



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2299
(415) 349-1200
FAX: (415) 574-3483

FOSTER CITY
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NOV 20 1995

PLANNING
DIVISION

CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR ACTION
NOTICE OF DECISION

ACTION DATE: November 13, 1995

CASE NO.: UP-72-020F

APPLICANT: Edward L. Pierce, Jr., Pierce Property Management

APPLICANT ADDRESS: 999-C Edgewater Blvd., Suite 333, Foster City, CA 94404

APPLICATION FOR: Window(s) Prototype for Winston Square Townhouse Development

LOCATION: Winston Square Townhouse 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/Modification to an existing Use Permit application based on the following findings:

1. That the proposal, as modified and 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 new window(s) will result in an attractive appearance for the townhouses, will provide additional/modified light and ventilation for the townhouses and will be consistent with the residential use of the subject property.
2. That the design of the proposal, as modified and conditioned in Exhibit A, is appropriate to the City, the neighborhood and the lot in which it is proposed because the new window(s) will be compatible with the architectural style, character and proportions of the existing townhouses and will be in keeping with similar improvements in the neighborhood.
3. That the design of the proposal, as modified and conditioned in Exhibit A, 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 new window(s) will complement the size, shape, size, colors and materials of the existing doors and windows of the townhouses as required by the City's adopted Architectural and Solar Guidelines.

4. That the proposal, as modified and conditioned in Exhibit A, 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(s) will be compatible with the design of the townhouses 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/Modification to an existing Use Permit 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

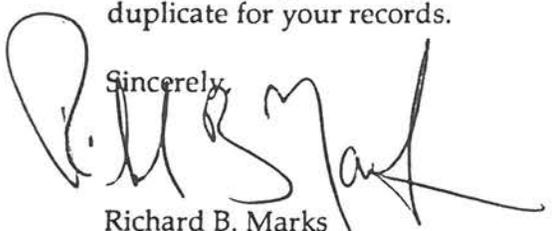
Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Department of Planning and Development Services 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/Modification to an existing Use Permit 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/Modification to an existing Use Permit conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning Division. Please keep the duplicate for your records.

Sincerely,



Richard B. Marks
Community Development Director

for WINSTON SQUARE HOA.
(Applicant) (Please Print)

Planners Initials M. Judge

by Edward J. Preved
(Contact Person)

EXHIBIT A

WINSTON SQUARE HOMEOWNERS ASSOCIATION Prototypical Designs Guidelines for New Windows on the Side Elevation of a Townhouse Unit

The following guidelines shall govern the location, size, design, and color of windows located on the side elevation of an individual townhouse unit in the Winston Square Townhouse Development.

LOCATION, SIZE, DESIGN/MATERIALS, AND COLOR

	Location	Size	Design/Materials	Color
Specific* Window Pattern	Side elevation** or end of unit	3' x 4'	Framing must be resawn redwood to match existing windows in the complex. Glazing must be clear/untinted & <u>without</u> muntins.	Trim color must match existing trim and stucco
General Window Pattern	Variable	Variable	Same as above	Same as above

* Two windows located on the second-story; see sample plan labeled Exhibit B.

** See list of subject properties labeled Exhibit C and the sample photograph of a side elevation/end of a townhouse unit where this prototype applies, included in the City's Prototypical Design Guidelines Binder.

CONDITIONS OF APPROVAL

New window(s) will be subject to the following conditions of approval from the Planning Division:

1. All construction shall be designed, constructed, installed and maintained in a professional manner and appearance.
2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work shall be resubmitted for approval.
3. All vents, gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the color of adjacent surfaces.
4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. Prior to installation, a building permit shall be obtained from the Building Division. Four (4) sets of final drawings shall be submitted with the building permit application.
6. Prior to any final building inspection approval, any imposed conditions and all improvements shall be completed to the satisfaction of the City.
7. 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.

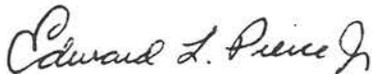
APPROVAL PROCESS

SPECIFIC WINDOW PATTERN

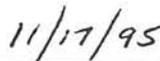
1. The homeowner or applicant shall submit the following:
 - A letter from the Winston Square Homeowners Association (HOA), indicating their action on the proposal.
 - A Building Permit application, including four copies of the side elevation where the new window(s) will be located, including the proposed size, material(s), color(s), and a framing detail.
2. Planning Division staff will review the HOA letter and plans to confirm that the proposed design substantially conforms with the "Specific Window Pattern" Prototypical Design Guidelines.

GENERAL WINDOW PATTERN

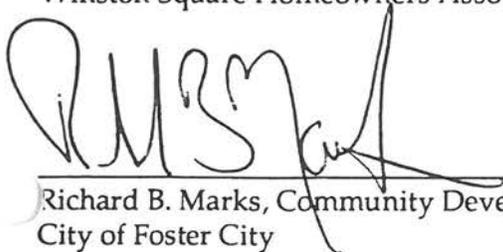
1. The homeowner or applicant shall submit the following:
 - A letter from the Winston Square Homeowners Association (HOA), indicating their action on the proposal, which may include additional conditions of approval.
 - Three copies of a scaled drawing of the side elevation where the new window(s) will be located, including the proposed size, material(s), and color(s); or, one set of photographs (minimum size 5" x 7"), a brochure or other similar form of illustration may be substituted for elevations if all information is provided.
 - A completed and signed application form for Architectural Review. These are available at the City's Planning Division office and can be mailed to the property owner for convenience.
 - A filing fee as established by City Council Resolution (one-half the typical fee for a new window).
2. Planning Division staff will review the HOA letter, plans/photos/brochure to confirm that the proposed design conforms with the "General Window Pattern" Prototypical Design Guidelines and HOA letter.
3. After Planning approval, the homeowner or applicant must obtain a Building Permit, which requires four submittal of four sets of plans of an elevation and framing detail.



