

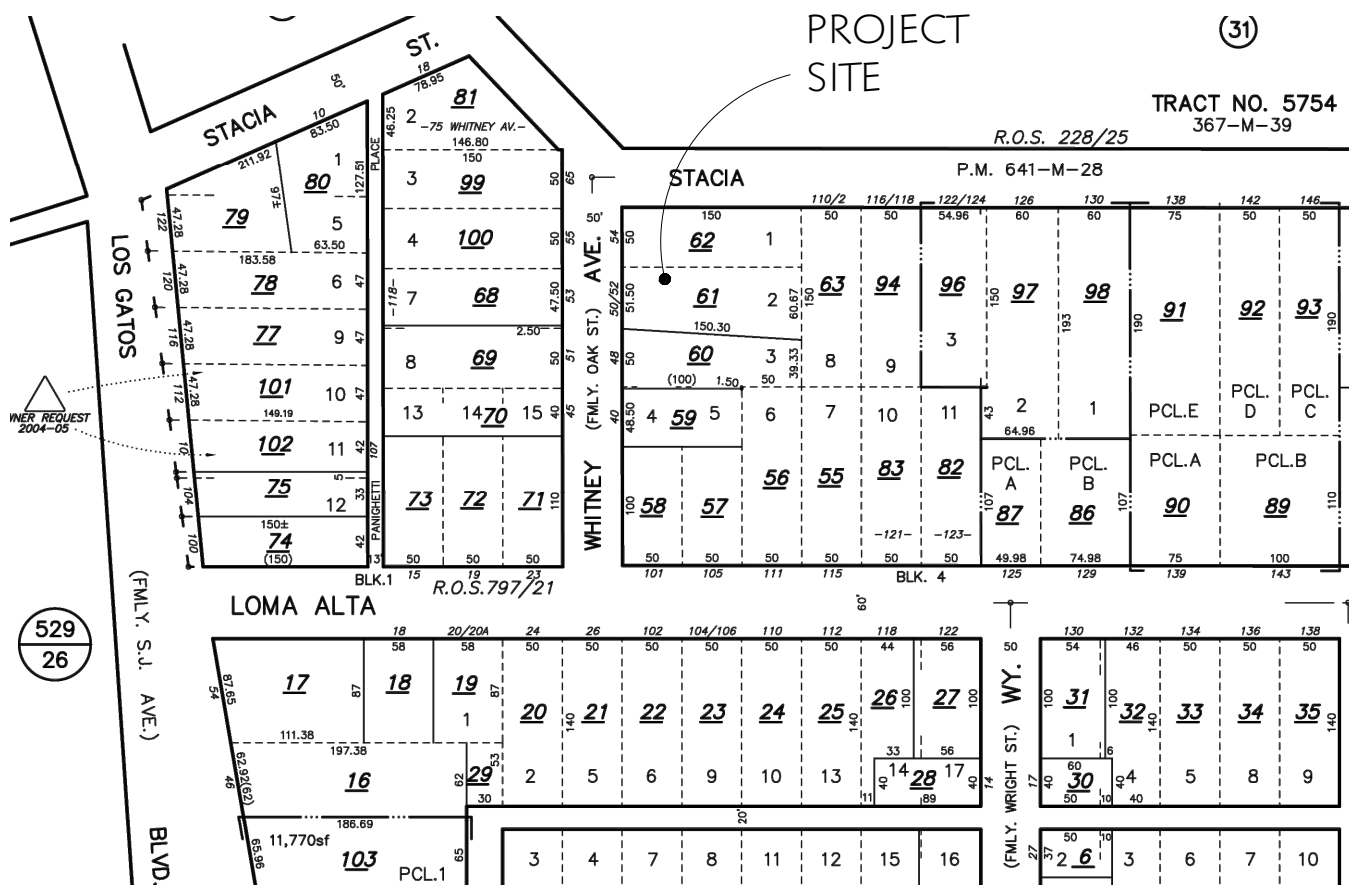
PROJECT DESCRIPTION:

PHASED PROJECT.

PHASE 1: INTERIOR REMODEL ONLY WITH NO CHANGES TO THE BUILDING ENVELOPE. ALLOWS OWNERS TO OCCUPY THE HOUSE ONCE COMPLETE.

PHASE 2: REAR ADDITION AT FIRST AND SECOND FLOOR. FRACTIONALLY VISIBLE FROM WHITNEY AVE, AND LIMITED VISIBILITY FROM STACIA STREET. ROOF PITCH, MATERIALS AND DETAILING TO MATCH EXISTING.

PARCEL MAP



SITE PARTICULARS:

APN: 532-29-O62

ZONING: R1-8

MAX HEIGHT: 30'-0" ALLOWED

FAR =0.35 - $\frac{([7.5- 5] \times 0.20)}{25}$
=0.33 X7500
=2475 SF ALLOWED

AREA SUMMARY:	EXISTING	ADDED	TOTAL
FIRST FLOOR	1490 SF	370 SF	1860 SF
SECOND FLOOR	218 SF	396 SF	614 SF
TOTAL	1708 SF	766 SF	2474 SF

