



QUARRY INNOVATION CENTER

2-LEVEL CONCEPTUAL MASSING STUDY & RENDERINGS

1 QUARRY ROAD
BRISBANE, CA

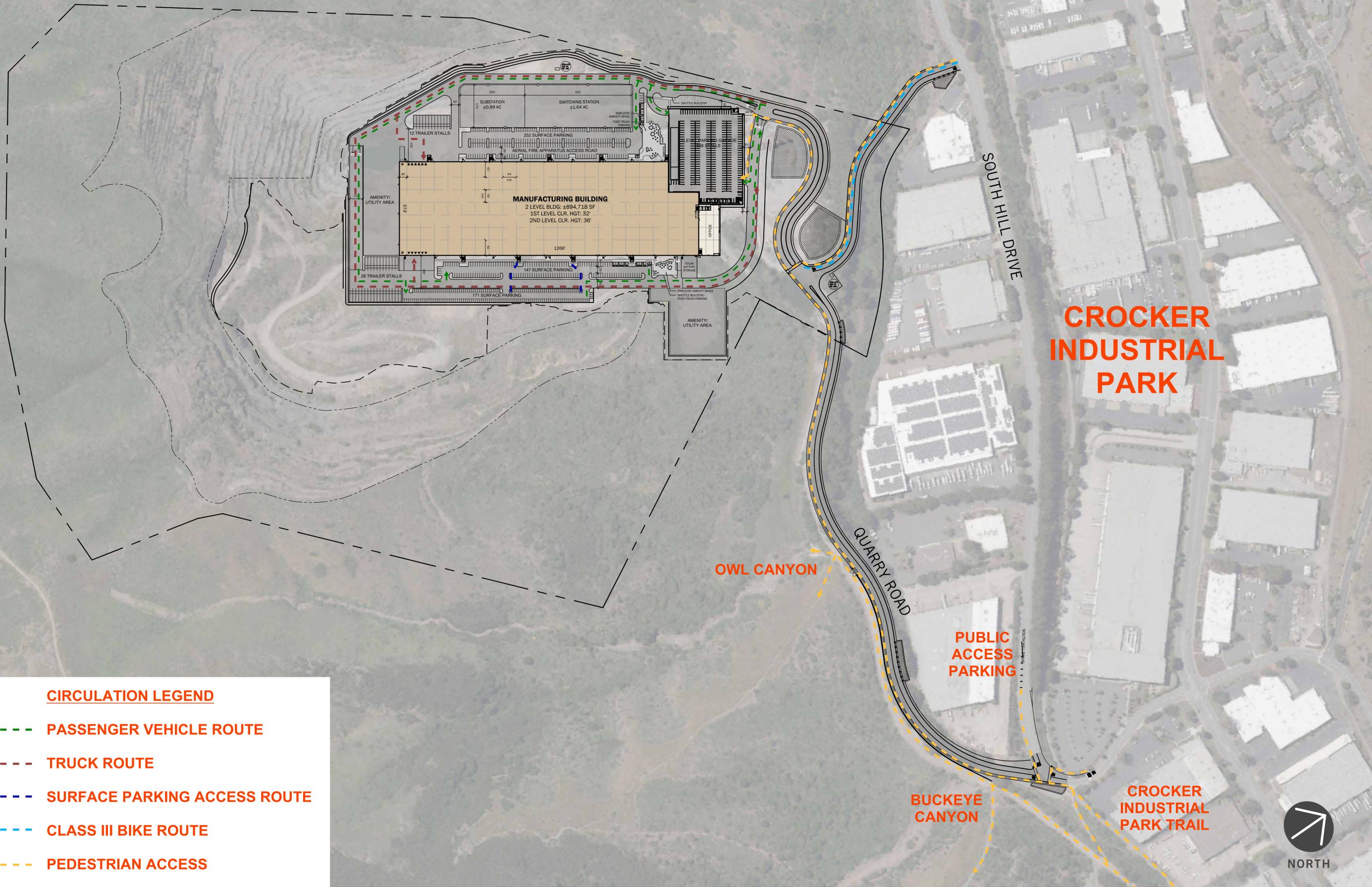
SNR18-0030-00
FEBRUARY 04, 2026

