



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



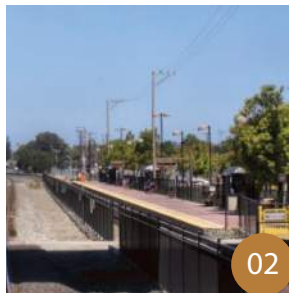
Vicinity Map

0 500' 1,000' 2,000'



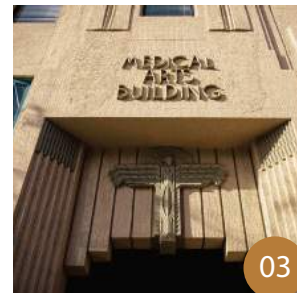
01

Cafes & Shops



02

Caltrain Station



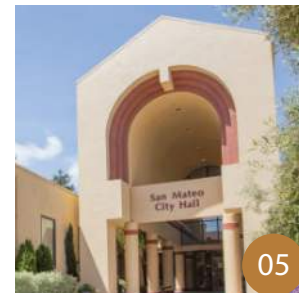
03

Employment Areas



04

Bay Meadows Park



05

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

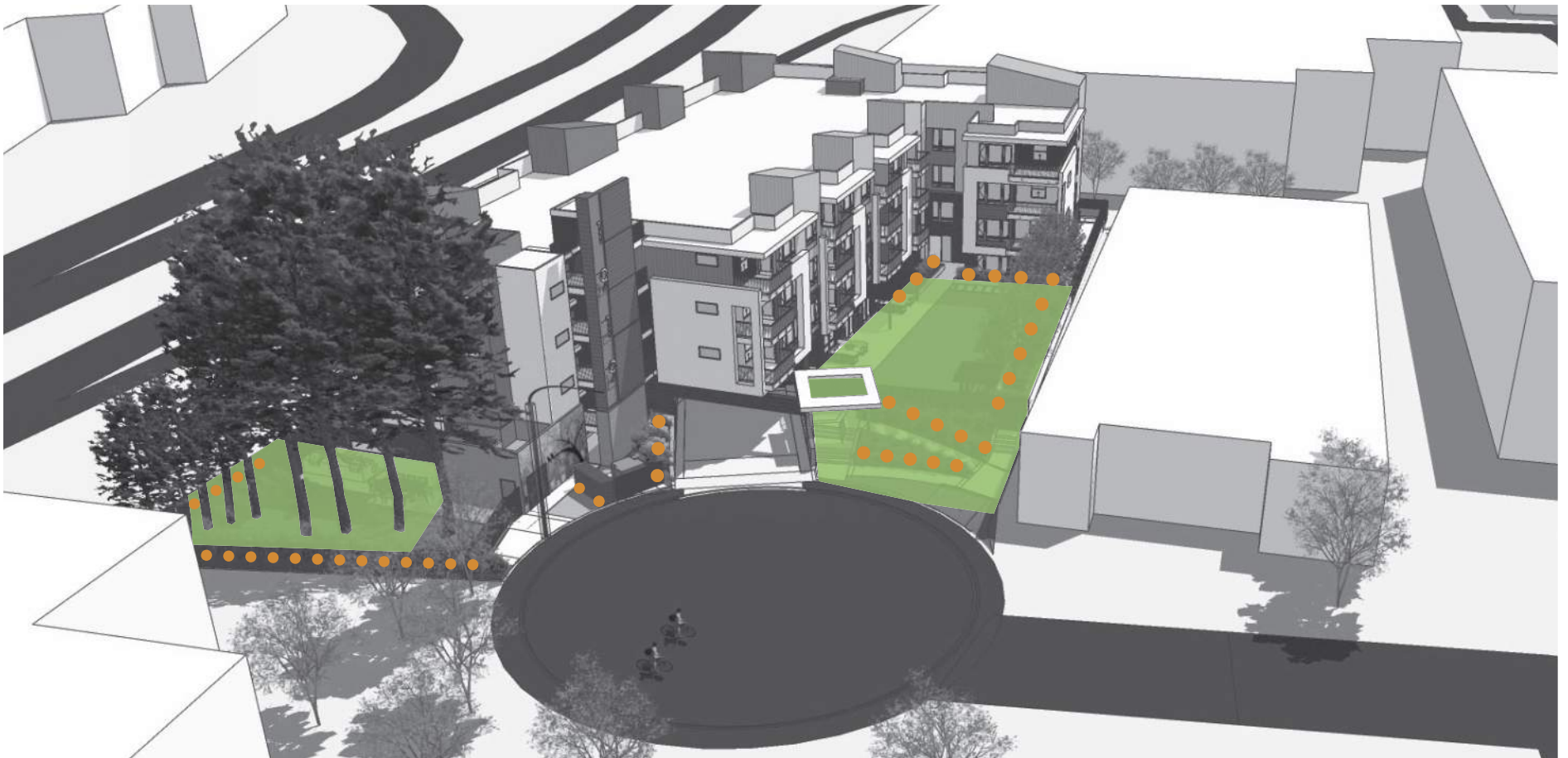
- 49 Residential Units
- 64 Onsite Parking Spaces
- Total Open Space Area 13,705 SF



