



Staff Report for Item 14b

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: Decembe4 15, 2015

Applicant: K2M Design Inc.

Application Number: H15-01-1813

Address: #732 Poorhouse Lane

Description of Work:

Demolition of non-historic rear addition.

Site Facts:

The house located at #732 Poorhouse Lane is a contributing resource to the historic district. The one and a half story frame vernacular house was built before 1912 with a sawtooth attached on the back. Sometime after 1962, two additions were built on the rear of the house. The building has a concrete floor front porch with wood posts. The property is sited on a small lot, with a maximum side setback of about 3.5 feet.

While the previous application was denied at the October 27th HARC meeting, the demolition portion of the project was withdrawn.

Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of two non-historic additions attached the rear of 732 Poorhouse Lane and a shed structure. These additions and shed do

not show up on any Sanborn map, and they do not have any character defining features. The plan also proposes to demolish the concrete floor of the front porch and its railings and posts. The current porch is not historic, as a 1965 photograph shows a wooden porch with thicker posts.

Staff believes the demolition will not result in the following items:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will affect the front building façade, but by returning the porch to a more original design.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. As the items are not historic, only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <u>15-01-1813</u>		BUILDING PERMIT NUMBER <u>15-4837</u>		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE <u>AE (EL6)</u>	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO _____%	

ADDRESS OF PROPOSED PROJECT:

732 Poorhouse Lane

OF UNITS
1

RE # OR ALTERNATE KEY:

NAME ON DEED:

Stephan Bayne

PHONE NUMBER

OWNER'S MAILING ADDRESS:

1540 Newport Creek Dr., Ann Arbor, MI 48103-2200

EMAIL

sbayne@umich.edu

CONTRACTOR COMPANY NAME:

N/A

PHONE NUMBER

N/A

CONTRACTOR'S CONTACT PERSON:

N/A

EMAIL

N/A

ARCHITECT / ENGINEER'S NAME:

K2M Design, Inc. / Kristen Argalas

PHONE NUMBER

305.292.7722

ARCHITECT / ENGINEER'S ADDRESS:

1001 Whitehead Street, Suite 101

EMAIL

kargalas@k2mdesign.com

Key West, FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: ONE OR TWO FAMILY MULTI-FAMILY COMMERCIAL NEW REMODEL
 CHANGE OF USE / OCCUPANCY ADDITION SIGNAGE WITHIN FLOOD ZONE 'AE (EL6)'
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Reconfiguration of the exterior space, renovation of the

existing story and a half and reconfigured one story rear addition to a story and a half addition. The rear addition site 8" below the existing historic cottage. Improvements to the site will include landscaping, decking, and an integrated pool with fencing. Alterations made will create a more unified and functional indoor and outdoor space that aligns with the adjacent neighborhood aesthetic along Poorhouse Lane.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: <u>Kristen M. Argalas</u>
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <u>Kristen Argalas</u>
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>24th</u> DAY OF <u>November</u> , 20 <u>15</u> .
Refer to enclosed Authorization and Verification forms	
Personally known or produced _____ as identification	Personally known or produced _____ as identification.

FF 690-2541-08

8 Paid

ART B:

SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING

5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE

POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS

A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE

SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C:

HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: [Refer to drawings enclosed for demolition and proposed](#)

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West’s Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration. The historic portion of the building ends at the sawtooth. The intent of the repairs on this portion of the structure is to bring the existing foundation and building envelope up to current codes. All elements of the original cottage that are removed will be replaced to match existing.
We propose that the rear of the existing building be removed to create a cohesive structure. Refer to demolition drawings in the proposed design package.

OR THAT THE BUILDING OR STRUCTURE;

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
We are proposing to remove the existing shed and the rear portion of the building which does not represent distinctive characteristics of a type, time, period or method of construction. We propose the shed be removed and not rebuilt. The rear portion of the structure we propose to demolish to create a cohesive structure in alignment with the historic cottage, reducing the coverage of the site.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
The portions of the building being removed do not represent a significant contribution to the local, state, or national history.

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

The portions of the building being removed do not have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with life of a person significant in the past.

- (d) Is not the site of a historic event with a significant effect upon society.

The portions of the building being removed is not the site of a historic event with a significant effect upon society.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

The portions of the building being removed does not exemplify the cultural, political, economical, social, or historic heritage of the city.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

The portions of the building being removed do not portray the environment in an era of history characterized by a distinctive architectural style.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

The portions of the building being removed are not part of or related to a square, park, or other distinctive area.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

The portions of the building being removed do not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

- (i) Has not yielded, and is not likely to yield, information important in history.

The portions of the building being removed has not and is not likely to yield information important in history.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

 X Yes Number of pages and date on plans (13) drawings dated November 24, 2015

 No Reason _____

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The proposed demo is for the rear non-historical elements of the home.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

This does not apply as the demo proposed is for the rear non-historical areas.

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The addition proposed to be removed do not define the historic character of the neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.

The proposed demolition is for the rear of the home, not part of the original contributing structure

City of Key West
Planning Department



Authorization Form
(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Stephen C. Bayne and Sharon K. Grayden authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Kristen Argalas of K2M Design, Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Stephen C. Bayne
Signature of Owner

Sharon K. Grayden
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 18 April 2014 by
date

Susan Paveur Koehler
Name of Authorized Representative

He/She is personally known to me or has presented N/A as identification.

Susan Paveur Koehler
Notary's Signature and Seal

SUSAN PAVEUR KOEHLER
Notary Public, State of Michigan
Name of Acknowledging Party printed or stamped
County of Washtenaw
My Commission Expires 08-01-2019
Acting in the County of Washtenaw
Commission Number, if any



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Kristen Argalas, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

732 Poorhouse Lane, Key West, FL 33040

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

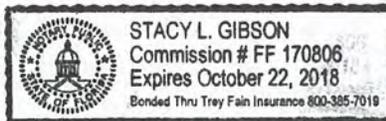
Kristen Argalas
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11.24.2015 by _____ by
date

Kristen Argalas
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

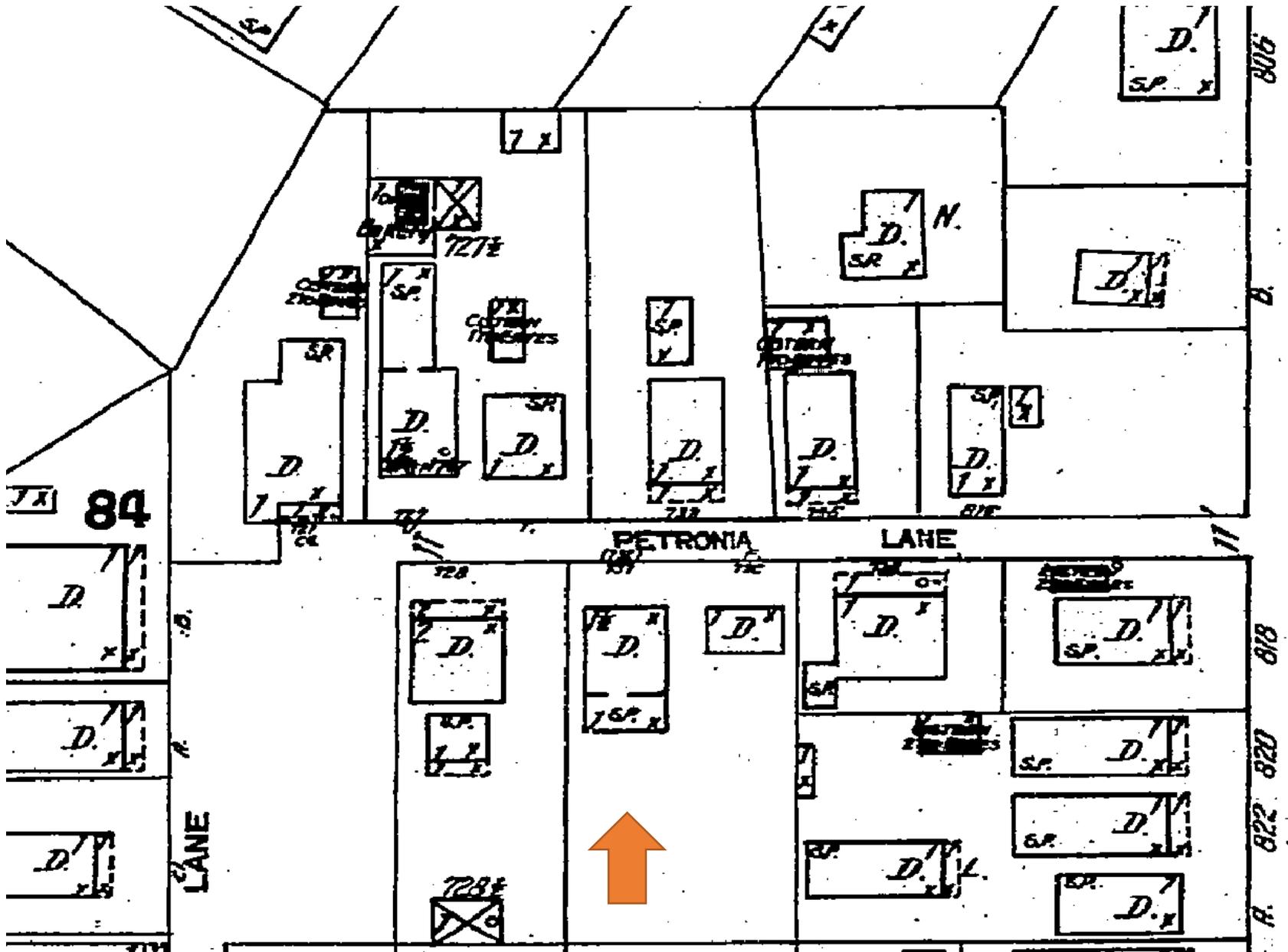
Stacy L. Gibson
Notary's Signature and Seal



STACY L. GIBSON
Name of Acknowledger typed, printed or stamped

FF # 170806
Commission Number, if any

SANBORN MAPS



1912 Sanborn Map



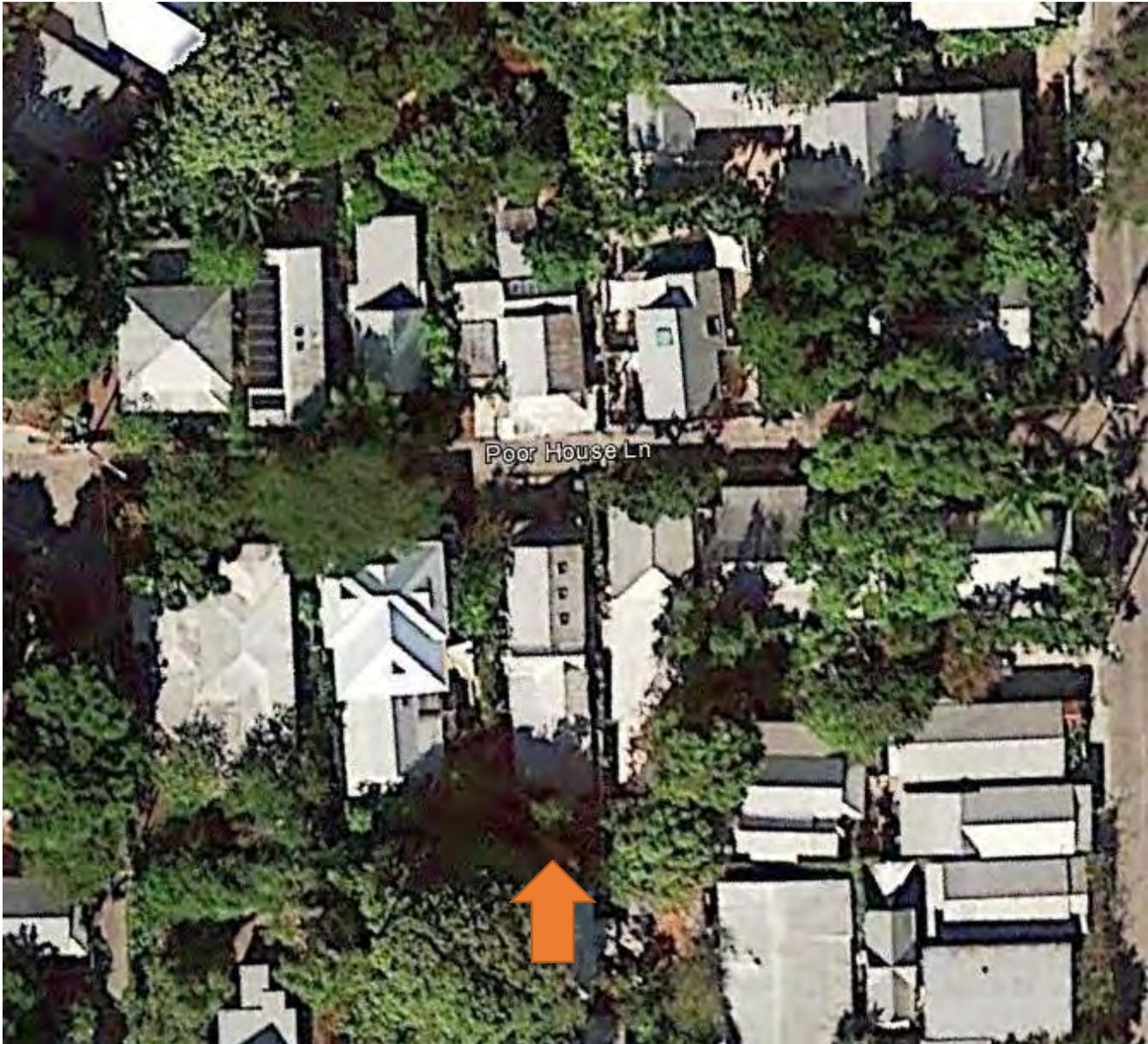
1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



Google Earth Aerial

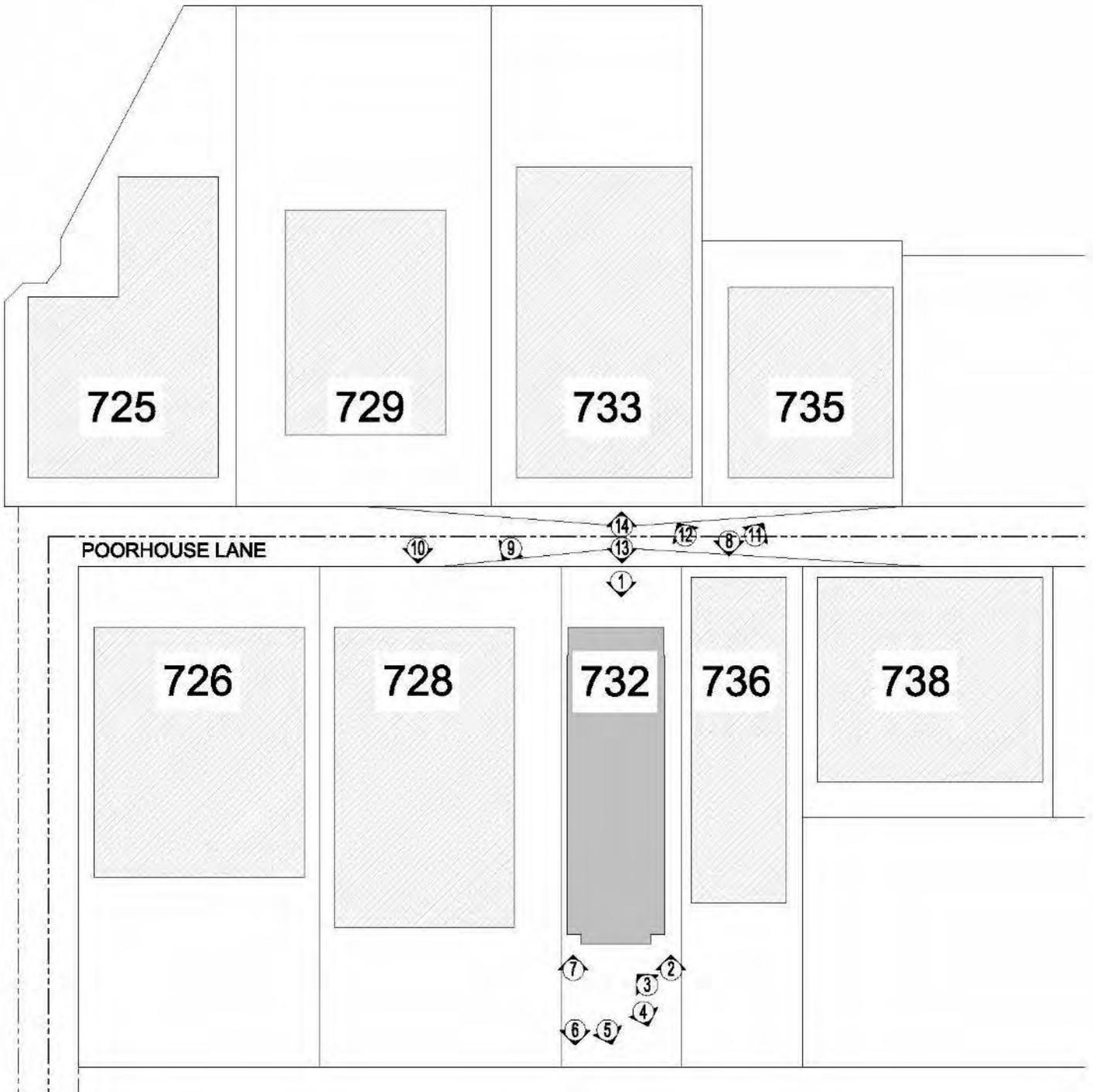
PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.

