

**Apple Campus 2**

August 09 , 2011

Planned Development Permit



**PROJECT DIRECTORY**

**OWNER**

**APPLE, INC.**  
 1 INFINITE LOOP  
 MS 3014 Palo  
 CUPERTINO, CA 95014  
 PHONE: 408 882 9173  
 CONTACT: TERRY REAGAN  
 EMAIL: treagan@apple.com

**ARCHITECT**

**FOSTER + PARTNERS**  
 RIVERSIDE, 22 HESTER ROAD  
 LONDON SW11 4AN  
 PHONE: +44 207 738 0455  
 CONTACT: WOLFGANG WAGENER  
 EMAIL: wwagener@fosterandpartners.com

**ENGINEER**

**ARUP**  
 560 MISSION STREET, SUITE 700  
 SAN FRANCISCO, CA 94105  
 PHONE: 415 567 9445  
 CONTACT: GRANT MCINNES  
 EMAIL: Grant.McInnes@arup.com

**PLANNING CONSULTANT**

**KIER & WRIGHT**  
 3350 SCOTT BOULEVARD, BLDG. 22  
 SANTA CLARA, CA 95054  
 PHONE: 408 727 8865  
 CONTACT: JOHN MOORE  
 EMAIL: jmoore@kierwright.com

**PROJECT OVERVIEW**

Apple proposes to create Apple Campus 2 - an Integrated 21st century campus surrounded by green space. This new development will provide a serene and secure environment reflecting Apple's values of innovation, ease of use and beauty. The state-of-the-art office, research and development facilities include strategies to minimize energy demand, reduce car travel and increase the use of reclaimed water.

The single building comprises approximately 2.8 million square feet over four stories. Campus amenities will include a striking café within the main building, a separate corporate fitness center and a corporate auditorium seating 1,000 people. Parking will be provided under the main building and in one multi-story parking structure along the 280 Freeway. The Campus will feature an on-site low carbon Central Plant situated along the 280 Freeway that will supply the majority of the power needed for the Campus. In addition, research facilities comprising approximately 300,000 square feet will be located east of North Tantau Avenue. These buildings will house technical support functions that need to be located adjacent to the main building.

**PROJECT OBJECTIVES**

The objectives of the proposed project are to:

- To maximize efficiency and convenience to Apple's employees, develop a new campus in close proximity to Apple's Infinite Loop Campus.
- Create a new campus that provides for co-location of services and consolidation of employees in a single distinctive office, research and development building, thereby promoting shared creativity and collaboration, reducing the overall building footprint on the site, and maximizing the amount of landscaped green space.
- Create a physically unified campus community that respects Apple's security needs (in part through perimeter protection), improves internal circulation and eliminates unnecessary access points by consolidating the existing properties within the campus.
- Optimize the site design to balance cut and fill operations to the maximum extent practicable and create a grading plan that accommodates the single distinctive building design.
- Respond to Apple's current and future business needs with a campus plan that maximizes employee use and incorporates design and use flexibility to respond to future business needs.
- Minimize the reliance on electricity provided by the grid by generating a significant amount of the Campus's energy needs at an on-site Central Plant.
- Accommodate up to 13,000 employees.
- Provide an expanse of open and green space for Apple employees' enjoyment.
- Create a distinctive and inspiring 21st Century workplace.
- Exceed economic, social, and environmental sustainability goals through integrated design and development.

**PERMITS AND APPROVALS ASSOCIATED WITH THIS APPLICATION**

Apple is seeking from the City the entitlements and approvals listed below. Apple may supplement this list as the project develops. Apple may seek additional approvals from the appropriate local, regional, state and federal agencies.

- General Plan Amendment (GPA) to remove park designation and remove Pruneridge as a Minor Collector in the Circulation Element.
- Zoning Amendments (Z) - Rezone park site to P(MP).
- Development Agreement (DA) for the entire Property to vest the Project Approvals.
- Vesting Tentative Map, including approval of a grading plan.
- Conditional Use Permit (CUP).
- Planned Development Permit.
- Pruneridge Street Vacation and associated agreements.
- Land Transfer Agreement with City for Pruneridge right-of-way.
- Utility Relocation & Easement Agreements with City (and applicable utilities).
- Tree Removal (TR) permit.
- Streamside Modification Permit.
- Architectural Site Approval (ASA).
- Environmental Review (EA).
- Other approvals as necessary for utility, pedestrian and vehicular crossings of Calabazas Creek.

**PROJECT DATA TABLE**

**GROSS SITE AREAS**

- Pruneridge Campus**  
4,280,000 sq ft (98.25 acres)
- Ridgeview Court**  
2,445,000 sq ft (56.14 acres)
- Vacation of Pruneridge Avenue**  
181,000 sq ft (4.14 acres)
- North Tantau Avenue A**  
156,000 sq ft (3.59 acres)
- North Tantau Avenue B**  
197,000 sq ft (4.53 acres)
- North Tantau Avenue C**  
399,500 sq ft (9.17 acres)

**TOTAL AREA** =  
7,658,500 sq ft (175.82 acres)

**SITE INFORMATION**

SITE COVERAGE  
 TOTAL HARDSCAPE AREA  
 TOTAL SOFTSCAPE AREA

GENERAL PLAN DESIGNATION  
 ZONING DESIGNATION  
 GENERAL PLAN PLANNING AREA

HOURS OF OPERATION  
 NUMBER OF EMPLOYEES

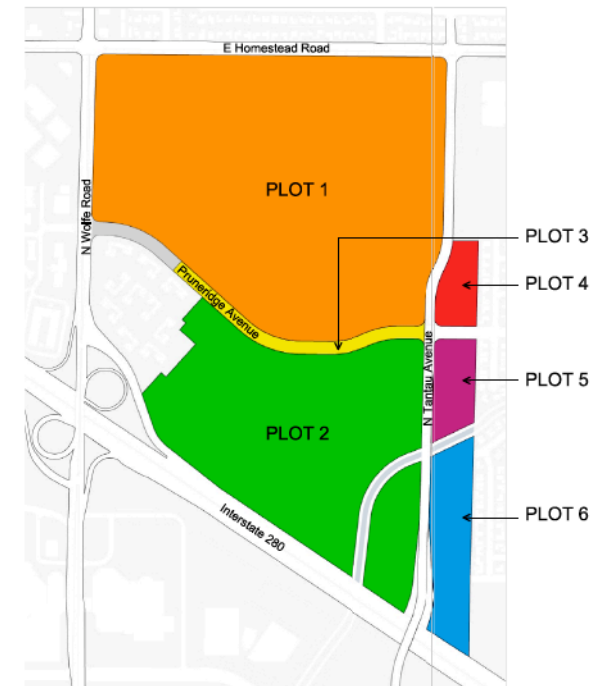
TOTAL PARKING SPACE CAPACITY  
 PARKING RATIO (SQ.FT. OFFICE SPACE PER STALL)  
 VISITOR PARKING (SURFACE)  
 PARKING STRUCTURE  
 BASEMENT PARKING  
 CORPORATE AUDITORIUM PARKING  
 RESEARCH FACILITIES PARKING

**BUILDING INFORMATION**

**OCCUPIED BUILDINGS**  
 MAIN BUILDING(S)  
 PHASE 2 BUILDINGS

**ANCILLARY/ UNOCCUPIED SPACE**  
 CORPORATE AUDITORIUM  
 CORPORATE FITNESS CENTER  
 RESEARCH FACILITIES  
 CENTRAL PLANT  
 PARKING AREA

**BUILDING HEIGHTS**  
 MAIN BUILDING  
 CORPORATE AUDITORIUM  
 CENTRAL PLANT  
 CORPORATE FITNESS CENTER  
 RESEARCH FACILITIES  
 PARKING STRUCTURE



**EXISTING**

32.1 ± acres  
 130.4 ± acres  
 42.6 ± acres

INDUSTRIAL / OFFICE  
 P(MP), P(MP, Res) & PR  
 NORTH VALLCO

7am - 7pm  
 9,500

9,220 stalls  
 282.0

**EXISTING**

2,657,000 sq ft

**PROPOSED**

23.0 ± acres  
 42.9 ± acres  
 130.1 ± acres

INDUSTRIAL/OFFICE  
 P(MP)  
 NORTH VALLCO

7am - 7pm  
 13,000

Up to 10,500 stalls  
 312.8  
 100 stalls  
 4,300 stalls  
 4,600 stalls  
 750 stalls  
 Up to 750 stalls

**PROPOSED**

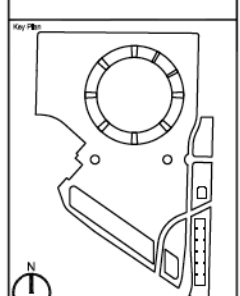
2,820,000 sq ft  
 150,000 sq ft - 300,000 sq ft

100,000 sq ft  
 25,000 sq ft  
 300,000 sq ft  
 75,000 sq ft  
 4,300,000 sq ft

57' - 0"  
 30' - 0"  
 45' - 0"  
 30' - 0"  
 35' - 0"  
 45' - 0"

- General Notes
- Do not scale drawings.
  - All dimensions are in feet and inches unless noted otherwise.
  - All dimensions shall be used in the field before proceeding with the work.
  - Foster + Partners shall be notified by e-mail of any discrepancies.
  - Any areas indicated on this sheet are approximate and illustrative only.

