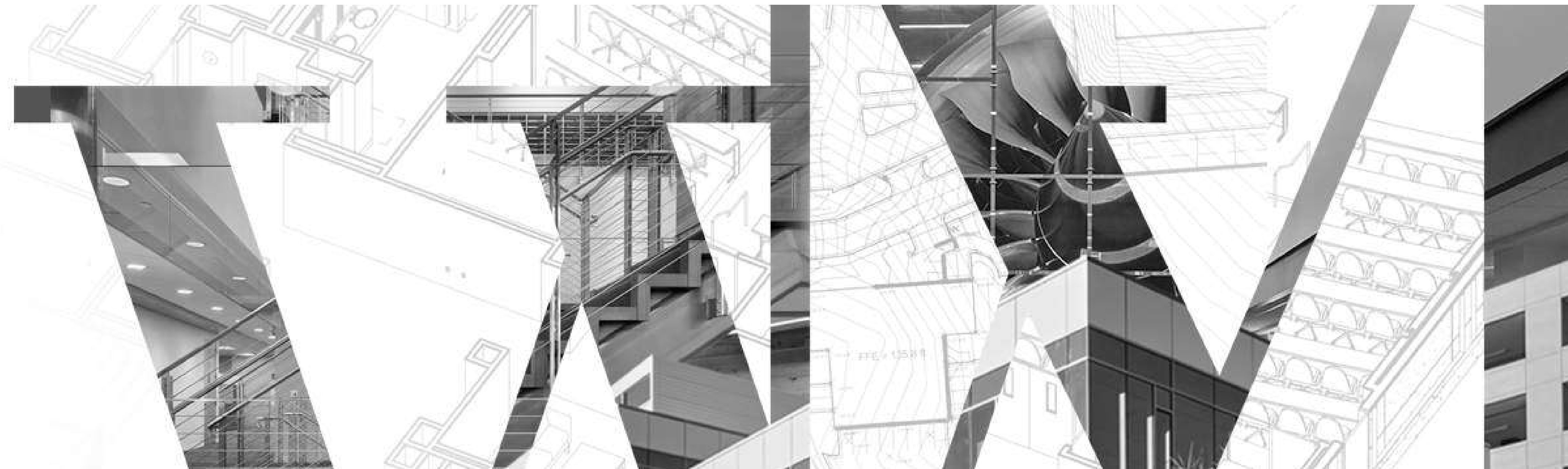




GUADALUPE QUARRY CLOSURE, ANNEXATION AND REDEVELOPMENT

1 QUARRY ROAD
BRISBANE, CA


CONCEPTUAL MASSING STUDY
SNR18-0030-00
08.29.2024

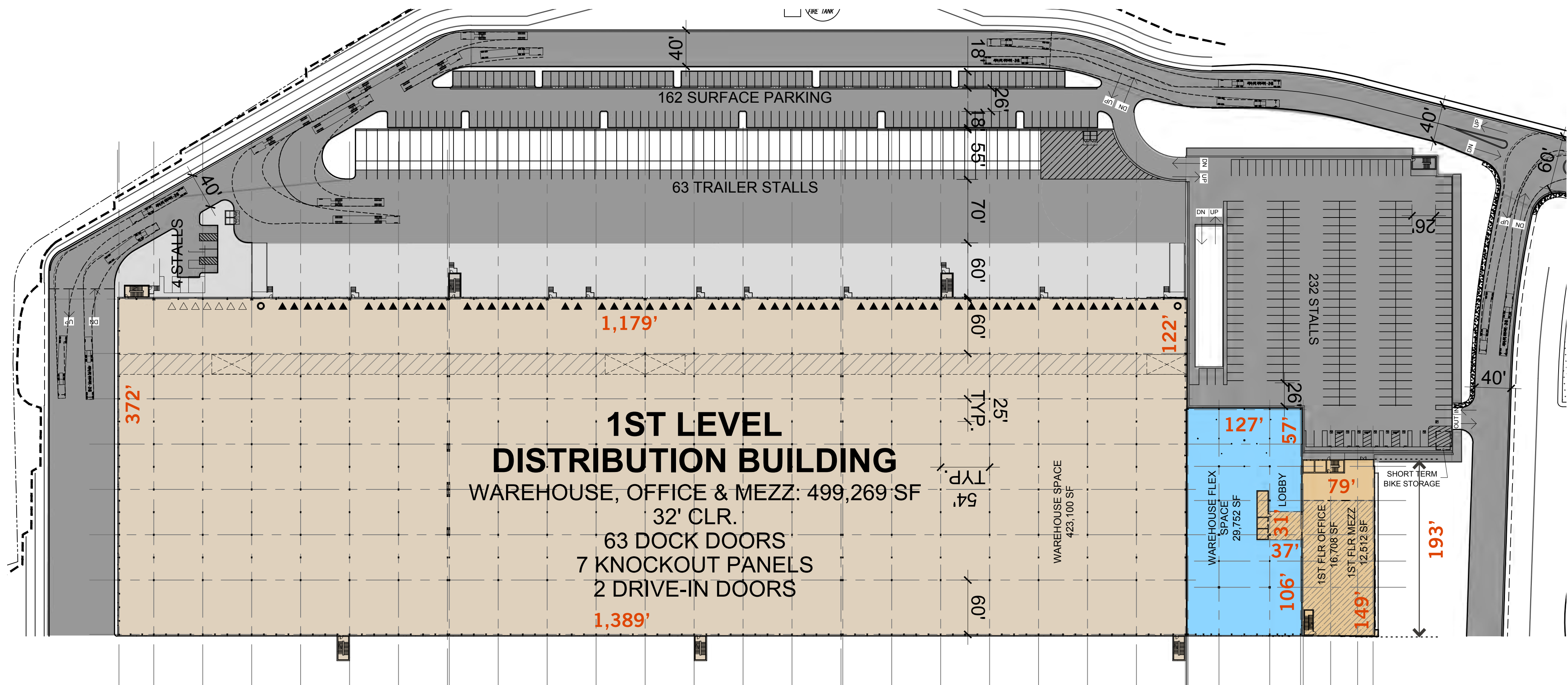
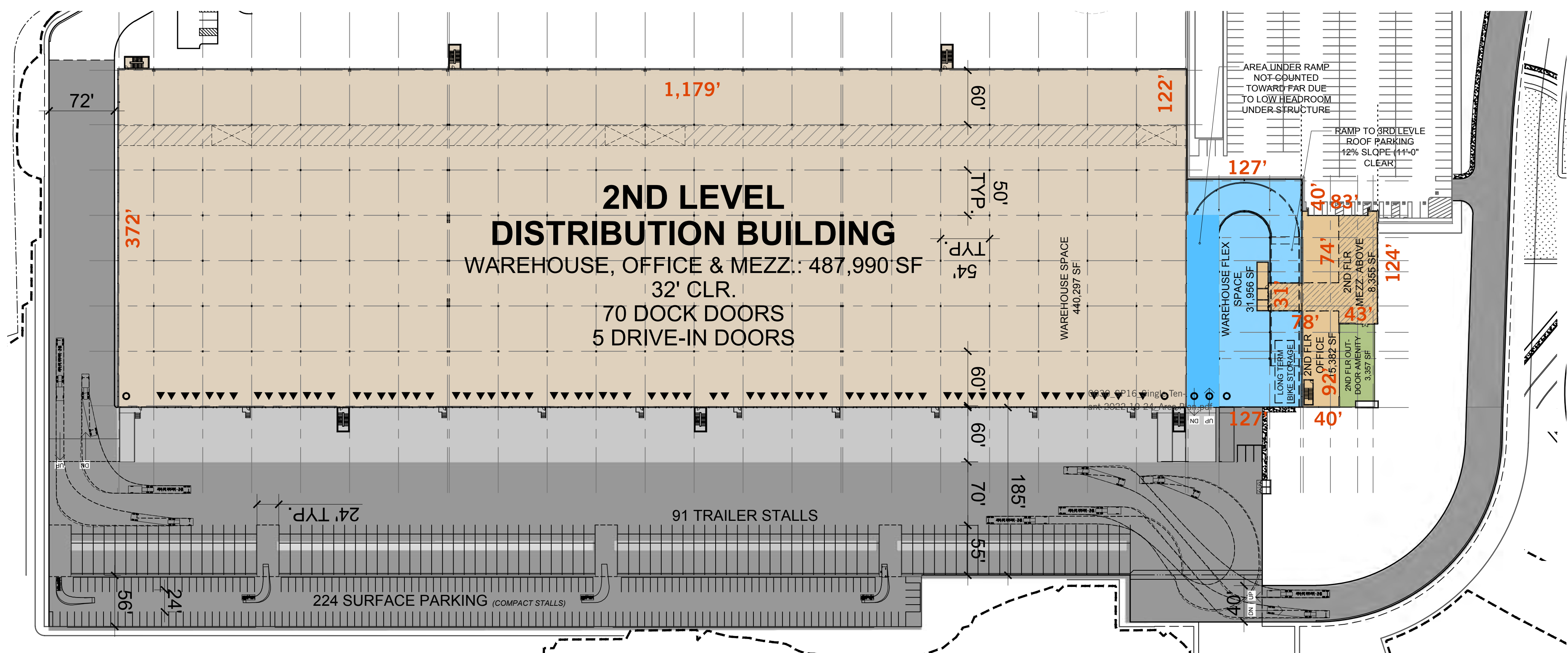
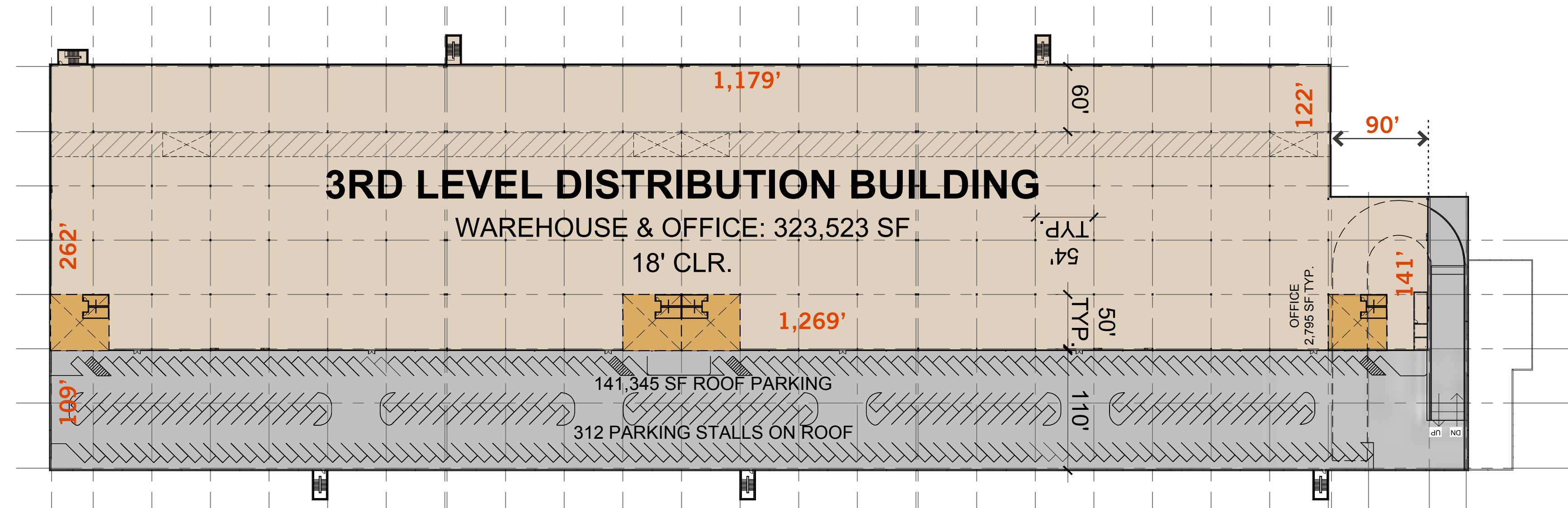




