City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

MAR 07 2013

BUILDING PERMIT IS REQUIRED
NOT APPROVED FOR CONSTRUCTION

MAR 01 2013
RECEIVED

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

APPLICATION RECEIVED: January 31, 2013

APPLICATION COMPLETE: February 19, 2013

ACTION DATE: February 27, 2013

CASE NO: UP-73-001M

OWNER: Marina Point Homeowners Association

ADDRESS: c/o Common Interest Management, 1720 S. Amphlett Blvd. Suite 130, San Mateo, CA

APPLICATION FOR: Window Prototype Amendment for C type units :

LOCATION: Marina Point HOA – Various Addresses

ZONING: RT/PD (Residential Townhouse/Planned Development)

CEQA DETERMINATION: Exempt § 15301 Existing Facilities

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 Use Permit Modification application based on the following findings:

1. The proposal to establish prototype designs for C type Units at Marina Point, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.12 (R-1 Single-Family Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the prototype design: 1) will be sympathetic to the character and style of the existing windows and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; 2) will be integrated into the existing building and designed such that the architectural character of the units is maintained and such that solar and privacy impacts will not be created on adjacent properties, consistent with Section 2.28.010 of the Foster City Municipal Code; and 3) will improve a typical residential use consistent with the Land Use Plan designation of Single-Family Residential.

2. That the design of the proposal would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the location, size, and design of

the windows will be compatible with the location, size, and design of the houses in the planned development in which it is located.

3. That the design of the windows would be compatible with the site's environment with respect to use, forms, materials, colors, setbacks, location, height, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the new window designs: 1) will be compatible with the existing windows in the planned development, and therefore, will preserve the architectural scale and character of the planned development and community consistent with Section 17.58.010.B.1; 2) will be well designed in relation to surrounding properties, and therefore, will be compatible with the architectural style and details of buildings in the immediate vicinity consistent with Section 17.58.010.B.2; and 3) will be sympathetic to the proportions and character of the existing neighborhood, and therefore, will enhance the site and will be harmonious with the highest standards of improvement in the surrounding area consistent with Section 17.58.010.B.4.

4. That the proposal would 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, property values in the area, or the general welfare of the City because the design of the prototype designs will meet egress requirements of the California Building Code and not: 1) significantly impact the privacy of adjacent properties; 2) significantly reduce the amount of direct sunlight to the interior of an adjacent building or exterior of an adjacent property; or 3) significantly block or limit existing views from the interior or exterior of adjacent properties, consistent with Section 17.58.010.B.3 of the Foster City Municipal Code.

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

Expiration

Any 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 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.

FOSTER CITY
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MAR 07 2013
PLANNING/
CODE ENFORCEMENT

In order to demonstrate that you area aware of and understand the 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,

Julie A. Hunter

FOR Curtis Banks
Community Development Director

Marina Point HOA
(Owner's Name) (Please Print)

Arthur N. Dingo, Vice President
(Owner's Signature) for Marina Point HOA

Planners Initials JHM

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CODE ENFORCEMENT

EXHIBIT A

MARINA POINT HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Siding Replacement
Unit Type C Secondary Bedroom for proper Egress Requirements

The following guidelines shall govern the installation and replacement of window located in the Unit Type C Secondary Bedroom in the Marina Point Planned Development.

CONDITIONS OF APPROVAL

1. All construction shall be located, 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. 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.

4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.

5. Prior to any final inspection approval, these conditions and all improvements shall be completed in accordance with the approved plans and to the satisfaction of the City.

6. * All replacement windows have brown vinyl frames with a maximum width of 2 1/2" for window.

7. * All replacement windows shall have a nail on fin, no retro-fit windows will be allowed.

8. * All replacement windows shall be unobstructed glass with not grids.

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

10. * Replacement windows shall have trim with the same material, size and style consistent with the existing trim.

11. * All replacement windows for the Unit Type C Secondary Bedroom shall have a fixed lower frame tempered window with a mullion at 32" and a single hung window above. The upper single hung configuration shall comply with the required egress areas. The complete window shall have the appearance of equal areas for the fixed and the single hung. (See Attached Drawing)

12. *This prototype is applicable to only those units identified in Exhibit B of this prototype amendment, Marina Point Unit Type C.

*Site Specific Conditions

APPROVAL PROCESS

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

   - A Building Permit application and filling fee.
   - Four copies of photographs or elevations indicating the location and size(s) of the windows.
   - A City of Foster City window schedule
   - Brochure or information on the proposed replacement windows.

2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of windows and sliding glass doors.

Arthur N. Dingle, Vice President for Marina Point HOA — 3/5/13

Homeowners Association — Date

3/14/13

Curtis Banks, Community Development Director — Date

City of Foster City

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MAR 07 2013
PLANNING/
CODE ENFORCEMENT

EXHIBIT B

MARINA POINT UNIT TYPE C

1170 FOSTER CITY BLVD - BUILDING 1

UNIT 112
UNIT 212
UNIT 312
UNIT 113
UNIT 213
UNIT 313

1081 BEACH PARK BLVD - BUILDING 2

UNIT 102
UNIT 202
UNIT 302
UNIT 107
UNIT 207
UNIT 307
UNIT 109
UNIT 209 3/15/13
UNIT 309
UNIT 113
UNIT 213
UNIT 313
UNIT 114
UNIT 214
UNIT 314

1061 BEACH PARK BLVD - BUILDING 3

UNIT 112
UNIT 212
UNIT 312
UNIT 113
UNIT 213
UNIT 313

1051 BEACH PARK BLVD -BUILDING 4

UNIT 102
UNIT 202
UNIT 302
UNIT 107
UNIT 207
UNIT 307
UNIT 109
UNIT 209
UNIT 309
UNIT 113
UNIT 213
UNIT 313
UNIT 114
UNIT 214
UNIT 314

UP-73-001m
CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 28 2013
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

MARINA POINT UNIT TYPE C

1191 COMPASS LANE - BUILDING 5

UNIT 104
UNIT 204
UNIT 105
UNIT 205

1171 COMPASS LANE - BUILDING 6

UNIT 112
UNIT 212
UNIT 312
UNIT 113
UNIT 213
UNIT 313

1191 COMPASS LANE - BUILDING 5

UNIT 104
UNIT 204
UNIT 105
UNIT 205

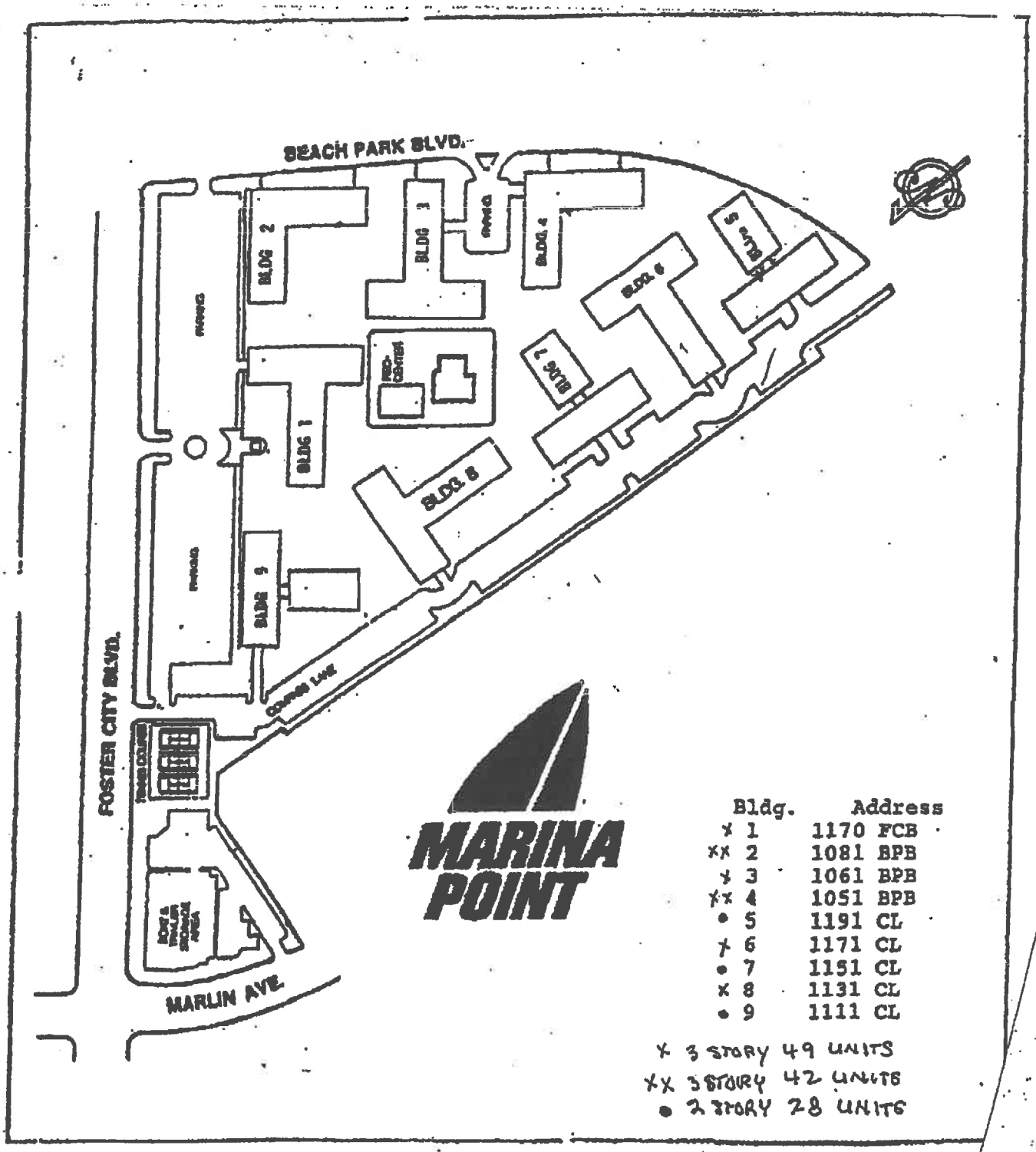
1131 COMPASS LANE - BUILDING 8

UNIT 112
UNIT 212
UNIT 312
UNIT 113
UNIT 213
UNIT 313

1111 COMPASS LANE - BUILDING 9

UNIT 104
UNIT 204
UNIT 105
UNIT 205

UP-73-061m
CITY OF FOSTER CITY
PLANNING DEPARTA'
FEB 28 2013
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



