

# City of Foster City

## ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

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

APPLICATION RECEIVED: December 14, 2005

APPLICATION COMPLETE: December 19, 2005

ACTION DATE: January 11, 2006

CASE NO.: UP-72-008GG

OWNER: Isle Cove Homeowners' Association

OWNER ADDRESS: c/o The Manor Association, 353 Main Street, Redwood City, CA  
94063

APPLICATION FOR: Add the frame color "Terratone" to the Replacement Windows and  
Patio Doors prototype

LOCATION: Isle Cove Planned Development

ZONING: R-3 (Medium Density Multiple Family) District

ACTION TAKEN: Denied

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 modify the prototype design for the replacement of windows and patio doors at the Isle Cove Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B and Exhibit C, is not consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the modified prototypical design will not maintain the existing appearance of residential units in the development, will allow for necessary maintenance and repair of houses, will not preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goal (LUC-A) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan, and will not 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 patio door replacements will not be compatible with the architectural style, character, and proportions of residential units in the development and they will not be in keeping with similar improvements in the neighborhood.

3. That the design of the proposal is not compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code because the proposed frame color "Terratone" of the replacement windows and patio doors will not match the frame color "Brownstone" of the existing windows and patio 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 not ensure that all residential units maintain similar architectural characteristics, will not 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 have detrimental visual impacts on the neighborhood, the planned development, or the property values in the area.

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 or Use Permit Modification 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 or Use Permit Modification 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.

Sincerely,

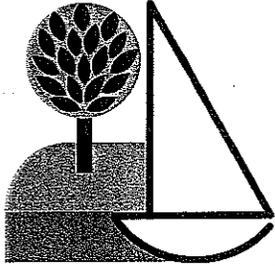


Richard B. Marks  
Community Development Director

\_\_\_\_\_  
(Applicant's Name) (Please Print)

Planners Initials: KET

\_\_\_\_\_  
(Applicant's Signature)



# 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  
AUG 18 2005  
PLANNING  
DIVISION

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

APPLICATION RECEIVED: August 4, 2005

APPLICATION COMPLETE: August 15, 2005

ACTION DATE: August 15, 2005

CASE NO.: UP-72-008FF (Supercedes UP-05-008V)

OWNER: Isle Cove Homeowners' Association

OWNER ADDRESS: c/o The Manor Association, 353 Main Street, Redwood City, CA 94063

APPLICATION FOR: Replacement Windows

LOCATION: Isle Cove Planned Development

ZONING: R-3 (Medium Density Multiple Family) 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 at the Isle Cove Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B and Exhibit C, 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 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 replacement will be compatible with the architectural style, character, and proportions of residential units in the development and they will be in keeping with similar improvements in the neighborhood.

3. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code because 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 window will match the frame color of the existing windows.
  
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 or Use Permit Modification 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

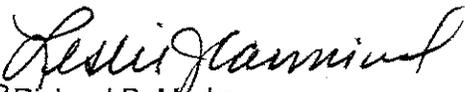
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

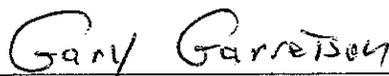
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review or Use Permit Modification decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision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

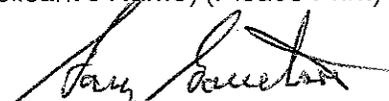
In order to demonstrate that you are aware of and understand the Architectural Review or Use Permit Modification conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records.

Sincerely,

  
Richard B. Marks  
Community Development Director

Planners Initials: KET

  
\_\_\_\_\_  
(Applicant's Name) (Please Print)

  
\_\_\_\_\_  
(Applicant's Signature)

Managing Agent  
Isle Cove HOA

## EXHIBIT A

### ISLE COVE HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for Replacement Windows Approved August 11, 2005

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The following guidelines shall govern the installation and windows in the Isle Cove Planned Development:

#### CONDITIONS OF APPROVAL

1. All construction shall be designed, constructed, installed, and maintained in a professional manner.
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.
3. Standard residential security requirements as established by Section 15.28.100, Business and Residential Security – Minimum standards, of Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. Prior to installation, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final drawings shall be submitted with the building permit application.
5. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
6. The frame color and glazing of the replacement window shall match the glazing and frame color of the existing windows.
7. Replacement window inserts shall have either a dark anodized frame similar or equivalent to Bonelli 500 and 700 Series Windows or a fiberglass frame similar or equivalent to Milgard windows (brownstone) as illustrated in Exhibit B.
8. Replacement sliding glass door inserts shall have either a dark anodized frame similar or equivalent to Bonelli 800 Series Sliding Glass Doors as illustrated in Exhibit B.
9. The use of grids on replacement windows shall not be allowed.
10. Replacement windows shall be the same type of window (i.e. slider, fixed or casement) as the existing window, except as approved by the Isle Cove Board of Directors and the Foster City Community Development Department.
11. Replacement windows shall conform to the installation guidelines as illustrated in Exhibit C.
12. The previous Prototype for Replacement Windows (UP-72-008V) is superceded by UP-72-008FF.

## APPROVAL PROCESS

### Replacement Windows

1. Planning/Code Enforcement division staff will review the Building Permit application and plans/photographs to confirm that the proposal conforms with the Prototypical Design Guidelines.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees and the following information:
  - A letter from the Isle Cove Homeowners' Association, indicating their action on the proposal.
  - Three copies of photographs or elevations indicating the location and size of the window(s).
  - Manufacturers brochure or catalogue cut sheet indicating the proposed replacement windows and the frame color and width and glazing of the proposed replacement window(s) if different from the approved Bonelli 500 and 700 Series Window or Milgard fiberglass frame.
  - Four copies of the specifications for window installation prepared by Keller and Daseking Architects.

### Replacement Sliding Glass Doors

1. Planning/Code Enforcement division staff will review the Building Permit application and plans/photographs to confirm that the proposal conforms with the Prototypical Design Guidelines.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees and the following information:
  - A letter from the Isle Cove Homeowners' Association, indicating their action on the proposal.
  - Three copies of photographs or elevations indicating the location and size of the window(s).
  - Manufacturers brochure or catalogue cut sheet indicating the proposed replacement windows and the frame color and width and glazing of the proposed replacement window(s) if different from the approved 800 Series Sliding Glass Door.

  
\_\_\_\_\_  
Gary Garretson, Managing Agent  
Manor Association for  
Isle Cove Homeowners' Association

8/17/05  
\_\_\_\_\_  
Date

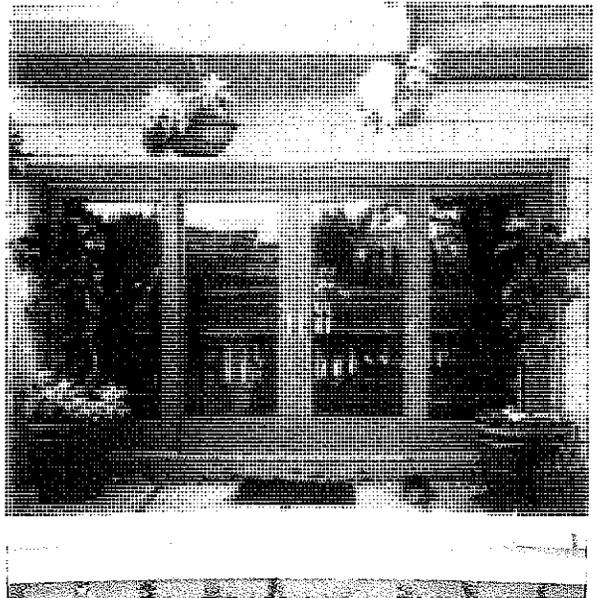
  
\_\_\_\_\_  
Richard B. Marks, Community Development Director  
City of Foster City

