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August 15, 2006

Rapid City Planning Commission
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Fairway Hills Condominiums
Rapid City, SD

To Whom It May Concern:

Westin Construction is the General Contractor for the Fairway Hills Condominiums. At the current time, our client has submitted a proposal to you that increases the building heights from a previous submittal.

The previous submittal, which you reviewed, was based on the buildings being utilized as rental apartments. Since that time, our client has changed the use to condominiums. In essence, this change necessitated a change in the building height for the following reasons:

A.) **Marketability:** In order to effectively sell condominiums in today's market, the floor to ceiling height in the units needed to be increased by 1'-0". This in itself added 3'-0" to the building height.

B.) **Flexibility:** The previous submittal (apartments) utilized a floor framing system of dimensional lumber and interior bearing walls. This has now been changed to a "floor truss" system which allows the flexibility of relocating interior unit walls as well as providing more space for mechanical and electrical systems. This flexibility is required to meet the demands of today's condominium buyer.

C.) **Economy:** In order to compete in the condominium market, the construction systems discussed in item A and B above need to be accomplished physically and economically. The current submittal before you (which increases the height of the building) provides our client the tools to effectively market this product economically and is certainly within the construction standards of other similar projects.

Although the height of the building is important, the design is equally as important. Our client has continually stated that this building needs to be attractive and appealing from the exterior. We believe that this has been accomplished and the complex will be an attractive asset to the surrounding area.

Sincerely,

Michael M. Petersen
Project Manager

06PD057

August 15, 2006

Rapid City Planning Commission
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Fairway Hills Condominiums
Rapid City, SD

To Whom It May Concern:

As the architect for Fairway Hills Condominium, I offer the following reasons why the building height increased from the original submittal:

1. The original building was designed to be a rental apartment complex. As such, 8'-0" ceiling heights are appropriate. The buildings are now being marketed as for sale condominiums. The minimum acceptable ceiling height in the condominium market place is 9'-0". This added 3' to the overall building height.
2. The second and third floor structure in the original building design was constructed of 2 x 10 floor joist. The floor structure has been changed to 20" floor trusses in order to accommodate mechanical duct work. This added 10" to each floor for a total of 1'-8".

I have investigated two methods to reduce the building height as follows:

1. Reduce the roof slope below 4/12. Considering the snow load in Rapid City, this is not practical.
2. Using a flat roof. This is not appropriate in the condominium market place and is not compatible with the surrounding visual environment.

Sincerely,

A handwritten signature in black ink, appearing to read "Spencer Ruff". The signature is written in a cursive, flowing style.

Spencer R. Ruff, AIA
President

Srr/ser