



City of Foster City

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

FOSTER CITY
RECEIVED

JUL 22 2004

PLANNING
DIVISION



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

APPLICATION RECEIVED: June 29, 2004

APPLICATION COMPLETE: July 19, 2004

ACTION DATE: July 19, 2004

CASE NO.: UP-72-014H

OWNER: Sand Harbor South Homeowners' Association

OWNER ADDRESS: 655 Mariners Island Blvd. Suite 301 San Mateo, CA 94404

APPLICATION FOR: Prototype for Window Replacement

LOCATION: Sand Harbor South Planned Development

ZONING: R-3/PD (Medium Density Multiple Family Residence/Planned Development) District

ACTION TAKEN: Approved with Conditions

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

1. That the proposal to establish a prototype design for the replacement of windows in the Sand Harbor South Planned Development, as conditioned in Exhibit A, is consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed 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 residence 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 replacement windows will be compatible with the

architectural style, character and proportions of 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 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; 2) the size of the replacement windows will be the same size as the existing windows; and 3) the frame color of the replacement windows will match the frame color of the existing windows in the development.
4. That the proposal will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because the replacement windows will be compatible with the design of the house and the development and will not have any detrimental visual or privacy impacts on the adjacent properties and/or the streetscape as required by Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code.

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.

EXHIBIT A

SAND HARBOR SOUTH HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Window Replacements

The following guidelines shall govern the installation and replacement of windows in the Sand Harbor South 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 recommending 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. All windows on the same elevation shall match in color and materials.
7. The replacement windows shall have black vinyl frames similar or equivalent to the Brothers Home Improvement California Series windows.
8. The use of grids on replacement windows is not allowed.
9. The replacement windows shall be the same size and configuration as the existing windows.
10. The sliding glass doors and the window on the first floor in the dining room which extends to the floor, as shown on Exhibit B shall have tempered glass.
11. The small windows located above the floor as shown on the Exhibit C and D shall be non-operable.

APPROVAL PROCESS

1. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees.

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


Stephanie Smith
(Applicant's Name) (Please Print)

Planners Initials: ECF

Stephanie Smith
(Applicant's Signature)

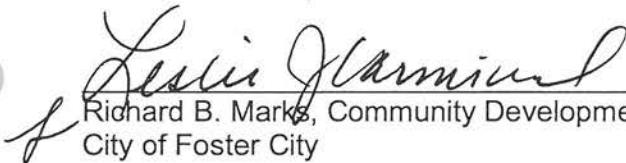
cc: Tom Vaughn, Brothers Home Improvement, 1805 Little Orchard St., San Jose, CA 95125

2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of windows.
3. The homeowner or applicant shall submit the following:
 - A letter from the Sand Harbor South Homeowners Association (HOA), indicating their action on the proposal.
 - Manufacturers brochure indicating the color and material of the frames.
 - Three copies of photographs or elevations indicating the location and size of the existing window(s).



Stephanie Smith, Managing Agent
PML Management, for
Sand Harbor South Homeowners' Association

