City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

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

APPLICATION RECEIVED:	October 3, 2011
APPLICATION COMPLETE:	October 3, 2011
ACTION DATE:	October 25, 2011 (Revised July 1, 2013)
CASE NO:	UP-71-005BBB
OWNER:	Treasure Isle Homeowners' Association c/o Mulqueeney & Assoc.
ADDRESS:	P.O. Box 4726, Foster City, CA 94404
APPLICATION FOR:	Amend UP-71-005WW to add three (3) part window with two (2) moving sections.
LOCATION:	Treasure Isle
ZONING:	R-T/PD
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 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 three-panel window with two moving sections will result in an attractive appearance for the house and will be consistent with the residential use of the subject property.

2. 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 three-panel window with two moving sections will match the existing window frames or will be black, dark bronze, white or match the existing trim color which is consistent with similar improvements in the development.

3. 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 three-panel 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. The three-panel window with two moving sections will allow for four (4) feet of the six (6) foot wide window to be operable, which will provide additional ventilation for the house and fits within the existing window opening.

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

Dan Jame, Managing Agent
(Owner's Name) (Please Print)

Dan James
(Owner's Signature)

Planners Initials: kak

File No. UP-71-005BBB

EXHIBIT A
(Revised July 1, 2013)

TREASURE ISLE HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for Windows and Sliding Glass Door Replacements

The following guidelines shall govern the installation and replacement of all windows and sliding glass doors in the Treasure Isle Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be designed, constructed, installed, and maintained in a professional manner.

2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work shall be resubmitted for approval.

3. Standard residential security requirements as established by Section 15.28.100, Business and Residential Security – Minimum standards, of Chapter 15.28 of the Foster City Municipal Code shall be provided.

4. Prior to installation, a building permit shall be obtained from the Building Inspection Division. Four (4) sets of final drawings shall be submitted with the building permit application.

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

6. The width of the new window frames (metal or vinyl) may not exceed three and three/quarter (3-3/4) inches.

7. The window frame color shall either match or nearly match the exterior color of the existing frames or be black, dark bronze, white or match the color of the trim. All windows and patio doors on the same elevation shall match in color, style and materials (including grids or no grids).

8. Except at 701, 703, 705, 707, 709 and 711 Comet Drive ("Six-Pak"), replacement windows and doors shall not have grids or muntins.

9. The existing kitchen sliding door on the rear elevation may be replaced with:

   - A two panel glass sliding door; or

   - A French door, as shown on Exhibit B. The French Door shall have two doors and two sidelights as shown on the attached Exhibit C; or

   - A three panel glass sliding door with two stationary panels and one operable panel and there shall be no grid pattern as identified on the attached LbL Brochure as shown on the attached Exhibit D.

10. Fix and repair stucco around new patio door. Stucco shall match existing and painted to match existing house.

11. The window on the side of the front door may be replaced with glass that is not transparent and without grids. This window shall include a small operable window at the bottom with no grids, as shown in Exhibit E.

12. The large, second floor window on the rear elevation may be replaced with a 3-panel window with two operable panels, as shown in Exhibit F.

13. This prototype supersedes UP-71-005WW, UP-71-005II, UP-71-005BB, UP-71-005EE and UP-71-005OO.

APPROVAL PROCESS

1. The homeowner/applicant shall obtain an approval letter from the Treasure Isle Homeowners' Association for the proposed window and/or sliding glass door replacements. The letter shall indicate that the proposed changes conform with the established design criteria of the prototype.

2. The homeowner or contractor shall apply for a Building Permit from the Building Inspection Division and shall submit any required drawings and fees. The Homeowner or applicant shall submit the following:
   - Approval letter from the Homeowners' Association
   - Manufacturers brochure
   - Three copies of photographs of the existing windows/doors

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 and sliding glass doors.

Dan James, Managing Agent
Mulqueeney and Associates for
Treasure Isle Homeowners' Association

July 19, 2013
Date

Curtis Banks, Community Development Director
City of Foster City

July 21, 2013
Date

UP-71-0052

CITY OF FOSTER CITY
PLANNING DEPARTMENT
AUG 29 2007

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

UP-71-0052

CITY OF FOSTER CITY
PLANNING DEPARTMENT
MAR 04 2004
11/28/05

ADMINISTRATIVE APPROVAL

UP-71-0052

OORS AND SIDE
WILL REPLACE
G SLIDING GLASS
NEW DOORS WILL
HIN EXISTING FRAME

FOSTER CITY
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THERMA-TRU (MFG)
DOUBLE PANE FRENCH
DOORS.

8'-11"

THERMA-TRU (MFG)
DOUBLE PANE SIDE
LIGHTS.

7'-1 1/2"

REAR ELEVATION

A

UP-71-0052

DESIGNS

EXHIBIT B

725 NINA LN, FOSTER CITY, CA 94404

BUILDING ELEVAT

DATE: 3.12.03
SCALE: NTS
DRAWN BY: MM

SHEET NO.: A1

Julie Moloney

From: Dan James <mulqueeney@sbcglobal.net>
Sent: Friday, September 28, 2012 12:18 PM
To: Julie Moloney
Subject: Re: Treasure Isle Windows

FILE COPY

Ms. Moloney,

Thee Treasure Isle Homeowners Association Board of Directors approved a 3-panel window at the request of a Comet Drive homeowner. The type included in the application happened to be the one included in the prototype. If the Comet Drive homeowner had wanted a 1/3-1/3-1/3 3-panel window, it would have been included in the prototype.

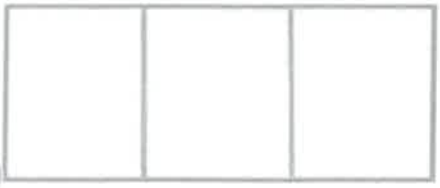
let me know if you need anything else.

Dan James

From: Julie Moloney <jmoloney@fostercity.org>
To: "Dan James (mulqueeney@sbcglobal.net)" <mulqueeney@sbcglobal.net>
Sent: Fri, September 28, 2012 11:57:57 AM
Subject: Treasure Isle Windows

Hi Dan,
Condition #12 on the Treasure Isle Windows prototype states "The large, second floor window on the rear elevation may be replace with a 3-panel window with two operable panels, as show in Exhibit F." Exhibit F shows a photograph of a XOX window without dimensions, but what appears to be a ¼ ½ ¼ window, like below.

The property owner at 1113 Polynesia is being told by his contractor that windows to fit this dimension will not meet required egress and is requesting to install a XOX window with dimensions of $^1/_3$ $^1/_3$ $^1/_3$. Like below.



We had this similar problem at Isle Cove and requested the Property Management company to supply a letter stating that this configuration was acceptable.

We request that we receive an approval letter to include in the Treasure Isle Prototype that states that the Board has approved the use of a XOX style window with dimensions of $^1/_3$ $^1/_3$ $^1/_3$ for replacement windows for the second floor window on the rear elevation.

Thank you.

-Julie

Julie Moloney, AICP
Community Development | Senior Planner
City of Foster City
www.fostercity.org
T 650.286.3242
F 650.286.3589
jmoloney@fostercity.org

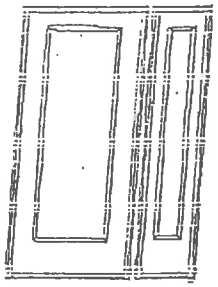
EXHIBIT C

THERMA-TRU DOORS

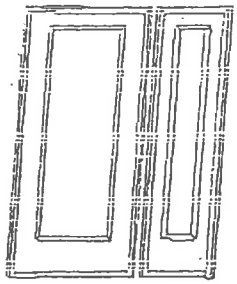
2'8" Exterior Rough Opening

HUTTIG BUILDING PRODUCTS SACRAMENTO

2'8" Door
R/O 34-1/2 x 82-1/2
Net 33-1/2 x 82



2'8" Door with 12" SL
R/O 47-1/2 x 82-1/2
Net 46-1/2 x 82



2'8" Door with 14" SL
R/O 49-1/2 x 82-1/2
Net 48-1/2 x 82

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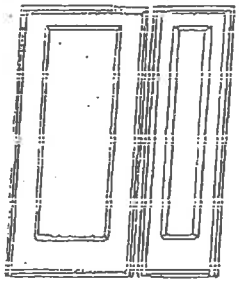
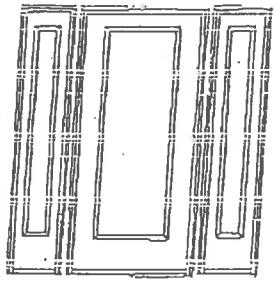
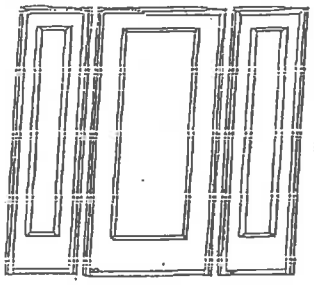


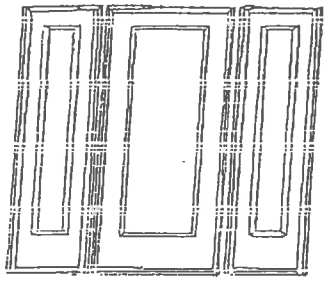
2'8" Door with 18" SL
R/O 53-1/2 x 82-1/2
Net 52-1/2 x 82



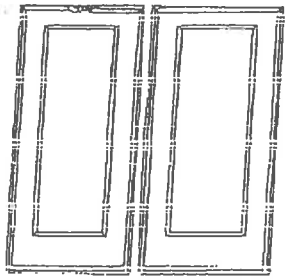
2'8" Door with (2) 12" SL
R/O 60-1/2 x 82-1/2
Net 59-1/2 x 82



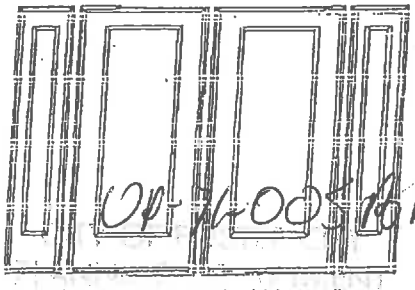
2'8" Door with (2) 14" SL
R/O 64-1/2 x 82-1/2
Net 63-1/2 x 82



