

City of Foster City

AUG 06 2009
FILE COPY

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

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

**BUILDING PERMIT IS REQUIRED
NOT APPROVED FOR CONSTRUCTION**

FOSTER CITY RECEIVED
AUG 10 2009
PLANNING DIVISION

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

APPLICATION RECEIVED: July 30, 2009

APPLICATION COMPLETE: August 3, 2009

ACTION DATE: August 4, 2009

CASE NO.: UP-79-015F

OWNER: Spinnaker Cove Association

OWNER ADDRESS: c/o Greg Fox, PML Management, 655 Mariners Island Blvd. #130, San Mateo, CA 94404

APPLICATION FOR: Prototype Design for replacement windows/sliding glass doors

LOCATION: Spinnaker Cove Planned Development

ZONING: R-3/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 and sliding glass doors for homes in the Spinnaker Cove 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 replacement windows and sliding glass doors will improve the appearance of homes 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, and will be consistent with the residential use of the houses 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 replacement windows and sliding glass doors will be compatible with the architectural style, character, and proportions of houses 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 the prototypical windows and sliding glass doors will provide guidelines to ensure that the specified property improvements are orderly and consistent for all properties in the development, and therefore, the overall architectural style and characteristics throughout the planned development will be preserved.
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 windows and sliding glass doors will be compatible with the design of the house and other houses in the neighborhood, 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.

This action is subject to any conditions contained in Exhibits A and B, 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

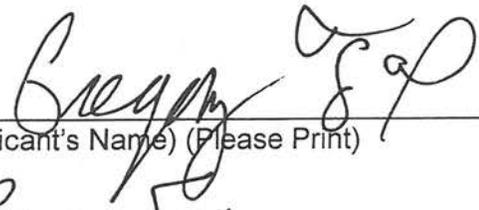
Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Architectural Review decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the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

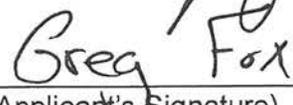
In order to demonstrate that you are aware of and understand the Architectural Review conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised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

Sincerely,

for 
Richard B. Marks
Community Development Director

Planners Initials: CB



(Applicant's Name) (Please Print)


(Applicant's Signature)

EXHIBIT A

SPINNAKER COVE HOMEOWNERS' ASSOCIATION

Prototypical Design Guidelines for Replacement of Windows and Sliding Glass Doors

1. **Prior to commencement of work, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final construction drawings shall be submitted with the building permit application.**
2. All construction shall be designed, constructed, installed, and maintained in a professional manner.
3. 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.
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. Standard residential security requirements as established by Section 15.28.100, Business and Residential Security – Minimum standards, of Chapter 15.28 of the Foster City Municipal Code shall be provided.
6. Prior to any final building inspection approval, these conditions and all improvements shall be completed to the satisfaction of the City.
7. Once a building permit is issued, it is the permit holder's responsibility to ensure that the project receives a final inspection before the building permit expires (180 days after the last inspection). Failure to receive and/or pass a final inspection will result in the expiration of the building permit which will require additional fees to reactivate.
8. Fire sprinklers are required for any project that includes remodeling 50% or more of an existing house and/or adding 50% or more to the existing floor area. Prior to any final building inspection approval, flow calculations for the fire sprinkler system shall be prepared by a qualified Fire Sprinkler System contractor and submitted to the City for review. If tapping into the city's water main is required for a dedicated fire service, an encroachment permit is required.
9. 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.
- *10. Replacement windows and sliding glass doors shall be as follows:
 - a. Have aluminum frames and shall be manufactured by Milgard and be anodized bronze color or their exact equivalent. See Exhibit B (attached), or
 - b. Have vinyl frames and shall be manufactured by Brothers and be anodized bronze color or their exact equivalent. See Exhibit C (attached)
- *11. Grids are not approved for use on windows or doors.

*12. Replacement windows and sliding glass doors shall be the same size and configuration as the existing windows and doors.