CIRCULATION LEGEND

- PASSENGER VEHICLE ROUTE
- TRUCK ROUTE
- SURFACE PARKING ACCESS ROUTE
- CLASS III BIKE ROUTE
- PEDESTRIANS ACCESS

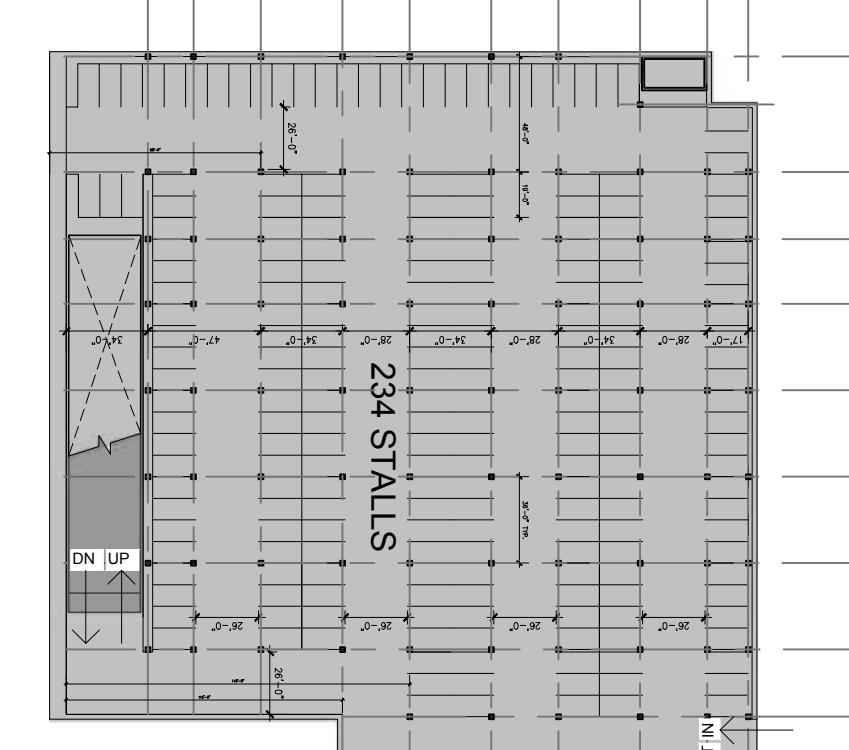




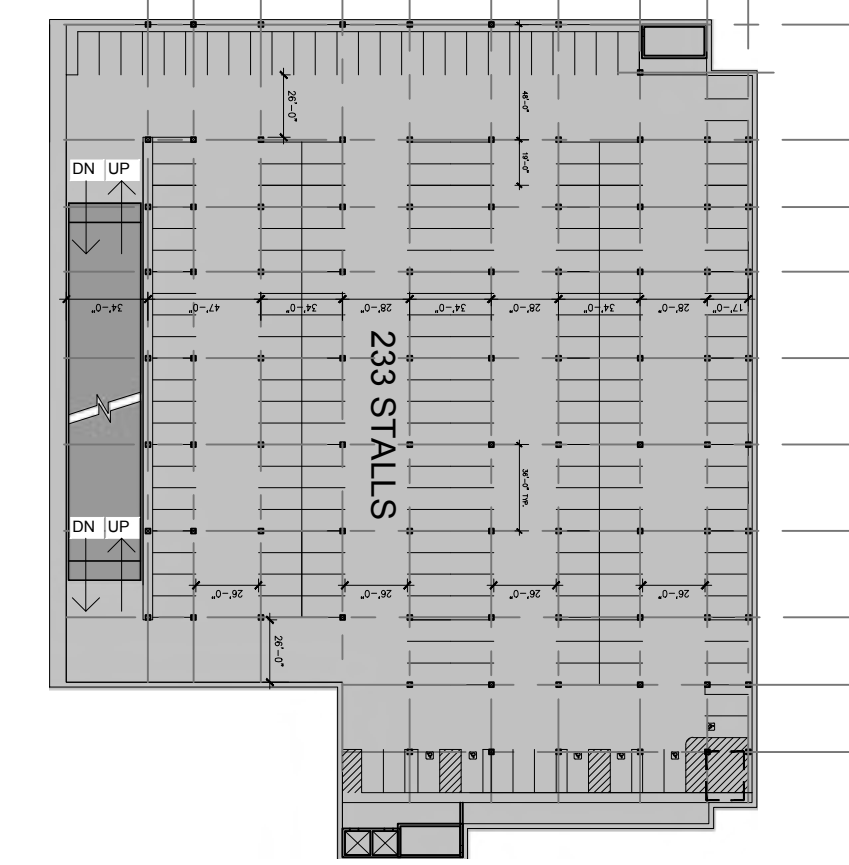
WAREHOUSE LEVEL 3

WAREHOUSE LEVEL 2

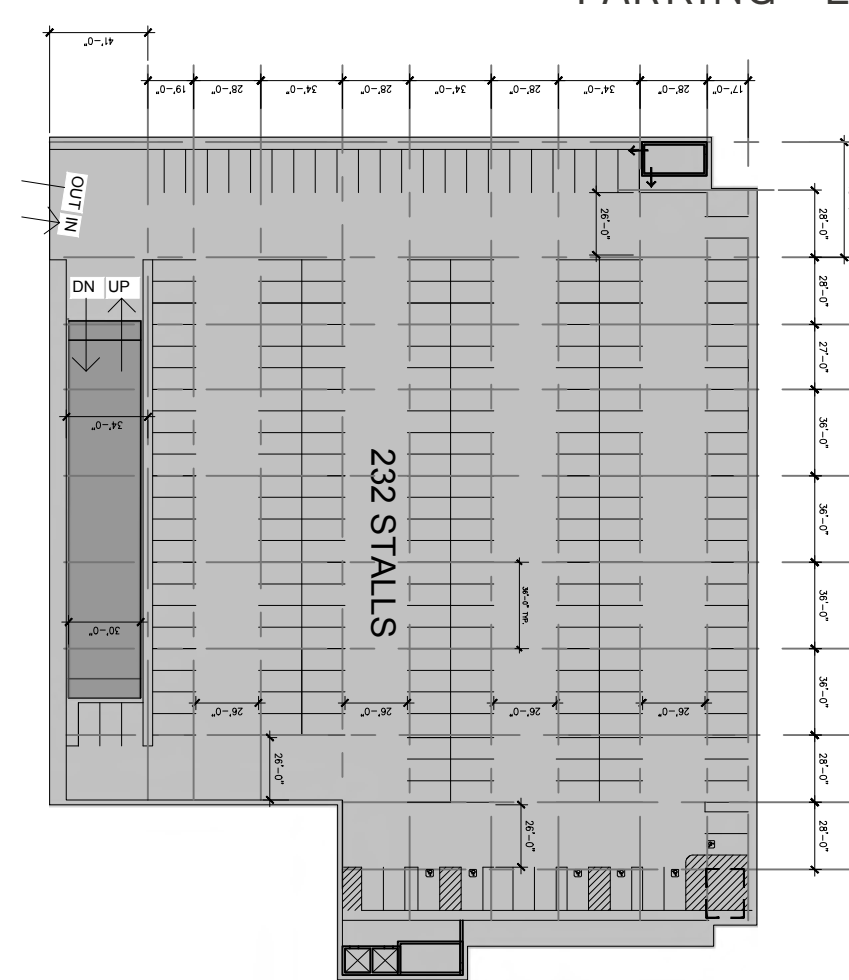
WAREHOUSE LEVEL 1/ PARKING LEVEL 3



PARKING - LEVEL 1



PARKING - LEVEL 2



PARKING - LEVEL 3/ WAREHOUSE LEVEL 1

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: | | |
| 1ST LEVEL PARKING: | 87,551 SF | |
| PARKING (233 STALLS) | 87,551 SF | |
| 2ND LEVEL PARKING: | 87,551 SF | |
| PARKING (232 STALLS) | 87,551 SF | |
| 1ST LEVEL: | 499,269 SF | |
| WAREHOUSE | 440,297 SF | |
| WAREHOUSE FLEX | 29,752 SF | |
| OFFICE | 16,708 SF | |
| OFFICE-MEZZ | 12,512 SF | |
| 2ND LEVEL: | 495,990 SF | |
| WAREHOUSE | 440,297 SF | |
| WAREHOUSE FLEX | 31,956 SF | |
| OFFICE | 15,382 SF | |
| OFFICE-MEZZ | 8,355 SF | |
| OUTDOOR SPACE | 3,357 SF | |
| UNDER RAMP AREA | 8,000 SF | NOT INCLUDED IN FAR |
| 3RD LEVEL: | 323,244 SF | |
| WAREHOUSE | 294,984 SF | |
| OFFICE | 28,260 SF | |
| RAMP | 19,000 SF | NOT INCLUDED IN FAR |
| PARKING (312 STALLS) | 141,345 SF | NOT INCLUDED IN FAR |
| TOTAL BUILDING AREA: | 1,318,503 SF | |
| BUILDING USE: | | |
| WAREHOUSE | 6% | 1,237,286 SF |
| OFFICE | | 81,217 SF |
| ALLOWABLE FAR: | 0.62 | 1,658,242 SF |
| PROVIDED FAR: | 0.56 | 1,493,605 SF |
| LOT COVERAGE: | 21.9% | 586,172 SF |

BRISBANE MUNICIPAL CODE 17.02.315
BRISBANE MUNICIPAL CODE 17.02.095

| | | |
|---|-----------|-----------------------------|
| PARKING REQUIRED: | | |
| WAREHOUSE | 1/1000 SF | 1,237 STALLS |
| OFFICE | 1/1000 SF | 81 STALLS |
| TOTAL | | 1,319 STALLS |
| PARKING PROVIDED: | | |
| TOTAL AUTO: | | 1,390 STALLS @ 1.05/1000 SF |
| PARKING GARAGE: | | 698 STALLS |
| LEVEL 1 | | 233 STALLS |
| LEVEL 2 | | 232 STALLS |
| LEVEL 3 (ROOF) | | 233 STALLS |
| SURFACE PARKING: | | 385 STALLS |
| WEST SURFACE PARKING | | 158 STALLS |
| EAST SURFACE PARKING | | 227 STALLS |
| LEVEL 2 ROOF: | | 307 STALLS |
| REQ. ACCESSIBLE: | | 24 STALLS |
| PROVIDED ACCESSIBLE | | 24 STALLS |
| EV STALLS PROVIDED: (50% OF PARKING REQUIRED) | | 660 STALLS |
| <i>BRISBANE MUNICIPAL CODE 15.04.000</i> | | |
| COMPACT STALLS PROVIDED (30%): | | 412 STALLS |
| COVERED AND UNCOVERED STALLS: | | |
| COVERED | | 465 STALLS |
| UNCOVERED | | 925 STALLS |
| TRAILER PARKING: | | 154 STALLS |
| LEVEL 1 | | 63 STALLS |
| LEVEL 2 | | 91 STALLS |
| BICYCLE PARKING | | |
| SHORT TERM: | | |
| (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
 - △ KNOCK-OUTS 7
 - GRADE-LEVEL DOORS 7



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

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

ZONING ANALYSIS

Zoning Analysis

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

| | | |
|-----------------------------|---------------------|----------------------------|
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| BUILDING AREA: | | |
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| WAREHOUSE FLEX | 29,752 SF | |
| OFFICE | 16,708 SF | |
| OFFICE-MEZZ | 12,512 SF | |
| 2ND LEVEL: | 495,990 SF | |
| WAREHOUSE | 440,297 SF | |
| WAREHOUSE FLEX | 31,956 SF | |
| OFFICE | 15,382 SF | |
| OFFICE-MEZZ | 8,355 SF | |
| OUTDOOR SPACE | 3,357 SF | <i>NOT INCLUDED IN FAR</i> |
| UNDER RAMP AREA | 8,000 SF | <i>NOT INCLUDED IN FAR</i> |
| 3RD LEVEL: | 323,244 SF | |
| WAREHOUSE | 294,984 SF | |
| OFFICE | 28,260 SF | |
| RAMP | 19,000 SF | <i>NOT INCLUDED IN FAR</i> |
| PARKING (312 STALLS) | 141,345 SF | <i>NOT INCLUDED IN FAR</i> |
| TOTAL BUILDING AREA: | 1,318,503 SF | |
| BUILDING USE: | | |
| WAREHOUSE | | 1,237,286 SF |
| OFFICE | 6% | 81,217 SF |
| ALLOWABLE FAR: | 0.62 | 1,658,242 SF |
| PROVIDED FAR: | 0.56 | 1,493,605 SF |
| LOT COVERAGE: | 21.9% | 586,172 SF |

BRISBANE MUNICIPAL CODE 17.02.315

BRISBANE MUNICIPAL CODE 17.02.495

| | | |
|---|-----------|-----------------|
| PARKING REQUIRED: | | |
| WAREHOUSE | 1/1000 SF | 1,237 STALLS |
| OFFICE | 1/1000 SF | 81 STALLS |
| TOTAL | | 1,319 STALLS |
| PARKING PROVIDED: | | |
| TOTAL AUTO: | | 1,390 STALLS |
| | | @1.05/1000 SF |
| PARKING GARAGE | | 698 STALLS |
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| LEVEL 2 | | 232 STALLS |
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| LONG TERM: | | |
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| (LONG TERM BIKE PARKING TO BE PROVIDED INSIDE BUILDING AS PART OF FUTURE TENANT IMPROVEMENTS) | | |
| REQUIRED | | 70 STALLS |
| PROVIDED | | TENANT PROVIDED |

ENTRY 1

ENTRY 2

BRISBANE MUNICIPAL CODE 15.84.080

| | | |
|---------------------|--|-----|
| TRUCK DOCKS: | | |
| ▲ DOCK-HIGH DOORS | | 131 |
| △ KNOCK-OUTS | | 7 |
| ○ GRADE-LEVEL DOORS | | 7 |



