



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

February 13, 2013

File Number: 2012-7987 **Permit Type:** Special Development Permit

Location: 1650 & 1652 Blackhawk Drive APN: 309-43-013

Applicant/Owner: Winnie Steele / Stella Hung

Staff Contact: Elise Lieberman, Assistant Planner (408) 730-7443

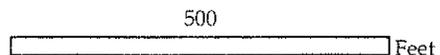
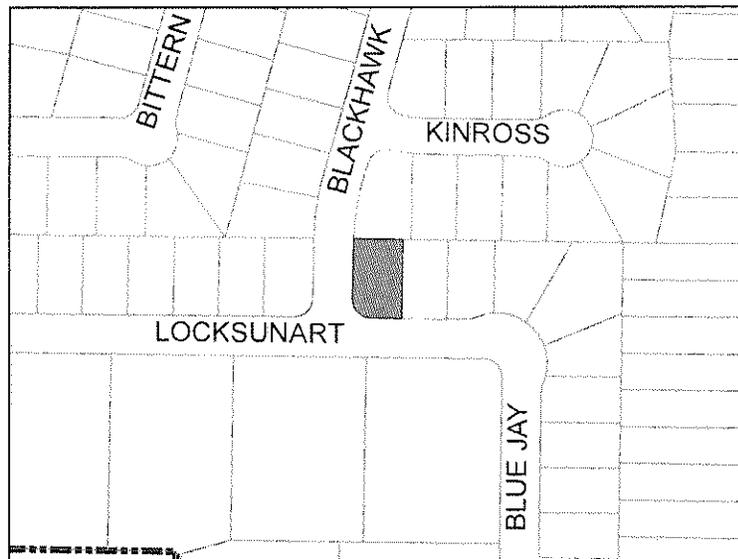
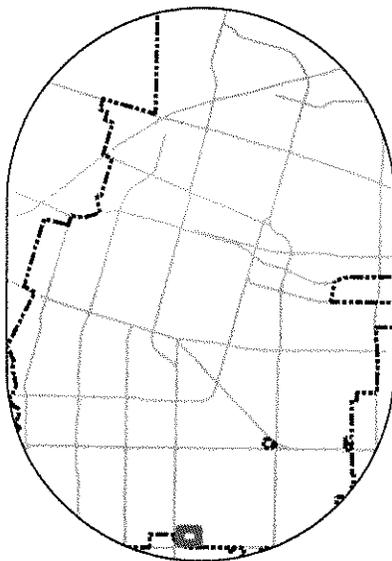
Project Description: A Special Development Permit for a new second story addition on an existing single story duplex for a total floor area of 3,243 square feet and a Floor Area Ratio of 55%.

Reason for Permit: A Special Development Permit is required to allow deviations from Code requirements for a property in a Planned Development Combining District. SMC 19.34.030 requires that the front yard average of a building located on an R-3 lot must be a minimum 20 feet.

Issues: Front Setback Requirements

Recommendation: Approve with Conditions

VICINITY MAP



PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	RLM	Same
Zoning District:	R3/PD	Same
Lot Size (s.f.):	5,914 s.f.	Same
Lot Coverage (%):	36.22%	Same
Floor Area Ratio (FAR):	36%	55%
No. of Units:	2	Same
Unit Sizes (s.f.):	1,071 s.f. - Unit 1650 1,044 s.f. - Unit 1652	1,635 s.f. - Unit 1650 1,608 s.f. - Unit 1652
Front Setback:	17'	17' - 1 st Story 27'-4" - 2 nd Story
Reducible Front Yard Setback:	20'	20' - 1 st Story 21'-6" - 2 nd Story
Right Side Setback:	6'	6' - 1 st Story 9' - 2 nd Story
Rear Setback:	20'	20' - 1 st Story 30'-4" - 2 nd Story
No. of Stories:	1	2
Height	15'-6"	25'
No. of Bedrooms:	2 - Unit 1650 2 - Unit 1652	3 - Unit 1650 3 - Unit 1652
Covered Parking:	1 per unit	1 per unit
Uncovered Parking:	1 per unit	1 per unit

Previous Planning Projects related to Subject Application: There have been no previous planning applications related to the subject property since its construction in 1960.	No
Neighborhood Preservation Complaints	No
Deviations from Standard Zoning Requirements: The original home was approved with substandard front yard setbacks at 17 feet instead of 20 feet. The substandard setbacks are nonconforming and no changes to the existing building footprint are proposed.	Yes

Site Layout: The project site is a rectangular corner lot with a net lot area of 5,914 square feet, which is significantly smaller than the 8,000 square foot minimum lot size in an R-3 Zoning District. The lot's width is approximately 60 feet, where 82 feet is the minimum for a corner lot in an R-3 Zoning District.

The existing single-story home meets setback requirements except for the front setback, which is 17 feet instead of 20 feet. No exterior changes are proposed

to the existing first story. The proposed project will add a 1,128 square foot second story addition for a total of 564 square feet per unit. The second story addition will meet all current setback requirements. No changes will be made to the existing garage (1-car garage per unit) or driveway located in the reducible front yard which also meets current dimensions.

Floor Plan: Each existing unit has two bedrooms, one bathroom, a living room, dining room and kitchen. The washer and dryer are located in a portion of the garage. The proposed addition will allow the applicant to remodel the existing first story to utilize the space more efficiently. Each unit will have three bedrooms (two on the second floor), two full bathrooms (one on the second floor), a powder room, a larger kitchen and living room, and a new family room. The washer and dryer will be moved from the garage to the second floor outside of the bedrooms for easier access.

With the proposed addition, the floor area ratio will be increased from 36% to 55%. The neighborhood consists of a mix of one and two-story homes and multi-story apartments, with FARs that range between 22% and 53%. The largest FAR is located right across the street at 170 and 180 Locksunart Way. These apartment complexes are approximately 22,400 square feet with a 53% FAR. The proposed home will have a slightly higher FAR, but will maintain similar height to the apartment complexes and other two-story homes in the neighborhood.

Exterior Changes: The existing structure is a single-story home with stucco walls and brick veneer. The proposed second story addition will maintain a similar roof style and include a second-story hip roof dormer to match the existing element on the first floor. Shutters will be added to the four main windows on the front elevation to tie in the proposed addition. All exterior changes and materials will match the existing home. This style of architecture is consistent with the neighborhood and other homes within a 300 foot radius.

Parking: The proposed units are each under the 1,800 square foot or four bedroom requirement for two covered and 2 uncovered parking spaces. The site meets parking requirements with one covered parking space per unit provided in the garage and one uncovered space per unit provided on the driveway. There are no proposed modifications to the parking layout as part of this project.

Environmental Determination: A Categorical Exemption Class 1 (minor additions to existing structures) relieves this project from CEQA provisions.

Public Contact: 76 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practice. No letters were received.

FINDINGS

In order to approve the Special Development Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. [Finding Met]

Staff finds that the project allows the applicant to have a reasonable option to expand the home, while maintaining the style and visual character of the neighborhood.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties. [Finding Met]

The project is expected to have minimal impacts on surrounding properties. The site complies with most of the development standards for the R-3 Zoning District with the exception of the legal non-conforming front yard setback. The project does not exacerbate the existing situation as the second story addition will meet current setback requirements.

ALTERNATIVES:

1. Approve the Special Development Permit with recommended Conditions in Attachment A.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment A.