Bldg.	Address
x 1	1170 FCB
xx 2	1081 BPB
x 3	1061 BPB
xx 4	1051 BPB
• 5	1191 CL
x 6	1171 CL
• 7	1151 CL
x 8	1131 CL
• 9	1111 CL

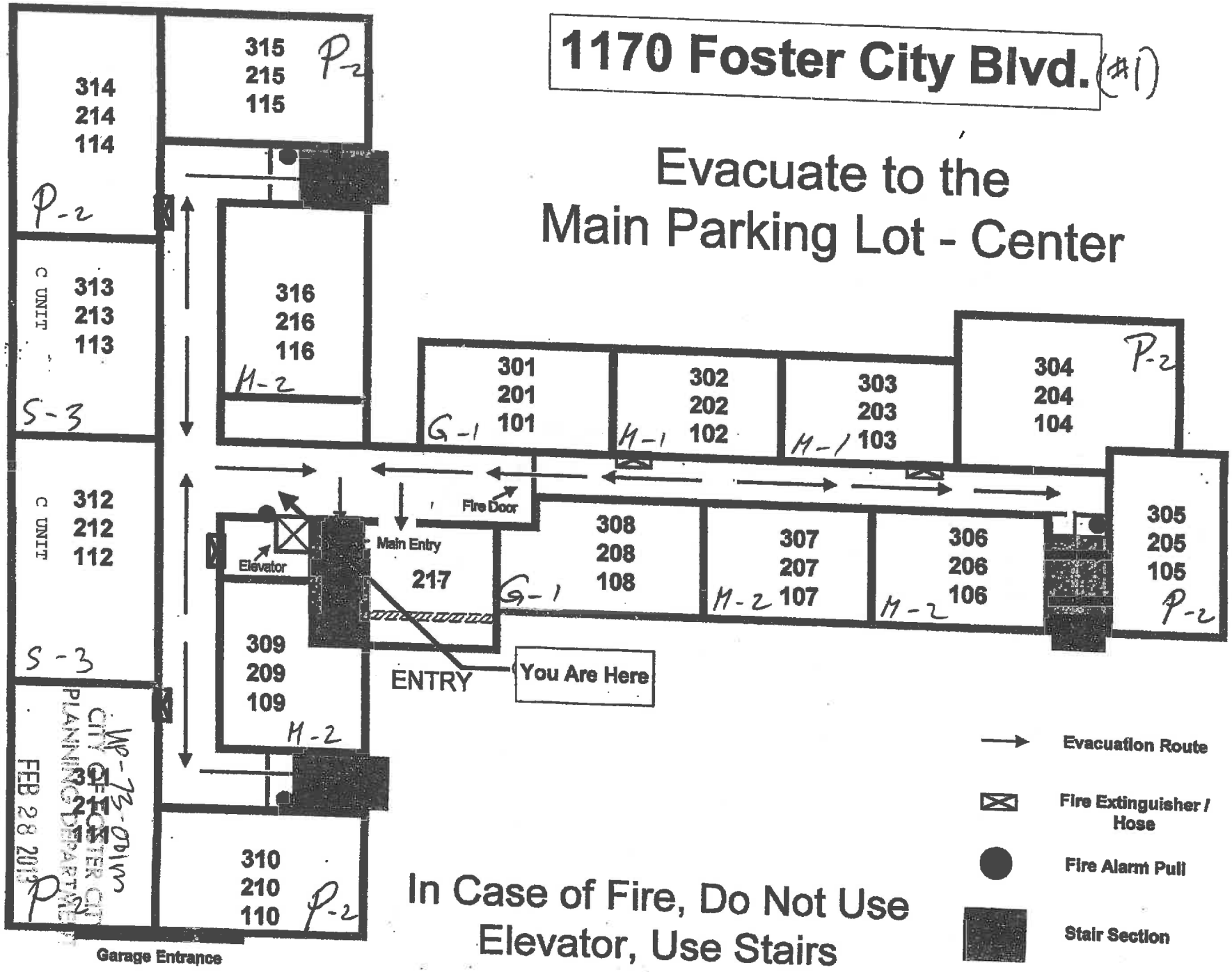
x 3 STORY 49 UNITS
xx 3 STORY 42 UNITS
• 2 STORY 28 UNITS

UP-73-00 M

CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 28 2013
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

