

City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

**NO BUILDING PERMIT
REQUIRED**

**FOSTER CITY
RECEIVED**

NOV 26 2014

**PLANNING/
CODE ENFORCEMENT**

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

APPLICATION RECEIVED: February 8, 2012

APPLICATION COMPLETE: May 20, 2014

ACTION DATE: June 18, 2014

CASE NO: UP-72-020R
(supersedes UP-72-020K, UP-72-020H and UP-72-020F)

OWNER: Winston Square Homeowners' Association
c/o Edward Pierce of Pierce Property Management

ADDRESS: 969-G Edgewater Blvd., Suite 333, Foster City, CA 94404

APPLICATION FOR: Use Permit Modification/Prototypical Design Guidelines for new and/or replacement windows and sliding glass doors

LOCATION: Winston Square Planned Development

ZONING: R-T/PD (Townhouse Residence/Planned Development) District

CEQA DETERMINATION: Exempt pursuant to CEQA Section 15301, Class 1 Existing Facilities

ACTION TAKEN: Approved with Conditions

On the date listed above, the Community Development Director of the City of Foster City took the action described above on the subject modification to an existing Use Permit for Prototypical Design Guidelines for new and/or replacement windows and sliding glass doors at the Winston Square Townhouses Planned Development based on the following findings:

1. The proposal to consolidate the prototypical design guidelines for new and/or replacement windows and sliding glass doors for residential units in the Winston Square Planned Development, as conditioned in Exhibit A, would be consistent with the Foster City General Plan, Chapter 17.12 (R-T Townhouse Residence District) of Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the prototypical design guidelines: 1) will be sympathetic to the character and style of the existing house and will be designed to be harmonious with the existing neighborhood and therefore, will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan; 2) will be integrated into the existing building and designed such that the architectural character of the house is maintained and such that solar and privacy impacts will not be created on adjacent properties by

the addition of the new window and/or sliding/patio glass doors, consistent with Section 2.28.010 of the Foster City Municipal Code; and 3) will be consistent with the residential use of the Winston Square Development.

2. The proposal to modify the existing Prototypical Design Guidelines for new and/or replacement windows and sliding glass doors including a conversion of the existing two-panel (XO) sliding windows in the master bedroom into a three-panel (XOX) sliding window with $\frac{1}{4}$ x $\frac{1}{2}$ x $\frac{1}{4}$ panels in the C-2 units, as conditioned in Exhibit A and illustrated in Exhibit H, would be consistent with the Foster City General Plan and Title 17 (Zoning), and Chapter 2.28 (Planning) of Title 2 (Administration and Personnel) of the Foster City Municipal Code, because the proposed modification will maintain the existing appearance of residential units in the development, will allow for necessary maintenance and repair of houses including ease of window operation as compared to a heavy two-panel dual pane (XO) sliding window of the same opening size, will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-38 and LUC-39) contained in the Land Use and Circulation Element of the Foster City General Plan, and will be consistent with the residential use in the development and the Winston Square Townhouses Planned Development Prototypical Design Guidelines.
3. That the Prototypical Design Guidelines for new and/or replacement windows and sliding glass doors, as conditioned in Exhibit A, would be consistent with and appropriate to the City, the neighborhood, and the lot on which they are proposed because the Simonton white narrow vinyl frame or its equivalent, with the tear out new construction installation method for all new and/or replacement windows and sliding glass doors will be compatible with the architectural style, character, proportions and details of all other residential units in the Winston Square Planned Development in which it is located and they will be in keeping with similar improvements in the neighborhood.
4. That the design of the proposal, as conditioned in Exhibit A, is compatible with the site's environment with respect to use, forms, materials, colors, design or similar qualities as specified in Section 17.58.010 of Chapter 17.58, Architectural Control and Supervision because:
 - The prototypical design will provide guidelines to ensure that new and/or replacement windows and sliding glass doors are orderly and consistent for all the residential units in the development, and therefore will preserve the overall architectural character and scale of the neighborhood consistent with Section 17.58.010.B.1;
 - The size of the new three-panel (XOX) sliding replacement window openings (96"W X 60"H) in the master bedroom of the C-2 units will be the same size as the existing two-panel (XO) sliding window openings and will be compatible with architectural style and details of buildings in the immediate vicinity consistent with Section 17.58.010.B.2;
 - The new and/or replacement windows will have a Simonton white narrow vinyl frame with dual pane or its equivalent to match other existing windows in the development and therefore, will enhance their site and will be harmonious with the highest standards of improvement in the Winston Square Townhouse Planned Development and the surrounding area consistent with Section 17.58.010.B.4.
5. That the proposal would not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be injurious or detrimental to property and improvements in the neighborhood, property values in the area, or the general welfare of the City because the Prototypical Design Guidelines will ensure that all residential units maintain similar characteristics and consistency with the approved prototype, will meet the requirements of Section 17.58.010, Intent and Purpose, of Chapter 17.58, Architectural Control and

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CODE ENFORCEMENT

File Ref. UP-72-020R

Supervision, of the Foster City Municipal Code, and will not have detrimental visual impacts on the neighborhood, the Winston Square Planned Development, or the property values in the area.

This action is subject to any conditions contained in Exhibit A, attached and illustrated in Exhibits B, C, D, E, F, G, H and I.

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 Use Permit Modification 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 Use Permit Modification 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 
Curtis Banks
Community Development Director

WINSTON SQUARE HOA
c/o Pierce Property Management

(Owner's Name) (Please Print)



(Owner's Signature)

Planners Initials MS

EXHIBIT A
WINSTON SQUARE HOMEOWNERS' ASSOCIATION
Prototypical Design Guidelines for New and/or Replacement Windows and Sliding Glass Doors
UP-72-020R
(Consolidates all previous Window and Door Prototypical Design Guidelines)

The following guidelines shall govern the installation of new and/or replacement windows and sliding glass doors in the Winston Square Townhouse Planned Development:

CONDITIONS OF APPROVAL

1. All construction shall be located, designed, constructed, installed, and maintained in a professional manner and appearance.
2. All materials and colors shall be as approved. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work shall be resubmitted for approval.
3. All vents, gutters, downspouts, flashings, etc. shall be painted to match the color of the adjacent surfaces. No electrical conduits or similar piping shall be allowed on the exterior of the building unless approved prior to installation by the Community Development Director.
4. Standard residential security requirements as established by Chapter 15.28 of the Foster City Municipal Code shall be provided.
5. Prior to 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, imposed conditions and all improvements shall be completed in accordance with the approved plans and 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.
8. All new windows shall meet the minimum egress requirements per the Uniform Building Code.
9. All new and/or replacement windows and sliding glass doors shall comply with California's Title 24 requirements.
10. All new window/doors shall conform to the specific design criteria outlined in Exhibits B, C, D, E, F, G, H and I, attached.
11. Exterior trims on new and/or replacement windows and doors shall be identical to the existing 1"x4" wood trim.
12. Conditions of approval above supersede those in previous Use Permit files UP-72-020K, UP-72-020H and UP-72-020F.
13. All windows and sliding glass doors on the same elevation shall match in color, style, materials, frame size, trim and the use of grids and shall conform to the requirements shown in the following table:

FOR ALL UNITS (C-1, C-2, C-3 and C-4) REFER TO EXHIBIT B	Window and/or sliding glass door frames, style, materials, colors and trim on the same side of the elevation shall match. See Exhibit B, attached.
	All existing single pane aluminum frame windows and patio doors shall be replaced with Simonton brand white narrow vinyl frame dual pane windows and doors or its equivalent in participating units. See Exhibit B, attached.
	All new windows shall be of the same style and operational type as the existing windows, except for the four windows at the front elevation of unit type C-3 (refer to C-3 requirements) and the master bedroom windows in unit type C-2 (refer to C-2 requirements).
	All existing aluminum frames shall be removed. However, a home owner may be allowed to replace or install only one window in an aluminum frame provided it matches the other existing aluminum windows on the same side of the elevation.
	All exterior trim extending from the actual frame of all windows and patio doors shall be cut back to preserve the existing exterior 1"x4" wood trim appearance. Any damaged wood trim shall be replaced with new trim to match the existing 1"x4" wood trim.
	Decorative grids of 5/8" width shall be allowed on first floor window and patio doors only and will be optional for each homeowner.
	Window and door frames shall be installed using the tear out new construction installation method.
FOR ALL UNITS KITCHEN WINDOWS TO GARDEN WINDOW CONVERSION ONLY (C-1, C-2, C-3 and C-4) REFER TO EXHIBIT C	Existing kitchen windows only on the first floor may be converted into a garden window. This will be optional for each homeowner.
	The new garden window shall be Simonton Impression Series with white vinyl frames or its equivalent. The outward projections of these units shall be approximately 15 1/4" from the existing exterior 1"x4" wood trim line. (refer to Exhibit C).
	The overall opening size of the garden window shall be the same as the existing kitchen window opening.
ONLY FOR C-4 UNITS NEW SECOND STORY WINDOW ON SIDE ELEVATION OF MASTER BEDROOM ONLY REFER TO EXHIBIT D	All exterior trim surrounding the frame of the new garden window shall match the existing exterior 1"x4" wood trim appearance around the existing kitchen windows.
	Construction of a new second-story window on the side elevation of the master bedroom only for C-4 units as shown in Exhibit D, attached may be permitted. This new window opening shall be optional for each homeowner and shall be the Simonton narrow series or its equivalent.
	The new windows shall be sliding windows with an XO operation type and shall match the style as the existing windows being replaced under the criteria specified for window/door replacements for all unit types (see Exhibit B) and shall be Simonton brand white vinyl with narrow frame or its equivalent.
	The size of the new window opening shall be 60" wide by 52" high, matching the upper portion height and sight-line of the window on the same building side located in the second bedroom.
	The new window opening shall be constructed using a 4"x8" header and support beams as well as building paper and sill flashing.

	<p>All exterior trim extending from the actual frame of the window shall match the existing exterior 1"x4" wood trim appearance.</p> <p>The header height of the new window shall match the header height of the existing adjacent window on the same elevation.</p>
<p>ONLY FOR C-4 UNITS WINDOW TO PATIO DOOR CONVERSION REFER TO EXHIBIT E</p>	<p>The window in the living room on the first floor of unit C-4 may be replaced with a maximum of one new patio door as illustrated in Exhibit E. This will be optional for each homeowner.</p> <p>The new patio door shall be of the same frame style (Simonton narrow or its equivalent with white vinyl frame to match other windows), color and material as the windows being replaced under the criteria specified for window/door replacements for all unit types (see Exhibit B); The operational type shall be a sliding patio door (XO).</p> <p>The width of the replacement patio door unit shall be the same width as the existing window, which is either 60" wide or 72" wide depending on the particular variation of the C-4 unit type. The height of the patio door will be 80", with the header height remaining the same as the original window.</p> <p>All exterior trim surrounding the frame of the new patio door shall be identical to the existing exterior 1"x4" wood trim appearance around the existing patio door units.</p>
<p>ONLY FOR C-3 UNITS REFER TO EXHIBITS F AND G</p>	<p>The four windows on the front elevation of C-3 units (window location shown on Exhibit G, attached) shall be replaced with four double hung Simonton Brand windows or its equivalent. The bottom portion of the window shall be fixed so that the window opens no more than 4" on the second story only.</p> <p>The double hung replacement windows on C-3 units shall conform to Exhibit F, attached. The frame thickness shall be installed per the Simonton Impressions Wide Frame (Madeira series) or its equivalent and shall be of 3-1/4" thickness.</p>
<p>ONLY FOR C-2 UNITS REFER TO EXHIBIT H</p>	<p>The replacement master bedroom window may be converted from a two-panel (XO) dual pane sliding window into a three-panel (XOX) dual pane sliding window with 1/4 x 1/2 x 1/4 panels of the same opening size in the C-2 units and shall conform to Exhibit H, attached. This will be optional for each home owner.</p> <p>Window frames shall be Simonton white narrow vinyl frame or its equivalent with the tear out new construction installation method.</p> <p>The dining room clear story fixed window (84 x 24) of the C-2 units may be replaced with one lite units with no vertical bar.</p>
<p>ONLY FOR C-1 UNITS REFER TO EXHIBIT I</p>	<p>Two new second-story windows on the side elevation or end of C-1 unit may be installed and shall conform to the specific design criteria outlined in Exhibit I.</p> <p>The size of the new second story window openings shall be 3' x 4'</p> <p>Framing must be resawn redwood to match existing windows.</p> <p>Glazing must be clear/untinted and without grids.</p> <p>Trim color must match the trim color around existing windows.</p>

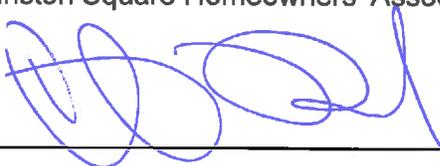
	For a list of units with conditions where there are no windows on one side of the house and the Winston Square Board of Directors would allow the installation of second story windows with HOA approval, see Exhibit I, attached.
	Window frames shall be Simonton white narrow vinyl frame or its equivalent with the tear out new construction installation method.