2'8" Door with (2) 18" SL
R/O 72-1/2 x 82-1/2
Net 71-1/2 x 82

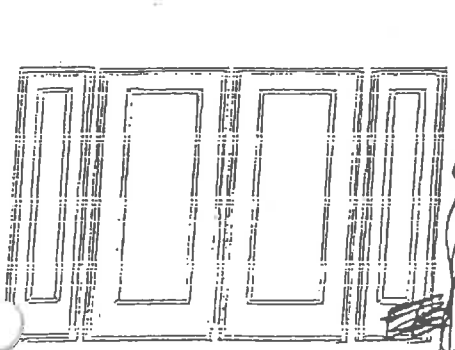


2 - 2'8" Doors
R/O 67-1/2 x 82-1/2
Net 66-1/2 x 82

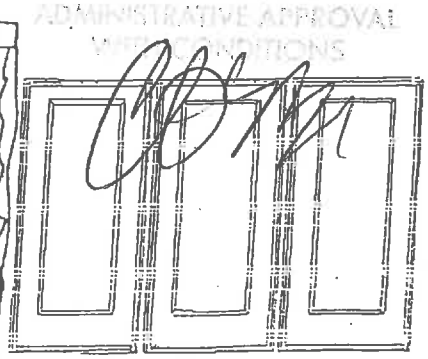


2 - 2'8" Doors with (2) 12" SL*
R/O 93-1/2 x 82-1/2
Net 92-1/2 x 82

ADMINISTRATIVE APPROVAL
WITH CONDITIONS



2 - 2'8" Doors with (2) 18" SL*
R/O 105-1/2 x 82-1/2
Net 104-1/2 x 82



3 - 2'8" Doors *
R/O 100-1/2 x 82-1/2
Net 99-1/2 x 82

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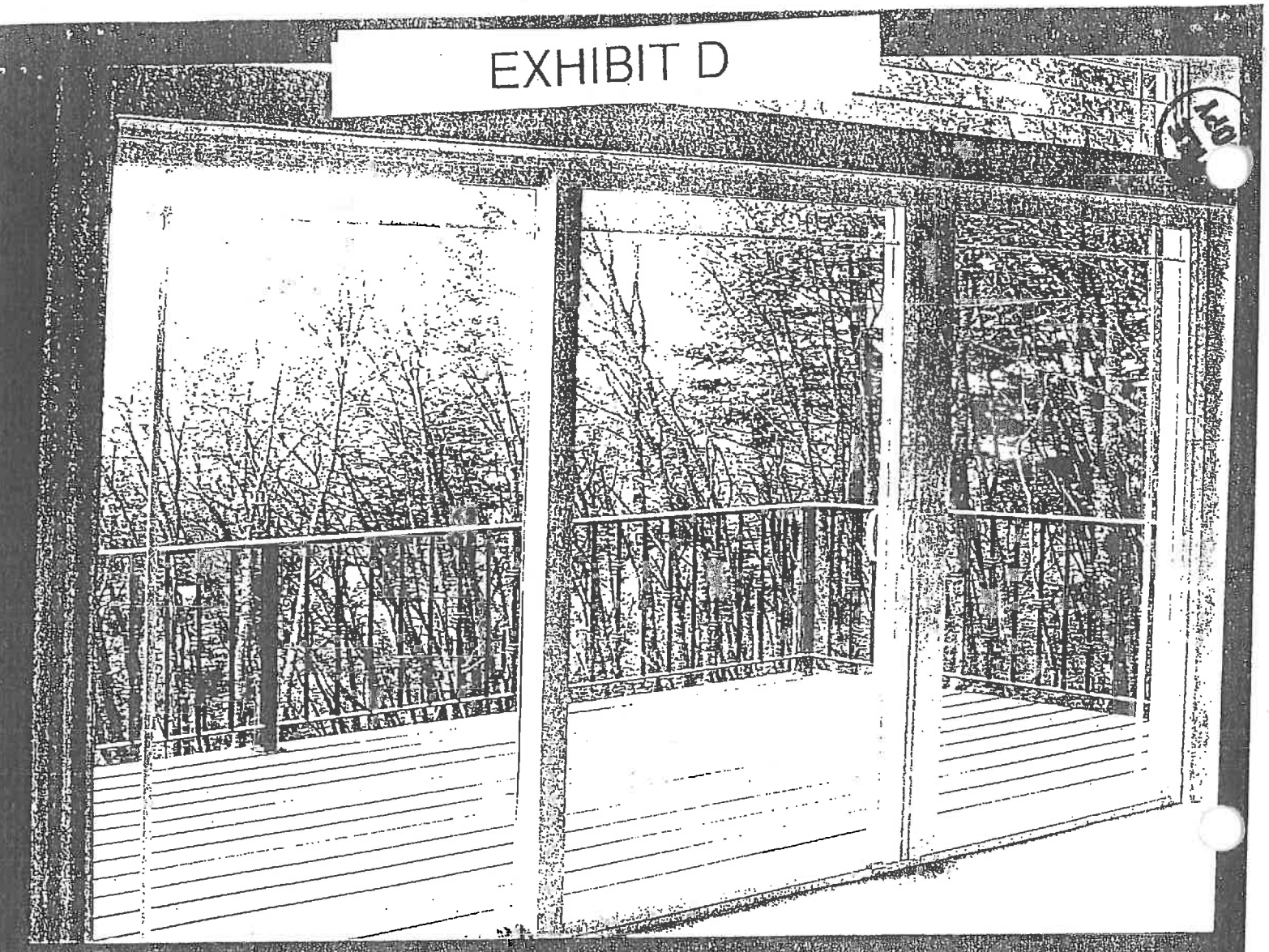
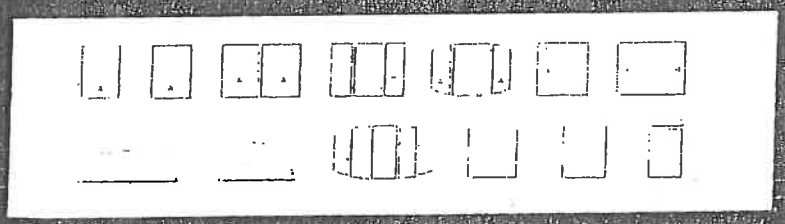
11/23/05
AUG 29 2007

* Available Inswing Only

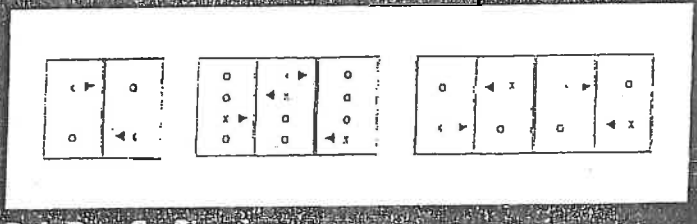
Note : Outswing Rough Opening Height is 81"

EXHIBIT D





Window Configurations



Patio Door Configurations

Quality Confirmed

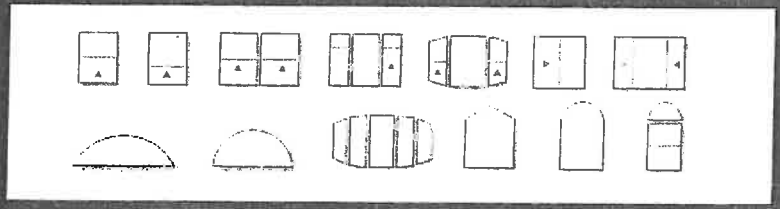
LbL custom vinyl windows are certified by AAMA and NFRC. In addition, they meet all critical ENERGY STAR® guidelines. Our windows and doors meet or exceed demanding rating requirements, providing a lifetime of top-quality performance and efficiency.

LbL WINDOWS & DOORS

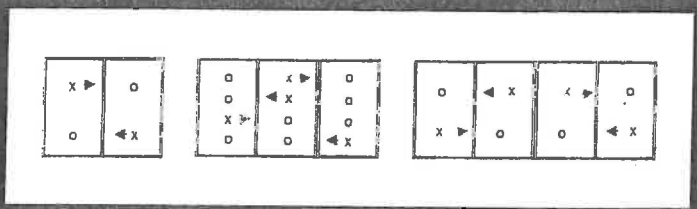
LBL Authorized Dealer:

23555 NE HALSEY • TROUTDALE, OR 97060-2814

EXHIBIT D



Window Configurations



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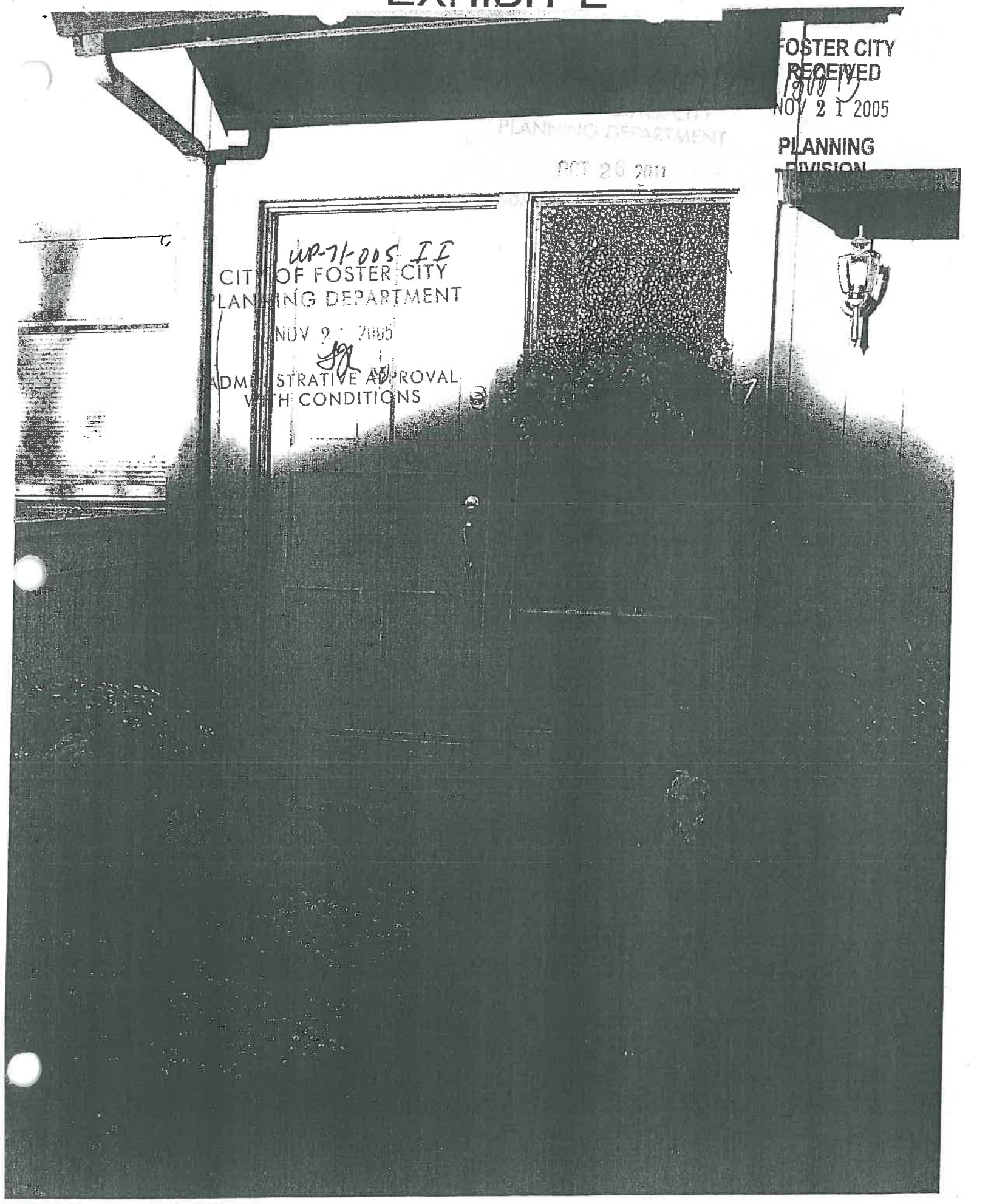
LbL WINDOWS & DOORS
Integrity • Quality • Innovation

LBL Authorized Dealer:

23555 NE HALSEY • TROUTDALE, OR 97060-2814
TELEPHONE: 503-667-8979 • TOLL FREE: 800-663-8979 • www.lblwindows.com

EXHIBIT E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WITH CONDITIONS

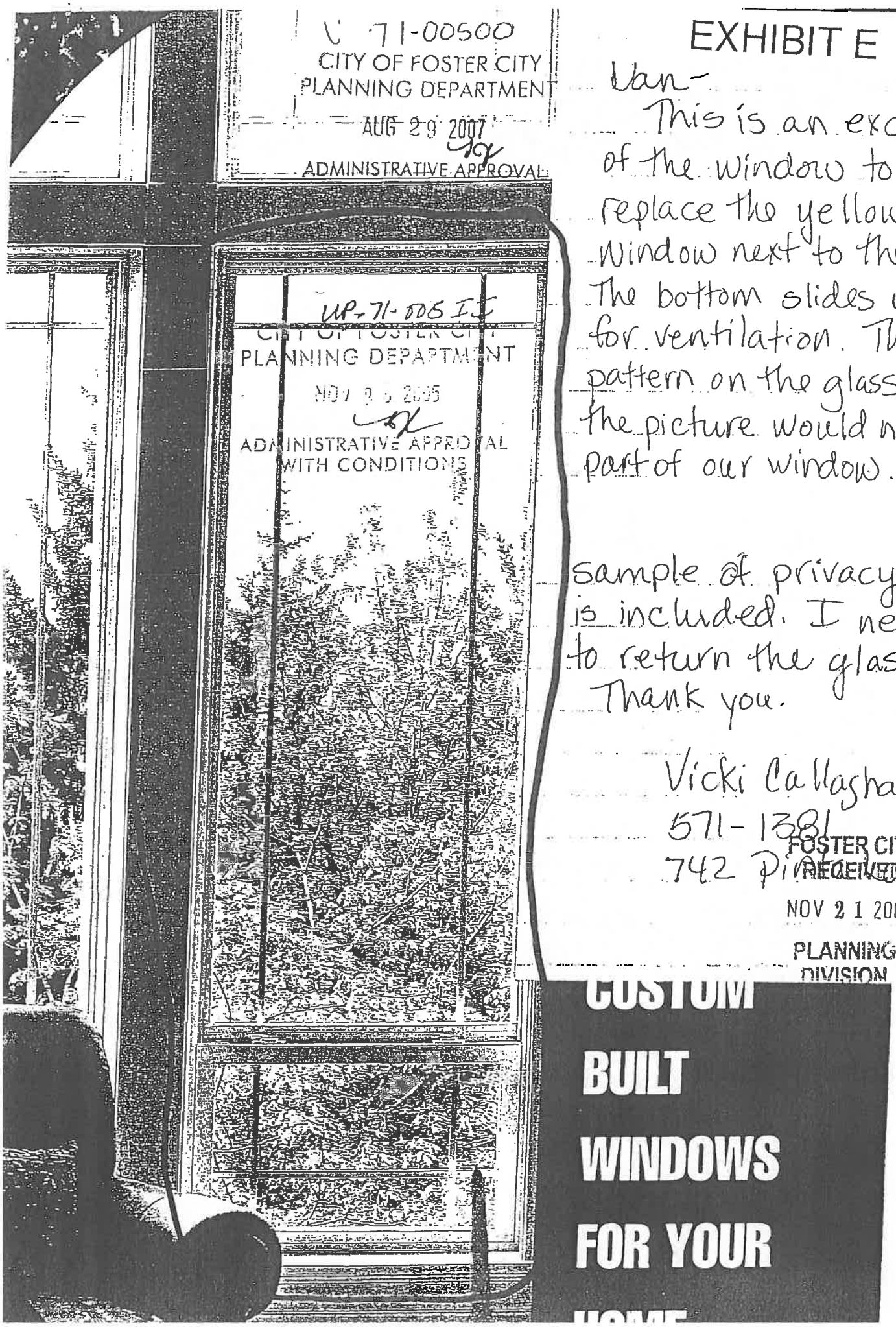

EXHIBIT E

Van-

This is an exampl of the window to replace the yellow window next to the door. The bottom slides up for ventilation. The cross pattern on the glass in the picture would not be part of our window. A sample of privacy glass is included. I need to return the glass. Thank you.

Vicki Callaghan
571-1381
742 Pinto Lane.

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DIVISION

EXHIBIT E

Van-

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Vicki Callaghan
571-1381
742 Pine Lane

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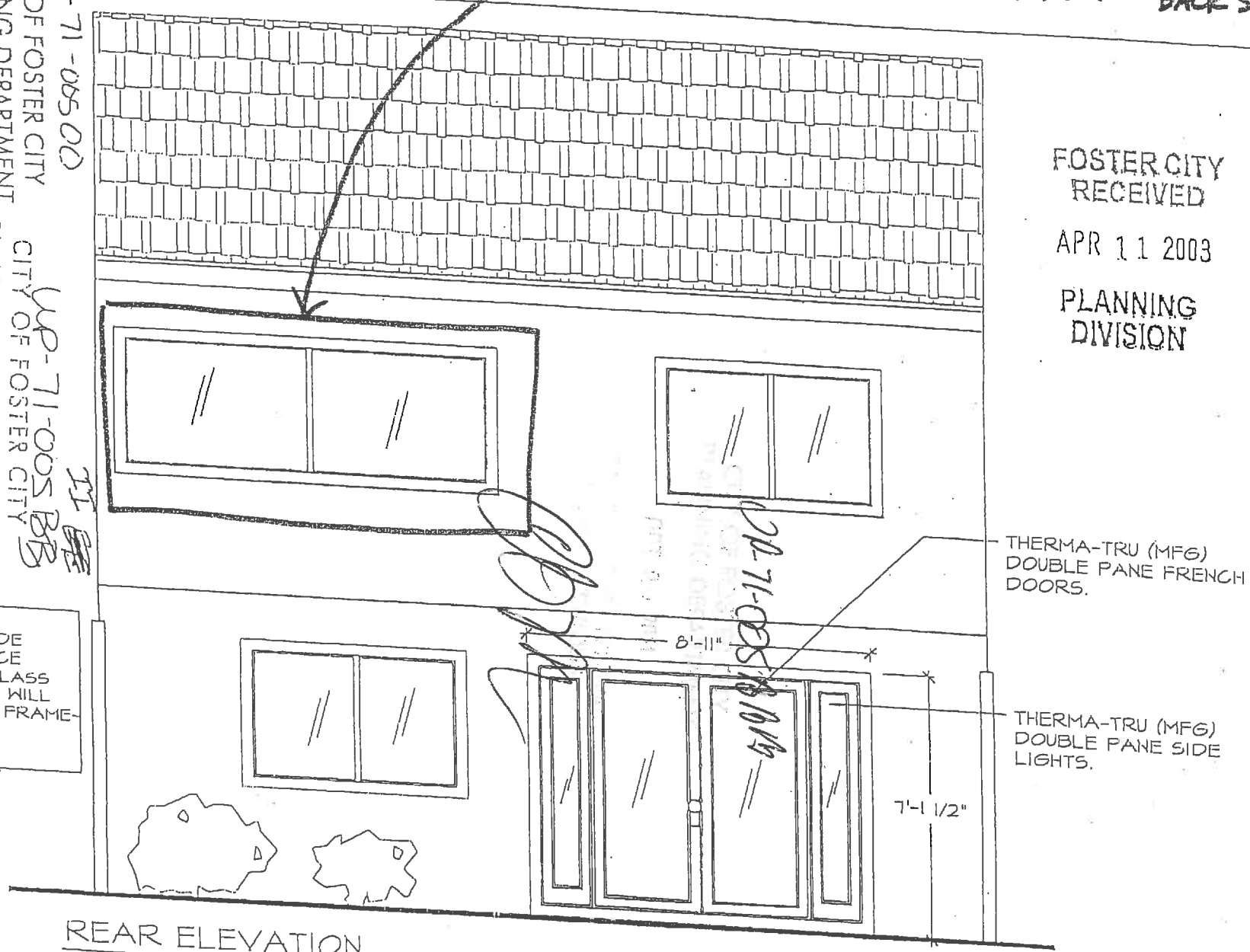
PLANNING DEPARTMENT
AUG 29 2007