Open Space

Open Space - Hardscape & Softscape

New Planting



Circulation

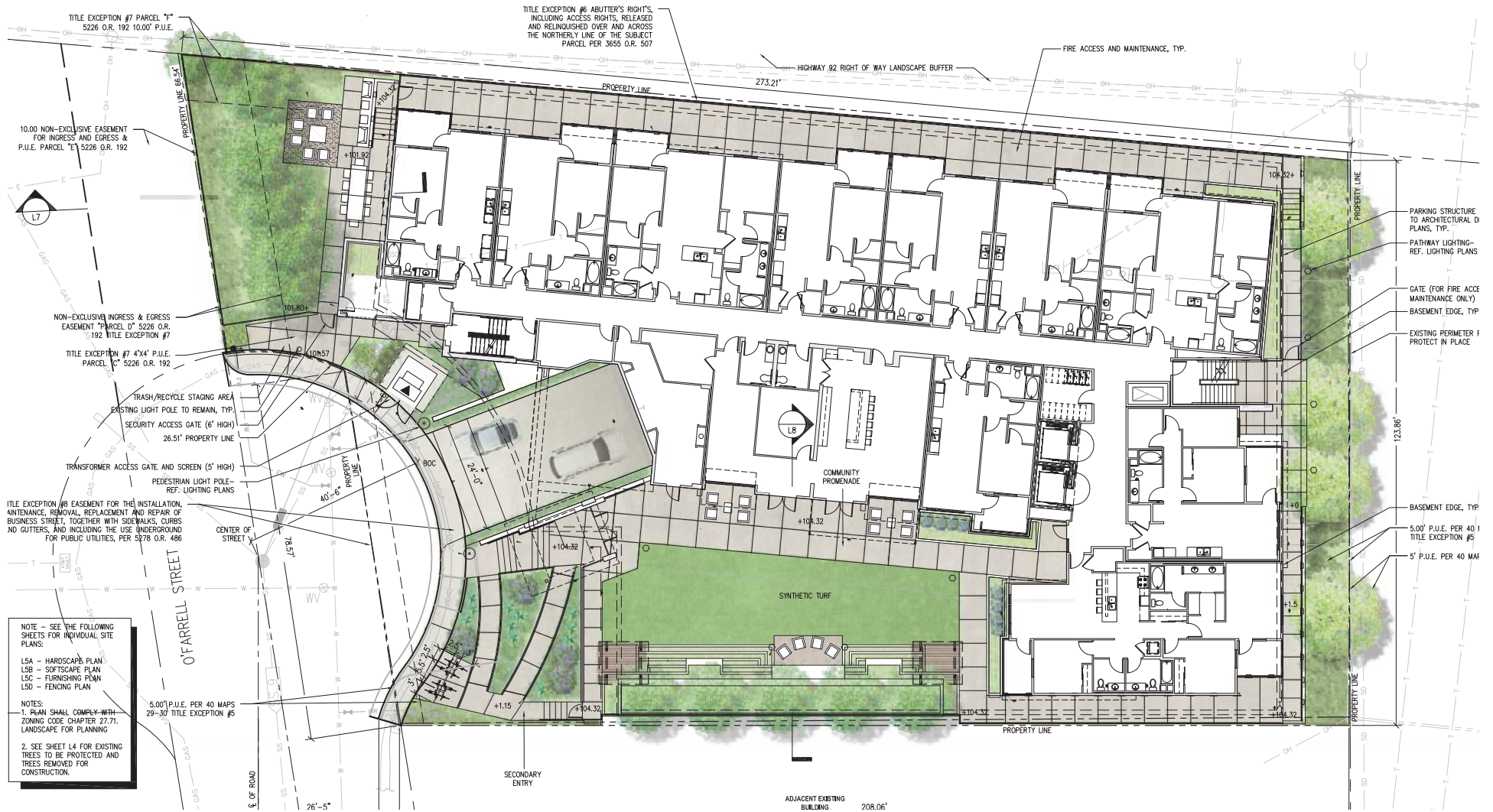
..... Pedestrian Circulation

— Bicycle Circulation

— Vehicular Circulation

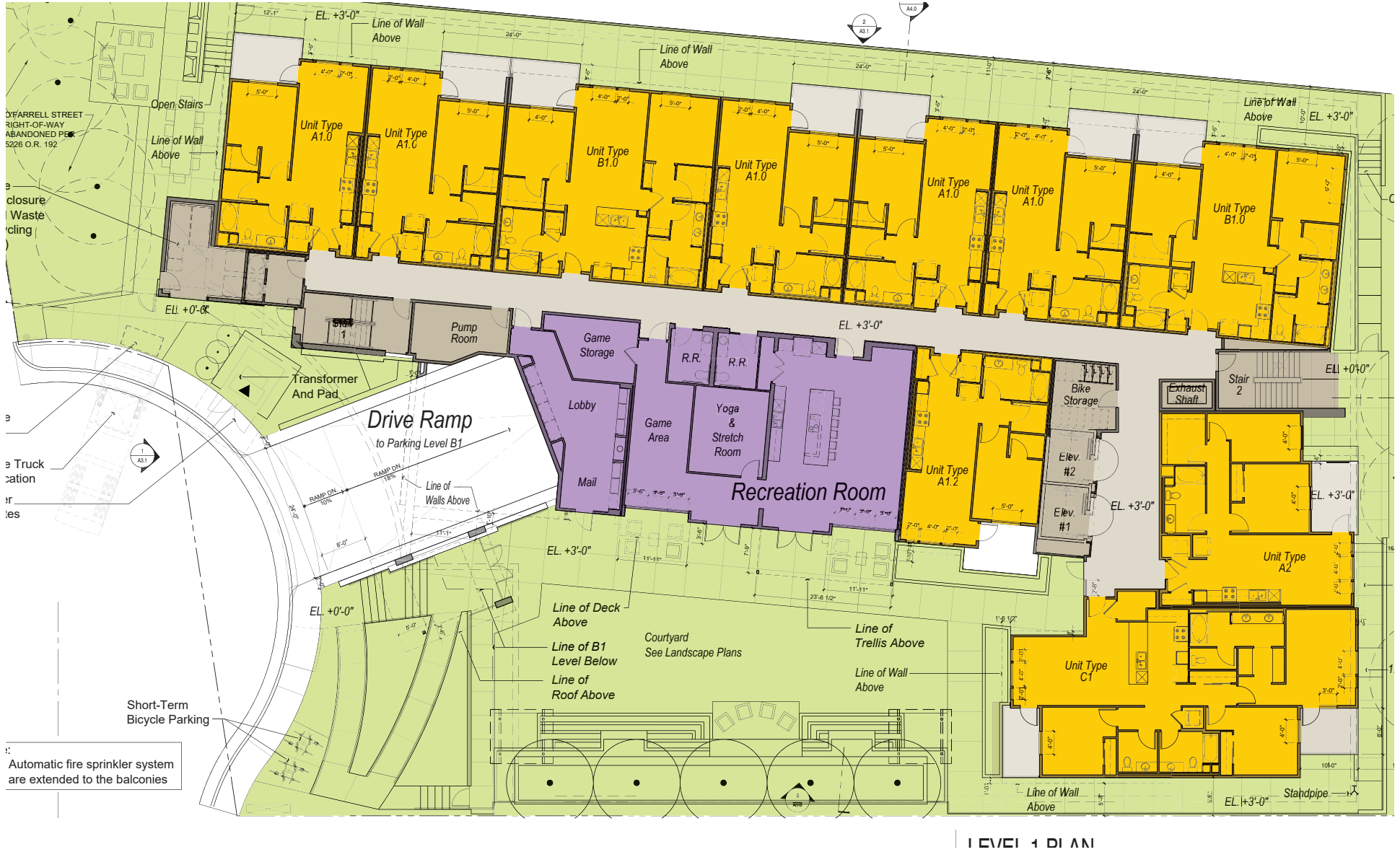


Site Plan



