



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

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JUN 02 2006

PLANNING
DIVISION

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MAY 26 2006



American Management Services

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

APPLICATION RECEIVED: April 21, 2006

APPLICATION COMPLETE: May 23, 2006

ACTION DATE: May 24, 2006

CASE NO.: UP-84-003D

OWNER: Cithomes East Homeowners Association c/o Roger Hendricks, American Management Services, Inc.

OWNER ADDRESS: 90 Great Oaks Boulevard, Ste. 105, San Jose, CA 95119

APPLICATION FOR: Prototype for Replacement Windows and Sliding Doors
Cithomes East Planned Development

ZONING: RT/PD (Townhouse 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 windows and sliding doors in the Cithomes East Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B are 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 prototypical design will maintain the existing appearance of residential units 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, will provide additional/modified light and ventilation for the house, and will be consistent with the residential use of the residences 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 prototypical window and door replacements will be compatible with the architectural style, character,

and proportions of residential units in the development and 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 1) the prototypical design will provide guidelines to ensure that window and door replacements are orderly and consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved; and 2) the size of the replacement windows and doors will be the same size as the existing windows and doors.

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 design will ensure that all residential units maintain similar architectural characteristics, 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, the planned development, or the property values in the area.

This action is subject to any conditions contained in Exhibit A, 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

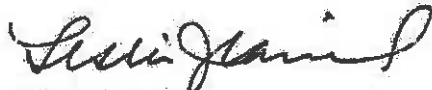
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed 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,

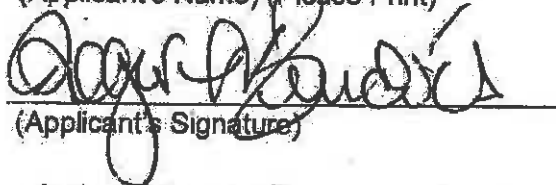


Richard B. Marks
Community Development Director

Planners Initials: ket



(Applicant's Name) (Please Print)



(Applicant's Signature)

For the Board
of Directors

EXHIBIT A

CITIHOMES EAST HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Window and Sliding Glass Door Replacements

The following guidelines shall govern the installation and replacement of windows and sliding glass doors in the CitiHomes East Planned Development:

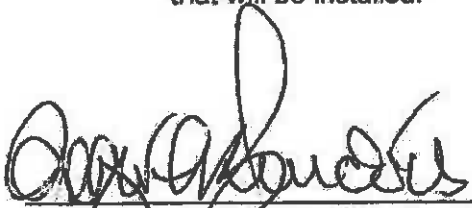
CONDITIONS OF APPROVAL

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. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommencing work, and the possibility of penalty fees being assessed for unauthorized work.
3. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed to the satisfaction of the City.
5. 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.
6. Replacement windows shall be the same type of window (i.e. slider, operable, non-operable or casement) as the existing window, except as approved by the CitiHomes East Homeowners' Association and the Foster City Community Development Department.
7. When any window or sliding glass door on a house's front, side, or rear elevation is replaced with one that has a different design (with respect to frame color, material or grids), the other windows and sliding glass doors on that elevation shall be replaced such that all windows and sliding glass doors on a single elevation share one consistent design, material and frame color.
8. Replacement windows and doors shall have white vinyl frames similar or equivalent to Anlin windows and doors as shown on Exhibit B.
9. When sliding glass doors are replaced, the new construction method shall be used as shown on Exhibit C. The trim shall be replaced with Miratec trim and shall be painted to match the existing building color (see Exhibit D).
10. Windows shall be replaced using the retrofit methods (see Exhibit C).

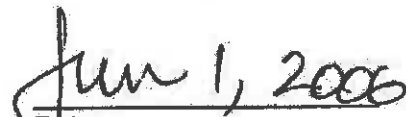
11. If an existing window or door awning is removed in order to install the replacement windows or doors, the awning shall be re-attached to the building in its original location.

APPROVAL PROCESS

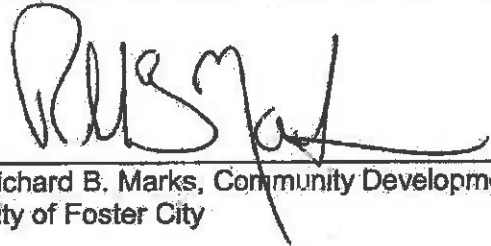
1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit the following:
 - A letter from the CitiHomes East Homeowners Association (HOA), indicating their action on the proposal.
 - A Building Permit application and filing fee.
 - A photograph showing all the windows and/or doors to be replaced.
 - Brochure or information demonstrating the type of windows or sliding glass doors that will be installed.



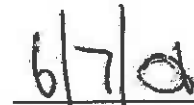
Roger Hendricks, Managing Agent
American Management Services, Inc. for
CitiHomes East Homeowners' Association



Date



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



Date

Contact Us

Anlin History

Consumer Alert

Products

Infinite Project

Warranty

Catalina

(Single Hung, Single Slider)

Coronado

(Double Hung, Double Slider, Bays)

Malibu

(Narrow Sash, French Rail)



Fusion welded corners (.080 wall thickness) with multiple hollow chambers for watertight strength and energy efficiency.

Beveled frame and sash for a pleasing appearance.

Double strength glass standard, 3/4" overall I.G. unit for maximum energy efficiency.

Platinum Elite™ triple chambered silicone foam spacer provides lower U-factors, sound transmission, and condensation.

Continuous interlocking reinforced meeting rails for security and weathertight performance.

Sash tilts in for easy cleaning from inside.

Dual wall glazing leg reduces condensation.

Fully pocketed sill with dual weather-strips for a tight seal.

Dual durometer glazing bead for a water tight seal.

Exclusive cam lock fastened to reinforcement passes stringent forced entry test (California Forced Entry).

Contoured integral lift rail for clean, smooth lines and easy operation.

Available with our proprietary INFINIT-e Plus™ high performance glazing system. (See INFINIT-e project); includes a permanent easy-to-clean exterior coating.

INFINIT-e PLUS
High Performance Glazing System

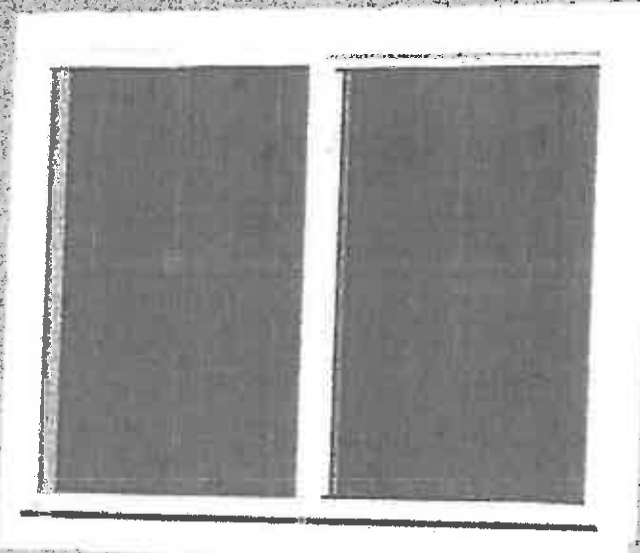
- Thermal Data
- Product Pictures
 - Single Slider (full)
 - Single Slider (cross section)
 - Single Slider (inside)
 - Single Hung (full)
 - Single Hung (cross section)
 - Single Hung (inside)
- View Features



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 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

Catalina Single Slider (OUTSIDE)

Close Window



→ ←
2 7/8" Thick

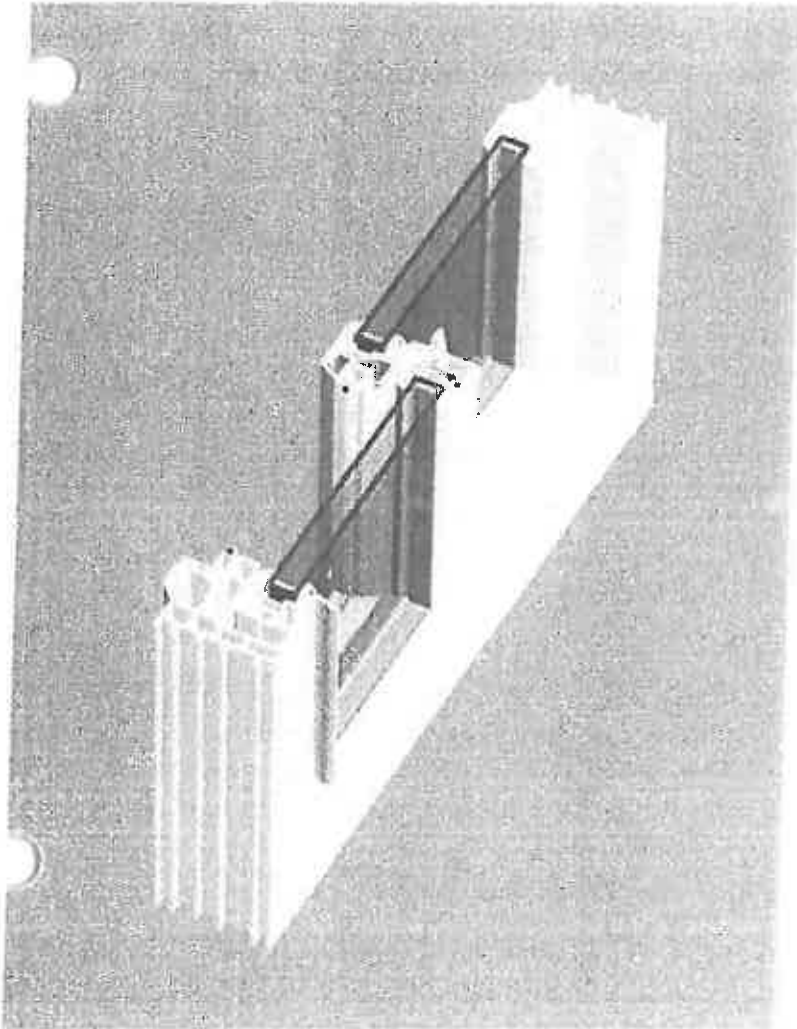
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[Signature]
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Catalina Single Slider

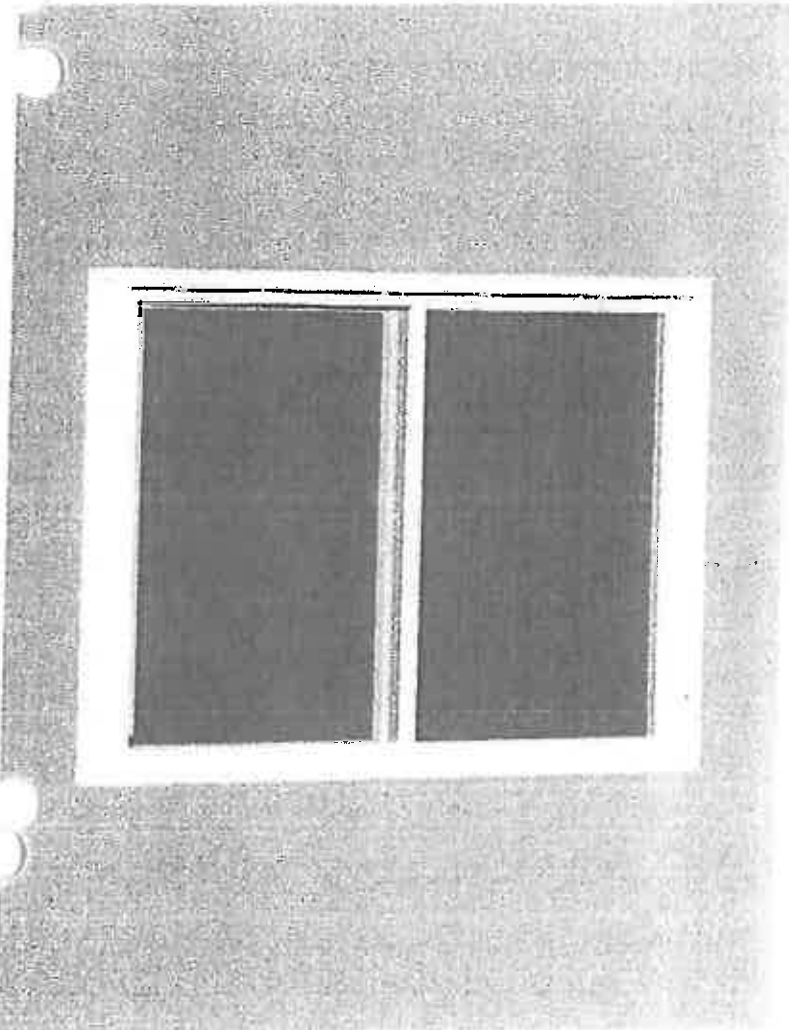
Close Window



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Catalina Single Slider (INSIDE)

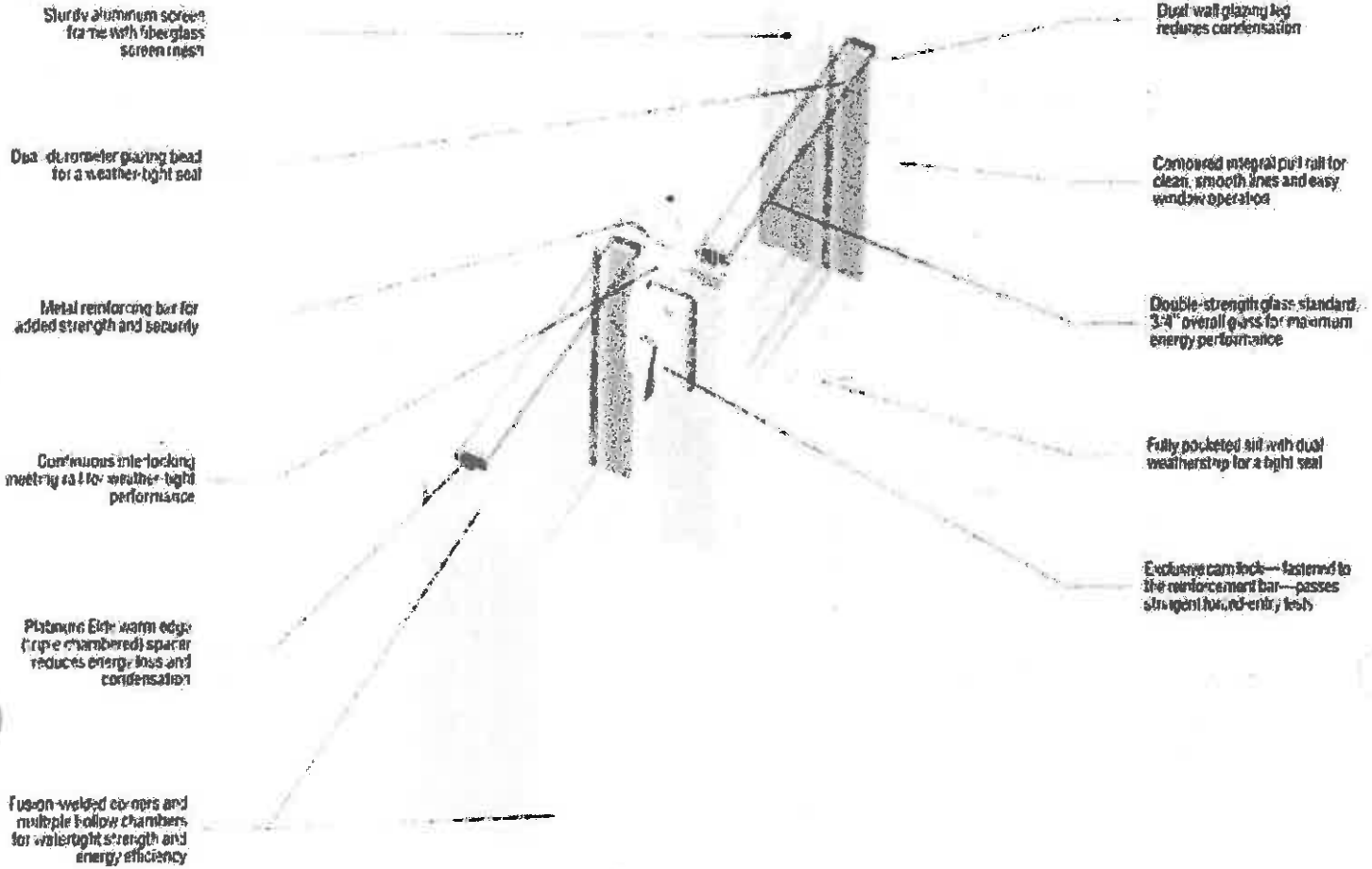
Close Window



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Catalina Series Features



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 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

Contact Us

Anlin History

Consumer Alert

Products

Infinite Project

Warranty



Catalina

(Single Hung, Single Slider)

Coronado

(Double Hung, Double Slider, Bays)

Malibu

(Narrow Sash, French Rail)



Fusion welded corners (.100 wall thickness) with multiple hollow chambers ensures watertight strength and energy efficiency.

➤ **Thermal Data**

➤ **Product Pictures**

- French (full)
- French (cross section)
- French (inside)
- Narrow (full)
- Narrow (cross section)
- Narrow (inside)

Platinum Elite™ triple chambered silicone foam spacer provides lower U-factors, sound transmission, and condensation.

Continuous interlocking reinforced meeting rails for security and weathertight performance.

Dual wall glazing leg reduces condensation.

Dual durometer glazing bead for a water tight seal

E-Z. Glide 1 1/2" tandem rollers for smooth operation.

Standard 2-point flush mounted lock that exceeds stringent forced entry test (California Forced Entry)

Extruded heavy duty screen frame & self-latching recessed handle, with toggle lock.

Innovative beveled frame, sash and integral replacement fin for stucco applications.

Available as a french style patio door with 4 1/2" rails and stiles.

A variety of styles available up to 12' x 8': XO, OX, XOO, OOX, OXO, and OXXO, including a "Pet-Door-Ready" model that accepts most "door mounted" pet doors.

Available with our proprietary INFINIT-e Plus™ high performance glazing system. (See **INFINIT-e project**); includes a permanent easy-to-clean exterior coating.