Rev	Date	Reason For Issue	By
02	08/09/11	Planned Development Permit	CPA



**Foster + Partners**  
 2330 Scott Boulevard, Building 22  
 Santa Clara, California 95054  
 Phone: 408 727 8865  
 www.fosterpartners.com

**ARUP**  
 Arup North America LLC  
 500 California Street, Suite 1000  
 San Francisco, CA 94102  
 Phone: 415 774 2000  
 www.arup.com

**KIER & WRIGHT**  
 3350 Scott Boulevard, Building 22  
 Santa Clara, California 95054  
 Phone: 408 727 8865  
 www.kierwright.com

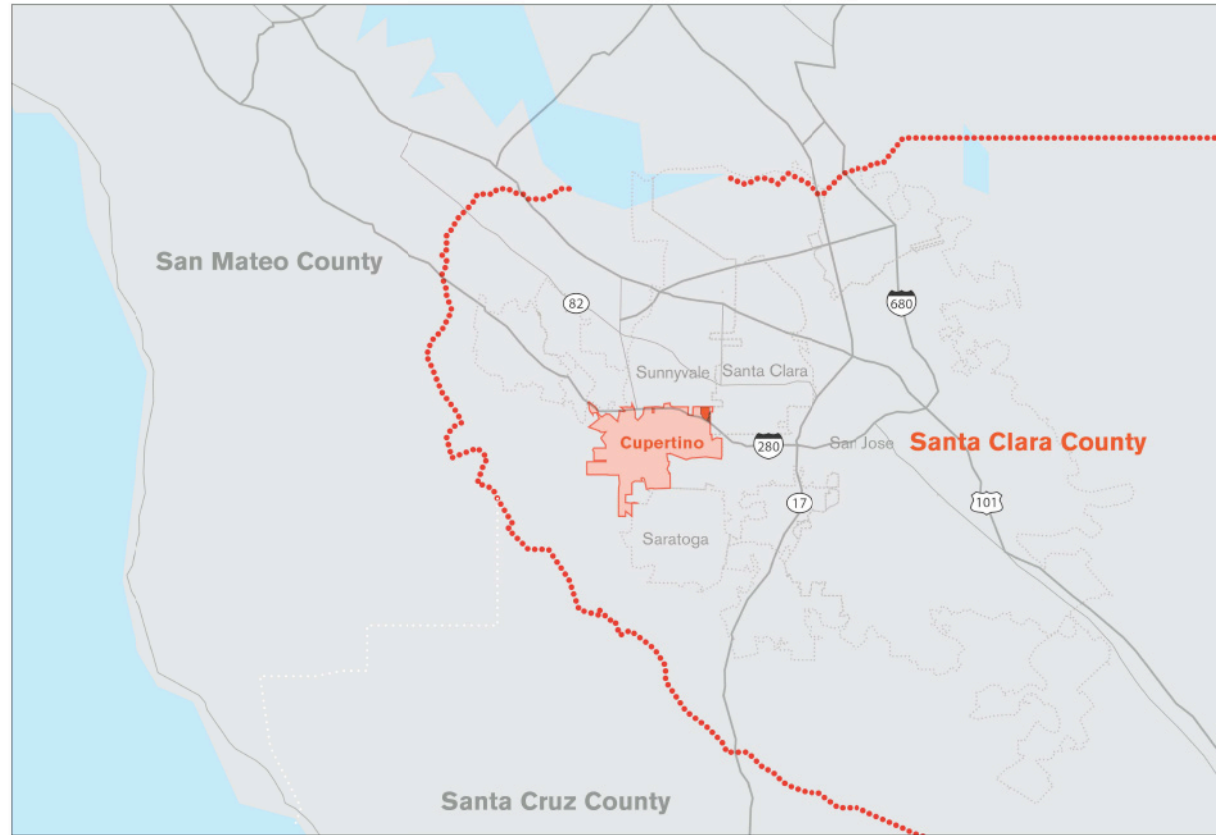
Client  
**Apple, Inc.**

Project  
**Apple Campus 2**

Project Data

Project No.	Date	Scale
1858	08/09/2011	N.T.S.
Version	Revision	
P-1.01	00	

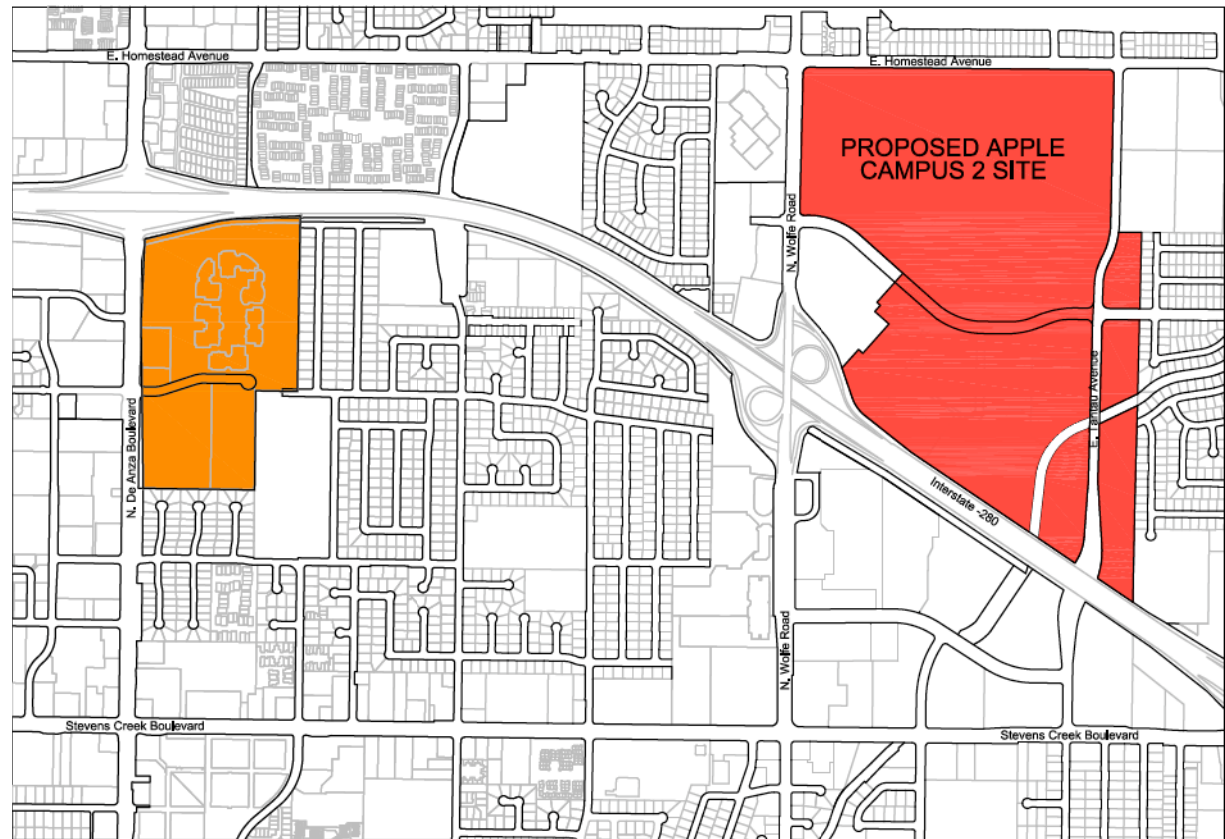
REGIONAL MAP (NTS)



CITY OF CUPERTINO

PROJECT LOCATION

VICINITY MAP (NTS)