UP-71-005 BB
CITY OF FOSTER CITY
PLANNING DEPARTMENT
MAR 04 2004
11/23/05

LARGE WINDOW, REAR ELEVATION (SEE PHOTO ON BACK SIDE)



REAR ELEVATION

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UP-71-005 BB 10/19

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PLANNING
DIVISION

M2 DESIGNS

EXHIBIT F

725 NINA LN., FOSTER CITY, CA 94404

BUILDING ELEVAT

DATE: 3.12.03
SCALE: NTS
DRAWN BY: MM
SHEET NO.: A1

UP-71-005 7

replacement vinyl windows

Search Images

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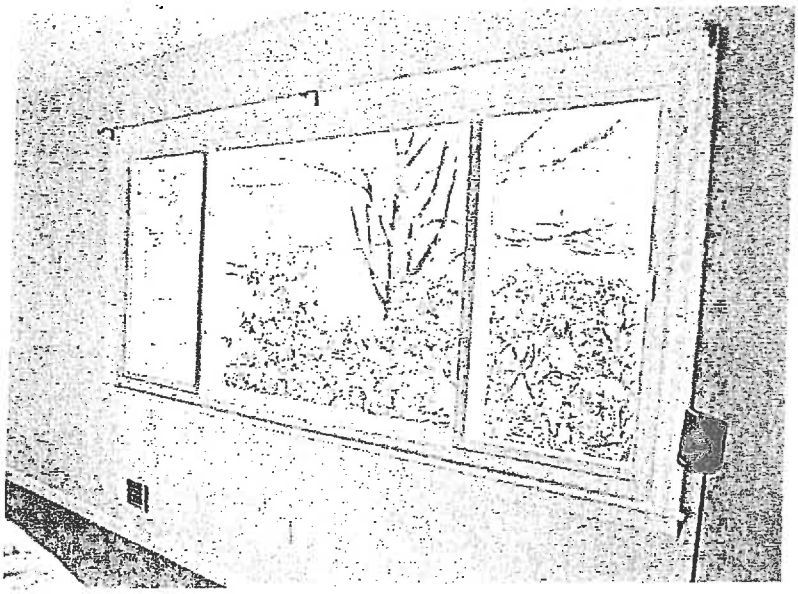

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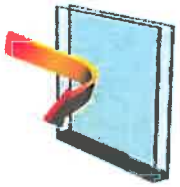
Simonton 750.
Vinyl replacement windows that
make a lasting impression on your life.

0500-12-10

After Inspecting One Of Our Windows Up Close And Personal, Very Few People Said It Was A Good Choice.

SIMONTON
Impressions™

This northern California home features a combination of Double Hung and Picture windows accented by a series of matching Geometric shapes

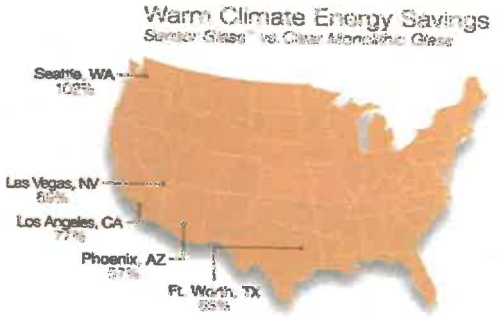


Sensor Glass™

Using a specialized Low E coating combined with a solid silicone foam spacer system, optional Sensor Glass™ protects the air inside the home and blocks dangerous ultraviolet rays. In summer and in warmer climates, Sensor Glass™ reflects sun rays to minimize heat absorption inside the home. In cooler climate conditions, Sensor Glass™ utilizes sun rays to keep interior temperatures comfortable. In addition, Sensor Glass™ also reflects up to 84% of harmful ultraviolet rays which fade carpets, draperies and artwork.

Details And Statistics: More Stuff You Need To Know.

When we began to create the Simonton Impressions™ 7500W window line, we paid close attention to the concerns of homeowners like you. Then we designed a line of windows to meet your needs. Simonton Impressions™ 7500W windows feature a strong fusion-welded frame and sash that creates a weather resistant one-piece unit. The unique sloped sill design provides increased protection against water penetration. While the multiple weather guard contact points, tightly sealing meeting rails and unique cam locks virtually eliminate air infiltration. And, optional Sensor Glass™ can be added to provide optimum energy efficiency in any climate zone. In addition, you'll have peace of mind with comprehensive warranty coverage – including a lifetime glass breakage warranty on Sensor Glass™.



Actual energy costs are based on the national average for a 1540 square-foot, single-story home with 280 square-feet of vinyl-framed windows, equally distributed on all four elevations. Energy costs are calculated using Lawrence Berkeley Laboratories' RESFEN 3.0 computer software. Actual costs and savings may vary.

Energy Efficiency

- Resists Solar Heat Gain
- Reduces Energy Costs
- Reflects Harmful UV Rays
- Less Fading of Carpets, Drapes, Furniture and Artwork

Simonton Impressions™ 7500W windows can be ordered to meet ENERGY STAR® guidelines.

1 Fusion-welded Frame and Sash
Vinyl profiles are heated to over 500 degrees and fused together into a sturdy one-piece unit.

2 Mar-resistant Rollers
Slider windows feature durable rollers to ensure easy sash gliding for the lifetime of the window.

3 Pivot Alignment System
On Single and Double Hung windows, a disc-shaped clip keeps sash in perfect alignment for smooth operation.

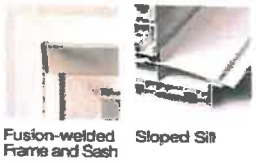
4 Air Lok™
Flush-mounted for a smooth interior finish, Air Loks™ allow for partial ventilation.

5 Sloped Sill Design
The unique, stepped sill is sloped to provide faster water runoff than conventional sills.

6 Cam Lock
Low-profile design pulls sash together tightly and creates an extra-tight seal.

7 Meeting Rails and Stiles
The aluminum reinforced meeting rails and stiles feature an interwoven design with wool pile and fin-seal weatherstripping for a tight seal.

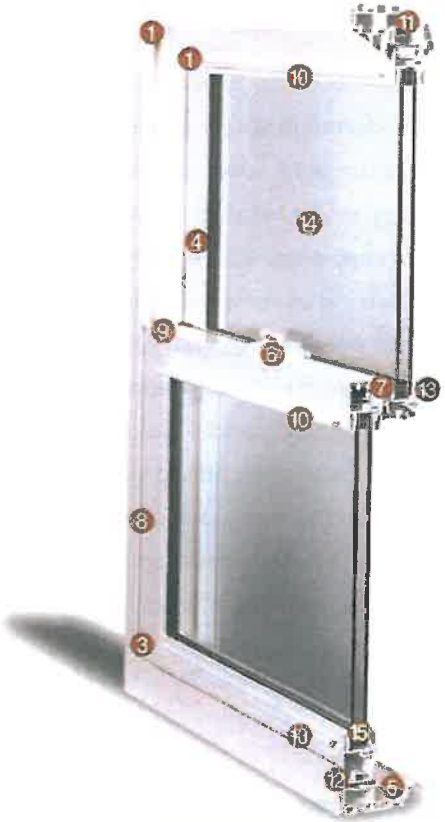
8 Stainless Steel Constant Force Coil Spring Balance System
On Single and Double Hung windows, springs will never rust or corrode and provide constant tension to hold the sash in any open position.

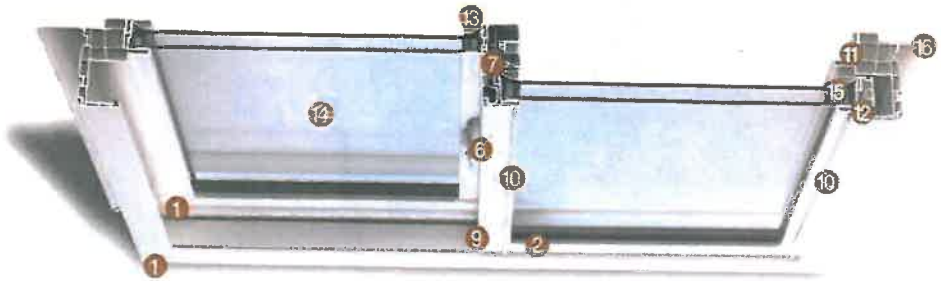

Fusion-welded Frame and Sash

Sloped Sill

Air Lok™

Cam Lock


7500W Double Hung


7500W Slider

Tilt Latch

Lift Rail

Super Spacer®

Stucco Fin

Angled Exterior

9 Tilt Latch
Convenient, flush-mount latches allow operable sash to tilt in for easy cleaning.

10 Lift Rails/Pull Stiles
Contoured and molded into the sash, lift rails and pull stiles will not loosen or break off over time.

11 Multiple-chambered Profiles
Vinyl frames are filled with many high-insulating dead-air chambers.

12 Weather Guard Contact Points
Multiple weathering lines surround every unit to make it virtually airtight.

13 3/4" Glass Penetration
I.G. units are placed 3/4" into the sash, 1/4" more that other manufacturers, to provide better insulation.

14 Sensor Glass™
Optional low emissivity, Argon-filled glass works like an invisible shield to maintain even temperature control and block harmful UV rays.

15 Super Spacer®
Foam spacer is almost 1000 times less conductive than traditional aluminum spacers.

16 Stucco Fin
The integral stucco fin helps provide a smooth transition between the window and the exterior of the home.

Colonial White Flat

Colonial White Sculptured

Colonial Brass

Colonial Shadow Bevel-cut

White Tan

Grid Styles and Color Options

A variety of decorative features allow you to customize window configurations to match your home's individual style. Custom sizes ensure a tight fit. Windows are available in white and tan and can be completed with matching flat or sculptured grids in a variety of patterns. Polished brass grids and shadow bevel-cut (v-groove) glass are also available. Ask your Simonton Impressions™ dealer for the specific patterns and color options available in your area.

