



QUARRY INNOVATION CENTER

2-LEVEL CONCEPTUAL MASSING STUDY & RENDERINGS

1 QUARRY ROAD
BRISBANE, CA

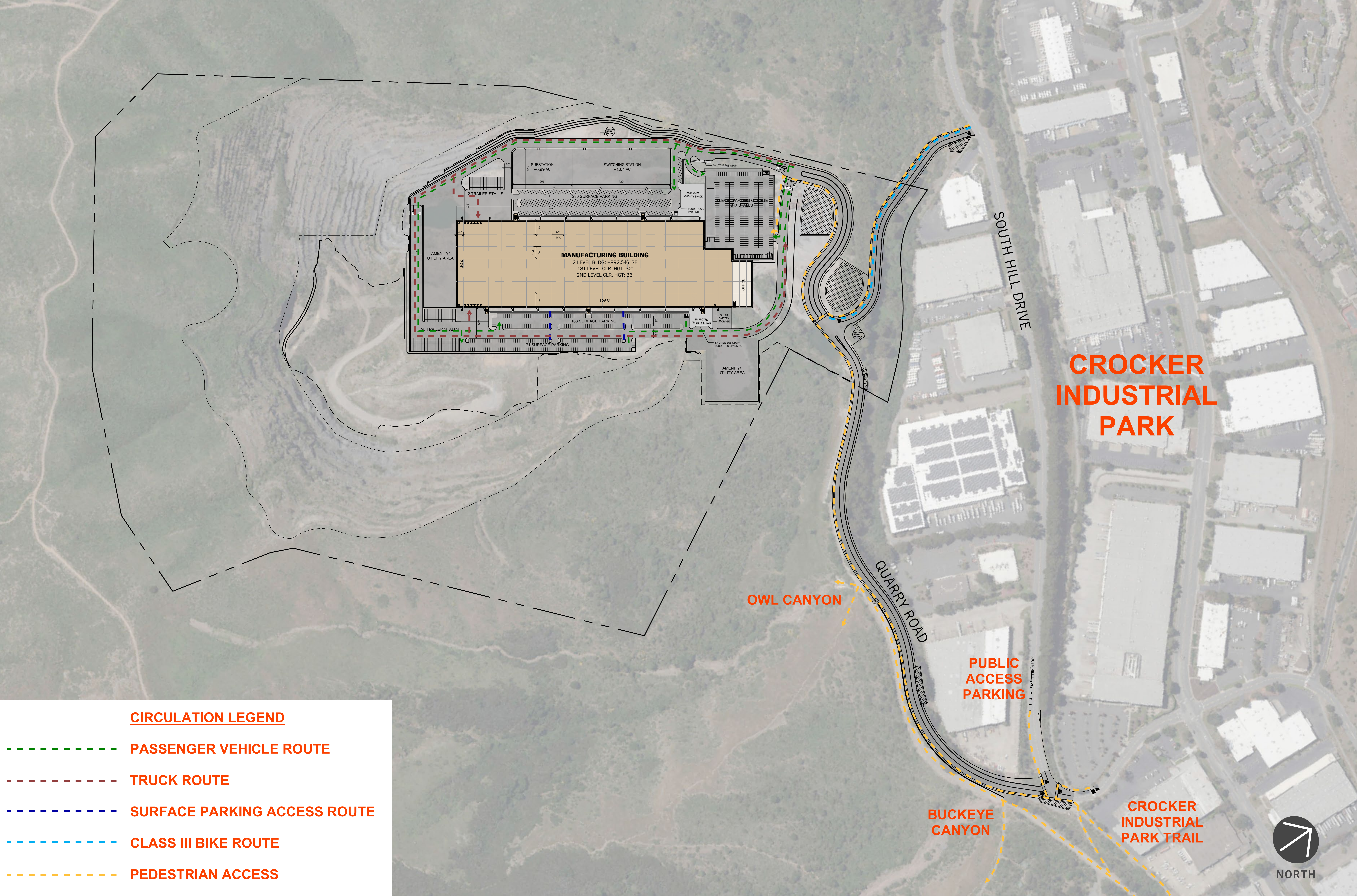
SNR18-0030-00
OCTOBER 30, 2025

DISCLAIMER: 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.



