

**PROTOTYPICAL LANDSCAPE GUIDELINES
FOR PROPERTY IMPROVEMENTS**

MARTINIQUE PLACE

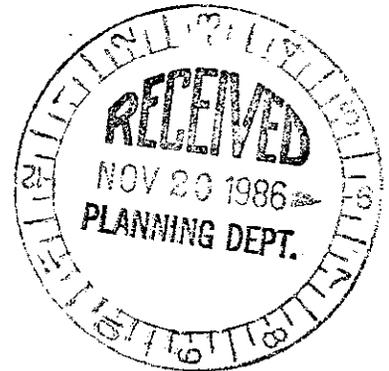
FOSTER CITY, CALIFORNIA

**CITY OF FOSTER CITY
PLANNING DEPARTMENT**

NOV 20 1986

**ADMINISTRATIVE APPROVAL
WITH CONDITIONS**

Bill B. [Signature]
No conditions attached



NOVEMBER-19-1986

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**PROTOTYPICAL LANDSCAPE GUIDELINES FOR GARDEN STRUCTURES OR
PROPERTY IMPROVEMENTS FOR MARTINIQUE PLACE IN FOSTER CITY, CA**

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INTRODUCTION AND APPROVAL PROCEDURES

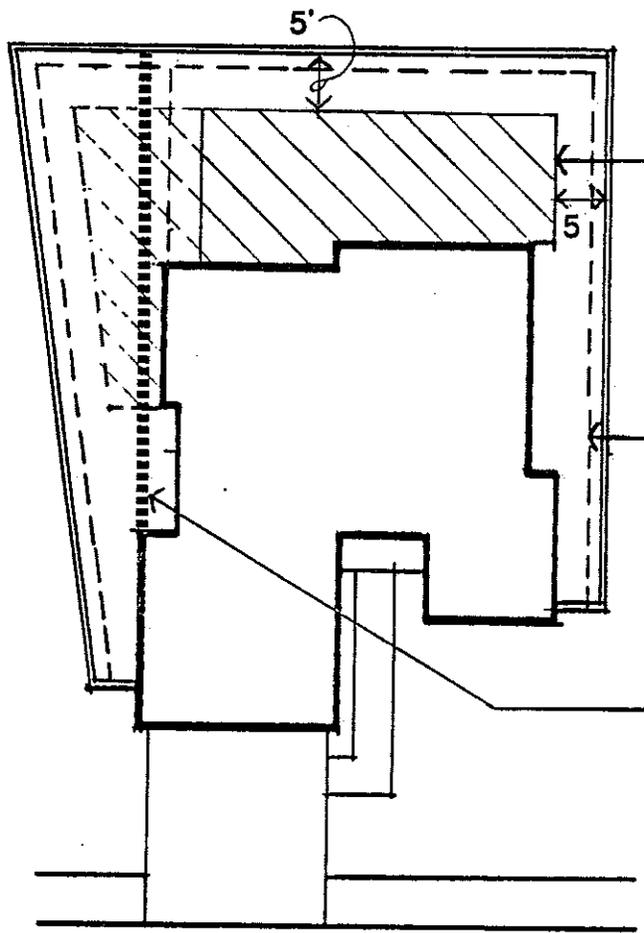
1. The information contained herein was prepared in a joint effort between the City of Foster City and the developer Martinique Homes Inc. and is intended as a guide for the homeowners use in making alterations or additions to the exterior of the homes in Martinique Place. This information may be revised from time to time by changes to the various City of Foster City building and zoning codes and therefore should not be relied upon for that purpose. This guideline expresses the thoughts and intents of the writers as to the possible conceptual uses and aesthetic of the home exterior. Recognizing that unusual circumstances may exist, revisions or deviations are possible and feasible providing the overall project concept is maintained. In this manner it is believed that an overall more desirable living environment will result for the individual within this development.

2. The homeowner shall obtain the following approvals prior to making the alteration outlined on these prototypicals. If there is a question regarding the desired change unanswered by these documents, questions should be directed to the Foster City Planning Department.

3. APPROVAL PROCEDURE:
 - a. Martinique Place Homeowner's Association's Approval.
 - b. Compliance with Foster City building and zoning code.
 - c. Planning Division or Planning Commission approval, whichever is applicable.
 - d. Building Permit.
 - e. Construction.

4. PRECAUTIONS
Alteration as outlined must conform to the Foster City building and zoning codes where applicable. Approval of the architectural committee of the Martinique Home Homeowner's Association is required prior to being submitted to city for processing and additionally, the homeowner must receive Planning Division and/or Planning Commission approval prior to installation.

LOCATION OF LANDSCAPE/GARDEN STRUCTURES FOR REAR AND SIDE YARDS



ALL GARDEN STRUCTURES INCLUDING GREENHOUSES, TRELLISES, PATIO COVERS, AND OTHER ABOVE GRADE STRUCTURES, SHALL BE LOCATED WITHIN THIS AREA NO CLOSER THAN 5 FEET TO AN ADJACENT BUILDING AND 5 FEET TO THE REAR PROPERTY LINE.