INFINIT-e PLUS
High Performance Glazing System

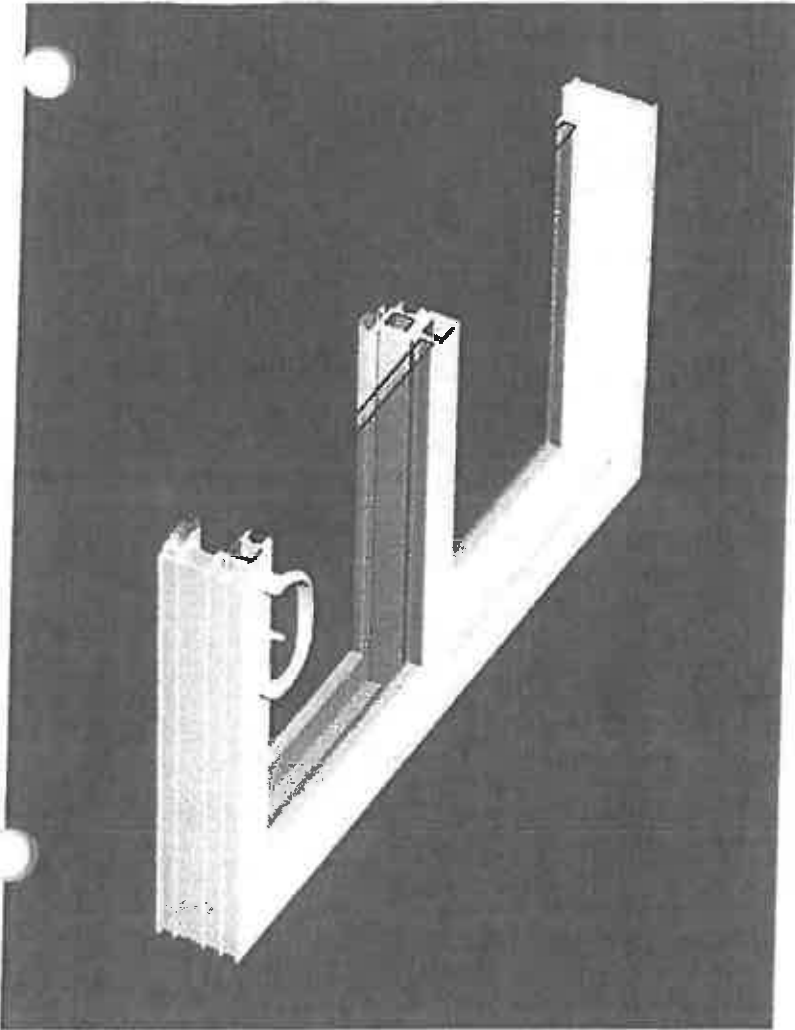


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ADMINISTRATIVE APPROVAL
WITH CONDITIONS

Malibu Narrow

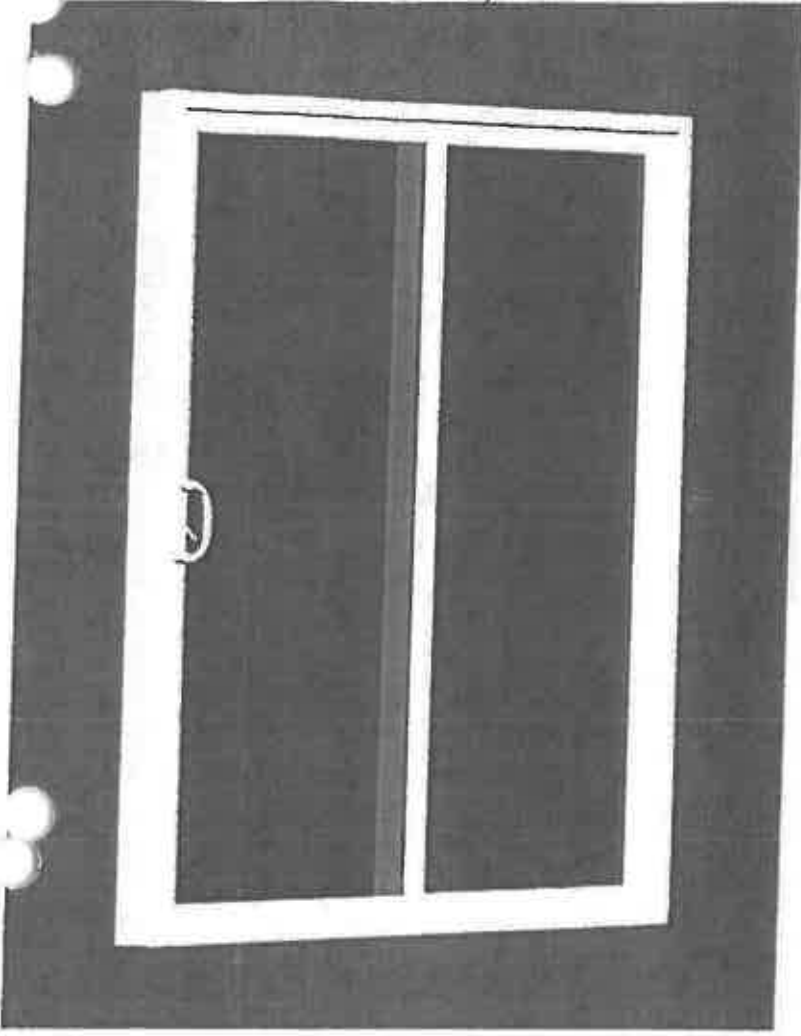
Close Window



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Malibu Narrow (INSIDE)

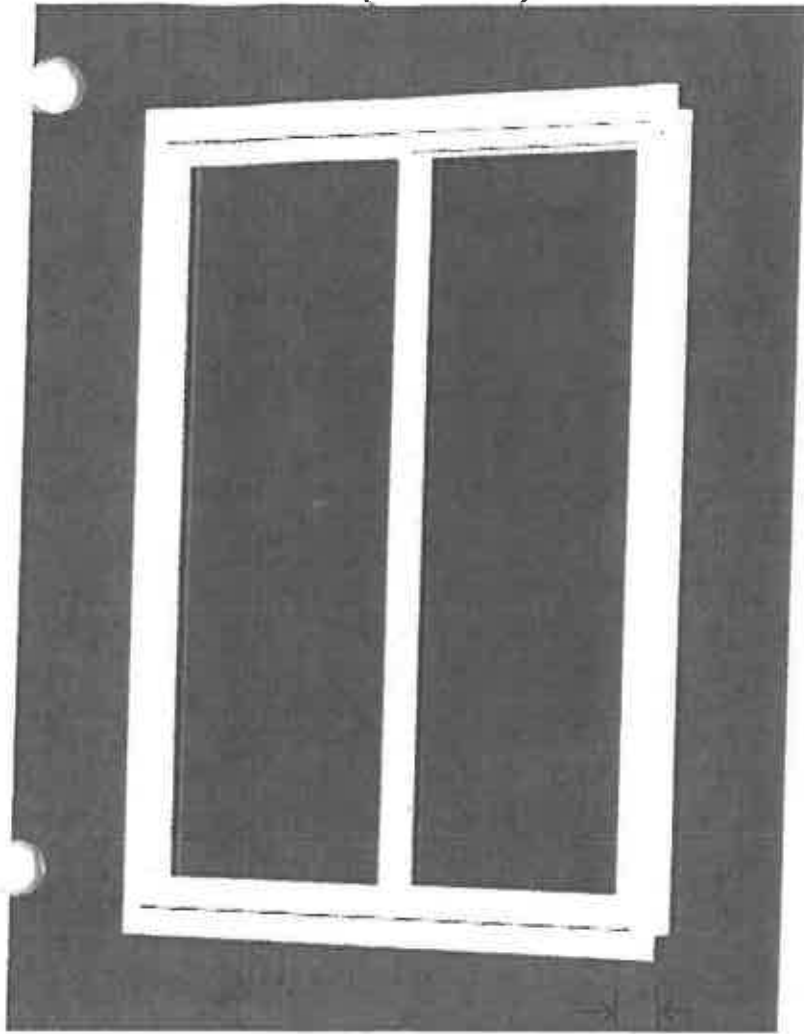
Close Window



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Malibu Narrow (outside)

Close Window



$2\frac{7}{8}$ " THICK

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EXHIBIT C



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Installation Methods for Replacing Windows & Doors

PLANNING
DIVISION

Retrofitting Method

Description: Demolish existing aluminum window/door without disturbing the existing mainframe, commonly nailed on to the structure's framing members underneath the exterior siding (i.e. stucco, wood, etc). The window usually has a full perimeter nail-fin that is flashed into the wall's barrier membrane (i.e. tar paper, Tyvek, Bituthene, etc) and because this is untouched the new window installation is at least as water-tight as the original installation. Insulating the perimeter cavity formed by the frame-over-frame installation helps support the new window and increase the energy efficiency of the installation. The new window comes with a "retro-fin" to trim the exterior and hide the presence of the existing aluminum frame and the interior is normally trimmed out around the perimeter with flat vinyl finish trim. Foster City requires a permit but would perform a final inspection only.

Advantages:

- Fast installation
- Medium skill-level needed for proper installation
- As watertight as the original installation
- Virtually no painting is required post-installation
- No stucco or siding damage on exterior
- No tile, sheetrock or wooden sill damage on the interior

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Disadvantages:

- Loss of daylight opening due to window within window installation
- Some people dislike the wider look of the exterior retro-fin
- Somewhat less energy efficient than other installation methods
- Not suggested for Patio Door installations

New Construction Method

Description: Demolish existing window/door and remove all elements of its mainframe until the structure's rough opening is exposed. This may involve the cutting-back or breaking of the exterior stucco perimeter up to 9" in all directions. A new nail-fin frame window is then flashed into the wall's barrier membrane with all lower courses lapped underneath the upper courses in typical weatherboard fashion to prevent water from penetrating onto the exterior sheathing and/or framing members. The in-progress installation is usually inspected by a building official and, when approved, the installer either places trimboards around the perimeter or re-patches the stucco which can require several layers/coats and need curing times.

The interior is finished by either trimming the sheetrock and sill back to accept the wider jamb of the new double-pane window/door unit or a full wooden jamb and casing set are custom cut and installed.

Advantages:

- Advanced skill-level required
- Cures improper installations by original builder, if applicable
- Allows largest window/glass/daylight opening size as possible
- Exterior has the least amount of thick framing visible
- The only correct way to install a Patio Door
- Somewhat more energy efficient

Disadvantages:

- Much more expensive installation
- Longer, messy installation process
- If stucco re-patch finish on the exterior is chosen, the texture will not "feather" seamlessly into the original stucco and will be visible
- Significant re-painting is necessary

Our Perspective

As a multi-unit window replacement specialist, we have worked for many Property Managers and Associations and we can report that more Associations approve the Retrofit Method than the New Construction Method.

Here's an example of some Associations that we work within or have completed their entire complex and the method that they chose:

- El Cerrito, Burlingame = Retrofit
- Blossom Hills Estates, San Jose = Retrofit
- Lauriedale, San Mateo = Retrofit
- Marina Gardens, San Mateo = Retrofit
- Parkview Heights, SF = New Construction
- Pelican Cove, Redwood Shores = New Construction
- Hampton Place, Sunnyvale = Retrofit
- Boardwalk Place, Redwood Shores = New Construction
- Shorebird Isle, Redwood Shores = Retrofit
- Many more in Foster City = Retrofit

UP-84-003 D
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JSC
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There's no right or wrong answer and the decision on these two choices often comes down to what you like and what you can afford. Our company standard is that we will only install a Patio Door via the New Construction Method.

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PLANNING DEPARTMENT

Retrofit Window Installation Instructions

MAY 24 2006

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WITH CONDITIONS

Installation Requires Knowledge of:

- Applicable Federal, State, Local Codes and Regulations.
- An Understanding of the Fundamentals of Residential Construction.
- A Working Knowledge of the Tools, Equipment and Methods Required for Installation.
- A Familiarity with Caulking, Sealing Procedures and Glass Handling Procedures.

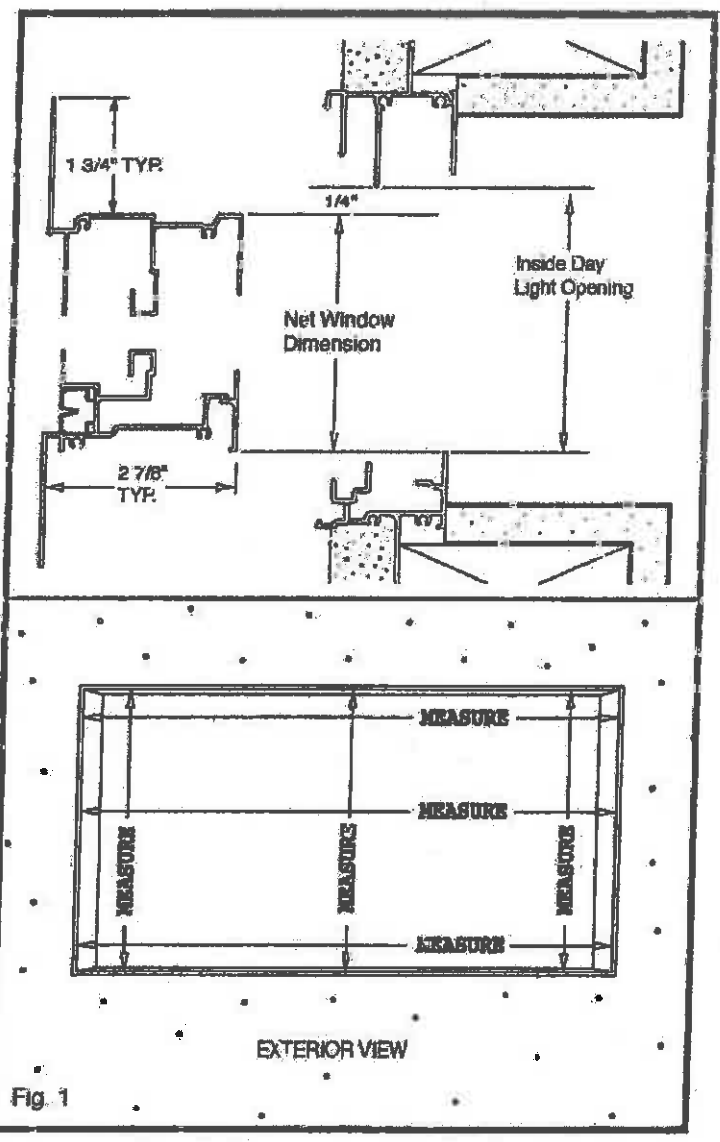


1. REVIEW THE EXISTING WINDOW

Determine what material the window is made of, whether it's made of wood, aluminum or steel. The interior portion of the window will be disassembled and removed. The existing frame will remain intact as not to disturb the weather barrier integrity of the wall. The old frame is like a dam and will divert any moisture running down the inside of the stucco or siding, around the window opening and down the wall. Also note the exterior wall construction, whether it's stucco, wood or vinyl siding. You will need to know this when purchasing an appropriate sealant for the job. Sealant must be compatible to the substrates. Example: PVC and stucco material. If purchasing an aluminum product, steps should be taken to protect the aluminum frame from the decomposing effect of electrolysis. Aluminum products must be isolated from dissimilar or corrosive materials with a non conductive coating or sealant material.

2. MEASURING THE OPENING

Remove the sash members and metal rails from the existing window. This will insure that you are measuring the narrowest point in your window. This measurement is the daylight opening. Measure the daylight opening width at three places, the top, middle and bottom. Then measure the height in three places, at the left, right and center. See Fig. 1. After you have your narrowest width and height measurements, deduct 1/4" from each. This will give you the "net frame size" for ordering.



When the new Retrofit Window is installed, its flush fin will lay flat against the existing window frame and stucco. Look closely at your old window, there may be parts which extend past the stucco or siding. Excess parts, hinges and drip legs must be cut away prior to installation.

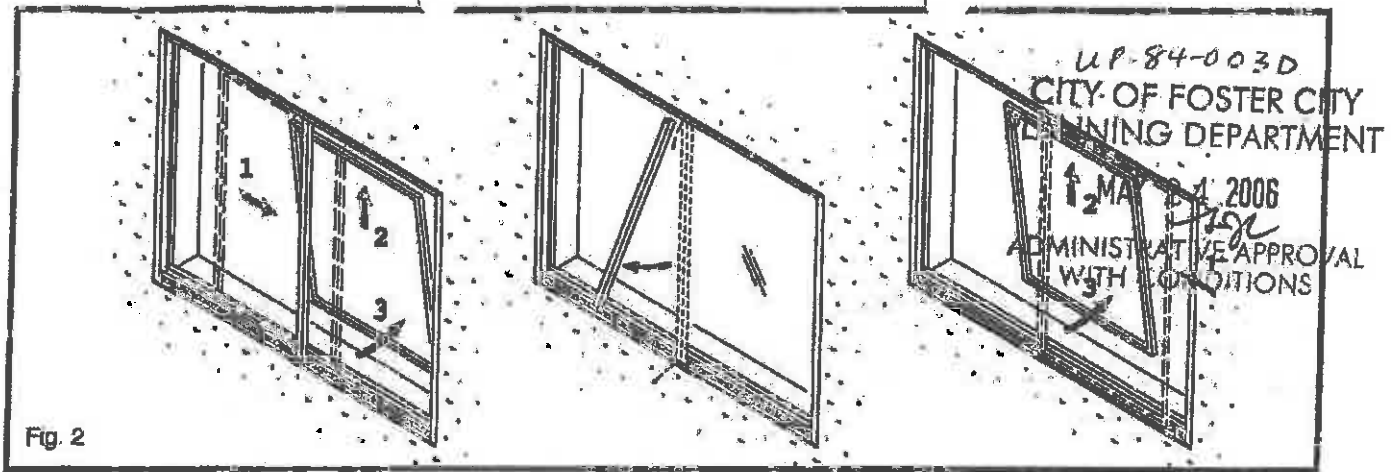


Fig. 2

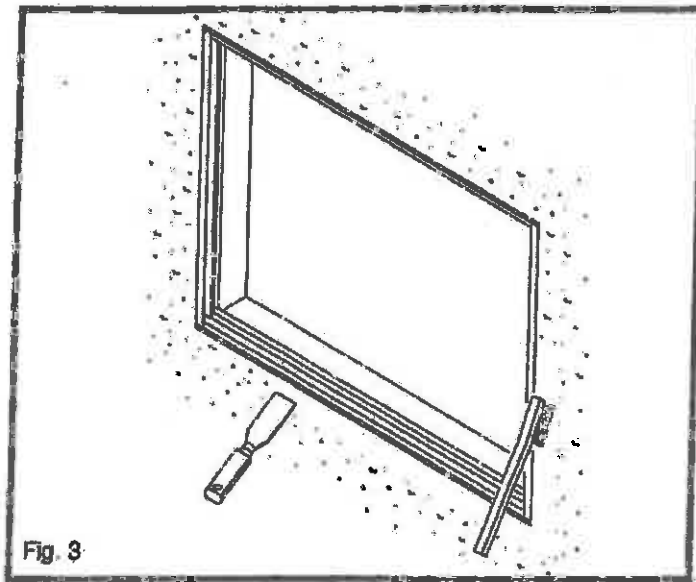


Fig. 3

INSTALLATION

Before installing, inspect the new window. Any damage to the window frame joint seals must be repaired. The sill track must be able to hold water for 15 minutes without leaking to the interior. After inspection, disassemble the existing window. Remove the vent panel, center post, fixed panel and any other components that will interfere with the installation. See Fig. 2. Once again, leave the existing frame intact.

Prepare the exterior surface of the wall where the flush fin of the new window will come in contact. With a stiff bristle brush or putty knife, scrape, sand or grind any rough texture around the existing frame to provide a smooth surface for installation. See Fig. 3. Remove all dirt from the sill track.

Test fit the window for size in the opening prior to caulking. See Fig. 4. Check if frame fits flush against the wall or as close as possible. Try to minimize the gap between the frame and wall. Additional blocking for sill support may be required. Check interior reveals. Trim the flush fin if a narrower width is required.

Predrill pilot holes into the interior channel of the new frame at the head and jambs. Do not drill into the sill. Holes should be no more than 18" apart, on center, with corner holes approximately 6" from end. See Fig. 5. Make sure screw heads do not interfere with the sash operation.

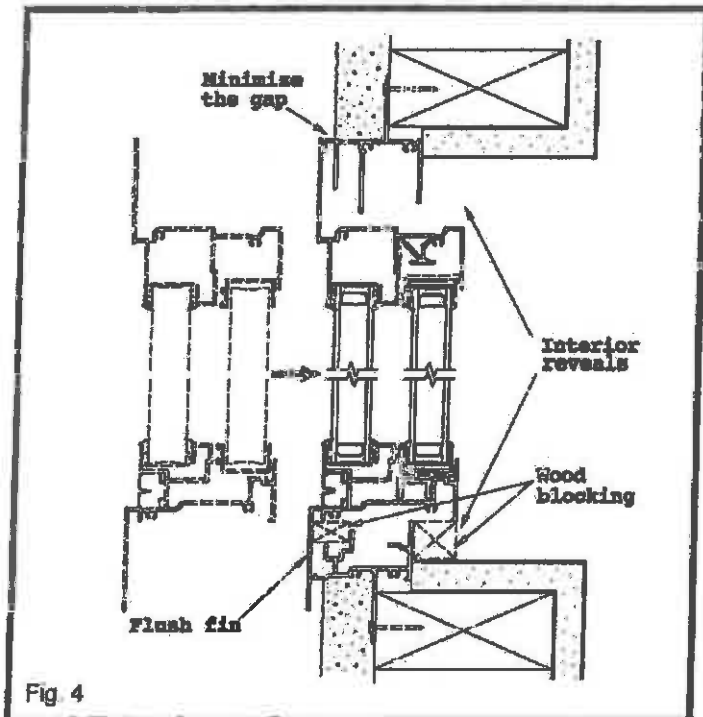


Fig. 4

Run a generous, continuous bead of sealant along the exterior perimeter of the window, where flush fin comes in contact with the wall. At the sill location, leave a 2" gap at each corner to allow any moisture to escape. See Fig. 6.

Insert new window into opening while applying moderate pressure along the flush fin. Ensure that the window is level and plumb by shimming frame from the interior. Where possible, install shims at fastener locations. Secure the window with a #8 X 2 1/2" pan head screw. Start in one of the upper jamb corners. Screws should be long enough to secure new frame to wood studs. Recheck for level and shim if required. In the opposite jamb, secure an additional screw and recheck for level. If frame is level, secure all remaining screws. Take care when tightening screws in order to avoid distorting the frame.

With window now secured, run a clean bead of sealant around the exterior edge of the flush fin. See Fig. 7. Wipe off and tool excess sealant for a clean look.

From the interior, fill the void between the old and new frames with a backer rod or insulation material. See Fig. 8. Conceal gap with our flat interior trim or a trim of your choice. Run a bead of sealant along edge of trim for a clean look. See Fig. 9.

