City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2202
(650) 286-3200
FAX (650) 574-3483

FOSTER CITY
RECEIVED
OCT 1 0 2007
PLANNING
DIVISION

BUILDING PERMIT IS REQUIRED
NOT APPROVED FOR CONSTRUCTION

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

APPLICATION RECEIVED: October 1, 2007

APPLICATION COMPLETE: October 1, 2007

ACTION DATE: October 3, 2007

CASE NO.: AR-07-141

OWNER: Bay Vista Homeowners' Association, Attn: Joy Wade

OWNER ADDRESS: 353 Main Street, Redwood City, CA 94063

APPLICATION FOR: Prototype for Replacement Windows

LOCATION: Bay Vista Planned Development

ZONING: R-T/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 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 replacement windows and sliding/swing doors will result in an attractive appearance for the house, will provide additional/modified light and ventilation for the house and will be consistent with the residential use of the subject property.

2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the replacement windows and sliding/swing will be compatible with the architectural style, character and proportions of the existing house and will be in keeping with similar improvements in the neighborhood and the Bay Vista Planned Development.

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 sliding/swing door replacements are orderly and consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the Bay Vista Planned Development will be preserved; 2) the size of the replacement windows and

sliding/swing doors will be the same size as the existing; and 3) the replacement windows and sliding/swing doors will have white vinyl frames with clear glass to match 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 replacement windows and sliding/swing doors will be compatible with the design of the house and the neighborhood 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.

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: KAS

Jay Wade
(Applicant's Name) (Please Print)

(Applicant's Signature)

Prototype Binder

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

November 20, 2007

Ms. Joy Wade
Managing Agent
Bay Vista Homeowners' Association
The Manor Association
353 Main Street
Redwood City, CA 94063-1729

Subject: Window Replacements to Meet Building Code Egress Requirements in Bay Vista (AR-04-219) (AR-07-141)

Dear Ms. Wade:

As you may be aware, a few months ago the procedure for window replacements was changed to require building permits so that window replacements could be checked for compliance with bedroom egress requirements. In reviewing the proposal for window replacements at 1451 Marlin Avenue, it came to staff's attention that some of the current windows do not meet egress requirements and therefore, the replacement windows will be slightly different. The changes are as follows:

1. The pair of bedroom slider windows that are currently each 3' wide by 4' tall with wood trim between them will be changed to be two casement windows so that they can meet the minimum opening width requirement. The wood trim between the two windows will remain so that the only change will be the elimination of the vertical dividers in the current slider windows.

2. The three-piece upstairs 8' wide by 3' tall bedroom window that is currently a fixed center with two sliding sides will have the size of the sliders increased to 24" to meet the minimum opening width requirement.

I've attached photos of the affected windows. Please contact me at lcarmichael@fostercity.org or 650 286-3236 if you need any additional information.

Sincerely,

Leslie J. Carmichael
Planning Manager

Attachments: photos of affected windows

cc: Prototype binder

FOSTER CITY
RECEIVED
OCT 10 2007
PLANNING
DIVISION

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

BUILDING PERMIT IS REQUIRED

NOT APPROVED FOR CONSTRUCTION

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

APPLICATION RECEIVED: October 1, 2007

APPLICATION COMPLETE: October 1, 2007

ACTION DATE: October 3, 2007

CASE NO.: AR-07-141

OWNER: Bay Vista Homeowners' Association, Attn: Joy Wade

OWNER ADDRESS: 353 Main Street, Redwood City, CA 94063

APPLICATION FOR: Prototype for Replacement Windows

LOCATION: Bay Vista Planned Development

ZONING: R-T/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 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 replacement windows and sliding/swing doors will result in an attractive appearance for the house, will provide additional/modified light and ventilation for the house and will be consistent with the residential use of the subject property.

2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the replacement windows and sliding/swing will be compatible with the architectural style, character and proportions of the existing house and will be in keeping with similar improvements in the neighborhood and the Bay Vista Planned Development.

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 sliding/swing door replacements are orderly and consistent for all residential units in the development, and therefore, the overall architectural style and characteristics throughout the Bay Vista Planned Development will be preserved; 2) the size of the replacement windows and

sliding/swing doors will be the same size as the existing; and 3) the replacement windows and sliding/swing doors will have white vinyl frames with clear glass to match 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 replacement windows and sliding/swing doors will be compatible with the design of the house and the neighborhood 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.

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,

Leslie Harmon for

Richard B. Marks
Community Development Director

Jay Wade
(Applicant's Name) (Please Print)

(Applicant's Signature)

Planners Initials: KAS

EXHIBIT A

BAY VISTA HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Replacement Windows and Sliding Glass Doors

---

The following guidelines shall govern the installation and replacement of windows and sliding glass doors in the Bay Vista 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 replacement windows shall have white vinyl frames with a width of no more than 2 ½ to 4 inches.

7. The replacement windows may have grids as shown on Exhibit B, no grids as shown on Exhibit C or outline grids as shown on Exhibit D.

8. The rear patio sliding glass doors shall white vinyl frames and either:
   a. Sliding Door – A door with an 8 foot width or less shall have 2 panels; a door with greater than an 8 foot width shall have either three or four panels
   b. Swing Door – A door with an 8 foot width or less shall have two panels; a door with greater than an 8 foot width shall have either three of four panels (four panel doors offered in a configuration of two swing doors with two sidelights).

9. All windows and sliding/swing glass doors on the same elevation shall match with respect to grids, frame color and materials.

10. Replacement windows shall have white wood trim with the size and style consistent with the existing trim.

11. All replacement windows and sliding/swing glass doors shall match the existing windows and sliding/swing glass doors in size, style, design, trim and location.

12. This prototype shall supercede AR-04-219.

APPROVAL PROCESS

1. The homeowner or contractor shall apply for an Building Permit from the Building Inspection Division and shall submit the following:

   - A letter from the Bay Vista Homeowners Association (HOA), indicating their action on the proposal.
   - A Building Permit application and filing fee.
   - Four copies of photographs or elevations indicating the location and size(s) of the windows.
   - Brochure or information on the proposed replacement windows.

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 and sliding glass doors.

Joy Wade, Managing Agent
The Manor Association, for
Bay Vista Homeowners' Association

Oct. 9, 2007
Date

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

10/10/07
Date

Bay Vista Homeowners Association

FOSTER CITY
RECEIVED
OCT 01 2007
PLANNING
DIVISION

September 28, 2007

Richard Marks
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, Ca. 94404

Re: Request modification to current prototype guidelines

Dear Mr. Marks,

The Board of Directors of the Bay Vista Homeowners Association of Foster City requests a modification to their current prototype guidelines for sliding doors and window replacement, which is currently on file with the City of Foster City.

The following is the requested amendment:

Exhibit A Item # 8 to read:

1- Sliding Doors – A door with an 8 foot width or less will have 2 panels. Doors of greater than 8 foot width will have either three or four panels.
2- A swing door of less than 8 foot width will have two panels. Doors of greater than 8 foot width will have either three or four panels. (four panel doors offered in a configuration of two swing doors with two sidelights).

Exhibit "A" Item 9 to read: **All windows and sliding/swing glass doors on the same** elevation shall match with respect to grids, frame color and materials. (the change would be sliding to sliding/swing doors)

Exhibit "A" Item # 11 to read: **All** replacement windows and sliding/swing glass doors shall match the existing windows and **sliding/swing glass doors** in size, style, design, trim and location.

The requested amendments were approved August 9, 2007.

Sincerely,

Joy Wade
Property Manager
Bay Vista Homeowner's Association

AR-07-141
CITY OF FOSTER CITY
PLANNING DEPARTMENT
OCT 03 2007
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

The Manor Association, Inc. • 353 Main Street • Redwood City, California 94063-1729
Telephone (650) 637-1616 • Facsimile (650) 637-1670

AR-07-141
CITY OF FOSTER CITY
PLANNING DEPARTMENT
OCT 03 2007
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

FOSTER CITY
RECEIVED
OCT 01 2007
PLANNING
DIVISION

Masonite®

MASONITE® PATIO DOOR COLLECTION

Queen Anne 9-Lite Internal Grille

Design appeal and enhanced home value are the key focus of Masonite's Patio door line. . .

