

PODAWILTZ



DEVELOPMENT

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MEMO

To: Ramsey City Council
From: J. Michael Podawiltz
Date: 6/6/2013
Subject **Request to review exterior elevations – The Seasons of Ramsey**

Members of the Council

Please consider this a request to review the exterior elevations for the Seasons of Ramsey. Our original design rendering attempted to meet the design requirements of the City. We did a color rendering using a color concept but which was not exact due to the a variety of issues such as the colors shown on the computer screen not matching the colors available on the printer and / or the product line.

This request is to revisit the color selections and use of materials on the exterior. The design with regard to the physical characteristics has remained the same, e.g. porches.

We would like to replace the shakes shown on the original drawing on the second floor with siding.

The colors shown and available to review are closer to the actual colors available. We believe they meet the City's intent.

Finally, we are asking that the Council approve the use of Nichia Brick on the first floor. This was what was priced as we understood that a product of this type and durability would be ok. It looks like brick and allows us to use more of it on the building. The Product has been used on apartments in St. Cloud and is holding up very well. It comes with a 50 year warranty.