

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

Prototype binder

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MAY 26 2005

PLANNING
DIVISION

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

APPLICATION RECEIVED: February 22, 2005

APPLICATION COMPLETE: May 10, 2005

ACTION DATE: May 11, 2005

CASE NO.: UP-76-013Q

OWNER: Longwater Homeowners' Association

OWNER ADDRESS: c/o Mulqueeney & Associates P.O. Box 4726, Foster City, CA
94404

APPLICATION FOR: Light fixture replacement prototype

LOCATION: Longwater Planned Development

ZONING: R-1/PD (Single-family Residential) 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 replacement of light fixtures in the common areas throughout the Longwater Planned Development, as conditioned in Exhibit A is consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed prototypical design will the maintain the existing appearance of residential units in the development, will allow for necessary replacement of existing light fixtures, 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, and will be consistent with the residential use of the residences in the Longwater Planned 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 light fixture prototypes are compatible with the architectural style, character, and proportions of residential units and in the development and will be in keeping with similar improvements in the neighborhood.

3. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code because the prototypical design will provide guidelines to ensure that light fixture replacements are orderly and consistent for all residential units in the development, and will preserve the overall architectural style and characteristics throughout the Longwater Planned Development.

4. That the proposal will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because the prototypical design will ensure that all common area light fixtures maintain similar architectural characteristics and will not have detrimental visual impacts on the neighborhood, the Longwater Planned Development, or the property values in the area.

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

Expiration

Any Architectural Review approval shall, without further action, become null and void if not used within two (2) years from the date of approval thereof, or within any shorter or longer period of time if so approved by the Community Development Director.

Appeal

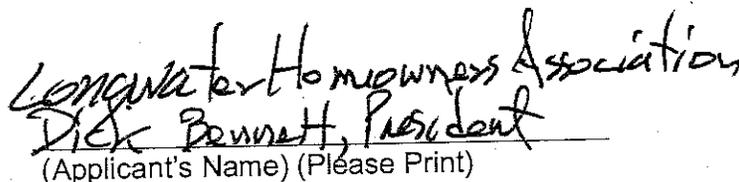
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Community Development Department or by letter. There is a fee for filing an appeal. All appeals must be filed in accordance with Section 17.06.150.

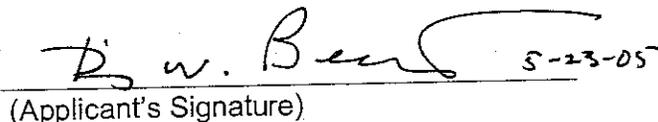
Acknowledgment by Applicant

Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the appeal. In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,


 Richard B. Marks
 Community Development Director


 Dick Bennett, President
 (Applicant's Name) (Please Print)

 5-23-05
 (Applicant's Signature)

Planners Initials: KET

EXHIBIT A

LONGWATER HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for the Replacement of Common Area Light Fixtures

The following guidelines shall govern the installation and replacement of common area light fixtures in the Longwater 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.
3. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
4. All vents, gutters, downspouts, flashings, etc., shall be painted to match the color of the adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.
5. Prior to installation, a Building Permit shall be obtained from the Building Inspections Division.
6. Prior to any final inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
- * 7. The ground light prototype shall be installed throughout Longwater in the areas labeled "1" on the site map (see Exhibit B attached). The fixtures shall be the Kim Compact Bollard CB32, 32" in height (see Exhibit C attached)
- * 8. The 12 foot tall street light replacement prototype shall match as closely as possible the existing wood poles and light fixtures (see Exhibit D attached). A photo of the existing wood light poles is attached (see Exhibit E). The HOA shall specify the materials to be used when replacing the street lights as part of the Building Permit application process. The first replacement light fixture shall be installed on Santa Catalina Lane as shown as fixture #2 on the site map (see Exhibit B attached).

* Site Specific Condition

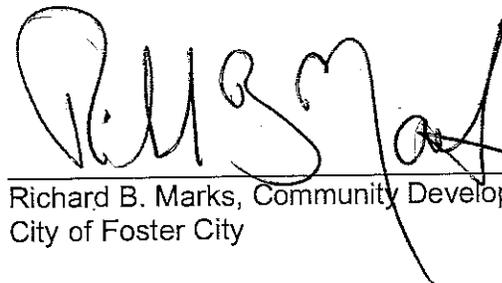
APPROVAL PROCESS

1. The Longwater Homeowners Association (HOA) shall notify the City in writing when ground lights or street lights are to be replaced. The light fixture replacements shall conform to the approved prototypes.
2. The HOA or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees, including the approval letter from the Longwater Homeowners' Association.
3. 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 garage doors in the Longwater Planned Development.



Dan James, for the
Longwater Homeowner's Association

5/23/05
Date



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

5/26/05
Date

EXHIBIT B

OVERSIZED SITE PLAN
ORIGINAL IN PROJECT FILE

Exhibit C

BOLLARDS/LOW LEVEL

CS
SERIES

Compact Bollards

PATHWAY AND PERIMETER LUMINAIRES

13 - 100 WATT

CITY OF FOSTER CITY
PLANNING DEPARTMENT
WP-76-013 &
MAY 11 2005
[Signature]
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

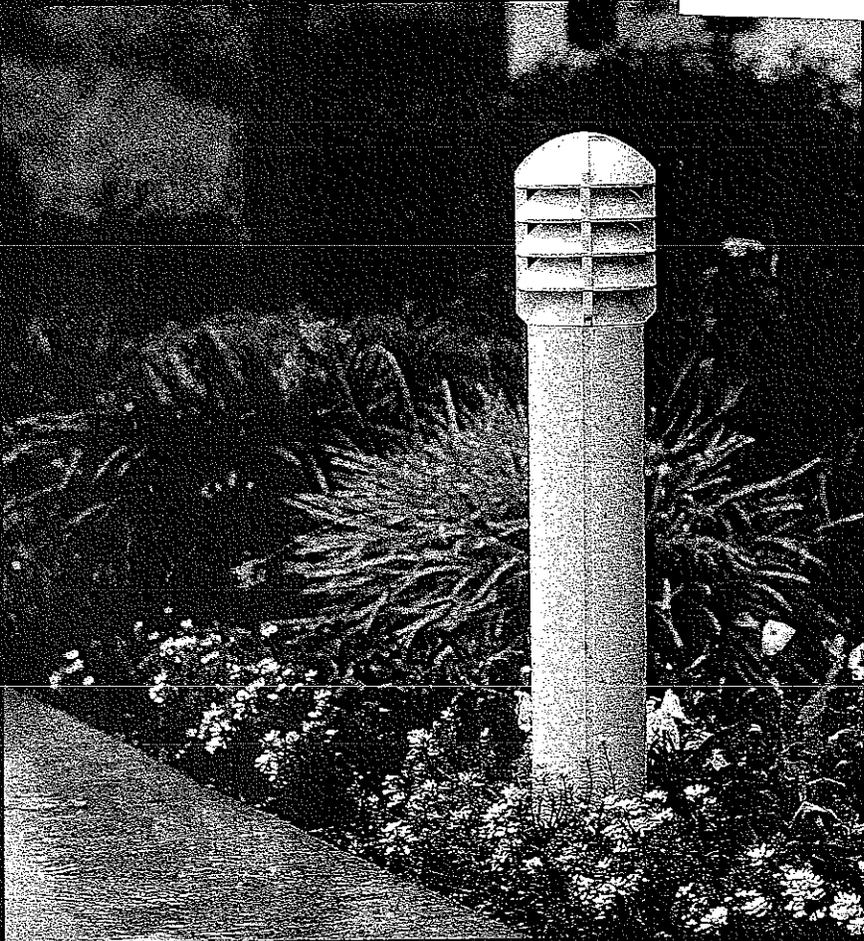


EXHIBIT D

Longwater Homeowners Association

c/o Mulqueeney & Associates
PO Box 4726
Foster City CA 94404
Telephone 650-574-3835
Facsimile 650-341-1140
E-mail Mulqueeney@juno.com

April 26, 2005

Karen Tremain
City of Foster City
610 Foster City Blvd.
Foster City CA 94404

Re: New Light Pole Specifications

Dear Ms. Tremain,

This letter is written to follow up our telephone conversation yesterday regarding specifications for the new light pole to be installed in the lawn area on Santa Catalina Lane.