APPROVAL PROCESS FOR NEW AND/OR REPLACEMENT WINDOWS AND SLIDING/PATIO DOORS

1. The homeowner/applicant shall obtain an approval letter from the Winston Square Homeowners' Association for the proposed window/door changes. The letter shall indicate the unit type (for example C-1, C-2 etc.,) and that the proposed changes conform with the established design criteria of the prototype for that particular unit.
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 approval letter from the Winston Square Homeowners' Association. The homeowner or applicant shall submit the following:
 - A copy of the Winston Square Homeowners' Association letter stating the actions taken on the proposed window/door changes.
 - A Building Permit application including four (4) 8 ½ X 11" color photographs (or four (4) scaled elevations) clearly indicating the location, size, color, material, and dimensions of the window/door frames and trim detail and whether grids are proposed or not.
 - Completed Window Schedule
 - Manufactures Brochure/Specifications for the proposed 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 new and/or replacement window/door installations for the Winston Square Planned Development.

Edward L. Pierce 2

Edward L. Pierce, Managing Agent
Pierce Property Management for
Winston Square Homeowners' Association



Curtis Banks, Community Development Director
City of Foster City

11/24/14

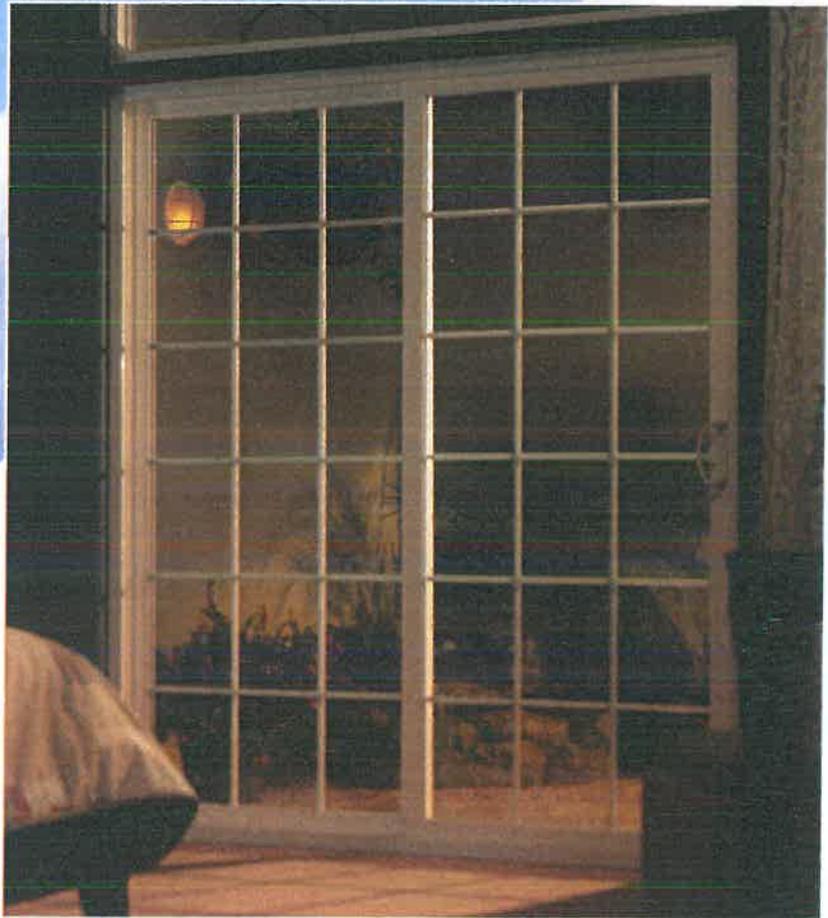
Date

12/1/14

Date



CONTEMPORARY PATIO DOOR



Open the door to new possibilities.

The Simonton Impressions® Contemporary Patio Door boasts a sleek, captivating profile. The broad expanse of glass afforded by a narrower panel frame results in larger sight lines for clean, unobstructed views. The frame and panel are welded for strength and rigidity, while a gently curved glazing bead provides a sophisticated look. And Impressions Contemporary Patio Doors feature large 1.5" wide-set rollers for effortless operation.



UP-72-020K
CITY OF FOSTER CITY
PLANNING DEPARTMENT
JUN 18 2014
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

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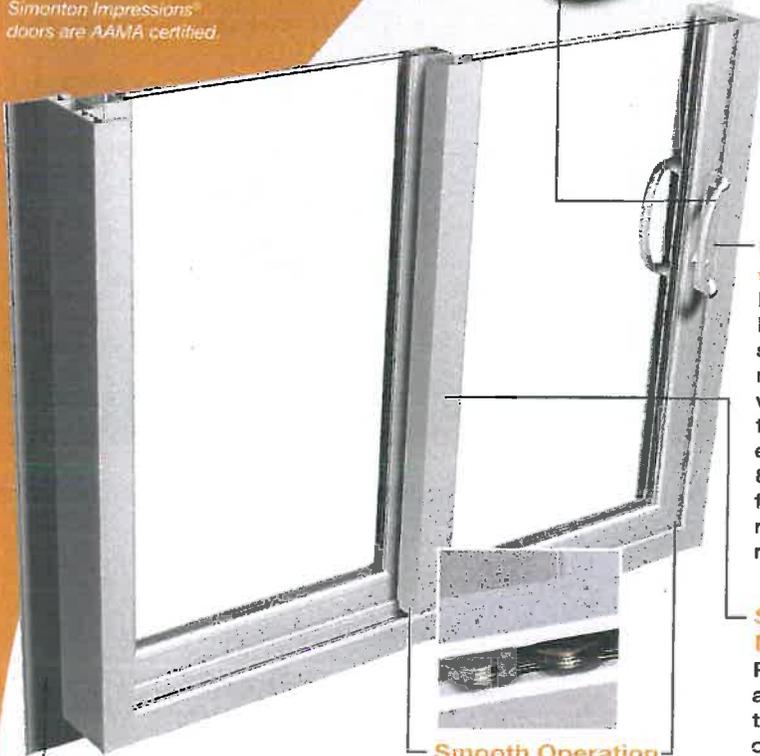


The curved detailing around the door panel accentuates the door's clean, contemporary lines.

CONTEMPORARY PATIO DOOR



Simonton Impressions® doors are AAMA certified.



Exterior Beauty

An integral stucco flange and soft curve glazing create clean, crisp lines around the door's exterior.

Smooth Operation

Large, 1.5" wheels are set wide, allowing the panel to be opened and closed very easily.

Patio Door Configurations

Sash Panel Configuration*	Maximum Size
X/O	96" x 36"
O/X	96" x 96"
O/O/X	144" x 96"
X/O/O	144" x 96"
O/X/O	144" x 96"
O/X/O (Four Panel)	192" x 82"

*"O" represents the stationary panel and "X" represents the operable panel.

Sonoma Handle

Easy-to-grasp, solid metal handle has been custom designed and is available in white or tan, as well as four distinct metal finishes.

Features

- Welded Frame
- Steel Reinforced Meeting and Pull Stiles
- Oversized, Wide-set Rollers
- Fin Seal Weatherstripping
- Full Interlock
- Double-strength Tempered Glass
- Power Seal Spacer System™
- Multi-point Locking System
- Corrosion-resistant*** Rollers and Sill Track
- Extruded Screen Frame
- Ergonomic Handle
- Double-lifetime Limited Warranty

Peace of Mind

Multi-point locking system secures panel at multiple points with one easy-to-use lever, exceeding 800 lb. forced entry resistance (FER) requirements.

Options

- External Keyed Lock
- Sensor Glass®
- Tinted Glass
- Color-matched Internal Grids
- Integral Stucco Flange

Stylish Design

Panel frames are narrower than traditional designs to allow for larger glass sizes and broader views.

Vinyl Colors



All Simonton Impressions® Patio Doors can be ordered to meet ENERGY STAR® guidelines.

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***Corrosion-resistant refers to use in normal weather conditions without excess salt and debris in atmosphere. Corrosion of rollers may occur in coastal applications or in areas with extreme fluctuations in weather patterns.

Changes to the product may have been made since publication. Please consult your dealer prior to purchasing. Due to limitations in the printing process actual colors may vary from printed materials. Please see a sample of the product before making your final color selection. Simonton Windows,® We make lasting Impressions.®, Simonton Impressions,® Sensor Glass® and the stylized "S" are registered trademarks and Power Seal Spacer System™ is a trademark of Simonton Building Products, Inc. ©2007 Simonton Windows, Inc. Printed in U.S.A.

See The Light
with DaylightMax...

FORTUNE
BRANDS



**STRONG WINDOWS,
STRONG COMPANY**

Simonton Windows® is a proud member of the Fortune Brands family of companies, which includes some of the most recognized and trusted home and security brands in the world.

LIFETIME WARRANTY

Simonton DaylightMax™ windows are backed by a comprehensive Lifetime Limited Warranty that covers parts and labor on vinyl, hardware and glass units including glass breakage. Visit simonton.com for details.

ACKNOWLEDGING QUALITY

JD Power and Associates ranks us "Highest in Builder and Remodeler Satisfaction among Residential Window and Patio Door Manufacturers Two Years in a Row."

And *Builder* magazine ranked Simonton #1 in Quality in the Vinyl Windows category four times in recent years.

DOOR OPTIONS



Choose matching color handles or select a free upgrade to Brushed Nickel for the interior of your home.



Choose from two different door styles: French Rail Slider, shown above in white, or Contemporary Patio Slider, shown here in tan with perimeter grids.



DaylightMax

EXHIBIT B



CITY OF FOSTER
PLANNING DEPARTMENT
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ADMINISTRATIVE APPROVAL
WITH CONDITIONS

GARDEN, BAY
AND BOW WINDOW
OPTIONS ALSO
AVAILABLE



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Not all options available on all products. Changes to the product may have been made since publication. Simonton Windows® and the stylized "S" are registered trademarks and Simonton DaylightMax™ is a trademark of Simonton Building Products, Inc. LoE®-366® and Neat® are registered trademarks of Cardinal Glass Industries. ©2010 Simonton Building Products, Inc. Printed in U.S.A.

Simonton Windows received the highest numerical score in the proprietary J.D. Power and Associates 2008-2009 Builder and Remodeler Residential Window and Patio Door Satisfaction Studies™. 2009 study based on responses from 3,109 builders and remodelers measuring 16 manufacturers. Proprietary study results are based on experiences and perceptions of builders and remodelers surveyed in April-May 2009. Your experiences may vary. Visit jdpower.com

The Most Visible Viewing Area Of Any Vinyl Replacement Window

Maximum Daylight. Maximum Energy Efficiency. Maximum Quality.

Simonton's new DaylightMax series vinyl replacement windows are designed to maximize the viewable glass area with an attractive symmetrical appeal.

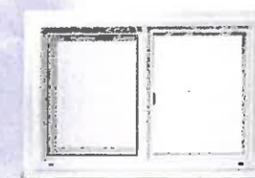
DaylightMax is also the most efficient dual glazed window on the market today. We challenge you to find a better performing window. Now with LoE³-366® standard, this product meets or exceeds The Energy Tax Credit and ENERGY STAR® requirements with NO costly upgrades.*

DaylightMax windows were specifically designed to replace aluminum windows. The narrow profile offers a nice complement to the existing architecture of your home. The shallow window frame depth reduces the need to change existing window treatments.

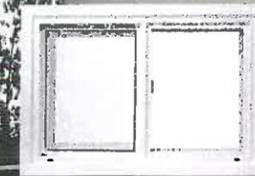
Better Looking + More Energy Efficiency + Highest Quality



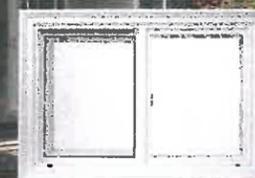
Three Trim Options



Bullnose



Craftsman



Brickmold

AVAILABLE FRAME STYLES



Single-Hung



2-lite Slider



3-lite Slider



Casement



Awning



Picture



Geometrics

DaylightMax by



DAYLIGHTMAX FEATURES

- Maximum Daylight
- Symmetrical Look
- Tilt Single Hung for Easy Cleaning
- Constant Force Balancer

- LoE³-366® Glass Standard
- Glass Breakage Warranty
- Energy Tax Credit Eligible w/o upgrades
- Neat® Glass**

*Less than 3% of windows may require an upgrade to meet the Energy Tax Requirements optional upgrades



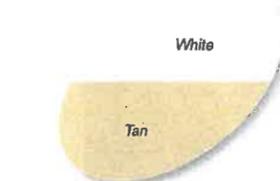
BRAND "X"

DAYLIGHTMAX

AVAILABLE COLORS

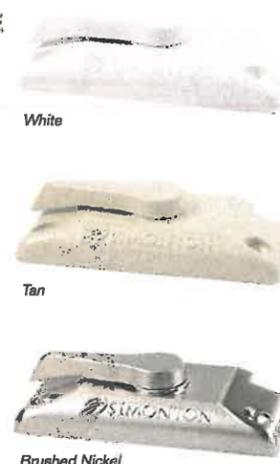
All frames and hardware are available in matching white or tan.