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3 STORY OPTION

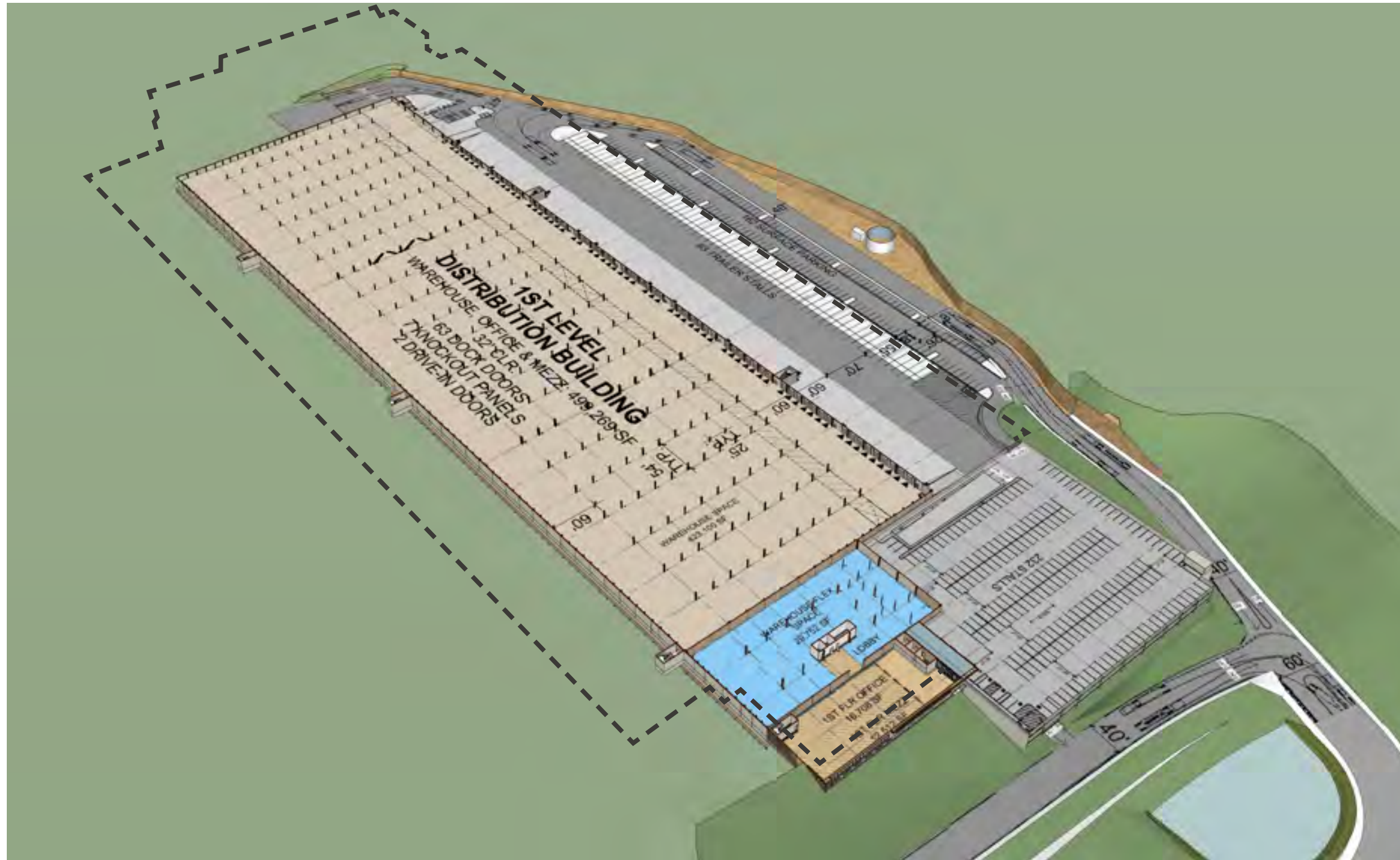
GENERAL CONSIDERATIONS

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

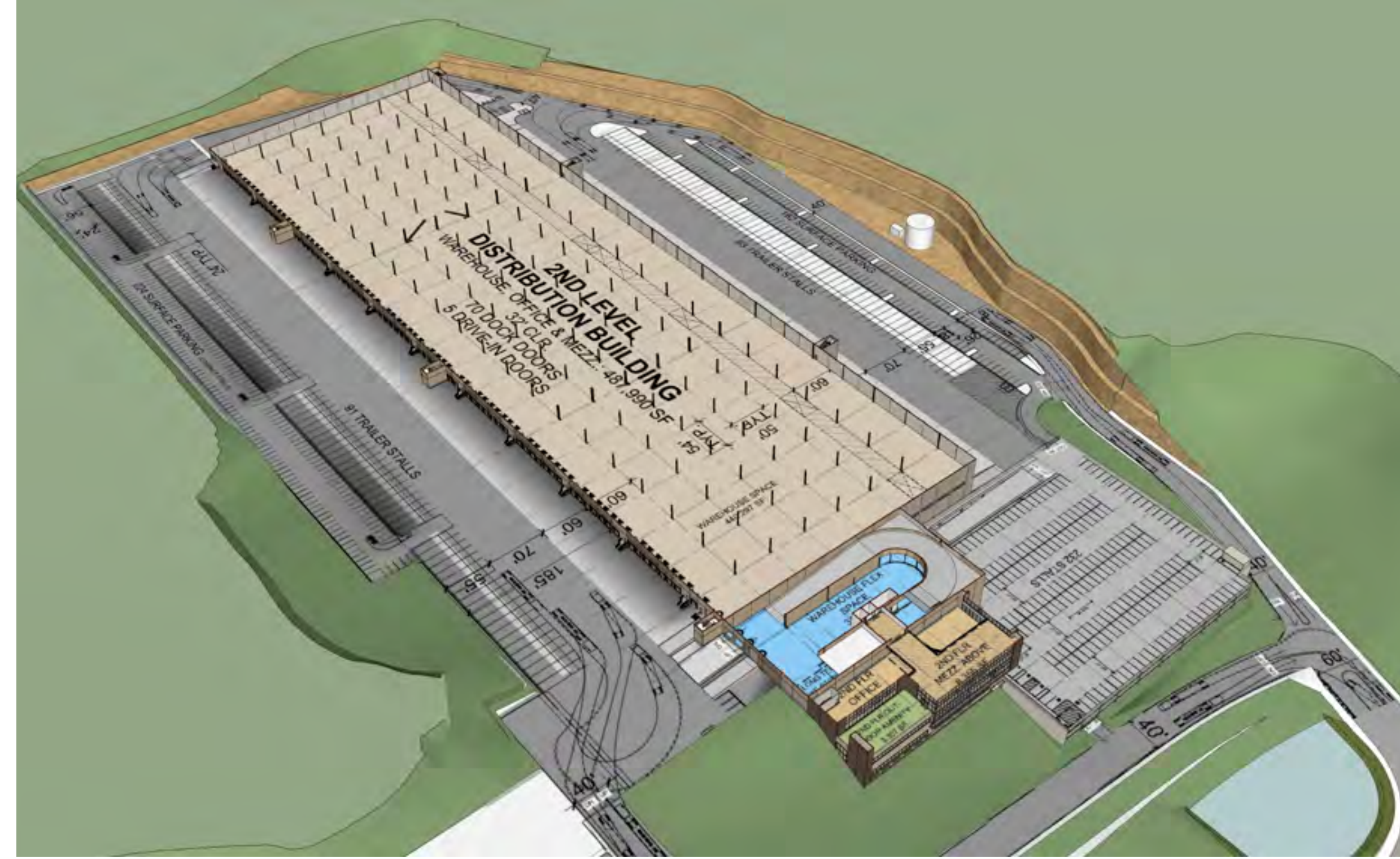
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08.29.2024

