



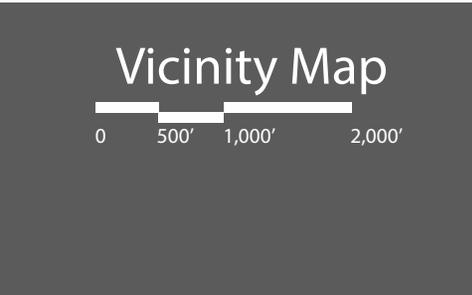
# Urban Treehouse

1919 O'FARRELL | SAN MATEO

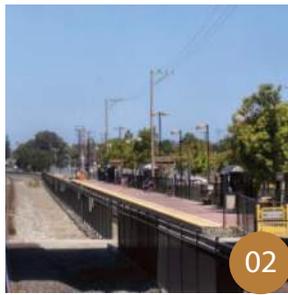


- 01** Shops & Commercial
  - Downtown Commercial
  - Food & Beverage
  - Shops & Services
- 02** Transit
  - Caltrain Station
  - Bus Station
  - Shuttle
- 03** Employment
  - Downtown Businesses
  - Business Parks
  - Hospitality & Retail
- 04** Park & Recreation
  - San Mateo Central Park
  - Bay Meadows Park
  - Trinta Park
- 05** Services & Community
  - City Hall
  - Public Library
  - Schools

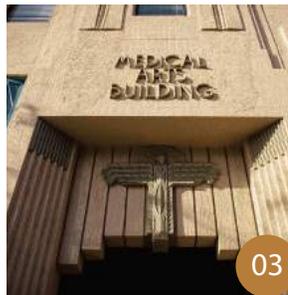
 Project Site



Cafes & Shops



Caltrain Station



Employment Areas



Bay Meadows Park



City Hall



# CONTEXT

- Business
- Residential
- Eateries
- Academics
- District Services
- Transit
- Health & Fitness





SITE



- Mix of Adjacent Uses:  
Office, Civic & Multifamily
- Cul de Sac Street Terminus
- 92 Freeway





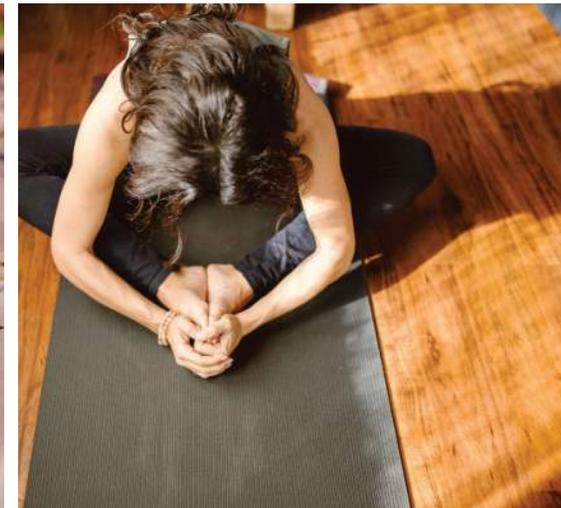
## LANDSCAPE & OPEN SPACE

- Gathering Spaces
- Active & Passive Spaces
- Outdoor Furnishings
- Dining Areas
- Drought-Friendly Landscape





## COMMUNITY



- South Courtyard
- Shared Spaces
- Recreational Activities
- Game Areas
- Neighborhood Amenities



## LIVING



- 1 BR, 2 BR & 3 BR Units
- Modern Living
- Recreational Amenities
- Bike and Pedestrian Accessibility

# Site Overview

- 49 Residential Units
- 64 Onsite Parking Spaces
- Total Open Space Area 13,705 SF