Colors shown are approximate.



ELEGANT HARDWARE

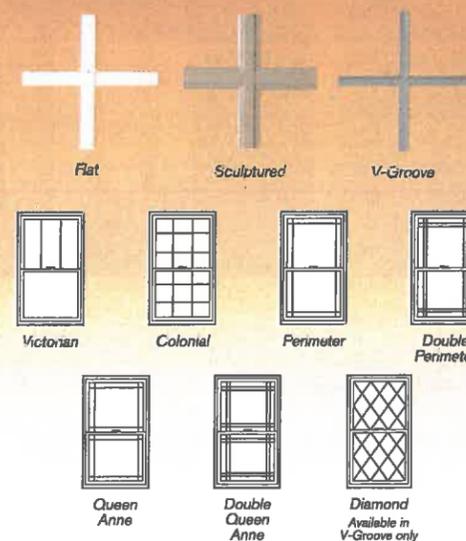
Our attractively modern cam lock is not only pleasing on the eyes, it's rugged enough to meet the nation's toughest forced-entry codes. Brushed Nickel hardware can also be applied to white or tan frames.



Brushed Nickel

GRID STYLES AND PATTERNS

From flat and sculptured grids, to assorted grid patterns or elegant v-groove glass, a wide range of options helps you create the look you want.



Additional grid patterns available

PRIVACY GLASS OPTIONS

Reflect your style with several options of privacy glass for your bathroom, bedroom or special application in your home.



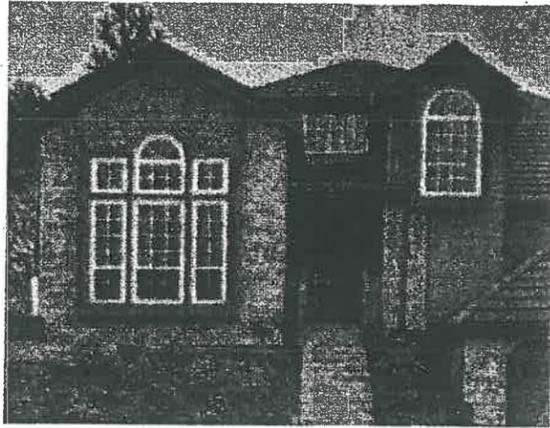
Additional glass options available

REAL WORLD COMPARISON

The two windows above have identical frame dimensions...notice the maximum glass viewing area and symmetrical design of DaylightMax.

Simonton

Simonton offers a unique combination of high-quality craftsmanship with money-saving features.



- Energy Efficient
- Maintenance Free
- Long-Lasting Beauty
- Built-In Durability
- Weather Resistant
- Custom Designs

For more information about Simonton Windows or Doors, contact your local Simonton Windows dealer today.



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EXHIBIT B
Also see Simonton
Daylight Max



Simonton Vinyl Windows & Doors

A whole new outlook
on energy efficiency.

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PLANNING
DIVISION

WINDOWS FOR LIFE

EXHIBIT B UP-72-020H



A whole new outlook
on energy efficiency.

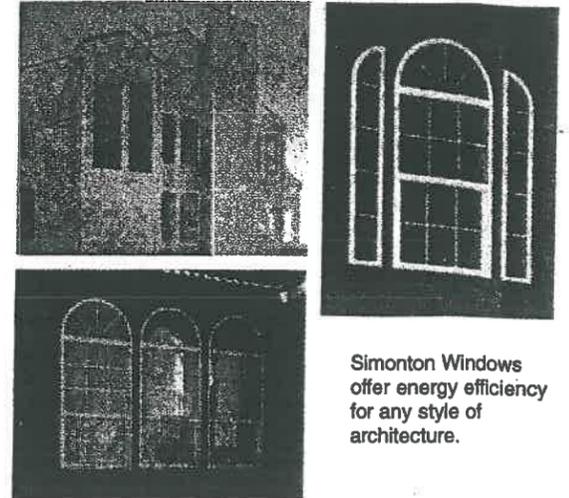
- Lasting Beauty
- Low Maintenance
- Design Availability

No one would like to live in a house without windows. Their natural lighting and ability to bring the outdoors inside adds a lot to your environment. But, from an energy point-of-view, windows can also add a lot to your heating bills. For this reason, homeowners, remodelers, builders, and architects look at energy efficiency as one of the most important considerations when choosing window materials.

There have been various choices in window materials over the years. Wood windows were once the standard, but as new manufacturing techniques became available, steel windows provided another choice. After World War II, aluminum became the rage because of its low cost, low maintenance, versatility and light weight.

However, the energy shortages of the mid-1970s brought new concerns about efficiency and overall cost effectiveness. Aluminum has a high heat loss value, steel has become almost nonexistent, and wood needs constant maintenance. Other alternatives in window construction became imperative.

The Solution? Vinyl. Today, vinyl has solved the problems of high energy costs. Vinyl windows, a longtime favorite in Europe and the American East Coast, have made their way to the West Coast. They have become the logical choice.



Simonton Windows offer energy efficiency for any style of architecture.

Unlike many materials, vinyl does not swell or shrink when exposed to extreme moisture conditions. This means vinyl windows operate smoothly and demonstrate higher insulating qualities than other window materials. Vinyl is heat-loss efficient. It remains at a more constant temperature, so cold doesn't pass through and heat doesn't escape. Vinyl is waterproof and the color is actually part of the material. Therefore, vinyl windows won't rot, warp or corrode and never have to be painted.

The material used is extruded from durable polyvinyl chloride (PVC) and precision fitted on high-tech equipment. The extrusion process provides multiple-chambers that trap air for better insulation, minimizing heat conduction through the frame.

The extrusion is a structurally rigid material able to withstand the forces of expansion and contraction without affecting the operation of the window. Welded corners provide airtight construction allowing no air or water leakage. This added efficiency minimizes condensation build-up.

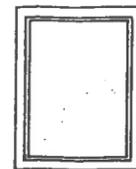
It clearly adds up - Simonton Windows provide you with energy efficiency, low maintenance and lasting durability.

HEAT LOSS IN BTU's PER HOUR*	
Wood 1.2	
VINYL 1.3	
Glass 3.6	
Steel 312.0	
Aluminum 1416.0	

*American Society of Testing Materials

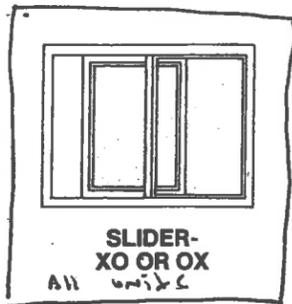
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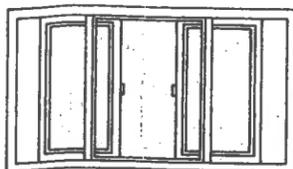
PICTURE WINDOW

All units

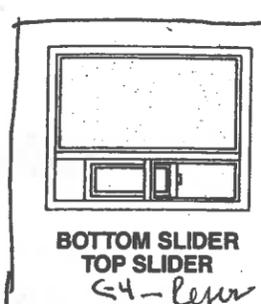


SLIDER-XO OR OX

All units

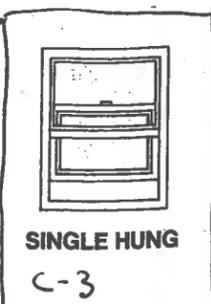


XOX THREE LITE SLIDER



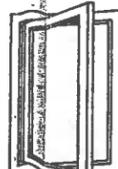
BOTTOM SLIDER TOP SLIDER

C4 - Lepu

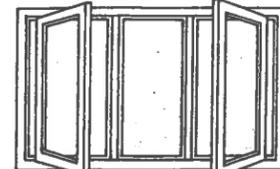


SINGLE HUNG

C-3



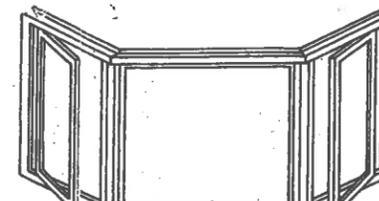
CASEMENT



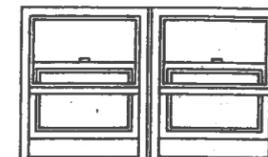
DOUBLE CASEMENT



BOTTOM AWNING TOP AWNING



BAY WINDOW



MULLIONED WINDOWS

Advantages of Simonton Windows

Multiple-Chambered Meeting Rail & Sash Members.

High quality hollow core construction adds unparalleled strength and energy-effective insulation against heat conduction and condensation.

Mitered & Welded Corners.

Precision heat-fused welding not only provides additional strength, but insures watertight construction and minimized air and water infiltration.

Insulating Glass.

Constructed with a 1" overall double-pane insulating unit, hermetically sealed.

Optional Argon gas-filled units, and high performance glass are available, (Low E² glass may be used) to further reduce heat loss and help control sound.

Integral Nailing Fin.

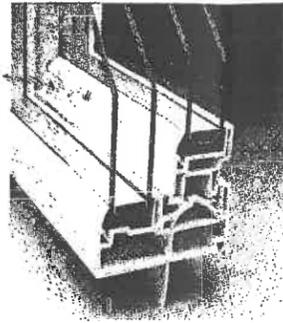
Available with or without for installation needs. Also available are stucco-fin frames for replacement windows.

Other Features Include:

- Maximum security lock
- Integral pull rails
- Continuous in-line weatherstripping

Multi-Colored Windows.

White or almond standard



Questions and Answers

What styles and colors of Simonton Windows are available?

Simonton Windows are available in the exact size and shape you need because they are custom designed to your specifications. Decorative half-rounds, quarter-rounds, circles, octagons, gables, trapezoids and any other shape you can imagine are available to meet any style of architecture from contemporary to traditional. The wide variety of shapes, custom sizes and colors (white and almond) give you virtually unlimited design possibilities. Whether you're building a new house or remodeling the one you have, there's a Simonton Window for you.

How do I take care of my Simonton Window?

Because the color of vinyl window frames is not merely on the surface, but throughout, the windows do not require painting and the frames can usually be wiped clean with a damp sponge or, if necessary, a mild household detergent. Also sashes can be removed for easy cleaning.

How long do Simonton Windows last?

Virtually forever! The high-quality, impact resistant PVC vinyl has rugged durability against the elements and will not fade or deteriorate. And because vinyl windows are not affected by corrosive conditions, they are the superior choice for people who live at the shore or near heavy industrial areas.

How do Simonton Windows compare in price with windows constructed of other materials?

Simonton Windows are competitively priced compared to quality windows made of all other materials. This, added to the tremendous savings you'll have on heating bills, makes Simonton Windows one of the best money savers around.

When remodeling, are there Simonton Windows available to fit present openings originally designed for aluminum windows?

Yes. Simonton Windows are available in almost any custom-sized dimensions you or your remodeling contractor need. They are the most adaptable of all window materials and most vinyl windows installed today replace windows made from aluminum, steel or wood.

What do architects think of Simonton Windows?

Because of their energy efficiency, custom designs and long lasting durability, Simonton Windows are now being specified by architects for new home construction and remodeling projects.

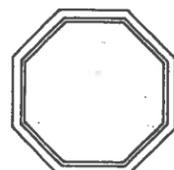
Energy Savings of Simonton

Simonton Windows meet or exceed California Title 24 Energy requirements for all sixteen climate zones. U-Values measure the rate of heat loss through the glass and frame of windows. The low U-Values of Simonton vinyl frame windows and doors mean better energy efficiency and reduced heating and cooling bills.

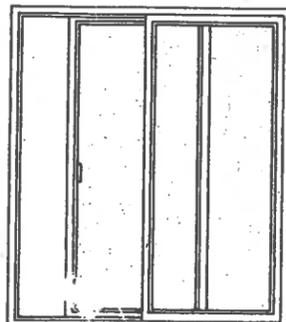
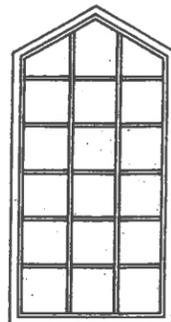
With the addition of Low E² Simonton vinyl windows offer consumers the best choice for energy efficiency in warmer climates. For most home owners, the greatest potential for energy cost savings is air conditioning, so sealed Low E² insulating glass units are designed to filter out the sun's infrared energy that drives up your summer air conditioning costs.

Simonton windows and doors with Low E² meet or exceed all requirements for special financing under the PG & E program when installed by certified contractors.

