



The Village at Petrini Place - EXTERIOR PAINT PROJECT

The first part of the following presentation is the result of a comprehensive survey of the exterior surfaces of Petrini. It compares original images with current images and shows the degradation over 20 years.

The second part of the presentation is a color study that provides two new color palettes with computer renderings. Owners may vote on the color palette of their choice.

Text available at the bottom of a page is used to further clarify the slide's contents.



The Village at Petrini Place

Exterior Paint Project

Color Selection
2023

Petrini's Architectural Features
Original Construction Colors
20Yr Performance Results

Current Color Palette
New Simplified and Sophisticated Palette
Elevations / Renderings

Architectural Features at Petrini

COLORS AND MATERIALS HIGHLIGHT ARCHITECTURAL FEATURES



Interior of property is relatively contemporary - modern pavers, standing seam metal roofs, cement planters, single hung/fixed vinyl windows, contemporary light fixtures

Exterior combines a variety of architectural styles to better blend into the neighborhood. Elements are randomized around the perimeter to disguise the size of the property's buildings and give the appearance of smaller individual homes:

San Francisco Victorian Elements:

- *Shingles (Shingle Style)*
- *Canted & box bay windows (Victorian/Edwardian)*
- *Stucco (Mission Revival)*
- *Projecting eaves, slatted awning and knee brace, sconces (Craftsman)*

This slide examines architectural features represented on the property. Specific features & trim highlight structure, provide style definition and are typically painted in contrasting or lighter colors than main building. The use of various surface materials and field colors also reduces the monotony of the facade. They create the illusion that Petrini is comprised of many smaller and more intimate buildings, when in fact there are only four large buildings.

2002 Original Construction Color Scheme & Materials

EXTERIOR OF PROPERTY / FULTON - MASONIC



Four photos taken in 2002 and one render of the exterior. In the center is the original stucco color palette. Shingles are also new and have not yet darkened with age.

2002 Original Construction Color Scheme & Materials

INTERIOR OF PROPERTY / COURTYARD



2002 Original Color Scheme vs. 2022 Condition

EXTERIOR OF PROPERTY / FULTON - MASONIC



Integral Color Stucco - 20yr Performance

Integral colored exterior stucco is a mechanically blended compound of portland cement, hydrated lime, sand aggregates, and pigments. Since the stucco is internally colored, it doesn't require regular painting.

- Color fading / blotchiness
- Staining from minerals / water / rust
- Dirt accumulation within stucco texture
- Dated color palette / didn't age well