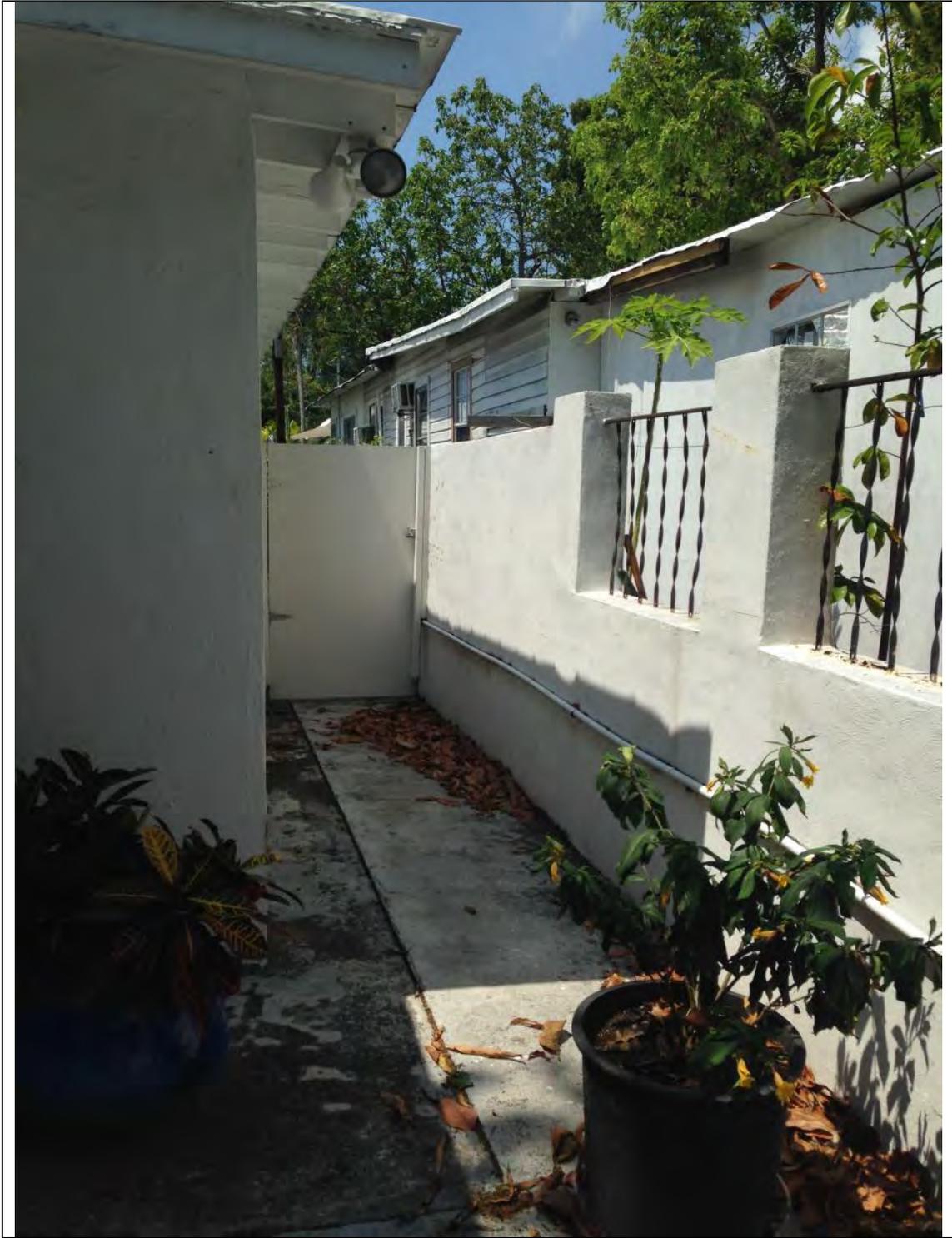
Current Conditions
732 Poorhouse Lane

Site Map Key





1. 732 Poorhouse Lane. View from the street.



2. 732 Poorhouse Lane.