Reviewed by:



Shaunn Mendrin
Senior Planner

Prepared By: Elise Lieberman, Assistant Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
February 13, 2013**

**Planning Application 2013-7987
1650 & 1652 Blackhawk Drive**

Special Development Permit

A Special Development Permit for a new second story addition on an existing single story duplex for a total floor area of 3,243 square feet and a Floor Area Ratio of 55%.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing.
[COA] [PLANNING]

GC-2. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

BP: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. TREE PROTECTION PLAN:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place

during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-4. LANDSCAPING:

Landscaping improvements over 1,000 square feet require submittal of a landscape plan consistent with Zoning Code Section 19.37. [COA] [PLANNING]

BP-5. BEST MANAGEMENT PRACTICES - STORMWATER:

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii) Dumpster drips from covered trash and food compactor enclosures.
 - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

PF: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PF-1. LANDSCAPING AND IRRIGATION:

All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

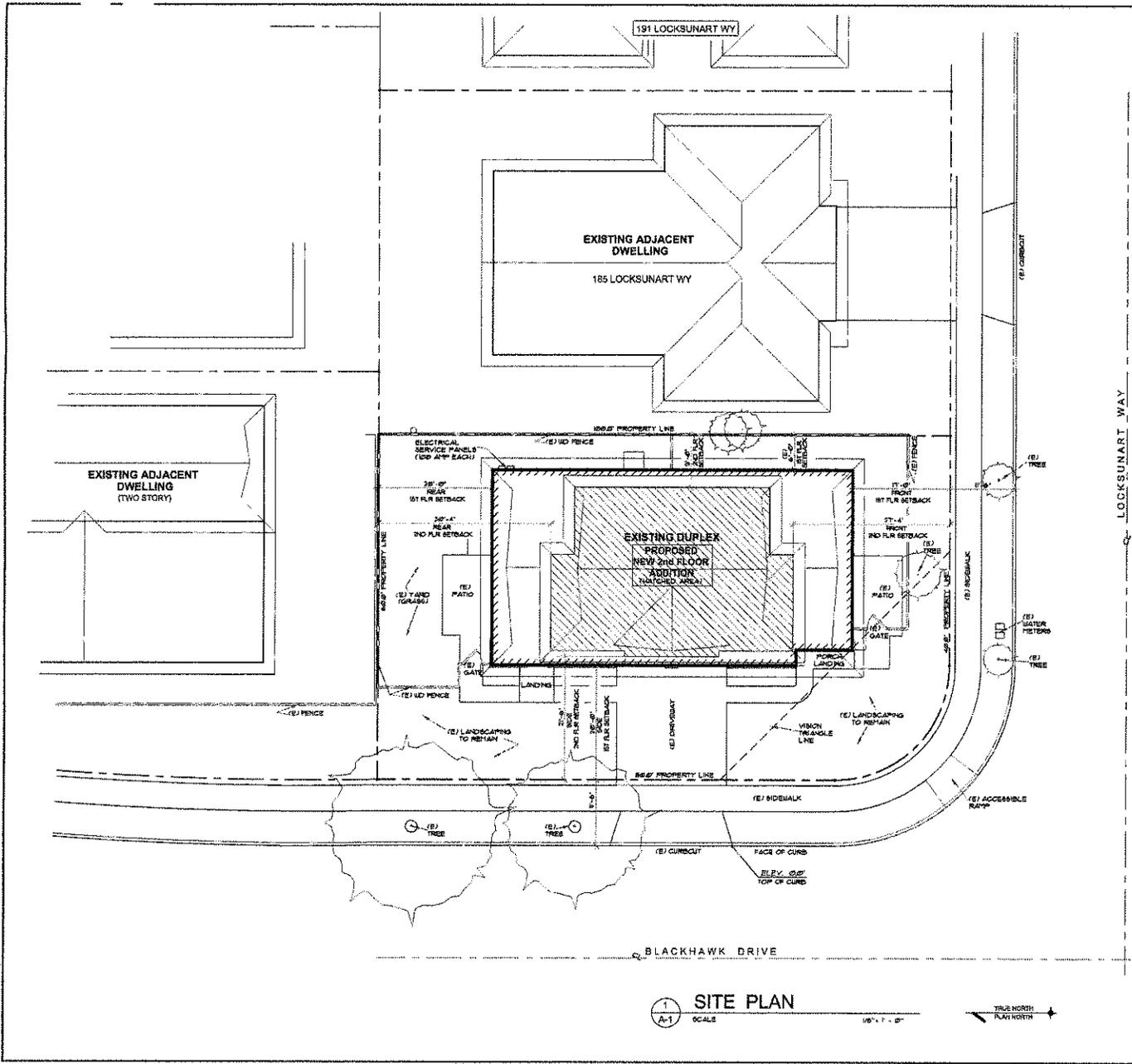
DC: THE FOLLOWING SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]



BUILDING & SITE DATA

APW _____
 ZONING _____ R-3 IPD (DUPLX)
 LOT SIZE _____ 5,914 SF
 ALLOWABLE LOT COVERAGE _____ 2,285.6 SF
 (0.39 x 1.04)
 ALLOWABLE FLOOR AREA RATIO _____ 3,257.7 SF
 (0.54 x 1.03)

	UNIT # 1		UNIT # 2		TOTAL
	1652 BLACKHAWK	1652 BLACKHAWK	1652 BLACKHAWK	1652 BLACKHAWK	
EXISTING FIRST FLOOR (JUSTIFIED LIVING AREA)	849 SF	822 SF	822 SF	849 SF	1,671 SF
EXISTING GARAGE	222 SF	222 SF	222 SF	222 SF	444 SF
TOTAL	1,071 SF	1,044 SF	1,044 SF	1,071 SF	2,115 SF

EXISTING FLOOR AREA RATIO _____ 2,115 SF (35.78%)
 EXISTING LOT COVERAGE _____ 2,142 SF (36.22%)
 2.11 x (UNIT #2 FLOOR AREA)

	UNIT # 1		UNIT # 2		TOTAL
	1652 BLACKHAWK	1652 BLACKHAWK	1652 BLACKHAWK	1652 BLACKHAWK	
NEW SECOND FLOOR	564 SF	564 SF	564 SF	564 SF	1,128 SF

TOTAL FLOOR AREA OF UNIT # 1 (1652 BLACKHAWK)	LEFT SIDE	TOTAL
1,635 SF	1,635 SF	1,635 SF

TOTAL FLOOR AREA OF UNIT # 2 (1652 BLACKHAWK)	RIGHT SIDE	TOTAL
1,806 SF	1,806 SF	1,806 SF

NEW FLOOR AREA RATIO _____ 3,243 SF < 3,257.7 SF
 2.15 x 1.03
 NEW LOT COVERAGE _____ 2,142 SF (NO CHANGE)
 (36.22%)

GENERAL NOTES

- ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES
 CALIFORNIA RESIDENTIAL CODE (CRC 2010)
 CALIFORNIA BUILDING CODE (CBC 2010)
 CALIFORNIA ELECTRICAL CODE (CEC 2010)
 CALIFORNIA PLUMBING CODE (CPC 2010)
 CALIFORNIA MECHANICAL CODE (CMC 2010)
 CALIFORNIA ENERGY CODE (CEC 2010)
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITION ON THE JOB SITE AND EXISTING CONDITION.
- DO NOT SCALE DRAWINGS. USE WRITTEN, IN NO CASE SHALL PLANS BE SCALED.