# Open Space

■ Open Space - Hardscape & Softscape

● ● ● New Planting



# Circulation

..... Pedestrian Circulation

—> Bicycle Circulation

→ Vehicular Circulation







# Floor Plans



Note:  
 • Automatic fire sprinkler system are extended to the balconies

2nd Floor Plan

# Floor Plans



3rd Floor Plan

# Floor Plans



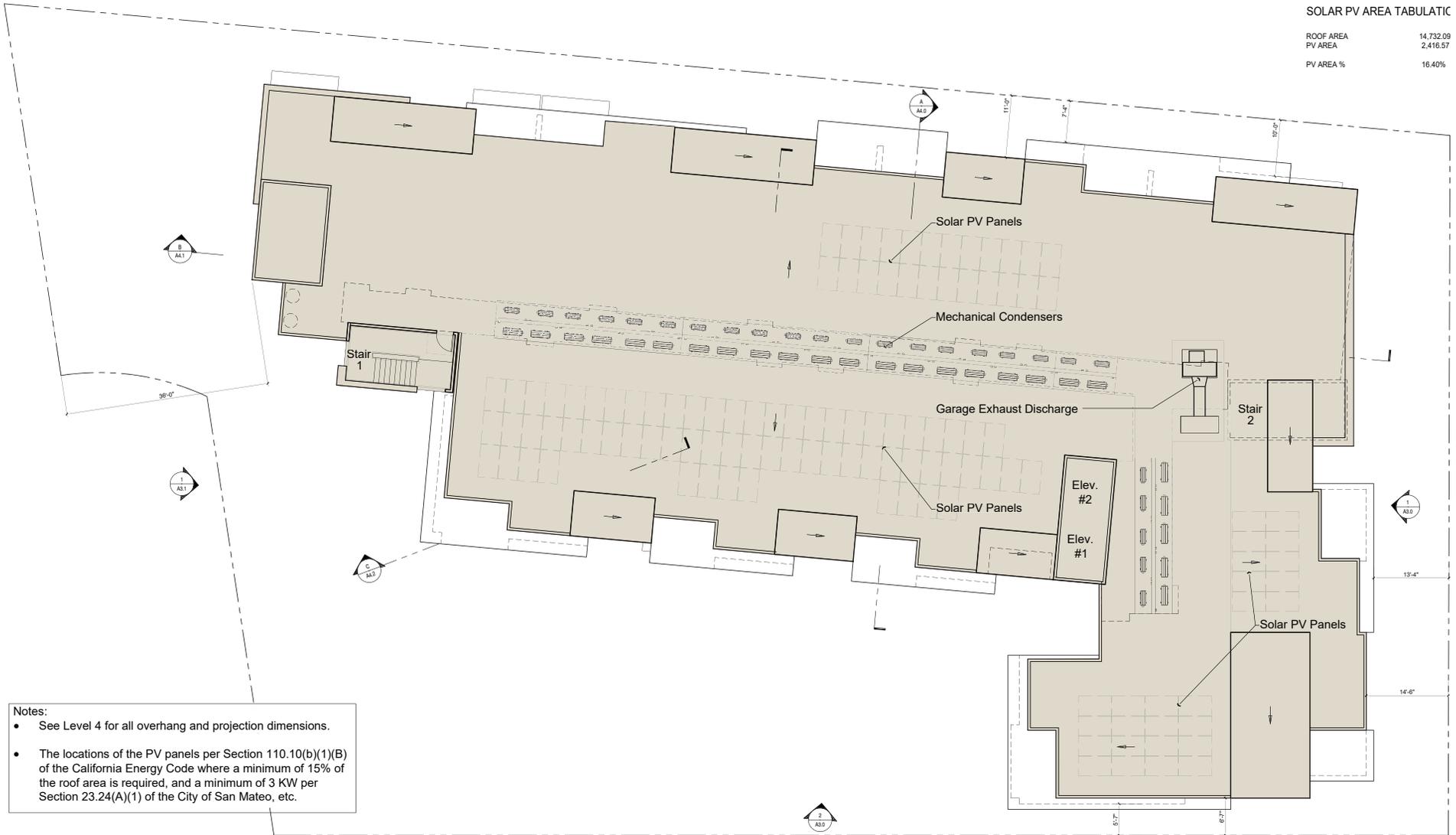
Note:  
 • Automatic fire sprinkler system are extended to the balconies