EXISTING APPLE INFINITE LOOP CAMPUS

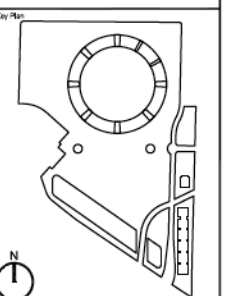
PROPOSED APPLE CAMPUS 2

LIST OF DRAWINGS

Table of Contents	Drawing Number	Drawing Title	
<b>Introduction</b>	P-1.00	Cover Sheet	
	P-1.01	Project Data	
	P-1.10	List of Drawings	
	P-1.11	Land Use Diagrams	
	P-1.12	Existing Site Plan	
	P-1.20	Proposed Conceptual Site Plan	
	P-1.21	Existing and Proposed Project Diagrams	
	P-1.22	Existing and Proposed Landscape	
	P-1.23	Existing and Proposed Trees	
	P-1.24	Site Security Diagram	
<b>Master Plan</b>	P-1.25	Site Access and Traffic	
	P-1.26	Site Circulation Diagram	
	P-1.27	Building Height Diagram	
	P-1.28	LEED Summary	
	P-1.30	Existing Site Plan North	
	P-1.31	Existing Site Plan South	
	P-1.40	Proposed Site Plan North	
	P-1.41	Proposed Site Plan South	
	P-2.00	Proposed Site Sections	
	P-2.01	Proposed Site Sections	
<b>Proposed Street Elevation</b>	P-3.00	Proposed Street Elevation East Homestead Road	
	P-3.01	Proposed Street Elevation North Wolfe Road	
	P-3.02	Proposed Street Elevation North Tantau Avenue	
	P-3.10	Boundary Conditions At Street	
	P-4.00	Existing Topography North	
	P-4.01	Existing Topography South	
	P-4.10	Grading Plan North	
	P-4.11	Grading Plan South	
	P-4.20	Street Improvement Sections	
	P-4.21	Structural Sections	
<b>Proposed Bridges</b>	P-4.22	Proposed Bridges over Calabazas Creek	
	P-4.30	Stormwater Control Plan- North	
	P-4.31	Stormwater Control Plan- South	
	P-4.32	Stormwater Quality BMP Details	
	P-5.00	Tentative Map Notes	
	P-5.01	Tentative Map Existing Conditions North	
	P-5.02	Tentative Map Existing Conditions South	
	P-5.03	Tentative Map Proposed Conditions North	
	P-5.04	Tentative Map Proposed Conditions South	
	<b>Existing Utilities</b>	P-6.00	Existing Utilities North
P-6.01		Existing Utilities South	
P-6.10		Site Utility Plan North	
P-6.11		Site Utility Plan South	
<b>Existing Tree Conditions</b>		P-7.00	Existing Tree Conditions Plan North
		P-7.01	Existing Tree Conditions Plan South
		P-7.02	Tree Disposition Plan North
		P-7.03	Tree Disposition Plan South
		P-7.10	Conceptual Landscape Plan North
		P-7.11	Conceptual Landscape Plan South
	<b>Buildings</b>	P-8.00	Main Building Area Breakdown
		P-8.01	Proposed Main Building Level 1 Plan
		P-8.02	Proposed Main Building Level 2 Plan
		P-8.03	Proposed Main Building Level 3 Plan
P-8.04		Proposed Main Building Level 4 Plan	
P-8.05		Proposed Main Building Plant Level Plan	
P-8.06		Proposed Main Building Roof Level Plan	
P-8.07		Proposed Main Building Basement Level 1 Plan	
P-8.08		Proposed Main Building Basement Level 2 Plan	
P-8.00		Proposed Main Building Elevations	
P-8.01	Proposed Main Building Elevations		
<b>Proposed Main Building Sections</b>	P-10.00	Proposed Main Building Sections- Typical Entrance	
	P-10.01	Proposed Main Building Sections- Restaurant	
	P-10.02	Proposed Main Building Sections- Restaurant (cont.)	
	P-10.03	Proposed Main Building Sections- Typical Office	
	<b>Proposed Parking Structure</b>	P-11.01	Proposed Parking Structure Level 1 and 2 Plan
		P-11.02	Proposed Parking Structure Level 3 and 4 Plan
		P-11.03	Proposed Parking Structure Roof Plan
	<b>Proposed Parking Structure Elevations</b>	P-12.00	Proposed Parking Structure Elevations
		P-13.00	Proposed Parking Structure Section
	<b>Proposed Parking Structure Section</b>	P-13.01	Proposed Parking Structure Section
<b>Proposed Central Plant</b>		P-14.00	Proposed Central Plant
	<b>Proposed Corporate Auditorium</b>	P-17.00	Proposed Corporate Auditorium
<b>Proposed Corporate Fitness Center</b>		P-20.00	Proposed Corporate Fitness Center
	<b>Proposed Research Facility Buildings</b>	P-23.00	Proposed Research Facility Buildings
<b>Renderings</b>		P-26.00	Aerial View 1
	P-26.01	Aerial View 2	
	P-26.02	View 1	
	P-26.03	View 2	
	P-26.04	View 3	
	P-26.05	View 4	
	P-26.06	View 5	
	P-26.07	View 6	

General Notes  
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 5. Any areas indicated on this sheet are approximate and subject to change.

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02	08/09/11	Final Development Permit	CLA



**Foster + Partners**  
 2300 Street Boulevard, Building 22  
 Santa Clara, California 95054  
 Phone: (408) 227-8800 Fax: (408) 227-2841  
 www.fosterpartners.com

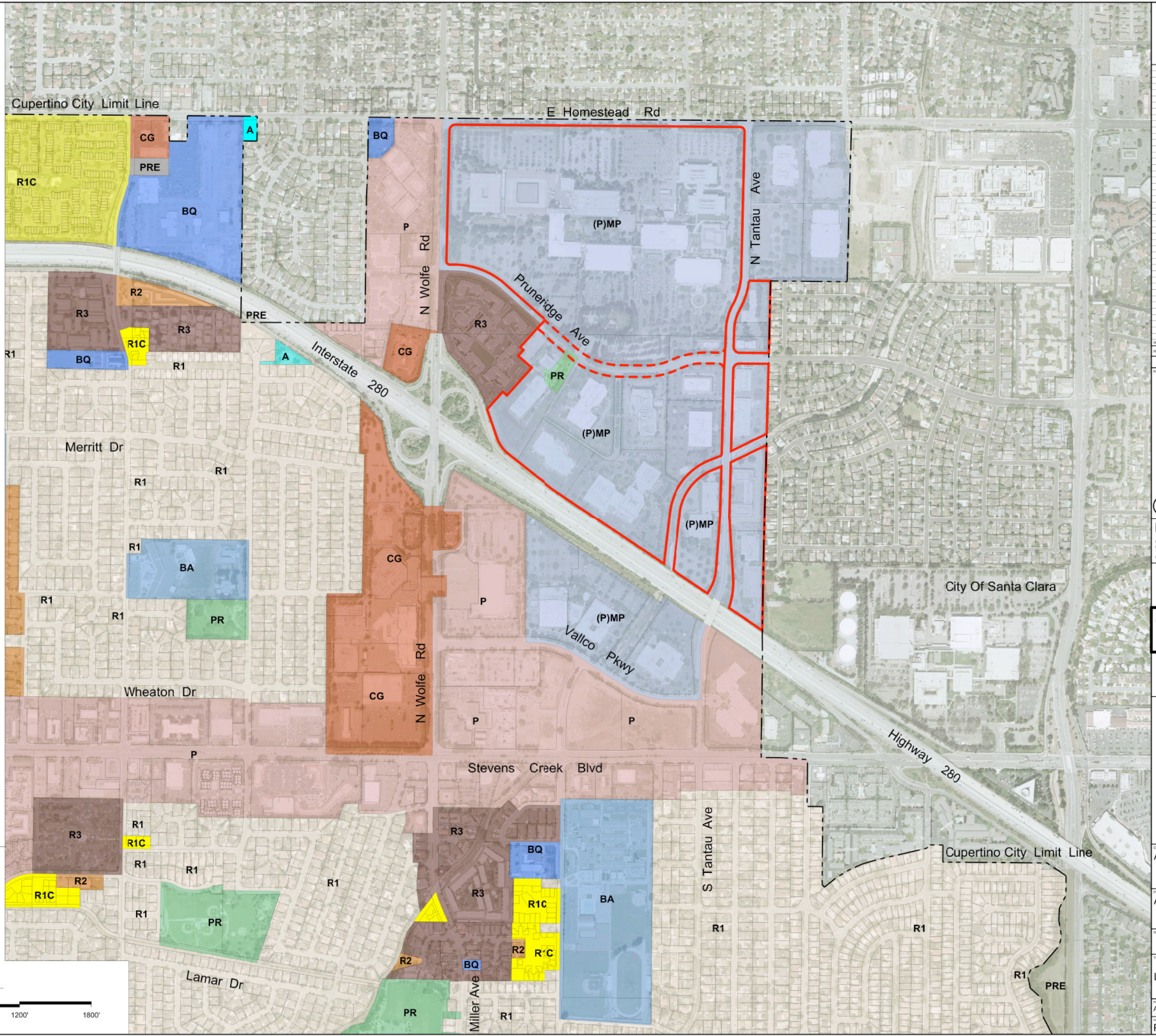
**ARUP**  
 Arup North America LLC  
 100 Main Street, Suite 100  
 San Jose, California 95128  
 Phone: (408) 227-8800 Fax: (408) 227-2841  
 www.arup.com

