



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**

APR 25 2002

**PLANNING
DIVISION**

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

APPLICATION RECEIVED: April 12, 2002

APPLICATION COMPLETE: April 23, 2002

ACTION DATE: April 23, 2002

CASE NO.: UP-76-013N

OWNER: Longwater Homeowners' Association

OWNER ADDRESS: P.O. Box 4726, Foster City, CA 94404

APPLICATION FOR: Window Prototype

LOCATION: Longwater Planned Development

ZONING: R-1/PD (Single Family Residence/Planned Development) District

ACTION TAKEN: Approved with Conditions

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

1. That the proposal to establish a prototype design for the replacement of windows at the Longwater Planned Development, as conditioned in Exhibit A and illustrated in Exhibit B, Exhibit C, Exhibit D, Exhibit E and Exhibit F are consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed prototypical design will maintain the existing appearance of residential units in the development, will allow for necessary maintenance and repair of houses, will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goal (LUC-A) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan, will provide additional/modified light and ventilation for the house, and will be consistent with the residential use of the residences in the development.
2. That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed because the design, colors, and materials of the prototypical window replacement will be compatible with the architectural style, character, and

proportions of residential units in the development and will be in keeping with similar improvements in the neighborhood.

3. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code because 1) the prototypical design will provide guidelines to ensure that window 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 or limitations contained in Exhibit A, Exhibit B, Exhibit C, Exhibit D, Exhibit E, and Exhibit F attached.

Expiration

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

Appeal

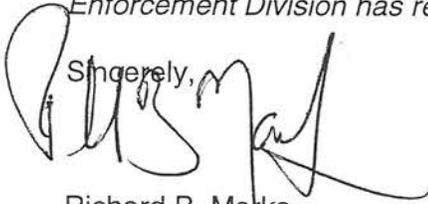
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed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

Acknowledgment by Applicant

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

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

Sincerely,



Richard B. Marks
Community Development Director

Planners Initials: ECF

Charles Yonlow, President

(Applicant's Name) (Please Print)

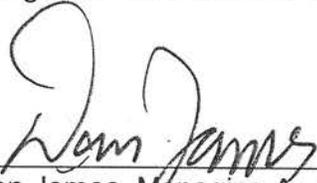
Charles Yonlow

(Applicant's Signature)

- The proposed locating of the awning windows must be circled.
 - Manufacturers brochure indicating the color and material of the frames.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division.
 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 windows.


Charles Yandow, President
Longwater Board of Directors, for
Longwater Homeowners' Association

4-23-02
Date


Dan James, Managing Agent
Mulqueeny and Associates, for
Longwater Homeowners' Association

4/23/02
Date


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

4-25-02
Date

EXHIBIT A

LONGWATER HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for Window Replacements and Bay and Bow Windows

The following guidelines shall govern the installation and replacement of windows and the installation of bay and bow windows 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. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed to the satisfaction of the City.
5. All architectural elements such as soffits, screens, etc. not shown or detailed on the plans shall be finished in a material and color in harmony with the exterior of the building.
6. Replacement window frames may consist of wood, vinyl or wood with aluminum cladding. Approved colors shall include white, almond or bronze to match the color of the existing window frames.
7. Approved window manufacturers include Marvin, Anderson and Milgard or equivalent.
8. Replacement windows shall be the same type of window (i.e. slider, fixed or casement) as the existing window except that awning windows may be used, as approved by the Longwater Board of Directors.
9. Awning windows shall be consistent with the design indicated on Exhibit B.
10. The installation of new awning windows shall not increase or decrease the size of the wall penetration of the window being replaced.
11. Any window glazing color shall match all other windows on the house.
12. Bay and bow windows shall be Anderson Bay and Bow windows (or equivalent) as shown on Exhibit C.
13. The roof over a bay or bow windows shall be a Stillwater Capri aluminum roof (or equivalent) as shown on Exhibit D. Copper roofs over bay or bow windows are not approved for use.
14. Bay and bow windows shall not face the common area.

15. The color and design of all window trim shall match the house's existing window trim.
16. Window trim shall consist of wood shown on Exhibit E or shall match the trim shown on Exhibit F. The trim on a house shall share one consistent design.
17. When any window is replaced with a window with a different design (with respect to frame color and window trim), the other windows on the house shall be replaced such that all windows share a consistent design and frame color.

APPROVAL PROCESS

Bay and Bow Windows

1. The homeowner or contractor shall apply for an Architectural Review Permit and shall submit the following:
 - A letter from the Longwater Homeowners Association (HOA), indicating their action on the proposal.
 - Three copies of photographs or elevations indicating the location and size of the window(s).
 - Manufacturers brochure indicating the color and material of the proposed bay or bow window and the roof over the bay or bow window.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division.
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 windows.

Window Replacements (No change in style)

1. The homeowner or contractor shall apply for an Architectural Review Permit and shall submit the following:
 - A letter from the Longwater Homeowners Association (HOA), indicating their action on the proposal.
 - Three copies of photographs or elevations indicating the location and size of the window(s).
 - Manufacturers brochure indicating the color and material of the frames.
 - Indicate the type of frames that will be used around the windows.

Awning Windows

1. The homeowner or contractor shall apply for an Architectural Review Permit and shall submit the following:
 - A letter from the Longwater Homeowners Association (HOA), indicating their action on the proposal.
 - Three copies of photographs or elevations indicating the location and size of the window(s).

EXHIBIT B


[HOME](#)
[AT YOUR SERVICE](#)
[LOG IN](#)
[REQUEST A CATALOG](#)
[MY IDEA FILE](#)

[custom capabilities](#)
[windows](#)
[doors](#)
[options](#)
[ratings](#)
[maintenance](#)
[installation instructions](#)

[ABOUT MARVIN](#)
[DREAM](#)
[PRODUCTS](#)
[LEARN](#)
[LOCATIONS](#)

AWNING



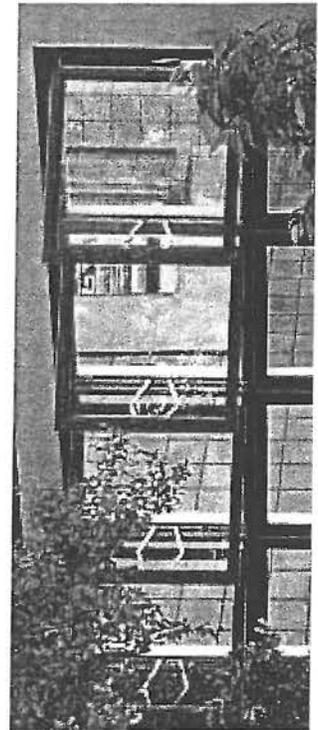
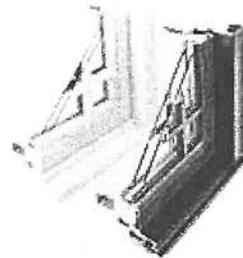
[sizes and specs](#)

FEATURES

- 4-9/16" (116 mm) jambs
- All wood brick mould casing
- Bare wood interior
- Bronze crank handle
- Clear, one-lite insulating glass
- Concealed sash lock with bronze lock lever
- Screen with bronze surround
- Vinyl drip cap and nailing fin

Clip
 Open
 What's This?

Draw deep, fresh breaths of air into your home with the Marvin awning. The perfect companion for our Casemaster, this window is designed to circulate air without exposing your room to light rain. Since awnings can be proportioned to almost any dimension, you can use them alone, stacked vertically or combined horizontally. All the features that make our Casemaster such a solid performer are also incorporated into our awning, including our smooth roto gear operator, concealed sash locks and full-perimeter sash and frame weather stripping.

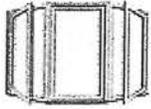


RELATED LINKS

- [gallery items](#)
- [window basics](#)
- [residential study](#)
- [request a](#)

OPTIONS

EXHIBIT C



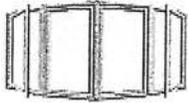
Andersen® 400 Series Casement 30° Angle Bay Window 30° Angle Bay

Table of 30° Angle Bay Units

Proper support of projecting units required as per installation instructions.

Overall Unit Dimension	3-3/4" (349)	7-9 1/8" (2194)	7-9 1/8" (2354)	9-9 3/4" (2691)	9'-0"
Rough Opening	5'-9 1/8" (1750)	7'-9" (2362)	7'-9" (2362)	9'-8 1/8" (2969)	9'-8"
3'-1 1/2" (391)					
3'-4 5/8" (1025)					
4'-1 1/2" (1291)					
4'-6 5/8" (1390)					
5'-1 3/8" (1559)					
5'-5 5/8" (1684)					
6'-1 3/8" (1840)					

- * Projection is the measurement from the outside of the exterior sheathing to the outer edge of the unit.
- * One Andersen® cable support system is included with the unit for proper installation. Each cable within the cable support system can su

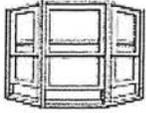


**Andersen® 400 Series Casement 10° Bow Window
10° Bow**

Table of 10° Casement Bow Window Units

Proper support of projecting units required as per installation instructions.

