

RESOLUTION NO. P-21-94

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY TO AMEND THE CITY OF FOSTER CITY ORDINANCES TO MAKE MODIFICATIONS TO EXISTING USE PERMITS TO ESTABLISH PROTOCOLS TO ALTER THE PROCESS FOR REVIEWING PROTOTYPICAL DESIGNS FOR PLANNED DEVELOPMENTS -- UP-85-028B (ALDEN PARK), UP-84-010A (ANTIGUA), UP-85-055B (BAYFRONT COURT), UP-71-056B (EDGEWATER TOWNHOUSES), UP-74-017G (HARBORSIDE), UP-72-008H (ISLE COVE), UP-88-001A (MARTINIQUE COVE), UP-83-024A (MARTINIQUE PLACE), UP-75-008B (PITCAIRN), UP-72-005C (SHELL COVE), UP-75-018F (WHALERS' COVE AND WHALERS' ISLAND), UP-84-012E (WILLIAMS LANDING)

see below for info on window

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the City desires to streamline the Architectural Review process while still maintaining high standards for the quality of building and site design; and

WHEREAS, the City desires to reduce the cost to applicants of preparing applications, especially for minor property improvements; and

WHEREAS, the Community Development Department has evaluated possible methods to simplify the process for approval of prototypical designs in planned developments and consulted with the Homeowners' Associations in the City; and

WHEREAS, the proposal has been determined by the Director of Planning and Development Services to be categorically exempt from the California Environmental Quality Act of 1970; and

WHEREAS, a Notice of Public Hearing was duly posted for consideration for the proposed amendments to the affected planned developments and on said date the Public Hearing was opened, held and closed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds:

1. The proposed amendment to the affected Use Permits to add or alter the process for review of prototypical designs is necessary in order to streamline the Architectural Review process for prototypical designs in planned developments and is in the best interest of the City, property, and residents of the City.
2. The request is consistent with the General Plan of the City of Foster City, specifically Policies LUC-7 calling for maintenance of residential design and character and LUC-38 and LUC-39 calling for Architectural Review as a means to ensure that the design of improvements is appropriate and compatible with existing neighborhoods and Title 17 (Zoning) of the Municipal Code.
3. The request is consistent with Chapter 2.28 and Title 17, Zoning, of the Municipal Code which call for improvements to be properly related to their sites and adjacent uses and to preserve the architectural character and scale of the neighborhoods in the community.
4. The proposed revisions will streamline the Architectural Review process, especially for minor property improvements, while still maintaining the City's high standards for architectural quality on more significant property improvements.

4. The proposed revisions will streamline the Architectural Review process, especially for minor property improvements, while still maintaining the City's high standards for architectural quality on more significant property improvements.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the addition of prototypical garage door designs in two planned developments and changes to the process for reviewing prototypical designs in several other developments, as indicated in the attached Exhibits A, B and C.

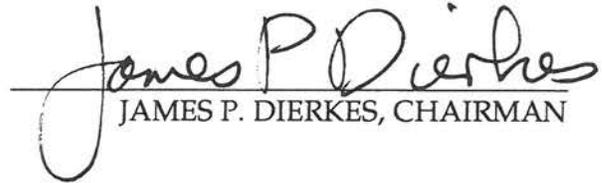
PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on May 5, 1994, by the following vote:

AYES, COMMISSIONERS: DITTMAR, GABBAY, LAWRENCE, McEWEN AND CHAIRMAN DIERKES

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE

  
\_\_\_\_\_  
JAMES P. DIERKES, CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
RICHARD B. MARKS, SECRETARY

**EXHIBIT A**

(Approved by Planning Commission on May 5, 1994)

The following changes or additions to the prototypes are approved for the following developments:

Development	File Ref.	Improvement	Existing Process	Proposed Process
Alden Park	UP-85-023B	Fence Garage door*	HOA & AR & BP none	AR BP
Antigua	UP-84-010A	Fence	HOA & AR & BP	AR
Bayfront Court	UP-85-055B	Deck<12"	HOA & AR & BP	BP
Edgewater Townhouses	UP-71-056B	Bathroom window	HOA & AR & BP	BP
Harborside	UP-74-017G	Greenhouse window (Model A only)	HOA & AR & BP	BP
Isle Cove	UP-72-008H	Garage door*	none	BP
Martinique Cove	UP-88-001A	Fence	HOA & AR & BP	AR
Martinique Place	UP-83-024A	Fence	HOA & AR & BP	AR
Pitcairn	UP-75-008B	Fence Front doors	AR & BP AR	AR NONE
Shell Cove	UP-72-005C	Greenhouse window (kitchen windows only)	HOA & AR & BP	BP
Whaler's Cove	UP-75-018F	Garage Door (Type B) Fence	AR & BP HOA & AR & BP	BP AR
Whaler's Island	UP-75-018F	Garage Door (Type B) Fence	AR & BP HOA & AR & BP	BP AR
Williams Landing	UP-84-012E	Garage Doors	AR & BP	HOA & BP

HOA = Homeowners' Association approval  
AR = Architectural Review permit



*City of Foster City*

**ESTERO MUNICIPAL IMPROVEMENT DISTRICT**

810 FOSTER CITY BOULEVARD  
FOSTER CITY, CA 94404-2299  
(415) 349-1200  
FAX: (415) 574-3483

*five*

RECEIVED

JUL 30 1992

PLANNING  
DIVISION

CITY OF FOSTER CITY  
PLANNING COMMISSION ACTION

MEETING DATE: JULY 16, 1992

CASE NO.: UP-<sup>74</sup>92-017C

APPLICANT: HARBORSIDE HOMEOWNERS' ASSOCIATION

APPLICATION FOR: MODIFICATION TO THE ORIGINAL USE PERMIT TO ADD A GREENHOUSE WINDOW TO THE HARBORSIDE PROTOTYPICAL DESIGN GUIDELINES. FOR MODEL "A" (FLOOR PLAN H1) ONLY

LOCATION: HARBORSIDE (NEIGHBORHOOD 6)

ZONE: R-1/PD (TWO-FAMILY RESIDENCE WITH PLANNED DEVELOPMENT OVERLAY) DISTRICT

For information and easy reference, the Planning Division of Foster City, subsequent to Planning Commission meetings, provides a letter describing action taken by the Planning Commission. Should you disagree with our interpretation of the action of the Commission, please contact the Planning Division. Permits shall not be issued until ten (10) days have elapsed from the granting thereof.