Most Folks Said It Was A Great One.

Excellent. Wonderful. Even downright outstanding. When it comes to our windows, we've heard just about every compliment around. That's because no matter how you say it, other types of replacement windows just can't compare to the advanced design features and innovative thermal performance strategies that make Simonton Impressions™ 7500W windows the perfect choice for any home.

From traditional Slider and Double Hung windows to contemporary Geometric designs, Simonton Impressions™ 7500W windows are available in just the style you're looking for. Plus, convenience features like maintenance-free vinyl, tilt-in/lift-out sash and between-the-glass grids ensure Simonton Impressions™ 7500W windows are as easy to live with as they are to choose. So, even though there are many replacement window options out there, after you've taken a closer look at the next few pages, we think you'll agree with the thousands of other homeowners with Simonton products in their homes. Simonton Impressions™ 7500W windows are not just a great choice, they're the only choice.

Shapes and Accessories

- Styles
  - Double Hung
  - Single Hung
  - Slider
  - Casement
  - Awning
  - Picture
  - Bay
  - Bow
  - Geometric
- Many Grid Patterns and Styles
- Custom Sizes
- Standard Matching Hardware
- Optional Brass Accessories

A Lot Of People Can Make A Window. We Make A Difference.

Known for a reputation of quality, Simonton Windows® has over 50 years experience constructing quality products. State-of-the-art production facilities, on-site testing laboratories and streamlined manufacturing processes ensure every window is hand tested for maximum performance. With over 1000 employees and a nationwide network of dealers, Simonton Windows® leads the way in customer satisfaction. Certified by the American Architectural Manufacturers Association, every Simonton window represents the highest standard of craftsmanship for complete homeowner peace of mind.

DIAL GLASS & WINDOW CO.
1704 Palmetto Avenue
Pacifica, CA 94044
(650) 359-5380 993-6666

SIMONTON® WINDOWS
We make lasting impressions.®

Corporate Headquarters Rosemar Office Park • 5300 Briscoe Road • P.O. Box 1646 • Parkersburg, WV 26102-1646 • www.simonton.com

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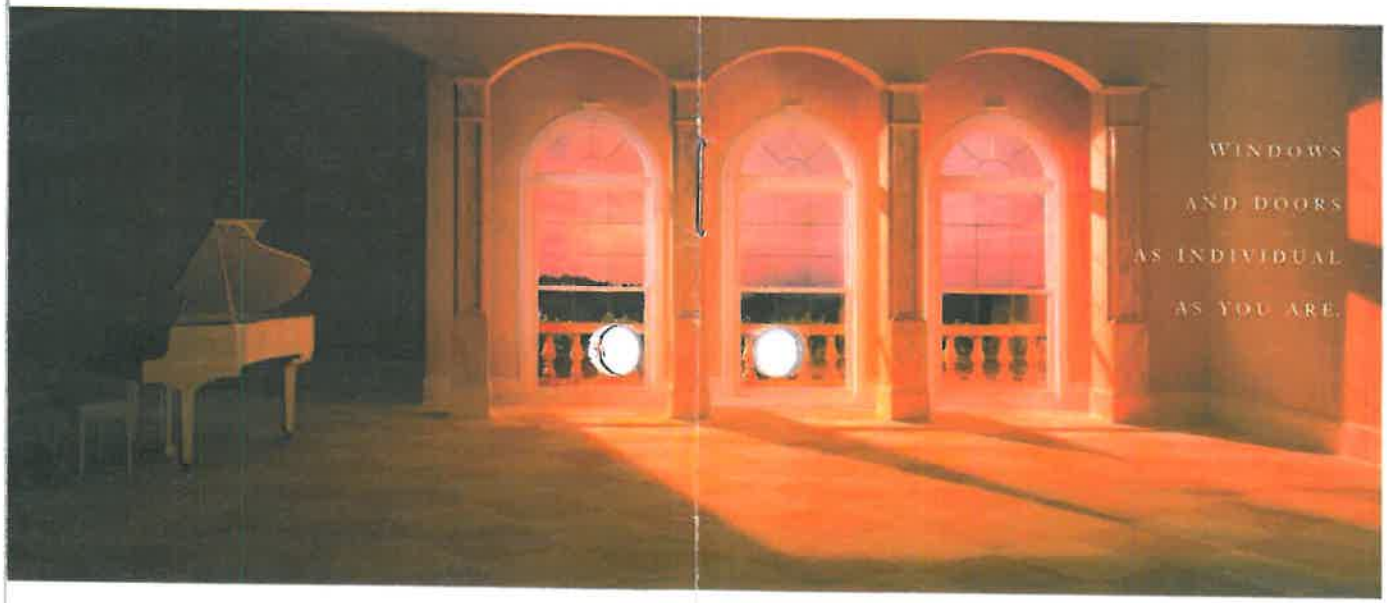
Be unique.



DIAL GLASS & WINDOW CO
1704 Palmetto Avenue
Pacifica, CA 94044
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Be inspired.

Be expressive.

Be bold.

Be open.

Be yourself.

SIMONTON WINDOWS

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Parkersburg, WV 26102-1646
www.simonton.com
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599 090250

REFLECTIONS BY SIMONTON

Created for you. Created by you.

No two people are the same. Different names. Different desires. Different views. Each one solitary and individual. Each one with a unique way of looking at the world. At Simonton, we understand the need to reflect individuality. So we have designed a series of windows and patio doors that allow you to do just that. With classic shapes and vast combinations to stir the heart and inspire the imagination. We call this extraordinary line of windows and patio doors Reflections.™ Each custom built to reflect your exact specifications. Each backed by a comprehensive warranty to reflect peace of mind. Reflections™ by Simonton. Reflections of the way you live. Reflections of the way you feel. Reflections of you.

Single and Double Hung

Two primary cornerstones of the Reflections™ line are Single Hung and Double Hung windows. Classic beauty and uncompromising strength are just the beginning. With both mechanical and fusion-welded framing available, a multitude of exclusive design features reveal enhanced performance. A weather-resistant meeting rail seals sash tightly and perfectly aligned sash provide trouble-free operatic Lift rails are molded into sash for strength and stability while unique sill designs force water away from the window during heavy rains. In addition, all operable sash tilt in and lift out for easy cleaning. Single Hung windows feature an operable lower sash while both Double Hung sash raise and lower with fingertip ease. The style of both windows is classic, with traditional influences apparent at every chiseled corner. Additionally, when it comes to architectural detailing, the color-matched exterior glazing, equal glass sight lines and unique exterior designs offer timeless aesthetic appeal.

Unique images create harmony.

Allow your dreams to become your inspiration.

SLIDER

Either as a stand alone window or used in conjunction with other styles, the Slider is another signature to the Reflections™ line. Sash glide effortlessly on self-lubricating rollers constructed of space-age polymers guaranteed against corrosion and wear for the life of the window. While roller tracks on other manufacturers slider windows may bow over time from a lack of center support, Reflections™ Sliders have been designed to remain level. Some series feature a triple-walled roller track with an additional center support wall to allow the sash to consistently operate with ease.

Available in a 2-lite style with one or two operable sash, or in a 3-lite configuration with an operable sash at both ends of the window, the Reflections™ Slider makes a bold statement. The architectural appeal of the exterior design provides the flexibility of blending with any home style—from wood or vinyl siding to stucco and brick. And the interior appeal is guaranteed to inspire the imagination.

Casement

Tradition, innovation, drama and functionality are all under the canopy of the Reflections™ Casement. Crank-out windows have never been so sleek or stylish. The contoured sash hints of detailed craftsmanship, while interior screens feature a concealed screen track to blend seamlessly into the window's smooth interior lines. Sash are locked through an advanced system—securing the sash at multiple points with one, easy-to-use handle. When it comes to dependable operation, sturdy, corrosion-resistant hardware supports the sash when opened. In addition, Casement windows open to a full 90 degrees for maximum ventilation and allow for easy interior and exterior cleaning from inside the home. Casement windows can be used to produce a variety of effects—mulled together in a multi-lite configuration with Awning windows to form a breathtaking dramatic wall of windows, or used individually. Whether used alone or in a group setting, Reflections™ Casement windows are an expression of style.

Self expression can soothe the soul.

Rewarding relaxation begins with bold exclamation.

PICTURE AND GEOMETRIC

Express your view of the world with the unique shapes and designs of Reflections™ Picture and Geometric windows. Whether used on their own or in conjunction with other styles, Picture and Geometric windows provide a dazzling effect everywhere they are used. The fusion-welded frame construction and unique exterior designs provide strength and beauty simultaneously, while the vast array of grid and glass options open the door to bold creativity. Choose from a wide variety of existing shapes including Half-round, Quarter-round, Eyebrow, Circle, Oval, Octagon and Trapezoid. Or customize your home with a one-of-a-kind pattern of your own creation. Whether it's a quaint Octagon accenting a stairway, two Quarter-round windows brightening up a kitchen or a shimmering Half-round atop a beautiful patio door, Reflections™ Geometric windows let you showcase your individual style.

Bay and Bow

Transform the ordinary into the unforgettable with a Reflections™ Bay or Bow window. Constructed from three windows mulled together, Bay windows provide a warm, inviting appeal to any room. Created by mulling windows in either a 3-, 4- or 5-lite design, Bow windows create a dramatic, circular effect. Secured to the bottom of the seat board's exterior, strong cables anchor the wind into a secure formation for convenient leveling adjustments and precision installation. Attractive wooden knee braces provide added support beneath the seat board on the exterior of the home. Head and seat boards in oak or birch veneer can be stained or painted to match your home's interior. In addition, head and seat board exterior trim provides a tight barrier against water penetration and in some areas, all seat boards can be insulated for greater thermal efficiencies. Whether you choose a large Bow window to highlight a dramatic living room, or a small Bay window in a cozy kitchen, once 've lived with a Reflections™ Bay or Bow, you'll wonder how you ever lived without it.