ORCHARD
PARTNERS

WARE MALCOMB



CIRCULATION LEGEND

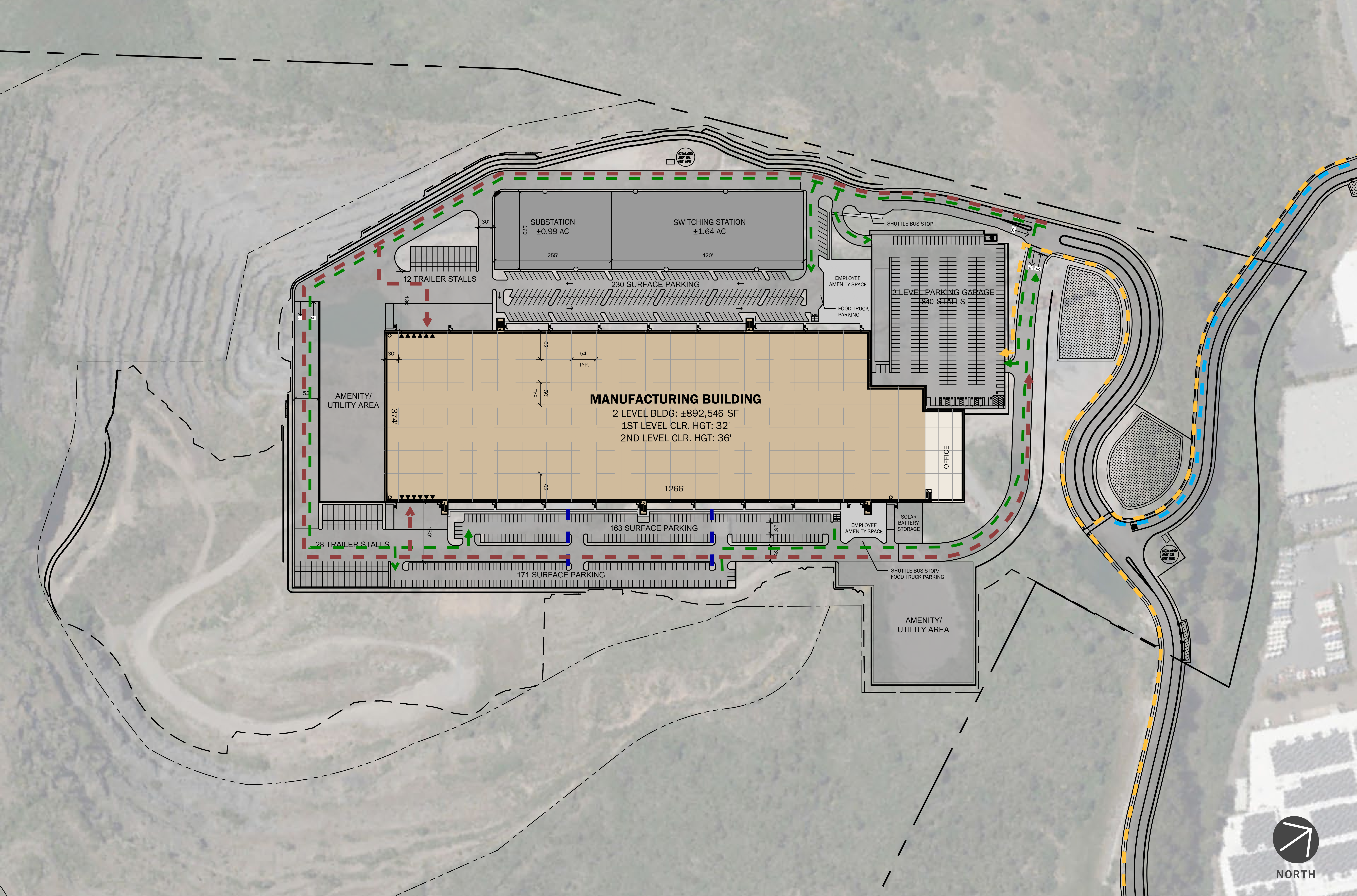
PASSENGER VEHICLE ROUTE

TRUCK ROUTE

SURFACE PARKING ACCESS ROUTE

CLASS III BIKE ROUTE

PEDESTRIAN ACCESS



PROJECT DATA:

OVERALL SITE AREA: 144.38 AC
6,289,308 SF

PROPOSED DEVELOPMENT PAD AREA: 2,674,584 SF 61.40 AC

BUILDING AREA:

PARKING GARAGE 214,006 SF NOT INCLUDED IN FAR

PARKING LEVEL 1 (281 STALLS) 107,003 SF

PARKING LEVEL 2 (280 STALLS) 107,003 SF

MANUFACTURING BUILDING 892,546 SF

LEVEL 1 OFFICE 16,926 SF

LEVEL 1 FLEX 30,540 SF

LEVEL 1 MANUFACTURING 399,078 SF

LEVEL 2 OFFICE 16,384 SF

OUTDOOR SPACE 3,357 SF NOT INCLUDED IN FAR

LEVEL 2 FLEX 30,540 SF

LEVEL 2 MANUFACTURING 399,078 SF

TOTAL BUILDING AREA: 892,546 SF

BUILDING USE:

MANUFACTURING/FLEX 859,236 SF