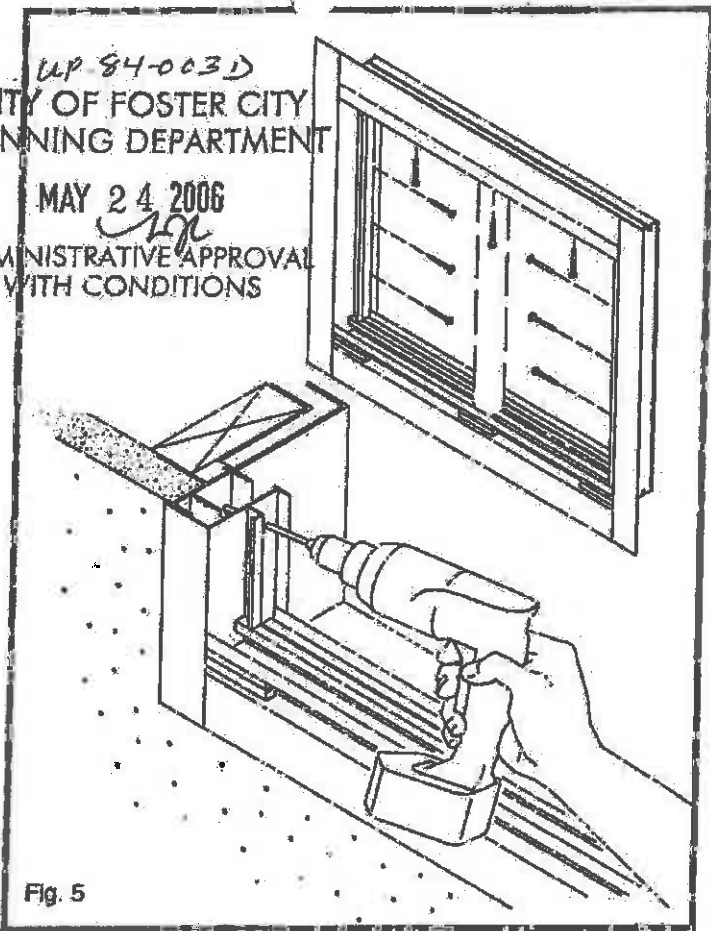


Fig. 5

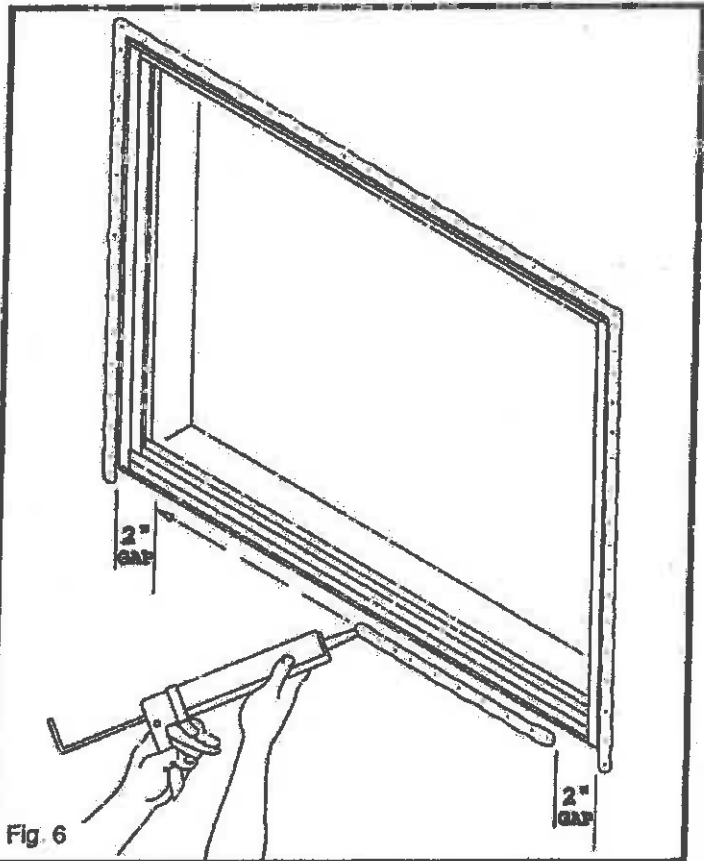


Fig. 6

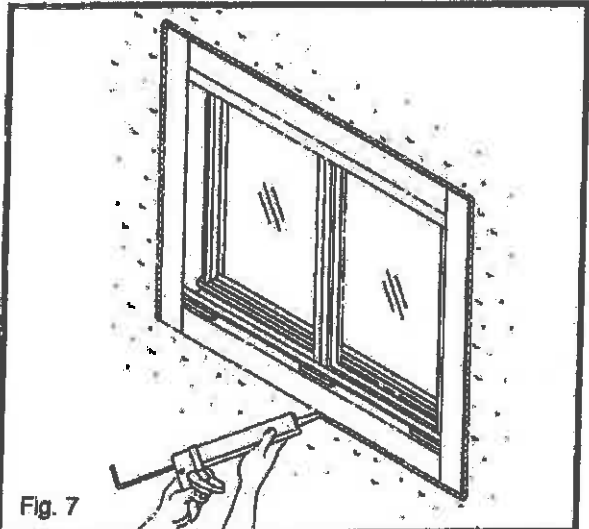
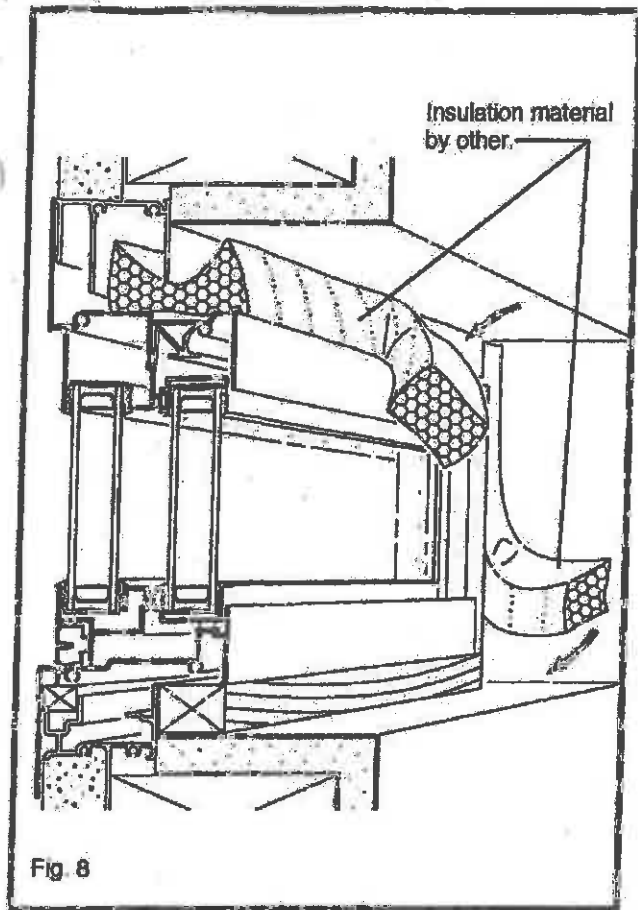


Fig. 7



- Wood trim, plant-ons, and pot shelves all require special precautions. When necessary under these conditions use metal flashing. Use metal flashing on any surfaces where water may not drain promptly.
- Seal all holes in the building paper including those caused by staples or nails.
- Interfaces between our products, flashing and the building's weather resistive barrier must be sealed with a sealant recommended for this application.
- Mull windows require special treatment. Please consult instructions for your mull conditions
- Holes drilled for alarms may not be placed on sills or heads and must be sealed.
- Extreme weather conditions may cause water intrusion into your home and subsequent water damage. Consult a licensed engineer for an appropriated rating for expected local weather conditions.
- Do not apply film or tints to the surface of the glass. These products can cause insulated unit failure.

SEMI-ANNUAL MAINTENANCE

- Improperly maintained products will reduced the performance of any window or door. The sills and weeps must be cleaned regularly to allow for drainage. Water in the sill during a rainstorm is normal.
- Weatherstrip should be cleaned and fluffed on a regular basis. Wearing of the wool pile is normal. Wool pile should be replaced if gaps between the weatherstrip and frame appear.
- Harsh abrasive cleaners should never be used on frames or glass surface.
- If products are within 10 miles of the coast, surfaces should be cleaned with a fresh water rinse every one to three months. Car wax on the surface will provide some protection. Anodized or painted surfaces will help prolong the life and enhance appearance. Clean and lubricate hardware components with corrosion resistant spray or lubricant monthly to ensure proper performance. Silicone lubricant spray can be used on all operable components.

PLEASE KEEP THESE INSTRUCTIONS IN YOUR HOME OWNER'S PACKET.

I have read the above instructions and understand the manufacturer's recommendations.

(Installer's signature)

UP-84-003D

International Window Corporation

CITY OF FOSTER CITY
PLANNING DEPARTMENT



MAY 31st 2006
web site @ www.intwindow.com

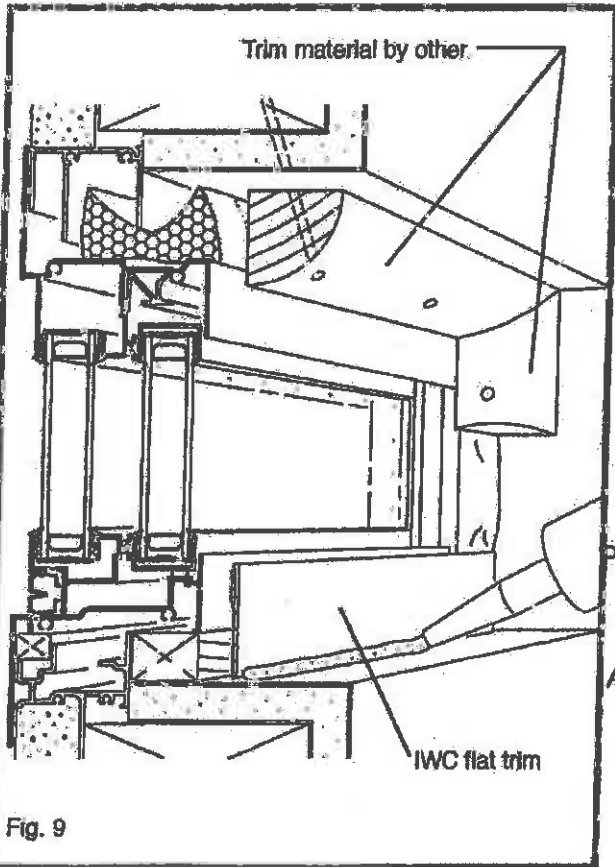
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

International Window Corporation
2500 East Chambers Street
Phoenix, AZ 85040
1-800-477-3391
Fax 502-268-9482

International Window Northern California
30526 San Antonio Street
Hayward, CA 94544
510-487-1122
Fax 510-471-9387

International Window-Arizona, INC
2500 East Chambers Street
Phoenix, AZ 85040
502-232-2500
Fax 502-268-1100

International Window-Colorado
5588 Havana Street
Denver, CO 80239
303-373-9797
Fax 303-373-2216



Integral Mounting Flange Frame Installation Instructions

UP-84-003 D
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAY 24 2006

ADMINISTRATIVE APPROVAL

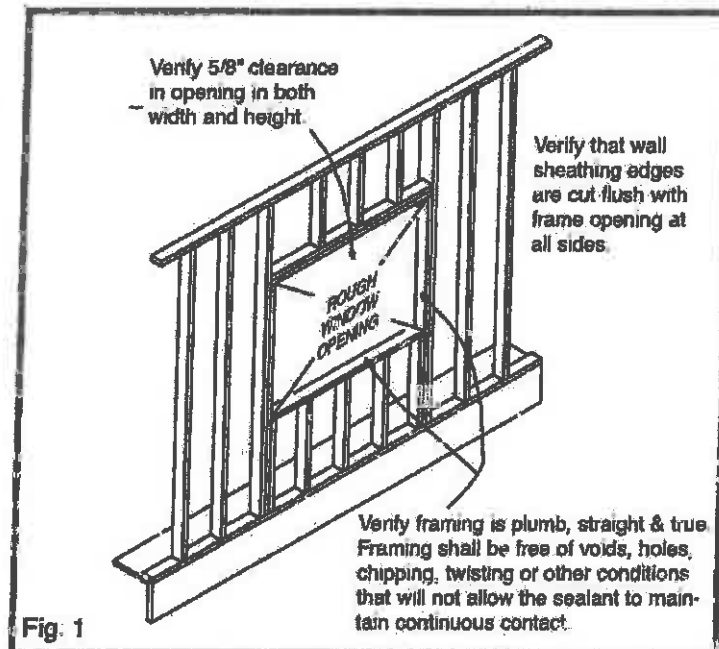
Installation Requires knowledge of:

- Applicable Federal, State, Local Codes and Regulations.
- An Understanding of the Fundamentals of Residential Construction.
- A Working Knowledge of the Tools, Equipment and Methods Required for Installation.
- A Familiarity with Caulking, Sealing Procedures and Glass Handling Procedures.



INSTALLATION NOTES:

- Responsibility for protecting any flashing material from damage caused by weather, other trades or vandalism and properly integrating the flashing system into the weather resistive barrier for the entire building will be the responsibility of the general contractor or his designated agent.
- Flashing and/or an appropriate method of sealing shall be designed as a part of an overall weather resistive barrier system. It is not the responsibility of the window manufacturer to design or recommend a flashing system appropriate to each job condition.
- Caution shall be used to avoid damage to windows before, during and after installation. Windows should be stored in a near vertical position in a clean area protected from exposure to weather elements.
- Any damage to the window frame joint seals or mounting flange must be repaired by the installer. Before installation, the sill track must be able to hold water for 15 minutes without leaking to the interior.
- Use sealant that conforms to AAMA 800-92 or sealant approved by the sealant manufacturer for the appropriate application.
- All single hung and double hung windows must be shimmed at the center mullion to insure proper operation of the vent panel and guides.
- Field applied protective coatings can damage insulated glass, sealants, vinyl and gaskets. These are not recommended and will void the warranty. Stucco or concrete left on frames and glass will damage these surfaces. If any type of film or tinting material is applied to the glass surface, it could result in damage and voids the window warranty. Remove all material from surfaces before any curing action takes place.
- Flashing material shall be barrier coated reinforced and shall provide twenty-four (24) hour minimum protection from water penetration when tested in accordance with ASTM D-779. Flashing material shall carry continuous identification.
- If purchasing an aluminum product, steps should be taken to protect the aluminum frame from the decomposing effect of electrolysis. Aluminum products must be isolated from dissimilar or corrosive materials with a nonconductive coating or sealant material.



• Sealing/caulking required between the window and the flashing can be approved by the sealant/flashing manufacturer. Following their printed application procedures.

• If products are within 10 miles of the coast, metal surfaces should be cleaned every one to three months. Car wax on the surface will provide some protection. Anodized or painted surfaces will help prolong the life and enhance appearance. Clean and lubricate hardware components with corrosion resistant spray or lubricant monthly to ensure proper performance. Silicone lubricant spray can be used on all operable components.

VINYL PRODUCT GUIDELINES IN ADDITION TO THE ABOVE.

Vinyl is an excellent material and is very durable, however, it must be handled differently than aluminum.

- Vinyl products must not be dropped on the corner of the nailing fin or hit against hard objects (damage will occur). With the vent removed or open, carry the window with two hands, one on the fixed jamb and one on the mullion.
- With vinyl products, the full width of the window sill must be fully supported during storage. Store in a shaded area vertically and on a flat surface. Vinyl products must be staggered to increase ventilation and decrease heat build up.

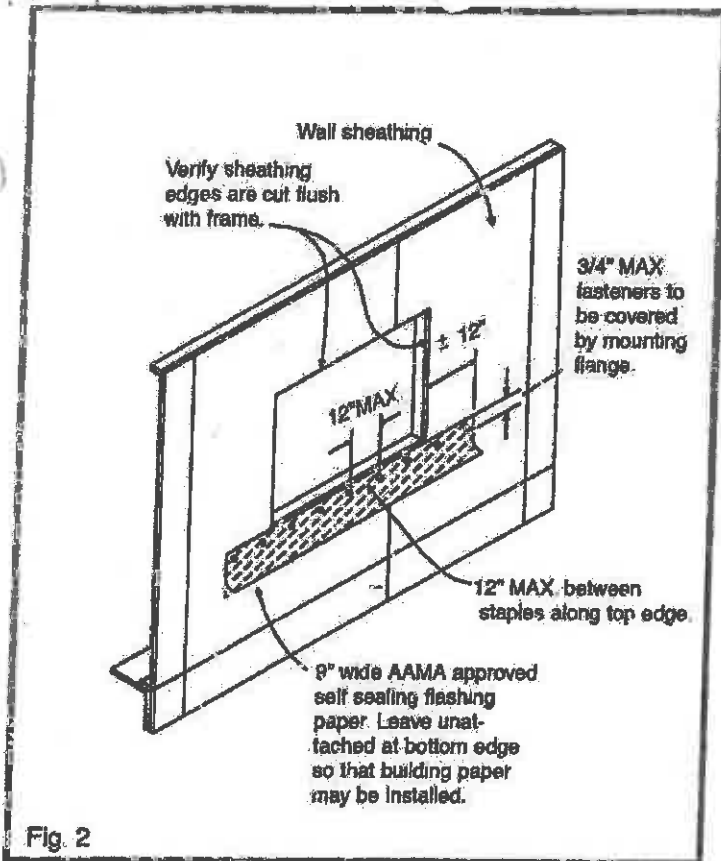


Fig. 2

1. REVIEW AND MEASURE THE OPENING
 Verify rough window opening size has 5/8" clearance in both width and height to the new window. Verify framing is plumb, straight and true around window opening. See Fig. 1.

2. INSTALL FLASHING

Verify that wall sheathing edges are cut flush with frame opening at all sides. Use 9" wide approved flashing paper for sill flashing below window. Extend paper past the opening about 12" on both sides. See Fig. 2. Staple paper along the top edge where they will be covered by the mounting flange of the window. Staples should be no more than 12" apart. Corrosion resistant staples may be stainless steel or copper, with 3/8" leg for window flashing. Leave unattached at bottom edge so that building paper may be installed underneath.

Staple 9" wide, self sealing flashing paper to each jamb of the opening. Extend jamb paper about 12" beyond the opening at both head and sill. Overlap sill flashing with jamb paper, leaving bottom edge and lower portion unattached so that building paper may be installed underneath later. See Fig. 3.

3. INSTALL THE WINDOW FRAME AND FLASHING

Apply a generous and continuous bead of sealant to the backside of the window flanges at head, jambs and sill. Use an appropriate sealant for the type of materials and building condition you are working with. Install frame into the opening while applying moderate pressure to the frame. Close and lock the window. Use shims to set frame level, square and plumb. Provide continuous support under sill with shims on ALL products. Caution must be taken to avoid disrupting the continuous seal of the sealant. Attach frame to opening by first nailing one of the bottom corners. Recheck frame for level and plumb. Fasten other bottom corner. Hinged and pivoted windows may require additional fasteners located near the hinge or pivot point. Use a minimum of 3 fasteners per side of frame. Fasteners should be no more than 16" apart and no less than 3" in from corners. See Fig. 4. Use corrosion resistant fasteners that are 6d in size or equal. Avoid overdriving fasteners. Use an appropriately

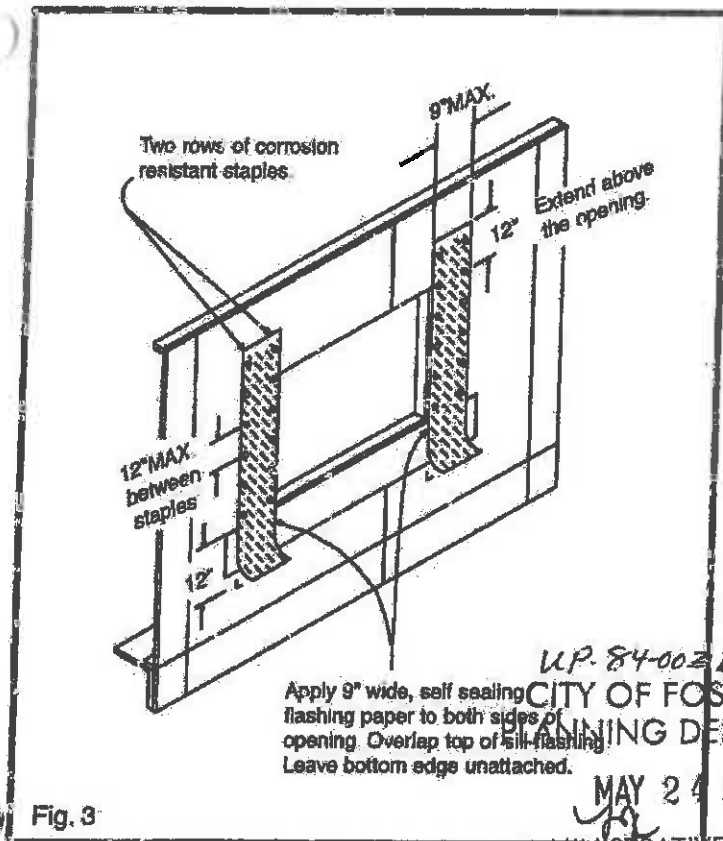


Fig. 3

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sized fastener to cover the width of any pre-punched hole and adequately secure the window to the structure.

If any damage to window frame, joint seals or mounting flange is observed during installation, the installer must repair it. On vinyl products, DO NOT nail through fin at head of frame. Instead, fasten nails 1/2" above fin and bend nail over fin to secure. This allows for frame expansion. When storing a vinyl product, provide support along the full length of the sill to avoid warping or sagging. DO NOT use expanding foam to insulate around the frame.

Install 15" wide R-15 underlayment over the jamb flanges of the window frame. See Fig. 5. Extend underlayment about 10" to 12" beyond the opening at both head and sill. Apply a continuous bead of a suitable sealant along the jamb flanges of the frame. Leave the bottom portion that extends below the sill unattached, so that building paper may be installed underneath. Lay the jamb flashing on the sealant and flanges, then secure edges with staples.