Using the radiance of light to enhance a home's character is the basis for all Masonite® Patio Doors. The viewing area of the patio is an important component of a home's design, comfort, lighting and overall aesthetic value. All Masonite Patio Doors allow for a better view and add more light into any living space. Masonite Patio Doors provide high energy efficiency and thermal performance. Masonite's Smooth and Textured Fiberglass doors are exceptionally dent-proof and provide years of low-maintenance satisfaction.

10-Lite with 5-Lite Venting Sidelites

Decorative Patio with Essex™ 1664C Brass Glass

Queen Anne

Masonite. The Beautiful Door.®

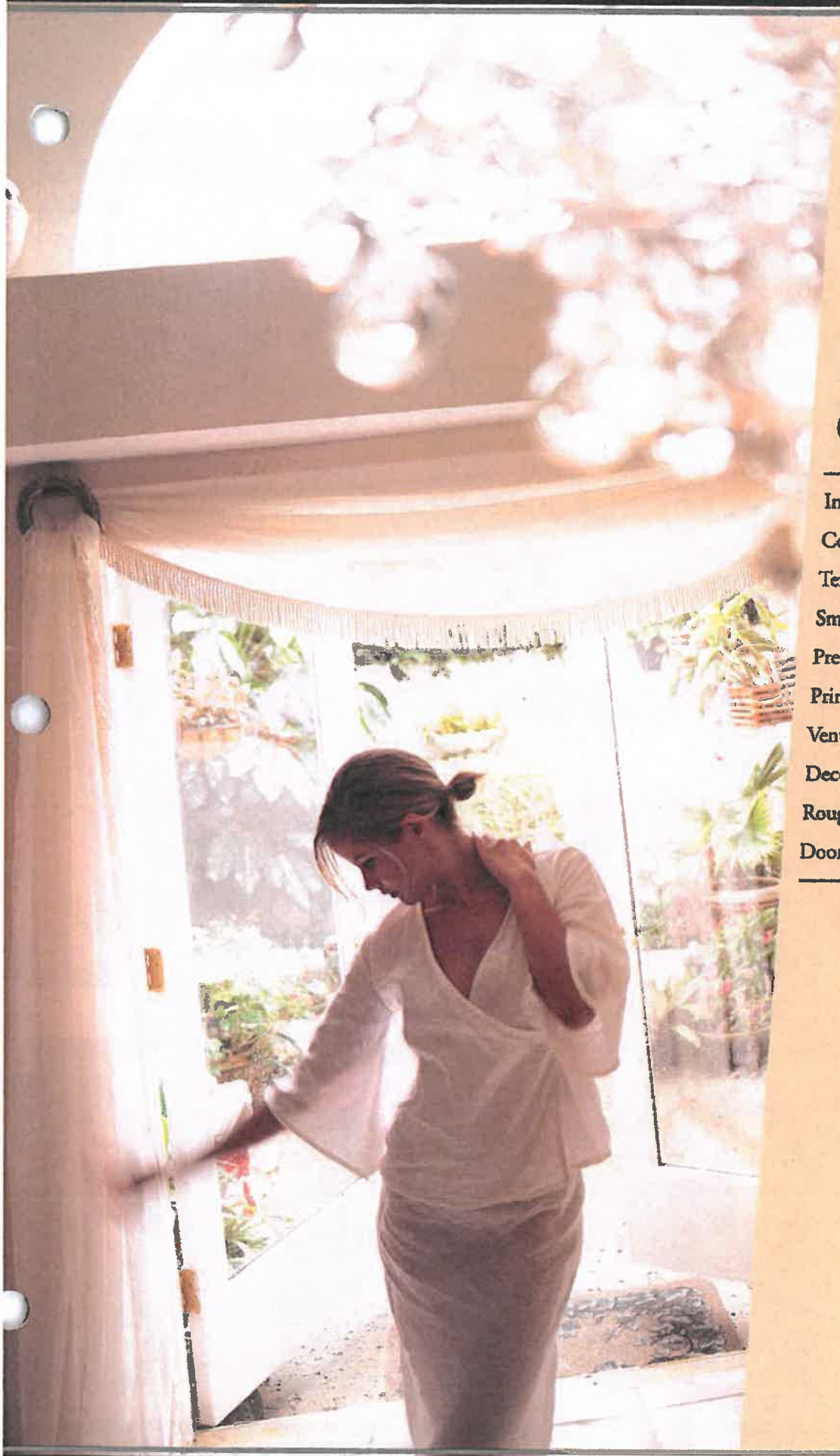
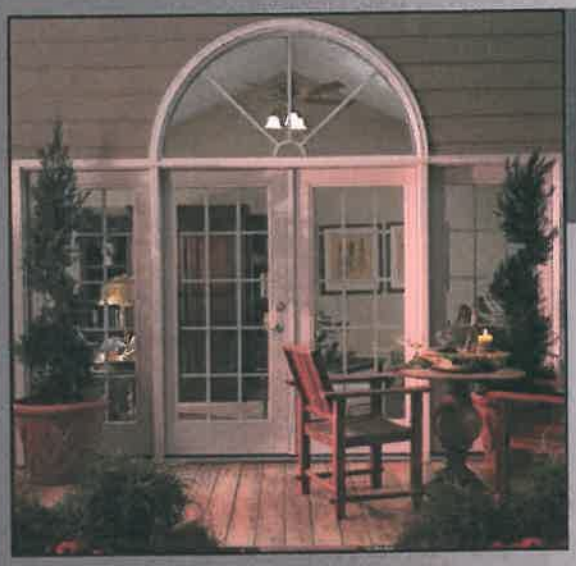


Table of Contents

Introduction	2
Configurations & Options	5
Textured Fiberglass	6
Smooth Fiberglass	8
Prefinished Steel	10
Primed Steel	12
Venting Sidelites & Internal Blinds	14
Decorative Accent Patios	16
Rough Opening Charts	18
Door Swing Options	19

Masonite® Patio Door Collection



Textured Fiberglass

Smooth Fiberglass

Steel

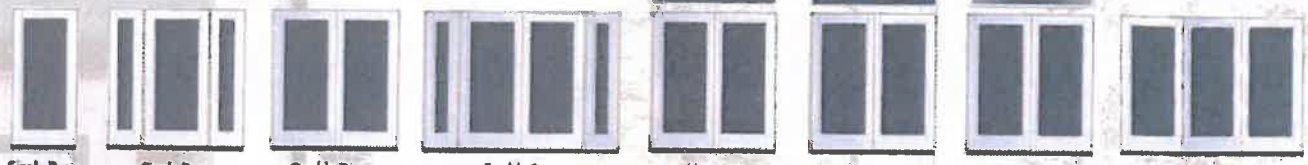
Internal Blinds

Venting Sidelites

Decorative Glass

Select the patio door that's right for you

STEP 1: Select your configuration.



Single Door | Single Door with Venting Sidelites | Double Door | Double Door with Venting Sidelites | Double Door with Rectangular Transom | Double Door with Elliptical Transom | Double Door with Round-Top Transom | Triple Door

STEP 2: Choose your door panel.

TEXTURED UNFINISHED FIBERGLASS
- The true look of a wood door

SMOOTH UNFINISHED FIBERGLASS
- Dent and rust resistant panels

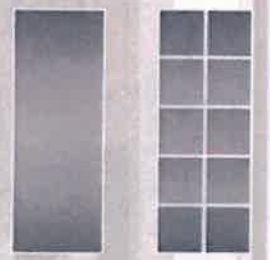
PREFINISHED OR PRIMED STEEL
- The durability and security of steel

All Masonite® Patio Door units are covered by our LIMITED Lifetime WARRANTY

ASK ABOUT ENERGY STAR

STEP 3: Choose your glass option.