8/18/05  
\_\_\_\_\_  
Date

EXHIBIT B



ISLE COVE Existing sliding door design



ISLE COVE - proposed sliding door design

**EXISTING** REAR SLIDING GLASS DOOR & WINDOW CONFIGURATION W/ BRONZE, METALIC WINDOW FRAME (FINISH)

**PROPOSED** SLIDING GLASS DOOR SIZE, BUT SHALL HAVE BRONZE, METALIC FRAME CONSISTENT W/ EXISTING FRAME FINISH

UP-72-008 FF  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

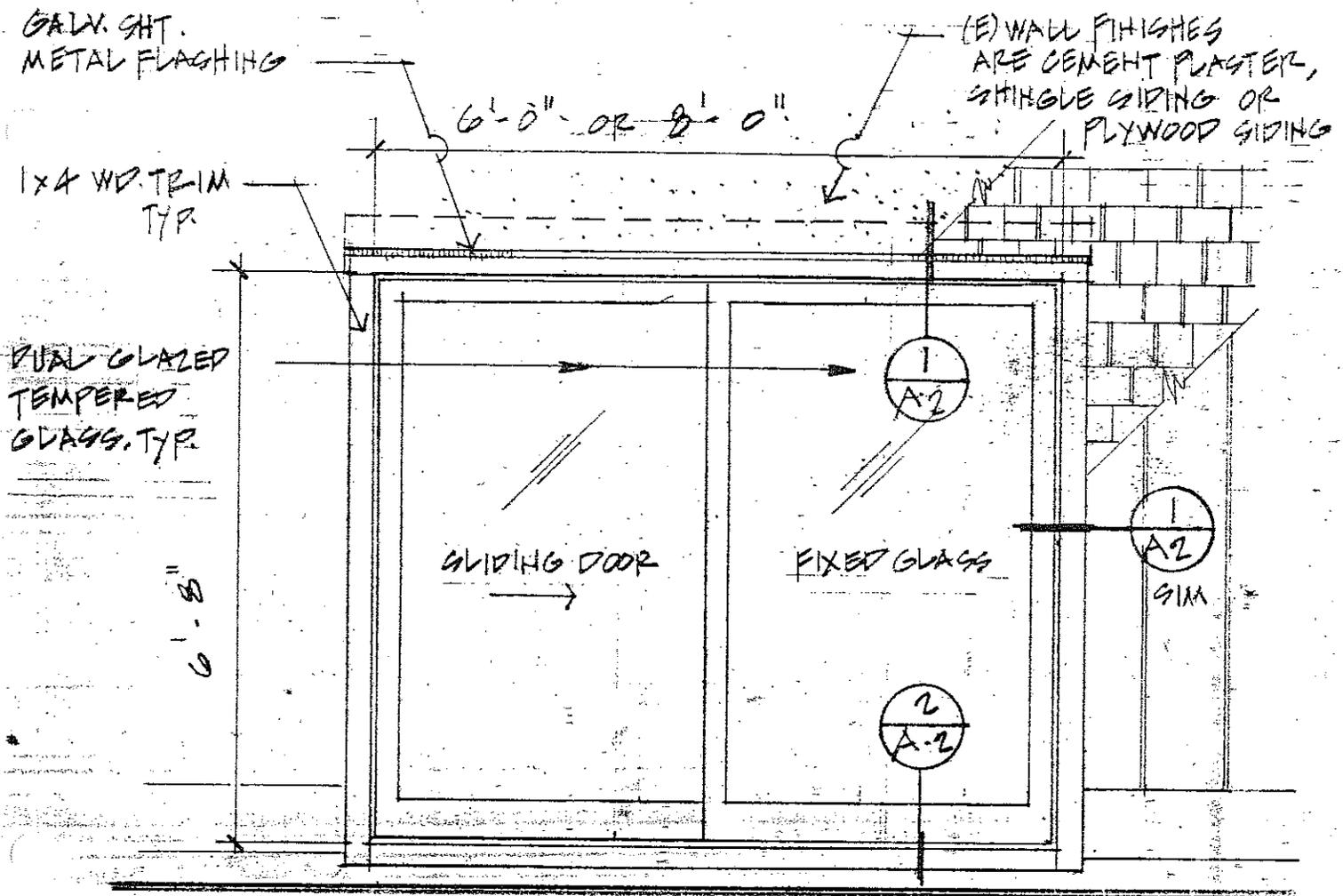
AUG 15 2005

*sof*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

Isle Cove

Window / Sliding Glass Door Prototype

UP. 72.008



EXTERIOR ELEVATION

1/2" = 1'-0"

GENERAL NOTES:

- SLIDING DOOR SHOWN ON DRAWING IS MADE BY BONELLI ENTERPRISES, (1776 GRANDVIEW DR., S. SAN FRANCISCO, CA 94030) SERIES 800, NO. 8008, OR 6008  
 PARK BRONZE ANODIZED FINISH MATCH EXISTING  
 GLASS: INSULATED TYPE, 5/8" THICK CLEAR GLASS  
 UP-72-008 FP & UP-72-008 (Revised)  
 FOSTER CITY PLANNING DEPARTMENT
- OTHER SLIDING DOOR MANUFACTURER RECOMMENDED BY BLUMBERG WINDOW SYSTEMS, (1455 BLAIR AVENUE, SACRAMENTO, CA-95822) SERIES HP 680 SLIDING GLASS DOORS.  
 SUBMIT FOR APPROVAL  
 ADMINISTRATIVE APPROVAL WITH CONDITIONS  
 Stamp

A-1
90180
8-15-00
1 OF 2

PROTOTYPE FOR SLIDING DOORS  
 TAPE COVE CONDOMINIUMS  
 FOSTER CITY CA

KELLER and DASEKING  
 ARCHITECTS  
 825 Oak Grove Avenue  
 MENLO PARK, CA. 94025

BLOGS PAPER

REMOVE AND REINSTALL  
(E) PLYWD SIDING

G.I. FLASHING, PAINT

WD. FILLER

1x4 WD. TRIM

MET. DOOR FRAME

FIXED GLASS

MET. SCREEN

(E) GWS

(E) 4x HEADER

PAPER FLASHING  
TURN-UP BEHIND  
MET. FLASHING

CASING, MATCH (E)

SHIM SPACE  
AS REQUIRED

SLIDING GLASS DOOR

### SLIDING DOOR @ HEAD (JAMB SIMILAR)

3" = 1'-0"

MET. SCREEN

FIXED GLASS

MET. DOOR FRAME  
OVER NON-HARDENING  
SEALANT

SLIDING GLASS DOOR  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT  
WP 72-008 FF  
AUG 15 2005

(E) ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

2 1/4" x 3 1/2" WD  
SUBSILL W/ 3/8" x 4"  
EXP. BOLTS CHTR SUNK  
@ 30" O.C.

(E) STONE GLASS  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

SEP 13 2000

ADMINISTRATIVE APPROVAL  
WITH CONDITIONS  
A-2

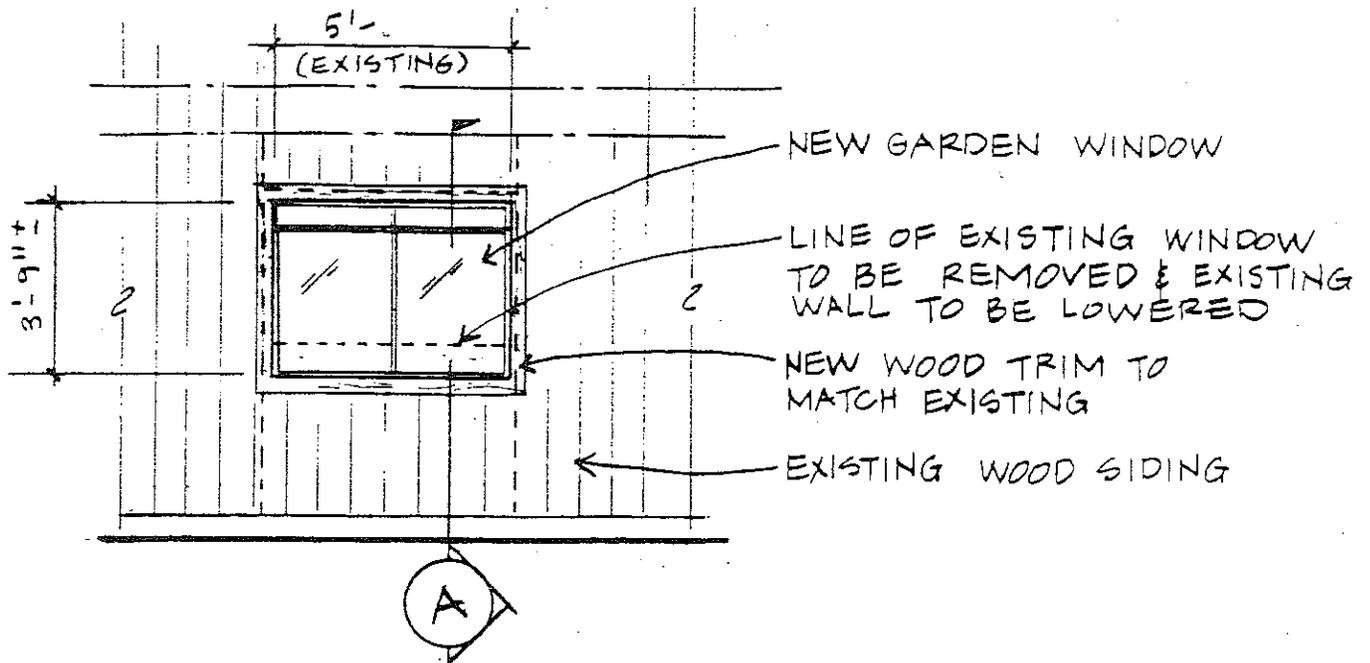
### 2 SLIDING DOOR @ SILL

3" = 1'-0"