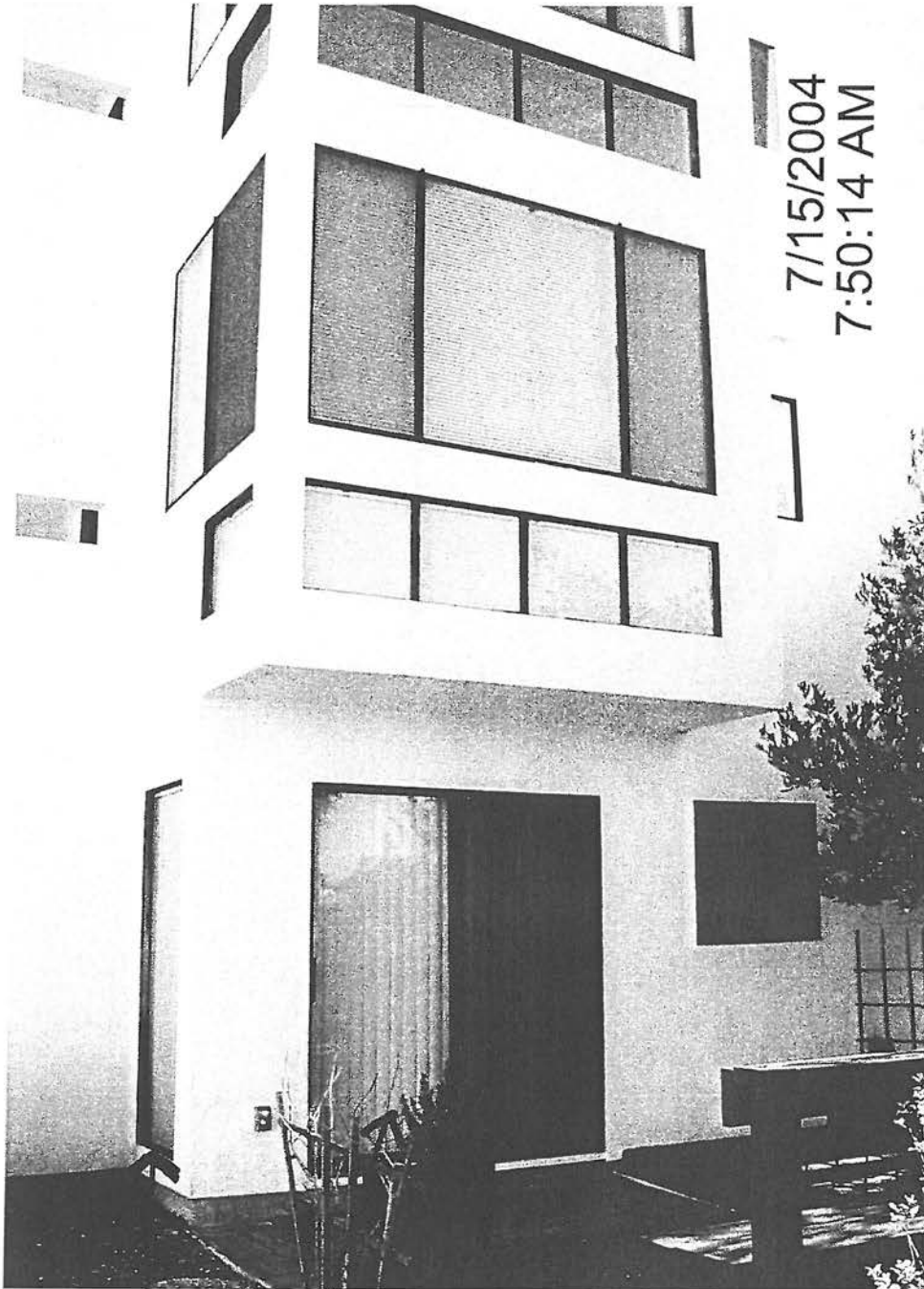
7-21-04
Date



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

7-22-04
Date

EXHIBIT B



7/15/2004
7:50:14 AM

TEMPERED GLASS

UP-72-014H
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUL 19 2004
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *ECP*

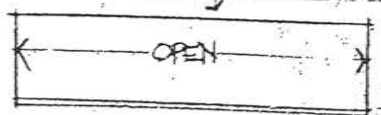
EXHIBIT C

CHIMNEY BRACKETS, TYP.

5 SEE ATTACHED PLAN
CORRECTION
PLANNING DEPARTMENT
UP-72-6414
JUL 19 2004

EQ 9'-0" EQ

4x6



ADMINISTRATIVE APPROVAL
WITH CONDITIONS

FIXED

STUCCO, TYP

FIXED

4'-0"
4'-4"