REAR PORCH: 314 SF
UPSTAIRS BALCONY: 26 SF

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SITE PARTICULARS

PRINT DATE:
10.7.2026

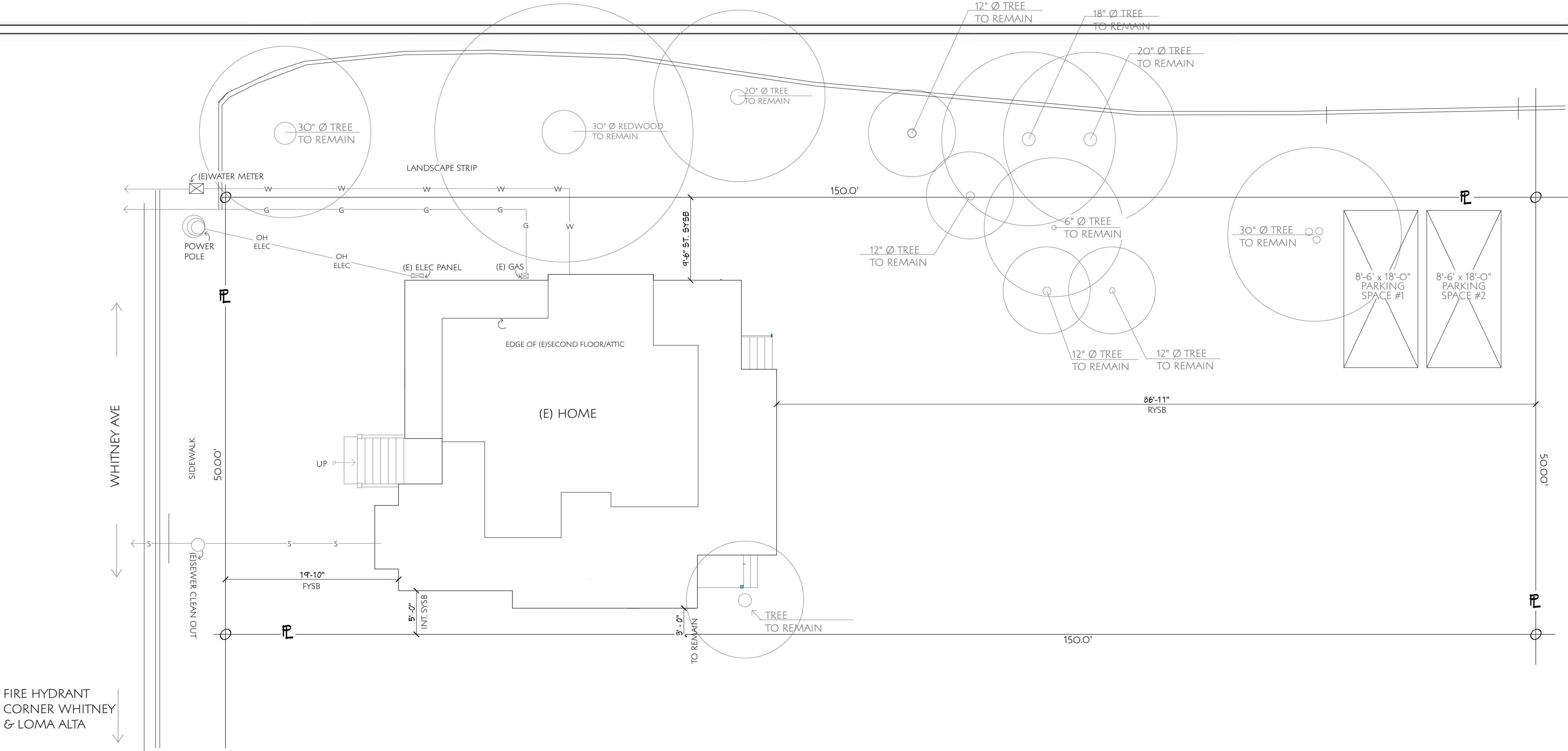
KRULEVITCH
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54 WHITNEY AVE
LOS GATOS, CALIFORNIA

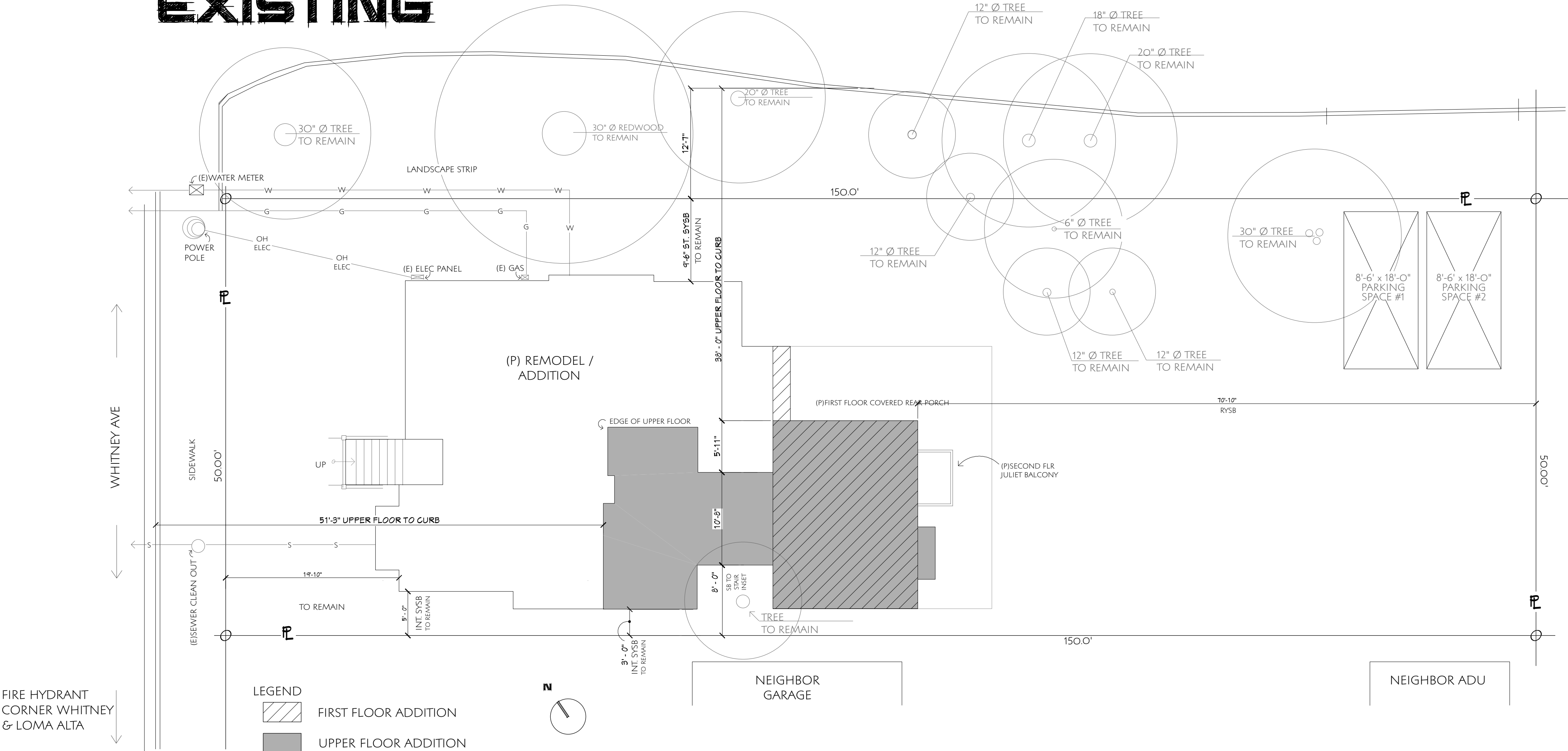
- ☒ PRELIM
- ☐ PLAN CHK
- ☐ PRICING
- ☐ CONSTR