DRAWING INDEX

- A-1 - SITE PLAN
- A-2 - EXISTING FLOOR PLAN, ROOF PLAN
- A-3 - NEW FIRST FLOOR PLAN
- A-4 - NEW SECOND FLOOR PLAN, ROOF PLAN
- A-5 - NEW & EXISTING FRONT & LEFT SIDE ELEVATIONS
- A-6 - NEW & EXISTING FRONT & REAR ELEVATIONS
- A-7 - BLDG SECTION DETAILS
- A-8 - STREETSCAPE ELEVATION
- A-9 - SOLAR ACCESS & SHADOW ANALYSIS

1 SITE PLAN
 SCALE 1/8" = 1' - 0"
 TRUE NORTH
 PLAN NORTH

REVISIONS

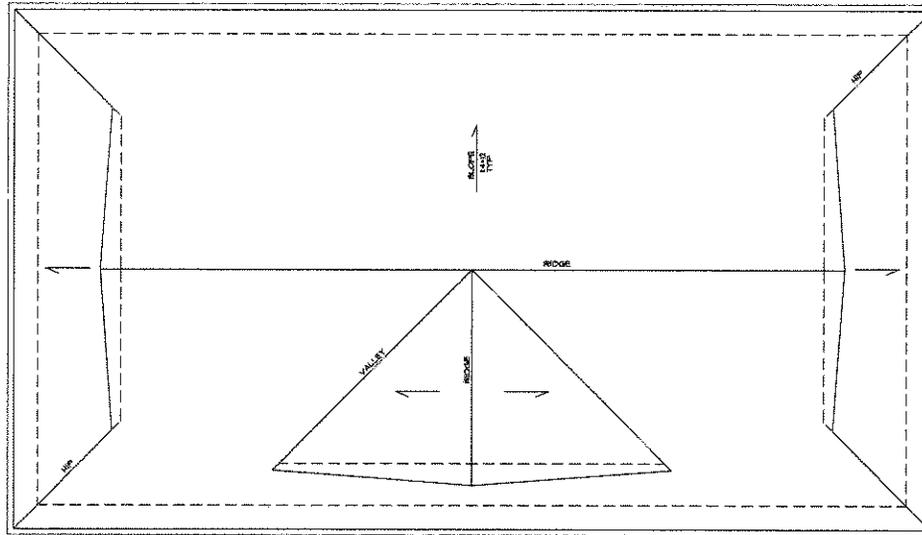
PROJECT: G. ESTERON
 2300 BENTLEY AVENUE
 SOUTH BEND, INDIANA 46601
 TEL: 765-336-7471
 WWW: G.ESTERON.COM

SECOND FLOOR ADDITION & FIRST FLOOR REMODEL
1650 & 1652 BLACKHAWK DR
 SURVIVAL CHURCH

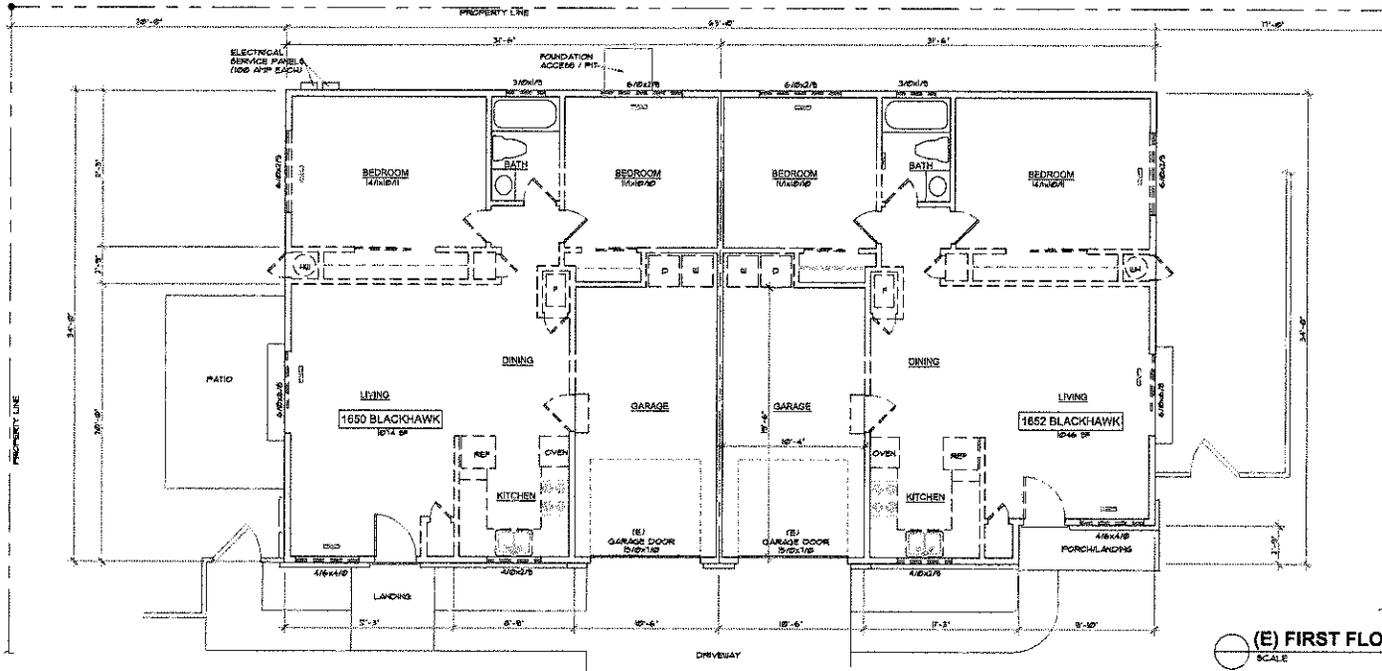
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 SHEET: A-1

ATTACHMENT B



(E) ROOF PLAN
SCALE 1/4" = 1' - 0"



(E) FIRST FLOOR PLAN
SCALE 1/4" = 1' - 0"