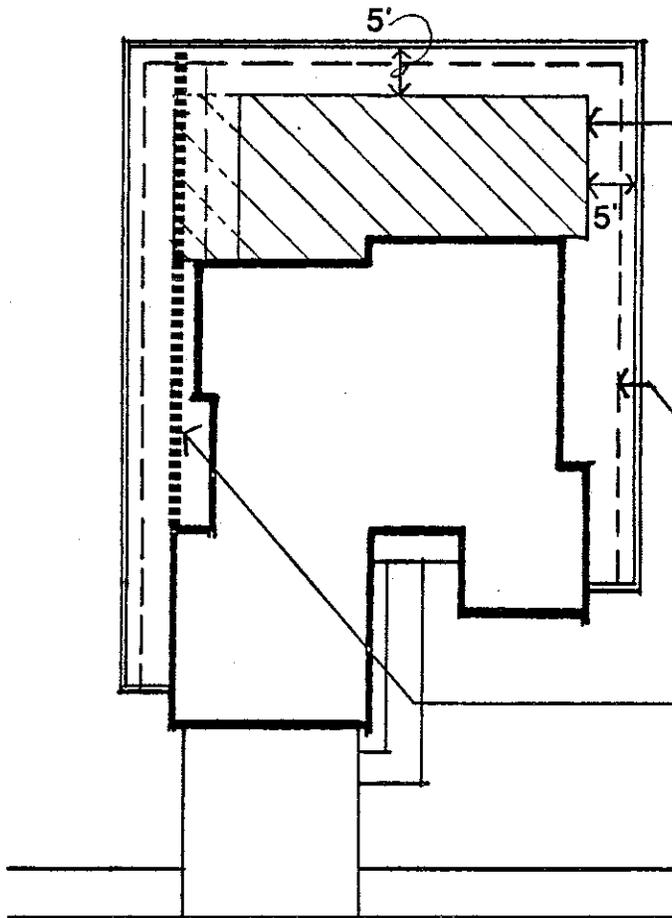
STRUCTURES AT GROUND LEVEL (ON GRADE) SUCH AS DECKS, PATIOS, AND OTHER FLATWORK SHALL BE NO CLOSER THAN 18 INCHES TO PROPERTY LINE.

LIMIT OF CONSTRUCTION LINE FOR HOMEOWNERS WITH ZERO LOT LINE LOTS.

NOTE:

Backyard layouts as shown are based on building plan layout.

A) CONDITION WHERE SIDE YARD IS 10 FEET OR MORE



ALL GARDEN STRUCTURES INCLUDING GREENHOUSES, TRELLISES, PATIO COVERS, AND OTHER ABOVE GRADE STRUCTURES, SHALL BE LOCATED WITHIN THIS AREA NO CLOSER THAN 5 FEET TO AN ADJACENT BUILDING AND 5 FEET TO THE REAR PROPERTY LINE.

STRUCTURES AT GROUND LEVEL (ON GRADE) SUCH AS DECKS, PATIOS, AND OTHER FLATWORK SHALL BE NO CLOSER THAN 18 INCHES TO PROPERTY LINE.

LIMIT OF CONSTRUCTION LINE FOR HOMEOWNERS WITH ZERO LOT LINE LOTS.

NOTE:

Backyard layouts as shown are based on building plan layout.

B) CONDITION WHERE SIDE YARD IS LESS THAN 10 FEET

GARDEN STRUCTURES

Garden structures are detached from the dwelling unit and include raised decks, greenhouses, above-ground spas and pools, trellises and covers, wind and privacy screens and gazebos. All such structures shall conform to these guidelines and to the Foster City building and zoning code.

MATERIALS

Masonry, concrete, or natural stone: Colors and textures as in GARDEN STRUCTURES AT GROUND LEVEL.

Redwood or cedar: Paint or stain to match house and trim, or yearly applications of clear sealer.

Glass: Plexiglas and other transparent substitutes are not allowed. Only clear glass panes are permitted and must be in conformance with building and zoning code requirements.

Roof material: Shall compliment the roof material of the dwelling unit.

LOCATIONS

Allowable in side and rear yards only within an area defined on page 2 illustrations.

Raised decking no more than 12" height may be no closer than 1'-6" to an adjacent building and 5 feet from the rear property line. Raised decking which exceeds 12" in height, but shall be no more than 24" in height shall be located within shaded area as indicated on page 2 illustrations.

A canopy, ridge, or roof line closer than five (5) feet to side property line may not exceed 7 feet - 6 inches in height.

HEIGHT

With the exception of unattached greenhouses, which may be 9' in height, and gazebos which may be 9'-6" in height, all garden structures shall not exceed 8' in height.

DWELLING IMPROVEMENTS

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

MATERIALS

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

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

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

LOCATIONS

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

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

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

NOTE:

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