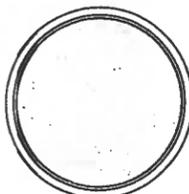
	PG & E Requirements	Simonton Windows
U-Value	.60 or lower	.50 with Low E ²
Visible Light Transmittance	70% or above	72% with Low E ²
Shading Coefficient	.60 or below	.47 with Low E ²



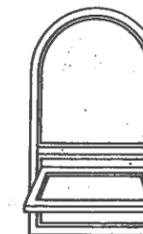
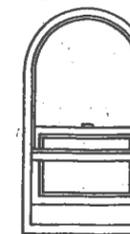
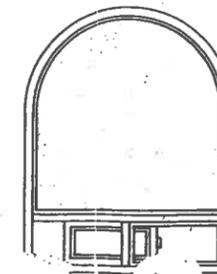
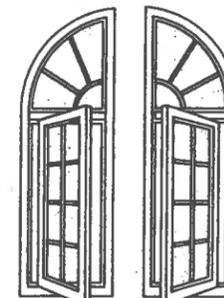
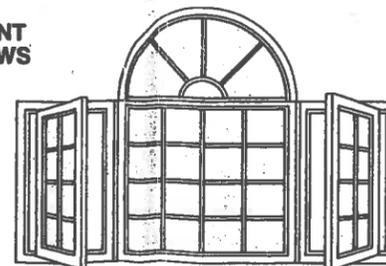
CUSTOM ANGLES



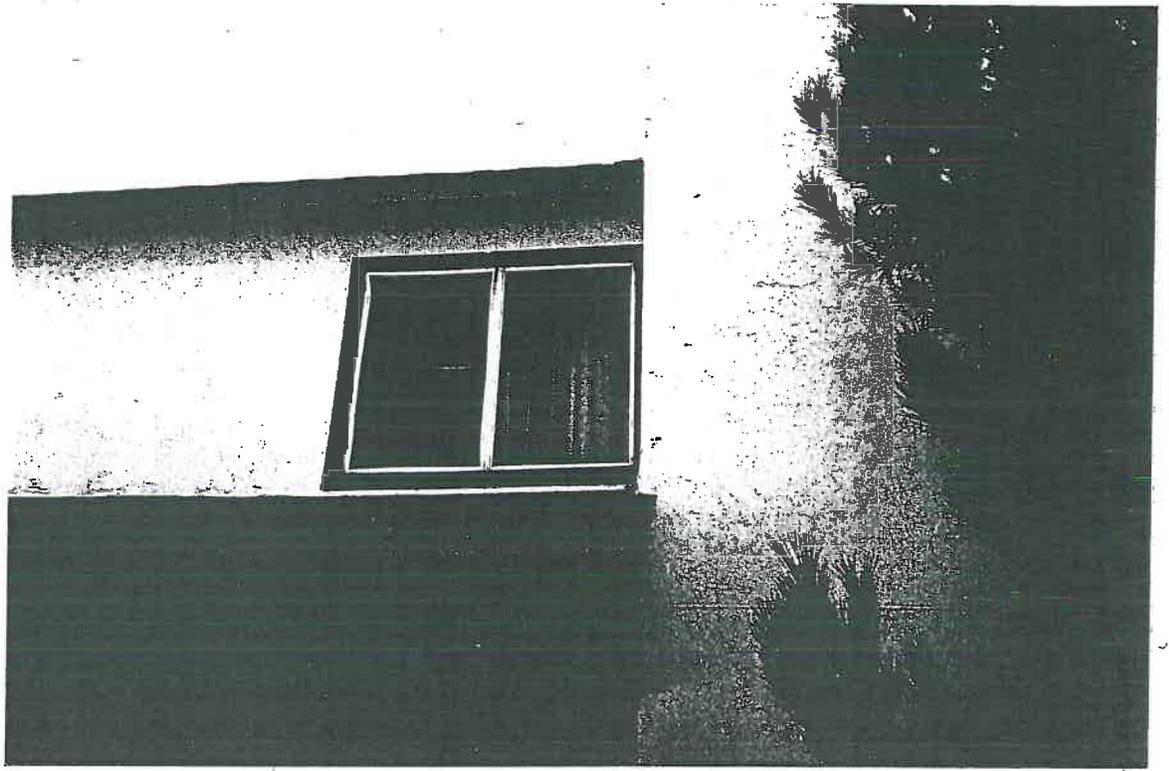
SLIDING GLASS DOOR



ACCENT WINDOWS

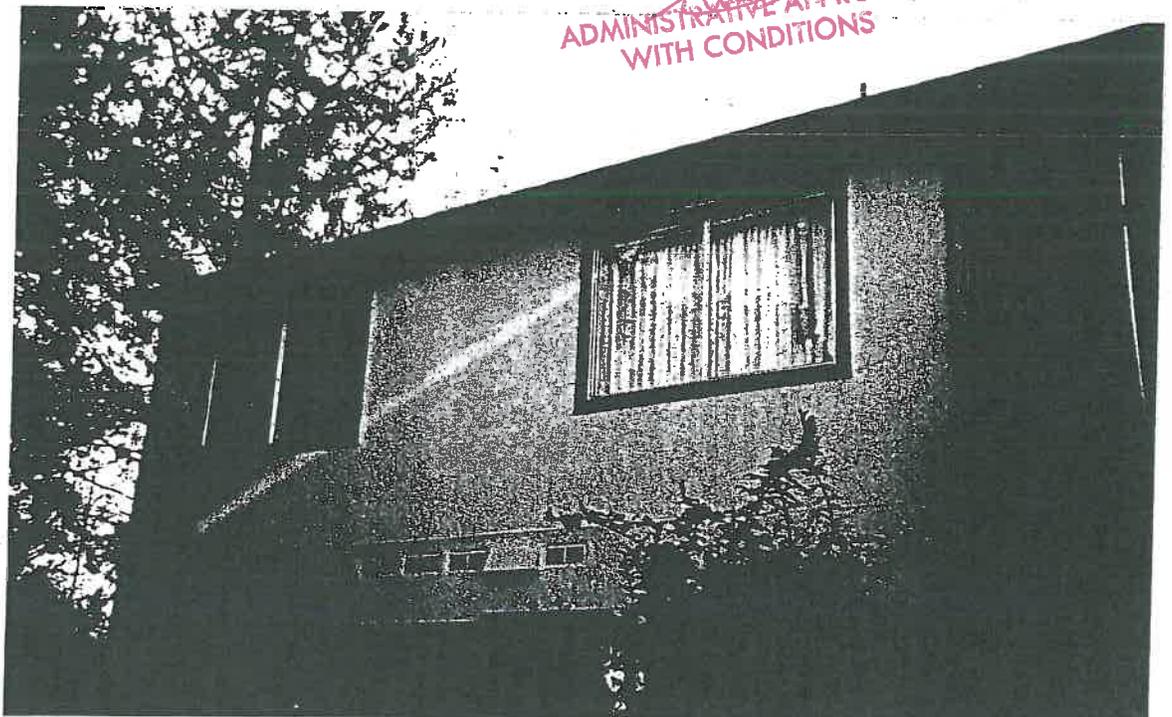


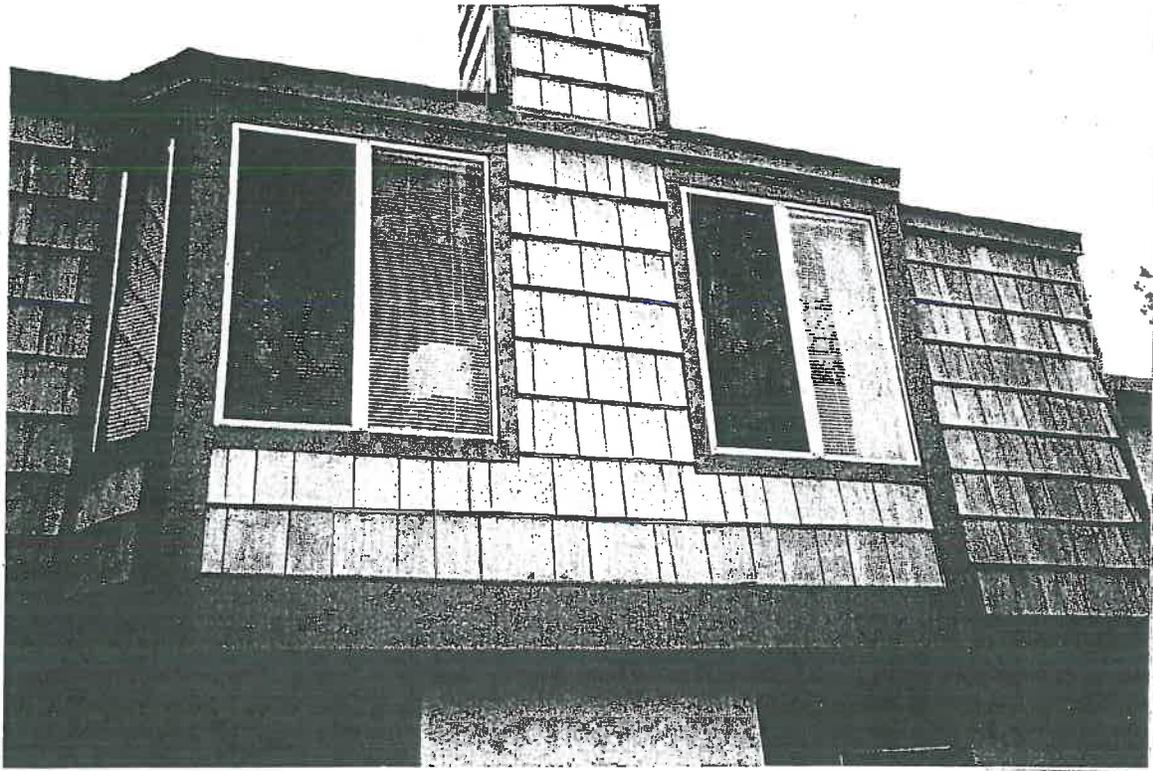
- EXHIBIT B (E) WINDOWS



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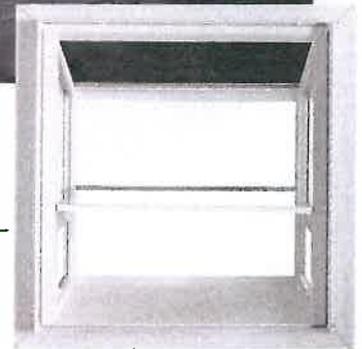
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GREENHOUSE WINDOW



Watch your garden grow.

The new Greenhouse window from Simonton is a beautiful way to bring the outside in and brighten up a room.

An expansive interior area is the perfect place to grow herbs or flowers, or to highlight your collectibles in a unique way. You'll also love the view the large, unobstructed glass area provides. And for plenty of fresh air, both sides of the Greenhouse window feature a fully functional, easy-open Single Hung window.



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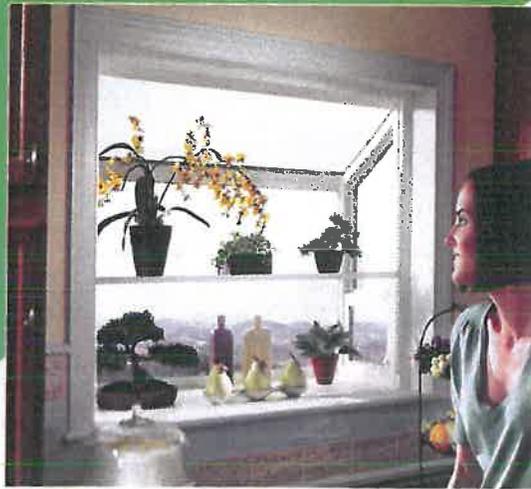
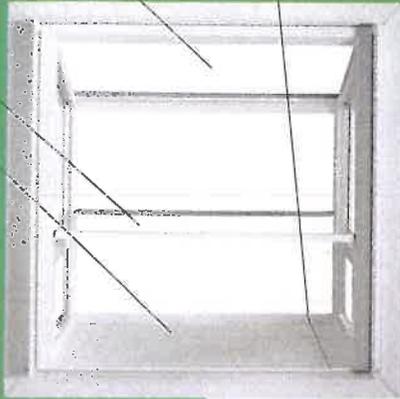
GREENHOUSE WINDOW

Insulated Low E Roof

16" Deep Projection

Tempered Glass Shelf

Fully Insulated 3/4" Bottom



Features

Stylish Appearance Rounded corners and frame provide a streamlined exterior and are safer than windows with protruding edges.

Sound Construction The welded vinyl frame is extremely durable and weather-resistant, while the addition of extruded aluminum stiffeners also adds to the strength of the window.

Energy Efficient Fully insulated 3/4" bottom for maximum thermal efficiency.

Thermally Enhanced Insulated Low E roof repels up to 70% of the sun's heat and protects plants from harmful UV rays.

Weatherability Weep cover helps drain water away from the window while keeping insects out.

Fresh Air Single Hung side vents open and close easily with sash balances and self-latching security locks, while the 5/16" rollformed screen allows for ventilation.

Display Shelf Fully adjustable tempered glass shelf is perfect for displaying plants or items of varying size. Optional second shelf is available.