SitePlan

Floor Plans



Ground Floor Plan

Floor Plans



2nd Floor Plan

Floor Plans



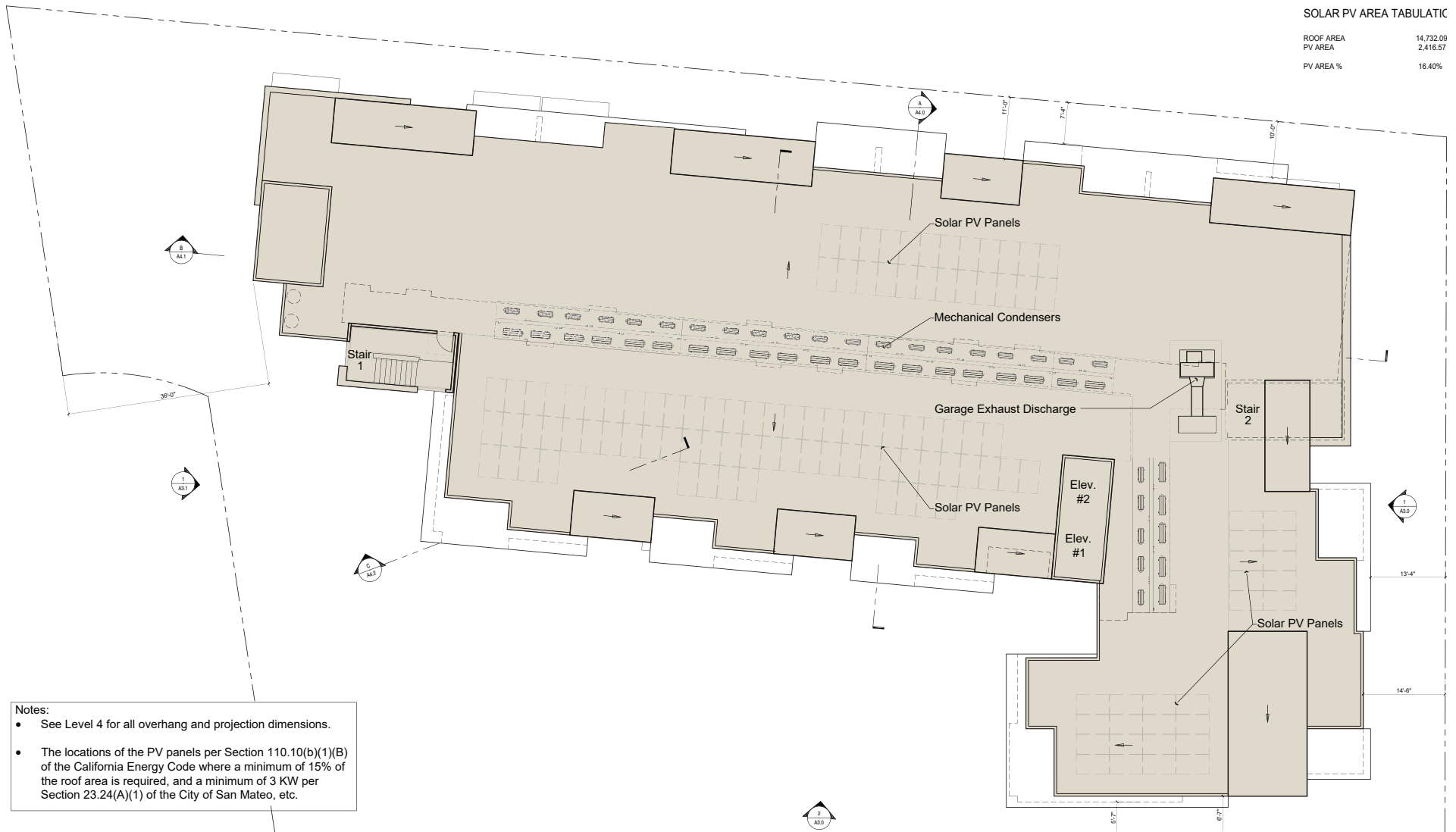
3rd Floor Plan

Floor Plans



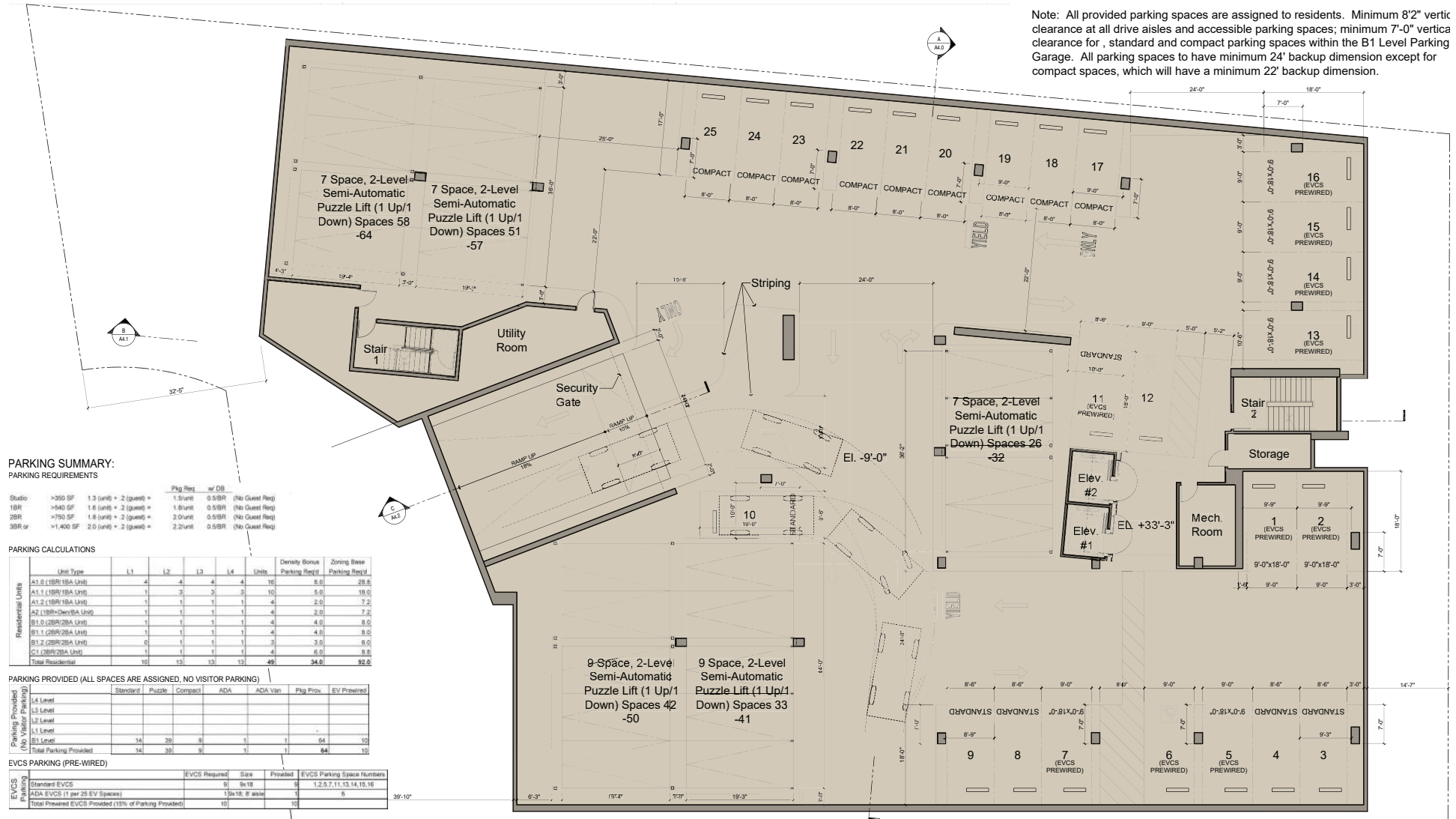
4th Floor Plan

Floor Plans



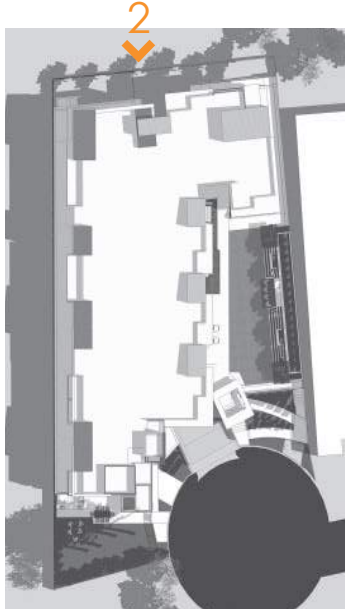