*13. This approval supersedes UP-79-015E.

* Site specific condition

APPROVAL PROCESS

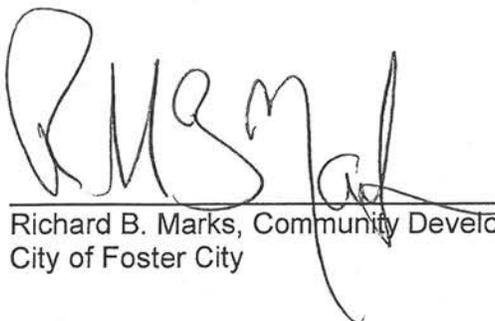
1. The homeowner/applicant shall obtain a letter indicating the action of the Spinnaker Cove Homeowners' Association for the proposed window and/or sliding glass door changes.
2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees, including the letter from the Spinnaker Cove 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 new and replacement window(s).



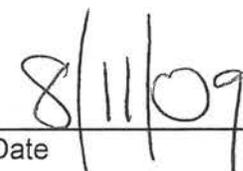
Greg Fox
PML Management, for
Spinnaker Cove Homeowners' Association



Date



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



Date



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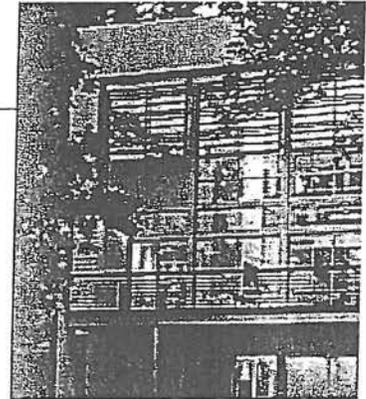
PLANNING DIVISION

EXHIBIT B

HOME | CONTACT US | REQUEST INFO | CAREERS | BUILDERS | ARCHITECTS | D

ABOUT MILGARD GETTING STARTED PRODUCTS IMAGE GALLERY DEALER LOCATOR

For years, architects and builders have specified aluminum windows for their overall strength, lasting value, and ability to be configured into large combinations for maximizing views. Milgard takes aluminum windows a step further by approaching them as specific design element - not just a low-cost alternative. As a result, our unique aluminum windows are found in projects ranging from entry-level homes and multifamily projects to high-end custom homes and light commercial applications.



Milgard Aluminum Windows provide an area without bulky frames.

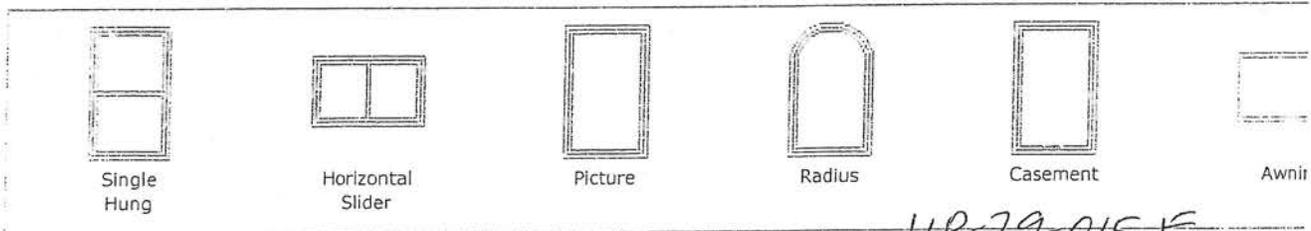
STANDARD ALUMINUM WINDOWS*



Enhance contemporary home designs with Milgard Aluminum Windows.

- Sealed, mechanically-joined corners stay square and true over years of use - keeping your home dry year-round.
- Clean, narrow sight lines with the strength and stability only aluminum can provide.
- Milgard SunCoat™ Low-E glass for superior energy savings and protection against fabric fading.
- A spring action lock that automatically locks when you slide the window shut.
- Industry-leading Full Lifetime Guarantee.