PAGE 4



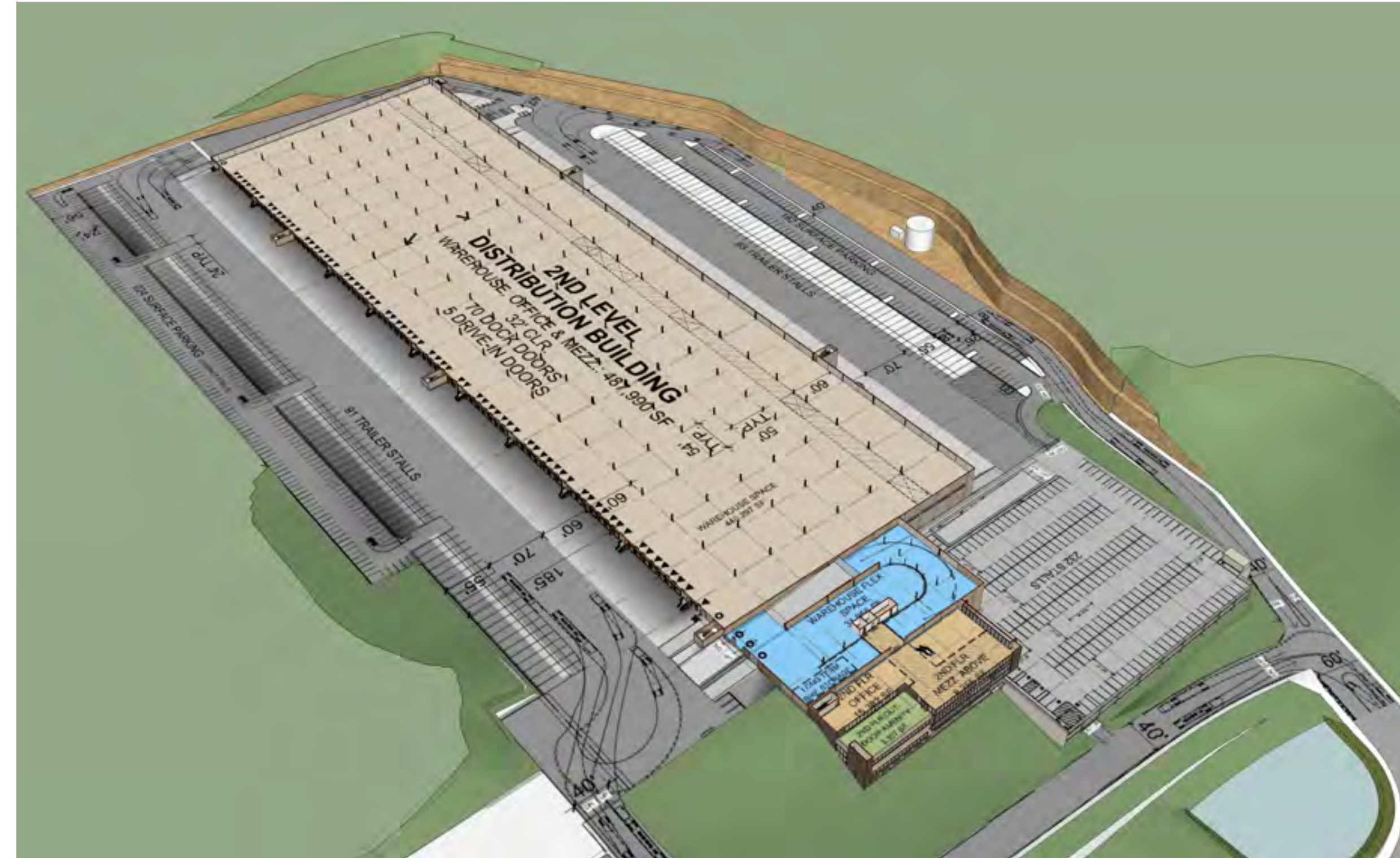
PARKING - LEVEL 3 / WAREHOUSE LEVEL 1



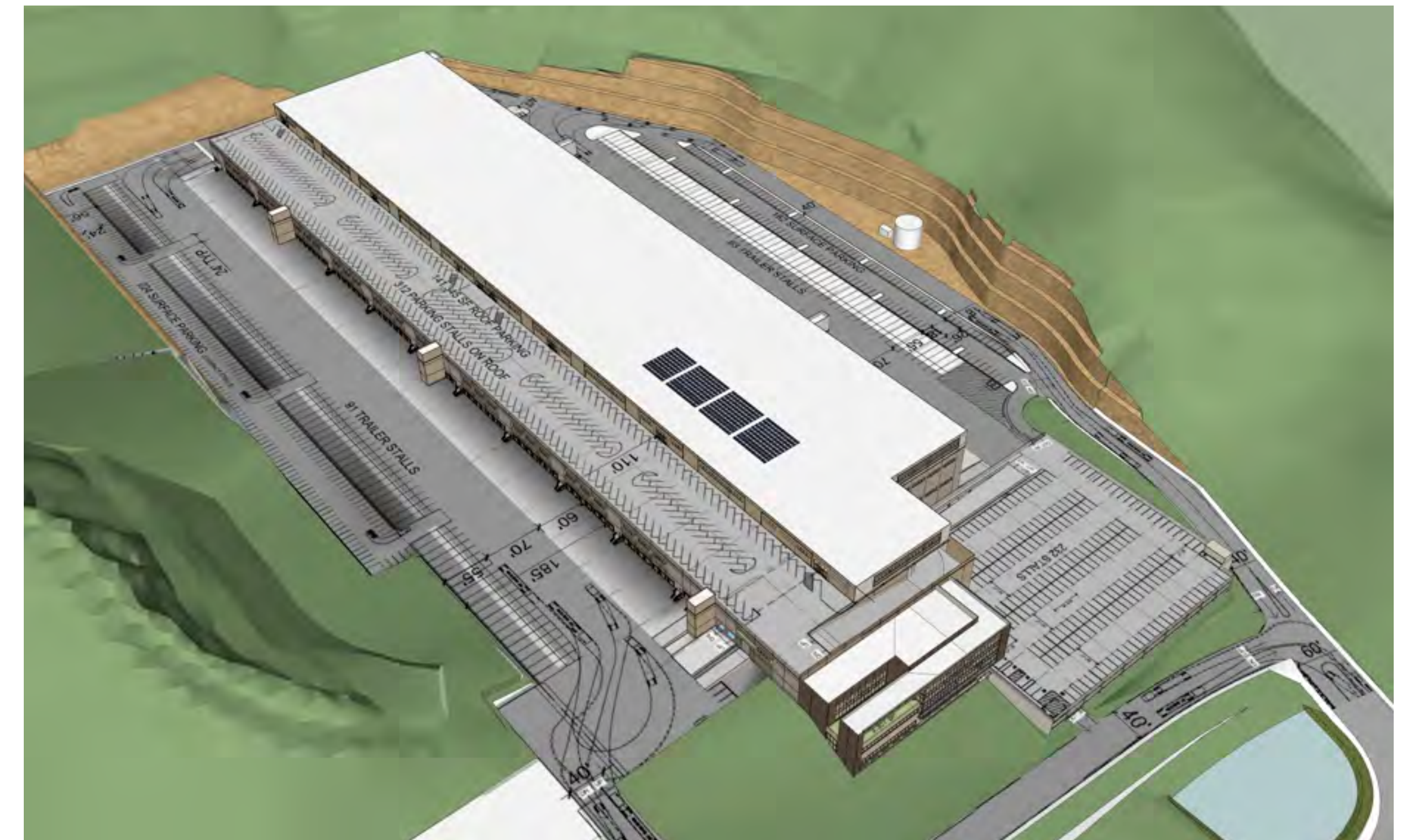
LEVEL 2 - MEZZANINE



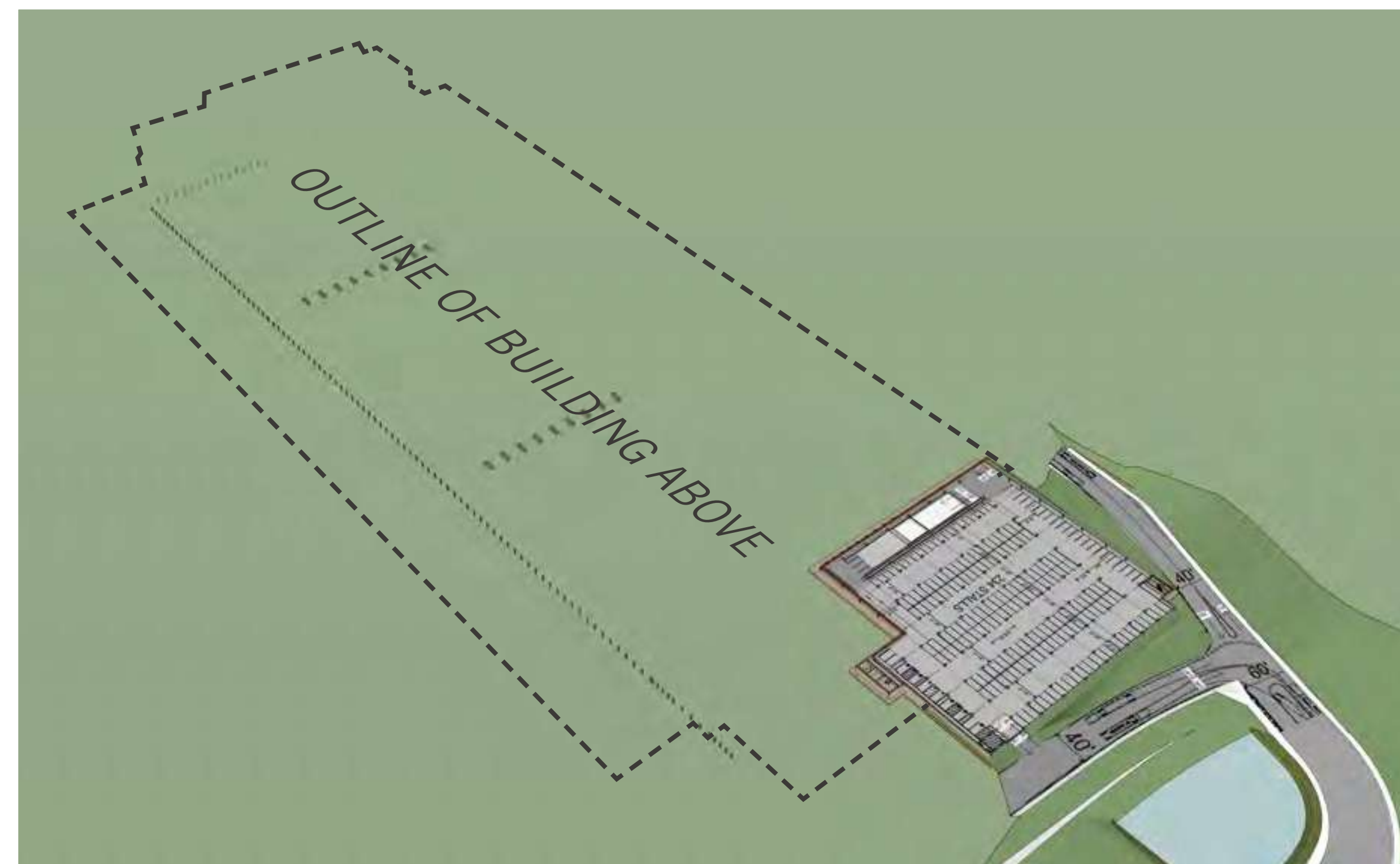
PARKING - LEVEL 2



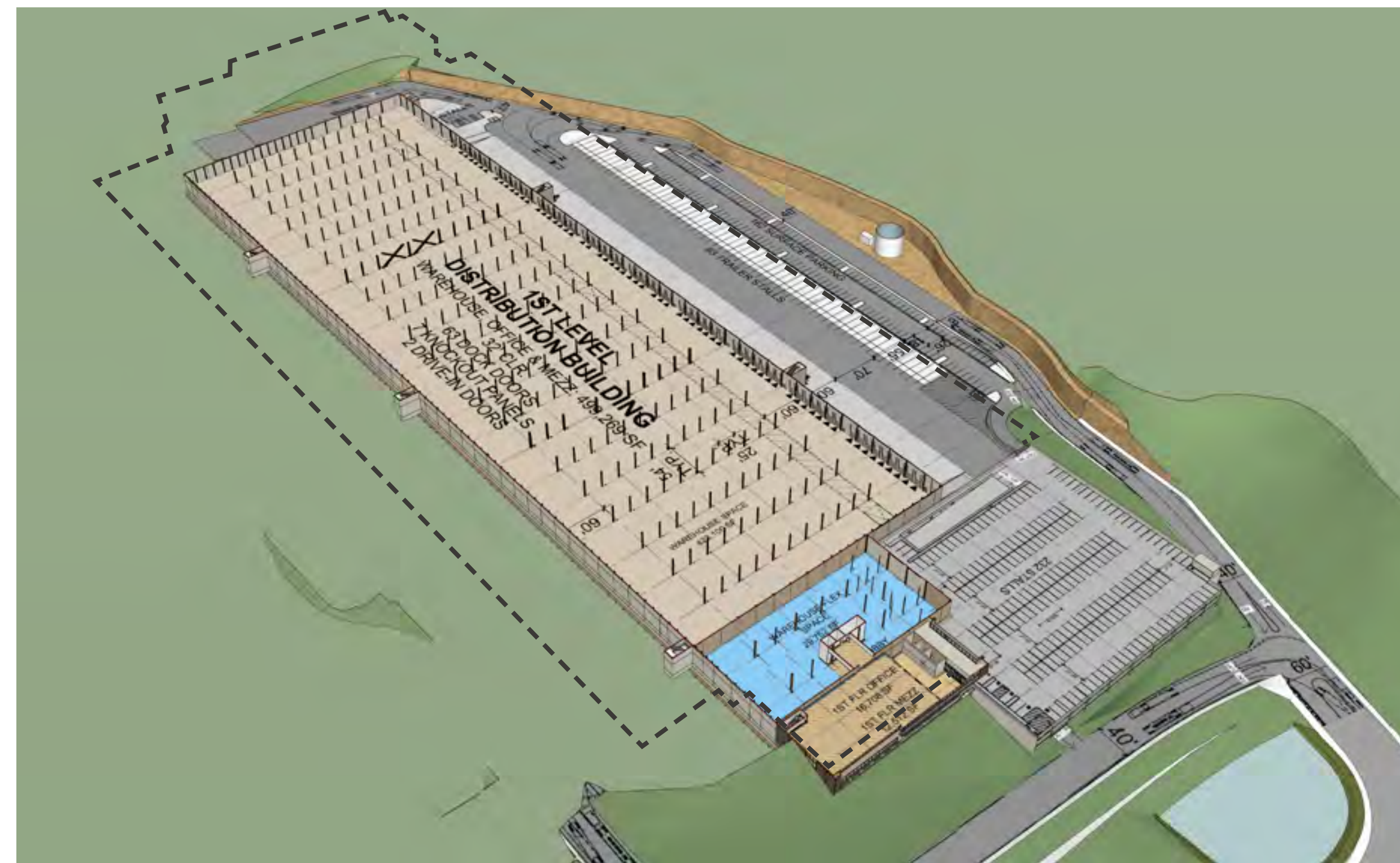
WAREHOUSE - LEVEL 2



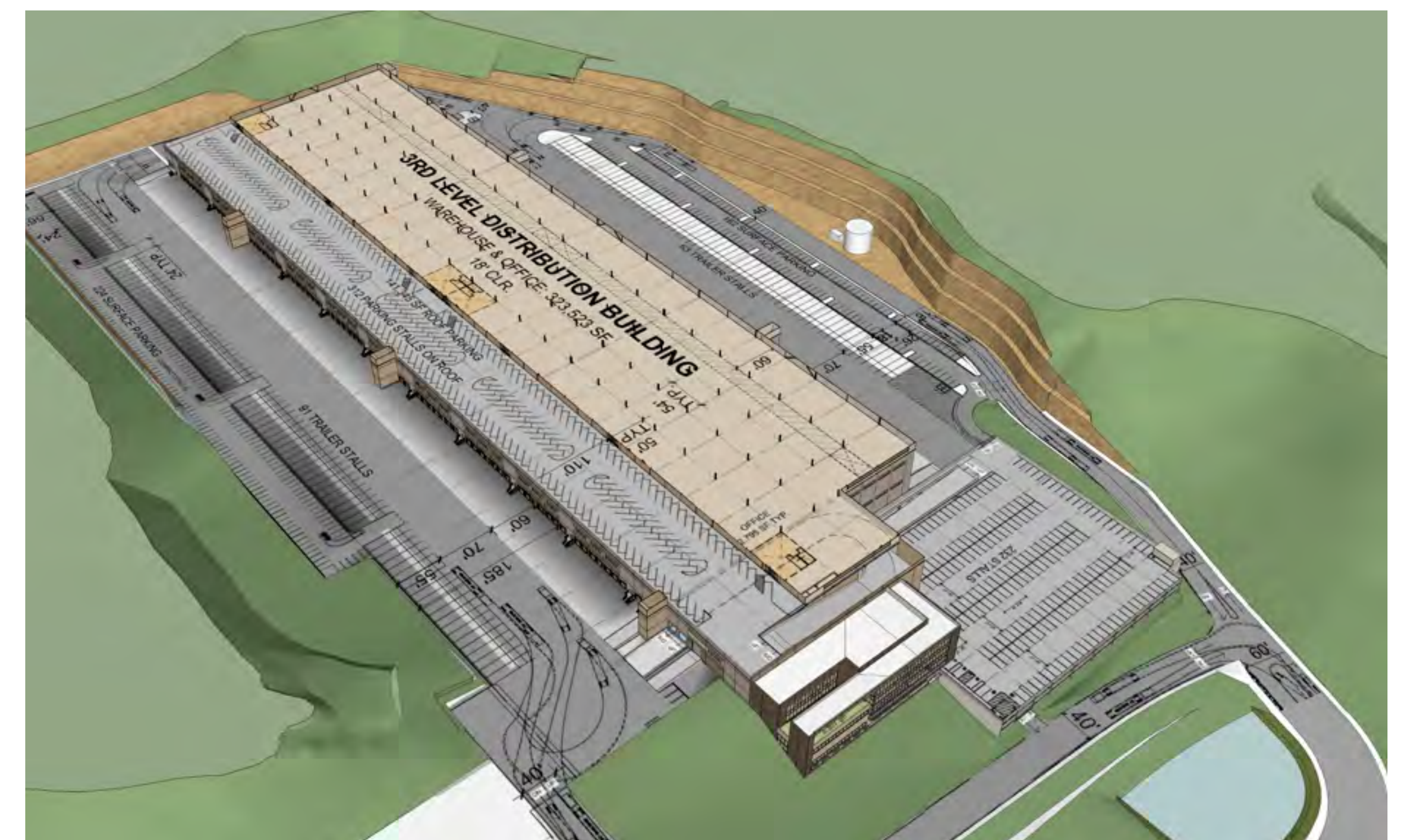
OVERALL BUILDING - ROOF PLAN



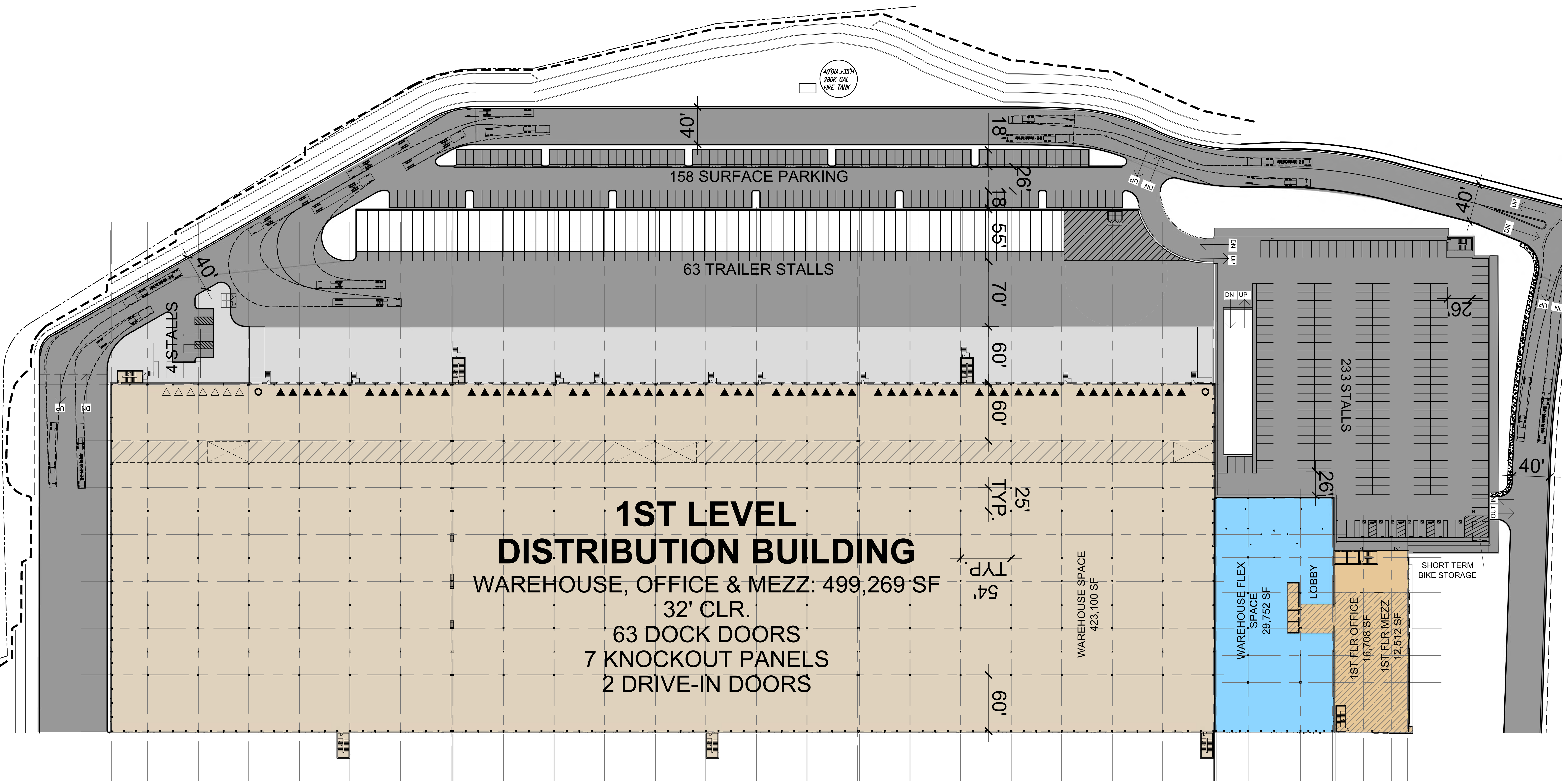
PARKING - LEVEL 1



LEVEL 1 MEZZANINE



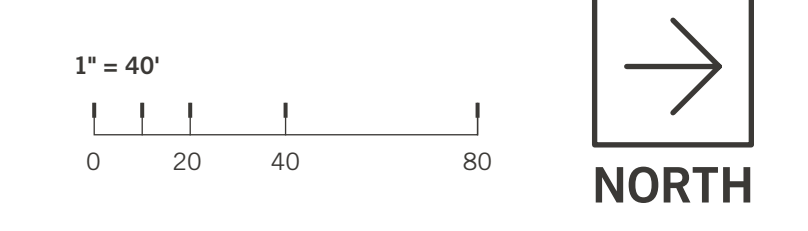
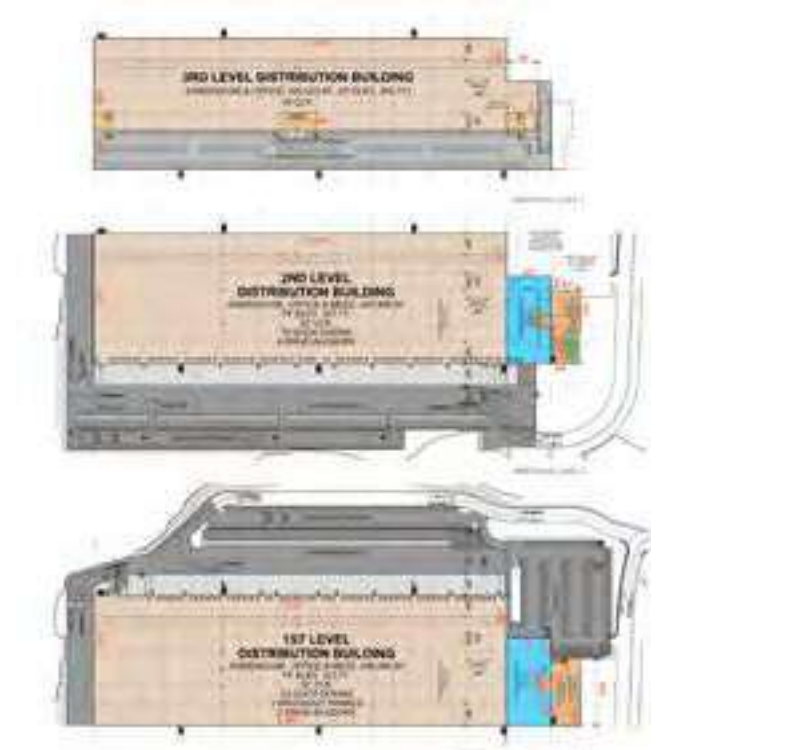