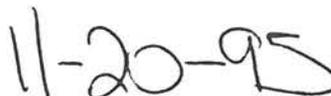
Edward L. Pierce, Jr.
Pierce Property Management
Winston Square Homeowners Association



Date



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



Date

976 DIAZ LN
Foster City Calif

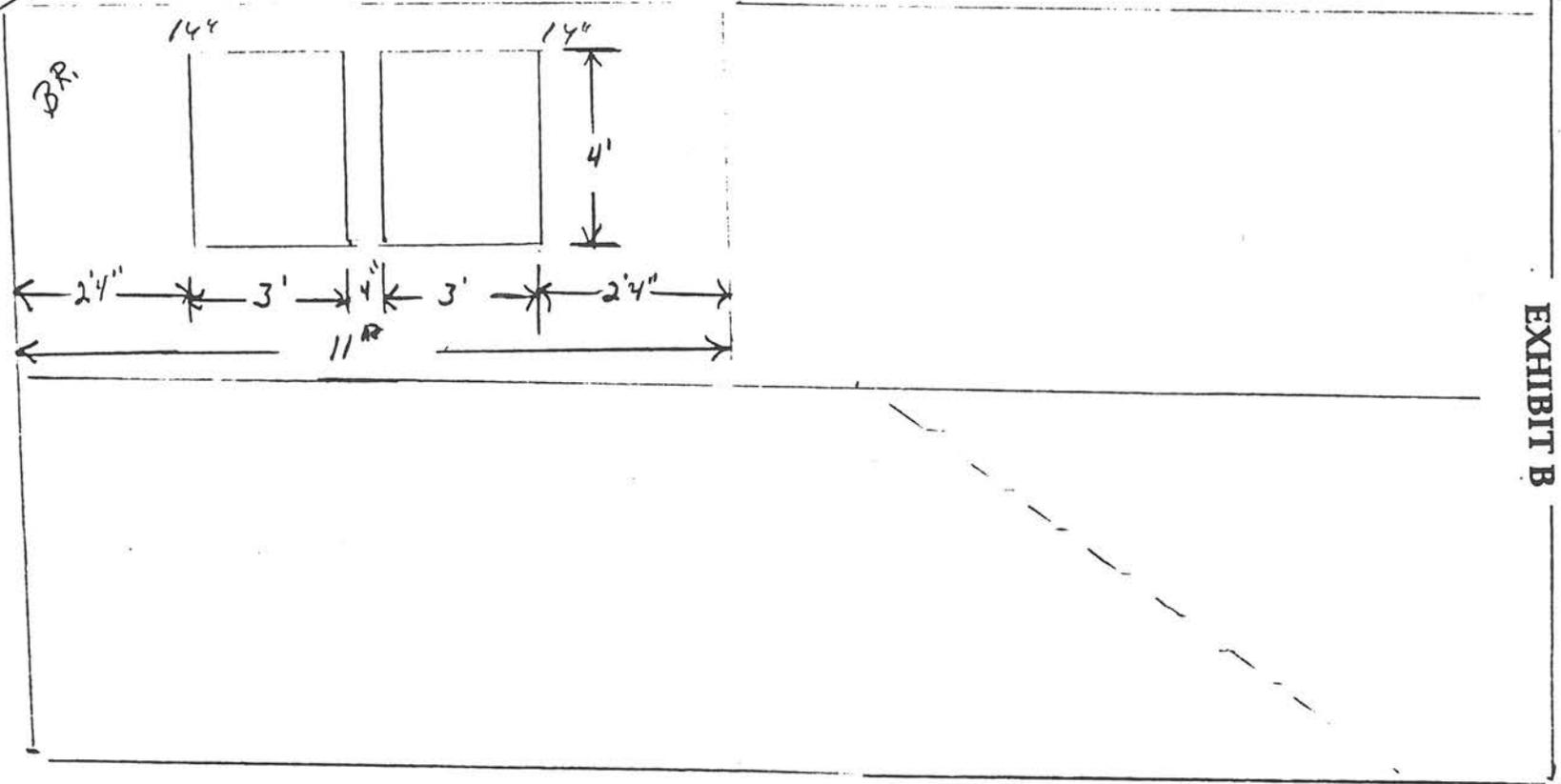
CITY OF FOSTER CITY
PLANNING DEPARTMENT

NOV 13 1995

ADMINISTRATIVE APPROVAL
WITH CONDITIONS

M. Fodde

976
DIAZ LN



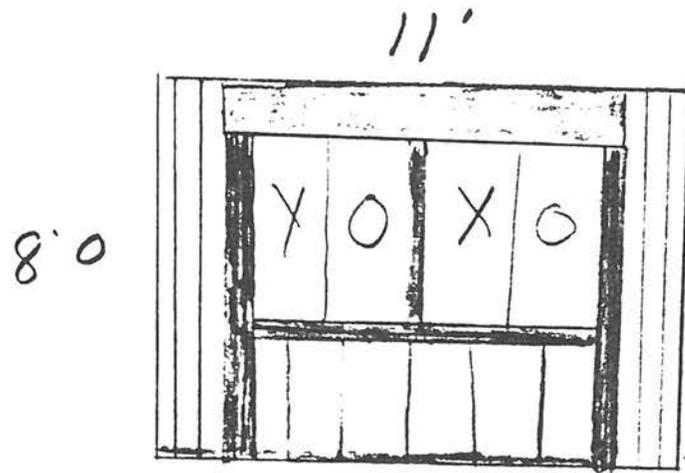
28'

Install 2 = 3'0 x 4'0 xo sliders Alum Finish wood outside wood Trim

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976 [32 LN
Foster City

Framing Detail



4 X 10 Header to Be Installed
7 Ft Long
2 X 4 Douglas Fir

Exterior Stucco
Inside Drywall

Install 2 window ReFlad-wire stucco Scratch Coat - Finish
Prime & Paint Stucco Install 1 X 4 Resawn Redwood to
match Existing windows In Complex,

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PLANNING
DIVISION

WP-72-020F

EXHIBIT C

The following is a list of homes with conditions where there are no windows on one side of the house and the Winston Square Board of Directors would allow the installation of second story windows within the guidelines of being approved by our Architectural Control Committee:

851 Cabot Lane	953 Diaz Lane	806 Magellan Lane
866 Cabot Lane	954 Diaz Lane	816 Magellan Lane
891 Cabot Lane	958 Diaz Lane	830 Magellan Lane
992 Cartier Lane	960 Diaz Lane	832 Magellan Lane
996 Cartier Lane	976 Diaz Lane	844 Magellan Lane
806 Cortez Lane	838 Erickson Lane	846 Magellan Lane
811 Cortez Lane	854 Erickson Lane	967 Marquette Lane
819 Cortez Lane	875 Erickson Lane	969 Marquette Lane
823 Cortez Lane	877 Erickson Lane	972 Marquette Lane
825 Cortez Lane	881 Erickson Lane	974 Marquette Lane
839 Cortez Lane	889 Erickson Lane	962 Vasco da Gama Lane
860 Cortez Lane	891 Erickson Lane	965 Vasco da Gama Lane
		966 Vasco da Gama Lane
		967 Vasco da Gama Lane
		968 Vasco da Gama Lane
		977 Vasco da Gama Lane

PIERCE PROPERTY MANAGEMENT
999C EDGEWATER BLVD., SUITE 333
FOSTER CITY, CA 94404
(415) 312-8562 Phone/Fax

Fax Cover Sheet

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PLANNING
DIVISION

Date: NOVEMBER 13, 1995
Company: CITY OF FOSTER CITY
Phone #: (415) 286-3237
Fax #: (415) 574-3483
Attn: Michelle Fodge
From: Ed Pierce
Subject: WINSTON SQUARE HOA SECOND STORY WINDOW PROTOTYPE
REFERENCE: 976 DIAZ LANE

Total Pages w/ Cover Sheet: THREE (3)

MICHELLE,

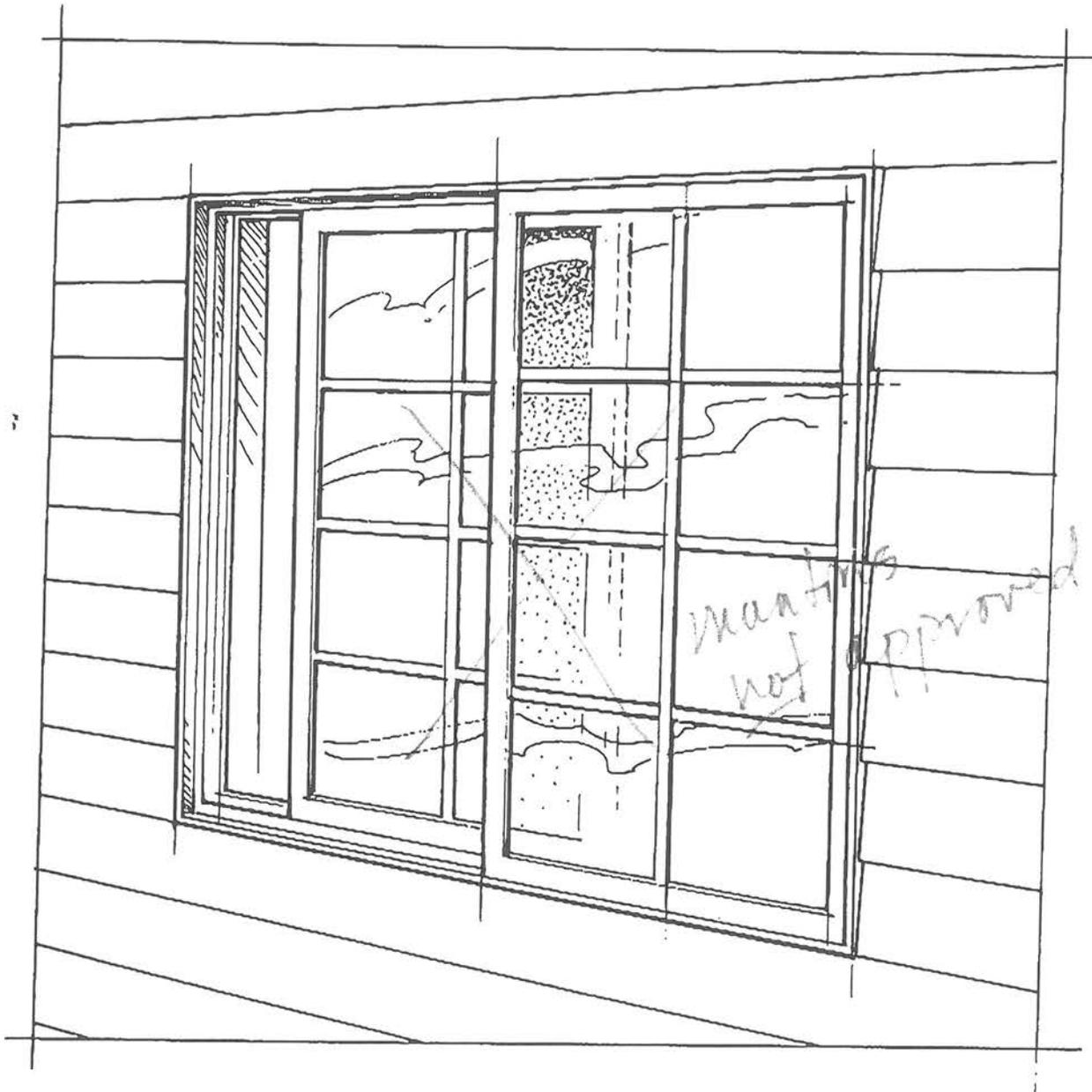
PLEASE FIND ENCLOSED A COPY OF SOME OF THE DESIGN SHEETS FOR THE WINDOW PROTOTYPE AT 976 DIAZ LANE THAT I RECEIVED LAST WEEK FROM THE CONTRACTOR. AS YOU CAN SEE THERE ARE NO GRIDS AND WE WILL NOT ACCEPT THEM ON ANY NEW WINDOWS HERE.

