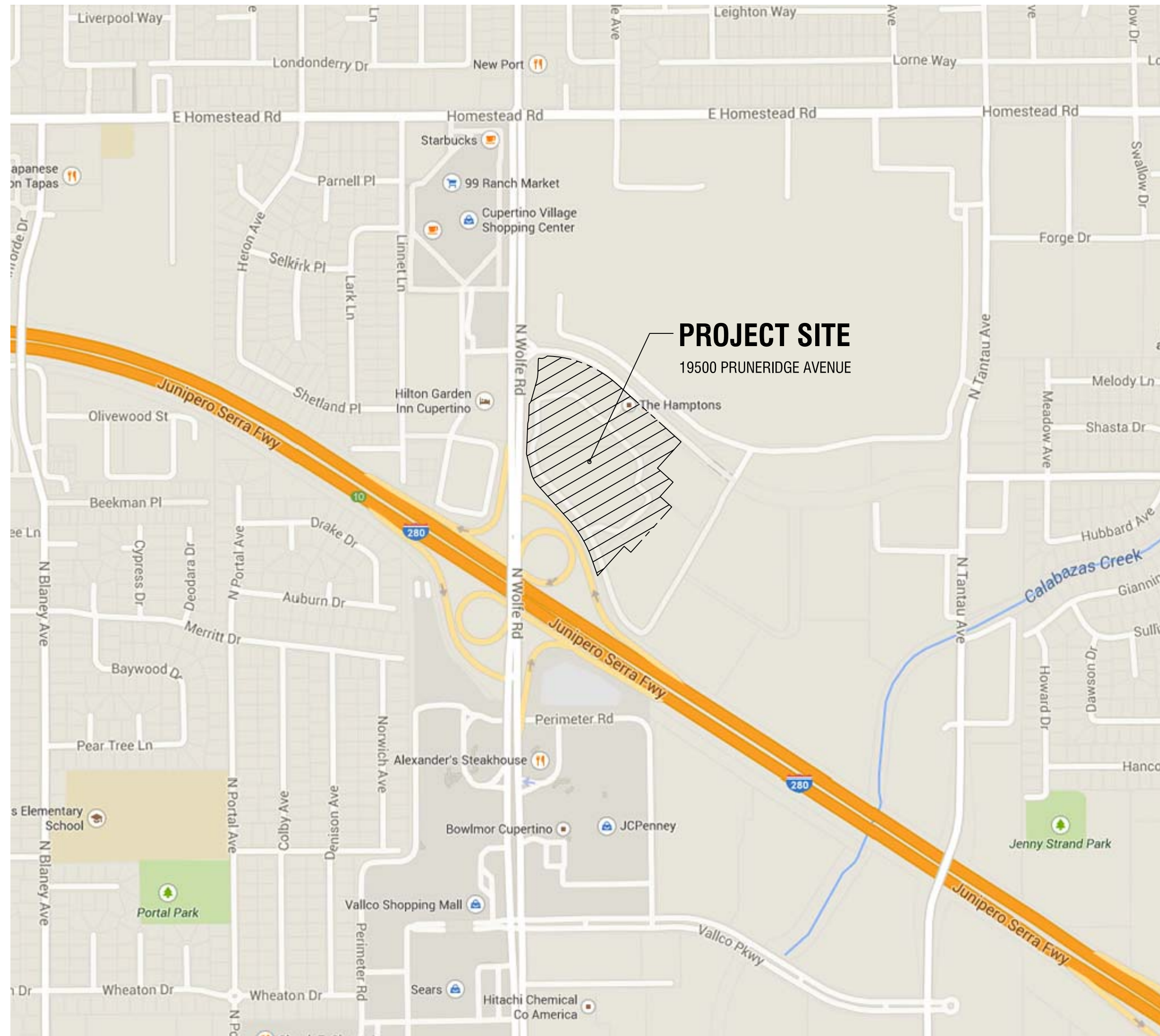


THE HAMPTONS REDEVELOPMENT

VICINITY MAP



PROJECT TEAM:

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SITE STATISTICS		
	PROPOSED	% OF SITE NET AREA
SITE AREA (GROSS)	544,640 SF (12.5 ACRES)	
SITE AREA (NET)	542,686 SF (12.4 ACRES)	
BUILDING FOOTPRINT (INCLUDING COVERED PARKING)	332,640 SF (7.63 ACRES)	61.3%
BUILDING FOOTPRINT (EXCLUDING COVERED PARKING)	187,547 (4.18 ACRES)	34.6%
OPEN SPACE (INCLUDING AMENITY DECKS + BALCONY AREA)	326,127 SF (7.48 ACRES)	60.1%
PROPOSED LANDSCAPE AREA	193,862 SF (4.45 ACRES)	35.7% (Net Lot Area)
PROPOSED HARDSCAPE AREA	61065 SF (1.40 ACRES)	11.3% (Net Lot Area)
EXISTING HARDSCAPE AREA	118,833 SF	21.9% (Net Lot Area)

BUILDING STATISTICS		
GROSS AREA SF	1,088,775	
RECREATION (AMENITY) AREA	32,000	
RENTABLE AREA	791,820	
PARKING AREA	682,016	
CONSTRUCTION TYPE	TYPE 1 PODIUM W/ TYPE 3A ABOVE	
BUILDING AREA - LEVEL 01	101,923 SF	
BUILDING AREA - LEVEL 02	132,292 SF	
BUILDING AREA - LEVEL 03	182,118 SF	
BUILDING AREA - LEVEL 04	180,810 SF	
BUILDING AREA - LEVEL 05	182,172 SF	
BUILDING AREA - LEVEL 06	181,987 SF	
BUILDING AREA - LEVEL 07	127,675 SF	

GOVERNING AGENCY	
CITY OF CUPERTINO	
CUPERTINO DEPARTMENT OF COMMUNITY DEVELOPMENT	
2013 CBC	
2013 CBC	
APPLICABLE CODES	
APPLICABLE DOCUMENTS?	
ZONE	R3 / P(Res) / HE1
SPECIAL AREA	NORTH VALLCO PARK 600 ADDITIONAL UNITS APPROVED FROM EXISTING

ZONING COMPLIANCE		
HEIGHT	60' MAX HEIGHT WITHIN 50' OF PROPERTY LINE AT APPLE CAMPUS 2 AND CITY ROADS	60' MAX HEIGHT WITHIN 50' OF PROPERTY LINE AT APPLE CAMPUS 2 AND CITY ROADS
HEIGHT	75' MAX	75' MAX
FRONT SETBACK	1:1 SLOPE FROM EDGE OF EXISTING CURB	1:1 SLOPE FROM EDGE OF EXISTING CURB
REAR YARD SETBACK	20'	25'
LOT COVERAGE	40% MAX	34.6%
FAR (RESIDENTIAL ONLY)	-	1.98
FAR (INCLUDING GARAGE)	-	3.64
DENSITY	85 DU / ACRE ALLOWABLE	75.97 DU / ACRE

DEVELOPMENT SUMMARY		
EXISTING DWELLING UNITS	EXISTING DWELLING UNITS	PROPOSED DWELLING UNITS
3 BEDROOM	42	-
2 BEDROOMS	170	287
1 BEDROOM + DEN	-	141
1 BEDROOMS	130	272
STUDIOS	-	242
TOTAL DWELLING UNITS	342	942

PARKING SUMMARY		
LAND USE	HI DENSITY MULTIPLE-FAMILY RE / P(RES) / HE1	
ZONE	REQUIRED	PROPOSED
PARKING RATIO	2/DU (=1884 SPACES)	1.8/DU (=1696 SPACES)
PARKING STALL DIMENSIONS	9.5' X 20'	8.5' X 18' (UNI-SIZE)
ACCESSIBLE STALLS	34	34
ELECTRIC VEHICLE STALLS (E.V.)	-	40
TANDEM STALLS	-	28
BICYCLE PARKING	40%/UNITS	40%/UNITS (377 SPACES)
BICYCLE PARKING CLASS	CLASS 1	CLASS 1