Ample Display Room A 16" deep projection provides space to display plants and collectibles.

Easy Installation Multiple frame options provide for both new construction and replacement applications.

Double-lifetime Limited Warranty Covers vinyl, hardware, screens and accidental glass breakage.*

Energy-efficient Glass Options are available to further increase the energy efficiency of your Greenhouse window. Consult your Simonton representative for complete details.

*Greenhouse window installation guidelines must be followed to maintain the Lifetime Limited Warranty.



Rounded Corners and Frame



Weep Cover



Welded Vinyl Frame



Single Hung Side Vents

Colors

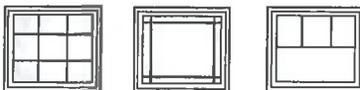


White

Tan*

*A black seatboard is standard with a Tan exterior.

Grids



Colonial

Perimeter

Victorian

5/8" flat grids are available in the front lite only.



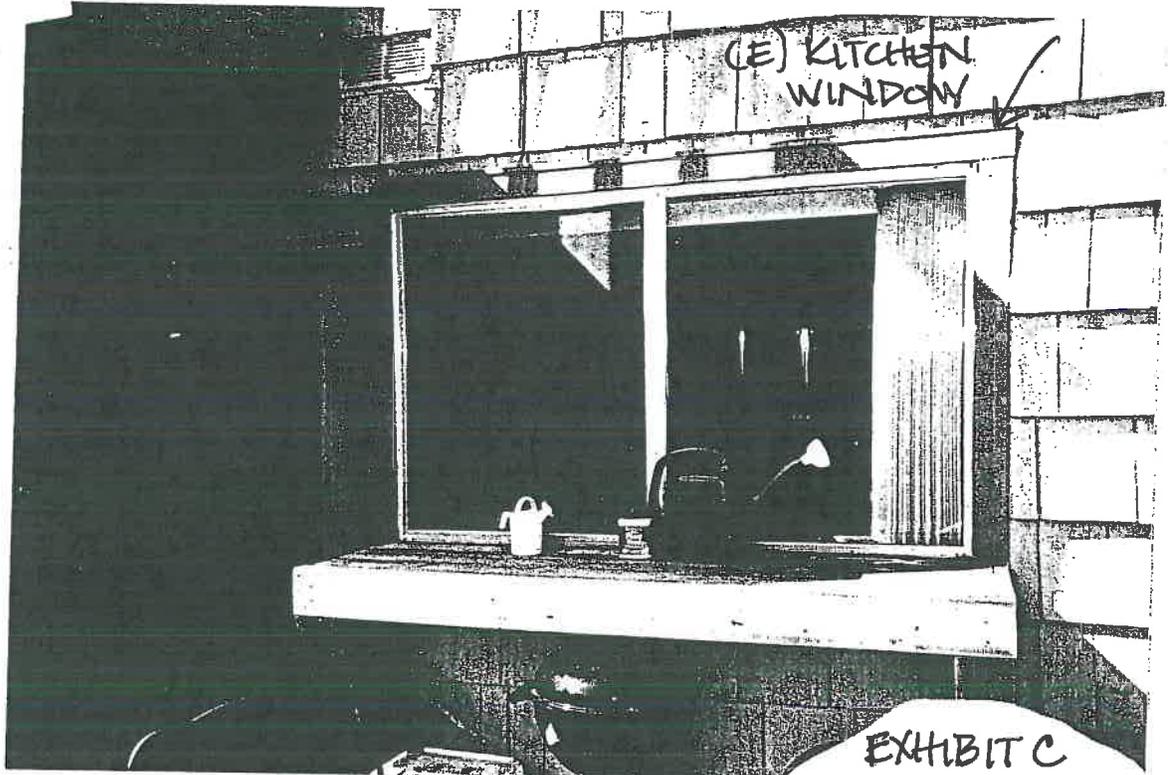
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Corporate Headquarters: 5300 Briscoe Road, P.O. Box 1646, Parkersburg, WV 26102-1646

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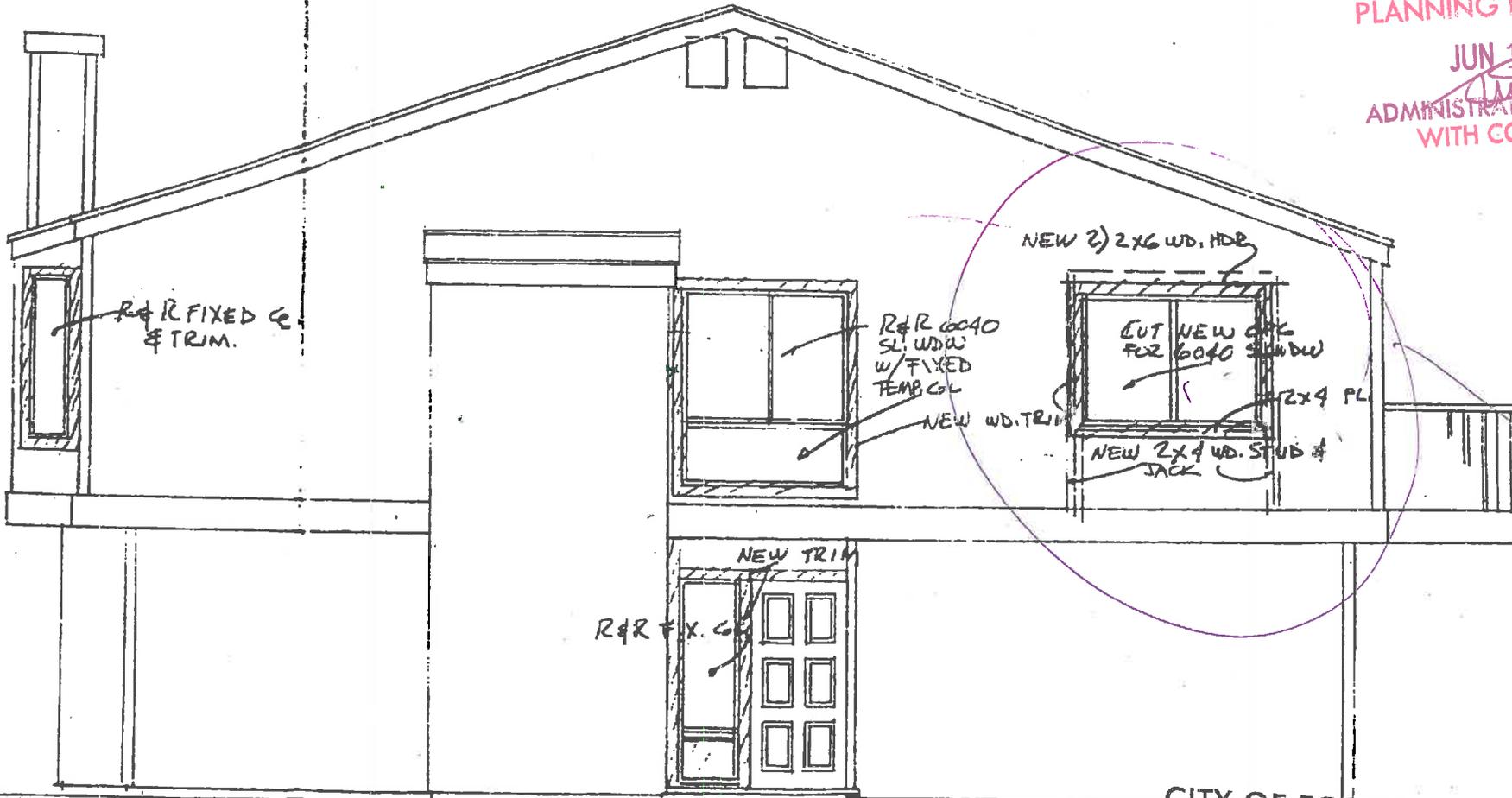


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ACTUAL
(FRONT) SIDE ELEV.

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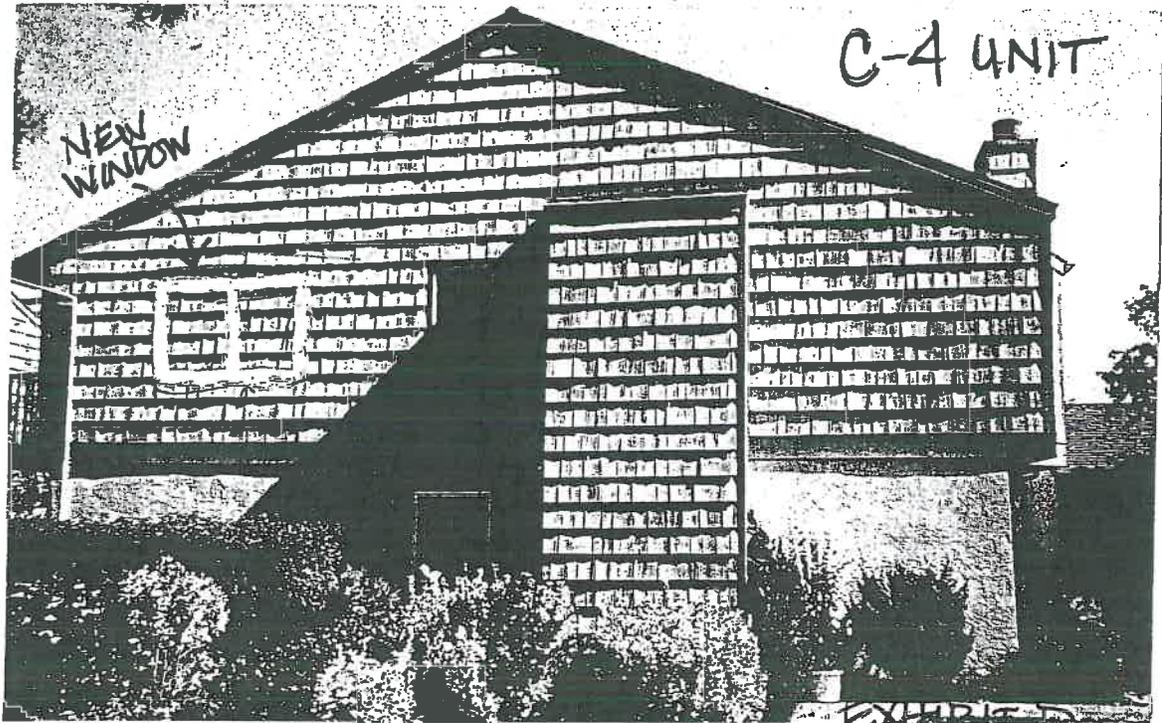
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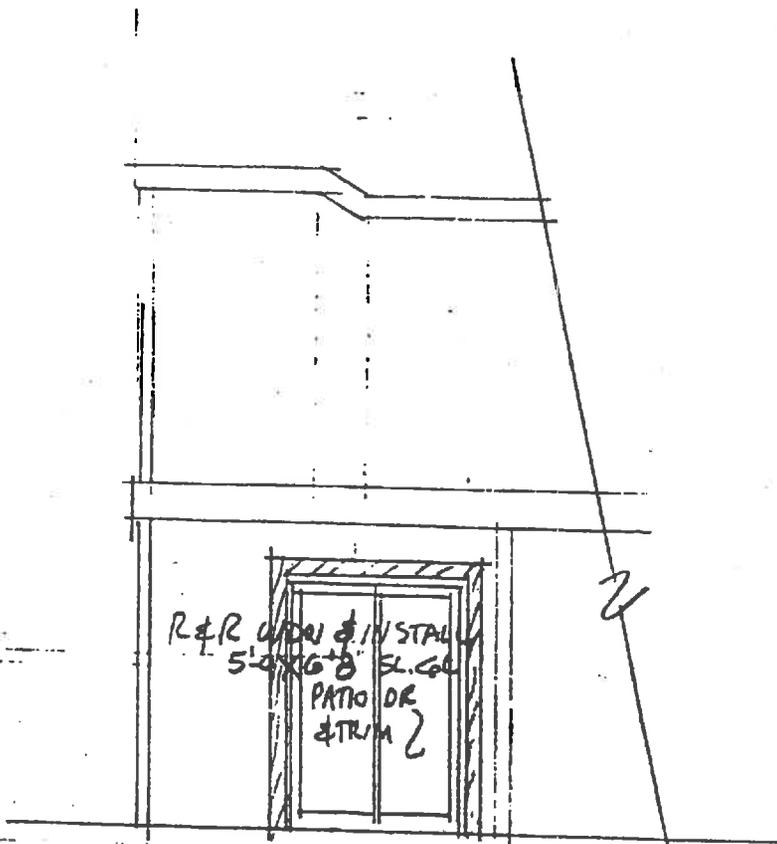
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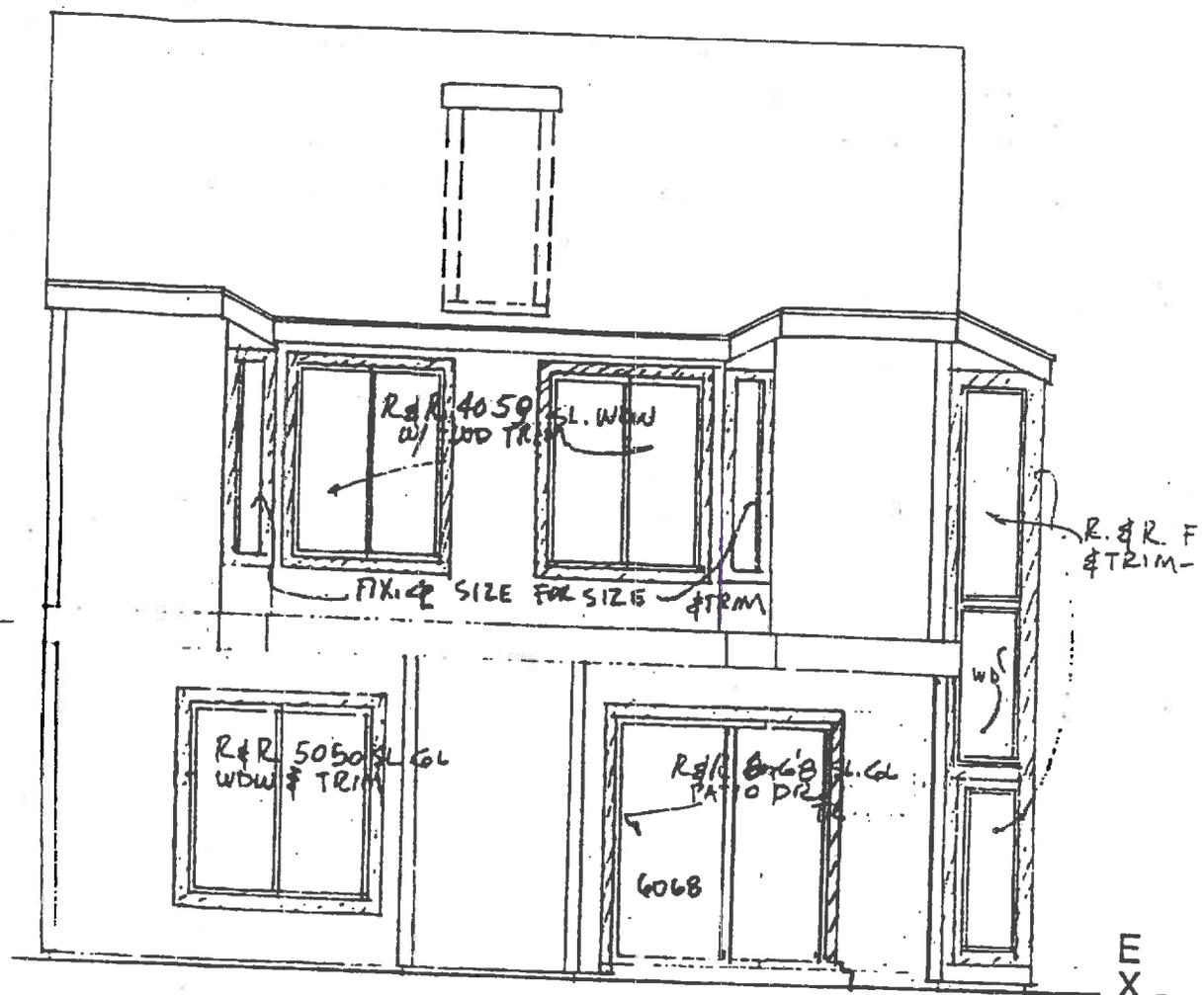