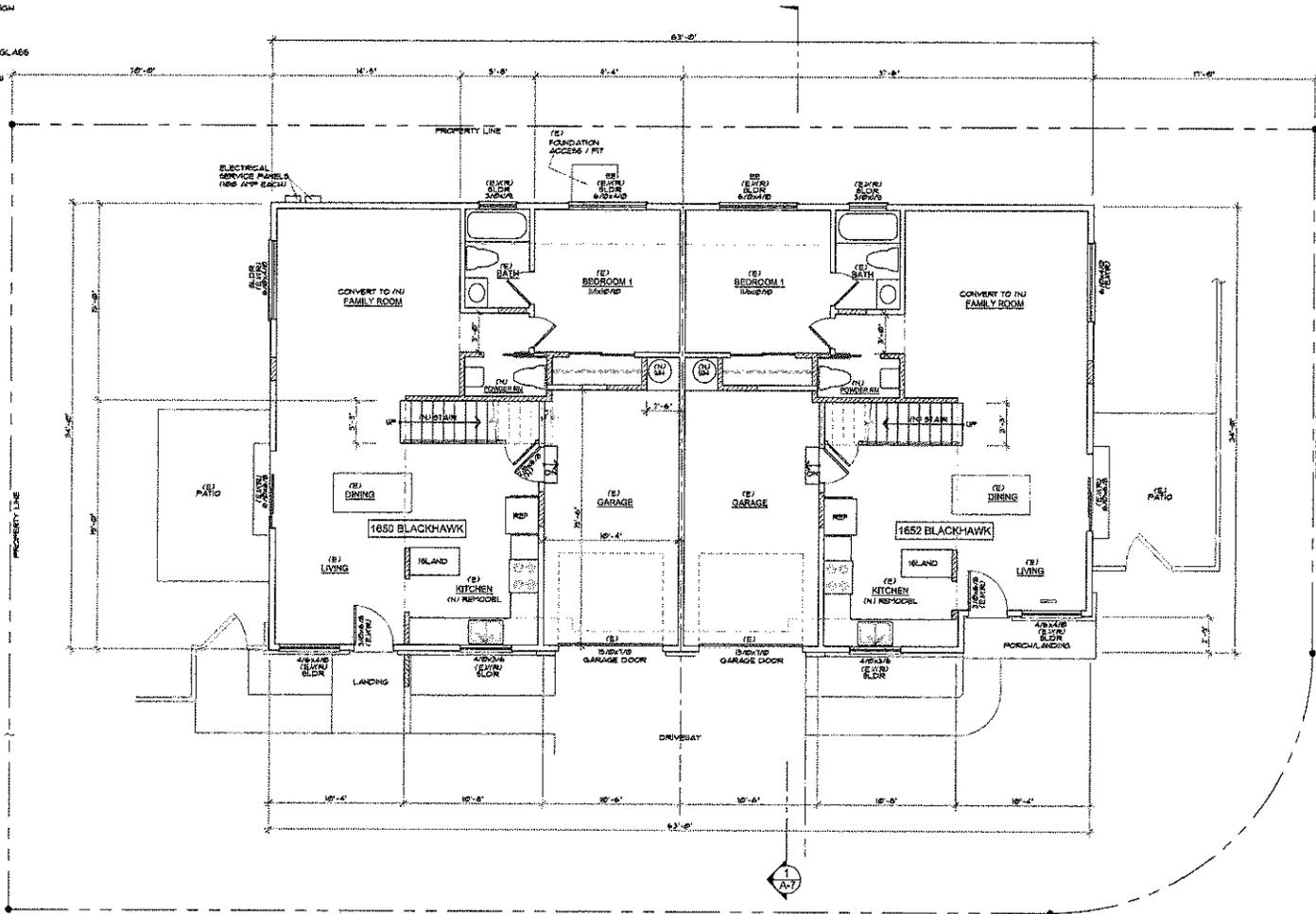
LEGEND
 --- EXISTING WALL OR CONDITION TO REMAIN
 - - - - EXISTING WALL OR CONDITION TO BE REMOVED (SEE SHEET A-2)

REVISIONS	97
ARCHITECT HECTOR G. ESTEPONA ARCHITECT 2000 S. HUNTINGTON AVENUE, SUITE 100 SUNNYVALE, CA 94087 TEL: 415-961-1111 FAX: 415-961-1112	
PROJECT SECOND FLOOR ADDITION & FIRST FLOOR REMODEL 1650 & 1652 BLACKHAWK DR	
DATE: 12-14-12 SCALE: AS NOTED DRAWING NO.: P/N: 1650 SHEET:	
A-2	

ATTACHMENT B
 Page 2 of 4

LEGEND

- — — — — EXISTING WALL OR CONDITION TO REMAIN
- - - - - EXISTING WALL OR CONDITION TO BE REMOVED (SEE SHEET A-17)
- ||||| NEW WALL
- (E) — EXISTING
- (N) — NEW
- (R) — REPLACEMENT
- U/CN — UNLESS OTHERWISE NOTED
- N/A — NOT APPLICABLE
- DN — DOWN
- 2"X4" — DENOTES 2"-6" WIDE x6'-8" HIGH
- ES — EMERGENCY ESCAPE
- FGD — FIXED GLASS
- SG — SAFETY GLAZING/TEMPERED GLASS
- BLDR — SLIDER
- DA — SINGLE OR DOUBLE HUNG WINDOW
- AW — AWNING WINDOW
- W — WASHER
- D — DRYER
- LT — LAUNDRY TUB/SINK
- WH — WATER HEATER
- R — RURNACE
- WC — WATER CLOSET



(N) FIRST FLOOR PLAN
SCALE 1/4" = 1' - 0"

REVISIONS	BY

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WWW.HGAE.COM

SECOND FLOOR ADDITION & FIRST FLOOR REMODEL
1650 & 1652 BLACKHAWK DR
SUNNYVALE, CA 94087
CHH-UIA-PUNG TEL: 415-960-8600 FAX: 415-960-8600

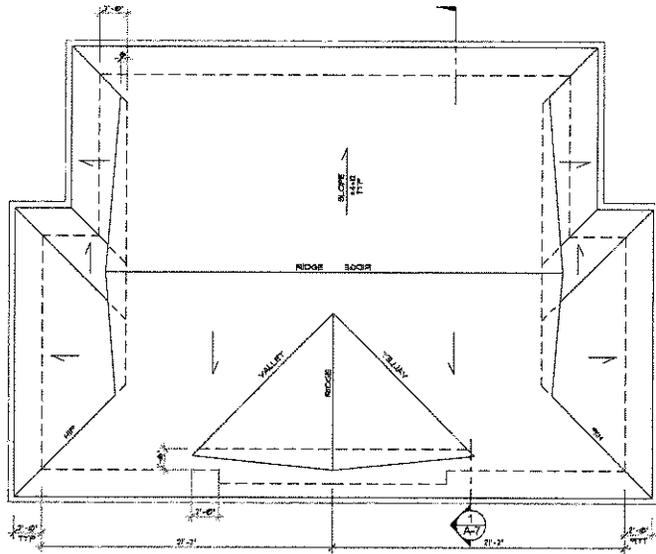
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BY: HGP
CHK: HGP
APP: HGP