**KIER & WRIGHT**  
 2300 Street Boulevard, Building 22  
 Santa Clara, California 95054  
 Phone: (408) 227-8800 Fax: (408) 227-2841  
 www.kierwright.com

Client: **Apple, Inc.**

Project: **Apple Campus 2**

Title: **List of Drawings**

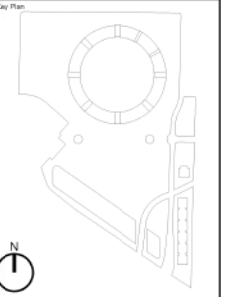


**Zoning Legend**

ZONE A1		ZONE PR	
ZONE BA		ZONE PRE	
ZONE BQ		ZONE R1	
ZONE CG		ZONE R1C	
ZONE MP		ZONE R2	
ZONE OP		ZONE R3	
ZONE P		PROJECT SITE	



01	08/09/11	Planned Development Permit	
Rev	Date	Reason For Issue	City



**Foster + Partners**  
 Riverside, 22 Hester Road  
 London SW1T 4AN  
 T +44 (0)20 7738 0455  
 F +44 (0)20 7738 1007  
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**ARUP**  
 Arup North America Ltd  
 60 Westmore Lane 100  
 Redwood City, CA 94063  
 Telephone: 650.967.1600  
 Fax: 650.967.1601  
 www.arup.com

**KIER & WRIGHT**  
 2310 Sun Boulevard, Building 22  
 Santa Clara, California 95054  
 Phone: 408.727.4800  
 www.kierwright.com

Client: Apple, Inc.

Project: Apple Campus 2

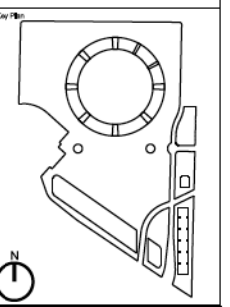
Title: Land Use Diagram

Project No.	Date	Scale
A11020-1	08/09/2011	1"=300'
Sheet No.	Sheet Title	
P-1.11	00	



- General Notes
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are to face unless otherwise noted otherwise.
  3. All elevations and levels are to be based on the datum provided with the work.
  4. Foster + Partners shall not be responsible for any discrepancies.
  5. All areas indicated on this plan are approximate and indicative only.

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00	08/09/11	Final Development Permit	CPA



**Foster + Partners**  
 20000, 20000  
 London SW1T 4AW  
 T +44 (0)20 7738 0400  
 F +44 (0)20 7738 1107  
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**ARUP**  
 Arup North America LLC  
 1111 California Street, Suite 1100  
 San Francisco, CA 94109  
 www.arup.com

**KIER & WRIGHT**  
 2310 Van Ness Avenue, Suite 110  
 San Francisco, CA 94109  
 www.kierwright.com

Client: **Apple, Inc.**

Project: **Apple Campus 2**

Sheet: **Existing Site Plan**

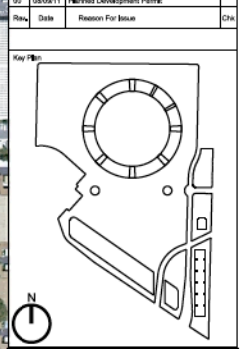
Project No.	1858	Date	08/09/11	Scale	1"=200'
Sheet No.	P-1.12	Page No.	00		

**01 Existing Site Plan**  
 1"=200'



- General Notes
1. Do not scale drawings. Dimensions govern.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All elevations shall be noted on site before proceeding with the work.
  4. Foster + Partners shall not be responsible for any discrepancies.
  5. All areas indicated on this plan are approximate and illustrative only.

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00	08/09/11	Final Development Permit	CPA



**Foster + Partners**  
 Studio, 20 Hester Road  
 London SW1E 4AX  
 T +44 (0)20 7738 3465  
 F +44 (0)20 7738 1107  
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**ARUP**  
 Arup North America Ltd.  
 1111 California Street, Suite 100  
 San Francisco, CA 94109  
 www.arup.com

**KIER & WRIGHT**  
 2310 San Bruno Avenue, Suite 117  
 Santa Clara, California 95054  
 Phone: (408) 217 4200  
 www.kierwright.com  
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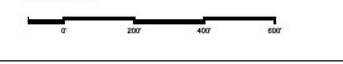
Client: **Apple, Inc.**

Project: **Apple Campus 2**

Proposed Conceptual Site Plan

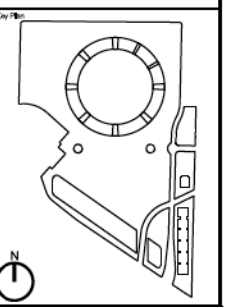
Project No.	1858	Date	08/09/11	Scale	1"=200'
Sheet No.	P-1.20	Sheet Count	00		

**01 Proposed Conceptual Site Plan**



- General Notes:
1. Do not scale drawings.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All dimensions shall be verified on site before proceeding with the work.
  4. Foster + Partners shall be responsible for the accuracy of any discrepancies.
  5. All areas indicated on this sheet are approximate and subject to change.

Rev	Date	Reason For Issue	By
02	08/09/11	Revised Development Permit	NTS



**Foster + Partners**  
 20000111  
 1444 E 17th Street, Suite 100  
 San Jose, CA 95131  
 Phone: 408.951.1100  
 Fax: 408.951.1101  
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**ARUP**  
 Arup North America, L.L.C.  
 10000 Wilshire Blvd, Suite 1000  
 Los Angeles, CA 90024  
 Phone: 310.551.1000  
 www.arup.com

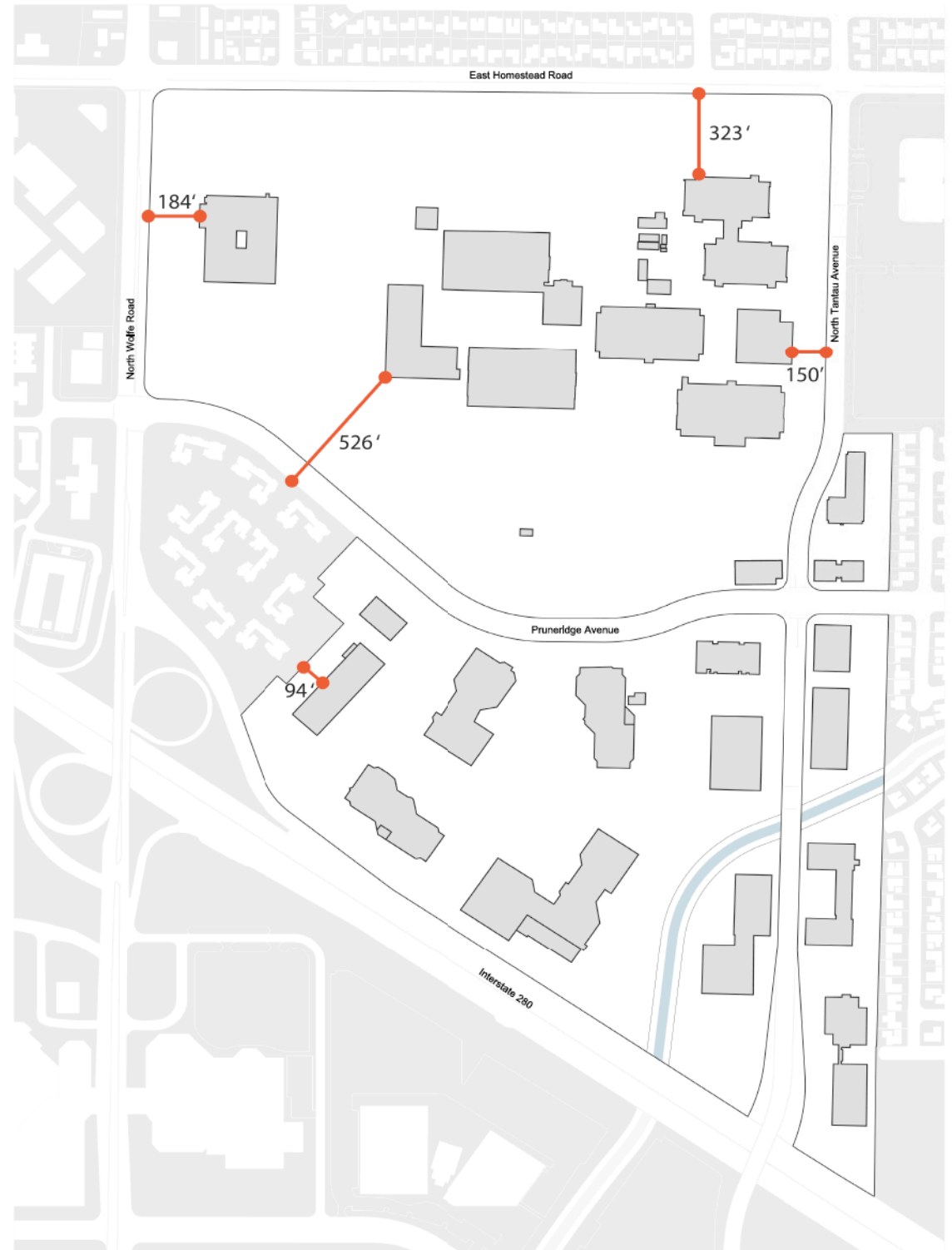
**KIER & WRIGHT**  
 2310 San Diego Road, Suite 212  
 Santa Clara, California 95054  
 Phone: 408.737.4500  
 www.kierwright.com