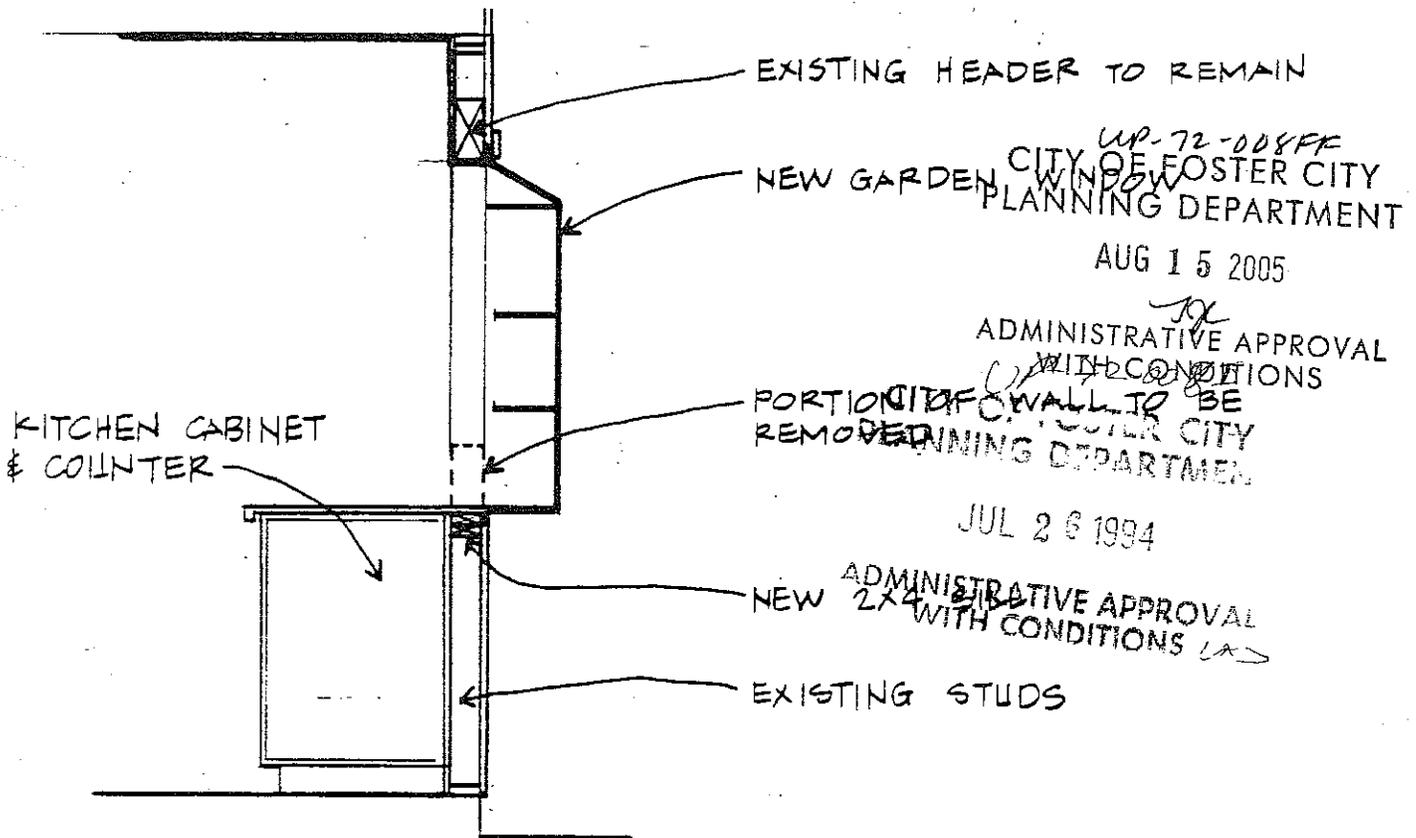
PROTOTYPE FOR SLIDING DOORS  
CALE COVE CONDOMINIUMS  
FOSTER CITY CA

KELLER and DASEKING  
ARCHITECTS  
825 Oak Grove Avenue  
MENLO PARK, CA. 94025

90180  
8-15-00  
2 OF 2



PARTIAL EXTERIOR ELEVATION  $1/4" = 1'-0"$



(A) SECTION THRU GARDEN WINDOW  $1/2" = 1'-0"$

WINDOW REPLACEMENT AT  
 OBLUCHOWSKI & HERROLD RESIDENCE  
 307 HERCULES, FOSTER CITY, CA.

DATE: 7/20/04

UP-72-008FF  
 CITY OF FOSTER CITY  
 PLANNING DEPARTMENT  
 AUG 15 2005  
 ADMINISTRATIVE APPROVAL  
 WITH CONDITIONS  
 CITY OF FOSTER CITY  
 PLANNING DEPARTMENT

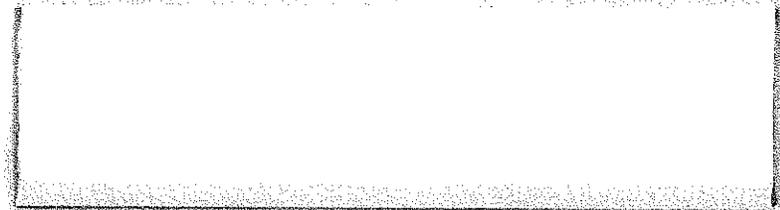
JUL 26 1994  
 ADMINISTRATIVE APPROVAL  
 WITH CONDITIONS (A)

**ww** Milgard Windows™

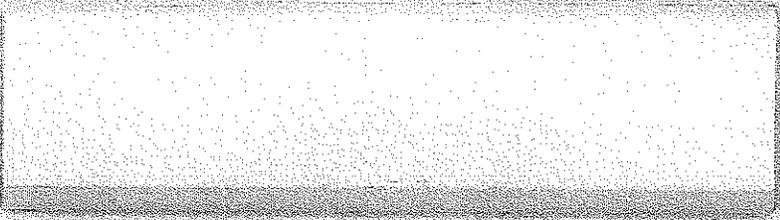
ULTRA™ & WOODCLAD™

FIBERGLASS PRODUCTS

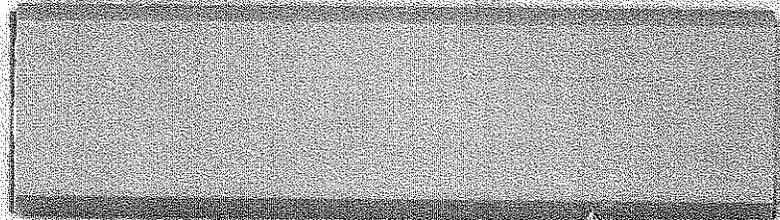
**BERONIO LUMBER**



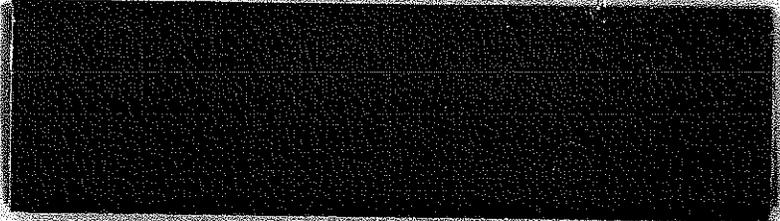
WHITE



SAND



TAN



HUNTER GREEN



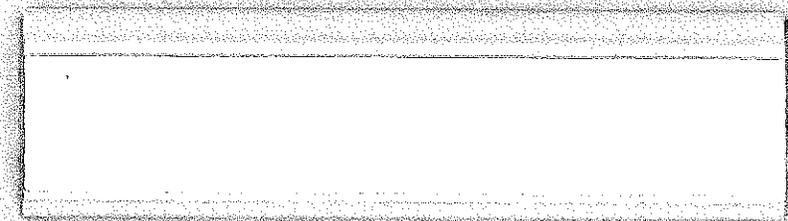
**BROWNSTONE**

UP-72-008 FE  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

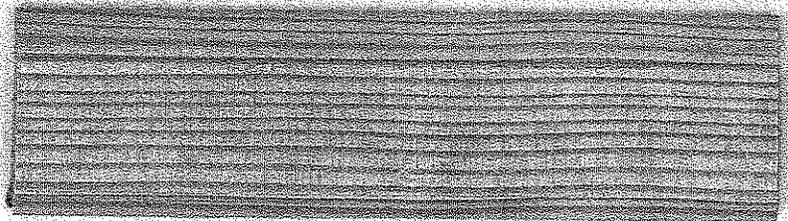
AUG 15 2005

*Jx*  
ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

**INTERIOR**



WHITE



DOUGLAS FIR-  
CLEAR  
VERTICAL  
GRAIN

**Julie Moloney**

*Approval of Americoast Brown I-307 11/21/11*

---

**From:** Walter Rick <wmr48@msn.com>  
**Sent:** Monday, November 21, 2011 5:22 PM  
**To:** Greg Barber  
**Cc:** Julie Moloney; Isle Cove  
**Subject:** RE: ISL - Window Color

Greg,

Thanks for clarifying to homeowner. I would be more than happy to respond back to Ms. Moloney but **the BOD did approve and as you stated** and the response back to Julie is was approved.

Wally

---

From: gbarber@commoninterest.com  
To: jmoloney@fostercity.org  
CC: karger@ae@aol.com; jennifer94404@gmail.com; klockwood@capitalrealtygrp.com; nancyxchenic@gmail.com; RichardhopperRKH@aol.com; vtheivendran@gmail.com; wmr48@msn.com  
Subject: RE: ISL - Window Color  
Date: Mon, 21 Nov 2011 10:33:58 -0800

See Action Item number 5 of the minutes of their last board meeting. The Board of Directors is the governing body of the association responsible for making decisions for the HOA and I am their representative. Wally is included on the email if you need confirmation of the Board of Director's decision.

Greg

---  
Greg Barber  
Community Association Manager

Common Interest Management Services, CMF  
1720 S. Amphlett Blvd., Ste. 130  
San Mateo, CA 94402

(650) 286-0292 x 520  
(650) 286-0296 fax  
gbarber@commoninterest.com  
www.commoninterest.com




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**From:** Julie Moloney [mailto:jmoloney@fostercity.org]  
**Sent:** Monday, November 21, 2011 8:32 AM  
**To:** gbarber@commoninterest.com

Julie Moloney

11/21/2011 5:24 PM 5:24 PM

**Cc:** 'Walter Rick'

**Subject:** RE: ISL - Window Color

Thank you Greg.

Please send me a copy of the minutes when they are ready. Also, I would appreciate if Mr. Rick would email me directly, as the representative of the HOA to confirm.

-Julie

**T 650.286.3242**

**F 650.286.3589**

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**From:** Greg Barber [mailto:gbarber@commoninterest.com]

**Sent:** Friday, November 18, 2011 12:26 PM

**To:** Julie Moloney

**Cc:** 'Walter Rick'

**Subject:** RE: ISL - Window Color

Julie:

The Americoat Brown I-307 is acceptable for Isle Cove's window color. I received approval at a board meeting last night, the decision will be included in the minutes once I type them up. The homeowner would like to proceed with the installation of his windows.

Greg

--

Greg Barber

Community Association Manager

Common Interest Management Services, CMF

1720 S. Amphlett Blvd., Ste. 130

San Mateo, CA 94402

(650) 286-0292 x **520**

(650) 286-0296 fax

[gbarber@commoninterest.com](mailto:gbarber@commoninterest.com)

[www.commoninterest.com](http://www.commoninterest.com)



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**From:** Julie Moloney [mailto:jmoloney@fostercity.org]

**Sent:** Thursday, November 03, 2011 11:11 AM

**To:** gbarber@commoninterest.com

**Subject:** RE: ISL - Window Color

Thanks Greg,

We want to confirm that the HOA has approved this replacement color. Can you tell me if this has been done officially? I'd prefer a written approval of the new color on HOA letterhead to include in the Prototype binder. Otherwise, there are other approved colors/manufacturers that can be used.

Thank you.

Julie

**T 650.286.3242**

**F 650.286.3589**

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**From:** Greg Barber [mailto:gbarber@commoninterest.com]

**Sent:** Tuesday, November 01, 2011 2:54 PM

**To:** Julie Moloney

**Cc:** gottogojim@yahoo.com

**Subject:** RE: ISL - Window Color

Sorry ... it's Isle Cove.