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

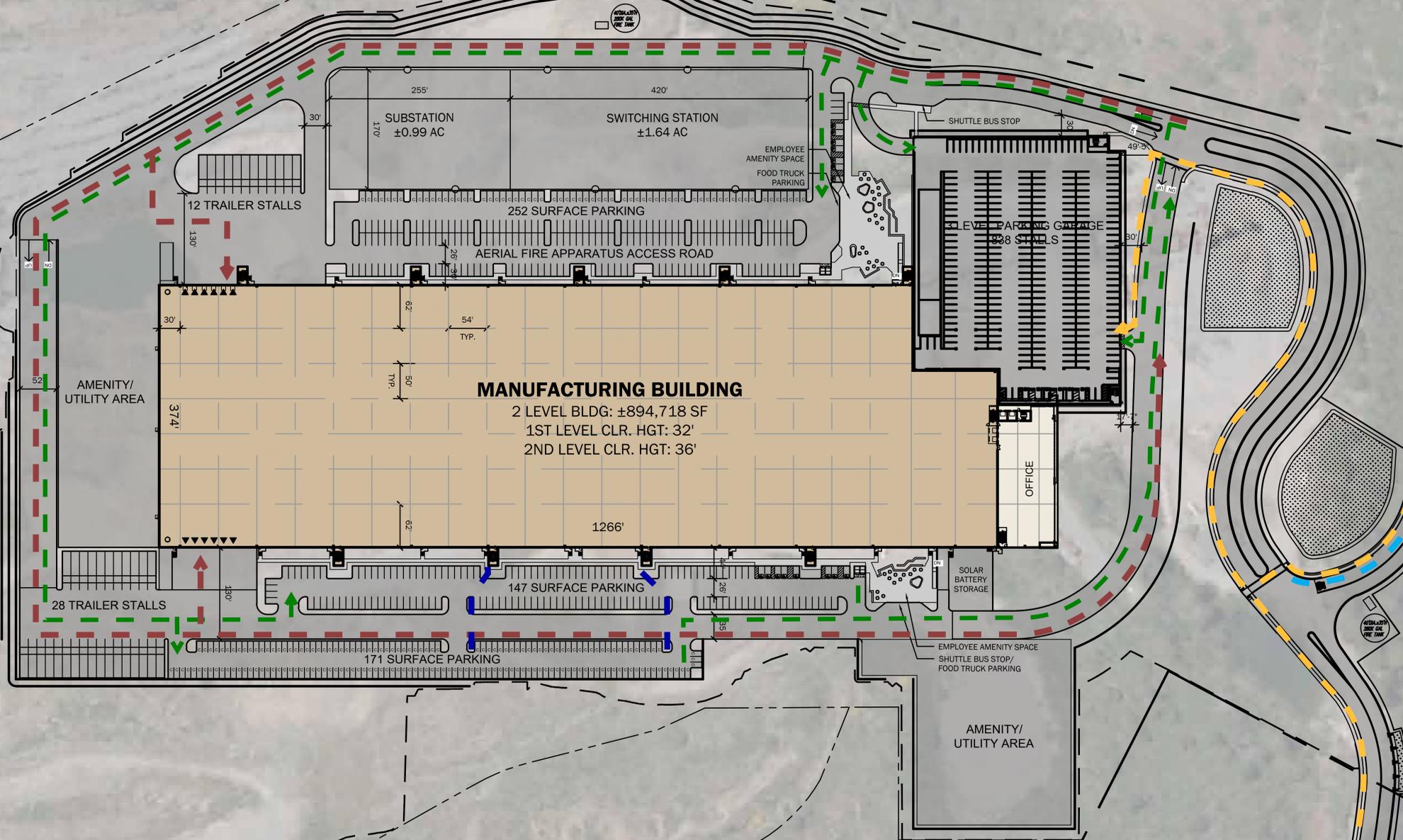
PASSENGER VEHICLE ROUTE

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 213,476 SF *NOT INCLUDED IN FAR*