Client: **Apple, Inc.**

Project: **Apple Campus 2**

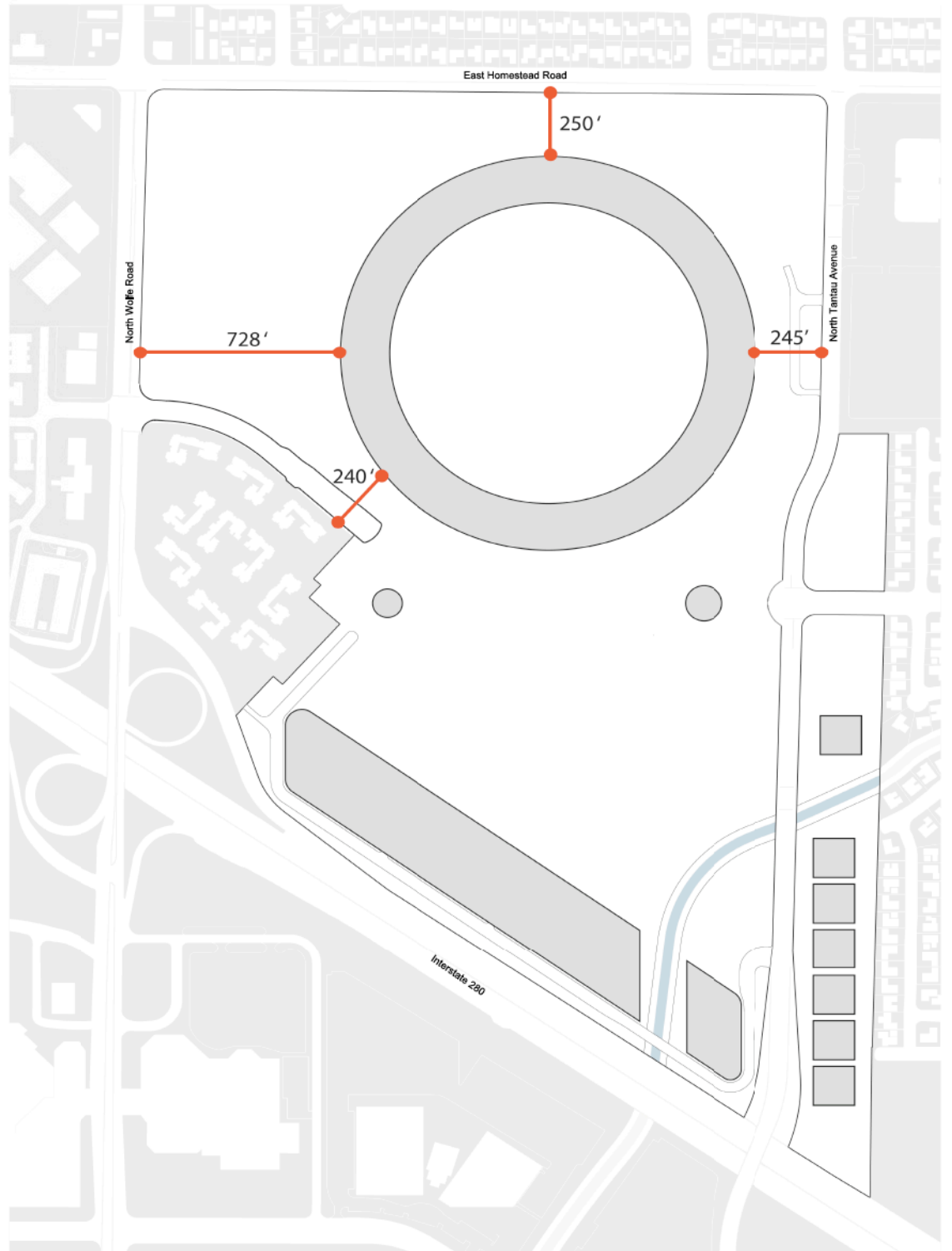
Existing and Proposed Building Position

Project No:	1858	Date:	08/09/11	Scale:	NTS
Revision:	P1.21	Number:		Page:	00



Gross Floor Area: 2,660,000 sq ft  
 Building Footprint: 1,400,000 sq ft  
 Minimum Distance From Property Line to Building: 94 ft

**01 Existing Building Positions**  
 NTS

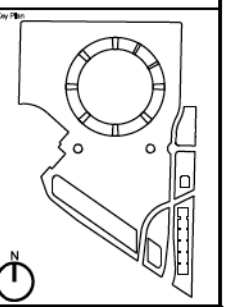


Gross Floor Area Phase 01: 3,245,000 sq ft  
 Gross Floor Area Phase 02: 150,000 - 300,000 sq ft  
 Building Footprint: 1,000,000 sq ft  
 Minimum Distance From Property Line to Building: 240 ft

**02 Proposed Building Position**  
 NTS

- General Notes:
1. Do not scale drawings.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All elevations are in feet unless noted otherwise.
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  5. All areas indicated on this sheet are approximate and subject to change.

Rev	Date	Revised Development Panel	Reason For Issue	Drawn
01	08/09/11			



**Foster + Partners**  
 200 West 10th Street  
 London SW1E 6JF, UK  
 T +44 (0)20 7738 0455  
 F +44 (0)20 7738 1107  
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**ARUP**  
 Arup North America LLC  
 1100 North 17th Street  
 San Jose, California 95131  
 Telephone: 415 754 2500  
 www.arup.com

**KIER & WRIGHT**  
 2310 San Diego Avenue, Suite 200  
 San Jose, California 95128  
 Telephone: 415 435 4500  
 www.kierwright.com

Client: **Apple, Inc.**

Project: **Apple Campus 2**

Existing and Proposed Landscape

Project No:	1858	Date:	08/09/11	Scale:	NTS
Revision:	P1.22	Number:		Page:	00



Hardscape Area: 130.4 acres  
 Softscape Area: 42.6 acres

**01** Existing Absorbent Landscape  
 NTS



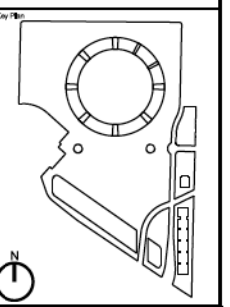
Hardscape Area: 42.9 acres  
 Softscape Area: 130.1 acres

**02** Proposed Absorbent Landscape  
 NTS



- General Notes:
1. Do not scale drawings.
  2. All dimensions are in feet and inches unless noted otherwise.
  3. All observations shall be made on site before proceeding with the work.
  4. Foster + Partners shall not be held responsible for any discrepancies.
  5. All areas indicated on this sheet are approximate and subject to change.

Rev.	Date	Reason For Issue	By
01	08/09/11	Normal Development Permit	CH



**Foster + Partners**  
 20000 20th Street Road  
 Linden, CA 94526  
 T 414 830 7738 3455  
 F 414 830 7738 1107  
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**ARUP**  
 Arup North America, L.L.C.  
 10000 Wilshire Blvd, Suite 1000  
 Los Angeles, CA 90024  
 T 213 774 2000  
 www.arup.com

