



# Project Palate Clarification

To: Dublin Planning & Zoning Commission  
Date: *October 20<sup>th</sup>, 2023*  
Application #: Prior approved *23-106AFDP*  
Prepared By: Michael Burmeister

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To Planning and Zoning:

This following is addressing the clarification items noted by Planning as part of the request to alter the prior Amended Final Development application related to the color palate.

## Clarification

1. Request for modification to the prior approved brick stain application. Dublin requested the color palate be modified to a more warm white color. Suggestion was for SW 7627 White Herron.
  - a. *RESPONSE: We are in agreement of the requested color change and have noted that in the attached packet for your consideration with updated renderings.*
2. Request for modification to the building material colors in relation to the modified brick paint to provide contrast between the noted architectural materials/finishes.
  - a. *RESPONSE: We are in agreement that with the allowance for painting of the existing brick as noted above that the adjacent materials require a modification to their color(s) for contrast within the building. We have altered the color for the existing stucco finish to SW 7030 Anew Gray for the majority of the building except for a soffit directly below the roof overhang which was modified to SW 7019 Gauntlet Gray at the request of the Owner.*
3. Clarification of current stain mock-up in place repair method.
  - a. *RESPONSE: The existing brick will be cleaned with a muriatic acid solution and stiff bristle brushed to remove the paint mock up. Upon removal, the brick will be treated with a masonry conditioner and sealed if necessary.*
4. Clarification of existing conditions of brick masonry.
  - a. *RESPONSE: Based on a site analysis with the general contractor and architect, the condition of the existing brick and mortar joints are in an acceptable condition for the age of the building. A few locations were indicated to the general contractor to have corrections made for loose mortar on a vertical surface prior to paint applicaiton. There are two (2) existing exterior low walls as part of the walk out basement stairs that have brick on top of the wall as a horizontal surface. Those locations were noted to general contractor that additional repairs are required to have mortar tuck pointing/repair completed prior to paint application.*
5. Clarification of appearance of efflorescence.
  - a. *RESPONSE: Based on a site analysis done by the general contractor and architect of the exterior building masonry, there was no indication of efflorescence observed. In discussion with the building manager, there has been no indication of efflorescence in the history of owning the building.*



6. *Clarification of the painting application process.*
  - a. *Clarification of the anticipated paint product, application process to ensure longevity of the appearance.*
    - i. *RESPONSE: Refer to the attached letter and supporting documents from the painting contractor as well as the paint manufacturer regarding the proposed product and application process to be utilized.*
      1. *The proposed product (Sherwin Williams Loxon Vertical Concrete Stain) is designed specifically for application to a brick finish to allow the brick veneer to be “breathe” and function as already intended with regards to the function of movement of air/moisture within the wall assembly. Refer to product specification page that references the characteristics and performance of the product.*
      2. *The painter has outlined the process for preparing the brick surface prior to painting as recommended by the product manufacturer as in accordance with the recommended BIA Technical Note #6.*
7. *Clarification of the existing paint mock-up remediation.*
  - a. *It was requested to clarify that should the brick painting not be accepted by the PZC what would the corrective measures be for the existing mock-up areas for paint.*
    - i. *RESPONSE: The existing brick will be cleaned with a cleaning solution listed as SmartStrip PRO by Dumond. Upon removal, the brick will be treated with a masonry conditioner and sealed if necessary.*

END OF PAINT CLARIFICATION