THANKS,

Ed Pierce

ED PIERCE

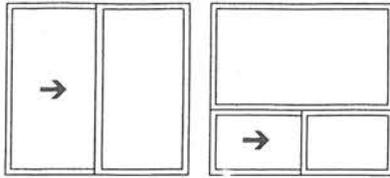
Ed Pierce is referring to page 3 of this fax, not page 2



**1110 SERIES
INSULATED HORIZONTAL SLIDING WINDOWS**

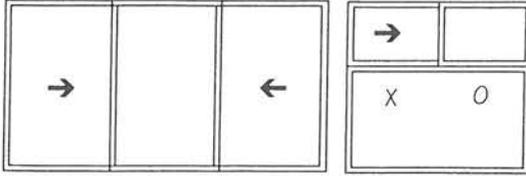
The 1110 Series Sliding Window is designed and engineered to combine a streamlined appearance with long term durability. The 3/4" overall glazing provides insulating value. Specially designed roller and security features assure trouble free operation and easy to use, positive locking. The window offers alternatives in glass for energy efficiency plus frame and grid color options for virtually any architectural need, including residential, light commercial and retrofit.

Like all Milgard Window, Door and Skylight products, the 1110 Series carries a Lifetime Guarantee to the original owner covering both materials and labor.



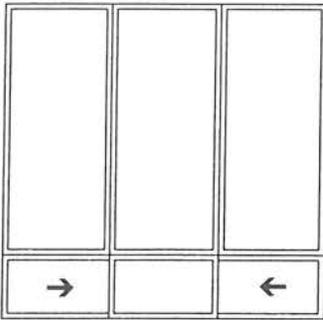
Half-vent
X O

Half-vent below
X O



Double-vent
X O X

Half-vent above
X O



Double-vent below
X O X

1110 Horizontal Sliding Window

Half-vent

- Opposite slide available
XO standard. *(must specify)
- Min 2'1" Max 6'5"
- Minimum egress 4'3"

Double-vent

- 18" and 24" vent sizes are standard
- Min 6'2" Max 10'5"
- 36" vent standard on 10'-0" widths

Half-vent below

- 18" bar height standard up to 5'-0"
- 24" standard for 6'-0" and 7'-0" height
- Min 3'5" Max 6'7"

Double-vent below

- Min 7'5" Max 10'7"
- All windows over 40 square feet
are shipped open for field glazing

*Windows viewed from exterior



Lifetime Guarantee

The Milgard Lifetime Guarantee is the best in the industry. No other window manufacturer matches it. We guarantee that if a properly installed Milgard window, skylight or door has a materials or workmanship defect, we'll fix it. No charge. For as long as you own your home. Milgard replacement windows in existing homes receive the same coverage, as long as they're properly installed. Even custom-designed windows approved by our engineers are covered. When you're selecting windows, be sure to check out more than the frames, glass and construction. Check out the company behind them. Nobody can beat Milgard's history of quality, service and craftsmanship. There are no better windows—or guarantees—in the business.

Service Area

Milgard is the largest manufacturer of windows in the West. Our full-scale manufacturing and service facilities throughout the West Coast assure you of quick response and outstanding service. Your order can arrive in days, instead of weeks.

Milgard Plant Locations:

CALIFORNIA 2441 Mercantile Drive Rancho Cordova, CA 95742 916/635-0700	OREGON 29600 S.W. Seeley Ave. P.O. Box 727 Wilsonville, OR 97070 503/682-3270
802 Shelton Dr. Hollister, CA 95023 408/636-0114	WASHINGTON 3800 - 136th St. N.E. Marysville, WA 98270 206/659-0836 800-562-0402 (WA)
2390 Ward Ave. Simi Valley, CA 93065 805/581-6325	14673 N.E. 95th Quad 95, Suite A Redmond, WA 98052 206/867-0229
42259 Rio Nedo P.O. Box 1879 Temecula, CA 92593 714/676-2688	1010 - 54th Ave. E. P.O. Box 11368 Tacoma, WA 98411 206/922-6030 800-562-8444 (WA)
NEVADA 40 N. Mojave Road P.O. Box 42175 Las Vegas, NV 89116 702/453-1234	

Not all products series available at all locations. For more information or to place your order, contact your closest Milgard Representative.

The Milgard Commitment

For over 30 years, Milgard has been committed to creating both the best windows and the best window company. That commitment provides you with extra value, quality, choice and unmatched service.

Value. Energy efficient Milgard windows make a major contribution in reducing home heating and air conditioning costs.

Quality. Each Milgard window is designed for maintenance-free protection, durability and smooth operation. Our structural performance and quality exceed every industry standard of the AAMA.

Choice. Our wide selection of sizes, shapes and styles connect with a variety of insulating options and frame colors—will suit almost every architectural possibility. In addition, we can custom-build to your design.

Service. Full-scale manufacturing facilities throughout the West assure you of quick, accurate estimates, reliable product information, and prompt answers to any inquiry.

When you select Milgard windows, you're receiving more than good design and energy efficiency. To our customers, we offer this promise:

1. The Milgard Lifetime Guarantee.
2. We deliver on time, in full.
3. We service everything we sell.

If there's a problem with any Milgard product, call us. We'll do everything possible to make it right.

Serving these 13 Western States: Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming.

ALEXANDER
COMPANY
229 Harbor Way
So. San Fran. CA 94083
(415) 583-0860 (415) 583-6812
1-800-696-0701

Your local source of
quality windows products...



WM Milgard Windows

Winston Square
Window Prototype
UP-72-020F

Milgard Aluminum



Milgard Aluminum

For over 30 years, Milgard has been manufacturing quality windows and doors built to withstand the extreme climates of the West.



Whether you're planning a home meant for a Colorado winter, a Nevada summer, or a driving Hawaiian rain you need a window designed to take it head on. Milgard Aluminum Windows meet or exceed every standard in the industry for air and water infiltration, forced entry and thermal performance.



And when it comes to design, Milgard aluminum Windows are ideal for applications where maximum glass area is desired. Our extruded aluminum frames are strong, durable and never

need painting.



They're ideal for just about any home. In any climate. Choose from standard and custom shapes, garden windows, radius styles—even bays and bows. All custom built to fit your window openings. What's more, like all our products, our aluminum windows are

guaranteed for as long as the original owner



owns the home. That goes for properly installed replacement windows as well. So you can be confident knowing your

windows are backed by the West's largest window company.