Attach 9" wide, AAMA approved, flashing paper to head area above the window. Paper should extend about 12" beyond the opening on both ends and overlap jamb flashing. Staple only along TOP edge of paper. Apply a continuous bead of a suitable sealant along head flange and vertical joints of jamb flashing. See Fig. 6. Lower head flashing paper over sealant and head flange. Secure with staples.

4. EXTERIOR FINISH

Where recommended as parts of exterior wall finish system, install building paper. Apply weatherboard fashion, starting at the bottom and work up to the top of the wall. Install building paper, insulation board or other materials OVER head flashing and nail-on flange of window frame. Slip bottom of jamb and sill flashing over building paper at bottom of window sill. See Fig. 7. Apply a continuous bead of an appropriate sealant along the full perimeter where paper and frame meet.

Apply exterior wall finish as per manufacturer's recommendation. Some exterior finishes may require sealing between the perimeter of the window frame and the exterior finish.

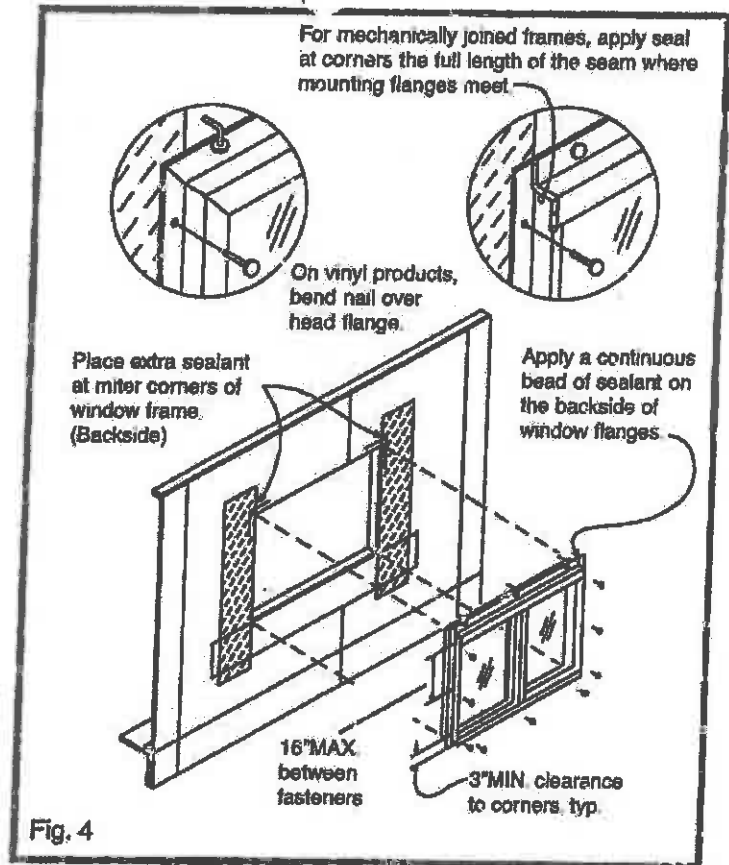


Fig. 4

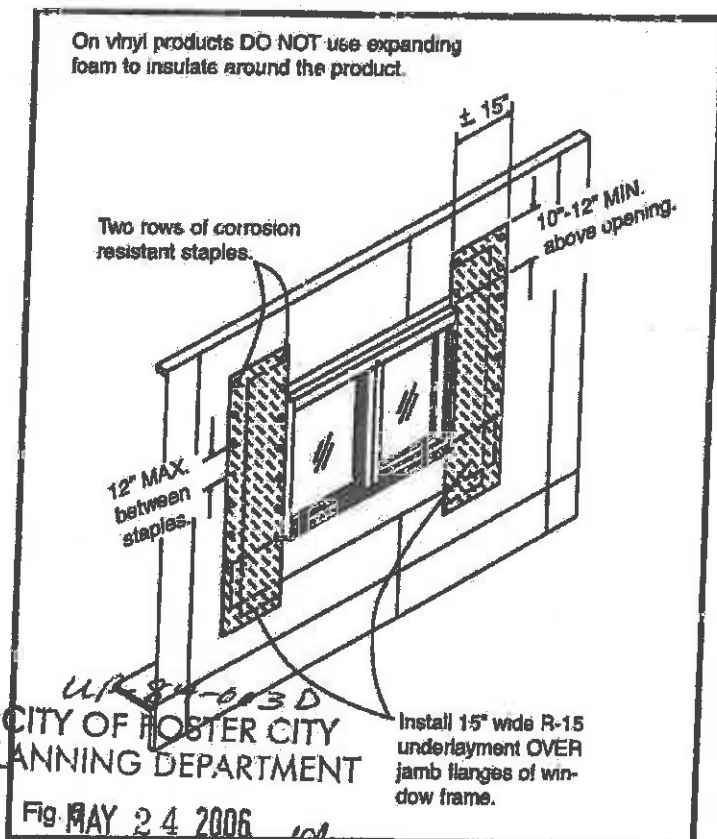
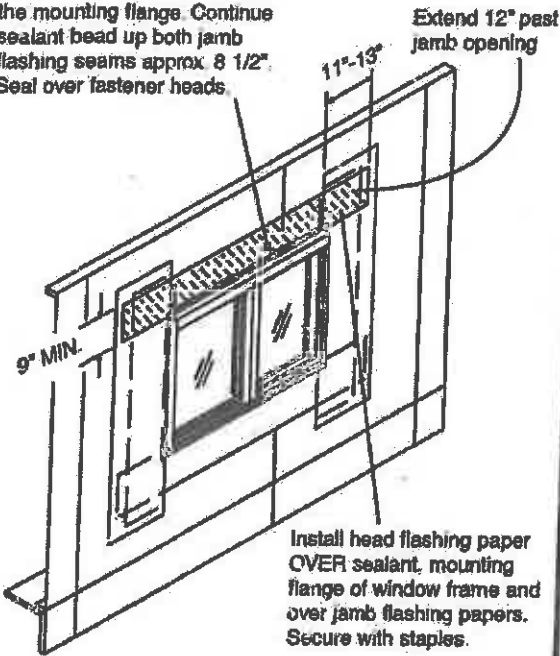


Fig. 5

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Apply sealant in line with any pre-punched holes or slots on the mounting flange. Continue sealant bead up both jamb flashing seams approx 8 1/2". Seal over fastener heads.

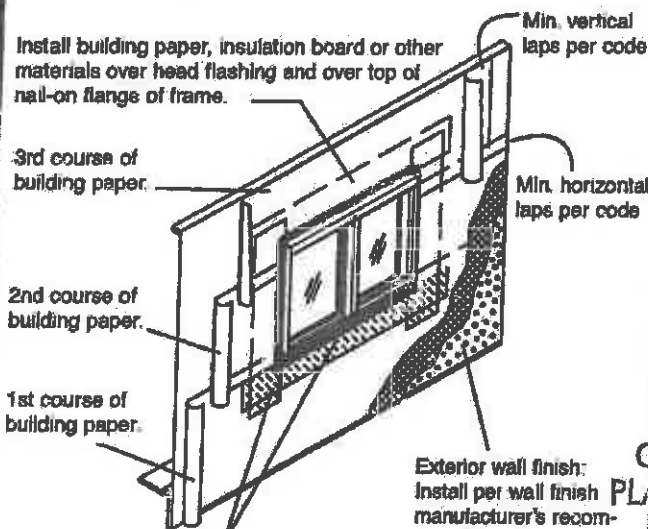


Install head flashing paper OVER sealant, mounting flange of window frame and over jamb flashing papers. Secure with staples.

Caution must be taken to avoid disrupting the continuous seal of the sealant.

Fig. 6

Where recommended as part of the exterior wall finish system, install building paper. Apply weather board fasteners starting from bottom to top of wall.



Slip the bottom of the jamb and sill flashing over building paper below frame. Apply a continuous bead of sealant along the full perimeter where flashing and frame meet.

Exterior wall finish: Install per wall finish manufacturer's recommendation. Some exterior finishes may require sealing between the perimeter of the window frame and the exterior finish.

Fig. 7

• Wood trim, plant-ons, and pot shelves all require special precautions. When necessary under these conditions use metal flashing. Use metal flashing on any surfaces where water may not drain promptly.

• Seal all holes in the building paper including those caused by staples or nails.

• Interfaces between our products, flashing and the building's weather resistive barrier must be sealed with a sealant recommended for this application.

• Muller windows require special treatment. Please consult instructions for your muller conditions.

• Holes drilled for alarms may not be placed on sills or heads and must be sealed.

• Extreme weather conditions may cause water intrusion into your home and subsequent water damage. Consult a licensed engineer for an appropriate rating for expected local weather conditions.

• Do not apply film or tints to the surface of the glass. These products can cause insulated unit failure.

SEMI-ANNUAL MAINTENANCE

• Improperly maintained products will reduced the performance of any window or door. The sills and weeps must be cleaned regularly to allow for drainage. Water in the sill during a rainstorm is normal.

• Weatherstrip should be cleaned and fluffed on a regular basis. Wearing of the wool pile is normal. Wool piles should be replaced if gaps between the weatherstrip and frame appear.

• Harsh abrasive cleaners should never be used on frames or glass surface.

• If products are within 10 miles of the coast, metal surfaces should be cleaned with a fresh water rinse every one to three months. Car wax on the surface will provide some protection. Anodized or painted surfaces will help prolong the life and enhance appearance. Clean and lubricate hardware components with corrosion resistant spray or lubricant monthly to ensure proper performance. Silicone lubricant spray can be used on all operable components.

PLEASE KEEP THESE INSTRUCTIONS IN YOUR HOME OWNER'S PACKET.

I have read the above instructions and understand the manufacturer's recommendations.

(Installer's signature)

International Window Corporation

IWCG
Your Window to the World

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Visit Our Web site @ www.intwindow.com

International Window Corporation

International Window-Northern California

5625 Firestone Blvd

30526 San Antonio Street

South Gate, CA 90280

Hayward, CA 94544

1-800-477-8391

510-487-1122

Fax: 562-221-8002

Fax 510-471-9387

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INTERNATIONAL WINDOW CORPORATION

2500 East Chambers Street

International Window-Colorado

Phoenix, AZ 85040

5588 Havana Street

602-232-2500

Denver, CO 80239

Fax 602-268-1100

303-373-9797

Fax 303-373-2218



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EXTERIA

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- Product Line
- MiraTEC Advantage
- Size Chart
- Application Instructions
- Warranty
- Literature
- MSDS
- FAQ
- Glossary of Terms
- Where to Buy
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MIRATEC TRIM PRODUCT LINE

Performance.

Made from the patented TEC™ process, MiraTEC® Treated Exterior Composite Trim combines the eye-catching beauty of cedar with the long-lasting performance of an engineered product. Because it is not hardboard, MiraTEC Trim will not delaminate, is moisture, rot and termite resistant, and is backed by a 30-year limited warranty.

Innovation.

Treated with zinc borate, moisture, rot and termite resistant MiraTEC Trim excels in all four seasons. Because MiraTEC Trim is specially treated, it's more cost-effective over time than redwood, cedar, fir or poplar, MiraTEC lasts longer and holds paint better.

Thanks to CMI's patented TEC manufacturing process, MiraTEC Trim is uniformly thick and dense, with no voids or knots. Any way you use it, MiraTEC Trim provides maximum yield, eliminates waste, and offers a plentiful product supply and stable pricing.

Beauty.

MiraTEC Trim looks just like real wood — only better. Combining beauty with the best in technology and performance, MiraTEC Trim helps you achieve a distinctive look for the long term.

MiraTEC Trim provides the perfect accent to any exterior cladding — cement fiber, vinyl, brick, OSB, hardboard, wood or stucco. You have the option of a smooth side and a textured side for maximum versatility. It's factory primed with a mildew-resistant primer on all four sides for easy painting. MiraTEC Trim presents wonderful possibilities for dentil trim, gables, corner posts, porch trim, fascias, windows, doors, column wraps, decorative trim and other non-structural architectural elements.

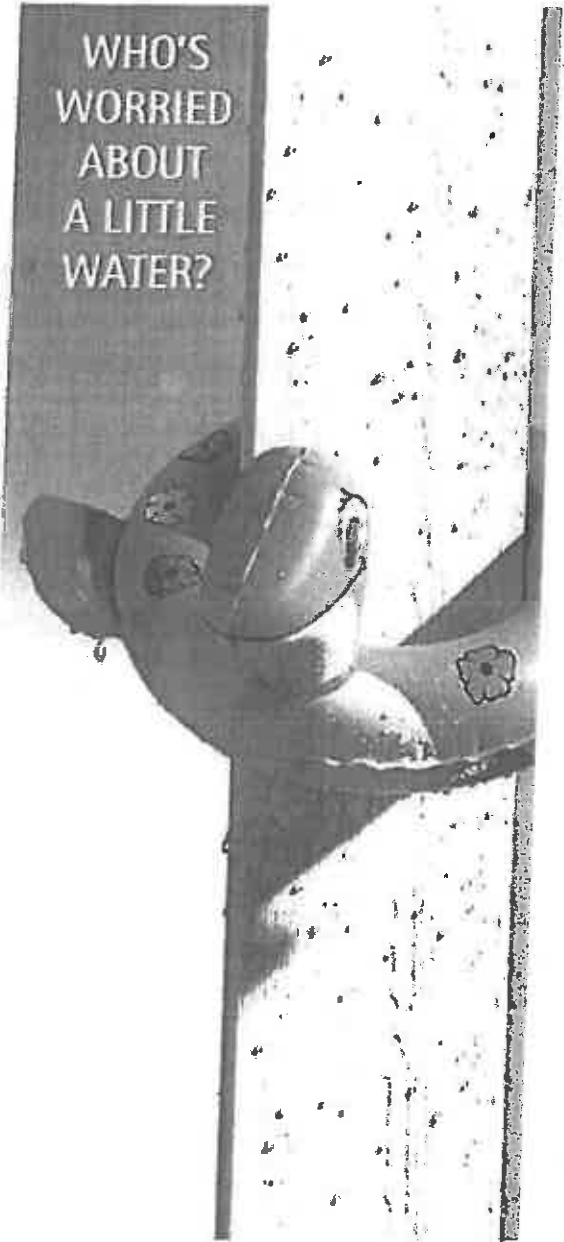
Choose the smooth or textured side for maximum versatility

EXCLUSIVE, PATENTED TECHNOLOGY.

The revolution is in the performance.

- 30-year limited warranty
- Moisture, rot and termite resistant; treated with zinc borate
- Won't check, split or crack
- One solid piece, not laminated
- Uniform density and thickness; cuts consistently
- Clear cedar texture on one side, smooth on the other
- Easy to handle, machine, cut and nail
- Factory primed on all 4 sides with a mildew resistant primer
- 4/4 and 5/4, 16' length
- Widths of 2", 3", 4", 5", 6", 8", 10", 12" and 16"
- * 2" is primed on 3 sides.

Below, you'll find photos of MiraTEC in various applications. Textured, smooth, curved or straight — MiraTEC adds depth and decorative interest, complementing classic and contemporary homes.



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ADVANTAGE

Why is MiraTEC better than other trim products?

1. MiraTEC is better than wood because it is an engineered product that offers performance that wood can't. MiraTEC resists warping, cupping, and splitting. It is treated to resist moisture, rot and termites. It comes with a factory-applied mildew-resistant primer, saving time and labor. MiraTEC has a 30 year warranty and offers stable availability, quality, and full yields, unlike wood.
2. MiraTEC is better than hardboard trim because MiraTEC is made of one solid piece through a patented process designed specifically to make trim. Hardboard trim is made from two pieces of hardboard siding that are glued together. These trim products may delaminate or split. MiraTEC is one piece, solid through and through.
3. MiraTEC is better than OSB trim because MiraTEC has a more authentic cedar texture than OSB; MiraTEC is reversible (meaning less inventory to carry) and MiraTEC can be machined for use as a variety of decorative accessories. OSB offers none of these benefits.
4. MiraTEC is better than PVC trim because MiraTEC offers a more realistic cedar texture, does not have issues with thermal expansion, and MiraTEC costs half as much as most PVC trim, while offering many of the same performance benefits.

Also:

- MiraTEC has the largest product offering available on the market today, with widths ranging from 2" to 16".
- MiraTEC has a 30-year warranty. The MiraTEC warranty covers rot, hail damage and warp. No other engineered wood trim covers this.

ABTco Trimboard, Collins Pine ChoiceTrim®, Temple Inland TrimCraft™, and Georgia Pacific PrimeTrim® are hardboard trim products. Louisiana Pacific sells SmartTrim, an OSB (oriented strand board) trim product.

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NO
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MIRATEC®

Treated Exterior Composite Trim

INGREDIENTS

combined to form a mat

- WOOD
- PHENOLIC RESIN (GLUE)
- ZINC BORATE

THE PRESS

- Steam injection is forced in the mat in a SEALED PRESS which accelerates the heat transfer because it is a controlled process. Much like a convection or microwave oven, heat is evenly transferred creating a more uniform board.



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MIRATEC

THE GOAL

Process is specifically designed to make exterior trim. Compatible with any exterior cladding — cement fiber, wood, brick, stucco, and vinyl.

RESULTS

Moisture, Rot, and Termite Resistant
One Piece Product, not laminated

VS

HARDBOARD/OSB

INGREDIENTS

combined to form a mat

- WOOD (fiber or strands)
- PHENOLIC RESIN (glue)

THE PRESS

The mat is pressed between two platens. This process takes longer to heat through to the core and overcooks the surface, resulting in a less uniform density. This also limits the thickness to 5/8" thickness. All other hardwood thicknesses may require laminating (gluing two pieces of siding together).

CONVENTIONAL TWO PLATEN PRESS

HARDBOARD

HARDBOARD/OSB

THE GOAL

Process is designed to make siding. Many hardwood trim products are two pieces of siding laminated together. Accessory to a company's siding line.

RESULTS

NO Rot or Termites Resistance
Hardboard over 5/8" thick is laminated

TRIMBOARD COMPETITIVE COMPARISON

Product	MIRATEC	ABTco Trim Board	Georgia-Pacific PrimeTrim®	Collins Pine ChoiceTrim®	Temple Inland TrimCraft™	Louisiana-Pacific SmartSide® Trim	Wood	James Hardie® HardiTrim™	Azek®
Price	\$\$	\$\$	\$\$	\$\$	\$\$	\$\$	Variable	\$\$	\$\$\$\$
Material	Treated Exterior Composite	Hardboard	Hardboard	Hardboard	Hardboard	OSB	Redwood, Cedar, Spruce, Fir or Pine	Cement Fiber	PVC®
Treatment	Zinc Borate	None	None	None	None	SmartGuard™	None	None	None
Limited Warranty	30 years	10 years	30 years****	10 years	30 years	30 years****	None	10 years	25 years
Construction	Single Piece Uniform	Two Pieces	Two Pieces Laminated	Two Pieces Laminated	Two Pieces Laminated	Single Piece Variable	Single Piece	Single Piece Portland Cement Sand	Single Piece

	Density	Laminated	(5/4")	Laminated	Laminated	Density	rice	Density	rice
Surface (Smooth/Textured)	Reversible	Reversible	Smooth and Textured (Double SKUs)	Reversible	Reversible	Smooth and Textured (Double SKUs)	Smooth and Textured (Double SKUs)	Smooth and Textured (Double SKUs)	Reversible
Coating	Factory Primed 4 sides	Factory Primed 4 sides	Factory Primed 3 sides	Factory Primed 4 sides	Factory Primed 6 sides	Factory Primed 3 sides	Unprimed	Factory Primed 3 sides	Finished
Length	16'	16'	16'	16'	16'	16'	Varies	12'	18'-20'
Widths	2", 3", 4", 5", 6", 8", 10", 12", 16"	4", 6", 8", 10", 12"	2", 3", 4", 5", 6", 8", 10", 12"	4", 6", 8", 10", 12"	4", 6", 8", 10", 12"	4", 5", 6", 8", 10", 12"	Varies	-	4", 5", 6", 8", 10", 12" laps

* 2" primed 3 sides.

** PVC products are not kind to the environment and may present issues with thermal expansion. In some cases, they are not suited to all geographic areas.

*** Certain termite damage and edge swell excluded.

**** Excludes hail, decomposition due to fungal growth.

Information based on 2005 product review.