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R&R WDW & INSTALL
5'-0" X 6'-8" SL. GL
PATIO DR
& TRIM

PROPOSED
OPTIONAL PATIO DR.
FRONT ELEV.



EXISTING ELEVATION

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EXHIBIT E


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Simonton Impressions Shapes and Styles

- [Products](#)
- [Dealer Locator](#)
- [How To Buy Windows](#)
- [How To Hire A Contractor](#)
- [Vinyl & Glass Information](#)
- [Warranties](#)
- [Glossary](#)
- [FAQ](#)

Versatility was one of our main concerns when creating the Simonton Impressions® line. How best do you make a window that's already energy efficient and easy to maintain even more versatile? Offer as many shapes and styles as possible, that's how. And that's exactly what we did. With the Simonton Impressions line, you'll find every window you could want to make your house the envy of the neighborhood - Double Hung, Slider, Casement, Awning, Picture, Bay, Bow and an assortment of Geometrics bound to make even a math teacher's head spin! Just another way we make lasting impressions every day.

Simonton Impressions Series and Styles

- 7500
- 7300

Simonton Impressions 7500



Configurations

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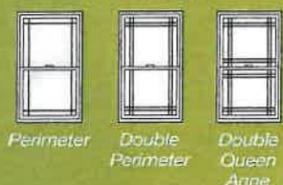
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Double-lifetime Limited Warranty Simonton Impressions® windows and doors are backed by a Double-lifetime Limited Warranty that can be transferred by the original property owner to the following owner of the home. The comprehensive warranty covers the vinyl, hardware, screens, glass units and labor. Please see the Simonton Impressions® warranty for complete details.

OPTIONS & FEATURES



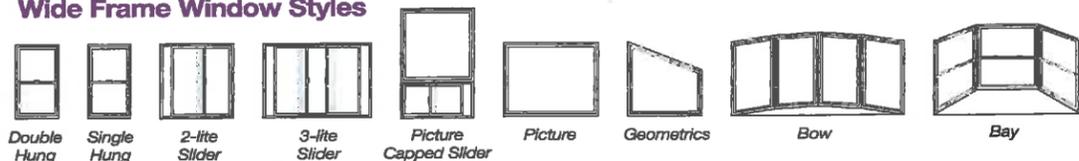
Grid Patterns



Colors



Wide Frame Window Styles



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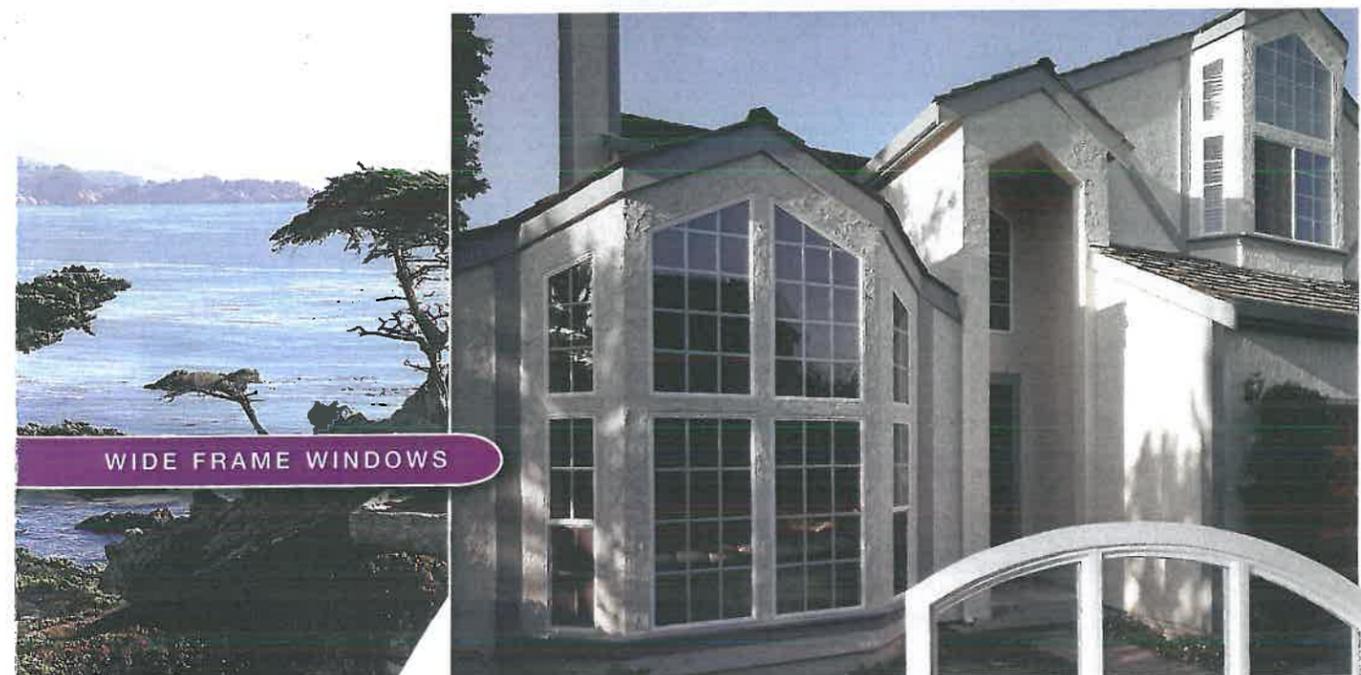
Single and Double Hung windows tilt in for easy cleaning, while Slider windows feature a lift-out sash panel to help with window maintenance.

Specialty Grids Between-the-glass grids allow easy cleaning, while providing a distinctive accent for your home. From flat and sculptured grids to assorted grid patterns and the elegant V-Groove style glass, a wide range of options helps you create the look you want.

Specialty Glass The benefits of specialty glass are varied – some provide increased safety, energy efficiency and privacy, while others add a stylish touch that will make your home unique. Detailed information is available in the Glass and Grid Options brochure and from your Simonton Impressions® dealer.



Madeira Series



WIDE FRAME WINDOWS

Why go back to the basics when you can take them forward?

Featuring a 3-1/4" frame, the Simonton Impressions® Wide Frame window features the look and style of classic wood windows, with the energy efficiency, strength and durability of vinyl. From the

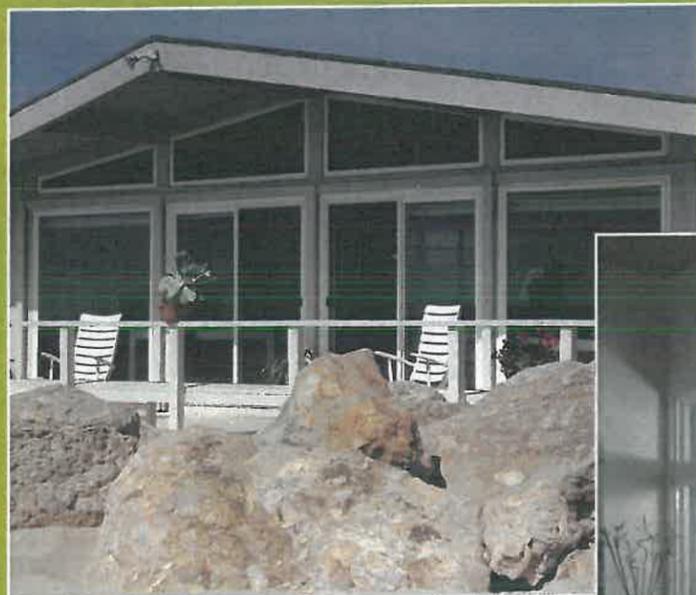
fusion-welded construction and an optimal spacer system to advanced energy features and an assortment of options, the Simonton Impressions® Wide Frame window will meet your needs and provide years of beauty and satisfaction.



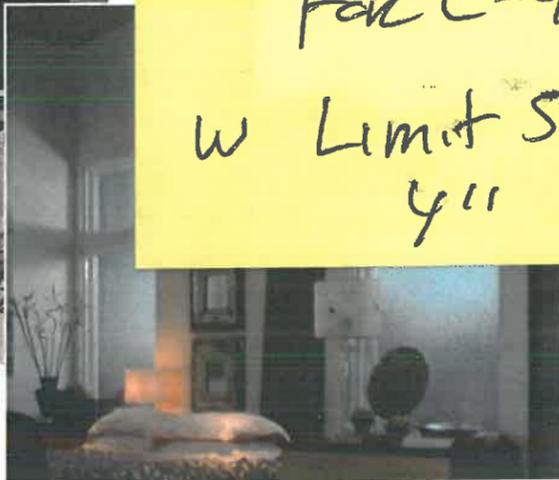
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DH Windows
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y11



WIDE FRAME WINDOWS

From the smallest detail the Simonton Impressions® Wide Frame window has been designed to increase energy savings, hinder weather penetration and provide low maintenance.

Wide Frame Window Features

3-1/4" Frame Wider frame offers a more contoured, classic look.

Welded Frame and Sash Profiles are fused together to create a weathertight one-piece unit.

Multiple-chambered Profiles Vinyl profiles are filled with dead-air chambers that increase window insulation.

Dual Fin Weatherstripping

Creates a weather-resistant seal around operable sash.

Integral Stucco Flange Provides a seamless transition between the window and the outside of the stucco home.

Integral 1-3/8" Nailing Fin Available for new construction applications, this extension is attached to the main frame for easy installation.

Air Lok™ Allows window to stay partially open for ventilation.

Double-strength Glass Provides increased strength and energy efficiency.