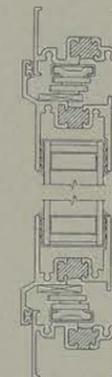
With their sturdy, maintenance-free frame, Milgard aluminum windows are ideal for those areas where maximum glazing area is desired.

08500/MIL
Buyline 6172

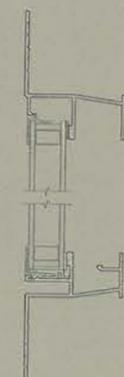
Specialty Applications



Along with a complete line of new construction windows, Milgard offers a custom series designed for specialty applications. In the Southwest, it's a system that allows replacement without damaging stucco or drywall. Throughout the West, we offer systems for replacing old aluminum or wood windows, and installing new windows in nearly any type of construction (even brick and masonry). In both cases, every window is custom built to fit your existing openings—down to 1/16 of an inch.

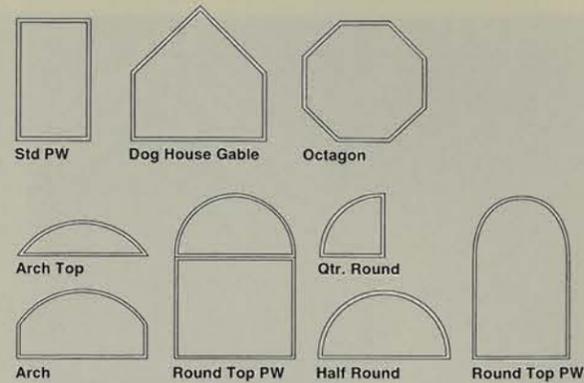


H-BAR



Z-BAR

Picture/Radius



Series R-15/R-20 - 910/920
Available in all standard and custom sizes.

- Picture**
- Minimum size 1⁰1⁰
 - Maximum size (single light) 48 ft²
 - Maximum size (multi-light) 60 ft²

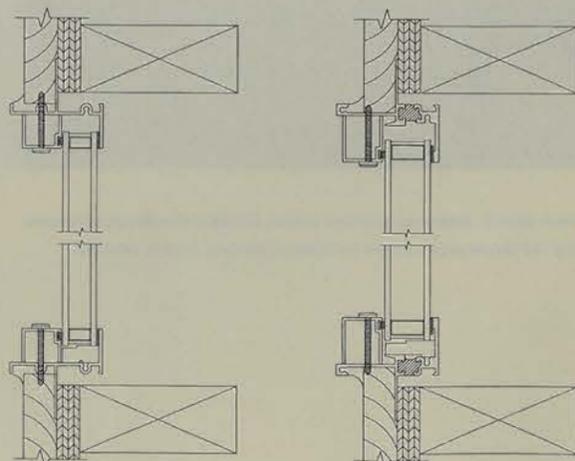
- Round Top**
- Minimum size 2⁶2⁶
 - Maximum size 4⁰1⁰

- Half Round**
- Minimum size 2⁶1³
 - Maximum size 8⁰4⁰

- Quarter Round**
- Minimum size 1⁶1⁶
 - Maximum size 5⁰5⁰

- Full Round**
- Minimum size 2⁶2⁶
 - Maximum size 6⁰6⁰

- Arch Top**
- Maximum width 12 ft
 - Minimum center height (with 6" min. leg ht.) 1 ft
 - Maximum square feet 50 ft²
 - Mull configurations available.



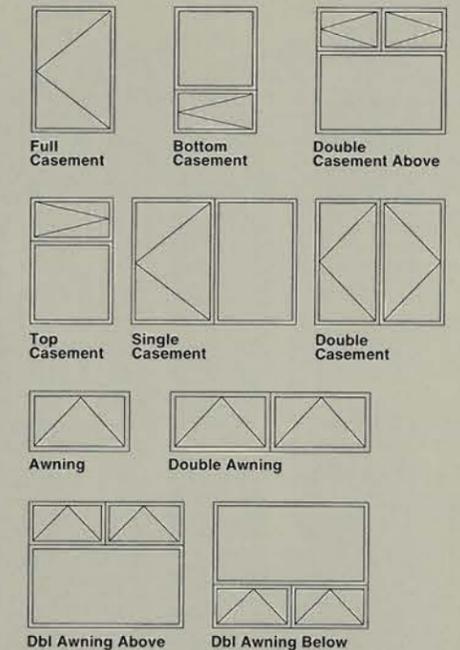
R-15/910

R-20/920

- Heavy-duty extruded aluminum frames are tough and durable. They'll never need painting.
- Built to order—select from an infinite number of sizes, shapes and styles.
- Our aluminum windows can be joined with other styles for dramatic combinations.
- Thermally-broken aluminum frames are available for added performance against cold, heat and condensation.
- Our insulated glass helps save on heating and cooling costs (3/4" o.a. on Series R-15, 1" o.a. on Series R-20).
- Custom grid options—from simple to complex—to match your design.
- Standard windows are built 1/2" under rough opening call-out size. Custom sized windows are also available to the 1/16".
- Guaranteed for as long as the original homeowner owns the home.

Casement/Awning

08500/MIL
Buyline 6172



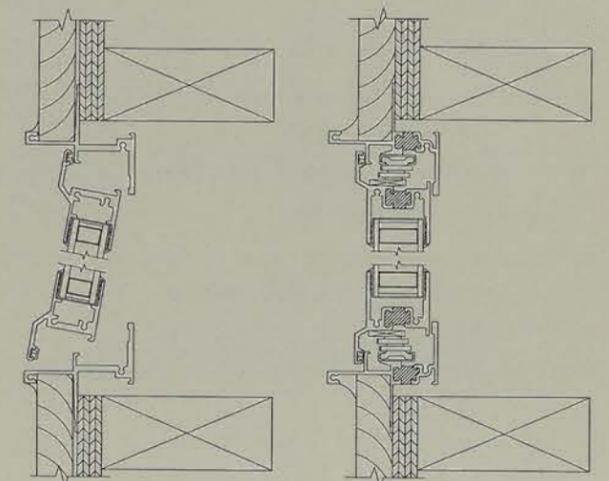
Series 910/920
Available in all standard and custom sizes.

