City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222
(650) 286-3200
FAX (650) 574-3483

CITY OF FOSTER CITY
PLANNING COMMISSION ACTION

February 11, 2008

Harborside HOA Association
Attn: Ross Cavanaugh, President
1114 Forrestal Lane
Foster City, CA 94404

Dear Mr. Cavanaugh:

For information and easy reference, the Planning/Code Enforcement 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/Code Enforcement Division. Permits shall not be issued until ten (10) days have elapsed from the granting thereof. The subject of the application is described below:

MEETING DATE:	FEBRUARY 7, 2008
CASE NO.:	UP-74-017KK
APPLICANT:	HARBORSIDE HOMEOWNERS ASSOCIATION
APPLICATION FOR:	USE PERMIT MODIFICATION – THE HARBORSIDE HOMEOWNER'S ASSOCIATION HAS REQUESTED CITY APPROVAL TO AMEND THE PROTOTYPICAL DESIGN GUIDELINES FOR SOLARIUM DESIGNS FOR THE HARBORSIDE TOWNHOMES
LOCATION:	HARBORSIDE PLANNED DEVELOPMENT
ZONE:	RT-PD (TOWNHOUSE-RESIDENTIAL/PLANNED DEVELOPMENT)

ACTION TAKEN:
On February 7, 2008, the Planning Commission adopted Resolution No. P-03-008 approving UP-07-002. A copy of the Resolution and Conditions of Approval is attached. Please check with the Building Inspection Division on the necessity of Building Permits.

APPEAL:
An action of the Planning Commission on a Use Permit Modification application may be appealed within ten (10) calendar 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.

ACKNOWLEDGMENT 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 the original of this letter and return it to the Planning/Code Enforcement Division.

Sincerely,

Richard B. Marks
Community Development Director

_____
Applicant (Please Print)

_____
(Signature)

cc: Building Inspection Division
Kathleen O'Rourke, 601 Gloucester Lane, Foster City, CA 94404
Stephen Fox, 655 Mariners Island Blvd., #301, Foster City, CA 94404
Chong Chan and Audrey Tang, 1117 Lord Ivelson, Foster City, CA 94404

(Mailed: February 11, 2008)

RESOLUTION NO. P- 03 -08

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY APPROVING A USE PERMIT MODIFCATION REQUEST TO AMEND THE APPROVED PROTOTYPICAL DESIGN GUIDELINES FOR SOLARIUMS FOR THE HARBORSIDE TOWNHOUSE DEVELOPMENT IN NEIGHBORHOOD 6 - HARBORSIDE HOMEOWNERS ASSOCIATION - - UP-74-017KK

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, the Harborside Homeowners' Association has requested Planning Commission approval to amend the prototypical design guidelines to add white framing and to eliminate specific requirements for number of panels for solarium design in the development; and

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

WHEREAS, the prototype approval granted by the Planning Commission in 1993 will remain in effect in respect to location, size, height and setbacks for solarium design except for the amended sections as stated above; and

WHEREAS, the proposed white frames for solariums are necessary due to the limited availability of bronze anodized frames; and

WHEREAS, a Notice of Public Hearing was duly posted, published, and mailed for consideration of the Use Permit Modification request at the Planning Commission meeting of February 7, 2008, and on said date the Public Hearing was opened, held and closed.

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

1. The proposal to add white frames and eliminate the requirements for number of panels, as conditioned in Exhibit A and Attachment A, would be consistent with the Foster City General Plan, Chapter 17.12 (R-T Townhouse Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the material and color: 1) will be sympathetic to the character and style of the existing units in the development and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; 2) will be appropriate for houses in the development and will be consistent in design and character to other houses in the vicinity, consistent with Section 2.28.110 of the Foster City Municipal Code; and 3) will enhance the appearance of the development and the neighborhood by providing a compatible material and color for the construction of solariums within the planned development.

2. That the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the proposed color and paneling modifications, as conditioned, will complement the existing architecture of the development and resulting relationship will be complementary to the colors used in the Harborside Development.

3. That the proposal is compatible with its environment with respect to materials, colors, design, or similar qualities as specified in Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code because the proposed color and paneling modification, as conditioned, will complement and enhance the architectural elements of the units in the planned development.

4. That the proposal 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, property values in the area, or the general welfare of the City because the proposal, as conditioned, will not adversely affect the existing appearance of the development, will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.57, Architectural Control and Supervision, of the Foster City Municipal Code, and therefore, will not have any significant visual or property value impacts to the adjacent properties, the streetscape, or the neighborhood.

BE IT FURTHER RESOLVED that the Planning Commission approves UP-74-017KK subject to the conditions in Exhibit A attached hereto and incorporated herein.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on February 7, 2008, by the following vote:

AYES, COMMISSIONERS: COX, BRONITSKY, AVRAM, PATTUM AND WERDEN

NOES, COMMISSIONERS: NONE

ABSTAIN, COMMISSIONERS: NONE

ABSENT, COMMISSIONERS: NONE

ROBERT WERDEN, CHAIRMAN

ATTEST:

RICHARD B. MARKS, SECRETARY

Resolution No. P- 03 -08
UP-74-017KK

EXHIBIT A

(Conditions attached to approval of UP-74-017KK by
Planning Commission on February 7, 2008)

1. The location, size and type of solariums shall be according to the design guidelines attached to this Resolution as "Attachment A".

2. The solariums shall be reviewed on a case-by-case basis with respect to compatibility of the solarium with the height, width and proportions of the units and significant impacts on the streetscape and adjacent properties.

3. The applicant shall submit a revised rear elevation for Unit type H1 with a sliding glass door for access to the rear yard, subject to the review and approval of the Community Development Director.

4. The side elevation facing the yard of the subject property for Unit types H2, H3 and H4 shall have a sliding glass door in the center.

5. The application and review procedure listed in "Attachment B" attached to this resolution shall be applicable for all individual solarium applications.

6. Only one solarium at either location (Location "A" or Location "B" shown on Sheets 1-17 (attached)) shall be approved.

7. The solarium shall consist of either bronze anodized or white frame colors.

Attachments:

Attachment A: Design Guidelines for Prototypical Solariums for the Harborside Townhouse Development
Attachment B: Application and Review Procedure for Prototypical Solariums in the Harborside Townhouse Development
Sheets 1-17
C-Thru Industries Brochure

ATTACHMENT A
DESIGN GUIDELINES FOR PROTOTYPICAL SOLARIUMS FOR THE HARBORSIDE TOWNHOUSE DEVELOPMENT

The table below provides criteria for location and maximum size of the solariums, minimum setbacks from rear yards and emergency egress and ventilation criteria of the Uniform Building Code. The locations in the table below refer to the locations marked on the drawings (Sheets 1-17 – attached). The design of the solarium shall be according to "System 3- Solarium Design" listing in the C-Thru Industries brochure (attached). The brochure does not list any specific sizes but the manufacturer of the solariums indicates that they can be custom-built to any size.

Unit Type	LOCATION	SIZE*		MAXIMUM HEIGHT		MINIMUM SETBACKS		MATERIALS	UBC REQUIREMENTS
		WIDTH	DEPTH	HIGHER END CURVED SLOPING ROOF	LOWER END OF CURVED SLOPING ROOF	FROM REAR PROPERTY LINES	FROM THE LAGOON BULKHEAD OR RIPRAP*		
H1	A	8'	14'14"	9'	7'	5'	10'	Bronze Anodized or White Framing and tinted or clear glass panels	Mechanical Ventilation for kitchen required
H2	A	11'	12'	9'	7'	5'	10'		NONE
	B	9'6"	9'	9'	7'	5'	10'		NONE
H3	A	10'1"	8'	9'	7'	5'	10'		NONE
	B	10'	8'	9'	7'	5'	10'		Topmost roof panels must be metal and a minimum of 5' in depth
H4	A	14'	11'	9'	7'	5'	10'		NONE

* Larger solariums may be appropriate on larger lots. The solariums shall be reviewed on a case-by-case basis with respect to impacts on the streetscape and adjacent properties. The rear yard dimensions for the units vary depending on their location (e.g. the rear yard dimensions of a H4 unit facing Beach Park Blvd. may be different for a H4 unit in the interior of the development). Minimum setbacks from the bulkhead or ripraps for waterfront properties may be reduced with the permission of the City/District Engineer and if there are no significant impacts to the bulkhead or riprap.

** The solariums at some locations shall require a solid wall along the zero lot lines, which may or may not be approvable depending on the impacts to the views, light and privacy of the adjacent unit. The solid walls for the solariums shall replace the existing 6' high fences between two adjacent properties and/or along the streetscape. The solid walls shall be 9' in height at the end of the sloping roof of the solarium and 7' in height at the lower end.

ATTACHMENT B
APPLICATION AND REVIEW PROCEDURE FOR PROTOTYPICAL SOLARIUMS IN THE HARBORSIDE TOWNHOUSE DEVELOPMENT

All proposals submitted to the City of Foster City for solariums on individuals properties shall require an Architectural Review application submitted for approval by the Community Development Director accompanied by the following:

- An application Form and Filing Fee ($150.00)
- Three copies of a Site Plan showing the location of the solarium in relation to the subject property and adjacent dwelling units; elevations showing all altered elevations including the solarium details.
- A letter from the Homeowners' Association indicating their decision on the proposal.
- An Architectural Review Notification report indicating adjacent properties owners were notified of the proposal.

All solarium approvals are subject to the following conditions of approval:

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. Smoke detectors shall be installed to the satisfaction of the Fire Department in any approved room addition.

4. Exterior lighting of the building and site shall not be directed onto adjacent properties, and the light source shall be shielded from direct off-site view.

5. All mechanical equipment, including electrical and gas meters, shall be architecturally screened from view.

6. All trash enclosures shall consist of sturdy, opaque material (with trash receptacles screened from view) and shall be in harmony with the architecture of adjacent buildings and structures.

7. All vents, gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the color of adjacent surfaces.

8. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.

9. 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.

10. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.

11. The solariums shall be reviewed on a case-by-base basis with respect to compatibility of the solarium with the height, width and proportions of the units and significant impacts on the streetscape and adjacent properties.