Greg

---

Greg Barber

Community Association Manager

Common Interest Management Services, CMF

1720 S. Amphlett Blvd., Ste. 130

San Mateo, CA 94402

(650) 286-0292 x **520**

(650) 286-0296 fax

[gbarber@commoninterest.com](mailto:gbarber@commoninterest.com)

[www.commoninterest.com](http://www.commoninterest.com)



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**From:** Julie Moloney [mailto:jmoloney@fostercity.org]

**Sent:** Tuesday, November 01, 2011 2:17 PM

**To:** gbarber@commoninterest.com

**Cc:** gottogojim@yahoo.com

**Subject:** RE: ISL - Window Color

Thank you Greg,

Please indicate in the subject of your email which HOA this is for, so I can include it in the Prototype Binder.

-Julie

**T 650.286.3242**

**F 650.286.3589**

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**From:** Greg Barber [mailto:gbarber@commoninterest.com]

**Sent:** Monday, October 31, 2011 1:59 PM

Julie Moloney

11/21/2011 5:24 PM 5:24 PM

**To:** Julie Moloney

**Cc:** gottogojim@yahoo.com

**Subject:** ISL - Window Color

Julie:

Americoat Brown I-307 meets the color specs we are looking for. Please allow Jim Ford to proceed with the color choice (dark brown). Thanks.

Greg

---

Greg Barber

Community Association Manager

Common Interest Management Services, CMF

1720 S. Amphlett Blvd., Ste. 130

San Mateo, CA 94402

(650) 286-0292 x 420

(650) 286-0296 fax

[gbarber@commoninterest.com](mailto:gbarber@commoninterest.com)

[www.commoninterest.com](http://www.commoninterest.com)



Draft  
 Approved as written  
 Approved as amended

**ISLE COVE HOMEOWNERS ASSOCIATION  
 BOARD OF DIRECTORS MEETING MINUTES  
 Association Clubhouse  
 November 17, 2011**

**PRESENT:** Walter Rick, President Term Expires 2013  
 Richard Hopper, Secretary Term Expires 2012  
 Jennifer Yu, Vice-President Term Expires 2013  
 Achim Karger, Director Term Expires 2012  
 Nancy Chen, Director Term Expires 2013  
 Theivendran Velautham, Treasurer Term Expires 2013

**ABSENT:** Ken Lockwood, Director Term Expires 2012

**ALSO PRESENT:** Greg Barber with Common Interest Management Services and Tom with BayCities Patrol.

**(MSC) Motion, seconded and carried**

**CALL TO ORDER:** Walter Rick, President, called the meeting of the Board of Directors to order at 6:32 PM.

**HOMEOWNER FORUM:** Owners in attendance included Tom Munro, Jason Fong, Leena Dugger, Carol Oh, Tom Nishimura, Bev Saylor, Michael Chofre, Prodeep Goms, Will Loomis and Vic & Carol Tripp. Owners spoke on a variety of topics including deferred maintenance, dryrot, siding repairs, newsletter, fence painting, clubhouse rental refunds, and ivy removal.

**MINUTES:** It was **MSC** to accept the October 20, 2011 regular meeting minutes.

**COMMITTEE REPORTS:**

1. **Construction Update:** Wally Rick reported on the final costs for construction; Phase 1 = \$333,227; Phase 2 = \$306,127; Phase 3 = \$302,850; Grand Total to date = \$1,229,480. A majority of the damage was found in the final phase of the project. Painting is on hold due to weather and will resume as the weather improves.
2. **Landscape/Grounds:** Greg Barber reported Carina Beach improvements had been made, which included the removal of ivy and addition of two tree and native plantings.

**FINANCIALS:** The Finance Committee reported that they had discussed the budget. The Board reviewed the October 2011 financials.. It was **MSC** to accept the **STANDARD MOTION FOR COLLECTION:** All Owners in the 30, 60, and 90 day column of the October 2011 financial statements be sent to collections in accordance with the timeliness of the collection policy, including but not limited to recording a lien against the property.

**ACTION ITEMS / DISCUSSION ITEMS:**

1. **Security (Tom):** Tom from Bay Cities Patrol attended the meeting and provided an update on a parking permit policy that would include a mandatory garage inspection; spoke about recent burglaries and safety issues.

2. **Budget Approval:** It was **MSC** to approve the budget, which includes a \$30 reduction in dues to \$458/mo. Richard and Achim oppose the budget. The reserve study was also reviewed and approved.
3. **Landscape Proposals:** It was **MSC** to Serpico's proposal for improvements at 828 Juno for \$2,191. The other items on the proposal are being tabled until 2012.
4. **Earthquake Insurance (12/15):** It was **MSC** to accept the proposal that includes a 25% deductible and a premium of \$109,599.
5. **Architectural Ratifications:** It was **MSC** to ratify the architectural approvals for a window installation at 875 Carina; a window installation at 851 Canis; a window installation at 878 Ursa including the color "Americoat Brown I-307"; a tripod satellite dish installation at 818 Juno. A roof installation of a satellite dish was not approved at 848 Juno.
6. **Clubhouse Rental:** It was **MSC** to approve clubhouse rental cost increases to the following: M-Th = \$125; F-Su = \$175. The Board is also requesting that the clubhouse monitor fill out a rental inspection sheet prior to the rental and to check the clubhouse after the rental to ensure no damage has been done.
7. **Holiday Party:** The holiday party will be held on 12/9; the gift wrapping will be on 12/8. The Board has requested that the clubhouse be setup with a tree (provided by Wally) and decorations and lights by then. Nancy Chen is the chair of the social committee and will handle arrangements.
8. **Sub-Metering:** The Board tabled this discussion pending more information.
9. **Sewage:** The Board tabled this discussion in order to see how the sewers hold up.
10. **Policies:** The Board agreed to table this discussion; Ken is working on the policies.
11. **Garage Inspections:** The Board agreed to table this discussion pending the writing of the parking policy.
12. **Clubhouse Carpeting Proposal:** The Board agreed to table this discussion until after the holidays.
13. **Work Shed:** The Board agreed to table this discussion until the proposals from the vendors come in.

**ADJOURNMENT:** There being no further business the Board of Directors Meeting was adjourned into executive session at 9:10 PM. The next meeting will be held on Thursday, December 15, 2011, in the Association's Clubhouse.

Respectfully Submitted By  
Common Interest Management Services

\_\_\_\_\_  
Board of Director

\_\_\_\_\_  
Date

COMMON  INTEREST

MANAGEMENT SERVICES

*Serving Homeowner Associations Since 1990*

November 8, 2011

Building Inspection Division  
610 Foster City Boulevard  
Foster City, CA 94404

FILED

DEC 22 2011

PLANNING/  
CODE ENFORCEMENT

Re: Isle Cove HOA - Window Replacement

Kohar:

The board has approved the use of XOX, 8 foot wide, double-deck,  $1/3/1/3/1/3$ , Migard windows for the master bedrooms, with the understanding that the specifications on file with the City of Foster City would be followed. Please add this approved style to your list of approved window types for Isle Cove HOA. See attached photographs - Exhibit A and B for existing and proposed window styles.

Thanks.

Regards,



Greg Barber  
Community Association Manager  
Common Interest Management Services, Inc.

cc: Wally Rick, President of Isle Cove

COMMON  INTEREST

MANAGEMENT SERVICES

*Serving Homeowner Associations Since 1990*

November 8, 2011

Building Inspection Division  
610 Foster City Boulevard  
Foster City, CA 94404

**SUPERSEDED**

Re: Isle Cove HOA – Window Replacement

Kohar:

The board has approved the use of XOX style Migard windows for the master bedrooms, with the understanding that the specifications on file with the City of Foster City would be followed. Please add this approved style to your list of approved window types for Isle Cove HOA. See attached photographs - Exhibit A and B for existing and proposed window styles.

Thanks.

Regards,



Greg Barber  
Community Association Manager  
Common Interest Management Services, Inc.

cc: Wally Rick, President of Isle Cove

EXISTING (EXHIBIT A)



(PROPOSED EXHIBIT B)



**Karen Tremain**

---

**From:** Gary Garretson [gary@themanorassn.com]  
**Sent:** Wednesday, March 29, 2006 1:52 PM  
**To:** Karen Tremain  
**Subject:** RE: Isle Cove window prototype

Karen,  
It is called Americoat # 920 (Dark Brown)  
Gary

---

**From:** Karen Tremain [mailto:ktremain@fostercity.org]  
**Sent:** Wednesday, March 29, 2006 1:43 PM  
**To:** Gary Garretson  
**Subject:** Isle Cove window prototype

Gary:

We received the application today to amend the window prototype to include Amerimax. I can't read the number of the finish (#900? #920?). Also, what is the name of the color of the frame? I don't see the name of the color listed in the attached brochure.

Thanks.

Karen

\*\*\*\*\*  
Karen Tremain  
Assistant Planner  
City of Foster City  
(650) 286-3237

# Tested and Proven

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RECEIVED

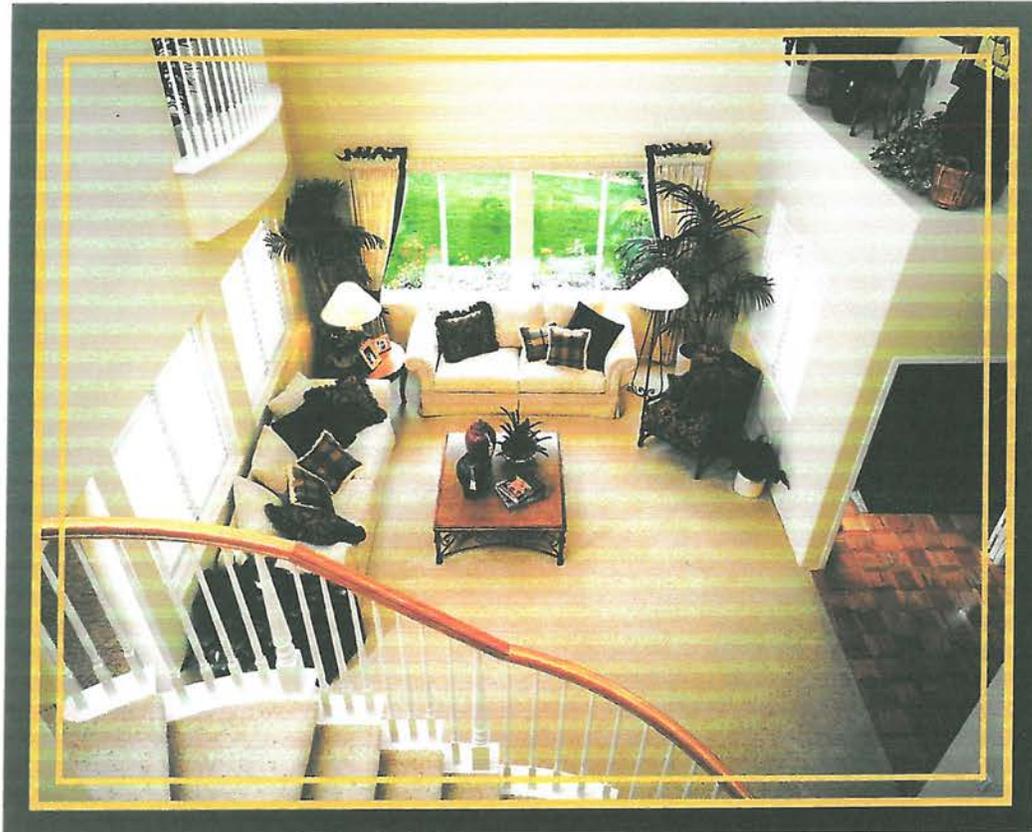
MAR 29 2006

PLANNING  
DIVISION



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Amerimax windows are AAMA- and NFRC-tested and certified to exceed Energy Star requirements in all climate zones.