PARKING LEVEL 1 (281 STALLS) 106,738 SF
PARKING LEVEL 2 (280 STALLS) 106,738 SF

MANUFACTURING BUILDING 894,718 SF

LEVEL 1 OFFICE 16,926 SF
LEVEL 1 MANUFACTURING/R&D 297,206 SF
LEVEL 1 WAREHOUSE 133,498 SF
LEVEL 2 OFFICE 16,384 SF
OUTDOOR SPACE 3,357 SF *NOT INCLUDED IN FAR*
LEVEL 2 MANUFACTURING/R&D 297,206 SF
LEVEL 2 WAREHOUSE 133,498 SF

TOTAL BUILDING AREA: 894,718 SF

BUILDING USE:

MANUFACTURING/R&D 66% 594,412 SF
WAREHOUSE 30% 266,996 SF
OFFICE 4% 33,310 SF

ALLOWABLE FAR: 0.6 1,604,750 SF

PROVIDED FAR: 0.33 894,718 SF *BRISBANE MUNICIPAL CODE 17.02.315*

LOT COVERAGE: 20.8% 557,562 SF *BRISBANE MUNICIPAL CODE 17.02.495*
SEE LOT COVERAGE CALCS ON SHEET A021

PARKING REQUIRED:

MANUFACTURING/R&D 1/1000 SF 594 STALLS
WAREHOUSE 1/1000 SF 267 STALLS
OFFICE 1/300 SF 111 STALLS
TOTAL 972 STALLS

PARKING PROVIDED:

1,408 STALLS
@1.57/1000 SF

PARKING GARAGE 838 STALLS

LEVEL 1 279 STALLS *ENTRY 1*

LEVEL 2 280 STALLS

LEVEL 3 (ROOF) 279 STALLS *ENTRY 2*

SURFACE PARKING 570 STALLS

WEST SURFACE PARKING 252 STALLS

EAST SURFACE PARKING 318 STALLS

REQ. ACCESSIBLE: 32 STALLS
PROVIDED ACCESSIBLE 32 STALLS

EV STALLS PROVIDED: (50% OF PARKING REQUIRED) 704 STALLS *BRISBANE MUNICIPAL CODE 15.84.080*

LEVEL 2 EVCS (15%) 211 STALLS *2025 CALIFORNIA GREEN BUILDING STANDARDS*

LOW POWER LEVEL 2 EV READY (35%) 493 STALLS *CODE SECTION 5.106.5.3*

COMPACT STALLS PROVIDED (35%): 487 STALLS

COVERED AND UNCOVERED STALLS:

COVERED 559 STALLS

UNCOVERED 849 STALLS

TRAILER PARKING:

LEVEL 1 12 STALLS

LEVEL 2 28 STALLS

BICYCLE PARKING

SHORT TERM:
(5% OF VISITOR MOTORIZED
VEHICLE PARKING CAPACITY)

REQUIRED 70 STALLS *BRISBANE MUNICIPAL CODE 17.34.070*

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 *BRISBANE MUNICIPAL CODE 17.34.070*

