

ORCHARD PARTNERS

GUADALUPE QUARRY CLOSURE, ANNEXATION AND REDEVELOPMENT

1 QUARRY ROAD BRISBANE, CA

CONCEPTUAL MASSING STUDY SNR18-0030-00 08.29.2024



TOTAL PAGE IN THIS PACKAGE: 26



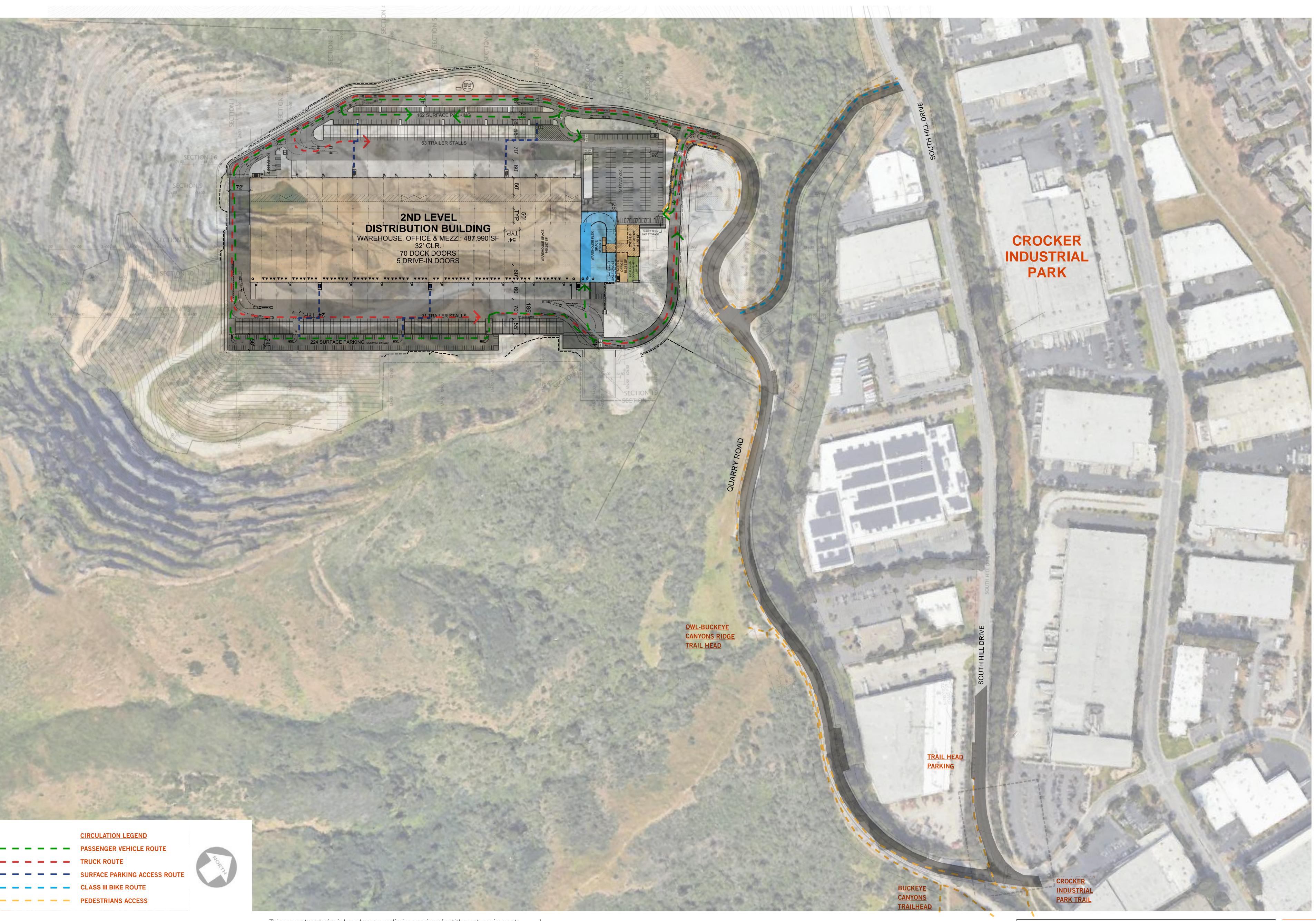




CIRCULATION LEGEND	
 PASSENGER VEHICLE ROUTE	
 TRUCK ROUTE	
 SURFACE PARKING ACCESS ROUTE	
 CLASS III BIKE ROUTE	
 PEDESTRIANS ACCESS	