1170 Foster City Blvd. (#1)

Evacuate to the Main Parking Lot - Center

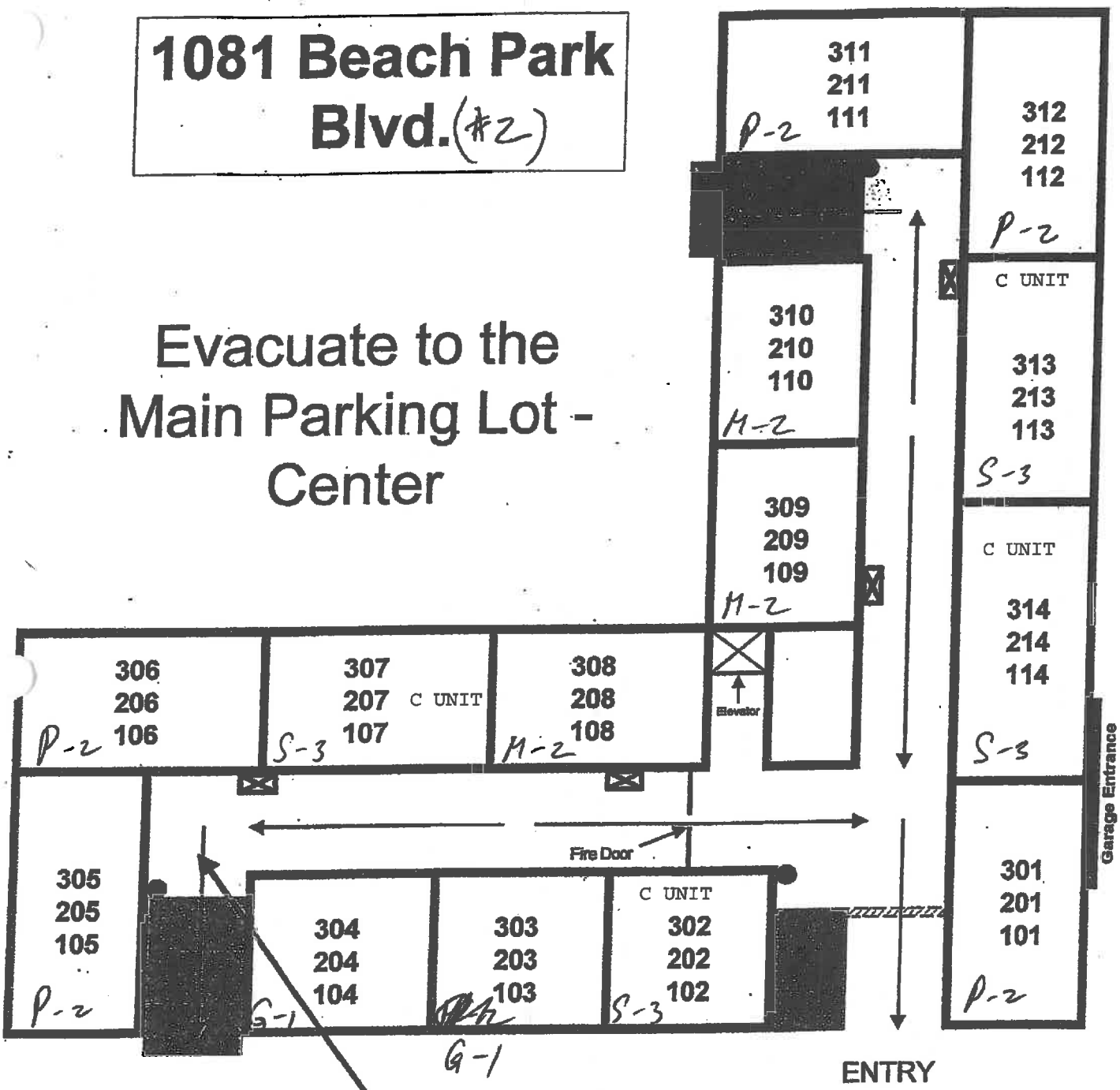


In Case of Fire, Do Not Use Elevator, Use Stairs

CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 28 2012
ADMINISTRATIVE APPROVAL WITH CONDITIONS

1081 Beach Park Blvd. (#2)

Evacuate to the Main Parking Lot - Center



Evacuation Route

Fire Extinguisher / Hose

Fire Alarm Pull

Stair Section

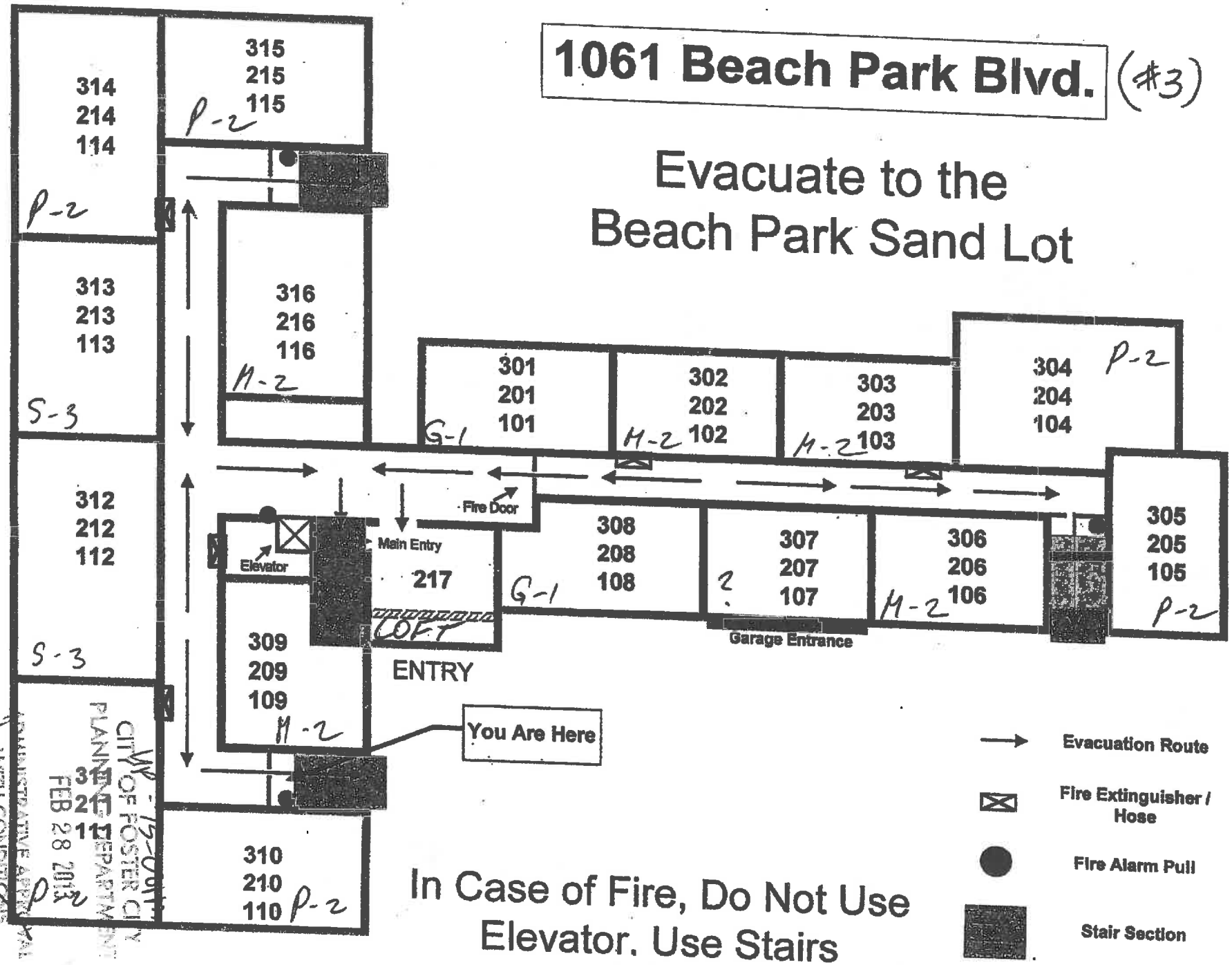
In Case of Fire, Do Not Use Elevator, Use Stairs

UP-73-001m

CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 28 2013
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

