

Docket Item # 9
BAR CASE# 2009-0055

BAR Meeting
May 6, 2009

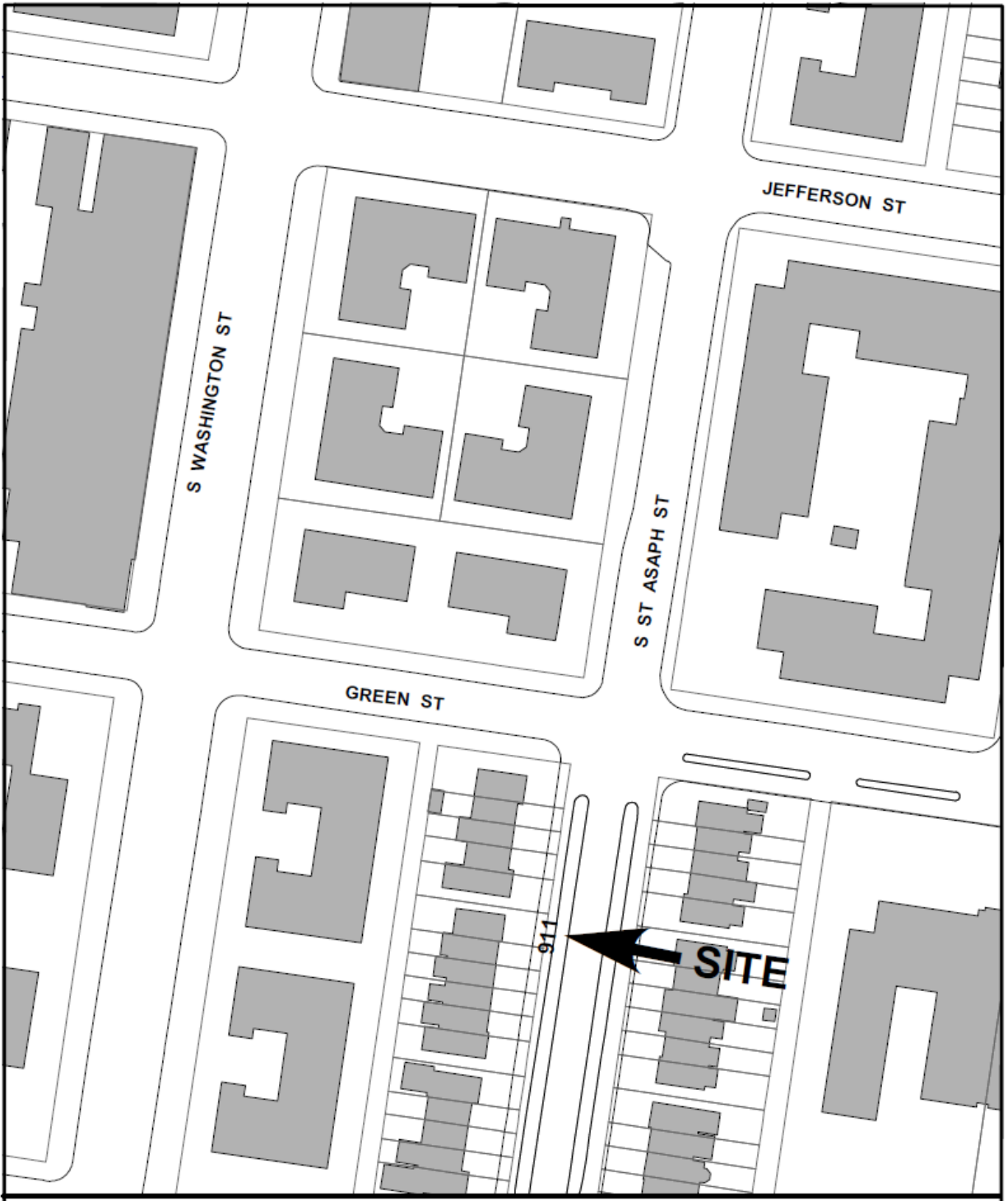
ISSUE: Addition/Alterations
APPLICANT: Edward and Joan Niles
LOCATION: 911 South Saint Asaph Street
ZONE: RM / Residential

STAFF RECOMMENDATION: Staff is recommending approval of the application for a Certificate of Appropriateness with the following conditions:

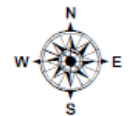
1. That all of the wood surfaces on the proposed wood entry staircase be painted or stained; and,
2. That the new windows will be simulated, divided light, wood clad slider windows, which contain 7/8" muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance, with manufacturer specification cut sheets to be submitted to Staff for review and approval prior to the filing for a building permit.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0054, 0055 5/6/2009



Note: The Permit to Demolish/Encapsulate BAR Case # 2009-0054, must be approved before this item may be considered.

I. ISSUE:

The Applicant is requesting approval of a Certificate of Appropriateness to construct an enclosed porch at the rear of their house at 911 South Saint Asaph Street.

The porch will have an east sloping shed roof extending from the first floor of the main massing. The structure of the porch will be wood and clad in smooth Hardie-plank and detailed with wood lattice at its base, wood entry staircase, wood clad slider windows with divided-lights and a wood-clad, multi-light door, two flat skylights and asphalt composition shingle roof.

The footprint of the addition will measure 15 feet wide and 12 feet deep and will measure one-story in height (roughly 12 feet to the cornice; 15 feet total height). The addition will project 12 feet from the existing rear wall, with an additional 4 feet for the wood entry stair. The addition will contain 180 gross square feet of living space.

The rear elevation of the porch will contain two sets of wood clad slider windows with divided-lights and a divided-light, wood clad door, accessed from a wood staircase. On the north elevation there will be two sets of wood clad slider windows with divided-lights detailing the elevation, while the south elevation will only be detailed with a set of wood clad slider windows with divided-lights, as this elevation abuts the neighbor's façade. The left elevation will also contain a thru-wall HVAC unit.

II. HISTORY:

911 South Saint Asaph Street was constructed in 1940 as part of the George Washington Gardens subdivision by Joseph K. Seidle, Inc., who developed Belle Haven ("Joseph K. Seidle, Inc., Opens New Model Home to Public; Is First in Group of 16," also, real estate advertisement, "Presenting George Washington Gardens in Historic Alexandria Overlooking the Broad Potomac," both Alexandria Gazette, October 19, 1940, p.3.) As such these houses, while stylistically similar to the Yates Garden subdivision by Edward Carr, are a separate subdivision.

Staff located an approval of the Board in August of 1997 for an after-the-fact Certificate of Appropriateness for a wood fence on the subject property measuring 6 ft in height and 24 ft in length (BAR Case # CASE BAR-97-0164).

III. ANALYSIS:

The enclosed porch complies with the RM zone as defined in the City's Zoning Ordinance. The RM zone requires that the lot provide a minimum of 35% open space or 910 sq ft. The lot currently provides 1554 sq ft or nearly 60% open space, and will provide 1350 sq ft or close to 52% open space after construction of the proposed porch.

The construction of new additions onto any building within a historic district is a proposal which must be evaluated not only for its impact to the building it is being attached, but its effects on the

existing open space it's enveloping, and the potential alterations to a historic district's character.

The *Design Guidelines* encourage enclosed porch additions which "are appropriate to the historical style of the structure" and "should not hide or cause the removal of important historic architectural details." It is also recommended that porches "should be painted the predominant color of the building or the color of the trimwork." The *Guidelines* further explain that "Porches should be made of materials which are sympathetic to the building materials generally found in the historic districts." (*Design Guidelines*, Porch - Page 2 & 3).