You will find specifications (Technical Data Sheet) that describe the pole. The goal is to match the existing poles as close as possible so that it matches them to the causal observer. The association plans to change all the light poles several years in the future as reserve funds become available.

Call if you have any questions or need additional information.

Respectfully,


Dan James,
Managing Agent

cc File

UP-76-013 Q
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAY 11 2005
xx

ADMINISTRATIVE APPROVAL
WITH CONDITIONS *KET*

FOSTER CITY
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APR 26 2005

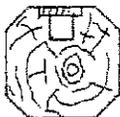
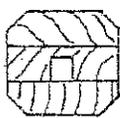
PLANNING
DIVISION

TYPE W/WOODLANDS SPECIFICATIONS

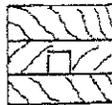
TECHNICAL DATA SHEET

CATALOG NUMBER	CROSS SECTION	HEIGHT ABOVE GRADE	BURIAL DEPTH	SHIPPING WEIGHT (lbs)	MAX TOTAL E.P.A. SQUARE FEET		
					80 MPH	90 MPH	100 MPH
W406F	4" X 4" Solid	6' - 0"	3' - 0"	30	10.61	8.14	6.40
W408F	4" X 4" Solid	8' - 0"	3' - 0"	37	7.70	5.80	4.44
W410F	4" X 4" Solid	10' - 0"	3' - 0"	44	5.79	4.23	3.12
W510C	5" X 5" Laminated	10' - 0"	3' - 0"	54	14.05	10.62	8.20
W512F	5" X 5" Solid	12' - 0"	3' - 0"	84	9.77	7.17	5.34
W512C	5" X 5" Laminated	12' - 0"	3' - 0"	63	11.19	8.29	6.24
W514F	5" X 5" Solid	14' - 0"	4' - 0"	94	7.75	5.50	3.91
W514C	5" X 5" Laminated	14' - 0"	4' - 0"	75	8.98	6.46	4.69
W516F	5" X 5" Solid	16' - 0"	4' - 0"	104	6.10	4.12	2.71
W516C	5" X 5" Laminated	16' - 0"	4' - 0"	84	7.18	4.96	3.40
W616F	6" X 6" Solid	16' - 0"	4' - 0"	150	7.18	8.76	6.27
W618F	6" X 6" Solid	18' - 0"	5' - 0"	173	10.01	6.94	4.77
W718C	6½" X 7" Laminated	18' - 0"	5' - 0"	175	20.35	14.91	11.00
W718F	7" X 7" Solid	18' - 0"	5' - 0"	235	17.68	12.82	9.37
W620F	6" X 6" Solid	20' - 0"	6' - 0"	195	8.15	5.38	3.41
W720C	6½" X 7" Laminated	20' - 0"	6' - 0"	197	17.34	12.43	8.95
W720F	7" X 7" Solid	20' - 0"	6' - 0"	265	14.93	10.59	7.42
W920F	9" X 9" Solid	20' - 0"	6' - 0"	439	36.45	27.08	20.29
W725C	6½" X 7" Laminated	25' - 0"	6' - 0"	235	11.50	7.53	4.71
W925F	9" X 9" Solid	25' - 0"	6' - 0"	523	26.18	18.63	13.27
W1025F	10" X 10" Solid	25' - 0"	6' - 0"	646	38.27	27.90	20.56
W730C	6½" X 7" Laminated	30' - 0"	6' - 0"	273	6.56	3.91	1.36
W930F	9" X 9" Solid	30' - 0"	6' - 0"	608	18.48	12.29	7.81
W1030F	10" X 10" Solid	30' - 0"	6' - 0"	750	28.41	19.70	13.68
W935F	9" X 9" Solid	35' - 0"	N/A *	750	14.91	9.17	5.03
W1035F	10" X 10" Solid	35' - 0"	N/A *	917	23.58	15.64	10.01
W1040F	10" X 10" Solid	40' - 0"	N/A *	1021	16.77	9.84	4.95

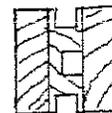
- NOTE: 1). * Shoebase mounted (anchor bolts by others).
 2). Shoebase mounting is available as an option on any Ryther Purdy Pole.
 3). See specification information page for fixture mounting details.



TAPERED CHAMFER



STRAIGHT SHAFT



REVEAL



SPECIFICATIONS INFORMATION

Find following a step by step guide for formulating a complete Ryther-Purdy pole catalog number. Pole product sheets should be used as a visual reference and the technical data sheets on the back of each product sheet can be helpful in indicating minimum allowance cross section dimensions for each mounting height.

STEP 1 -

SELECT POLE TYPE

Type W - A straight shaft pole - no wooden arms - standard **Type W** poles have tapered chamfered corners - for square corners or reveals add **SQ** or **RV** suffix to the end of the catalog number.

Type K - A straight shaft pole with horizontal wooden crossarms - standard **Type K** poles have square corners - for reveal option add **RV** suffix to the end of the catalog number.

Type C - **Type T** - **Type F** - See product sheets for diagrams and descriptions.

STEP 2 -

SELECT CROSS SECTION

Appropriate cross sections and wind loading information are indicated on the Technical Data Sheet for each pole type.

STEP 3 -

SELECT MOUNTING HEIGHT

Poles are available for direct burial for any mounting height to 34' above grade - with shoe base mounting to 40'.

STEP 4 -

SELECT ARM LENGTH

Disregard this step for **Type W** and **Type F** poles - standard arm lengths for **Type K**, **Type C**, and **Type T** poles are indicated on the Technical Data Sheets - for longer arm lengths consult factory.

STEP 5 -

SELECT NUMBER OF ARMS

Disregard this step for **Type W** and **Type F** poles - single and double arms are available on **Type K**, **Type C** and **Type T** poles - for 3 or 4 arm configurations consult factory - indicate **S** - Single, **D** - Double.

STEP 6 -

SELECT FIXTURE MOUNTING

Type W and **Type F** - indicate **T** for top tenon mounting - **X** for side mount drilling - **A3** for side mount bracket.

STEP 7 -

SELECT WIREWAY TYPE

Indicate **C** for laminated poles - **F** for Solid Poles (see laminated-solid pole pages and Technical Data Sheets.)

STEP 8 -

SELECT SURFACE TEXTURE

Indicate **A**-Simulated Adzed, **R**-Rough Sawn, **S**-Planed Smooth.

STEP 9 -

SELECT STAIN COLOR

Standard stain colors are Clear Natural-indicate **N**, Dark Brown-indicate **D**, and Driftwood Grey-indicate **G**. In addition any Cabot stain may be factory applied for a slight additional charge (see Cabot Stain Color Card in this catalog) indicate Cabot stain number from card.

STEP 10 -

SELECT PLINTH (OPTIONAL)

Disregard this section if plinths are not required (see plinth section next page).

