

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

**BUILDING PERMIT IS REQUIRED
NOT APPROVED FOR CONSTRUCTION**

CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR'S ACTION
NOTICE OF DECISION

APPLICATION RECEIVED: August 2, 2007

APPLICATION COMPLETE: August 8, 2007

ACTION DATE: August 8, 2007

CASE NO.: UP-73-007M

OWNER: Lido Isle (Island I)

OWNER ADDRESS: c/o Ed Pierce, Pierce Property Management, 969-G Edgewater Blvd., Foster City, CA 94404

APPLICATION FOR: Prototype Design for replacement solariums

LOCATION: Lido Isle (Island I) Planned Development

ZONING: R-3/PD (Single-Family Residence/Planned Development) District

ACTION TAKEN: Approved with Conditions

On the date listed above, the Community Development Director of the City of Foster City, took the action described above on the subject Architectural Review application based on the following findings:

1. That the proposal to establish a prototype design for the replacement of solariums in the Lido Isle (Island I) Planned Development, as conditioned in Exhibit A is consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed replacement solariums will improve the appearance of homes in the development, will allow for necessary maintenance and repair of houses, will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goal (LUC-A) and Land Use Policies (LUC-38 and LUC-39 contained in the Land Use and Circulation element of the Foster City General Plan, and will be consistent with the residential use of the houses in the development.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the design, colors, and materials of the replacement solariums will be compatible with the architectural style, character, and proportions of houses in the development and they will be in keeping with similar improvements in the neighborhood.

3. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, 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 prototypical solarium will provide guidelines to ensure that the specified property improvements are orderly and consistent for all properties in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved.
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 or the general welfare of the City because the prototypical solarium is compatible with the design of the house and other houses in the neighborhood, will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code and will not have detrimental visual impacts on the neighborhood.

This action is subject to any conditions contained in Exhibits A and B, attached.

Expiration

Any Architectural Review approval shall, without further action, become null and void if not used within two (2) years from the date of approval thereof, or within any shorter or longer period of time if so approved by the Community Development Director.

Appeal

Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Community Development Department or by letter. There is a fee for filing an appeal. All appeals must be filed in accordance with Section 17.06.150.

Acknowledgment by Applicant

Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the appeal.

In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,



R Richard B. Marks
Community Development Director

Edward L. Pierce Jr
on behalf of Lido Isle HOA

(Owners Name) (Please Print)

Edward L. Pierce Jr

(Owners Signature)

Planners Initials: skg

cc: Dan Filiatrault, Collier Warehouse, Inc., 90 Dorman Ave., San Francisco, CA 94124

EXHIBIT A

LIDO ISLE (ISLAND I) HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Solarium Replacement

1. **Prior to commencement of work, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final construction drawings shall be submitted with the building permit application.**
2. All construction shall be designed, constructed, installed, and maintained in a professional manner.
3. 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.
4. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of the adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.
5. Standard residential security requirements as established by Section 15.28.100, Business and Residential Security – Minimum standards, of Chapter 15.28 of the Foster City Municipal Code shall be provided.
6. Prior to any final building inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
7. Once a building permit is issued, it is the permit holder's responsibility to ensure that the project receives a final inspection before the building permit expires (180 days after the last inspection). Failure to receive and/or pass a final inspection will result in the expiration of the building permit which will require additional fees to reactivate.
8. Fire sprinklers are required for any project that includes remodeling 50% or more of an existing house and/or adding 50% or more to the existing floor area. Prior to any final building inspection approval, flow calculations for the fire sprinkler system shall be prepared by a qualified Fire Sprinkler System contractor and submitted to the City for review. If tapping into the city's water main is required for a dedicated fire service, an encroachment permit is required.
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. Solariums shall replace existing solariums in Plan C and Plan E in the existing locations only, as indicated on the floor plans included in Exhibit B.
- *11. The solariums shall have two operable awning windows as shown in Exhibit B.
- *12. No shade or any other covering shall be allowed on the outside of the solarium.

- *13. The solarium glass shall be clear Low-E insulated glass.
- *14. The building permit shall include information from the manufacturer regarding the strength of the glass and the solarium assembly to the satisfaction of the Chief Building Official.

* Site specific condition

APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Lido Isle (Island I) Homeowners' Association for the proposed solarium. The letter shall indicate that the proposed solarium conforms to the established design criteria of the prototype.
2. The homeowner or contractor shall apply for an Building Review permit from the Building Inspection Division at City Hall by submitting the following:
 - a. Application form
 - b. An approval letter from the Lido Isle (Island I) Homeowners' Association
 - c. Site plan showing the location of the replacement solarium
 - d. Floor plan
 - e. Details for the solarium
 - f. The Manufacturer's Listing Evaluation Report, showing that the roof of the solarium can support a minimum of 250 pounds for emergency escape access from the bedroom window above.
 - g. Filing fee
3. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the Prototypical Design Guidelines for Replacement Solariums at Lido Isle (Island I).

Edward L. Pierce

Ed Pierce
Pierce Property Management, for
Lido Isle (Island I) Homeowners' Association

