



DIAMOND HEAD PAINTING PROJECT



New Multi-Family
Colors

Page **2**

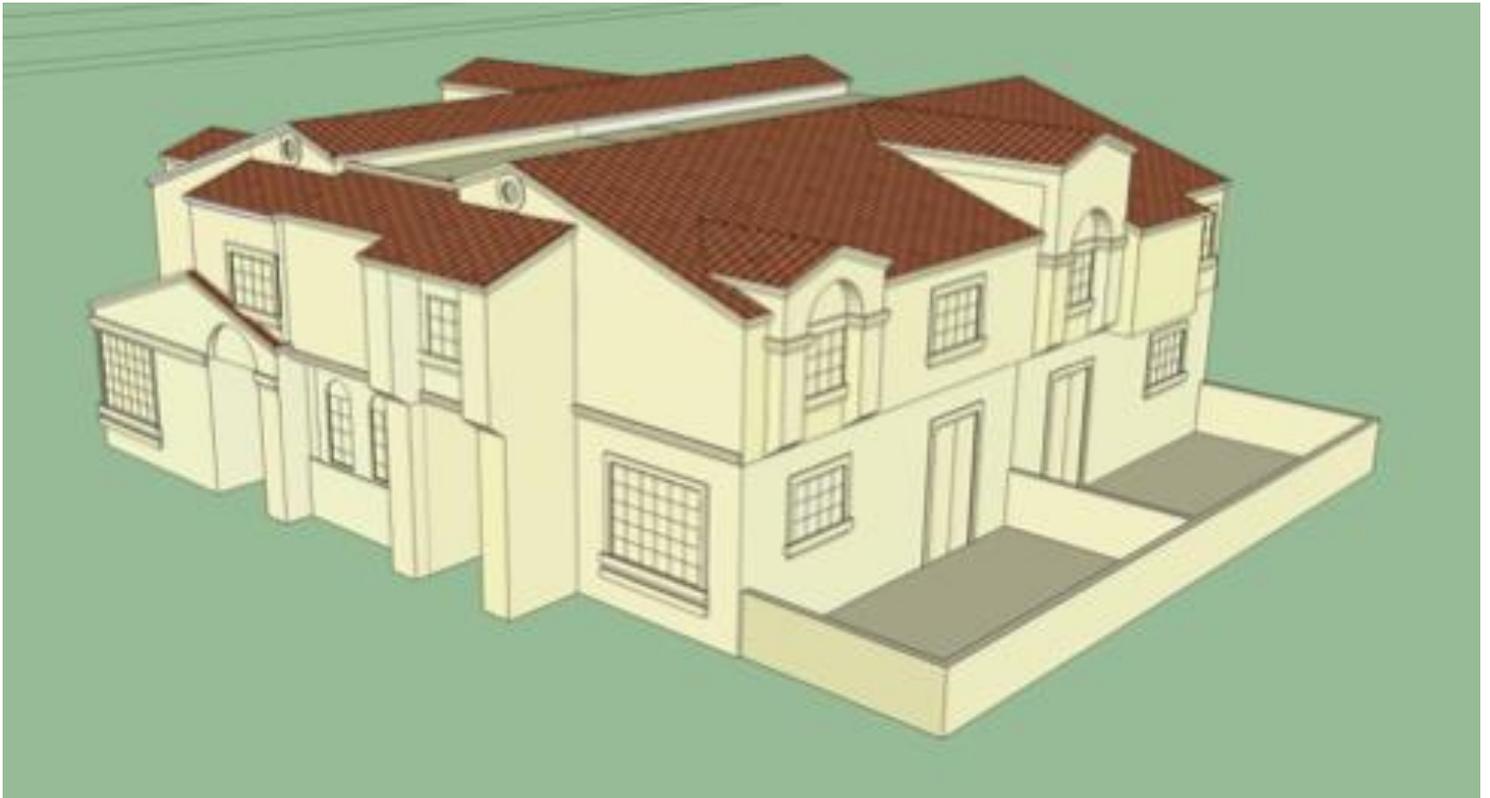
Proposal

Page **3**

Cost Estimate &
Project Benefits

Page **4**

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Project Introduction

Diamond Head, located in Stevenson Ranch, is a condominium complex composed of 82 residential buildings with 296 units. The complex was developed between 1989 and 1992 and still has the original stucco, with the exception of repairs made as a result of the 1994 Northridge earthquake. The stucco has not been repainted and still has peach-colored stucco with teal accent tiles and front doors, which were the current color schemes of the time.



New Multi-Family Colors

Newer construction in Stevenson Ranch has neutral color pallets and a review of newer multifamily complexes across the Los Angeles region suggest that the use of multiple colors has increased and creates more architectural interest. Projections or smaller areas are more frequently painted with a bright third color.



Parc Ridge Apartments



Meridian Place Apartment Homes



La Villita



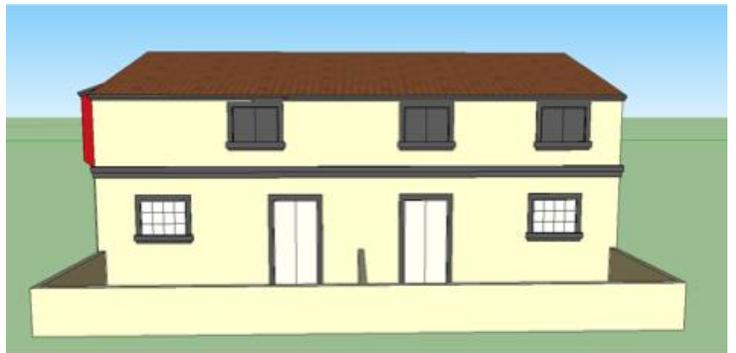
Bridgewater



The Summit at Stevenson Ranch

Proposal

Looking at current color multi-family complexes, a multi-color painting scheme is recommended. While the units will not be repainted peach, the color chosen must coordinate with the peach colored roofing tiles, which will not be replaced. The recommendation is for a light beige for the base color with the trim being a light grey that accents the peach roofing tiles and either a light brick or a brighter red for the window arches. A three-dimensional model of one of the buildings was developed to provide a better understanding of what areas would be painted as molding (shown in dark gray) and which would receive the accent color (shown in bright red). The color shown in the model are not those be recommended but help accentuate the architectural interest that can be expressed by painting with multiple colors.



Cost Estimate

Diamond Head has \$600,000 in reserves to paint the complex and a painting contractor provided an initial estimate of \$450,000 for a multi-color paint scheme. The estimate did not include the costs of painting front doors, removing the teal accent tiles, or repairing any damaged stucco or walls. However, the estimate suggests that the project costs can be managed without any surprise assessments or loans.



Project Benefits

1. **Increased Home Values.** Two realtors independently estimated that the values of the units would increase between 5 and 10% from a modern color scheme and fresh paint.
2. **Enhanced Curb Appeal.** Diamond Head's current color scheme is from the late 1980s, and new modern colors will help it better fit into the newer construction in the rest of Stevenson Ranch.
3. **Protected Exterior Surface.** Aging stucco allows more water to permeate into the house and can lead to water damage. Exterior paint, while not impermeable, reduces the amount of water that permeates. Exterior paint will normally last 6 to 10 years, and the older stucco at Diamond Head would benefit from the extra protection.
4. **Hidden Permanent Marks and Stains.** The stucco at Diamond Head is fading and stained. A fresh paint job will greatly increase the aesthetic quality of the complex.

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**This project was prepared in Spring 2015 by students in the Field Work
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