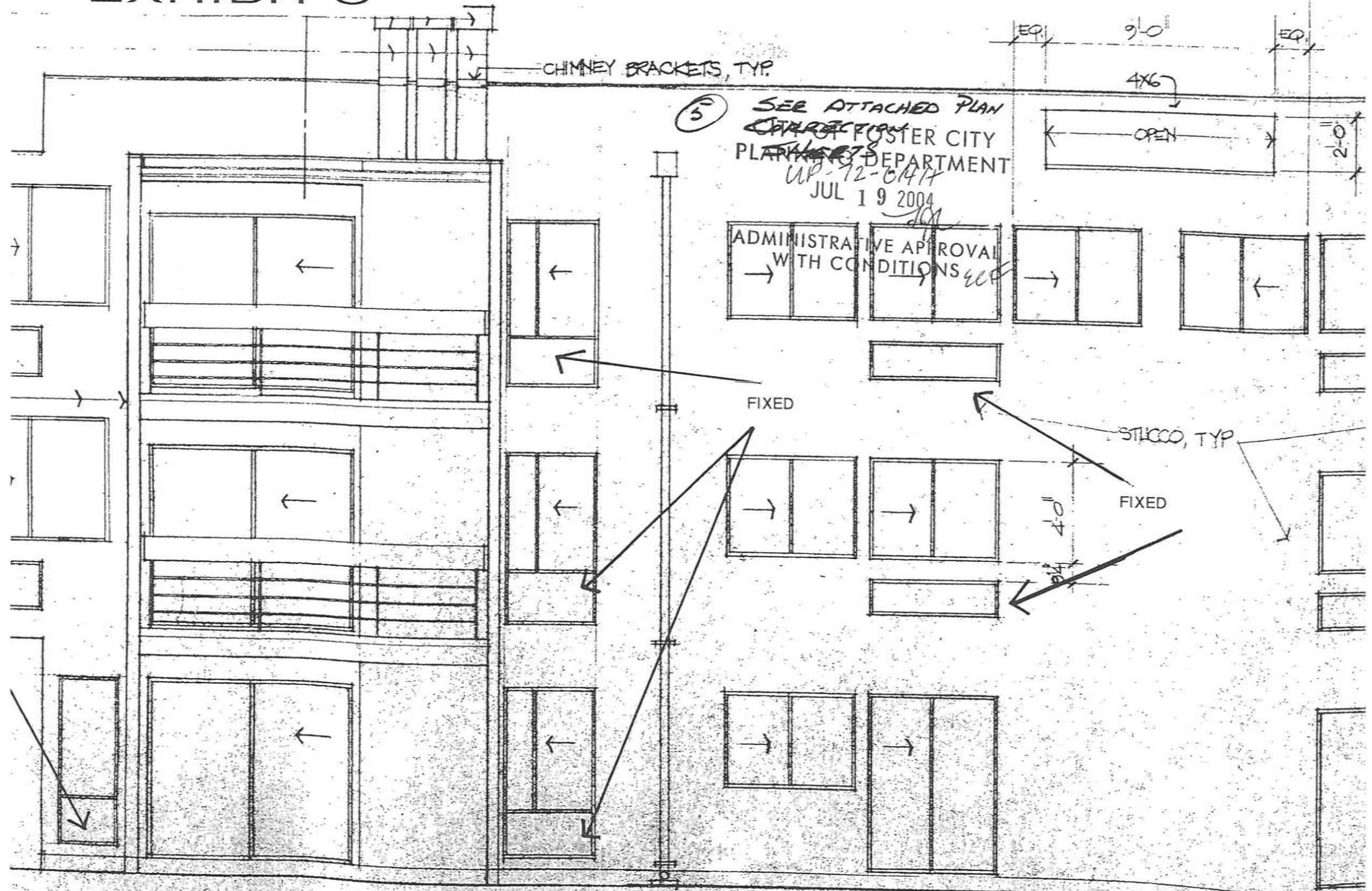