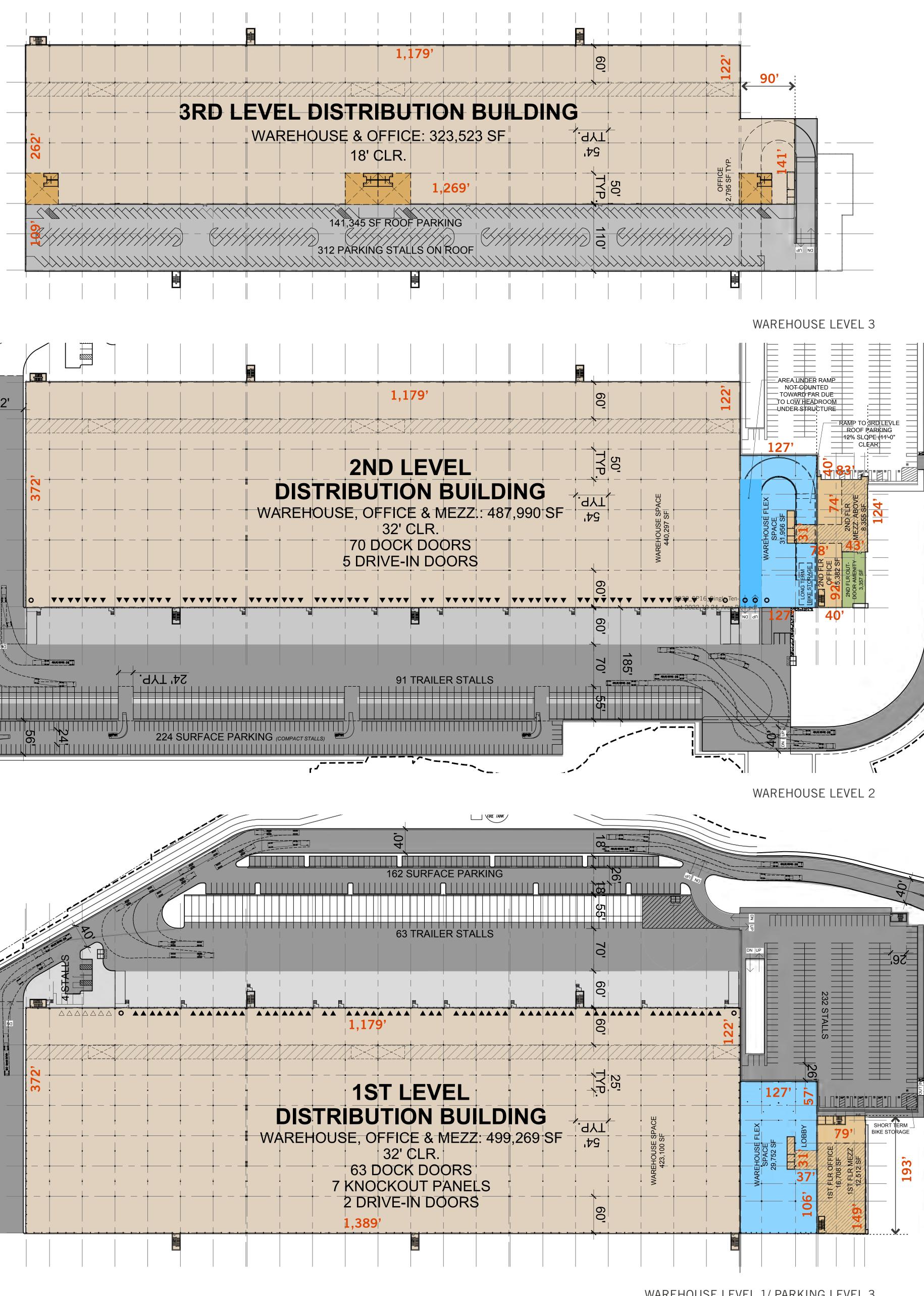
3 STORY OPTION

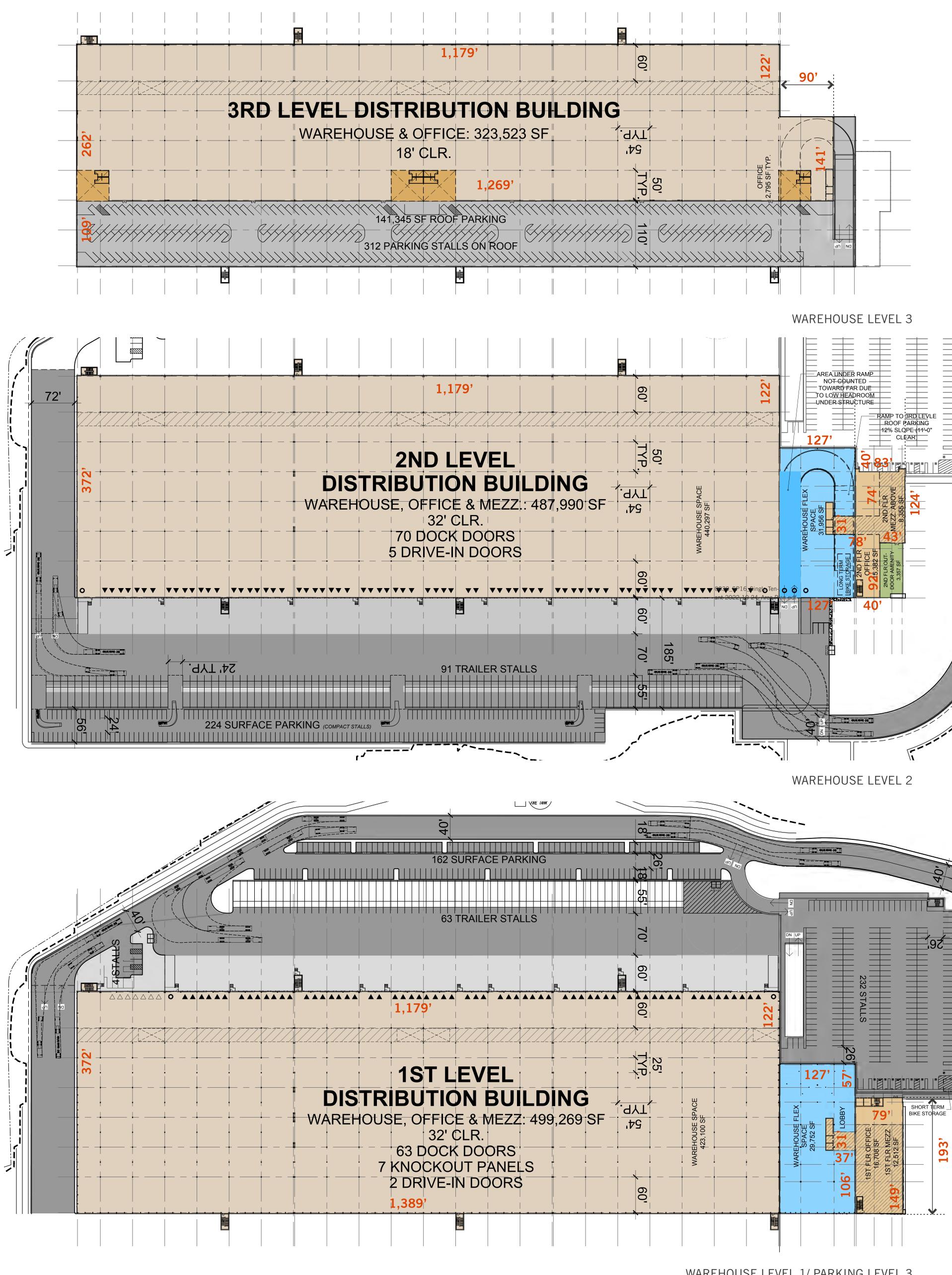
WARE MALCOMB

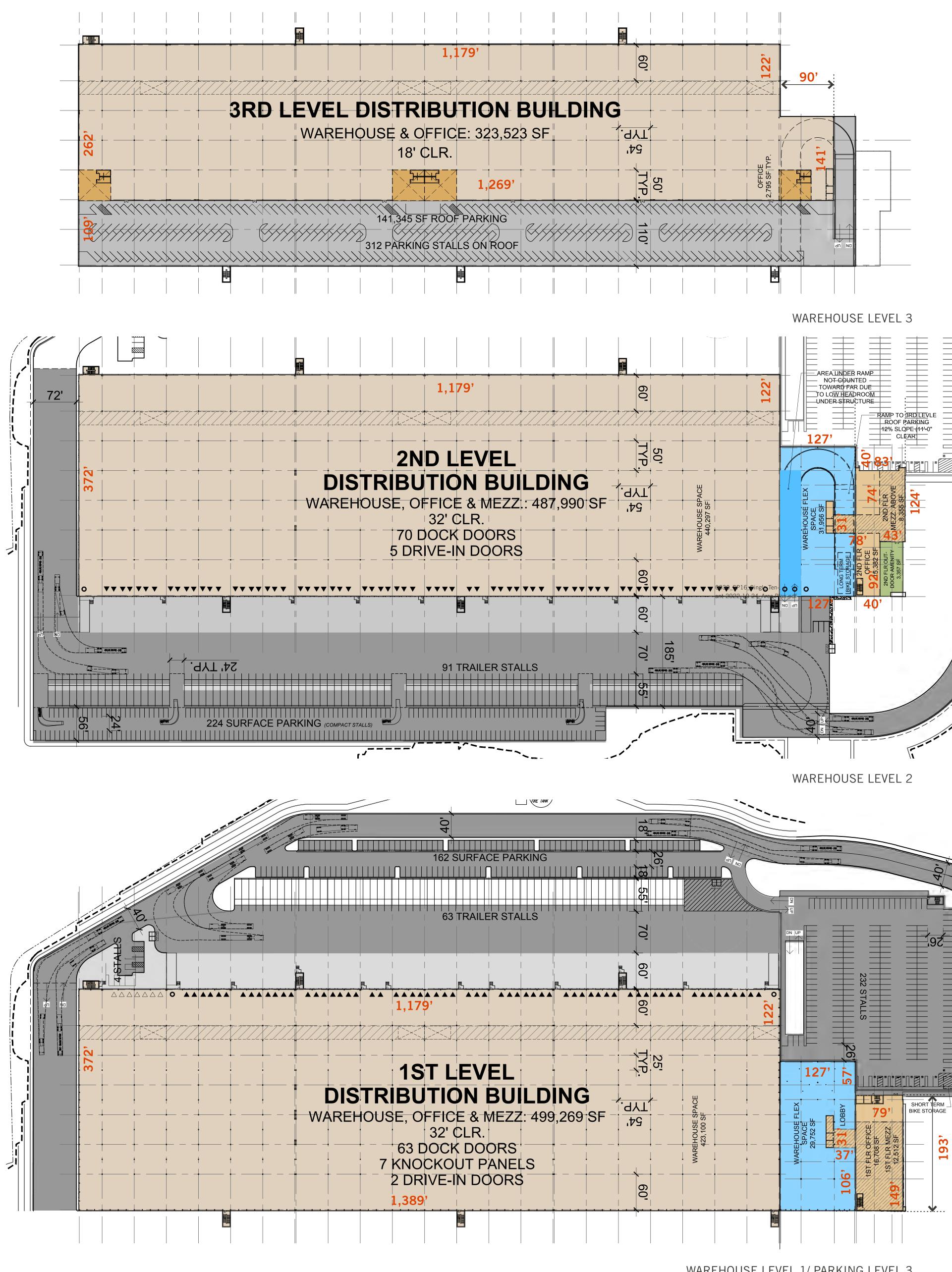
OVERALL SITE PLAN - NEW LAYOUT

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00 08.29.2024











WAREHOUSE LEVEL 1/ PARKING LEVEL 3

3 STORY OPTION

SIX TENANT MAX W/ AMZL ON LEVEL 3 | OVERALL BUILDING AND PARKING PLANS GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT

1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00

D	ROJECT DATA: SINGLE TENANT L1&			
-	VERALL SITE AREA:		144.38 AC 6,289,308 SF	
Ρ	ROPOSED LOT AREA:		61.40 AC	
В	UILDING AREA: 1ST LEVEL PARKING:		2,674,584 SF 87,551 SF	
	PARKING (233 STALLS) 2ND LEVEL PARKING:		87,551 SF 87,551 SF	
	PARKING (232 STALLS) 1ST LEVEL: WAREHOUSE		87,551 SF 499,269 SF	
	WAREHOUSE WAREHOUSE FLEX OFFICE		440,297 SF 29,752 SF 16,708 SF	
	OFFICE-MEZZ 2ND LEVEL:		12,512 SF 495,990 SF	
	WAREHOUSE WAREHOUSE FLEX OFFICE		440,297 SF 31,956 SF 15 382 SE	
	OFFICE OFFICE-MEZZ OUTDOOR SPACE		15,382 SF 8,355 SF <i>3,357 SF</i>	NOT INCLUDED IN FAR
	UNDER RAMP AREA 3RD LEVEL:		<i>8,000 SF</i> 323,244 SF	NOT INCLUDED IN FAR
	WAREHOUSE OFFICE <i>RAMP</i>		294,984 SF 28,260 SF <i>19,000 SF</i>	NOT INCLUDED IN FAR
	PARKING (312 STALLS) TOTAL BUILDING AREA:		<i>141,345 SF</i> 1,318,503 SF	NOT INCLUDED IN FAR
B	UILDING USE: WAREHOUSE		1,237,286 SF	
	OFFICE LLOWABLE FAR:	0.62	81,217 SF 1,658,242 SF	
	ROVIDED FAR: OT COVERAGE:	0.56 21.9%	1,493,605 SF 586,172 SF	BRISBANE MUNICIPAL CODE 17.02.315 BRISBANE MUNICIPAL CODE 17.02.495
1)0, ¹ 58,-0, 124,-0, 58,-0,-0, 58,-0,-0, 58,-0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0	ARKING REQUIRED: WAREHOUSE OFFICE TOTAL	1/1000 SF 1/1000 SF	1,237 STALLS 81 STALLS 1,319 STALLS	
P	ARKING PROVIDED: TOTAL AUTO:		1,390 STALLS @1.05/1000 SF	
	PARKING GARAGE LEVEL 1 LEVEL 2 LEVEL 3 (ROOF)		698 STALLS 233 STALLS 232 STALLS 233 STALLS	ENTRY 1 ENTRY 2
	SURFACE PARKING WEST SURFACE PARKING EAST SURFACE PARKING		385 STALLS 158 STALLS 227 STALLS	
PARKING - LEVEL 1	LEVEL 2 ROOF		307 STALLS	
	REQ. ACCESSIBLE: PROVIDED ACCESSIBLE		24 STALLS 24 STALLS	
	EV STALLS PROVIDED: <i>(50% OF PA</i> COMPACT STALLS PROVIDED (30%		660 STALLS 412 STALLS	BRISBANE MUNICIPAL CODE 15.84.080
	COVERED AND UNCOVERED STAL			
	COVERED UNCOVERED		465 STALLS 925 STALLS	
	TRAILER PARKING: LEVEL 1		154 STALLS 63 STALLS	
	LEVEL 2		91 STALLS	
	BICYCLE PARKING SHORT TERM: <i>(5% OF VISITOR MOTORIZED V CAPACITY)</i> REQUIRED	EHICLE PARKING	70 STALLS	
	PROVIDED		72 STALLS	
PARKING - LEVEL 2	LONG TERM: <i>(5% OF VISITOR MOTORIZED V</i> <i>CAPACITY)</i>	EHICLE PARKING		
1)0. 58-0. 58-0.	(LONG TERM BIKE PARKING T INSIDE BUILDING AS PART OF			
	IMPROVEMENTS) REQUIRED BROVIDED		70 STALLS	
	PROVIDED RUCK DOCKS:		TENANT PROVIDED	
	 DOCK-HIGH DOORS KNOCK-OUTS GRADE-LEVEL DOORS 		131 7 7	
	GRADE-LEVEL DOORS		7	
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WAREHOUSE LEVEL 1				
	1" =80'			
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	0 40 80) 160		

PARKING - LEVEL 3

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24,-0, 58,-0, 24,-0, 58,-0, 13,-0,

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Zoning Analysis

PROJECT DATA: SINGLE TENANT L1&L2, 4	TENANT L3					
				PARKING REQUIRED:		
OVERALL SITE AREA:		144.38 AC		WAREHOUSE 1/1000 SI	,	
		6,289,308 SF		OFFICE 1/1000 SI TOTAL	81 STALLS 1,319 STALLS	
PROPOSED LOT AREA:		61.40 AC		PARKING PROVIDED:	1,519 STALLS	
FRUFUSED LUI AREA.		2,674,584 SF		TOTAL AUTO:	1,390 STALLS	
BUILDING AREA:		2,074,004 31		TUTAL AUTU.	@1.05/1000 SF	
1ST LEVEL PARKING:		87,551 SF				
PARKING (233 STALLS)		87,551 SF		PARKING GARAGE	698 STALLS	
2ND LEVEL PARKING:		87,551 SF		LEVEL 1	233 STALLS	ENTRY 1
PARKING (232 STALLS)		87,551 SF		LEVEL 2	232 STALLS	
1ST LEVEL:		499,269 SF		LEVEL 3 (ROOF)	233 STALLS	ENTRY 2
WAREHOUSE		440,297 SF				
WAREHOUSE FLEX		29,752 SF		SURFACE PARKING	385 STALLS	
OFFICE		16,708 SF		WEST SURFACE PARKING	158 STALLS	
OFFICE-MEZZ		12,512 SF		EAST SURFACE PARKING	227 STALLS	
2ND LEVEL:		495,990 SF				
WAREHOUSE		440,297 SF		LEVEL 2 ROOF	307 STALLS	
WAREHOUSE FLEX		, 31,956 SF				
OFFICE		15,382 SF		REQ. ACCESSIBLE:	24 STALLS	
OFFICE-MEZZ		8,355 SF		PROVIDED ACCESSIBLE	24 STALLS	
OUTDOOR SPACE		<i>3,357 SF</i>	NOT INCLUDED IN FAR			
UNDER RAMP AREA		<i>8,000 SF</i>	NOT INCLUDED IN FAR	EV STALLS PROVIDED: <i>(50% OF PARKING REQUIRED</i>) 660 STALLS	BRISBANE MUNICIPAL CODE 15.84.080
3RD LEVEL:		323,244 SF				
WAREHOUSE		294,984 SF		COMPACT STALLS PROVIDED (30%):	412 STALLS	
OFFICE		28,260 SF				
RAMP		<i>19,000 SF</i>	NOT INCLUDED IN FAR	COVERED AND UNCOVERED STALLS:		
PARKING (312 STALLS)		141,345 SF	NOT INCLUDED IN FAR	COVERED	465 STALLS	
TOTAL BUILDING AREA:		1,318,503 SF		UNCOVERED	925 STALLS	
BUILDING USE:						
WAREHOUSE	<i>(</i>) (1,237,286 SF		TRAILER PARKING: LEVEL 1	154 STALLS 63 STALLS	
OFFICE	6%	81,217 SF		LEVEL 2	91 STALLS	
	0 ()				JI STALLS	
ALLOWABLE FAR: PROVIDED FAR:	0.62	1,658,242 SF 1,493,605 SF	PREPARE MUNICIPAL CORE 17 02 215	BICYCLE PARKING		
LOT COVERAGE:	0.56 21.9%	586,172 SF	BRISBANE MUNICIPAL CODE 17.02.315 BRISBANE MUNICIPAL CODE 17.02.495	SHORT TERM:		
LUT UUVERAGE.	ΖΙ.7/0	500,172 51	DRISDANE MUNICIFAL CODE 17.02.495	(5% OF VISITOR MOTORIZED VEHICLE PARKING		
				CAPACITY)		
				REQUIRED	70 STALLS	
				PROVIDED	72 STALLS	
				LONG TERM:		
				(5% OF VISITOR MOTORIZED VEHICLE PARKING		
				CAPACITY)		
				(LONG TERM BIKE PARKING TO BE PROVIDED		
				INSIDE BUILDING AS PART OF FUTURE TENANT		
				IMPROVEMENTS)		
				REQUIRED	70 STALLS	
				PROVIDED	TENANT PROVIDED	
				TRUCK DOCKS:		
				▲ DOCK-HIGH DOORS	131	
				Δ knock-outs	7	
				• GRADE-LEVEL DOORS	7	