As the attached photos illustrate, views of the rear of the house where the enclosed porch is proposed are limited to the 15 ft public service alley, which is accessed from Green Street. The area being impacted is not visible from South Saint Asaph Street. The proposal utilizes a design which is contemporary in its form and materials, not typically recommended by the Board. However, due to the restricted visibility of the porch's elevations only a portion of the proposed fenestrations and the porch roof will be visible from the public service alley. As such, the applicant's proposal including their request to utilize synthetic materials for the addition's exterior cladding and its entry staircase can be reviewed with less scrutiny. Additionally, the applicant proposes to install diagonal lattice under the porch. Staff recommends that the lattice be constructed in a horizontal and vertical configuration, rather than diagonally as horizontal and vertical lattice is the more typical historic lattice configuration in the district and the configuration referenced in the *Guidelines* and that the Board generally approves. Staff is including this as a suggestion rather than a condition since it appears that the lattice will not be visible from the public right-of-way over the existing brick garden wall fence and solid wood gate.

While single-glazed, true-divided-light, double hung wood windows are preferable, and slider windows are discouraged window types in the *Design Guidelines*, the Board generally is more flexible on elements of projects which are not visible from the public right-of-way. Staff finds that the proposed windows and doors are appropriate if the specifications include the optional simulated-divided lights as the denoted in the product's cut sheets (See pages 22-25). Additionally, it is recommended the windows and doors contain the 7/8" width muntins. This window detail provides the appropriate specification for new construction within the boundaries of the historic district.

Additionally, the applicant is not proposing to damage any historic fabric to install this enclosed porch. The existing wall, including the door and window openings located on the rear elevation of the first floor will remain intact, though they will become an interior wall.

It is for the above reasons staff is recommending approval of the Certificate of Appropriateness.

IV. STAFF RECOMMENDATION:

Staff is recommending approval of the application for a Certificate of Appropriateness with the following conditions:

1. That all of the wood surfaces on the proposed wood entry staircase will be painted or stained; and

2. That the new windows will be simulated, divided light, wood clad slider windows, which contain 7/8" muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance, with manufacturer specification cut sheets to be submitted to Staff for review and approval prior to the filing for a building permit.

V. CITY DEPARTMENT COMMENTS:

Legend: C - code requirement R – recommendation S - suggestion F- finding

Planning and Zoning:

S1. Staff recommends that the lattice be constructed in a horizontal and vertical configuration, rather than diagonally as is the more typical historic lattice configuration in the district.

Code Administration:

- C1. All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C2. Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C3. Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C4. A soils report must be submitted with the building permit application.
- C5. Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C6. Additions and Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C7. Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C8. Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

C10. A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

S. Suggest a revision to include wood materials or brick and multi-paned windows to better reflect style of the existing residence and surrounding homes.

Alexandria Archaeology:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Transportation and Environmental Services:

F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time.

In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or
 - the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.
- Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.

<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

RECOMMENDATIONS

R1. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R5. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

VI. IMAGES:

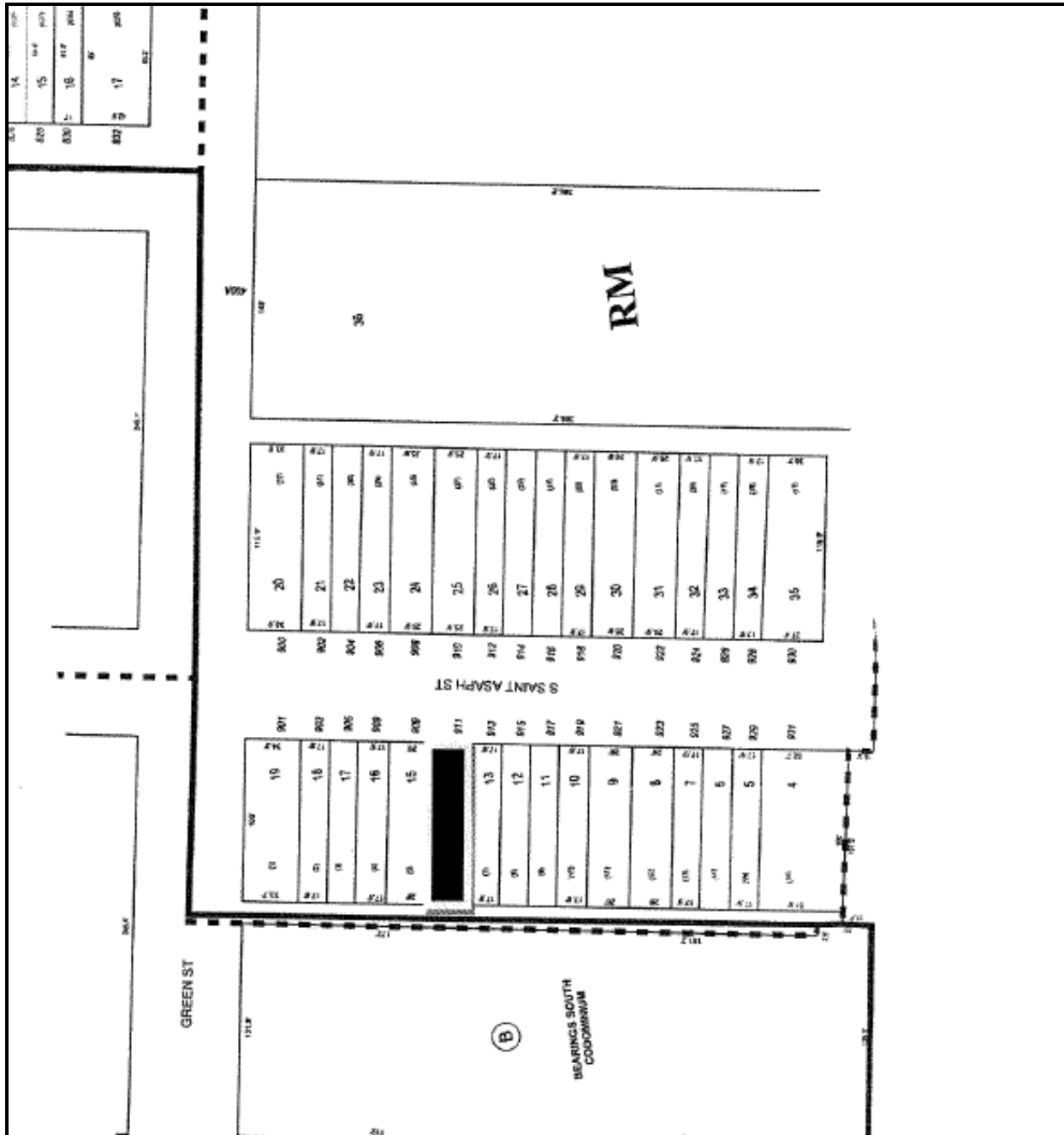


Figure 1: Tax map showing properties on South St. Asaph Street. 911 is denoted by a filled in rectangle.