**ACTION TAKEN:**

On July 16, 1992, the Planning Commission adopted Resolution No. P-27-92 approving UP-74-017C. A copy of the Resolution is attached. Please check with the Building Division on the necessity of Building Permits. Note: This Use Permit shall become null and void, without further action, if not used within two (2) years from the date of approval, or within any shorter or longer period of time if so approved by the Planning Commission.

**APPEAL:**

An action of the Planning Commission on a Use Permit application may be appealed within ten (10) days after the date of the Planning Commission decision, in writing, to the City Council. Actual construction on or implementation of projects shall not begin prior to the expiration of the appeal period. If a project/permit is appealed, construction or implementation of it shall not begin prior to a final decision being rendered by either the Planning Commission and/or City Council.

**ACKNOWLEDGEMENT BY APPLICANT:**

In order to demonstrate that you are aware of the Commission's action and understand the conditions attached to this approval, please sign duplicate of this letter and return it to the Planning Division.

Sincerely,

Richard B. Marks  
Community Development Director

PATRICIA H. BARBUTTI  
Applicant (Please Print)

Patricia H. Barbutti  
(Signature)

(Mailed: July 17, 1992)

cc: Building Division  
Pat Barbutti, President, Harborside Homeowners' Association, 1159 Nimitz Lane, Foster City, CA 94404

**EXHIBIT A**

(Conditions attached to approval of UP-74-017C by  
Planning Commission on July 16, 1992)

1. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
  2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work shall be resubmitted for approval.
  3. All architectural elements such as soffits, screens, etc., not shown or detailed on the plans shall be finished in a material and color in harmony with the exterior of the building.
  4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
  5. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
  6. The individual homeowners with model A (floor plan H1) shall apply for an Architectural Review permit and a Building Permit for use of the prototype greenhouse window approved via this resolution.
  - \* 7. If individual homeowners of the other unit models in Harborside would like to establish a greenhouse window prototype, the color shall be white to match the color approved for Model A (floor plan H1).
- \* Site Specific Condition

RESOLUTION NO. P- 27 -92

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A MODIFICATION TO AN EXISTING USE PERMIT TO ADD A GREENHOUSE WINDOW DESIGN TO THE PROTOTYPICAL DESIGN GUIDELINES FOR HARBORSIDE, MODEL A (FLOOR PLAN H1) -- HARBORSIDE HOMEOWNERS ASSOCIATION -- UP-74-017C

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Harborside Homeowners Association has requested approval for adding a greenhouse window design to the prototypical design guidelines for Harborside, model A (floor plan H1); and

WHEREAS, the proposal has been determined by the Community Development Director to be categorically exempt from the California Environmental Quality Act of 1970; and

WHEREAS, a Notice of Public Hearing was duly posted for consideration of the Modification of Use Permit request at the Planning Commission meeting of July 16, 1992, and on said date the Public Hearing was opened, held, and closed.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on facts and analysis in the staff report, written and oral testimony, and exhibits presented, finds:

- A. The greenhouse window would be consistent with the Foster City General Plan and Chapter 17.12 (R-1 Single Family District) of Title 17, (Zoning), and Chapter 2.28, (Planning), of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the proposal would be consistent with and implement the Basic Community Objective contained within the Land Use and Circulation Element (page 36) as follows, "to encourage desirable urban character and appearance", and further, because the proposal would blend with the existing architecture of the development and would be sympathetic to the character and style of the existing houses and the neighborhood and therefore, would promote "an aesthetically desirable environment" as stated in Residential Policy 6 of the Land Use Element of the General Plan, and improve a typical residential use consistent with the Land Use Plan designation of Townhouse Residential contained within the Land Use Element and the R-T Two Family Residence Zoning District.
- B. That the design of the greenhouse window would be consistent with and appropriate to the City, the neighborhood, and the lot on which it is proposed because the proposed greenhouse window design would be compatible with the existing architectural style of the townhouses in the development as recommended by the City's adopted Architectural and Solar Guidelines.
- C. That the design of the greenhouse window would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the proposal would complement the colors, materials and proportions of existing windows and would be compatible with the existing development and therefore, would preserve the architectural scale and character of the neighborhood and community consistent with Section

17.58.010.B.1; the proposal would introduce a new design element in the neighborhood that would be well-designed, in and of itself and in relation to surrounding properties and therefore, would be compatible with the architectural style and details of buildings in the immediate vicinity consistent with Section 17.58.010.B.2; and therefore, would enhance its site and would be harmonious with the highest standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.

- D. That the greenhouse window will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because the greenhouse windows would be compatible with the architectural style of the existing townhouses in the development and therefore, they would comply with the intent and purpose of the zone in which the property is located and with the General Plan of the City consistent with Section 17.58.010.B.8. and will not impact the orderly development of the City consistent with Section 17.06.020 of the Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission approves UP-74-017C, subject to the conditions in Exhibit A attached hereto.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on July 16, 1992, by the following vote:

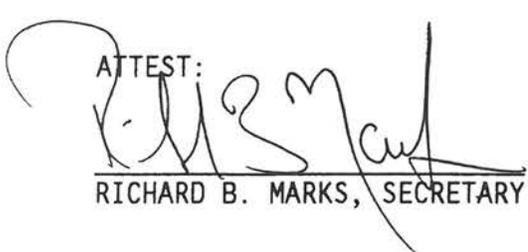
AYES, COMMISSIONERS: McEWEN, DITTMAR, KUNDUOGLU, YEE AND CHAIRMAN DIERKES

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

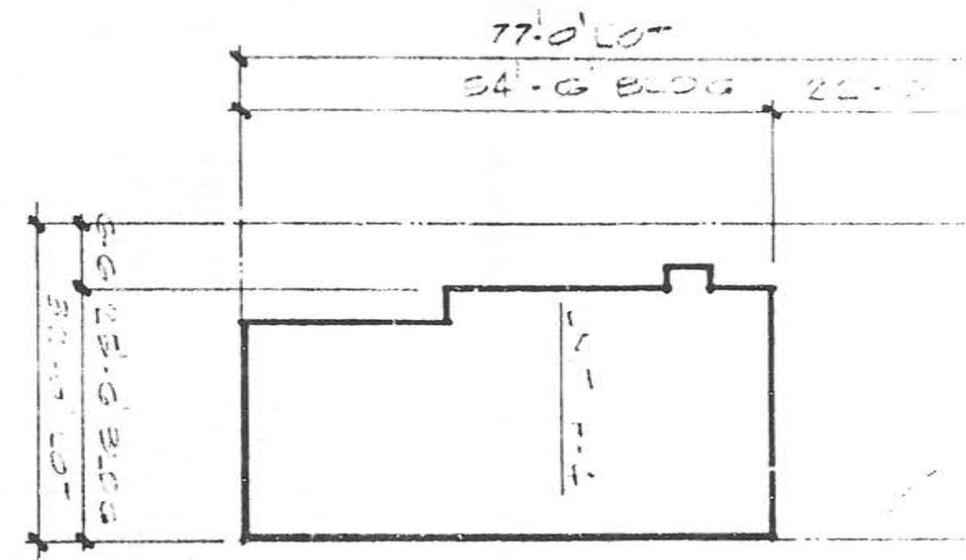
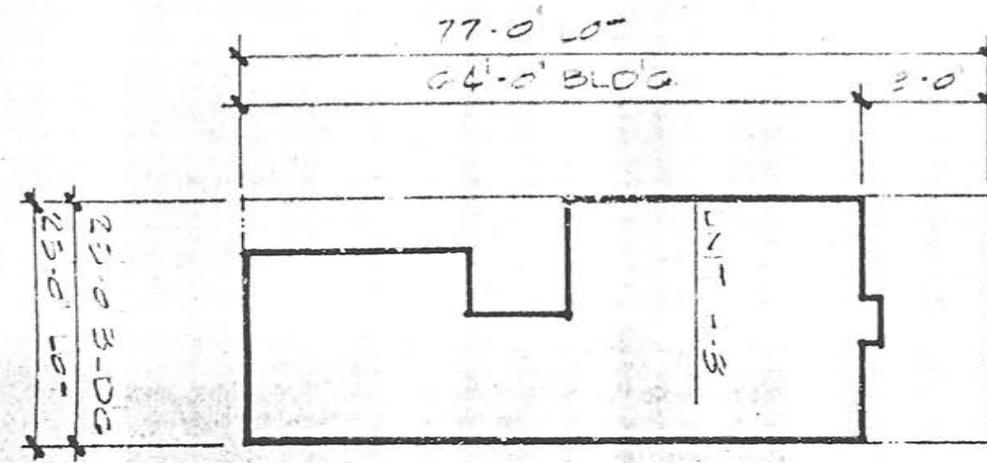
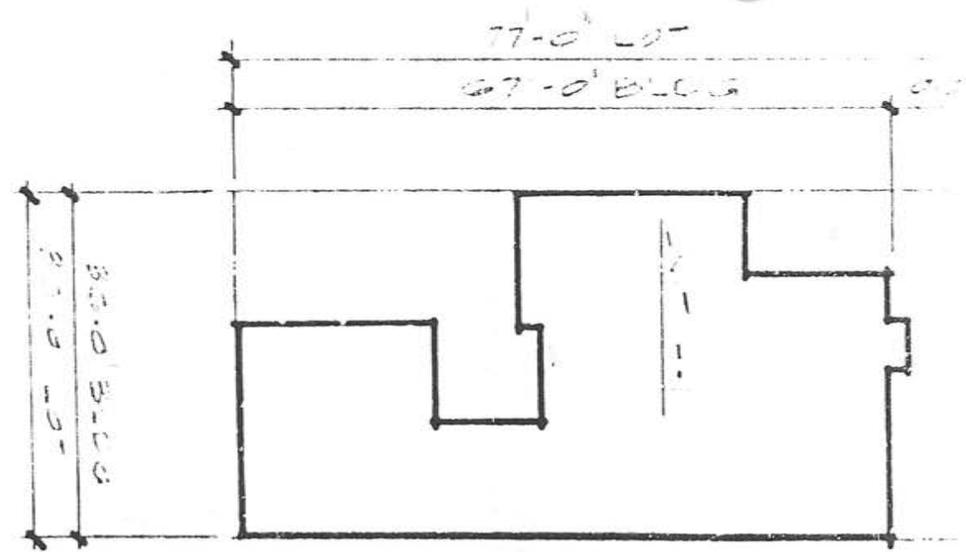
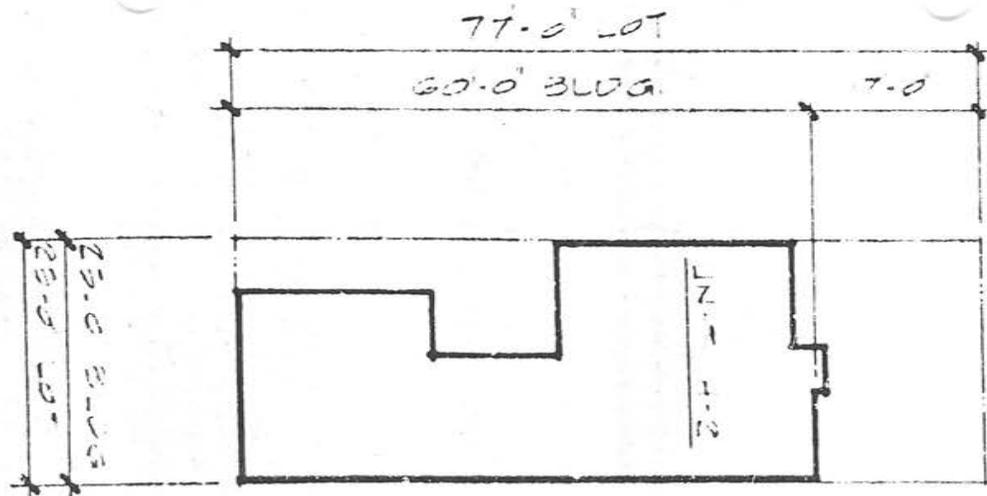
ABSENT, COMMISSIONERS: NONE

ATTEST:

  
RICHARD B. MARKS, SECRETARY

  
JAMES P. DIERKES, CHAIRMAN

TYPICAL LOT & BUILDING OUTLINES



REGION: CALIFORNIA  
PROJECT: HARBORSIDE

TYPE OF UNIT: TOWNHOUSE  
SCALE: 1" = 40'  
DATE: 12.4.74  
DRAWN:  
CHECKED:

REVISIONS ISSUED 12.20.74  
REVISION ONE 1/10/75

SHEET

PLAN NUMBER:

# Imperial Garden Window by International Window Corporation

CITY OF FOSTER CITY  
PLANNING COMMISSION

MD

JUL 16 1992

UP-74-017C model A, floor plan H1

APPROVED  
WITH CONDITIONS

Series 1360 Single Glazed  
Series 1364 Dual Glazed



## EYE APPEAL

- ✓ **Beautiful Front Picture Window** provides a panoramic view; makes your room look larger.
- ✓ **Clean Lines** offer an attractive balanced appearance.
- Choice of Color.** Available in white or bronze electrostatically applied baked enamel finish.
- Grids** may be ordered for an appealing colonial appearance.