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3 STORY OPTION

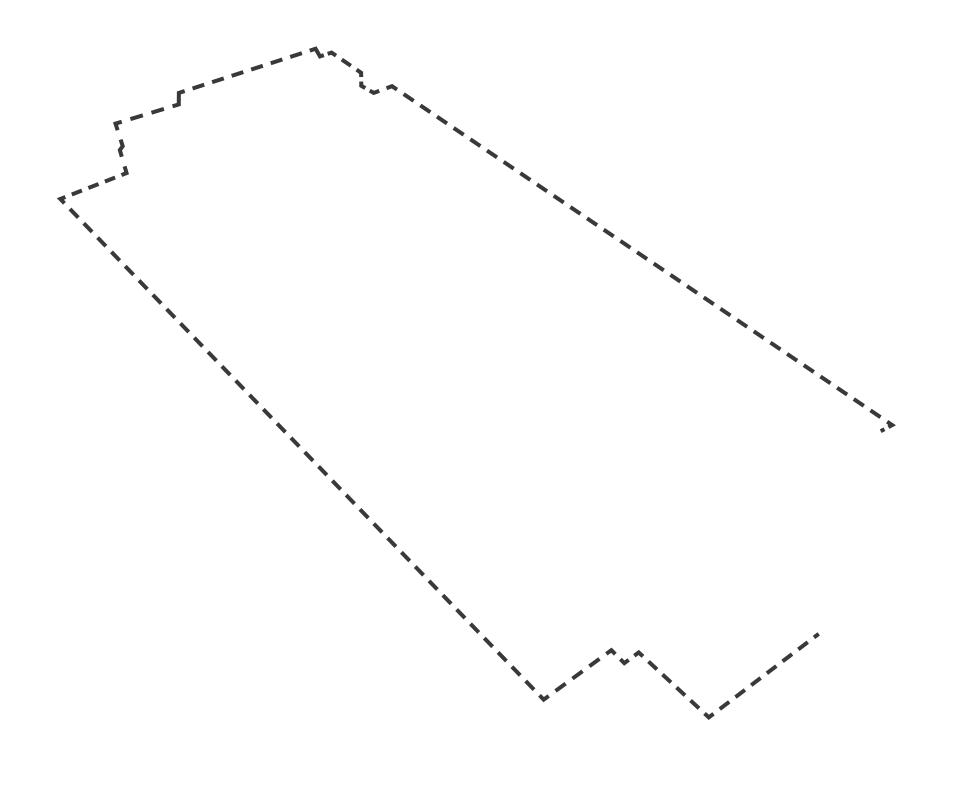
ZONING ANALYSIS

GENERAL CONSIDERATIONS

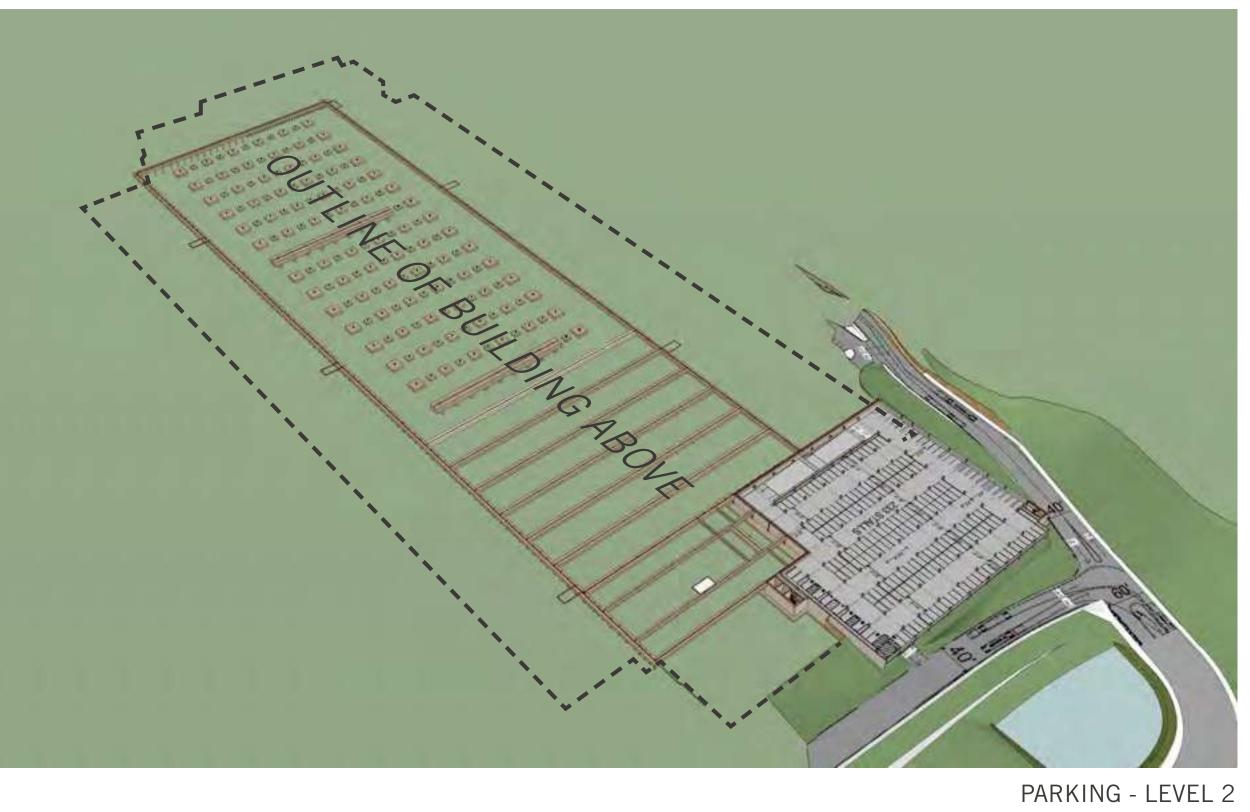
GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00

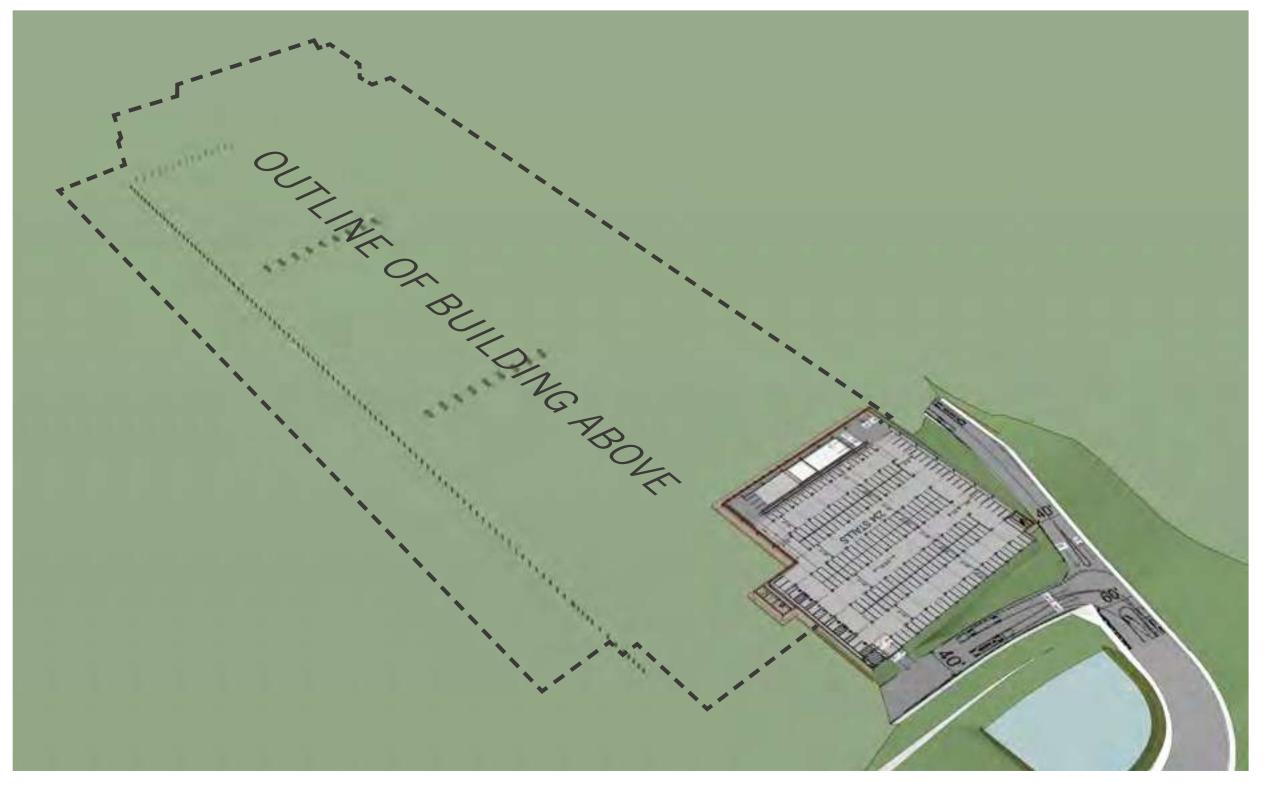
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PARKING - LEVEL 3 / WAREHOUSE LEVEL 1