OFFICE 4% 33,310 SF

ALLOWABLE FAR: 0.6 1,604,750 SF

PROVIDED FAR: 0.33 892,546 SF BRISBANE MUNICIPAL CODE 17.02.315

LOT COVERAGE: 20.8% 556,741 SF BRISBANE MUNICIPAL CODE 17.02.495
SEE LOT COVERAGE CALCS ON SHEET A021

PARKING REQUIRED:

MANUFACTURING 1/1000 SF 859 STALLS

OFFICE 1/300 SF 111 STALLS

TOTAL 970 STALLS

PARKING PROVIDED:

1,404 STALLS
@1.57/1000 SF

PARKING GARAGE 840 STALLS

LEVEL 1 281 STALLS ENTRY 1

LEVEL 2 280 STALLS

LEVEL 3 (ROOF) 279 STALLS ENTRY 2

SURFACE PARKING 564 STALLS

WEST SURFACE PARKING 230 STALLS

EAST SURFACE PARKING 334 STALLS

REQ. ACCESSIBLE: 28 STALLS

PROVIDED ACCESSIBLE 28 STALLS

EV STALLS PROVIDED: (50% OF PARKING REQUIRED) 702 STALLS BRISBANE MUNICIPAL CODE 15.84.080

COMPACT STALLS PROVIDED (30%): 423 STALLS

COVERED AND UNCOVERED STALLS:

COVERED 561 STALLS

UNCOVERED 843 STALLS

TRAILER PARKING: 40 STALLS

LEVEL 1 12 STALLS

LEVEL 2 28 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

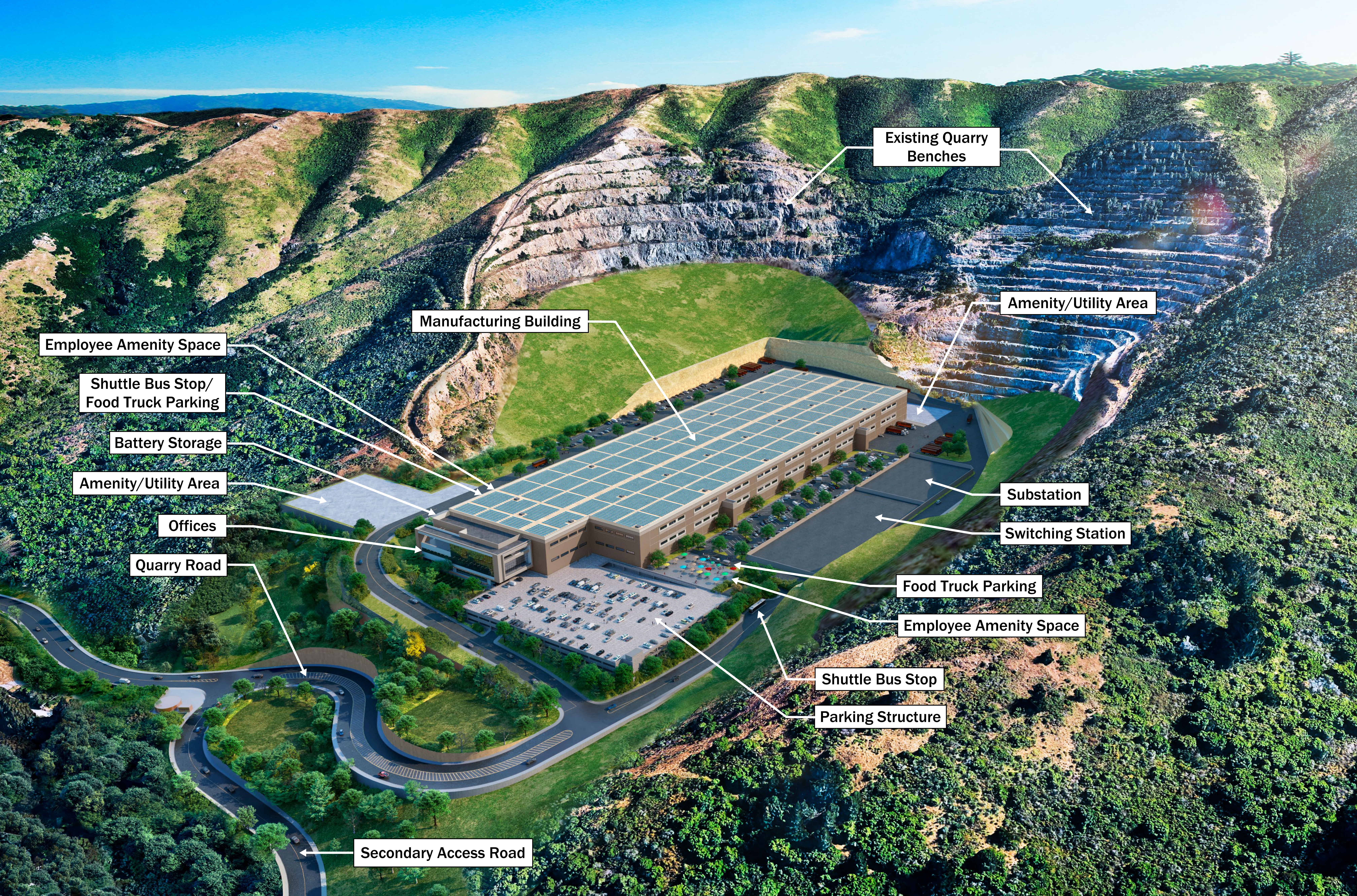
TRUCK DOCKS:

▲ DOCK-HIGH DOORS 6

△ KNOCK-OUTS 117

○ GRADE-LEVEL DOORS 3





Employee Amenity Space

Shuttle Bus Stop/
Food Truck Parking

Battery Storage

Amenity/Utility Area

Offices

Quarry Road

Manufacturing Building

Existing Quarry
Benches

Amenity/Utility Area

Substation

Switching Station

Food Truck Parking

Employee Amenity Space

Shuttle Bus Stop

Parking Structure

Secondary Access Road







EAST-WEST BUILDING SECTION THROUGH PARKING GARAGE AREA



PARTIAL NORTH-SOUTH BUILDING SECTION THROUGH PARKING GARAGE & WAREHOUSE AREA