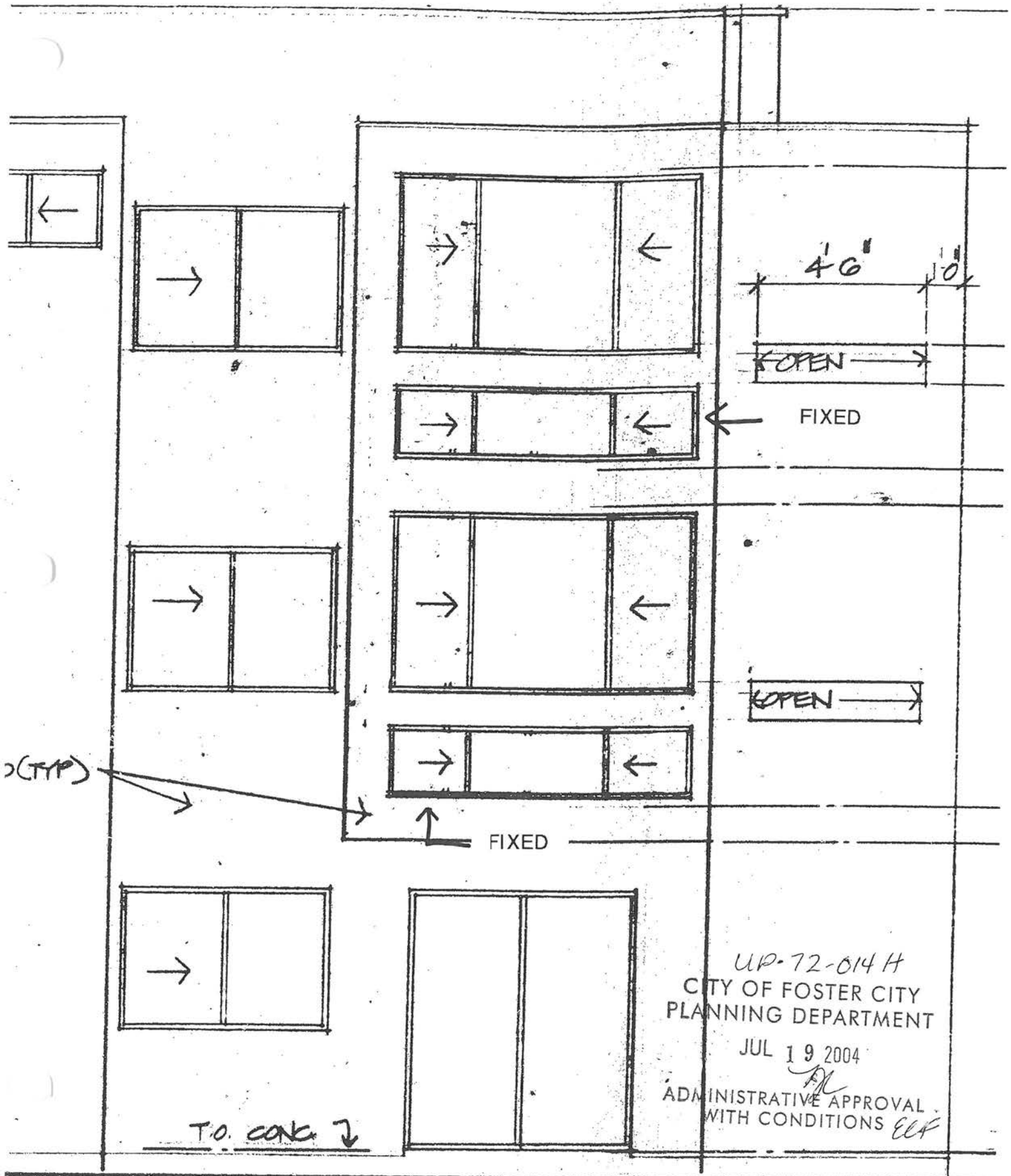