## EASY INSTALLATION

**Remodel or New Construction.** Universal frame allows for either "Plant-On" surface installation or "Nail-On" for new construction.

**Sub-Frame** is available to allow tilt-in installation after finish plaster has been applied. This avoids damage and clean-up.

**Complete Instructions** are supplied with each unit to guide you step-by-step.

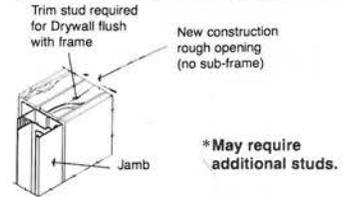
## CONVENIENCE

- ✓ **Side Vents** are within easy reach and open vertically to supply gentle cross circulation. Screens are removable from inside.
- Full 14" Depth** to accommodate large plants.
- Easy Clean Bottom Shelf** is constructed of material that resists spilled plant treatments.
- o/c ✓ **Accepts Ceramic Tile** or other material to match counter top. *TILE*
- ✓ **Tinted Roof.** Tempered for safety and bronze tinted for protection from direct sun.
- ✓ **Special Sizes** are available to custom fit your opening.
- ✓ **Dual Glazing** is available for maximum insulating quality.
- ✓ **Shelf is Removable** to allow easy access to all areas of the window for cleaning. *GLASS*

Nominal Size Width x Height	DIMENSIONS	
	New Construction with Sub-Frame	* Replacement & New Construction (No Sub-Frame)
	Rough Opening	Rough Opening
3'-0 x 3'-0	39¼ x 39½	36 x 36
3'-0 x 3'-6	39¼ x 45½	36 x 42
3'-0 x 4'-0	39¼ x 51½	36 x 48
3'-0 x 5'-0	39¼ x 63½	36 x 60
4'-0 x 3'-0	51¼ x 39½	48 x 36
4'-0 x 3'-6	51¼ x 45½	48 x 42
4'-0 x 4'-0	51¼ x 51½	48 x 48
4'-0 x 5'-0	51¼ x 63½	48 x 60
5'-0 x 3'-0	63¼ x 39½	60 x 36
5'-0 x 3'-6	63¼ x 45½	60 x 42
5'-0 x 4'-0	63¼ x 51½	60 x 48
5'-0 x 5'-0	63¼ x 63½	60 x 60
6'-0 x 3'-0	75¼ x 39½	72 x 36
6'-0 x 3'-6	75¼ x 45½	72 x 42
6'-0 x 4'-0	75¼ x 51½	72 x 48

### ADJUSTABLE SHELF

Shelf is welded steel rod construction for sturdy support and is painted in matching colors. The shelf height may be adjusted for convenience and aesthetic balance. The bottom shelf has a built-in curb to simplify the installation of ceramic tile or other counter top material.



\* May require additional studs.

### CROSS VENTILATION

Vertical opening side vents supply gentle cross ventilation. The shelf grate allows air to circulate freely around the plants and carry pleasant fragrances into the room. These vents may be locked or set into either full or partially open position.

\* These rough openings allow interchangeability with Series 1200 and 1700 windows.

Sizes shown are standards. Special sizes are available to custom fit your opening.

### Specifications

**GENERAL:** Window shall be Series 1360-1364 as described in this brochure and manufactured by International Window Corporation.

**MATERIAL:** Frame, and sash members shall be aluminum extrusion of 6063-T5 alloy and temper.

**FINISH:** All extruded aluminum windows shall be furnished in white or bronze painted finish. (Select One)

**CONSTRUCTION:** Corners of all frames and panels shall be accurately cut to present neat, tight-fitting joints and shall be securely joined with self-tapping cadmium plated steel screws. Corner joints of the frame shall be fully caulked to prevent leakage.

**WEATHERSTRIPPING:** Uninterrupted weatherstripping shall be a friction-resistant, silicone treated wood pile (with a center fin membrane) inserted around the perimeter of the vent to form a continuous single plane barrier between panel and frame.

**GLAZING:** The fixed and sliding panels shall be constructed to allow for either shop or field glazing. Roof shall be Tempered Safety Glass.

**HARDWARE:** Sliding panels shall be equipped with a positive latching, spring-loaded lock that automatically engages upon closing. Panels shall not be removable from the outside when in a locked position. Vent Latch shall automatically engage approximately 1" above closed position.

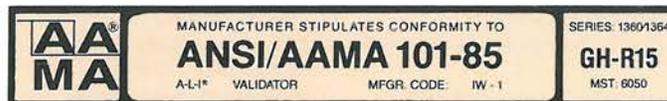
**SCREENS:** Screen frames shall be fabricated from heavy, 7/16", x 3/4" tubular, roll-formed aluminum section. The screen cloth shall be 18 x 16 mesh fiberglass. Screen shall be the outside "fixed" type, removable from the inside. When in place, they shall not interfere with the operation of sliding panels or impede water drainage from the sill.

**ERECTION:** All window frames shall be set by others in a level, plumb and square condition without distortion. Panels must be installed without forcing, springing or bowing. Units shall be properly caulked to prevent water leakage around the frame. After installation, the General Contractor shall be responsible for protecting the units during the balance of construction. Upon completion of construction, the General Contractor shall be responsible for cleaning the aluminum and glass without the use of abrasive agents.

### Warranty

Every "International" Window is warranted against defects in workmanship and materials for a period of one full year. With the exception of broken glass, any defective material returned to the factory, freight prepaid, will be replaced free of charge. This warranty is void if the product has been subjected to improper installation or mechanical damage indicative of obvious mistreatment or abuse.

Ask your dealer for the Garden Window worksheet for additional instructions for ordering and installation.



### International Window — Northern California

30526 SAN ANTONIO STREET • HAYWARD, CALIFORNIA 94544  
 AREA CODE (415) 478-1122 • ORDER DESK (415) 487-1234 • FAX (415) 471-9387

# Harborside

## HOMEOWNERS ASSOCIATION

June 1, 1992

Ms. Laxmi Srinivas  
Planning Department  
City of Foster City  
610 Foster City Blvd.  
Foster City, CA 94404

Subject: HARBORSIDE HOMEOWNERS ASSOCIATION  
Greenhouse Window Standard

Dear Ms. Srinivas:

I writing at the request of Ms. Barbara Zediker of 1151 Nimitz Lane. Ms. Zediker is a resident of Harborside Homeowners Association who has petitioned the Board to install a greenhouse window in her kitchen.