	Projection ↑ 5' 9/16" (147)	9' 19/16" (249)	14' (355)	20' 5/16" (515)
Overall Unit Projection	6' 7/16" (166)	6' 13/16" (247)	10' 0 3/4" (306)	1' - 11 3/16" (363)
Rough Opening	6' 15/16" (188)	8' 1 1/8" (247)	10' 0 5/8" (305)	11' 10 1/2" (362)
3'-2" (915)				
3'-5 1/8" (107)				
4'-1 1/2" (178)				
4'-6 5/16" (139)				
5'-1 9/16" (153)				
5'-6 7/16" (169)				
6'-1 1/8" (182)				



**Andersen® 400 Series Tilt-Wash Double-Hung 45° Angle Bay Window
45° Angle Bay**

45° Double-Hung Bay with Picture Windows and 1-8 Flanking Units



Proper support of projecting units required as per installation instructions.

- * Projection is the measurement from the outside of the exterior sheathing to the outer edge of the unit.
- One Andersen® cable support system is included with the unit for proper installation. Each cable within the cable support system can support up to 500 pounds. If the section of the window unit requiring support exceeds 500 pounds, additional support is necessary.
- Angle bay windows are available in custom sizes. Contact your local Andersen supplier for more information.

Bow Windows

CAPRI

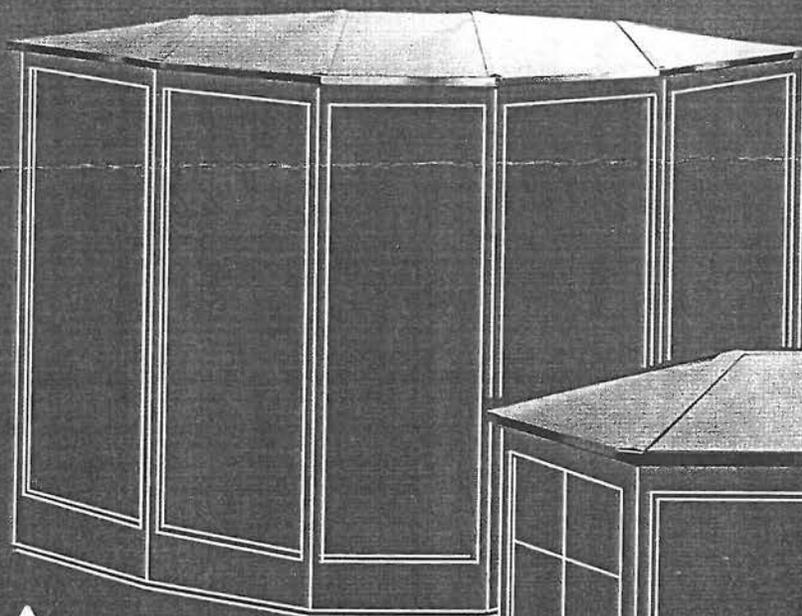
EXHIBIT D

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PLANNING
DIVISION

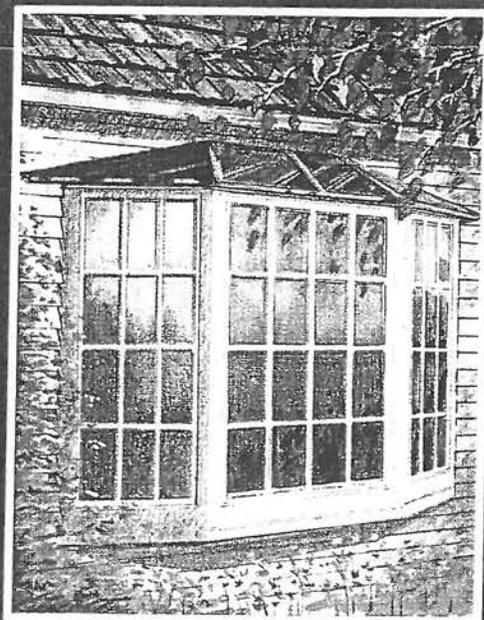
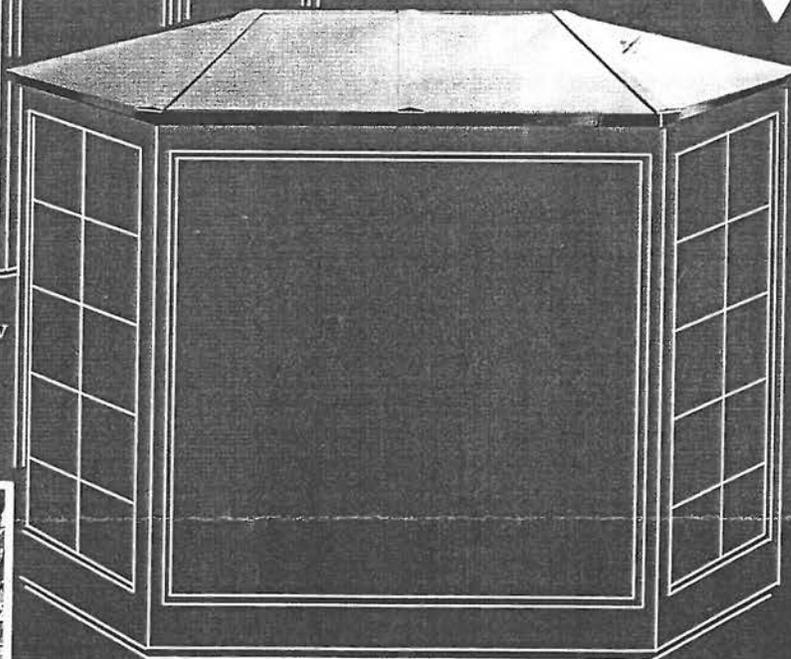
LOW PROFILE BOW



▲ CAPRI installed on five-panel bow window

LOW PROFILE BOW

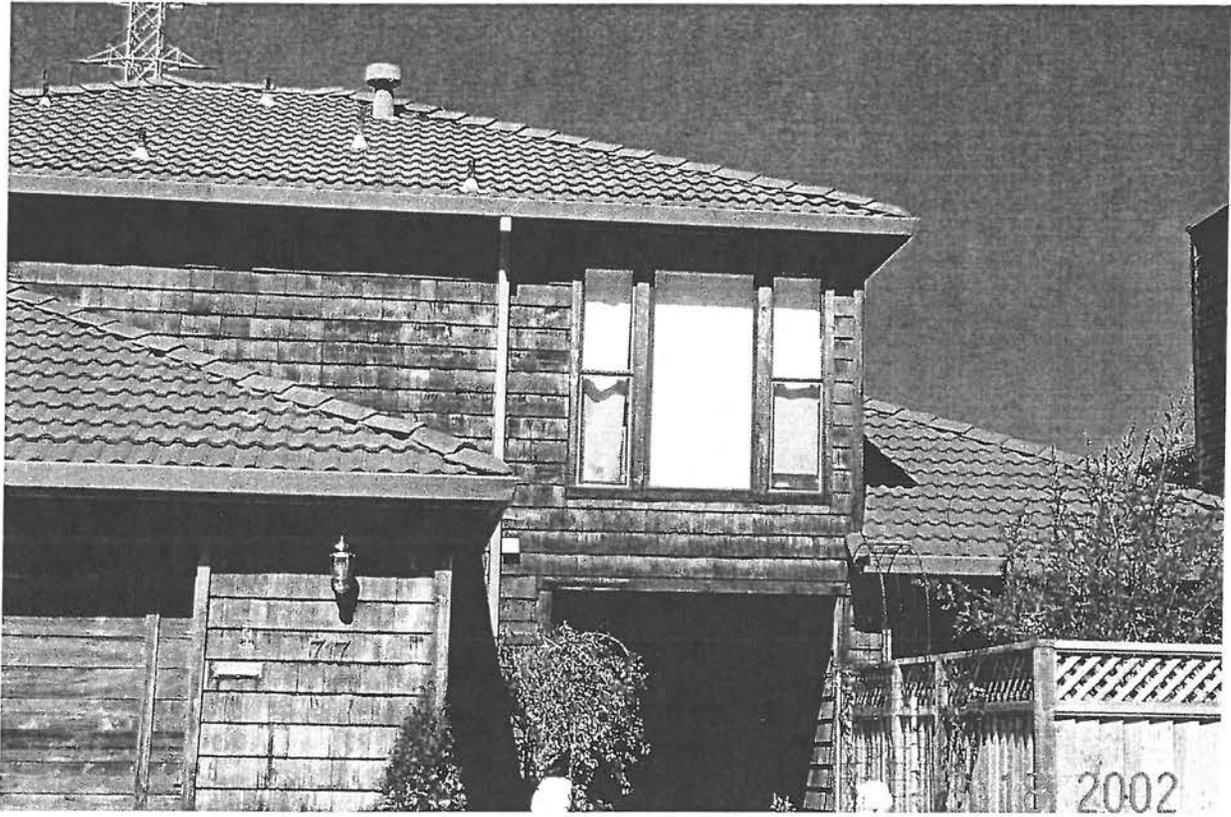
▼ CAPRI installed on 45° bay window



- ◆ Low profile 6/12 roof pitch
- ◆ Perfect for use under eaves and soffits
- ◆ Assembles panel by panel directly on top of the window
- ◆ 30 minutes from carton to completion