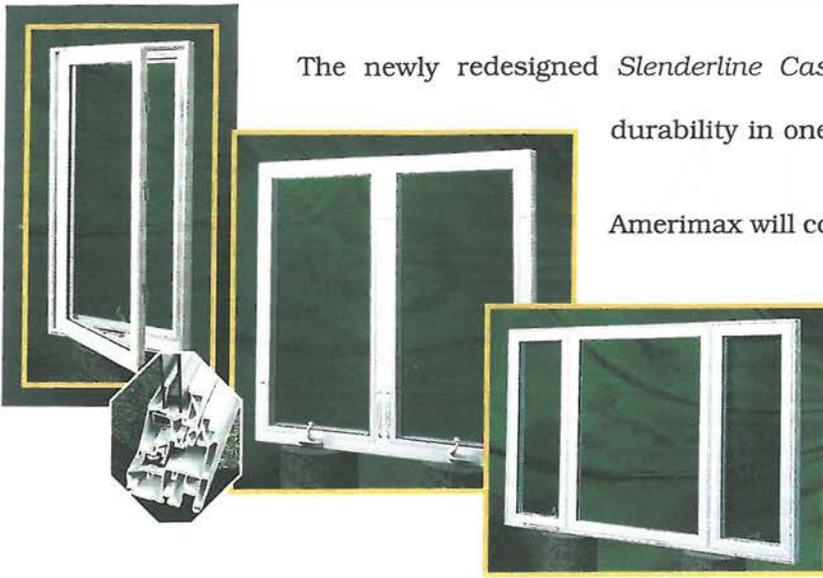


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We custom build windows to fit your existing openings so you can enjoy the new look and comfort of energy-efficient Amerimax windows.



Dealer Imprint Here



The newly redesigned *Slenderline Casement Series* blends elegance and rugged durability in one-, two- and three-lite styles.

Amerimax will continue to create the most energy efficient and attractive custom window lines on the market, incorporating the hand-crafted workmanship of yesterday with the technology of tomorrow.

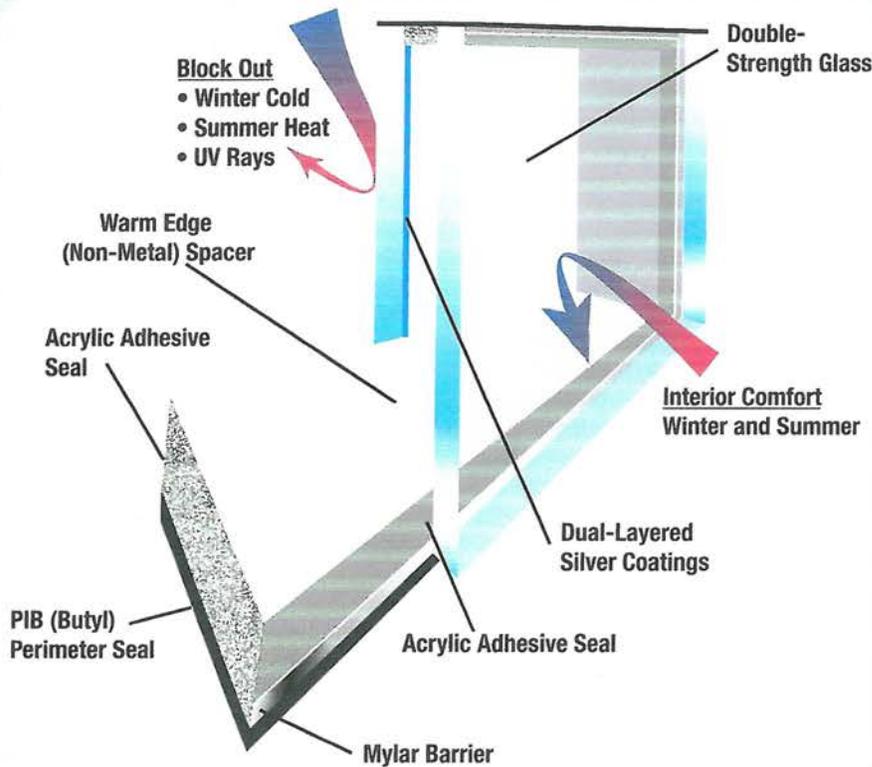
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MAR 29 2006

PLANNING  
DIVISION

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Ameriglass™ combines dual-layer soft-coat low emissivity glass and the most advanced warm-edge spacer technology to create superior energy efficiency and long term durability.



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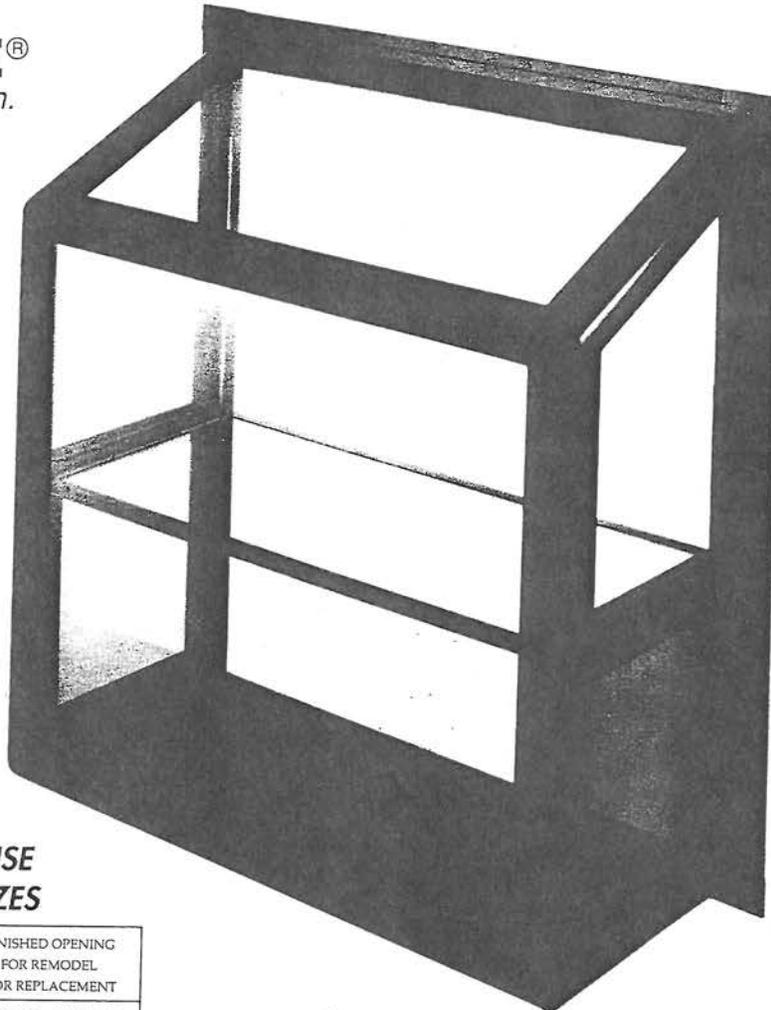
# ARCHITECTURALLY SUPERIOR AND BEAUTIFULLY SIMPLE.

**TRU-FRAME®**  
A name you can build on.

**ROUNDED CORNERS—**  
Stronger and safer, with no protruding edges.

**CLEAR OUTSIDE VIEW**  
No bars or obstructions.

**FULLY-ADJUSTABLE TEMPERED-GLASS SHELVES** For a variety of plant sizes.



**BRONZE-TINTED SOLAR GLASS ROOF**  
Repels extreme heat and ultraviolet rays.

**RUGGED WELDED FRAME** Virtually indestructible, stronger, carries more weight.

**EASY-OPENING SIDE VENTS** Sash balances for fingertip control.

**SECURITY LOCKS**  
To keep the side vents closed and safe.

**FULLY-INSULATED BOTTOM PAN**  
Sturdier, vinyl coated marine-grade hardboard, 16" deep for wider plant bases.

## TRU-FRAME® GREENHOUSE WINDOWS "J" SERIES SIZES

NOMINAL SIZE ALL 16" DEEP	ROUGH OPENING FOR NEW CONSTRUCTION		FINISHED OPENING FOR REMODEL FOR REPLACEMENT	
	WIDTH	HEIGHT	WIDTH	HEIGHT
3'0" x 3'0"	36"	36"	35"	35"
3'0" x 3'6"	36"	42"	35"	41"
3'0" x 4'0"	36"	48"	35"	47"
3'0" x 5'0"	36"	60"	35"	59"
4'0" x 3'0"	48"	36"	47"	35"
4'0" x 3'6"	48"	42"	47"	41"
4'0" x 4'0"	48"	48"	47"	47"
4'0" x 5'0"	48"	60"	47"	59"
5'0" x 3'0"	60"	36"	59"	35"
5'0" x 3'6"	60"	42"	59"	41"
5'0" x 4'0"	60"	48"	59"	47"
5'0" x 5'0"	60"	60"	59"	59"
6'0" x 3'0"	72"	36"	71"	35"
6'0" x 3'6"	72"	42"	71"	41"
6'0" x 4'0"	72"	48"	71"	47"

Manufactured by the R. Lang Co. PATENT NO. D320-952

### IT'S STRONG, SUNNY AND WARM.

We can't promise your plants will grow better with our greenhouse windows. But they'll be supported better with our rugged, welded-frame construction. It carries more weight, won't sag, and is virtually indestructible.