In a letter to Ms. Zediker dated 3/31/92, she was advised that the Association had approved request for the window. Now Ms. Zediker has informed the Board that the City of Foster City has requested the Association set a standard for greenhouse windows before the building department will issue a permit for the window.

Therefore, the Board of Directors has approved the window design as submitted by Ms. Zediker as the design standard for greenhouse windows for a model "A" homes which are also known as an "H1" floor plans.

Standard greenhouse windows shall be constructed as follows:

1. White finish with rounded corners for safety.
2. Clear dual pane glass with bronze tinted solar glass roof.
3. Side opening vents with screens and adjustable tempered glass shelves.
4. Trim around window shall match house trim.

FOSTER CITY  
RECEIVED

JUN 3 1992

PLANNING  
DIVISION

June 1, 1992  
Ms. Laxmi Srinivas  
Planning Department  
City of Foster City  
Page two of two

If you have any questions regarding this design standard, please do not hesitate to contact me.

Sincerely,

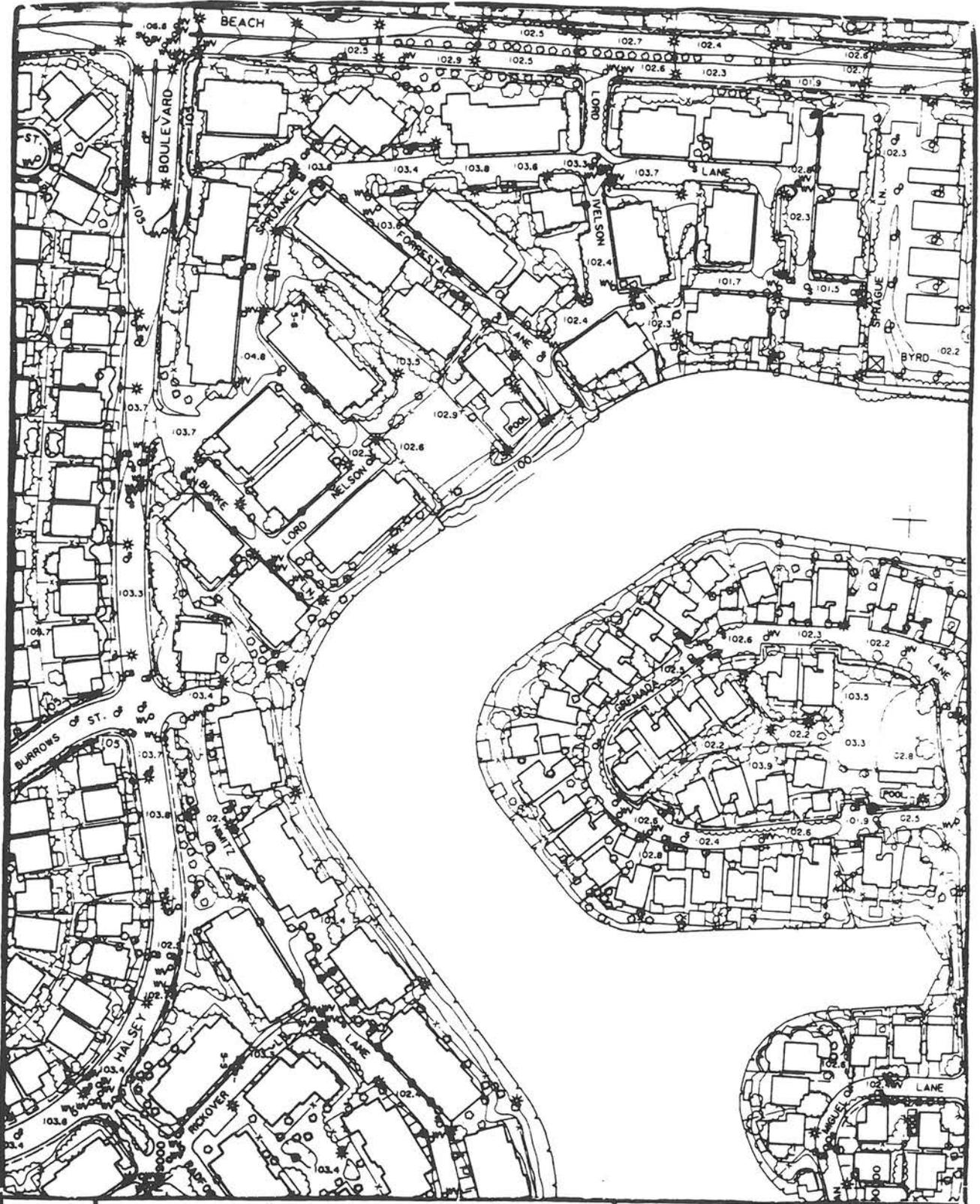
For the Board of Directors

A handwritten signature in black ink, appearing to read 'SAF', with a horizontal line drawn through the bottom of the letters.

Stephen A. Fox  
Property Manager

Encl.

cc: Harborside Board of Directors  
Barbara Zediker



CITY OF  
**FOSTER CITY**  
 CALIFORNIA

VICINITY MAP

FILE NO: UP-74-017C (Harborside)



Scale = 1' = 200'