8/13/07

Date

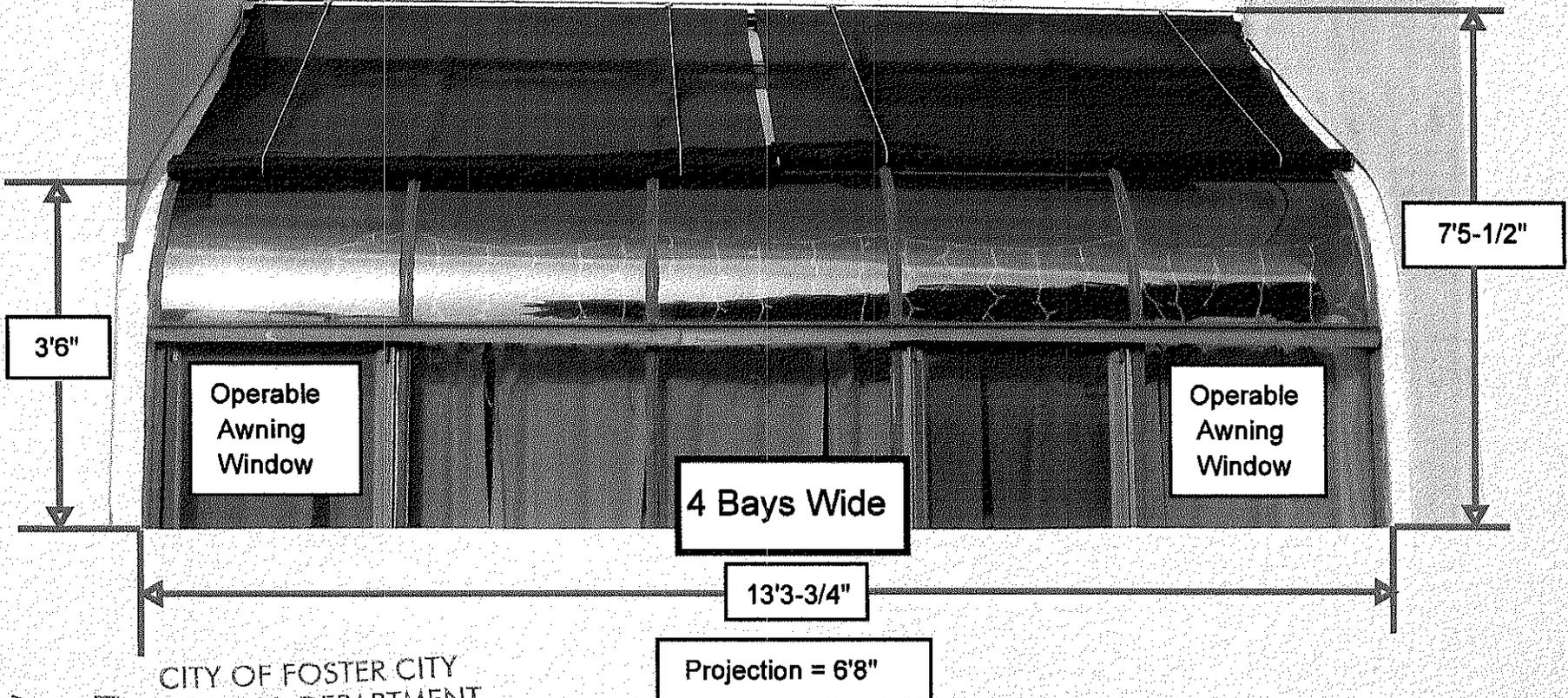
Richard B. Marke

f _____
Richard B. Marke, Community Development Director
City of Foster City

8/13/07

Date

Griffith Res
1007 Lido Lane
Foster City, CA. 94404



CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 08 2007

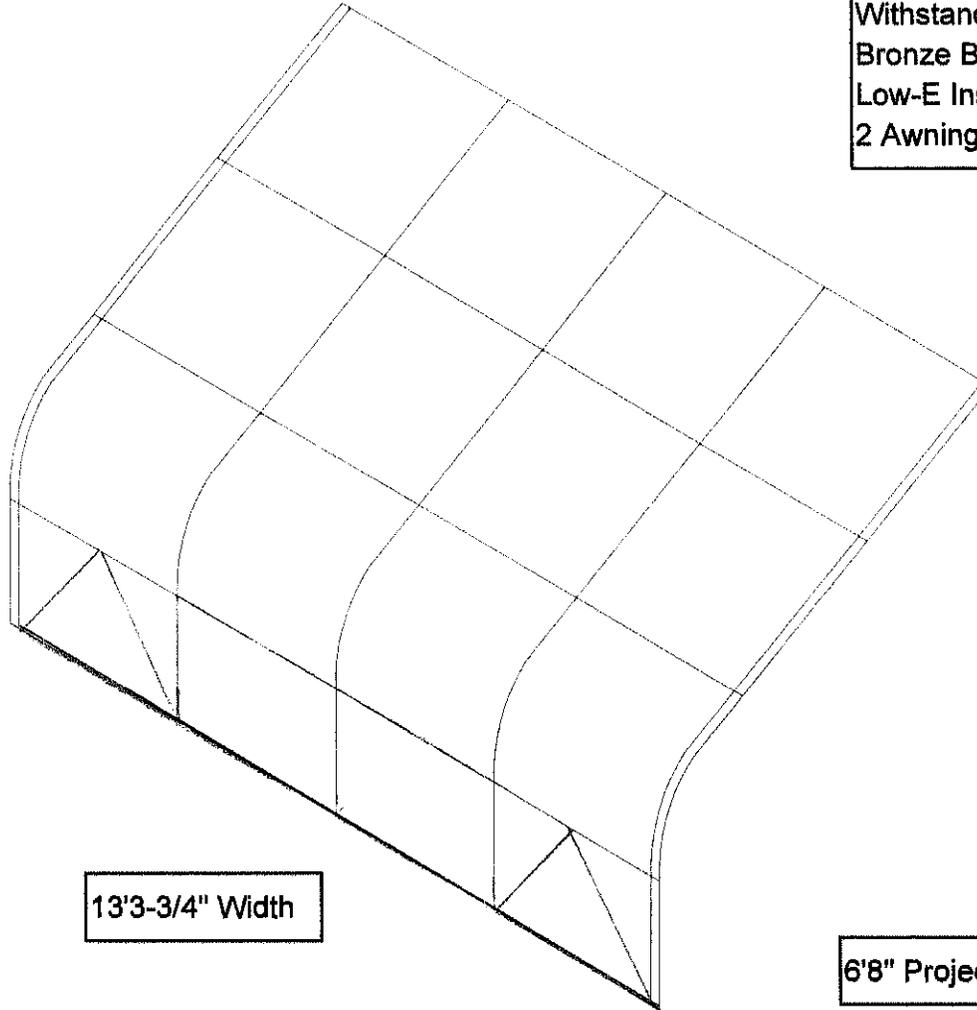
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



PLANNING
DIVISION
AUG 02 2007
FOSTER CITY
RECEIVED



Sunshine Rooms:
7:12 Pitch
4 Bays Wide
Includes Double Rafter @ both sides
Withstands 250 Min Load
Bronze Baked Enamel
Low-E Insulated Glass (Lami @ Roof)
2 Awning Windows



7'5-1/2" Height

13'3-3/4" Width

6'8" Projection

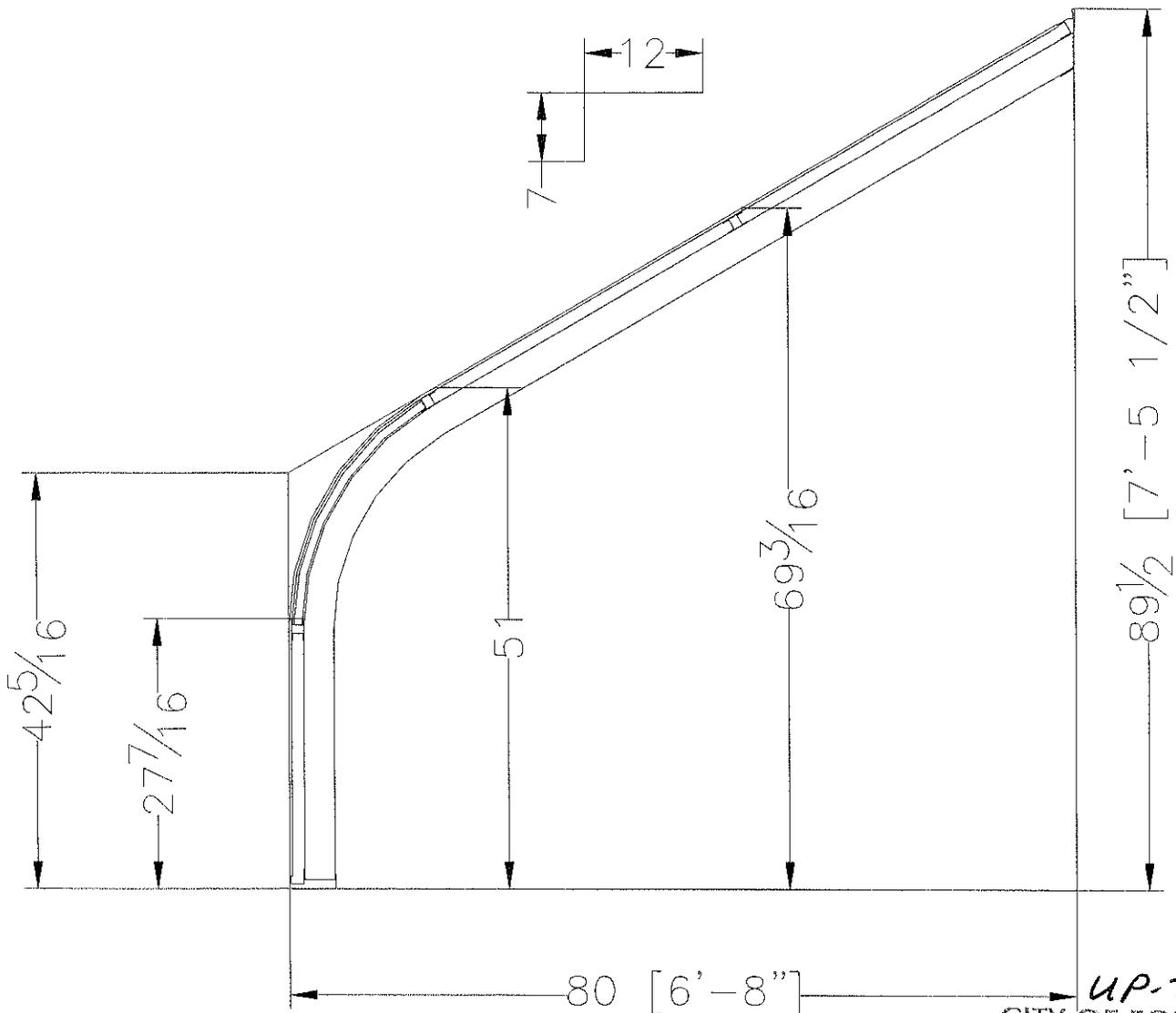
UP-73-007M
CITY OF FOSTER CITY
PLANNING DEPARTMENT
AUG 08 2007
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *SKG*

FILE
COPY

Sunshine Rooms, Inc. 3333 N. Mead Wichita, KS 67219 (800) 222-1598 Fax (316) 838-0839
www.sunshinerooms.com