1061 Beach Park Blvd. (#3)

Evacuate to the Beach Park Sand Lot

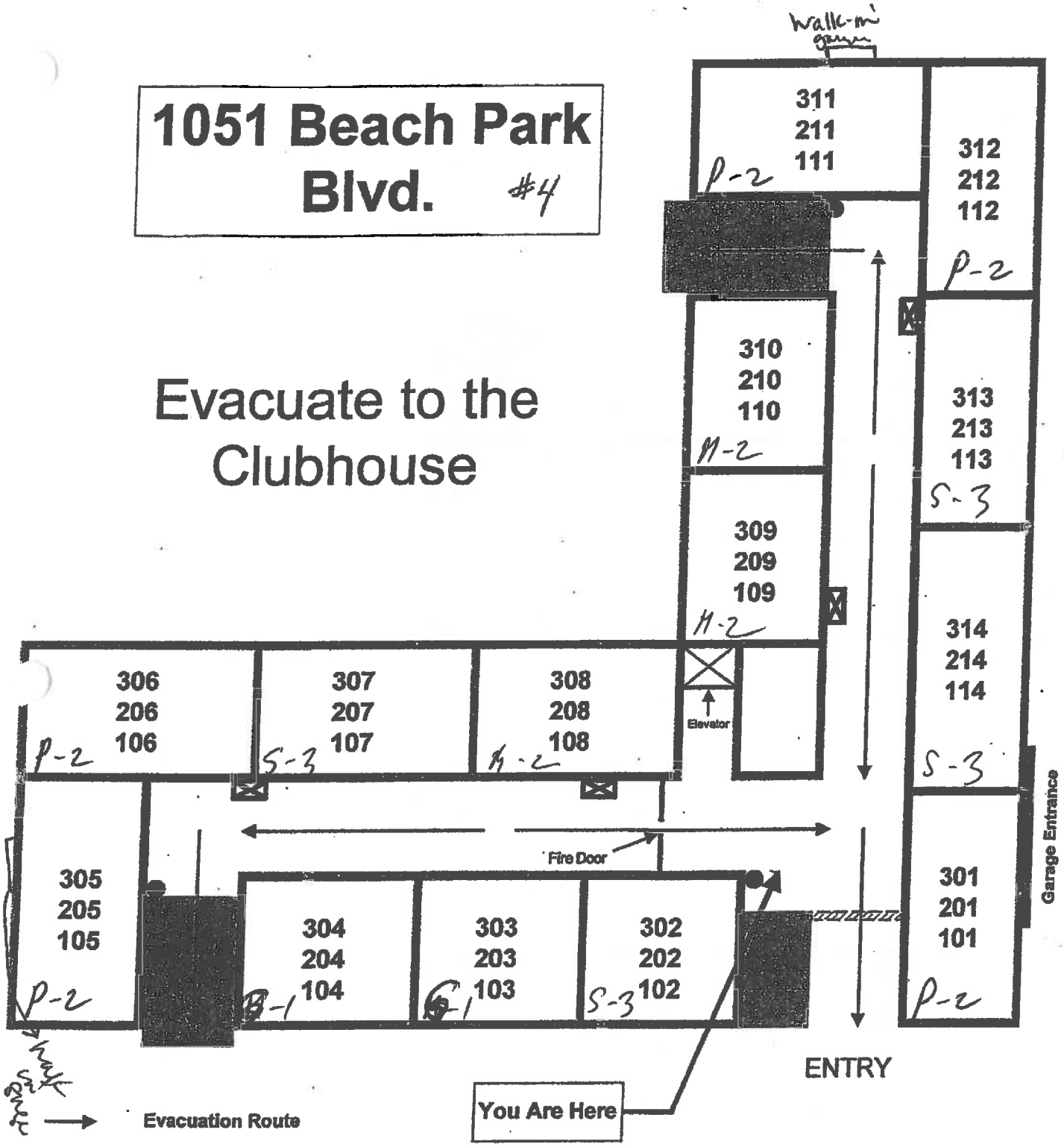


In Case of Fire, Do Not Use Elevator. Use Stairs

CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 28 2013
WITH CONDITIONS
ADMINISTRATIVE APPROVAL

1051 Beach Park Blvd. #4

Evacuate to the Clubhouse



Evacuation Route

Fire Extinguisher / Hose

Fire Alarm Pull

Stair Section

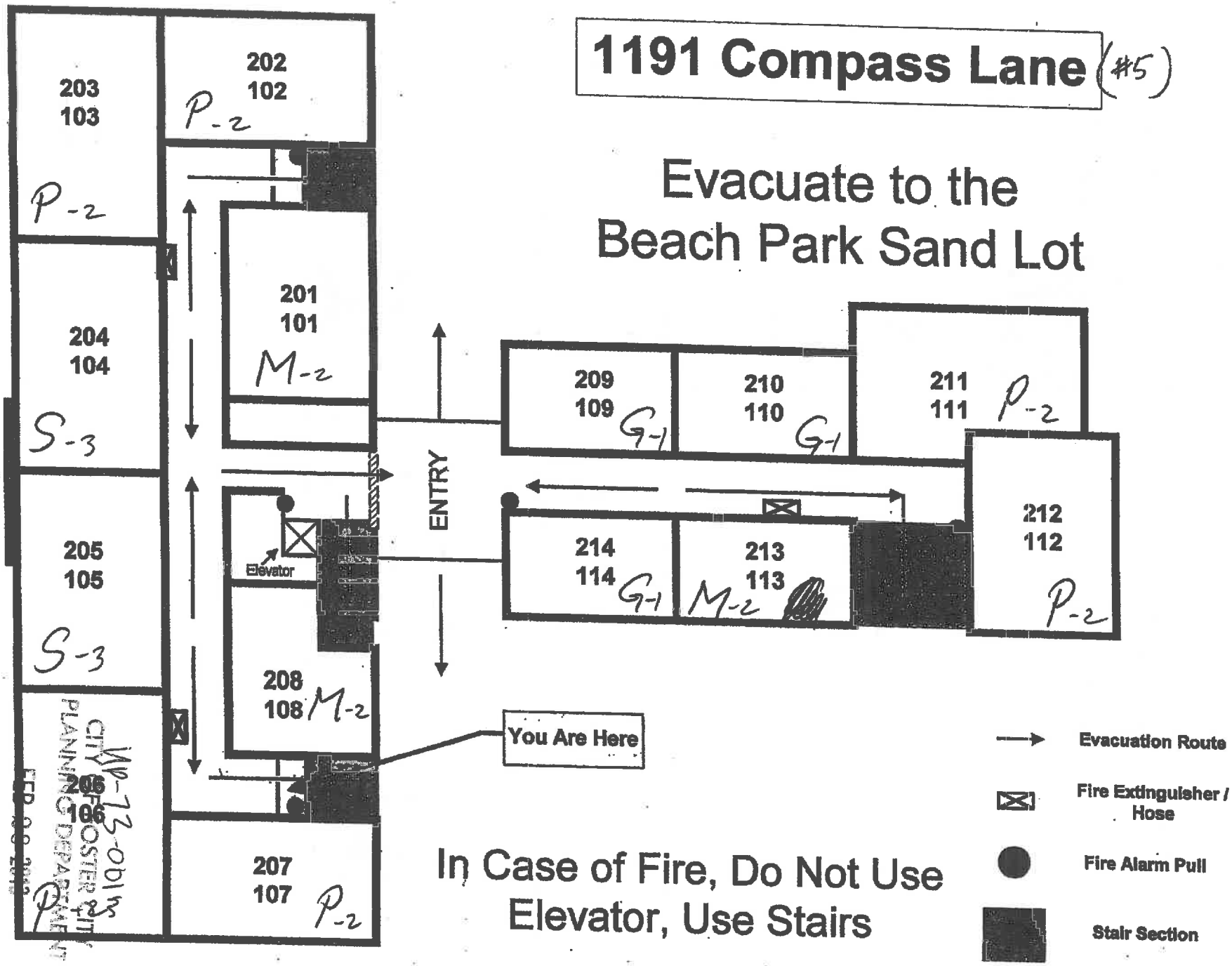
In Case of Fire, Do Not Use Elevator, Use Stairs

UP-73-00m

CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 28 2013
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