UP-74-017C

94-75

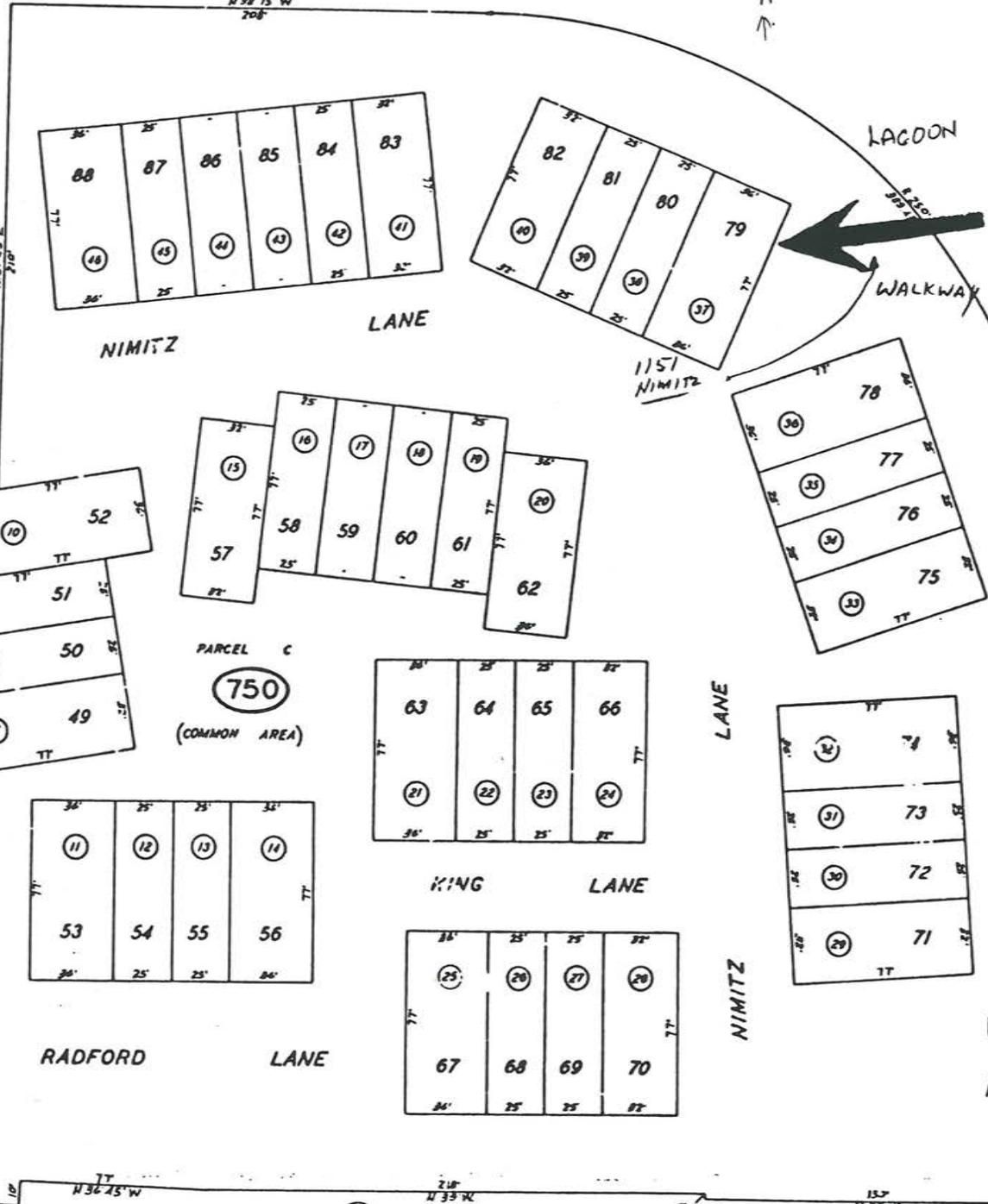
TAX CODE AREA

The information on this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

**CITY OF FOSTER CITY  
PLANNING COMMISSION  
APPROVED  
WITH CONDITIONS**

UP-74-017C  
JUL 13 1992

Model A  
Floor-plan H1



FOSTER CIT.  
RECEIVED  
APR 01 1992  
PLANNING  
DIVISION

Lagoon ↗

10'-0"

10'-0"

14'-4"

9'-0"

→ Proposed Garden Window 48" x 45"  
12" projection

ENT H-1

64'-0"

(77) (7) (4) (1) (R)

77'-0" Lot

24'-0"

67'-0" BLDG.

8'-0"

20'-0"



Nimitz Lane



## TRU-FRAME GREENHOUSE WINDOWS: FOR ROOMS WITH A VIEW.

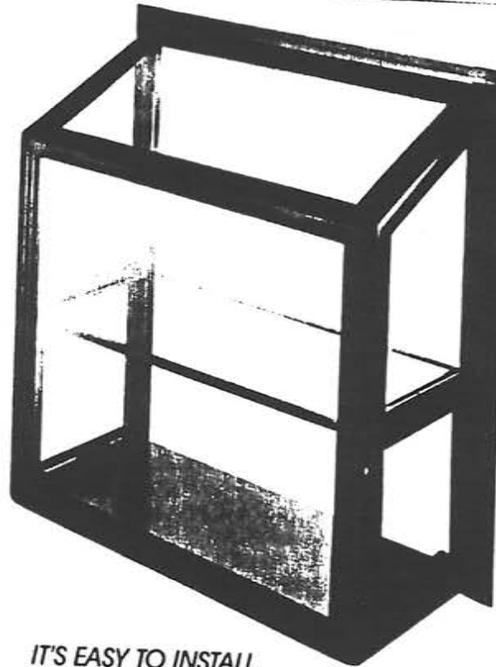
- CLEAR OUTSIDE VIEW**—No bars or obstructions.
- ROUNDED CORNERS**—Stronger and safer, with no protruding edges.
- BRONZE-TINTED SOLAR GLASS ROOF**—Repels extreme heat and ultraviolet rays.
- FULLY-ADJUSTABLE TEMPERED-GLASS SHELVES**—For a variety of plant sizes.
- RUGGED WELDED FRAME**—Virtually indestructible, stronger, carries more weight.
- EASY-OPENING SIDE VENTS**—Sash balances for fingertip control.
- SECURITY LOCKS**—To keep the side vents closed and safe.
- FULLY-INSULATED BOTTOM PAN**—Sturdier, vinyl coated, marine-grade hardboard, 16" deep for wider plant bases.

### TRU-FRAME GREENHOUSE WINDOW SIZES

STANDARD SIZES ALL W/DEEP		LARGE GREEN- HOUSE INSULATED FLANGE		POLY-GLASS GREEN- HOUSE COMPLETE UNIT	
WIDTH	HEIGHT	WIDTH	HEIGHT	WIDTH	HEIGHT
3'0" x 3'0"		42 x 42		38 x 39	
3'0" x 3'6"		42 x 48		38 x 45	
3'0" x 4'0"		42 x 54		38 x 51	
3'6" x 5'0"		42 x 66		38 x 63	
4'0" x 3'0"		54 x 42		50 x 39	
4'0" x 3'6"		54 x 48		50 x 45	
4'0" x 4'0"		54 x 54		50 x 51	
4'0" x 5'0"		54 x 66		50 x 63	
5'0" x 3'0"		66 x 42		62 x 39	
5'0" x 4'0"		66 x 54		62 x 51	
5'0" x 5'0"		66 x 66		62 x 63	
6'0" x 3'0"		78 x 42		74 x 39	
6'0" x 4'0"		78 x 54		74 x 51	



4' x 7'



**IT'S EASY TO INSTALL**  
Call your local contractor to help you install your new window. Or do it yourself. Just ask your dealer for our Installation Instructions.