STEP 11 -

SELECT SHOE BASE (OPTIONAL)

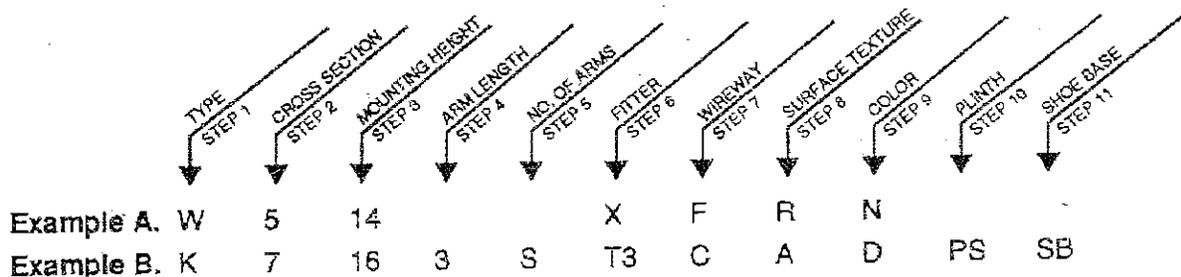
Disregard this step for direct burial poles - (see the base section next page). Note: in most cases with shoe base mounting plinths must be used.

EXAMPLES:

In formulating a complete catalog number for a Ryther-Purdy pole, simply follow the steps above. Disregard any steps that do not apply.

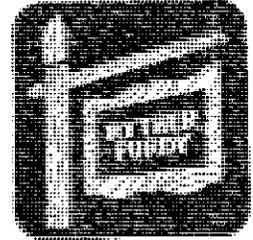
Example A. How to specify a solid **Type W**/Woodlands pole, direct burial, 14' above grade, rough sawn, clear natural stain, drilled to side-mount a luminaire.

Example B. How to specify a laminated **Type K**/Knollwood pole, pedestal mounted at 16' with a single 3' arm to support a lantern type luminaire on top, dark brown stain with simulated adzed surface texture.

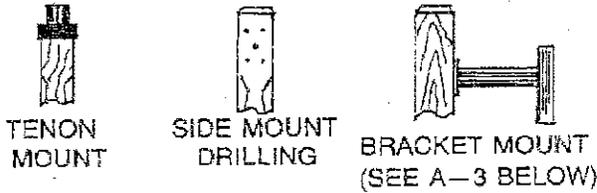


SPECIFICATIONS INFORMATION (cont.)

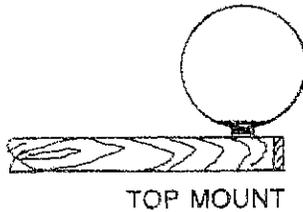
Ryther-Purdy lighting standards have earned a reputation for ease of assembly in the field. We accept responsibility for coordinating the fixture-to-pole mounting with the manufacturer of the specified fixture.



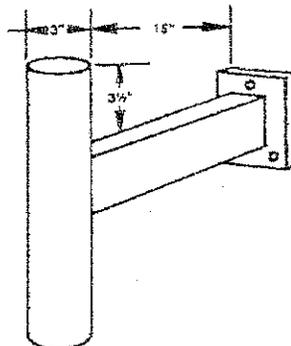
**FIXTURE MOUNTING
TYPE W/F POLES**



TYPE C/K/T POLES



**SIDE MOUNT
ARM "A-3"**

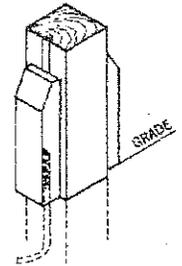


PLINTHS

Plinths are furnished as optional equipment. They are provided in pairs. The plinth on the wireway side houses a splice "PS", or a ballast "PB." The plinth on the opposite side is a dummy for aesthetic balance. The size of the visible plinth will vary with the cross section of the pole to provide proper balance. The housing sizes remain constant.

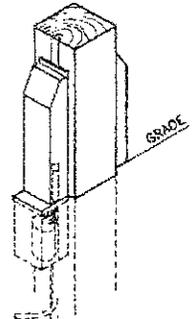
Plinth for Splice "PS"

Wood plinth with cavity 2" x 2" x 12" will accommodate most electrical wiring systems for splicing underground service to pole



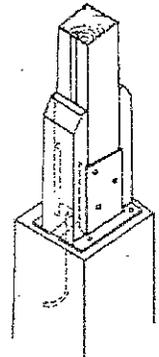
Plinth for Ballast "PB"

Below grade metal box 8" x 8" x 15" with cover and plinth attached for splicing—will accommodate any one-light or two-light 400 w MV ballasts—painted to match pole and balanced by wood dummy.



SHOE BASE "SB"

Shoe bases are available for poles of all sizes. Heavy (3/8") channels welded to heavy (1/2") plates provide a rigid above grade base where site conditions indicate this type of installation. Shoe bases are hot-dipped galvanized.



SPECIFICATIONS INFORMATION (cont.)

Installation of Poles

Ryther-Purdy poles can be installed by direct burial or with shoe base attachment for above ground setting (See SHOE BASE "SB" on preceding pages). Evaluations of soil conditions as well as studies of particular site requirements should be made on each job before installation specifications are written. Our engineering staff will be pleased to review your own individual situations and make appropriate recommendations.

Direct embedment is the most economical pole installation. Ryther-Purdy provides sufficient burial depth for all but the poorest soil conditions. Extreme care, however, must be taken to tamp the back fill thoroughly to sustain a straight pole.

The most important factors in avoiding premature decay in direct burial installations is providing drainage of surface water at grade. It is a continuing wetting and drying situation that will initiate the decay process. If soil conditions are conducive to good drainage, i.e. gravel, sandy soil, no additional fill is necessary. If soil conditions are not conducive to good drainage i.e. clay & heavy loam alternate fill should be brought in and used for back-filling the upper 8" - 24".

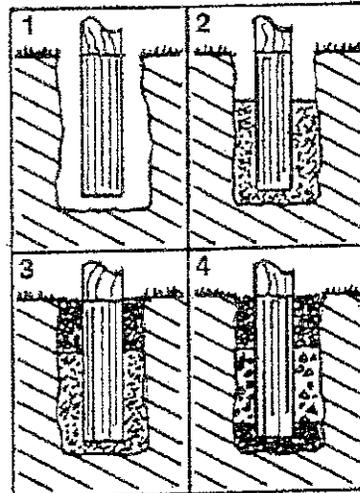
ENGINEERING SERVICES

Our engineering staff is available for consultation on all phases of lighting-including special designs of poles and fixtures, lighting distribution layouts and installation recommendations. They will also assist in design of correlated items such as signs, benches, guard rail and other street furniture not shown in our product sheets.

PROCEDURES — Direct Burial Poles

The site engineers should supervise installation to see the following conditions are met:

- 1.) The hole should be as small in diameter as possible to accommodate the pole. When the pole is set in the hole, it should be held firmly in a plumb position (see Dia 1).
- 2.) Backfill the hole to a depth of 12" - 14" below finish grade with a mixture of soil and gravel (stones 2" or less in diameter) adding clay and a greater proportion of gravel for firmer embedment in sandy soil. Fill must be tamped thoroughly and often (See Dia 2).
- 3.) The final 12" - 14" should be well-tamped sod, gravel or a combination of both because of the extreme importance of adequate drainage at grade (See Dia 3).
- 4.) If concrete is used, first backfill with gravel at least 3" above pole butt. Pour concrete to 12"-14" from finish grade with the remainder of the hole backfilled with good drainage variety fill (see Dia 4).



Note: Should there be any question concerning installation or storage procedures, contact the factory for additional instructions.