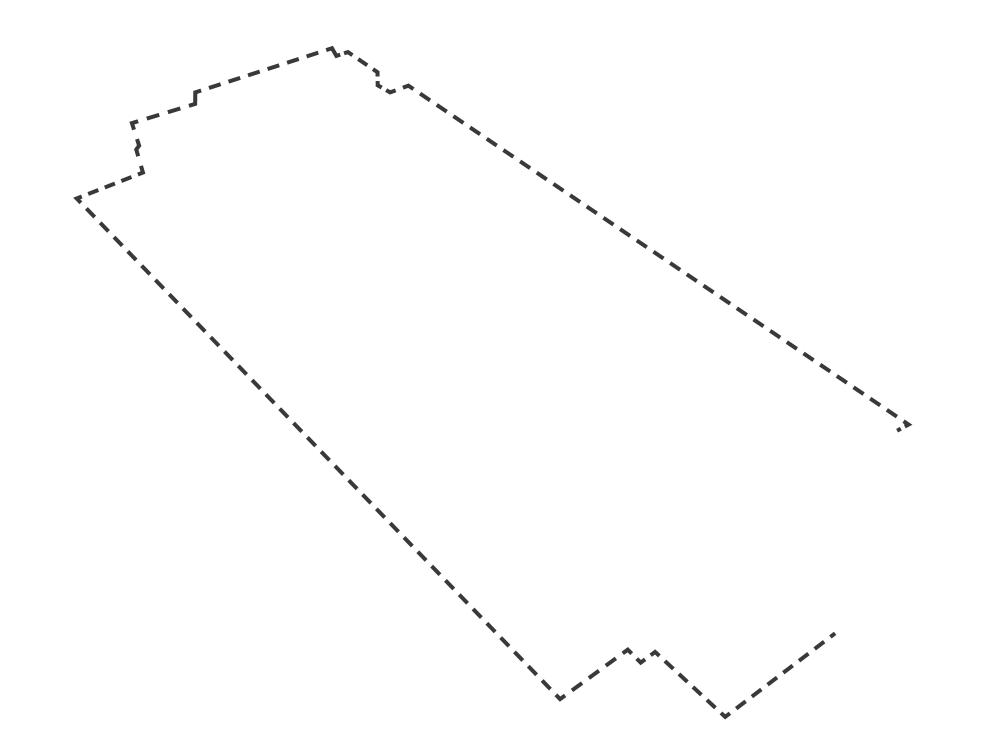
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PARKING - LEVEL 1

3 STORY OPTION

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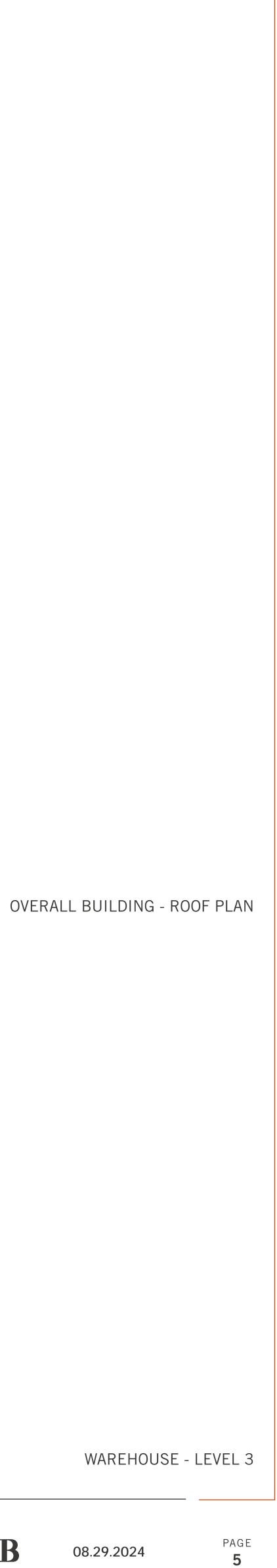