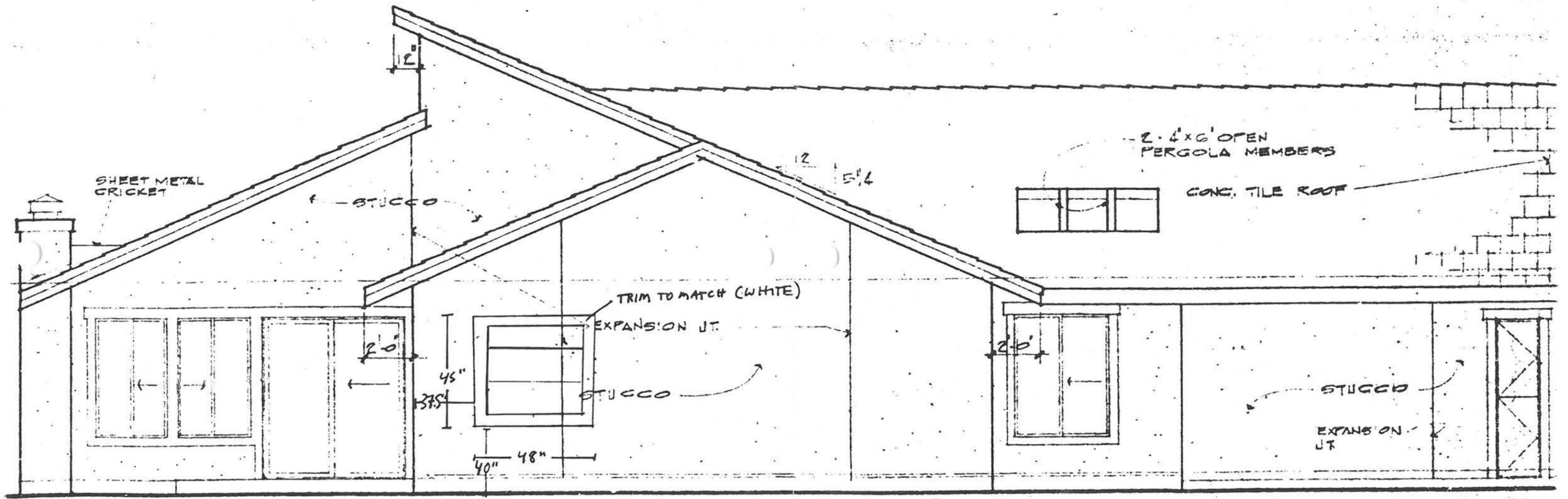
ALEXANDER COMPANY  
59 HARBOR WAY  
SO. SAN FRANCISCO, CA 94080  
(415) 583-0860

INTRODUCING  
THE TRU-FRAME  
GREENHOUSE  
WINDOW:  
ARCHITECTURALLY  
SUPERIOR AND  
BEAUTIFULLY  
SIMPLE.

FOSTER CITY  
RECEIVED

APR 01 1992

PLANNING  
DIVISION



LEFT SIDE ELEVATION PROPOSED (REVERSE OF SUBJECT HOUSE)

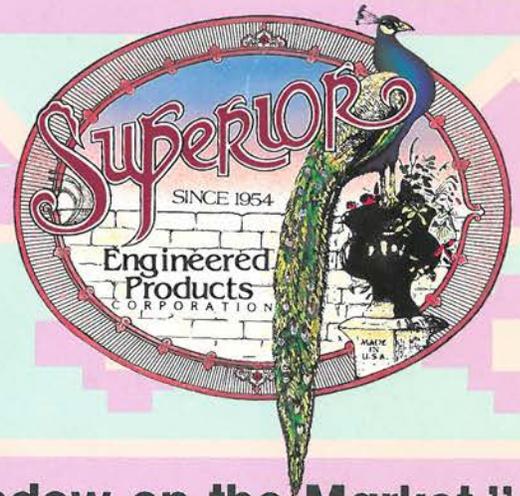
...*the*  
*Superior*  
*Greenhouse*  
*Window*



**SERIES 325 SINGLE GLAZED WINDOW**



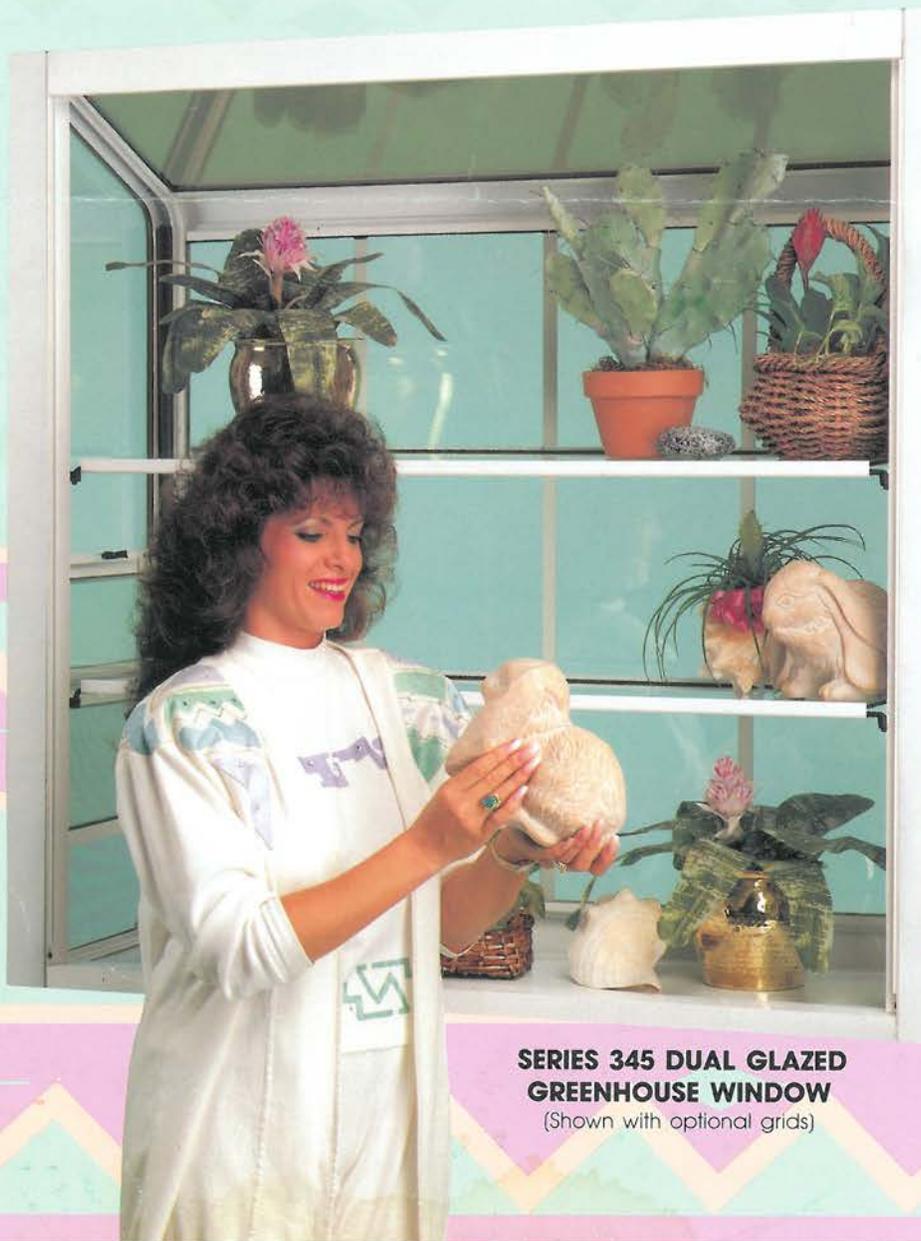
**SERIES 345 DUAL GLAZED WINDOW**  
(Shown with optional grids)