12. The solariums shall be either bronze anodized or white framing with tinted or clear glass panels.

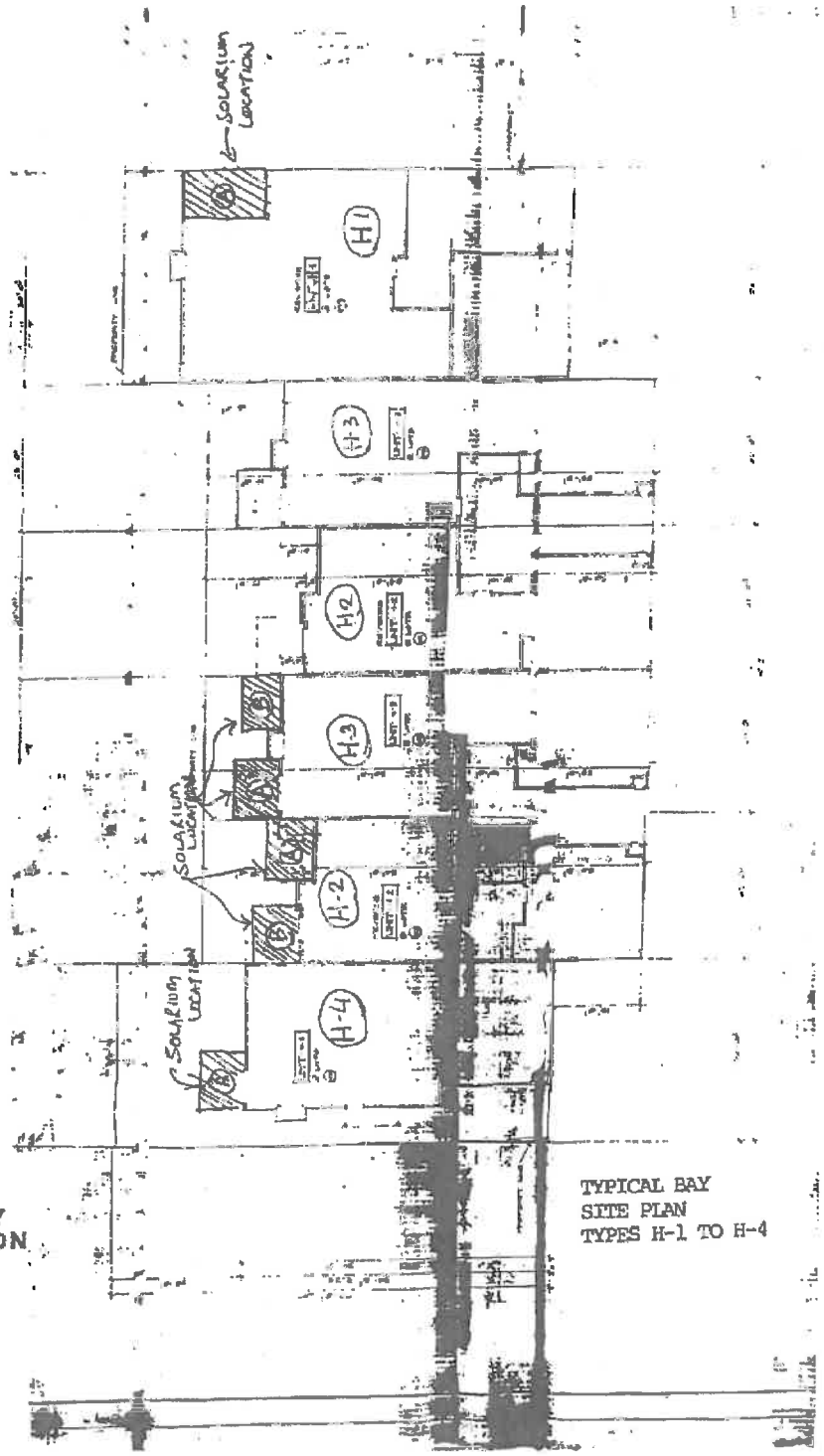
13. The solariums shall be located as identified in Sheets 1-17 (attached).

14. The rear elevation for Unit type H1 shall have a sliding glass door for access to the rear yard.

15. The side elevation facing the yard of the subject property for Unit types H2, H3 and H4 shall have a sliding glass door.

16. The solarium shall meet all the requirements of the Uniform Building Code for fire protection along zero-lot lines.

In addition, staff shall add any special site-specific conditions of approval as determined necessary.

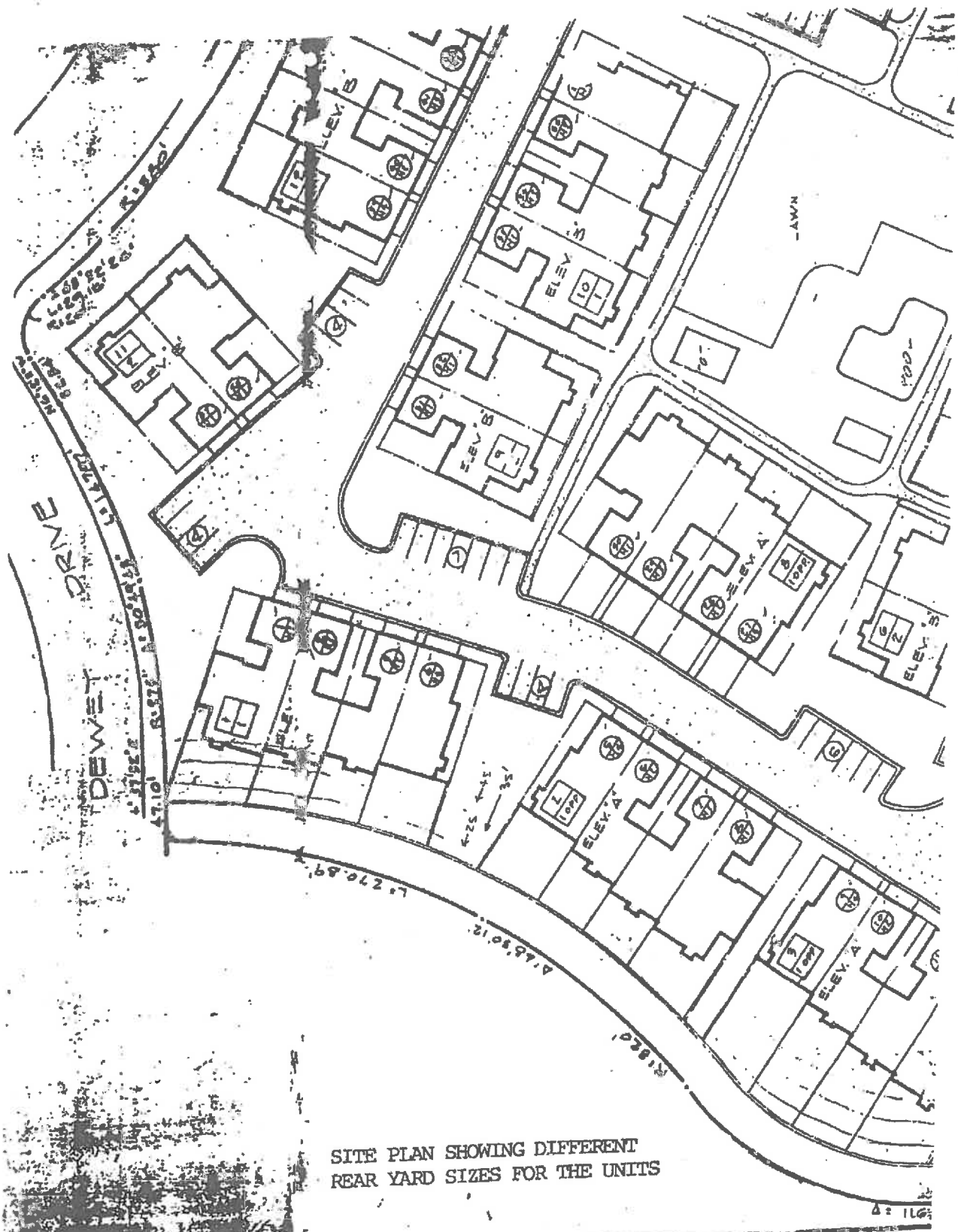


TYPICAL BAY
SITE PLAN
TYPES H-1 TO H-4

UP-74-017KK
CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS



SITE PLAN SHOWING DIFFERENT
REAR YARD SIZES FOR THE UNITS

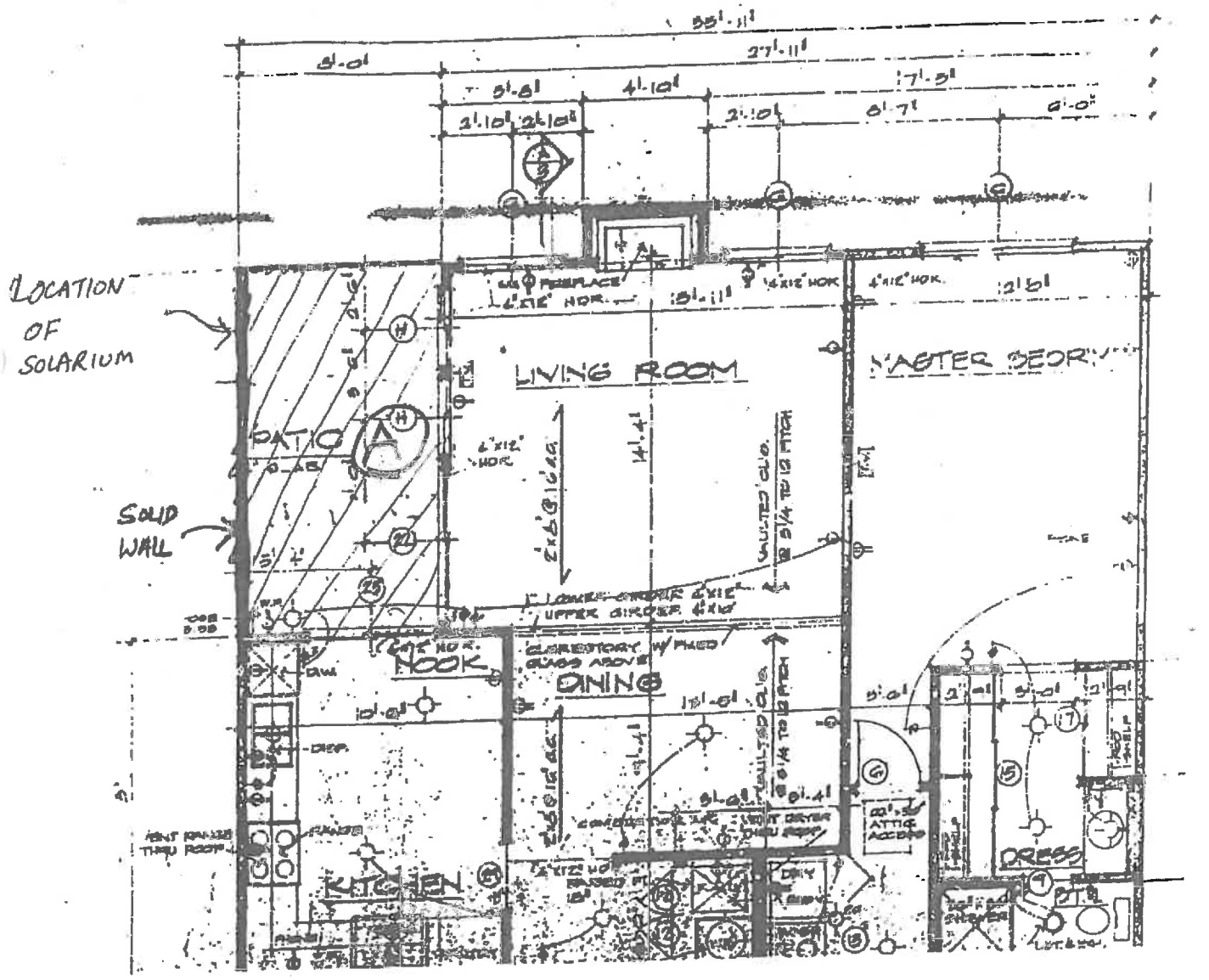
UP-74-017KK

CITY OF FOSTER
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS

SHEET 2



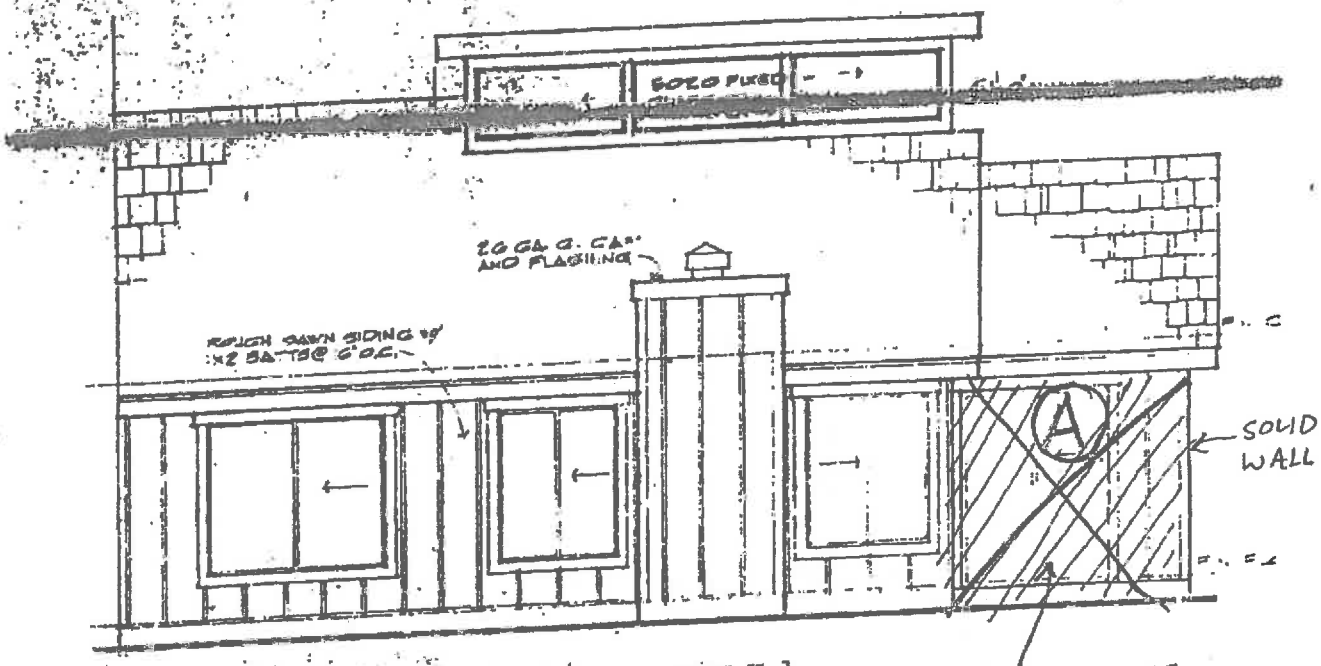
UP-74-017KK
CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS

TYPE H-1 — FLOOR PLAN

SHEET 3



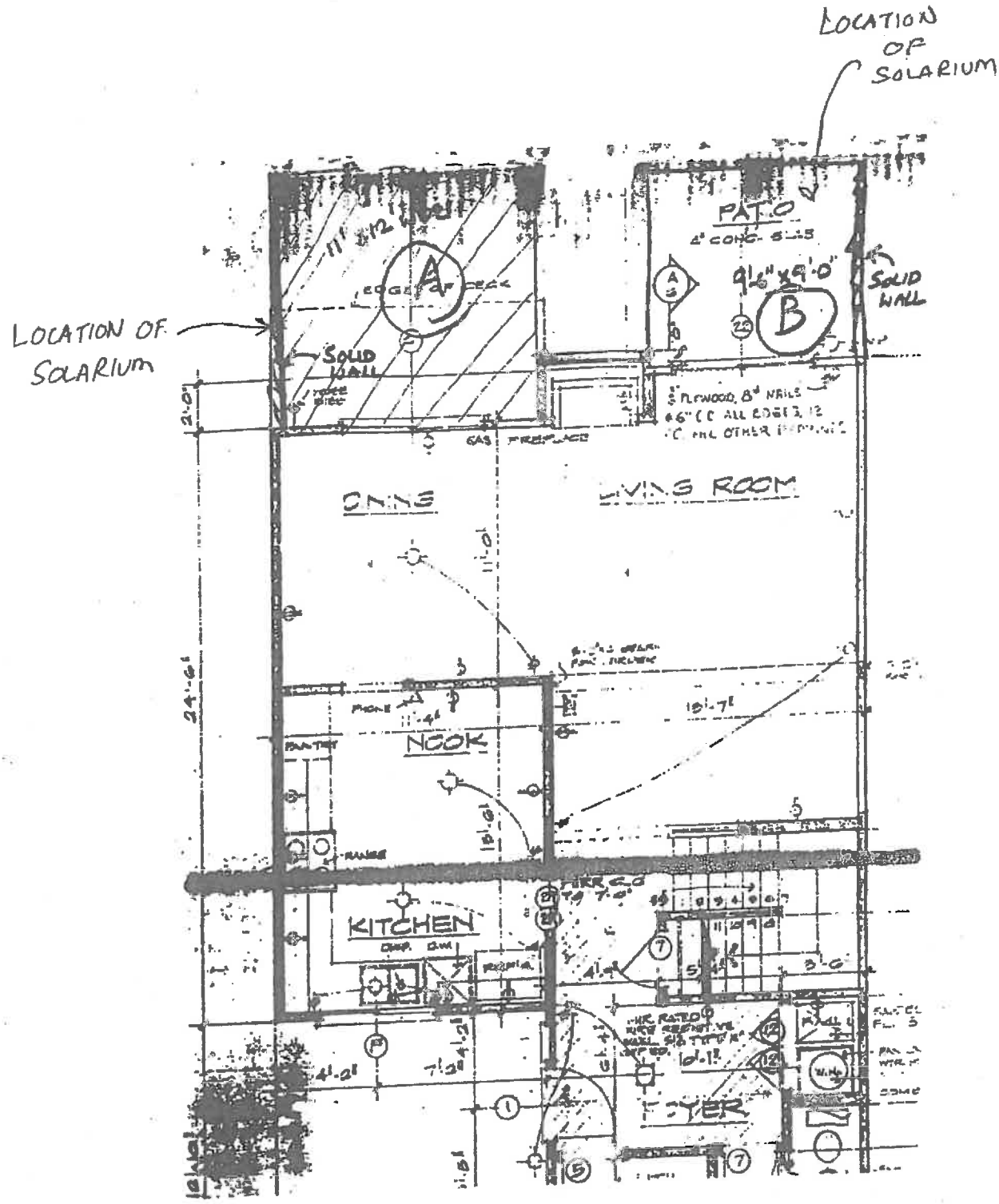
REAR ELEVATION -- TYPE H-1

CITY OF FOSTER CITY
PLANNING COMMISSION

SHEET 4

FEB 07 2008

APPROVED
WITH CONDITIONS
UP-74-017KK



UP-74-017KK

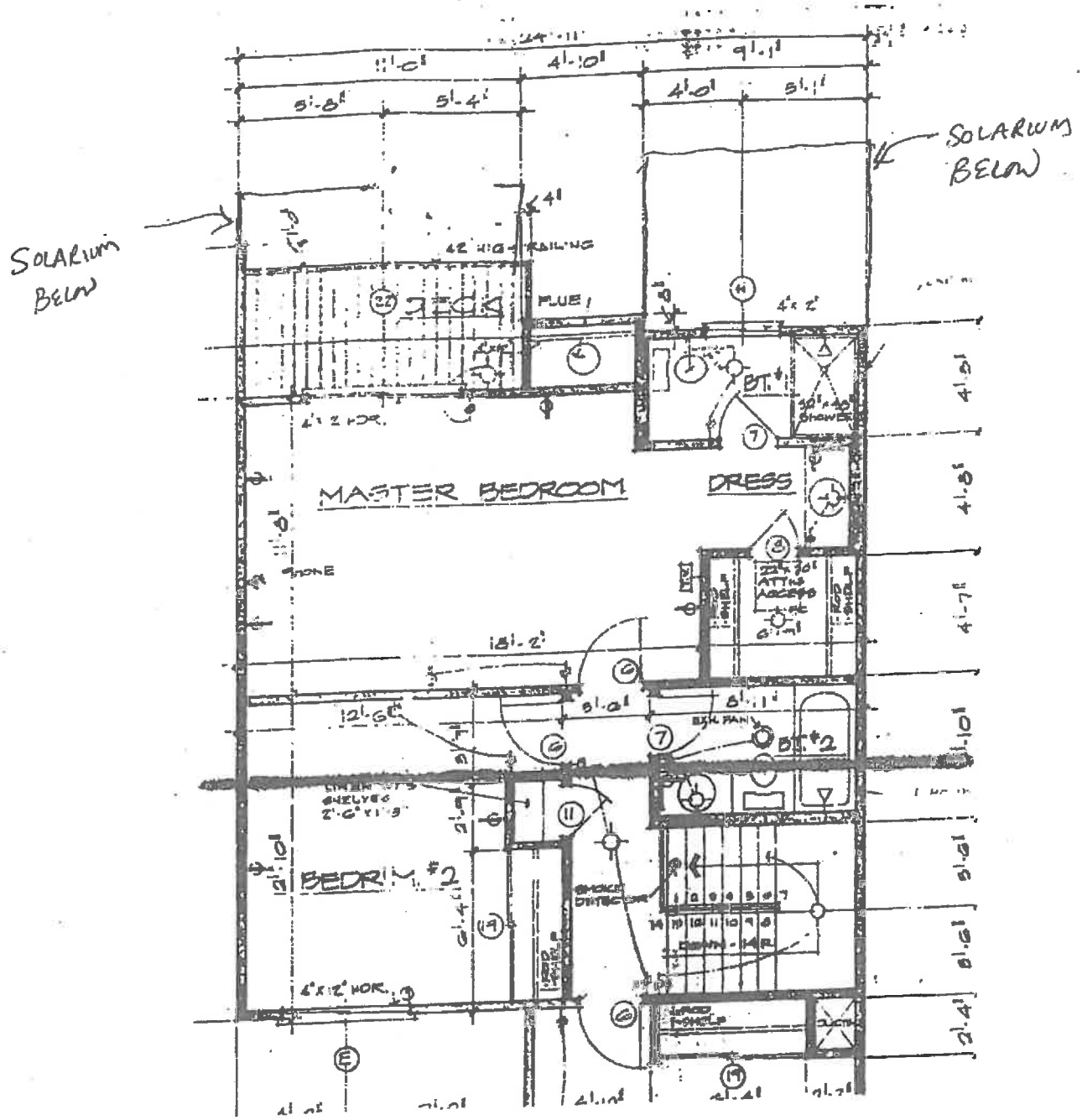
CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS

TYPE H-2 — FIRST FLOOR PLAN

SHEET 5



UP-74-017KK

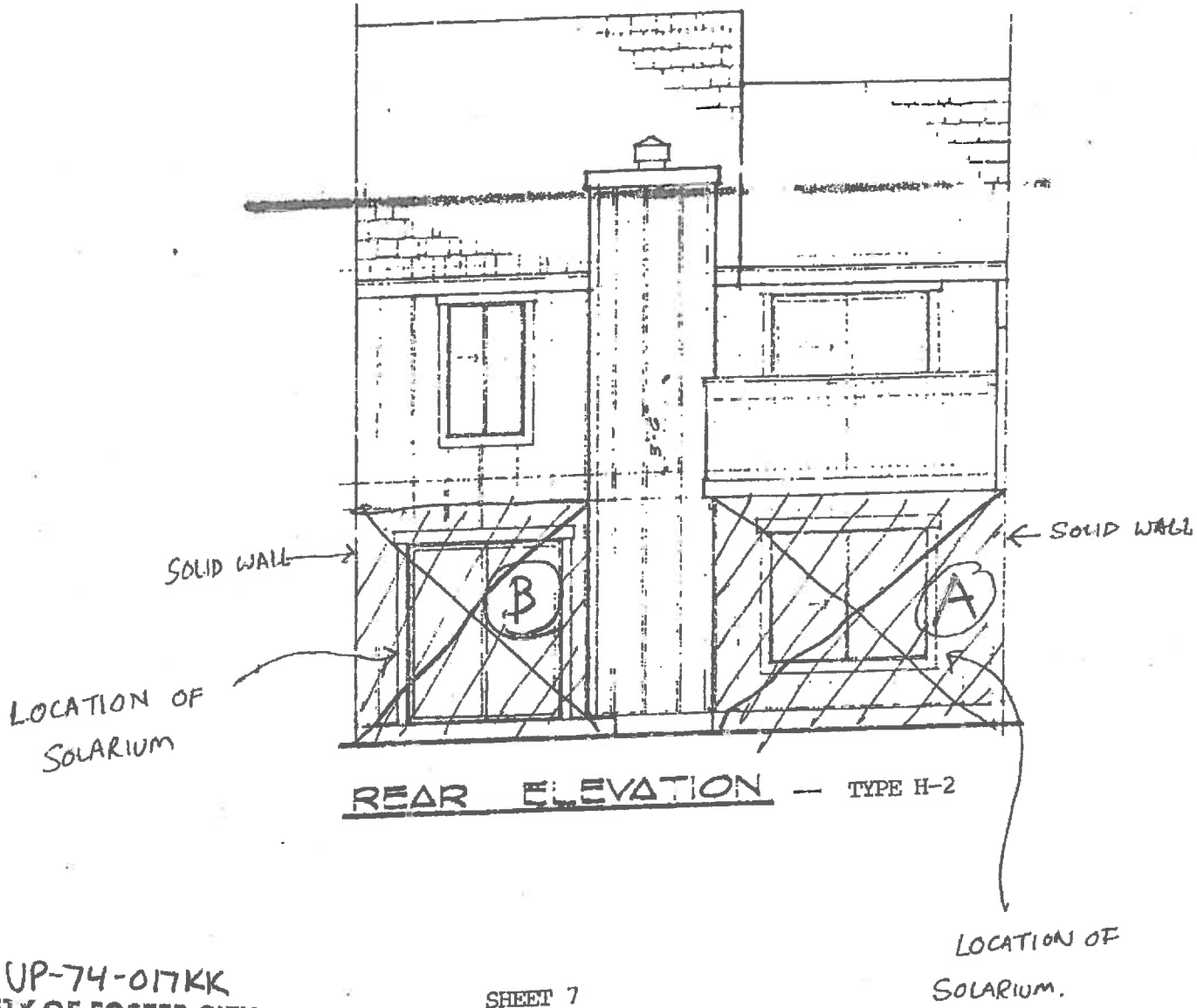
CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS

TYPE H-2 — SECOND FLOOR PLAN

SHEET 6



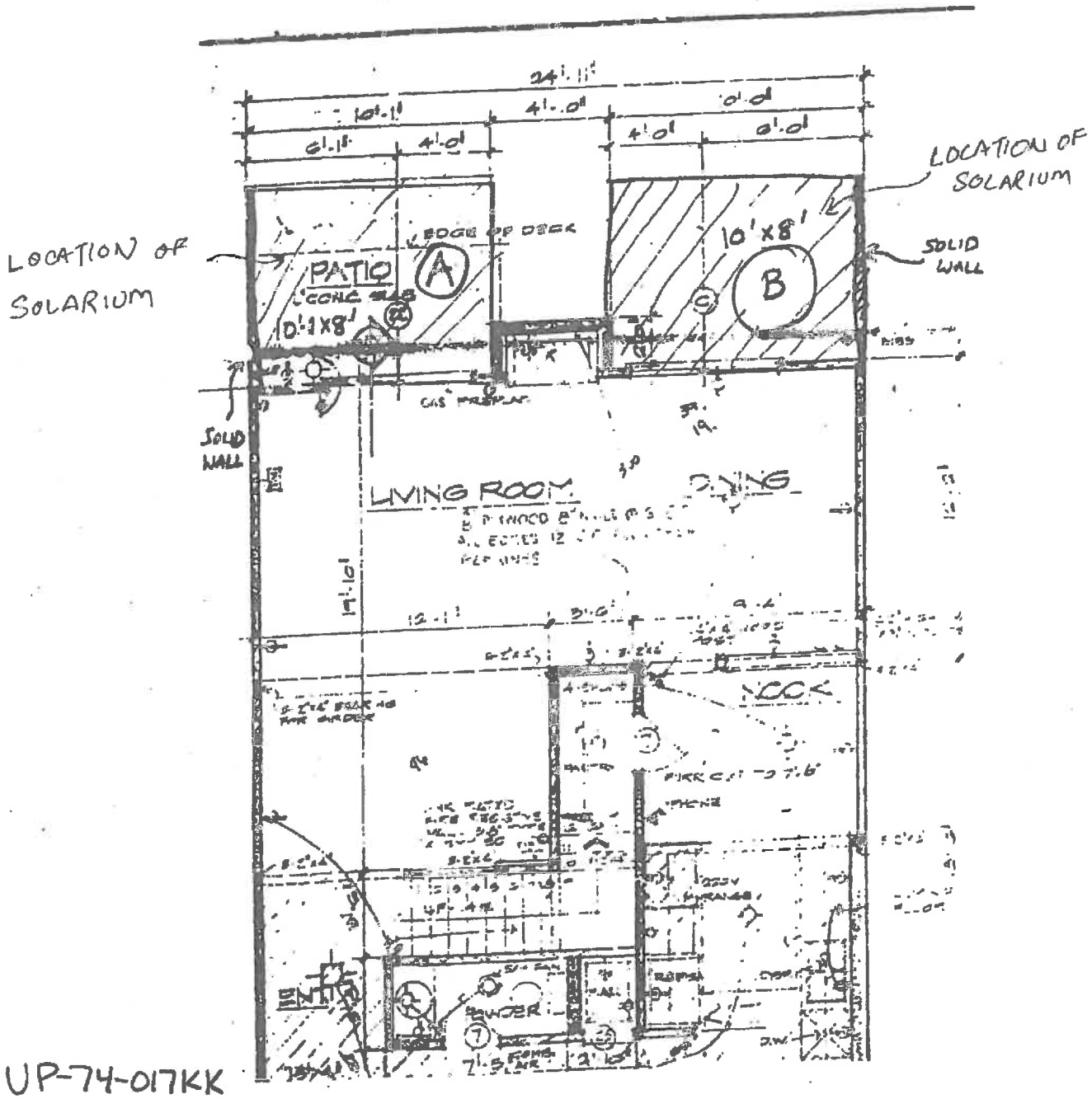
REAR ELEVATION — TYPE H-2

UP-74-017KK
CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS

SHEET 7

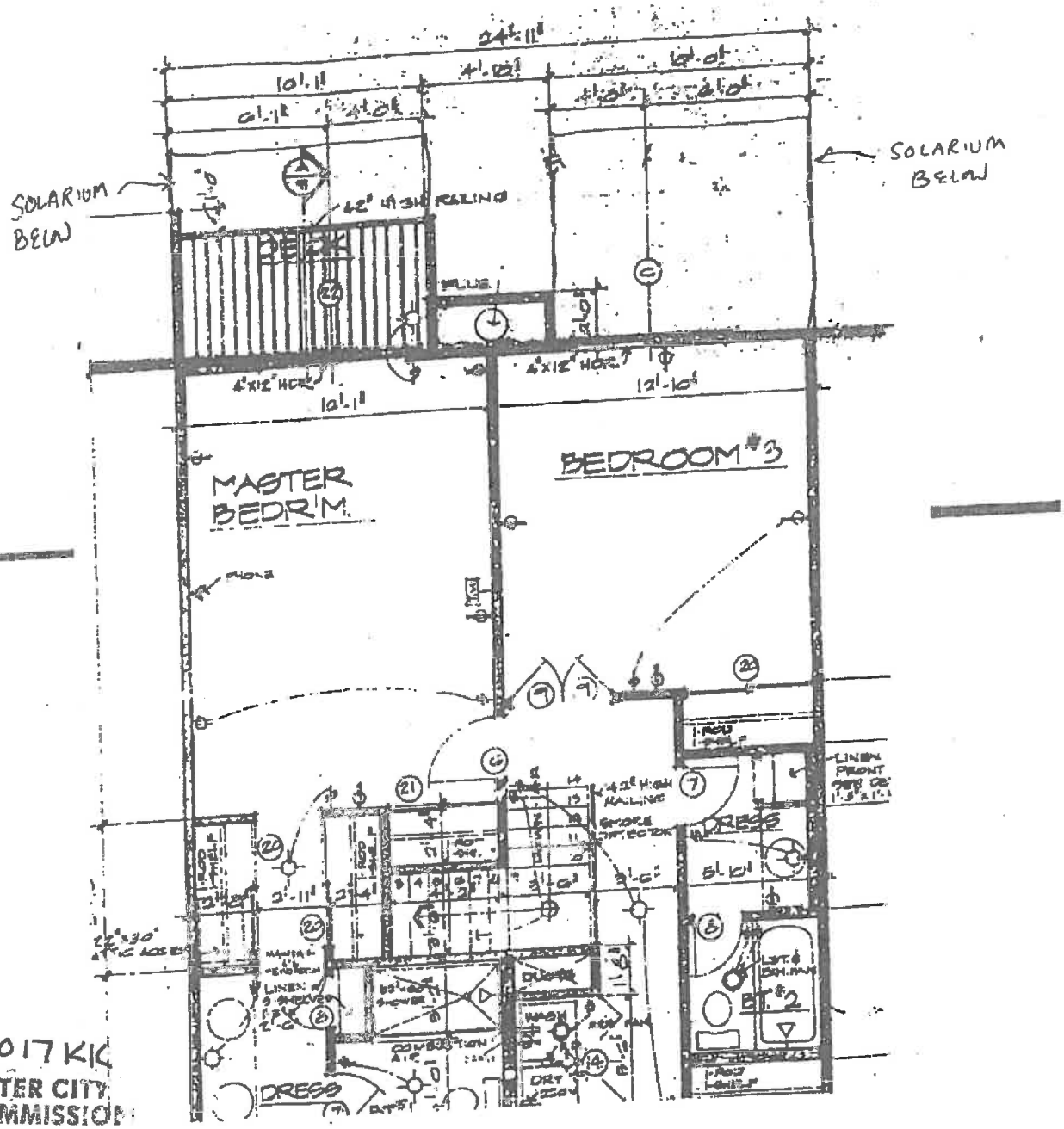


UP-74-017KK
CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS

TYPE H-3 — FIRST FLOOR PLAN

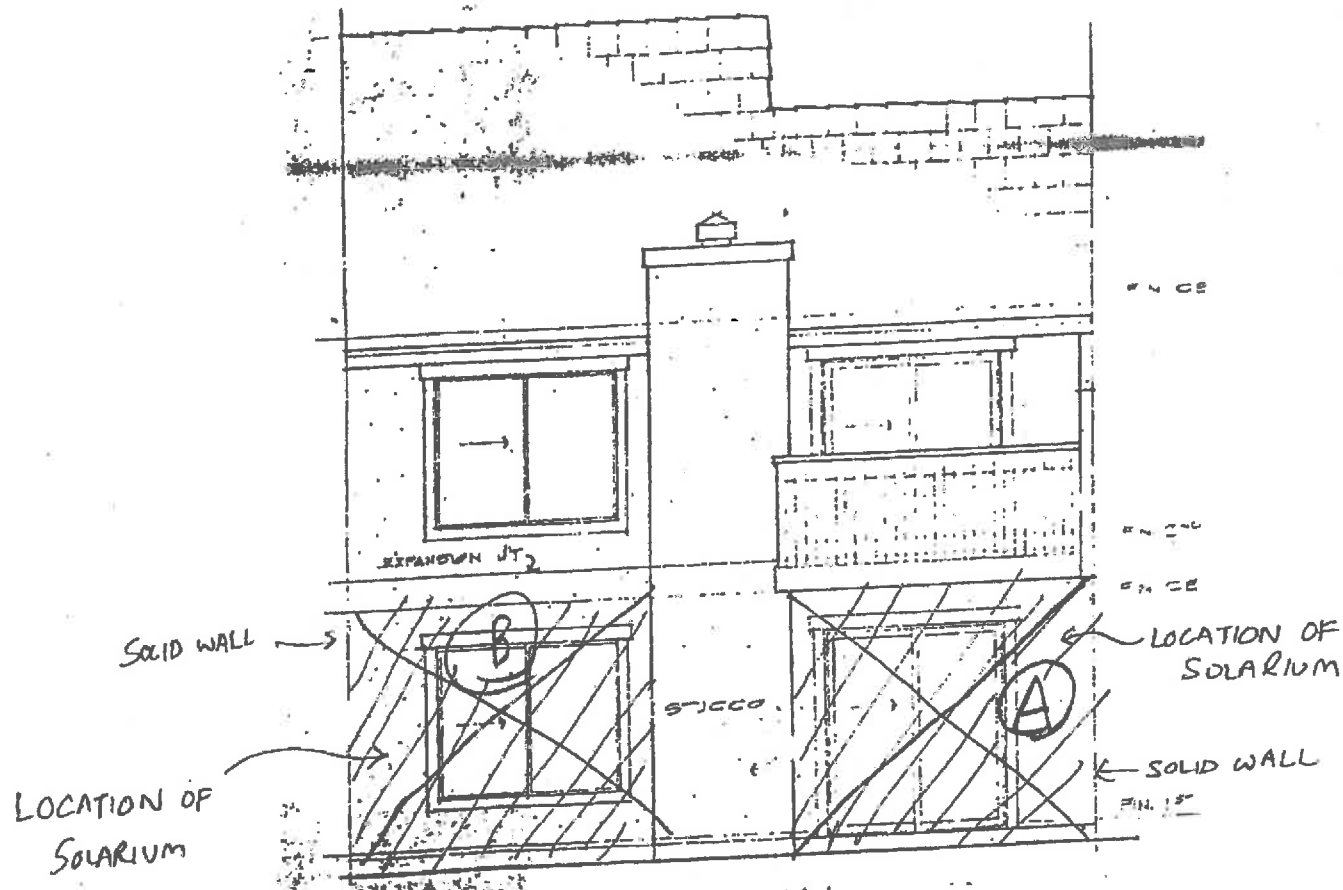


UP-74-017 KK
CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS

TYPE H-3 -- SECOND FLOOR PLAN

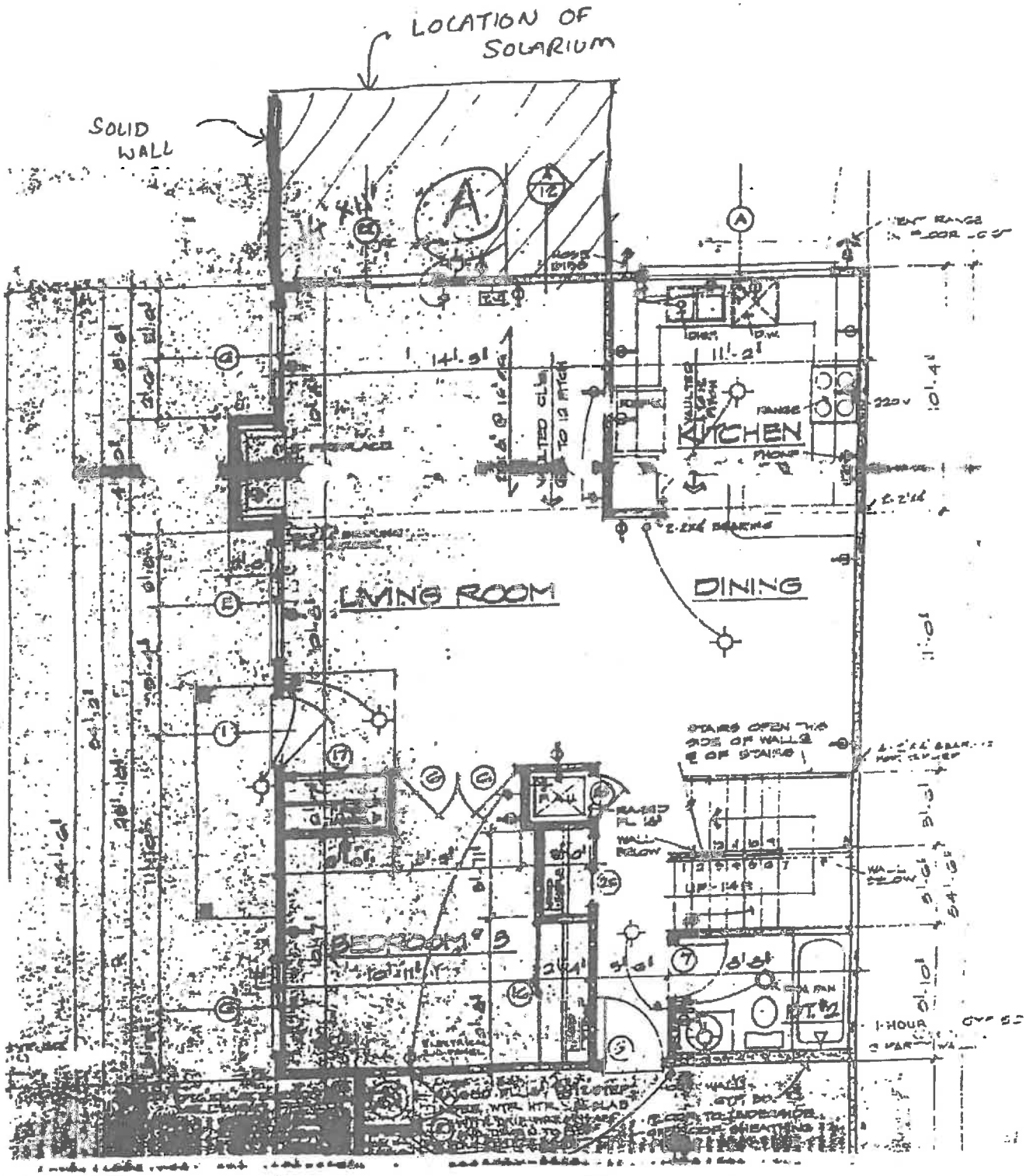


REAR ELEVATION TYPE H-3

UP-74-017 KK
CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS

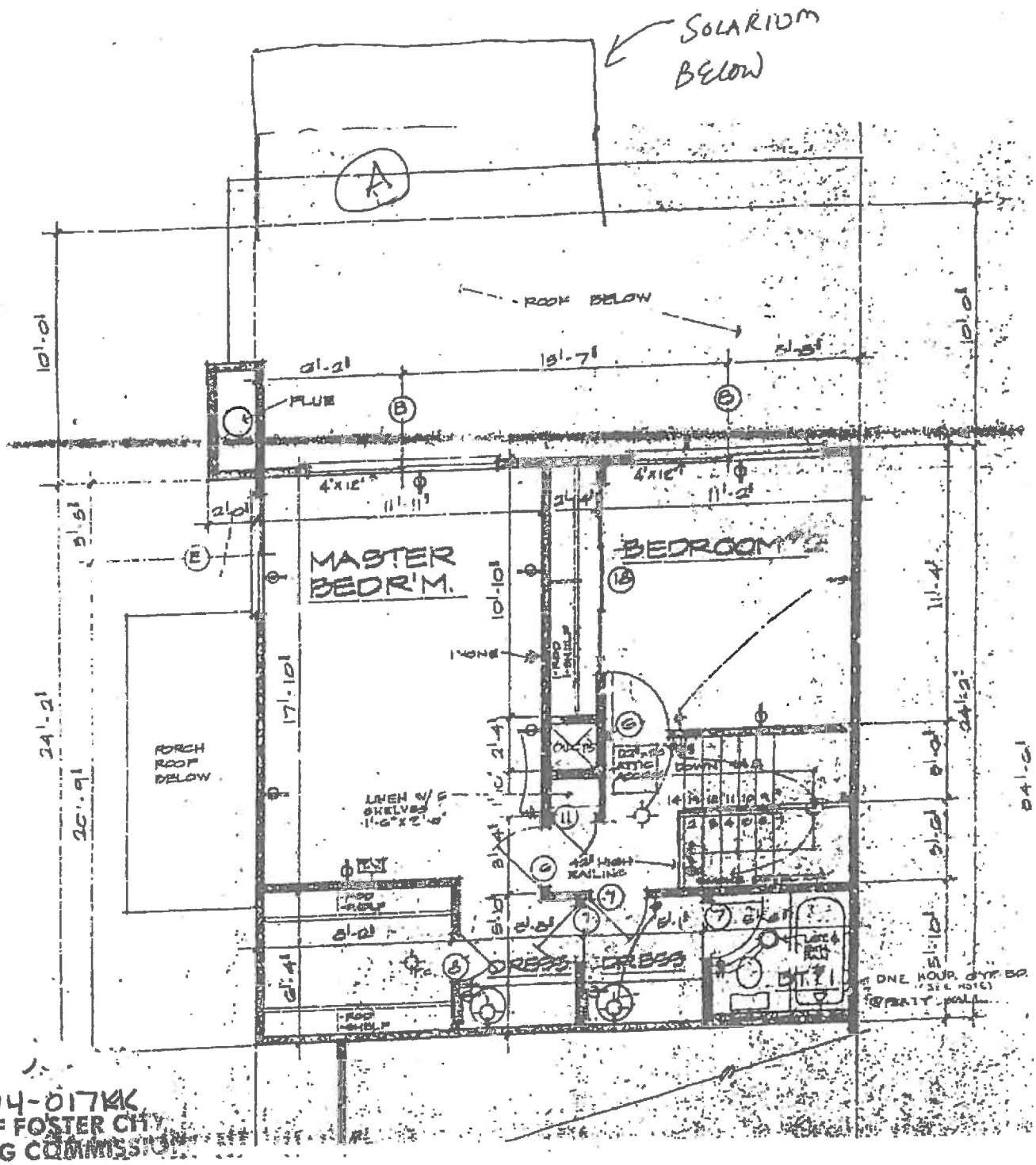


UP-74-017KK
CITY OF FOSTER CITY
PLANNING COMMISSION

TYPE H-4 -- FIRST FLOOR PLAN

FEB 07 2008
APPROVED
WITH CONDITIONS

SHEET 11

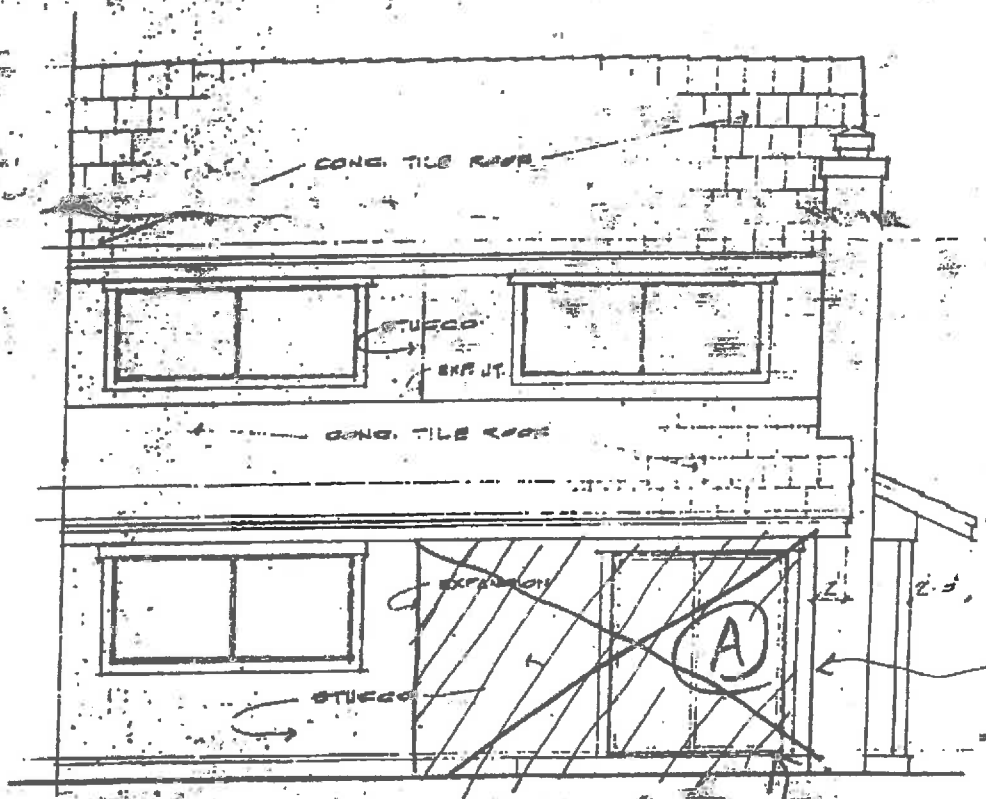


UP-74-017KK
CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS

TYPE H-4 — SECOND FLOOR PLAN



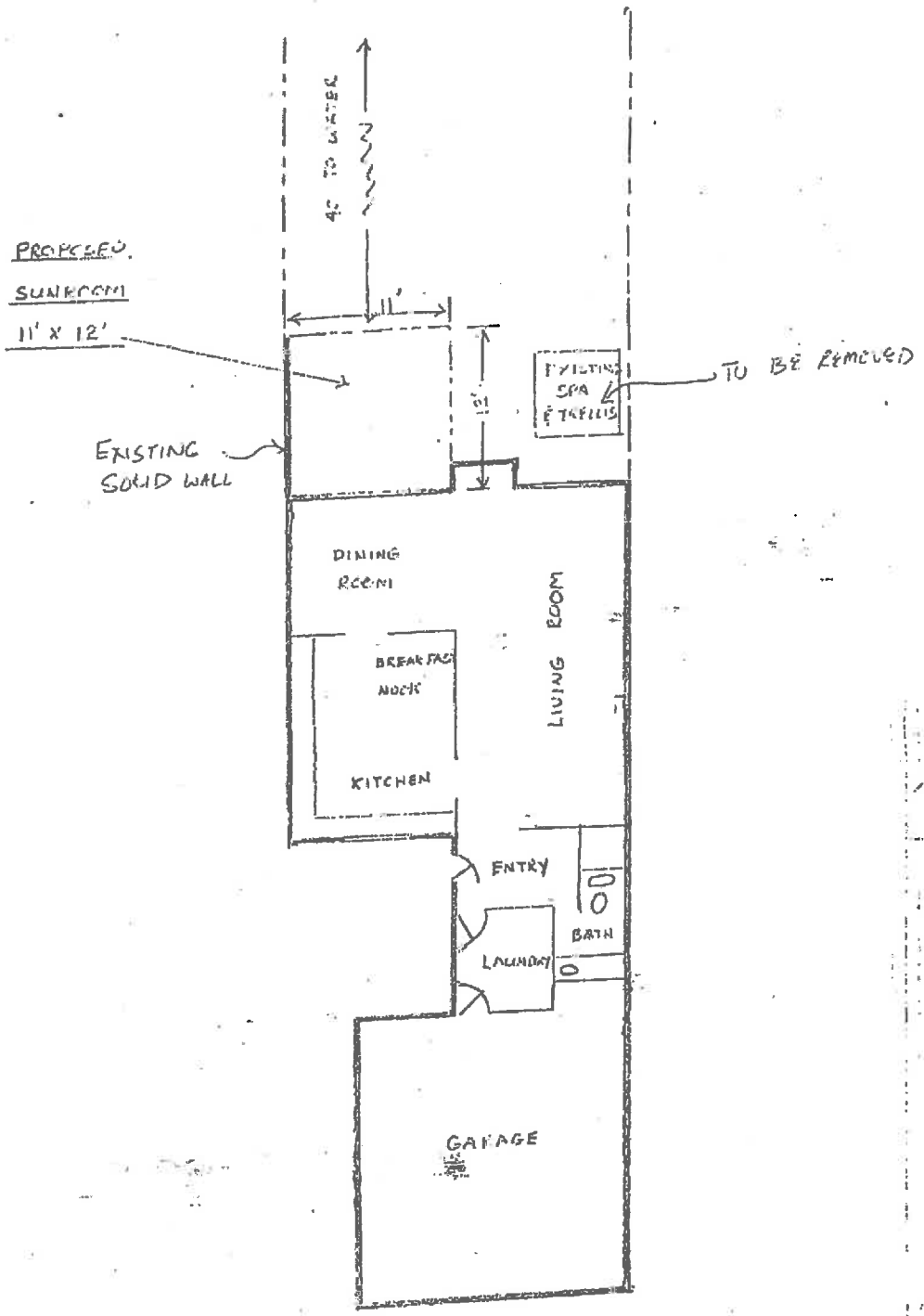
REAR ELEVATION — TYPE H-4

LOCATION OF SOLARIUM

CITY OF FOSTER CITY
PLANNING COMMISSION
FEB 07 2008
APPROVED
WITH CONDITIONS

CENTURY PATIO VILL[illegible]GE, INC.
536 LEWELLING BOULEVARD · SAN LEANDRO, CA 94[illegible] (415) 352-1870

SHEET 14



UNIT-TYPE H3