An open mind can change your view of the world.

Expand your boundaries as well as your expectations.

Patio Door

Redefine your living space with a stunning Reflections™ patio door. Offering the same decorative and advanced performance features as Reflections™ windows, patio doors complete any home remodeling project. The contoured sash glide smoothly with a simple touch of the sturdy, color-matched handle, which can be ordered in polished brass for a truly upscale look. When it comes to performance, an integral interlock and fin seal weatherstripping reduce air and water infiltration at the meeting stile, while threshold designs help eliminate water and dirt accumulating in the sill during heavy rains. All Reflections™ patio doors feature standard 1" double-strength tempered glass for increased safety, while equal glass sight lines create a clean, uniform look. Some patio doors even feature an external key lock that permits the door to be locked and unlocked from the outside. Whether used alone or surrounded by windows, Reflections™ patio doors are the gateway to a whole new way of living.

Uncompromising performance by design.

THERMAL DYNAMICS

When it comes to thermal efficiencies, no other vinyl window manufacturer can match Simonton's commitment to producing the highest quality, most thermally efficient windows and doors on the market today.

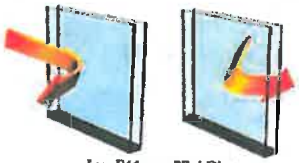
Insulating Glass Unit

3/4" Insulating Glass

Sealed insulating glass units are set 3/4" into the sash, 1/4" more than most replacement windows. The added penetration wraps the glass edges like a blanket, keepir the temperature of the glass warmer. This extra insulation helps reduce conduction and the potential for condensation.

Low E/Argon-filled Glass

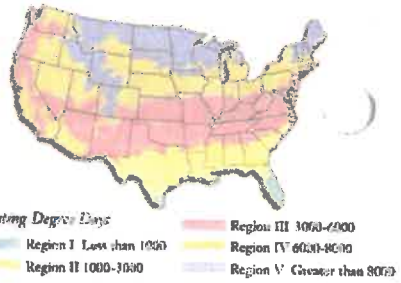
In summer months, Low E glass keeps cool air inside while keeping hot air outside. In winter, Low E glass keeps warm air in and cold air out. Low E glass also blocks up to 84% of the ultraviolet rays which can fade carpets, draperies and artwork.



Low E/Argon-filled Glass

Regional Low E Packages

To better accommodate homeowner needs within specific climate conditions, regional Low E packages are available on certain Reflections™ windows and doors. To find out which type of Low E would better meet your home's needs, ask your Reflections™ representative.



ENERGY STAR®

For optimum energy efficiency, Reflections™ windows and doors can be ordered to meet ENERGY STAR® guidelines in all areas of the country.

Super Spacer®

For the greatest thermal spacer performance, most Reflections™ standard spacer systems can be upgraded to Super Spacer.® Made of non-metallic solid silicone foam, Super Spacer® does not conduct energy as ckly as aluminum or steel spacers. As a result, conduction and condensation rates achieve an all-time low and interior glass surface temperatures average 29 percent higher* than traditional aluminum spacer systems. Additionally, the solid silicone foam offers flexible strength, virtually eliminating stress cracks and ensuring the I.G. unit retains its airtight seal.

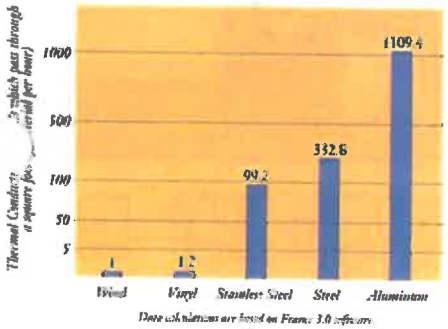
"Super Spacer® +29%

Premium Vinyl

When compared to other types of replacement windows, the benefits of vinyl are many. Vinyl is one of the least conductive materials available and will never pit, peel or chalk due to weather conditions. Additionally, Reflections™ vinyl profiles are chambered for maximum rigidity and performance.

"Test conditions: Clear glass (.118"); 1/2" air space; 0° outside temperature, 70° inside temperature

Energy Loss Through Various Window Materials



Data calculations are based on Frame 3.0 software

POPULAR FEATURES

Lap-Lok® Meeting Rail

Simonton Sill®

Air Lok™

Denny Clip™ Pivot System

GRID STYLES

Colonial: Flat (white shown)

Colonial: Sculptured (woodgrain shown)

Colonial: Brass

Colonial: Shadow bevel-cut glass

Tilt-in/Lift-out Sash

All operable sash of Double and Single Hung windows tilt in and lift out for easy cleaning. Additionally, between-the-glass grids provide a smooth cleaning surface.

COLOR OPTIONS

White

Tan

Honey Oak (interior only)

Amber Oak (interior only)

Lap-Lok® Meeting Rail

Unique Lap-Lok® meeting rail overlaps and interlocks sash for a tighter seal, virtually eliminating water and air infiltration.

Simonton Sill®

During heavy rains, the exclusive triple-stepped, sloped design forces water away from the window more quickly than flat, conventional sills.

Air Lok™

Streamlined air latches allow partial ventilation without opening sash completely.

Denny Clip™ Pivot System

Unique disc-shaped clip helps to maintain perfect alignment of operable sash on Double and Single Hung windows for trouble-free operation.

Comprehensive Warranty

All Reflections™ windows and patio doors are backed by a comprehensive warranty covering vinyl, hardware, screens and insulating glass units to provide total pea of mind.

Although only shown in the colonial style, grids are available in a variety of patterns. Ask your Reflections™ by Simonton representative for a list of grid patterns and color options available in your area. Some Reflections™ product styles, features, colors and grids not available in all areas of the country.

Lasting Impressions

Since 1946, Simonton has taken pride in handcrafted quality. Building our reputation one window and door at a time because that's the type of care and commitment we believe every home deserves. ◆ Imagine thousands of skilled artisans with some of the most advanced technology in North America. Imagine a quality control system dedicated to perfection and a nationwide manufacturing process designed to translate maximum mal dynamics into affordable price. The results would be extraordinary—and they are. Without question, every Simonton window represents the highest standards in the industry. ◆ Replacing windows and doors is one of the best investments you can make in your home. Experts rank it among the highest return rates of any home improvement project. ◆ When you choose Simonton, you choose a company that understands your needs, and is committed to exceeding your expectations. We make lasting impressions.®

On your home. On your life. On you.

VIKING
WINDOWS AND PATIO DOORS

Clearly the right choice®

Viking Industries
18600 N.E. Wilkes Road
P.O. Box 20518, Portland, OR 97294-0518
503-667-6030

Because we're always working to further refine our products and develop new ones, specifications may change without notice. Actual products may vary slightly from illustrations and photos.

PPG Glass Technology SINCE 1883

AAMA

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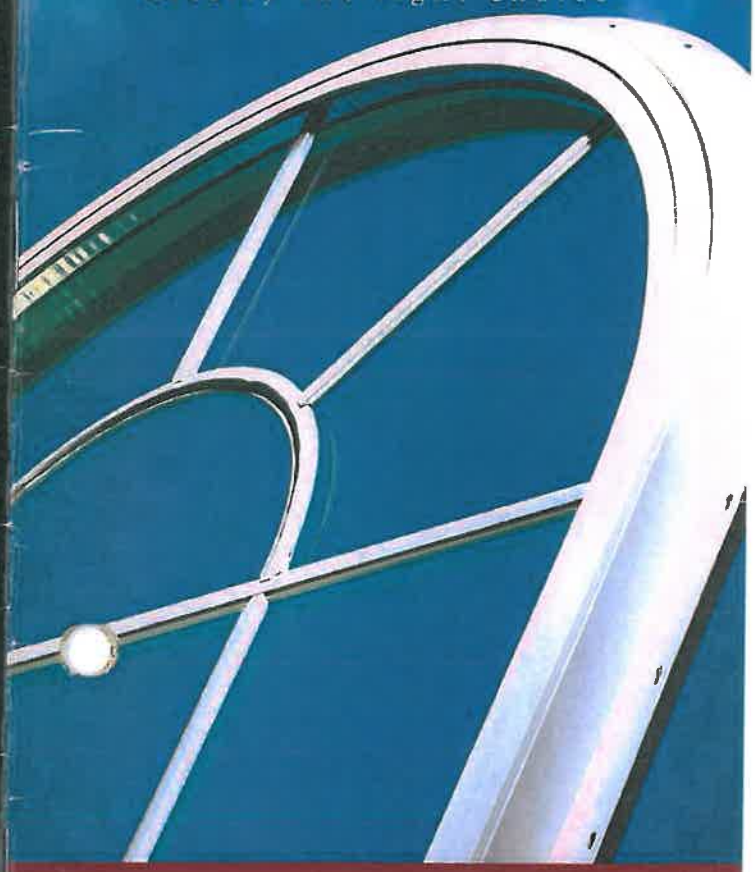
VIKING
WINDOWS AND PATIO DOORS

Clearly the right choice®



Viking Windows and Patio Doors

Incredibly Easy. Yet Tough Inside and Out.

energy

Decades of Experience Make a World of Difference

Viking Industries has been a leading manufacturer and supplier of residential windows and patio doors to the Western U.S. since 1965. And for nearly four decades, Viking has kept an eye on ever changing codes and customer demands. We've used these valuable years to fine tune our product offering so you can be assured you'll get a window or patio door that is incredibly easy no matter how you look at it: Easy to order just what you want, easy to install, and easy to live with for many, many years.

Easy to Order

We've made it easy for you to custom order the window or patio door that is perfect for you. With two product lines to choose from, several colors, grid type and pattern options, and more, you can get what you want. Just ask the friendly staff at the special order desk for assistance.

Viking also offers several options that allow you to design multi-window configurations into your house.