Available Styles



* Milgard Standard Aluminum is available in Arizona, California, Idaho, Montana, Nevada, Oregon, Utah and Washington. See your local Milgard dealer for more information.

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THERMALLY IMPROVED ALUMINUM WINDOWS**

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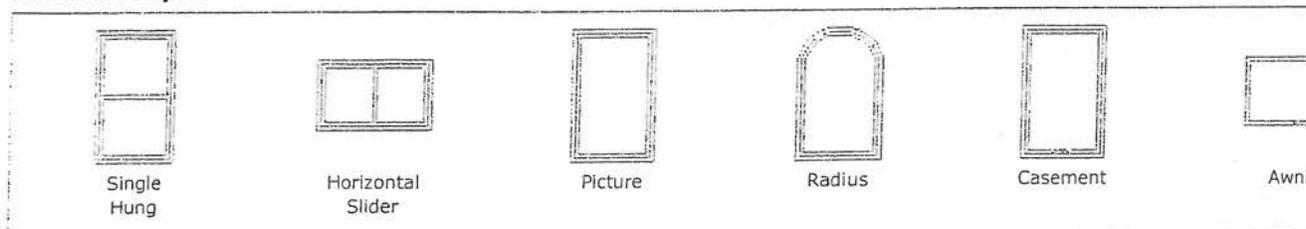
- Improved thermal rating for even higher energy efficiency using high performance thermal-break frame design.



Contemporary style with thermal-break frame design for even higher energy efficiency.

- Sealed, mechanically-joined corners stay square and true over years of use while keeping your home dry year-round.
- Clean, narrow sight lines with the strength and stability only aluminum can provide.
- Milgard SunCoat™ Low-E glass for superior energy savings and protection against fabric fading.
- A spring action lock that automatically locks when you slide the window shut.
- Industry-leading Full Lifetime Guarantee.

Available Styles



** Milgard Thermally-Improved Aluminum is available in Colorado, Idaho, Montana, NE Nevada, Oregon, Utah, Washington and SE Wyoming. See your local Milgard dealer for more information.

RELATED LINKS

- [Aluminum Patio Doors](#)
- [Compare our Products](#)
- [Vinyl Windows](#)
- [Fiberglass Windows](#)

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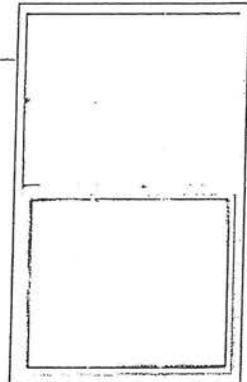
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OUT MILGARD GETTING STARTED PRODUCTS IMAGE GALLERY DEALER LOCATOR

STANDARD SERIES - SINGLE-HUNG WINDOW*

Traditional in appearance, single-hung windows slide vertically and are reminiscent of old style sash windows. Combine several single-hung windows for more impact.



Shown with optional grids.



All Aluminum windows come standard with a spring action lock that

NEXT STEPS:

- [Locate a Dealer](#)
- [Request a Brochure](#)
- [Email this page](#)
- [Print this page](#)

ADDITIONAL RESOURCES:

- [Aluminum Window & Door Brochure \(644KB\)](#)
- [Window & Door Styles](#)
- [Full Lifetime Guarantee Information](#)
- [Technical Resources for Builders & Architects](#)

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* Milgard Standard Aluminum is available in Arizona, California, Idaho, Montana, Nevada, Oregon, Utah and Washington. See your local [Milgard dealer](#) for more information.

STANDARD FEATURES

- Sealed, mechanically-joined corners stay square and true over years of use while keeping home dry year-round.
- Clean, narrow sight lines with the strength and stability only aluminum can provide.
- Milgard [SunCoat™ Low-E glass](#) for superior energy savings and protection against fabric fading.
- A spring action lock that automatically locks when you slide the window shut.