CUSTOMER: ROBERT [illegible]
ADDRESS: 718 [illegible] LANE
CITY: FOSTER CITY
COUNTY:
PHONE: (415) 571 0216
SALESMAN: MIKE HAGY
PRICE:
ITEMS:

UP-74-017KK
CITY OF FOST[illegible]
LANNING CO[illegible]
FEB 0[illegible]
APPROV[illegible]
WITH CONDI[illegible]

ROBERT & MARY LONG

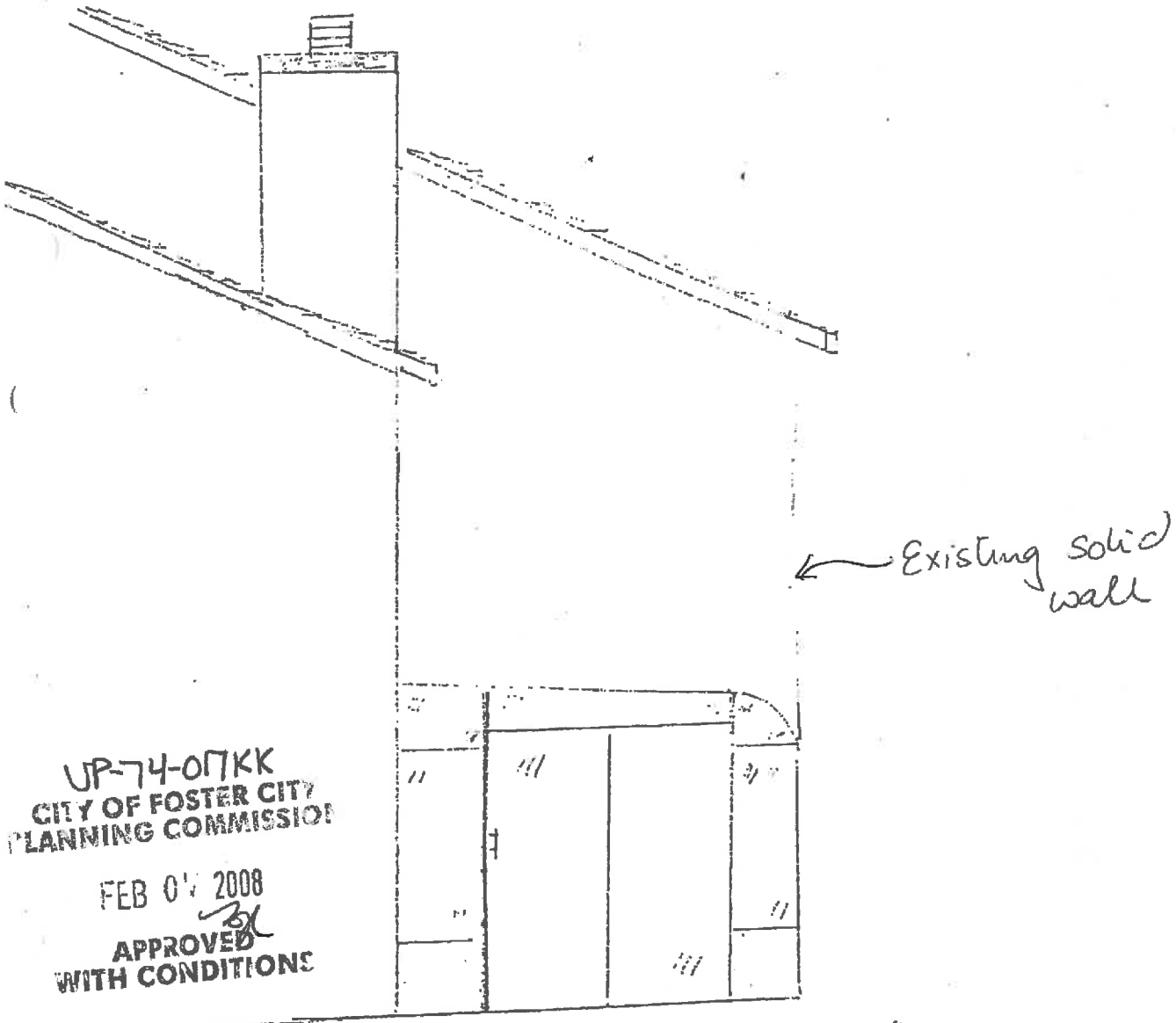
718 ZUMWALT LANE

FOSTER CITY, CA.

94404

(415) 571 0216

SHEET 15



UP-74-017KK
CITY OF FOSTER CITY
PLANNING COMMISSION
FEB 07 2008
APPROVED
WITH CONDITIONS

SIDE ELEVATION (FACING THE YARD)

UNIT TYPE H3

ROBERT & MARY LONG

718 ZUMWALT LANE

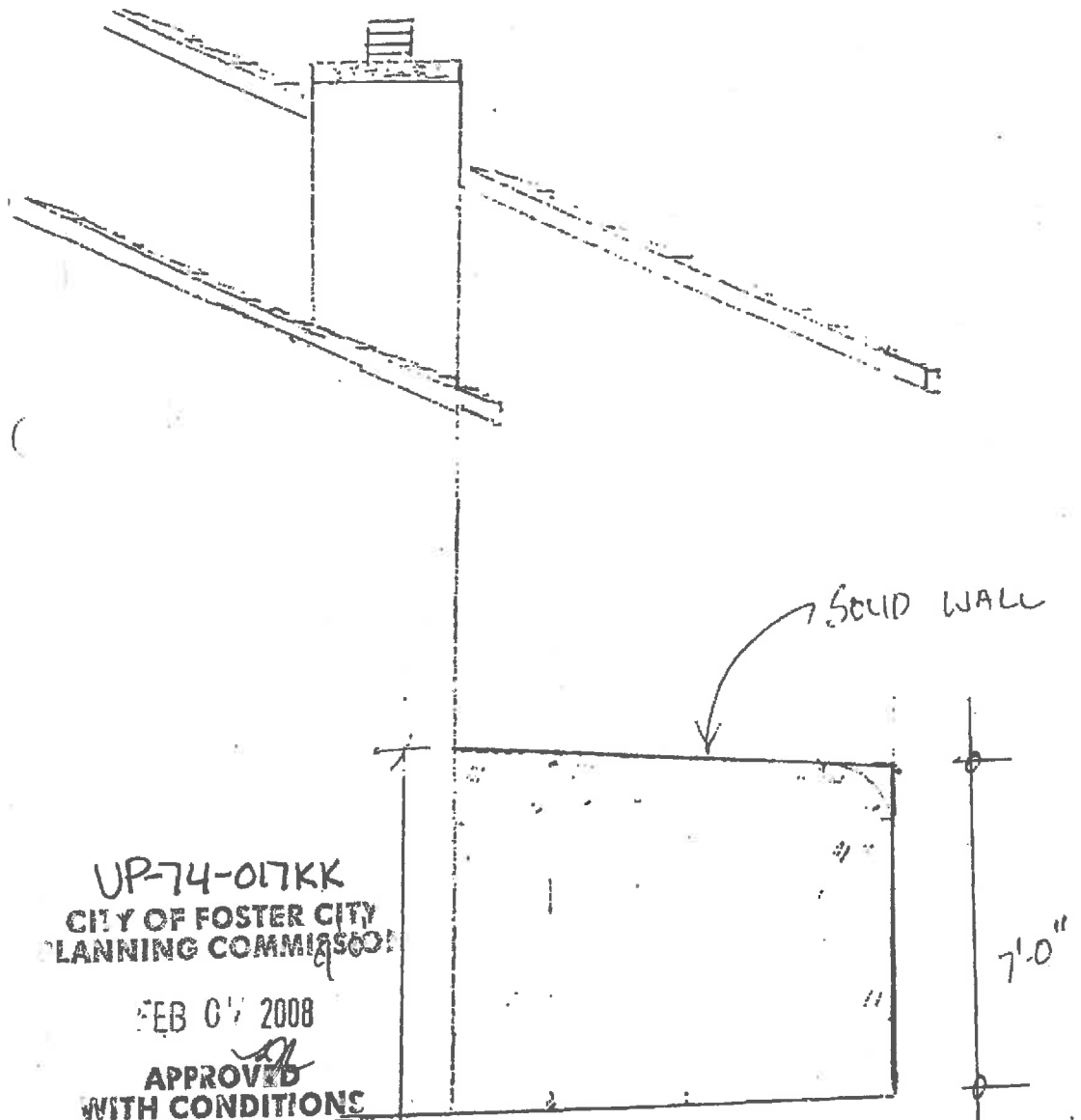
FOSTER CITY, CA.