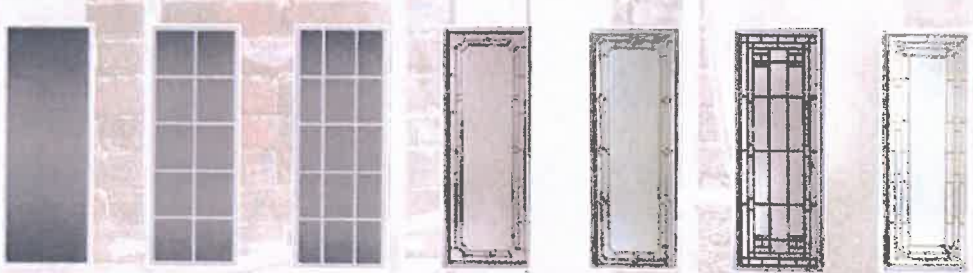
Flush Glazed Collection - Low-E Tempered Insulated Glass



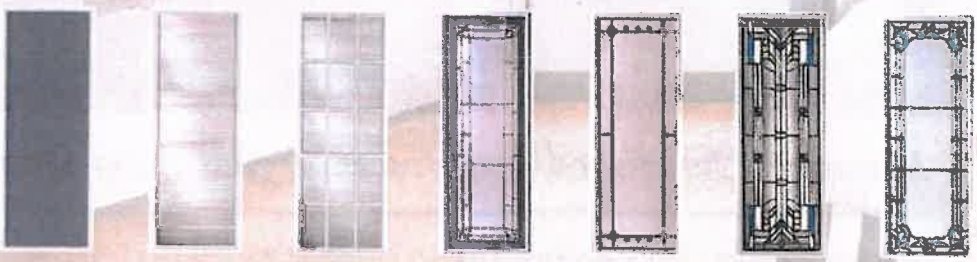
1 Lite | 10 Lite Internal Grille

15 Lite Internal Grille | Queen Anne 9 Lite Internal Grille

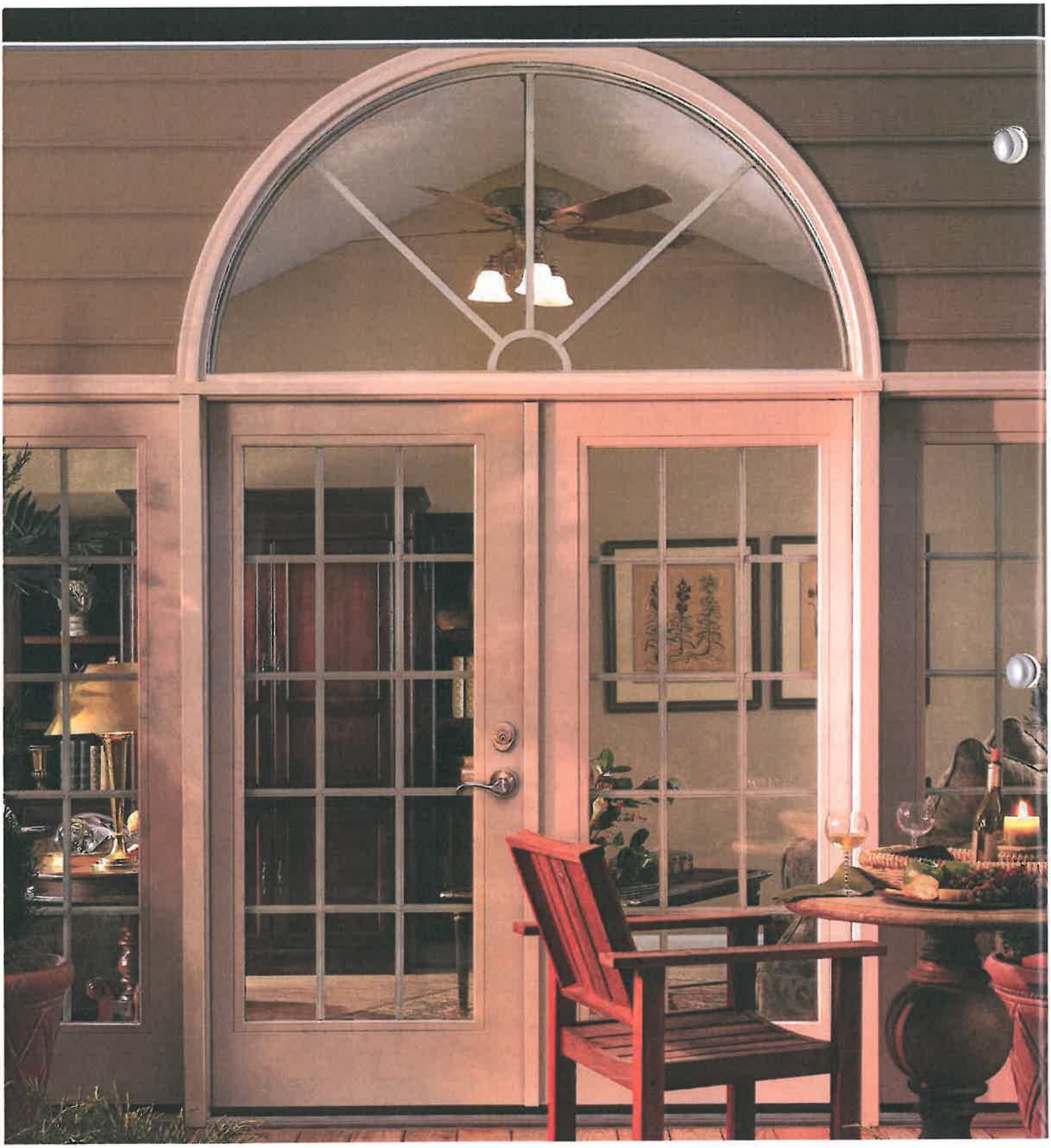
Standard Glazed Collection - Tempered Insulated Glass



1 Lite | 10 Lite External Grille | 15 Lite External Grille | New Haven™ 1664G Zinc | Essex™ 1664C Brass | Elmhurst™ 1664B Antique Black | Providence™ 1664E Brass



1 Lite Tinted Glass | 1 Lite Internal Blinds Raise/Lower & Tilt | 15 Lite Internal Blinds Tilt Only | Providence™ 1664F Zinc | Barcelona™ 1664K Antique Black | Tucson™ Color 122-532 Antique Black | Cape Cod™ 1664H Antique Black



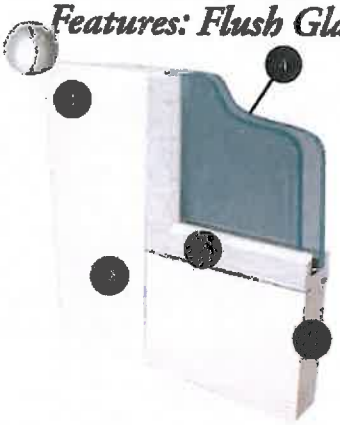
Masonite® Unfinished Textured Fiberglass Patio Doors

Masonite® Textured Fiberglass Doors impart incredible warmth to a home, accentuating the personal style of the house and the homeowner. Painted or stained, Masonite Fiberglass Patio Doors have an exceptional wood-grain texture that replicates the appearance of natural wood doors.

*Note: All Masonite textured fiberglass units supplied unfinished.

Masonite® Textured Fiberglass Patio Doors

Features: Flush Glazed



Construction Features

1. White unfinished textured fiberglass facings
2. Flush-glazed integral glasslite design
3. Authentic stile & rail appearance
4. Tempered, Low-E insulated glass
5. Insulated inner core

Maintenance-Free Vinyl Frames

With brickmould applied

Stainable/Paintable

Door facings can be easily painted or stained

On center hinge units, the mull post is wood and, therefore, requires some maintenance.

Adjustable Cap High-Dam Threshold

The threshold features an adjustable, high-dam composite cap threshold. Combining high-dam technology with a high quality door bottom seal, securely protects the bottom of the patio unit from air and water infiltration.

*Inswing only

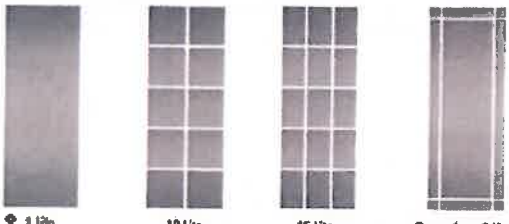
Hardware Preparation

The square-edge design provides easy hardware installation and a wood door appearance. Double-bore is standard.