EXHIBIT E

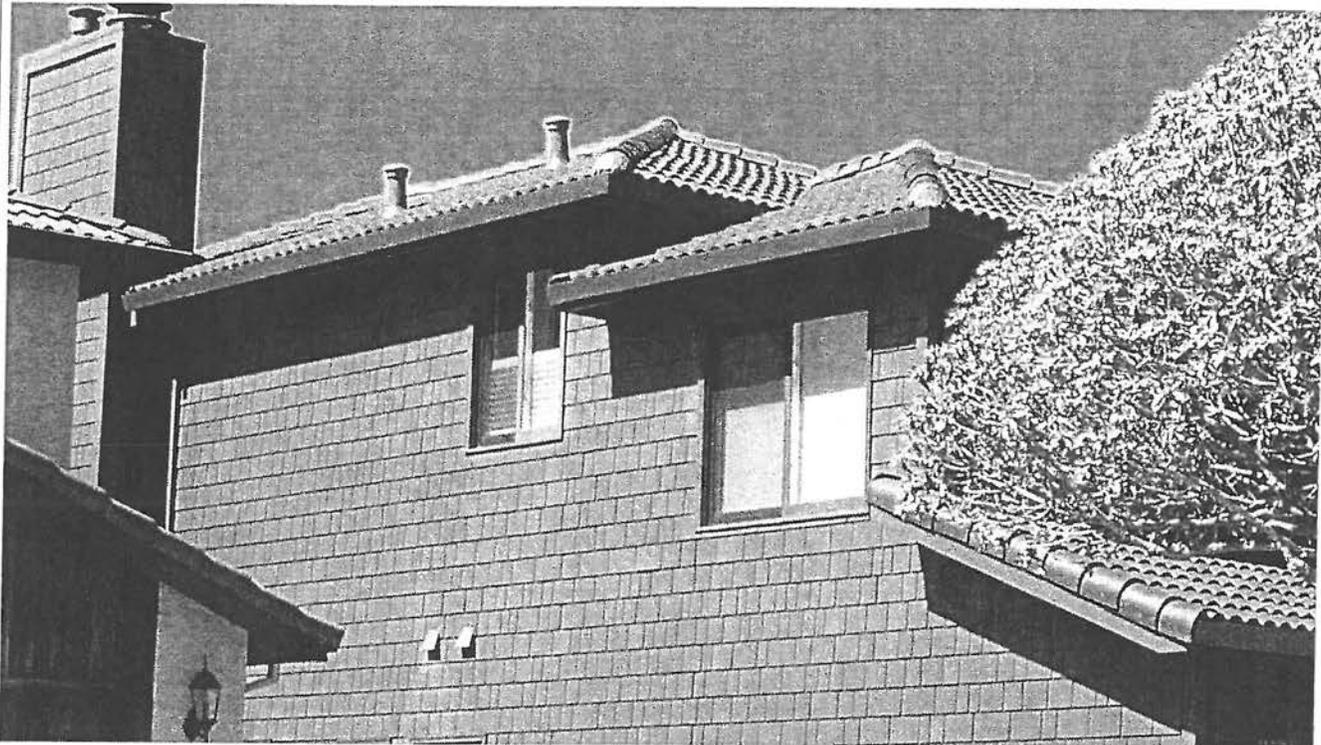
3



Example of Longwater Window Trim.jpg

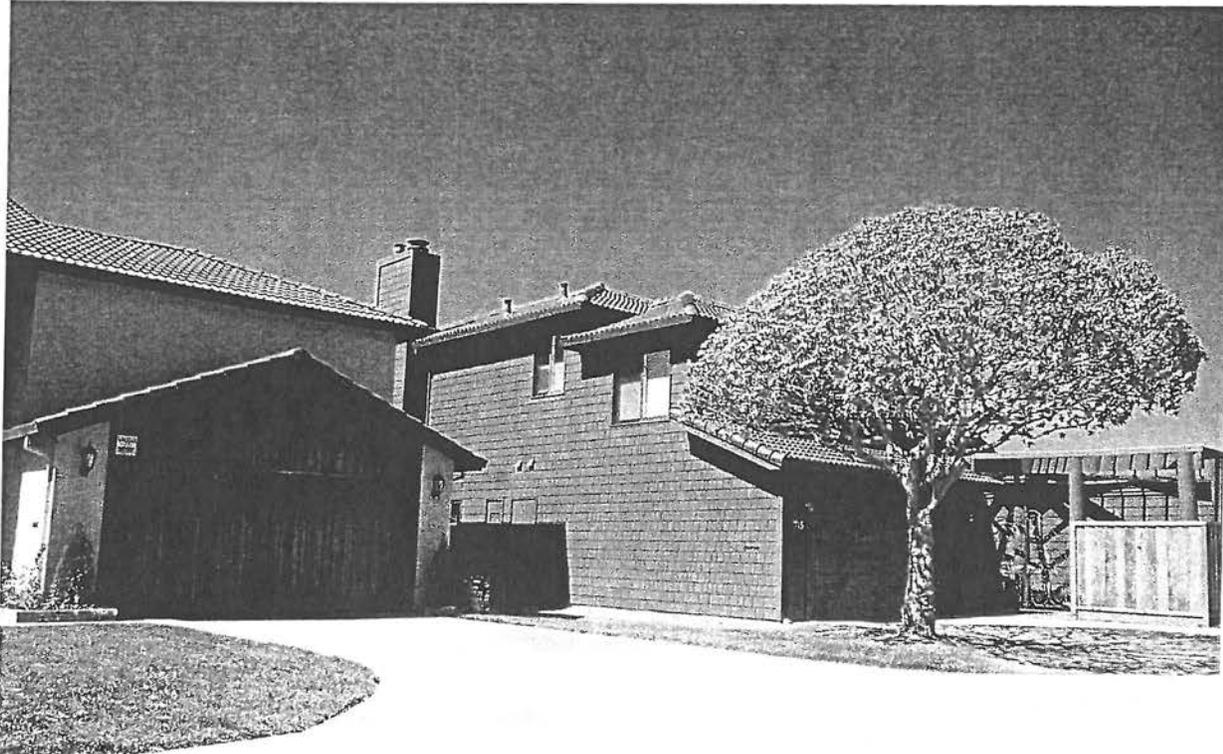
EXHIBIT F

1



715 San Miguel Window trim.jpg

2



713

3. 18. 2002

715 San Miguel.jpg

Memo

To: File UP-76-013B

From: Leslie Carmichael, Planning Manager 

Date: 04/10/02

Re: Longwater Prototype Windows: Use of Milgard in Lieu of Marvin Windows

The approval of UP-76-013B on October 27, 1977 included the following condition:

- "8. Replacement window frames may consist of wood or wood with aluminum cladding provided that their final color matches the existing window frames on the subject house. Window frame design shall be consistent with the examples indicated on pages 6 and 7 of the Marvin Windows and Doors Product Catalog, on file with the Community Development Department and attached as Exhibit B."

The Homeowners Association has requested the use of Milgard windows (see attached catalog excerpts). Staff finds that the Milgard windows are consistent with the examples in the Marvin catalog referenced above and may be used with the same conditions of approval that were applied to UP-76-013B.

Attachment:

Milgard catalog excerpts

EXHIBIT B

no grids
allowed
example of
frames

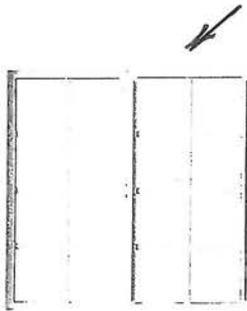
Milgard Vinyl

Optic

Milgard's Classic Series offers builders, architects and homeowners a wide variety of styles and shapes to choose from. We offer operable windows in nearly every size and shape. We offer operable windows in nearly every shape and size you can imagine. We offer operable windows in shapes you haven't even dreamed up yet.

Choose from White or Almond solid frame colors, to match any design. If you're choosing window grids, they'll be color matched to your window.

styles



Sliders

A popular style for contemporary homes, sliders are typically used for bedrooms requiring egress. They can be combined with picture windows for larger, more unique window configurations.



Single Hung

More traditional in appearance, these windows slide vertically and are reminiscent of old style sash windows. Single hungs can be used alone, or combined with picture windows for more impact.



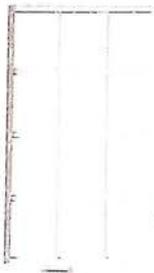
Picture Window

A perfect selection for view homes designed to capture maximum glazing areas with no center bar to interfere with the beauty outside. These windows do not open, so they must be combined with other windows that allow for ventilation and egress.