PROVIDED TENANT PROVIDED

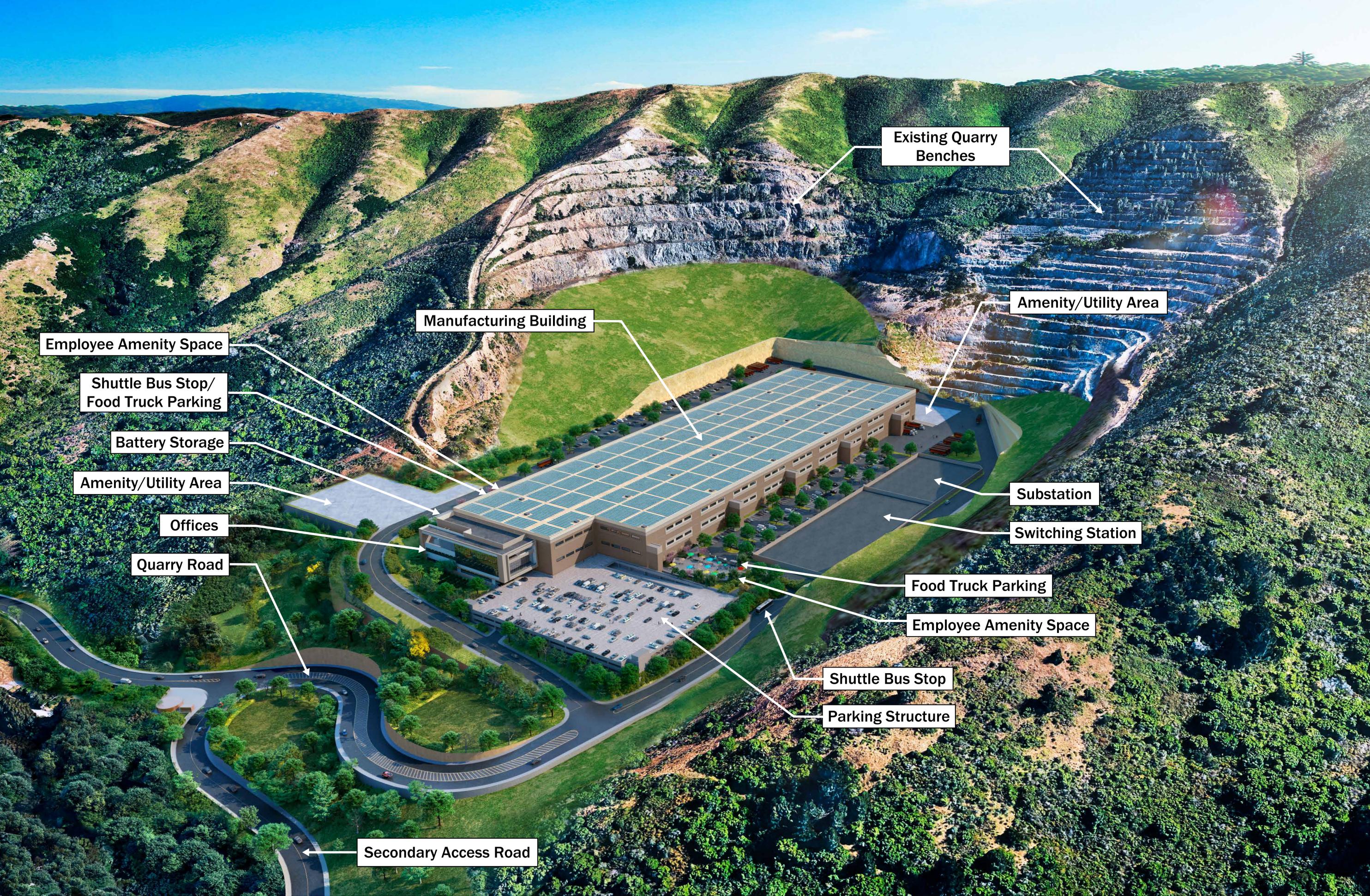
TRUCK DOCKS:

▲ DOCK-HIGH DOORS 12

△ KNOCK-OUTS 117

○ GRADE-LEVEL DOORS 3









EAST-WEST BUILDING SECTION THROUGH 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 NORTH-SOUTH BUILDING SECTION THROUGH OFFICE AREA



EAST-WEST BUILDING SECTION THROUGH PARKING GARAGE AREA



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