WAREHOUSE - LEVEL 3

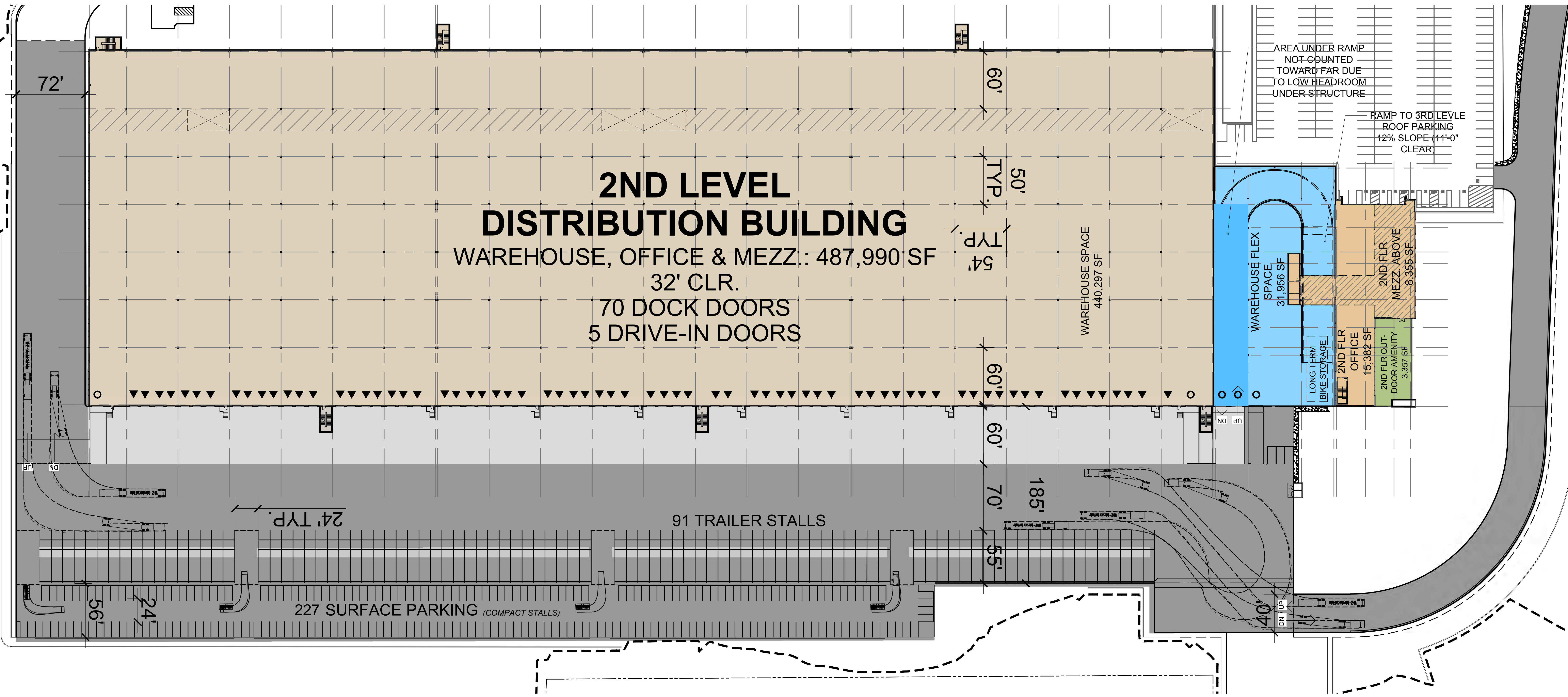


**1ST LEVEL
DISTRIBUTION BUILDING**
 WAREHOUSE, OFFICE & MEZZ: 499,269 SF
 32' CLR.
 63 DOCK DOORS
 7 KNOCKOUT PANELS
 2 DRIVE-IN DOORS

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

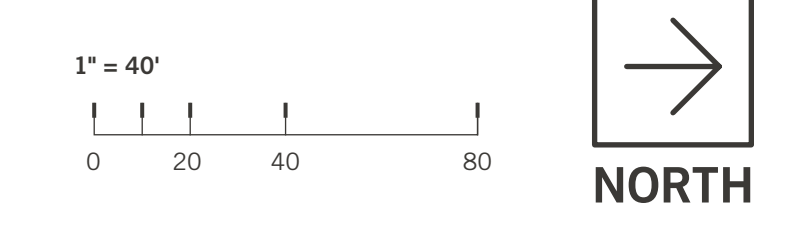
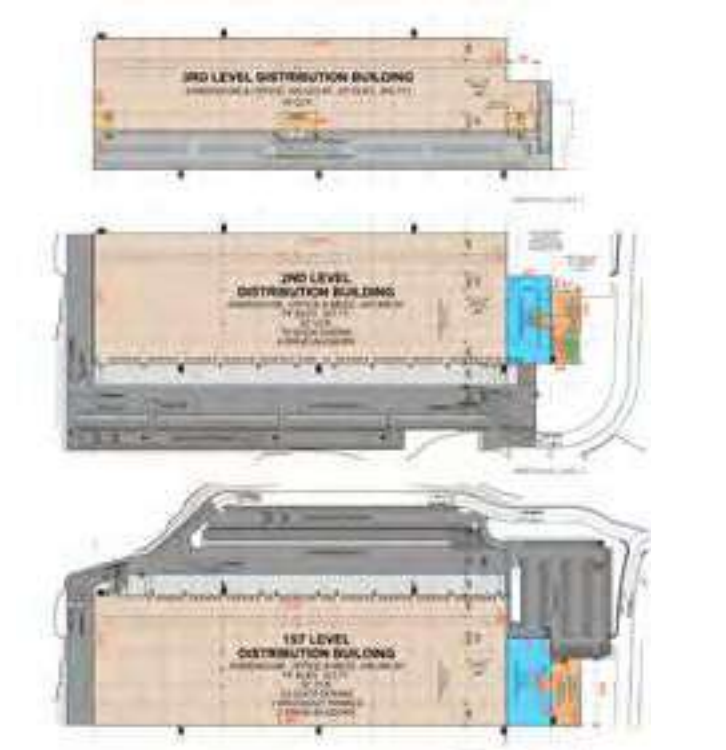
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| BUILDING AREA: | |
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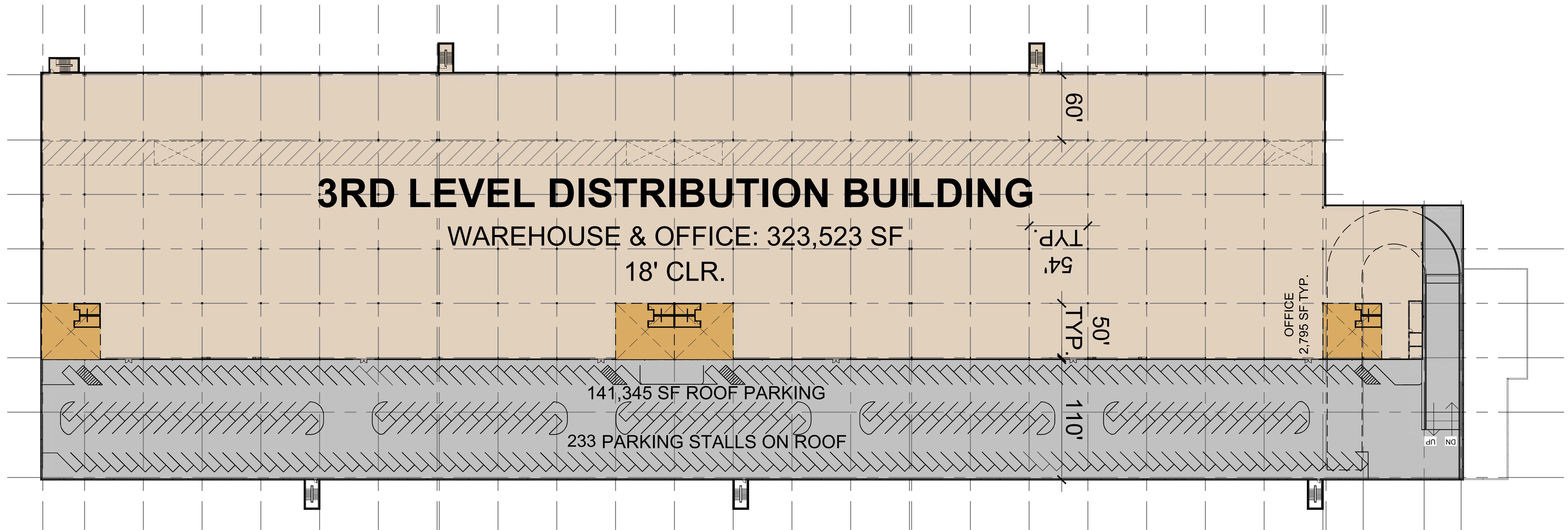