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VAIDEHI DAVDA

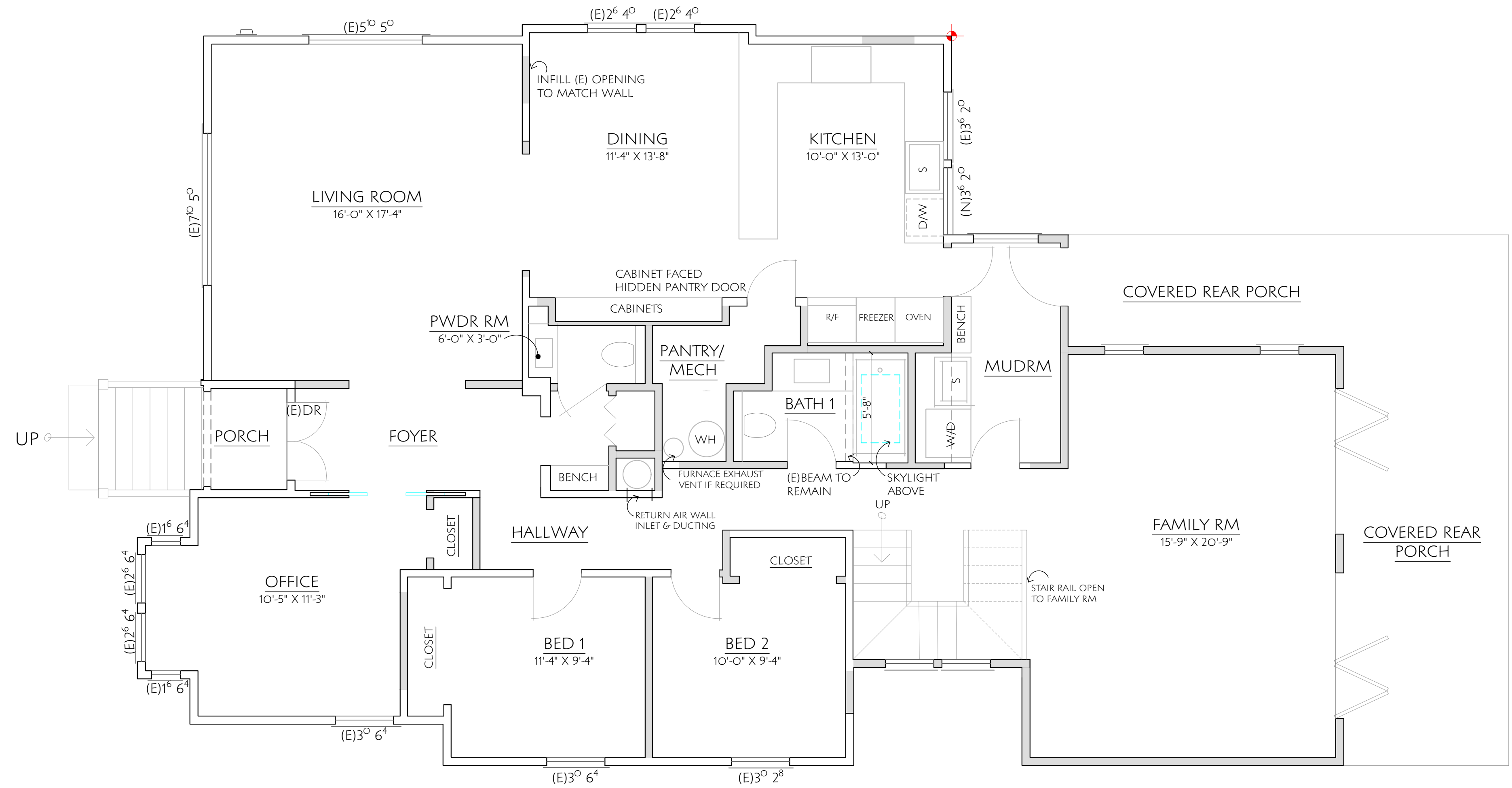
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EXISTING