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SIZE CHART

3/4 Nominal Thickness (3/4" Actual)

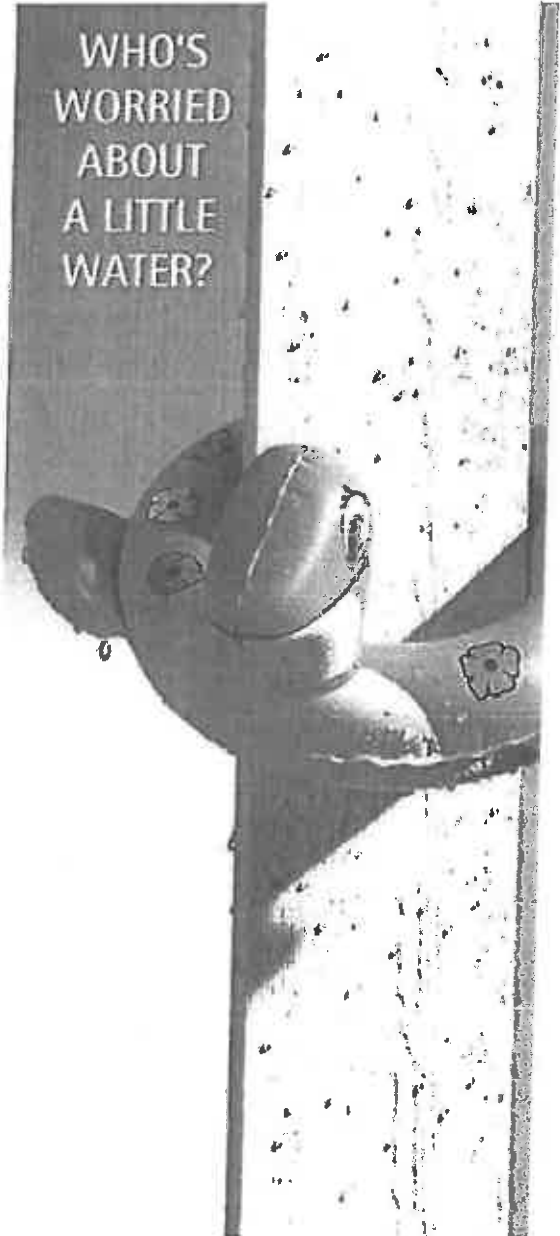
Nominal	Size		16' Pieces	
	Actual Width	Bundle	Unit	
2" x 192"	1 5/8"	16	560	
3" x 192"	2 3/4"	8	320	
4" x 192"	3 1/2"	8	240	
5" x 192"	4 1/2"	4	200	
6" x 192"	5 1/2"	4	160	
8" x 192"	7 3/4"	4	120	
10" x 192"	9 1/4"	4	100	
12" x 192"	11 1/4"	4	80	
16" x 192"	15 1/2"	2	60	

5/4 Nominal Thickness (1" Actual)

Nominal	Size		16' Pieces	
	Actual Width	Bundle	Unit	
2" x 192"	1 5/8"	12	420	
3" x 192"	2 3/4"	6	240	
4" x 192"	3 1/2"	6	180	
5" x 192"	4 1/2"	3	150	
6" x 192"	5 1/2"	3	120	
8" x 192"	7 1/4"	3	90	
10" x 192"	9 1/4"	3	75	
12" x 192"	11 1/4"	3	60	
16" x 192"	15 1/2"	2	42	

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APPLICATION INSTRUCTIONS

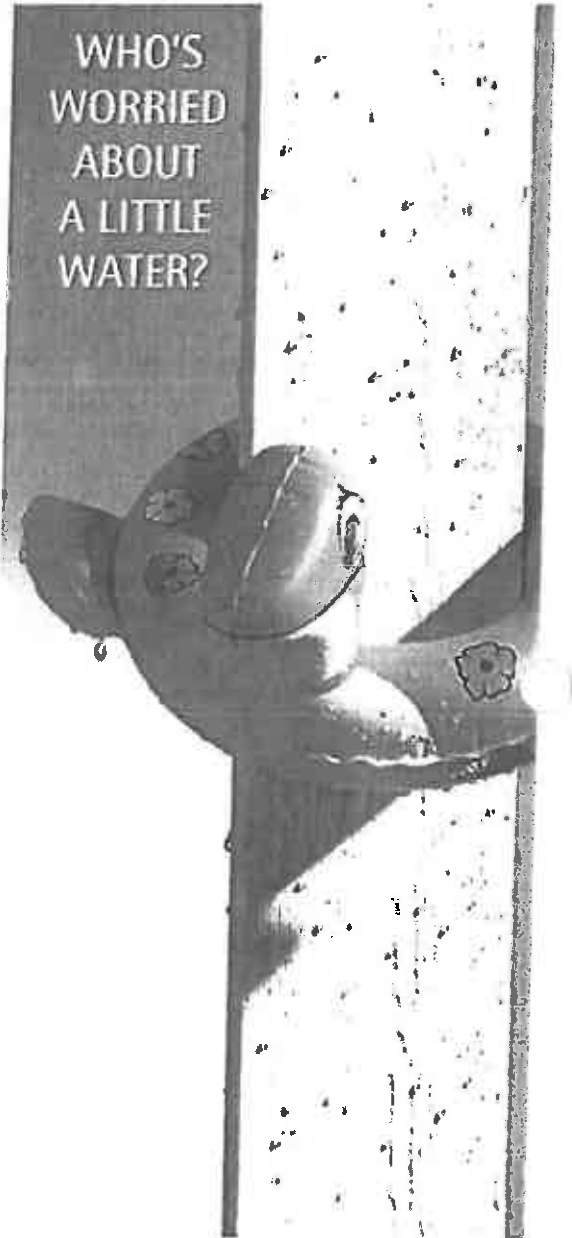
Select the link below to download MiraTEC Trim Application Instructions in PDF format. Acrobat Reader is needed to view PDF files. Click here to download a free copy of Acrobat Reader.

MIRA APPLICATION INSTRUCTIONS **MiraTEC Trim Application Instructions**

MIRA APPLICATION INSTRUCTIONS **MiraTEC Application Instructions Addendum**

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MIRATEC®

Treated Exterior Composite TRIM

Patented

APPLICATION INSTRUCTIONS

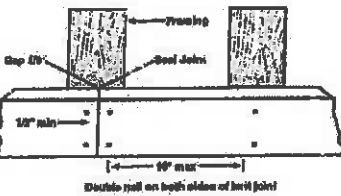
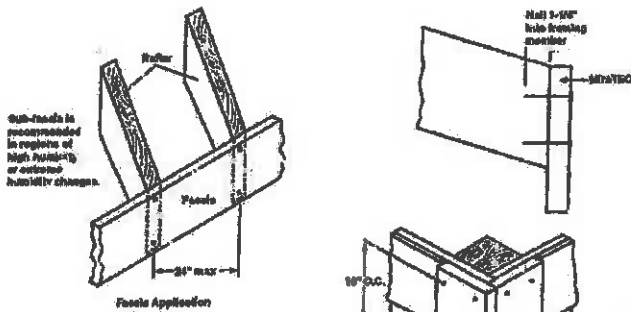
GENERAL INFORMATION: MiraTEC® Treated Exterior Composite Trim is an engineered wood composite trim designed for use in both exterior and interior applications where a nonstructural smooth or textured blemish-free trim product is desired. MiraTEC resists rot, termites and moisture.

CUTTING:

Use a fine-tooth hand saw or power saw with a combination blade. Cut into the exposed face of the material. Carbide-tipped blades are recommended.

FASTENING REQUIREMENTS:

MiraTEC Trim is a nonstructural decorative trim product and should not be used where structural lumber properties are required. The Trim is designed to be applied to structural framing, sheathing and other materials.



*Note: Nail at least 1/2" from edge. Do not nail into cut end of Trim. For fascia, MiraTEC Trim must be double nailed and fastened a maximum 24 inches on center. For all other applications, double nail 16" on center.

Fasten MiraTEC Trim from one end to the other end.



DO NOT nail towards the center from both ends.



BUTT JOINTS:

All joints must fall over a framing member (Space all butt and scarf joints 1/8" apart and apply sealant into the full depth of the 1/8" joint.) Double nail all joints on both sides as noted in the diagram.

FASTENERS:

Power nailing systems are allowed when the fasteners are equal in performance (such as nail withdrawal, bending strength and corrosion resistance) to standard galvanized nails with a 3/8" head diameter, long enough to penetrate 1 1/4" into structural framing members. Use nails with performance equivalent to hot-dipped galvanized. Any other fasteners used, such as screws or ring-shank nails, must meet the same minimum criteria. Tapered or bugle head fasteners are permitted when the heads are properly sealed from moisture.

CONDITION	CORRECTION
snug	OK
flush	OK
visible fiber	paint
counter sunk 1/16" - 1/8"	exterior putty
counter sunk more than 1/8"	exterior putty & add nail

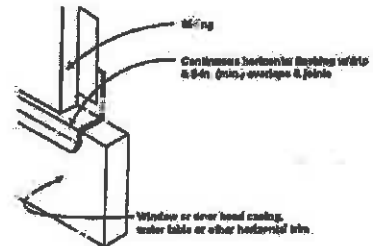
Nail heads, or any other dents, can be filled with exterior grade spackling putty specifically designed for filling nail holes. Allow putty to dry, sand smooth with 100 grit sandpaper and spot prime before painting. Over time, spackling putty may need to be replaced or touched up.

Use nail appropriate to style of construction.

Do not use staples, t-nails, or galvanized finish nails. Use of these fasteners will void the warranty.

FLASHING AND MOISTURE CONTROL:

The structure on which the MiraTEC Trim is applied should be well vented and dry. Do not apply trim over wet sheathing, or any closer than 6" to finished grade or final landscaping. As with all wood products, MiraTEC Trim should not come in direct contact with masonry or concrete.



Properly flash and space at least 1/2" from any concrete flatwork or horizontal brick ledge. At foundations or exterior brick veneer, the product should be separated from the masonry by metal flashing, polyethylene film, 30 lb felt, or a 1/4" to 1/2" air space using masonry standoffs. In all applications, the Trim should not be allowed to stand in water.

Flash the Trim applications to prevent water intrusion. Do not allow water to stand on or leak behind any Trim. Trim used in a horizontal application must be properly flashed in accordance with the siding manufacturer's application requirements and local building codes.

SEALANT:

Sealant is required at butt joints and where Trim abuts siding, windows, doors or other materials. Use only exterior quality sealant that remains flexible over time. Do not use hard-setting caulk. Apply caulk according to the manufacturer's written instructions. Caulks and sealants that meet ASTM C920 are recommended.

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SURFACE PREPARATION:

The surface must be free of dust, dirt, mildew and other foreign materials before painting. Washing with water and a mild detergent will usually remove dust and dirt. Allow the surface to dry before painting. If mildew is present, contact a paint supply store for recommended methods of removing and controlling mildew.

PAINTING/FINISHING REQUIREMENTS:

MiraTEC Trim is manufactured from wood and must be painted with an exterior coating system in accordance with the following specifications to fulfill the warranty requirements.

Always follow the paint manufacturer's recommendations for the application and maintenance of field-applied paints.

The following topcoats are not recommended by CMI or most paint manufacturers because of short service life, poor protection against UV light, and higher potentials for performance problems:

Shake and shingle paints	Vinyl acrylic paint
Flat oil paint	Vinyl acetate paint
Vinyl acetate co-polymer paint	Clear coatings
Transparent or semi-transparent stains	Opaque solvent stains

PAINT APPLICATION:

1. Prime and paint all exposed field-cut edges of exterior trim using a high quality exterior oil/alkyd solvent based or acrylic latex primer recommended by the paint manufacturer for application over composite wood substrates.

2. Coat all exposed surfaces including the bottom edge.

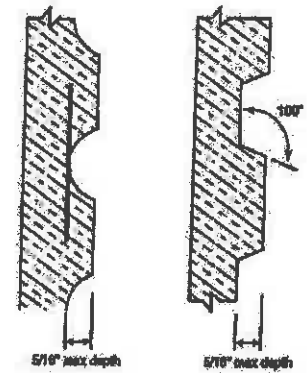
3. Finish MiraTEC Trim with two coats of paint within 90 days after installation. If, due to unforeseen circumstances, the material is not painted within 90 days, reprime the trim using an exterior primer that is specifically recommended for use on composite wood products and is compatible with the topcoat to be used. Use the same primer for repair of any damage to the original factory applied primer.

4. A total field-applied dry film paint thickness of a minimum of 2-1/2 mils is required on MiraTEC Trim. This requires the application of two or more unthinned coats of paint at the spread rate recommended by the paint manufacturer. **Note: The paint manufacturer may require a primer and topcoat combination. Follow all paint can recommendations.**

CMI is not responsible for the performance of field applied finishes. Finish performance is dependent upon coating quality and application methods which are factors controlled by the finish manufacturer and applicator.

MACHINING:

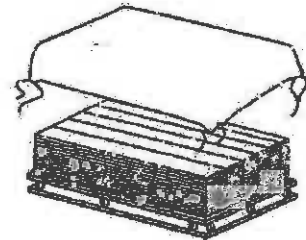
MiraTEC Trim can be grooved or machined to produce decorative applications. Do not exceed 3/16" (5/16") depth for both the 4/4 and 5/4 product. Routed or grooved product should not have any flat surfaces where water can accumulate. Maintain an angle of at least 100 degrees from the vertical to provide positive drainage and not allow moisture to accumulate on the material. Re-prime all machined areas with a high quality exterior oil (recommended) or acrylic latex primer formulated for wood.



Examples of Machining

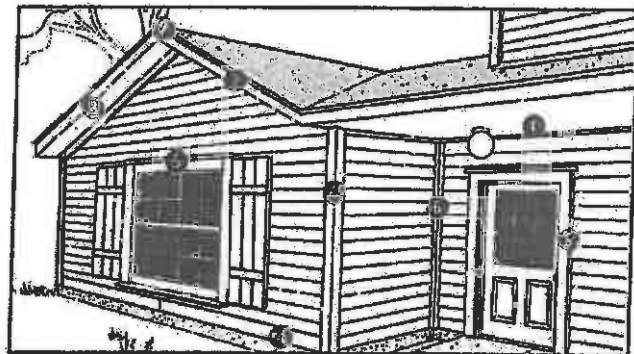
STORAGE:

Cover when stored outside. Keep MiraTEC Trim off the ground and dry. Excessive moisture pick up from improper storage may affect the performance of MiraTEC Trim.



TYPICAL TRIM USES:

MiraTEC Trim can be used in a variety of applications as noted below:



- | | |
|----------------------------|------------------------------|
| 1 Fascia | 5 Window & Door Trim |
| 2 Frieze Board | 6 Corner Board |
| 3 Soffit | 7 Rake Board or Shingle Mold |
| 4 Belly Band or Band Board | |

IMPORTANT: Read and understand all application instructions before installing material. The statements expressed in this technical bulletin are the recommendations for the application of the products as outlined and illustrated under normal conditions of installation. CMI is a manufacturer of building materials. It does not practice architecture or engineering. The recommendations provided in this bulletin represent our best judgement based on our experience to date with normal applications. These instructions supplement standard building practices and building code requirements; they are not to be deemed exclusive or substitutive of these practices and requirements. Unless prior approval is obtained in writing from the Product Performance Department of CMI, PO Box 311, Towanda, PA 16848, any deviation from these recommended procedures shall be at risk of the installer.

These application instructions are the minimum requirements for the storage, application, and finishing of the trim products manufactured by CMI. Where building code requirements or standards are more restrictive, the applicable regulations must be followed. Consult your local building code or the Product Performance Department for conditions not covered by this bulletin. All drawings are shown for illustration purposes only and are not to scale. Adequate design and bracing of the walls, as well as compliance with these application instructions, are the responsibility of the architect, builder, applicator and painter.

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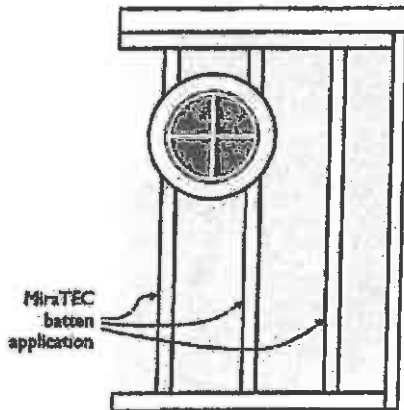
MiraTEC Trim
CraftMaster Manufacturing, Inc. (CMI)
800-255-0785

Covered by one or more of the following patents:
5,677,969; 5,980,798; 5,993,708; 6,030,862

043201-704

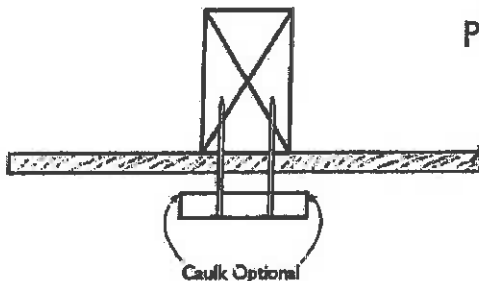
BOARD AND BATTEN APPLICATION INSTRUCTIONS

MiraTEC is not approved for use as an exterior siding product. However, it is acceptable for MiraTEC to be used as a batten in a board and batten style application, pictured below:

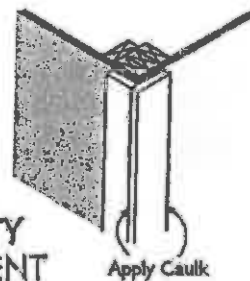
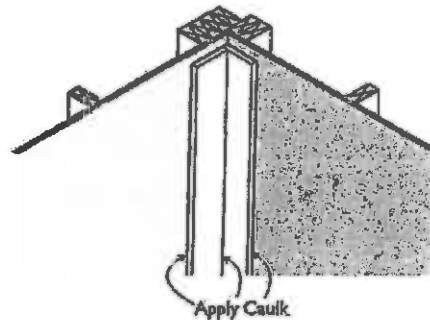


MiraTEC can be applied directly on top of the board material, including, but not limited to: wood fiber cement products, wood composites, and other wood products. CMI recommends using 3" MiraTEC or wider for use as battens.

- Battens should fall over framing members. Nailing pattern should be 12" on center (O.C.), staggered pattern. Nails should be of sufficient length to have 1 1/2" penetration into the framing member with a minimum of a 3/16" head.
- Vertical battens do not need to be caulked. The board butt joint behind the batten should be treated per the recommendation of the siding manufacturer.



- Battens can also be screwed into boards and sheathing preferably over framing members. Screw type should be a minimum of a 6 mm head with full thread penetration into the board or minimum of 3/4" into the framing member. Screw pattern should be 12" O.C., staggered pattern.
- A combination of nails and glue can also be used to fasten MiraTEC battens. CMI recommends a high quality exterior-grade glue.
- All three (3) exposed faces on the batten need to be primed and painted, per the MiraTEC Application Instructions (insert code # for accuracy).
- Treat all other applications per our instructions, such as inside and outside corners, butt joints, horizontal applications, etc.



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CMI Trim
CraftMaster Manufacturing, Inc. (CMI)
800-255-0785

Covered by one or more of the following patents:
5,877,388; 5,880,798; 5,895,708; 6,000,582



CRRAFTMASTER

EXTERIA

CMI INFORMATION

CONTACT US

- Product Line
- MiraTEC Advantage
- Size Chart
- Application Instructions
- Warranty
- Literature
- MSDS
- FAQ
- Glossary of Terms
- Where to Buy
- Press Room
- Contact CMI

WARRANTY

MiraTEC is covered by a 30-year limited warranty.

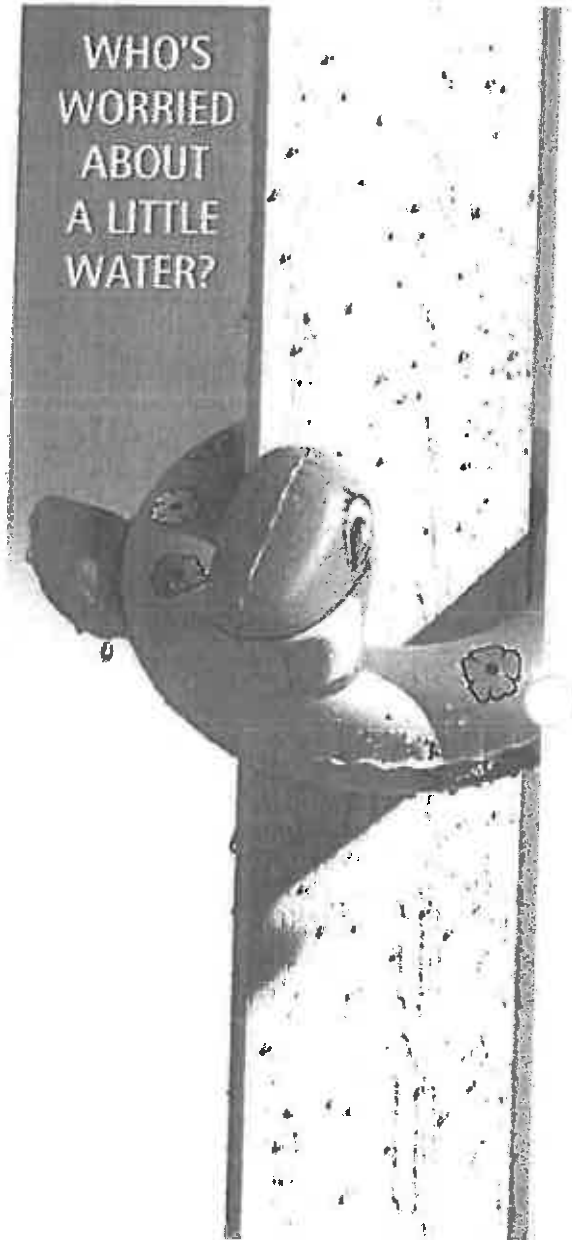
Click the badge below to download the MiraTEC Treated Exterior Composite Trim Limited Warranty in PDF format. Acrobat Reader is needed to view PDF files. Click here to download a free copy of Acrobat Reader.



[Download MiraTEC 30 Year Limited Warranty](#)

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HAVE
NO
FEAR.