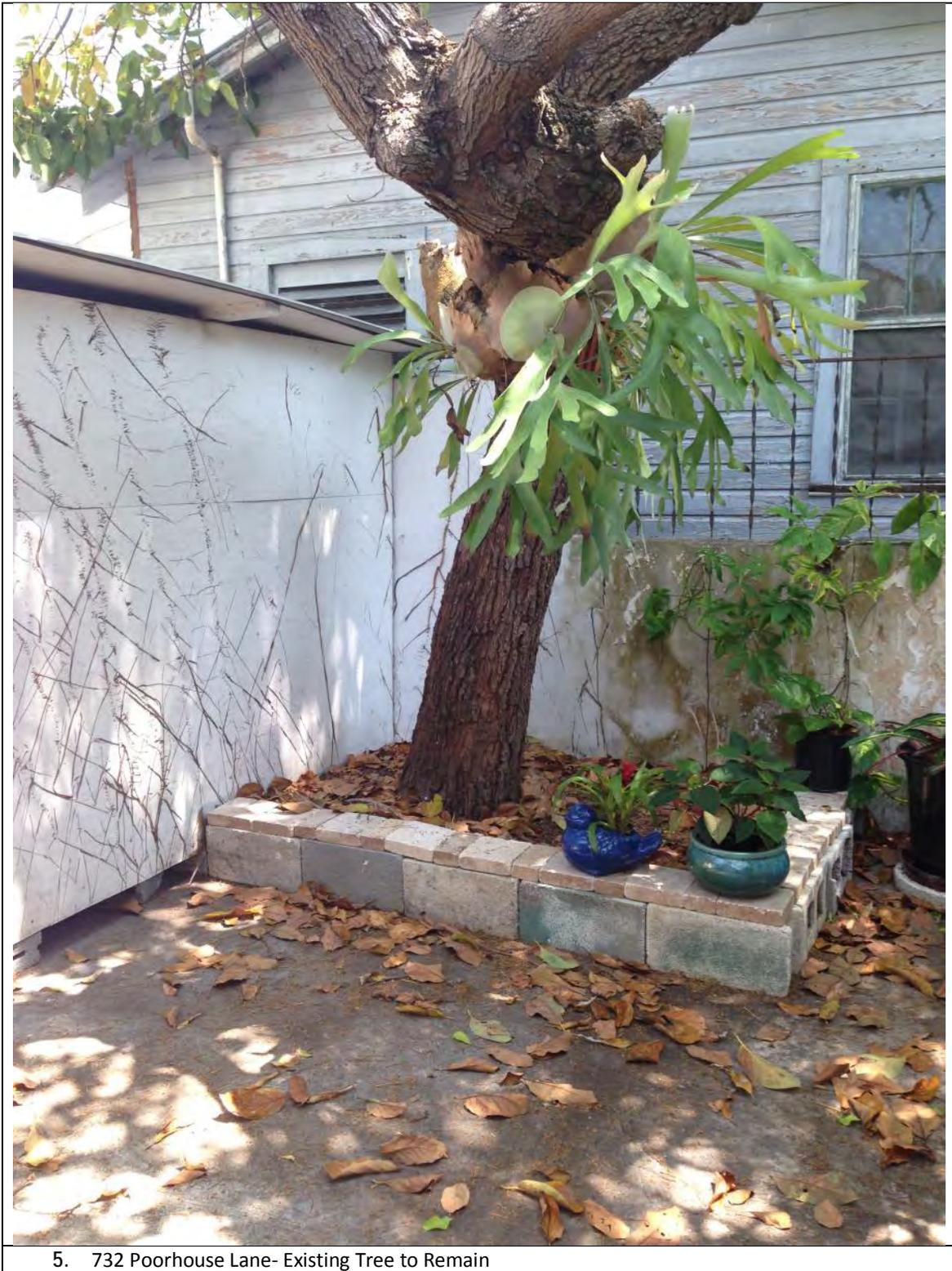
3. 732 Poorhouse Lane

Current Conditions



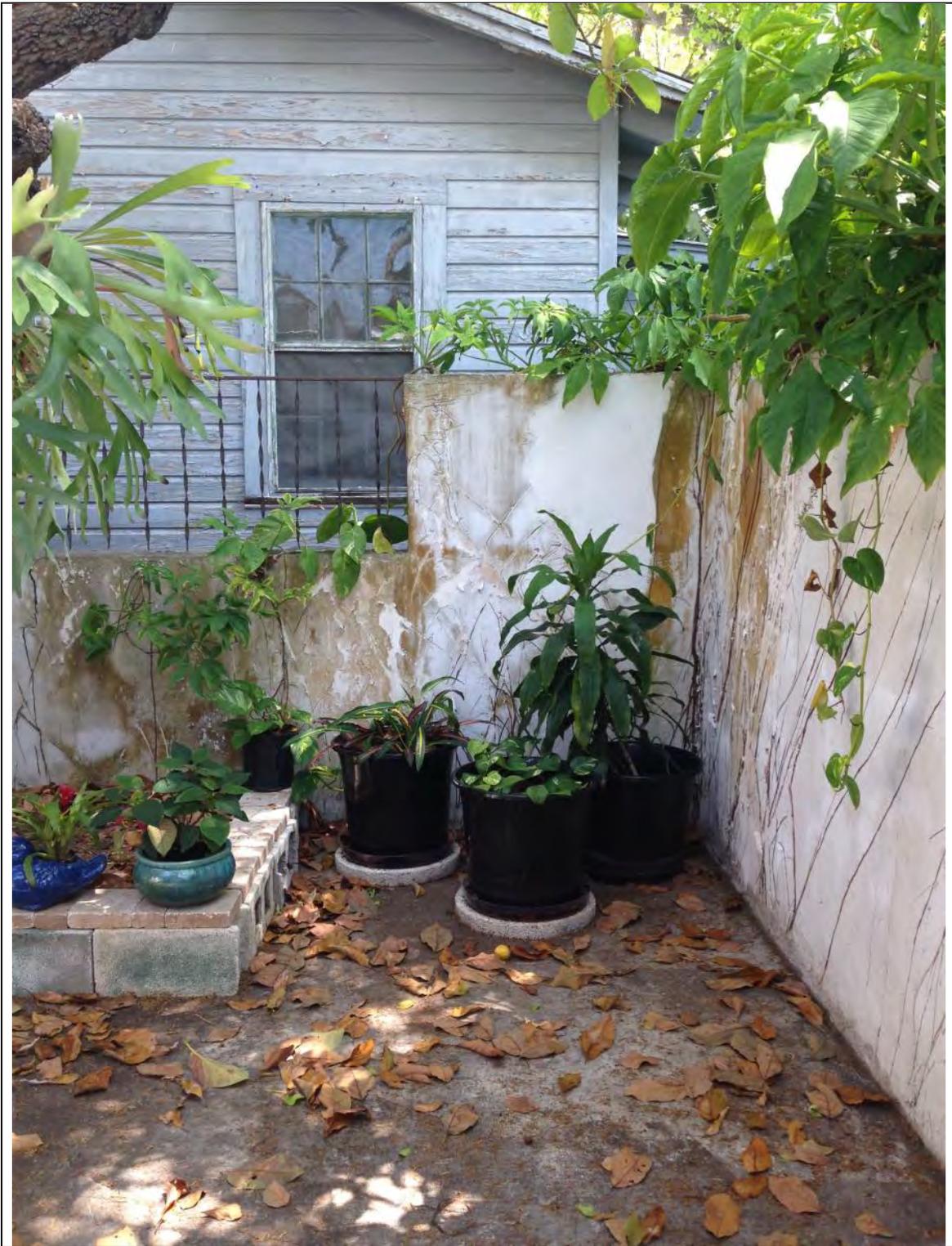
4. 732 Poorhouse Lane

Current Conditions



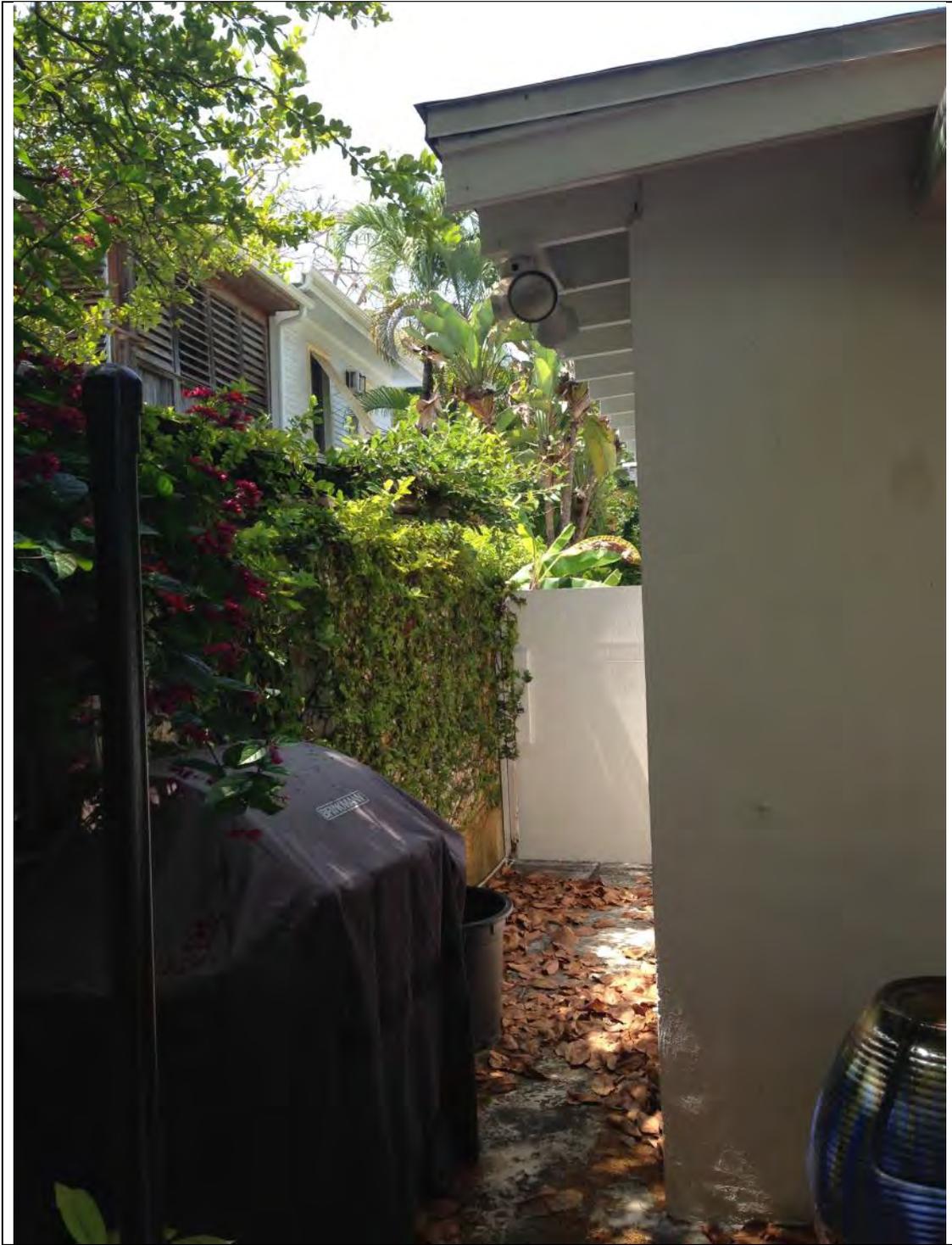
5. 732 Poorhouse Lane- Existing Tree to Remain

Current Conditions



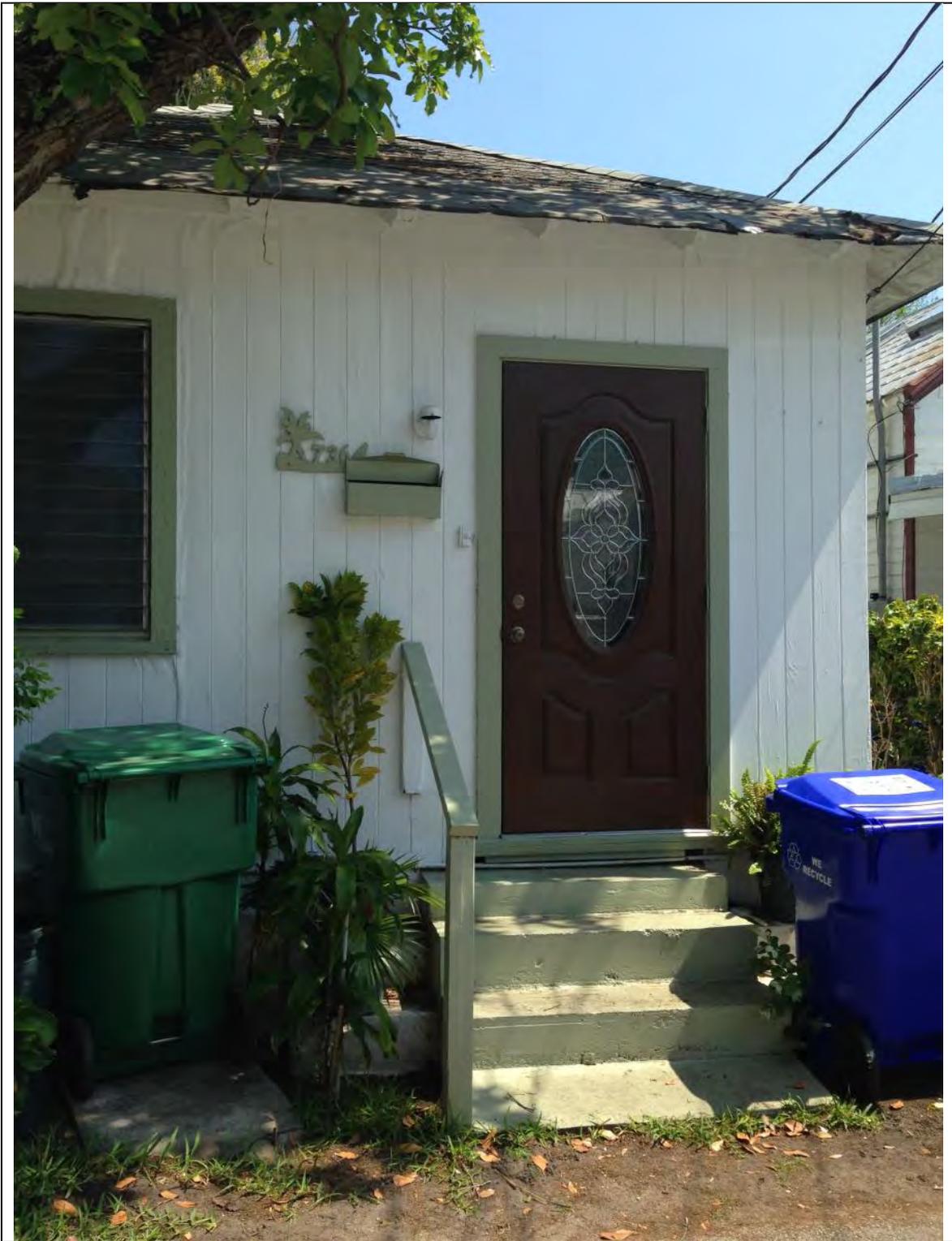
6. 732 Poorhouse Lane

Current Conditions
732 Poorhouse Lane



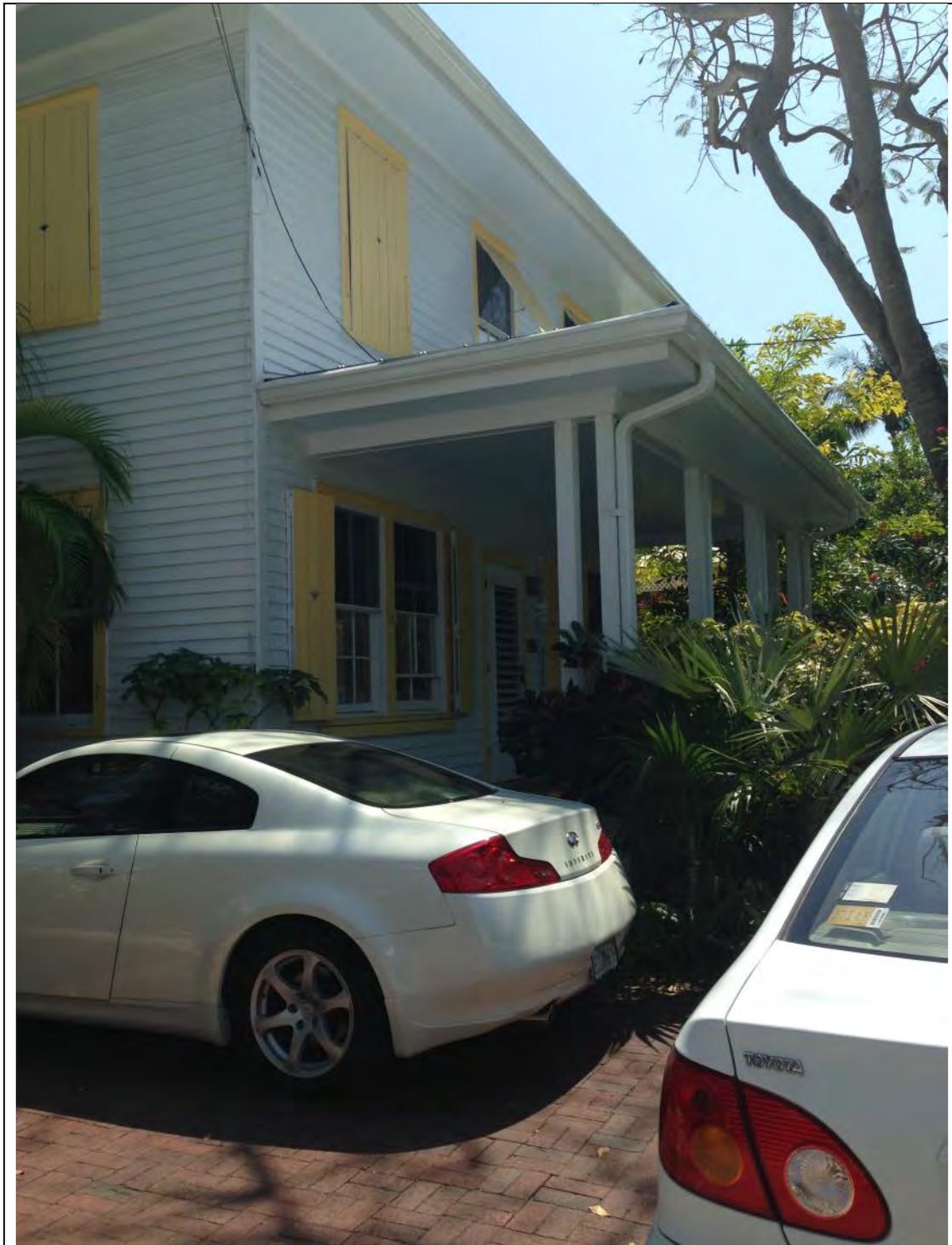
7. 732 Poorhouse Lane

Neighborhood Conditions



8. 736 Poorhouse Lane

Neighborhood Conditions
Poorhouse Lane



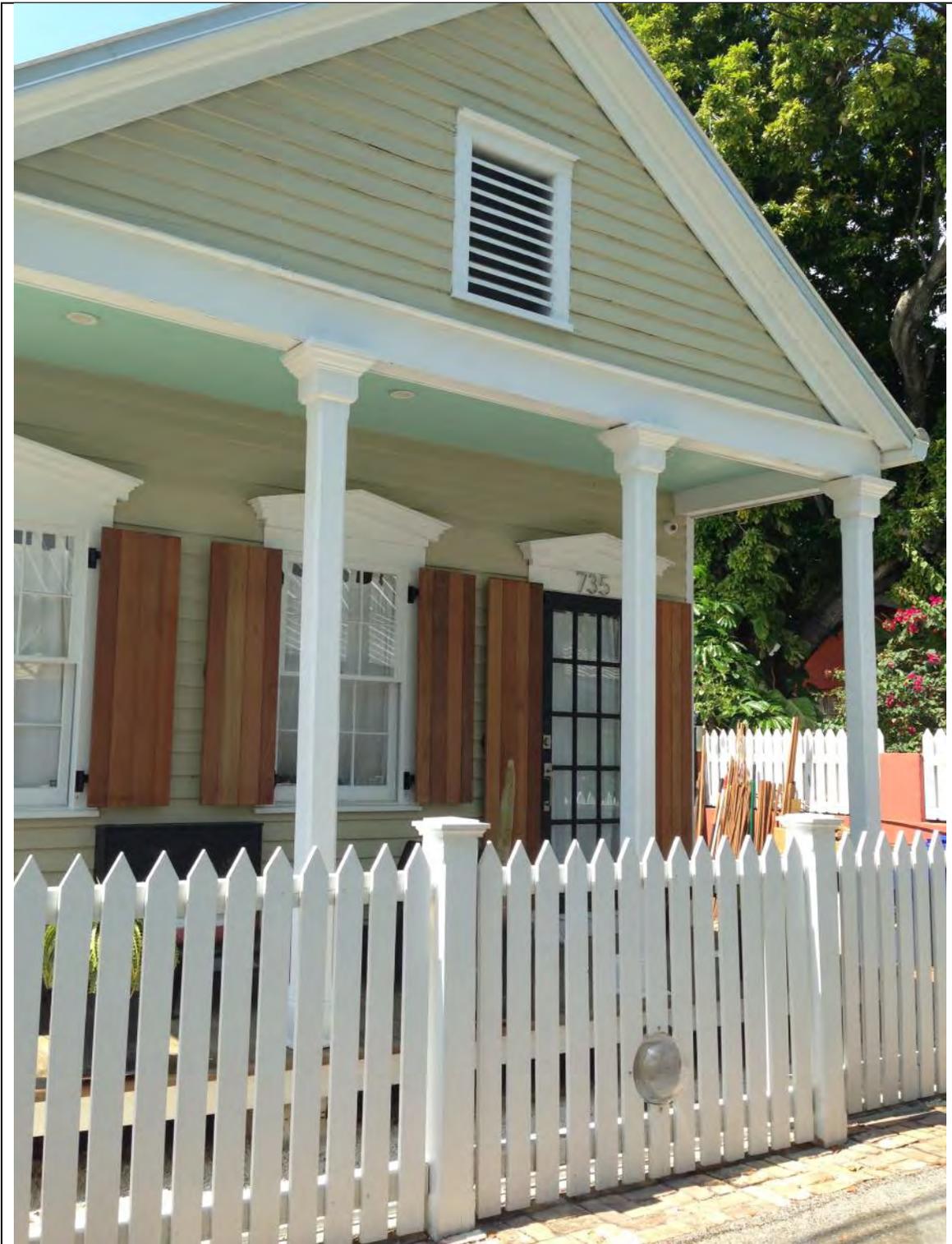
9. 728 Poorhouse Lane

Neighborhood Conditions



10. 728 Poorhouse Lane

Neighborhood Conditions



11. 735 Poorhouse Lane

Neighborhood Conditions



12. 733 Poorhouse Lane



13. Poorhouse Lane Panorama- Street View Looking at 732 Poorhouse Lane.



14. Poorhouse Lane Panorama- Street view looking opposite of 732 Poorhouse Lane.

PROPOSED DESIGN

BAYNE GRAYDEN RESIDENCE

732 POORHOUSE LANE, KEY WEST, FLORIDA 33040

HARC APPLICATION

November 24, 2015

<p>DESIGN TEAM</p> <p>ARCHITECT: k2m Design, Inc. Scott Maloney, RA 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p>DRAWING INDEX</p> <p><u>GENERAL</u></p> <p>A0.1.1 COVER SHEET WITH DRAWING INDEX, CODE INFORMATION, LOCATION MAP, & SCOPE OF WORK</p> <p><u>ARCHITECTURAL</u></p> <p>AE1.0.1 SITE SURVEY COPY AE1.1.1 EXISTING SITE PLAN AE3.1.1 EXISTING EXTERIOR ELEVATIONS AD2.1.1 DEMOLITION FIRST FLOOR PLAN AD3.1.1 DEMOLITION EXTERIOR ELEVATIONS A1.1.1 SITE PLAN A2.1.1 FLOOR PLANS A3.1.1 EXTERIOR ELEVATIONS A3.1.2 POORHOUSE LANE STREET ELEVATIONS A3.1.3 POORHOUSE LANE STREET ELEVATIONS A3.1.4 STREET PERSPECTIVE 1 A3.1.5 STREET PERSPECTIVE 2 A3.1.6 MASSING SECTIONS OF STAIRS IN THE ADDITION</p>	
<p>LOCATION MAP</p>  <p>PROJECT LOCATION ★</p>	<p>CODE INFORMATION</p> <p><u>APPLICABLE CODES</u> 2014 FLORIDA RESIDENTIAL CODE</p>	<p>SCOPE OF WORK</p> <p>PROJECT SCOPE OF WORK CONSISTS OF RECONFIGURATION OF THE EXTERIOR SPACE, RENOVATION OF THE EXISTING STRUCTURE FROM A ONE AND A HALF STORY BUILDING TO A RECONFIGURED STORY AND A HALF AT THE STREET WITH A ONE AND A HALF STORY RENOVATION AT THE REAR. IMPROVEMENTS TO THE SITE WILL INCLUDE LANDSCAPING, DECKING, AND AN INTEGRATED POOL WITH FENCING. ALTERATIONS MADE WILL CREATE A MORE UNIFIED AND FUNCTIONAL INDOOR AND OUTDOOR SPACE THAT ALIGNS WITH THE ADJACENT NEIGHBORHOOD AESTHETIC ALONG POORHOUSE LANE AND MAINTAIN THE EXISTING 3D ENVELOPE OF THE BUILDING WITHIN THE SETBACKS.</p>

BAYNE GRAYDEN RESIDENCE
732 POORHOUSE LANE
HARC APPLICATION



1001 Whitehead St., Suite 101, Key West, Florida 33040
Tel: 305-292-7722 | Fax: 305-292-2162
Email: info@k2mdesign.com
URL: www.k2mdesign.com
PROF. REG. AR95308

SUBMISSIONS

November 24, 2015 - HARC Application

Project No. 13 098	Phase: HARC APPLICATION
COVER SHEET	
A0.1.1	

©2015 by k2m Design, Inc.

