

PROTOTYPICAL LANDSCAPE GUIDELINES
FOR PROPERTY IMPROVEMENTS

MARTINIQUE COVE
FOSTER CITY, CALIFORNIA

CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 16 1989

APPROVED
WITH CONDITIONS

CITY OF FOSTER CITY
PLANNING DEPARTMENT

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ADMINISTRATIVE APPROVAL
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CONTENTS

INTRODUCTION.....1

PROCESSING PROCEDURES.....2

IMPROVEMENTS UP TO 2' ABOVE GRADE3

IMPROVEMENTS EXCEEDING 2' ABOVE GRADE5

MATERIALS & COLORS.....7

PROTOTYPICALS - TRELLIS.....8

PROTOTYPICALS - ATTACHED GREENHOUSES.....9

PROTOTYPICALS - SOLAR COLLECTORS.....10

PROTOTYPICALS - SKYLIGHT.....12

PROTOTYPICALS - FENCES.....13

PROTOTYPICALS - WOOD DECK.....15

PROTOTYPICALS - WIND SCREEN.....16

POOLS & SPAS.....17

INDIVIDUAL LOT PLOT PLANS - USE AREA.....18

INTRODUCTION

In response to the City of Foster City Planning Commission, Martinique Homes, Inc. prepared and obtained approval from the City of Foster City the enclosed Improvement Guidelines for the future homeowners of Martinique cove. These guidelines reflect the ideas of the Commission and Martinique Homes for property improvements to maintain the unique design integrity of the project.

Unusual conditions, special circumstances, new ideas or new products may exist or occur in the future where in deviations or revisions may be appropriate providing the overall project concept and quality are maintained.

Probably the best guideline of all is to be respectful of all of your neighbor's needs and circumstances. Persons reviewing proposed plans should use good judgement with a reasonable and fair attitude.

Each lot has not been treated "equally" herein. The design intent is to provide a mixture of possible uses and to provide view areas. For this reason, always refer to the individual plot plans when deciding what improvements you would like for your lot.

Foster City has a definitive permit process to be followed. Each homeowner should carefully review the enclosed documents noting the suggested approval process prior to plan preparation.

PROCESSING PROCEDURES

Review these Guidelines, your Title Report, the C.C. & R's and the As-Builts. These will help define and identify legal, conceptual or physical limitations. Please remember that the City of Foster City requires an architectural review or a Use Permit before installing yard improvements such as fences, decks, spas, trellises, etc.

Prepare a rough plan of your ideas, to scale if possible, incorporating your research information.

Meet with the Homeowner's Association representatives and with the Foster City Planning staff to discuss the plan and to determine the documentation required.

Prepare a scaled and accurate plan in accordance with Foster City requirements for submission to the Homeowner's Association and to the City of Foster City for formal approvals. (Note: Foster City Planning will not process your plans until they have been reviewed by the Homeowner's Association.)

After Association approval, forward a letter from the Homeowner's Association, a permit application and plans to the Foster City Planning Department for review.

Upon Planning approval, obtain necessary building permits and pay any fees before starting construction.

This process could take about twelve weeks to accomplish, one to six weeks with the Homeowner's Association and one to six weeks with the city depending upon the complexity and type of improvements proposed.

IMPROVEMENTS UP TO 2' ABOVE GRADE
(Per grades of original improvement plans)

The following are the types of improvements anticipated in this category:

Patios: While permissible, not necessarily desirable due to the potential of differential settlement and cracking. Anyone installing a patio should make sure that a felt expansion joint is installed next to the house foundation and in some cases, you may want to consider a planting strip.

Walks: Same as above but cracking can be controlled by use of expansion joints of felt or redwood. Steel rebar will help but requires a lot of effort if removal becomes necessary.

Fences: Fences are not normally only two feet high but if built they should match the existing fencing.

Decks: The most desirable rear yard type of improvement. Edges should not be exposed but have a skirt if raised above the ground level. Decks shall not be cantilevered over the bulkhead. Generally speaking, the homeowner is discouraged from reducing the private lagoon water surface as this could hinder water oriented activities.

Walls: Masonry walls are permitted but discouraged primarily due to the potential differential settlement.

Planters: If wood, these should compliment any deck and/or existing building exterior. If filled with excess soil in excess of 1', the planter should be detached from the building and preferably 5' away. Decks with integrated planters are very desirable. If masonry planters are installed, they should compliment the building exterior.

Benches: Free standing benches are not considered to be an improvement, however, any seat or bench fixed to a patio or deck or constructed in the ground must be so considered. Permanent benches should compliment any deck, patio or existing building exterior.

Storage Areas: Benches make a good storage area, however, a free standing building of this height would not be practical or preferred. Any design should be integrated into the overall plan and compliment decks, patios or the existing building exterior.

IMPROVEMENTS UP TO 2' ABOVE GRADE, CONTINUED
(Per grades of original improvement plans)

Docks: Docks are not permitted until the Foster City Planning Commission adopts specific guideline and policies. All subsequent dock requests should comply with the City guidelines and procedure.

Lighting: Low level landscape lighting would be beneficial to most properties.

Pools and spas: Refer to page 17 and individual plot plans.