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MATERIAL SAFETY DATA SHEET
MIRATEC®
DATE 05/2005

EMERGENCY TELEPHONE # (800) 424-9300 (CHEMTREC)

CMI
PO BOX 311
SHINER ROAD
TOWANDA, PA 18848

PHONE: (570) 265-9121
FAX: (570) 265-4336

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-----SECTION 1. MATERIAL IDENTIFICATION -----

PRODUCT NAME: MIRATEC TREATED EXTERIOR COMPOSITE TRIM

-----SECTION 2. INGREDIENTS AND HAZARDS -----

INGREDIENTS AND HAZARDS	EXPOSURE LIMITS
WOOD FIBER (USE OF THESE PRODUCTS MAY CREATE WOOD DUST)	OSHA TWA: 5 MG/M3 STEL: 10 MG/M3 PEL 15 MG/M3 - TOTAL 5 MG/M3 - RESPIRABLE ACGIH TLV-TWA: 1 MG/M3
PARAFFIN WAX (CAS 8002-74-2)	TWA 2 MG/M3 (FUMES)
ZINC BORATE (CAS 138265-88-0)	TWA 10 MG/M3 (PARTICULATE NOT OTHERWISE CLASSIFIED)
PHENOLIC RESIN (SOLIDS)(1) TRADE SECRET	NONE ESTABLISHED

(1) THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT RECOGNIZES THE LOW FUMING NATURE OF PHENOLIC RESIN PRODUCTS AND HAS EXEMPTED THEM FROM THE TESTING AND CERTIFICATION REQUIREMENTS OF THE

MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS (24 CFR PART 3280).

-----SECTION 3. PHYSICAL DATA -----

SOLUBILITY IN WATER: NIL

SPECIFIC GRAVITY (H₂O=1): 0.60 - .90

APPEARANCE AND ODOR: LIGHT BROWN TO BROWN COLORED BOARD WHEN UNCOATED, LOW ODOR.

-----SECTION 4. FIRE AND EXPLOSION DATA -----

FLASH POINT AND METHOD: NONE

AUTOIGNITION TEMPERATURE: VARIABLE 390 DEG. - 500 DEG. F.

FLAMMABILITY LIMITS IN AIR: VARIABLE

EXTINGUISHING MEDIA: WATER, FOAM.

UNUSUAL FIRE/EXPLOSION HAZARDS:

WOOD DUST REQUIRES 0.040 JOULES/MINUTES OF ENERGY FOR IGNITION AND CAN PRODUCE AN EXPLOSION PRESSURE OF 113 PSIG. MAX.

SPECIAL FIRE FIGHTING PROCEDURES: WHEN EXPOSED TO FUMES, WEAR A SELF-CONTAINED BREATHING APPARATUS (SCBA) WITH FULL FACE PIECE OPERATED IN THE PRESSURE-DEMAND OR POSITIVE PRESSURE MODE.

COMMENTS: IF WOOD DUST IS BEING PRODUCED FROM THIS PRODUCT, IT SHOULD BE KEPT IN A COOL, DRY PLACE AWAY FROM IGNITION SOURCES. HOT, HUMID STORAGE CAN RESULT IN SPONTANEOUS COMBUSTION.

-----SECTION 5. REACTIVITY DATA -----

AVOID CONTACT WITH OXIDIZING AGENTS AND WITH DRYING OILS.

STABILITY: STABLE

HAZARDOUS DECOMPOSITION PRODUCTS: CARBON DIOXIDE, CARBON MONOXIDE.

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[Signature]

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HAZARDOUS POLYMERIZATION: WILL NOT OCCUR.

-----SECTION 6. HEALTH HAZARD INFORMATION -----

EFFECTS OF OVEREXPOSURE: AVOID PROLONGED REPEATED BREATHING OF WOOD DUST IN AIR. REPEATED EXPOSURES TO CERTAIN WOOD DUSTS CAN PRODUCE SUCH ALLERGENIC RESPONSES AS DERMATITIS, ASTHMA AND BRONCHITIS.

EMERGENCY AND FIRST AID PROCEDURES:

EYE CONTACT: FLUSH EYES, INCLUDING UNDER EYELIDS, THOROUGHLY WITH WATER.

SKIN: WASH WITH SOAP AND WATER.

INHALATION: REMOVE FROM EXPOSURE TO FRESH AIR.

INGESTION: CALL PHYSICIAN.

-----SECTION 7. SPILL, LEAK, AND DISPOSAL PROCEDURES -----

SPILL/LEAK: PICK UP.

WASTE DISPOSAL METHOD: IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

VENTILATION: IF CREATING WOOD DUST IN ENCLOSED ENVIRONMENTS, USE GENERAL AND LOCAL MAXIMUM EXPLOSION PROOF VENTILATION TO MEET TLV'S CITED IN SECTION 2. USE VACUUM SYSTEMS RATHER THAN COMPRESSED AIR BLOWERS TO REMOVE WOOD DUST.

EYE PROTECTION: ALWAYS WEAR EYE PROTECTION IN ENVIRONMENTS WHICH MAY CONTAIN WOOD DUSTS. DO NOT WEAR CONTACT LENSES IN AREAS CONTAINING WOOD DUST. MAKE EYE WASH STATIONS, SAFETY SHOWERS, AND WASHING FACILITIES AVAILABLE.

COMMENTS: ALWAYS PRACTICE GOOD PERSONAL HYGIENE WHEN USING THESE PRODUCTS. AFTER COMING IN CONTACT, WASH HANDS BEFORE EATING, DRINKING OR SMOKING. DO NOT EAT, DRINK OR SMOKE IN AREAS WHERE THESE PRODUCTS ARE BEING CUT OR SAWN.

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-----SECTION 8. SPECIAL PROTECTION INFORMATION -----

RESPIRATORY PROTECTION:

APPROPRIATE NIOSH RESPIRATOR, APPROVED FOR ITEMS LISTED IN SECTION 2 SHOULD BE USED WHEN CUTTING OR SAWING THESE PRODUCTS.

-----SECTION 9. SPECIAL PRECAUTIONS AND COMMENTS -----

WOOD DUST CAN CAUSE LUNG, UPPER RESPIRATORY TRACT, EYE AND SKIN IRRITATION. SOME WOOD SPECIES MAY CAUSE DERMATITIS AND/OR ALLERGIC RESPIRATORY EFFECTS. THE INTERNATIONAL AGENCY FOR RESEARCH ON CANCER (IARC) HAS CLASSIFIED WOOD DUST AS A NASAL CARCINOGEN IN HUMANS. WOOD DUST REPRESENTS AN EXPLOSION HAZARD IF A DUST CLOUD CONTACTS AN IGNITION SOURCE, OR MAY SPONTANEOUSLY IGNITE IN CONTACT WITH STRONG OXIDIZERS. AVOID DUST CONTACT WITH IGNITION SOURCES. SWEEP OR VACUUM DUST FOR RECOVERY OR DISPOSAL. AVOID PROLONGED OR REPEATED BREATHING OF WOOD DUST. AVOID DUST CONTACT WITH SKIN OR EYES.

IMPORTANT: THIS INFORMATION IS OFFERED IN GOOD FAITH. ALTHOUGH REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THIS INFORMATION, MASONITE CORPORATION MAKES NO WARRANTY OR ANY KIND, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND DATA, AND ASSUMES NO RESPONSIBILITY FOR ITS APPLICATION TO PURCHASER'S INTENDED PURPOSES. IF PURCHASER ALTERS THE PRODUCT IN SUCH A MANNER AS TO CREATE WOOD DUST, THEN THIS IS THE PURCHASER'S RESPONSIBILITY. NORMALLY RECOMMENDED INDUSTRIAL HYGIENE, ENGINEERING PRACTICES AND SAFE HANDLING PROCEDURES ARE BELIEVED APPLICABLE AND SHOULD BE APPLIED.

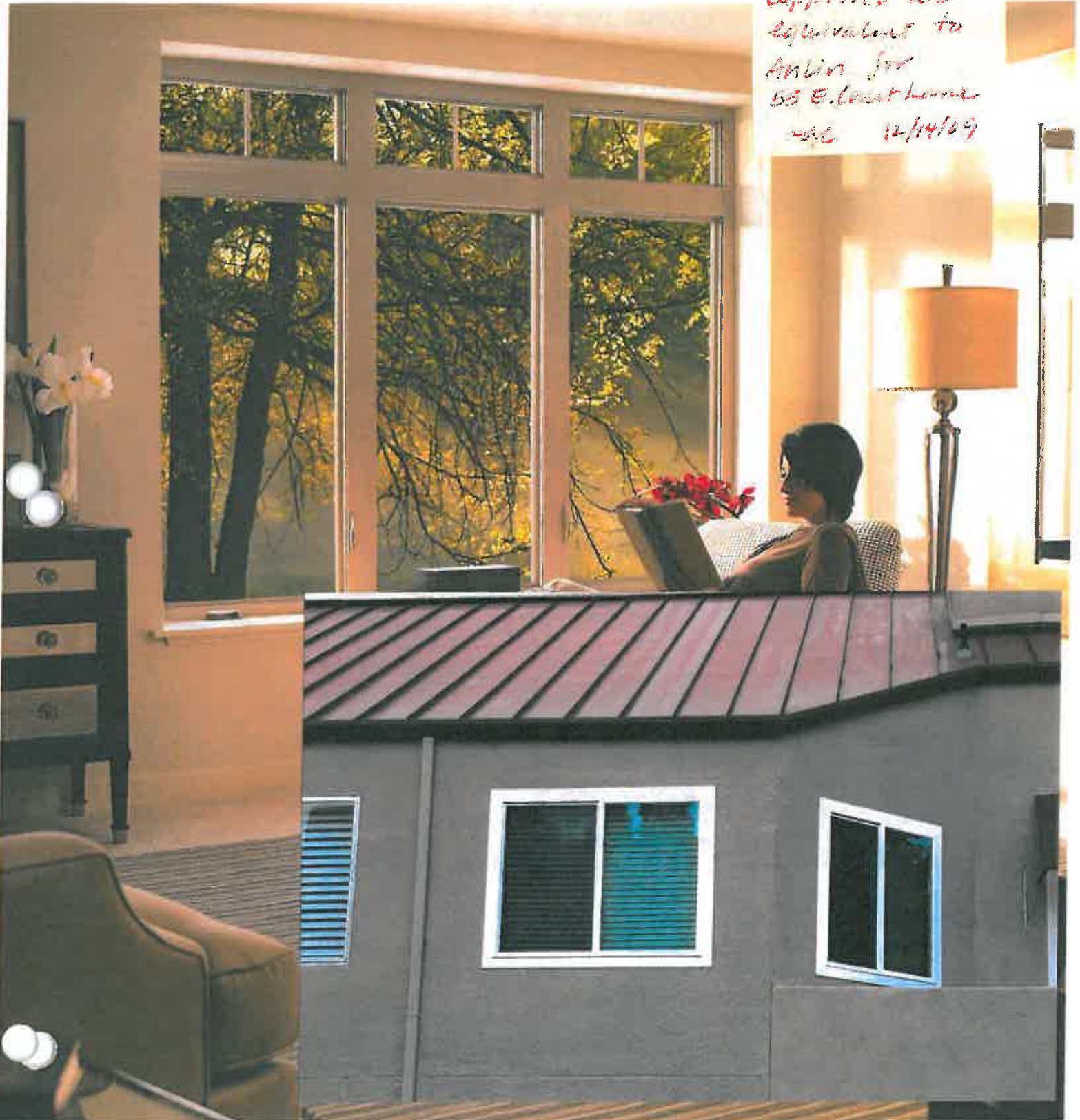
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TUSCANY™

Vinyl Replacement Windows

*Approved and
equivalent to
Anlin for
55 E. Lantana
-cc 12/14/09*



Replacing your windows has many benefits. Replacing with



"All of my neighbors love my new Milgard Tuscan windows. There have been four Milgard window installations on my block since I got my new windows and doors. Looks like the Joneses are keeping up with me."

—Laney Cancellis, homeowner




Megard Tuscany™ Series benefits you even more.

New windows are a smart investment.

If you've been wondering whether or not it's time to replace your old windows, consider the following:

- New windows are more energy efficient, making your home more comfortable in the winter and summer.
- New windows can keep out outside noises making your home feel more peaceful and serene.
- New windows can enhance your home's beauty and curb appeal.
- Replacing windows is one of the easiest home improvement projects. Installation often takes just one day.
- Replacement windows give you a great return on your investment: 99.2% according to a 2005 research study conducted by *Remodeling* magazine, a Hanley Wood, LLC trade publication.



Replacing your windows is like any other home improvement project. The hardest part is getting started. The good news is we've created this brochure to give you all the information you need to make a smart replacement window choice for your home.

Replacement Windows
Return on Investment

99.2%

2005 research study conducted by *Remodeling* magazine, a Hanley Wood, LLC trade publication



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Return on Investment

99.2%

2005 research study conducted by *Remodeling* magazine, a Hanley Wood, LLC trade publication.

Why Tuscany™ Vinyl Replacement Windows are a great



choice for your home...



Why choose Milgard Tuscany™ windows?

Milgard is one of the largest and most trusted names in windows and doors. For over 45 years, we've demonstrated our commitment to improving vinyl window technology. Our most recent advancement, 3D MAX™ energy package, can help improve u-factor by as much as 23%. By improving u-factor, the energy efficiency and comfort of your home improves.

A lifetime of satisfaction and peace of mind.

Milgard Tuscany Series replacement windows offer what is quite possibly the best homeowner's warranty in the industry. Every properly installed Milgard Tuscany window is guaranteed against defects in workmanship for as long as you own and live in your home. Tuscany windows even have a Full Lifetime Glass Breakage Warranty. In the unlikely event that you do need repairs, we'll take care of it free of charge, and that includes materials and labor. No hassles. No hidden exceptions. To learn more about our warranty, visit milgard.com.

Why can we give you such an outstanding warranty?

Milgard sets very high production and quality standards, and we partner with only the very best dealers. We have manufacturing facilities throughout the country. Our facilities are closer to our customers, most within a three-hour drive, ensuring that we can rapidly deliver windows and quickly fulfill our warranty promises.

Awards give you added assurances.

We've been named "Best Quality in the Nation" six times by *Builder* magazine. We've been named the national "Most Used Vinyl Window" four times by *Builder* magazine. Both *Professional Remodeler* and *Professional Builder* magazines have named us "Most Preferred Vinyl Window" for the past three years.

CHOOSE THE TUSCANY WINDOW STYLE OR CONFIGURATION THAT BEST SUITS YOUR HOME STYLE AND ARCHITECTURAL NEEDS.



Horizontal Slider



Single Hung



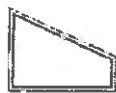
Double Hung with Tilt Sashes



Picture



Round Top



Four-Sided Gable



Octagon



Casement



Awning



Double Slider

Not available in all locations. Contact your local Milgard dealer for details.

Tuscany™ vinyl replacement windows. Smart looks & ac



Tuscany Vinyl Replacement Windows

The Tuscany Series was specifically designed for replacement and remodeling applications. These architecturally styled windows give you advanced features you simply won't find on other windows, like Milgard's exclusive SmartTouch™ lock and PureView™ screen. This innovative screen uses smaller diameter thread, which both improves the view and curb appeal by reducing the appearance of the screen. Plus, Milgard windows are easy to clean, operate effortlessly and are virtually maintenance-free. All of which makes Tuscany a smart choice for your replacement project.



Smart features make them a smart choice.

SmartTouch™ Lock

Milgard's exclusive new SmartTouch lock comes standard on all Tuscany™ windows.



CHOOSE FROM TWO VERSATILE COLORS



All Tuscany frames, grids and hardware are available in matching white or tan. Colors shown are approximate due to printing limitations.



- **Visual lock status identification.** When the window isn't fully closed, the lock handle is raised. At a glance from across the room, you'll know whether or not your window is locked.
- **One-touch function.** You can unlock, open and close the window with just one hand.
- **Clean design.** Our SmartTouch is built into the sash rail. The lock profile is essentially flush with the window for a sleek, sophisticated look.
- **Peace of mind.** When your window is closed, it's locked. SmartTouch exceeds the toughest forced entry requirements.
- **Built to last.** SmartTouch is built tough to work with ease for as long as you own your window.

The inside view...

DESIGN DETAILS

- Frame details such as shadow lines and mitered glazing bead enhance window aesthetics.
- Even sight lines between multiple combination windows deliver an architecturally pleasing look.
- Innovative folding operator handles give Tuscany casement and awning windows a sleek and polished appearance.
- Our commitment to quality is clearly seen in our new PureView™ screen. Standard on all Tuscany windows, the new screen gives you clearer sight lines for improved clarity, more light and better views.

COMFORT AND FUNCTION

- Constant force sash balancing technology on the double-hung window provides smooth operation and tilt sash functionality.
- Vent stops for controlled ventilation.
- Engineered window screen pull rail makes it easy to install and remove screens.

PEACE OF MIND

- Quite possibly the best homeowner's warranty package in the industry:
Milgard's Full Lifetime Warranty plus an added Lifetime Glass Breakage Warranty.
- Milgard's factory-trained service specialists, who are very familiar with all of our windows' designs, perform all warranty-related repairs and replacements.



FOLDING NETTING OPERATOR FOR AWNING CASERMENTS AND AWNINGS

Style and substance. Tuscany™ replacement windows give

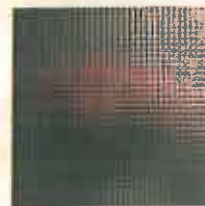
Options that reflect your sense of style.

Enhance the look of your Tuscany windows by going beyond their standard configurations.



OBSCURE GLASS

To add privacy where window coverings are impractical or undesirable, we recommend obscure glass. Our obscure glass can be tempered for safety and is available in numerous styles, some of which are shown here.



CROSS REED



P516

RAIN

GLUE CHIP



MATTE LUX

NARROW REED

AQUATEX

GRID OPTIONS

Get even more creative with grids. By simply altering the grid design, you can dramatically impact your home's curb appeal. Below are just a few of the many possibilities grids offer to you.

Many of our grids are placed inside of our dual-glazed insulated glass units, making it easy to clean. Plus, our window grids are perfectly color-matched to your window.



5/8" FLAT GRID
Our narrower flat grid works equally well in traditional and contemporary homes.



1 1/8" SCULPTURED GRID
This grid is ideal for older homes or newer homes with more traditional designs.

Simulated Divided Lites*

Our Tuscany windows offer you the choice of Simulated Divided Lites (SDL). SDLs are 7/8" wide grids that are applied on both the inside and outside glass panes that add depth to the grid's appearance. A third grid is also placed between the two glass panes to give your window a more authentic divided lite look. SDL grids are a perfect finishing touch to traditional homes.

* Simulated Divided Lites are not available in all markets.

your aesthetic and energy efficiency options.



All Testamark™ windows come standard with Milgard's exclusive SunCoat™ Low-E insulating glass and meet ENERGY STAR® ratings. For those who desire even higher energy efficiency and comfort, Milgard offers 3D™ and 3D MAX™ energy upgrades.

THREE DIMENSIONS OF PERFORMANCE

At Milgard, we incorporate three elements in the design of every window. It starts with our engineers, known for their industry-leading window designs using Milgard patented technologies. We then produce our own vinyl frame materials in house, using only the highest quality materials. We complete our windows with the best glass unit technology available. The result, windows that minimize both heat transfer and heat loss, delivering superior energy efficiency for a lifetime of comfort and peace of mind.

GOOD



The superior design of our standard windows meets ENERGY STAR requirements.

BETTER



At least a 10% increase in performance. Upgraded components are added for a perfect balance of performance and value.

BEST



Up to 23% increase in performance from standard offering. Delivers what you need to achieve the highest performance—where you need it.

QUALITY MATCHED COMPONENTS

Only Milgard varies the selection of quality components used in its energy packages by geography, perfectly matching the window to the climate. Every part of your Milgard window is made to our strict specifications—another reason why we can offer our Full Lifetime Warranty.



SunCoat is a clear coating applied standard to one side of the glass in all our dual-pane windows. This microscopically thin coating reflects heat from its source in the summer and retains heat inside in the winter while also reducing harmful UV rays that fade carpet and furniture up to 84%.



SunCoatMAX provides the best clarity and highest performance of all solar gain Low-E glass products. It reduces harmful UV rays that fade carpet and furniture up to 95% while still maximizing light in your home.

EdgeGard™ SPACER

Traditional spacers simply divided two panes of glass and didn't contribute to a window's efficiency. Milgard's EdgeGard spacer uses a more advanced design that provides superior insulating properties and reduced condensation.

EdgeGardMAX™ SPACER

Milgard's EdgeGardMAX spacer is state of the art utilizing a patented all-foam design. All-foam spacers conduct noticeably less energy, thereby making cold windows feel warmer and warm windows feel cooler. With up to 18% improved sound absorption over traditional spacers you will hear less noise.

Inside and out, Milgard windows and doors can give



before:

OLD, DARK, NARROW SLIDING DOOR



after:

BRIGHT, CLASSIC
WHITE SLIDING PATIO DOORS
WITH 7'x6' GLASS

Complete your home's transformation with doors and specialty windows.