STORAGE INSTRUCTIONS

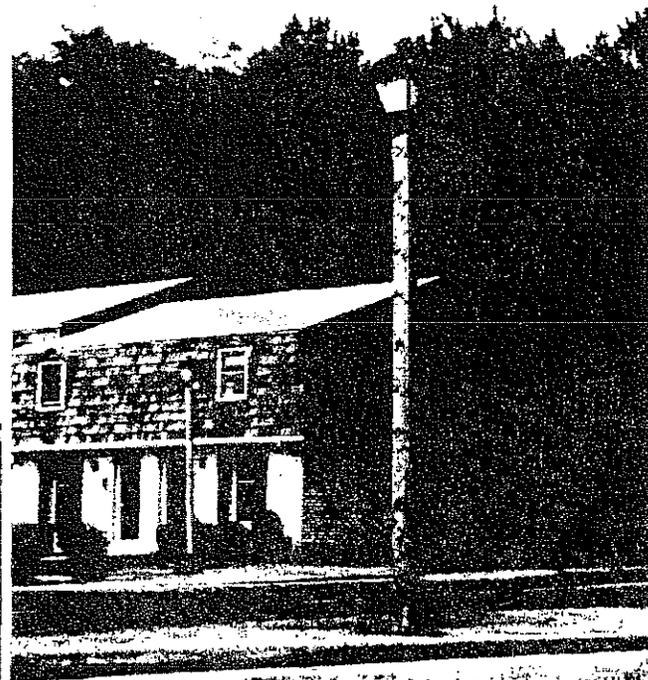
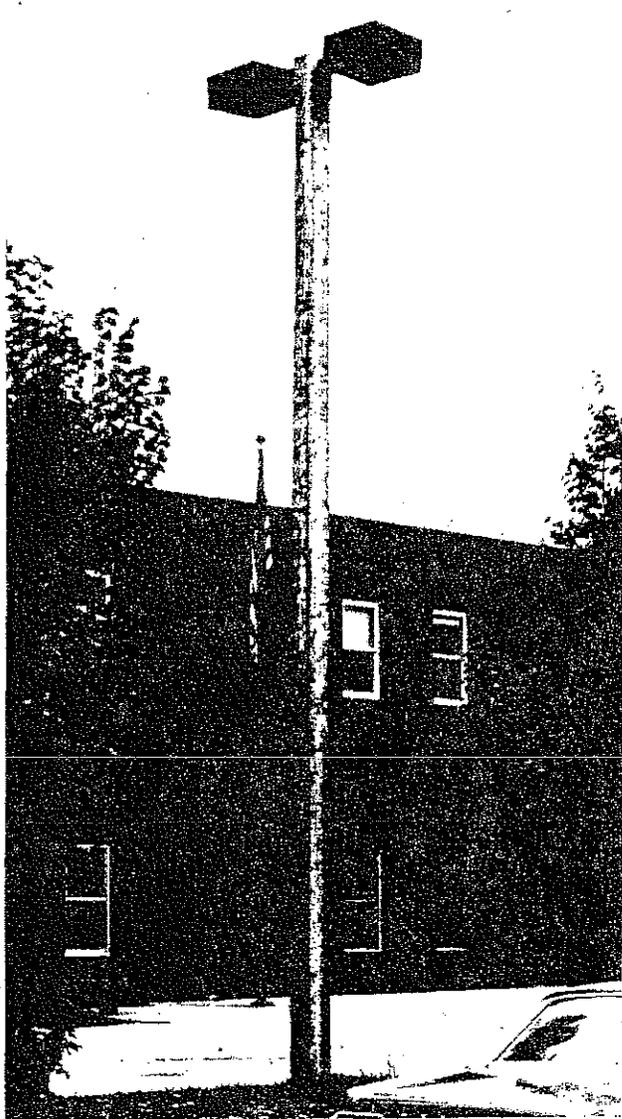
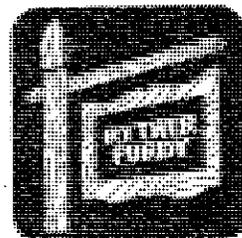
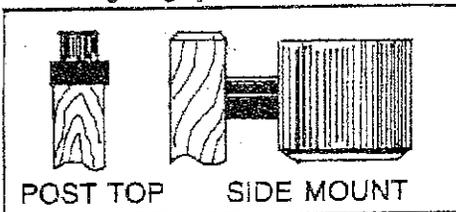
1. Immediate installation of poles is recommended. However, when not possible the following steps should be taken to store poles:
 - a. Any poles stored horizontally should be supported evenly at intervals not exceeding $\frac{1}{4}$ of the overall length of the pole i.e. a 20' OA pole should be evenly supported every 5' or less. This is to assure the poles will remain relatively straight.
 - b. When possible poles should be stored indoors or under cover out of extreme weather conditions.
 - c. If not possible poles should be carefully watched for warping or checking on the one or two faces most exposed to weather conditions.
 - d. All poles stored outside should be frequently rotated so that no single face or faces take the full brunt of weathering conditions imposed by horizontal storage. Should any warping start to occur, poles should be turned such that the bow is facing up, and be weighted evenly over the supports described above.

LIGHTING STANDARDS

TYPE W / Woodlands - Straight Shaft

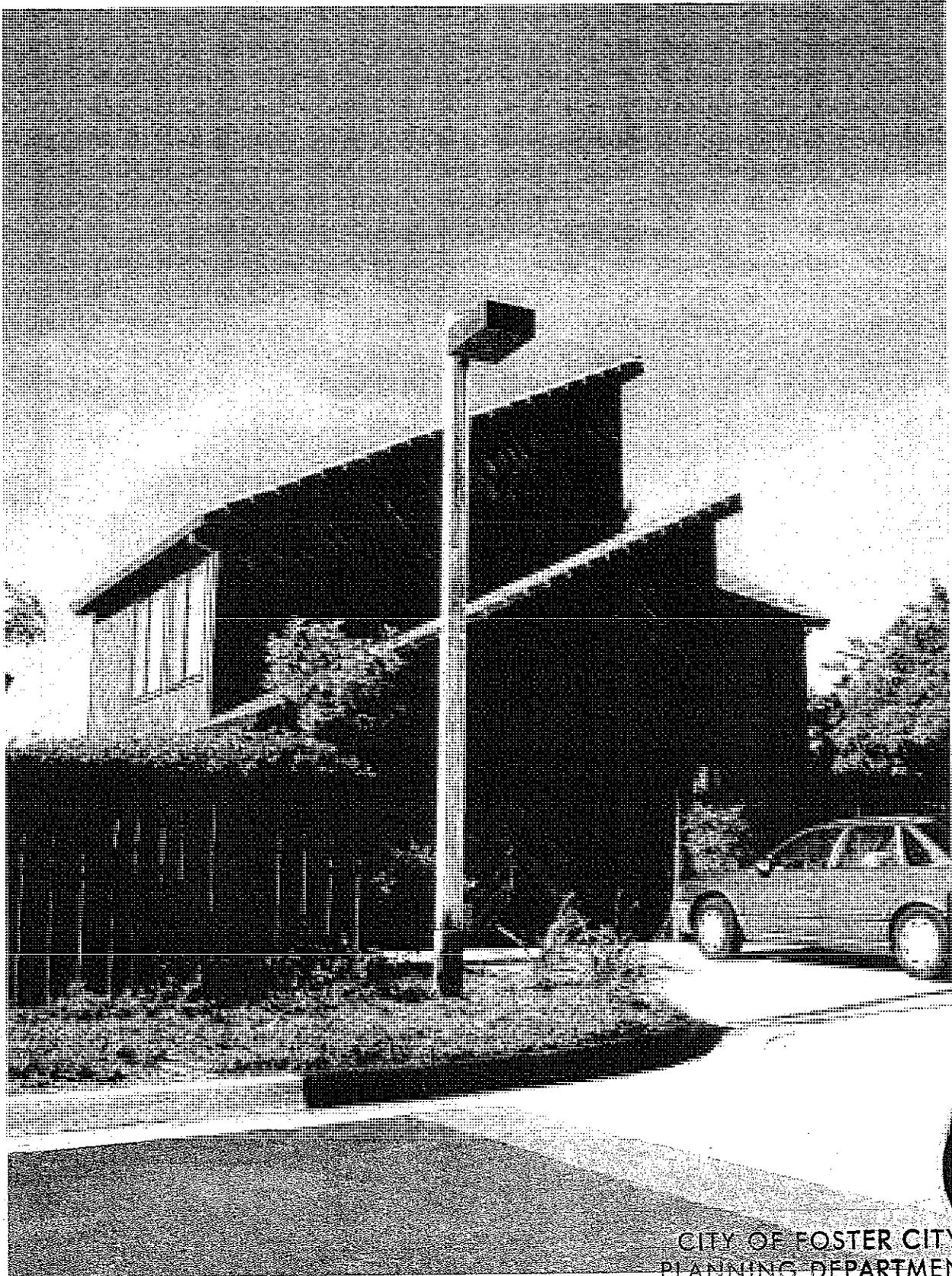
This design is a square shaft with tapered, chamfered corners to provide an illusion of tapering without sacrificing material strength. It is available both solid and laminated in sizes from 4" X 4" to 10" X 10" and heights to 40'. Each post is customized to receive the fixture, whether top mounted, side mounted or with an arm from other manufacturers. If the lighting system is involved, we recommend providing the fixture data to our Engineering Department.