A-3
OF 3 SHEET

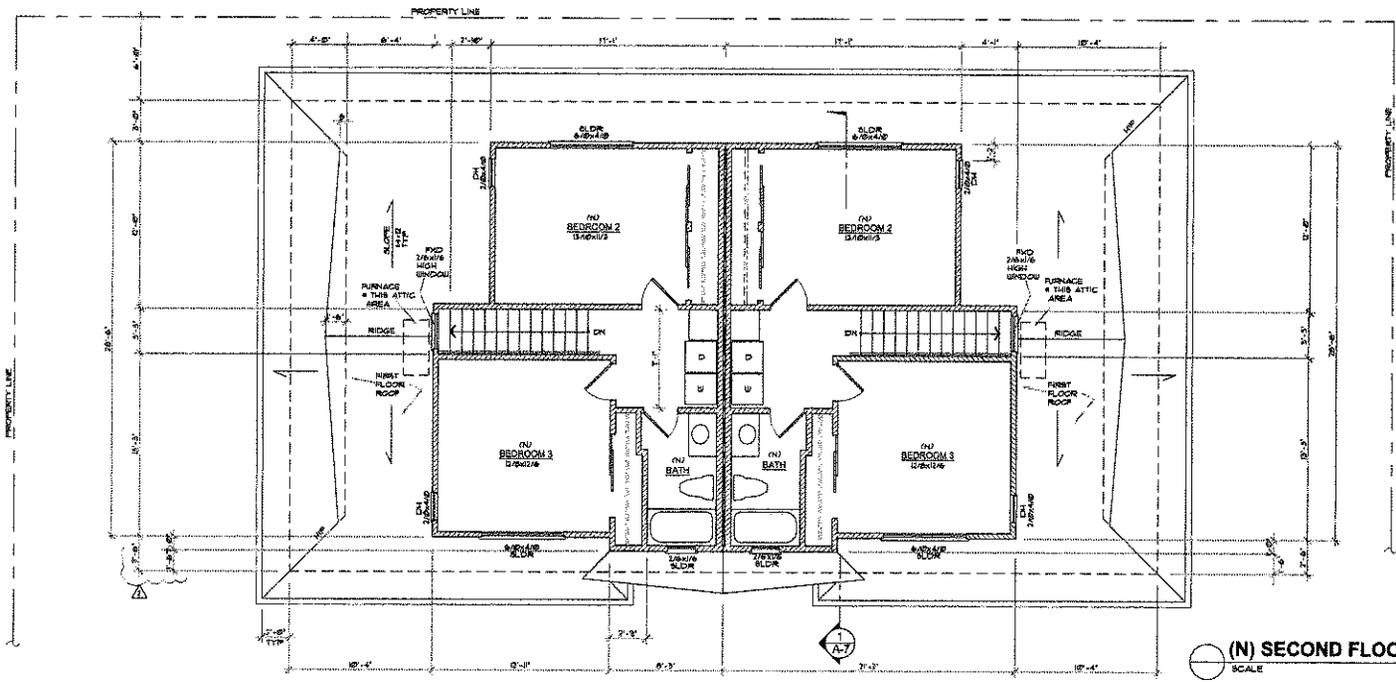
Page 3 of 9
ATTACHMENT B

LEGEND

- — — — — EXISTING WALL OR CONDITION TO REMAIN
- - - - - EXISTING WALL OR CONDITION TO BE REMOVED
- ||||| NEW WALL
- (E) — EXISTING
- (N) — NEW
- (R) — REPLACEMENT
- U/DN — UNLESS OTHERWISE NOTED
- N/A — NOT APPLICABLE
- DN — DOWN
- 12x4x8 — DIMENSIONS 12'-0" WIDE x 8'-0" HIGH
- RE — REFRIGERATION EXPRESS
- FGD — FIXED GLASS
- RG — RAINY GLAZING/TEMPERED GLASS
- BLDR — BLINDER
- DH — SINGLE OR DBL. HUNG WINDOW
- AWN — AWNING WINDOW
- W — WASHER
- D — DRYER
- LT — LAUNDRY TUB/SINK
- WH — WATER HEATER
- F — FURNACE
- WC — WATER CLOSET



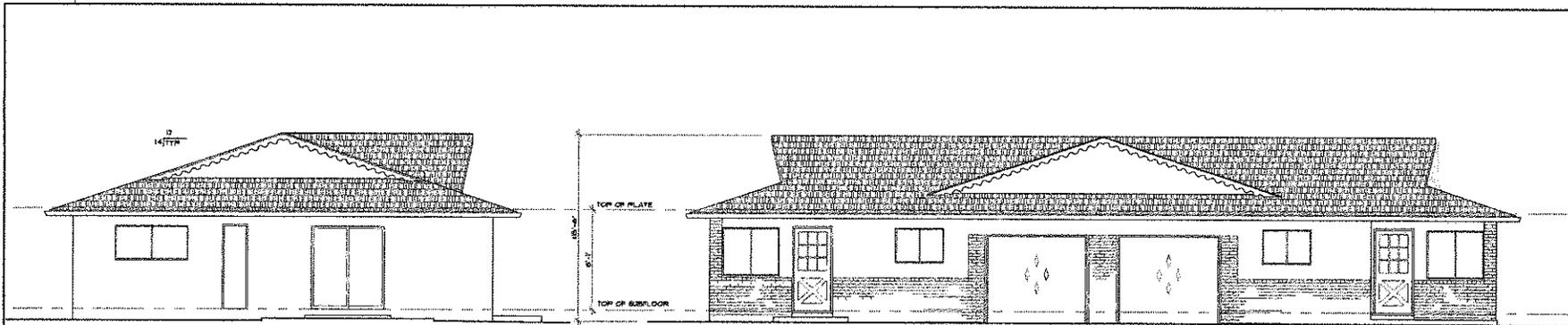
(N) 2ND FLOOR ROOF PLAN
SCALE 1/4" = 1' - 0"



(N) SECOND FLOOR PLAN
SCALE 1/4" = 1' - 0"

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NO.	DATE	BY					
1	10-23-13	HE					
<p>SECOND FLOOR ADDITION & FIRST FLOOR REMODEL 1650 & 1652 BLACKHAWK DR SUNNYVALE, CA 94087</p> <p style="text-align: right; font-size: small;">DR: CHINHUA HUNG TEL: 650-968-8808 FAX: 650-968-8808</p>							
<p>DATE: 10-14-13 SCALE: AS NOTED DRAWN BY: [blank] CHK: LUNG DWG NO: [blank]</p>							
<p>A-4</p> <p style="font-size: x-small;">OF SHEET</p>							

ATTACHMENT B
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(E) LEFT SIDE ELEVATION
SCALE 1/4" = 1' - 0"

(E) FRONT ELEVATION
SCALE 1/4" = 1' - 0"

EXTERIOR FINISHES SCHEDULE

WINDOWS (TYPICAL)
SLIDING VINYL DOUBLE PANE GLASS WINDOW TYP
(ALL EXISTING WINDOWS INCLUDING SLIDING DOOR-
ALUMINUM PRAISED ENIGLE PANE TO BE REMOVED &
REPLACED)

WINDOW AND DOOR OPENING TRIM & MOLDING
PROVIDE EXTERIOR GRADE 2 x 6 HEAD MOLDING,
3" JAMB TRIM MOLDING AND WINDOW SILL
MOLDING TO BE PAINTED DARK

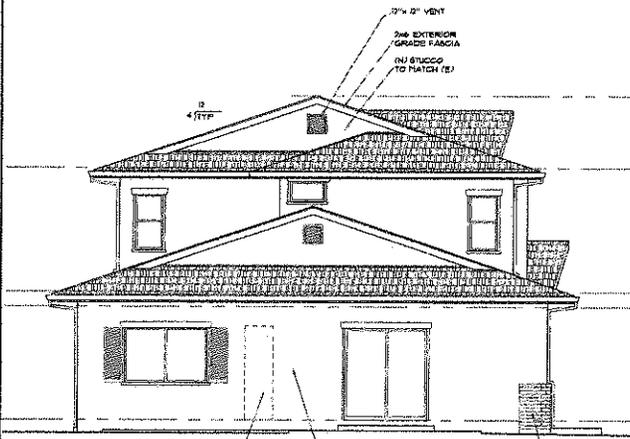
WINDOW SHUTTER (WHERE INDICATED)
PROVIDE PREFABRICATED EXTERIOR GRADE
WOOD OR FIBER PRODUCT OR EQUAL WINDOW
SHUTTER TO BE PAINTED DARK