FRAME COLORS



White



Tan



Clear Anodized



Bronze Anodized

GRID OPTIONS



5/8" Flat Grid

HARDWARE

Positive Action Locks



White



Sand

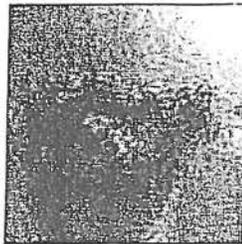


Clear Anodized

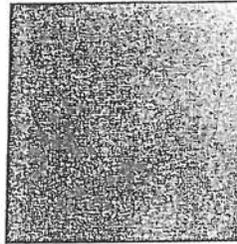


Bronze Anodized

GLASS OPTIONS



Glue Chip



P516



Narrow Reed 5/32"



Rain

[View other glass options](#)

RELATED LINKS

[Aluminum Patio Doors](#)
[Skylights](#)

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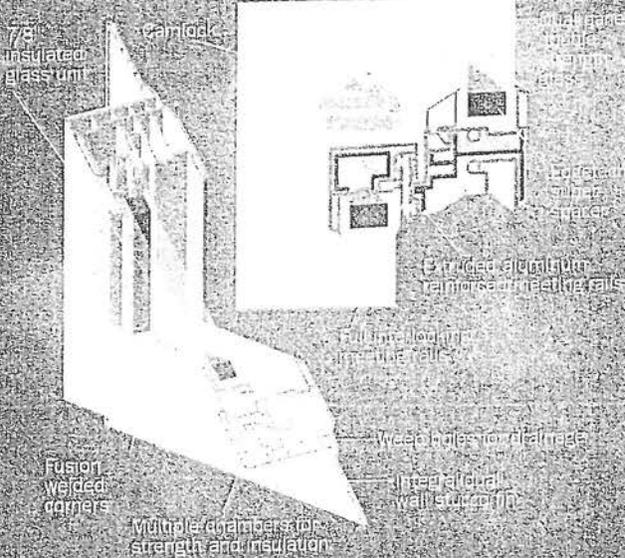
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EXHIBIT C

Some of the features

Our windows offer all the basic features of a good functional window and more, such as:



- easy tilt in cleaning for vertical sliders
- lift out sashes for horizontal sliders
- forced entry cam locks and pull rails
- reinforced meeting rails
- fusion welded mitered corners
- double seal weather stripping
- minimum double strength glass
- superspacers
- LoE Cubed Inert glass and optional Argon gas
- glass breakage warranties
- AAMA certified and NFRC rated
- patio sliders come standard with 2 point locks and optional 4 point locks

BROTHERS
HOME IMPROVEMENT INC.

WINDOWS & DOORS

(800) 672-3777

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www.brothershomeinc.com
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With the myriad of window choices, purchasing a new window can be a daunting task. Brothers Home Improvement wants to simplify the process of choosing the windows that are right for you, while providing a smoother starting point for your window purchasing experience.

A WINDOW DESIGNED FOR THE WEST COAST REGION!

Most windows are manufactured with very general features to accommodate different window dealerships throughout the country. Brothers Home Improvement focuses exclusively on homes in the West Coast region, enabling us to design and manufacture our windows from the ground up to best fit the climate and conditions of the West Coast region.

THE MANUFACTURING PROCESS

There are no deep, dark secrets to making a window. A vinyl window manufacturer designs a window to meet certain criteria. On completion of the design, the components to build that window acquired and delivered as inventory parts to the manufacturing plant as follows:

1. The vinyl for the window frames, sashes and other parts are obtained from vinyl extruders who make this vinyl from scratch.
2. Glass is ordered in sheets of varying thicknesses including special glass such as obscured patterns, tempered or spectrally selective low emissivity glass (LoE) and then delivered to the manufacturing plant.
3. All the other parts such as weather strip, sealants, spacers and hardware are ordered from the corresponding experts in those fields. The window manufacturer then gathers all the supplied components together at the manufacturing plant and, with the right equipment such as vinyl welders and glass cutters, builds the window. The window is then distributed by selling to different window dealers who then sell to homeowners.