Craftsmanship
in wood
for more than 50 years



LIGHTING STANDARDS / FIXTURES / GUIDE RAILINGS / SIGNS / CUSTOM MILLWORK / BENCHES

EXHIBIT E



Longwater Street light - 3/2/05

CITY OF FOSTER CITY
PLANNING DEPARTMENT

UP-76-813 &
MAY 11 2005

AGL
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *KAT*



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222
(650) 286-3200
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**FOSTER CITY
RECEIVED**

MAR 26 2003

**PLANNING
DIVISION**

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

APPLICATION RECEIVED: March 11, 2003

APPLICATION COMPLETE: March 11, 2003

ACTION DATE: March 13, 2003

CASE NO.: UP-76-0130

OWNER: Longwater Homeowners' Association

OWNER ADDRESS: c/o Mulqueeney & Associates P.O. Box 4726, Foster City, CA
94404

APPLICATION FOR: Amend Garage Door Prototype

LOCATION: Longwater Planned Development

ZONING: R-1/PD (Single-family Residential) 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 modify the prototype design for replacement garage doors for residential units in the Longwater Planned Development, as conditioned in Exhibit A and illustrated in Exhibits B and 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 the maintain the existing appearance of residential units in the development, will allow for necessary maintenance and repair of houses and garage doors, 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, and will be consistent with the residential use of the residences in the Longwater Planned 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 garage door being added to the list of prototypes for garage doors are compatible with the architectural style, character, and proportions of residential units and in the development and will be in keeping with similar improvements in the neighborhood.

3. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code because the prototypical design will provide guidelines to ensure that garage door replacements are orderly and consistent for all residential units in the development, and will preserve the overall architectural style and characteristics throughout the Longwater Planned Development.

4. That the proposal will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City because the prototypical design will ensure that all residential units maintain similar architectural characteristics and will not have detrimental visual impacts on the neighborhood, the Longwater Planned Development, or the property values in the area.

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

Expiration

Any Architectural Review approval shall, without further action, become null and void if not used within two (2) years from the date of approval thereof, or within any shorter or longer period of time if so approved by the Community Development Director.

Appeal

Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Community Development Department or by letter. There is a fee for filing an appeal. All appeals must be filed in accordance with Section 17.06.150.

Acknowledgment by Applicant

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

In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

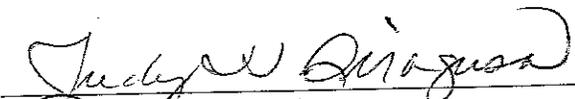
Sincerely,


 Richard B. Marks
 Community Development Director

JUDY SIRAGUSA, PRESIDENT
 LONGWATER HOMEOWNERS ASSOCIATION

 (Applicant's Name) (Please Print)

Planners Initials: EAW



 (Applicant's Signature)

EXHIBIT A

LONGWATER HOMEOWNERS' ASSOCIATION Prototypical Design Guidelines for the Replacement of Garage Doors

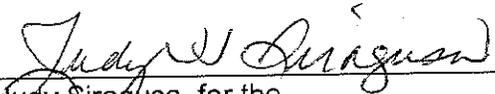
The following guidelines shall govern the installation and replacement of garage doors in the Longwater Planned Development:

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.
 3. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
 4. All vents, gutters, downspouts, flashings, etc., shall be painted to match the color of the adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.
 5. Prior to installation, a Building Permit shall be obtained from the Building Inspections Division.
 6. Prior to any final inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
 - * 7. Replacement garage doors shall either
 - Have a 4-panel wide and 5-panel high design. Optional glass or window panels are allowed in the upper-most panel or the second panel from the top, consistent or equivalent to the example illustrated in Exhibit B, attached.
 - Be the Stockton design with door Model 45 as illustrated in Exhibit C, attached.
 - * 8. The garage door shall consist of natural redwood, stained to match the house.
- * Site Specific Condition

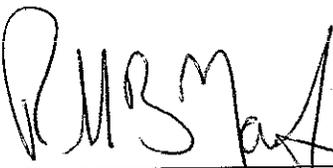
APPROVAL PROCESS

1. The Homeowner or applicant shall submit a letter from the Longwater Homeowners Association (HOA), indicating their action on the proposal. The letter shall indicate that the proposed changes conform with the established design criteria of the prototype.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees, including the approval letter from the Longwater Homeowners' Association.
3. 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 garage doors in the Longwater Planned Development.



Judy Siragusa, for the
Longwater Homeowner's Association

3/24/03
Date



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

3/31/03
Date

Designer Windows for *06-*
Panel Type Doors

EXHIBIT B



Wagon Wheel *2*



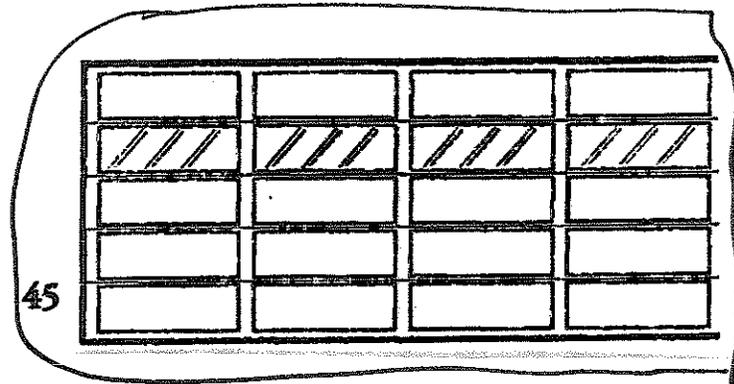
Sunburst *1*



Williamsburg *3*



Cathedral *5*



UP-76-013 G
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAR 05 2001
Harmon
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *DP*

UP-76-013 D
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAR 13 2003
SAW
ADMINISTRATIVE APPROVAL
WITH CONDITIONS *SAW*

Garage Doors Inc. constructs doors of the highest quality kiln dried wood. To protect the investment, all surfaces should be painted with an exterior grade paint prior to or immediately after installation. Factory priming is available and recommended. This, in addition to a validating warranty, will protect the door from warping or damage due to interior or exterior temperatures or other weather conditions.