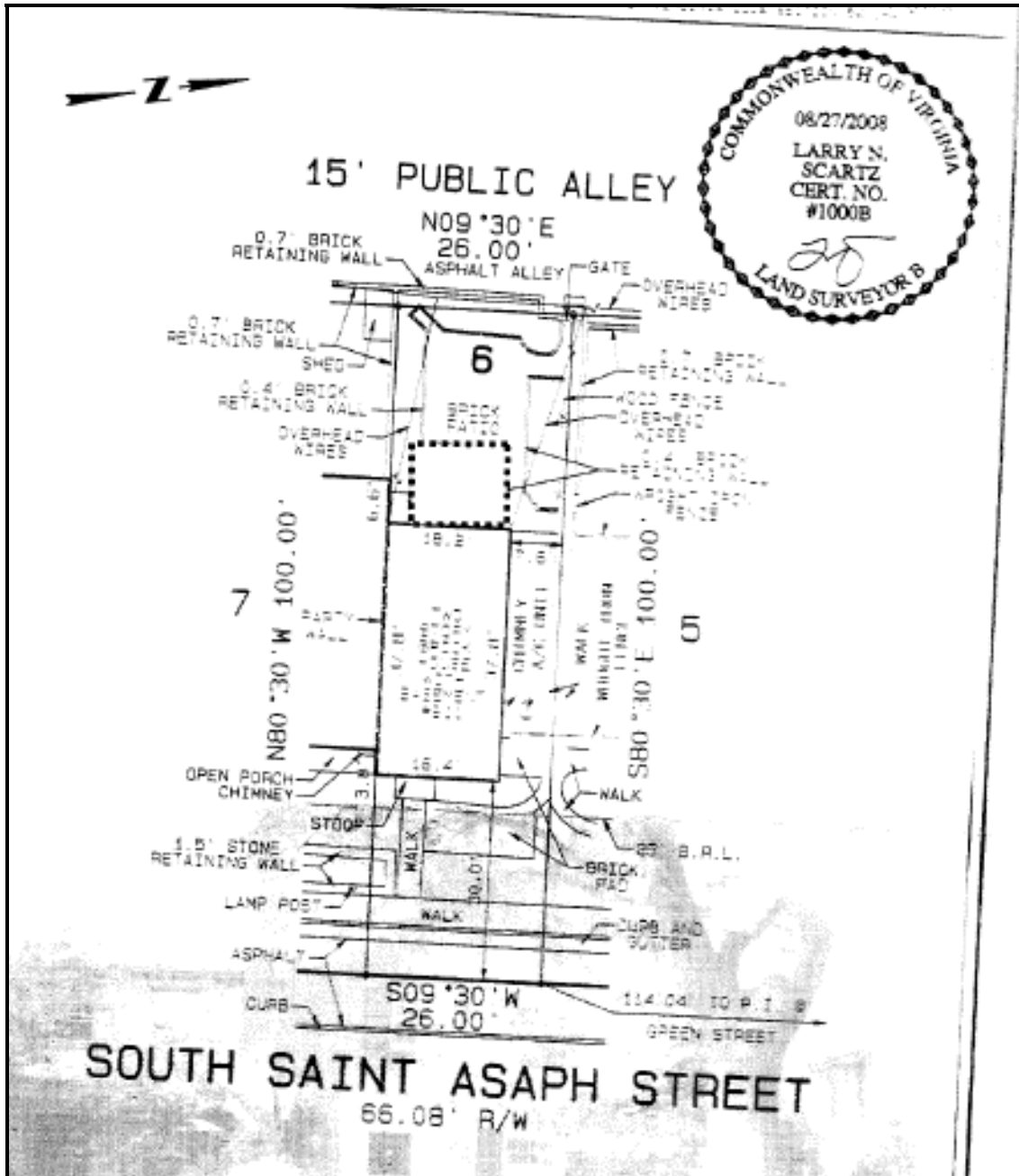


Figure 2: Survey of 911 South St. Asaph St. The approximate position of the porch is denoted by the rectangle with dashed lines.

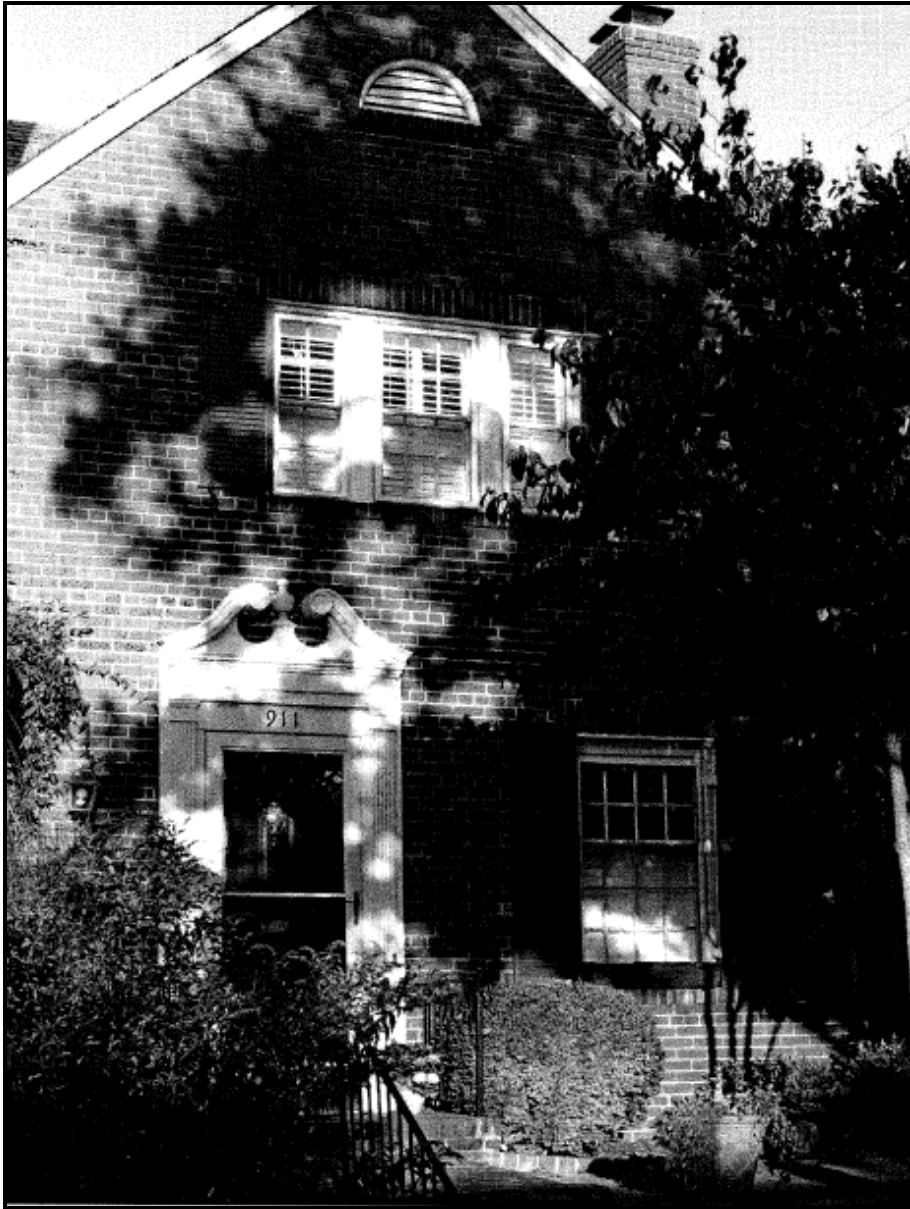


Figure 3: View of the front (east face) of 911 South St. Asaph Street from the parking access road.