EXHIBIT D



4'6" 1'0"

OPEN

FIXED

OPEN

FIXED

UP-72-014 H
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUL 19 2004

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

T.O. CONC. ↓

(TYP)

EXHIBIT C

FLUE CAPS

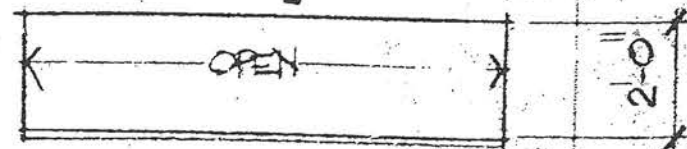
FLUES

B.L. ROOF

CHIMNEY BRACKETS, TYP.

5 SEE ATTACHED PLAN
CORRECTION
SHEETS

EQ 9'-0" EQ
4x6



STUCCO

FIXED

FIXED

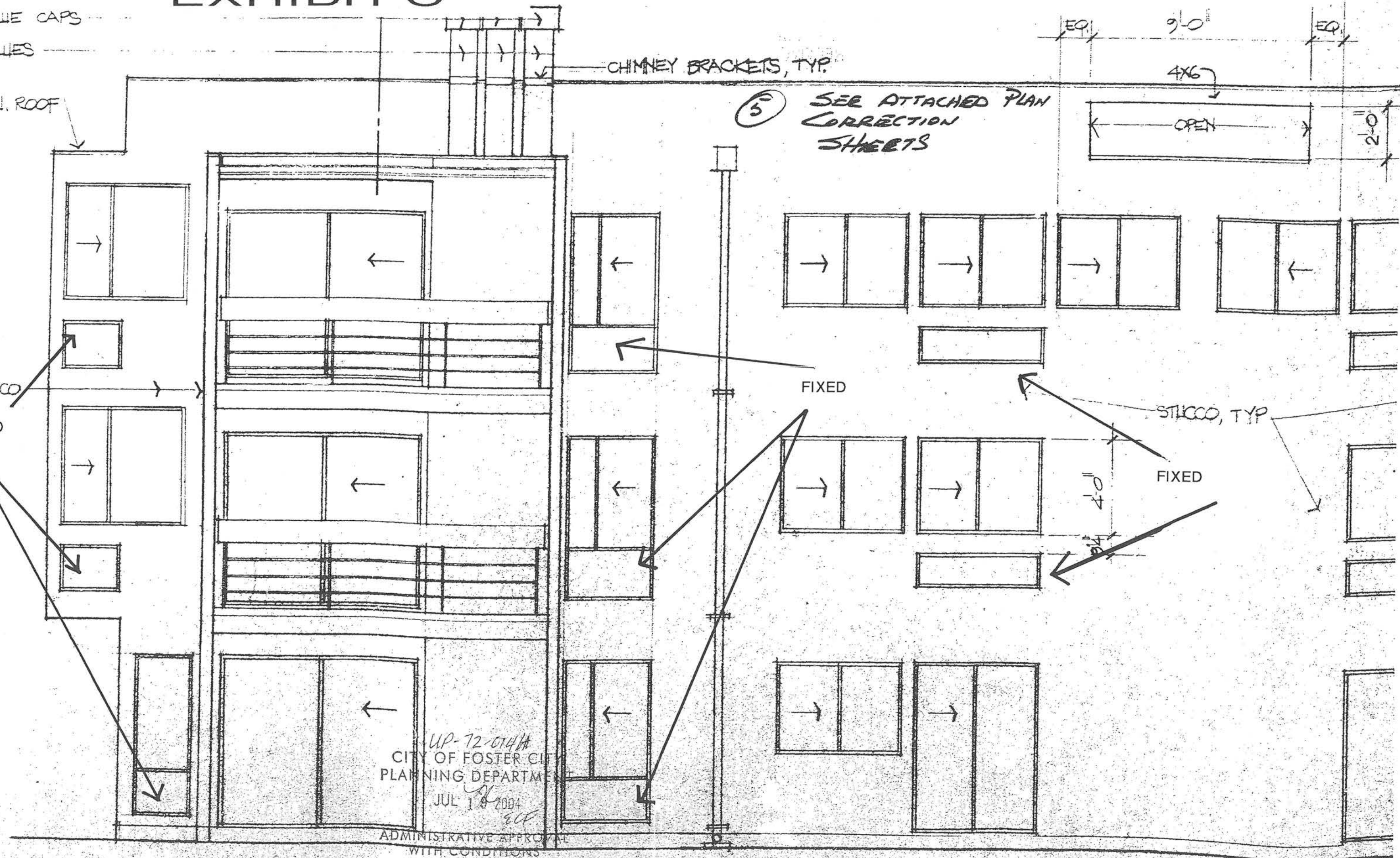
STUCCO, TYP

FIXED

4'-0"

2'-4"

UP-72-014A
CITY OF FOSTER CITY
PLANNING DEPARTMENT
JUL 14 2004
ADMINISTRATIVE APPROVAL
WITH CONDITIONS





SAND HARBOUR SOUTH

April 2, 2015

Kathy LeVeque, AICP
Associate Planner
City of Foster City
610 Foster City Blvd
Foster City, CA 94404

Re: Sand Harbour South Association

Dear Kathy,

The Board of Directors of Sand Harbour South met March 26, 2015 and voted to approve Amerimax Craftsman Portrait replacement windows and Anlin Del Mar replacement windows. As part of this approval, Sand Harbour South requires that all replacement windows must match the existing in size and configuration, frames must be of vinyl construction with no grids. The color must be black.