PROPOSED



LEGEND

- (E) WALLS
(N) WALLS

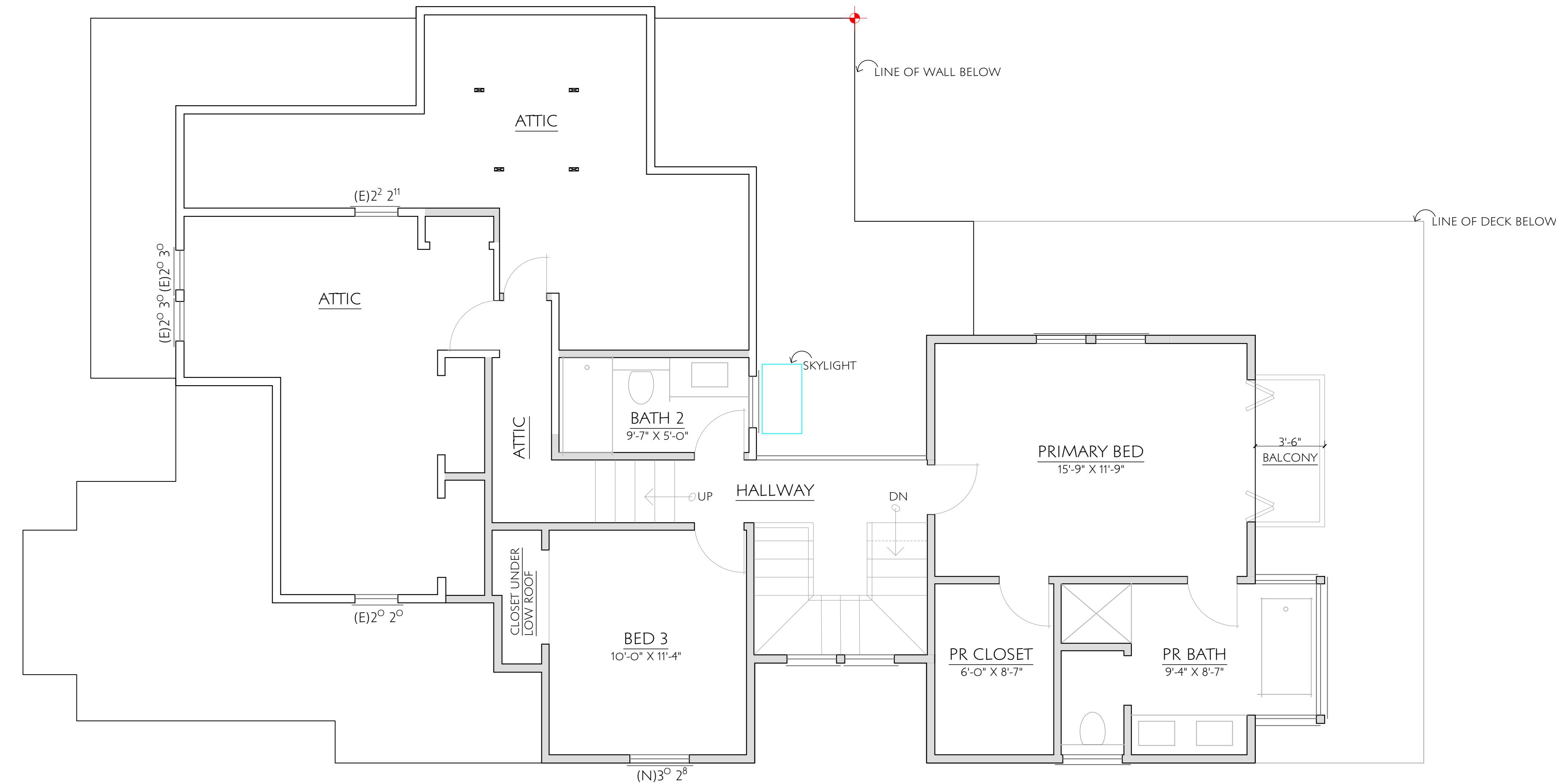
- PRELIM
PLAN CHK
PRICING
CONSTR

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FIRST FLOOR PLAN
1/4" = 1'-0"

PROPOSED / PHASE 2

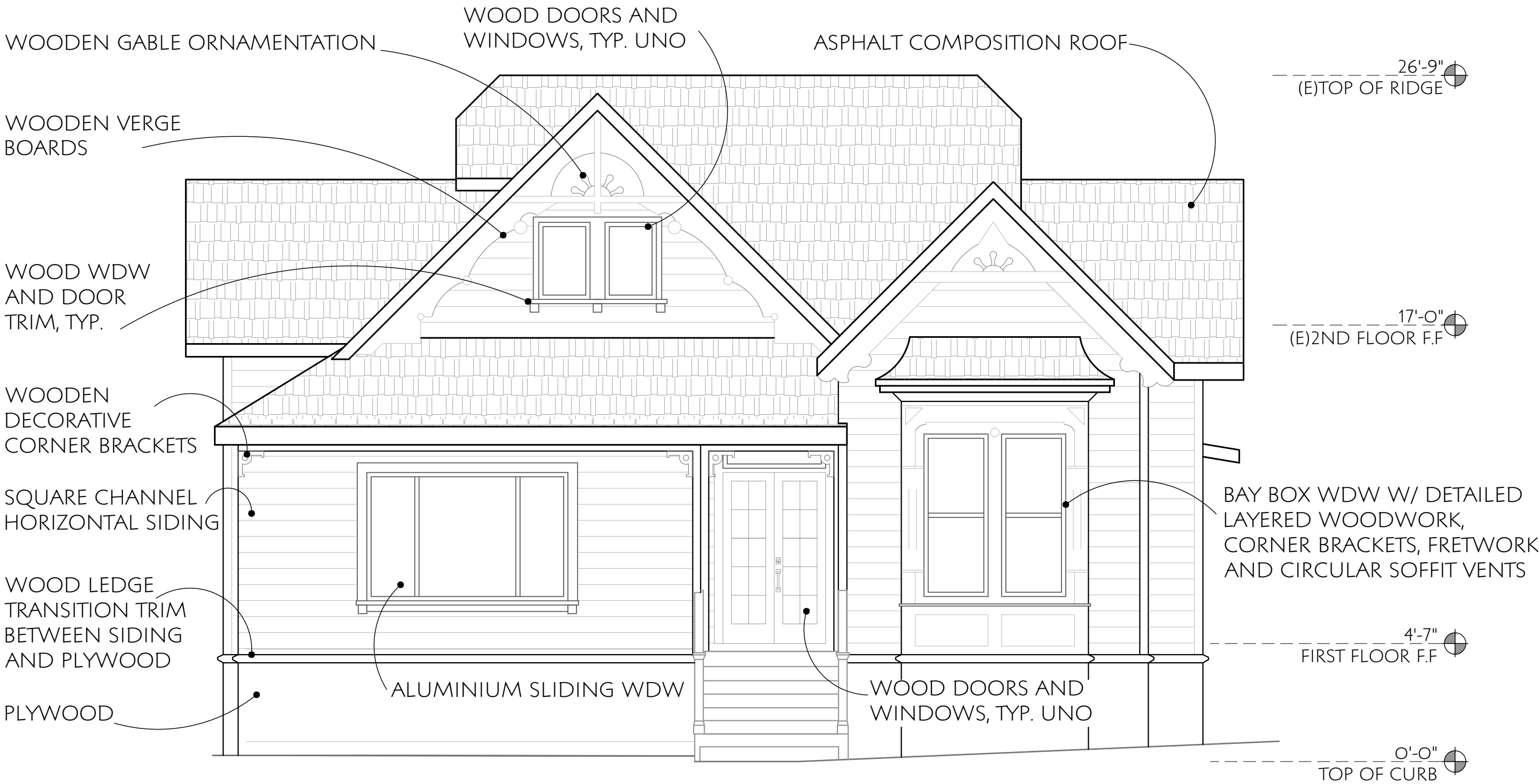
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SECOND FLOOR PLAN

1/4" = 1'-0"

PROPOSED / PHASE 2



EXISTING / PHASE 1
1/4" = 1'-0"