Options:

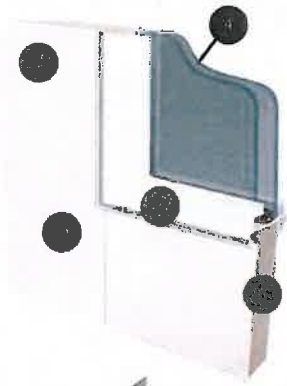
- Sliding Screen Kit (Inswing units only)
- Wide Selection of Transoms (rectangular, elliptical & round top)
- 4-9/16" and 6-9/16" Frames Available
- Low-E Glass◆

Available Glass Options:



◆ 1 Lite | 10 Lite Internal Grille Low-E | 15 Lite Internal Grille Low-E | Queen Anne 9 Lite Internal Grille Low-E

Features: Standard Glazed



Construction Features

1. White unfinished textured fiberglass facings
2. Standard lite inserts available
3. Authentic stile & rail appearance
4. Tempered, insulated glass
5. Insulated inner core

Maintenance-Free Vinyl Frames

With brickmould applied

Stainable/Paintable

Door facings can be easily painted or stained

Adjustable Cap High-Dam Threshold

The threshold features an adjustable, high-dam composite cap threshold. Combining high-dam technology with a high quality door bottom seal, securely protects the bottom of the patio unit from air and water infiltration.

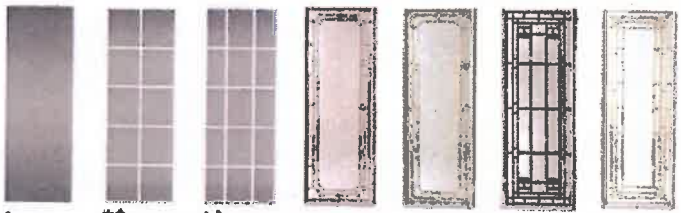
Hardware Preparation

The square-edge design provides easy hardware installation and a wood door appearance. Double-bore is standard.

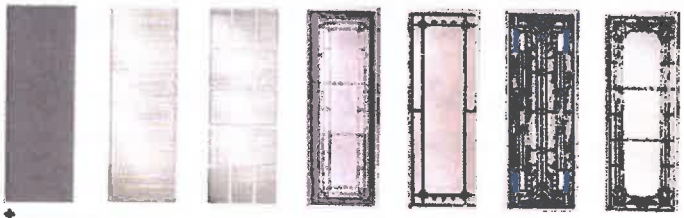
Options:

- Sliding Screen Kit (Inswing units only)
- 4-9/16" and 6-9/16" Frames Available
- Internal Grilles**
- Wide Selection of Transoms (rectangular, elliptical & round top)
- Low-E Glass◆

Available Glass Options:



◆ 1 Lite | ★◆ 10 Lite External Grille | ★◆ 15 Lite External Grille | New Haven™ 1664G Zinc | Essex™ 1664C Brass | Elmhurst™ 1664B Antique Black | Providence™ 1664E Brass



◆ 1 Lite Tinted Glass | 1 Lite Internal Blinds Raise/Lower & Tilt | 15 Lite Internal Blinds Tilt Only | Providence™ 1664F Zinc | Barcelona™ 1664K Antique Black | Tucson™ Color 122-532 Antique Black | Cape Cod™ 1664H Antique Black

Some designs available in a 96" height.

Masonite® Smooth Fiberglass Patio Doors

Limited Lifetime Warranty

Adding richness and significance to a home's exterior is the Masonite advantage. The incredibly smooth fiberglass surface and variety of options enhance the value of any home. Smooth fiberglass panels resist denting and rusting. Smooth fiberglass patio doors are ideal for coastal applications.

Masonite® Smooth Fiberglass Patio Doors

Features: Standard Glazed

Construction Features

1. Smooth unfinished fiberglass facings
2. Standard glazing only
3. Authentic stile & rail appearance
4. Tempered, insulated glass
5. Insulated inner core

Easy Finishing

Door facings can be easily painted

Frames

Primed wood frames with brickmould applied

Adjustable Cap High-Dam Threshold

The threshold features an adjustable, high-dam composite cap threshold. Combining high-dam technology with a high quality door bottom seal, securely protects the bottom of the patio unit from air and water infiltration.

*Inswing only

Hardware Preparation

The square-edge design provides easy hardware installation and a wood door appearance. Double-bore is standard.

Options:

Frames 6-9/16" Primed Wood Frames

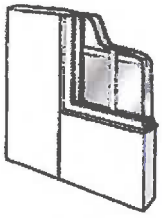
Wider frames for deeper wall applications are available

Sliding Screen

All screens feature fiberglass mesh and a sturdy metal frame. Four nylon rollers per screen provide easy adjustment and smooth operation.
NOTE: For Inswing Patio Units Only

Low-E

Energy saving insulated glass helps to lower energy consumption ◆



Internal Grille

Ideal for easy window cleaning ▲

Wide Selection of Transoms

Complete your double patio door with a transom

Available Glass Options:

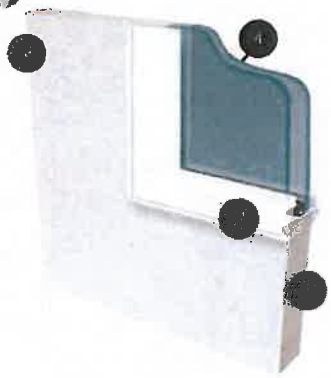
Some designs available in a 96" height.

Masonite® Prefinished Steel Patio Doors

All Masonite® Prefinished Steel Doors are truly unique. The galvanized steel door facings feature a baked on white finish that requires no painting. Masonite Prefinished Steel Doors offer a unique low maintenance solution for your home.

Masonite® Prefinished Steel Patio Doors

Features: Standard Glazed



Construction Features

1. Galvanized prefinished steel facings
2. Insulated inner core
3. Standard glazed glassiite design
4. Tempered, insulated glass

Frames

Primed wood frames with brickmould applied

Prefinishing

Door facings are prefinished white – no need to paint.

Adjustable Cap High-Dam Threshold

Masonite® features an adjustable, high-dam composite cap threshold. Combining high-dam technology with a high quality door bottom seal, securely protects the bottom of the patio unit from air and water infiltration.

*Inswing only

Hardware Preparation

The wood-edge design provides easy hardware installation. Double-bore is standard.

Options:

Frames 6-9/16" Primed Wood Frames

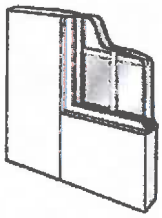
Wider frames for deeper wall applications are available

Sliding Screen

All screens feature fiberglass mesh and a sturdy metal frame. Four nylon rollers per screen provide easy adjustment and smooth operation. Available in a white or bronze finish.
NOTE: For Inswing Patio Units Only

Low-E

Energy saving insulated glass helps to lower energy consumption ◆



Internal Grille

Ideal for easy window cleaning ▲

Wide Selection of Transoms

Complete your double patio door with a transom

Available Glass Options:

Some designs available in a 96" height.

Masonite® Primed Steel Patio Doors

Limited Lifetime Warranty

All Masonite® Primed Patio Doors provide great value to any home. Authentic stile and rail door facing construction provide the appearance of a wood door while still providing strength and energy efficiency.

Masonite® Primed Steel Patio Doors

Features: Flush Glazed

Construction Features

1. Primed galvanized steel facings
2. Flush-glazed integral glasslite design
3. Authentic stile & rail facing construction
4. Tempered, Low-E insulated glass with internal grilles*
5. Insulated inner core

Frames

Primed wood frames with brickmould applied

Easy Finishing

Door facings can be easily painted

Adjustable Cap High-Dam Threshold

The threshold features an adjustable, high-dam composite cap threshold. Combining high-dam technology with a high quality door bottom seal, securely protects the bottom of the patio unit from air and water infiltration.

*Inswing only

Hardware Preparation

The wood-edge design provides easy hardware installation. Double-bore is standard.