Roof Plan

Floor Plans



Basement Level Plan

Building Elevations



1



02 East Elevation



01 South Elevation

Building Elevations



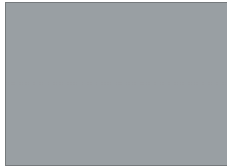
02 West Elevation



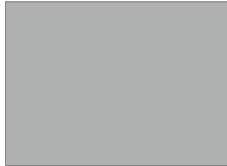
01 South Elevation

Materials & Color Palette

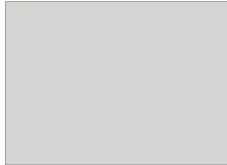
COLORS & FINISHES



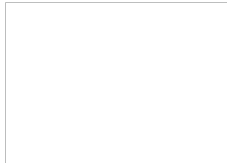
A TELEGRAY



B INDUSTRIAL AGE



C WHITE ALUMINUM



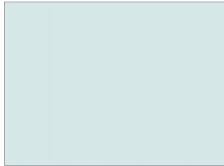
D WHITE



E TURBULENT SEA



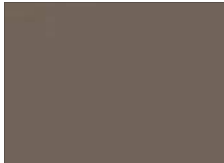
F STONE SILVER



G SMOKE AND MIRRORS



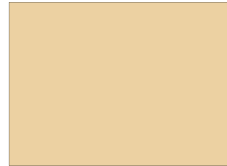
H SANDPIT



J SHAKER GRAY



K MEDALLION



L CROSSROADS



M BLACK DIAMOND

MATERIALS



