house (24'-8"). The locations that were used for these measurements are shown on the floor plans and the elevations.

The home will be built within the required setbacks. The design of the home and the location on the site complies with the Waterfall covenants and the BSOA Design Regulations. It is not anticipated that a variance will be required for the construction of this home.

Please feel free to contact me if you have any questions.

Sincerely,

Principal Architect

cc: John and Jane Smith, ABC Builders