UR72-008FE  
CITY OF FOSTER CITY  
PLANNING DEPARTMENT

AUG 15 2005

ADMINISTRATIVE APPROVAL  
WITH CONDITIONS

Tru-Frame® greenhouse windows are available in single or double-glazed insulated glass.

So you'll let the sunshine in without losing heat in the winter or air conditioning in the summer.

There's also a clear view of nothing but glass to the outside. With no support bar, no obstruction, and no problem for cleaning or dusting.

We think you'll agree that with the Tru-Frame® greenhouse window, you'll have a better home and a better garden.

**R. LANG COMPANY**

637 Ohio Avenue, Richmond, CA 94804

JD1

**See Bonelli Window  
Binder  
For Approved  
Windows**

**UP-72-008V**

# GUIDELINE SPECIFICATIONS FOR SERIES 500/501 HORIZONTAL SLIDING & FIXED FRAME WINDOWS

## 1. PROFILE COMPONENTS

- 500 NAIL-ON HORIZONTAL SLIDING WINDOWS.
- 501 REPLACEMENT HORIZONTAL SLIDING WINDOWS.

## 2. GENERAL

THE ALUMINUM SLIDING WINDOWS SHALL BE SERIES 500 OR 501 AS MANUFACTURED BY BONELLI ENTERPRISES AND SHALL GOVERN FOR TYPE, QUALITY, FUNCTION AND APPEARANCE.

## 3. PERFORMANCE

REFER TO SERIES 500/501 TEST REPORTS PROVIDED HERewith.

## 4. MATERIAL

- 4A. ALL WINDOW SECTIONS SHALL BE EXTRUDED ALUMINUM ALLOY 6063-T5, WITH A MINIMUM WALL THICKNESS OF .125 AND A GIVEN ULTIMATE TENSILE STRENGTH OF 22,000PSI.
- 4B. ALL GLASS SHALL BE AS NOTED ON WINDOW SCHEDULE (LIST TYPE AND THICKNESS).
- 4C. SCREENS (IF REQUIRED) SHALL BE 3/8" X 3/4" ROLL FORMED, ALUMINUM FRAME TO MATCH WINDOW FINISH. MESH SHALL BE 18 X 16 FIBERGLASS:
  - (1) GREY FIBERGLASS MESH FOR CLEAR ANODIZED FINISH.
  - (2) CHARCOAL FIBERGLASS FOR ALL OTHER FINISHES.

## 5. FINISH (SPECIFY ONE)

- CLASS II, ANODIZED COATING WITH INTEGRAL COLOR:
  - (1) CLEAR ANODIZED.
  - (2) DARK BRONZE ANODIZED.
- STANDARD WHITE POWDER COAT.
- POWDER COATING. COLOR TO BE SELECTED FROM MANUFACTURERS PAINT COLOR CHART. SPECIFY RAL DESIGNATION. (SEE COLOR SECTION FOR COLOR SAMPLES). SPECIAL ORDERS TO BE VERIFIED WITH FACTORY FOR AVAILABILITY.

## 6. CONSTRUCTION

- 6A. ALL SECTIONS SHALL HAVE AN OVERALL DEPTH OF 2-5/16". PERIMETER FRAME CORNERS SHALL BE MITERED AND WELDED TO INSURE OPTIMUM WEATHERING. INTERSECTIONS OF MEETING RAILS AND INTERMEDIATE FRAMING MEMBERS SHALL BE MILLED AND WELDED. ALL JOINTS SHALL BE WEATHER-TIGHT CAULKED TO PREVENT WATER PENETRATION.
- 6B. SASH MEMBERS HAVE A WIDTH OF .800" AND MINIMUM THICKNESS OF .062". SASH AND INTERLOCKING STILE SHALL BE WEATHER-STRIPPED WITH MOHAIR PILE OR EQUAL. SASH SHALL BE EQUIPPED WITH A LOCKING DEVICE TO PREVENT REMOVAL FROM THE OUTSIDE WHEN IN A CLOSED POSITION. GLASS SHALL BE GLAZED INTO A

MITERED ALUMINUM CHANNEL USING A WRAP AROUND VINYL GLAZING GASKET AND SECURED WITH STAINLESS FASTENERS. SLIDING SASH SHALL BE SPRING LOADED WITH AUTOMATIC LOCKING. SLIDING SASH SHALL BE REMOVABLE TO FACILITATE CLEANING AND SHALL RIDE ON:

- (1) BONELLI STANDARD NYLATRON SHOES, ADJUSTABLE AT BOTTOM.
- (2) STAINLESS STEEL ROLLER BEARING MOUNTED IN NYLON HOUSING (MUST SPECIFY).

6C. FIXED PANEL OF WINDOW SHALL BE DESIGNED FOR SNAP-IN, ALUMINUM GLAZING STOP. EXTERIOR GLAZING OF FIXED FRAMES SHALL BE ACCOMPLISHED BY BEDDING GLASS AGAINST FRAME WITH FOAM TAPE OR ADHESIVE SEALANT. GLASS SHALL BE FIRMLY COMPRESSED AGAINST TAPE AND:

- 1) BONELLI STANDARD BEVELED, ROLLED FORM GLAZING STOP.
- (2) EXTRUDED GLAZING STOP. (MUST SPECIFY)

6D. TRUE DIVIDED LITES ARE AVAILABLE FOR ALL BONELLI SERIES WINDOWS. REFER TO DETAILS FOR MUNTIN DIMENSIONS.

## 7. ERECTION

- 7A. ALL WINDOWS SHALL BE ERECTED PLUMB, LEVEL, SQUARE AND IN PROPER ALIGNMENT BY SKILLED WORKERS.
- 7B. ALL OPENINGS SHALL BE FULLY PREPARED TO RECEIVE WINDOWS. ANY SHORING OR DEBRIS MUST BE REMOVED AND ANY CORRECTIVE WORK MUST BE FINISHED PRIOR TO WINDOW INSTALLATION.

## 8. CLEANING & PROTECTION

- 8A. ALL FIELD CLEANING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 8B. ALL ALUMINUM SURFACES IN CONTACT WITH MASONRY OR STEEL SHALL BE GIVEN A PROTECTIVE COATING OF BITUMINOUS PAINT BY THE INSTALLATION CONTRACTOR.
- 8C. PROTECTION OF ALL INSTALLED WINDOWS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

**BONELLI**  
Windows & Doors

# GUIDELINE SPECIFICATIONS FOR SERIES 700/701 AWNING, CASEMENT, FIXED & HOPPER WINDOWS

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## 1. PROFILE COMPONENTS

700 NAIL-ON AWNING, CASEMENT, FIXED, HOPPER WINDOWS.

701 REPLACEMENT AWNING, CASEMENT, FIXED, HOPPER WINDOWS.

## 2. GENERAL

THE ALUMINUM SLIDING WINDOWS SHALL BE SERIES 700 OR 701 AS MANUFACTURED BY BONELLI ENTERPRISES AND SHALL GOVERN FOR TYPE, QUALITY, FUNCTION AND APPEARANCE.

## 3. PERFORMANCE

REFER TO SERIES 700/701 TEST REPORTS PROVIDED HERewith.

## 4. MATERIAL

4A. ALL WINDOW SECTIONS SHALL BE EXTRUDED ALUMINUM ALLOY 6063-T5, WITH A MINIMUM WALL THICKNESS OF .125, AND A GIVEN ULTIMATE TENSILE STRENGTH OF 22,000PSI.

4B. ALL GLASS SHALL BE AS NOTED ON WINDOW SCHEDULE (LIST TYPE AND THICKNESS).

4C. SCREENS (IF REQUIRED) SHALL BE 3/8" x 3/4" ROLL FORMED, ALUMINUM FRAME TO MATCH WINDOW FINISH. MESH SHALL BE 18 x 16 FIBERGLASS:

- (1) GREY FIBERGLASS MESH FOR CLEAR ANODIZED FINISH.
- (2) CHARCOAL FIBERGLASS FOR ALL OTHER FINISHES.

## 5. FINISH (SPECIFY ONE)

- CLASS II, ANODIZED COATING WITH INTEGRAL COLOR:
  - (1) CLEAR ANODIZED.
  - (2) DARK BRONZE ANODIZED.
- STANDARD WHITE POWDER COAT.
- POWDER COATING, COLOR TO BE SELECTED FROM MANUFACTURERS PAINT COLOR CHART. SPECIFY RAL DESIGNATION. (SEE COLOR SECTION FOR COLOR SAMPLES). SPECIAL ORDERS TO BE VERIFIED WITH FACTORY FOR AVAILABILITY.

## 6. CONSTRUCTION

6A. ALL SECTIONS SHALL HAVE AN OVERALL DEPTH OF 1-1/2". PERIMETER FRAME SHALL BE MITERED AND WELDED TO INSURE OPTIMUM WEATHERING. INTERSECTIONS OF MEETING RAILS AND INTERMEDIATE FRAMING MEMBERS SHALL BE MILLED AND WELDED. ALL JOINTS SHALL BE WEATHER-TIGHT CAULKED TO PREVENT WATER PENETRATION.

6B. SASH MEMBERS SHALL BE OF TUBULAR OR SINGLE WEB CONSTRUCTION. ALL SASH CORNERS SHALL BE MITERED AND WELDED. MORTISED AND TENONED OR MECHANICALLY FASTENED CORNERS ARE UNACCEPTABLE.