- Casement**
- Minimum size 1⁶1⁶
 - Maximum size 12 ft²
 - Minimum egress[†] 2⁶4⁰ or 3⁰3⁶

- Awning**
- Minimum size 2⁰1⁶
 - Maximum size 5⁰2⁶
 - Egress not recommended for awning windows.
 - Mull configurations available.

[†]As established by U.B.C. Standards.

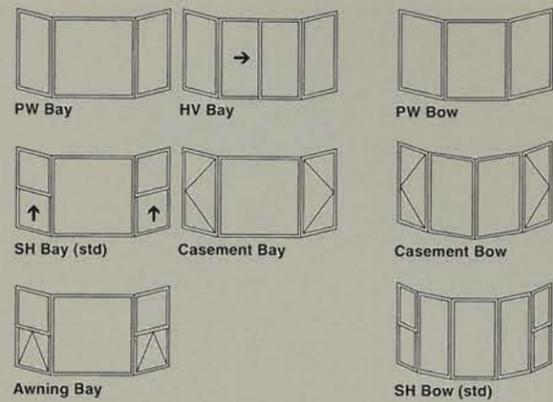
- Heavy-duty hardware allows even large windows to project without sagging (roto hardware available in CA).
- Engineered to close securely for a lifetime.
- Color-matched screens are standard with all Milgard windows.
- Insulated glass helps reduce drafts and quiet street noise.
- Thermally-broken aluminum frames are available for added performance against cold, heat and condensation.
- Available with stainless steel hardware for salt-air climates.
- Available in painted White or Clear or Bronze anodized frames.
- Standard windows are built 1/2" under rough opening call-out size. Custom sized windows are also available to the 1/16".
- Guaranteed for as long as the original homeowner owns the home.



AWNING 910

CASEMENT 920

Bay & Bow

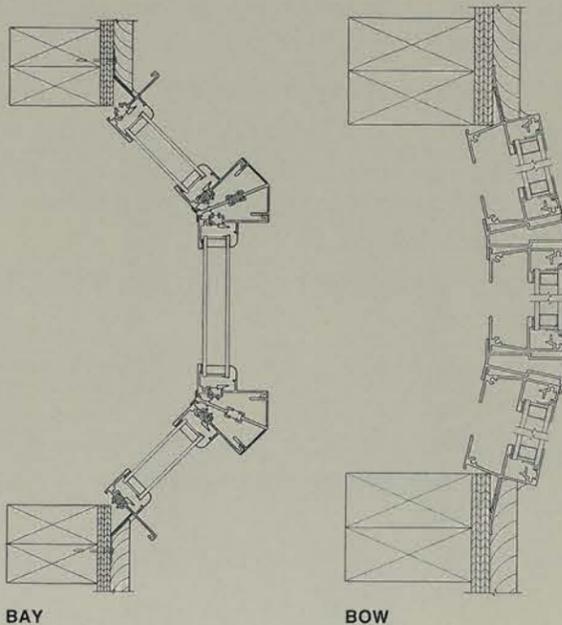


Series 1550

height	rough opening width									
	4'0"	4'6"	5'0"	6'0"	7'0"	7'4"	7'10"	8'10"	9'8"	
3'0"	A	O	A	A,O	A	O	O	A	O	
3'6"	A	O	A	A,O	A	O	O	A	O	
4'0"	A	O	A	A,O	A	O	O	A	O	
4'6"	A	O	A	A,O	A	O	O	A	O	
5'0"	A	O	A	A,O	A	O	O	A	O	

A=Bay O=Bow

- Custom Sizes also available.
- Bay and Bow framing details available from your Milgard representative.



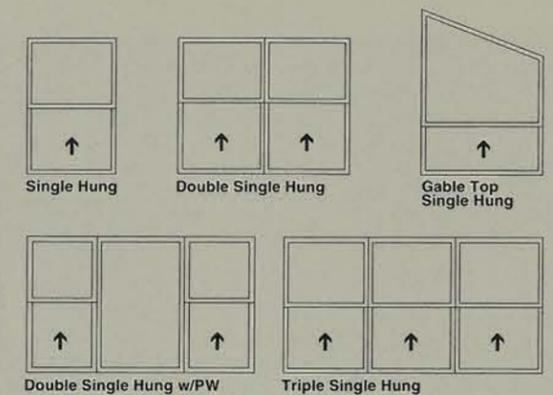
BAY

BOW

- Bay joins three windows at 45°. Bow joins three, four or five panels at 13°.
- Configure your own with feature picture window, single hungs, casements and awnings for flankers (single-hung flankers standard).
- Choose from painted White or Clear or Bronze anodized frame colors. All are maintenance free and never need painting.
- Complements virtually any style of home.
- Thermally-broken aluminum frames are available for added performance against cold, heat and condensation.
- Choose matching grids. Select from a variety of energy saving options.
- Standard windows are built 1/2" under rough opening call-out size. Custom sized windows are also available to the 1/16".
- Guaranteed for as long as the original homeowner owns the home.

Vertical Slider

08500/MIL
Buyline 6172

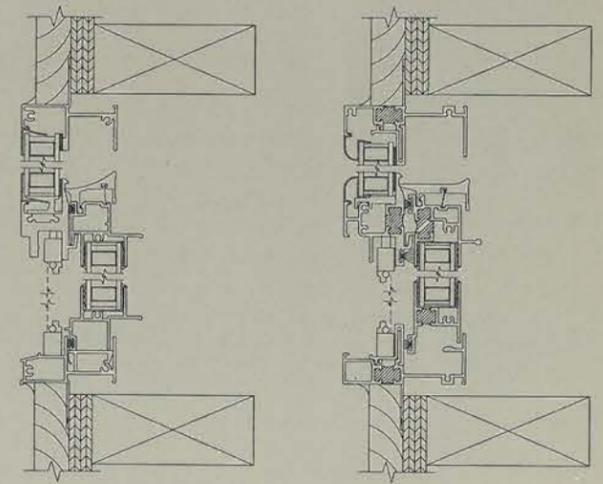


Series 1510/1520

Available in all standard and custom sizes.