EXTERIOR STUCCO
TYPICAL 3-COAT CEMENT PLASTER SYSTEM PER CODE
TO MATCH EXISTING STUCCO

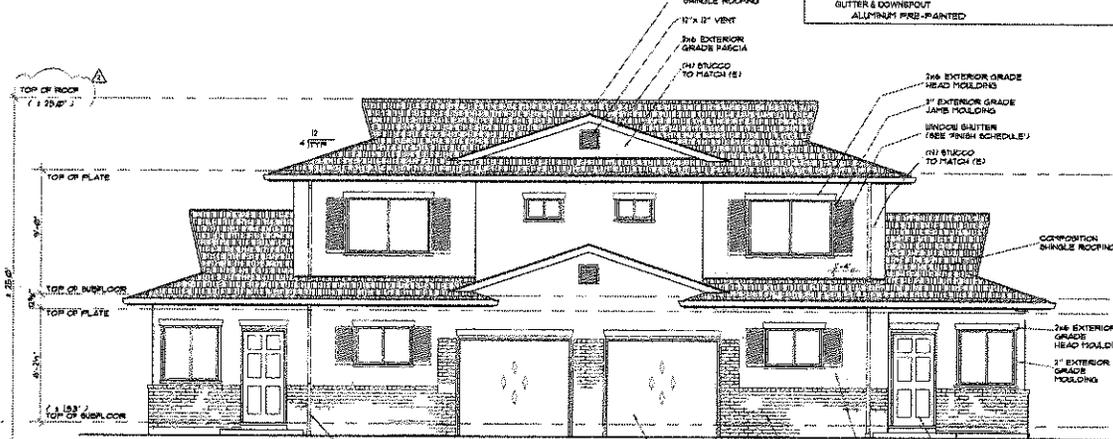
ROOFING
ALL-WEATHER ROOFING MATERIAL
COMPOSITION SHINGLES 'ELK' PRESTIGE OR EQUAL TYP
OR PER OWNER'S SELECTION

FASCIA BOARD
USE EXTERIOR GRADE 3/4" FASCIA BOARD TYP

GUTTER & DOWNSPOUT
ALUMINUM PRE-PAINTED



(N) LEFT SIDE ELEVATION
SCALE 1/4" = 1' - 0"



(N) FRONT ELEVATION
SCALE 1/4" = 1' - 0"

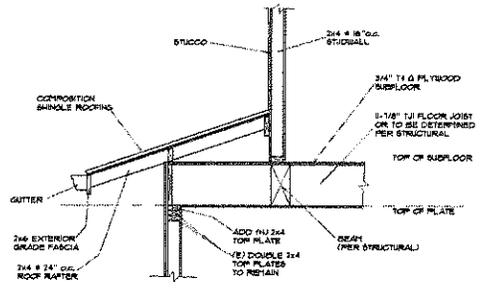
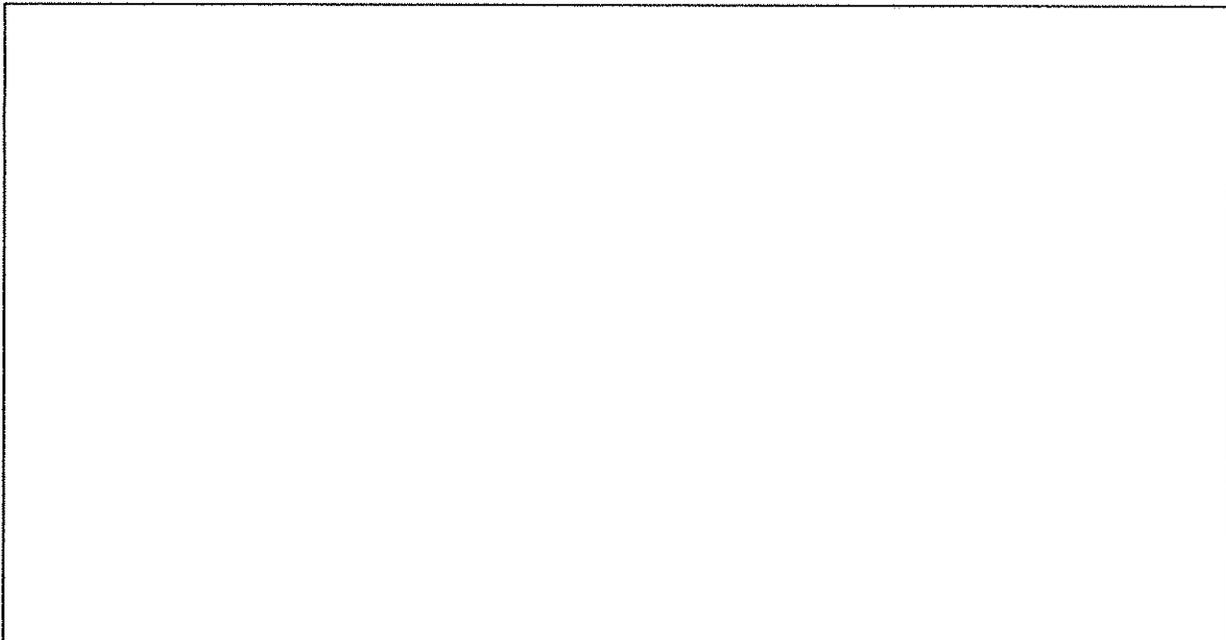
REVISIONS	BY
1	HE
2	HE
3	HE

HECTOR G. ESTEPONA
REGISTERED ARCHITECT
10000 S. HUNTINGTON BLVD.
SUITE 100
LOS ANGELES, CA 90048
TEL: 424-4000-3000

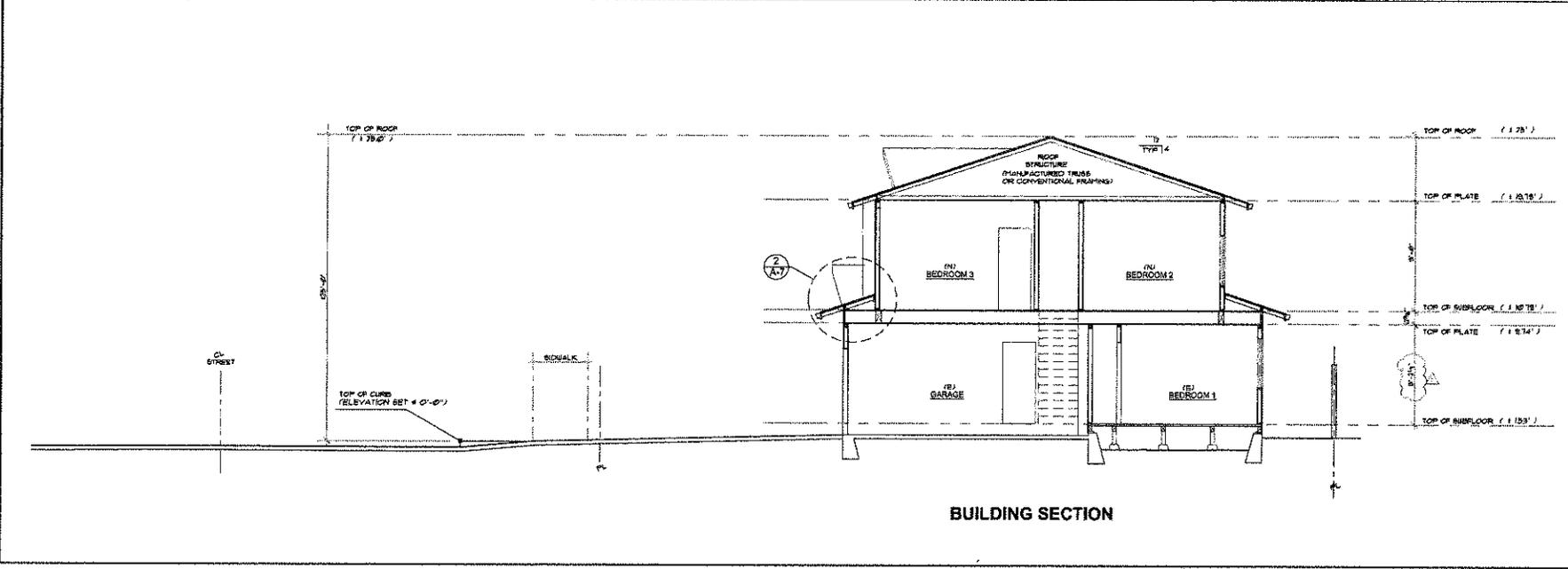
SECOND FLOOR ADDITION & FIRST FLOOR REMODEL
1650 & 1652 BLACKHAWK DR
ANNVILLE, CA 94007
Page 15 of 19
JIA HUNG TEL: 424-4000-3000