PROPOSED / PHASE 2

NOTE: ALL MEASUREMENTS TO ADJACENT GRADE

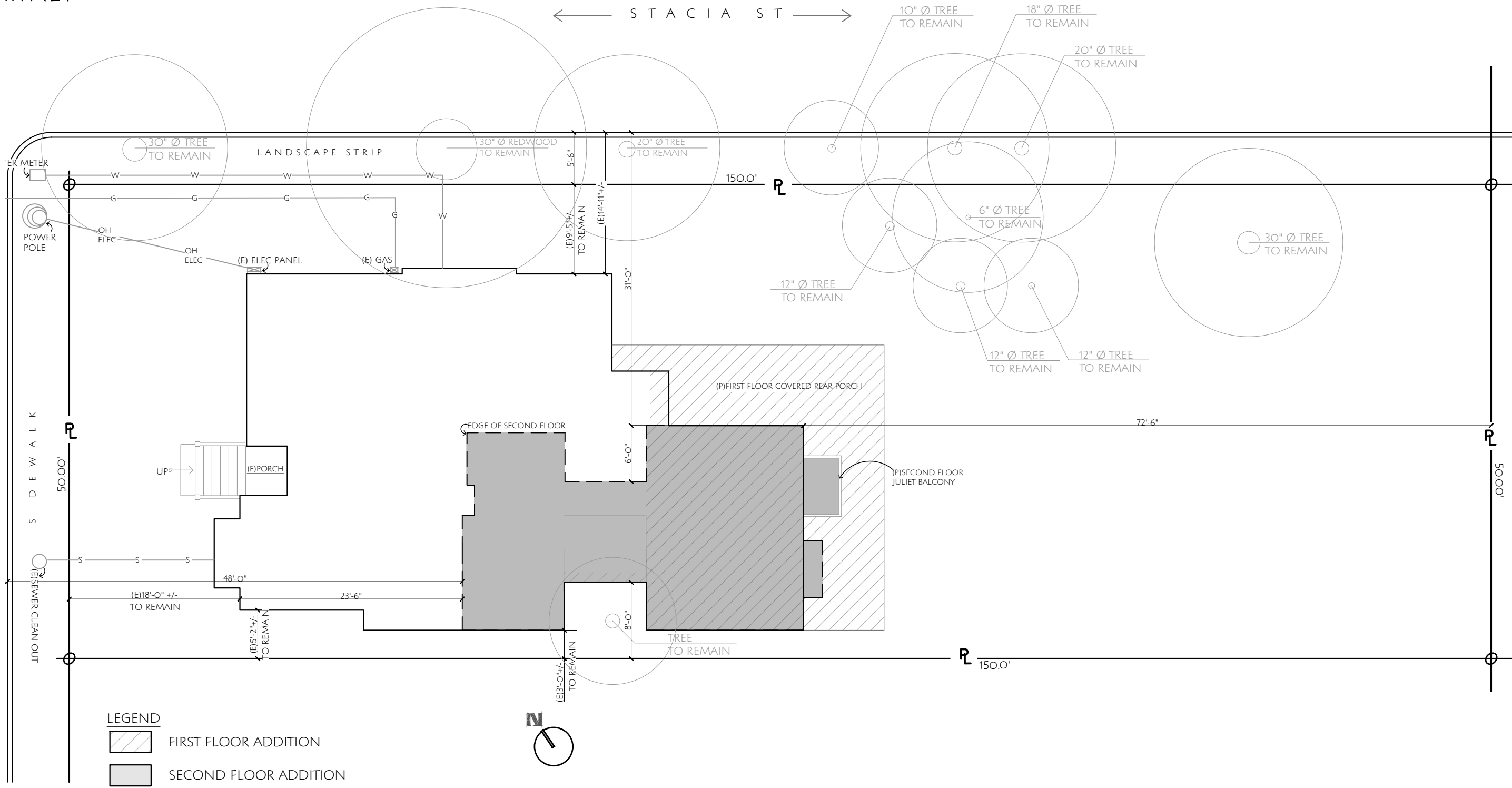
LEGEND

- (E)STRUCTURE
(N)STRUCTURE

VISIBLE FROM SIDEWALK OTHER SIDE
OF WHITNEY



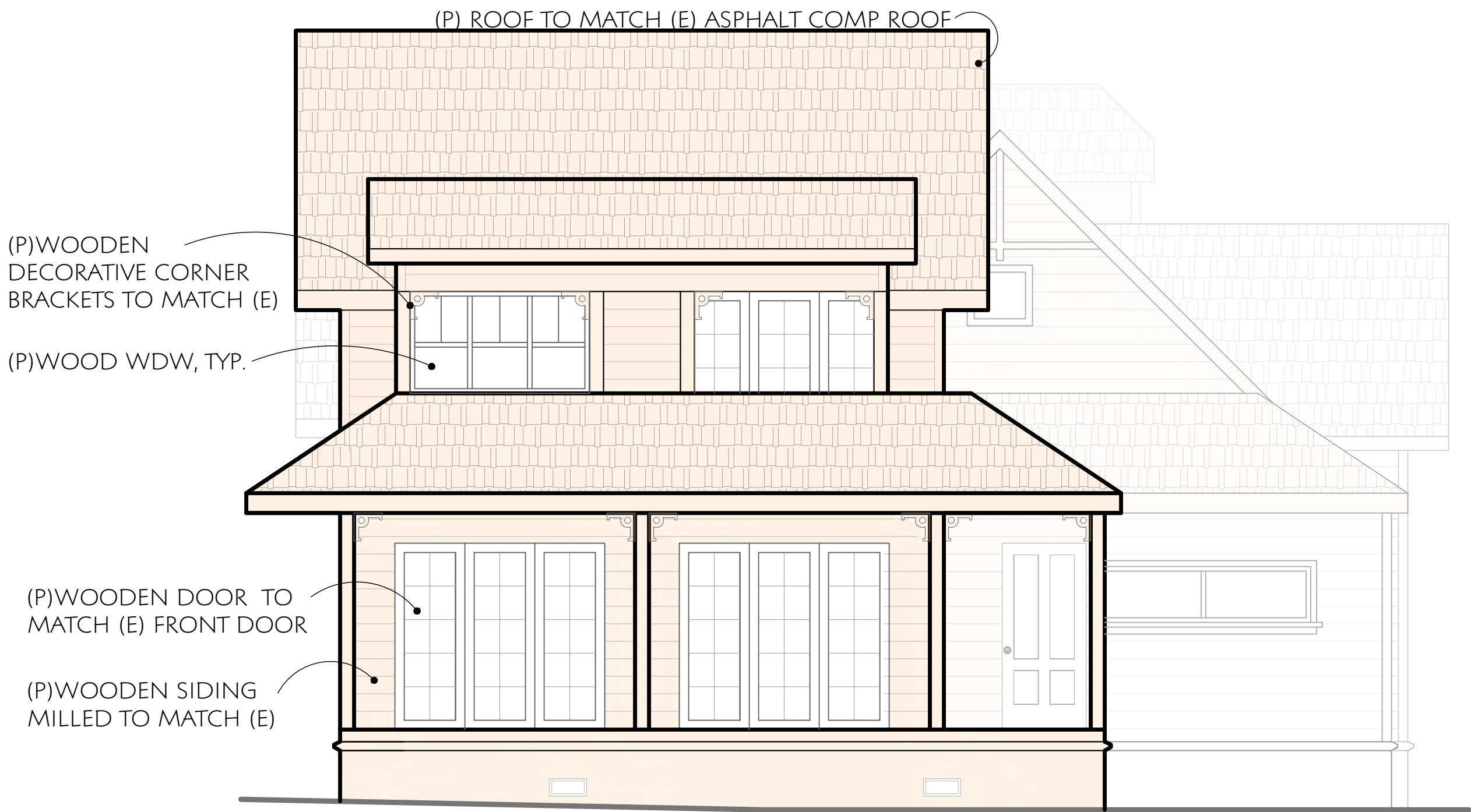
EXISTING / PHASE 1 AND PROPOSED PHASE 2



SITE PLAN



EXISTING / PHASE 1



PROPOSED / PHASE 2

- LEGEND
- ☐ (E)STRUCTURE
 - ☐ (N)STRUCTURE

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- ☐ PLAN CHK
- ☐ PRICING
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A-3.3