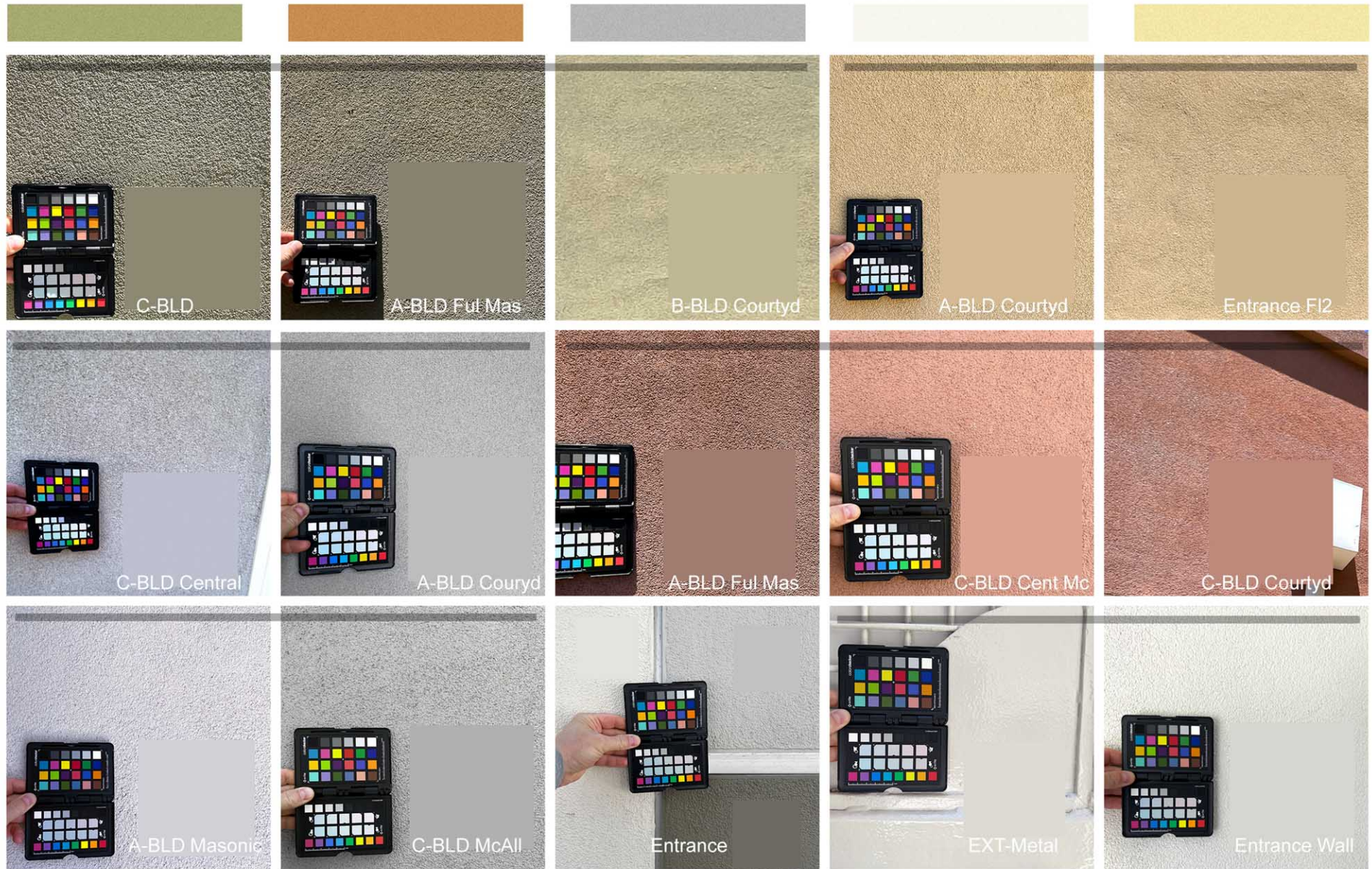
Solution:

- Prime & paint over stucco.
- Opportunity to update colors to contemporize the look / image of Petrini Place.
- Goal is to maintain architectural style of the property and select colors that enhance existing architectural elements.
- Select colors that are less prone to fading (worst are red/yellow) such as light colors or neutrals.
- Select fewer colors for easier maintenance / touch-up.

The 2002 original appearance on the corner of Fulton and Masonic vs. 2022 appearance. Note strong original colors and lack of mature vegetation with original construction. Today there is significant fading and weathering of the stucco and shingles. Replacing or modifying the stucco is not a viable option. Painting is the appropriate option which also gives an opportunity to modify the colors.

2022 Survey of Current State of Stucco & Metal Colors

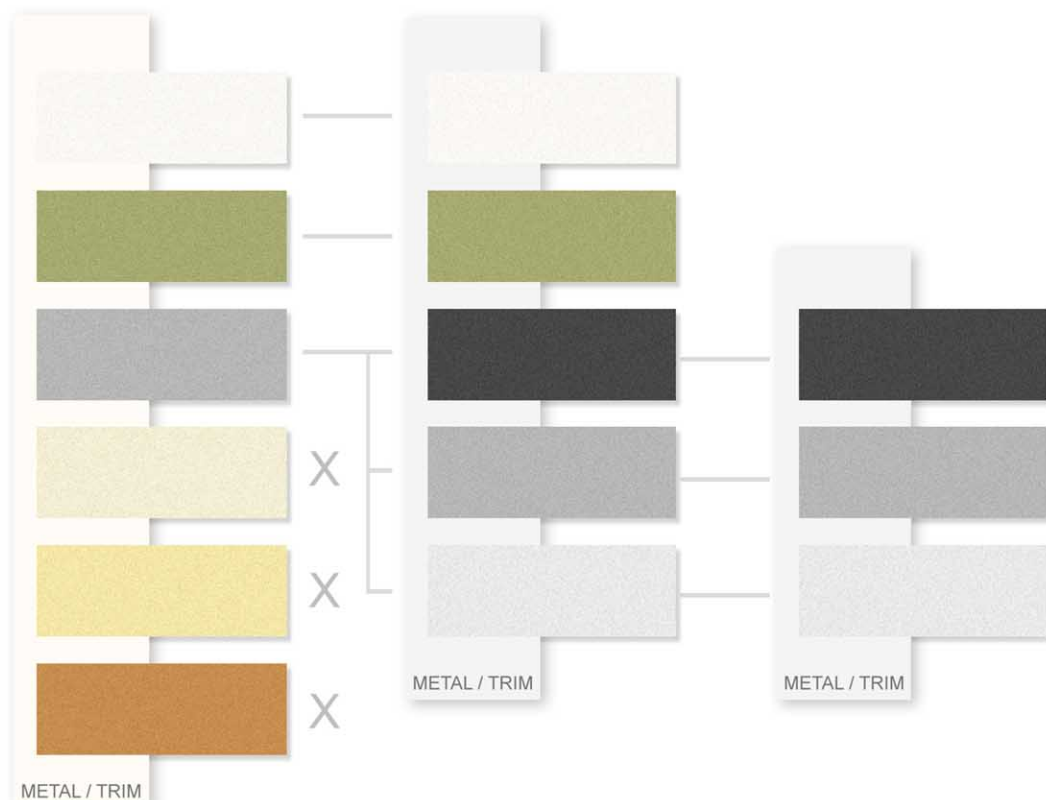
INTERIOR & EXTERIOR OF PROPERTY / COURTYARD 5/20/2022 @ 1PM