04-13-07 Lido Isle (Sunshine Room).max

FOSTER CITY
RECEIVED
PLANNING
DIVISION
AUG 02 2007



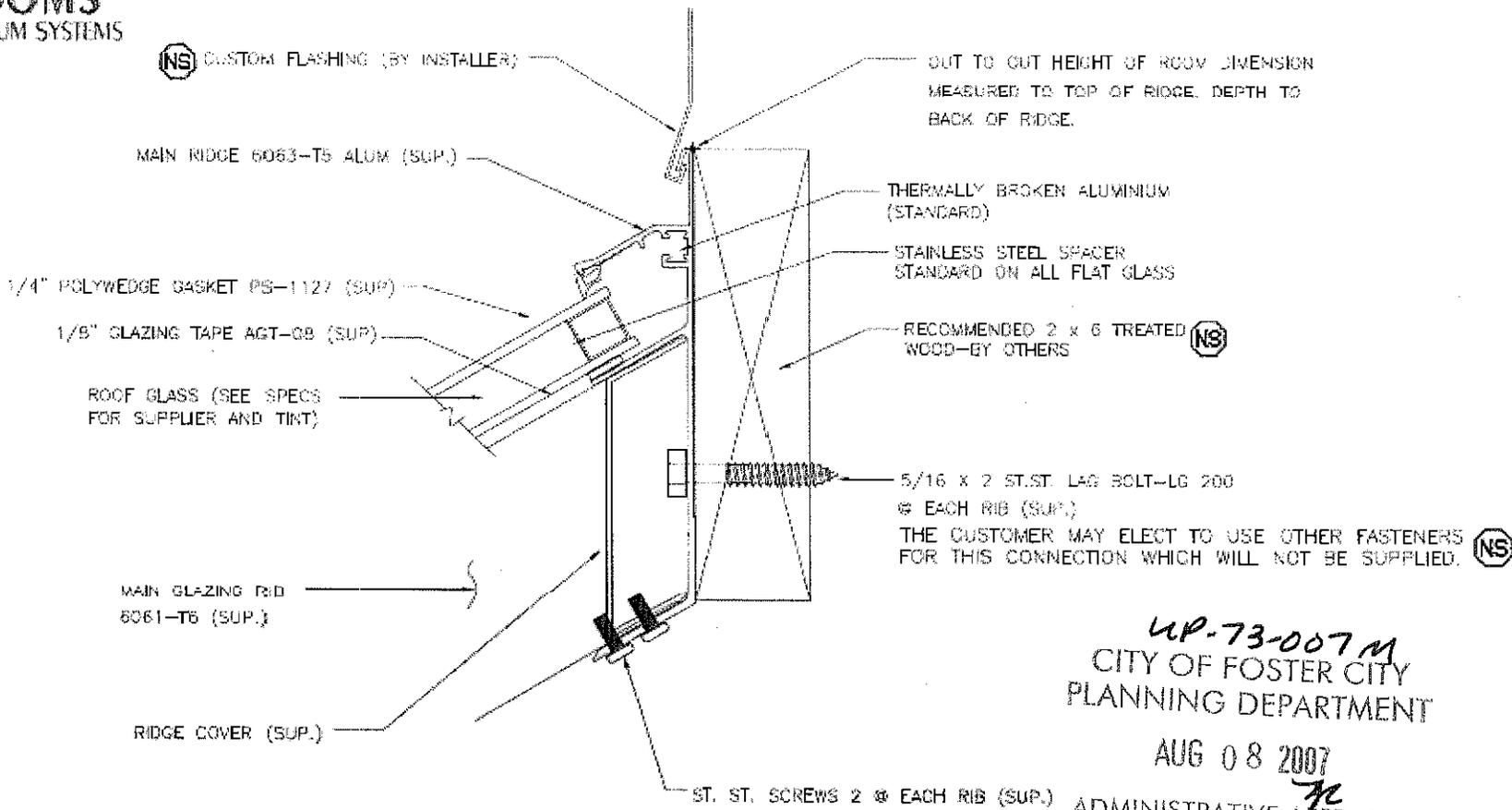
FILE COPY

Sunshine Rooms, Inc.
Sundance Knee Wall
Cross Section Heights

UP-73-007M
CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 08 2007
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *SKG*

FOSTER CITY
RECEIVED
AUG 02 2007
PLANNING
DIVISION

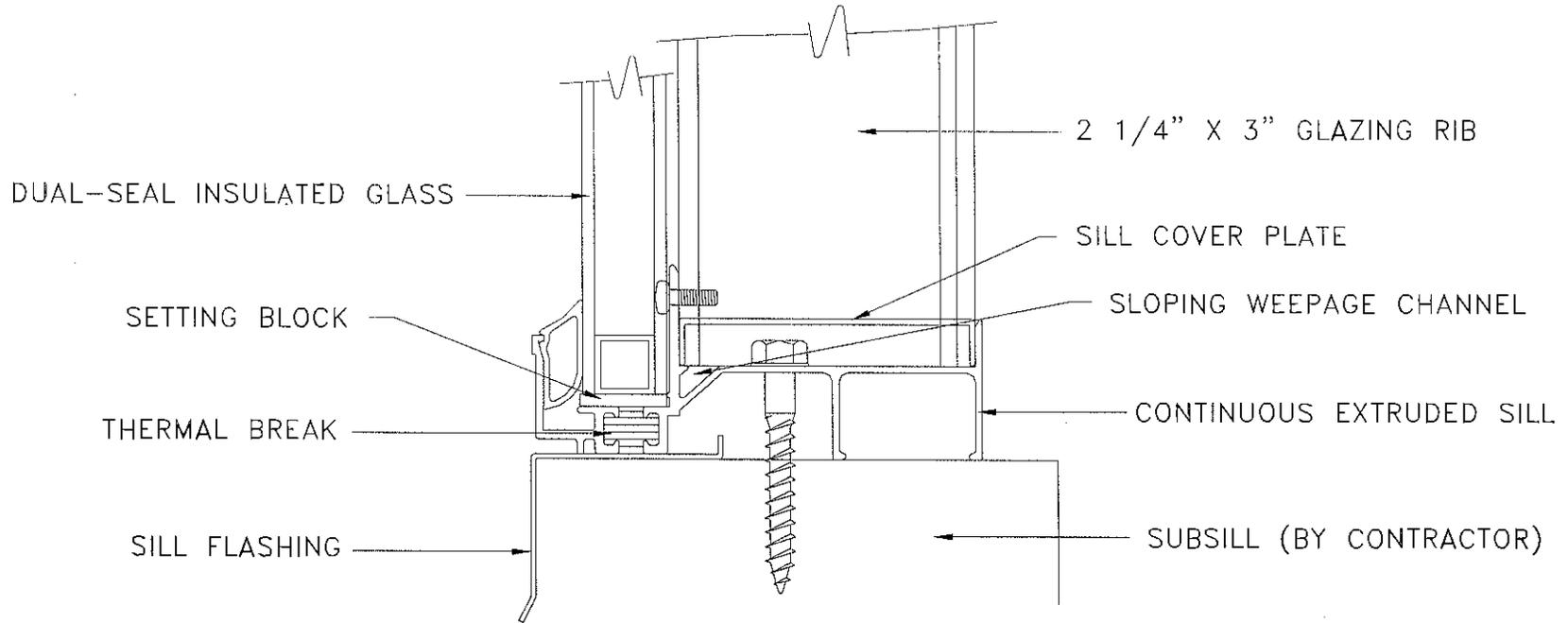


UP-73-007 M
 CITY OF FOSTER CITY
 PLANNING DEPARTMENT
 AUG 08 2007
 JC
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS SCG

(A) **SUNDANCE RIDGE CONN.**
 (2) **300S1-R-3**



FOSTER CITY
 RECEIVED
 AUG 02 2007
 PLANNING
 DIVISION



1

SILL CONNECTION

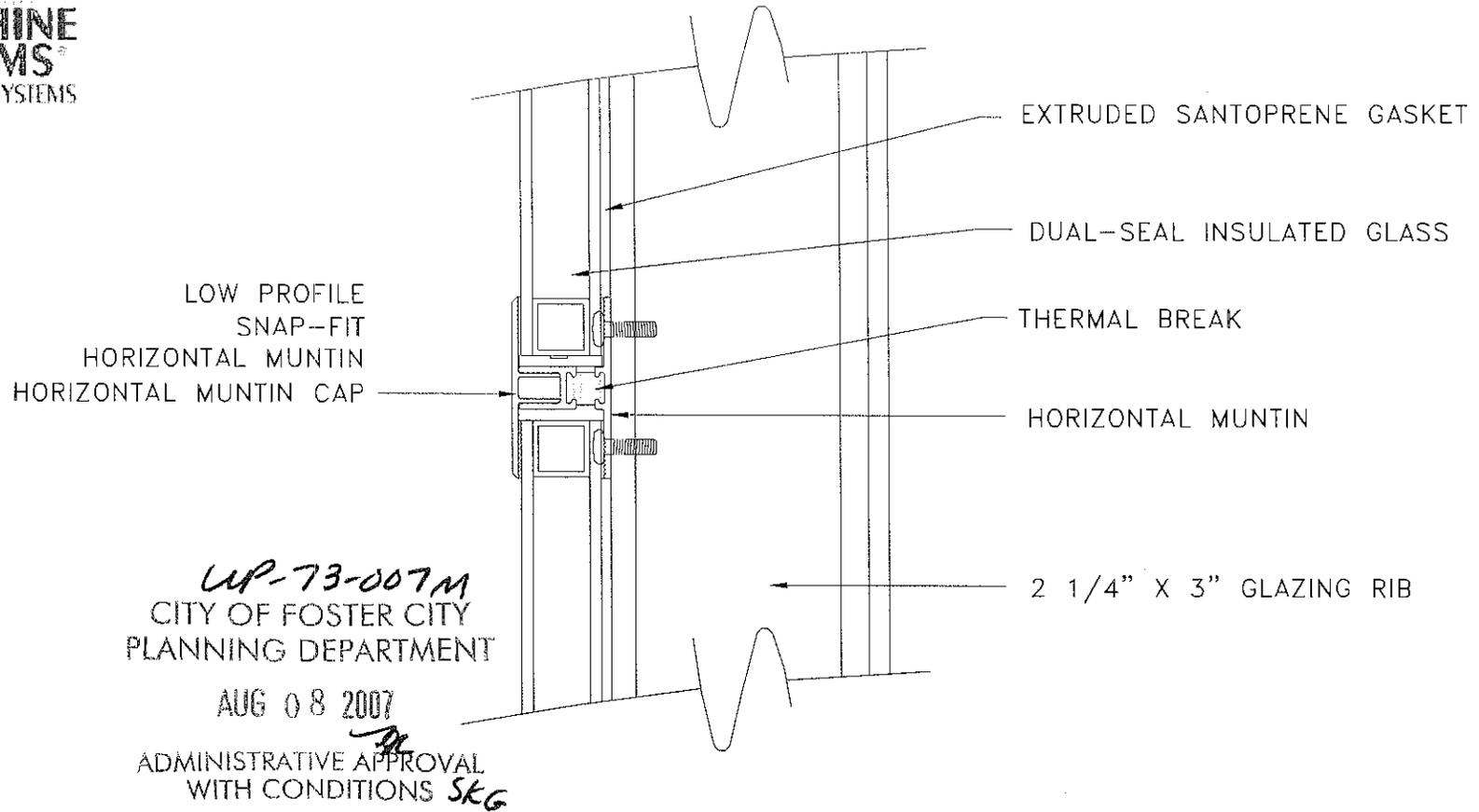
UP-73-007M
CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 08 2007