1001 South Fifth Street
San Jose 95112
(408) 293-7443
Fax: (408) 293-7457

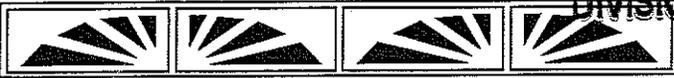
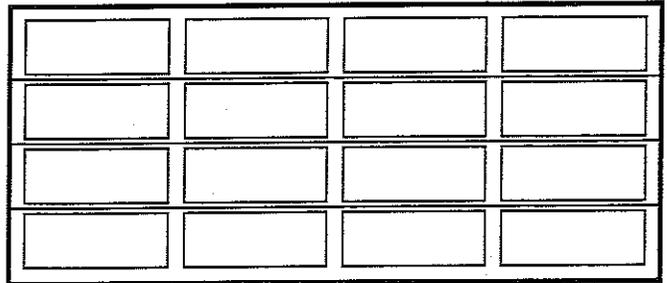
Designer Windows for EXHIBIT Panel Type Doors

FOSTER CITY
RECEIVED



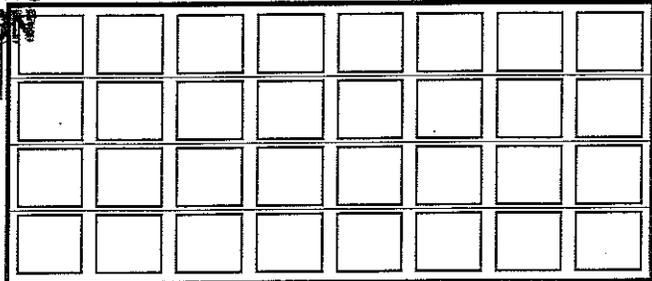
Wagon Wheel

MAR 11 2003



Sunburst

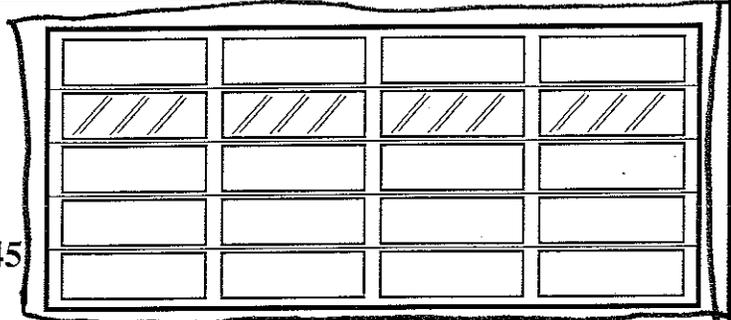
PLANNING
DIVISION



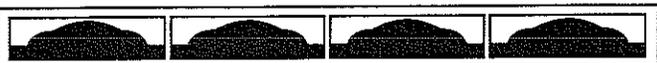
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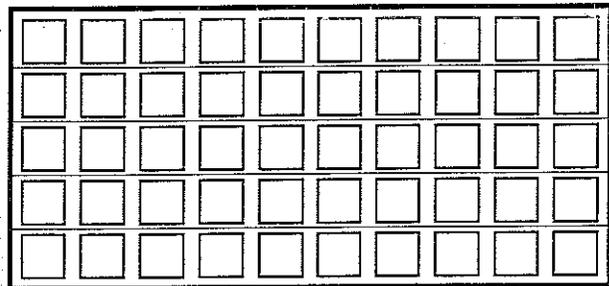
Williamsburg



45



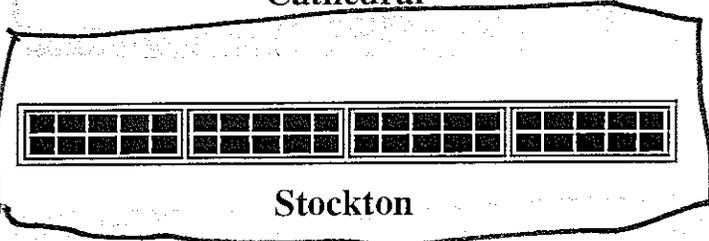
Clouds



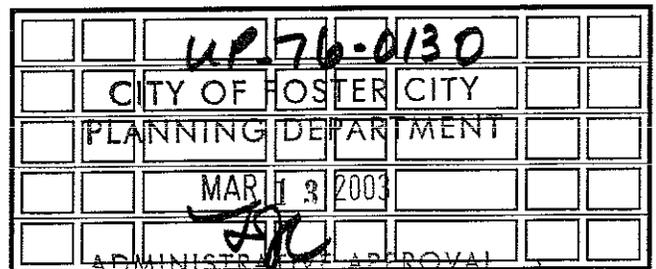
105



Cathedral



Stockton



625



Plain-lite

WITH CONDITIONS EAW

Garage Doors Inc. constructs doors of the highest quality kiln dried wood. To protect the investment, all surfaces should be painted with an exterior grade paint prior to or immediately after installation. Factory priming is available and recommended. This, in addition to a validating warranty, will protect the door from warping or damage due to interior or exterior temperatures or other weather conditions.

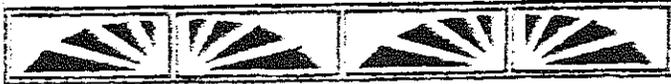
1001 South Fifth Street
San Jose, CA 95112
(408) 293-7443
Fax: (408) 293-7457

Designer Windows for Panel Type Doors

EXHIBIT B



Wagon Wheel



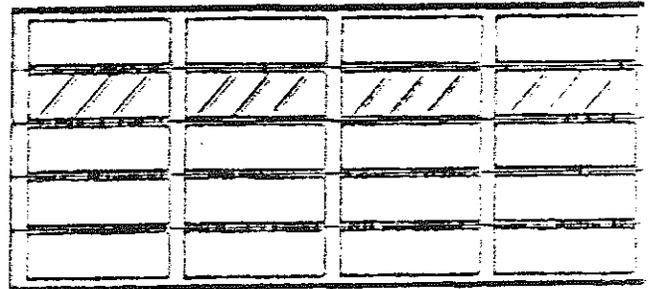
Sunburst



Williamsburg



Cathedral



45

UP-76-013 I

Harminel

Garage Doors Inc. constructs doors of the highest quality kiln dried wood. To protect the investment, all surfaces should be painted with an exterior grade paint prior to or immediately after installation. Factory priming is available and recommended. This, in addition to a validating warranty, will protect the door from warping or damage due to interior or exterior temperatures or other weather conditions.

Designer Windows for *06-* Panel Type Doors

EXHIBIT B



Wagon Wheel 2.



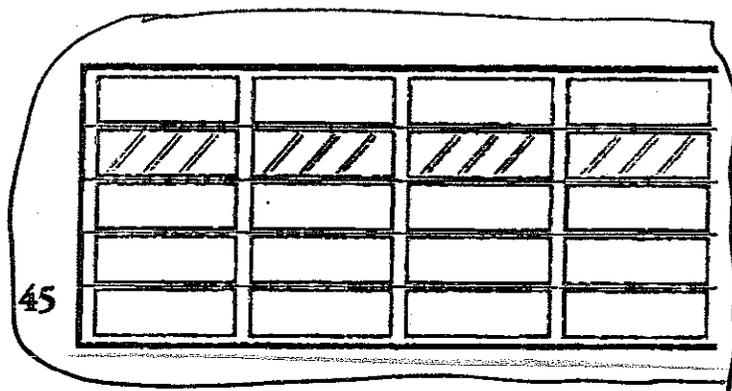
Sunburst 1.



Williamsburg 3



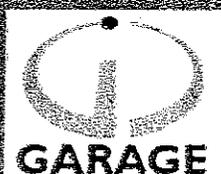
Cathedral 5



UP-76-013 G
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAR 05 2001
Harmon
ADMINISTRATIVE APPROVAL
WITH CONDITIONS DP

Garage Doors Inc. constructs doors of the highest quality kiln dried wood. To protect the investment, all surfaces should be painted with an exterior grade paint prior to or immediately after installation. Factory priming is available and recommended. This, in addition to a validating warranty, will protect the door from warping or damage due to interior or exterior temperatures or other weather conditions.