ATTACHMENT B

DATE	12-14-19
SCALE	AS NOTED
DRAWN	AS NOTED
BY	14245
SHEET	A-5



DETAIL
 2
 A-7
 SCALE: 3/4" = 1' - 0"



BUILDING SECTION

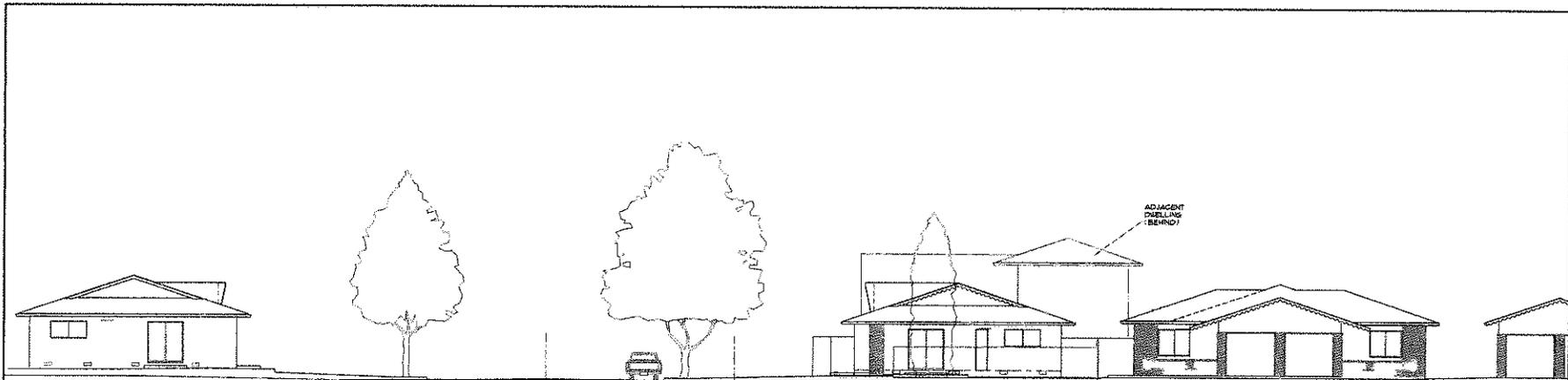
REVISIONS	BY
1. PLANING	HE
2. CHECK	HE

SECTOR G. ESTIPONA
 ARCHITECT
 2201 SAN FRANCISCO, CA 9408
 TEL: 415-778-1111
 FAX: 415-778-1111

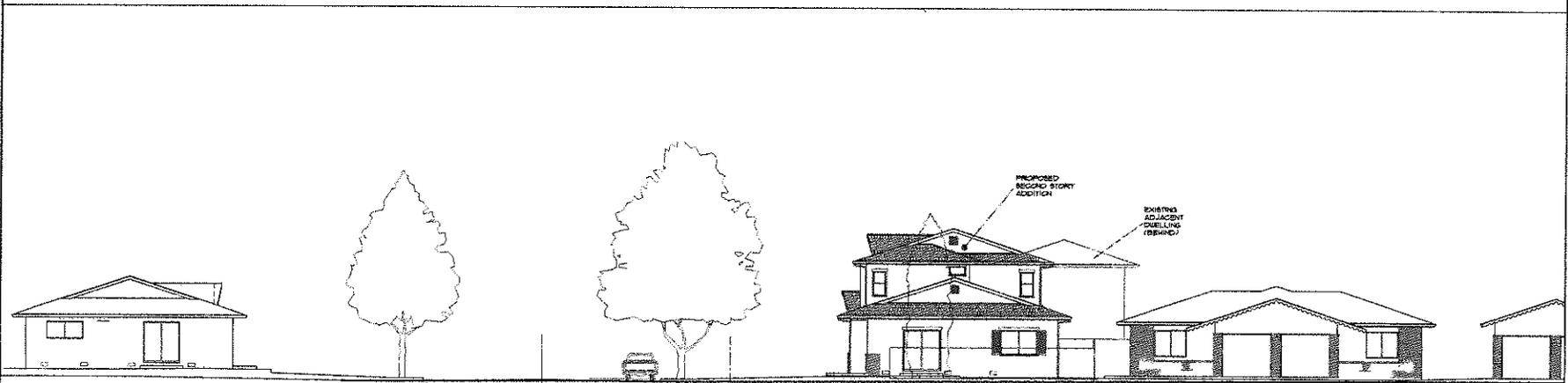
SECOND FLOOR ADDITION & FIRST FLOOR REMODEL
 1650 & 1652 BLACKHAWK DR
 SUNNYVALE, CA 94087
 CHIH-LIA HUNG TEL: 415-962-0808 FAX: 415-962-0808

DATE: 12-14-03
SCALE: AS NOTED
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ATTACHMENT B
 Page 7 of 9



EXISTING STREETScape ELEVATION
1/8" = 1' - 0"



NEW STREETScape ELEVATION
1/8" = 1' - 0"