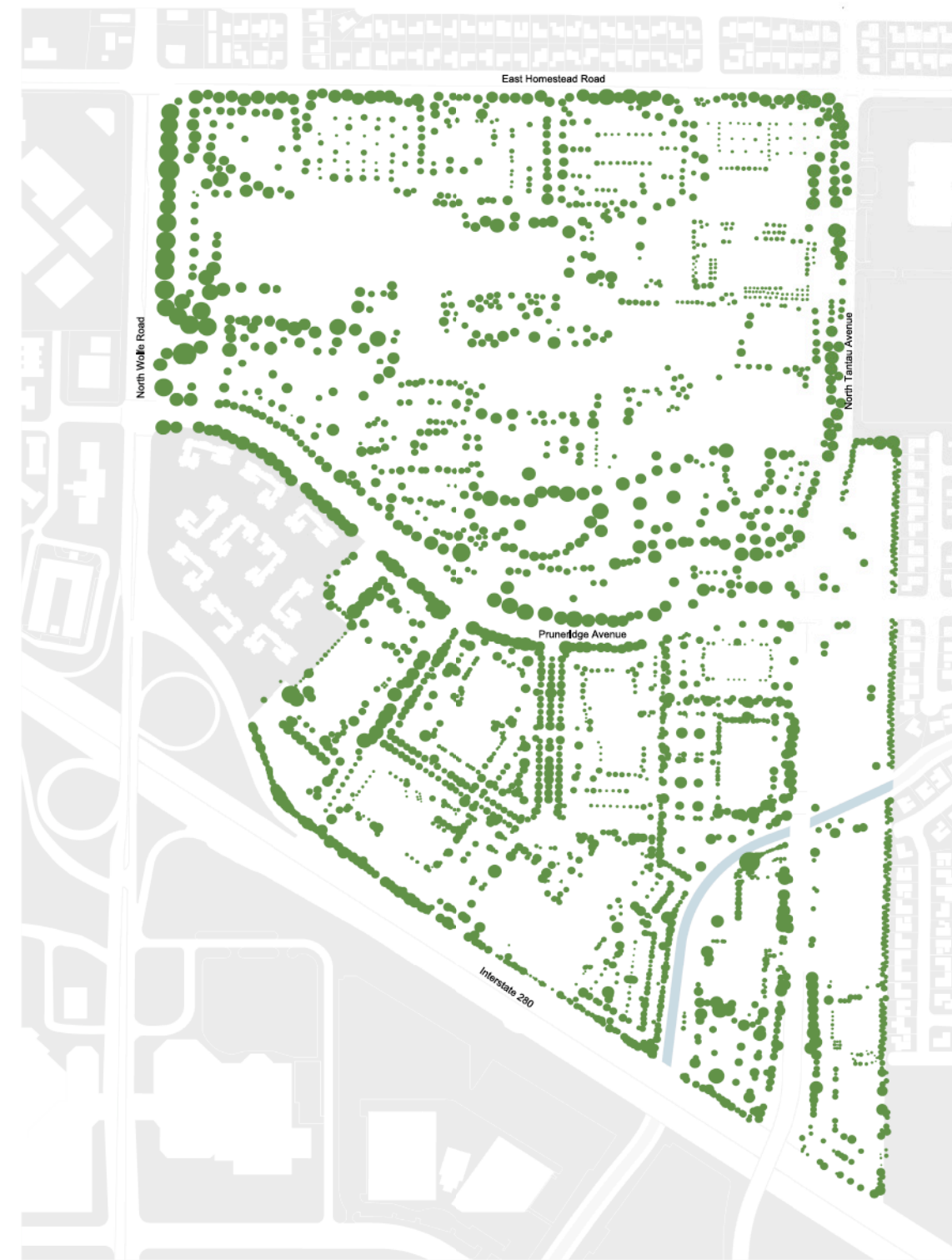
**KIER & WRIGHT**  
 2310 San Diego Road, Building 22  
 Santa Clara, California 95054  
 Phone: 408 227 4200  
 www.kierwright.com

Client: **Apple, Inc.**

Project: **Apple Campus 2**

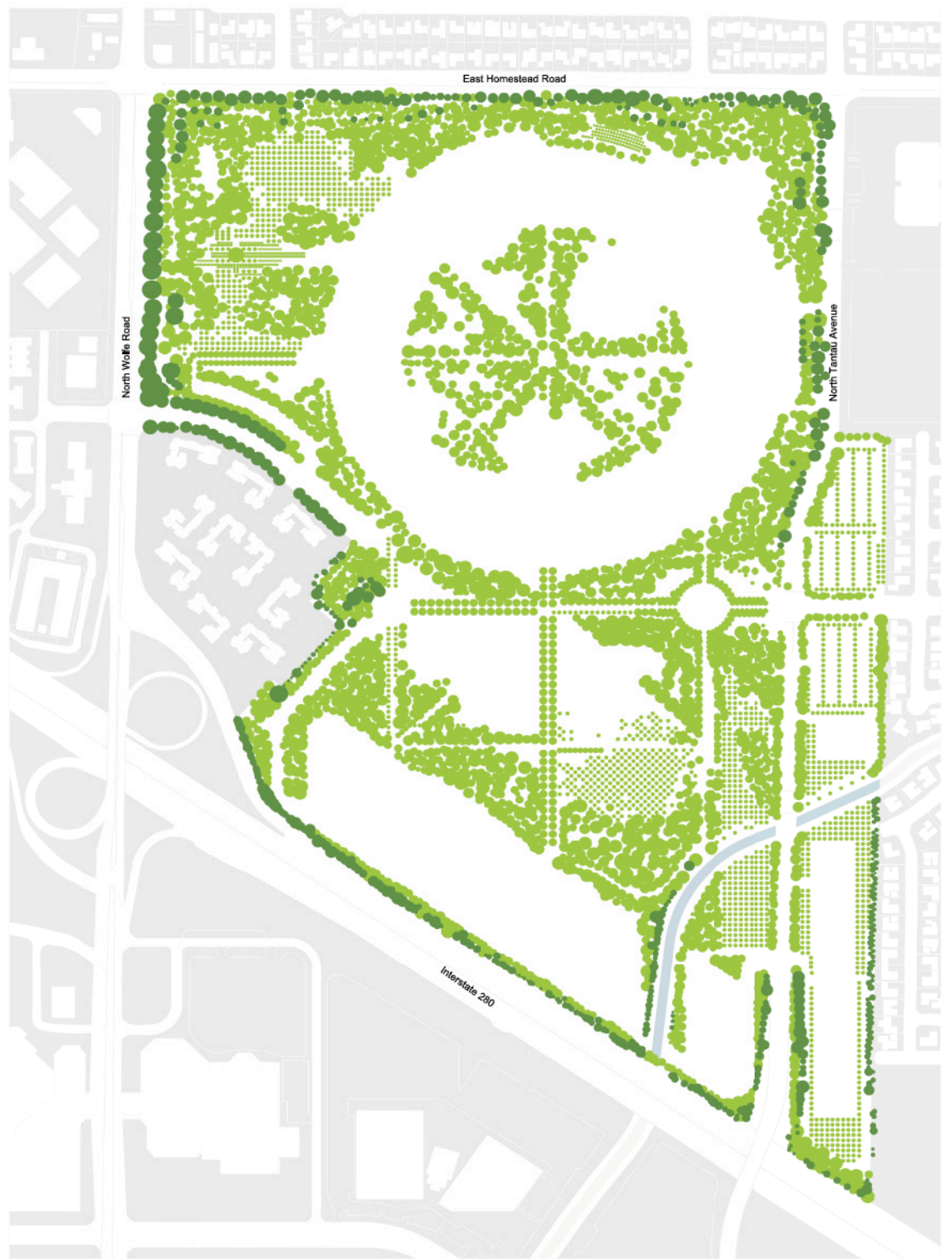
Existing and Proposed Trees

Project No:	1858	Date:	08/09/11	Scale:	NTS
Revision:	P1.23	Number:		Page:	00



Total Existing Trees: 4273  
 Existing Standard Trees: 4206  
 Existing Heritage Trees: 0  
 Existing Specimen Trees: 67  
 See P7.00 and P7.01

**01 Existing Trees**  
 NTS



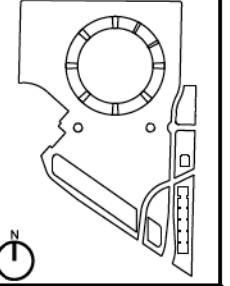
Total Proposed Trees: 6000  
 Standard Trees to Remain: 850  
 Specimen Trees to Remain: 04  
 See P7.02 and P7.03

Existing Trees to Remain ●  
 Proposed Trees ●

**02 Proposed Trees**  
 NTS

1. Do not work through "Warning" signs.
2. All operations are to be conducted within posted operating hours.
3. All operations shall be completed on the date indicated on the permit.
4. Foster + Partners shall be notified of any discrepancies.
5. Any areas indicated on this sheet are approximate and subject to change.