PROJECT DATA: SINGLE TENANT L1&L2, 4 TENANT L3

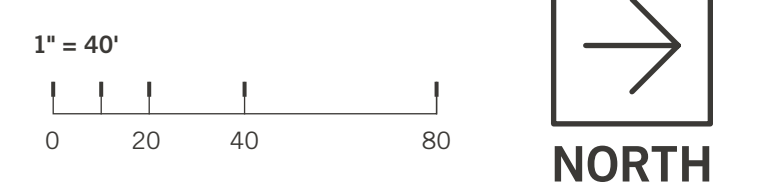
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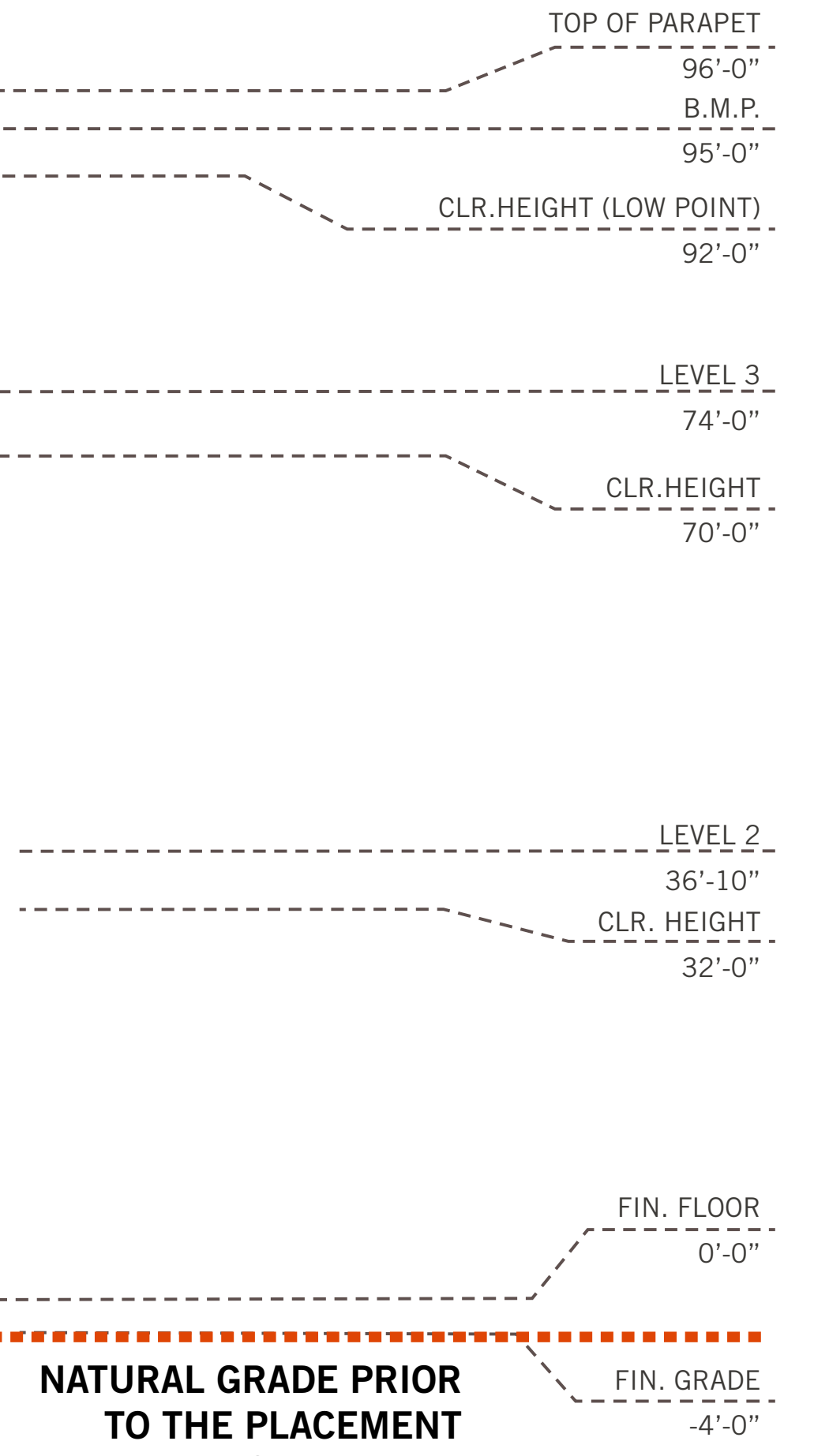


PROJECT DATA: SINGLE TENANT L1&L2, 4 TENANT L3

| | |
|----------------------|---------------------------|
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| 3RD LEVEL: | 323,244 SF |
| WAREHOUSE | 294,984 SF |
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| RAMP | 19,000 SF |
| PARKING (312 STALLS) | 141,345 SF |

