

FRAME: ALUMINUM EXTRUSION BAKED ENAMEL FINISH COLOR TO MATCH TRIM OF HOUSES.

GLAZING: TEMPERED GLASS,

PROTOTYPICAL UNATTACHED GREENHOUSE

DWELLING IMPROVEMENTS

DWELLING IMPROVEMENTS are attached to the dwelling units and include sun and patio rooms, greenhouses, window improvements, skylights, and room additions. All such structures shall conform to these guidelines and to the Foster City building and zoning code.

MATERIALS

New construction: Match the existing dwelling in color, material, texture, height, scale, trim and architectural style.

Shop-fabricated: Metal and wood to be painted to match dwelling color and trim.

Glass: Plexiglas and other transparent substitutes are not permitted except for skylights. Only clear glass is permitted.

LOCATIONS

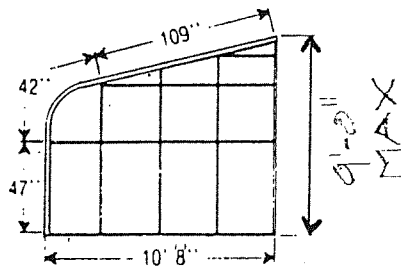
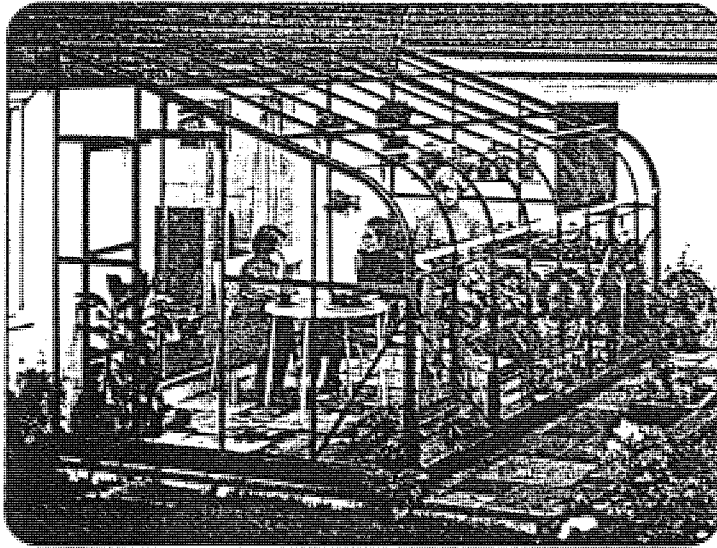
Sun/patio rooms, attached greenhouses and room additions are allowed in side and rear yards only within an area defined by projection of the house walls, and to within five (5) feet of the side property line and ten (10) feet of the rear property line.

Skylights shall not exceed the height of the roof ridge to which they are attached and are to be flush mounted.

Window improvements, such as "greenhouse windows," may be installed in sideyards, but shall not extend closer than 18 inches to side property line.

NOTE:

All room additions as defined by the Uniform Building Code shall until further notice require Planning Commission approval.



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