Windows are only the beginning. With our selection of patio doors and specialty windows like bay, bow or garden windows, you can complete an entire job with the quality of Milgard. All are made with the same attention to detail and commitment to quality found in every Milgard product so your home can feel like new for a long time to come. We have many door styles that complement Tuscan™ windows, such as Milgard Classic Sliding Patio Doors, Classic French-Style Sliding Patio Doors and inswing/outswing Fiberglass Patio Doors.

BAY WINDOWS



BOW WINDOWS



DOOR CONFIGURATIONS



VINYL FRENCH-STYLE SLIDING PATIO DOOR: THIS DOOR COMBINES THE LOOK OF A FRENCH DOOR WITH THE SPACE-SAVING EASE OF A SLIDING PATIO DOOR.

SECURE, TWO-POINT LOCKING DOOR HANDLES IN MATCHING COLORS ARE STANDARD ON ALL MILGARD CLASSIC SLIDING PATIO DOORS.



your home a fresh look in as little as one day.

Hassle-free, headache-free easy installation.



**STEP 1:
MEASURE OPENING**
Before any window or door is removed, the openings are carefully measured to make sure every unit is built to your required size.

**STEP 2:
REMOVE OLD UNIT,
INSTALL NEW WINDOW**
Your Milgard dealer is experienced with which method of installation is best for each type of exterior finish.

**STEP 3:
INSULATE AND
TRIM INTERIOR**
Perimeter insulation is added to seal drafts, and interior trim, which varies by dealer, to create a finished look.

**STEP 4:
SEAL AND FINISH
EXTERIOR**
Seal to make exterior tight and touch-up. That's it.

Milgard offers the installation flexibility your installer requires plus the decorative options you desire.

Installation Configurations



BLOCK
Enables quick "tilt-in" installation with almost no disruption to siding or interior trim setback.

NAILING FIN
Perfect for home additions and remodeling where siding is removed. Available in 1-1/4" and 2" nail-in widths, with a 1-3/8" setback.

Z-BAR™
Makes replacing windows on stucco homes fast and easy, eliminating the need for costly repairs. Milgard Z-bar options provide an integral window trim and are available in standard and wide width options.

Decorative Trim Options



**3/4" FLAT
J-CHANNEL**

**1" CONTOUR
J-CHANNEL**

**2" BRICKMOLD
J-CHANNEL**

Choose from 3 decorative trim options to easily enhance homes with brick or lap siding exteriors. J-Channel options require a 2" nail-in frame.



We're leading the industry again with our Full Lifetime Warranty with glass breakage coverage

We believe so strongly in the quality of our windows that we stand behind every Milgard window and patio door we build. Our Full Lifetime Warranty promises that we will repair or replace any defective Tuscan™ replacement window or door free of cost to the original homeowner. Parts and labor included.

When we say full, we mean it. Unlike many other manufacturers, our warranty now includes glass breakage. (See milgard.com for all the details.)

Tuscany features & benefits

- Full Lifetime Warranty which includes Glass Breakage
- Milgard's Exclusive SmartTouch™ Lock
- PureView™ Screen Standard
- Two Colors: Tan & White
- Low Maintenance in Any Climate
- Nesting Handle Standard on Casements and Awings
- Standard SunCoat™ Low-E Energy Saving Glass
- Custom Sizes at no Additional Charge
- Designed for Replacement/Remodel or New Construction Applications
- Traditional Wood Window Look
- Never Needs Painting
- Factory Service Supported
- Reduces Exterior Noise
- ENERGY STAR® Qualified in All 50 States
- 3D™ and 3D Max™ Energy Packages Available

The Tuscan Series is also suitable for new construction and remodeling projects with nail fin frame options available.

Ask us about our Entry Door Systems and full line of swinging and sliding patio doors.



GOLDEN BAY GLASS INC.
 851 Shasta Street
 Redwood City, CA 94063
 650-365-3100 / Fax 650-562-0655

1.800.MILGARD • milgard.com



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COLORADO
Denver

ILLINOIS
Chicago

NEVADA
Las Vegas

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Portland

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Salt Lake City

VERMONT
Franklin

WASHINGTON
Tacoma
Seattle

Security™ SmartTouch™ SunCoat™ SunCoatMAX™ PureView™ Clear™ EdgeView™ EdgeViewMAX™ 3D™ and 3D MAX™ are trademarks of Milgard Manufacturing, Inc.

ENERGY STAR® is a registered trademark of the U.S. Department of Energy. Milgard Windows is proud to be an ENERGY STAR® partner with all Milgard window products. ENERGY STAR® qualified for all 50 states.

Milgard Windows and Windows Store centers for Alaska, Idaho and Nevada performance is certified by the American Applied Glass Manufacturers Association (AAGMA). Contact your Milgard membership for specific test information.

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FIBERGLASS & VINYL PATIO DOORS

*approved and
equivalent to
Annis for
55 ft. limit in
7/12/09*

FIBERGLASS

WOODCLAD™ & ULTRA™ SERIES

VINYL

CLASSIC™ & STYLE LINE™ SERIES



Ultra Series French Insulating Door (3622)

Open up to a world of possibilities with a new Milgard door.

When you select a patio door for your home, you are reflecting your personality. It's an extension of you – a personal statement. It's the passageway for guests and family. It welcomes in sunlight, and protects you from the elements. The right door can add so much character to your home – and be an investment you'll value for a lifetime.

That's why so many people choose Milgard doors. Milgard patio doors – like Milgard windows – come in a panorama of designs to complement virtually any home. Each door is custom built to fit your home. Manufactured locally for shorter lead and delivery times. And backed by our industry-leading Full Lifetime Warranty that covers both parts and labor for as long as you own and reside in your home. If you're looking for the perfect door to match the world's best windows, the choice is clear. Milgard.

ON THE COVER

Milgard's WoodClad™ two-panel French in-swing door combines the beauty of wood inside with the strength and durability of fiberglass construction outside. Furniture-grade vertical grain Douglas Fir can be clear-coated or stained to match your interior wood.

HOW TO CHOOSE YOUR MILGARD DOOR

Introduction	p. 3-4
Anatomy of a Well-Built Door	p. 4-5
Four Steps to the Right Door	p. 6-7
Frame Types	p. 8-9
WoodClad Series Styles & Colors	p. 10-11
Ultra™ Series Styles & Colors	p. 12-13
Classic™ & Style Line™ Series Styles & Colors	p. 14-15
Grills & Glass Options	p. 16-17
Hardware Choices	p. 18-19
Product Details	
Vantage™ Retractable Screen Doors	p. 20
WoodClad & Ultra French Doors	p. 21
WoodClad & Ultra Sliding Doors	p. 22
Classic Series & Style Line Series Sliding Doors	p. 23

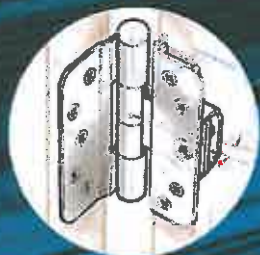
ANATOMY OF A



Simulated divided lite perimeter grid — looks like truly divided lites.



WoodGuard's finish — on rich, vertical grain Douglas Fir provides a high quality, beautiful look and accepts stain more evenly for a more elegant look, unlike pine doors.



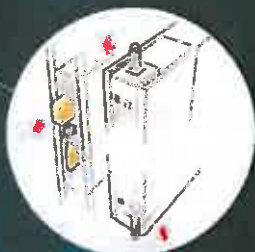
Heavy-duty adjustment hinges allow for vertical and horizontal plane adjustments.



Four types of weatherstripping designed specifically for different gap types ensure the most efficient weather-tight seals for your Milgard doors.



WELL-BUILT DOOR



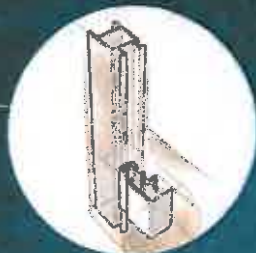
Handle-activated stainless steel multi-point lock system – for extra security and peace of mind



SunCoat Low-E allows most natural light to enter freely but reflects a significant portion of short-wave heat energy. In the summer, long-wave heat energy radiating from objects is reflected back outside, lowering cooling cost. In winter, internal long-wave heat energy is reflected back inside, lowering heating cost.



Aluminum reinforced lock/batch region for additional strength and security.



Patented Corner-Key system mechanically joins fiberglass panels for superior strength.

All patio doors are not created equal. The closer you look at a Milgard fiberglass patio door, the easier it is to understand why we can back each one with our Full Lifetime Warranty. All Milgard fiberglass doors feature a patented Corner-Key system that locks stiles to rails for maximum strength and stability. Door panels are screwed and bonded with acrylic sealant for weather-tight performance, and perimeter frames boast gasket-sealed joints, stainless steel screws and acrylic sealant. Best of all, every Milgard patio door is custom built down to 1/8" increments – so it's guaranteed to fit your home – as well as offer the climate in beauty and performance.

All Milgard Patio Doors Feature:

- Milgard-manufactured high performance fiberglass or premium vinyl frames.
- Come standard with Milgard SunCoat® Low-E insulating glass for energy savings and year-round comfort. Filters UV light by up to 78% to reduce carpet and furniture fading.
- Optional multi-point locking system for extra security.*
- Distinctive hardware in multiple colors and finishes for a beautiful look.
- Virtually maintenance-free materials and finish.
- Every door is custom-built to your specs, in standard lead time.
- Built to higher standards – our two-panel door has a commercial type structural rating†.
- Exceeds the nation's toughest forced entry codes for added security and peace of mind.
- Full Lifetime Warranty – including parts and labor – for as long as you own and reside in your home.

*Available on all models except Style One™ Series.

†Most models.

A LEGACY OF QUALITY



For over 45 years, people have trusted Milgard windows and doors. Our company began as a small glass shop in Tacoma, Washington, in 1962. Founder, Gary Milgard, never wanted to be the biggest manufacturer – only the best. That dedication to quality and service has made Milgard one of the largest window and door manufacturers in the country, with over a dozen manufacturing and service plants nationwide. As we continue to grow, our focus remains on building one exceptional door or window at a time. We invite you to experience the Milgard difference for yourself.



The Right Door for You No Matter Where You Live

Whether you live in a colonial in Virginia, a ranch house in Santa Barbara, or a brownstone in Chicago, Milgard makes a patio door just for you. Since every Milgard door is custom made to your order, you have the freedom to think outside the box. Tweak a size here. Add all-out drama there. Give your patio door a distinctive grid configuration, or combine doors with a transom window or sidelite windows for a one-of-a-kind patio entrance. The possibilities are endless – and best of all, every Milgard door is guaranteed to last for as long as you own and reside in your home. For complete warranty details visit milgard.com.



FRAME TYPE

PAGES 8-9

Which frame type is right for you – vinyl or fiberglass? Learn about the design qualities of each composition to help you decide which one best suits your needs

- Fiberglass Swinging French doors
- Fiberglass Sliding doors
- Vinyl Sliding doors



STYLES & COLOR

PAGES 10-15

For each patio door composition, Milgard offers a choice of distinctive styles and colors from which to choose. Explore the many options we have for you:

- WoodClad™ Fiberglass Series doors - In-swing, Out-swing and sliding models
- Ultra™ Fiberglass Series doors - In-swing, Out-swing and sliding models
- Classic™ Series Vinyl sliding doors
- Style Line™ Series Vinyl sliding doors

Decisions, decisions. That's often the dilemma when choosing a patio door for your home. You want to make a sound investment, but you also want a door that will add beauty to your home. Here, we've created a simple four-step

4 STEPS TO SELECTING YOUR MILGARD DOOR

guide to get you started on the decision process - without overwhelming you. You'll learn about frames, styles, grids, glass, hardware and more. Best of all, you'll discover why Milgard doors are made so well, they're guaranteed to last a lifetime.



GRIDS & GLASS

PAGES 16-17

The glass you choose is as important as the frame it is in. The right glass, like Milgard SunCoat® or SunCoatMAX™ Low-E insulating glass options, can control the sun's heat, reduce harmful UV rays that fade carpet and furniture, all while lowering your energy bills. You can also customize the look of your Milgard door by combining it with a myriad of grid and glass options to create a distinctive look.



HARDWARE OPTIONS

PAGES 18-19

Milgard hardware is tailor-made for our door systems. All of our door hardware meets the strictest forced entry codes in the nation, providing safety and security for your family year-round. And, with a few exceptions, our door hardware matches the hardware colors on Milgard windows.

IT ALL STARTS WITH THE FRAME



The frame and panels of a door are the cornerstone of its reliability. The best doors are as tough as they are beautiful – and that's where Milgard doors outshine the competition.

MILGARD
FIBERGLASS

Ultimate Performance in Every Season

Imagine a material that wards off wind, snow and rain year after year – without peeling, swelling, expanding or contracting, cracking or warping. A material – unlike wood – that's impervious to cold, heat, insects, salt air and corrosion. A material that's extremely waterproof and has the same thermal expansion and contraction properties as glass. That's the beauty of fiberglass. Until recently, the complex frame components required for door designs have been impossible to attain with fiberglass. Milgard's R&D team changed all that by engineering a door system that is as attractive as it is durable, and efficient anywhere from the equator to the North Pole. That's the beauty of the WoodClad™ and Ultra™ fiberglass series.



Ultra Series French 1-Panel In-swing Door (3622)

Milgard's WoodClad and Ultra fiberglass doors are produced using a process known as pultrusion. Glass rovings and mats are pulled at tremendous forces through a resin bath and a series of dies. These materials combine and catalyze to provide unparalleled tensile and torsional strength – up to 3 times stronger than wood; up to 8 times stronger than vinyl. It's a difference you'll appreciate for a lifetime.

With Milgard fiberglass doors, you have the wonderful choice of Ultra or WoodClad Series. Ultra's interior fiberglass surface comes factory pre-painted in white, with a tough fiberglass exterior in a choice of factory baked-on paint colors for a finish that protects against UV rays. WoodClad doors feature a rich furniture-grade, vertical grain Douglas Fir interior, with the same tough fiberglass exterior and colors as our Ultra Series. We'll tell you more in the pages ahead.



The pultrusion process creates a material so durable, we use diamond-tipped saws to cut our frame stock.

A Superior Formula Makes the Difference

A vinyl door frame is made from a compound recipe that dictates its performance and durability over time. Each additive to a company's vinyl recipe helps determine the long-term durability characteristics of the final product, such as weather, impact and solar heat resistance. It's at this stage where other companies often cut costs. Milgard, on the other hand, uses only the best quality vinyl material to make our award-winning patio door frames.

Because Milgard controls the manufacturing process, we produce our vinyl doors in controlled environments, to exacting standards.

We extrude our own vinyl door components to give you the best quality and consistency. While other vinyl doors may look similar, you can be assured Milgard vinyl door frames match up to the demands of our Full Lifetime Warranty commitment.

Milgard's two-panel vinyl patio doors boast light commercial ratings and the most functional and attractive hardware available. Unlike wood, they will not warp, crack or peel, and because they don't absorb moisture, they're always fingertip easy to open in any weather.

All Milgard doors meet criteria for structural integrity and reliable performance established by the American Architectural Manufacturers Association (AAMA).

We invite you to explore our Classic™ and Style Line™ Series vinyl doors in this brochure. Then, begin working with your Milgard dealer to choose the perfect vinyl patio door for your home.



Our vinyl doors use the same top quality formula as our award winning windows.



V
I
N
Y
L



Classic Vinyl French-Style Sliding Door (5621F)

COMPARE THE ADVANTAGES

Milgard Fiberglass or Vinyl Patio Doors vs. Solid Wood

	Will not crack*	Will not peel!	Paintable	Will not stick from expansion/contraction	High-quality stain-grade wood interior**	SunCoat™ Low-E energy saving glass	Full Lifetime Warranty
WOOD			●		●		
FIBERGLASS	●	●	●	●	● *WoodGrain™ Series	●	●
VINYL	●	●		●		●	●



WoodClad Series 3-Panel French Sliding Door (2022)

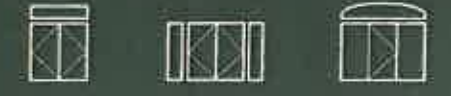
 Inside handle on left side  Outside handle on right



WoodClad 1-Panel WoodClad 2-Panel Sliding French WoodClad 3-Panel Sliding French WoodClad 4-Panel Sliding French WoodClad French sliding door



1-Pane 2-Pane 3-Pane 4-Pane



2-Panel Door with Transom Top 2-Panel Door with Sillies 3-Panel Door with Arch Top and Rail Windows

2

Milgard WoodClad™ Series Doors

A Natural Selection



WoodClad Series 11 Panel French Inswing Door (3622)



WoodClad Series 2 Panel Sliding Glass Door with Fixed Panel (3520)

WoodClad doors offer the best of both worlds – the durability of a fiberglass frame, with the warmth of furniture-grade, clear, vertical-grain Douglas Fir on the interior. Only the most select wood makes the cut. We're so picky, we actually count the number of annual growth rings per inch for quality and consistency. Our wood interior can be clear finished or stained to match existing woodwork from a maple to a walnut appearance – or anything in between. From a boost in energy efficiency to providing more light, a WoodClad French or patio sliding door is the perfect solution.

The Beauty of Wood, the Strength of Fiberglass

With WoodClad, your choice of colors is limited only to your imagination. Inside, you can add a simple clear finish or a rich stain to the vertical grain Douglas Fir to match any interior trim. Outside, you can choose from one of seven standard exterior colors.* It's a finish that will never crack or peel. Ever. But if you require a custom color, fiberglass – unlike vinyl! – can be painted at the job site with proper preparation. Available in In-swing, Out-swing French or sliding door styles.



WOODCLAD CVG Fir



COMPETITION'S PINE

* Colors shown are approximate. Due to lighting differences, actual colors may vary slightly. For Full Lifetime Warranty coverage on Milgard WoodClad doors, the interior wood must be finished and sealed immediately after installation and regularly maintained for the life of the product.



INSIDE ▶

◀ OUTSIDE



Step 2 – Wood Series



Ultra Series French Out-swing Door (UL103)

 Indicates Hinge on left.  Indicates Hinge on right.



Ultra Series 1-Panel Swinging
 Ultra Series 2-Panel Swinging French
 Ultra Series 2-Panel Swinging French
 Ultra Series French style 3-Panel Sliding Door
 Ultra Series French style 4-Panel Sliding Door
 Ultra Series French style Sliding Door



1-Panel 2-Panel 3-Panel 4-Panel



2-Panel Door with Transom Top
 2-Panel Door with Sidelites
 3-Panel Door with Transom Picture Windows

2

Milgard Ultra™ Series

Fiberglass High-Performance for Every Season



Ultra Series 4 Panel French Style Swing Door (Black)

* Colors shown are approximate. Due to printing limitations, actual colors may vary slightly.



Midnight Black Hazel Green Brocade Cranberry Silver Pearl Tan Sand White

Ultra – as the name implies – was designed to be the ultimate door and window frame material. Our Ultra fiberglass design was conceived from the input of homeowners, architects and builders during our nearly 50 years in the business. Ultra benefits from the strength, maintenance features and stability of fiberglass, while presenting the appearance of a traditional wood frame profile. And minimal expansion and contraction means your Ultra doors are fingertip easy to open in any weather.

Weather Tough

The strength of fiberglass protects your investment from the harsher side of Mother Nature. Because of its inherent properties, fiberglass can't swell like wood. It expands and contracts at the same minimal rate as glass – much less than vinyl or wood. Plus, fiberglass won't crack, peel, warp, split, pit, corrode and is virtually impervious to water. Our fiberglass doors come factory painted with a 300° F baked-on finish. It can even be custom painted to suit your color taste.

Ultra Series patio doors are available in the versatile, standard exterior colors* shown below and in a pre-painted white interior. Or if you like, repaint the exterior or interior with your favorite color.

Are You In or Out?

The flexibility of In-swing or Out-swing means you can choose the door that best suits your needs. Small space indoors? Go with an Out-swing door. Small deck or patio? Choose an In-swing door to bring the outside in.



Tan Classic Vinyl Sliding Door (6621 & 6631)



White Classic Vinyl Sliding Door (6621 & 6631)

Classic French Style Vinyl Sliding Door (6621 & 6631)



Classic Vinyl Sliding



French Style Vinyl Sliding



Style Link Vinyl Sliding



Tan



White

Vinyl sliding door panels roll on a large recessed track independent nylon rollers steel rollers ensure smooth effortless opening and closing



* Colors shown are approximate. Due to printing limitations, actual colors may vary slightly.

2

Milgard Vinyl Patio Doors

All Around Style & Value



Style Line™ Vinyl Sliding
Patio Door (6510 & 6630)

Vinyl Classic™ and Style Line™ sliding patio doors can be customized by choosing from a myriad of glass and grid options, or by combining windows with doors.



2-Panel Door



3-Panel Door



4-Panel Door



2-Panel Door
with Transom Top



2-Panel Door
with Solar Shades



3-Panel Door
with Transom
Picture Windows

* Style Line sliding patio doors are available in 2-panel configuration only.