This slide shows how each original color has changed due to fading, and in some cases overpainting for repairs. Similar colors are grouped with a dark line connecting the images and the exact location is shown in white lettering. Use of a calibrated color checker allows each image to be corrected for more accurate comparison under various lighting conditions. The original color palette is shown at the top. (note your viewing screen may not be calibrated and could display the above colors differently than other calibrated monitors)

Color Palette Proposals 2023

TO BE USED OVER ALL STUCCO & METAL SURFACES



ORIGINAL

OPTION
- COLOR

OPTION
- MONOCHROME

NOTE:

- Colors are representative and not the actual final color to be selected and sampled in real test applications on the property.
- Colors on your screen or in print will vary depending on your screen calibration, ink and paper.

CHANGES

- Remove warm, saturated yellow & red hues that were popular around year 2000 to build a cleaner and more contemporary palette.

OPTION COLOR

- Keep the existing cream color for upper level stucco - hides dirt & warms overall appearance.
- Maintain the green (olive/ moss/ sage). This works well to complement the existing greenery inside and surrounding the property.
- Expand the existing gray by adding lighter tint and darker shade (TBD) to contemporize and enhance the architectural features. Gray will does not shift "color" over time particularly like red and yellow, to better maintain a uniform appearance.
- The more sophisticated & neutral palette with warm green brings focus to forms highlighted by the white framed windows and other architectural details.

OPTION MONOCHROME

- Monochromatic palette - remove the Cream and Green and keep Option Color's gray tones.
- Use lightest gray stucco color for all metal surfaces.
- This reduced palette will make painting and maintenance easier and will eliminate color fade.

Two new color palettes are proposed. The first, OPTION COLOR, retains the upper level cream and field green and expands on the grey tones. The second palette, OPTION MONOCHROME, removes the cream and green. The second palette, OPTION B, does provide a more sophisticated look for the property and is easier to paint and then maintain over time. It should also wear better and show dirt less. PLEASE NOTE: These are not the final, specific grey tones and/or green. Colors on your screen or in print may not reflect the actual colors due to differences in screen and printer calibration. Once the general palette is selected, all final colors will be selected from painted samples around the property – this will allow for final refinement due to location, lighting and adjacent structures.

Renderings - New Color Palette Options

LOCATION: FULTON - MASONIC



MONOCHROME STUDY - SHOWS FORMS & FEATURES BEST

A: Mixed Light, Medium & Dark B: All Medium C: All Light D: All Dark

Four sample renders are shown with the final proposed scheme being Image A (black outline). Sequences of different shades are selected for each location to provide balance, architectural progression from foreground to background, contrast and to highlight the architectural features. Note this palette of shades would be distributed in different locations throughout the property. This location is shown for reference.

Renderings - New Color Palette Options

LOCATION: FULTON - MASONIC



COLOR STUDY

A: Anchor Green / Main Light B: Anchor Lt. Gray / Main Light C: Anchor Green Main Light D: Anchor Green / Main Lt. Gray

Four sample renders are shown with the final proposed scheme being Image A (black outline). Sequences of different tones are selected for each location to provide balance, architectural progression from foreground to background, contrast and to highlight the architectural features. Note this palette of colors would be distributed in different locations throughout the property. This location is shown for reference.