Each applicant will be required to obtain approval from the Association before any work can start by completing the necessary Architectural Control application form. A building permit must also be obtained from Foster City Building Department and a copy of the "signed off" permit must be supplied to the Association.

Sincerely,



Gregory Fox
Association Manager

cc: Board of Directors

Window Approval Letter to Foster City.shs

**FOSTER CITY
RECEIVED
APR 06 2015
PLANNING/
CODE ENFORCEMENT**

Kathleen LeVeque

From: Greg Fox <GregFox@pmlmanagement.com>
Sent: Thursday, April 23, 2015 9:13 AM
To: Kathleen LeVeque
Subject: RE: Sand Harbor South Windows

Good Morning,

Yes, that was me leaving you a message yesterday. The Board of Directors reviewed both windows and have approved them to be the equivalent to the Brother's Home Improvement windows.

Greg

From: Kathleen LeVeque [<mailto:kleveque@fostercity.org>]
Sent: Thursday, April 23, 2015 8:05 AM
To: Greg Fox
Subject: RE: Sand Harbor South Windows

Hello Greg,

I received your voicemail about the Sand Harbor South HOA considering the Amerimax Craftsman Portrait replacement windows and the Anlin Del Mar replacement windows to be equivalent to the Brothers Home Improvement California Series windows. When you have the opportunity, can you please reply to this email to confirm, that way the City has something in writing that we can attach to your April 2 letter indicating that the HOA considers these replacement windows to be equivalent to Brothers.

Thank you,

Kathy LeVeque, AICP
Associate Planner
City of Foster City
650.286.3202
kleveque@fostercity.org

From: Kathleen LeVeque
Sent: Wednesday, March 04, 2015 9:55 AM
To: 'gregfox@pmlmanagement.com'
Cc: Kohar Kojayan
Subject: Sand Harbor South Windows

Hello Greg,

The City of Foster City has received an inquiry about window replacement in Sand Harbor South. The person inquiring has indicated that the HOA will not approve windows from a manufacturer other than Brothers unless the City first approves the windows.

It is the City's policy to enforce the HOA's window prototype requirements. The City does not require Brothers windows, rather the City verifies that the windows to be installed are similar or equivalent to Brothers in accordance with the HOA prototype (this is an HOA requirement, not a City requirement). If a homeowner in Sand Harbor South would like to

install windows from a manufacturer other than Brothers, the City would be okay with it as long as the windows are similar or equivalent to Brothers in color, materials and frame width.

Prior to approving new windows, the City would like to have a letter from the HOA indicating their approval or comments of the replacement windows, including the manufacturer. The HOA should include in the letter the width of the prototypical Brothers frame, measured from the fin to the edge of the glass, so that the City can verify the proposed new windows are similar or equivalent.

If you have any questions, please let me know.

Thank you,

Kathy LeVeque, AICP
Associate Planner
City of Foster City
650.286.3202
kleveque@fostercity.org

Craftsman Portrait Series

Energy Efficiency and Savings with Performance and Style



Amerimax is Committed to Green and Lean Manufacturing

The Amerimax commitment to energy conservation began in 1986 with our entry to the residential replacement window market with energy saving products. We continue to embrace responsible and sustainable manufacturing practices.

During the past decade, Amerimax instituted "Lean Manufacturing" programs, including computer driven materials optimization. These programs maximize the use of all components effectively reducing the amount of scrap produced in the manufacturing process, consuming fewer raw materials and significantly lessening our carbon footprint.

For the past 7 years, Amerimax pioneered strategies that have reduced our inbound and outbound materials handling packaging, including:

- The implementation of returnable steel shipping racks for vinyl and glass components that are rotated with suppliers eliminated 90% of disposable cardboard and wood pallets previously required.
- The development of reusable corner shipping blocks for transporting completed windows to dealers allows return and reuse of previously discarded packaging.