- Minimum size 16²⁰
 - Maximum width 4⁰
 - Maximum square ft 24 ft²
 - Bar heights 12", 15", 18", 21", 24", 27", 30", 36"
 - Minimum egress[†] 3⁰⁵ with 30" bar set
 - Muller configurations available.
- [†]As established by U.B.C. Standards.

- Milgard's insulating glass lowers energy costs and quiets outside noise.
- Precision balancer assembly for a lifetime of smooth operation.
- Even large windows open effortlessly.
- Locking mechanism latches automatically when window closes.
- Thermally-broken aluminum frame available for added performance against cold, heat and condensation.
- Available with options for replacement window applications.
- Standard windows are built 1/2" under rough opening call-out size. Custom sized windows are also available to the 1/16".
- Guaranteed for as long as the original homeowner owns the home.



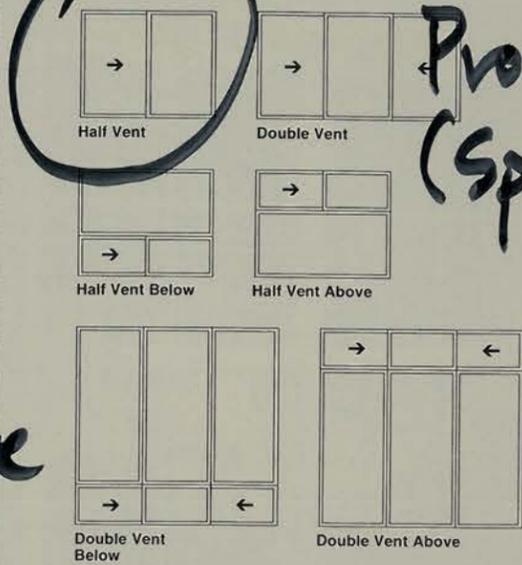
1510

1520

Horizontal Slider



Winston Sq. Window Prototype (Specific)



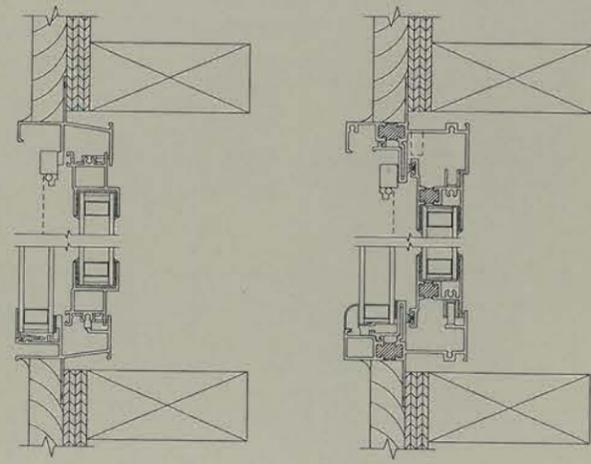
Series 1110/1120

Available in all standard and custom sizes.

- Minimum size 2'0" x 6'
- Maximum size (double vent) 6'0" x 6'
- Minimum egress¹ (half vent) 4'0" x 6'
- (double-vent with 24" minimum vents) 6'0" x 6'
- Muller configurations available.

¹As established by U.B.C. Standards.

- Heavy-duty nylon rollers allow even large windows to glide effortlessly.
- Polypropylene weatherstripping keeps out the weather and dust.
- Thermally-broken aluminum frame available for added performance against cold, heat and condensation.
- Sturdy frame can withstand a lifetime of sun, bitter cold and impacts.
- Nothing to rot, warp or peel—ever. No scraping or painting necessary.
- Available with options for replacement window applications.
- Standard windows are built 1/2" under rough opening call-out size. Custom sized windows are also available to the 1/16".
- Guaranteed for as long as the original homeowner owns the home.

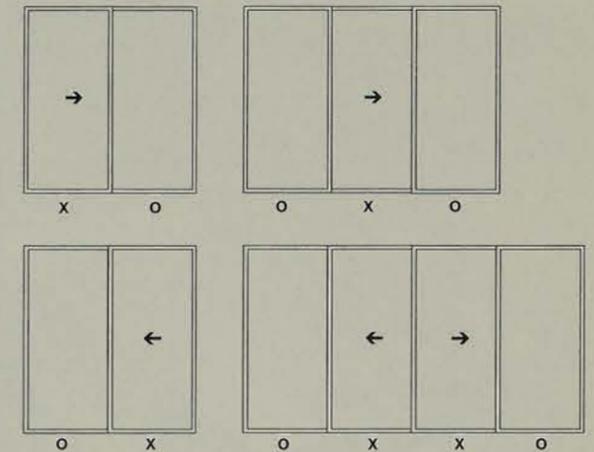


1110

1120

Sliding Door

08500/MIL
Buyline 6172



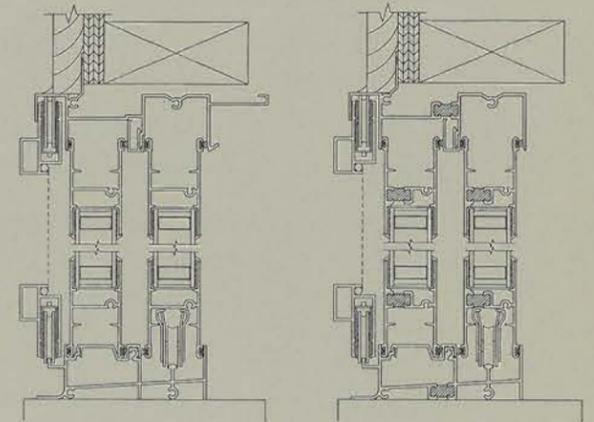
x=operable

Series 415/420

width	height	
	6'8"	6'10"
5'0"	X	X
6'0"	X	X
8'0"	X	X
3 panel 12'0"	X	X
4 panel 16'0"	X	X

- Opposite slide available.
- Keyed lock available.