ADMINISTRATIVE APPROVAL
WITH CONDITIONS *SKG*

FOSTER CITY
RECEIVED
AUG 02 2007
PLANNING
DIVISION





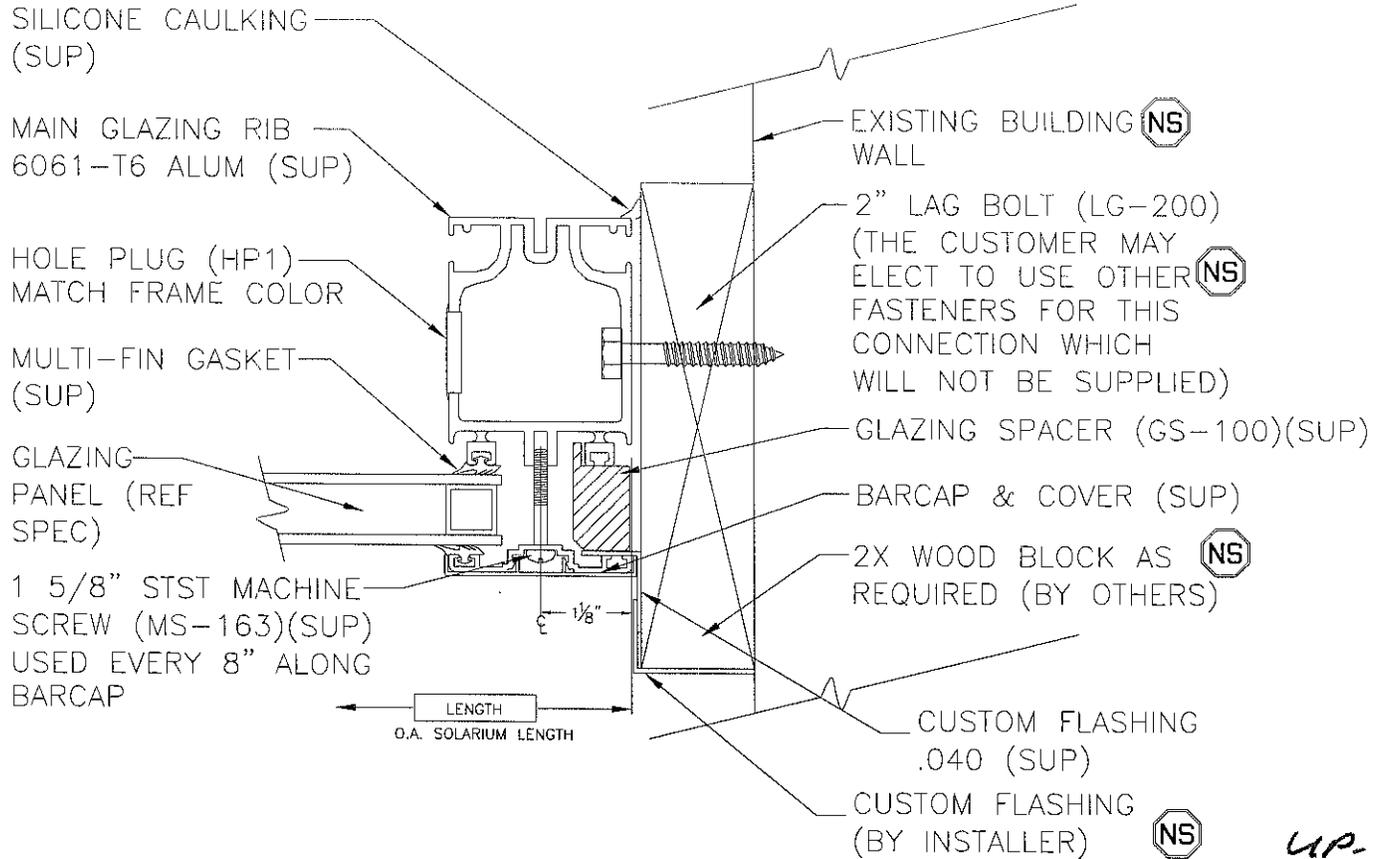
LP-73-007M
CITY OF FOSTER CITY
PLANNING DEPARTMENT
AUG 08 2007
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *SKG*

6

HORIZONTAL MUNTIN

FILE
COPY

FOSTER CITY
RECEIVED
AUG 02 2007
PLANNING
DIVISION



FILE COPY

FOSTER CITY RECEIVED
AUG 02 2007
PLANNING DIVISION

A GLAZING RIB @ WALL
2 300BCHIJS-RW-1

SCALE: SCALE = 1"

UP-73-007 M
CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 08 2007

ADMINISTRATIVE APPROVAL WITH CONDITIONS



INTERNAL ACCESSORY CHANNEL (STD) ATTACH COMPONENTS W/ MS-50 SCREWS

300 GL RIB 6061-T6 ALUM (SUP)

QUAD-FIN RUBBER GASKET QF-100 4 PLACES (SUP)

1 5/8" ST.ST. MACHINE SCREW MS-163 (SUP) USED EVERY 8" ALONG GLAZING RIB

ALUM. BARCAP COVER (SUP) CUT ON SITE TO FIT

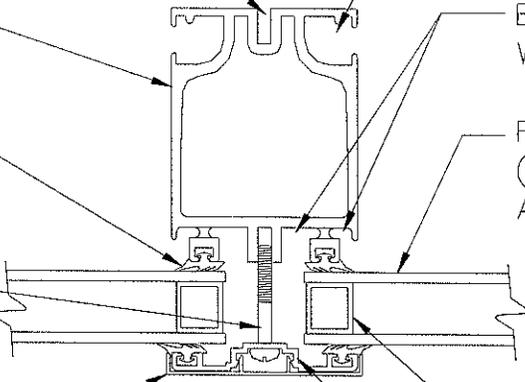
STD TRACK FOR EXCLUSIVE COMFORT GLIDE SHADE SYSTEM (SHADES OPTIONAL)

EXCLUSIVE TEARDUCT WEEPAGE SYSTEM (STD)

FRONTWALL INSULATED GLASS (REF SPEC FOR SUPPLIER AND TINT)

ST.STL SPACER (STD ON ALL FLAT GLASS)

ALUM. BARCAP (SUP) 6063-T5 ALUM



A
2

300 GL RIB

300BCHIJS-GR-1

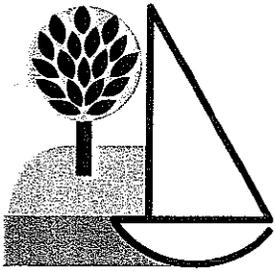
SCALE:SCALE = 1"

UP-73-007M
CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 08 2007

ADMINISTRATIVE APPROVAL WITH CONDITIONS
70L
SKG

FOSTER CITY RECEIVED
AUG 02 2007
PLANNING DIVISION



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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



JAN 23 2007

PLANNING
DIVISION

CITY OF FOSTER CITY COMMUNITY DEVELOPMENT DIRECTOR'S ACTION NOTICE OF DECISION

APPLICATION RECEIVED: December 19, 2006

APPLICATION COMPLETE: January 18, 2007

ACTION DATE: January 18, 2007

CASE NO.: UP-73-007K

OWNER: Lido Isle (Island I)

OWNER ADDRESS: c/o Ed Pierce, Pierce Property Management, 969-G Edgewater Blvd., Foster City, CA 94404

APPLICATION FOR: Prototype Design for replacement solariums

LOCATION: Lido Isle (Island I) Planned Development

ZONING: R-3/PD (Single-Family Residence/Planned Development) District

ACTION TAKEN: Approved with Conditions

On the date listed above, the Community Development Director of the City of Foster City, took the action described above on the subject Architectural Review application based on the following findings:

1. That the proposal to establish a prototype design for the replacement of solariums in the Lido Isle (Island I) Planned Development, as conditioned in Exhibit A is consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed replacement solariums will improve the appearance of homes in the development, will allow for necessary maintenance and repair of houses, will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goal (LUC-A) and Land Use Policies (LUC-38 and LUC-39 contained in the Land Use and Circulation element of the Foster City General Plan, and will be consistent with the residential use of the houses in the development.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the design, colors, and materials of the replacement solariums will be compatible with the architectural style, character, and proportions of houses in the development and they will be in keeping with similar improvements in the neighborhood.

3. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, 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 prototypical solarium will provide guidelines to ensure that the specified property improvements are orderly and consistent for all properties in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved.
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 or the general welfare of the City because the prototypical solarium is compatible with the design of the house and other houses in the neighborhood, will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code and will not have detrimental visual impacts on the neighborhood.

This action is subject to any conditions contained in Exhibits A and B, attached.

Expiration

Any Architectural Review approval shall, without further action, become null and void if not used within two (2) years from the date of approval thereof, or within any shorter or longer period of time if so approved by the Community Development Director.

Appeal

Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Community Development Department or by letter. There is a fee for filing an appeal. All appeals must be filed in accordance with Section 17.06.150.

Acknowledgment by Applicant

Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the appeal.

In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,


Richard B. Marks
Community Development Director

Edward L. Pierce Jr

(Applicant's Name) (Please Print)



(Applicant's Signature)

Planners Initials: ljc

cc: Dan Filiatrault, Collier Warehouse, Inc., 90 Dorman Ave., San Francisco, CA 94124

EXHIBIT A

LIDO ISLE (ISLAND I) HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Solarium Replacement

1. **Prior to commencement of work, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final construction drawings shall be submitted with the building permit application.**
2. All construction shall be designed, constructed, installed, and maintained in a professional manner.
3. 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.
4. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of the adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.
5. Standard residential security requirements as established by Section 15.28.100, Business and Residential Security – Minimum standards, of Chapter 15.28 of the Foster City Municipal Code shall be provided.
6. Prior to any final building inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
7. Once a building permit is issued, it is the permit holder's responsibility to ensure that the project receives a final inspection before the building permit expires (180 days after the last inspection). Failure to receive and/or pass a final inspection will result in the expiration of the building permit which will require additional fees to reactivate.
8. Fire sprinklers are required for any project that includes remodeling 50% or more of an existing house and/or adding 50% or more to the existing floor area. Prior to any final building inspection approval, flow calculations for the fire sprinkler system shall be prepared by a qualified Fire Sprinkler System contractor and submitted to the City for review. If tapping into the city's water main is required for a dedicated fire service, an encroachment permit is required.
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. Solariums shall replace existing solariums in Plan C and Plan E in the existing locations only, as indicated on the floor plans included in Exhibit B.
- *11. The solariums shall have two operable awning windows as shown in Exhibit B.
- *12. No shade or any other covering shall be allowed on the outside of the solarium.

*13. The building permit shall include information from the manufacturer regarding the strength of the glass and the solarium assembly to the satisfaction of the Chief Building Official.

* Site specific condition

APPROVAL PROCESS

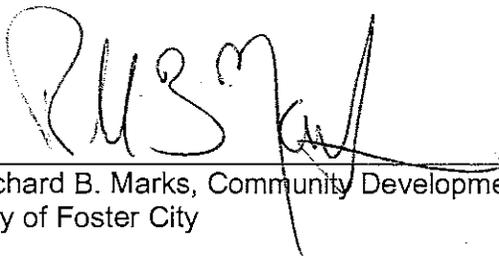
1. The homeowner/applicant shall obtain an approval letter from the Lido Isle (Island I) Homeowners' Association for the proposed solarium. The letter shall indicate that the proposed solarium conforms to the established design criteria of the prototype.
2. The homeowner or contractor shall apply for an Building Review permit from the Building Inspection Division at City Hall by submitting the following:
 - a. Application form
 - b. An approval letter from the Lido Isle (Island I) Homeowners' Association
 - c. Site plan showing the location of the replacement solarium
 - d. Floor plan
 - e. Details for the solarium
 - f. The Manufacturer's Listing Evaluation Report, showing that the roof of the solarium can support a minimum of 250 pounds for emergency escape access from the bedroom window above.
 - g. Filing fee
3. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the Prototypical Design Guidelines for Replacement Solariums at Lido Isle (Island I).



Ed Pierce
Pierce Property Management, for
Lido Isle (Island I) Homeowners' Association

2/7/07

Date _____

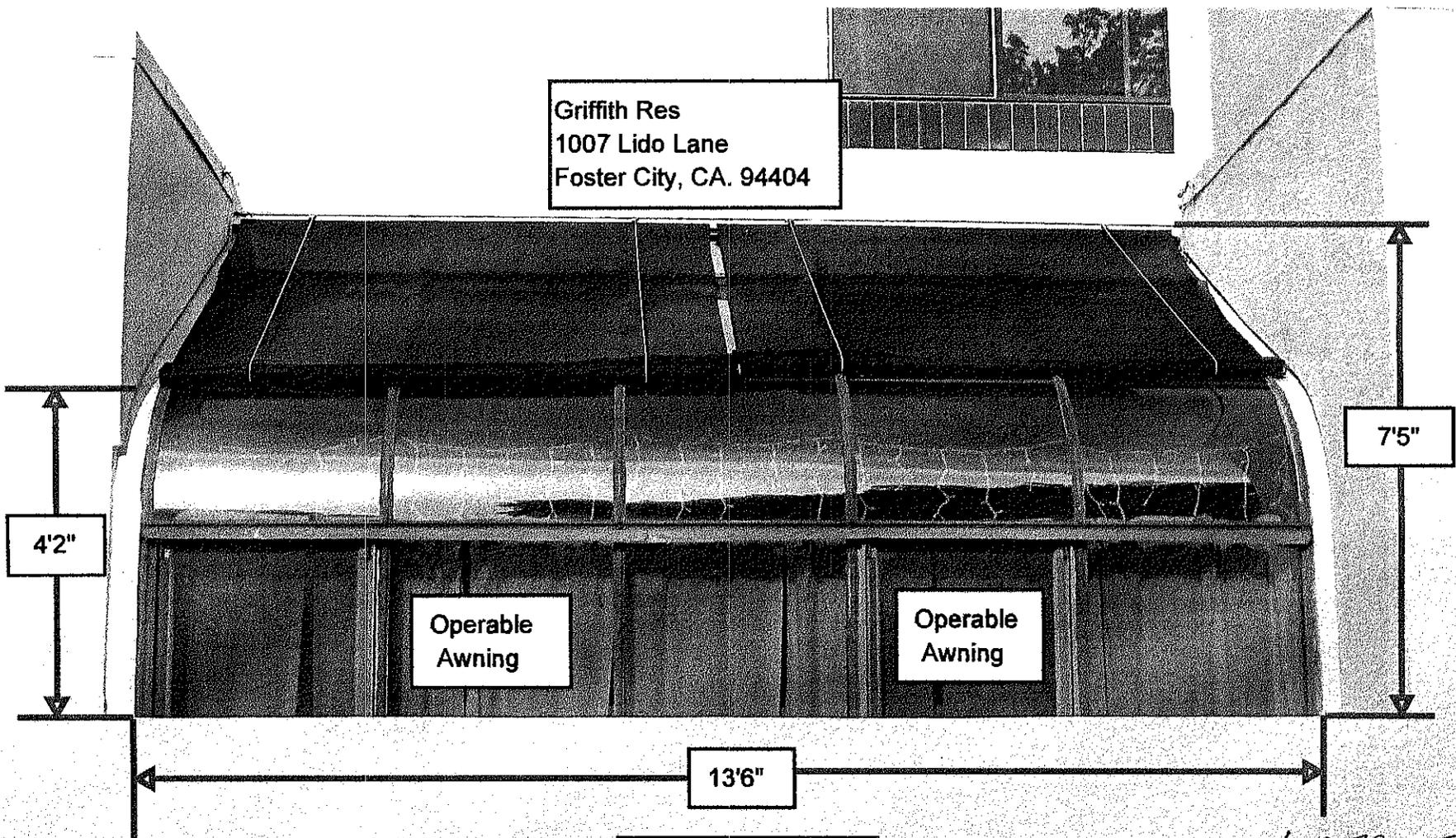


Richard B. Marks, Community Development Director
City of Foster City

2/13/07

Date _____

Griffith Res
1007 Lido Lane
Foster City, CA. 94404



FOSTER CITY
RECEIVED
DEC 19 2006
PLANNING
DIVISION

Projection = 6'8"