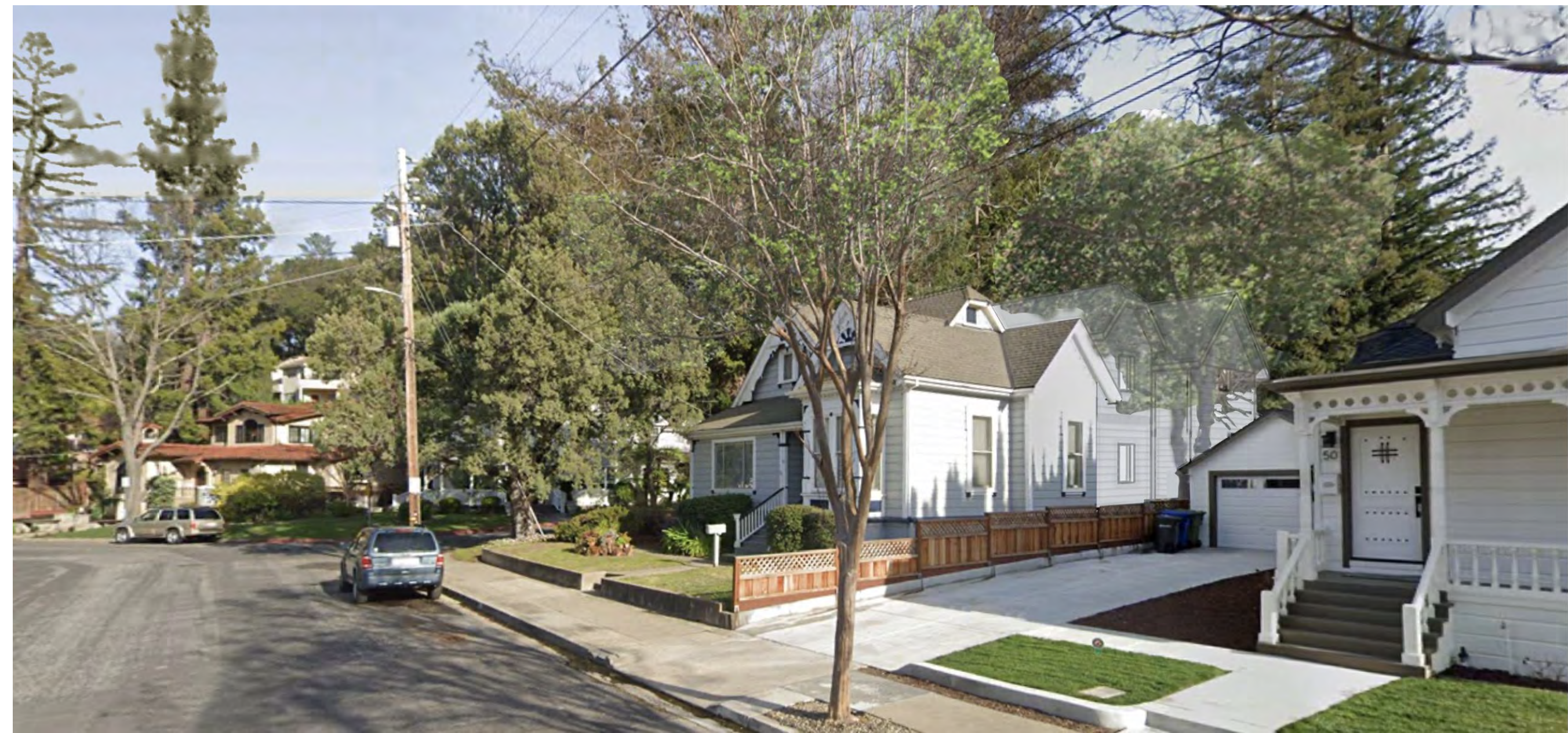
EXISTING / PHASE 1 ELEVATIONS
1/4" = 1'-0"