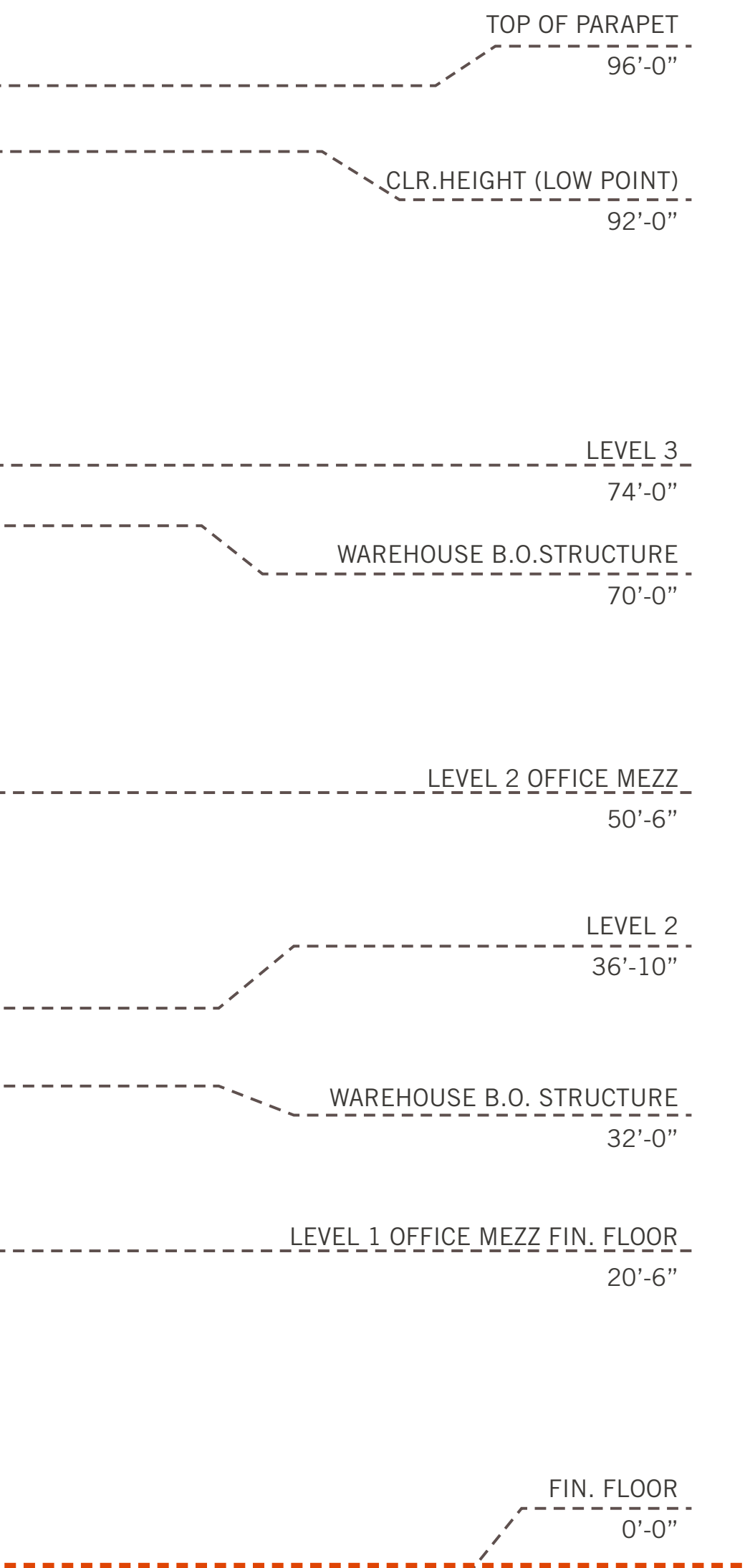




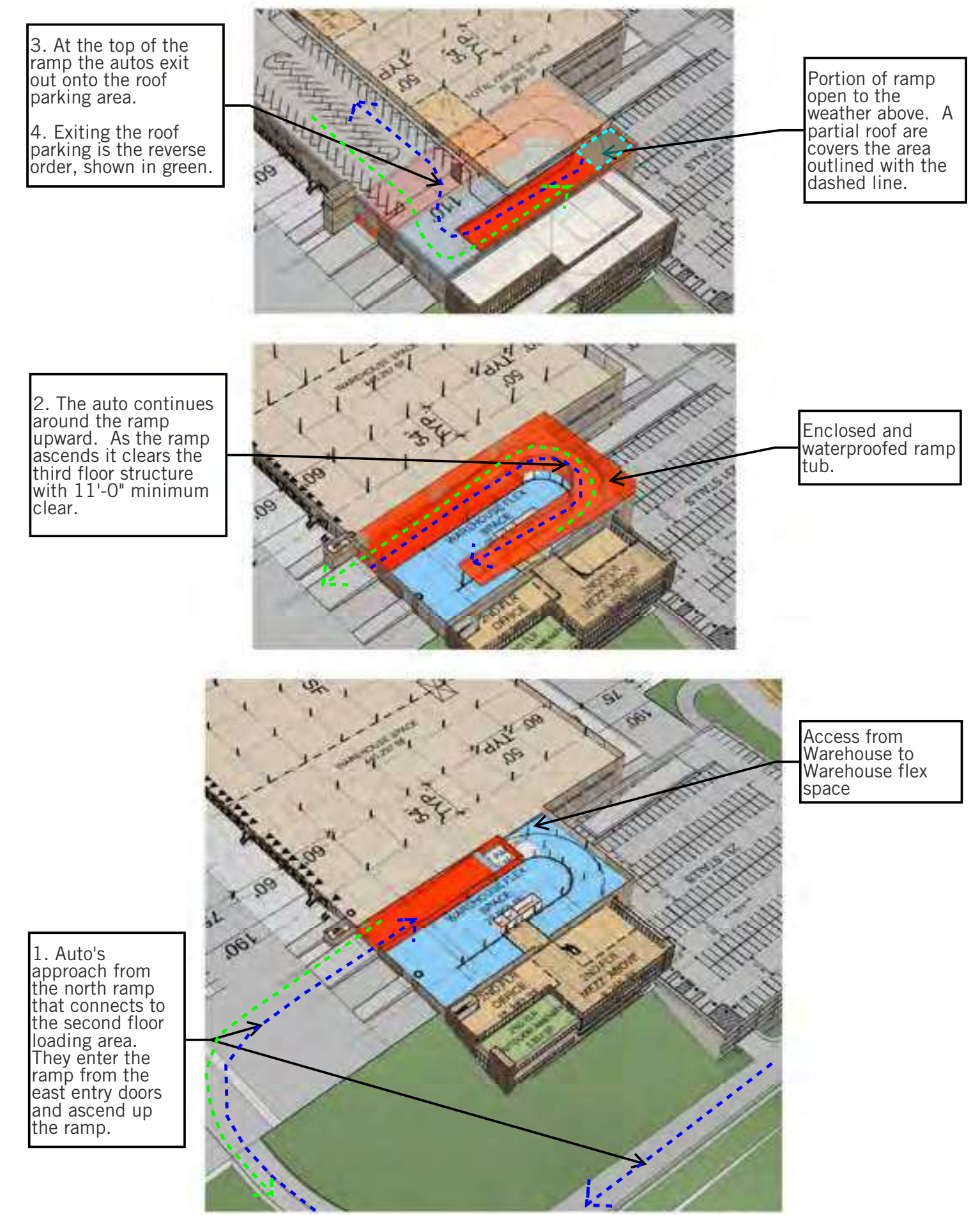


BUILDING SECTION EAST TO WEST AT WAREHOUSE AREA

NATURAL GRADE PRIOR TO THE PLACEMENT OF THE FILL SEE CIVIL



NATURAL GRADE PRIOR TO THE PLACEMENT OF THE FILL SEE CIVIL



PARTIAL RAMP PLAN SECTIONS

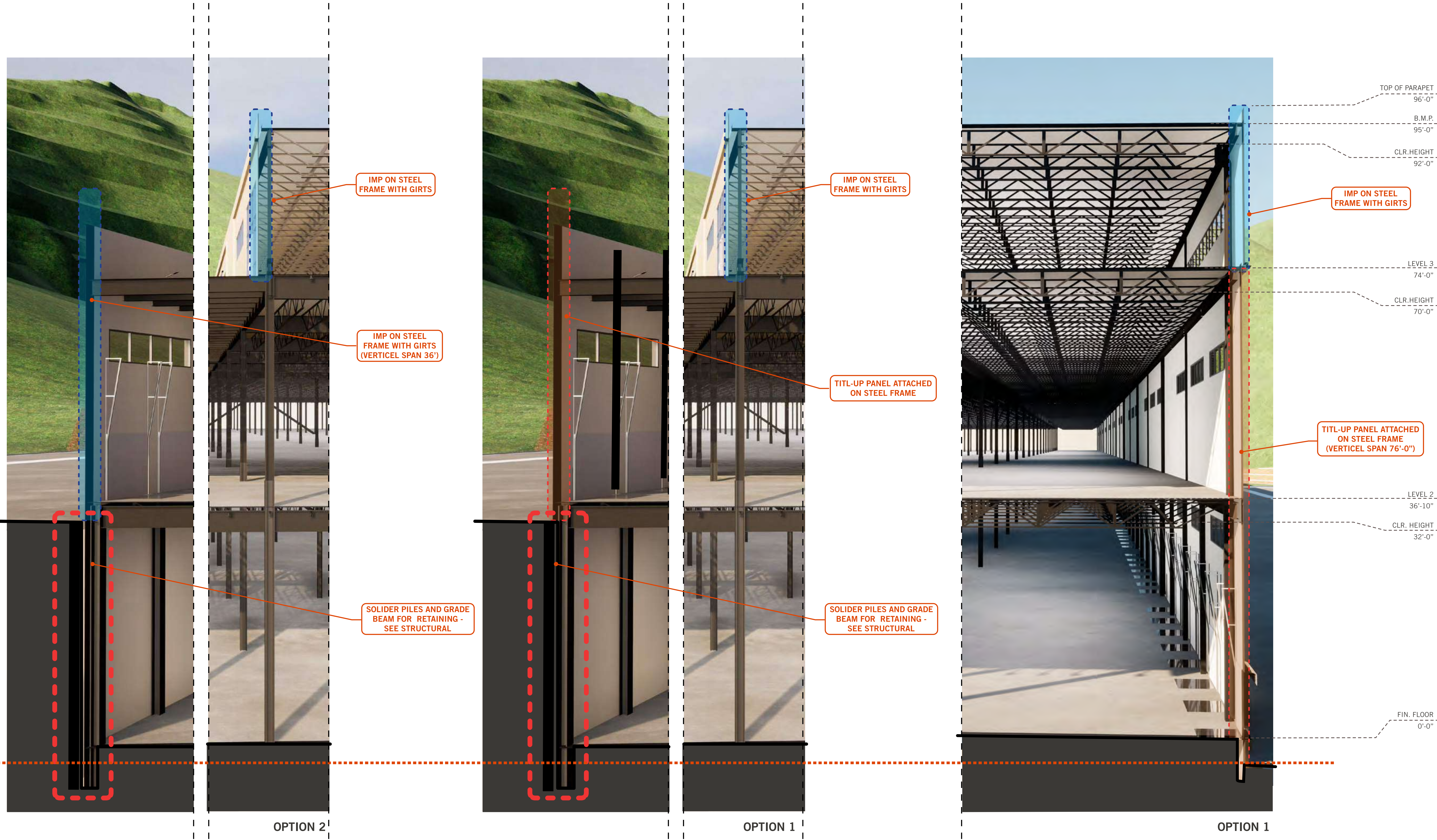
PARTIAL BUILDING SECTION AT RAMP AND OFFICE LOCATION



PARKING LEVEL 1
0'-0"

PARKING LEVEL 2
-10'-6"

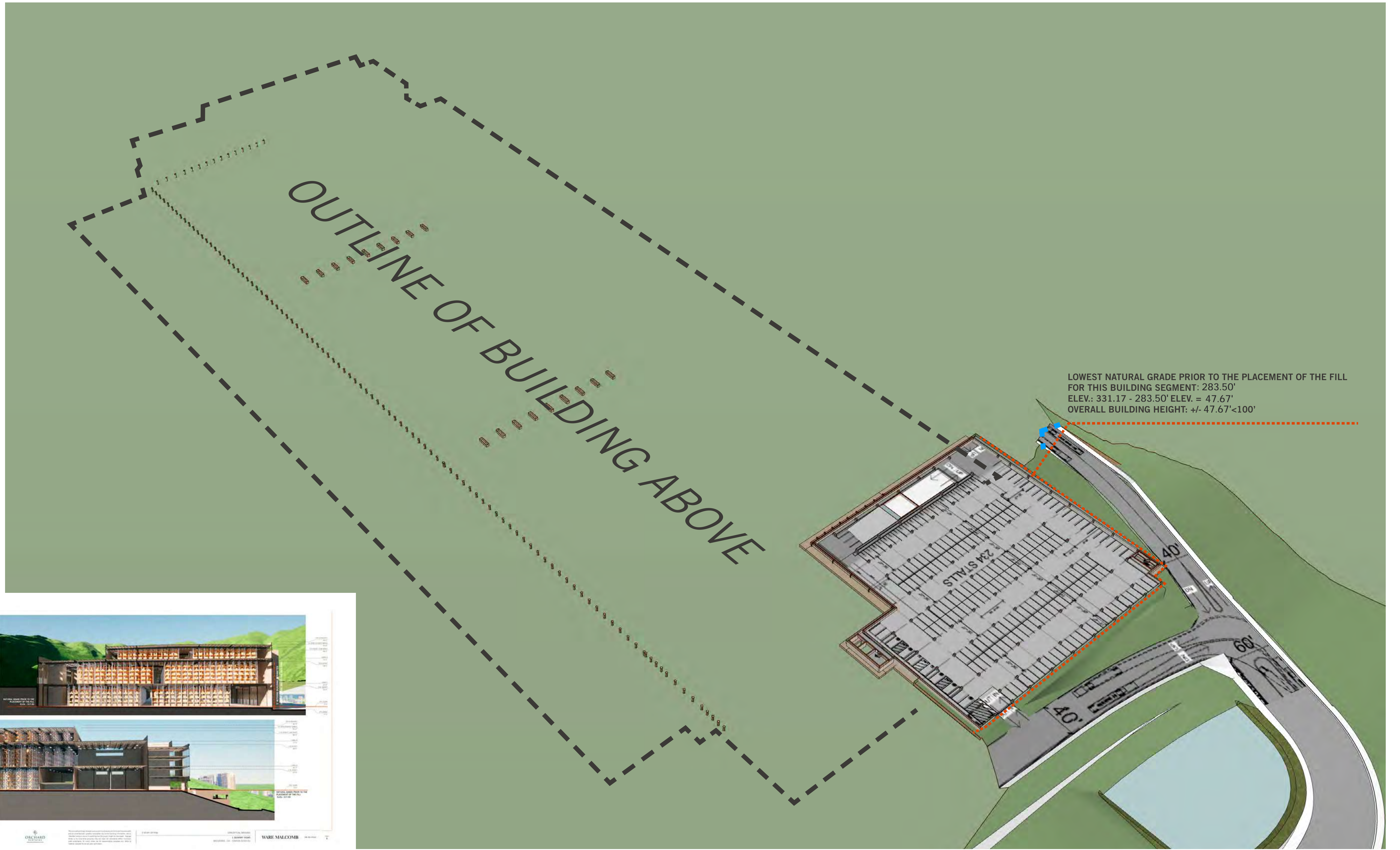
PARKING LEVEL 3
-21'-0"