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

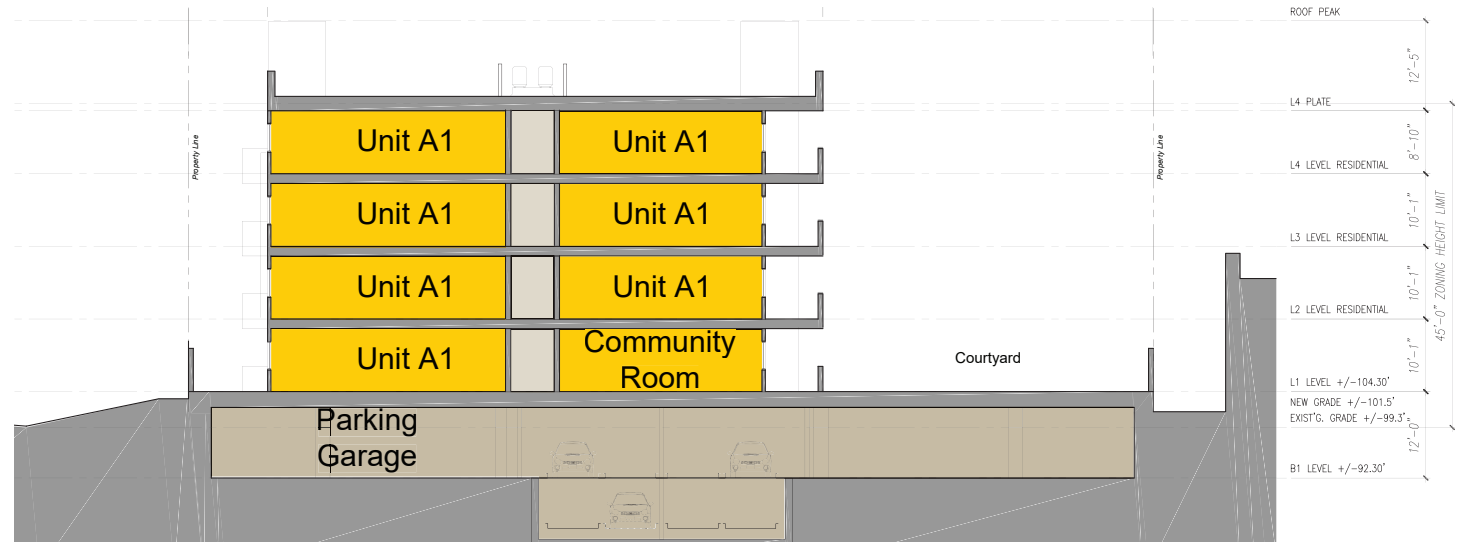
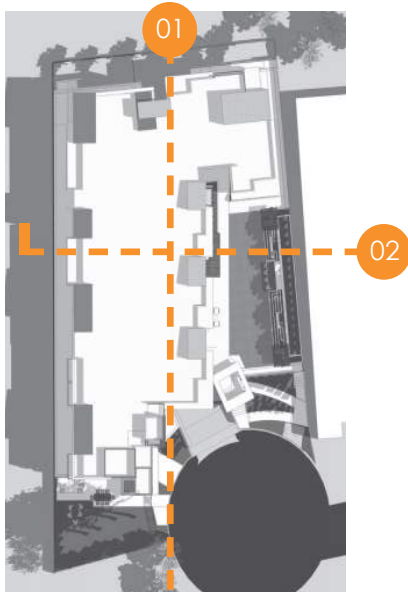
MATERIALS LEGEND:

- 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)

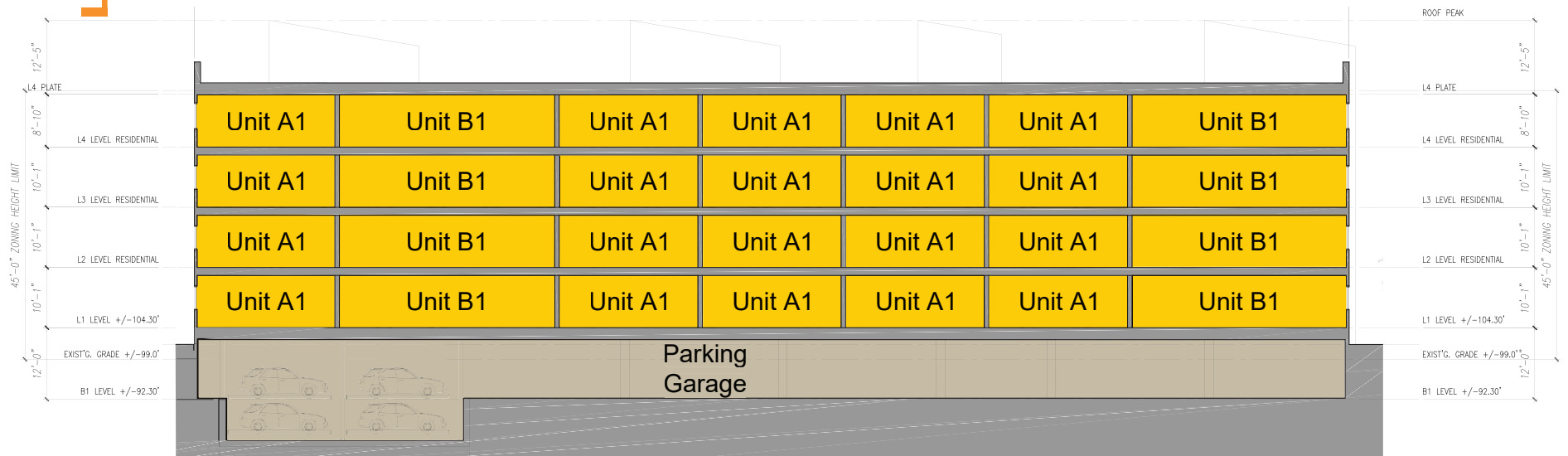
COLOR & FINISH LEGEND:

- 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

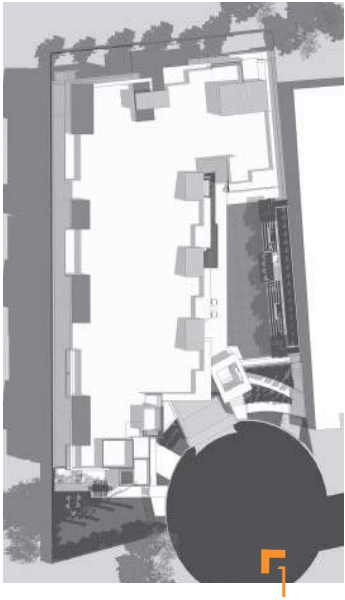


02 Section 2

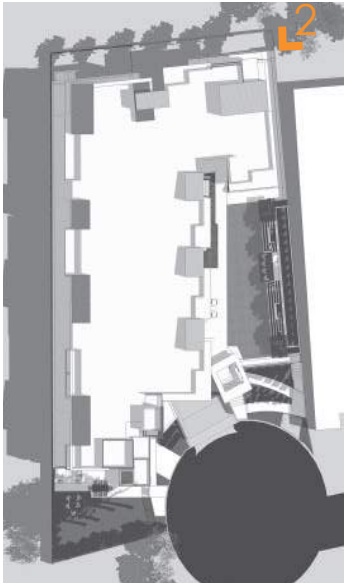


01 Section 1

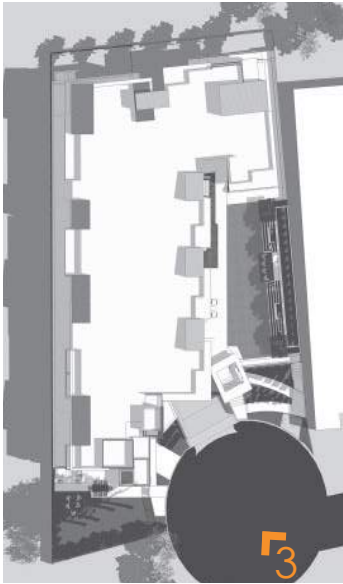
Perspective Views



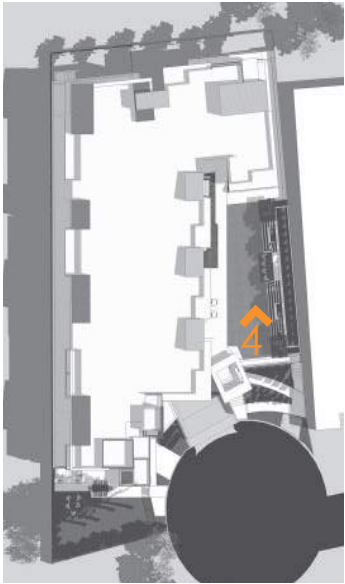
Perspective Views



Perspective Views



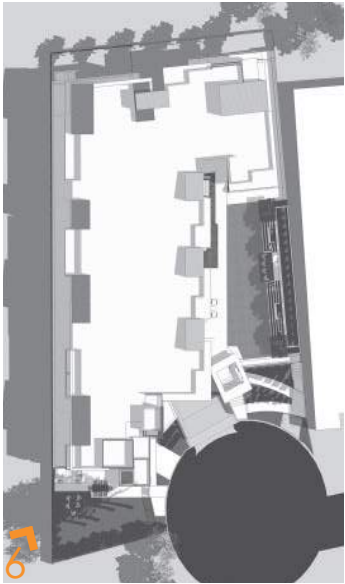
Perspective Views



Perspective Views



Perspective Views



THANK YOU

URBAN TREEHOUSE | 1919 O'FARRELL | SAN MATEO