DATE: November 24, 2015

PLOTTED: 12/9/2015 11:54 AM

Y:\Jobs\2015\13098\13098.dwg - Bayne Grayden Residence - Key West, FL\Drawings\Arch\011.dwg, 12/9/2015 11:54 AM, scale: 1"=0' - 1"=0', status: original

LEGEND

- Found 1/2" Iron Pipe (FHH)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- Conc. Concrete
- Bld. Building
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Power Lines

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 732 Poorhouse Lane, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Adjoiners are not furnished.
 9. Date of field work: June 26, 2013
 10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: All that certain parcel of land situate in teh County of Monroe, State of Florida, being known and designated as follows:
 On the Island of Key West and known on William A. Whitehead's map delineated in February 1829, as part of Tract 5, but more particularly described as follows:
COMMENCING at a point on an alleyway on the Southwest side of Windsor Lane, distant from the corner of said alleyway and Windsor Lane, 124 feet; thence running thence in a Southwesterly direction 24 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 24 feet; thence at right angles in a Northwesterly direction 100 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Sharon K. Grayden and Stephen Bayne;
 Bank of America, N.A.;
 Service Link;
 Chicago Title Insurance Company;

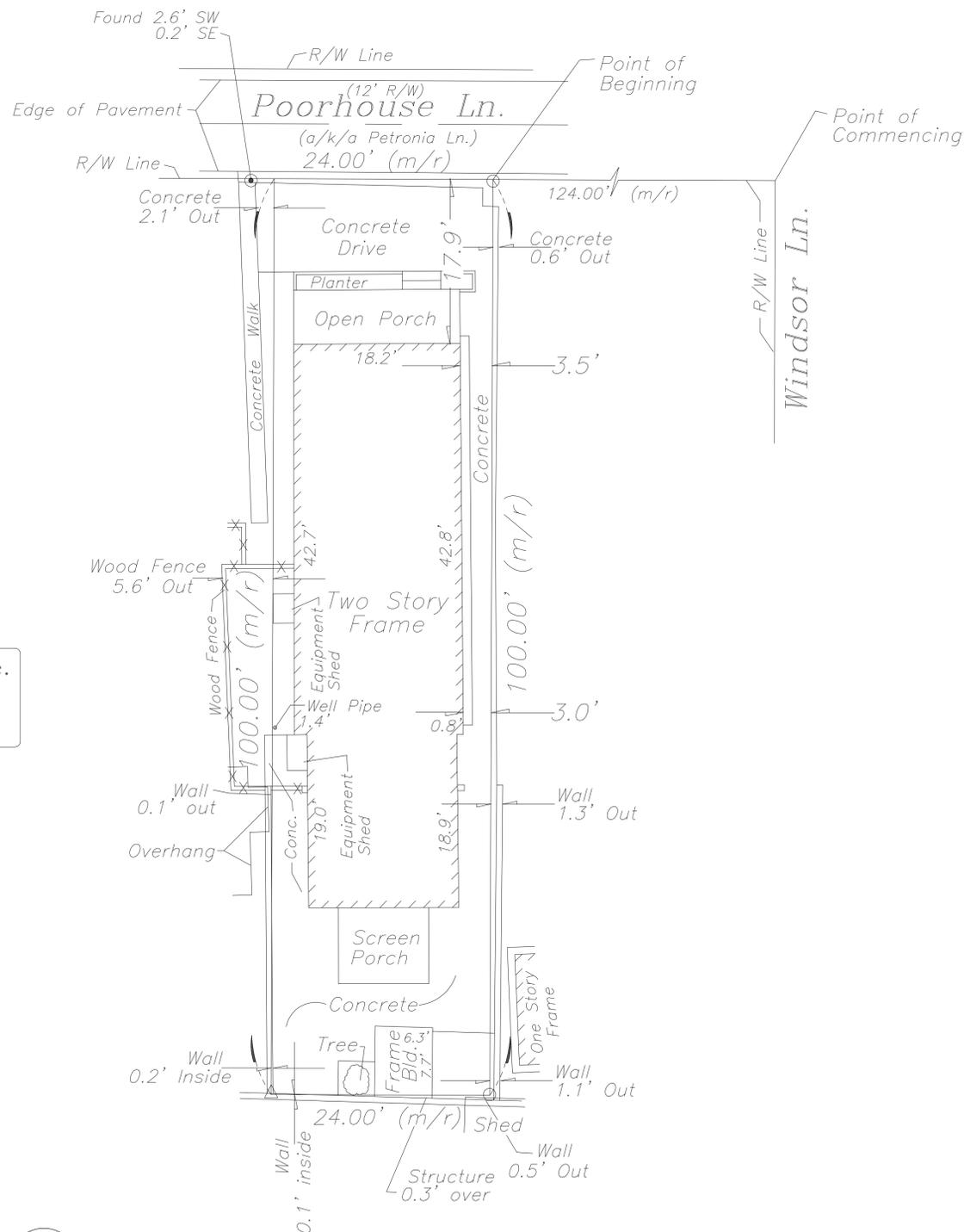
J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 June 27, 2013

THIS SURVEY
 IS NOT
 ASSIGNABLE

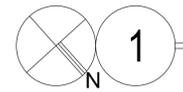
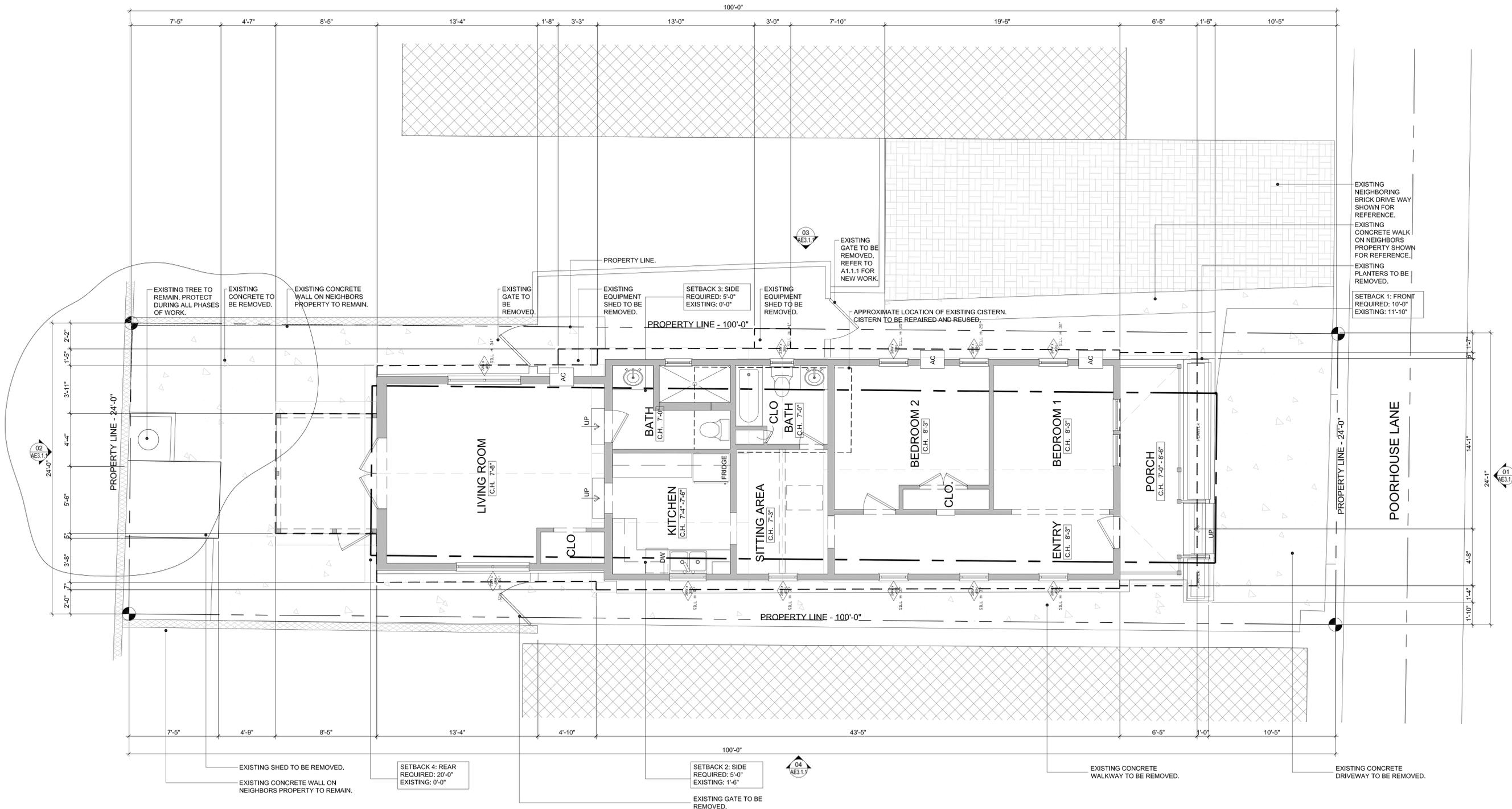
J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

Boundary Survey Map of part of Tract 5, Island of Key West, Florida



NOTE:
 SURVEY COPY INCLUDED AS AN EXCERPT OF THE ORIGINAL DATED JUNE 27, 2013, SCALED AND ORIENTED TO ALIGN WITH THE PROJECT DRAWINGS.

SURVEY COPY
 SCALE: N.T.S.



EXISTING SITE PLAN

SCALE: 1/4"=1'-0"



V:\Arch\2015\Key West\732 Poorhouse Lane - Key West, FL\Drawings\Arch\AE1.1.1.dwg, 11/23/2015 5:57 PM, scale: 1/4" = 1'-0", hidden objects



4

EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"



3

EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"



2

EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"



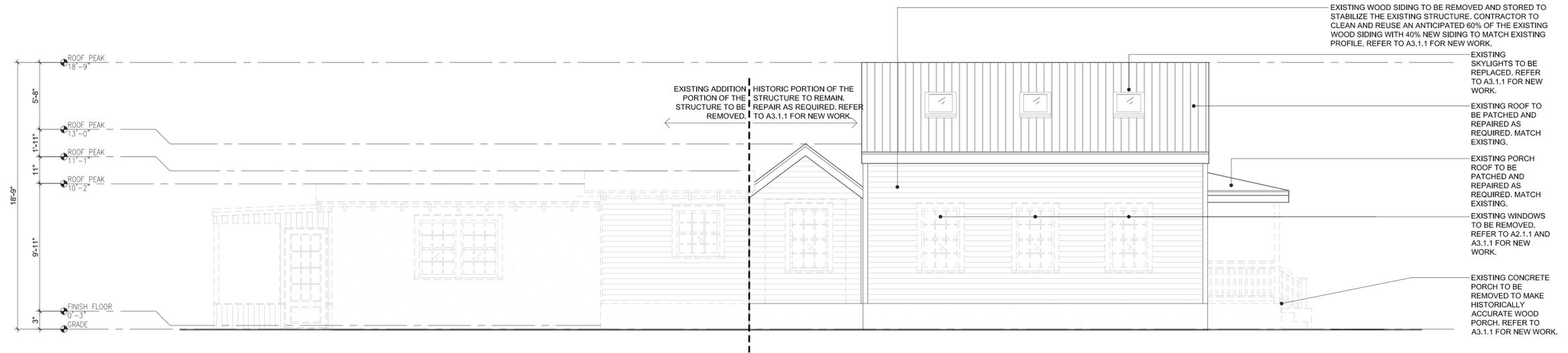
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EXISTING SOUTH ELEVATION

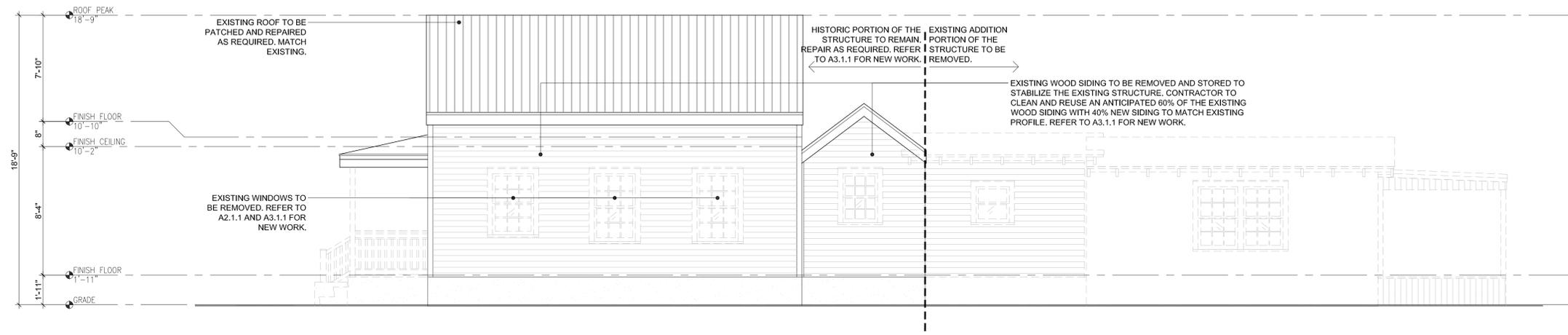
SCALE: 1/4"=1'-0"