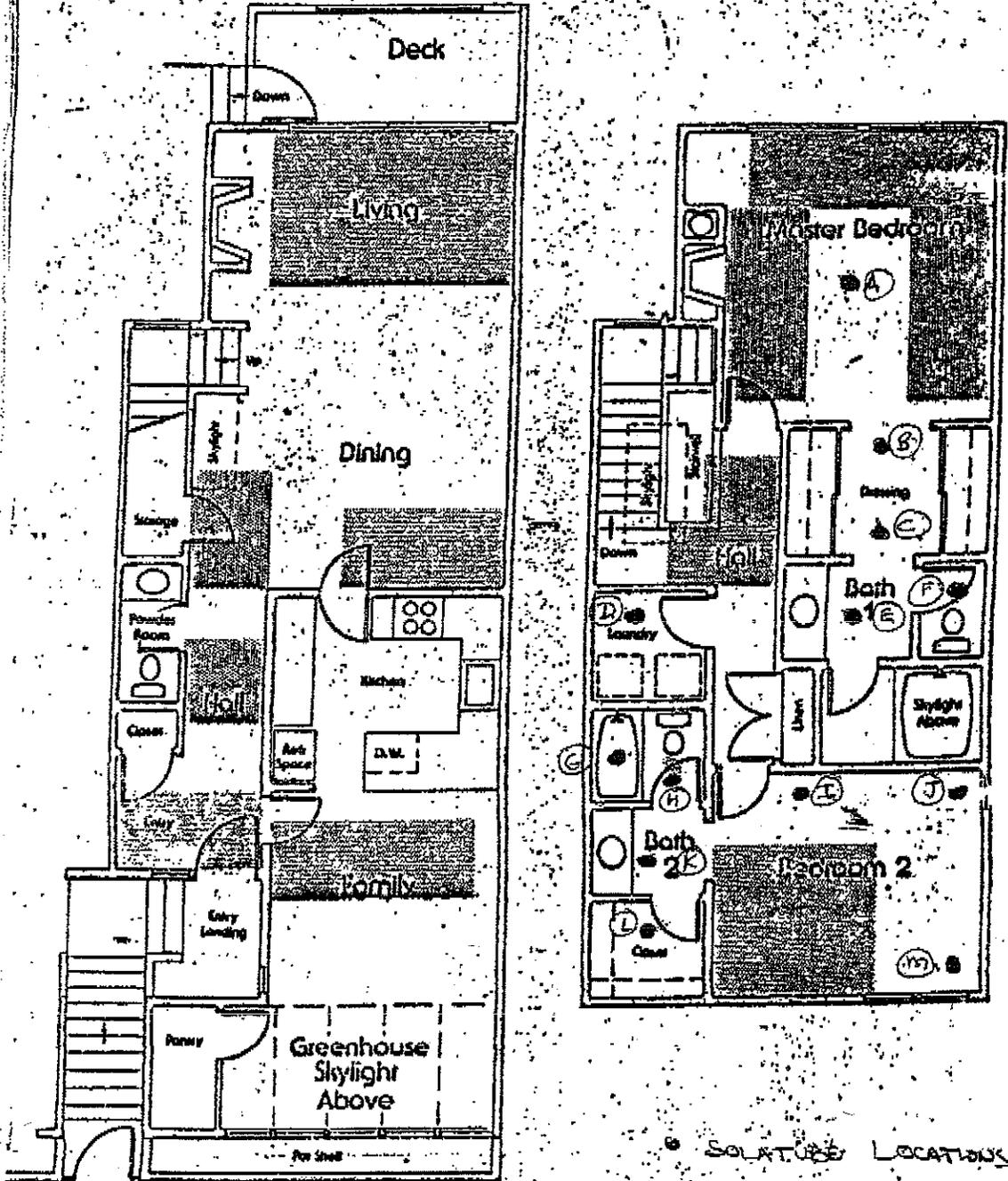
UP-73-007K
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JAN 18 2007
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

EXHIBIT B - PAGE 2 OF 5

ATTN:
DAN

PLAN C



UP 73007K
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JAN 18 2007

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

FOSTER CITY
RECEIVED

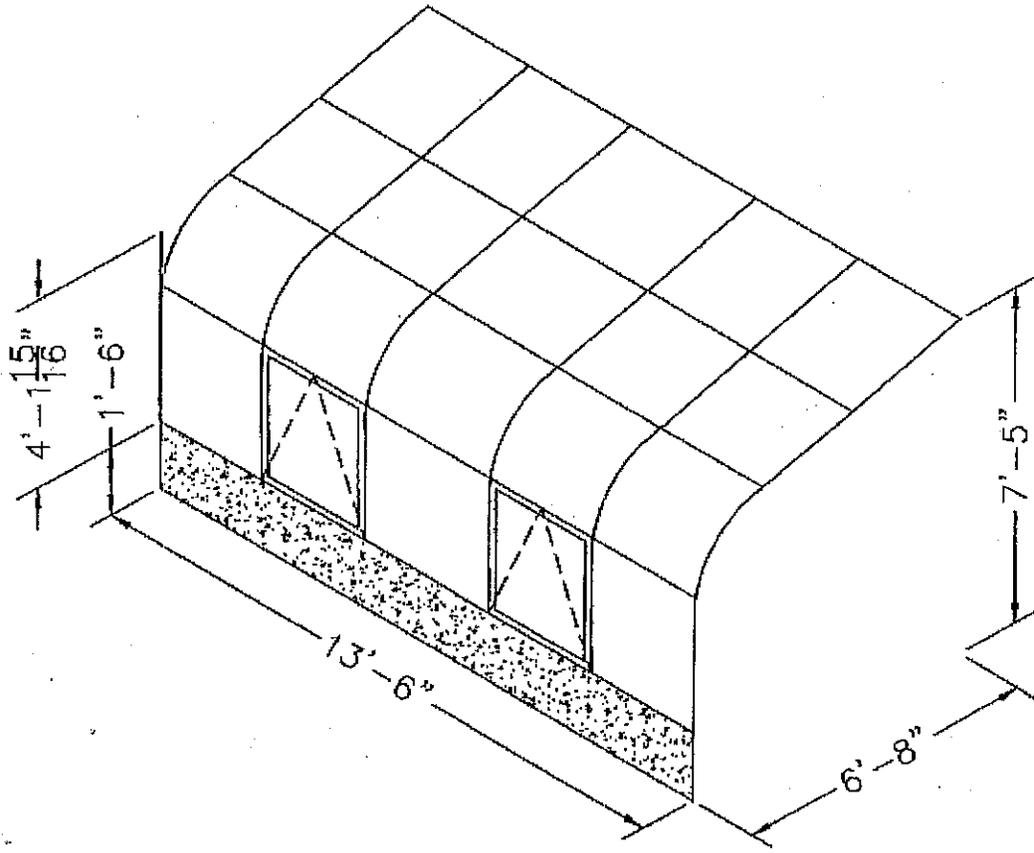
DEC 19 2006

PLANNING
DIVISION

Small illegible text at the bottom right corner.

ISOMETRIC

1/4" = 1'-0"



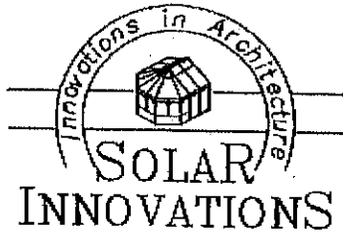
FOSTER CITY
 RECEIVED
 DEC 19 2006
 PLANNING
 DIVISION

UP-73-007K
 CITY OF FOSTER CITY
 PLANNING DEPARTMENT
 JAN 18 2007
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

→ = Shows Folding / Sliding Direction
 X = Operable Panel O = Fixed Panel
 > = Hinged Right < = Hinged Left

PRELIMINARY DETAILS ARE FOR VISUAL REPRESENTATION ONLY. ACTUAL SIZE AND LAYOUT OF FINISHED PRODUCT MAY VARY FROM FINAL DESIGN, CONTRACT AND SHOP DRAWINGS.

DATE:	12/14/2006
ESTIMATOR:	Nichole Scott
JOB NAME:	Griffith Residence
LOCATION:	San Mateo, CA
Quote #:	17913
Revision	C

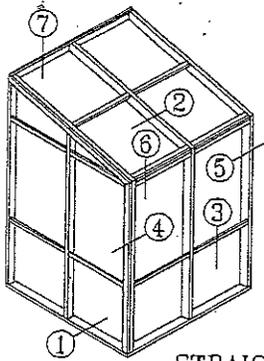


WP-73-007K-106

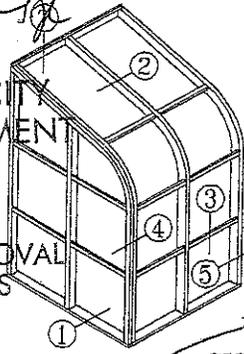
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JAN 18 2007