Prohibitive improvements: Bar B Que and Fire Pits.

IMPROVEMENTS EXCEEDING 2' ABOVE GRADE
(Per grades of original improvement plans)

In this improvement group there will undoubtedly be concerns or questions about improvements other than yard improvements namely building room additions, storage areas, etc. Generally speaking, these ideas are not discouraged with the exception that the homeowners should reasonably respect the neighbor's prime views and the overall house appearance. Martinique Homes, Inc. believes in the property owner's rights but also respects a sense of community and property values. Due to the water front views of this community, you will find that the areas of the improvements over 2' have been somewhat restricted. Please see the individual plot plans for a better understanding of the allowable structures on you lot.

Fences & Railings: The homeowner is responsible to utilize only those designs which are reflected on the approved landscape plans and included herein for reference. Unless unusual circumstances exist, the height, materials, style and colors should not fluctuate. All these improvement shall comply with Section 17.52 of Title 17 of the Foster City Municipal Code.

Walls: ~~Masonry walls are not the best fencing solution for the existing soil conditions and are discouraged.~~

Planters, Benches & Raised Decks: ~~These improvements are normally below the 2' level unless constructed as a raised deck with benches or planters incorporated. The guidelines contained in the previous sections would then apply, however, we would ask that you respect your neighbor's water view areas.~~

Trellises: These are very desirable improvements, however, the homeowner must respect the neighbor's views when designing improvements beyond the designated areas shown in the Individual Plot Plans which are a part of these guidelines. It should be noted that while a portion of this improvement might go beyond the guidelines set and could possibly be approved, it would be very hard to approve an improvement set too far beyond the guidelines. See enclosed details for suggested trellis designs.

Windscreens: In Foster city windscreens are a common improvement. To provide and protect views, windscreens should be designed of clear glass or plastic with wood or ornamental iron frames to compliment the existing fences. If glass is used, safety glass is recommended. When using plastic, a "non-fogging" and durable material should be utilized. The screen should not extend more than 4' above the area to be screened or 5' above the finished grade, whichever is less. Windscreens are to be a simple design and without intrusive lighting. Along the waterline, windscreens can be achieved by incorporating clear panels into the ornamental iron fencing detail but must not exceed the designated 3' height of the fence.

IMPROVEMENTS EXCEEDING 2' ABOVE GRADE, CONTINUED
(Per grades of original improvement plans)

Attached Greenhouses (Solarium): Location and design are suggestions only and do not imply that all proposals will be approved. Each submission will be considered on a lot by lot basis. If permitted on the lots, by the Association and/or the City, these improvements are best built away from the public view either from the street or the water and should match the existing house in materials and color.

Storage Sheds: Storage sheds may be approved on lots 9, 10, 11, 12, subject to approval by Homeowners Association and the City.

Lighting: Landscape lighting in excess of the 2' should be carefully monitored. Where it is within five feet of a property line, the light should be shielded so that it does not shine in neighboring windows. Building mounted spotlights are not recommended unless they are not visible from any of the project properties.

Flagpoles: Independent flagpoles in excess of 10' above grade are not permitted. Only one 10' flagpole shall be permitted per lot.

Landscaping: Each homeowner should carefully review drainage patterns, soil conditions, views and types of materials prior to preparation of plans or installation. Included in your Warranty Manual are recommended methods of soil preparation and plant species. When in doubt seek the advice of a landscape architect or qualified nurseryman. City policies, may prohibit the installation of water dependent landscaping during periods of water rationing.

Pools and Spas: Refer to page 17 and individual plot plans.

Improvements Permitted: Any improvement which closely follows the preceding guidelines respecting the water views and which compliments the homes requires due consideration and review. The setbacks shown on pages 18-28 are minimum and may be increased depending upon the proposed improvements.

Improvements Not Permitted: Any improvement which violates any City ordinance or Code, or the project C.C & R's shall not be permitted. These include Bar B Ques, Fire Pits, detached Greenhouses and Gazebos.

MATERIALS AND COLORS

In preparation of any plan of improvement, if the homeowner utilizes the materials described herein and/or the existing building materials of the homes, there should not be a concern. Only when a deviation occurs should criteria and design modification occur.

Wood: Use redwood, cedar, fir or hardboard siding or combination thereof.

Brick: Use only that used on the house facade except when applied as a walking surface.

Stone: Generally discouraged when used for a facade but permitted when applied as a low planter or walking surface.

Concrete: No restriction except the homeowner should be sure to provide expansion joints and may wish to consider reinforcing steel.

Metal & Steel: Structures of metal or steel are discouraged. Ornamental iron fencing is to be per the approved landscape plans and should be primed and painted to help prevent rust.

Stucco: Stucco is encouraged providing the texture and color matches that of the home.

Paint and/or Stain: These should be of the color tones used for the homes. Any wood surface left natural should be sealed to discourage the "greying" or aging of the wood.

Patio Tiles: Are limited to Summitville Tiles, Inc. "Old Towne Quarry" Brick shapes, sizes and color on file with the Foster City Planning Division (or approved equal).

Textures: The "hump and bump" exterior finish texture (as exists on Lot 2) which simulates imbedded stone is to be prohibited except on Lot 2.