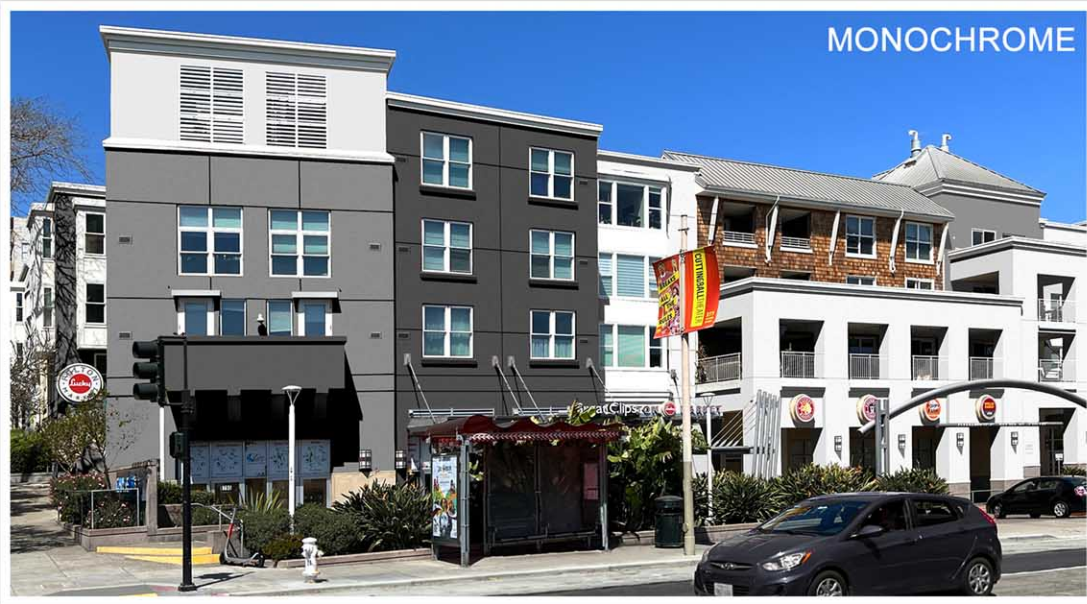
2023 PROPOSED COLOR PALETTES

FOR THE FULL PAINTING OF PETRINI PLACE

A simplified **COLOR** palette creates a modern and sophisticated look while maintaining a connection to the original design.



MONOCHROME



A **MONOCHROMATIC** palette creates a elegant and timeless look while emphasizing architectural elements and continuing the illusion of multiple structures.

2002 Original Construction Color Scheme - Elevations

(A) EXTERIOR OF PROPERTY / FULTON - MASONIC



ORIGINAL

MASONIC AVENUE (WEST) ELEVATION



FULTON STREET (SOUTH) ELEVATION



OPTION
- COLOR

MASONIC AVENUE (WEST) ELEVATION



FULTON STREET (SOUTH) ELEVATION



OPTION
- MONO

MASONIC AVENUE (WEST) ELEVATION



FULTON STREET (SOUTH) ELEVATION

This slide shows two palette options and how the various structures would be painted with each. The original paint scheme is shown at the top for reference. The shingles will most likely remain natural.

2002 Original Construction Color Scheme - Elevations

(B) EXTERIOR OF PROPERTY / CENTRAL - MCALLISTER



ORIGINAL

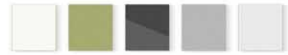
CENTRAL AVENUE (EAST) ELEVATION



McCALLISTER STREET (NORTH) ELEVATION



McCALLISTER STREET PLAZA ELEVATION



OPTION A
- COLOR

CENTRAL AVENUE (EAST) ELEVATION



McCALLISTER STREET (NORTH) ELEVATION



McCALLISTER STREET PLAZA ELEVATION



OPTION B
- MONO

CENTRAL AVENUE (EAST) ELEVATION



McCALLISTER STREET (NORTH) ELEVATION



McCALLISTER STREET PLAZA ELEVATION

This slide shows two palette options and how the various structures would be painted with each. The original paint scheme is shown at the top for reference. The shingles will most likely remain natural.