4th Floor Plan

# Floor Plans

## SOLAR PV AREA TABULATIC

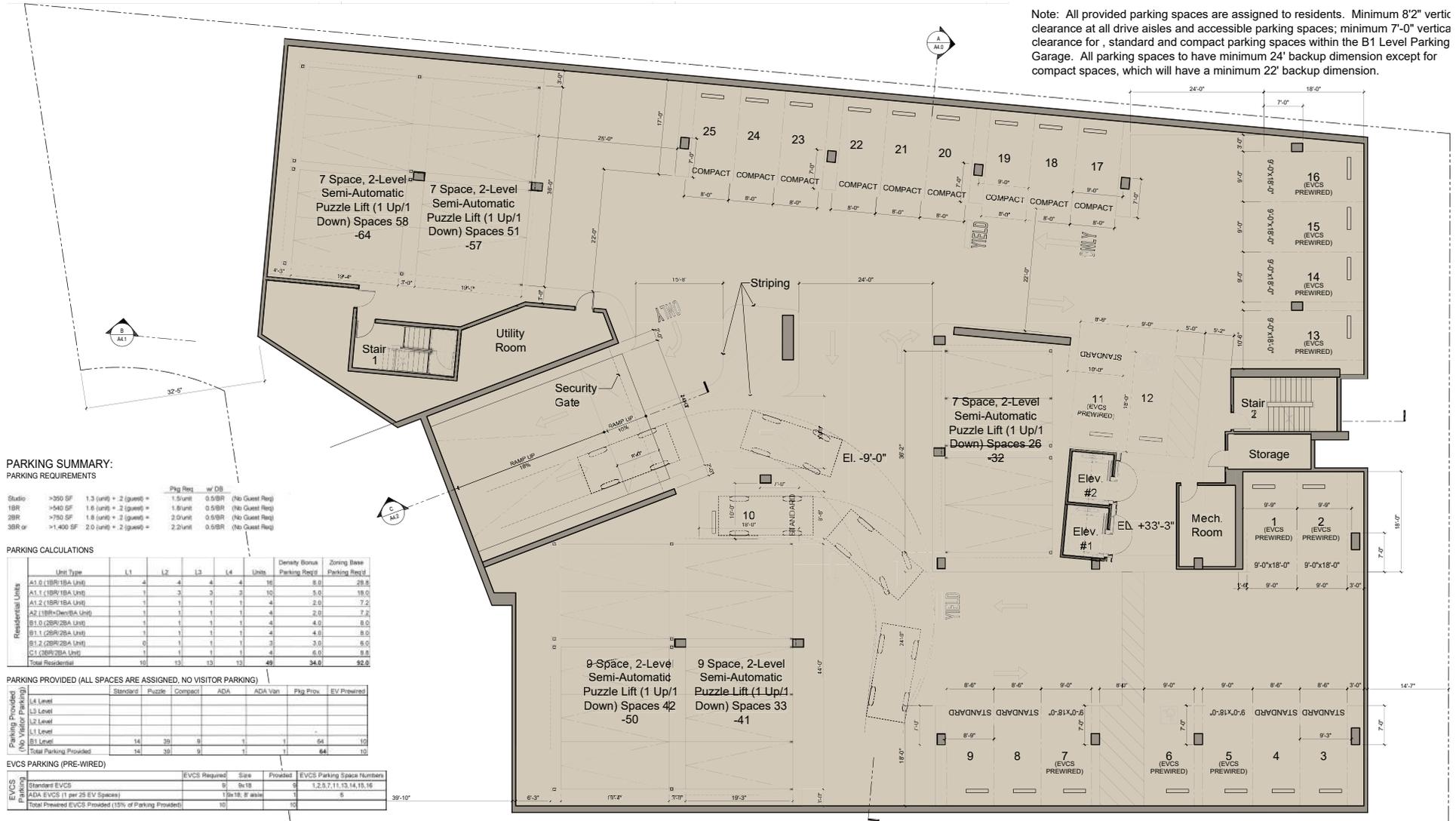
ROOF AREA	14,732.09
PV AREA	2,416.57
PV AREA %	16.40%



