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LETTER OF JUSTIFICATION

Project: 16640 Kennedy Road, Los Gatos, California
Client: Brett Schwarz
brettgs@zoho.com
Date: Friday, March 24, 2023
From: RUFproject
Telephone: +1 604.569.3282

Regarding: **16640 KENNEDY ROAD, LOS GATOS - PRE22-01358**

Dear Planning Department of Los Gatos,

Our client, Brett Schwarz, has enlisted our services at RUFproject to represent him as the designer for the renovation and addition of his single-family residence at 16640 Kennedy Road, Los Gatos, CA.

The project follows a renovation of the residence that our office completed a few years ago; the existing house is a two storey where the ground floor is entirely non conditioned and occupied by a three cars garage.

The clients has expressed the necessity for current and future need to have more family space and bigger rooms with ensuites for their teenage daughters.

The addition consists in a 31'6"x 24' side volume connected on the left side of the existing house that creates an "L shape" from the street view, similar to the house shapes of the neighborhood.

The set back from the street is related to the immediate parcels in order to have a comparable distance from the street and comply with the requirements of the Town of Los Gatos.

The proposed addition envelope is free of trees and doesn't required any tree removals and being far from the adjacent lane and street, will preserve the street elevation.

The neighborhood has an eclectic mix of ranch, modern & non historic styles without any particular dominant style in houses built over the past 30 years. The neighborhood is dominantly 2 story, and uses a variety of façade materials with brick, stucco and wood siding being most common. Our proposed design blends brick, stained cedar and stucco to create a soft grey palette in keeping with character of neighborhood. The main entry follows the neighborhood trend of a recessed in wall/ under roof entry. Our design continues the existing house's vertical glazing expression in keeping with the dominant style in the neighborhood.



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We have intentionally separated the roof of the addition from the existing house to minimize the visual impact of the added volume to the front street. There is a relatively even mix of low, moderate and steep roofs in the immediate neighborhood, with the more recently constructed houses (less than 30 years old) using moderate to steeper pitches. Our proposed design includes a new moderately steep roof over a portion of the existing house and addition helping to create more internal volume and most importantly in conjunction with the new high performance windows and exterior rain screen wall assemblies dramatically improve the existing house's passive energy efficiency performance. The design intends to use natural and easily recyclable materials with long life spans (brick, stained cedar cladding, aluminum metal roof, aluminum windows) to minimize maintenance and impact to the environment. Innovative exterior sun shading louvres will be used on south and west facing glazing to reduce direct heat gain and improve privacy. The three cars garage will be in the same location as the existing house and the driveway will also be maintained in order to have no impact on the streetscape.

Thank you for your considered evaluation of this application, we hope you find this to be sufficient evidence for justification of our proposed addition and renovation and look forward to your favourable review and approval.

Sincerely,

Eleonora Peris

On behalf of
RUFproject

Rural Urban Fantasy Project Ltd.