* SEE SHEETS A5.0 - A5.2 FOR DETAILED PARKING INFORMATION PER LEVEL

DETAILED PROPOSED PARKING SUMMARY						
PARKING STALL	STANDARD	TANDEM	ADA	ADA (VAN)	E.V.	TOTAL
LEVEL 2	RESIDENT 140					140
LEVEL 1	RESIDENT 281	6	16	4	30	317
BASEMENT LEVEL	VISITOR 79		12	2	10	103
	RESIDENT 1032	104				1136
					TOTAL:	1696

PROJECT DESCRIPTION

The proposed project seeks to redevelop the property located at 19500 Pruneridge Avenue in Cupertino, CA. The site is located southwest of the new Apple Campus 2 (AC2) project, north of the 280 Junipero Serra freeway, and east of Wolfe road. The existing 342 unit Hamptons residences will be demolished, and replaced with a 942 unit, 7 story residential apartment community. Primary access to the project will be from Pruneridge Avenue.

The project is intended to be a mid-rise residential development, including approximately 32,000 sf of resident amenity space. A series of landscaped outdoor courts will offer residents positive recreation and living outdoors. Residents will park in a 3 level screened garage, of which one level is fully below grade. This garage can accommodate roughly 1700 vehicle parking spaces, 380 class 1 bike spaces, and motorcycle parking. The construction type will be Type 3A with wood framing over concrete Type 1 podium.

The building conforms to all local height and setback regulations maintaining 60' maximum height within 50' of the adjacent property line along Wolfe road, Pruneridge Avenue, and apple campus property. Where 7 stories occur the building falls beneath the 75' maximum height limitation. All buildings comply with the 1:1 setback requirement as measured from adjacent curb. Additionally, existing on site redwoods will be maintained to provide optimal screening of the project and address apple campus security concerns. A GreenPoint Rating of Certified (equivalent to LEED Certified) is anticipated and the project looks to meet the City of Cupertino's corresponding requisites for California's Title 24, Part 6.

Of the proposed 942 units, 3.6% will be available to rent to low income residents to honor the remainder of the original Hamptons residence agreement.

There are projected to be 25 employees, with normal hours of operation for leasing and residential services running from 9 A.M. to 7 P.M.

Fire truck access is provided to the project via a fire E.V.A. Lane which connects to the cul-de-sac off Pruneridge Avenue, continues south around the project, and connects back to Wolfe Road. Along the route pads are provided for fire fighting equipment to access each building. The E.V.A is proposed as a dual-use lane allowing move-in vehicles access to loading docks and trash collection vehicles access to the refuse area. Fire access is maintained and provided to the apple campus gate at the southern portion of the property.

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HAMPTONS REDEVELOPMENT

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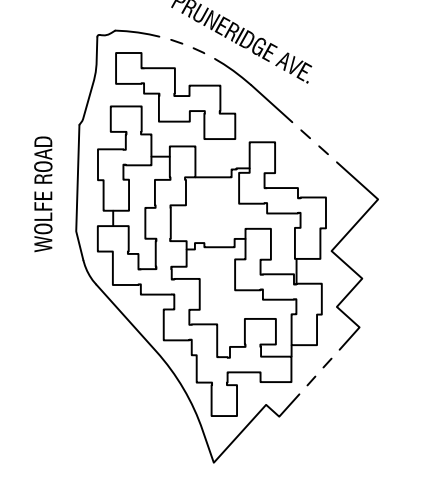
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TEL: 215.440.0030

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rsm design
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TEL: 949.492.9479 x101

KEY PLAN



NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

01/29/2016

Full Size Print: 22" x 34"

SHEET TITLE:

PROJECT INFORMATION

SCALE:

SHEET NO.:

A0.10

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