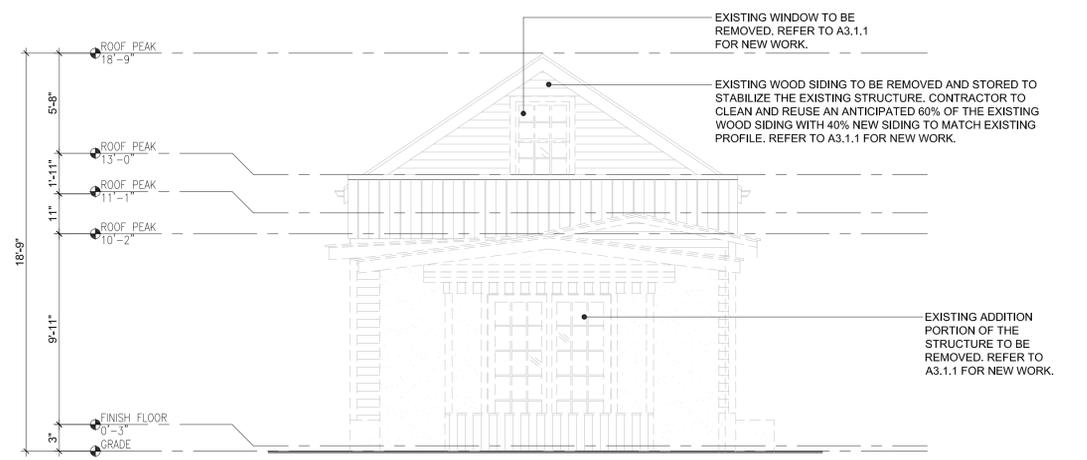
V:\Arch\2015\15-1388\Key - 732 Poorhouse Lane - Key West, FL\Drawings\Arch\KEY11.dwg, 11/23/2015 5:58 PM, scale: 1/4" = 1'-0", hidden objects



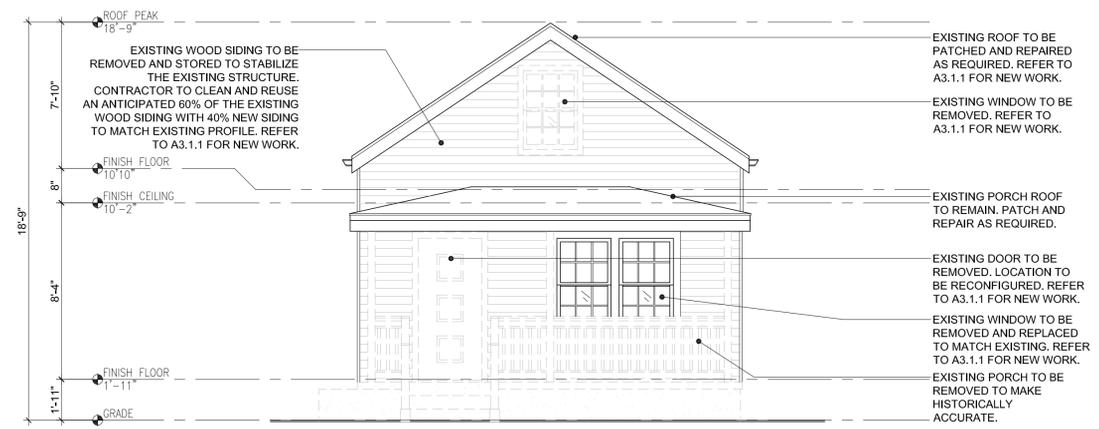
4 DEMOLITION WEST ELEVATION
SCALE: 1/4"=1'-0"



3 DEMOLITION EAST ELEVATION
SCALE: 1/4"=1'-0"



2 DEMOLITION NORTH ELEVATION
SCALE: 1/4"=1'-0"

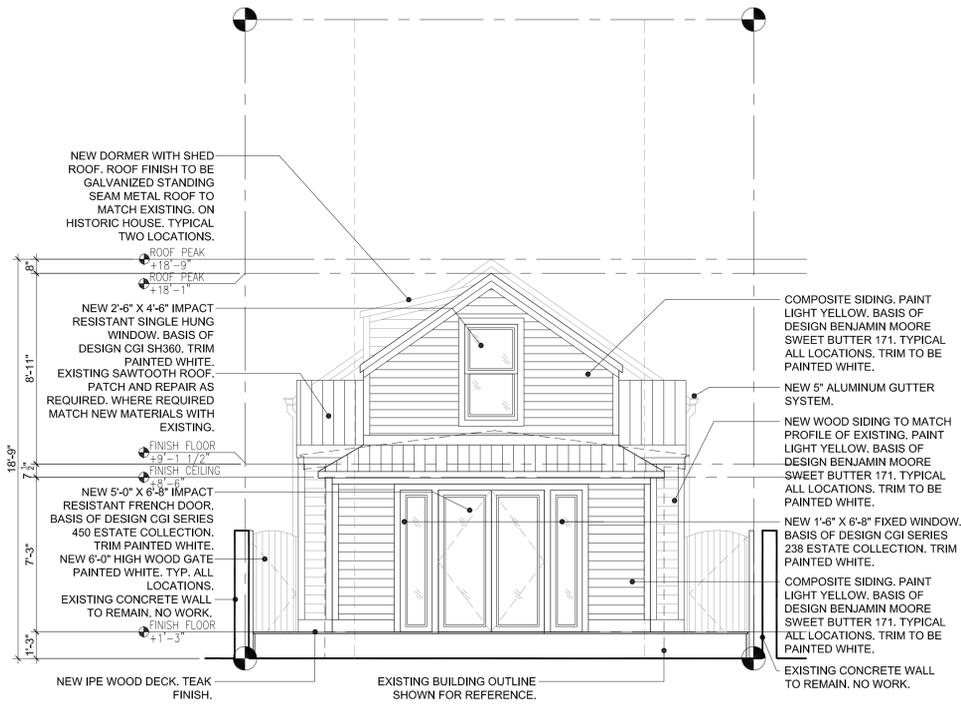


1 DEMOLITION SOUTH ELEVATION
SCALE: 1/4"=1'-0"

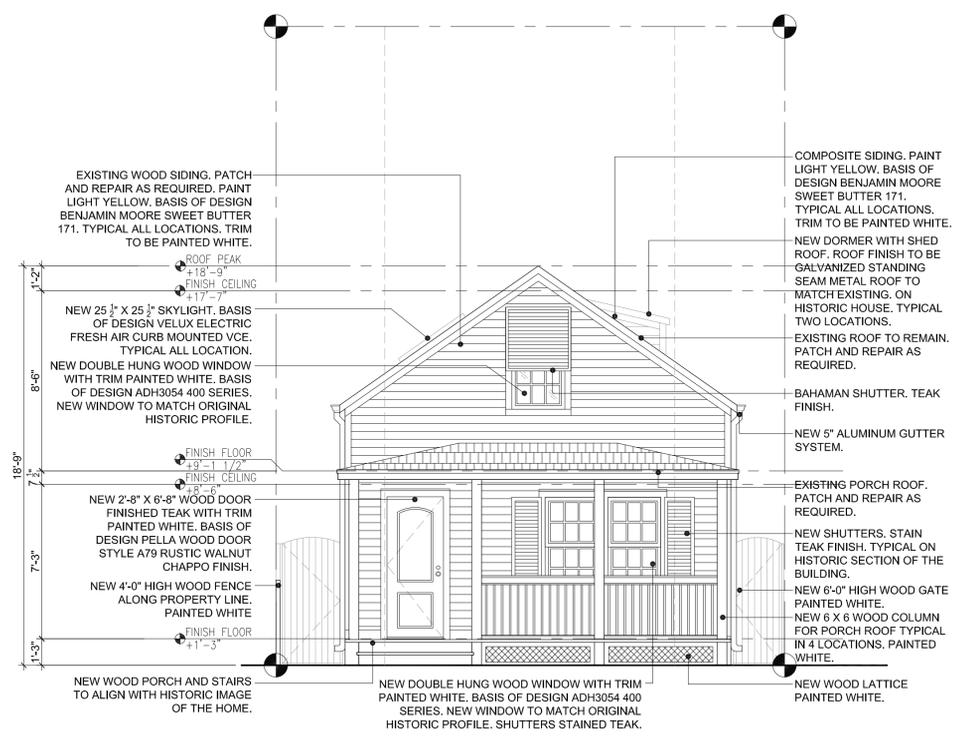


V:\Arch\2015\Key West\732 Poorhouse Lane - Key West, FL\Drawings\Arch\AD3.1.1.dwg, 11/23/2015 5:56 PM, scale: 1/4" = 1'-0", hidden objects

Y:\Area\2015\W-1008\W-732_Poorhouse_Lane - Baya_Orglen_Druiden_Residence - Key West, FL\Drawings\Arch\A31.dwg, 12/27/2015 10:53 AM, scale: 1/4" = 1'-0", kieren.sptans



2 NORTH/ REAR ELEVATION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



1 SOUTH/ FRONT ELEVATION
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

HEIGHTS OF ADJACENT HOMES ARE BASED ON SITE OBSERVATIONS, SCALING OF PHOTOGRAPHS, MONROE COUNTY PROPERTY APPRAISER'S INFORMATION, AND OUR PROFESSIONAL EXPERIENCE TO DEPICT AS ACCURATELY AS POSSIBLE THE MASS AND SCALE.



1 POORHOUSE LANE STREET ELEVATION
SCALE: 1/4"=1'-0"

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"

X:\AutoCAD\2015\102804\1 - 732 Poorhouse Lane - Elyse Copley Residence - Key West, FL\Drawings\Arch\A311.dwg, 11/23/2015 6:19 PM, scale: 1/4" = 1'-0", color: cyan



1 STREET PERSPECTIVE 1
SCALE: NA

Y:\AutoCAD\2015\100804\1 - The Poorhouse Lane - Bayne Group Residence - Key West, FL\Drawings\Arch\A311.dwg, 11/23/2015 6:19 PM, scale: 1"=1' - 1"=1', color: cyan



1 STREET PERSPECTIVE 2
SCALE: NA

Y:\Arch\2015\10080904 - The Poorhouse Lane - Bayne Group Residence - Key West, FL\Drawings\Arch\A311.dwg, 11/23/2015 6:25 PM, scale: 1/8" = 1'-0", color: cyan

MISCELLANEOUS INFORMATION

November 24, 2015

City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Enid Torregrosa, Historic Preservation Planner

RE: 732 Poorhouse Lane
HARC Application Material List

Dear Enid,

The following and attached represent the products and colors related to the exterior materials for the 732 Poorhouse Lane project:

- Brick Pavers – The basis of design is Belgard Appian Paver in Amaretto color palette.
- Exterior Doors – There are three types of exterior doors; one wood French door, one wood entry door, and one aluminum French door. Refer to drawing package for specific door and type location. A product brochure for each is attached.
- Operable Window Systems – The basis of design is CGI Single Hung Series 360, an aluminum impact window in white finish with clear glass with LoE coating for the new addition. On the historic cottage the windows will be Anderson wood windows 400 Series painted white as a basis of design. Skylights are to be Velux Electric fresh air curb mounted VCE. Product brochure for each is attached.
- The building shell is wood siding painted light yellow for the historic portion of the house. The siding on the building addition is composite painted light yellow. Siding profile on addition to match existing. Basis of design Benjamin Moore Sweet Butter 171.

Should you have any questions, please do not hesitate to contact me.

Regards,



Kristen Argalas, LEED AP BD + C | Project Coordinator
K2M Design, Inc.

Appian Stone



APPLICATIONS



CLASSIC COLLECTION

The Old World meets maintenance-free, modern durability in Appian-Stone pavers. Named for Europe's famous Appian Way, these pavers give your hardscape a natural look and feel that evokes another age. Suitable for pedestrian and vehicular traffic, Appian-Stone is available in a wide range of colors. Several patterns designs add even more flexibility to your project.

SPECS



2 PIECE 60MM

6 x 6 x 2 ³/₈

6 x 9 x 2 ³/₈



2 PIECE TILE 30MM

6 x 6 x 1-3/16

6 x 9 x 1-3/16

RECTANGLE

6 x 9 x 2 ³/₈



COLORS



ADOBE



AMARETTO



BENTCREEK



BROWN CHESTNUT



HARVEST BLEND



KNIGHTSBRIDGE



NAPOLI



TUSCANY

PATTERNS

No pattern information is available for this product.



ARCHITECT SERIES®
WOOD ENTRY DOORS





We understand the desire to turn your house into a home. That's why Pella is dedicated to bringing you beautiful products to match your vision. Quality craftsmanship and attention to detail in our Architect Series® wood entry doors truly set them apart. To experience total design flexibility, see our full catalog for a complete offering of our beautiful wood entry doors at pella.com/woodentrydoors.

FLOATING PANEL

Architect Series® wood entry doors feature a floating panel that allows the door to contract and expand to outside weather extremes — helping protect your door from splitting or cracking.



MULTIPOINT LOCK

Architect Series wood entry door systems not only look beautiful; they perform beautifully, too. With just one twist of the thumbturn, the optional multipoint lock system secures the door in the top, middle and bottom — ensuring superior durability, performance and added security.



WOOD FINISHES

MAHOGANY



Bordeaux Chapparral Chappo Rawhide Rosewood Saddle

RUSTIC WALNUT



Bordeaux Chapparral Chappo Rawhide Rosewood Saddle

WALNUT DECORATIVE ACCENTS



Straps

Clavos



Speakeasy

RUSTIC WALNUT

Simple elegance can be found in the natural beauty of Architect Series Rustic Walnut wood doors. Note the natural distressed beauty marks of these samples — they give our Rustic Walnut wood doors their characteristic charm and make each door as distinctive as its owner. No two doors are alike.



HINGE OPTIONS



Bright Brass

Satin Chrome

Black

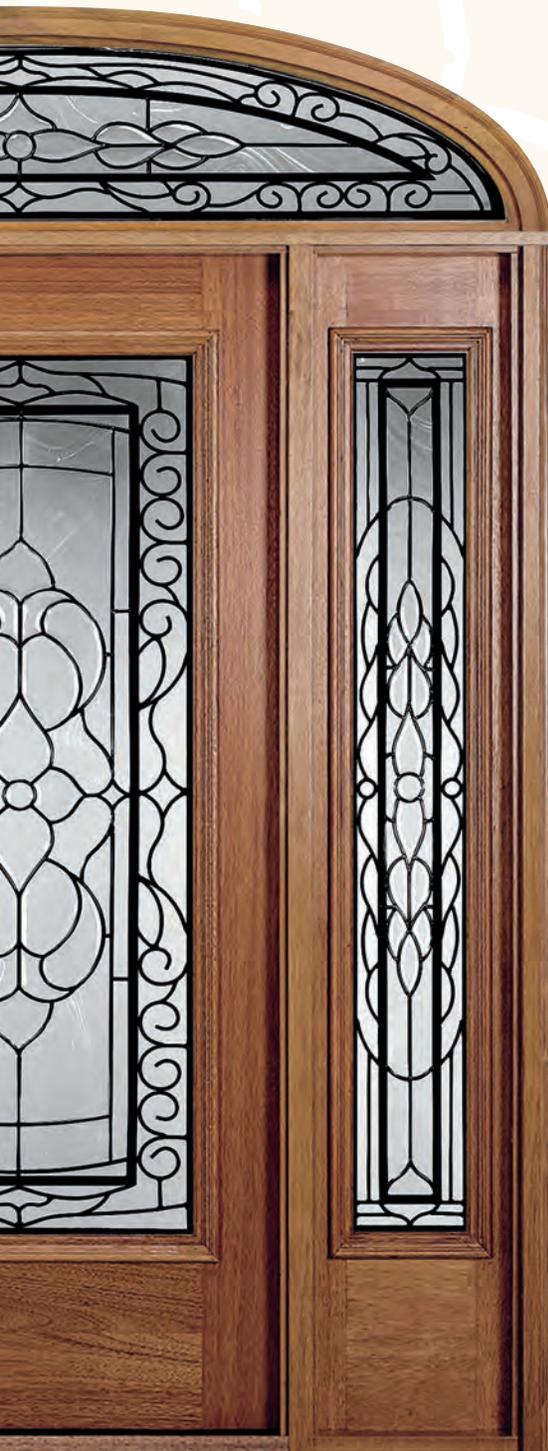
Oil-Rubbed Bronze

(Bright Brass, Satin Chrome and Oil-Rubbed Bronze hinges available with color-matched sills. Black hinges available with Oil-Rubbed Bronze sill.)