Easy to Install

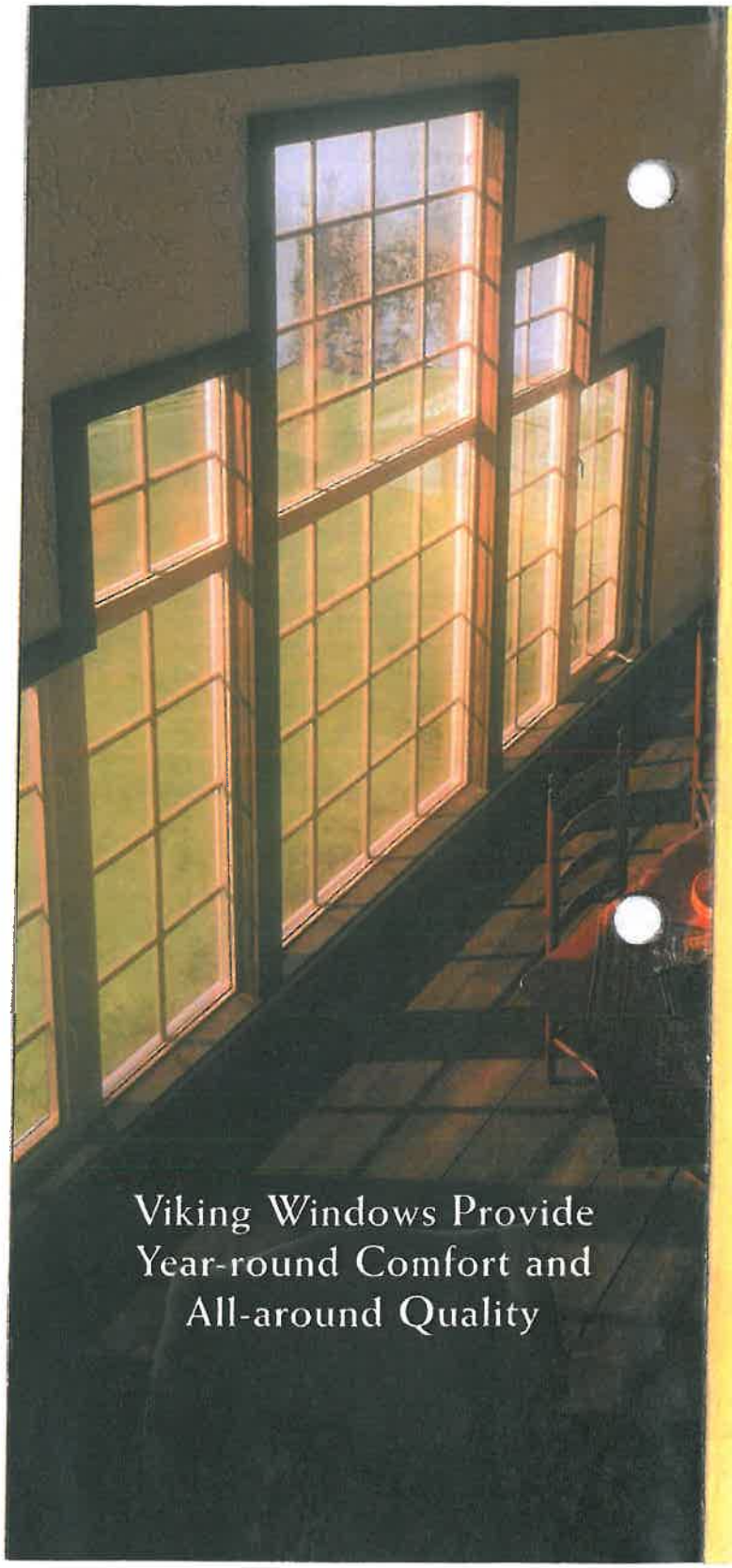
Whether you plan to install the windows yourself, or hire a window professional, you would be smart to buy a window that is designed for ease of installation. Viking has the answer no matter what your project entails — new construction or replacement. Four frame types are available:

Nail fin: Traditionally used in new construction or when you completely remove the existing window before a new one is installed.

Flush fin: Designed to easily replace old aluminum or steel frame windows without having to remove the old frame.

Block frame: Commonly used to replace old wood windows without having to remove the old frame.

J-Channel frame: Eliminates the need to purchase and install a separate J-Channel accessory prior to installing vinyl siding.



Viking Windows Provide Year-round Comfort and All-around Quality

Easy to Live With

No matter how you look at it, Viking windows are easy to live with. The reasons are virtually endless. Here are just a few:

Energy Efficient: Engineered for high performance, these windows and patio doors can be ordered to meet ENERGY STAR® ratings in any region of the country. Just look for the ENERGY STAR label for your region and you'll be assured you've selected a window that will not only keep your family comfortable year around, but will save you money in heating and cooling costs.

This label indicates where a window meets ENERGY STAR regional performance requirements.

Region	U-factor	SHGC
Southern	0.75 or lower	0.40 or lower
Central	0.40 or lower	0.55 or lower
Northern	0.35 or lower	no requirement

U-Factor: The lower the number the better the thermal performance of the product.
SHGC: The lower the number the more effective the product is at reducing the overall heat gain from the sun.

Low Maintenance: No one likes to spend their free time scraping, painting, or struggling with windows that won't open. Viking's vinyl frames are virtually maintenance free and won't swell or warp.

Peace of Mind: We know how important security is to you and your family. So we've built our single-hung and sliding windows with a positive locking system for added security. And for night time ventilation, we have included a secondary latch.

Lifetime Warranty: When you build a quality product, you don't hesitate to stand behind it. That's why Viking proudly offers a full lifetime warranty on all the products we build.

What could be easier?

Viking Windows offer Performance, Features and Styling For Any Home. Especially Yours.

Two Product Lines to Choose From

Needs vary from region to region and from customer to customer. That's why Viking offers two full lines of compatible windows and patio door products. Not to mention a variety of window styles, glazing options, grid types and patterns.

All Viking vinyl products have a high-quality, multi-chambered PVC extrusion, fusion-welded to form a frame that's engineered for maximum strength and thermal performance. These chambers act as air traps, capturing unwanted drafts and noise and preventing heat loss.

How do the two series differ?

8000 Series: This series features the industry's most popular frame depth of 2 1/16", engineered for maximum strength and energy efficiency — a quality product at a competitive price.

9000 Series: These windows boast a wider 3 1/8" frame depth for those customers needing or desiring a wider frame, commercially-rated product, and an expanded array of styles, including patio doors, double-hung tilt windows, casements and awnings. Additionally, this line can be ordered with a triple-glazed glass unit for ultimate energy efficiency.

Viking 9000 Series is available with a triple-glazed glass unit for maximum efficiency

At right is a side by side comparison of the features and options offered within these two product lines. Since these lines are visually compatible, you can add a few windows or doors from one line to a house package comprised of products from the other line.

Viking 9000 Series

The Viking 9000 Series blends the best in performance with the best in style. Not to mention the versatility offered in this line. It boasts a wider frame profile, commercially-rated product, optional triple-pane glass unit for ultimate thermal performance, and uncompromised possibilities.

Construction Attributes:

Frame Depth: 3 1/8"
Frame Types: Nail Fin, Flush Fin
Frame Colors: White, Almond, Brown exterior with White interior (nail fin only)
Construction Rating: C30 or better

Glazing and Unit Options:

¾" Units available as:
- Clear
- Low-E
- Low-E w/Argon Gas
- Tempered
- Solar Bronze
- Regular obscure
- Glue Chip obscure
- Laminated
- Sound Control (STC ratings are available)

1" High-Performance Triple-Glaze
(2 Lites of Low-E Glass w/ Krypton Gas. Not available in garden windows or double-hungs.)

Product Type Offered:

Horizontal Sliding Window
Single-Hung Window
Double-Hung Window (white, block frame only)
Casement/Awning Window
Bay Window (field assembled)
Bow Window (field assembled)
Specialty Fixed Frame
Specialty Fixed Radius
Patio Doors
Garden Windows (complementary line)

Custom Options:

Special Size Windows
(⅛" increments) Any product type
Flat or Sculptured color-matched internal grid in a variety of patterns (sculptured grid not available in brown)

Viking 8000 Series

In some instances value drives the decision. That's where the Viking 8000 Series takes center stage. Designed with the same attention to detail, this line achieves top marks and is backed by the same lifetime warranty as the 9000 Series.
The 8000 Series line features a slimmer frame profile, optional J-Channel for ease of installation with vinyl siding, practical styling, and value.

Construction Attributes:

Frame Depth: 2 1/16"
Frame Types: Nail Fin, Flush Fin, Block, J-Channel (White only)
Frame Colors: White, Almond, Brown exterior with White interior (nail fin only)
Construction Rating: R20 or better

Glazing and Unit Options:

¾" Units available as:
- Clear
- Low-E
- Low-E w/Argon Gas
- Tempered
- Solar Bronze
- Regular obscure
- Glue Chip obscure
- Laminated
- Sound Control (STC ratings are available)

Product Type Offered:

Horizontal Sliding Window
Single-Hung Window
Bay Window (field assembled)
Bow Window (field assembled)
Specialty Fixed Frame
Specialty Fixed Radius
Patio Doors
Garden Windows (complementary line)

Custom Options:

Special Size Windows
(⅛" increments) Any product type
Flat or Sculptured, color-matched internal grid in a variety of patterns (sculptured grid not available in brown)

Vinyl Garden Windows

Viking's 1200 Series vinyl garden window perfectly complements both lines of window and patio door products. From color to overall look you can get a consistent, matched look all around your house.

Viking's Vinyl garden windows are constructed for increased stability and designed with single-hung side vents to allow hot air to escape freely, and adjustable wire shelves for natural airflow. The bottom shelf is an insulated foam panel covered with color-matched prefinished aluminum. Vinyl garden windows are available in white or almond and in fourteen different sizes.

Garden windows can be ordered with specialty glass options and grid patterns to match the rest of your windows.

Patio Doors

Viking offers sliding patio doors in both 8000 and 9000 Series product lines. Each door is engineered with a 4½" frame depth for maximum strength and superior thermal performance. As standard upgrades, the 9500 door is shipped with a sturdy extruded screen and premium handle. And to help homeowners coordinate the overall architectural style of the house, Viking offers glazing and grid options for their patio doors to match the rest of the windows in the house. In compliance with code requirements, all doors are manufactured with tempered glass.