Figure 4: View of the Rear (west side) of 911 South St. Asaph Street from the courtyard



Figure 5: A view of rear courtyard from the back of the house looking toward the southwest corner



Figure 6: View of the alley looking south from behind 907 South St. Asaph Street

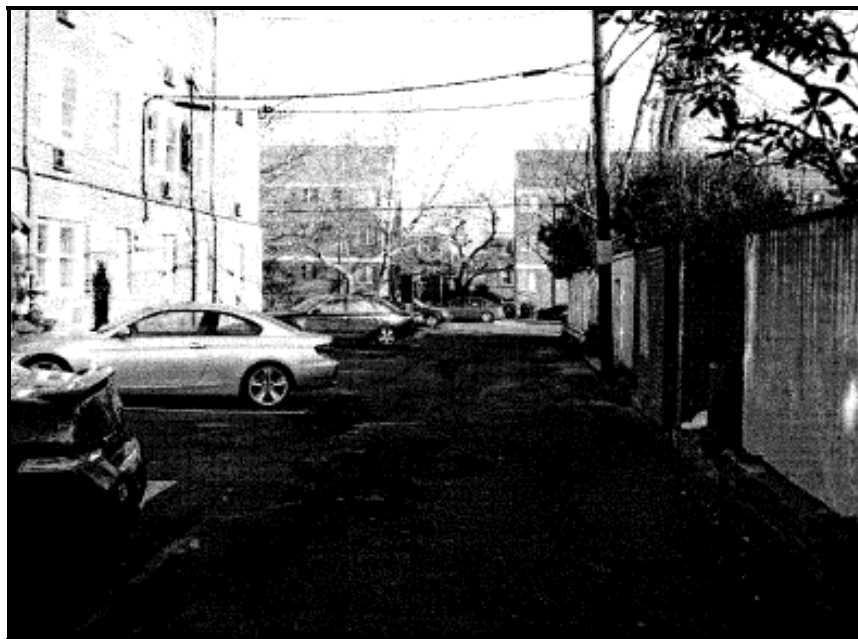


Figure 7: View of the alley looking north from behind 909 South St. Asaph Street

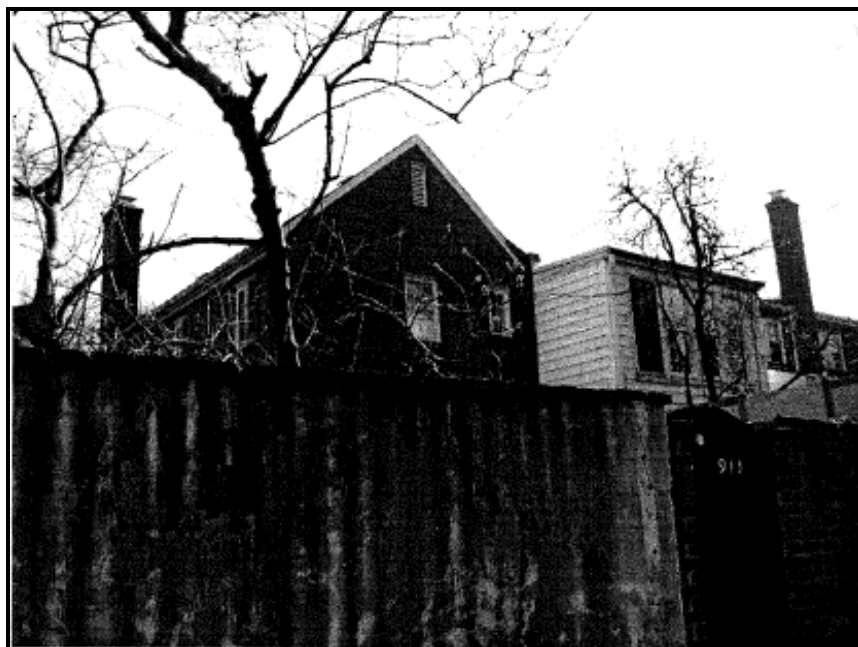


Figure 8: View from behind 909 South St. Asaph Street



Figure 9: View from the property line shared by 909 and 911 South St. Asaph Street

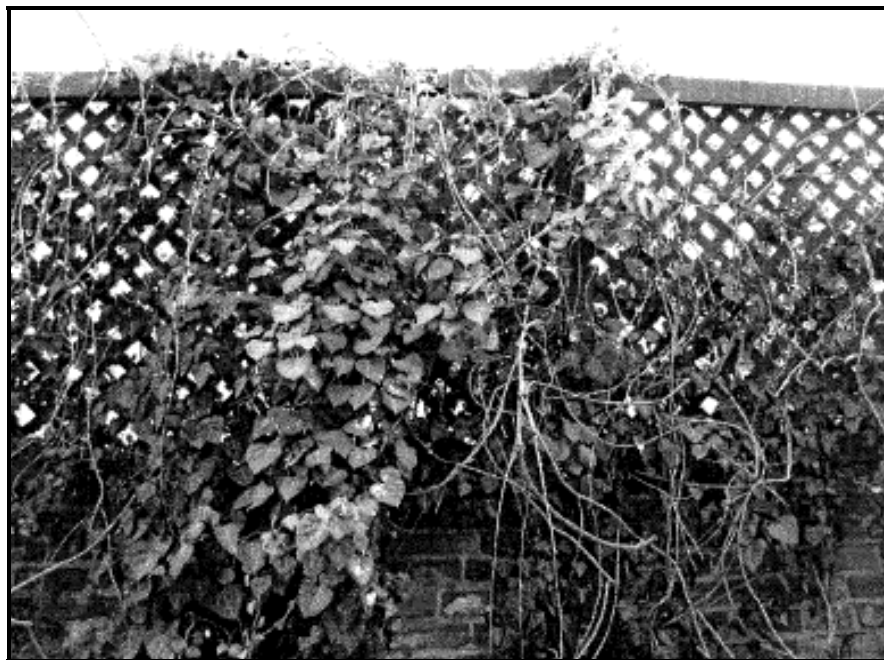


Figure 10: View from directly behind 911 South St. Asaph Street



Figure 11: View from the property line shared by 911 and 913 South St. Asaph Street

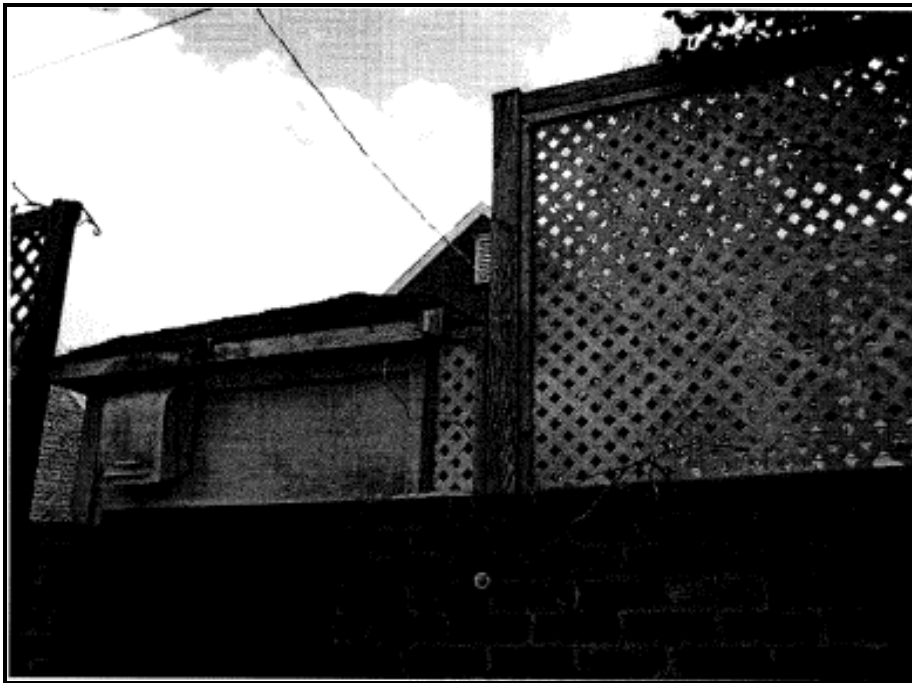


Figure 12: View of 911 South St. Asaph Street from behind 913 South St. Asaph Street