Elegant and artistic. With the Traditional Collection, you can find an entry door that's perfect for you. From understated to elaborate and from regional to international, these doors provide the solution you've been looking for. With sparkling glass and richly detailed wood, the Traditional Collection is right at home in any home.

STYLES AND SIZING



Mahogany (SC228¹)
36" x 80"



DLT213¹
Mahogany
36" x 80"



DLT231-ER¹
Mahogany
36" x 80"



SC237¹
Mahogany
36" x 80"



QA8205
36" x 96"



SC8226¹
Mahogany
36" x 96"



DLT8234^{1,2}
Mahogany
36" x 96"



MR85¹
Mahogany
36" x 80" or 96"

GLASS COLLECTIONS



Arabella



Arcadia



Bonnabel



Lone Star



Menger



Sarasota



Serenade



Sonnet



Symphony

¹ Available with any glass collection pattern shown on this page.

Glass patterns and model numbers may change based on size and options chosen.

Refer to the full catalog for details on the complete line of Architect Series[®] wood entry doors at pella.com/doors.

Simple yet stunning. Doors from the Craftsman Collection bring to life the beauty of nature and the countryside. Their steadfast appearance is softened by artistic embellishments – including true-divided-light grilles and a dentil shelf.



MAHOGANY



HTC500
36" x 80"



HTC600
36" x 80"



HTC700
36" x 80"



WP701G
36" x 80"
36" x 96"



WP800G
36" x 80"
36" x 96"



WP900G
36" x 80"
36" x 96"
42" x 96"

RUSTIC WALNUT



A74
36" x 80"
36" x 96"



A748-42
42" x 96"



A908
36" x 96"
42" x 96"



2 Eyebrow-top version available.



Rustic Walnut (A748-42)
42" x 96"



Authenticity down to the finest detail. Featuring true-divided-light grilles and beveled glass, the Classic Collection doors complement other classic design elements in your home – such as windows with decorative glass and artistic woodwork.



Rustic Walnut (A80G¹)
36" x 96"

MAHOGANY



DM9L
36" x 80"
36" x 96"



DD6L¹
36" x 80"



DD88L¹
36" x 96"



MARFL²
30" x 96"
32" x 96"
36" x 96"

RUSTIC WALNUT



A75G^{3, 4}
36" x 80"



A76G⁴
36" x 80"



A79G^{4, 5}
36" x 80"



A758G^{3, 4}
36" x 96"
42" x 96"



A768G⁴
36" x 96"



A798G^{4, 5}
36" x 96"
42" x 96"

¹ Also available in flemish (clear textured) glass, standard.

² Also available in reef-top arch lite.



³ Radius-top version available.



⁴ Also available in a grooved-panel option.



⁵ Eyebrow-top version available.

Glass patterns and model numbers may change based on size and options chosen. Refer to the full catalog for details on the complete line of Architect Series' wood entry doors at pella.com/doors.

Dramatic and opulent. The Old World European Collection takes you back in time to a more majestic era. Go back in time to a place where opulence and luxury were esteemed, beauty and drama were expected, and protection and security were essential.



MAHOGANY



RT-SU (Available in eight glass options. Refer to the full catalog for details.)

36" x 96"
42" x 96"

RUSTIC WALNUT



A553, 4
36" x 80"
42" x 80"
36" x 96"
42" x 96"



A794, 5
36" x 80"
36" x 96"
42" x 96"



A814, 5
36" x 96"



A798-ER
(with A778GS-ER sidelights)
36" x 96"
42" x 96"

DIAMOND BEVEL GLASS

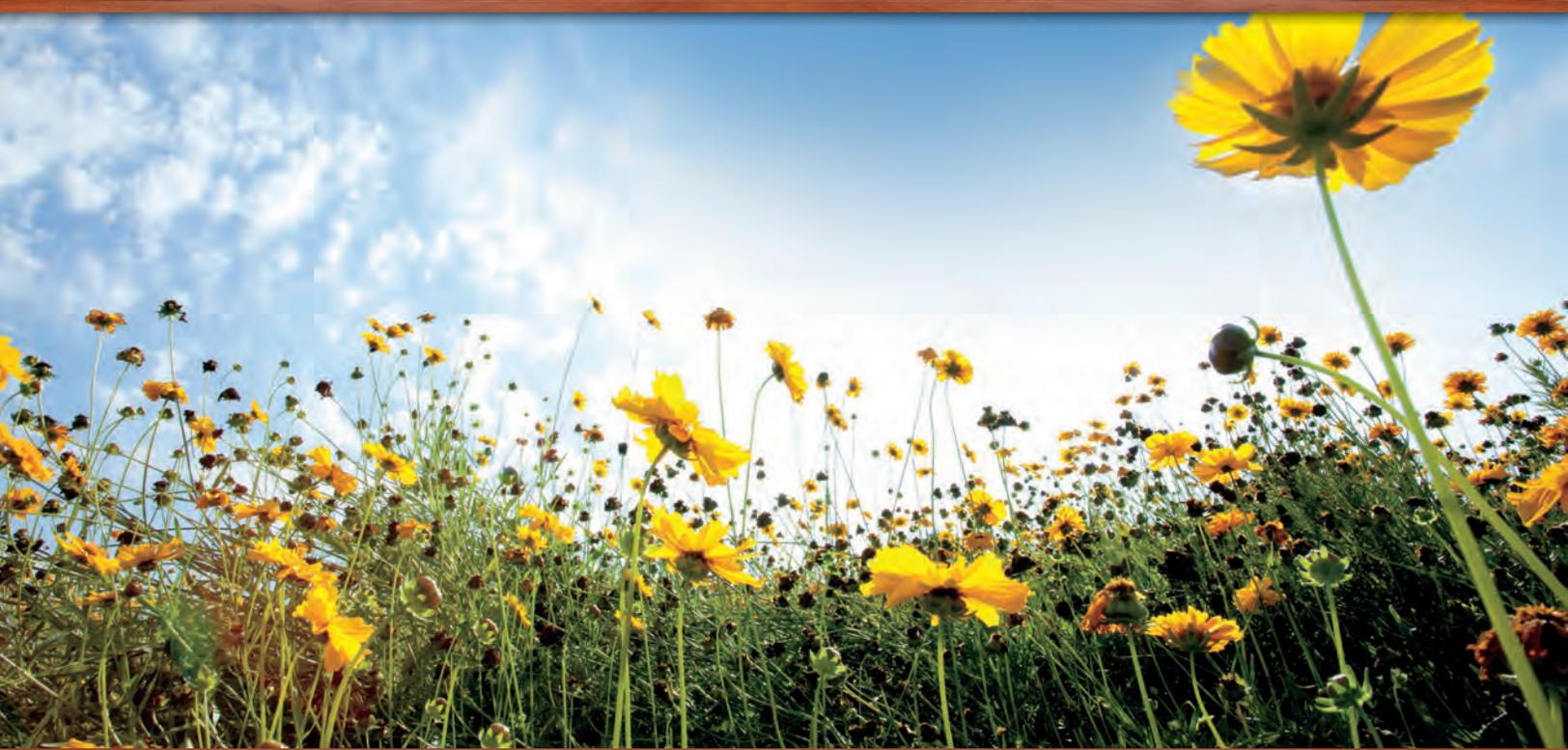


A798D-ER
(with A778DS-ER sidelights)
36" x 96"
42" x 96"



Rustic Walnut (A80P)
36" x 96"

A commitment to care for our world. When we're making our energy-efficient windows and doors — and even when we're not — Pella is protecting our environment in communities across the country through forest stewardship, pollution prevention, waste management and other important green initiatives. Not only because it's good for business. But because it's the right thing to do. And, frankly, it's just part of the way we've always done things at Pella. When you choose Pella® windows and doors, you're making an environmentally responsible purchase you can feel good about.



Architect Series® wood entry doors are backed by the Pella 2/10 Limited Warranty — 10 years on the glass and 2 years on all other components.

See warranty for complete details at pella.com/warranty.

Find more Pella literature
on your iPad® device:



Connect with Pella:



ESTATE COLLECTION

Impact Resistant Windows & Doors



IF IT'S WORTH *protecting* IT'S WORTH
THE ESTATE COLLECTION.

EVERYWHERE QUALITY, BEAUTY *and* STRENGTH MATTER



Tests have proven that many of our products withstand winds of nearly 300 MPH.

CGI windows and doors exude quality without compromise. As the premier manufacturer of impact resistant windows and doors, our products offer superior strength, energy efficiency and beauty. Every detail reflects our commitment to exceptional quality, from our strong commercial-grade aluminum frames to impact resistant



glass options and finest hardware components.

The best choice for hurricane prone coastal regions, the CGI Estate Collection exceeds the Miami-Dade county and Florida building codes, considered some of the most rigorous in the industry and assures best-in-class

performance against high winds and violent storms. Found in many of the most prestigious residential homes, office buildings and resorts, including the historic Breakers Hotel in Palm Beach, Florida, CGI windows and doors are everywhere quality, beauty and strength matter.

A PERFECT COMBINATION *of* FORM AND FUNCTION



Unparalleled elegance is the first impression, and a lasting one. CGI impact resistant windows and doors capture the look you desire, from traditional to contemporary. The sheer beauty is matched by remarkable

functionality. Our windows and doors protect and insulate against every imaginable external event, from hurricanes to UV protection, outside noise and forced entry. Add in the finest selection of glass and colors, including a variety



of Aspen wood grain finishes and it is no wonder top designers and architects prefer the CGI Estate Collection for their most upscale projects and exclusive homes.



Our aluminum frames are up to 100% thicker than competitors and are the most sensible choice for coastal areas.

LARGER STAINLESS STEEL FASTENERS



ESTATE

We use #10-1 ¼ inch stainless steel fasteners in each window frame corner. Bigger, longer screws means more frame strength, greater longevity and better hurricane resistance.

Theirs

Others use #8-1-inch galvanized screws in each corner.

OVER 100% HIGHER DESIGN PRESSURES



ESTATE

The higher the max design pressure the more resistant to hurricane strength winds. Our design pressure max is +110/-195.

Theirs

Max design pressure is only +70/-90.

THICKER LAMINATED GLASS



Our glass thickness- 7/16"



Their glass thickness- 5/16"

ESTATE

Most Estate products use thicker glass.

Theirs

Typically use thinner glass.

THE DIFFERENCE SUPERIOR ENGINEERING



ENGINEERING *makes* IS CRYSTAL CLEAR



DISTINCTIVE MUNTIN/GRID DETAILS



Ogee



Triangular

ESTATE

Our highly contoured muntin provides a fashionable look.

Theirs

Some competitors offer basic, less contoured muntins that lack real style.

ATTRACTIVE GLAZING BEAD TRIM



Ogee



Square

ESTATE

Designed to look like wood. Square is also available.

Theirs

Only available in square.

THICKER ALUMINUM FRAME



.090"



.062"

ESTATE

Strength starts with an aluminum extrusion. At .090 ours is 45% thicker.

Theirs

Standard aluminum thickness is just .062".

ESTATE *gives* YOU MAXIMUM PROTECTION

Aluminum frames that are up to 100% thicker than competitors and windows that withstand winds of nearly 300 mph is just the beginning of the Estate Collection story. It also exceeds the Florida Building Code and the Miami-Dade



County protocols, considered among the toughest in the industry.

Distinctive sightlines and beautiful designs are two of the reasons it's the choice of the most demanding architects. Premium components, expert engineering, along with years of research and development, have enabled us to develop impact resistant windows and doors that not only look great, but outperform their competitors in quality and value.

A wide selection of energy efficient glass options are available with each of our product lines to provide you with both energy savings and the strength homeowners and architects have come to expect from CGI.

ESTATE *offers* LARGER SIZES

The Estate Collection offers so much strength and durability that we can offer windows, sliding glass doors and entry doors in heights of up to 10 feet tall. It's the perfect choice

for homeowners that desire beautiful, unobstructed views without sacrificing protection. 10 foot tall windows are a tall order for other manufacturers to meet.



ESTATE *offers* ENERGY EFFICIENCY

By combining the advantages of impact protection and energy savings, you can achieve greater energy efficiency and meet your budget requirements based on the glass you choose. The most cost effective impact resistant glazing option, for example, is tinted laminated glass. Laminated

glass or insulated laminated glass with a LoE coating is another choice. Both options represent higher costs but with the best energy efficiency. These advanced glass options are more appropriate for cooler climates.

Why LAMINATED GLASS



HOW to SELECT GLASS

Step 1: Select between laminated glass or insulated laminated glass

Laminated Hurricane Impact Resistant Glass is comprised of two sheets of glass bonded together with a protective interlayer. Laminated glass is the primary hurricane barrier used in impact resistant windows. Laminated glass is also used in the windshields of cars.

Insulated Laminated Glass adds an extra single pane of glass to the laminated glass unit with a sealed air space (or gas filled space) in between. This glass is generally more expensive but offers enhanced energy performance. Although it is more useful in colder climates, it does improve the performance of LoE coatings and in some cases architects or local building departments are requiring its use.

Step 2: Decide whether to use a LoE coating or glass tints.

Tinted Glass - Tinted glass is typically the most cost effective solution combining cost reductions with energy

efficiency. Tinted glass absorbs incoming solar radiation through the glass thereby reducing the heat and light transfer into a room. Clear glass is also available, although without special coatings or tints heat transfer is not minimized and may not meet code requirements.

LoE Glass - LoE coatings are applied to the internal glass surface to separate heat energy (long wave) and light energy (short wave). The heat energy (long wave) is reflected back to the heat source and the short wave can pass through the coating. CGI offers high performance coatings on its insulated laminated products and certain laminated products.

With all of these options of tints, LoE and Insulated Glass, how do I decide? - In warm tropical climates if you are cost conscious, avoid insulated glass if not required by codes. Suggest tinted glass or clear glass with LoE. If you want the best energy performance, consider insulated laminated glass with a LoE coating. Also, discuss with your dealer to ensure that you are in compliance with building code requirements.

WE TAKE PRIDE IN OUR



*Our impact resistant windows
and doors also provide 24/7
intruder protection.*

SUPERIOR QUALITY, CRAFTSMANSHIP *and* FIT AND FINISH



CGI's Estate Collection combines the advantages of impact protection, aesthetics, security and energy savings. Built to the most exacting specifications, every window and door reflects the highest quality standards. From superior

engineering to fit, finish and handcrafted detailing, we take pride in creating quality products that are as resistant to impact from storms as they are stunningly beautiful.