1191 Compass Lane (#5)

Evacuate to the Beach Park Sand Lot



In Case of Fire, Do Not Use Elevator, Use Stairs

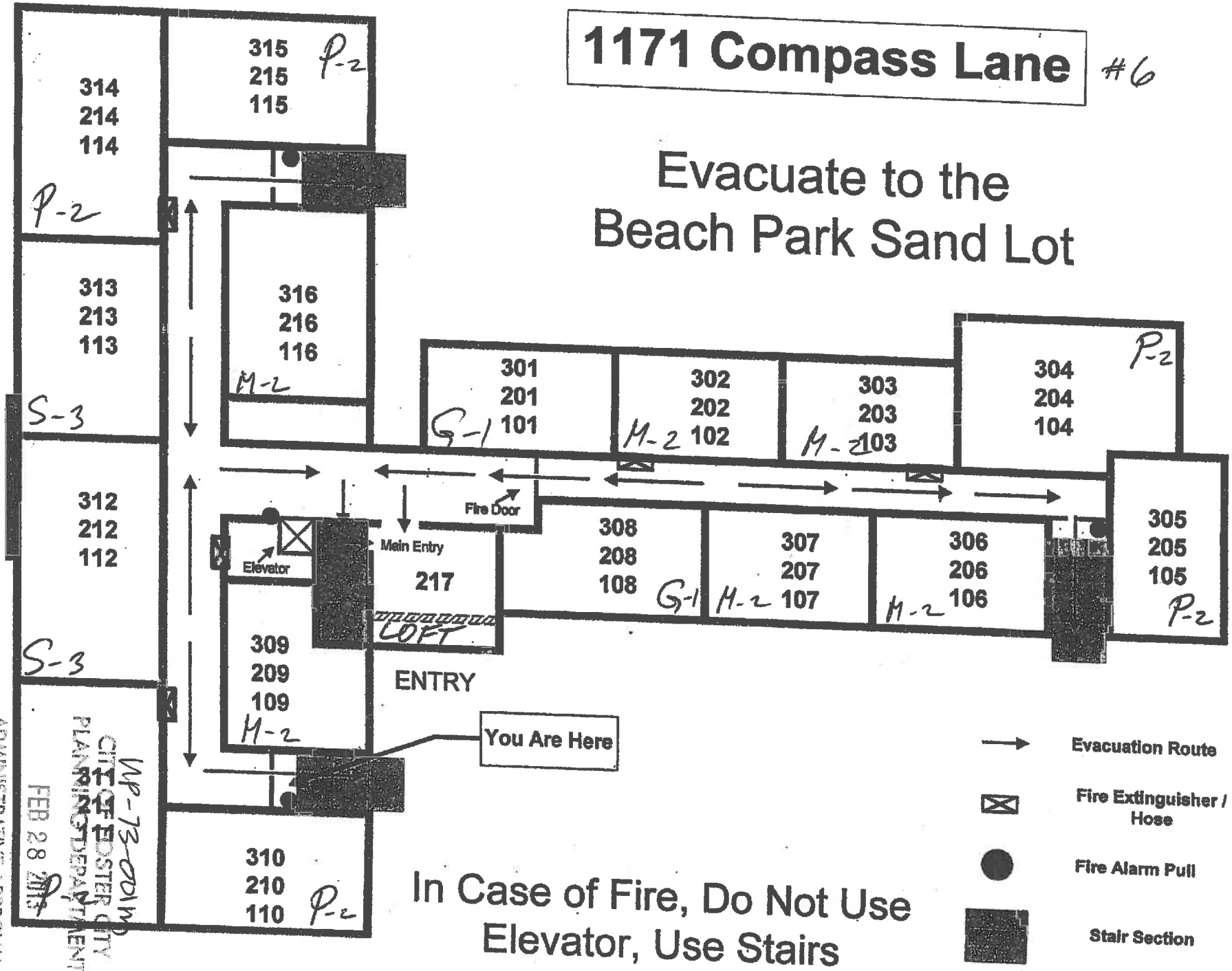
ADMINISTRATIVE APPROVAL WITH CONDITIONS

CITY OF FOSTER CITY PLANNING DEPARTMENT

MP-73-0013

1171 Compass Lane #6

Evacuate to the Beach Park Sand Lot



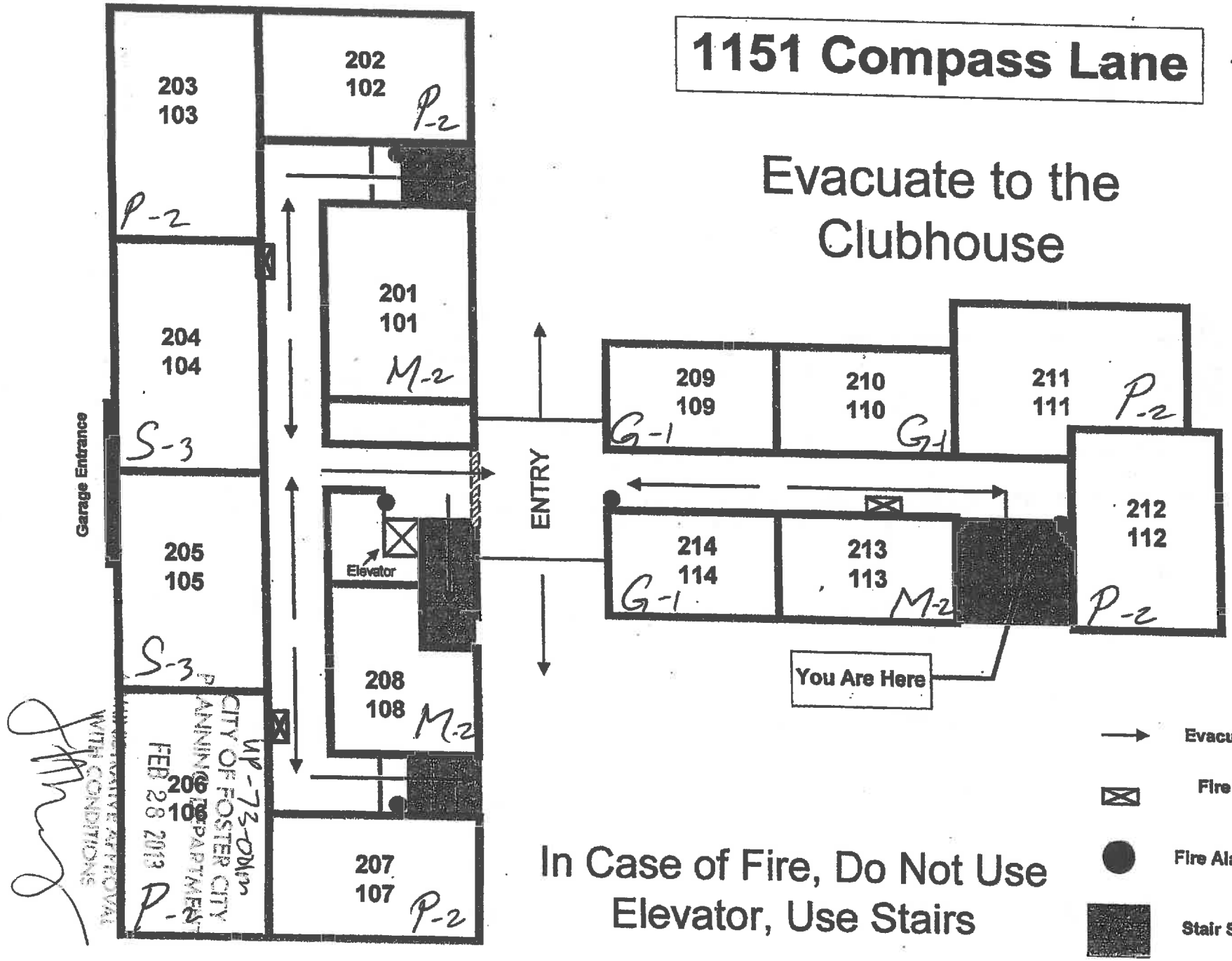
In Case of Fire, Do Not Use Elevator, Use Stairs

ADMINISTRATIVE APPROVAL WITH CONDITIONS
CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 28 2013

1151 Compass Lane

#7

Evacuate to the Clubhouse



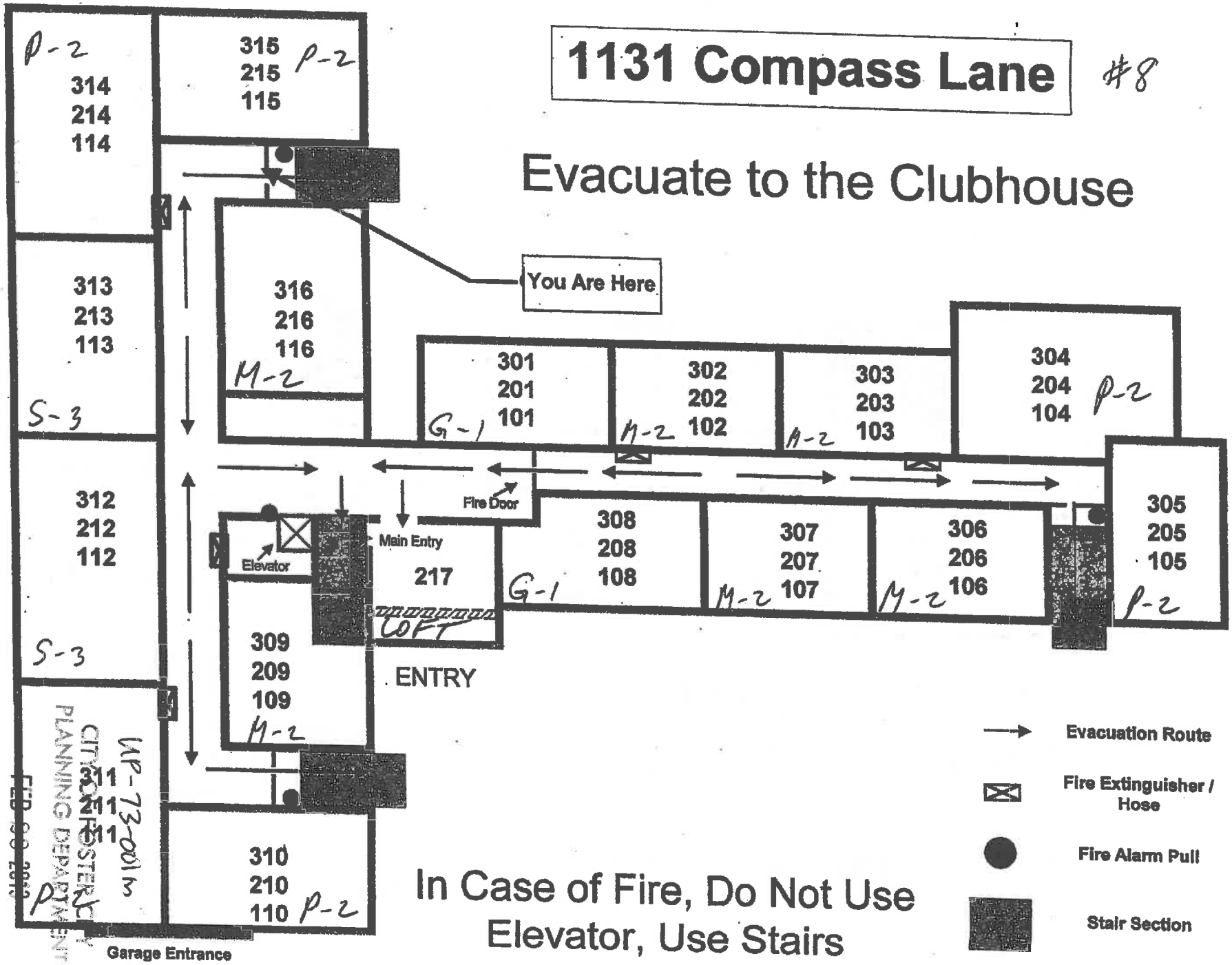
In Case of Fire, Do Not Use Elevator, Use Stairs

CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 28 2008
UP-73-08
WITH CONDITIONS

1131 Compass Lane

#8

Evacuate to the Clubhouse



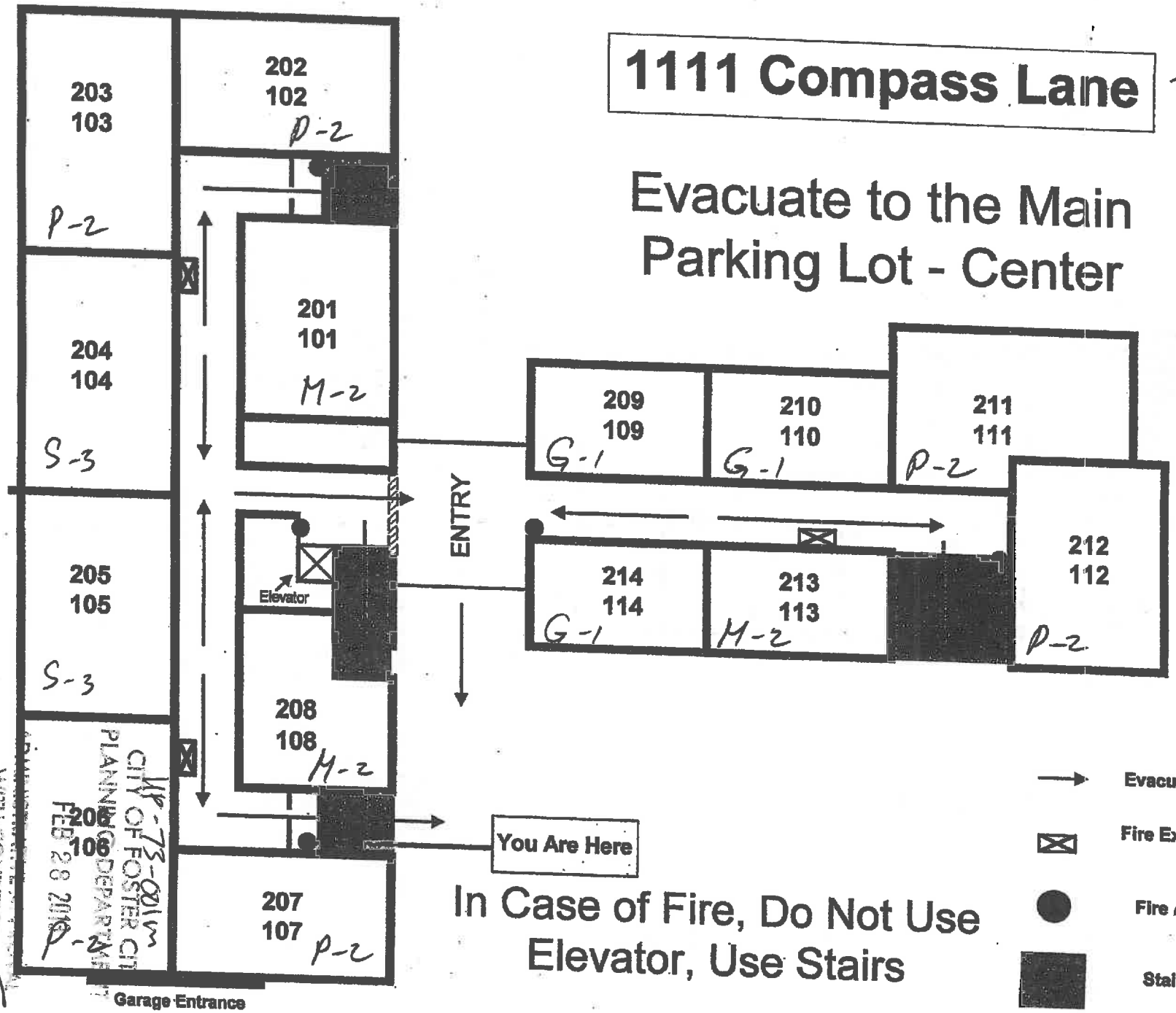
In Case of Fire, Do Not Use Elevator, Use Stairs