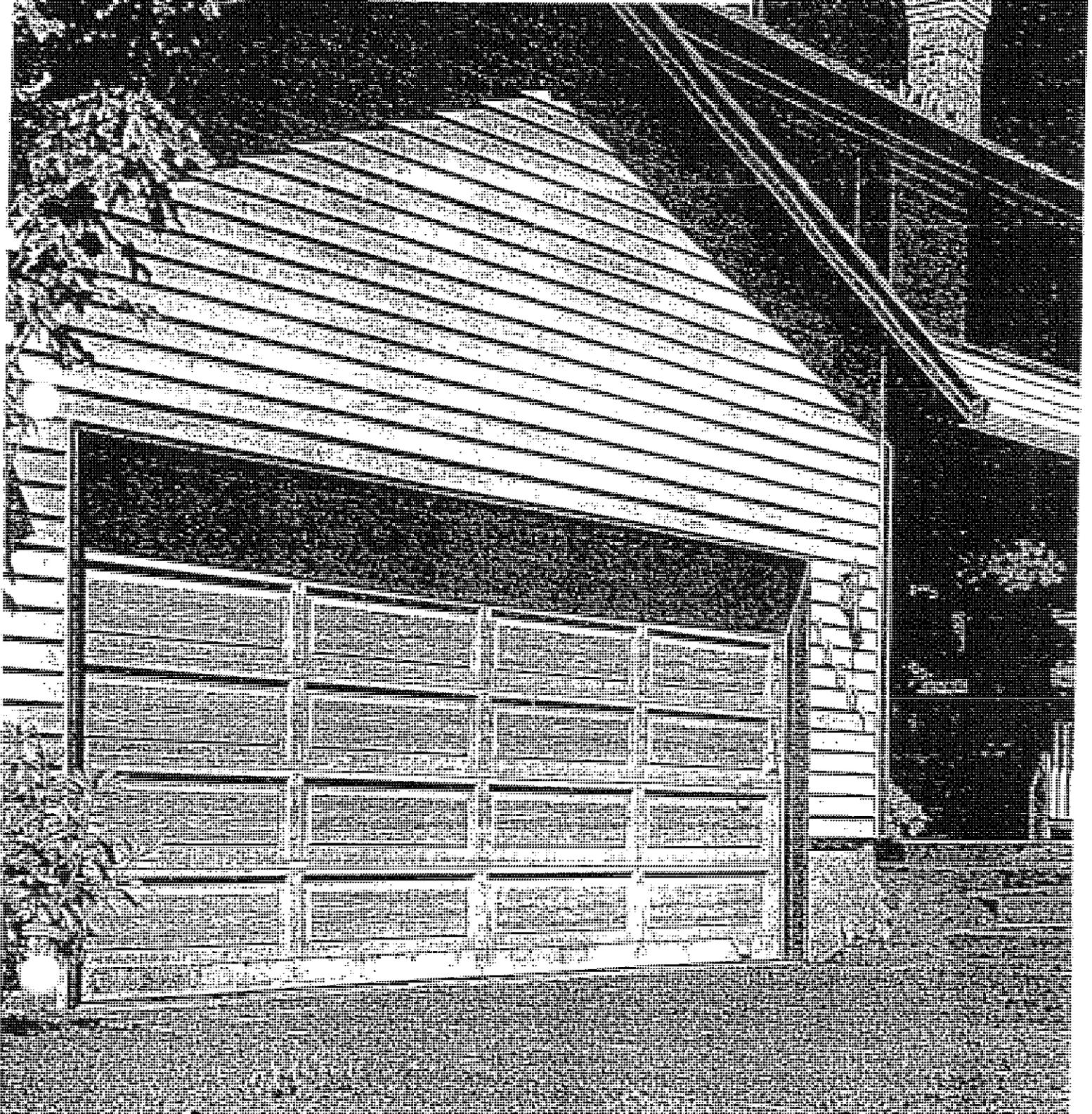
1001 South Fifth Street
San Jose 95112
(408) 293-7443
Fax: (408) 293-7457

**HOLMES
DOOR**

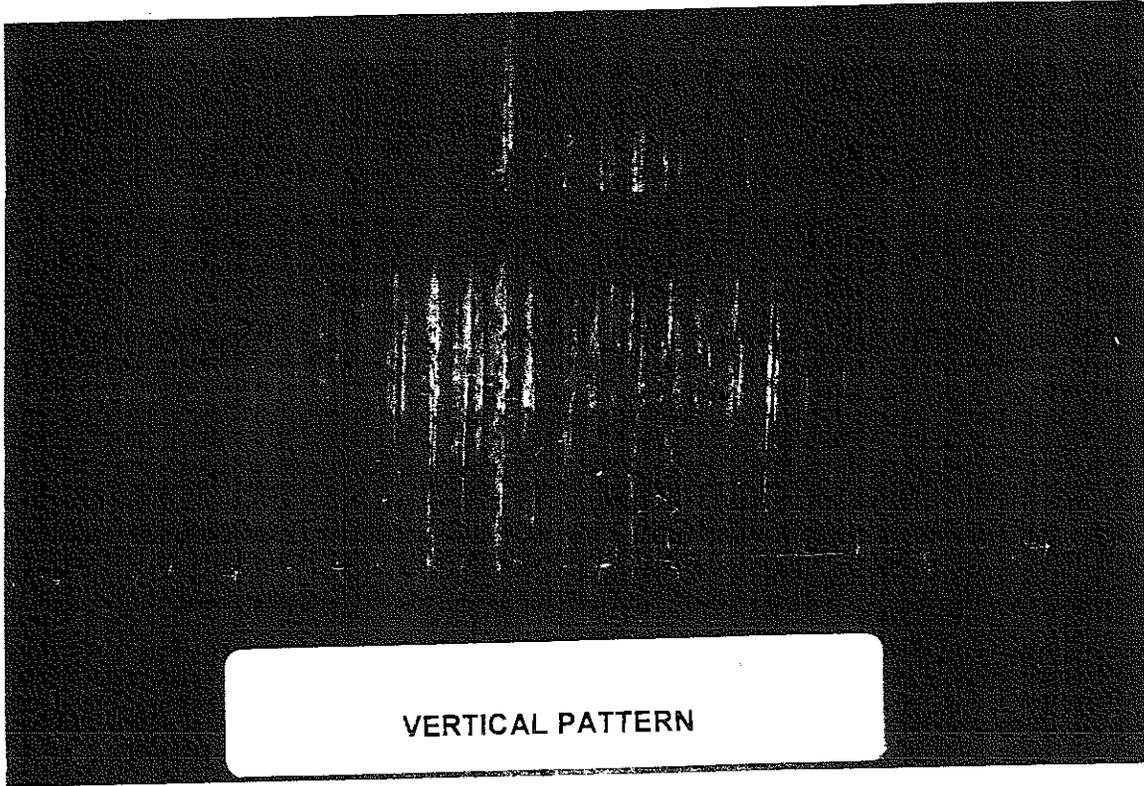
HOLMES GARAGE DOOR CO.