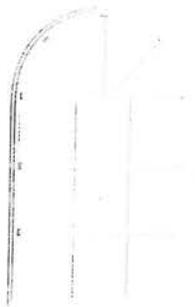
Awning

Hinged on the top of the window, awnings tilt out to allow for ventilation, even during bad weather. Awnings mulled above or below a picture window is an attractive compliment when ventilation is required. Not recommended for egress.



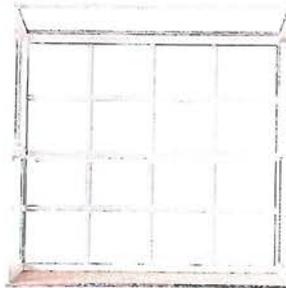
Casement

Graceful styling combined with high tech engineering make casements a very popular choice. Jamb hinges allow for the window to completely open outward like a door for maximum ventilation.



Radius/Round/Arch

Radius windows are used to add beauty to contemporary or traditional homes. Radius windows can be mullied to nearly any other window style to create dramatic affects. Radius windows are perfect for door transoms as well.



Garden Aire

Most commonly used in a kitchen setting, this window style projects out from the house and gives the interior a roomy appearance. An interior shelf accommodate plants and herbs. Side vents slide vertically to provide ventilation.



Bay/Bow Windows

Bay or bow windows project out beyond your exterior wall to create the illusion of a bigger interior. Typically used as a focal point in more formal rooms, bays and bows are available with or without ventilation with optional casement or single hung flankers.

colors

Milgard's Vinyl Classic Series is available in White and Almond.



White

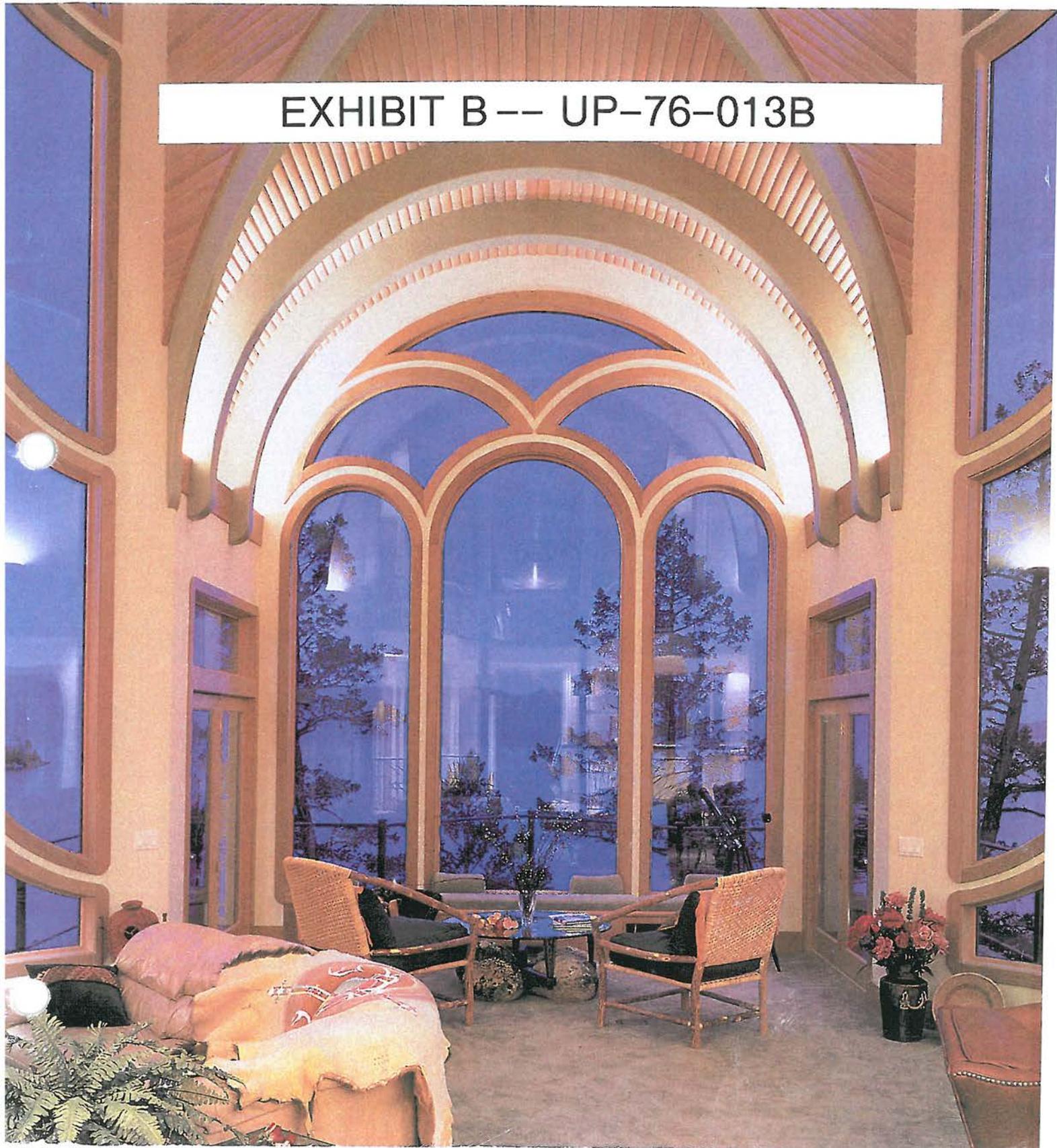


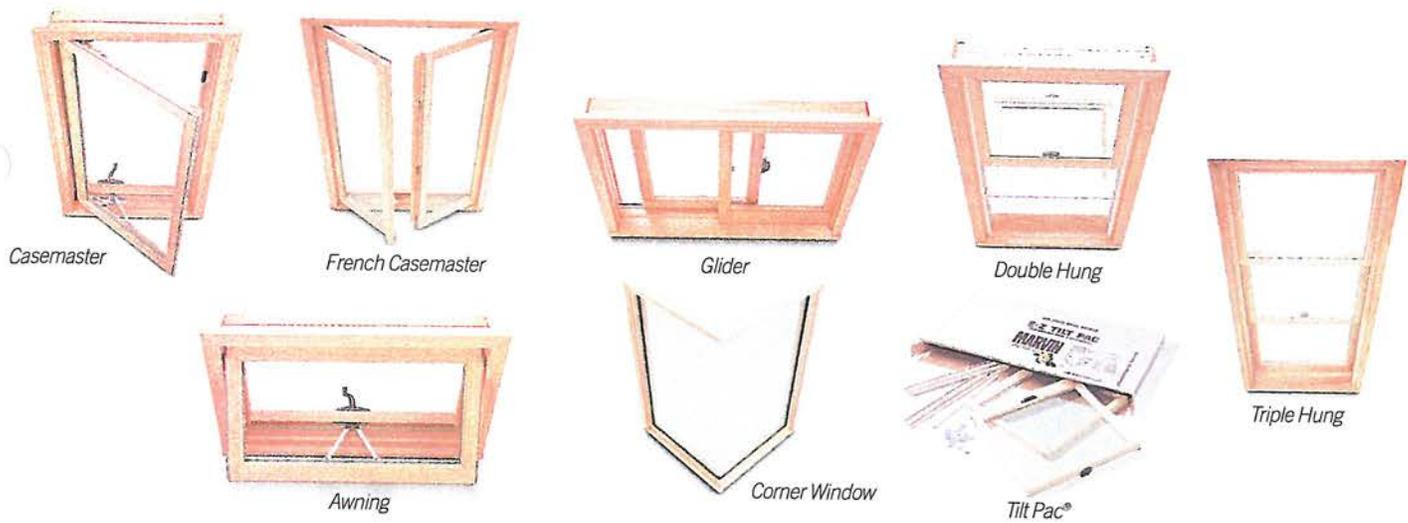
Almond

MARVIN WINDOWS & DOORS PRODUCT CATALOG.

Exploring The Wonderful Choices in Made To Order Windows and Doors.

EXHIBIT B -- UP-76-013B





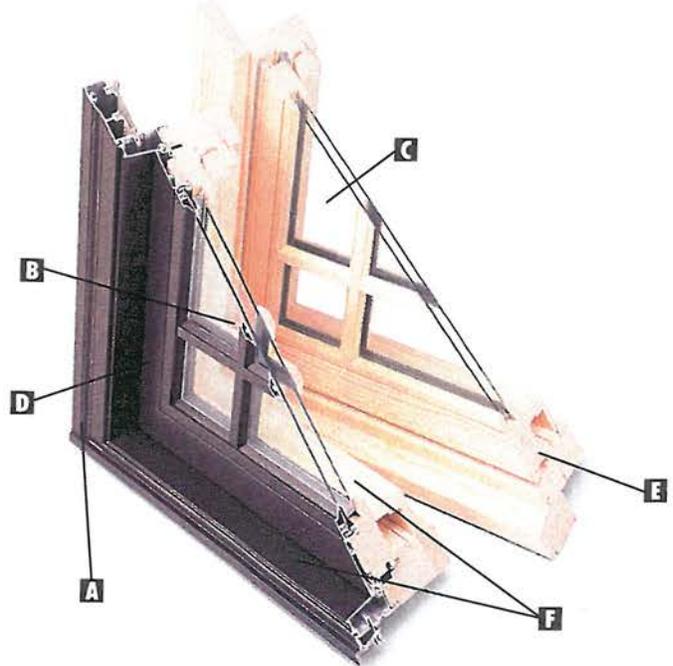
MARVIN GIVES YOU FLEXIBILITY.