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10'



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VELUX®

Skylights

Residential skylights

HGTV
**SMART
HOME**
PROUD SPONSOR
2015

Bringing light to life™

Contents

Why VELUX skylights

- Page
- 1 The VELUX House
 - 2 The logical choice for any skylight installation
 - 4 Choosing the right glass

Products

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- 10 Electric "Fresh Air" skylights
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The VELUX House

The possibilities are endless

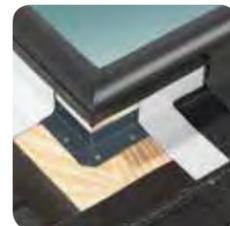
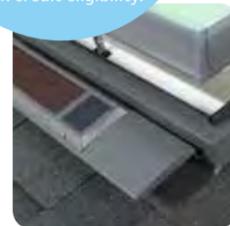
Roof windows are perfect for upper floor bonus rooms where they will be within reach for easy opening. Features include a sash that rotates inward for easy cleaning from the inside and a ventilation flap that allows for fresh air circulation when the window is closed.



Pages 32-39

Eligible for a
30% Federal tax credit
Receive an average of \$850* on product and installation with federal tax credit eligibility.

The Solar Powered "Fresh Air" Skylight features a solar panel that charges an internal battery and control system. The skylight is remote controlled and solar powered, which means it requires no additional wiring, making for easy and cost effective installation. An integrated rain sensor closes the unit in case of rain and it is a No Leak Skylight, with our 3 layers of water protection, covered by our 10-year installation warranty.



Pages 6-9

The No Leak Skylight™
• No Leak Promise • No Worries



The flat glass, low profile SUN TUNNEL™ skylight creates a sleek look on any roofline and is perfect for those developments where local ordinances do not allow domed skylights.

Page 48



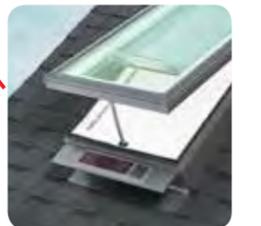
The electric "Fresh Air" models feature pre-mounted Pick&Click!™ system brackets, making installation of sunscreen blinds a snap. A single hard wire connects to a standard junction box.

Pages 10-13



SUN TUNNEL™ skylights are a great way to bring natural light into areas where a window may be impractical.

Pages 46-50



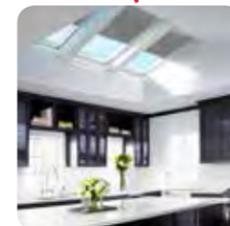
The Solar Powered "Fresh Air" Skylight is available for both deck mounted and curb mounted applications.

Pages 6-9



The manual "Fresh Air" skylights open and close using a control rod that operates a smooth turning handle when the skylight is out of reach.

Pages 14-17



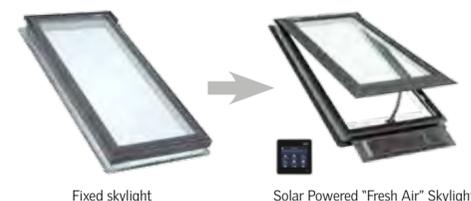
Our fixed skylights feature a pre-finished white wood frame and protective aluminum or copper cladding. The streamlined exterior profile does not obstruct your roofline.

Pages 18-23

The logical choice for any skylight installation

See how easy it is to upgrade to a Solar Powered "Fresh Air" Skylight

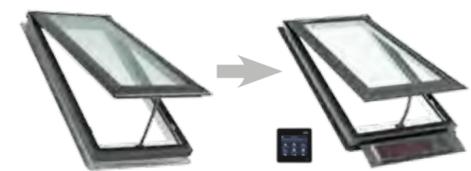
If you are considering adding daylight to your home, see how easy it is to add daylight and fresh air. With a 30% federal tax credit, homeowners will receive an average of \$850* with federal tax credit eligibility, which makes this product very affordable.



Fixed skylight Solar Powered "Fresh Air" Skylight

Considering just a fixed skylight?

Upgrade from a fixed skylight to a Solar Powered "Fresh Air" Skylight with all the features for around **\$100 after tax credit eligibility!***



Manual "Fresh Air" skylight Solar Powered "Fresh Air" Skylight

Considering just a fresh air skylight?

Upgrade from a manual "Fresh Air" skylight to a Solar Powered "Fresh Air" Skylight with all the features and **save around \$140 after tax credit eligibility!***

* For more information visit: veluxusa.com/taxcredits



Deck mounted Solar Powered "Fresh Air" Skylight



Curb mounted Solar Powered "Fresh Air" Skylight

Clean, Quiet & Safe glass



Clean
Features Neat® glass coating to keep your skylight cleaner longer, leaving skylights virtually spotless



Quiet
Reduce unwanted outside noise by up to 25% less than a standard double pane glass, and up to 50% less than a plastic skylight



Safe
VELUX recommends and building codes require laminated glass for out of reach applications

Intelligent touch remote control powered by VELUX INTEGRA®

Included with your skylight is the intelligent touch remote control powered by VELUX INTEGRA®. With the touch-sensitive screen and easily-understood icons, programming skylights has become simpler than ever.



The No Leak Skylight
No Leak Promise
No Worries



(2) VSE M08 Electric "Fresh Air" skylights
(1) VSE S06 Electric "Fresh Air" skylights
Blind: 0705 Blackout blind

New

Room darkening - double pleated blinds

Make your home more energy efficient with VELUX room darkening - double pleated blinds. The blackout cloth with honeycomb structure and an aluminum coating inside improves the insulation effect of the window as well as the indoor climate all year round. The sleek design with neat pleats makes it an attractive blind for any room. The only blind that offers blackout, privacy and insulation all-in-one.

✓ **Room darkening - double pleated blinds**
Blackout cloth with honeycomb structure.

✓ **Energy efficient**
Aluminum coating inside improves the insulation effect.

✓ **Sleek design**
Neat pleats.

✓ **Colors**
Choose between twelve colors.

✓ **Solar powered or manual**



30% Federal tax credit on solar powered blinds*
Available in Room darkening - double pleated blinds, blackout blinds, light filtering - single pleated blinds and light filtering blinds

Choosing the right glass

Clean, Quiet & Safe glass - Recommended for out of reach applications

10-year hail breakage warranty
For complete information visit veluxusa.com

Tempered glass (xx05)

Clean, Quiet & Safe glass (xx04) Dual pane laminated glass
Standard on: VSS, VCS, VSE, VCE skylights



Ordinary glass: Water beads higher on rough surface of ordinary glass, causing more spots and greater cleaning needs.

Neat® glass: The smooth surface disperses water evenly, removing dirt more quickly and reducing water spots.

Clean, Quiet & Safe glass also available in the following options:

Impact (xx06)
Available on: VSS, VSE, VCS, VCE, VS, VCM, FS, FCM, QPF

Miami-Dade (xx07)
Available on: FCM

White laminated (xx08)
Available on: VSE, VCE, VS, VCM, FS, FCM, QPF

Snowload (xx10)
Available on: VSE, VCE, VS, VCM, FS, FCM

Clean

Silicon dioxide makes Neat® glass exceptionally smooth. In fact, it's much smoother than ordinary glass. So water disperses evenly, "sheets off" and evaporates quickly, greatly reducing water spotting.

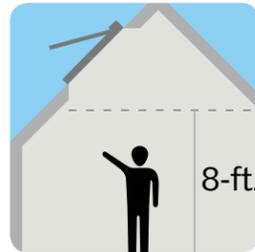
Titanium dioxide reacts chemically with the sun's UV rays, causing organic materials that are on the glass to decompose. It works even on cloudy days, as 80 percent of UV radiation gets through cloud cover. Then when it rains, the decomposed dirt is rinsed away, leaving the glass almost spotless. Result? Homeowners can spend less time washing windows and more time enjoying the view.

When Neat® is applied to LoE glass, it combines the ultimate in low maintenance with the best energy-conserving LoE glass on the planet. So homes stay warmer in winter, cooler in summer. Neat® LoE conserves energy year-round, too, saving homeowners up to 25 percent annually.



Quiet

Reduce unwanted outside noise by up to 25% less than a standard double pane glass, and up to 50% less than a plastic skylight



Safe

VELUX recommends and building codes require laminated glass for out of reach applications

Choosing the right glass

Tempered glass - Recommended for in reach applications



Dual pane tempered glass

Tempered glass (xx05)

If your skylight is within reach, our tempered glass consists of a dual pane, triple-coated with LoE3, dual-sealed and injected with argon gas. This provides excellent energy efficiency and thermal performance for year-round comfort.

ENERGY STAR®

Use of ENERGY STAR® products

One of the most straightforward ways to meet the energy codes as a builder or architect, while still designing bright, airy buildings, is to use ENERGY STAR® certified products.

Most VELUX products are ENERGY STAR® certified in all 50 states, which means that they meet strict energy efficiency standards set by the Environmental Protection Agency (EPA). ENERGY STAR® fenestration products must have their U-factor, Visible Transmittance, and Solar Heat Gain Coefficient tested and certified by the National Fenestration Rating Council (NFRC) in order to qualify.

By specifying or using ENERGY STAR® products, architects and builders can use more windows and skylights, to bring much needed daylight and fresh air inside. Create more attractive buildings and more livable spaces while still meeting the local energy codes economically.

In warmer climates, there is great potential for lighting energy savings using emerging control technologies in combination with more effective daylighting products like VELUX skylights and SUN TUNNEL™ skylights.

Visit: energystar.gov for more information.



(2) VSS M06 Solar Powered "Fresh Air" Skylight
Blind: 4103 Light filtering blind

Solar Powered "Fresh Air" Skylights

Deck mounted - VSS
Curb mounted - VCS

The No Leak Skylight
No Leak Promise
No Worries

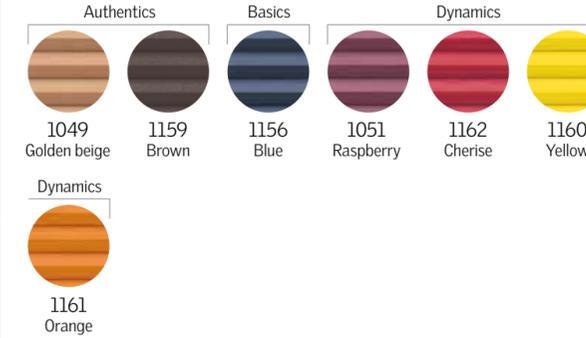
(2) VSS M06 Solar Powered "Fresh Air" Skylight
Blind: 4571 Blackout blind

6 veluxusa.com whyskylights.com

Special order blinds

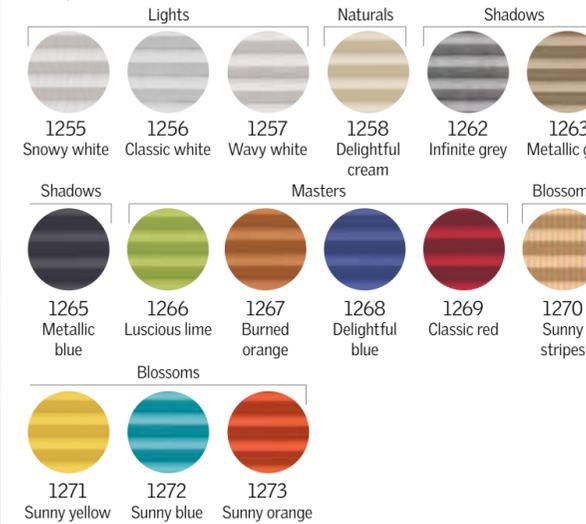
New Room darkening - double pleated blinds

Solar powered



New Light filtering - single pleated blinds

Solar powered



Blackout blinds-flat

Solar powered



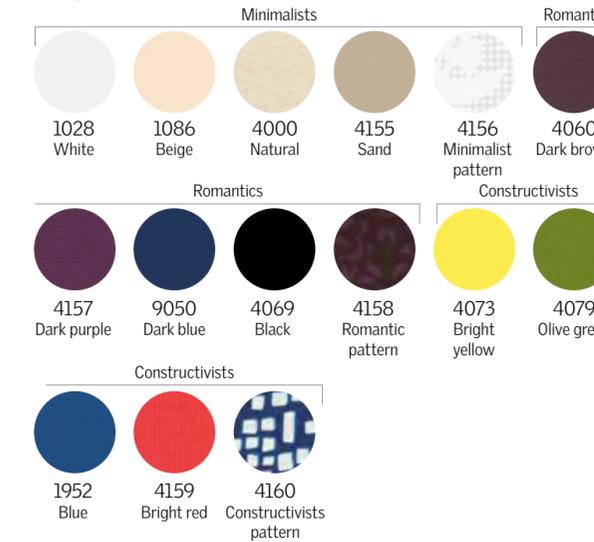
Blackout blinds-flat (cont.)

Solar powered



Light filtering blinds-flat

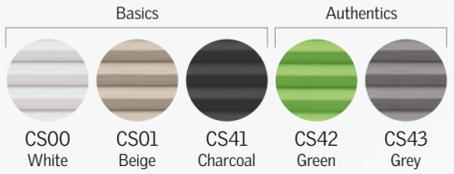
Solar powered



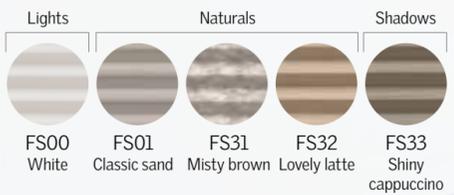
Factory installed blinds

Ten factory installed blinds are available to include in the purchase of your skylight. The blind uses its own independent, built-in solar panel and power system.

In-stock room darkening - double pleated blinds (Solar powered)



In-stock light filtering - single pleated blinds (Solar powered)



30% Federal tax credit on solar powered blinds*
Available in Room darkening - double pleated blinds, blackout blinds, light filtering - single pleated blinds and light filtering blinds

*For more information visit: veluxusa.com/taxcredits



Clean, Quiet & Safe glass

All VSS and VCS skylights come standard with Clean, Quiet & Safe glass.

Intelligent touch remote control

Included with your skylight is the intelligent touch remote control powered by VELUX INTEGRA®. Comes with pre-programmed settings for ease of use.



Note: Special order blinds ship separately from your skylight. Please allow 2 weeks for delivery.
*For more information visit: veluxusa.com/taxcredits

Solar Powered "Fresh Air" Skylights

Deck mounted - VSS
Curb mounted - VCS

No Leak Warranty
For complete information visit
thenoleakskylight.com
VELUX flashing
required.



Benefits:

- With a 30% federal tax credit, homeowners will receive an average of \$850* with federal tax credit eligibility, which makes this product very affordable.
- Features a solar panel that captures any available daylight to recharge a highly efficient, fully concealed battery powered operator and control system.
- Replace a fixed or manual skylight easily because no wiring is required.
- Available in deck and curb mounted applications.

*For more information visit: veluxusa.com/taxcredits

Model VSS	14° - 85° 3:12 - 137:12	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
Rough opening (W-in. x H-in.)		21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

Model VCS	0° - 60° 0:12 - 20:12	2222	2234	2246	3030	3046	3434	4622	4646
Outside curb (W-in. x H-in.)		25 1/2 x 25 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	49 1/2 x 25 1/2	49 1/2 x 49 1/2

Please reference the price list for a full description of all sizes and glass options.