*The Choice of Quality Builders
Presents*
Cladwood Garage Doors

EXHIBIT B

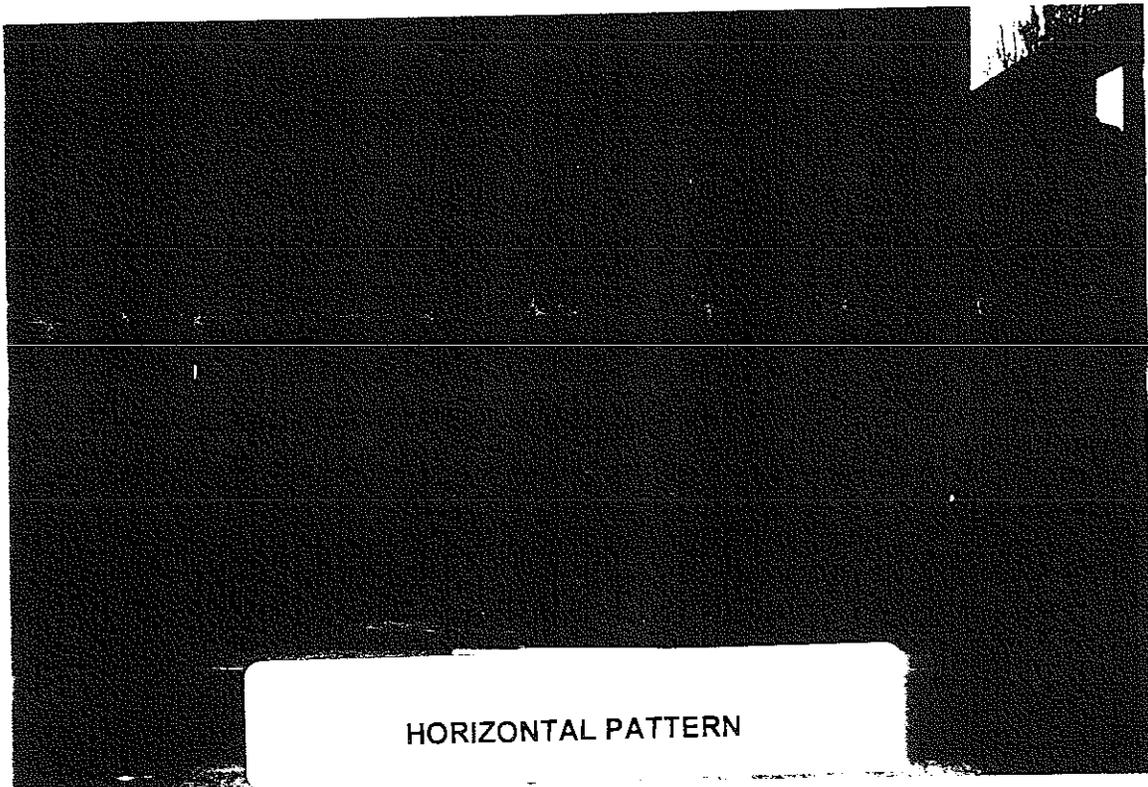


LONGWATER HOMEOWNERS
ASSOCIATION



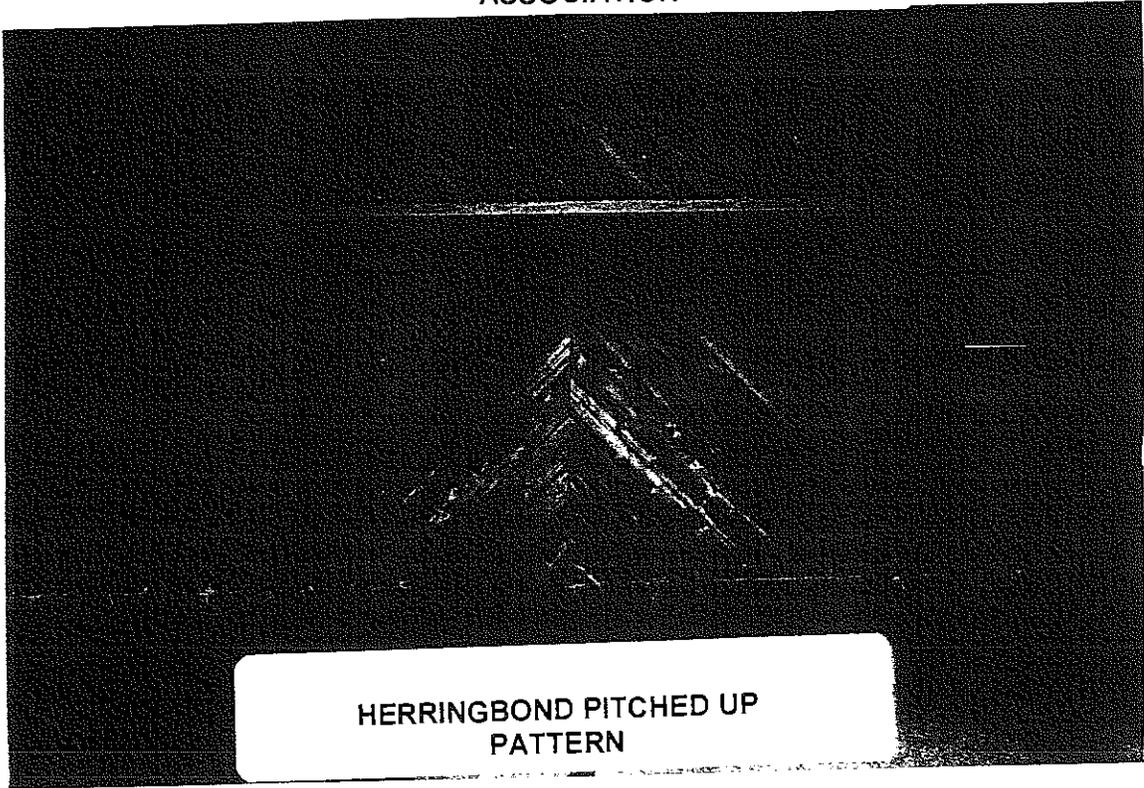
VERTICAL PATTERN

Exhibit C

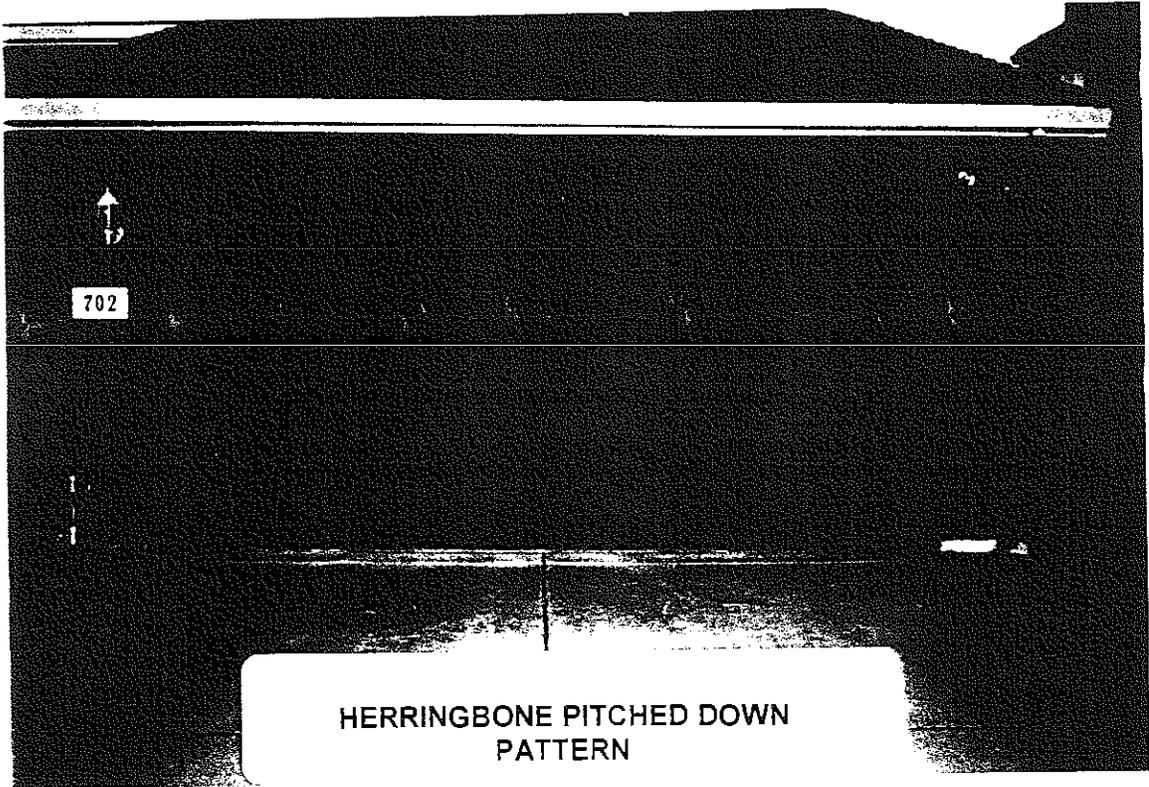


HORIZONTAL PATTERN

LONGWATER HOMEOWNERS
ASSOCIATION



HERRINGBOND PITCHED UP
PATTERN



HERRINGBONE PITCHED DOWN
PATTERN