94404

SHEET 16

UNIT-TYPE H-3

(415) 571 0216



UP-74-017KK
CITY OF FOSTER CITY
PLANNING COMMISSION
FEB 07 2008
APPROVED
WITH CONDITIONS

SIDE ELEVATION (ON THE ZERO LOT LINE).

REQUIRED FOR UNITS WITHOUT EXISTING SOLID WALLS ALONG ZERO LOT LINES)

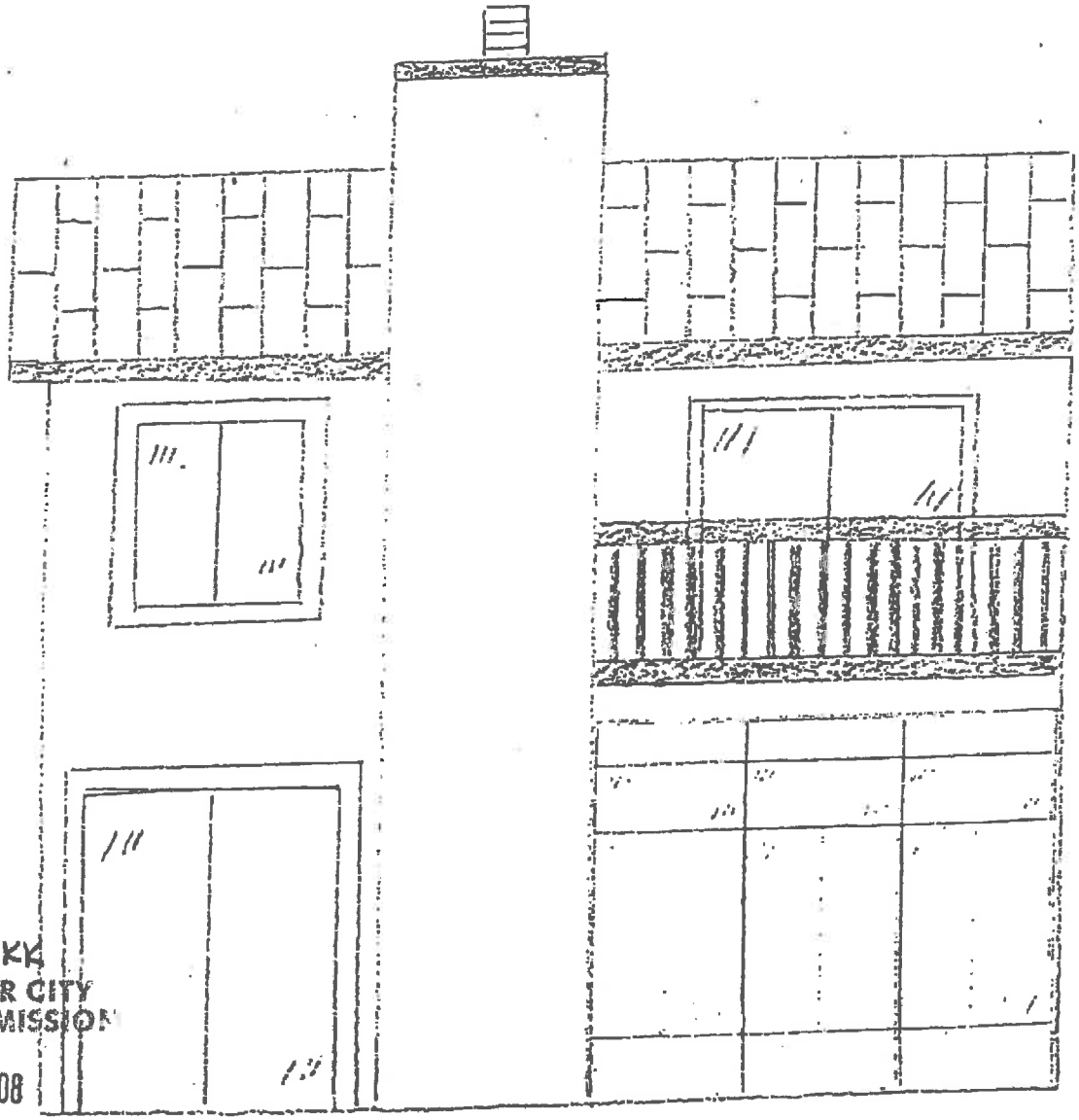
CENTURY CONSTRUCTION

CENTURY PATIO VILLAGE, INC.

538 LEWELLING BOULEVARD • SAN LEANDRO, CA 94579 • (415) 352-1870

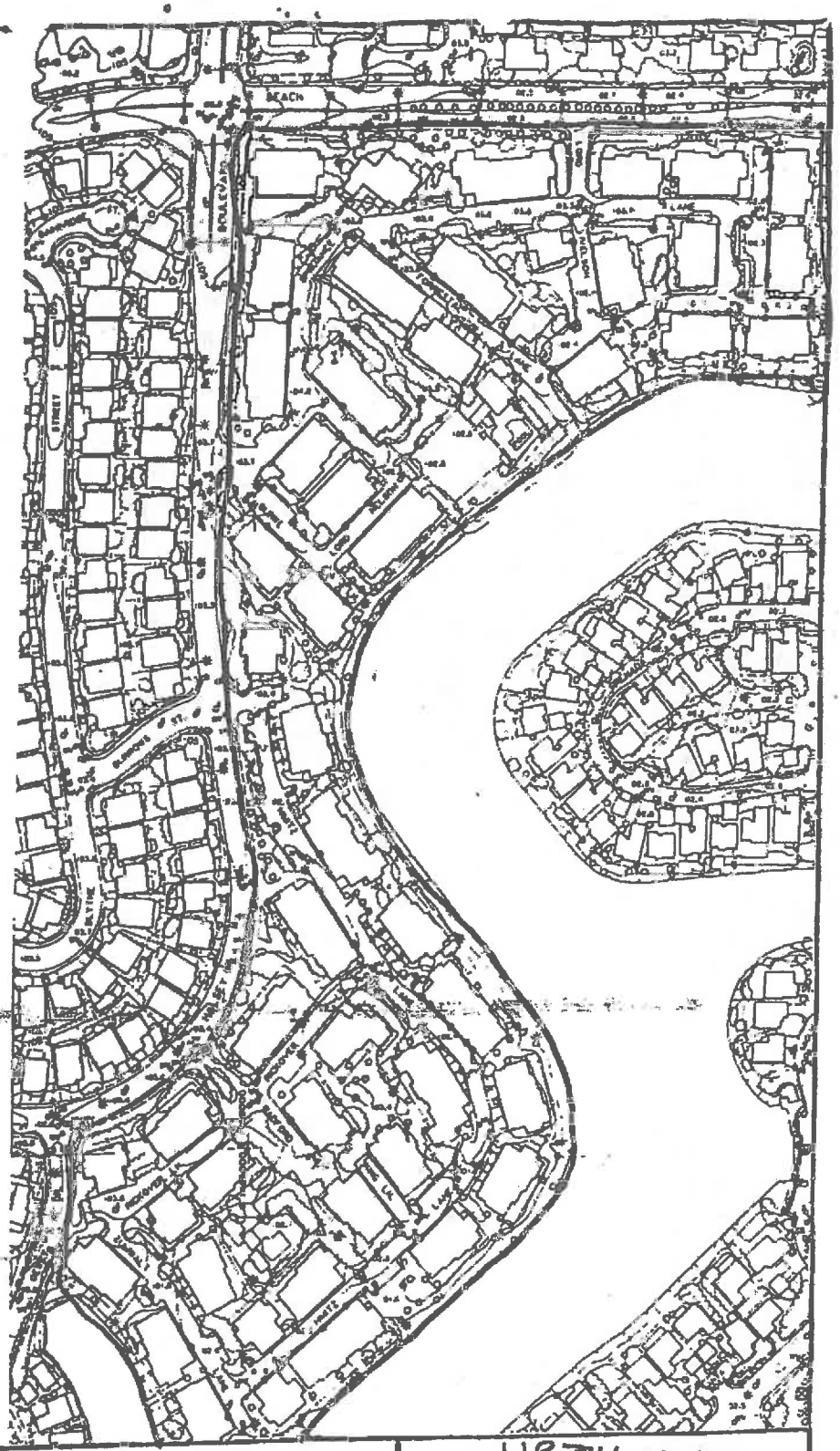
SHEET 17

UNIT-TYPE H-3



VP-74-017KK
CITY OF FOSTER CITY
PLANNING COMMISSION
FEB 07 2008
APPROVED
WITH CONDITIONS

REAR ELEVATION
(FACING THE REAR YARD)