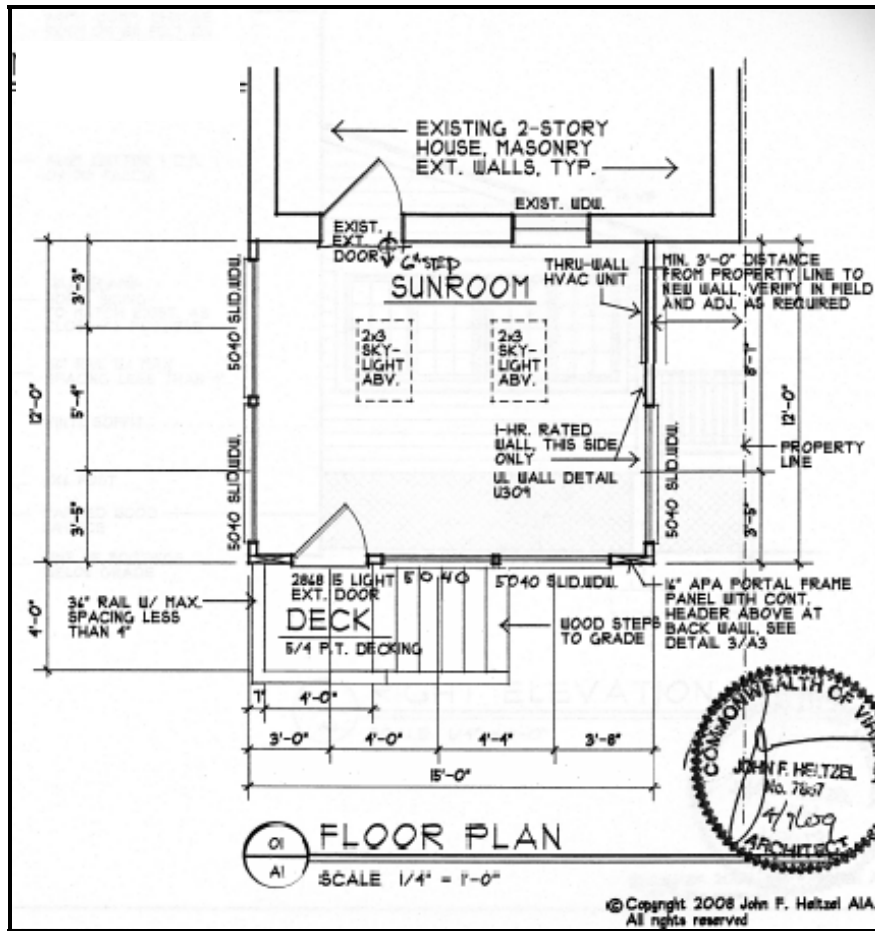


Figure 13: Floor Plan of the enclosed porch addition

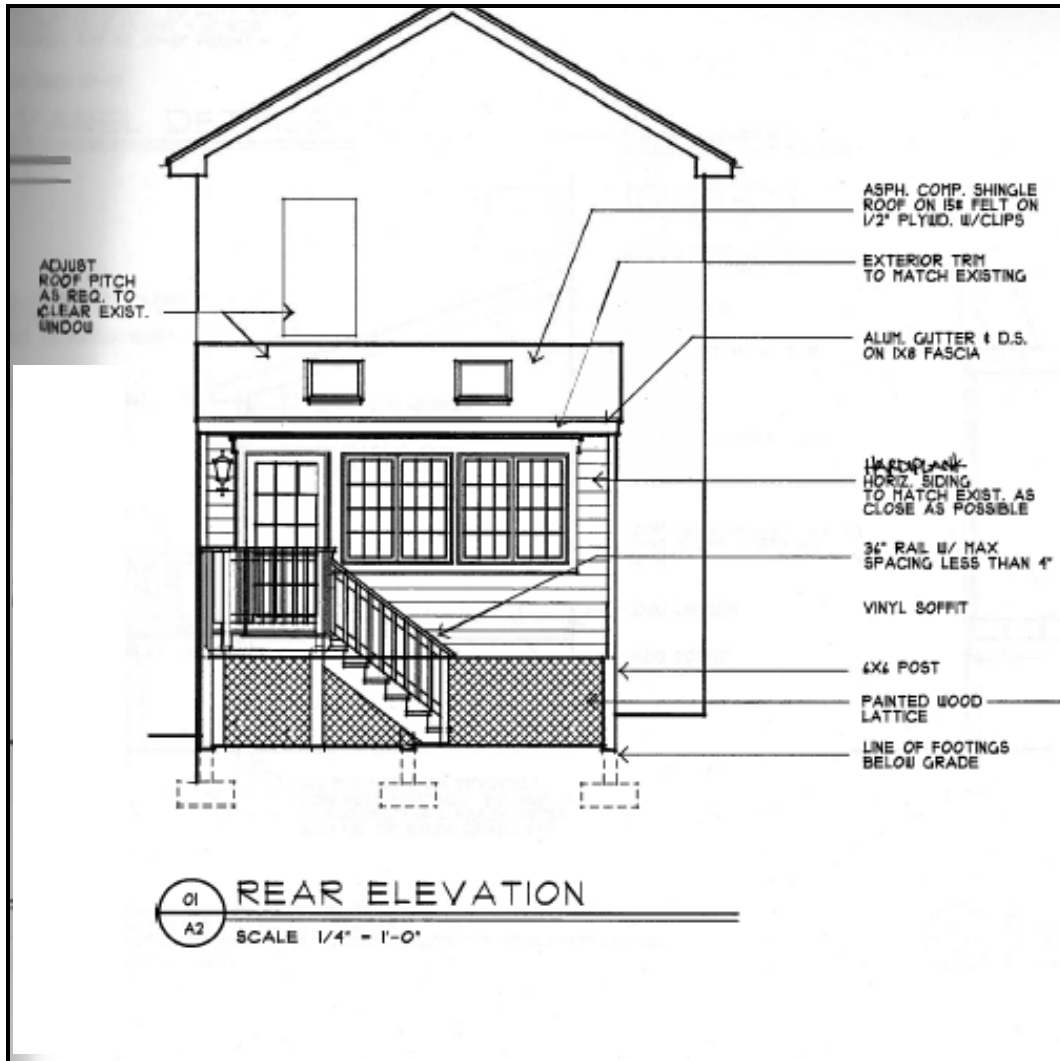


Figure 14: Drawing of the enclosed porch viewing from the west

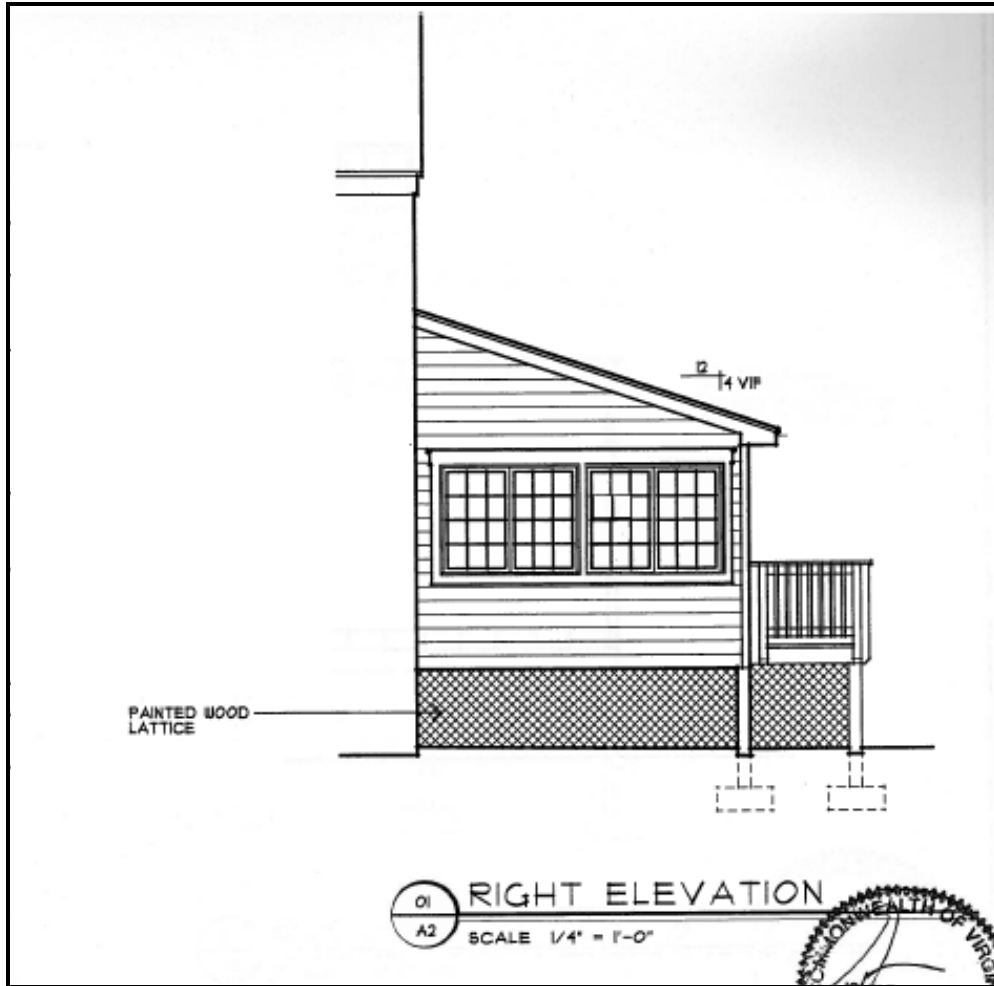


Figure 15: Drawing of the enclosed porch viewing from Right Elevation

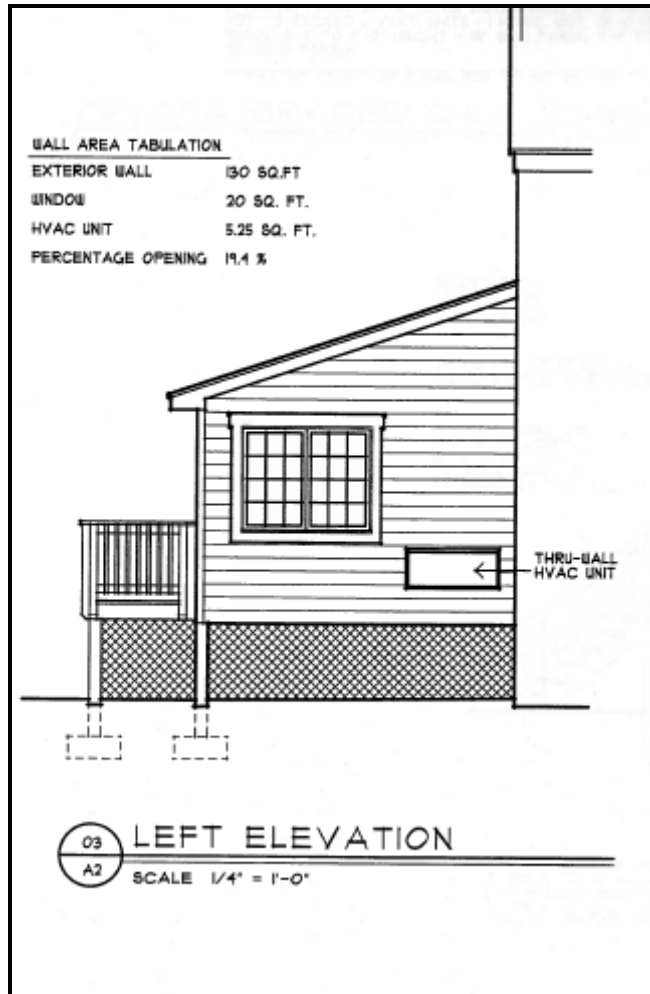


Figure 16: Drawing of the enclosed porch viewing from Left Elevation

PROPOSED MATERIALS:

HardiePlank™ lap siding
 HardiePlank™ lap siding offers enormous advantages over conventional lap siding, combining strength and durability with the beauty and charm of wood.

HardiePlank™ lap siding
 Select CedarMill® and Smooth

Thickness: 5/16"
 Weight: 2.3 lbs./sq. ft.
 Length: 12' planks
 Widths: 5.25" (4" exposure)*
 6.25" (5" exposure)
 7.25" (6" exposure)
 8.25" (7" exposure)

Product Shown: Select CedarMill®
 Color shown: Heathered Moss

Product Shown: Smooth
 Color shown: Cobble Stone

DESIGNER SHINGLES

Color Availability

Atlantic Blue <small>(Available in Landmark only)</small>	Hunter Green
Burnt Sienna	Mid White
Charcoal Black	Molte Black
Cobalt/Onyx Gray	Mojave Tan
Colonial Slate	Pewter <small>(Available in Landmark only)</small>
Cottage Red <small>(Available in Landmark only)</small>	Repsawn Shingle
Driftwood	Silver Birch
Georgetown Gray	Sunrise Cedar
Heather Blend	Weathered Wood

LANDMARK
LANDMARK PLUS

Landmark and Landmark Plus

- Two-piece laminated fiber glass base construction
- Classic shades and dimensional appearance of natural wood or slate
- UL Class A fire resistance rating
- UL certified to meet ASTM D3462
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 wind resistance
- Miami-Dade Product Control Acceptance
- Conforms to CSA standard A123.5
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

Landmark

- 240 lbs. per square
- 30-year limited transferable warranty*
- 10-year StreakFighter™ warranty
- 5-year SureStart™ protection
- 5-year 70 mph wind-resistance warranty
- Wind warranty upgrade to 110 mph available. CertainTeed starter and CertainTeed hip and ridge required

Landmark Plus

- 260 lbs. per square
- 40-year limited transferable warranty*
- 10-year StreakFighter™ warranty
- 5-year SureStart™ protection
- 5-year 80 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