UP-73-001m
CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 09 2010
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

1111 Compass Lane

#9

Evacuate to the Main Parking Lot - Center



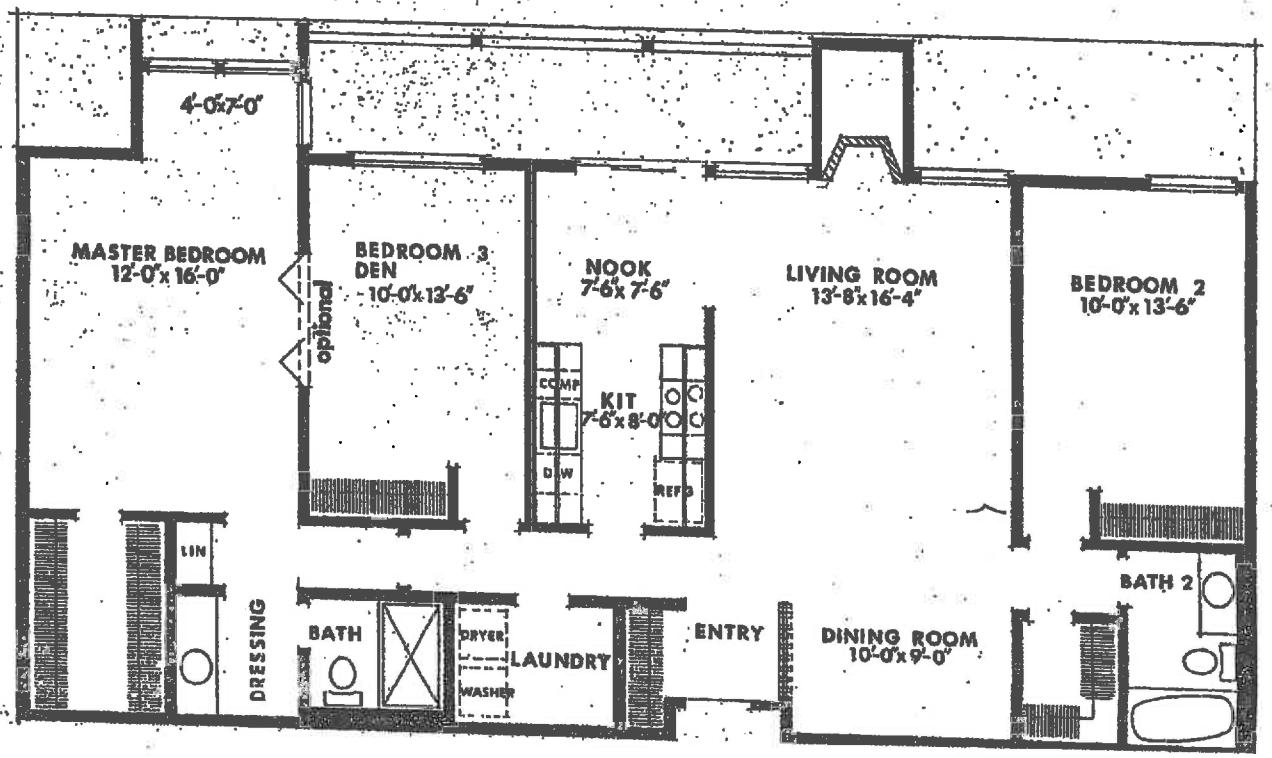
In Case of Fire, Do Not Use Elevator, Use Stairs

UP-73-001m
CITY OF FOSTER CITY
PLANNING DEPARTMENT
FEB 28 2010
WITH CONDITIONS

The Sandpiper

Plan C

Three big bedrooms, or two bedrooms with den, and two full baths. A total living space of 1,593 square feet including a 126 square foot balcony.



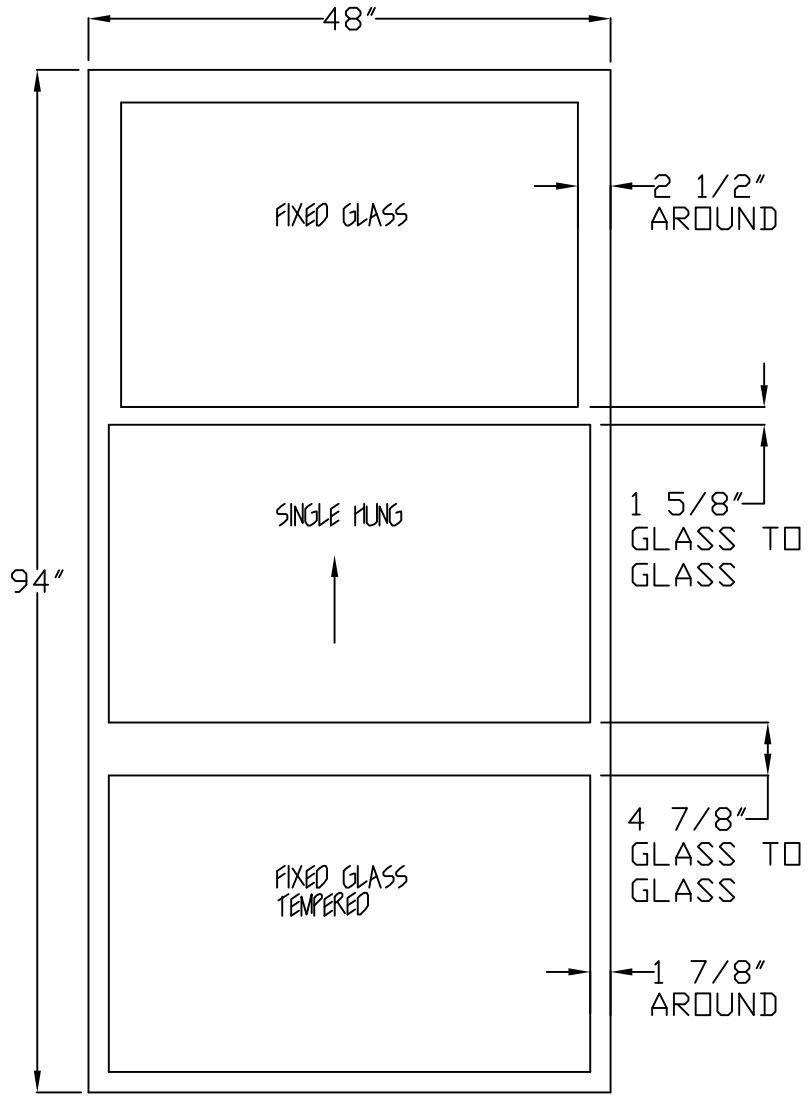
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

FEB 28 2013

CITY OF FOSTER CITY
PLANNING DEPARTMENT

UP-73-0013

CLEAR OPENING 42 1/2" X 24 1/8"
FREE AREA: 7.1 SQ/FT
EGRESS CODE REQUIREMENTS 5.7 SQ/FT



REV	DESCRIPTION	DATE
1	REVISED WINDOW	9/21/2012
2	REVISED WINDOW	10/21/2012
3	REVISED WINDOW	3/12/2014

Gerald Stater & Company Inc

Residential and Non Residential Energy Consulting
Construction Management Services

SHEET TITLE: **3RD BEDROOM WINDOW (ALT)**

PROJECT:
MARINA POINT, HOA
FOSTER CITY, CA.