CITY OF
FOSTER CITY
CALIFORNIA

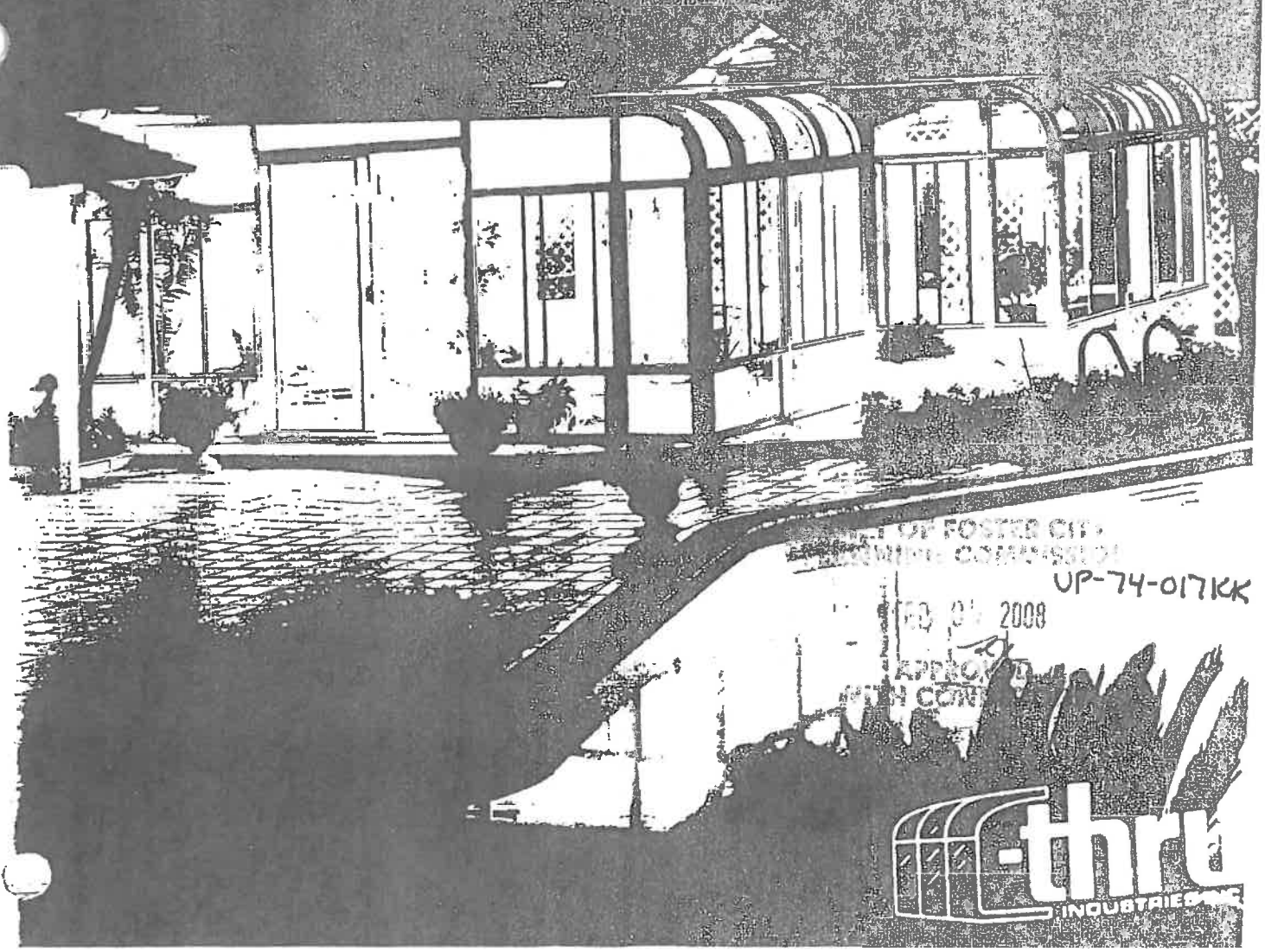
UP-74-017KK
VICINITY MAP
CITY OF FOSTER CITY
PLANNING COMMISSION

FILE NO: UP-74-017E

ADDRESS: HARBORSIDE DEVELOPMENT

FEB 0[illegible] 2008
APPROVED
WITH CONDITIONS

HAND CRAFTED QUALITY SINCE 1947



OF FOSTER CITY
COMMISSION
UP-74-017KK
2008
APPROVED
WITH CONDITIONS

-thru
INDUSTRIES INC

SYSTEM 3

UP-74-017KK **Solarium**

CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 0' 2008

APPROVED
WITH CONDITIONS

The C-Thru Solarium is the most luxurious and exciting room we produce. Often referred to as a "dream room" because it adds a new dimension to both your home and your lifestyle, the C-Thru Solarium is a place that is like no other, a place to relax or entertain.

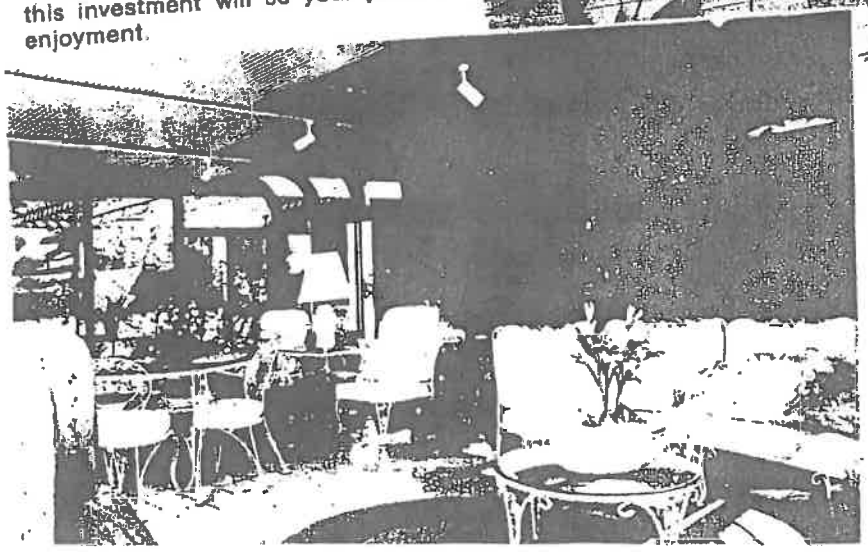
Whether you're enjoying a cool breeze with breakfast on a sunny spring morning or watching the rain on a cold winter's day, you'll soon realize that no matter the weather or reason, theres no place like your C-Thru Solarium. Its a dream come true!

RETURN ON INVESTMENT

Solarium Addition	100%
Adding Skylights	94%
Major Kitchen Remodeling	90%
Remodeling A Bathroom	80%
Adding A Wood Deck	80%
Adding Insulation	77%
New Windows/Doors	75%
Room Addition	72%
Adding a Swimming Pool	33%

U.S. News and World Report

Like a beautiful Porsche or a finely engineered Mercedes Benz, your C-Thru Solarium epitomizes both style and craftsmanship; but unlike both of these fine automobiles, your C-Thru Solarium can be worth as much when you sell your home as you invested in it. Your profit on this investment will be your years of enjoyment.



The exclusive C-Thru Shade System is unmatched by any other manufacturer.

Our 50/50 Roof (half insulated solid and half glass) matched with our Poly Urethane Injected Shade System (as shown at left) is one of many roof combinations available.

For use on both our Series 400 Straight and 500 Curved Eave Roofs you will be able to control both the decor and the temperature of your room with the flip of a wrist.

For a listing of all the features and options available, please refer to C-Thru's Buyers Guide in this brochure.

BUYERS GUIDE
COMPARE THESE FEATURES AND OPTIONS

-thru INDUSTRIES INC.

SYSTEM 1 - Patio Room

Standard Features Include:

- ☑ Quality Security Windows
- ☑ Cadmium Plated Easy-Glide Window Rollers
- ☑ Removable Screens
- ☑ Floor to Ceiling Structural Mullions
- ☑ White or Bronze 5 Stage Baked Enamel Finish
- ☑ Decorator Designed Interiors and Exteriors
- ☑ Designed to Fit Under Existing Eaves
- ☑ 6063 T-6 Tempered and Hardened Aluminum Rafters
- ☑ Aluminum "No Rust" Solid Roof
- ☑ Exclusive Triple Seal Roof Glazing System
- ☑ Variable Pitch Roof
- ☑ 2" Insulated Wall Systems
- ☑ 36" Pedestrian Door

UP-74-017KK
CITY OF FOSTER CITY
PLANNING COMMISSION

FEB 07 2008

APPROVED
WITH CONDITIONS

Options Available:

- ☐ R-15 Insulated Solid Core Walls
- ☐ Tinted Windows
- ☐ French Windows
- ☐ Dual Glass Windows (Where Codes Permit)
- ☐ Patented Invisable Electrical Raceway System
- ☐ Exterior Porch Lights
- ☐ Exterior Weatherproof Electrical Outlets
- ☐ Series 100 Aluminum Roof
- ☐ Series 200 3" R-22 Insulated Solid Core Roof
- ☐ 2' x 3' Dual Dome Operable Skylights (Series 200 Roof)
- ☐ Sliding Glass Doors 6' x 6'8"
- ☐ Dual Outswinging French Doors 6' x 6'8"
- ☐ Security Dead Bolts
- ☐ "Sunblock" Solar Window Screens
- ☐ Pet Doors

SYSTEM 2 - Garden Room

Standard Features Include:

- ☑ Quality Security Windows
- ☑ Cadmium Plated Easy-Glide Window Rollers
- ☑ Removable Screens
- ☑ Floor to Ceiling Structural Mullions
- ☑ White or Bronze 5 Stage Baked Enamel Finish
- ☑ Decorator Designed Interiors and Exteriors
- ☑ Designed to Fit Under Existing Eaves
- ☑ 6063 T-6 Tempered and Hardened Aluminum Rafters
- ☑ Aluminum "No Rust" Solid Roof
- ☑ Exclusive Triple Seal Roof Glazing System
- ☑ Variable Pitch Roof
- ☑ 2" Insulated R-15 Solid Core Walls
- ☑ Sliding Glass Doors 6' x 6'8"
- ☑ Series 200 and 300, 3" R-22 Insulated Roof
- ☑ Complete Radius on All Curved Eave Rooms
- ☑ R-15 Insulated or Acrylic Kickplates
- ☑ Large Uncluttered 4' Bays

Options Available:

- ☐ Tinted Windows
- ☐ French Windows
- ☐ Dual Glass Windows (Where Codes Permit)
- ☐ Patented Invisable Electrical Raceway System
- ☐ Exterior Porch Lights
- ☐ Exterior Weatherproof Electrical Outlets
- ☐ Series 200 3" R-22 Insulated Solid Core Roof (Straight Eave)
- ☐ Series 300 3" R-22 Insulated Solid Core Roof (Curved Eave)
- ☐ 2' x 3' Dual Dome Operable Skylights (Series 200 & 300 Roofs)
- ☐ 36" Pedestrian Door
- ☐ Dual Outswinging French Doors 6' x 6'8"
- ☐ Security Dead Bolts
- ☐ "Sunblock" Solar Window Screens
- ☐ Easy Glide Insulated Roof Shutters (Series 300 Roof)
- ☐ Tinted or Clear Tempered Glass Kickplates
- ☐ Two Stage Adjustable Kickplates for Existing Slabs
- ☐ Pet Doors

SYSTEM 3 - Solarium

Standard Features Include:

- ☑ Quality Security Windows
- ☑ Cadmium Plated Easy-Glide Window Rollers
- ☑ Removable Screens
- ☑ Floor to Ceiling Structural Mullions
- ☑ White or Bronze 5 Stage Baked Enamel Finish
- ☑ Decorator Designed Interiors and Exteriors
- ☑ Designed to Fit Under Existing Eaves
- ☑ 6063 T-6 Tempered and Hardened Aluminum Rafters
- ☑ Aluminum "No Rust" Solid Roof
- ☑ Exclusive Triple Seal Roof Glazing System
- ☑ Variable Pitch Roof
- ☑ 3" R-22 Insulated Solid Core Walls
- ☑ Patented Invisable Electrical Raceway System
- ☑ Sliding Glass Doors 6' x 6'8"
- ☑ Series 400 and 500 Glass or Insulated Roofs
- ☑ 18' Freespan Projection, No Beam Required
- ☑ Complete Radius on All Curved Eave Rooms
- ☑ Laminated Safety Roof Glass Eliminates 98% of Ultra Violet Light
- ☑ R-22 Insulated or Acrylic Kickplates

Options Available:

- ☐ Tinted Windows
- ☐ French Windows
- ☐ Dual Glass Windows (Where Codes Permit)
- ☐ Exterior Porch Lights
- ☐ Exterior Weatherproof Electrical Outlets
- ☐ Series 400 Glass/3" Solid Core R-22 Insulated Roof (Straight Eave)
- ☐ Series 500 Glass/3" Solid Core R-22 Insulated Roof (Curved Eave)
- ☐ 2' x 2' Operable Ridge Vents (Series 400 & 500 Roofs)
- ☐ 36" Pedestrian Door
- ☐ Dual Outswinging French Doors 6' x 6'8"
- ☐ Security Dead Bolts
- ☐ "Sunblock" Solar Window Screens
- ☐ Easy Glide Insulated Roof Shutters (Series 400 & 500 Roofs)
- ☐ Tinted or Clear Tempered Glass Kickplates
- ☐ Two Stage Adjustable Kickplates for Existing Slabs
- ☐ Pet Doors

☑ Feature included on base model ☐ Option is upcharge on base models

APPROVALS AND SPECIFICATIONS

- I.C.B.O. (International Conference of Building Officials) ... UBC Codes
- California State Housing Approval
- California Model Building Security Ordinance Approval (Security Windows) ... Modular Wall System

5 YEAR LIMITED MATERIAL WARRANTY

Patio Room, Garden Room Solarium