Options:

- Sliding Screen Kit (inswing units only)
- 4-9/16" and 6-9/16" Jambs Available
- Wide Selection of Transoms (rectangular, elliptical & round top)
- Low-E Glass◆

Available Glass Options:

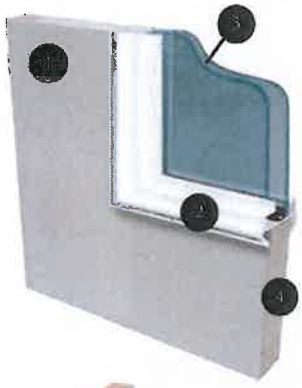
◆ 1 Lite

10 Lite Internal Grille Low-E

15 Lite Internal Grille Low-E

Queen Anne 9 Lite Internal Grille Low-E

Features: Standard Glazed



Construction Features

1. Primed galvanized steel facings
2. Standard lite inserts available
3. Tempered, insulated glass
4. Insulated inner core

Frames

Primed wood frames with brickmould applied

Easy Finishing

Door facings can be easily painted

Adjustable Cap High-Dam Threshold

The threshold features an adjustable, high-dam composite cap threshold. Combining high-dam technology with a high quality door bottom seal, securely protects the bottom of the patio unit from air and water infiltration.

*Inswing only

Hardware Preparation

The wood-edge design provides easy hardware installation. Double-bore is standard.

Options:

- Sliding Screen Kit (inswing units only)
- 4-9/16" and 6-9/16" Frames Available
- Internal Grilles*
- Wide Selection of Transoms (rectangular, elliptical & round top)
- Low-E Glass◆

Available Glass Options:

◆ 1 Lite

★◆ 10 Lite External Grille

★◆ 15 Lite External Grille

New Haven™ 1664G Zinc

Essex™ 1664C Brass

Elmhurst™ 1664B Antique Black

Providence™ 1664E Brass

◆ 1 Lite Tinted Glass

1 Lite Internal Blinds Raise/Lower & Tilt

15 Lite Internal Blinds Tilt Only

Providence™ 1664F Zinc

Barcelona™ 1664K Antique Black

Tucson™ Color 122-532 Antique Black

Cape Cod™ 1664H Antique Black

Some designs available in a 96" height.

Masonite® Venting Sidelite & Internal Blind Patio Doors

Limited Lifetime Warranty

All Masonite® Venting Sidelite Patio Doors are truly unique. The sidelites open to allow air flow throughout your home and integrated screens keep the bugs out. Sidelite panels feature a quick-release locking mechanism for easy opening. All Masonite® Internal Blinds give you quick control over light and privacy.

Masonite® Venting Sidelite & Internal Blind Patio Doors

Features: Standard Glazed Venting Sidelites

Construction Features

1. Primed steel or smooth unfinished fiberglass facings
2. Insulated inner core
3. Standard glazed glasslite design
4. Tempered, insulated glass

Prefinishing

Steel door facings can be ordered prefinished white without the need to paint, or door facings can be easily painted.

Frames

Primed wood frames with brickmould applied

Venting Sidelite 3-Point Locking System

Triple engagement latch bolts provide a tighter seal than standard latches because they support the door in multiple locations. This system also results in a stronger and more secure door system.

Adjustable Cap High-Dam Threshold

The threshold features an adjustable, high-dam composite cap threshold. Combining high-dam technology with a high quality door bottom seal, securely protects the bottom of the patio unit from air and water infiltration.

*Inswing only

Hardware Preparation

The wood-edge design provides easy hardware installation. Double-bore is standard.

Available in:

- Smooth Fiberglass
- Primed or Prefinished Steel
- Internal Grilles*

Available Glass Options:

1 Lite

* 10 Lite External Grille

* 15 Lite External Grille

* 1 Lite Internal Blinds Raise/Lower & Tilt

Features: Standard Glazed Internal Blind

Construction Features

1. Primed steel, smooth or textured unfinished fiberglass facings
2. Insulated inner core
3. Standard glazed glasslite design
4. Tempered, insulated glass

Prefinishing

Steel door facings can be ordered prefinished white without the need to paint, or door facings can be easily painted.

Frames

Primed wood frames with brickmould applied

Raise/Lower & Tilt

Internal blinds give you easy control over light and privacy.

Adjustable Cap High-Dam Threshold

The threshold features an adjustable, high-dam composite cap threshold. Combining high-dam technology with a high quality door bottom seal, securely protects the bottom of the patio unit from air and water infiltration.

*Inswing only

Hardware Preparation

The wood-edge design provides easy hardware installation. Double-bore is standard.

Available in:

- Smooth or Textured Fiberglass
- Primed or Prefinished Steel

Available Glass Options:

1 Lite Internal Blinds Raise/Lower & Tilt

15 Lite Internal Blinds Tilt only

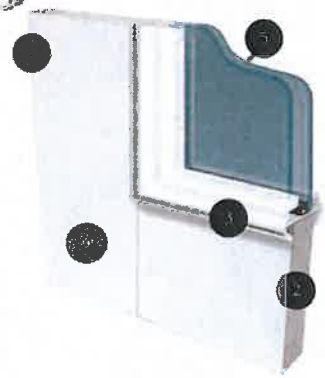
Some designs available in a 96" height.

Masonite® Decorative Accent Patio Doors

All Masonite® Decorative Accent Patio Doors offer a way to bring light into your home in addition to complementing your architectural style and decorative taste.

Masonite® Decorative Accent Patio Doors

Features: Standard Glazed



Construction Features

1. Primed steel, smooth or textured unfinished fiberglass facings
2. Insulated inner core
3. Standard glazed glasslite design
4. Authentic stile & rail facing appearance on fiberglass doors
5. Tempered, insulated glass

Prefinishing

Steel door facings can be ordered prefinished white without the need to paint, or door facings can be easily painted.

Frames

Primed wood frames with brickmould applied

Adjustable Cap High-Dam Threshold

The threshold features an adjustable, high-dam composite cap threshold. Combining high-dam technology with a high quality door bottom seal, securely protects the bottom of the patio unit from air and water infiltration.

*Inswing only

Hardware Preparation

The wood-edge design provides easy hardware installation. Double-bore is standard.

Available in:

- Smooth or Textured Fiberglass
- Primed or Prefinished Steel

Options:

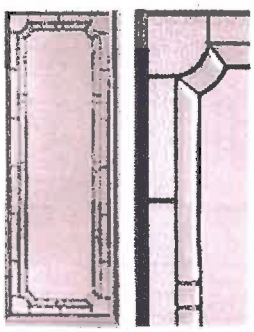
Frames 6-9/16" Primed Wood Frames

Wider frames for deeper wall applications are available.

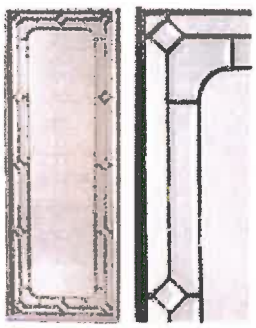
Sliding Screen

All screens feature fiberglass mesh and a sturdy metal frame. Four nylon rollers per screen provide easy adjustment and smooth operation. Available in a white or bronze finish. NOTE: For Inswing Patio Units Only

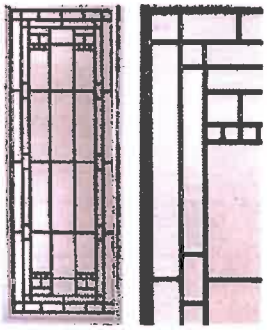
Available Glass Lite Options:



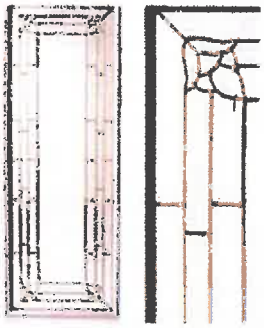
New Haven™
1664G Zinc



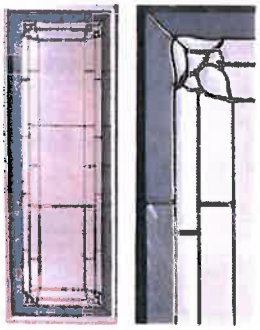
Essex™
1664C Brass



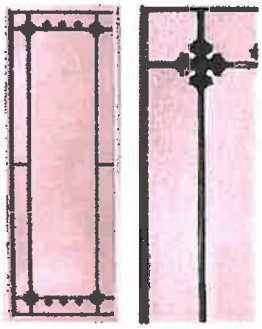
Elmhurst™
1664B Antique Black



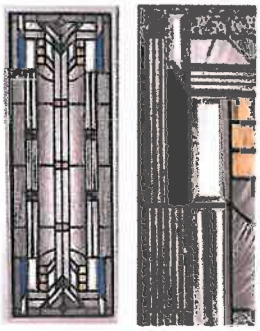
Providence™
1664E Brass



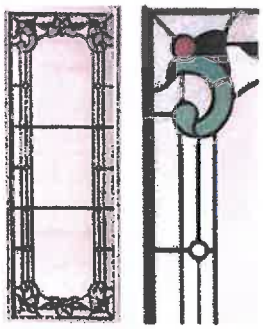
Providence™
1664F Zinc



Barcelona™
1664K Antique Black



Tucson™ Color
122-532 Antique Black



Cape Cod™
1664H Antique Black

Patio Door Rough Opening Sizes

SINGLE

Nominal Door Size		Transom	Rough Opening Size (wood stud)	
Width	Height		Width	Height
30"	80"	Transoms are not available for single door units.	30 13/16"	80"
30"	96"		30 13/16"	96"
32"	80"		32 13/16"	80"
32"	96"		32 13/16"	96"
36"	80"		36 13/16"	80"
36"	96"		36 13/16"	96"

*DOUBLE (FRENCH)

Nominal Door Size		Transom	Rough Opening Size (wood stud)	
Width	Height	Shape	Width	Height
60"	80"	N/A	60"	80"
60"	96"	N/A	60"	96"
64"	80"	N/A	64"	80"
64"	96"	N/A	64"	96"
72"	80"	N/A	72"	80"
72"	80"	Rect.	72"	95 1/4"
72"	80"	Ellipt.	72"	94 11/16"
72"	80"	Rnd Top	72"	115 9/16"
72"	96"	N/A	72"	96"
72"	96"	Rect.	72"	111 1/4"
72"	96"	Ellipt.	72"	110 11/16"
72"	96"	Rnd Top	72"	131 9/16"

TRIPLE

French Triple Door
(2 Active Panels/1 Fixed Panel)

Nominal Door Size		Transom	Rough Opening Size (wood stud)	
Width	Height		Width	Height
90"	80"	Transoms are not available for triple door units.	89 15/16"	80"
90"	96"		89 15/16"	96"
96"	80"		95 15/16"	80"
96"	96"		95 15/16"	96"
108"	80"		107 15/16"	80"
108"	96"		107 15/16"	96"

All dimensions shown are for inswing doors – deduct 1 1/4" from the actual door unit height, the rough opening height and the outside brickmould height for outswing doors.
Floor covering can affect rough opening heights.
All dimensions listed have a tolerance of +/- 3/16".
Some jurisdictions may require a structural mullion (field installed) for units with transoms.
The sizes above do not include structural mullions.

SINGLE WITH VENTING SIDELITES

Nominal Door Size		Transom	Rough Opening Size (wood stud)	
Width	Height	Shape	Width	Height
72"	80"	N/A	72"	80"
72"	80"	Rect.	72"	95 1/4"
72"	80"	Ellipt.	72"	94 11/16"
72"	80"	Rnd Top	72"	115 9/16"
72"	96"	N/A	72"	96"
72"	96"	Rect.	72"	111 1/4"
72"	96"	Ellipt.	72"	110 11/16"
72"	96"	Rnd Top	72"	131 9/16"

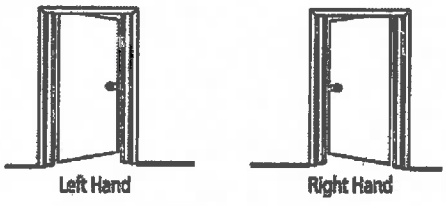
DOUBLE WITH VENTING SIDELITES

Nominal Door Size		Transom	Rough Opening Size (wood stud)	
Width	Height		Width	Height
96"	80"	Transoms are not available for double door units.	95"	80"
96"	96"		95"	96"

All dimensions shown are for inswing doors – venting sidelite units are not available in an outswing configuration.
Floor covering can affect rough opening heights.
All dimensions listed have a tolerance of +/- 3/16".
Some jurisdictions may require a structural mullion (field installed) for units with transoms.
The sizes above do not include structural mullions.
* Please deduct 5/8" from rough opening width for center hinge patio door units.
Transoms on center hinged units will overhang the units 5/16" each side.

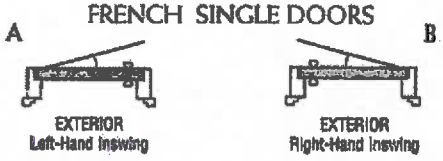
How To Determine Your Patio Door Swing

INSWING

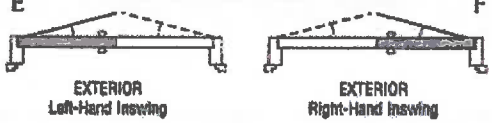


Doors pictured above assume you are standing on the outside of the building.

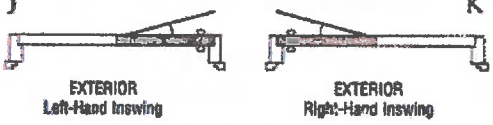
FRENCH SINGLE DOORS



FRENCH DOUBLE DOORS

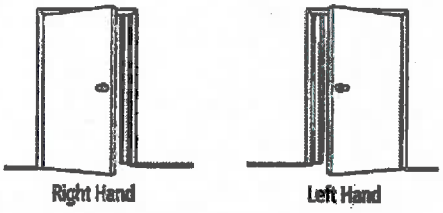


CENTER HINGE DOUBLE DOORS



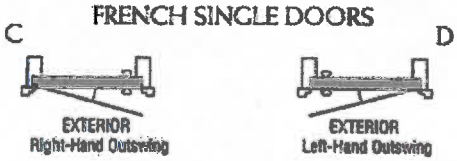
FRENCH TRIPLE DOORS

OUTSWING

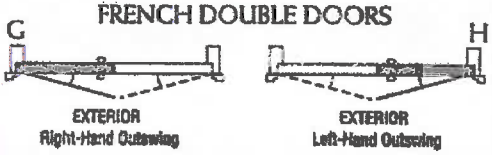


Doors pictured above assume you are standing on the outside of the building.