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

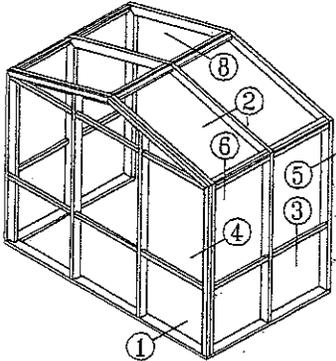


STRAIGHT EAVE
LEAN TO

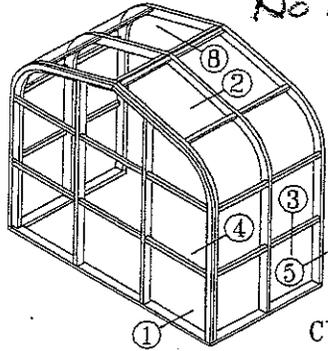


CURVED EAVE
LEAN TO

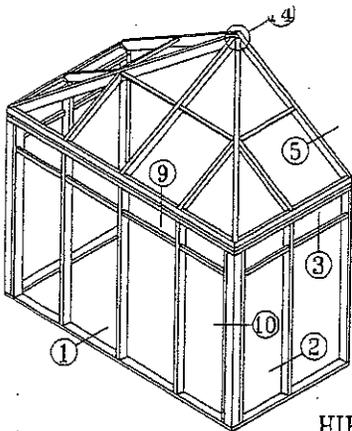
NO GABLE ENDS



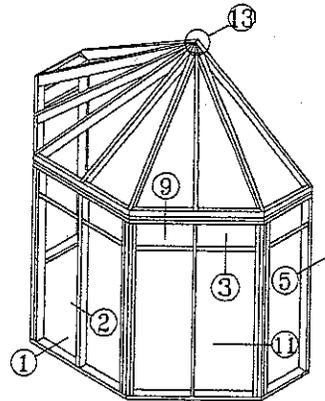
STRAIGHT EAVE
DOUBLE PITCH



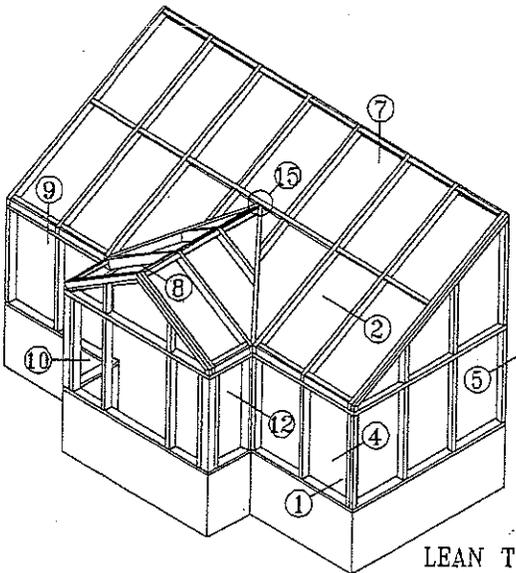
CURVED EAVE
DOUBLE PITCH



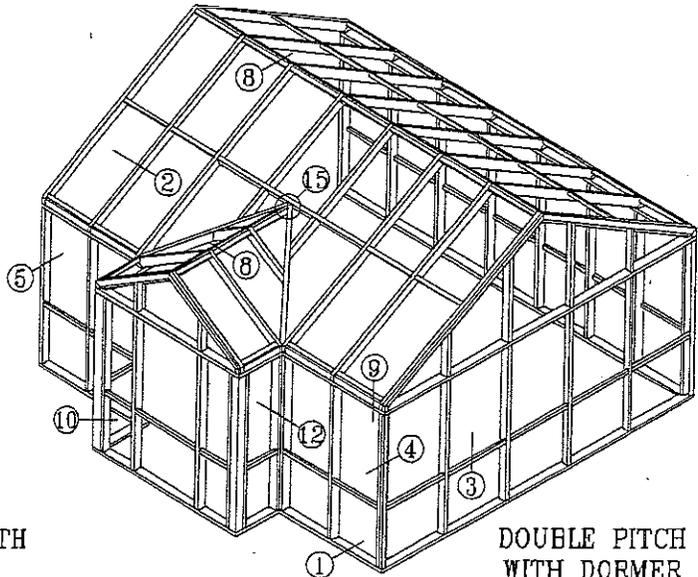
HIP END



BULL NOSE



LEAN TO WITH
DORMER

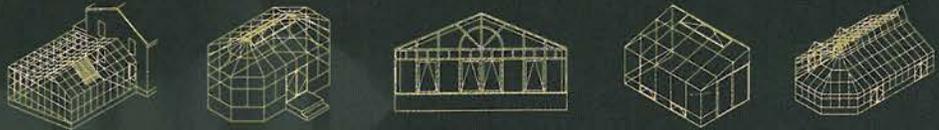


DOUBLE PITCH
WITH DORMER

Embrace the Seasons



*S*unroom *D*esigns



By **SOLAR INNOVATIONS** INC.



➤ **STRAIGHT EAVE SUNROOMS**

Straight eave sunrooms are the core of the sloped glazing industry. As a custom manufacturer, Solar Innovations has utilized this sunroom design and altered it to create beautiful and unique structures. Straight eave sunrooms are the most versatile design and come in two standard pitches of 3.159/12 (14.75°) and 6.928/12 (30°). However, any length, projection, roof pitch, and height can be achieved to meet or exceed your design expectations.

➤ **CURVED EAVE SUNROOMS**

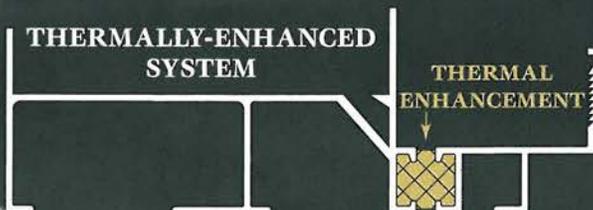
Curved eave sunrooms provide a unique contemporary look to any style of architecture. The glass curve provides an unobstructed view at eave height, and the curved interior bars create a smooth transition from roof to wall. Curved eave additions have gained a huge following in both residential and commercial sunroom designs worldwide. Solar Innovations offers standard economical designs which have either a 14.75° (3.159/12) or 30° (6.928/12) roof pitch, and lengths which vary with the combination of our standard 30 1/2", 38" and 46 1/2" bay centers. Utilizing custom curves, Solar Innovations can provide curved eave structures with roof pitches varying from a 2/12 to a 12/12 and can meet any specified length.

➤ **EVEN SPAN SUNROOMS**

Many of our competitors do not offer true even span sunroom designs. Instead, they attach two lean to structures to a capped wooden ridge beam, with visually unappealing results. Solar Innovations' true even-span designs use internal welded knees or aluminum ridge beams at the apex of our structures for a more aesthetically pleasing look.

We offer our even span sunrooms with either straight or curved eaves, and they easily can be transformed into decorative conservatories with the addition of polygonal noses, hips, dormers or valleys. These additions combined with our full range of accessories and decorative options allow you to create a structure perfectly suited to your needs.

SOLAR INNOVATIONS is not only a sunroom manufacturer; in fact, we offer the most complete product line in the industry. As a manufacturer of greenhouses, conservatories, folding glass walls and windows, multiple bay sliding doors and windows, skylights, and more, we are the single source for multiple residential projects at the same location, creating a consistent look of superior design and elegance.



Prevents Transmission of Extreme Temperatures to Interior of Design

REGULAR INSULATED SILL



CUSTOM DESIGNS by SOLAR INNOVATIONS

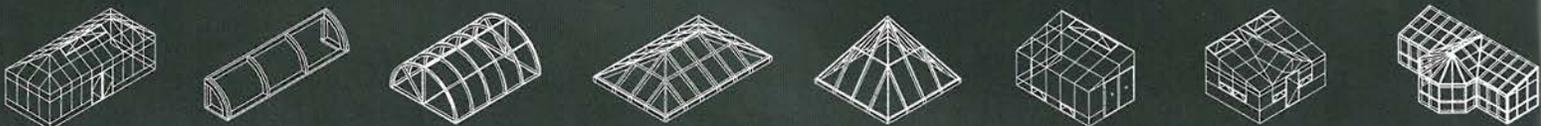




Straight eave, lean to sunroom.
 Location: PA
 Approximate size: 12' length, 6' projection, 15' ridge height



Straight eave, lean to porch sunroom.
 Location: NY
 Approximate size: 32' length, 13' projection, 9' ridge height
 (with base wall)





Double pitch, aluminum exterior/mahogany interior sunroom with decorative ring and collar.

Location: IL

Approximate size: 14' length, 12' width, 14' ridge height (with base wall)

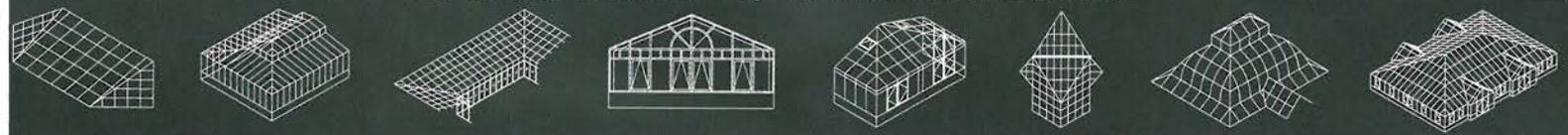


Straight eave, double pitch sunroom with operable ridge vent.

Location: NJ

Approximate size: 25' length, 18' width, 12' ridge height (with base wall)

CUSTOM DESIGNS by SOLAR INNOVATIONS





Curved eave, lean to sunroom with aluminum exterior / glue laminate interior.

Location: IL

Approximate size: 32' length, 9' projection, 11' ridge height (with base wall)



Curved eave, lean to sunroom in a second story application.

Location: PA

Approximate size: 18' height, 10' projection, 11' ridge height (with base wall)



Curved eave, lean to sunroom with operable ridge vent.

Location: NJ

Approximate size: 13' length, 6' projection, 11' ridge height (with base wall)





Curved eave, double pitch, combination sunroom greenhouse with operable ridge vent, ridge cresting, and finial.