Low E/Argon-filled Glass Regionally specific glass package improves thermal performance year round.

Sensor Glass® In addition to standard Low E/Argon-filled glass and double-strength glass panes, this optional glass package adds the remarkable Super Spacer® solid silicone foam spacer for the ultimate in energy efficiency.

Power Seal Spacer System™ All Wide Frame windows feature Simonton's energy-efficient Power Seal Spacer System™. The dual-sealed system utilizes the U-channel Intercept® spacer for low conduction rates, and is combined with advanced adhesives that provide strength, moisture-resistance and thermal efficiency.



Power Seal Spacer System™

Double and Single Slider

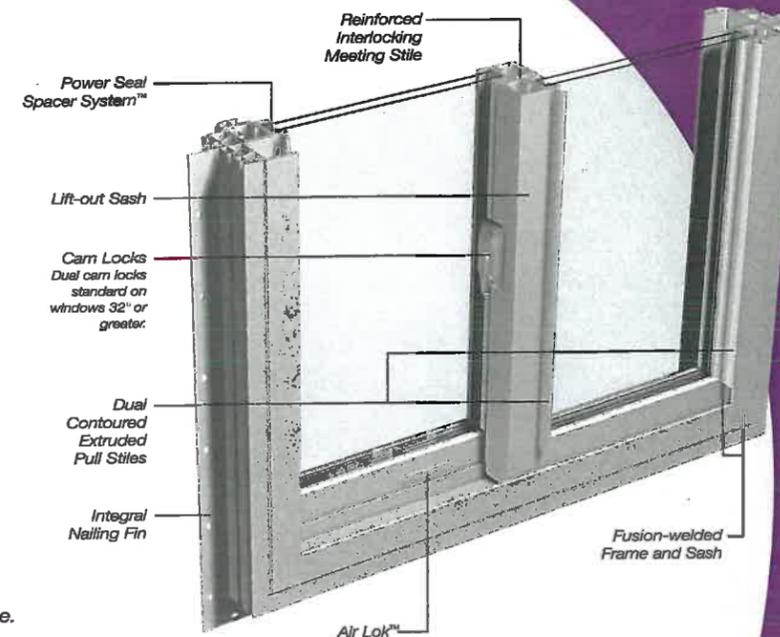
Reinforced Interlocking Meeting Stile Reinforced for increased strength, the overlapping, interlocking design tightly seals the sash.

Tandem Delrin® Rollers Corrosion-resistant rollers that provide years of smooth operation.

Dual Contoured Extruded Pull Stiles Easy-to-grasp and molded into the sash for durability and trouble-free operation.

Lift-out Sash Panels Allows sash to be removed for easy cleaning.

Contoured Exterior Angled design furnishes a classic look for any style home.



Double and Single Hung

Sloped Pocket Sill Slopes downward to quickly move water away from the window.

Reinforced Lap-Lok® Meeting Rail Sash is tightly sealed with an overlapping, interlocking design that is reinforced for increased strength.

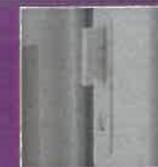
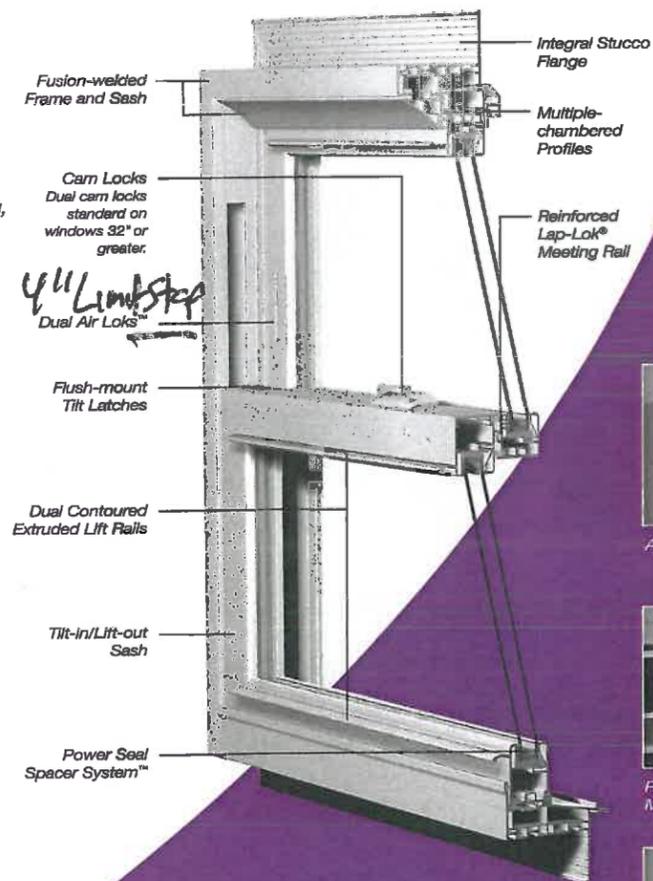
Stainless Steel Constant Force Coil Spring Balance System A tightly wound, non-corrosive coil spring holds the sash in any position and will never need adjustment.

Denny Clip™ Pivot System Disc-shaped pivot system keeps the sash in perfect alignment.

Flush-mount Tilt Latches Allow sash to tilt in for easy cleaning.

Dual Contoured Extruded Lift Rails Molded into the sash for strength and durability, rails easily raise the sash.

Operable Sash Single Hung windows have one operable sash, while both sash operate on Double Hung windows.



Air Lok™



Reinforced Lap-Lok Meeting Rail



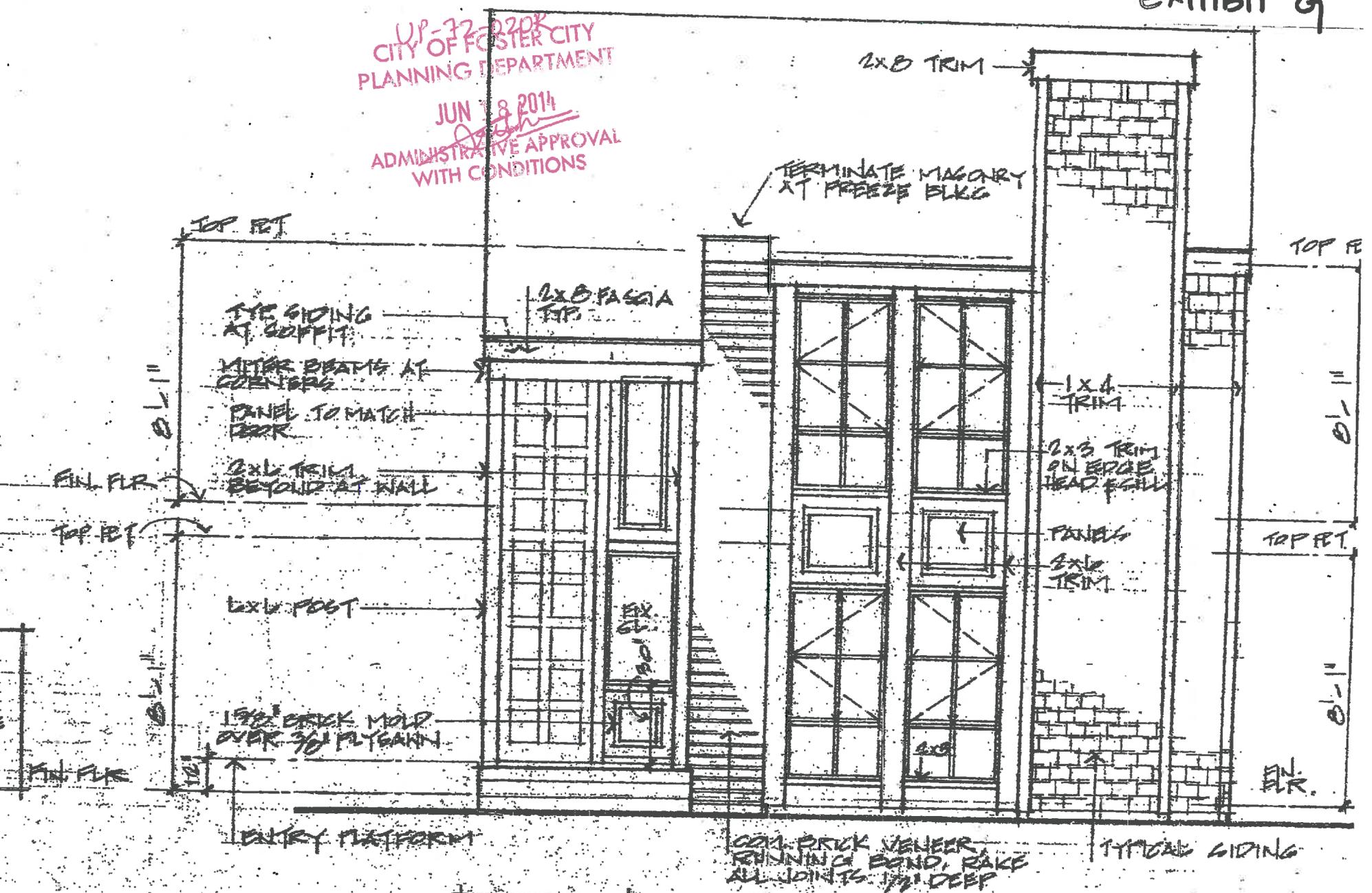
Integral Stucco Flange



All Simonton Impressions Wide Frame windows can be ordered to meet ENERGY STAR® guidelines.

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FRONT

NOT FOR CONSTR

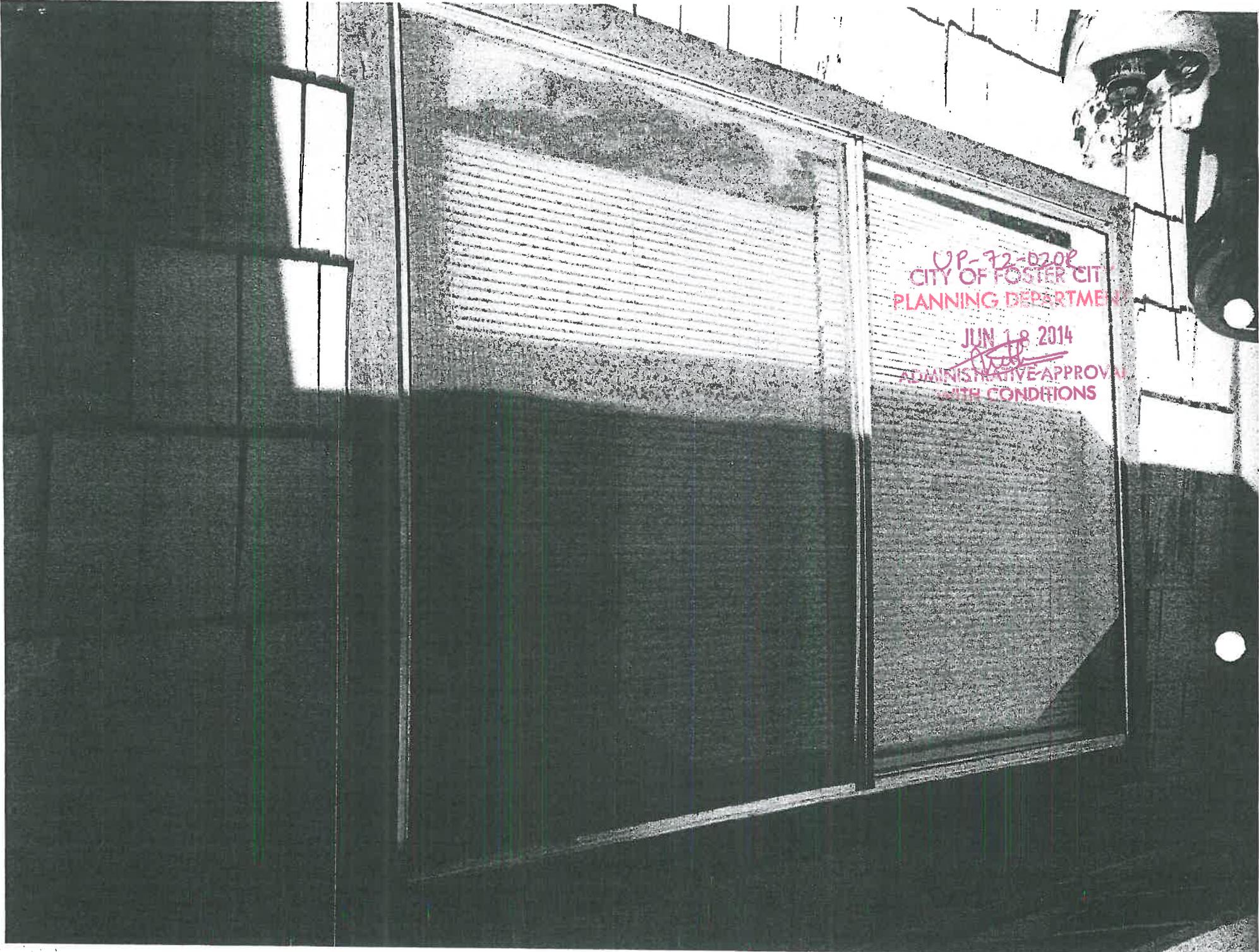
ELEV C-3

36.1

EXHIBIT G



UP-12-020R
CITY OF FOSTER CITY
PLANNING DEPARTMENT
JUN 18 2014
ADMINISTRATIVE APPROVAL
WITH CONDITIONS



UP-72-0208
CITY OF FOSTER CITY
PLANNING DEPARTMENT
JUN 18 2014
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

EXHIBIT-H

EXISTING

FOSTER CITY
RECEIVED

FEB 03 2017

PLANNING/
CODE ENFORCEMENT

1/4

60"