- Notes:
- See Level 4 for all overhang and projection dimensions.
  - The locations of the PV panels per Section 110.10(b)(1)(B) of the California Energy Code where a minimum of 15% of the roof area is required, and a minimum of 3 KW per Section 23.24(A)(1) of the City of San Mateo, etc.

## Roof Plan

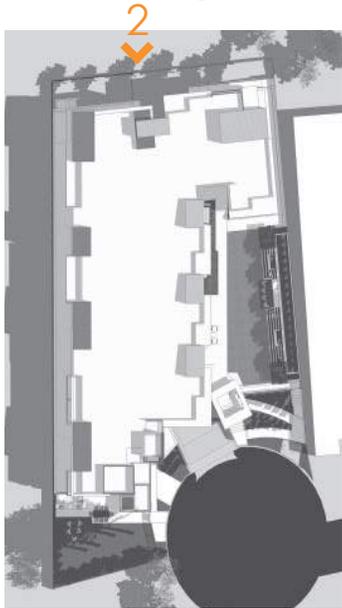
# Floor Plans



Note: All provided parking spaces are assigned to residents. Minimum 8'2" vertic clearance at all drive aisles and accessible parking spaces; minimum 7'-0" vertica clearance for , standard and compact parking spaces within the B1 Level Parking Garage. All parking spaces to have minimum 24' backup dimension except for compact spaces, which will have a minimum 22' backup dimension.