**“...the Best Looking Greenhouse Window on the Market.”**

# Series 325 And 345 Greenhouse Window Features

- Extruded aluminum frame with radius front corners and extruded corner locks in rear provide unmatched rigidity.
- Solar Cool Bronze glass roof — allows only 17% of ultraviolet light through, compared to 79% for clear glass.
- Single hung side vents have balances which hold the vent in any desired positions.
- Positive security lock, concealed from outside.
- Tested to 20# PSF structural load (R-20).
- Tempered glass or wire shelves are available and can be adjusted to any height.
- Removable fiberglass insect screens.
- Powder coated bronze or white painted finish.
- The bottom pan is made of plywood, laminated between two sheets of aluminum, for strength and insulation.
- Completely assembled units are shipped in individual corrugated cartons.
- Block frame or subframe options are available.



**SERIES 345 DUAL GLAZED  
GREENHOUSE WINDOW**  
(Shown with optional grids)



**SERIES 325 SINGLE GLAZED  
GREENHOUSE WINDOW**

## *The Greenhouse Advantage*

With the Superior Window your entire home can have The Greenhouse Advantage. By rotating your plants each week your light starved plants can bask in the sun and be vibrant and healthy once again.

You too can give your home or office the gift of light. The Superior Greenhouse Window will be a welcome addition in any location. It opens up a dark place with added light while it lends dimension and space to those closed-in areas. If there is a choice of locations, a window that faces south will provide the best light and be most satisfactory for the greatest number of plants. Yet, the window may also be used as a decorative focal point in any room by using a combination of plants and interesting pieces. However you choose to use your window, your enjoyment and satisfaction will last for years.

Now you too...can show-off your green thumb with a Superior Greenhouse Window of your very own. Let your plants enjoy the warmth and light from the sun while adding beauty and value to your home. Take advantage of the Superior Window.

NOMINAL SIZE APPROX 16" DEPTH	SHELVES	325 INSIDE DIMENSION	345 INSIDE DIMENSION	ROUGH OPENING
3'0 X 3'0	1	32-3/8 X 32-5/8	31-1/16 X 32-3/8	35-3/8 X 36-5/8
3'0 X 3'6	1	32-3/8 X 38-5/8	31-1/16 X 38-3/8	35-3/8 X 42-5/8
3'0 X 4'0	2	32-3/8 X 44-5/8	31-1/16 X 44-3/8	35-3/8 X 48-5/8
3'0 X 4'6	2	32-3/8 X 50-5/8	31-1/16 X 50-3/8	35-3/8 X 54-5/8
3'0 X 5'0	2	32-3/8 X 56-5/8	31-1/16 X 56-3/8	35-3/8 X 60-5/8
4'0 X 3'0	1	44-3/8 X 32-5/8	43-1/16 X 32-3/8	47-3/8 X 36-5/8
4'0 X 3'6	1	44-3/8 X 38-5/8	43-1/16 X 38-3/8	47-3/8 X 42-5/8
4'0 X 4'0	2	44-3/8 X 44-5/8	43-1/16 X 44-3/8	47-3/8 X 48-5/8
4'0 X 4'6	2	44-3/8 X 50-5/8	43-1/16 X 50-3/8	47-3/8 X 54-5/8
4'0 X 5'0	2	44-3/8 X 56-5/8	43-1/16 X 56-3/8	47-3/8 X 60-5/8
5'0 X 3'0	1	56-3/8 X 32-5/8	55-1/16 X 32-3/8	59-3/8 X 36-5/8
5'0 X 3'6	1	56-3/8 X 38-5/8	55-1/16 X 38-3/8	59-3/8 X 42-5/8
5'0 X 4'0	2	56-3/8 X 44-5/8	55-1/16 X 44-3/8	59-3/8 X 48-5/8
5'0 X 4'6	2	56-3/8 X 50-5/8	55-1/16 X 50-3/8	59-3/8 X 54-5/8
5'0 X 5'0	2	56-3/8 X 56-5/8	55-1/16 X 56-3/8	59-3/8 X 60-5/8
6'0 X 3'0	1	68-3/8 X 32-5/8	67-1/16 X 32-3/8	71-3/8 X 36-5/8
6'0 X 3'6	1	68-3/8 X 38-5/8	67-1/16 X 38-3/8	71-3/8 X 42-5/8
6'0 X 4'0	2	68-3/8 X 44-5/8	67-1/16 X 44-3/8	71-3/8 X 48-5/8
8'0 X 3'0*	2	92-3/8 X 32-5/8		95-3/8 X 36-5/8
8'0 X 3'6*	2	92-3/8 X 38-5/8		95-3/8 X 42-5/8
8'0 X 4'0*	4	92-3/8 X 44-5/8		95-3/8 X 48-5/8

\*Units wider than 6'0 have a center mullion. *Series 330 (Single Glazed) or Series 350 (Dual Glazed) designation is for an optional block frame version of the unit for installation in a finished opening. The net size for the block frame version is nominal size minus 1/8" width and height.*

By Superior...of Course