Rev.	Date	Reason For Issue	By
02	08/09/11	Normal Development Permit	CH



**Foster + Partners**  
 Riverside, 221 Hester Road  
 London SW1E 4AX  
 T +44 (0)20 7738 0465  
 F +44 (0)20 7738 1107  
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**ARUP**  
 Arup North America, L.L.C.  
 10000 Wilshire Blvd, Suite 1000  
 Beverly Hills, CA 90210  
 arup.com

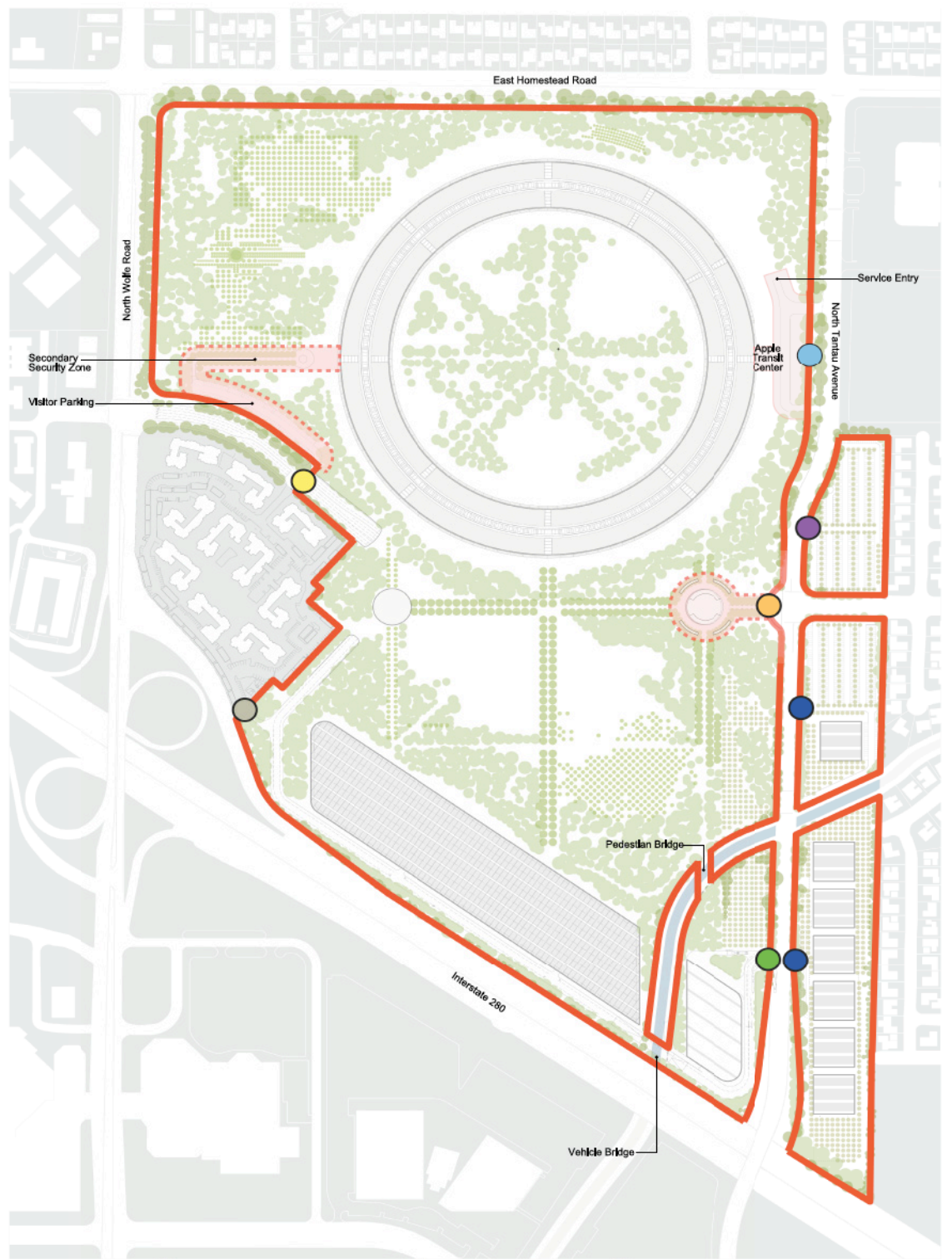
**KIER & WRIGHT**  
 3310 San Diego Avenue, Suite 212  
 Santa Clara, California 95051  
 Phone: (408) 227-4200  
 www.kierwright.com

Client: **Apple, Inc.**

Project: **Apple Campus 2**

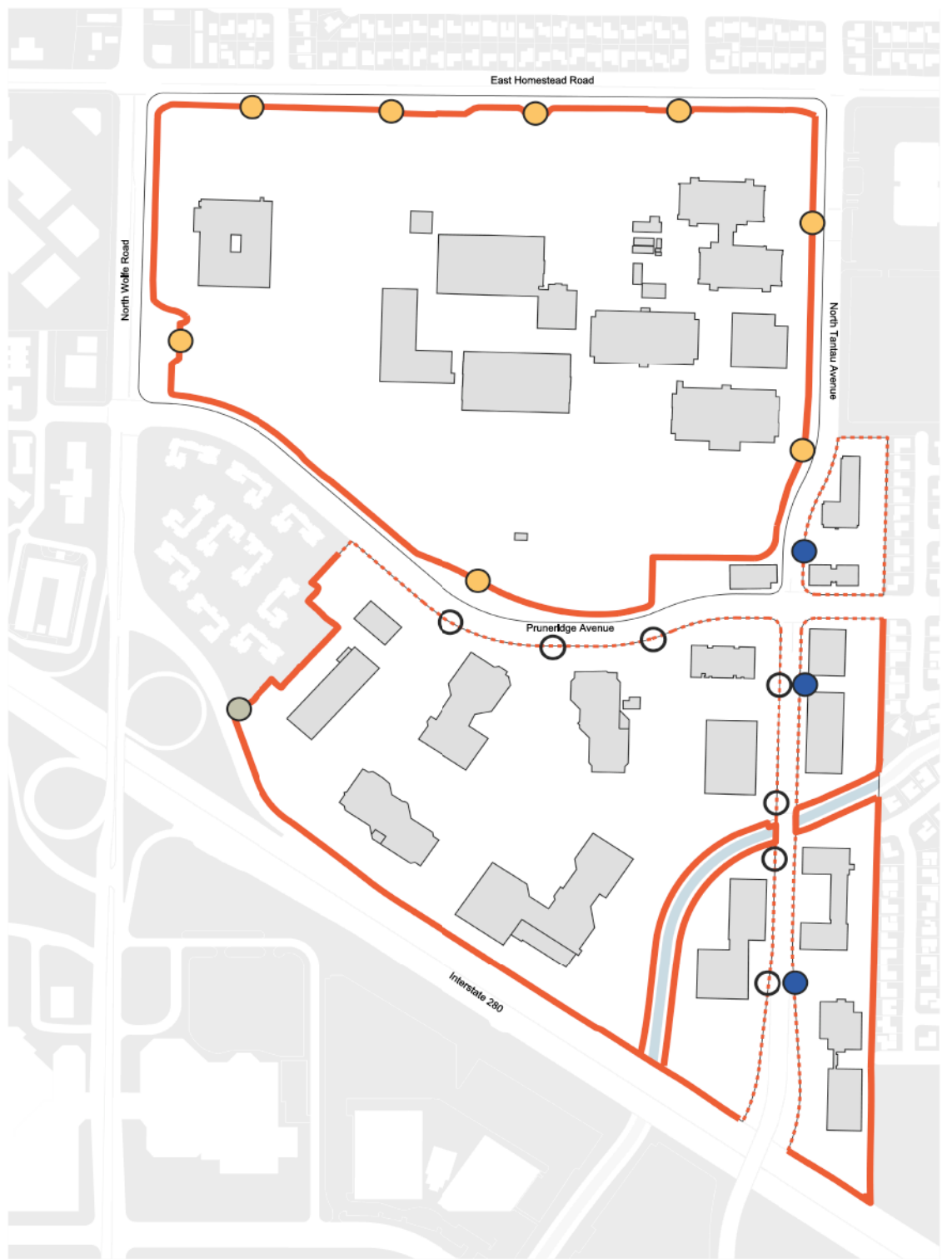
Site Security Strategy

Project No:	1858	Date:	08/09/11	Revision No.:	NTS
Number:	P1.24	Page No.:	00		



- Fence Line
- Secondary Security Line
- Pruneridge Gate
  - Employee entrance
  - Visitor entrance
  - Emergency vehicle access
- Tantau South Gate
  - Employee entrance
  - Central Plant service entrance
  - Hamptons fire access
  - Calabazas creek maintenance access
- Tantau North Gate
  - Service vehicle access to loading dock
  - Employee shuttle drop-off
  - Emergency vehicle access
- Corporate Auditorium Gate
  - Restricted public access for special events
  - Pedestrian access and emergency entrance
- Auditorium Parking
  - Restricted public access for special events
- Tantau Exit Gate
- Hamptons Emergency Access Only
- Research Facility Access