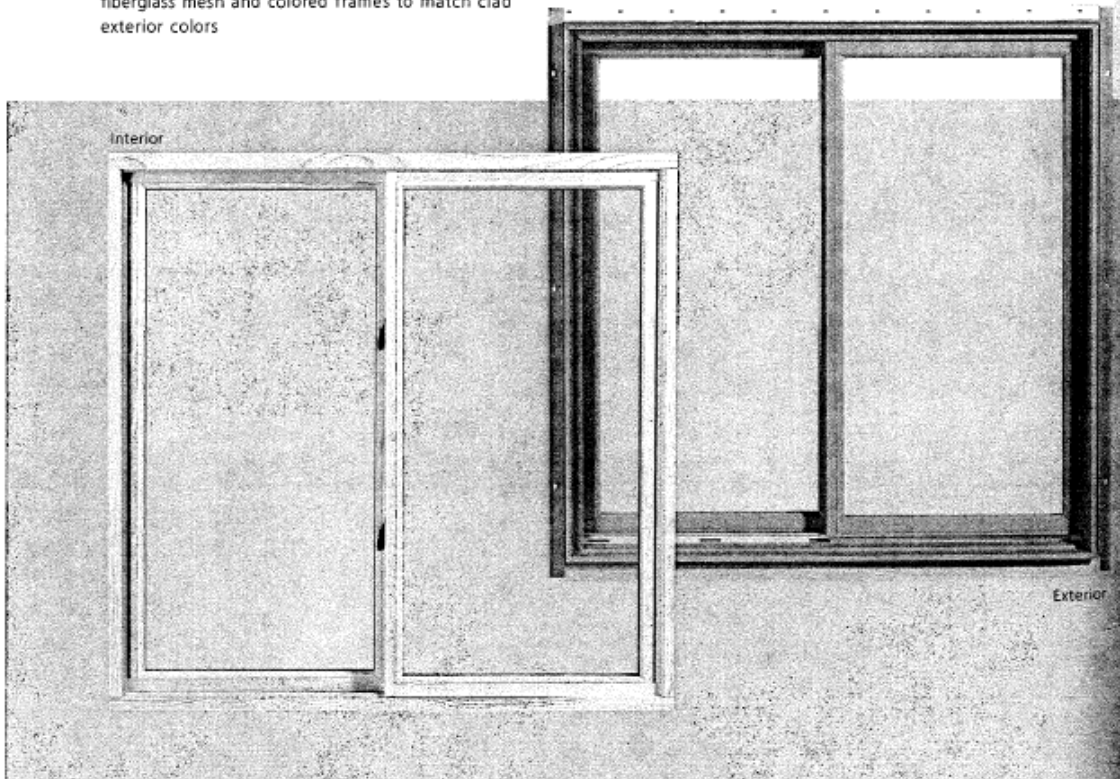
* See warranty for specific details and limitations.

SITELINE SLIDING WINDOWS

Each of our sliding windows features clean lines for a streamlined look. Both sash in this type of window slide horizontally in grooves or tracks.

Standard and optional features

- Solid pine Auralast™ wood protects against wood decay, water absorption and termite infestation
- Full-perimeter weatherstrip
- 4-9/16" jamb
- Optional factory-applied jamb extensions available up to 12"
- Natural wood interior ready for paint or stain
- Nine optional prefinished White or stained interiors
- Sash is 1-7/16" thick
- Both sash slide effortlessly on an abrasion-resistant, full-width vinyl-to-vinyl slide
- Recessed cam sashlocks
- Dual sashlocks used on units 3' and taller
- Sashlocks are available in Brown, Sandstone, White or Bright Brass
- Exterior insect screens* feature 18x16 Charcoal fiberglass mesh and colored frames to match clad exterior colors
- Optional combination storm screens are available in Brilliant White, French Vanilla, Chestnut Bronze, Desert Sand and Hartford Green
- Glass options include clear, Bronze or Grey tinted, obscure and tempered glass
- High-performance argon-filled Low-E insulating glass for greater energy efficiency
- Optional simulated divided lites (SDL) available with 7/8", 1-1/8", or 1-3/8" muntin bars with or without shadow bars, or 2-5/16" checkrail (see page 10 for complete details and options)
- Optional 7/8" full surround (FS) wood grilles (see page 10 for complete details and options)
- Optional 5/8" flat, or 23/32" or 1" contour grilles between the glass (GBG) (see page 10 for complete details and options)



SLIDING: PREMIUM WOOD—SITELINE

Sliding Windows

HEIGHT	WIDTH																												
	2'-6"	3'-0"	4'-0"	5'-0"	6'-0"																								
	ROUGH OPG. FRAME SIZE GLASS	2'-5 ¹ / ₂ " 2'-11 ¹ / ₂ " 11 ¹ / ₁₆ "	3'-1 ¹ / ₂ " 3'-11 ¹ / ₂ " 14 ¹ / ₁₆ "	4'-1 ¹ / ₂ " 4'-11 ¹ / ₂ " 20 ¹ / ₁₆ "	5'-1 ¹ / ₂ " 5'-11 ¹ / ₂ " 26 ¹ / ₁₆ "	6'-1 ¹ / ₂ " 6'-11 ¹ / ₂ " 32 ¹ / ₁₆ "																							
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CLAD WOOD

Sliding Picture Windows

HEIGHT	WIDTH		
	8'-0"	7'-11 ⁵ / ₈ "	20 ¹ / ₁₆ "
	ROUGH OPG. FRAME SIZE FLANKER GLASS PICTURE GLASS	8'-0" 7'-11 ⁵ / ₈ " 20 ¹ / ₁₆ " 46 ¹ / ₁₆ "	7'-11 ⁵ / ₈ " 7'-11 ⁵ / ₈ " 20 ¹ / ₁₆ " 46 ¹ / ₁₆ "
3'-6"	3'-5 ¹ / ₂ "	36"	36"
4'-0"	3'-11 ¹ / ₂ "	42"	42"
4'-10"	4'-11 ¹ / ₂ "	54"	54"
5'-0"	5'-1 ¹ / ₂ "	54"	54"
5'-6"	5'-6 ³ / ₈ "	36"	36"
5'-10"	5'-10 ³ / ₈ "	42"	42"
5'-11 ¹ / ₂ "	5'-11 ¹ / ₂ "	42"	42"

CLAD WOOD

SITELINE SWINGING PATIO DOORS

Add an element of drama to your home, on either a small or grand scale, with a swinging patio door. These doors are available with one, two or more panels that swing either out or in on side hinges. This includes French doors, which open in the middle with no center mullion.

Standard and optional features

- Frames are 1-1/4" thick at the head and side jambs and 11/16" at the sill
- Bronze-colored wrapped foam sill weatherstrip and sweep
- 4-9/16" jambs
- Optional factory-applied jamb extensions available up to 9-1/16" for in-swinging and 12" for out-swinging
- Handle sets available in Bright Brass, Antique Brass, Brushed Chrome, Polished Chrome, Powder-Coat White or Oil-Rubbed Bronze (Matte Black, Satin Nickel and Antique Nickel can be special ordered)
- Both single-point locking or optional multipoint locking systems include integral deadbolt for greater security
- In-swinging doors have heavy-gauge plated hinges that are color matched to the handle sets
- Out-swinging doors have heavy-gauge plated hinges that are brushed stainless steel
- Optional no-bore
- Optional ADA-compliant sill
- Exterior swinging screen for single-swinging or French in-swinging doors hinged to match the door panel available in our six clad colors with tough 18x16 Charcoal fiberglass mesh
- Sliding exterior screen available for two-, three-, and four-panel single-swinging, in-swinging doors in our six clad colors with tough 18x16 Charcoal fiberglass mesh
- Segment-head doors available in single-swinging or French units up to 10'0" (limitations may apply)
- Continuous heads and sills available up to 12'0"



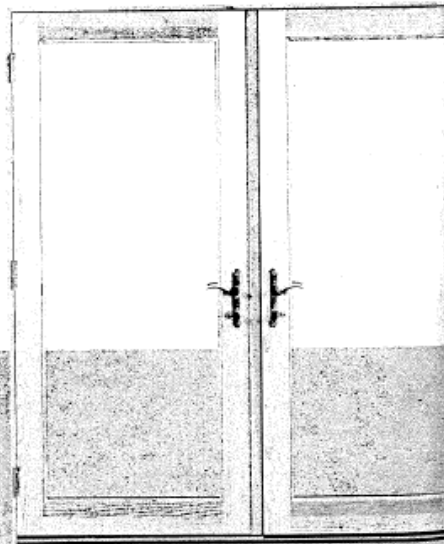
Single-Swinging
Half-Panel Door with
Simulated Divided Lites
(Clad Only)



Operating Arched-Top
French Doors



Radius-Top Rail
and Half-Panel Door
(Clad Only).