Amerimax's dedication to minimizing our impact on the environment carries over to every facet of our facilities where:

- All possible manufacturing scrap materials are recycled.
- All office waste and obsolete equipment are recycled responsibly.
- All shipping routes are constantly monitored and reviewed for maximum efficiency and reduced fuel consumption.

Amerimax will continually seek innovative solutions to the global energy challenges by designing and manufacturing replacement windows that are individually engineered to exceed industry standards for energy efficiency, quality and value.

Customer satisfaction is our number-one priority. Our success allows us to offer one of the industry's strongest, most comprehensive warranties and authorized dealer support systems.

Amerimax Windows & Doors
3950 Medford Drive
Loveland, CO 80538

800.827.4369 • AmerimaxWindows.com



Craftsmanship and Quality

Down to the Last Detail are Standard Features on every Craftsman Portrait Series Window

From the strength of our multi-chambered frame design, to the beauty of the beveled frame, to ease of operation with a brass roller system that glides on a monorail track, every detail has been carefully crafted to make the Craftsman Portrait Series Window from Amerimax the right choice in replacement windows for today's value conscious homeowners.

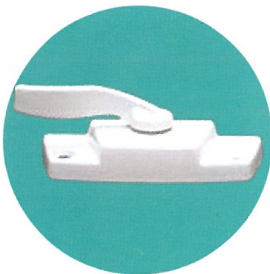
Slider Detail



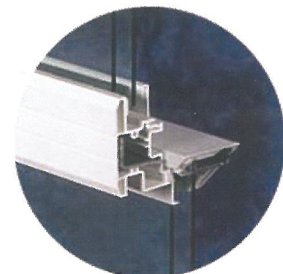
Single Hung Detail



Multi-chambered slim line extrusion design for maximum strength and viewing area

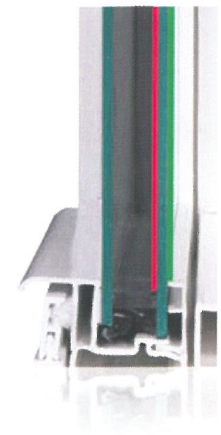


Positive interlock system with triple seal, structural metal reinforcement and dual action cam locks at the meeting rail provide resistance to outside elements and forced entry.



Available in several combination frame styles and configurations

Enhanced Energy Efficient Glass Systems



The Ameriglass™ AG3 Insulated Glass System from Amerimax once again redefines the standard for energy savings, year-round comfort and ease of maintenance.

Ameriglass™ AG3 Low Emissivity glass is coated with a microscopic 12 layer patented formula with three layers of Silver, a dual seal TrueWARM® Structural Foam Spacer, Argon gas fill and innovative Neat coating that lets nature clean your windows. It's the ultimate balance of energy savings, solar control and high visibility.

The Ameriglass™ E2 Insulated Glass System Features:

- Low Emissivity glass coated with dual microscopic layers of Silver
- TrueWARM® Structural Foam Spacer
- Argon gas fill which creates a dual sealed glass unit for superior energy efficiency and long-term durability

Ameriglass™ AG3 and E2 Systems Provide:

- Maximum UV Protection
- Superior Condensation Resistance
- Long-Term Durability
- Energy Savings
- Extremely Low Thermal Transmittance
- Reduced Sound Transmission
- Lifetime Warranty



Craftsman Portrait	Ameriglass AG3				Structural Rating (Up To)
	AG3 No Grids, Argon fill TrueWarm Spacer		AG3 with Grids, Argon fill TrueWarm Spacer		
	U-Value	SHGC	U-Value	SHGC	
Horizontal Slider	0.28	0.22	0.28	0.2	R-PG30
Single Hung	0.28	0.22	0.28	0.2	LC-PG40
Fixed Lite Picture Window	0.27	0.23	0.27	0.21	CW-PG35

Craftsman Portrait	Ameriglass E2				Structural Rating (Up To)
	LoE2 No Grids, Argon fill TrueWarm Spacer		LoE2 with Grids, Argon fill TrueWarm Spacer		
	U-Value	SHGC	U-Value	SHGC	
Horizontal Slider	0.29	0.3	0.29	0.27	R-PG30
Single Hung	0.29	0.29	0.29	0.26	LC-PG40
Fixed Lite Picture Window	0.28	0.31	0.28	0.28	CW-PG35

The performance data is overall window/door units and not glass only. It is accurate as of January 2014. For the most up to date performance information, visit nfrc.org.