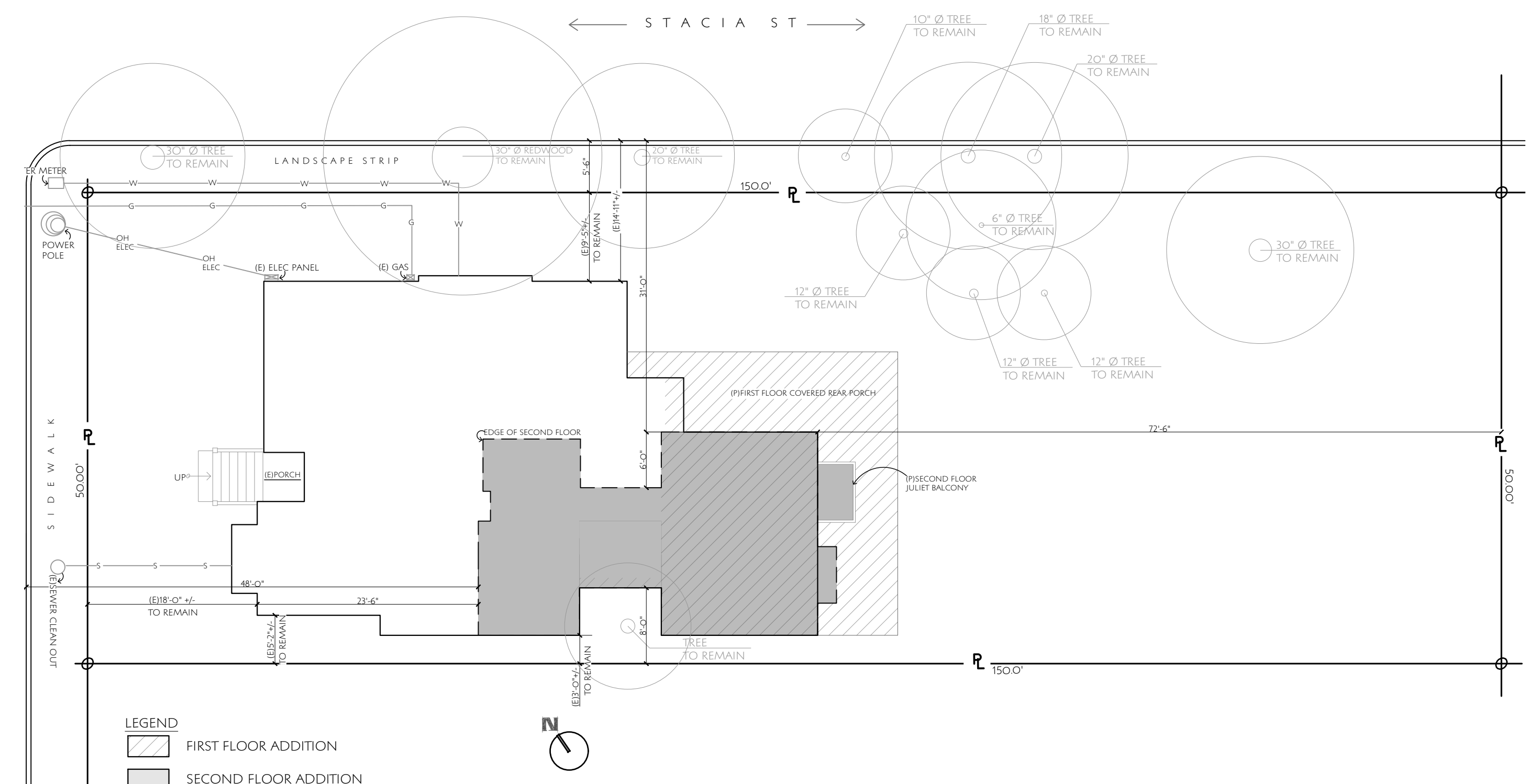
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A-3.4



NEIGHBOR SIDE ELEVATION AND PLAN



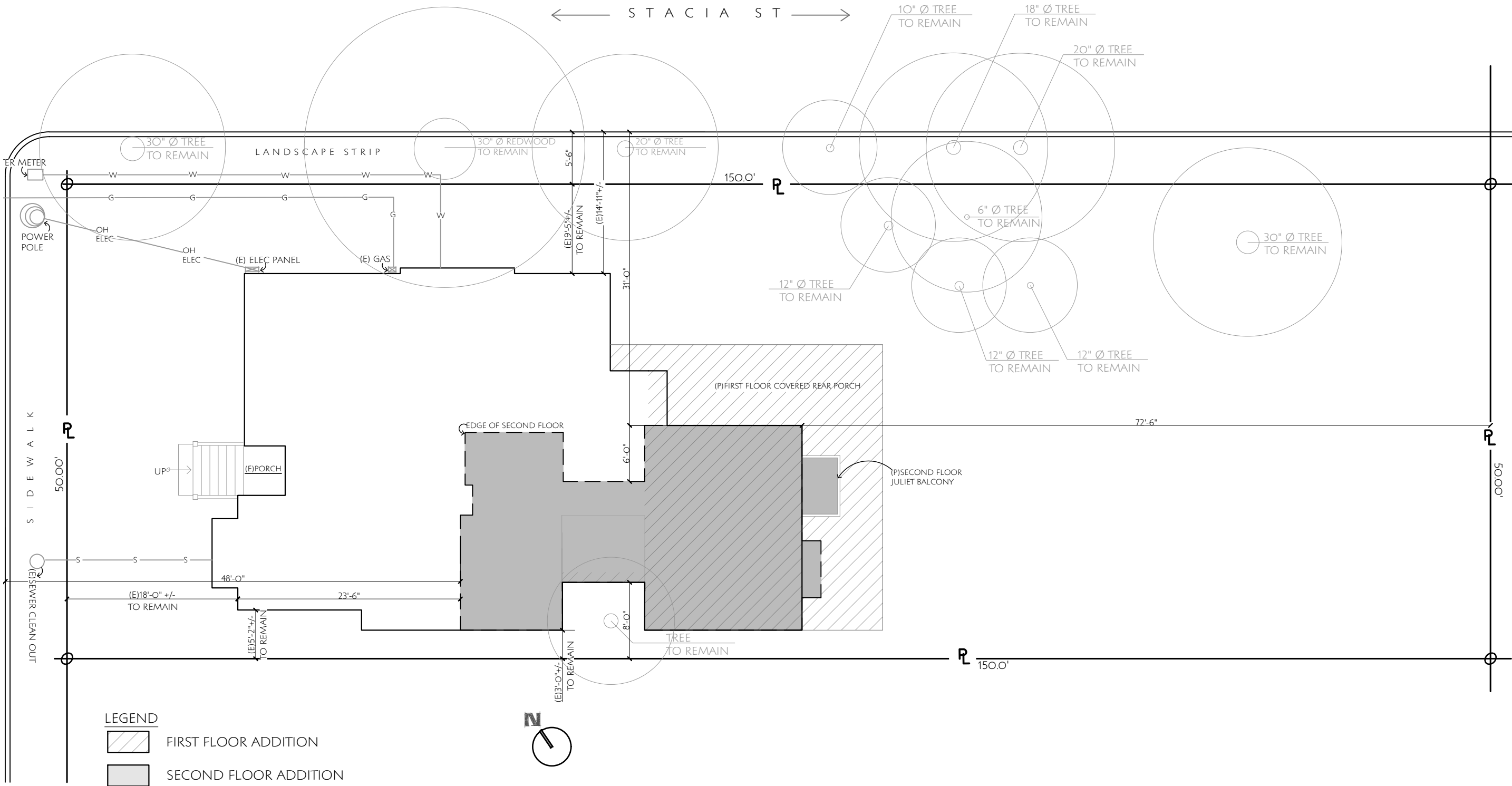
SITE PLAN



PROPOSED / PHASE 2 ELEVATION
1/4" = 1'-0"



PROPOSED / PHASE 2 RENDERING
STACIA ST SIDE ELEVATIONS AND PLAN



SITE PLAN



FRONT / WHITNEY AVE SIDE



NEIGHBOR SIDE



REAR



STACIA ST SIDE

FACADES	EXTERIOR WALL AREA	EXTERIOR DEMO AREA
FRONT / WHITNEY AVE	517 SF	0 SF
NEIGHBOR SIDE:	564 SF	69 SF
REAR SIDE:	290 SF	183 SF
STACIA ST SIDE:	565 SF	59 SF
TOTAL:	1936 SF	311 SF