SWINGING PATIO DOOR: PREMIUM WOOD—SITELINE

Clad Single-Swing Pine Bottom Swinging Patio Door Opening Specifications

Unit No.	Sq. Ft. Vent & Clear Opening Per Operating Panel	Clear Opening		Sq. Ft. Daylight Opening Per Panel	Sq. Ft. Unit
		Width (in.)	Height (in.)		
SCHD-1-6 x 6-8	S.S.	S.S.	S.S.	3.12	9.94
SCHD-2-6 x 6-8	14.56	27-13/32	76-1/2	4.04	16.56
SCHD-2-9 x 6-8	16.15	30-13/32	76-1/2	5.71	18.22
SCHD-3-0 x 6-8	17.75	33-13/32	76-1/2	6.49	19.87
SCHD-3-0 x 6-8 COM	19.11	35-31/32	76-1/2	7.15	21.29
SCHD-1-6 x 6-11	S.S.	S.S.	S.S.	3.12	10.31
SCHD-2-6 x 6-11	15.13	27-13/32	79-1/2	4.94	17.19
SCHD-2-9 x 6-11	16.79	30-13/32	79-1/2	5.71	18.91
SCHD-3-0 x 6-11	18.44	33-13/32	79-1/2	6.49	20.63
SCHD-3-0 x 6-11 COM	19.86	35-31/32	79-1/2	7.15	22.09
SCHD-1-6 x 7-3	S.S.	S.S.	S.S.	5.5	10.81
SCHD-2-6 x 7-3	15.89	27-13/32	83-1/2	5.47	18.02
SCHD-2-9 x 7-3	17.63	30-13/32	83-1/2	6.33	19.82
SCHD-3-0 x 7-3	19.37	33-13/32	83-1/2	7.19	21.63
SCHD-3-0 x 7-3 COM	20.86	35-31/32	83-1/2	7.92	23.16
SCHD-1-6 x 8-0	S.S.	S.S.	S.S.	4.20	11.98
SCHD-2-6 x 8-0	17.00	27-13/32	92-1/2	6.67	19.90
SCHD-2-9 x 8-0	19.53	30-13/32	92-1/2	7.71	21.89
SCHD-3-0 x 8-0	21.46	33-13/32	92-1/2	8.76	23.87
SCHD-3-0 x 8-0 COM	23.11	35-31/32	92-1/2	9.65	25.57

Note: S.S. = stationary sidelight.

Clad Single-Swing Segment-Head Swinging Patio Door Opening Specifications

Unit No.	Sq. Ft. Vent & Clear Opening Per Operating Panel	Clear Opening		Sq. Ft. Daylight Opening Per Panel	Sq. Ft. Unit
		Width (in.)	Height (in.)		
SCHD-2-6 x 6-8	12.09	27-13/32	66-21/32	8.48	15.42
SCHD-2-9 x 6-8	14.07	30-13/32	66-21/32	9.81	16.96
SCHD-3-0 x 6-8	15.46	33-13/32	66-21/32	11.15	18.50
SCHD-3-0 x 6-8 COM	16.65	35-31/32	66-21/32	12.28	19.82
SCHD-2-6 x 6-11	13.26	27-13/32	69-21/32	8.48	16.04
SCHD-2-9 x 6-11	14.71	30-13/32	69-21/32	9.81	17.65
SCHD-3-0 x 6-11	16.16	33-13/32	69-21/32	11.15	19.25
SCHD-3-0 x 6-11 COM	17.40	35-31/32	69-21/32	12.28	20.62
SCHD-2-6 x 7-3	14.02	27-13/32	73-21/32	8.98	16.88
SCHD-2-9 x 7-3	15.55	30-13/32	73-21/32	10.39	18.56
SCHD-3-0 x 7-3	17.09	33-13/32	73-21/32	11.80	20.25
SCHD-3-0 x 7-3 COM	18.40	35-31/32	73-21/32	13.00	21.69
SCHD-2-6 x 8-0	15.73	27-13/32	82-21/32	10.21	18.75
SCHD-2-9 x 8-0	17.45	30-13/32	82-21/32	11.81	20.63
SCHD-3-0 x 8-0	19.18	33-13/32	82-21/32	13.41	22.50
SCHD-3-0 x 8-0 COM	20.65	35-31/32	82-21/32	14.78	24.10
SCHD-2-6 x 9-0F	18.01	27-13/32	94-21/32	11.77	21.46
SCHD-2-9 x 9-0F	19.99	30-13/32	94-21/32	13.62	23.60
SCHD-3-0 x 9-0F	21.96	33-13/32	94-21/32	15.46	25.75
SCHD-2-6 x 10-0F	20.30	27-13/32	106-21/32	13.37	23.46
SCHD-2-9 x 10-0F	22.52	30-13/32	106-21/32	15.46	26.35
SCHD-3-0 x 10-0F	24.74	33-13/32	106-21/32	17.56	28.75

Exclusive technology

Electronically tintable SageGlass®
 The revolutionary new technology called electrochromic glass in VELUX electronically tintable skylights allows control of the amount of light and heat that enters a room.

The benefits of solar control through electrochromic glass include:

- Light control at the touch of a button without losing a view to the sky...even in the darkened state.
- Energy savings and elimination of uncomfortable heat gain, even on the brightest and hottest days.
- Great protection from fading of furniture or artwork.
- An automatic timer mode can be set to darken the glass at a specified time each day.


Code compliance
 VELUX skylights* meet the general requirements of the:





- IBC (International Building Code)
- IRC (International Residential Code)
- IECC (International Energy Conservation Code)
- Uniform Building Code.


In addition, all VELUX electrical components are UL listed. VELUX skylights* also meet or exceed the general requirements of Powersmart and the North American Fenestration Standard 101/I.S. 2/NAFS-02 and AAMA/WDMA/CSA 101/I.S. 2/A440-05 Standard/Specification for windows, doors and unit skylights.

In addition, VELUX skylights* are ENERGY STAR® qualified in every region of the country.

*FS, VSE, VS, QFS, QVE, QVM, VCE, VCM, FCM skylights, and SUN TUNNEL™ skylights



0001 Scale: 1/4" equals 1" 	MANUFACTURER: VELUX Product Category : Skylights Product Type : Skylights Product : Skylight Egress : No Product Style : Flat - Glass Installation Method : Step Flashed (Deck Mount) Sub Style : Fixed Roof Type : Asphalt Shingle Pitch : Greater than or equal to 3/12 pitch (14) Frame Spacing : 24" On Center Dimension Type : Rough Opening Rough Opening Width : 21 1/2" Regular Series Available In Five Lengths Rough Opening Length : 46 3/4" Glass Type - Inside Pane : Low E Squared Tempered Series : FS - Fixed Skylight Exterior Finish : Umber Grey Interior Color - Trim : Stain Grade Wood Flashing Kit : Yes Blinds and Sun Screening Accessories : Available in the Parts and Accessories section Sku : 339171 / S/O VELUX SKYLTS&ACCESS 2-4 BUS DAYS
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