Basement Level Plan

# Building Elevations



02 East Elevation



01 South Elevation

# Building Elevations



2



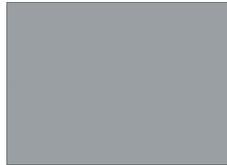
02 West Elevation



01 South Elevation

# Materials & Color Palette

## COLORS & FINISHES



A TELEGRAY



F STONE SILVER



L CROSSROADS



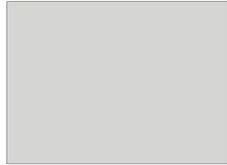
B INDUSTRIAL AGE



G SMOKE AND MIRRORS



M BLACK DIAMOND



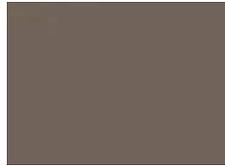
C WHITE ALUMINUM



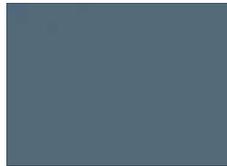
H SANDPIT



D WHITE



J SHAKER GRAY



E TURBULENT SEA



K MEDALLION

## MATERIALS



1 PLASTER



6 METAL RAILING



11 ALUMINUM STOREFRONT



2 BRICK VENEER



7 METAL & WOOD CANOPY



12 METAL ROLL UP DOOR



3 HORIZONTAL CEMENT BOARD SIDING



8 METAL FENCE / GATE



13 CONCRETE MASONRY BLOCK



4 VERTICAL STANDING SEAM METAL



9 WOOD SLAT RAILING



14 PAINTED DOOR



5 PAINTED CONCRETE



10 VINYL WINDOW

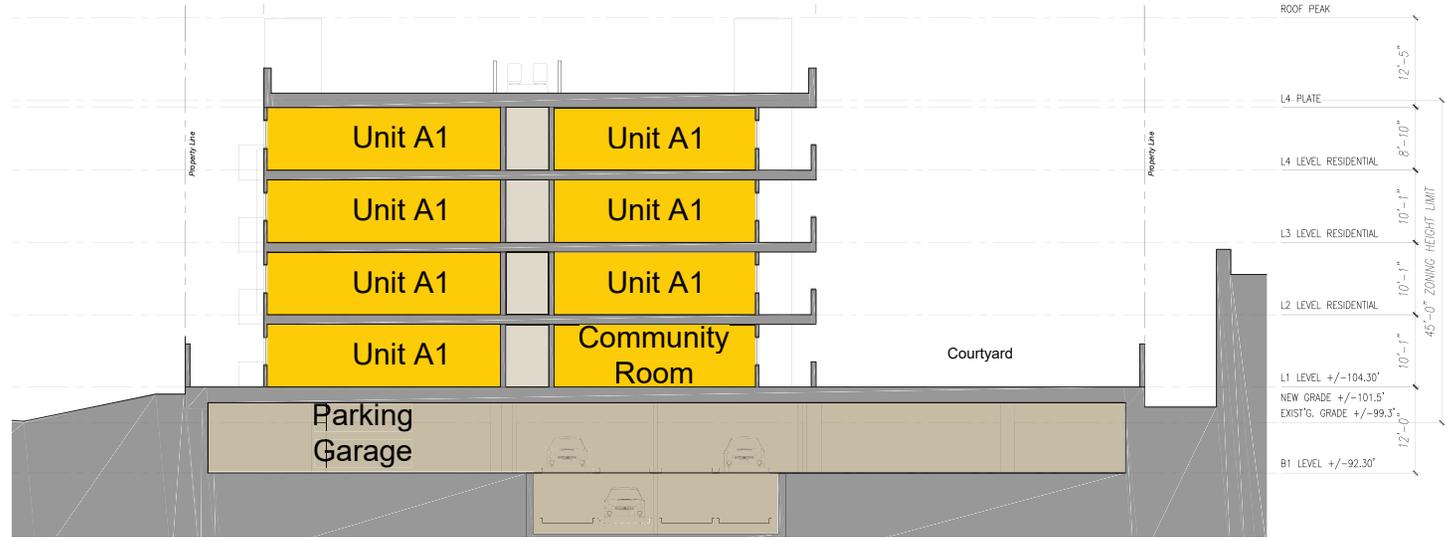
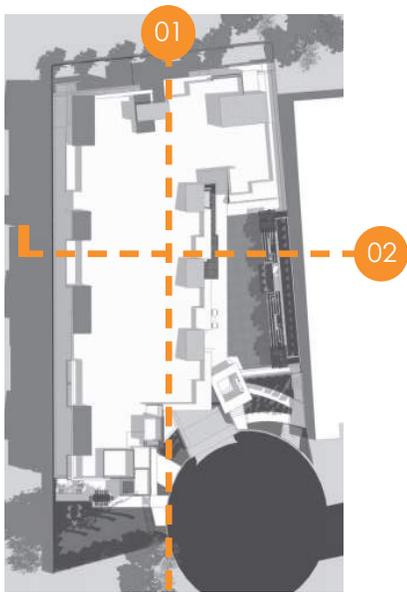
## MATERIALS LEGEND:

- 1 PLASTER
- 2 BRICK VENEER
- 3 HORIZONTAL CEMENT BOARD SIDING
- 4 VERTICAL STANDING SEAM METAL
- 5 PAINTED CONCRETE
- 6 METAL RAILING
- 7 METAL & WOOD CANOPY
- 8 METAL FENCE/GATE
- 9 WOOD SLAT RAILING
- 10 VINYL WINDOW
- 11 ALUMINUM STOREFRONT
- 12 METAL ROLL UP DOOR
- 13 CONCRETE MASONRY BLOCK
- 14 PAINTED DOOR
- 15 ART MURAL (ARTWORK TBD)