All Amerimax windows with the Ameriglass™ IG system meet or exceed Energy Star® requirements in all climate zones.

All Amerimax Windows & Patio Doors are stringently tested by independent laboratories for:

- Thermal Performance, Structural Integrity, Air Infiltration, Water Resistance and Wind Loads
- Thermal performance tests are in accordance with NFRC Standards and requirements.
- Structural, air and water performance tests are to AAMA standards.
- Test results are certified and administered through Keystone Certifications, an ANSI accredited, licensed, independent certification agency.





Single Slider



Three Lite Slider

Energy Efficiency in a Style for Everyone

No matter what kind of opening, or style of home you have, the energy saving Craftsman Portrait Series from Amerimax has a window that will be the perfect fit.

Styles:

- Single Hung
- Horizontal Sliders (2 & 3 lite)
- Picture Window
- Optional Special Shapes



Single Hung Window

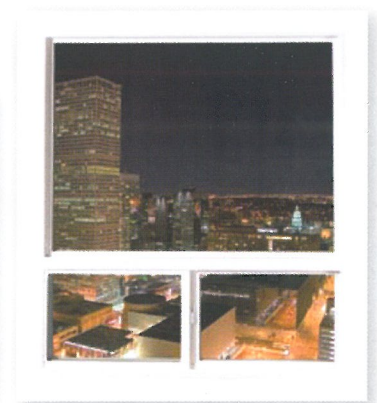
Single Unit Common Frame Configurations



Common Frame –
Single Hung/Picture/Single Hung



Common Frame –
Triple Single Hung Window



Common Frame –
Picture window over Single Slider

Put a Little Color in your World...

AmeriCoat Coating System

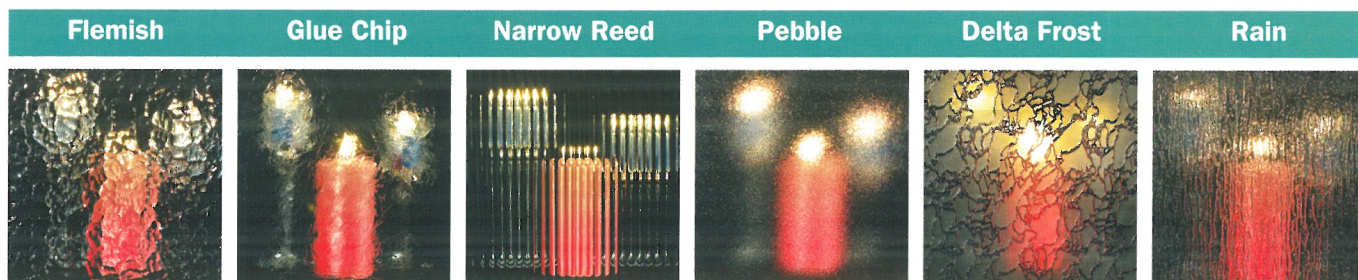
AmeriCoat is a high performance, eco-friendly, water based exterior coating system available in 10 standard designer colors with a custom color match option.

Now the color of your windows can complement your home's style without sacrificing the ease of maintenance and energy efficiency that continue to make Amerimax Windows the right choice for today's environment.



Pattern Glass Options

Whether you are concerned about privacy or just want to add a designer touch, our decorative glass option will keep your room beautiful while allowing the light to flow naturally.



Screen Option

Want an even better view? Our new UltraView HD Screens from Amerimax are like adding High Definition to your windows. Made from a revolutionary new ultra fine fiber that is much less visible to the eye, UltraView HD Screens virtually disappear when looking out through your windows.



Optional maintenance-free vinyl Brick Mould trim may improve exterior appearance.



Optional Grids add beauty, personality and design detail to windows. Available in 5/8" flat, 5/8" & 1" sculptured and 1/4" brass.



Dealer Imprint Here

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WINDOWS & DOORS

800.827.4369

AmerimaxWindows.com

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