6C. ALL WINDOWS SHALL BE DESIGNED FOR SNAP-IN, ALUMINUM GLAZING STOP. EXTERIOR GLAZING OF FIXED FRAMES SHALL BE ACCOMPLISHED BY BEDDING GLASS AGAINST FRAME WITH FOAM TAPE OR ADHESIVE SEALANT. GLASS SHALL BE FIRMLY COMPRESSED AGAINST TAPE AND:

1) BONELLI STANDARD BEVELED, ROLLED FORM GLAZING STOP.

(2) EXTRUDED GLAZING STOP. (MUST SPECIFY).

6D. TRUE DIVIDED LITES ARE AVAILABLE FOR ALL BONELLI SERIES WINDOWS. PLEASE REFER TO DETAILS FOR MUNTIN DIMENSIONS.

6E. REFER TO HARDWARE SPECIFICATIONS FOR TYPES OF HARDWARE.

## 7. ERECTION

7A. ALL WINDOWS SHALL BE ERECTED PLUMB, LEVEL, SQUARE AND IN PROPER ALIGNMENT BY SKILLED WORKERS.

7B. ALL OPENINGS SHALL BE FULLY PREPARED TO RECEIVE WINDOWS. ANY SHORING OR DEBRIS MUST BE REMOVED AND ANY CORRECTIVE WORK MUST BE FINISHED PRIOR TO WINDOW INSTALLATION.

## 8. CLEANING & PROTECTION

8A. ALL FIELD CLEANING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

8B. ALL ALUMINUM SURFACES IN CONTACT WITH MASONRY OR STEEL SHALL BE GIVEN A PROTECTIVE COATING OF BITUMINOUS PAINT BY THE INSTALLATION CONTRACTOR.

8C. PROTECTION OF ALL INSTALLED WINDOWS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

**BONELLI**  
Windows & Doors

# GUIDELINE SPECIFICATIONS FOR SERIES 800 SLIDING GLASS DOORS

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## 1. PROFILE COMPONENTS

800 NAIL-ON SLIDING GLASS DOORS.

## 2. GENERAL

THE ALUMINUM SLIDING DOORS SHALL BE SERIES 800 AS MANUFACTURED BY BONELLI ENTERPRISES AND SHALL GOVERN FOR TYPE, QUALITY, FUNCTION AND APPEARANCE.

## 3. PERFORMANCE

REFER TO SERIES 800 TEST REPORTS PROVIDED HEREWITH.

## 4. MATERIAL

- 4A. ALL DOOR SECTIONS SHALL BE EXTRUDED ALUMINUM ALLOY 6063-T5, WITH A MINIMUM WALL THICKNESS OF .125, AND A GIVEN ULTIMATE TENSILE STRENGTH OF 22,000PSI.
- 4B. ALL GLASS SHALL BE DUAL GLAZED AND TEMPERED AS NOTED ON WINDOW SCHEDULE (LIST TYPE AND THICKNESS).
- 4C. SCREENS (IF REQUIRED) SHALL BE 1/2" x 1-5/8", ROLLED FORM STEEL TO MATCH WINDOW FINISH. MESH SHALL BE 18 x 16 FIBERGLASS
  - (1) GREY FIBERGLASS MESH FOR CLEAR ANODIZED FINISH.
  - (2) CHARCOAL FIBERGLASS FOR ALL OTHER FINISHES.
- 4D. EXPOSED SCREW FASTENERS SHALL BE STAINLESS STEEL OR CADMIUM-PLATED ZINC PLATED PER AST SPECIFICATION A-164-55 OR A-165-55.

## 5. FINISH (SPECIFY ONE)

- CLASS II, ANODIZED COATING WITH INTEGRAL COLOR:
  - (1) CLEAR ANODIZED.
  - (2) DARK BRONZE ANODIZED.
- STANDARD WHITE POWDER COAT.
- POWDER COATING. COLOR TO BE SELECTED FROM MANUFACTURERS PAINT COLOR CHART. SPECIFY RAL DESIGNATION. (SEE COLOR SECTION FOR COLOR SAMPLES). SPECIAL ORDERS TO BE VERIFIED WITH FACTORY FOR AVAILABILITY.

## 6. CONSTRUCTION

- 6A. HEAD AND SILL SECTIONS SHALL HAVE AN OVERALL DEPTH OF 5-1/2". JAMB SECTION SHALL HAVE AN OVERALL DEPTH OF 5-5/8". PERIMETER FRAME CORNERS SHALL BE MITERED, FASTENED WITH SCREWS, AND CAULKED TO FORM A WEATHER-TIGHT JOINT.
- 6B. DOOR SASH CORNERS SHALL BE FASTENED WITH SCREWS TO FORM A WEATHER-TIGHT JOINT. SASH AND INTERLOCKING STILE SHALL BE WEATHERSTRIPPED WITH MOHAIR PILE OR EQUAL. ONE (1) METAL, PAWL- TYPE LATCH SHALL BE APPLIED TO LOCKSTILE. BOTTOM RAIL OF SASH

SHALL BE EQUIPPED WITH LUBRICATED AND SEALED, BALL BEARING, DUAL WHEELS (ROLLER ASSEMBLY). WHEELS SHALL BE EASILY ADJUSTABLE AFTER INSTALLATION. GLASS SHALL BE GLAZED INTO AN ALUMINUM CHANNEL USING A WRAP AROUND VINYL GASKET TO ACCOMMODATE A 5/8" OVERALL DUAL UNIT.

- 6C. DOOR FIXED PANEL CORNERS SHALL BE MITERED AND FASTENED WITH SCREWS TO FORM A WEATHER-TIGHT JOINT. FIXED PANEL SHALL BE RETAINED IN THE PERIMETER FRAME BY BRACKETS AND FASTENERS. FIXED STILE SHALL BE WEATHERSTRIPPED WITH THREE FINGER VINYL. TOP AND BOTTOM RAILS SHALL BE WEATHERSTRIPPED WITH BULB VINYL. GLASS SHALL BE GLAZED INTO AN ALUMINUM CHANNEL USING WRAP AROUND VINYL GASKET TO ACCOMMODATE 5/8" OVERALL UNIT.

## 7. ERECTION

- 7A. ALL DOORS SHALL BE ERECTED PLUMB, LEVEL, SQUARE AND IN PROPER ALIGNMENT BY SKILLED WORKERS.
- 7B. ALL OPENINGS SHALL BE FULLY PREPARED TO RECEIVE DOORS. ANY SHORING OR DEBRIS MUST BE REMOVED AND ANY CORRECTIVE WORK MUST BE FINISHED PRIOR TO DOOR INSTALLATION.

## 8. CLEANING & PROTECTION

- 8A. ALL FIELD CLEANING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 8B. ALL ALUMINUM SURFACES IN CONTACT WITH MASONRY OR STEEL SHALL BE GIVEN A PROTECTIVE COATING OF BITUMINOUS PAINT BY THE INSTALLATION CONTRACTOR.
- 8C. PROTECTION OF ALL INSTALLED DOORS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

**BONELLI**  
Windows & Doors

# GUIDELINE SPECIFICATIONS FOR SERIES 900/901 SINGLE HUNG WINDOWS

## 1. PROFILE COMPONENTS

900 NAIL-ON SINGLE HUNG WINDOWS.  
901 REPLACEMENT SINGLE HUNG WINDOWS.

## 2. GENERAL

THE ALUMINUM SLIDING WINDOWS SHALL BE SERIES 900 OR 901 AS MANUFACTURED BY BONELLI ENTERPRISES AND SHALL GOVERN FOR TYPE, QUALITY, FUNCTION AND APPEARANCE.

## 3. PERFORMANCE

REFER TO SERIES 900/901 TEST REPORTS PROVIDED HERewith:

## 4. MATERIAL

- 4A. ALL WINDOW SECTIONS SHALL BE EXTRUDED ALUMINUM ALLOY 6063-T5, WITH A MINIMUM WALL THICKNESS OF .125, AND A GIVEN ULTIMATE TENSILE STRENGTH OF 22,000PSI.
- 4B. ALL GLASS SHALL BE AS NOTED ON WINDOW SCHEDULE (LIST TYPE AND THICKNESS).
- 4C. SCREENS (IF REQUIRED) SHALL BE 3/8" X 3/4" ROLL FORMED, ALUMINUM FRAME TO MATCH WINDOW FINISH. MESH SHALL BE 18 X 16 FIBERGLASS:
- (1) GREY FIBERGLASS MESH FOR CLEAR ANODIZED FINISH.
  - (2) CHARCOAL FIBERGLASS FOR ALL OTHER FINISHES.

## 5. FINISH (SPECIFY ONE)

- CLASS II, ANODIZED COATING WITH INTEGRAL COLOR:
  - (1) CLEAR ANODIZED.
  - (2) DARK BRONZE ANODIZED.
- STANDARD WHITE POWDER COAT.
- POWDER COATING, COLOR TO BE SELECTED FROM MANUFACTURERS PAINT COLOR CHART. SPECIFY RAL DESIGNATION. (SEE COLOR SECTION FOR COLOR SAMPLES). SPECIAL ORDERS TO BE VERIFIED WITH FACTORY FOR AVAILABILITY.

## 6. CONSTRUCTION

- 6A. ALL SECTIONS SHALL HAVE AN OVERALL DEPTH OF 2-5/16". PERIMETER FRAME SHALL BE MITERED AND WELDED TO INSURE OPTIMUM WEATHERING. INTERSECTIONS OF MEETING RAILS AND INTERMEDIATE FRAMING MEMBERS SHALL BE MILLED AND WELDED. ALL JOINTS SHALL BE WEATHER-TIGHT CAULKED TO PREVENT WATER PENETRATION.
- 6B. SASH MEMBERS HAVE A WIDTH OF .800" AND MINIMUM THICKNESS OF .062". SASH AND INTERLOCKING STILE SHALL BE WEATHER-STRIPPED WITH MOHAIR PILE OR EQUAL. SASH SHALL BE EQUIPPED WITH A LOCKING DEVICE TO PREVENT

REMOVAL FROM THE OUTSIDE WHEN IN A CLOSED POSITION. GLASS SHALL BE GLAZED INTO A MITERED ALUMINUM CHANNEL USING A WRAP AROUND VINYL GLAZING GASKET AND SECURED WITH STAINLESS STEEL FASTENERS. SLIDING SASH SHALL BE SPRING LOADED WITH AUTOMATIC LOCKING. EACH SASH SHALL HAVE TWO (2) SASH BALANCES OF SUITABLE SIZE TO FULLY SUPPORT THE SASH IN ANY POSITION.