And you can order the patio door to slide from either side.

A jamb extender is also available. Just ask!

We Build Every Viking Window to Your Specification

Size Options

The architectural world would be rather boring if windows only came in a handful of standard sizes. So we will custom build just about any size and design you need, as long as it falls within certain engineering guidelines. And for those oversize or unusual configurations, Viking can often come up with creative solutions to achieve the look you seek.

Glass Options

The glass used in a window affects comfort and performance more than any other part of a window. By offering the finest spectrally select low-E glass on the market we can provide the ultimate in insulating glass performance and excellent summer solar control, while keeping a neutral appearance and letting a great deal of light in through the glass. In short, it is the perfect glass for the overall needs of the region.

Other options include solar bronze, tempered, laminated, two obscure glass patterns, and a triple-glazed glass product. And if sound control is a concern, Viking has some of the best STC ratings in the industry.

Color Options

In many cases you can choose from white, almond, or a brown exterior color. Ask your special order expert for color options based on the frame type you require.

Grid Options

Viking is committed to making it easier for you to get just the look you are seeking. That's why we not only offer two grid types to select from — standard or sculptured — but a wide array of standard and custom grid patterns. If you can dream it, chances are good Viking can make it.

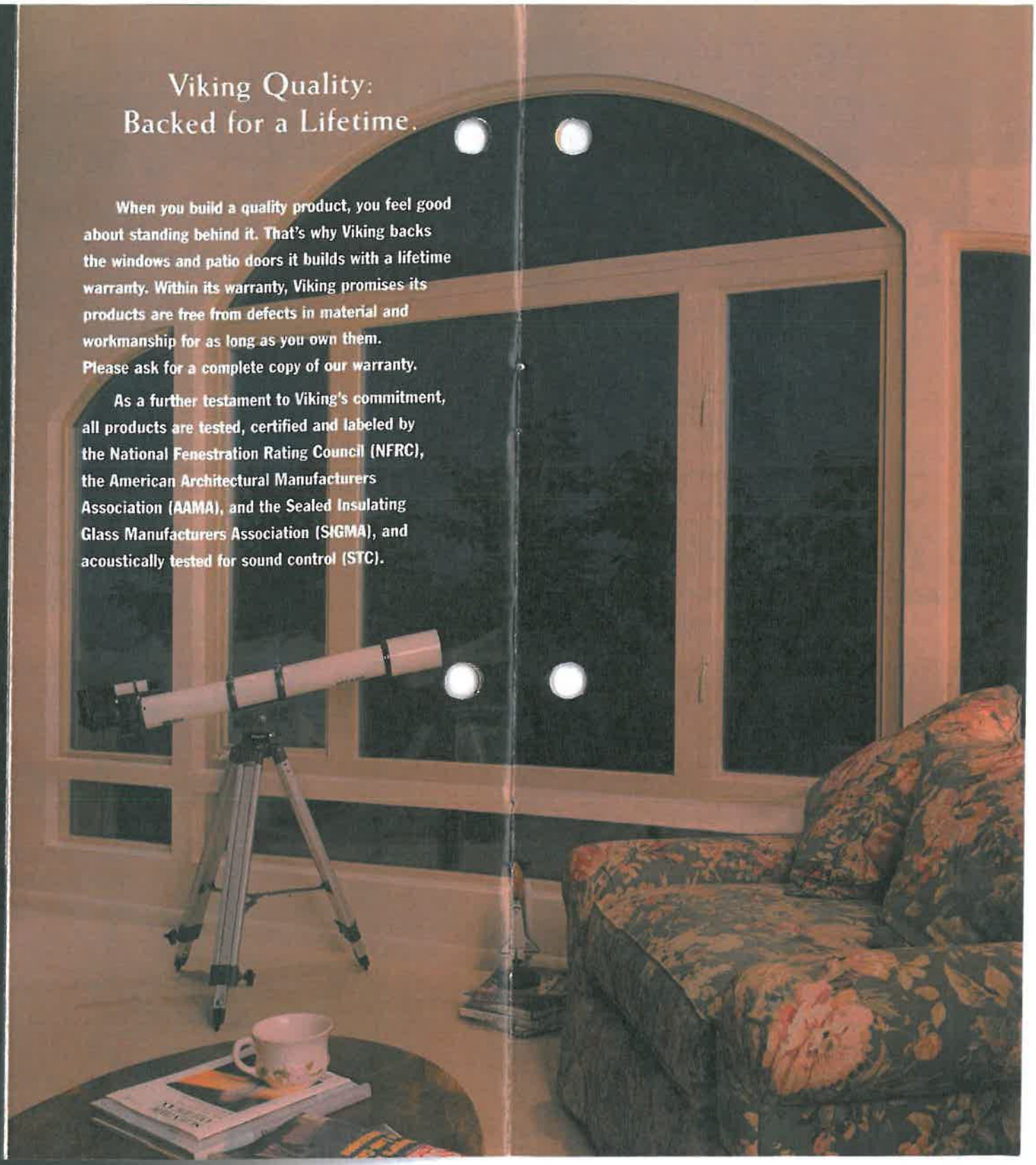
Performance Upgrade Options

As an upgrade option, Viking will inject argon gas (or krypton gas in the 9000 triple-glazed option) in the glass unit. These inert gases have heavier masses that slow down heat conduction even more for greater thermal performance.

Viking Quality: Backed for a Lifetime.

When you build a quality product, you feel good about standing behind it. That's why Viking backs the windows and patio doors it builds with a lifetime warranty. Within its warranty, Viking promises its products are free from defects in material and workmanship for as long as you own them. Please ask for a complete copy of our warranty.

As a further testament to Viking's commitment, all products are tested, certified and labeled by the National Fenestration Rating Council (NFRC), the American Architectural Manufacturers Association (AAMA), and the Sealed Insulating Glass Manufacturers Association (SIGMA), and acoustically tested for sound control (STC).



Installation is Easy With Viking Nail Fin Windows

Viking windows are designed for easy installation. Instructions for installing our nail fin windows follow. If you are planning to use Viking flush fin or block frame windows, please ask for installation instructions specific to those frame types at the special order desk.

Before Starting

Tools Needed

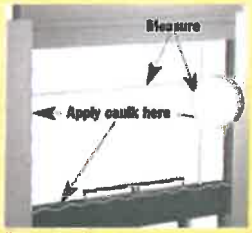
The following tools will be needed to install Viking nail fin (new construction) windows: Level, hammer, nails, tape measure, caulk, caulking gun, shims, and flashing.

Summary Steps for Installing Nail Fin Windows

The summary steps that follow are meant to give you a basic idea of what is involved in installing Viking's nail fin windows. Complete installation instructions can be obtained from Viking Industries.

Framing requirements.

1. Measure the rough framed opening to verify that it is approximately ½" larger in width and height than the actual frame dimensions of the window. (Figure #1)
2. Check to make sure the framing is plumb, square, and level.



1 Exterior view

Flashing and sealing procedures.

Proper flashing and/or sealing is necessary as a barrier to prevent water from entering the wall between the window frame and the adjacent wall materials.

3. Install flashing in this order (Figure #1):
   - Horizontally below the sill extending beyond where the vertical flashing will be applied.
   - At each jamb beyond the sill flashing and above where the head flashing will intersect.
4. Apply caulk to the jambs and sill as shown in Figure #1.

Installing the new window.

5. From the outside, place the window into the opening and temporarily secure it. (Figure #2.)
6. Shim the jambs and sill where necessary to level, plumb and square the window opening. (Figure #3.)
7. Secure the window at the sill and jambs.
8. Apply caulk to the head as shown in Figure #4.
9. Apply flashing to the head, overlapping the flashing at the jambs as shown in Figure #4.
10. Integrate building paper with flashing in a similar weather-board fashion.
11. Caulk between siding/trim and window.

2 Exterior view

3 Interior view

4 Exterior view

Viking Window Shapes and Grid Patterns

Viking offers many choices in window styles, shapes, and grid patterns. If you can dream it, chances are good we can make it. Sketch your ideas, then talk to the millwork specialist about the many possibilities. Here is just a sampling to jump start your imagination.

Window Types

Horizontal Sliding

Min. 2016 or 3010
Max. 6060

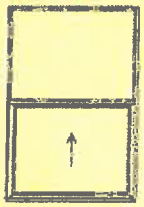
Horizontal Sliding

Min. 6010
Max. 10060 or 8060

Fixed

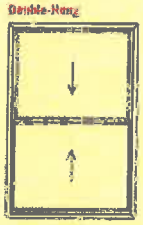
Min. 1010
Max. 3060, 6040 or 8060

Single-Hung



Min. 1620 or 1628
Max. 4080

Double-Hung



Min. 1626
Max. 4060

Casement Hinged

Min. 1616
Max. 2060 or 3050

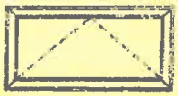
Casement or Awning, Fixed

Min. 1010
Max. 6038 or 6046

Door Transom

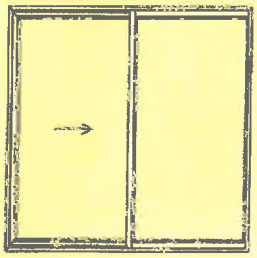
Min. 2010
Max. 3014

Awning, Top Hinged



Min. 2010
Max. 5030

Horizontal Sliding Door



Min. 5068
Max. 8080

Door Sidelite

Min. 1068
Max. 4080

Special Fixed Shapes

House-Top

Flat House-Top

Octagon

Pyramid

Left Cable

Trapezoid

Clipped Corner

90° Triangle

Colonial Grid Pattern	Starburst Grid Pattern	Sunburst Grid Pattern	Perimeter Grid Pattern

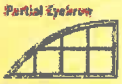
Full Circle

Half Circle

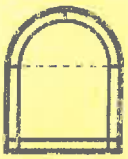
Quarter Circle

Eyebrow

Partial Eyebrow



Round Top



Quarter Round Top

Arch Top

Quarter Arch Top