If you're looking for a patio door to match our award-winning Milgard vinyl windows, we have two impressive styles from which to choose. Both offer durable vinyl frames that don't absorb moisture and never need painting. Both feature dual-pane SunCoat® Low-E insulating glass. And, of course, both are designed with steel reinforced lock areas for added security. So, in a sense, it all comes down to aesthetics. Which design best complements your home?

Classic™ Series Vinyl Sliding Patio Doors

Our Classic series sliding patio door is our most popular. Its thicker frame profile offers a more traditional look. For a more elegant look, opt for our French-style sliding patio door. A favorite of architects, builders and homeowners, it combines the look of a French door with the space saving benefit of a sliding patio door.

Style Line™ Series Vinyl Sliding Patio Doors

You'll love the view from your Milgard Style Line patio door. It combines sleek modern lines with maximum glass area for ultimate visibility. Style Line doors feature the same quality vinyl compounds and distinctive hardware that have made Milgard the preferred choice for new and existing homes.

Classic and Style Line frames are available in standard white or tan colors.*

YOUR DOOR AS A WORK OF ART



The Starting Point

Start with a beautiful but simple door and turn it into a work of art by designing patterns such as these shown below.*

Imagine the morning sunlight gently entering your family room. As the light warms your room, you notice a delightful mosaic of light and shadows reflecting on the wall – a reflection of the grid design you've chosen for your Milgard patio door. That's just one visual advantage of gridwork – a distinctive way to liven up the look of your home, whether you're admiring it from the inside or out.



Easy to Configure

You can make your Milgard door extraordinary with the creative use of grids. All our doors offer multiple grid configurations using two different grid profiles for vinyl and five for fiberglass doors. Milgard doors can also be customized by choosing from a myriad of glass options, or by pairing your door with sidelite or transom windows.

Vintage Grids

Create the look of individual panes of glass on both the exterior and interior of your fiberglass doors. This option provides the best simulated divided lite look.



Craftsman Grids

Create the look of individual panes of glass on the interior of your fiberglass doors, leaving the exterior easier to clean.



Legacy Grids

Create the look of individual panes of glass on the exterior of your fiberglass doors, leaving the interior easier to clean.

* Some patterns shown may only be available in snap-in grid styles. Grid designs must be approved by Milgard.

Fiberglass 3/4" Vintage Grid

Fiberglass 1/2" Vintage Grid

Fiberglass Craftsman Grid

Fiberglass Legacy Grid

Classic 7/8" Style Line™ Vinyl 5/8" Full Grid

Fiberglass 1/2" 1/16" Sculptured Grid





SunCoat™ Low-E



Bronze



AquaTex



Gray



R516 Pattern



Narrow Reed 3/16"



442 Clear



Glue Chip



Crown Reed 5/32"



F09

Standard Glass

When you choose Milgard doors, you automatically receive dual-pane, SunCoat® Low-E insulating glass. All around comfort, all year long. SunCoat comes standard on all Milgard WoodClad™, Ultra™, Classic™ and Style Line™ doors.

Glass Options

SunCoat is a clear coating applied standard to one side of the glass in all of our dual-pane windows. This microscopically thin coating reflects heat from its source in the summer and retains heat inside in the winter while also reducing harmful UV rays that fade carpet and furniture up to 84%.



SunCoatMAX™ provides the best clarity and highest performance of all solar gain Low-E glass products. It reduces harmful UV rays that fade carpet and furniture up to 95% while still maximizing light in your home.

Specialty Glass Options

There are many combinations of glass available* from Milgard to control everything from the sun's heat and ultraviolet rays to privacy, excessive sound and safety issues. Shown here are some of our most popular glass options. Many are ideal for bathroom applications or your own unique statement of beauty.

* Not all glass available at all locations. Ask your Milgard representative.

Obscure

Milgard's obscure glass comes in many patterns that protect your privacy, but allows abundant light to enter the room. Various colors and texture patterns provide a translucent to semi-opaque effect including: R516 Pattern, AquaTex, 442 Clear, Glue Chip, Narrow Reed and Reel.

Tinted

Tinted glass provides additional shading from direct sunlight and warm conditions. Milgard offers a variety of tones and thicknesses from which to choose. Tones include: Bronze, Gray, Grayite and Solix.

Argon Filled

Optional argon gas may be used between panes, further improving thermal performance.

Laminated

Laminated glass is highly effective in reducing noise, thus improving sound transmission ratings. Laminated glass also eliminates 99.9% of ultraviolet rays, making it highly effective in protecting home furnishings.

4

OUR HARDWARE SHINES

QUALITY AND SECURITY - INSIDE AND OUT

- Milgard sliding doors are tested to standards in excess of California's forced-entry codes, which are the toughest in the nation.
- Milgard French doors offer handle-activated multi-point locking mechanisms at the head and sill of our French doors for added security.
- We go to great lengths to build top quality doors. We provide top quality hardware to match.

Ultra™ & WoodGlad™ Series - French Door Hardware Options



Antique Brass



Oil Rubbed Bronze



Bronze



Polished Brass



Brushed Chrome



White



Chrome



CLASSIC VINYL SLIDING DOOR - INTERIOR & EXTERIOR HARDWARE

Distinctive on the outside, durable on the inside. That's the advantage of Milgard hardware. Our locking mechanisms are fingertip easy to operate. Better yet, they meet or exceed the toughest forced-entry tests. All Milgard doors have metal-reinforced lock areas for added strength and security. Exterior handles for Milgard WoodClad™ patio doors are available in colors to match frames, or optional brass. Interior handles are available in white or brass. Exterior keyed locks available on Classic™ Vinyl Series.



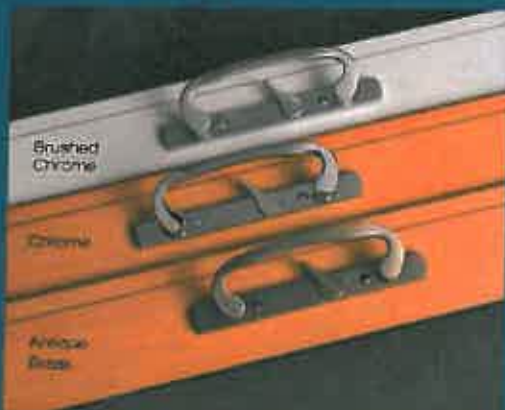
FULL LIFETIME WARRANTY

Unlike pro-rated warranties for our competitors' solid wood or aluminum clad doors, all Milgard patio doors are backed by our industry-leading Full Lifetime Warranty which covers both parts and labor. If anything ever goes wrong with one of our products in a single family home, we'll fix it for as long as the original owner lives there. Parts and labor included.

Plus, Milgard offers a 10-year warranty for commercial buildings and multifamily homes. There are simply no better patio doors - or warranties - in the business. For complete warranty details visit milgard.com

Ultra™ & WoodClad Series - Sliding Door Hardware Options

INTERIOR SLIDING DOOR HARDWARE



EXTERIOR SLIDING DOOR HARDWARE



- De Rubois Bronze
- Hunter Green
- Brookstone
- Brass
- Tan
- Sand
- White

VANTAGE™ RETRACTABLE SCREEN DOORS

DETAILS INSIDE



FEATURES & BENEFITS

- Virtually disappears when not in use
- Safety design: screen expands on impact preventing damaged screens
- Built-in dampening system: smooth, easy retraction, will not slam shut if accidentally released
- Low maintenance: when not in use the screen is protected from dust, UV light and the weather. No more removing and storing of screens in the winter
- Powder coated finish: a better, longer lasting appearance
- Adjustable handle heights: easy opening for both children and adults of any height
- Designed for use with both single or double doors, sliders or in-swings (may require two screens)
- Factory installed (not available at all locations)
- Top and bottom insect piling keeps bugs out
- Stainless steel springs withstand extreme weather conditions
- Catch latch designed to ensure complete, secure seal from top to bottom
- No lubrication required, screen glides between rails

OPTIONS

- Available in all standard colors except Silver Pearl and Cranberry.

SPECIFICATIONS

- Up to 10' wide (5' maximum per screen)
- Up to 8' high



Extended



Retracted

May not be offered at all Milgard locations. Check with your Milgard representative.

ADDITIONAL PRODUCT

WOODCLAD™ & ULTRA™ FIBERGLASS FRENCH DOOR IN-SWING (3622) & OUT-SWING (3623)



WoodClad Series 2-Panel French In-swing Door (3622)

Ultra Series 1-Panel French Out-swing Door (3623)

Builder's Series French Door

FEATURES & BENEFITS

- Patented, mechanically joined corners
- Traditional French Door look with 4.25" wide stile and top rail, and 8.5" tall bottom rail
- Milgard SunCoat[®] Low-E insulating glass
- Seven distinctive hardware finishes to choose from
- Fully adjustable hinges
- Handle activated stainless multi-point locking system (standard)
- Available in custom sizes with standard lead times
- Choose from several grid styles
- WoodClad interior Douglas Fir comes unfinished to allow choice of stain colors or clear finishing
- Custom colors available
- Sliding screen comes standard with in-swing doors*

OPTIONS

- Transoms
- Tinted or Obscure Glass
- Grids can match our standard colors
- Vantage Retractable Screen

SPECIFICATIONS

- Minimum/Maximum Size

1 panel	2'6" / 3'0"
2 panel	5'6" / 6'0"
3 panel	7'6" / 9'0"
4 panel	10'6" / 12'8"

- Structural Class Rating:

- ***C40-In-swing
- ***C30-Out-swing

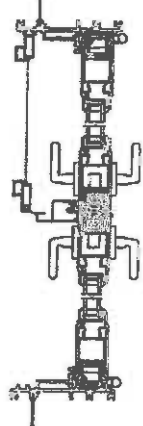
- ***U-factors:

- SunCoat Low-E/Clear = .38
- SunCoat Low-E/Clear w/Argon = .35
- Clear/Clear = .48
- Clear w/Argon = .46

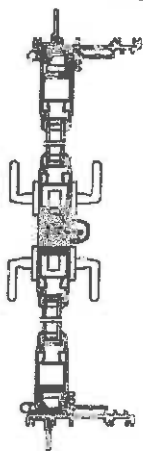
- Pre-painted white interior/exterior to save labor
- White matching hardware standard
- Multi-point locking system standard
- Available in In-swing or Out-swing models
- Available sizes:

1 panel	2'6"
	2'6" ¹⁰
	3'6"
	3'6" ¹⁰
2 panel	5'6"
	5'6" ¹⁰
	6'6"
	6'6" ¹⁰

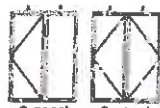
3622 In-swing



3623 Out-swing



1-panel



2-panel

2-panel



3-panel

3-panel



4-panel

X = Operable O = Fixed

French Door configurations**

⊠ Indicates hinge on left

⊡ Indicates hinge on right

French Doors,
In-swing and Out-swing top view

May not be offered at all Milgard locations. Check with your Milgard representative

* Not available on Out-swing models.

** Note: 3 & 4 panel configurations ship open for field glazing.

*** Test data subject to change. Check with your Milgard representative.

WOODCLAD™ & ULTRA™ FIBERGLASS FRENCH-STYLE SLIDING PATIO DOOR (3626)

DETAILS INSIDE



WoodClad Series French Style Sliding Patio Door (3626)



Ultra Series French-Style Sliding Patio Door (3626)

FEATURES & BENEFITS

- Patented, mechanically joined corners
- Traditional French Door look with 4.25" wide stile and top rail, and 8.5" tall bottom rail
- SunCoat® Low-E insulating glass
- Seven distinctive hardware finishes to choose from
- Corrosion resistant roller system
- Dual point locking system comes standard
- Available in custom sizes with standard lead times
- Choose from several grid styles
- WoodClad interior Douglas Fir comes unfinished to allow choice of stain colors or clear finishing
- Custom colors available

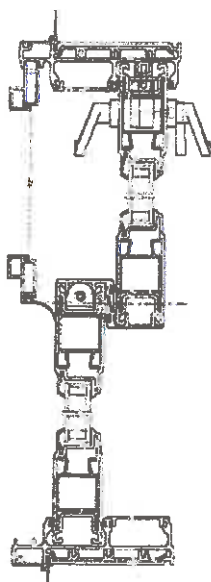
OPTIONS

- Transoms
- Tinted or Obscure Glass
- Grids can match our standard colors
- Vantage Retractable Screen

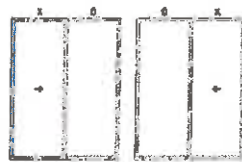
SPECIFICATIONS

- Minimum/Maximum Size

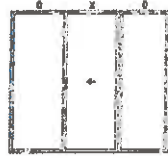
2 panel	5'6 1/8" x 8'
3 panel	7'6 1/2" x 12'8"
4 panel	10'6 1/2" x 12'8"
- Structural Class Rating:
 - *C30 (2 & 3 panel)
 - *R20 (4 panel)
- *U-factors:
 - SunCoat Low-E/Clear = .39
 - SunCoat Low-E/Clear w/Argon = .36
 - Clear/Clear = .49
 - Clear w/Argon = .48



Fiberglass Sliding Patio Door, top view



2-panel 2-panel



3-panel



4-panel

X = Operable O = Fixed

Fiberglass Sliding Patio Door configurations

WoodClad sliding door panels roll on a raised monorail track. Independent action nylon rollers ensure smooth, effortless opening and closing.



Note: May not be offered at all Milgard locations. Check with your Milgard representative. WoodClad doors come unfinished.
* Test data subject to change. Check with your Milgard representative.

ADDITIONAL PRODUCT

CLASSIC™ VINYL FRENCH-STYLE (5621F), CLASSIC VINYL STANDARD (5621) & STYLE LINE™ VINYL SLIDING DOOR (6610)

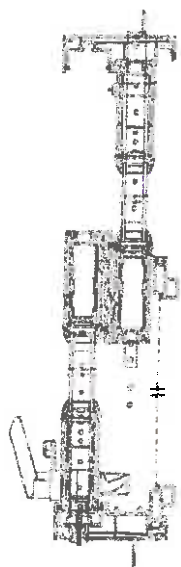


Classic French-Style Vinyl Sliding Patio Door (5621F)

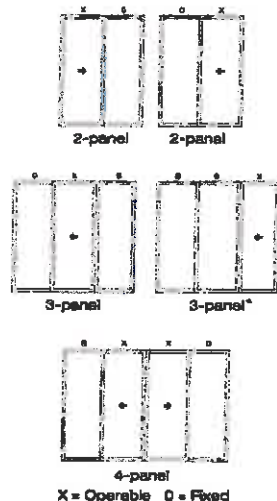


Style Line Vinyl Sliding Door (6610)

Tan Classic Vinyl Sliding Door (5621)



Classic French-Style Sliding Patio Door, top view



Classic and Style Line Vinyl Sliding Patio Door configurations**

FEATURES & BENEFITS

- Virtually maintenance-free vinyl frames won't crack, peel or require paint
- State-of-the-art rolling assembly for effortless operation
- Contour glazing bead standard on French-style
- Steel reinforcement beam
- SunCoat® Low-E insulating glass
- Exceeds California's tough forced-entry codes
- Choose from two available grid styles
- Custom sizes available
- PureView™ Screen comes standard on Classic Series
- Perfect for remodeling projects

OPTIONS

- Transoms
- Tinted or Obscure Glass
- Add grids to match your design
- Vantage Retractable Screen***

SPECIFICATIONS

Classic Standard & Classic French-Style Sliding Doors

- Minimum/Maximum Size
 - 2 panel 5°6'/8°8°
 - 3 panel 9°6'/12°8°
 - 4 panel 10°6'/16°6'°
- Structural Class Rating:
 - LC30 (6°6'° panel)
 - R15 (4 panel)

	U-factor	Classic	French Rail
SunCoat Low-E/Clear		.34	.38
SunCoat Low-E/Clear w/Argon		.31	.36
Clear/Clear		.48	.50
Clear w/Argon		.46	.49

Style Line Sliding Patio Door

- Minimum/Maximum Size:
 - 2 panel 5°6'/6°6'°
- ****Structural Class Rating: LC25
- ****U-factors:
 - SunCoat Low-E/Clear = .34
 - SunCoat Low-E/Clear w/Argon = .30
 - Clear/Clear = .48
 - Clear/Clear w/Argon = .46

* May not be offered at all Migard locations. Check with your Migard representative.
 ** Style Line Series doors are available in 2-panel configurations only.
 *** Excludes Style Line Series.
 **** Test data subject to change. Check with your Migard representative.

CLOSER IS BETTER

Over a dozen full-service plants and growing. That's coverage, and it's just one of the many ways we're different. Rather than having one or two plants nationwide, we focus our manufacturing facilities near our customers. So not only do you get windows and doors that are built near you for shorter lead and delivery times, you have one of the nation's largest window and door companies nearby to service your investment long after your builder or contractor has completed the job.



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Henderson, NV 89011
(702) 453-1234

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HOLLISTER
2451 Bert Drive
Hollister, CA 95023
(831) 636-0114

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PORTLAND
20789 SW 115th Ave
Tualatin, OR 97062
(503) 682-3270

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(916) 387-0700

UTAH

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Suite 1000
Salt Lake City, UT 84101
(801) 975-1836

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355 Easy Street
Simi Valley, CA 93065
(805) 581-6325

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FREDERICKSBURG
2000 International Parkway
Suite 101
Fredericksburg, VA 22406
(540) 752-9686

1.800.MILGARD
milgard.com

COLORADO

DENVER
17450 E. 32nd Place
Aurora, CO 80011
(303) 365-5520

WASHINGTON

TACOMA
965 54th Ave East
Tacoma, WA 98424
(253) 922-6030



ILLINOIS

CHICAGO
3505 Thayer Ct. Suite 200
Aurora, IL 60504
(630) 236-2400

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3800 136th Street NE
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Memo

To: File UP-84-003D

From: Christina Horrisberger, Associate Planner 

Date: June 23, 2015

Re: Cityhomes East Windows Prototype: Condition of Approval #9 – Sliding Glass Doors

The following requirement is now modified to allow for the installation of retrofit sliding glass doors:

“9. When sliding glass doors are replaced, the new construction method shall be used as shown on Exhibit C. The trim shall be replaced with Miratec trim and shall be painted to match the existing building color (see Exhibit D).”

Attachment: email from property manager



Christina Horrisberger

From: Daniel Oscarson <DOscarson@gocompass.com>
Sent: Tuesday, June 23, 2015 12:44 PM
To: Christina Horrisberger
Cc: Alice Wang
Subject: Re: Windows and sliding doors change on 16 E. Court Lane

The hoa approves the change. Please provide the documentation so that I can update our records and issue the conditional approval to this owner.

Dan Oscarson
Compass Management Group
Office: 408-226-3300

On Jun 23, 2015, at 12:13 PM, Christina Horrisberger <chorrisberger@fostercity.org> wrote:

Hi Daniel,

That is generally true, but in some cases if the change is very minor (e.g. change to installation method with no change to material, color, style, function, size, location, or new or removed windows, etc.) and would apply to all units, we can add a memo to the file to account for the minor revision. I've requested and received direction that we could allow this particular minor revision with a memo to the file if the HOA approves the change.

Regards,
Christina Horrisberger

From: Daniel Oscarson [<mailto:DOscarson@gocompass.com>]
Sent: Tuesday, June 23, 2015 12:05 PM
To: Christina Horrisberger; Alice Wang
Subject: RE: Windows and sliding doors change on 16 E. Court Lane

Christina,

I am confused on this. the HOA approval is solely based on the city prototype specifications. If you want us to update our allowable windows, the city will need to revise the prototype document.

Dan Oscarson
Compass Management Group, Inc.

From: Christina Horrisberger [<mailto:chorrisberger@fostercity.org>]
Sent: Tuesday, June 23, 2015 12:00 PM
To: Alice Wang; Daniel Oscarson
Subject: RE: Windows and sliding doors change on 16 E. Court Lane

Hello—

Alice:



This email will be helpful, but please be sure to obtain a formal written and signed letter from the HOA that includes details about what is approved (i.e. number of windows, material, color and installation method.)

Dan:

If approved, the change from new construction to retrofit installation will need to be allowed for all sliding glass doors within the development in order to ensure visual consistency. Please address this in your response if approval is granted.

Regards,
Christina Horrisberger

From: Alice Wang [<mailto:alicecjwang1@gmail.com>]
Sent: Tuesday, June 23, 2015 11:02 AM
To: doscarson@gocompass.com
Cc: Christina Horrisberger
Subject: Windows and sliding doors change on 16 E. Court Lane

Hi Dan,

I would like to change windows and sliding doors; however, Cityhomes HOA requires "New construction" on doors on prototype. Currently none of my contractors are willing to use new construction on doors. I also asked some neighbors who used new constructions for contractors' info. They do not do new constructions anymore because they are costly to clients who are not willing to pay.

Then I walked around our neighborhood and talked to a few neighbors, there are quite a number of neighbors using Retrofit and they all look very nice without any issues. Please see some pictures below.

I also went to City Planning to confirm if I can use Retrofit on doors. City replied as long as HOA approves it, City is okay. Therefore, I would like to request sliding door changing by using Retrofit. Christina from Foster City Planning is very kind and willing to help and is copied on the email.

Please let me know if there are any issues or questions. Looking forward to hearing from you soon as my windows are leaking and sliding doors are not working :(

Thanks & Best,
Alice