CHOICE OF STYLES

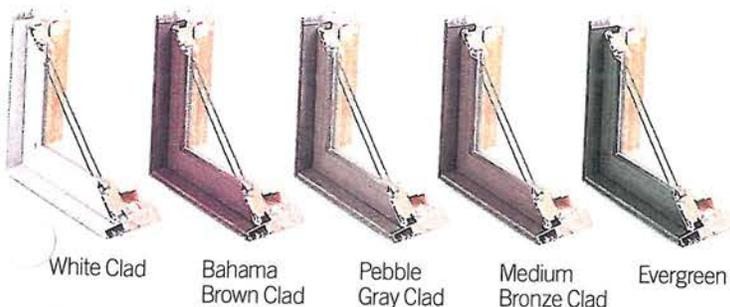
In today's demanding market place, it's important to be able to provide exactly what the customer wants. That requires flexibility—and Marvin gives you that. No manufacturer can offer you more window options or styles. Whether you want a window that ventilates from the top, bottom or side, Marvin has it. And then we can factory mull units together to make a wide variety of combinations; pictures, bows and bays. Almost any window combination you can imagine is possible with Marvin.

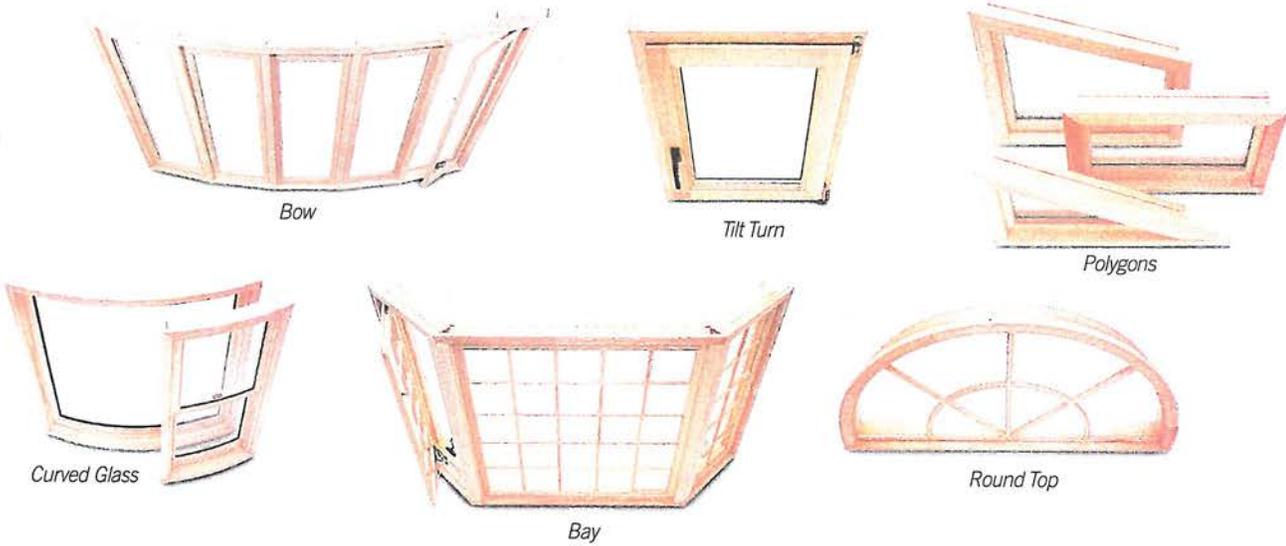
LOW MAINTENANCE

More and more customers are demanding windows that require less maintenance. At Marvin, we offer the ultimate solution: wood windows with extruded aluminum cladding. This heavy gauge material is more durable than vinyl or roll form aluminum (which is thinner). And because it is thicker, we can bake on a heavier finish—one that meets AAMA 605.2-92 standards—the best in the industry for resistance to the elements. Otherwise, Marvin can provide an all wood window in bare wood or primed on the exterior and/or the interior. This makes finishing quicker and easier. Either way, you can get exactly what you need for the job.



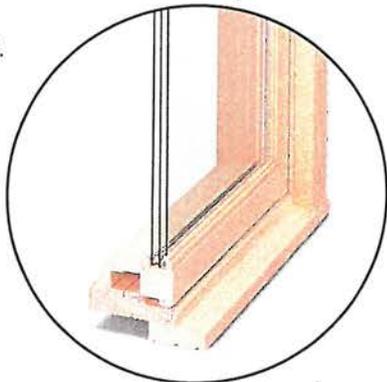
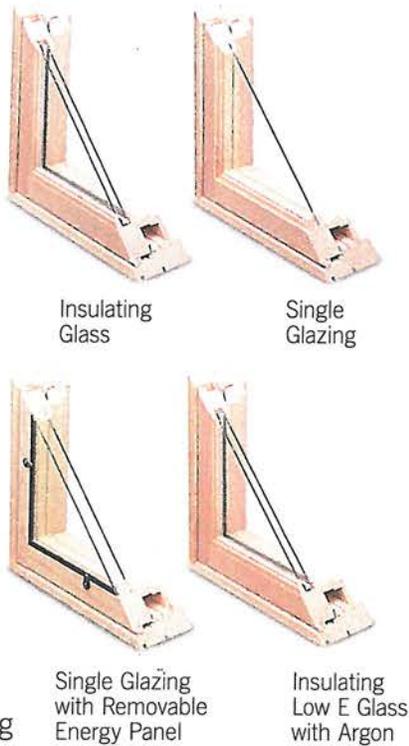
- A** The profile replicates the beauty of real wood. Aluminum brick mould casing is available on most clad windows and doors. It comes factory installed to save time and labor on the job site.
- B** Optional Low E Glass with argon provides energy efficiency in all climates.
- C** Energy efficient insulating glass is standard, with a wide range of glazing options available.
- D** Insulating glass is dual sealed to minimize the chance of seal failure and to prevent moisture and dust from getting between the panes.
- E** Excellent weatherstripping minimizes air infiltration to further reduce heating and cooling costs.
- F** Clad windows combine a warm wood interior with a low maintenance extruded aluminum exterior.





ENERGY EFFICIENCY

Marvin offers a variety of glazing options to keep your home comfortable in all climates. Insulating glass is standard and we use Warm-Edge spacer bars to help reduce the chance for condensation. For either northern or southern climates, you can specify Low E coatings with argon and further increase energy efficiency. For cooler regions, consider our tri-pane High R glazing for amazing performance. For reduced solar gain, bronze tinted and gray tinted glass are available. For more temperate climates, Marvin also offers single glazing, with or without a removable glass energy panel.

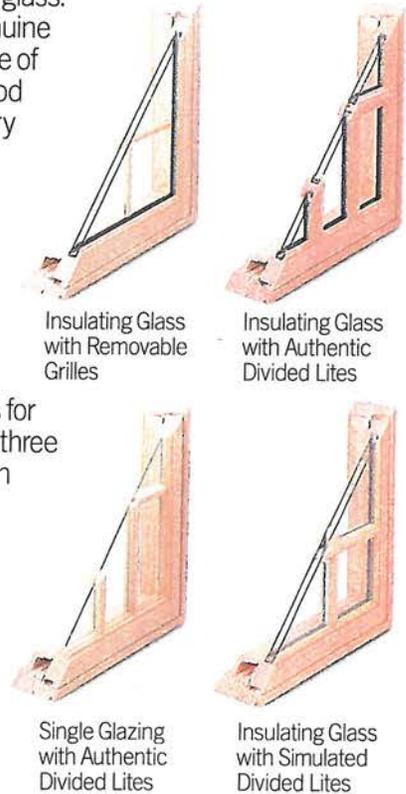


High R Glazing

DESIGN ALTERNATIVES

We make windows in a virtually unlimited array of sizes and shapes for virtually unlimited design possibilities. And we build just the look you want into each individual window.

We offer the traditional style of authentic divided lites, where small panes are individually glazed within the muntin bars, in both single and insulating glass. Or, for the look of genuine divided lites with ease of cleaning, snap in wood grilles are available. Try simulated divided lites which feature permanently attached muntins on the interior and exterior. And you can add an optional spacer bar between glass panes for an authentic look. All three options are available in standard or custom patterns.