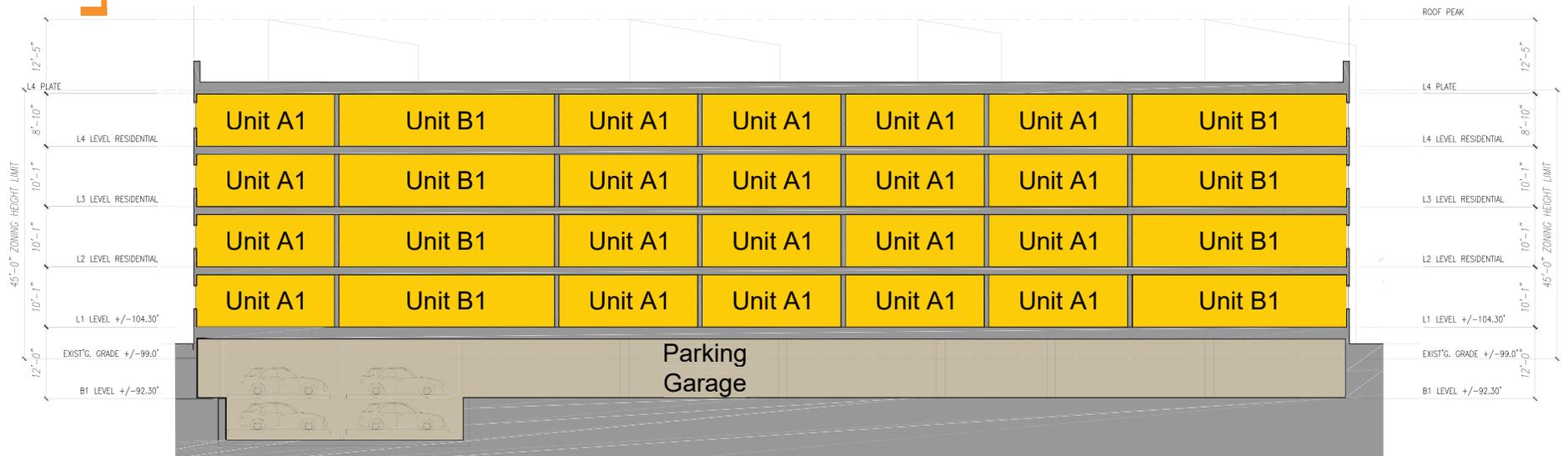
## COLOR & FINISH LEGEND:

- A COLOR TO MATCH RAL 7045 TELEGREY
- B PAINT TO MATCH DET618 INDUSTRIAL AGE (PLASTER)
- C COLOR TO MATCH RAL 9006 WHITE ALUMINUM
- D PAINT TO MATCH DEW380 WHITE
- E PAINT TO MATCH DE5803 TURBULENT SEA
- F PAINT TO MATCH DE5773 STONE SILVER
- G PAINT TO MATCH DE5770 SMOKE AND MIRRORS
- H PAINT TO MATCH DE6118 SANDPIT
- J PAINT TO MATCH DE6231 SHAKER GRAY
- K PAINT TO MATCH DET729 MEDALLION
- L PAINT TO MATCH DE5359 CROSSROADS
- M BELDEN BRICK BLACK DIAMOND VELOUR