2002 Original Construction Color Scheme - Elevations

(A) INTERIOR OF PROPERTY / BUILDINGS 2 & 5 (A & D)



ORIGINAL



BUILDING 5 COURTYARD EXTERIOR



BUILDING 2 COURTYARD EXTERIOR ELEVATION

BUILDING 2B SOUTH COURTYARD EXTERIOR ELEVATION



OPTION A
- COLOR



BUILDING 5 COURTYARD EXTERIOR



BUILDING 2 COURTYARD EXTERIOR ELEVATION

BUILDING 2B SOUTH COURTYARD EXTERIOR ELEVATION



OPTION B
- MONO



BUILDING 5 COURTYARD EXTERIOR



BUILDING 2 COURTYARD EXTERIOR ELEVATION

BUILDING 2B SOUTH COURTYARD EXTERIOR ELEVATION

This slide shows two palette options and how the various structures would be painted with each. The original paint scheme is shown at the top for reference. The shingles will most likely remain natural.

2002 Original Construction Color Scheme - Elevations

(D) INTERIOR OF PROPERTY / BUILDING 3 & 4 (B & C)

ORIGINAL



OPTION A - COLOR



OPTION B - MONO



ADDITIONAL ARTWORK - Fulton / Masonic Corner



ADDITIONAL ARTWORK - Fulton / Masonic Corner



ADDITIONAL ARTWORK - McALLISTER ENTRANCE



MONOCHROME



COLOR

ADDITIONAL ARTWORK - FULTON EAST

MONOCHROME



COLOR



ADDITIONAL ARTWORK - MASONIC SOUTH ENT.