ADVANCED TECHNOLOGY

With Marvin windows, you also get some of the most advanced window technology available today. For instance, our Casemaster and awning windows are available with electric operators.* They can be operated from a wall switch, a hand held remote or through a control panel when you install a Honeywell TotalHome System.

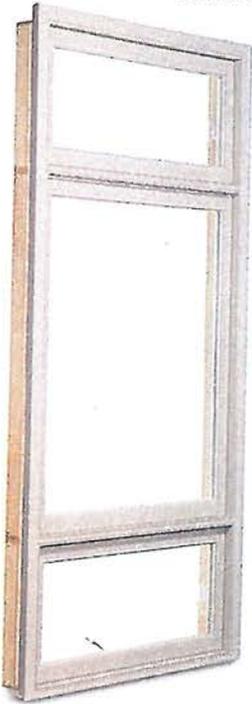
*Electric locks are available on awnings; locks on Casemasters are manual.

VENTILATION PERFECTION.

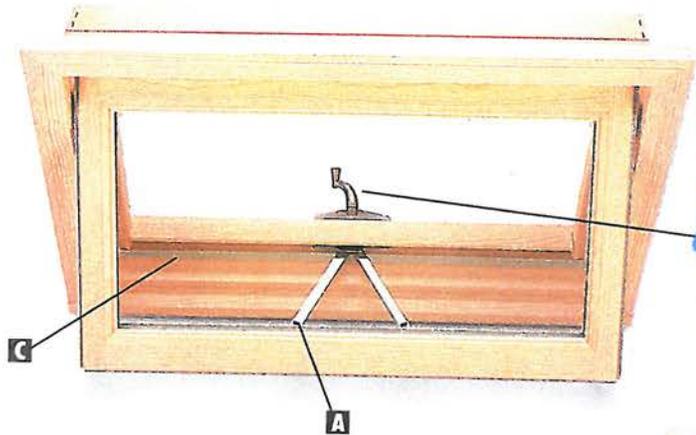
Marvin Awnings are ideal for creative window design because they're as functional as they are attractive. They open from the bottom, ventilating the house with fresh air without opening it up to rain. Use them alone,

stack them vertically or line them up horizontally for a dramatic pattern that lets in the sun.

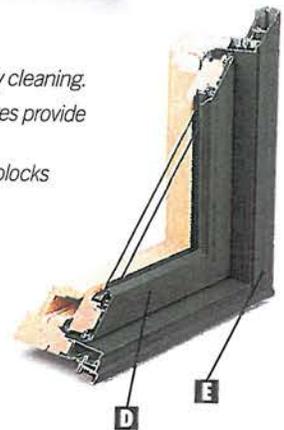
Awnings can also be mulled beautifully to Marvin Casemasters because they share the same carefully crafted millwork profile. All Marvin Casemasters, Awnings and Pictures are designed to work together, in just about any combination you can imagine.



On awning units, Marvin also offers the lever operator, which has five different lock positions for a range of ventilation openings.



- A** Sash can be released to pivot for easy cleaning.
- B** Roto gear operator and concealed hinges provide smooth crank-out motion.
- C** Full-perimeter frame weatherstripping blocks air and water infiltration.
- D** Clad Awnings feature .050" thick extruded aluminum cladding for durability coupled with low maintenance. Clad colors available include white, bronze, bahama brown, evergreen and pebble gray.
- E** Aluminum clad brick mould casing.



WOOD & CLAD AWNING.

BEAUTY PLUS QUALITY CONSTRUCTION

Like all Marvin Casemaster units, Marvin Awnings have a warm wood interior with detailed reveals. Locks are concealed for a smooth interior, and handles are a sleek Marvin exclusive design.

Awnings come standard with 3/4" insulating glass for energy efficiency. Leaf and bulb weatherstripping all the way around cuts air infiltration, and optional Low E with argon or tripane High R glazings further increase energy efficiency. Jamb are 1 3/16" thick, and the standard jamb width is 4 9/16". Sash are 1 3/4" in overall thickness, with slot-and-tenon corner construction for strength. Glass is held in place with removable stops for easy replacement.

Marvin Awnings also give the homeowner peace of mind because they're extremely secure. They incorporate a concealed operating sash lock that pulls the sash in tightly for a worry-free seal. The lock features single handle operation, with the handle positioned low for easy reach.



Optional PowerDrive hardware on awnings allows easy operation of hard-to-reach units.



1



Example of Longwater Window Trim.jpg

Erica Fraser

From: Erica Fraser
Sent: Wednesday, May 16, 2012 3:22 PM
To: 'mulqueeney@sbcglobal.net'
Cc: Kohar Kojayan
Subject: French Door in Longwater
Attachments: 20120516152036508.pdf

Dan –

The Community Development Director approved an Architectural Review for a French door and window at 721 San Miguel Lane yesterday (see plans attached). After reviewing this request, Staff believes that we may see similar requests (to replace their kitchen sliding glass door with a french door) in the future. In order to reduce the burden on homeowners, Staff asks that you apply to amend the window prototype for Longwater during the free period in December to allow homeowners to replace their kitchen sliding glass door with a French door.

Feel free to call or email me if you have any questions.

Erica Fraser
650-286-3235

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@sbdglobal.net

FOSTER CITY
RECEIVED

MAY 15 2012

PLANNING /
CODE ENFORCEMENT

May 8, 2012

Curtis Banks, Community Development Director
City of Foster City
610 Foster City Boulevard
Foster City, CA 94404

Dear Mr. Banks:

On May 7, 2012, the Longwater Homeowners Association Board of Directors ratified unanimously an association Architecture Control Committee recommendation to approve the following exterior changes at Jeffrey & Denice Benson's 721 San Miguel Lane home depicted in the attached comments and plans as follows:

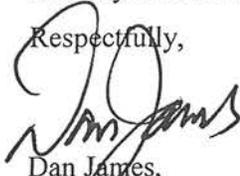
1. Window #1 - Replace existing 69" W x 40" H Garden Window with new 60" W x 40" H Picture Window.
2. Window #2 - Replace existing 69" W x 80" H Sliding Door with new 60" W x 80" H French Door (swing out). The new French door will be relocated from the existing door location by approx. 25" to meet the proposed new Kitchen lay-out.

They plan to match the existing Milgard exterior window style of the property. The two (2) new windows will be Milgard with brownstone exterior finish. As required all exterior window trims and sidings will be replaced and painted to match the existing exterior style and finish.

The approval is conditioned on Mr. & Mrs. Benson securing all required City of Foster City Planning Department approvals and permits for the work and conform to all applicable building codes.

Call if you have any questions.

Respectfully,



Dan James,
Managing Agent

cc: File

Jeffrey & Denice Benson
721 San Miguel Lane
Foster City, CA 94404



Ready, the best.

Spec: PICTURE WINDOW
REPLACES EXISTING 69" W x 40" H

Subtotal (taxable) \$ ~~200.00~~
Subtotal (non-taxable) \$ ~~200.00~~
TAXES (9.250 %): \$ ~~18.50~~

www.milgard.com

Grand Total \$ ~~426.50~~

Project ID: 838
Sales Rep: Ciaran

BENSON, Jeff
Quote Date: 04/28/2012

Customer: CUSTOMER A 1-3

Billing Information				Shipping Information			
Contact:				Contact:			
Address:				Address:			
Phone:		Fax:		Phone:		Fax:	

Item	Qty	Size	Description	Hand Finish	Frame	Glass	Grids	Other	Each	Total
	0001	1	Product Line = Ultra Fin : 1 3/8" Nail Fin Setback Configuration = PW RO Size = 5' 0" W x 3' 4" H Net Size = 59 1/2" W x 39 1/2" H Exterior Color : Brownstone SunCoat Low-E Clear Argon STC: 28 Solar Heat Gain: 0.30 Visible Light Transmittance 0.58 and UFactor 0.29				NO	01/	200.00	200.00

EXTERIOR TO MATCH EXISTING

Line Item Comments:

APR-12-026
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAY 15 2012 KMC

ADMINISTRATIVE APPROVAL
WITH CONDITIONS





0002

Product Line = Ultra
 Product Style : Standard Sill
 Fin : 1 3/8" Nail Fin Setback
 Configuration = OS2P2
 RO Size = 60" x 80"
 Exterior Color : Brownstone
 Tempered Yes
 SunCoat Low-E
 Clear
 Argon
 Solar Heat Gain: 0.22 Visible Light Transmittance 0.40 and UFactor 0.34

021

*Spec: FRENCH LOOK
 REPLACES EXISTING 10E POOL
~~69" W~~ 69" W
~~80" H~~ 80" H*

Line Item Comments:

Other Charges:

Customer Signature

Dealer Signature

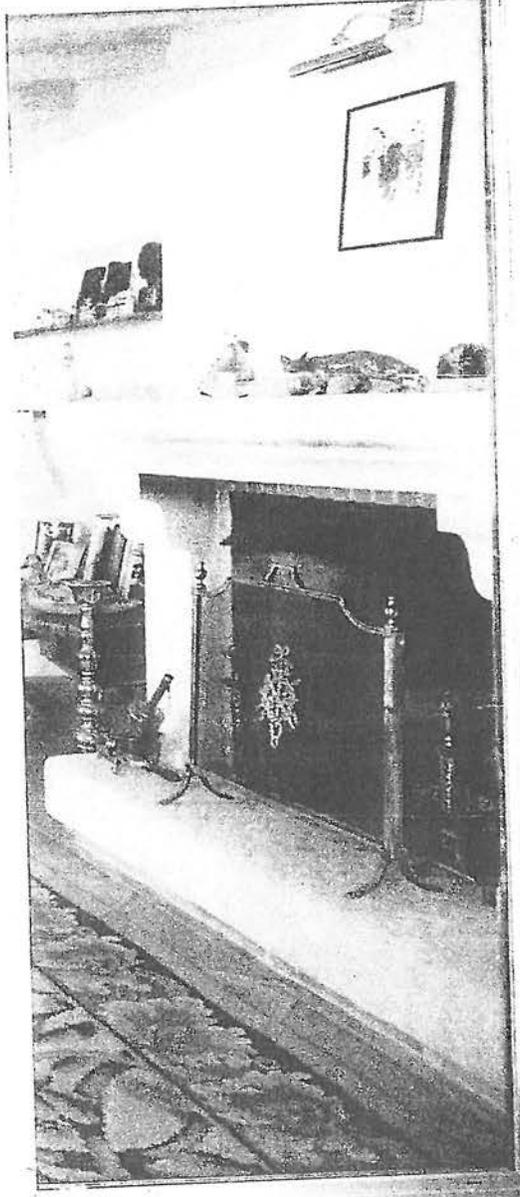
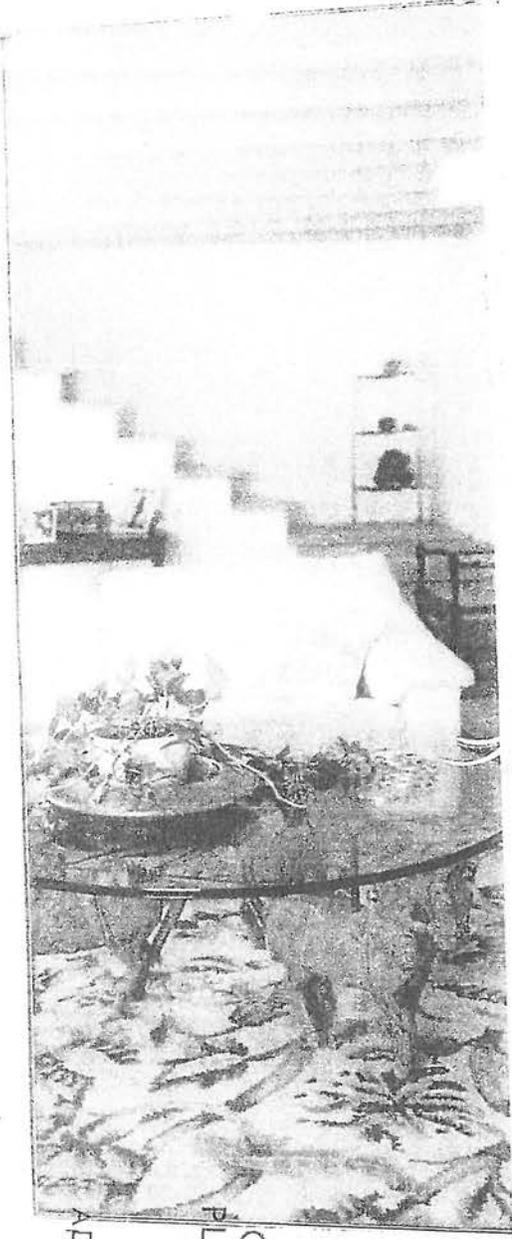
Project Comments:

Subtotal (taxable) \$ ~~21200~~
 Subtotal (non-taxable) \$ ~~2200~~
 TAXES (9.250 %): \$ ~~2120~~
 Grand Total \$ ~~25520~~

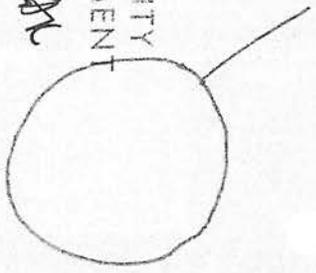
Please note that actual NFRC energy values may vary from those reported in CTB quote due to variations that may occur during the manufacturing process. In most cases variations will be minimal. Please contact your Milgard location with questions or concerns regarding this potential variation.

2 items.

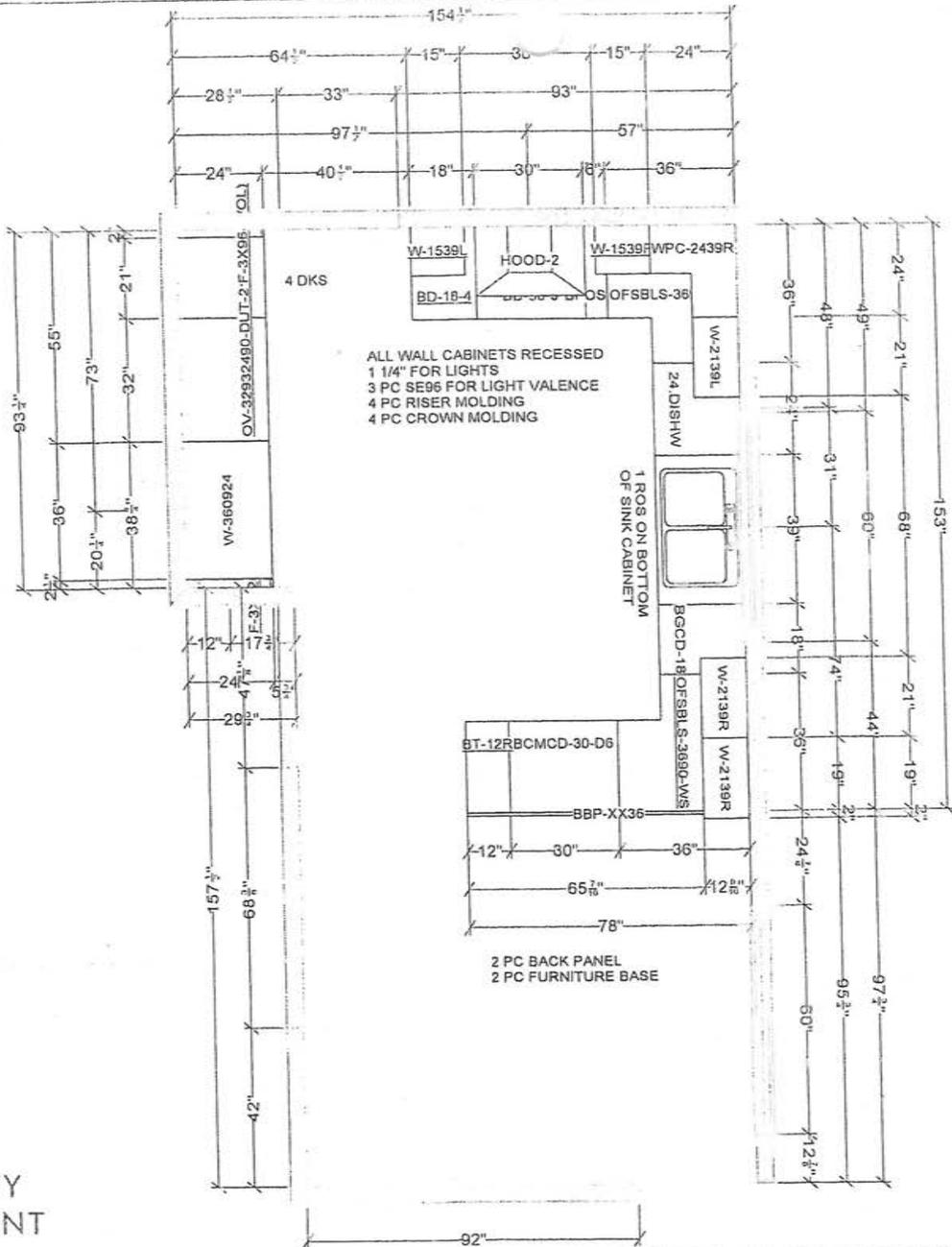
AR-12-036
 CITY OF FOSTER CITY
 PLANNING DEPARTMENT
 MAY 15 2012 *KAK*
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS



AR-12-0016
CITY OF FOSTER CITY
PLANNING DEPARTMENT
MAY 15 2012
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



BROWN STONE EXTERIOR
TO MATCH EXISTING



EXISTING LOCATION

(NEW) RELOCATE 25"