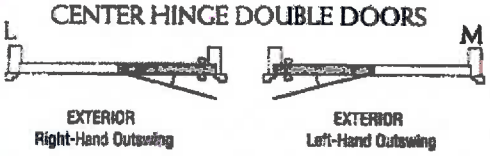
FRENCH SINGLE DOORS



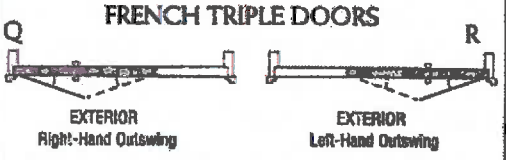
FRENCH DOUBLE DOORS



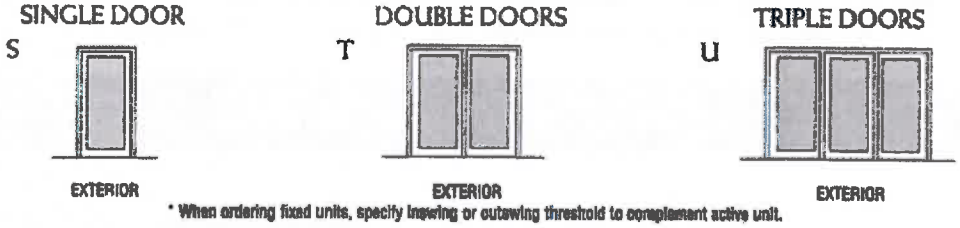
CENTER HINGE DOUBLE DOORS



FRENCH TRIPLE DOORS



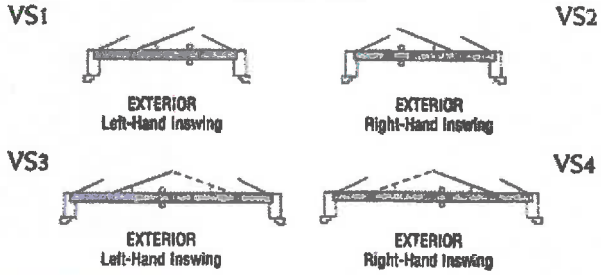
FRENCH FIXED DOORS



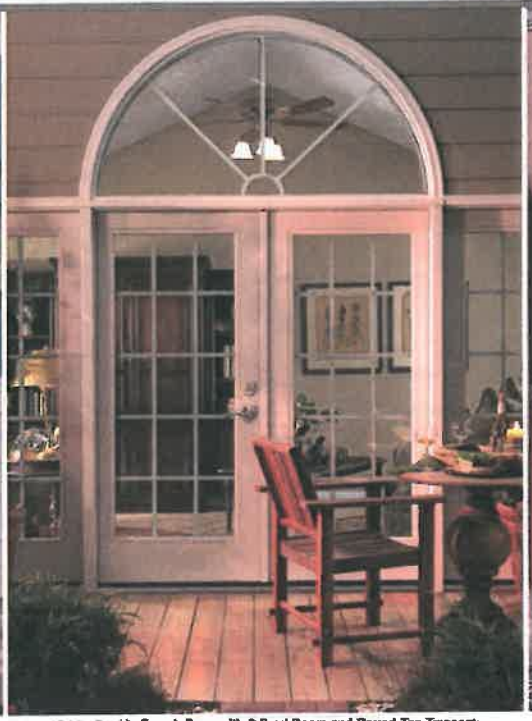
* When ordering fixed units, specify inswing or outswing threshold to complement active unit.

VENTING SIDELITES WITH UNIT HANDING (VS)

INSWING



Decorative French Doors with New Haven 1664G Zinc Glass



15 Lite Double French Door with 2 fixed Doors and Round-Top Transom

Raise/Lower & Tilt Internal Blind French Double Doors

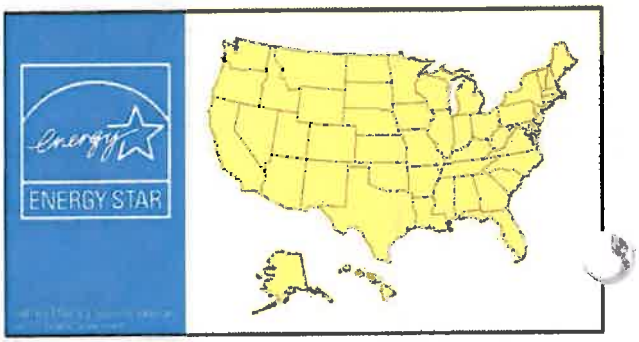
Masonite's Commitment

At Masonite, employees from all parts of the company – sales, marketing, research and development, customer service and manufacturing – understand that people love their homes. In the past, homes were purchased to meet functional needs. Today, homes are purchased to meet specific lifestyles and to satisfy the need to create multiple living environments within a single home. To meet these lifestyle needs, Masonite is continually creating new and innovative products that will make every home more beautiful, more valuable and more enjoyable. With the ultimate goal of adding beauty and value to every home, Masonite's products are designed and constructed to exacting standards and specifications. All materials – wood, fiberglass, steel or composites – are engineered and carefully selected to ensure lasting durability and timeless performance. For individuals who are building, renovating or redecorating, Masonite products are certain to beautify and accentuate a wide array of architectural home styles.