DATE:	SCALE	PROJECT#	SHEET:
3-12-14	NA	-	OF 1 SHEETS

WIN 2

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

FEB 0 2 2012
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FOSTER CITY
RECEIVED
FEB 17 2012
PLANNING /
CODE ENFORCEMENT

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

APPLICATION RECEIVED:	May 31, 2011
APPLICATION COMPLETE:	September 6, 2011
ACTION DATE:	September 20, 2011 (Revised January 31, 2012)
CASE NO.:	UP-73-001K
OWNER:	Marina Point Homeowners' Association
OWNER ADDRESS:	1720 S. Amphlett Blvd., Suite 130, San Mateo, CA 94402
APPLICATION FOR:	Prototypical design Guidelines for Replacement Windows
LOCATION:	Marina Point Planned Development
ZONING:	RT/PD (Townhouse Residence/Planned Development) District
ACTION TAKEN:	Approved with Conditions

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

1. That the proposal to establish a prototype design for the replacement of windows in the Marina Point Planned Development, as conditioned in Exhibit A, is consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed prototypical design will maintain the existing appearance of residential units in the development, will allow for necessary maintenance and repair of houses, will preserve "the quality of the City's 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 replacement windows will have a brown vinyl frame with clear glass to match the existing windows; and 4) the balcony window will be a casement window in order to meet the egress requirements of the Uniform Building Code.

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 new window will be compatible with the design of the house and the neighborhood and will not have any detrimental visual or privacy impacts on the adjacent properties and/or the streetscape as required by Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code.

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

Expiration

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

Appeal

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

Acknowledgment by Applicant

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

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

Sincerely,

Curtis Banks
Community Development Director

Denise Wallace, Managing Agent for Marina Point HOA
(Applicant's Name) (Please Print)

Denise Wallace
(Applicant's Signature)

Planners Initials: CB/KAK

EXHIBIT A

MARINA POINT HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Window Replacements
UP-73-001K

The following guidelines shall govern the installation and replacement of windows in the Marina Point 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 Marina Point Homeowners Association Window Replacement Guidelines. Any changes which affect the exterior character of the work shall be resubmitted for approval. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.

3. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.

4. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed to the satisfaction of the City.

5. All architectural elements such as soffits, screens, etc. not shown or detailed on the plans shall be finished in a material and color in harmony with the exterior of the building.

6. All replacement windows and sliding glass doors shall have anodized bronze frames with a maximum width of 2 1/2" for windows and 3 1/2" for sliding glass doors. The frame width shall be measured from the outside edge of the glass to the outside edge of the frame.

7. All replacement windows and sliding glass doors shall have a nail on fin, no retro-fit windows will be allowed.

8. All replacement windows shall be unobstructed glass with not grids.

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

10. Replacement windows shall have trim with the same material, size and style consistent with the existing trim.

11. All replacement windows and sliding glass doors shall match the existing windows and

sliding glass doors in size, style, design, trim and location.

12. All lower window panels shall have clear tempered glass.

13. The awning windows shall be fixed so that the opening is restricted to no more than 4" as shown on the attached Exhibit B.

14. The master bedroom window, as shown on the attached Exhibit C, that opens on to the balcony must be replaced with a 56" x 36" fixed window on top and a 36" x 36" casement window on the bottom in order to meet the egress requirements of Section 310.4 of the Uniform Building Code.

APPROVAL PROCESS

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

   - Building Permit application and filing fee.
   - Completed Window Schedule.
   - Four copies of photographs or elevations indicating the windows that will be replaced. Photographs should be numbered to correlate with the number on the Window Schedule.
   - Brochure indicating the type of replacement windows to be used.

2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of windows.

Denise Wallace, Managing Agent

Denise Wallace
Common Interest Management Services, for
Marina Point Homeowners' Association

2/3/2012
Date

Curtis Banks, Community Development Director
City of Foster City

Date 2/22/12

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

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1. That the proposal to establish a prototype design for the replacement of windows in the Marina Point Planned Development, as conditioned in Exhibit A, is consistent with the Foster City General Plan and Title 17, Zoning, and Chapter 2.28, Planning, of the Foster City Municipal Code because the proposed prototypical design will maintain the existing appearance of residential units in the development, will allow for necessary maintenance and repair of houses, will preserve "the quality of the City's 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 replacement windows will have a brown vinyl frame with clear glass to match the existing windows; and 4) the balcony window will be a casement window in order to meet the egress requirements of the Uniform Building Code.

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 new window will be compatible with the design of the house and the neighborhood and will not have any detrimental visual or privacy impacts on the adjacent properties and/or the streetscape as required by Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code.

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

Expiration

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

Appeal

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

Acknowledgment by Applicant

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

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

Sincerely,

Richard B. Marks
Community Development Director

Monaca Smith Onstad
(Applicant's Name) (Please Print)

(Applicant's Signature)

Planners Initials: CB

EXHIBIT A

MARINA POINT HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Window Replacements

The following guidelines shall govern the installation and replacement of windows in the Marina Point 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 Marina Point Homeowners Association Window Replacement Guidelines. Any changes which affect the exterior character of the work shall be resubmitted for approval. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a "Stop Work Order" by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.

3. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.

4. Prior to any final building inspection approval, imposed conditions and all improvements shall be completed to the satisfaction of the City.

5. All architectural elements such as soffits, screens, etc. not shown or detailed on the plans shall be finished in a material and color in harmony with the exterior of the building.

6. All replacement windows and sliding glass doors shall have anodized bronze frames with a maximum width of 2 1/2" for windows and 3 1/2" for sliding glass doors. The frame width shall be measured from the outside edge of the glass to the outside edge of the frame.

7. All replacement windows and sliding glass doors shall have a nail on fin, no retro-fit windows will be allowed.

8. All replacement windows shall be unobstructed glass with not grids.

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

10. Replacement windows shall have trim with the same material, size and style consistent with the existing trim.

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

12. All lower window panels shall have clear tempered glass.

13. The awning windows shall be fixed so that the opening is restricted to no more than 4" as shown on the attached Exhibit B.

14. The operable master bedroom window, as shown on the attached Exhibit C, that opens on to the balcony must be replaced with a casement window (36"x36") in order to meet the egress requirements of Section 310.4 of the Uniform Building Code.

APPROVAL PROCESS

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

   - Building Permit application and filing fee.
   - Completed Window Schedule.
   - Four copies of photographs or elevations indicating the windows that will be replaced. Photographs should be numbered to correlate with the number on the Window Schedule.
   - Brochure indicating the type of replacement windows to be used.

2. The Planning/Code Enforcement Division staff will review the Building Permit application to confirm that the proposal is consistent with the prototypical design approved for replacement of windows.

Monica Smith / M Smith — 10/13/11

Monica Smith
Common Interest Management Services, for
Marina Point Homeowners' Association

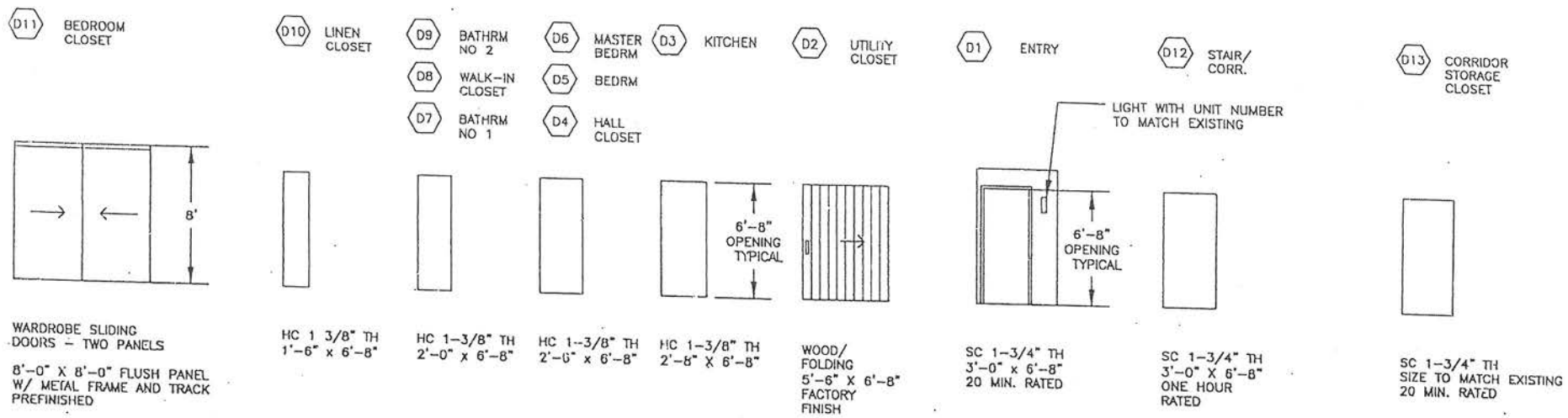
Date

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

10/17/11

Date

DOOR SCHEDULE



DOOR NOTES:

1. DIMENSIONS SHOWN ARE APPROXIMATE OPENINGS - FIELD VERIFY.
2. ALL DOORS ARE FLUSH FACES, PAINT GRADE UNLESS OTHERWISE NOTED.
3. SEE PLANS FOR DOOR SWINGS.
4. PROVIDE FIRE-RATED DOORS AND FRAMES AS INDICATED IN THE SCHEDULE.