REVISIONS	BY

HECTOR C. ESTEPONA
 ARCHITECT
 222 BONITA AVENUE
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 TEL: 214-343-1111
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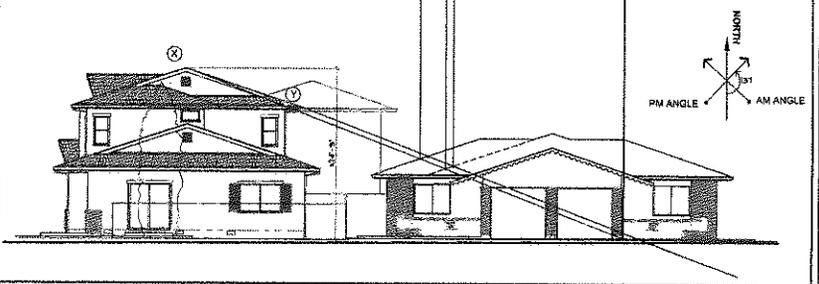
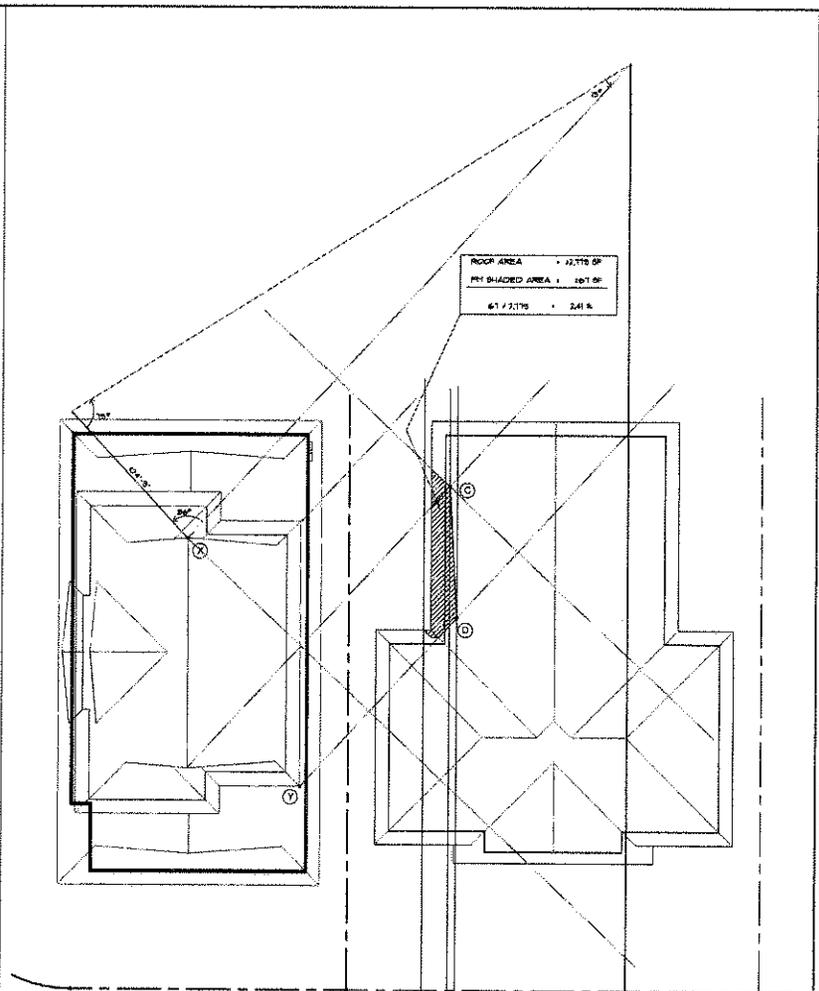
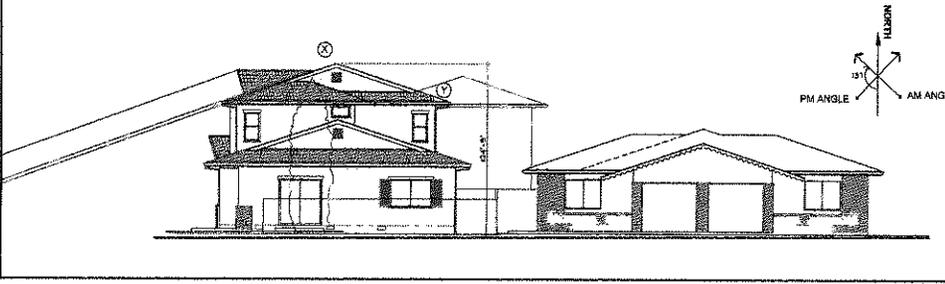
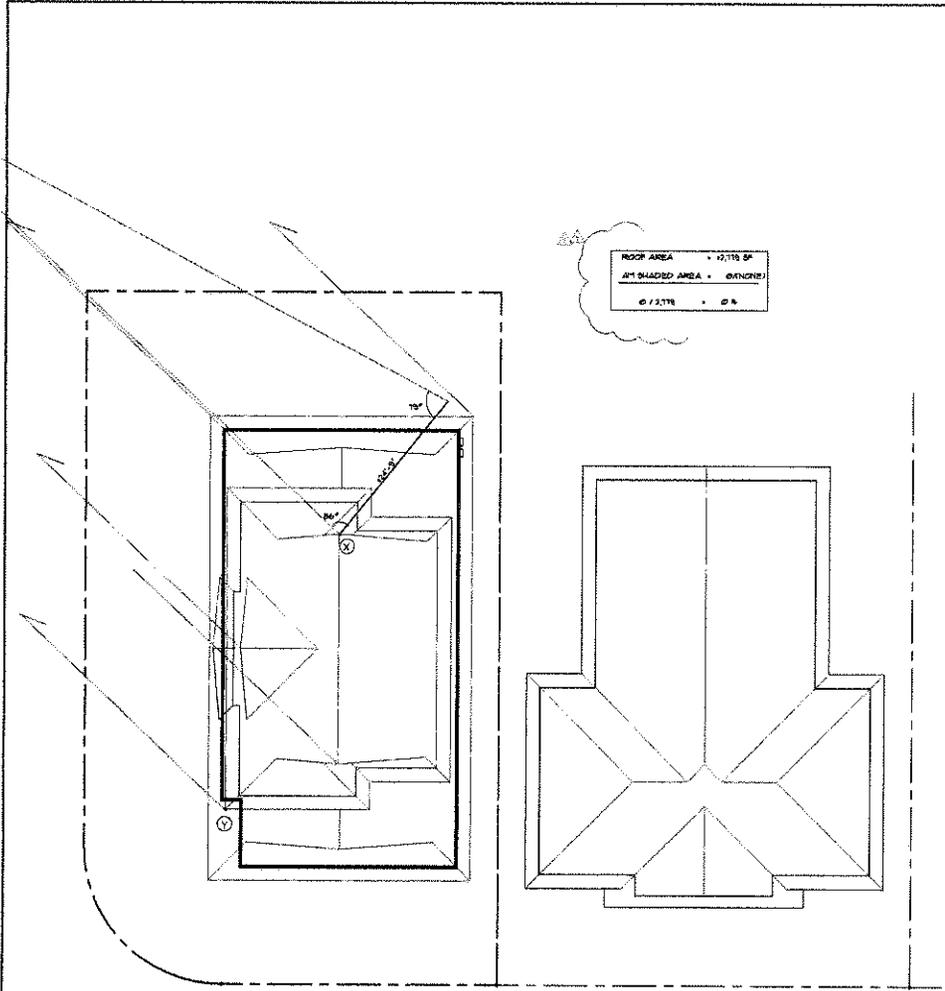
SECOND FLOOR ADDITION & FIRST FLOOR REMODEL
 1650 & 1652 BLACKHAWK DR
 SAN ANTONIO, TX 78204
 PROJECT NO. 1650-08-001

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DATE	12-14-12
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
DATE	
SHEET	

A-8

ATTACHMENT B



REVISION	DATE	BY
1	02/28/24	HE
2	03/28/24	HE
3	03/28/24	HE

HECTOR G. ESTEPONA
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 1650 & 1652 BLACKHAWK DR
 SUNNYVALE, CA 94087
 OWNER: CHHILUA HUONG TEL: 950-830-0008 FAX: 950-830-0008

SISALYAN
 & SASSER