- Milgard's sturdy aluminum patio door is designed for a lifetime of easy operation. Raised track allows effortless gliding.
- Optional jamb extender eliminates need for drywall return. (C-Series)
- Thermally-broken aluminum frame available for added performance against cold, heat and condensation.
- Available in two, three and four-panel configurations.
- Heavy-duty extruded aluminum screen frame for a lifetime of durability.
- Standard windows are built 1/2" under rough opening call-out size. Custom sized windows are also available to the 1/16".
- Guaranteed for as long as the original homeowner owns the home.



415 (C-SERIES SHOWN)

420

Skylight

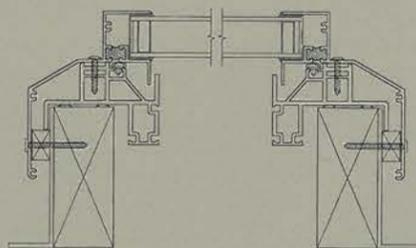


780 series

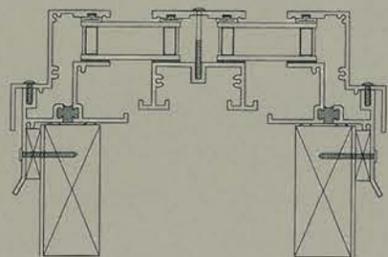
Skylight	780	750
• Maximum size	16 ft ²	64 ² (4-lite)
• Frame Width	3-1/16"	2-7/8"
• Total Frame Height	4-5/32"	5"
• Above Curb	2-5/16"	3"
• Below Curb	2-13/16"	2"
• Over-All Glass Thickness	1"	1"
• Thermal Break Frame		



Skylights can add light and drama to any room of the house.



780

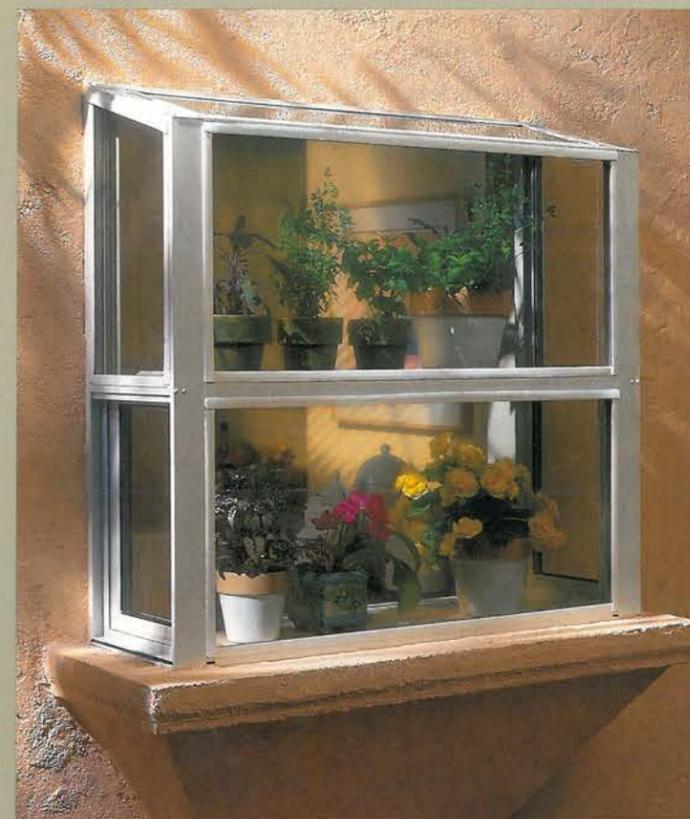


750

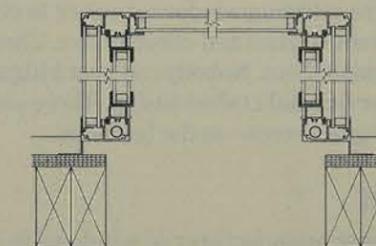
- Available as a fixed or operable skylight to match your design and function. Maximum 16 square feet.
- Operable unit opens with hand crank, wall switch or remote control (780 series).
- Rain sensor automatically closes motorized skylight to protect your home (780 series).
- Energy-efficient design keeps the weather out and saves on heating and cooling costs.
- Convenient curb-mounted installation.
- Optional Low-E glazing and tinted glass reduce heat gain and carpet fading.
- Select laminated glass for added strength and safety.
- Multi-lite and ridge-top capability (750 Series).
- Guaranteed for as long as the original homeowner owns the home.

Garden Aire

08500/MIL
Buyline 6172

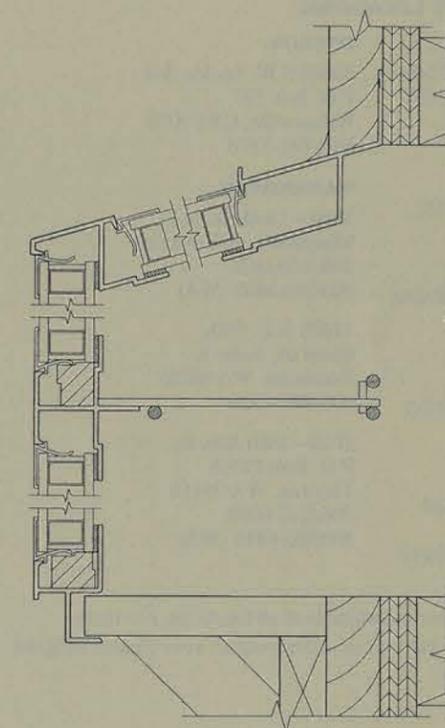


Series 1800	
• Frame Width	3-1/16"
• Below Curb	2-1/16"
• Air Space	3/8"
• Top Lite Air Space	5/8"
• Over-All Glass Thickness	1/2"
• Custom Sizes Available.	
• Side Vents Include Screens.	
• Weather-proof Bottom Board is Standard.	



HORIZONTAL SECTION

- Weathertight design for use in any climate.
- Single-hung ventilators operate smoothly for a lifetime.
- Easy to install—fits over an existing rough opening.
- Insulating glass helps reduce heat build up while allowing light into the home.
- All Garden Aires must be supported from below.
- Available with energy-saving glass options.



VERTICAL SECTION