Masonite. The Beautiful Door.®

Masonite®

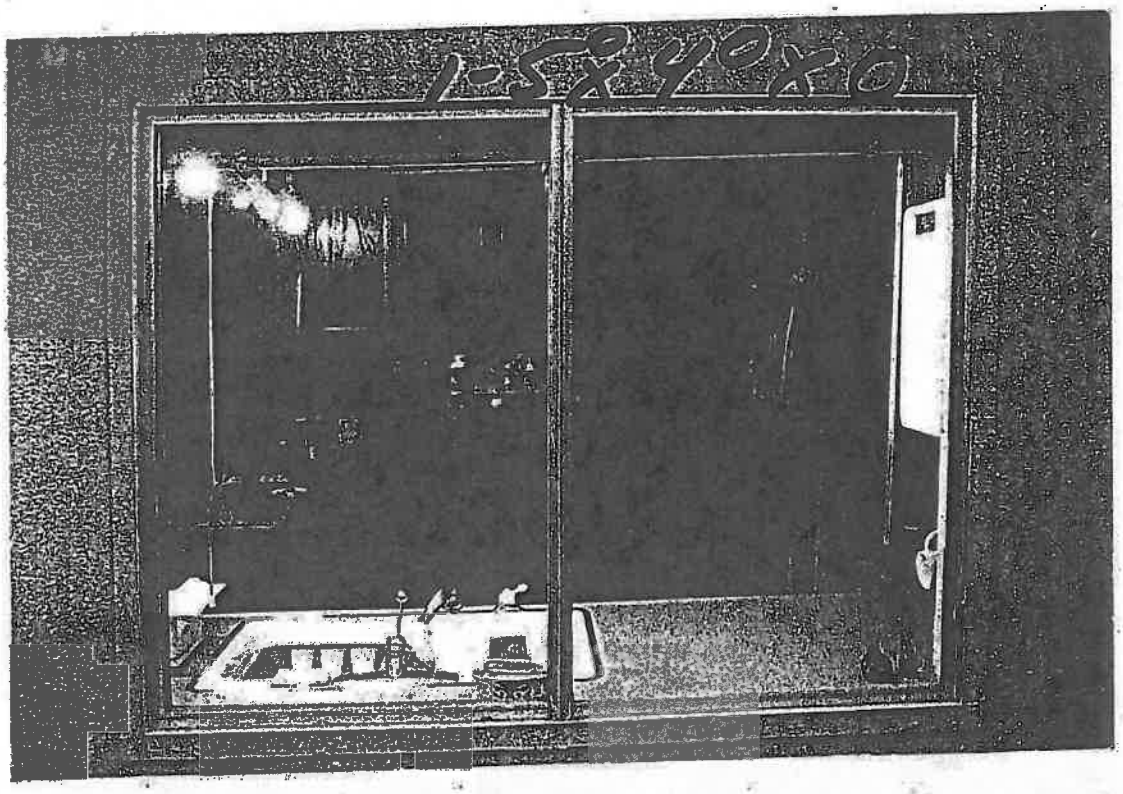
Masonite International Corporation

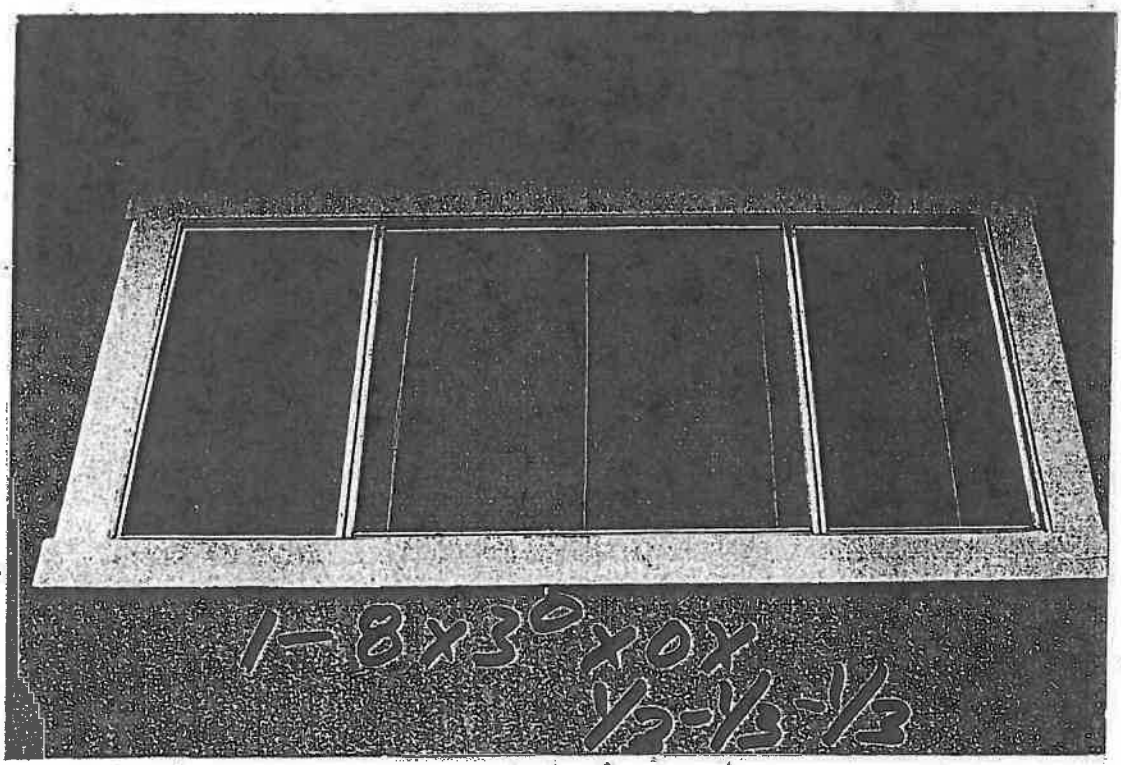


Masonite Helpline: 1-800-663-DOOR (1-800-663-3667)
9 a.m. to 9 p.m. Monday through Saturday, 10 a.m. to 4 p.m. Sunday, EST

Masonite®, "Masonite. The Beautiful Door.®", New Haven, Essex, Elmhurst, Providence, Barcelona, Tucson, and Cape Cod are trademarks of Masonite International Corporation.
Our continuing program of product improvement makes specification, design and product detail subject to change without notice.
© 2006 by Masonite International Corporation. PRINTED IN USA 06-0201 8/06

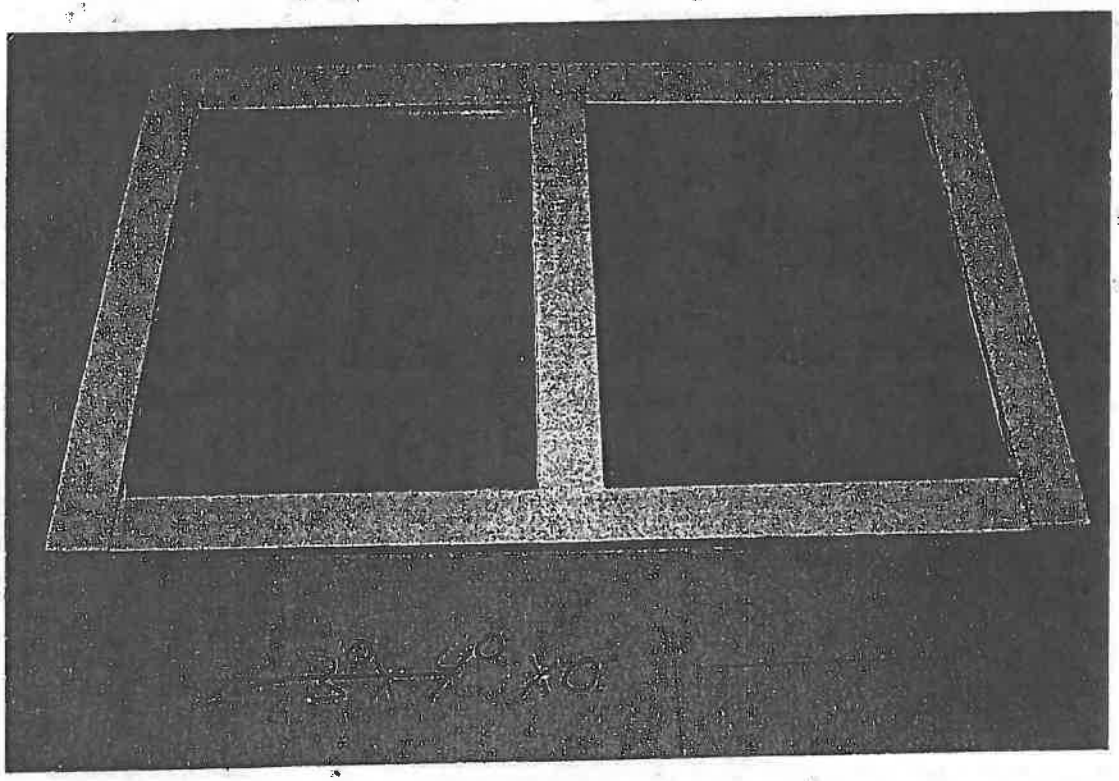
1236





→ increase width to 24"

UPSTAIRS BEDROOM DONT MEET EGRESS Single casment



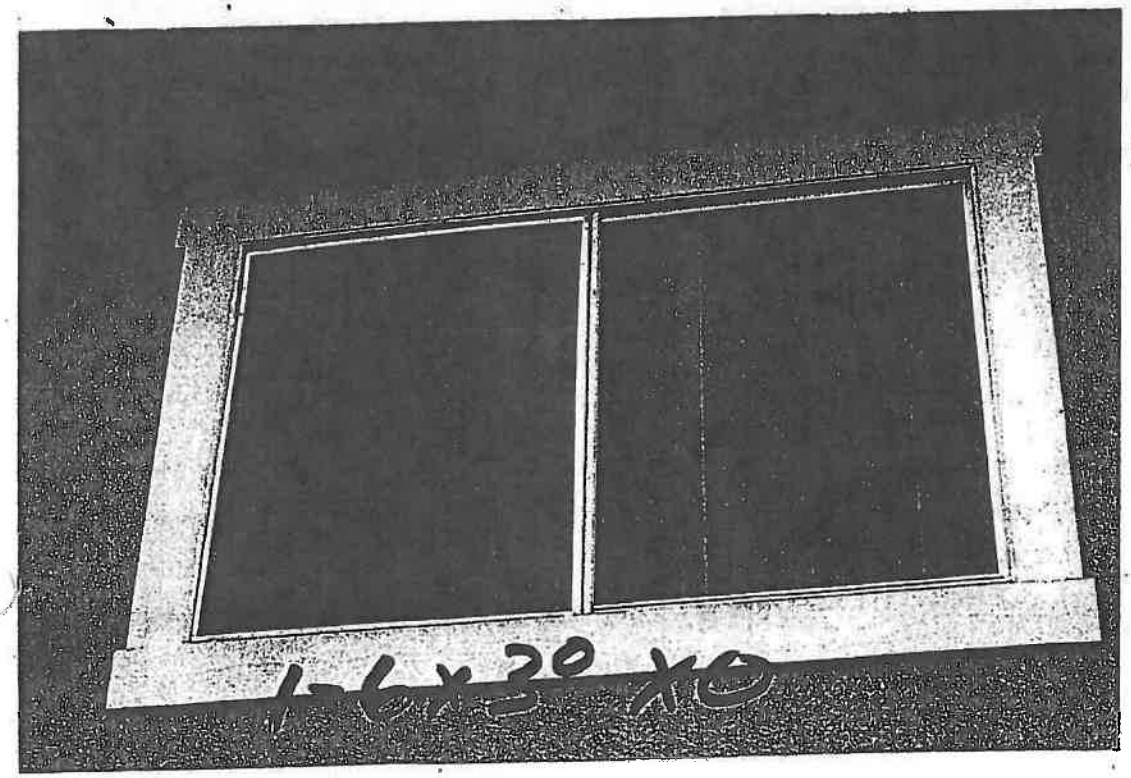


Exhibit B

AR-04-219

CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 25 2004

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

Exhibit C

AR-04-219

CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 25 2004

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

Exhibit D

AR-04-219

CITY OF FOSTER CITY
PLANNING DEPARTMENT

AUG 25 2004

ADMINISTRATIVE APPROVAL
WITH CONDITIONS