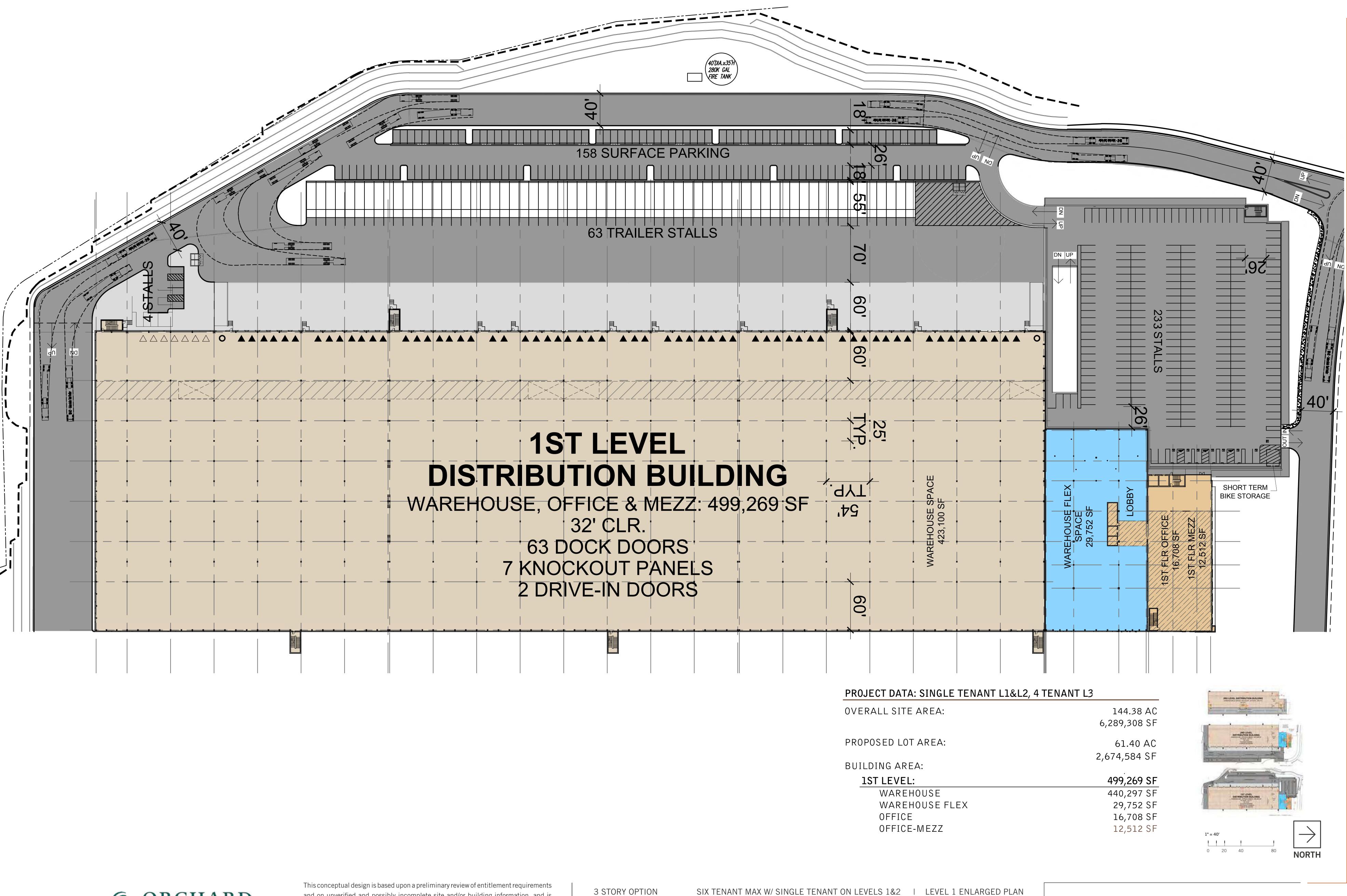
LEVEL 2 - MEZZANINE

WAREHOUSE - LEVEL 2

LEVEL 1 MEZZANINE

FLOOR PLAN SECTION VIEWS

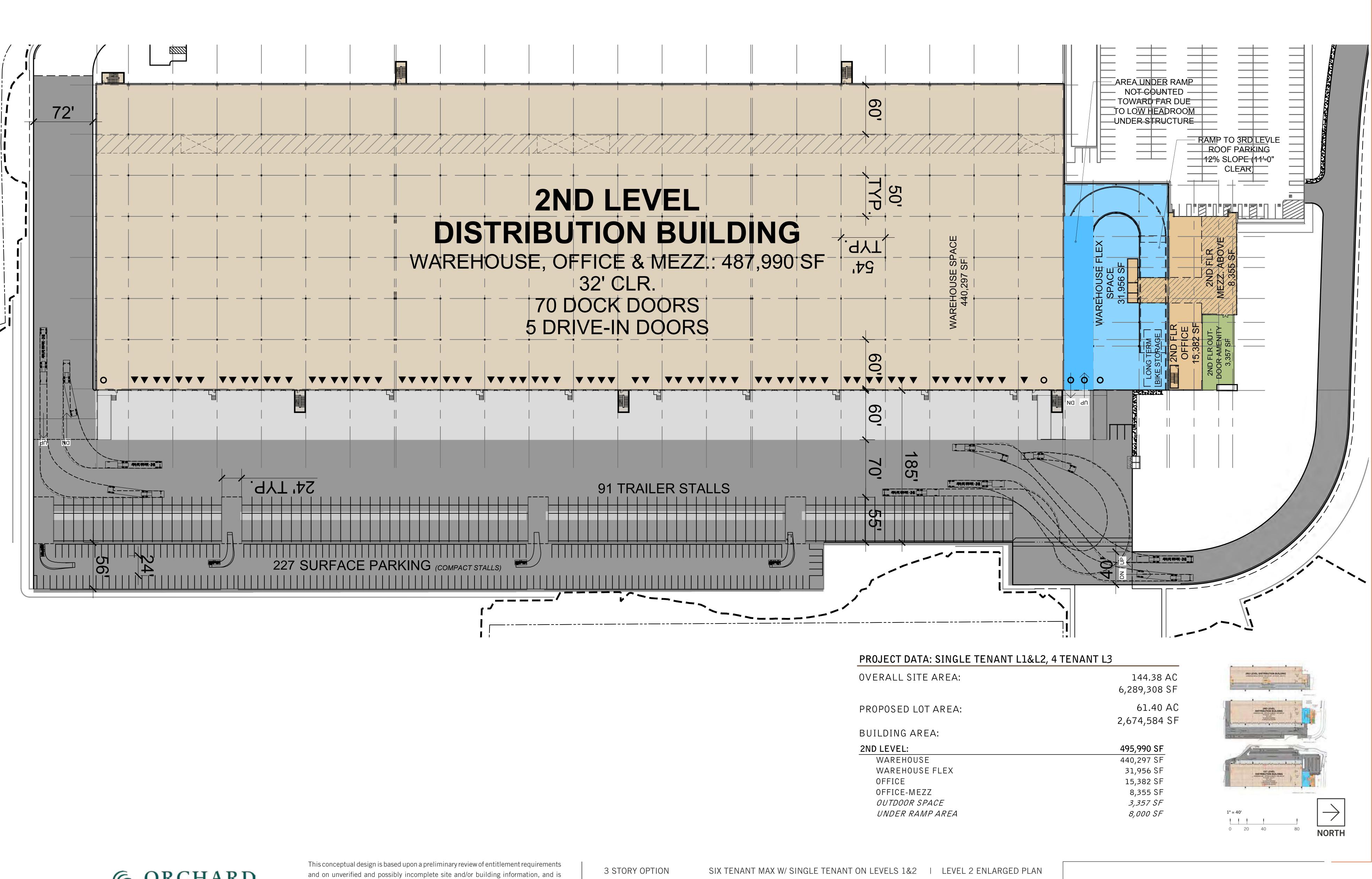






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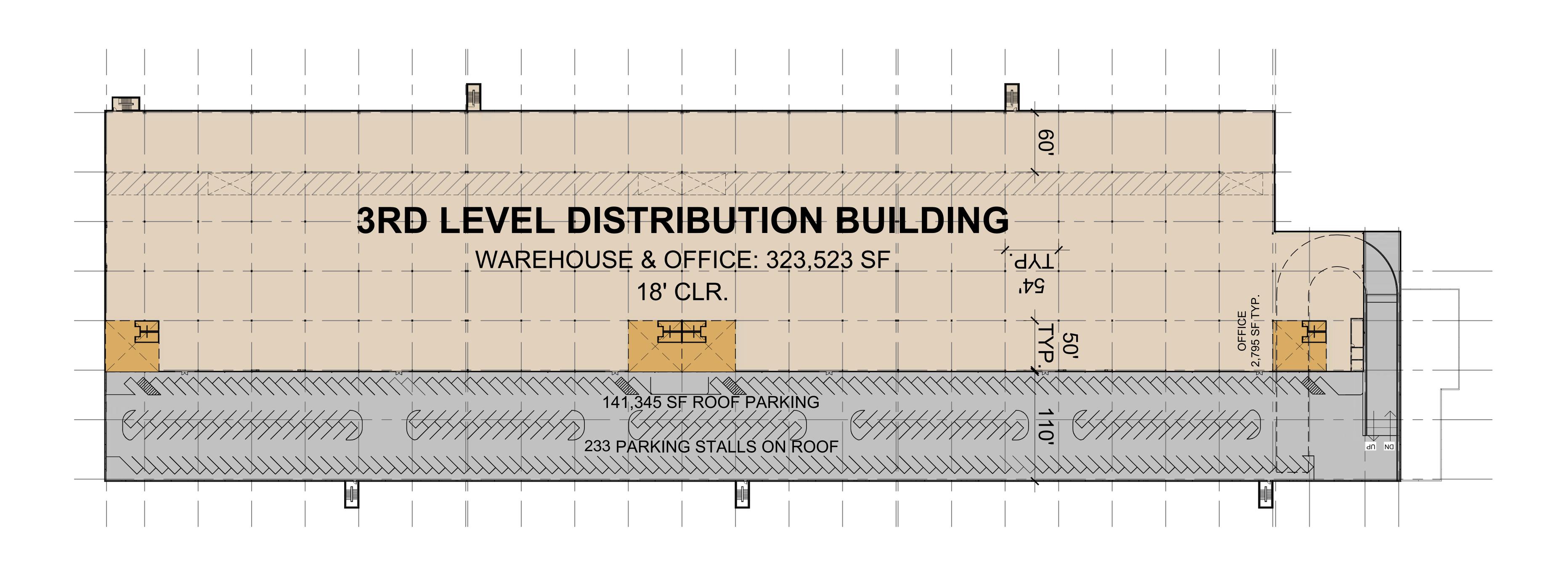
GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00





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GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00





3 STORY OPTION

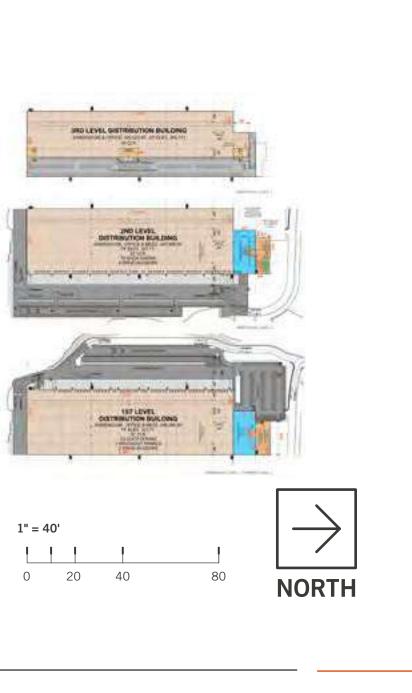
SIX TENANT MAX W/ SINGLE TENANT ON LEVELS 1&2 | LEVEL 3 ENLARGED PLAN

PROJECT DATA: SINGLE TENANT L1&L2, 4 TENANT L3

OVERALL SITE AREA:	144.38 AC
	6,289,308 SF
PROPOSED LOT AREA:	61.40 AC
	2,674,584 SF
BUILDING AREA:	
3RD LEVEL:	323,244 SF
WAREHOUSE	294,984 SF
OFFICE	28,260 SF
RAMP	19,000 SF
PARKING (312 STALLS)	141,345 SF

1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00

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08.29.2024

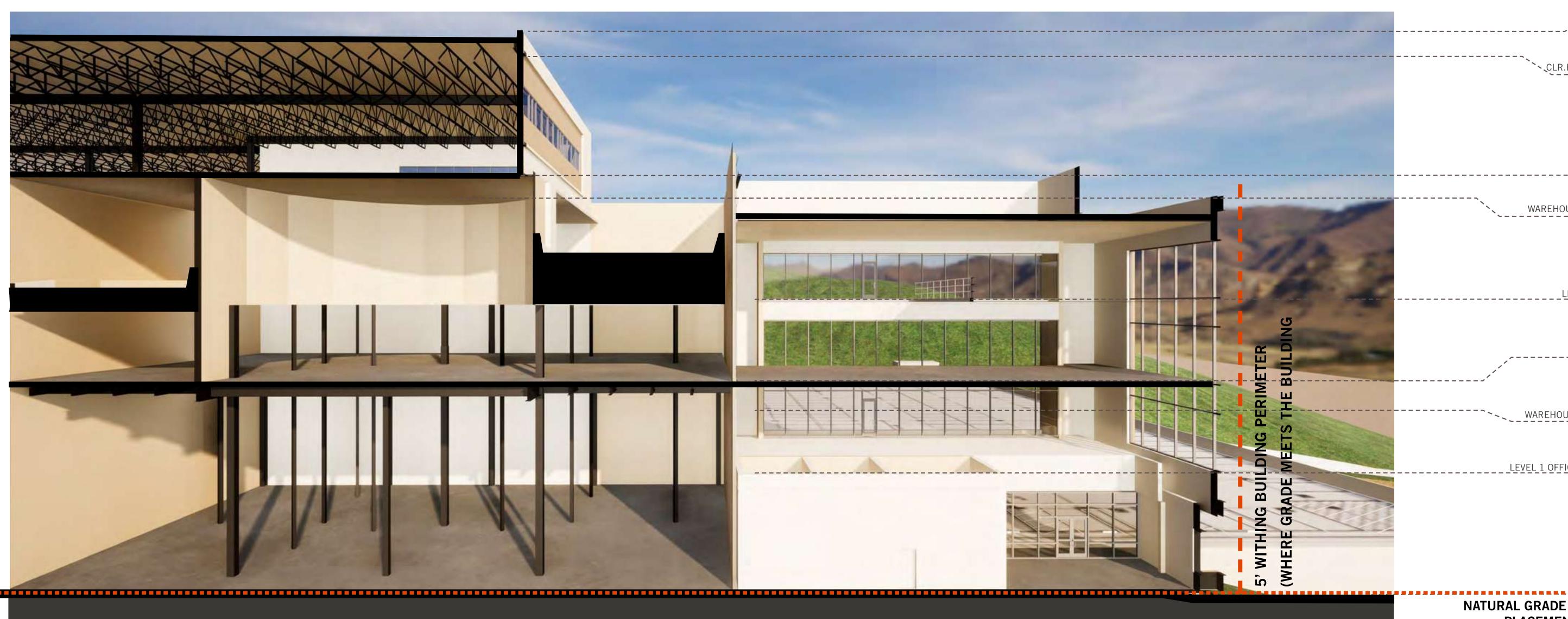
1" = 40'





GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00







PARTIAL BUILDING SECTION AT RAMP AND OFFICE LOCATION

3 STORY OPTION

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00



CONCEPTUAL MASSING





0'-0'' PARKING LEVEL 2 -10'-6"

PARKING LEVEL 1

-----PARKING LEVEL 3 -21'-0" -----

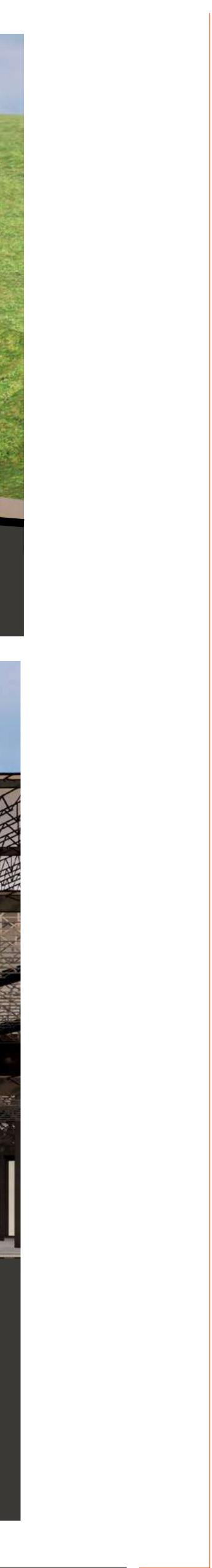


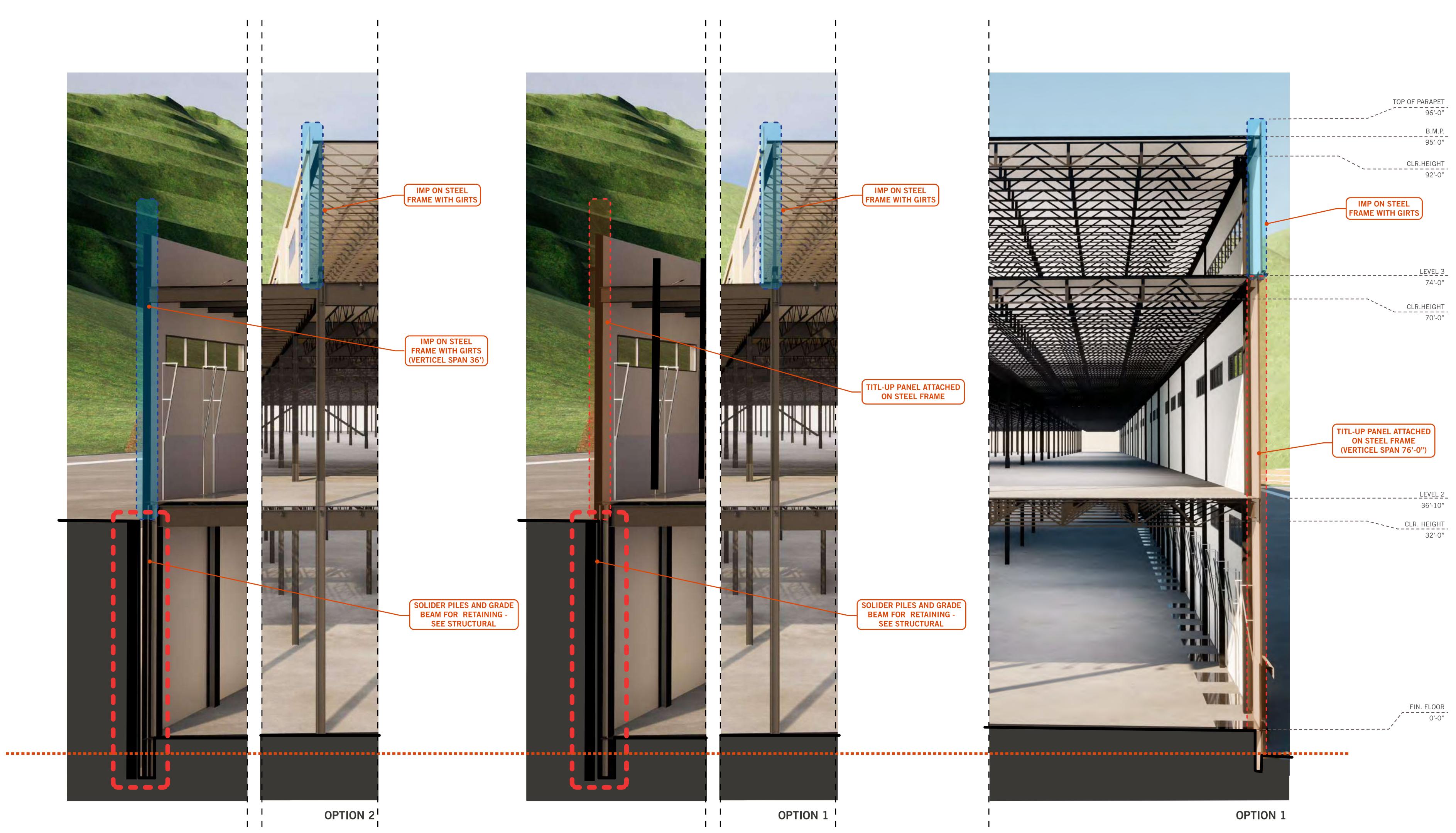


3 STORY OPTION

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00

ENLARGED WEST WALL SECTIONS | OPTIONS 1, 2, 3



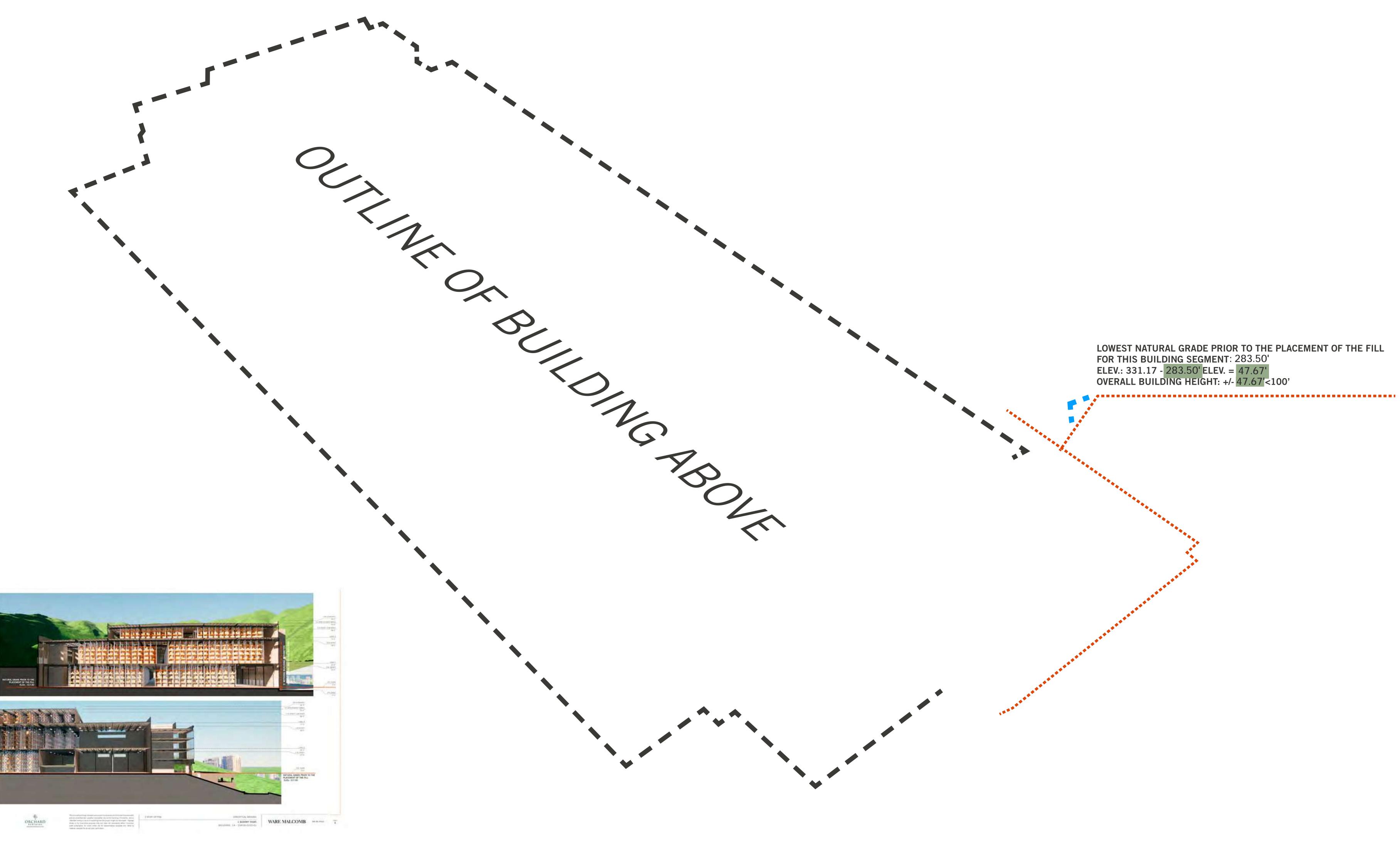




3 STORY OPTION

ENLARGED WALL SECTIONS | OPTIONS 1 & 2

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00





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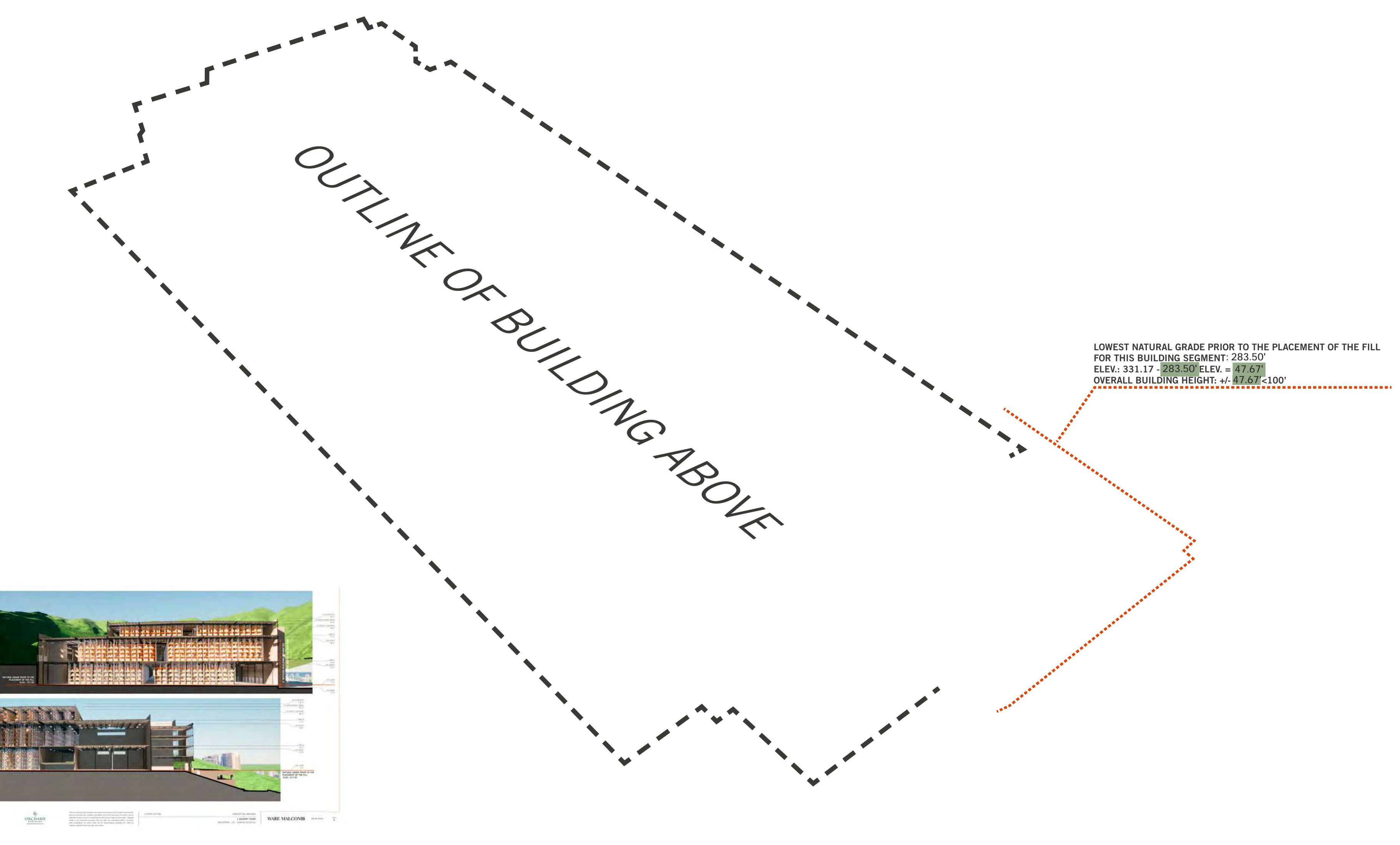
3 STORY OPTION

LEVEL 1 PARKING | PLAN SECTION

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00 WARE MALCOMB



PAGE **13**





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3 STORY OPTION

LEVEL 2 PARKING | PLAN SECTION

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00 WARE MALCOMB



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CLICK IMAGE TO ENLARGE

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3 STORY OPTION

LEVEL 3 PARKING/ LEVEL 1 WAREHOUSE | PLAN SECTION

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00

WARE MALCOMB

FOR THIS BUILDING SEGMENT: 317.47' FIXED PARAPET HEIGHT: 417.40' BUILDING HEIGHT FROM LOWEST POINT ELEVATION = 99.93'<100'

LOWEST NATURAL GRADE PRIOR TO THE PLACEMENT OF THE FILL

08.29.2024







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3 STORY OPTION

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00 WARE MALCOMB

LEVEL 1 MEZZANINE | PLAN SECTION

FIXED PARAPET HEIGHT: 417.40' BUILDING HEIGHT FROM LOWEST POINT ELEVATION = 99.93'<100'

LOWEST NATURAL GRADE PRIOR TO THE PLACEMENT OF THE FILL FOR THIS BUILDING SEGMENT: 317.47'

08.29.2024







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3 STORY OPTION

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00 WARE MALCOMB

LEVEL 2 WAREHOUSE | PLAN SECTION

FOR THIS BUILDING SEGMENT: 317.47' FIXED PARAPET HEIGHT: 417.40