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[Handwritten signature]

The Brothers' Window Series

The West Coast Look. Feel. Attitude

A UNIQUE WINDOW

A window is only as good as its components, the preciseness of the machinery used to build it, and the care of the staff working in the manufacturing plant. Brothers Home Improvement barred no expense in the design of our windows, the components used and the selection of expert suppliers. We use only state-of-the-art machinery to guarantee quality. The bottom line is we manufacture a truly superior window. (Though there is simplicity in the basics of window systems, each individual component can have a complexity of its own. We invite you to inquire about any of our window components so you can appreciate the exceptional quality of our windows.)

THE BROTHERS HOME IMPROVEMENT DIFFERENCE

Brothers Home Improvement designs, manufactures, sells and installs all our own windows. There is no disconnect between our product and our service. Most other home improvement companies rely on others to make, sell or install their windows. With our company, there can be no finger pointing at someone else. We ARE the manufacturer, the dealer and the installer. We not only take ownership, we are always happy to do so since our reputation dictates our family's future. Today, we have more than one hundred employees, many of them family members spread throughout the company. Brothers Home Improvement has become the epitome of a true family business.

More on our window

Specifically designed for the West Coast Region - "The Brothers' Window Series"

VINYL

With all the advances in technology, vinyl is today's preferred choice for windows. A good vinyl extruder can provide a vinyl compound blend which contains stabilizers, impact modifiers, titanium dioxide and other ingredients for higher UV protection, better impact and heat resistance, increased color retention and more. We not only chose one of the largest and most reputable vinyl extruders to provide great quality vinyl, we also designed the wall thickness of our vinyl to be far above average to provide a window with the structural strength needed for large picturesque windows common in homes throughout the West Coast region.

GLASS PACKAGE

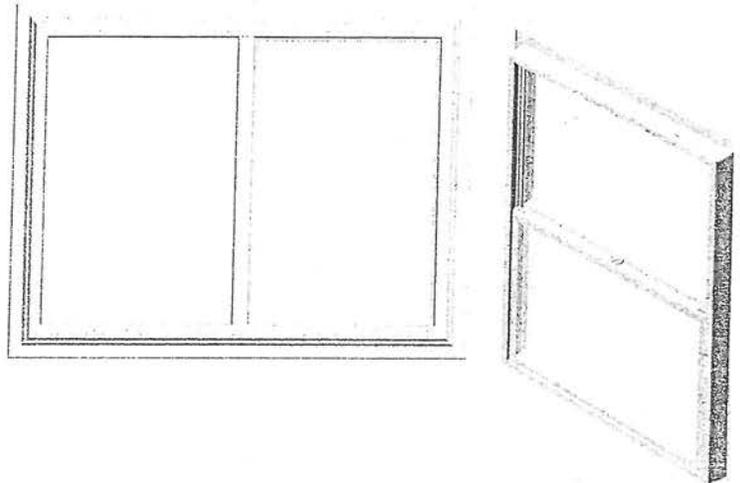
Our special LoE Cubed 366 glass, the latest and most efficient LoE technology, provides some of the best numbers available for solar heat gain in the summer and U-values in the winter. What this means is that our windows are extremely efficient in keeping things cool in the summer and warm in the winter.

Our windows come standard with the superspacer which is the space bar used in-between the sealed glass units. It has no metal to conduct the weather from glass to glass and is among the most reputable spacing systems available today.

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Our glass package also comes standard with easy clean "Neat" glass. This glass is much smoother than ordinary glass, making it difficult for dirt, water and other residue to adhere to its surface and allowing water to disperse evenly and evaporate quickly, greatly reducing water spotting.