# Building Sections

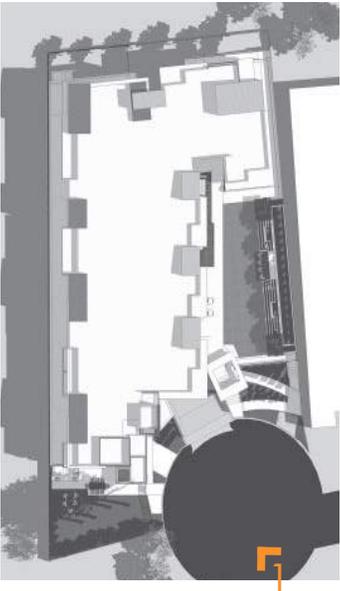


02 Section 2

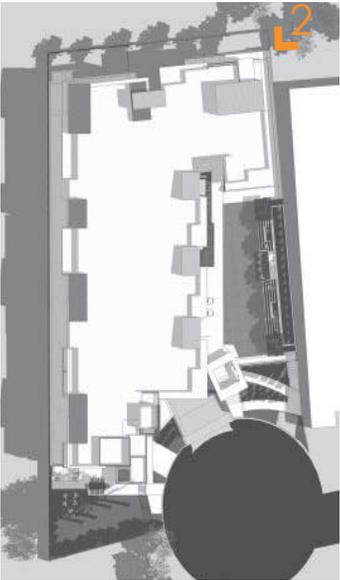


01 Section 1

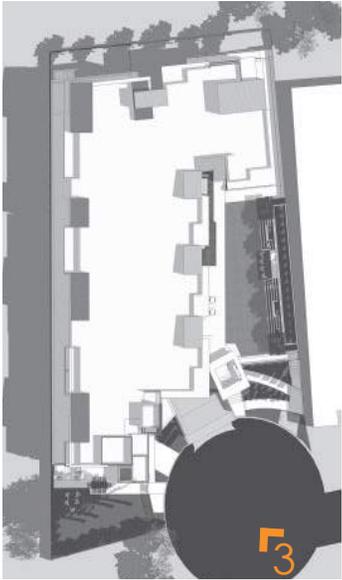
# Perspective Views



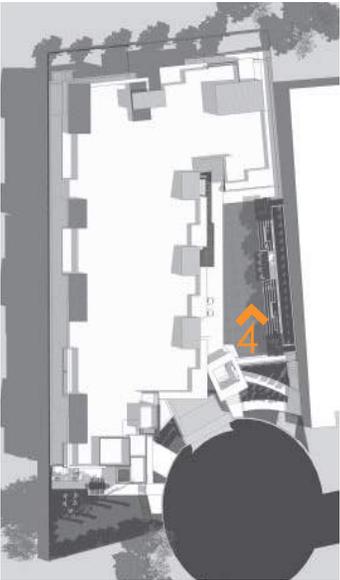
# Perspective Views



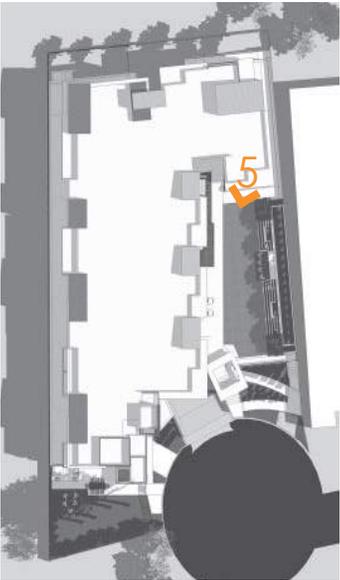
# Perspective Views



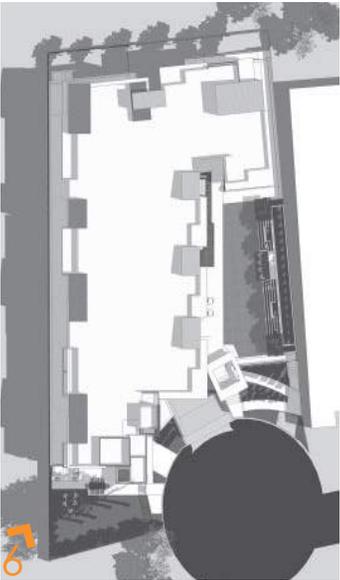
# Perspective Views



# Perspective Views



# Perspective Views



# THANK YOU

URBAN TREEHOUSE | 1919 O'FARRELL | SAN MATEO