AR-12-026
CITY OF FOSTER CITY
PLANNING DEPARTMENT

MAY 15 2012
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

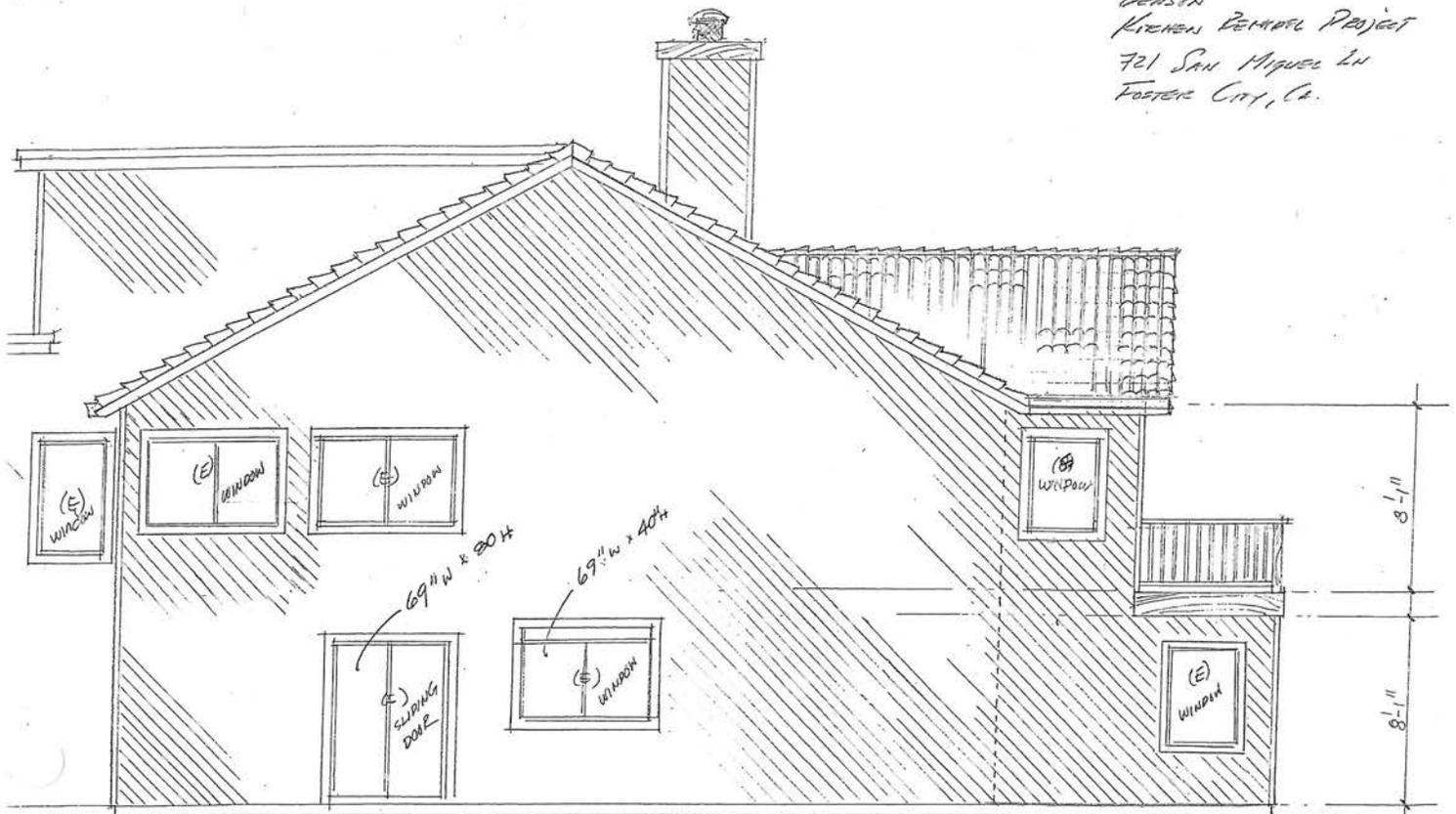
Designed: 2/27/2012
Printed: 4/23/2012

BENSON PLAN I.kit

All

Drawing #: 1 No Scale.

HANSEN
KITCHEN REMODEL PROJECT
721 SAN MIGUEL LN
FOSTER CITY, CA.

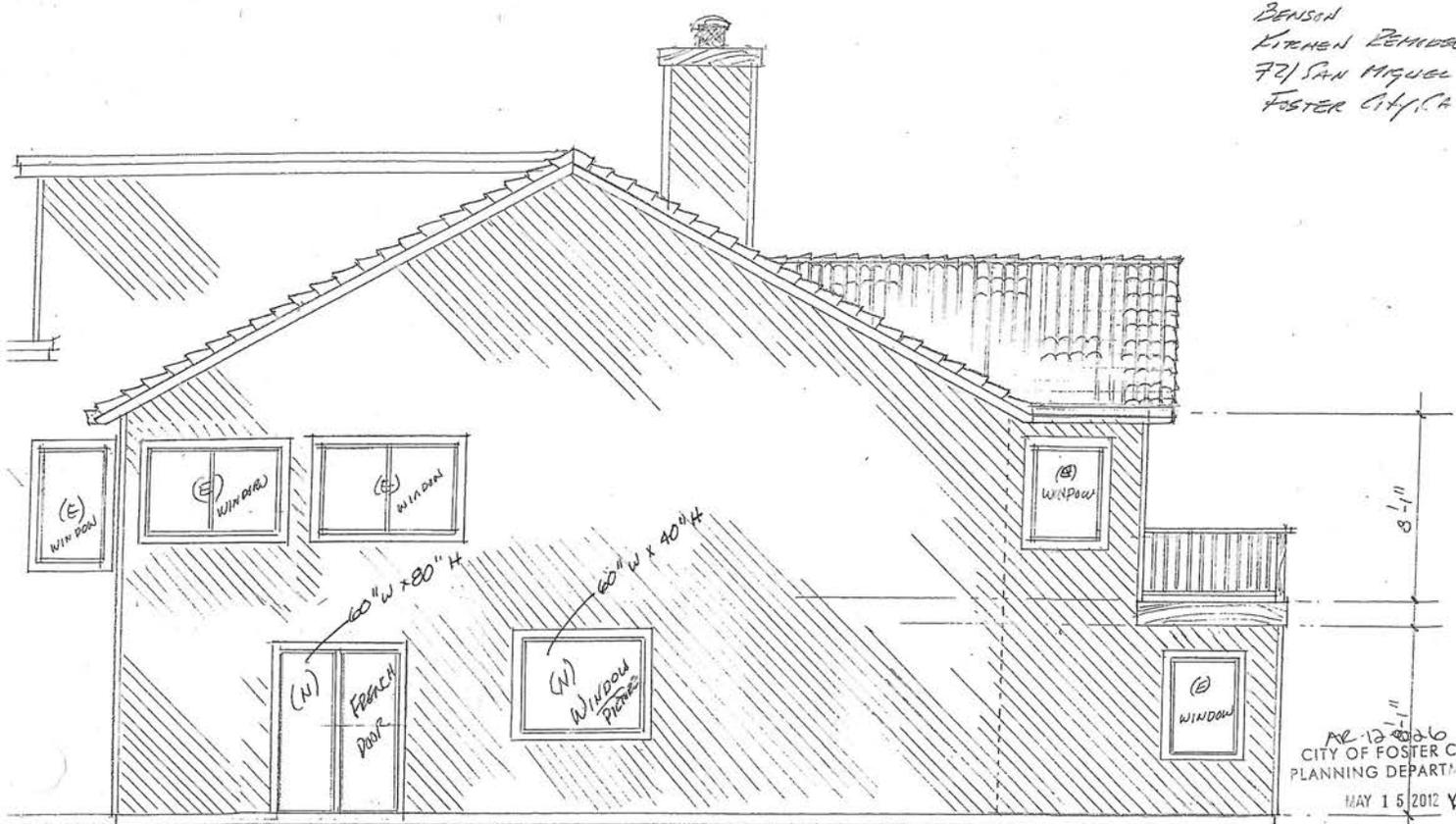


EXISTING WINDOW
~~RIGHT SIDE ELEV.~~
(EAST) 1/4" = 1'-0"

AR 12-026
CITY OF FOSTER CITY
PLANNING DEPARTMENT
MAY 15 2012 YBY
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

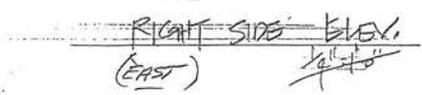


BENSON
 KITCHEN REMODEL PROJECT
 721 SAN MIGUEL LN.
 FOSTER CITY, CA



PL-13-0006
 CITY OF FOSTER CITY
 PLANNING DEPARTMENT
 MAY 15 2012 YAL
 ADMINISTRATIVE APPROVAL
 WITH CONDITIONS

(NEW) PROPOSED WINDOW



CHANGES:
 (E) KITCHEN WINDOW (N) PICTURE WINDOW
 (E) KITCHEN SLIDING DOOR (N) REPOSITIONED FRENCH DOOR

STYLE TRIM COLOR TO MATCH EXISTING UNITS