

RICHARD A. FISHER
ARCHITECTS

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Kittitas Co. CDS

Suncadia Design Review Committee

RE: Preliminary Design Review

Covert Properties: Steve Lindell

Lot 55 Division 1A

Introducing the Covert Properties Lodge.

The site is a combination of Lots 55 & 56, Division 1A, which creates one larger Lot 55. The site was designed in accordance with Design Guidelines section 2.3 on Combining Homesites.

This lodge comprises of 8 ensuite bedrooms, with 8 underground parking stalls fully hidden from street view, this being a design request by Jennifer. The porte cochere leads to the main entry with the formal spaces, great room, dining and kitchen beyond. The main floor has 3773 sq ft, and the upper floor 1803 sq ft, giving us a 48% floor to floor ratio, and with the combined 5576 sq ft total, leaves us below our 5587 sq ft maximum of 125% of the combined lots total maximum for an individual building. With the pool house at 396 sq ft, our total building footage is 5972 sq ft, which is less than the 150% (6705 sq ft) of maximum combined footage.

Being a combined lot, we are allowed 2- 10 foot driveway accesses. Our only possible deviation that we would be asking for, is that the Y to access the driveway to the below grade parking garage needs to be partially within the front setback to keep the driveway from not being over a 10% grade.

I appreciate your attention to this project and look forward to being a welcomed addition to the Suncadia neighborhood.

Sincerely, Richard A Fisher

Project Architect