BUILDING HEIGHT FROM LOWEST POINT ELEVATION = 99.93'<100'

LOWEST NATURAL GRADE PRIOR TO THE PLACEMENT OF THE FILL

08.29.2024







material samples for actual color verification.

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3 STORY OPTION

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00 WARE MALCOMB

LEVEL 2 MEZZANINE | PLAN SECTION

LOWEST NATURAL GRADE PRIOR TO THE PLACEMENT OF THE FILL FOR THIS BUILDING SEGMENT: 317.47' FIXED RARAPET HEIGHT: 417.40'

BUILDING HEIGHT FROM LOWEST POINT ELEVATION = 99.93'<100'

08.29.2024







material samples for actual color verification.

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3 STORY OPTION

LEVEL 3 FLOOR PLAN | PARKED ROOF/INTERNAL CORES | PLAN SECTION

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00 WARE MALCOMB

FIXED PARAPET HEIGHT: 417.40 BUILDING HEIGHT FROM LOWEST POINT ELEVATION = 99.93'<100'

LOWEST NATURAL GRADE PRIOR TO THE PLACEMENT OF THE FILL FOR THIS BUILDING SEGMENT: 317.47'

08.29.2024





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CLICK IMAGE TO ENLARGE

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3 STORY OPTION

OVERALL ROOF PLAN | PLAN SECTION

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00

08.29.2024







3 STORY OPTION

CONCEPTUAL AERIAL RENDERINGS - NORTH PERSPECTIVE

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00





3 STORY OPTION

CONCEPTUAL RENDERINGS - NORTH PERSPECTIVE

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00







3 STORY OPTION

CONCEPTUAL RENDERINGS - NORTH PERSPECTIVE FROM WEST SIDE OF CALLIPPE HILL APPROXIMATE ELEEV. 400'

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00

08.29.2024





3 STORY OPTION

CONCEPTUAL RENDERINGS - NORTH PERSPECTIVE FROM WEST SIDE OF CALLIPPE HILL APPROXIMATE ELEEV. 400'

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00





3 STORY OPTION

CONCEPTUAL AERIAL RENDERINGS - NORTH VIEW TOWARD CITY

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00





3 STORY OPTION

CONCEPTUAL AERIAL RENDERINGS - NORTH VIEW TOWARD CITY

GUADALUPE QUARRY – CLOSURE, ANNEXATION AND REDEVELOPMENT 1 QUARRY ROAD, BRISBANE, CALIFORNIA - SNR18-0030-00