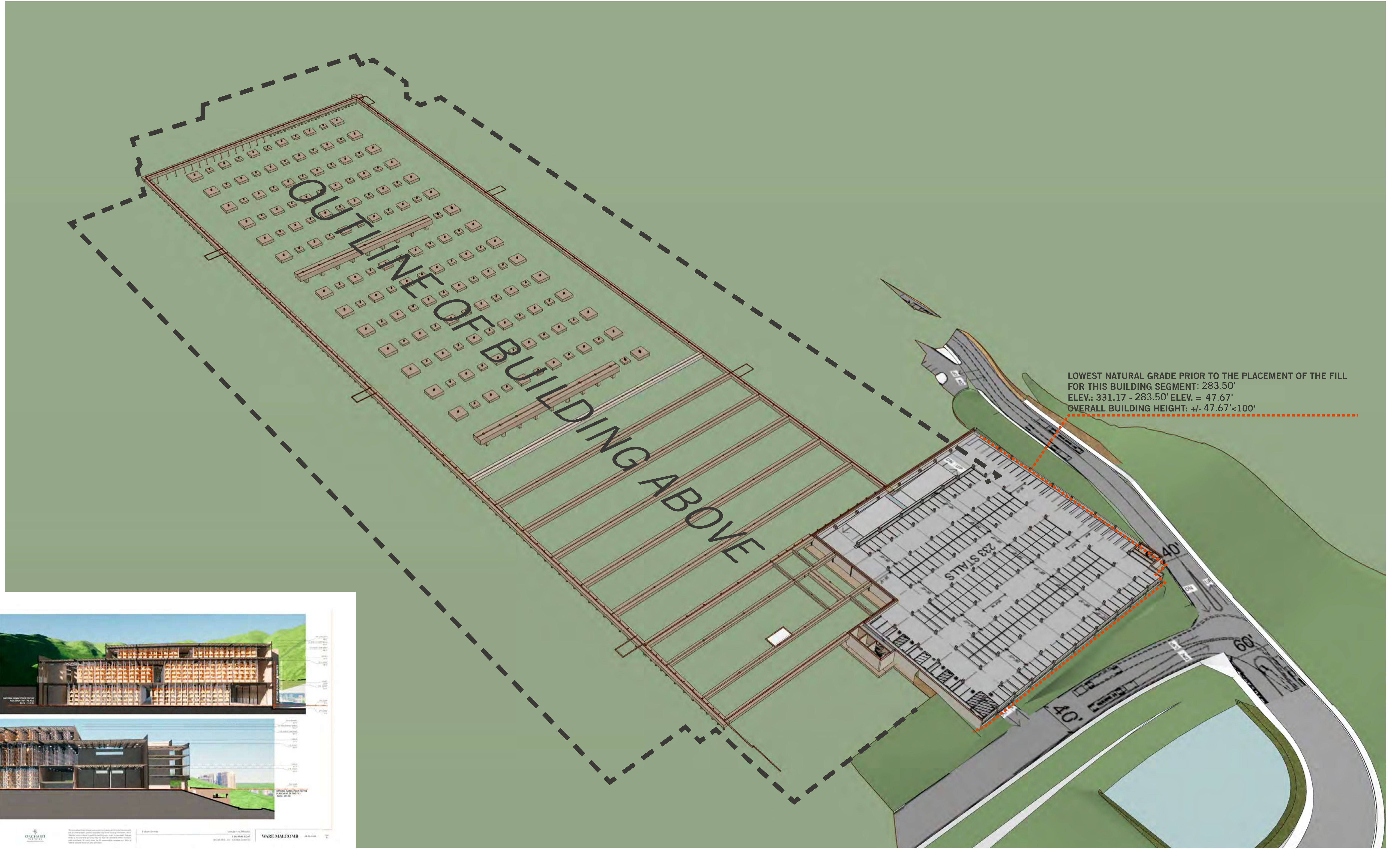
OPTION 2

OPTION 1

OPTION 1



CLICK IMAGE TO ENLARGE



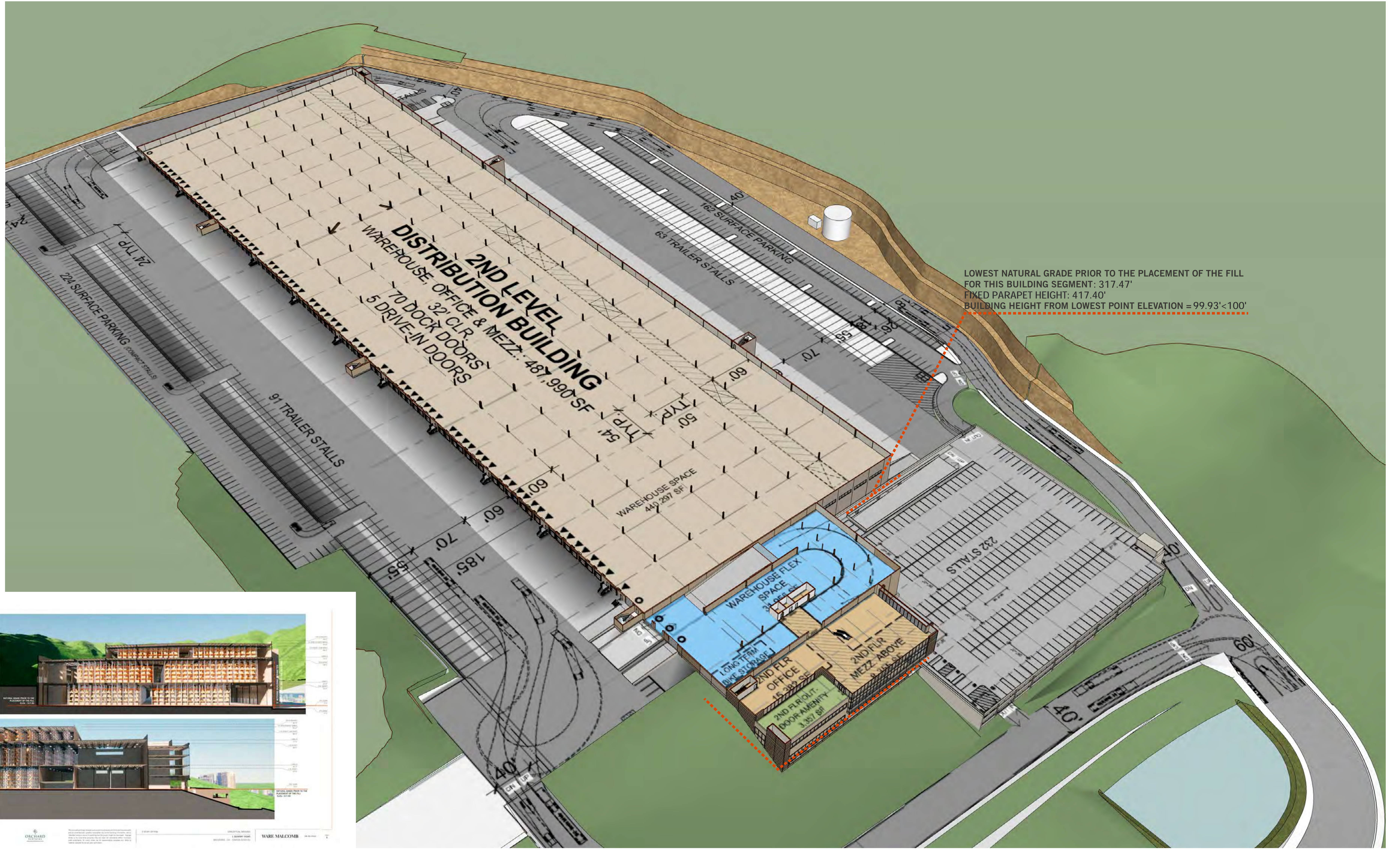
CLICK IMAGE TO ENLARGE



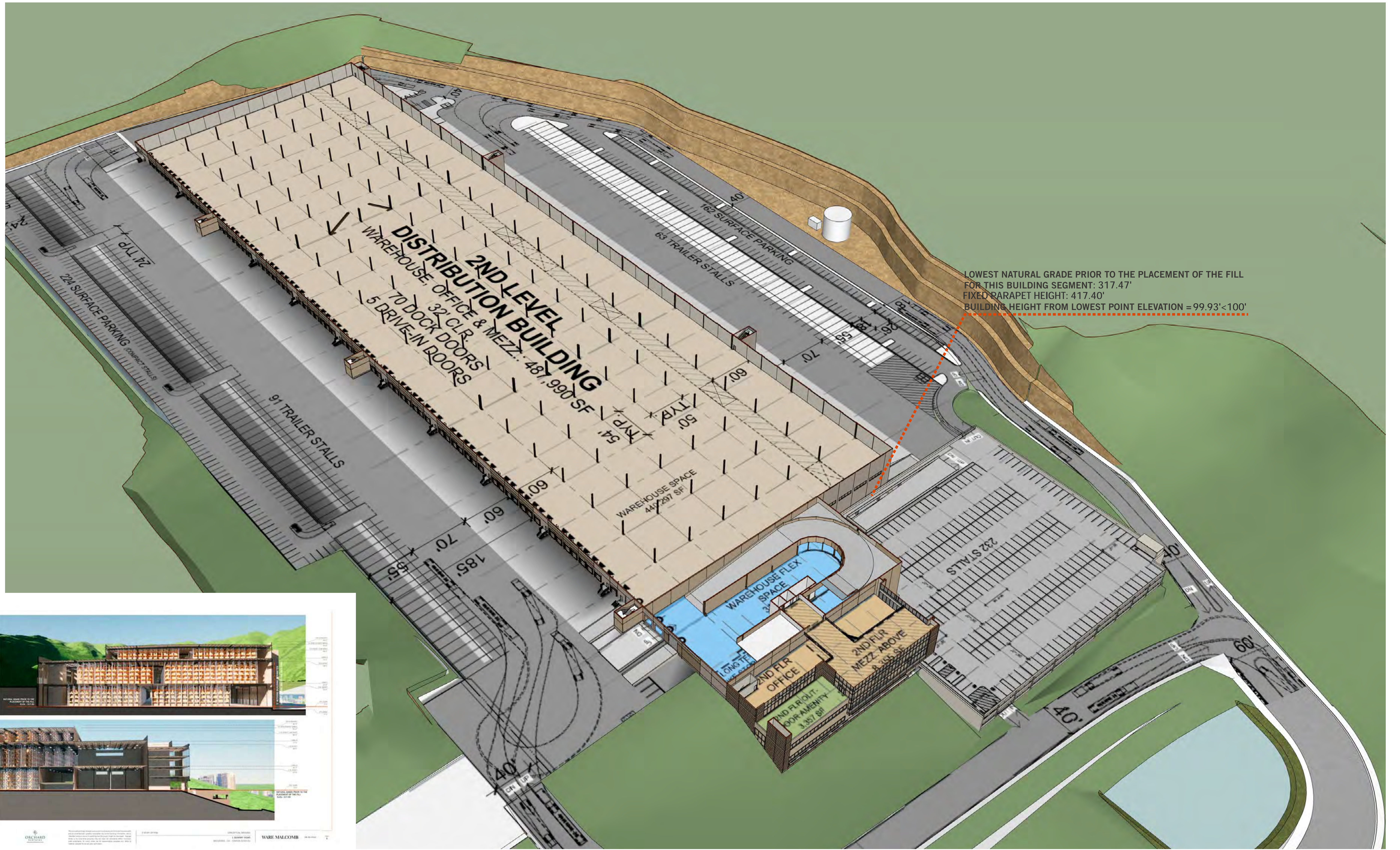
CLICK IMAGE TO ENLARGE



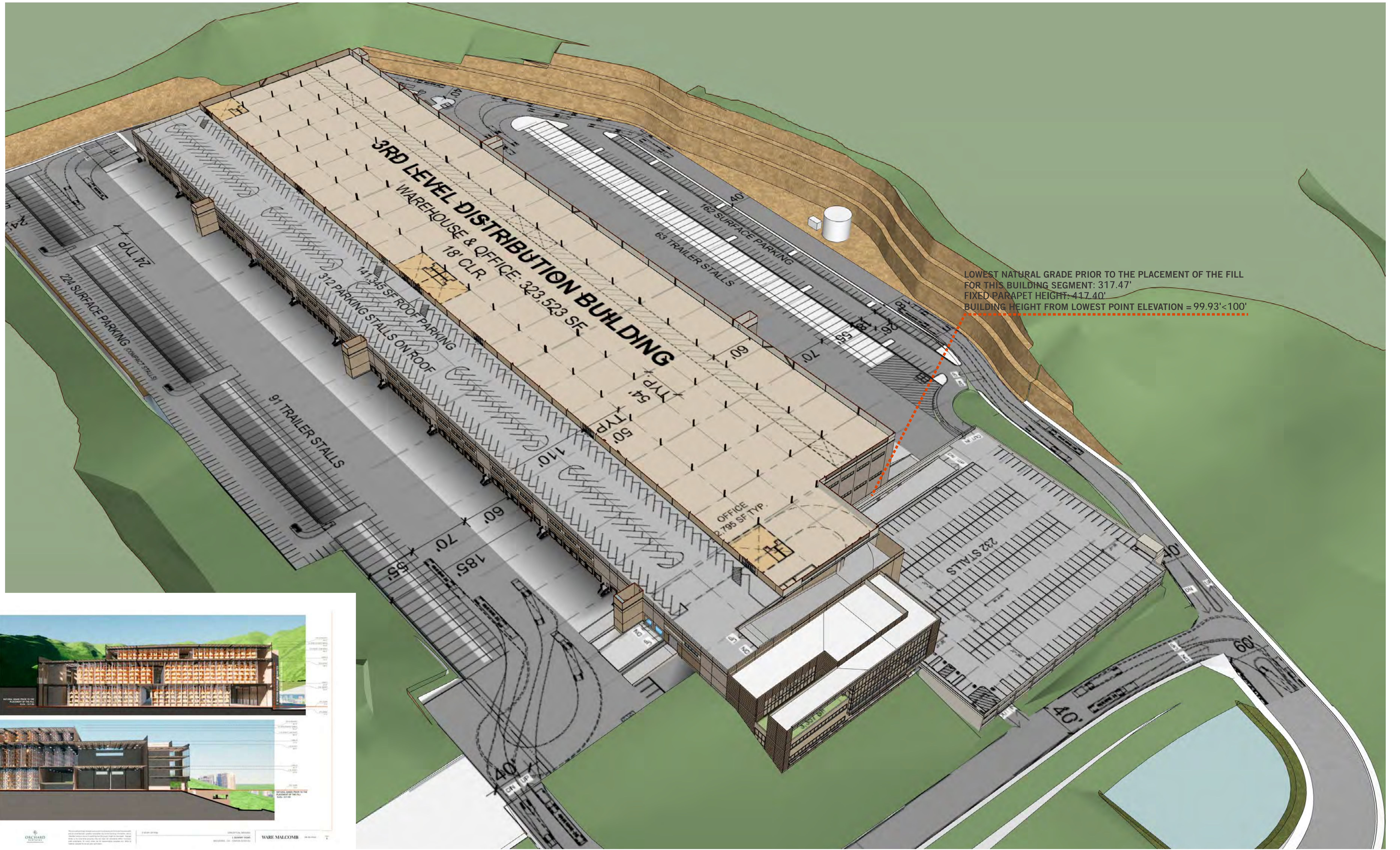
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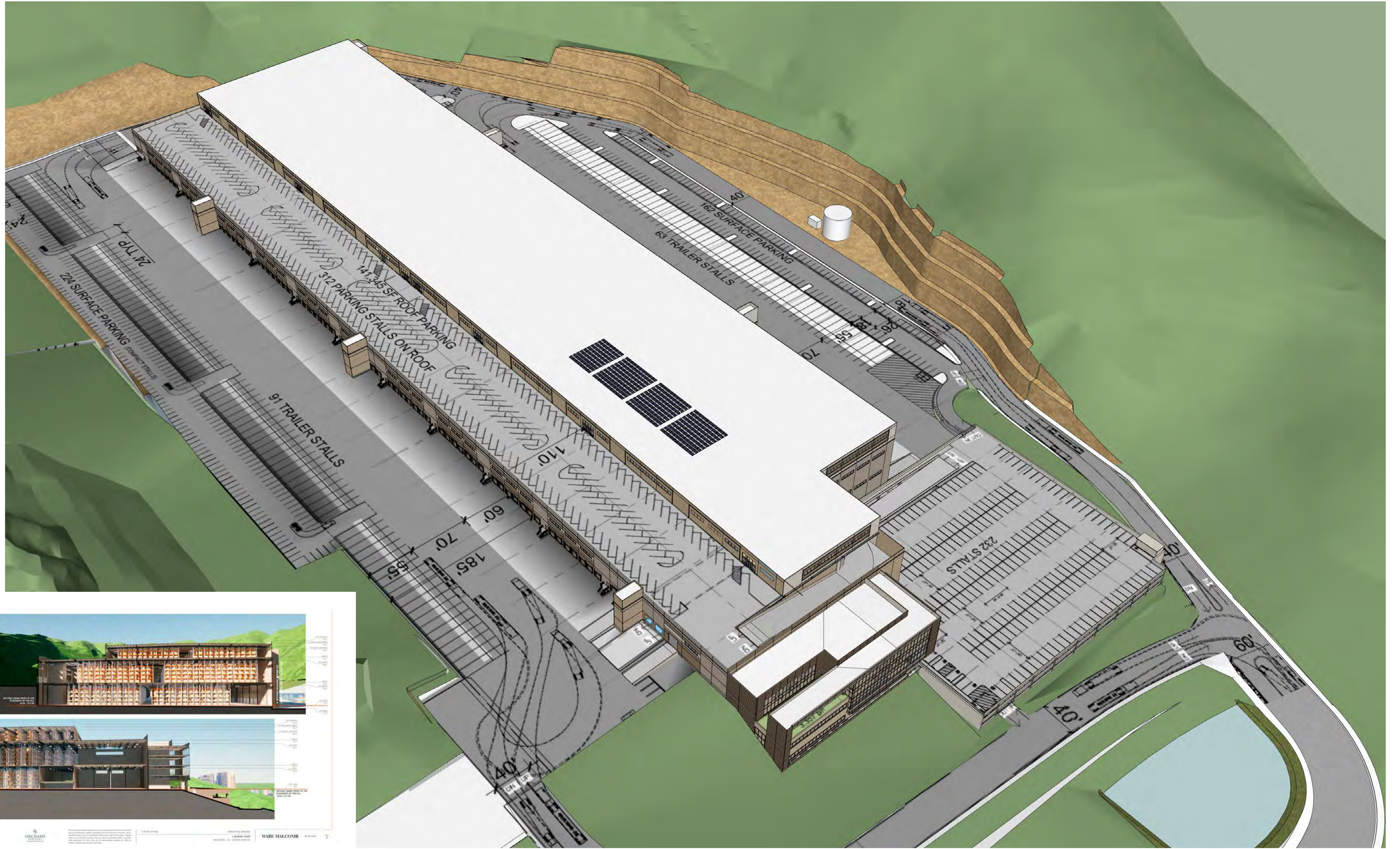
CLICK IMAGE TO ENLARGE



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