Location: CO

Approximate size: 17' width, 21' projection, 10' ridge height (with internal base wall)



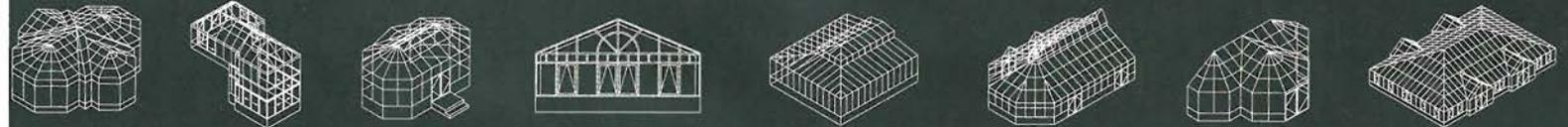
Curved eave, lean to sunroom with awning windows.

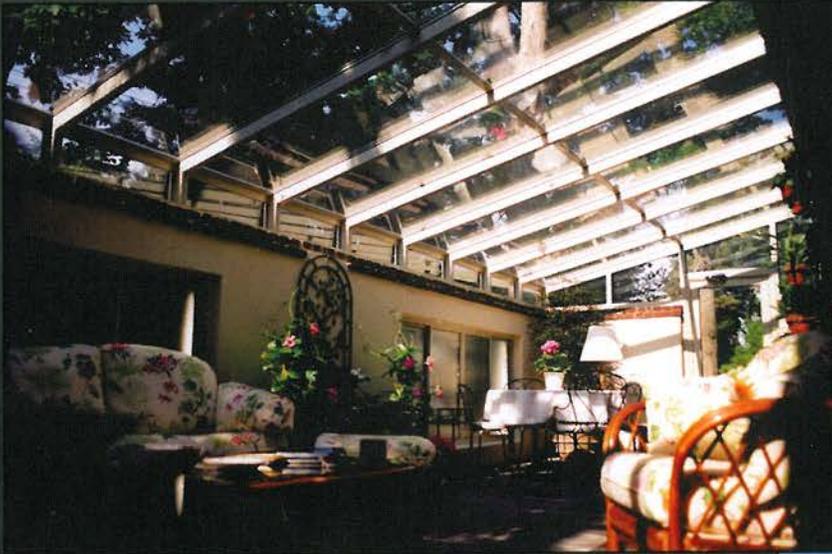
Location: PA

Approximate size: 24' length, 10' projection, 11' ridge height (with base wall)



CUSTOM DESIGNS by SOLAR INNOVATIONS





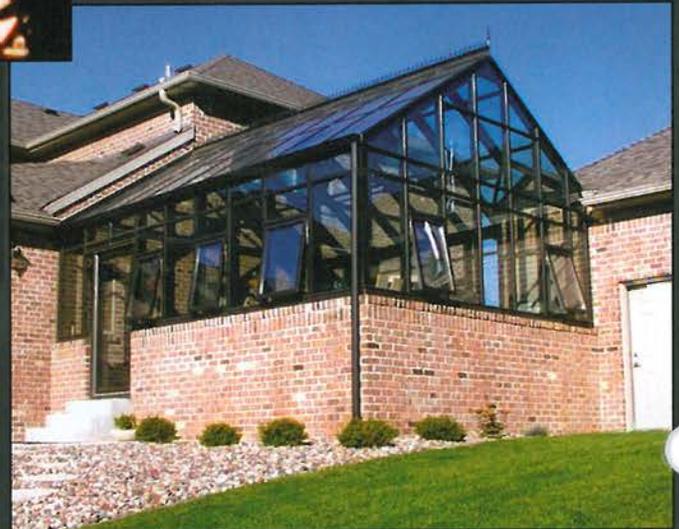
Straight eave, lean to sunroom.

Location: PA

Approximate size: 30' length, 12' projection, 12' ridge height (with base wall)

"We are very happy with the way the project was handled from start to finish. Very professional, great communication, and a nicely finished product."

-Dave P., CT



Straight eave, double pitch sunroom with operable ridge vent, ridge cresting and finial.

Location: MN

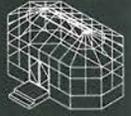
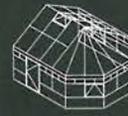
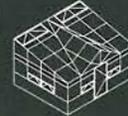
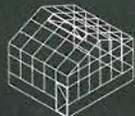
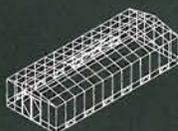
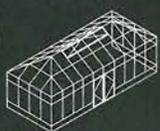
Approximate size: 21' length, 16' width, 14' ridge height (with base wall)



Straight eave, lean to sunroom with operable ridge vents.

Location: PA

Approximate size: 31' length, 6' projection, 10' ridge height (with base wall)





Straight eave, lean to sunroom with french doors and sliding windows.

Location: PA

Approximate size: 39' length, 19' projection, 13' ridge height (with base wall)



Curved eave, lean to sunroom.

Location: PA

Approximate size: 12' length, 8' projection, 9' ridge height



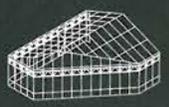
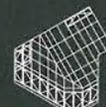
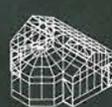
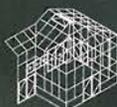
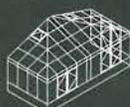
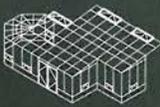
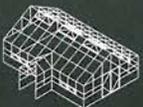
Straight eave, double pitch sunroom with french doors, ridge cresting and finial.

Location: PA

Approximate size: 15' width, 18' projection, 12' ridge height



CUSTOM DESIGNS by SOLAR INNOVATIONS



◆ Commercial Applications ◆



Curved eave, lean to sunroom with custom tinted glass and restoration bar cap.

Location: WI

Application: Terrace Enclosure

Approximate size: 20' length, 15' projection, 17' ridge height (with base wall)



Capless, structurally glazed, straight eave lean to sunroom.

Location: NY

Application: Restaurant

Approximate size: 22' length, 6' projection, 15' ridge height



Straight eave, lean to sunroom.

Location: MA

Application: Indoor Garden Area

Approximate size: 48' width, 10' projection, 14' ridge height

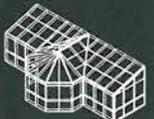
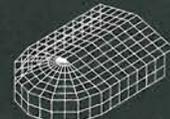
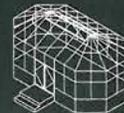
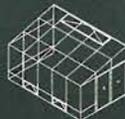
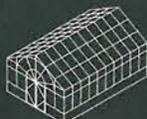
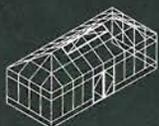


Straight eave, lean to sunroom with two interior partition walls.

Location: PA

Application: Entrance way

Approximate size: 40' length, 10' projection.



◆ Commercial Applications ◆



Straight eave, lean to sunroom and attached lean to walkway with operable ridge vents.

Location: PA

Application: Restaurant

Approximate size: Sunroom - 50' length, 25' projection / Walkway - 30' length, 10' projection



Straight eave, lean to sunroom.

Location: PA

Application: Office Building Cafeteria

Approximate size: 56' length, 21' projection, 16' ridge height (with base wall)



Straight eave, double pitch sunroom.

Location: PA

Application: Entrance way

Approximate size: 14' length, 12' width, 12' ridge height



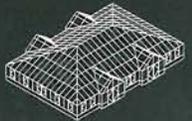
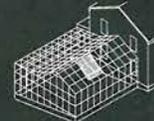
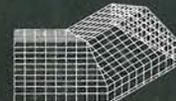
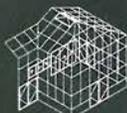
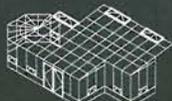
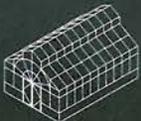
Free standing sunroom with hip end roof and operable ridge vents.

Location: NY

Application: Metal Detector Enclosure

Approximate size: 16' length, 16' width

CUSTOM DESIGNS by SOLAR INNOVATIONS



SOLAR INNOVATIONS

All of our structures can be made to meet or exceed virtually any wind, snow, seismic, or special engineering requirement.

With our limitless options, superior design, and proven experience, Solar Innovations' goal is to help you to create a timeless structure that is the perfect blend of design and purpose. Our products act as an extension of their surroundings, often becoming the focal point forevermore.



SOLAR INNOVATIONS means VERSATILITY:

Whether you need a sunroom, conservatory, greenhouse, folding glass wall, multiple bay sliding door, or skylight - our design team will work with you to create a truly personal addition to your living space.

Any Size, Shape, or Color.

Form and Function:

Our structures create a perfect environment for both plants and people.

Design and Purpose:

Bring Mother Nature indoors while enhancing the architecture of your home.

Commercial
or
Residential

Aluminum
& Wood
Structures



Custom
& Standard
Options

Any Size,
Shape or
Color



SOLAR INNOVATIONS

234 East Rosebud Road
Myerstown, PA 17067

Phone: 1-800-618-0669

717-933-4843

FAX: 717-933-1393

www.solarinnovations.com

Custom Manufacturers of Conservatories, Greenhouses, Skylights, Solariums & More

©2006 Solar Innovations, Inc. All Rights Reserved.