SOUND

Our windows have excellent sound qualities due to:

- high quality vinyl frame consisting of many multi-chambered profiles
- an excellent glass package with more than a half-inch air-space between the two sealed panes of glass and a minimum of double-strength glass even for small windows
- a superspacer with no metal to resonate sound
- superior weather-stripping
- the tightness of our manufacturing specs

UP-79-0154

OK

The Brothers' Window Series



*Looking Good
Inside and Out*

BROTHERS
HOME IMPROVEMENT INC.

WINDOWS & DOORS

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Brothers Home Improvement: A brief history

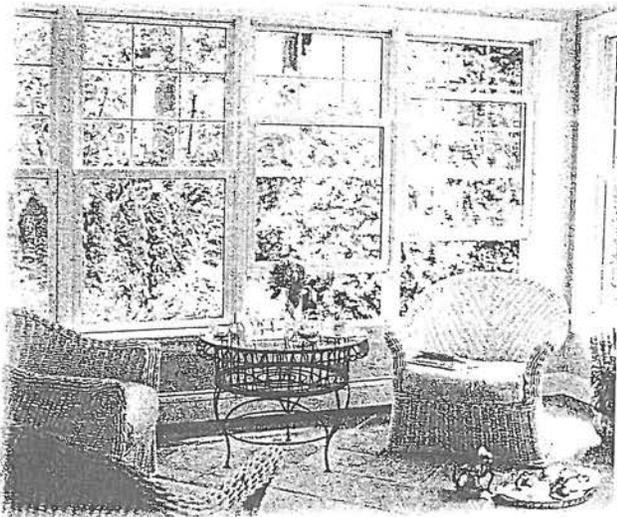


Brothers Home Improvement, Inc. was founded in 1994 by brothers Gene and Ralph. The company combined Gene's business know-how with Ralph's years of experience in the window industry. They built Brothers Home Improvement to fill homeowners' needs for an ethical, well-run window company. Gene and Ralph brought the expertise of their seven other brothers and sisters into the company. This helped ensure that in every phase of growth, the family's values remained an integral part of all facets of the business. The rest is history.

Brothers Home Improvement is recognized throughout the industry as an exceptional window company for its quality, expertise and outstanding customer service. Our reputation is unparalleled in the home improvement industry. Our most cherished professional accolades are our customer testimonials. We continue to grow because our customers do not hesitate to refer us to their friends and family. This is the true testimony of our integrity and personal commitment to our customers.

Summary

Manufacturers know that if you want better quality you will need to pay more for the parts that make up your product. The advantage our company has is that we gain tremendous cost benefits by manufacturing, selling and installing our windows. Not only does this give us full control over all processes within the company, but it also allows us to redirect some of that extra revenue to a higher quality product and still provide competitive pricing. Our customers benefit from good prices on products that stand out in quality. Our sales staff know the importance of educating our customers to help



them make an informed choice about the quality of Brothers Home Improvement. Those customers have delighted in dealing with a true family business. Their friends and neighbors have heard about the experience and our company in turn has flourished from the increased volumes. We are now listed in *Qualified Remodelers* magazine as one of the largest companies in the nation. We have seven locations throughout the West Coast region. We will be happy to meet with you for an educational, no-pressure, free in-home estimate. Please call our toll-free number for an appointment 800-672-3777.



FACTUAL DATA

Though we have tried to keep things simple in this brochure, the very need for simplicity has kept us from bogging you down with all sorts of data. Please call us so that we can provide you with actual data and proof that we are everything we claim. Our sales style has always been to focus on educating the consumer rather than using any hard-close sales tactics. This has always worked to our benefit because of the soundness of what Brothers Home Improvement has to offer. And it is precisely our willingness to back everything we say with real data that has resulted in our current success.

WARRANTY

Based on our experience and success, we are confident we are providing our customers with a solid product. We encourage you to read our written lifetime warranty and see how we stand behind our products.

BROTHERS

HOME IMPROVEMENT INC.

WINDOWS & DOORS

(800) 672-3777

For more information visit
www.brothershomeimp.com

License Number: CA 699009 NV 0068117
Members of the Better Business Bureau

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