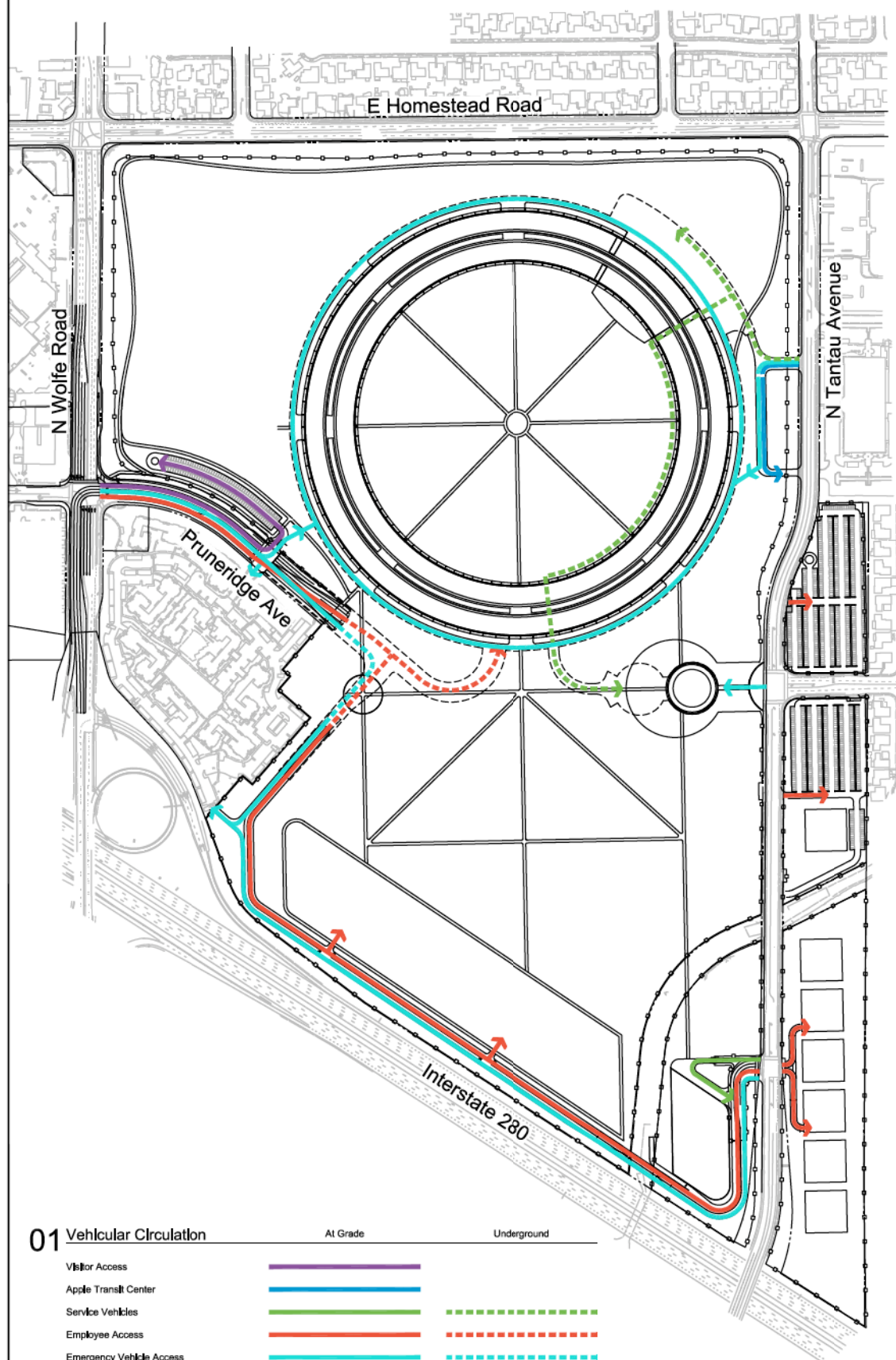
**02 Proposed Site Security Strategy**  
NTS



- Fence Line
- Secondary Security Line
- Pruneridge Campus Gate
- Ridgeview Court Access
- Hamptons Emergency Access Only
- North Tantau Avenue Access

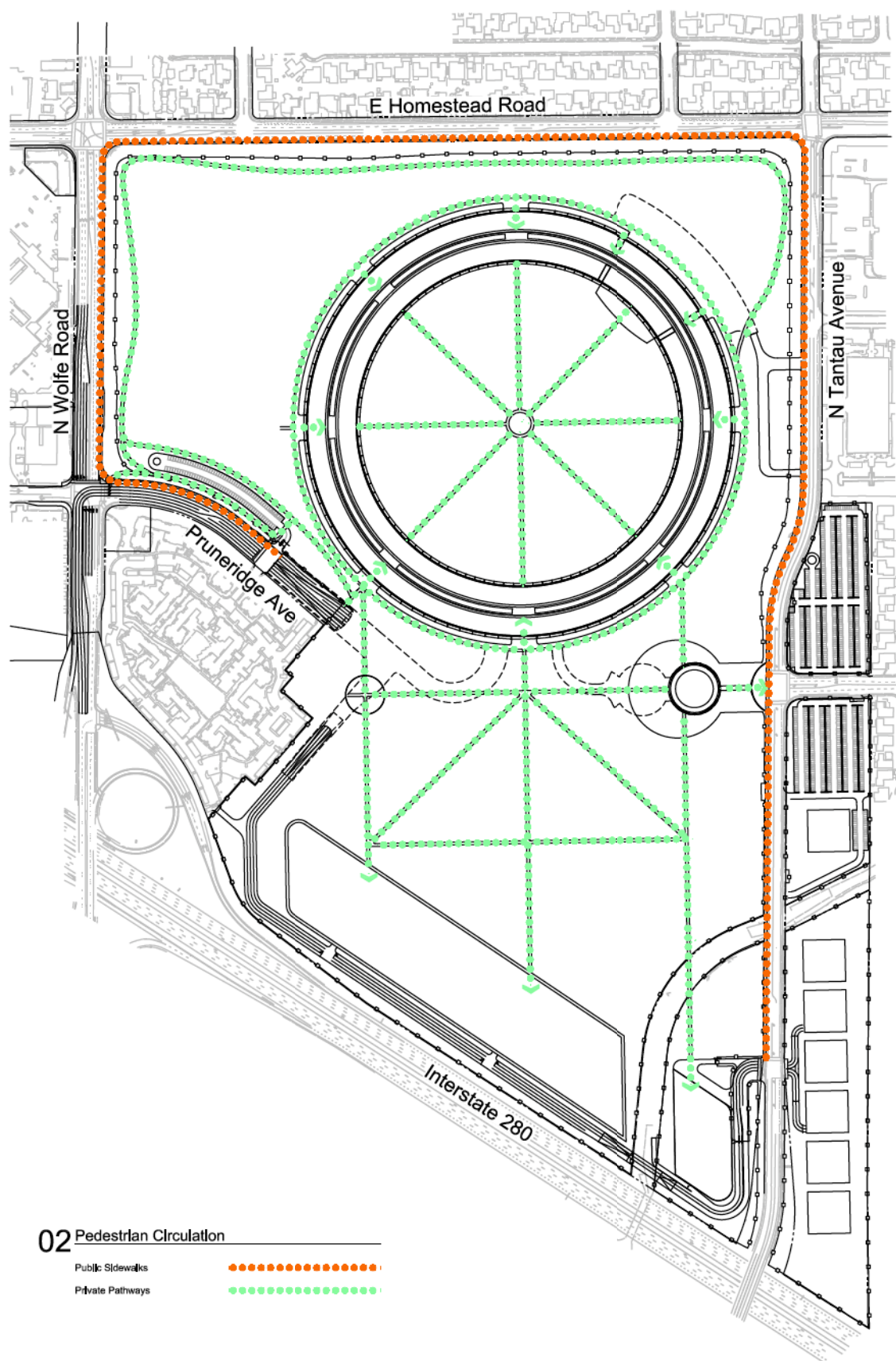
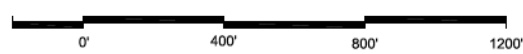
**01 Existing Site Security**  
NTS





**01 Vehicular Circulation**

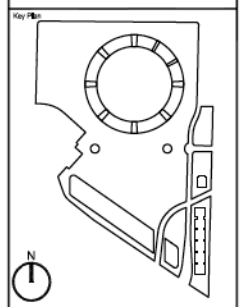
	At Grade	Underground
Visitor Access		
Apple Transit Center		
Service Vehicles		
Employee Access		
Emergency Vehicle Access		



**02 Pedestrian Circulation**

Public Sidewalks	
Private Pathways	

Rev	Date	Reason For Issue	By
02	08/09/11	Revised Development Permit	



**Foster + Partners**  
 25 Abchurch Lane  
 London EC4A 3DF  
 T +44 (0)20 7487 8600  
 F +44 (0)20 7487 1397  
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**ARUP**  
 ARUP North America LLC  
 400 Wood Lane, Suite 100  
 San Jose, CA 95128  
 T +1 (415) 764-2500  
 F +1 (415) 764-2501  
 www.arup.com

**KIER & WRIGHT**  
 2355 Stein Boulevard, Building 22  
 Santa Clara, California 95054  
 T +1 (408) 227-1541  
 F +1 (408) 227-1541  
 www.kierwright.com

Client: **Apple, Inc.**

Project: **Apple Campus 2**

Site: **Site Circulation Plan**

Project No:	Date:	Scale:
A11020-1	08/09/2011	1"=200'
Sheet No:	Total Sheets:	
P-1.26	00	