- 6C. FIXED PANEL OF WINDOW SHALL BE DESIGNED FOR SNAP-IN, ALUMINUM GLAZING STOP. EXTERIOR GLAZING OF FIXED FRAMES SHALL BE ACCOMPLISHED BY BEDDING GLASS AGAINST FRAME WITH FOAM TAPE OR ADHESIVE SEALANT. GLASS SHALL BE FIRMLY COMPRESSED AGAINST TAPE AND:
- 1) BONELLI STANDARD BEVELED, ROLLED FORM GLAZING STOP.
  - (2) EXTRUDED GLAZING STOP. (MUST SPECIFY).
- 6D. TRUE DIVIDED LITES ARE AVAILABLE FOR ALL BONELLI SERIES WINDOWS. PLEASE REFER TO DETAILS FOR MUNTIN DIMENSIONS.

## 7. ERECTION

- 7A. ALL WINDOWS SHALL BE ERECTED PLUMB, LEVEL, SQUARE AND IN PROPER ALIGNMENT BY SKILLED WORKERS.
- 7B. ALL OPENINGS SHALL BE FULLY PREPARED TO RECEIVE WINDOWS. ANY SHORING OR DEBRIS MUST BE REMOVED AND ANY CORRECTIVE WORK MUST BE FINISHED PRIOR TO WINDOW INSTALLATION.

## 8. CLEANING & PROTECTION

- 8A. ALL FIELD CLEANING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 8B. ALL ALUMINUM SURFACES IN CONTACT WITH MASONRY OR STEEL SHALL BE GIVEN A PROTECTIVE COATING OF BITUMINOUS PAINT BY THE INSTALLATION CONTRACTOR.
- 8C. PROTECTION OF ALL INSTALLED WINDOWS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

**BONELLI**  
Windows & Doors

# HARDWARE SPECIFICATIONS

## SERIES 700/701

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FOLLOWING OPERATION OPTIONS AVAILABLE FOR PROJECT OUT WINDOWS:

- |   |                |
|---|----------------|
| (1) ROTO OPERATORS, BUTT HINGE AND SINGLE POINT LOCKING HANDLE. | (MUST SPECIFY) |
| (2) CAM HANDLE WITH HEAVY DUTY STAINLESS STEEL 4-BAR HINGE.     | (MUST SPECIFY) |
| (3) CAM HANDLE, BUTT HINGE AND HEAVY DUTY FRICTION ADJUSTOR.    | (MUST SPECIFY) |
| (4) MOTORIZED SYSTEM. CALL FOR INFORMATION.                     | (MUST SPECIFY) |

NOTE: ONLY *WICKET SCREENS* ARE AVAILABLE FOR OPTION (2) AND (3) IF SCREENS ARE REQUIRED.

FOLLOWING OPERATION OPTIONS AVAILABLE FOR PROJECT IN WINDOWS:

- |   |                |
|---|----------------|
| (1) CONCEALED CAM HANDLE WITH HEAVY DUTY STAINLESS STEEL 4-BAR HINGE. | (MUST SPECIFY) |
| (2) TRANSOM LATCH WITH HEAVY DUTY STAINLESS STEEL 4-BAR HINGE.        | (MUST SPECIFY) |

PLEASE REFER TO HARDWARE SECTION FOR DETAILS.

FIGURE 1 A. ROTO OPERATOR

WINDOW OPERATORS SHALL BE MADE OF HIGH PRESSURE DIE CAST ZINC CASE, CRANK HANDLE AND KNOB. HARDENED STEEL WORM GEAR AND GEAR ARM. NON-MAGNETIC STAINLESS STEEL ARM ROLLER, RIVET, SASH TRACK AND SCREWS. FINISH SHALL BE BRUSHED COPPER NICKEL WITH A LACQUER FINISH. WINDOW OPERATORS SHALL BE 23 SERIES DYAD OPERATOR AS MANUFACTURED BY TRUTH HARDWARE AND USED IN CONJUNCTION WITH MELRON SINGLE POINT LOCKING HANDLES #1728.

FIGURE 1 B. BUTT HINGE

FIVE KNUCKLE HINGE SHALL BE 6063-T5 ALUMINUM; FINISH TO MATCH FRAME. HINGE SHALL HAVE A .255 DIAMETER, STAINLESS STEEL PIN WITH NYLON SHOULDER WASHERS IN BETWEEN KNUCKLES. AS MANUFACTURED BY BONELLI WINDOWS & DOORS.

FIGURE 1 C. SINGLE POINT LOCKING HANDLE

WINDOW LOCKING HANDLES, ONE (1) PER VENT FOR VENT HEIGHT OF 4 FEET AND UNDER; TWO (2) PER VENT FOR VENT HEIGHT OVER 4 FEET, SHALL BE WHITE BRONZE US-25-D WITH POLISHED SATIN FINISH, #1728 AS MANUFACTURED BY MELRON CORPORATION. TWO POINT LOCKING HANDLES #1735 AVAILABLE. MUST SPECIFY.

FIGURE 1 D. PROJECT OUT SLIM LINE CAM HANDLE

CAM HANDLE, ONE (1) PER VENT FOR VENT HEIGHT OF 4 FEET AND UNDER; TWO (2) PER VENT FOR VENT HEIGHT OVER 4 FEET, SHALL BE WHITE BRONZE US-25-D WITH POLISHED SATIN FINISH. CAM HANDLE SHALL BE PART #4903(RH) OR #4904(LH) AS MANUFACTURED BY MELRON CORPORATION. HANDLES SHALL BE USED IN CONJUNCTION WITH 301 SERIES HEAVY DUTY STAINLESS STEEL 4-BAR HINGE.

FIGURE 1 E. HEAVY DUTY STAINLESS STEEL 4-BAR HINGE

WINDOW HINGES SHALL BE 300 SERIES STAINLESS STEEL WITH A BRASS SHOE. WINDOW HINGES SHALL BE 301 SERIES 4-BAR AS MANUFACTURED BY TRUTH HARDWARE. NINETY DEGREE HINGE AVAILABLE - MUST SPECIFY.

FIGURE 1 F. HEAVY DUTY FRICTION ADJUSTOR

FRICTION ADJUSTOR SHALL BE 300 SERIES STAINLESS STEEL WITH NYLON FRICTION BLOCK ENCASED IN A SLIDING BRASS SHOE. FRICTION ADJUSTORS SHALL BE SERIES 37 AS MANUFACTURED BY TRUTH HARDWARE.

FIGURE 1 G. PROJECT IN SLIMLINE CONCEALED CAM HANDLE

CAM HANDLE SHALL BE WHITE BRONZE US-25-D WITH POLISHED SATIN FINISH. CAM HANDLE SHALL BE #4907(LH) OR #4908(RH) AS MANUFACTURED BY MELRON CORPORATION. HANDLES SHALL BE USED IN CONJUNCTION WITH TRUTH 301 SERIES HEAVY DUTY STAINLESS STEEL 4-BAR HINGE.

FIGURE 1 H. TRANSOM LATCH

TRANSOM LATCH SHALL BE WHITE BRONZE US-25-D WITH POLISHED SATIN FINISH, #273-001-0125 AS MANUFACTURED BY BRONZE CRAFT CORPORATION. LATCH SHALL BE USED IN CONJUNCTION WITH TRUTH 301 SERIES HEAVY DUTY STAINLESS STEEL 4-BAR HINGE.

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August 4, 2011

Building Inspection Division  
610 Foster City Boulevard  
Foster City, CA 94404

Re: Isle Cove HOA – Window Replacement

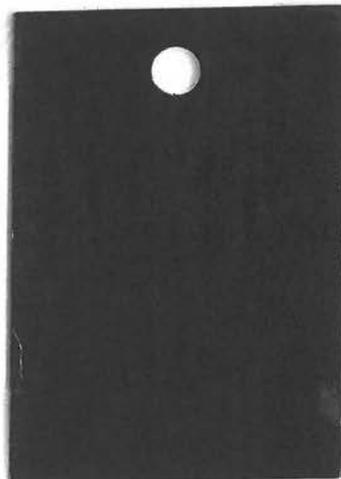
The board recently approved a window replacement using Anlin Windows, with the understanding that the specifications provided for other manufacturers on file with the City of Foster City would be followed. Please add Anlin Windows to your list of approved manufacturers for Isle Cove HOA.

Thanks.

Regards,

Greg Barber  
Community Association Manager  
Common Interest Management Services, Inc.

Anlin - Broze #922



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# Isle Cove - Frame Samples

Bonelli 500-700 Series

Milgard Alum Series

TRU-FRAME STANDARD COLOR  
STATUARY BRONZE

Brothers

5/24/06  
KT

**Community Development Department**

# Memo

To: Isle Cove Prototype File UP-72-008FF  
Via: Richard B. Marks, Community Development Director  
From: Elena Lee, Senior Planner  
Date: 3/30/2006  
Re: Approved frame color for approved window replacements

Amerimax -  
Americoat  
Exterior #920  
Discontinued  
Replace w/ Brown  
I-307

Per discussion with the Community Development Director on March 30, 2006, regarding Isle Cove Home Owners' Association's request for window replacement color approval, it was determined that the "Amerimax-Americoat Exterior #920 finish" (dark brown) is equivalent to the Milgard "brownstone" color. (See attached below). In conformance to Condition of Approval Number 7, replacement inserts "with a dark anodized frame similar or equivalent to Bonelli 500 and 700 Series Windows or a fiberglass frame similar or equivalent to Milgard windows (brownstone)" are allowed.