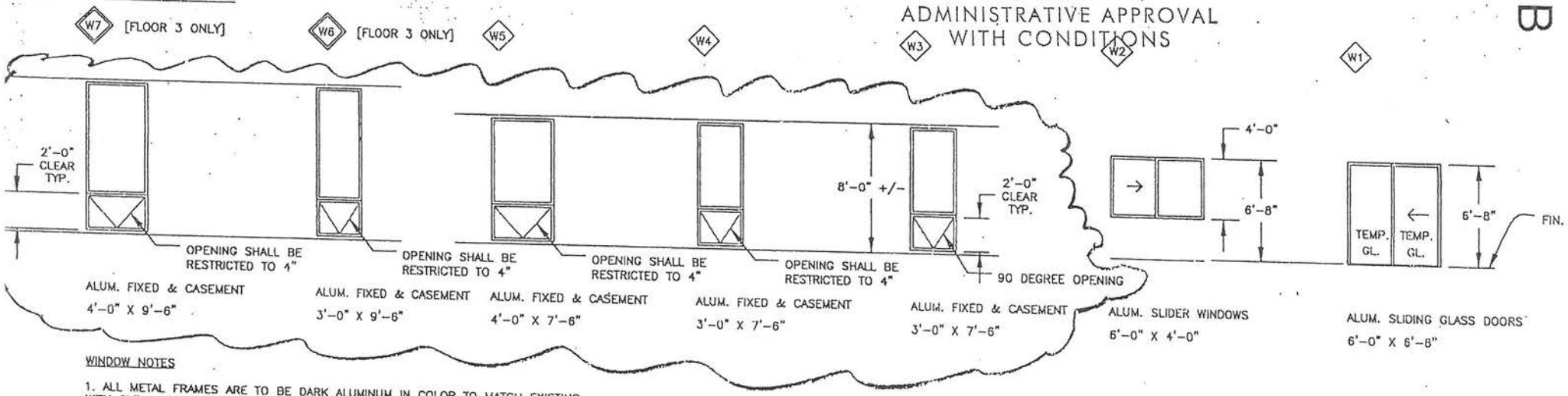
UP-73-001 F
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUN 03 2003

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

EXHIBIT B

WINDOW SCHEDULE



WINDOW NOTES

1. ALL METAL FRAMES ARE TO BE DARK ALUMINUM IN COLOR TO MATCH EXISTING, WITH CLEAR INSULATING GLASS. PROVIDE TEMPERED INSULATING GLASS AT SLIDING DOORS AND LOWER WINDOW PANELS.
2. ALL OPERABLE WINDOW AND SLIDING GLASS DOOR SEGMENTS SHALL HAVE INSECT SCREENS. VERIFY CASEMENT SWING WITH PLANS.
3. ALL DIMENSIONS TO BE VERIFIED IN FIELD.

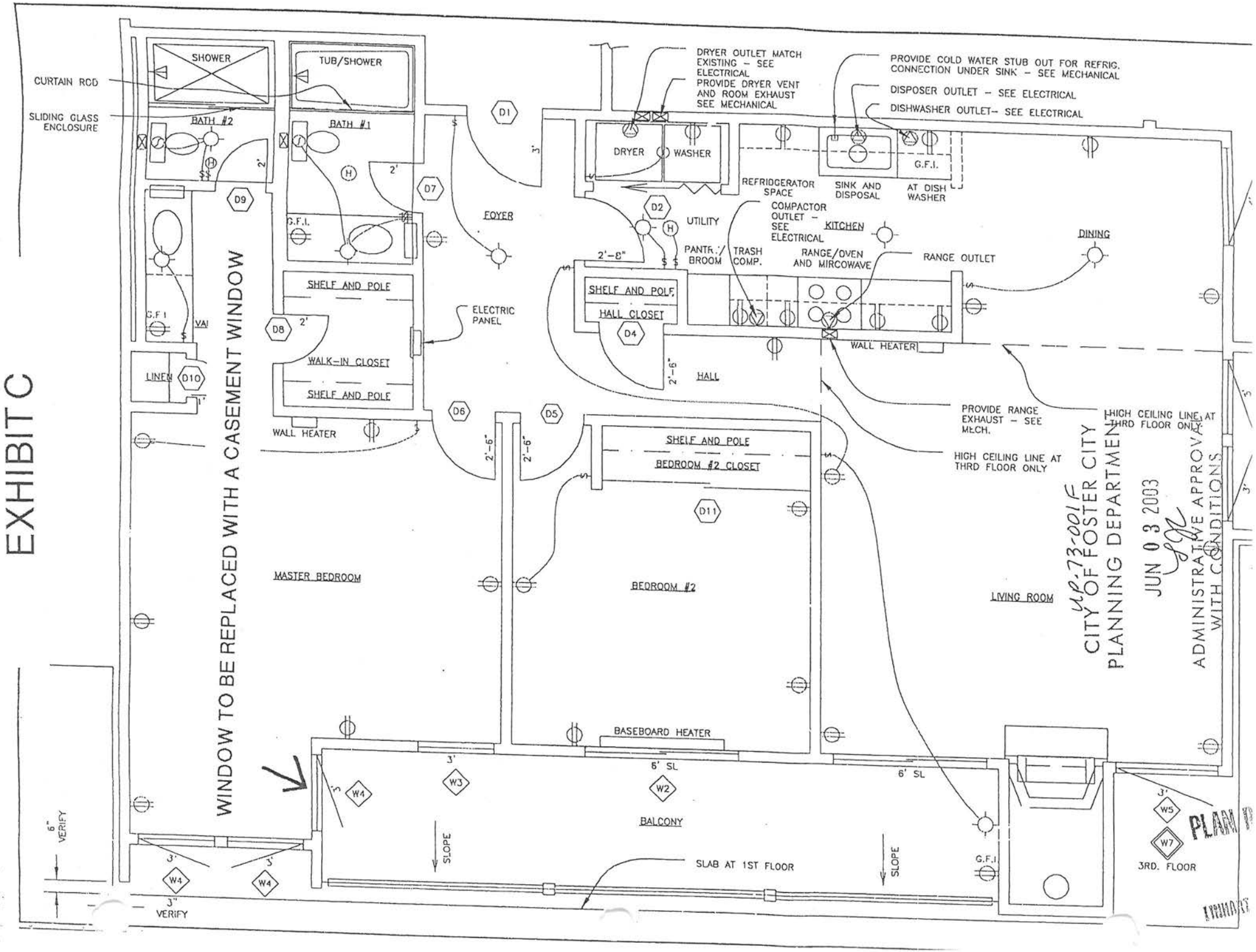


EXHIBIT C
SHOWER
TUB/SHOWER
CURTAIN ROD
SLIDING GLASS ENCLOSURE
BATH #2
BATH #1
G.F.I.
VAI
LINEN
SHELF AND POLE
WALK-IN CLOSET
WALL HEATER
ELECTRIC PANEL
FOYER
D1
D2
D4
D5
D6
D7
D8
D9
D10
D11
DRYER
WASHER
DRYER OUTLET MATCH EXISTING – SEE ELECTRICAL
PROVIDE DRYER VENT AND ROOM EXHAUST SEE MECHANICAL
PROVIDE COLD WATER STUB OUT FOR REFRIG. CONNECTION UNDER SINK – SEE MECHANICAL
DISPOSER OUTLET – SEE ELECTRICAL
DISHWASHER OUTLET– SEE ELECTRICAL
REFRIGERATOR SPACE
SINK AND DISPOSAL
AT DISH WASHER
UTILITY
COMPACTOR OUTLET – SEE ELECTRICAL
KITCHEN
DINING
PANTRY/ BROOM
TRASH COMP.
RANGE/OVEN AND MIRCOWAVE
RANGE OUTLET
HALL CLOSET
HALL
PROVIDE RANGE EXHAUST – SEE MECH.
HIGH CEILING LINE AT THRD FLOOR ONLY
BEDROOM #2 CLOSET
MASTER BEDROOM
BEDROOM #2
LIVING ROOM
WINDOW TO BE REPLACED WITH A CASEMENT WINDOW
BASEBOARD HEATER
BALCONY
SLOPE
SLAB AT 1ST FLOOR
6' SL
W2
W3
W4
W5
W7
3RD. FLOOR
6" VERIFY
3" VERIFY
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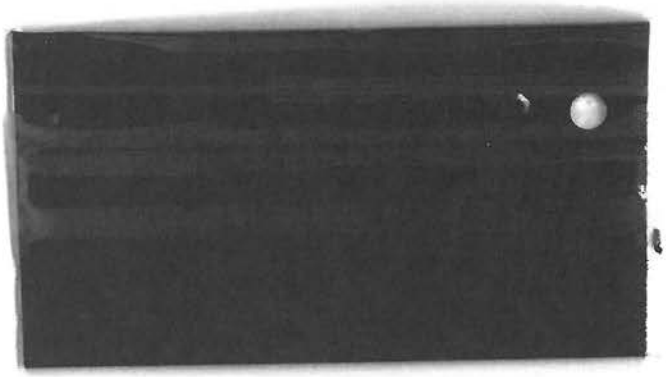
PLANN

Color Sample



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