PROPOSED

PROPOSED

EXHIBIT 11

UP-72-0208
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUN 18 2014
[Signature]
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

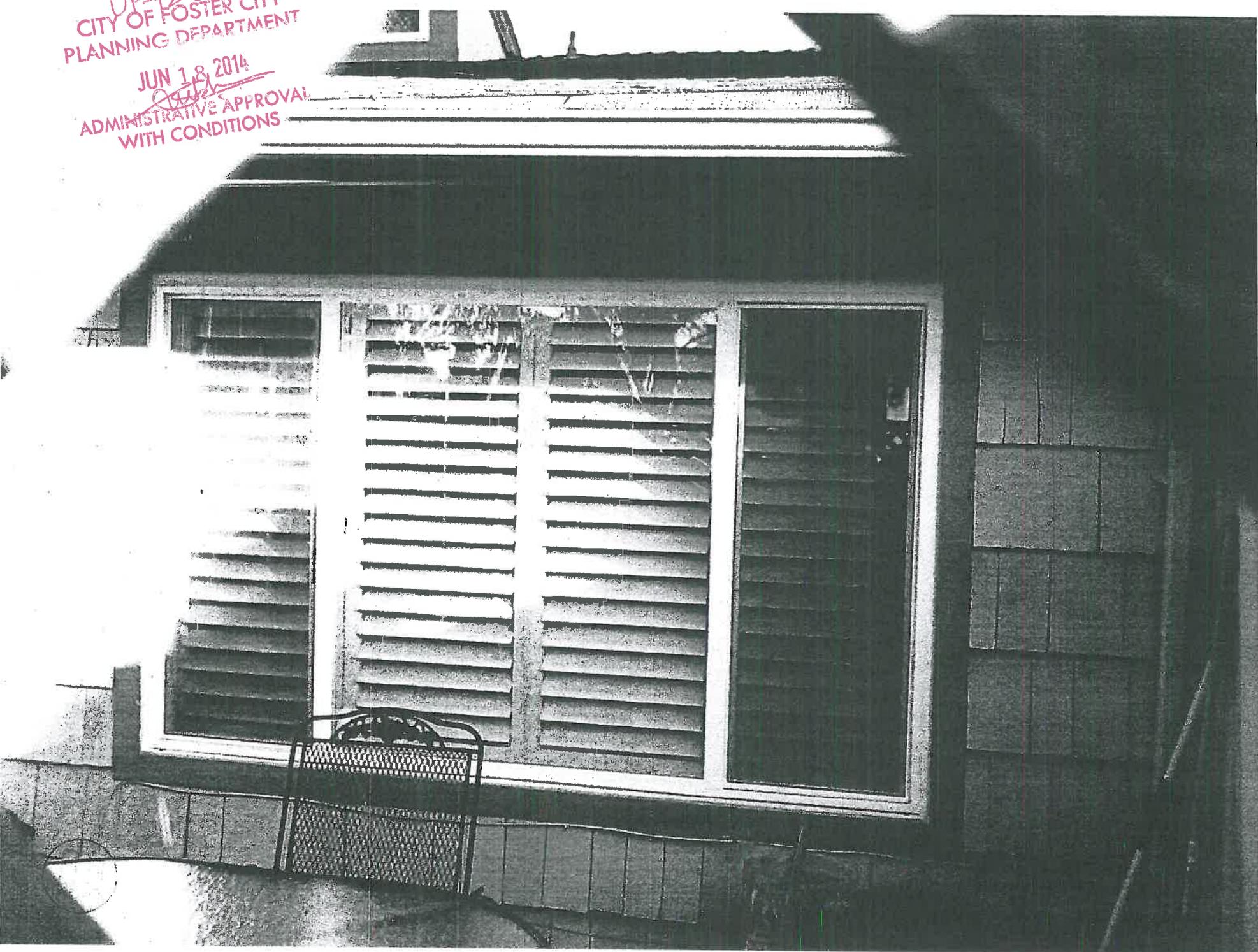


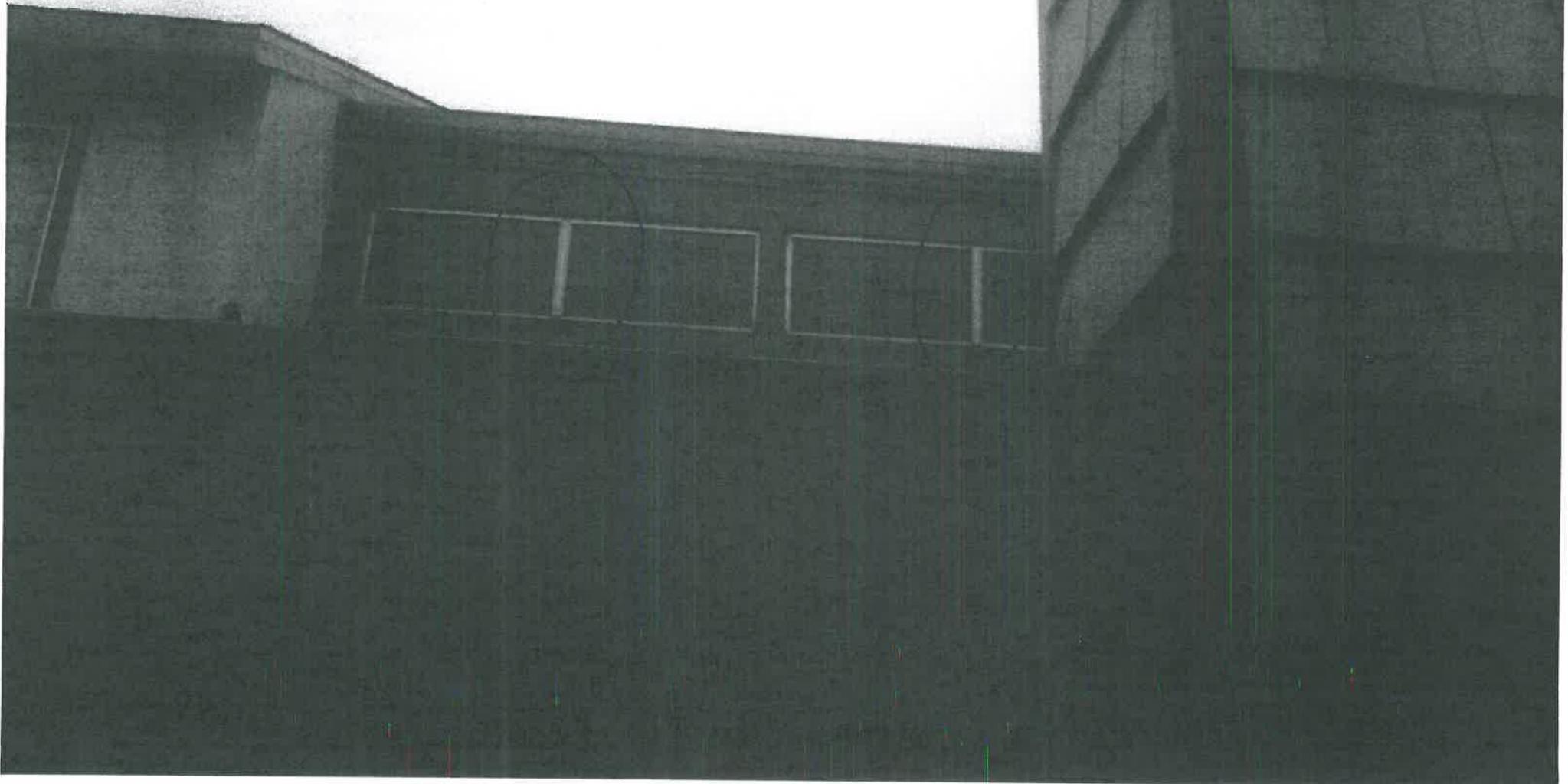
EXHIBIT H

UP-72-020R
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUN 18 2014
[Signature]
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

EXHIBIT - H

DINING ROOM
CLERESTORY WINDOW



C-1 units with
end exposure

EXHIBIT I

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

UP-72-020R
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUN 18 2013
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

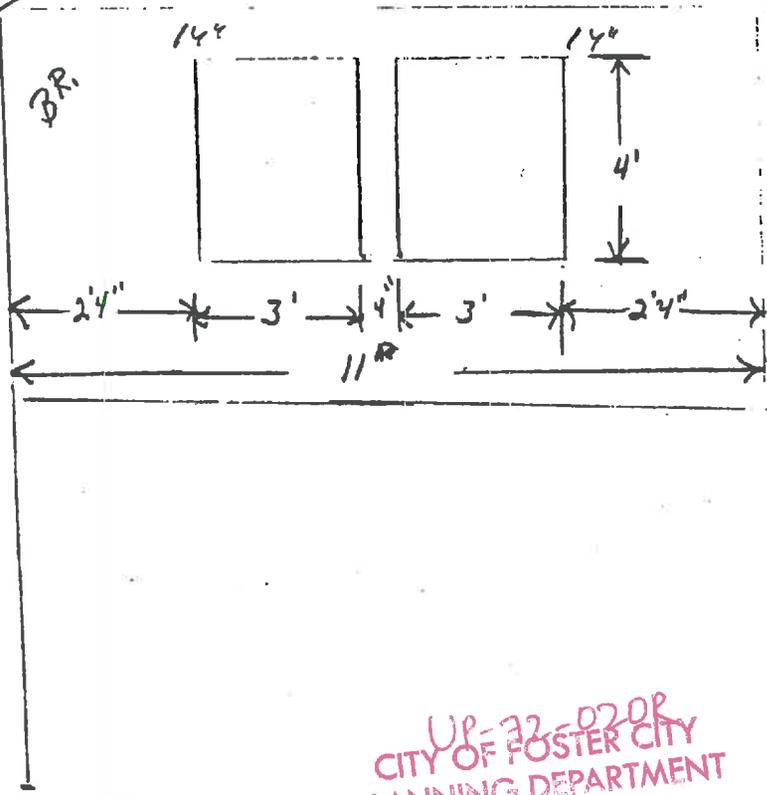
976-Diaz Ln
Foster City Calif

EXHIBIT-I

CITY OF FOSTER CITY
PLANNING DEPARTMENT

NOV 13 1995

ADMINISTRATIVE APPROVAL
WITH CONDITIONS



M. Foster

976
DIAZ Ln

UP-72-020P
CITY OF FOSTER CITY
PLANNING DEPARTMENT

JUN 19 2014
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

28'

Existing alum. windows
may be replaced with
identical windows
H.O.A. approval

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

UP-72-020P
FOSTER CITY
RECEIVED

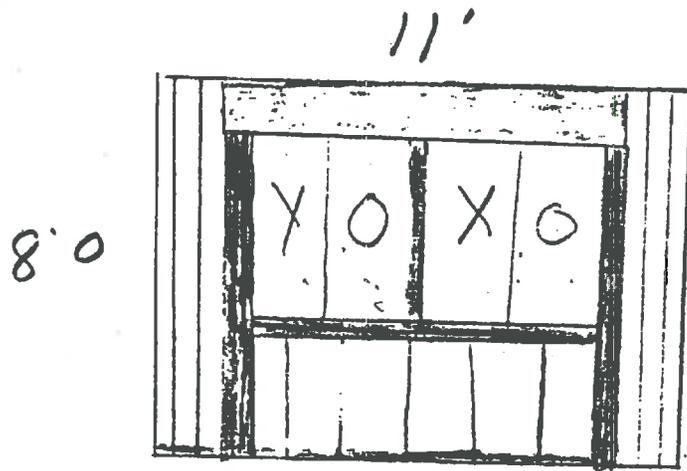
OCT 13 1995

PLANNING
DIVISION

976 F 32 LN
Foster City

EXHIBIT - I

Framing Detail



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

Exterior Stucco
Inside Drywall

CP-32-0208
CITY OF FOSTER CITY
PLANNING DEPARTMENT
JUN 18 2014
ADMINISTRATIVE APPROVAL
WITH CONDITIONS

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

FOSTER CITY
RECEIVED

OCT 13 1995

PLANNING
DIVISION