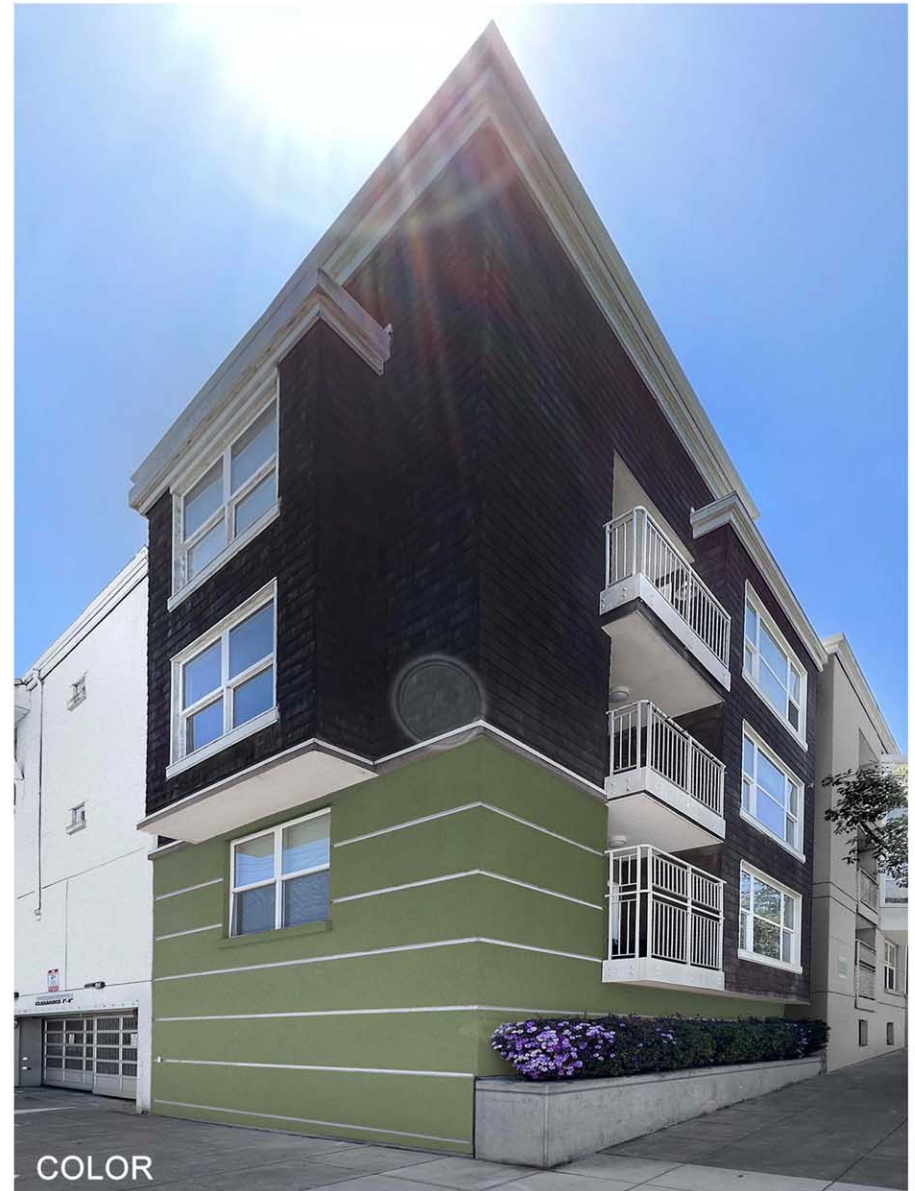


MONOCHROME



COLOR

ADDITIONAL ARTWORK - CENTRAL / McALLISTER



ADDITIONAL ARTWORK - INTERIOR COURTYARD



MONOCHROME



COLOR



MONOCHROME



COLOR



ADDITIONAL ARTWORK - HALLWAY

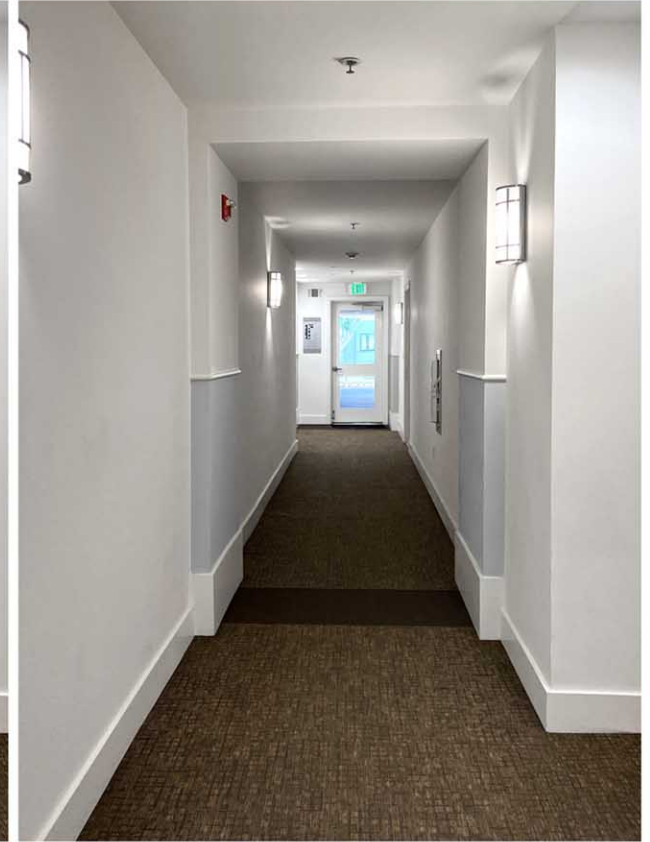
OLIVE / MOSS / SAGE



DARK GREY



LIGHT GREY



Rendering of MONOCHROME and COLOR palettes for: HALLWAYS

Note: Carpets will remain as is. The bands of wainscoting color can be changed. All other wall and ceiling surfaces will remain white. Use of grey shades will make future carpet selection easier and it will also make cleaning and paint touch up easier - as grey is easier to match than specific color tints.

ADDITIONAL ARTWORK - INTERIOR DOORS



Rendering of MONOCHROME and COLOR palettes for: INTERIOR DOORS

Note: Carpets will remain as is. All wall and ceiling surfaces will remain white (except wainscoting bands). Use of grey shades will make cleaning and paint touch up easier - as grey is easier to match than specific color tints. DARK GREY will not show scuff marks as much as other shades and tints.

ADDITIONAL ARTWORK - LOBBY ENTRANCE

EXISTING



• DARK GREY

OLIVE /
MOSS /
SAGE



• LIGHT GREY

Rendering of MONOCHROME and COLOR palettes for: LOBBY ENTRANCE

Note: Slate surfaces and naturally finished doors will remain as is. Grey shades may still be selected for the Lobby Entrance even if a COLOR palette is selected for the exterior. The LIGHT GREY specifically will brighten the space, make cleaning and touch up painting easier and will match well with the slate, metallic elements and the natural door finishes.