DEMO ELEVATIONS
1/4" = 1'-0"

CONCLUSION

- 0% < 50% REQUIREMENT. OK
- 16% < 25% REQUIREMENT. OK

THEREFORE NOT A TECHNICAL DEMO

PRINT DATE:
10.7.2026



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A-4



NEIGHBORHOOD PLAN
NOT TO SCALE

54 Whitney Avenue - FAR Comparison- Immediate Neighborhood								
Address	Zoning	APN	Bldg SF	Garage SF	Site SF	Bldg FAR	Stories	Yr Built
118 Stacia Street	R-1:8	532-29-094	2,188	441	7,500	0.29	2	1987
112 Stacia Street	R-1:8	532-29-063	1,820	280	7,500	0.24	2	1951
50 Whitney Avenue	R-1:8	532-29-061	2,966	400	8,276	0.36	2	1900
48 Whitney Avenue	R-1:8	532-29-060	2,837	0	6,795	0.42	2	1955
101 Stacia Street	R-1:10	532-37-052	2,651	480	8,400	0.32	2	1994
109 Stacia Street	R-1:10	532-31-019	1,470	450	13,800	0.11	1	1965
51 Whitney Avenue	R-1:8	532-29-069	1,416	400	7,878	0.18	1	1924
53 Whitney Avenue	R-1:8	532-29-068	1,793	494	7,125	0.25	1	1925
55 Whitney Avenue	R-1:8	532-29-100	2,445	400	7,500	0.33	1	1925
65 Whitney Avenue	R-1:8	532-29-099	2,475	525	7,500	0.33	2	2000
Ex. 54 Whitney Avenue	R-1:8	532-29-062	2,114	0	7,500	0.28	2	1900
P- 54 Whitney Avenue	R-1:8	532-29-062	2,474		7,500	0.33	2	1900

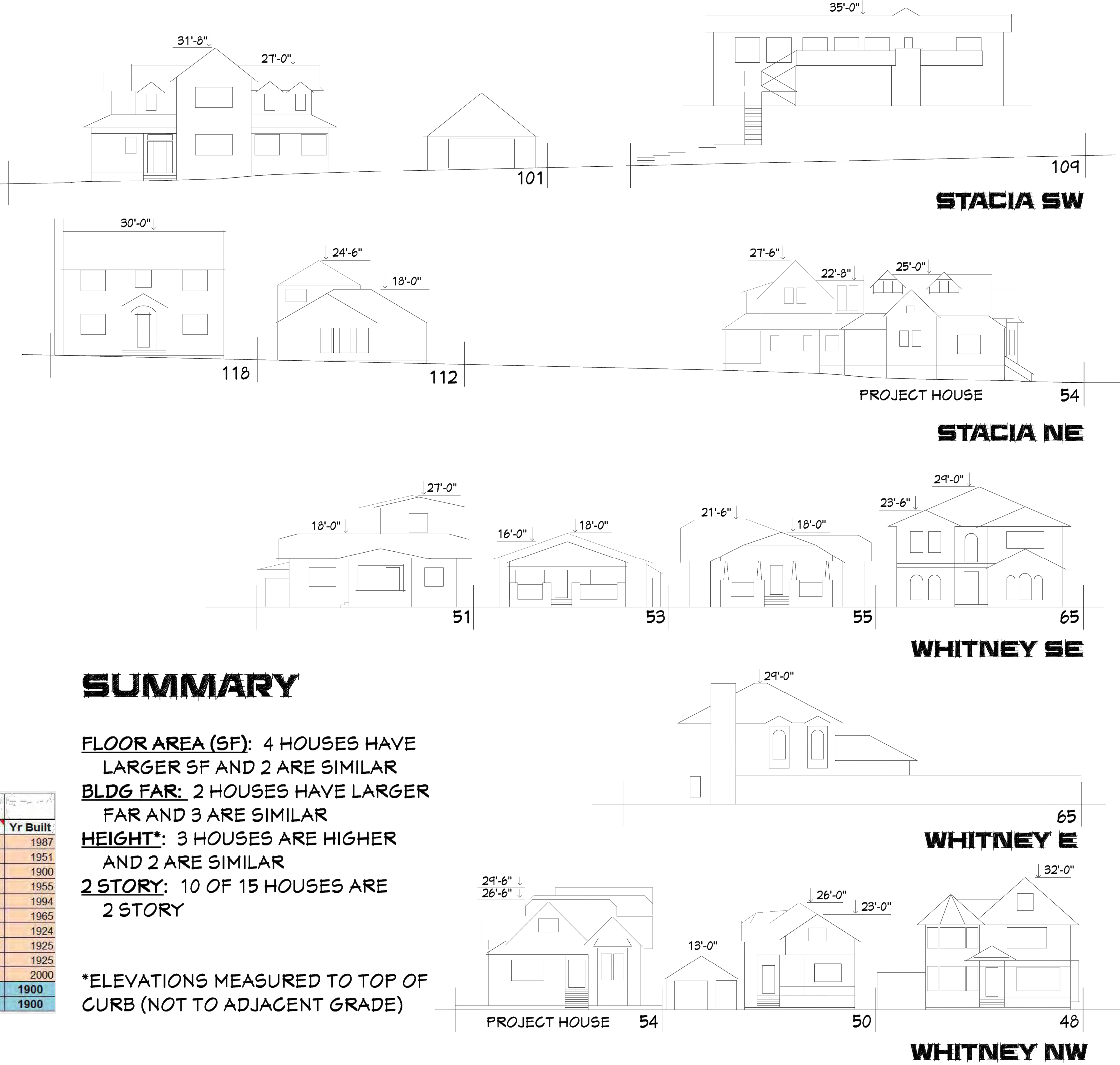
SF & FAR TABLE

NEIGHBORHOOD ANALYSIS

SUMMARY

FLOOR AREA (SF): 4 HOUSES HAVE
LARGER SF AND 2 ARE SIMILAR
BLDG FAR: 2 HOUSES HAVE LARGER
FAR AND 3 ARE SIMILAR
HEIGHT*: 3 HOUSES ARE HIGHER
AND 2 ARE SIMILAR
2 STORY: 10 OF 15 HOUSES ARE
2 STORY

*ELEVATIONS MEASURED TO TOP OF
CURB (NOT TO ADJACENT GRADE)



STREET ELEVATIONS
NOT TO SCALE

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