Eligible for a
30%
Federal tax credit
Receive an average of \$850* on product and installation with federal tax credit eligibility.

(2) VSS M06 Solar Powered "Fresh Air" Skylights
Blind: 3007 Blackout blind

Electric "Fresh Air" skylights

Deck mounted - VSE
Curb mounted - VCE

The No Leak Skylight
No Leak Promise
No Worries

(2) VSE M08 Electric "Fresh Air" skylights
(1) VSE S06 Electric "Fresh Air" skylights
Blind: 0705 Blackout blind

Special order blinds

New Room darkening - double pleated blinds

Solar powered

Authentics		Basics		Dynamics	
1049 Golden beige	1159 Brown	1156 Blue	1051 Raspberry	1162 Cherise	1160 Yellow
Dynamics					
1161 Orange					

New Light filtering - single pleated blinds

Solar powered

Lights		Naturals		Shadows	
1255 Snowy white	1256 Classic white	1257 Wavy white	1258 Delightful cream	1262 Infinite grey	1263 Metallic gold
Shadows					
	Masters		Blossoms		
1265 Metallic blue	1266 Luscious lime	1267 Burned orange	1268 Delightful blue	1269 Classic red	1270 Sunny stripes
Blossoms					
1271 Sunny yellow	1272 Sunny blue	1273 Sunny orange			

Blackout blinds-flat

Solar powered

Essentials					
1025 White	4555 Pale blue	1085 Beige	4556 Beige	1705 Light grey	4558 Essential pattern
Darks					
4559 Dark brown	1100 Blue	4560 Dark red	2055 Blue	4561 Dark purple	4562 Dark pattern

Blackout blinds-flat (cont.)

Solar powered

Vegetals					
4563 Curry	4564 Orange	4565 Pale pink	0705 Grey	4567 Olive green	4568 Vegetal pattern
Graphics					
4569 Pale green	4570 Bright yellow	4571 Light blue	4572 Flash red	3009 Black	4573 Graphic pattern

Light filtering blinds-flat

Solar powered

Minimalists		Romantics	
1028 White	1086 Beige	4000 Natural	4155 Sand
Romantics		Constructivists	
4157 Dark purple	9050 Dark blue	4069 Black	4158 Romantic pattern
Constructivists		Constructivists	
1952 Blue	4159 Bright red	4160 Constructivists pattern	

Note: Special order blinds ship separately from your skylight. Please allow 2 weeks for delivery.
*For more information visit: veluxusa.com/taxcredits

Factory installed blinds

Ten factory installed blinds are available to include in the purchase of your skylight. The blind uses its own independent, built-in solar panel and power system.

In-stock room darkening - double pleated blinds (Solar powered)

Basics		Authentics		
CS00 White	CS01 Beige	CS41 Charcoal	CS42 Green	CS43 Grey

In-stock light filtering - single pleated blinds (Solar powered)

Lights		Naturals		Shadows
FS00 White	FS01 Classic sand	FS31 Misty brown	FS32 Lovely latte	FS33 Shiny cappuccino

30% Federal tax credit on solar powered blinds*
Available in Room darkening - double pleated blinds, blackout blinds, light filtering - single pleated blinds and light filtering blinds

*For more information visit: veluxusa.com/taxcredits



Clean, Quiet & Safe glass

All VSE and VCE skylights come standard with Clean, Quiet & Safe glass.

Intelligent touch remote control

Included with your skylight is the intelligent touch remote control powered by VELUX INTEGRA®. Comes with pre-programmed settings for ease of use.



Electric "Fresh Air" skylights

Deck mounted - VSE
Curb mounted - VCE

No Leak Warranty
For complete information visit thenoleakskylight.com
VELUX flashing required.



Electric "Fresh Air" deck mounted No Leak Skylight - VSE



Electric "Fresh Air" curb mounted No Leak Skylight - VCE

Benefits:

- A pre-installed concealed motor and control system powered by VELUX INTEGRA® allows you to enjoy the one-touch convenience of a remote control.
- With the integrated rain sensor, electric skylights will close automatically in case of inclement weather.
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.
- Factory pre-finished white frames and sashes provide a high quality finish that eliminates the need for secondary, high cost trips by a painter.

Model VSE	14° - 85° 3:12 - 137:12	C01	C04	C06	C08	M04	M06	M08	S01	S06
Rough opening (W-in. x H-in.)		21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

Model VCE	0° - 60° 0:12 - 20:12	2222	2234	2246	3030	3046	3434	4646
Outside curb (W-in. x H-in.)		25 1/2 x 25 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	49 1/2 x 49 1/2

Please reference the price list for a full description of all sizes and glass options.

60 Over 60 special order blinds available Pages 28-31



(3) VSE M06 Electric "Fresh Air" skylights
Blind: 4556 Blackout blind

Manual "Fresh Air" skylights

Deck mounted - VS
Curb mounted - VCM

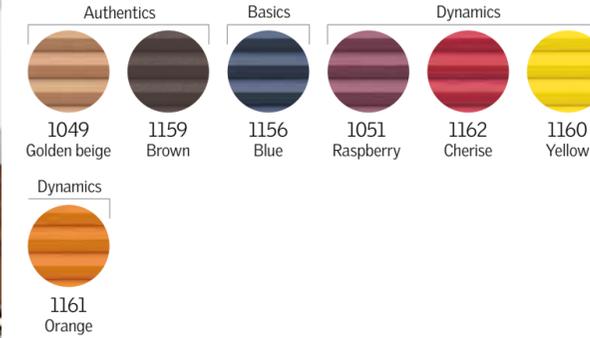
The No Leak Skylight
No Leak Promise
No Worries

(2) VCM 3046 Manual "Fresh Air" skylight
Blind: 3001 Blackout blind

Special order blinds

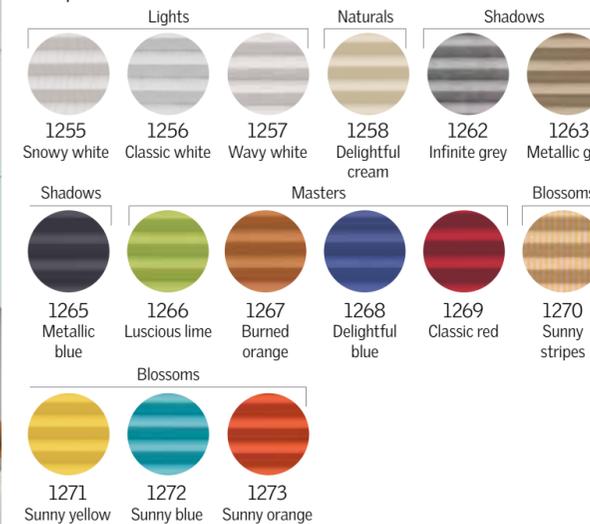
New Room darkening - double pleated blinds

Solar powered



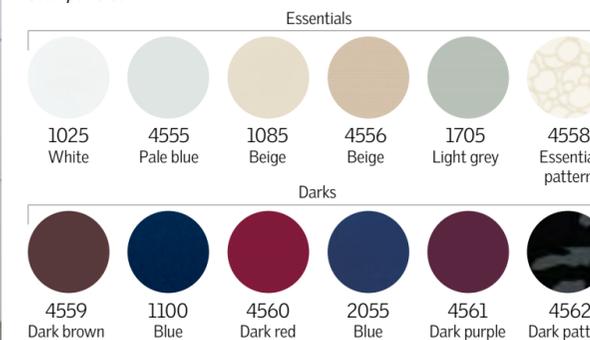
New Light filtering - single pleated blinds

Solar powered



Blackout blinds-flat

Solar powered



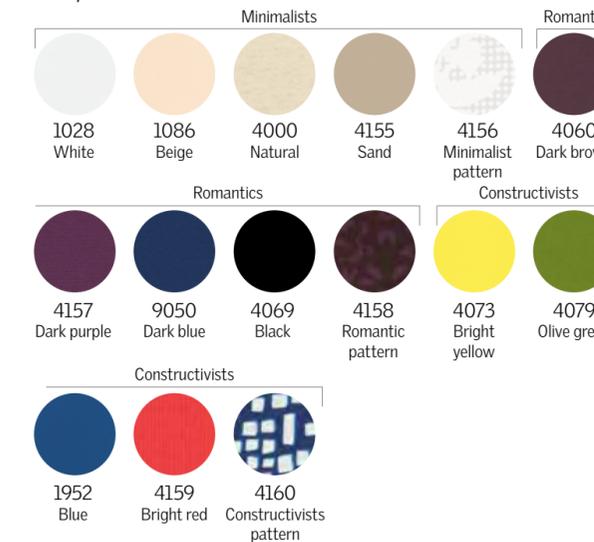
Blackout blinds-flat (cont.)

Solar powered



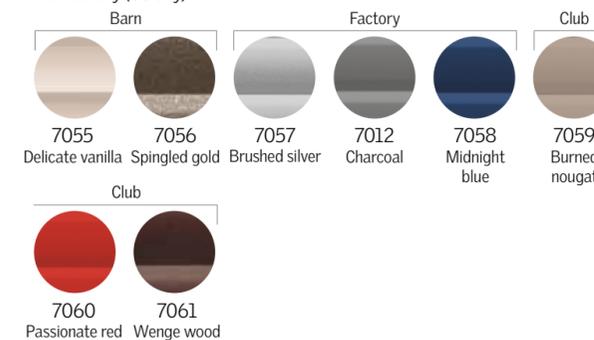
Light filtering blinds-flat

Solar powered



Venetian blinds

Manual only (VS only)



Note: Special order blinds ship separately from your skylight. Please allow 2 weeks for delivery.
*For more information visit: veluxusa.com/taxcredits

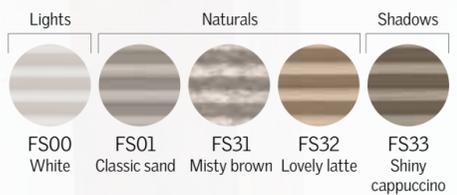
Factory installed blinds

Ten factory installed blinds are available to include in the purchase of your skylight. The solar powered blind uses its own independent, built-in solar panel and power system.

In-stock room darkening - double pleated blinds (Solar powered)



In-stock light filtering - single pleated blinds (Solar powered)



In-stock venetian blind (VS only) (Manual)



30% Federal tax credit on solar powered blinds*
Available in room darkening - double pleated blinds, blackout blinds, light filtering - single pleated blinds and light filtering blinds

* For more information visit: veluxusa.com/taxcredits



Convenient manual control

A control rod can be used when skylights are out of reach.

Manual "Fresh Air" skylights

Deck mounted - VS
Curb mounted - VCM

No Leak Warranty
For complete information visit
thenoleakskylight.com
VELUX flashing required.



Manual "Fresh Air" deck mounted No Leak Skylight - VS



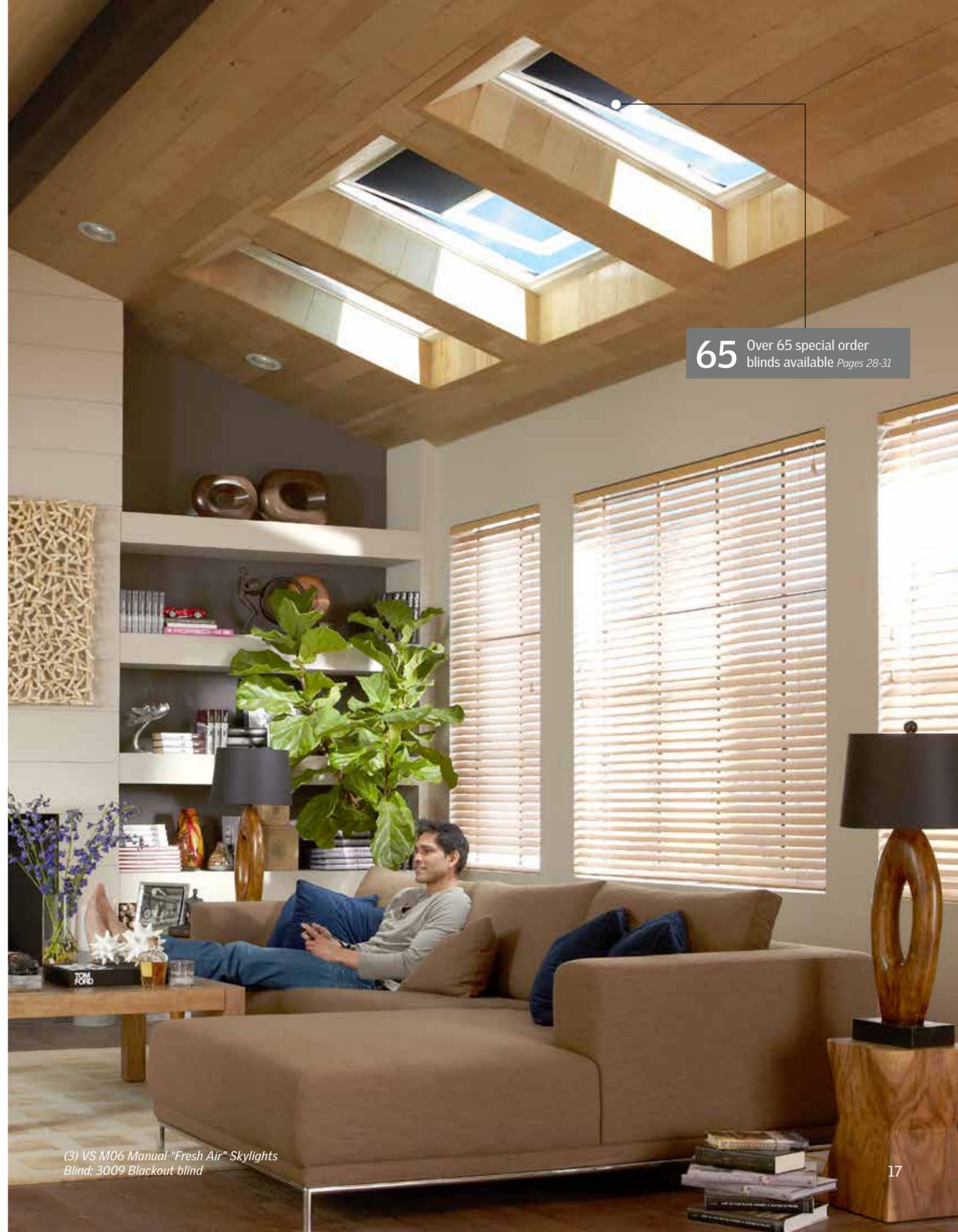
Manual "Fresh Air" curb mounted No Leak Skylight - VCM

Benefits:

- Factory pre-finished white frames and sashes provide a high quality finish that eliminates the need for secondary, high cost trips by a painter.
- Opens and closes manually with VELUX control rods when out of reach.
- Smooth turning handle for when the skylight is installed within reach. *(Sold separately)*
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.

Model VS											
	14° - 85° 3:12 - 137:12	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
Rough opening	(W-in. x H-in.)	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4
Model VCM											
	0° - 60° 0:12 - 20:12	2222	2234	2246	3030	3046	3434	4646			
Outside curb	(W-in. x H-in.)	25 1/2 x 25 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	49 1/2 x 49 1/2			

Please reference the price list for a full description of all sizes and glass options.



65 Over 65 special order blinds available Pages 28-31

(3) VS M06 Manual "Fresh Air" Skylights
Blind: 3009 Blackout blind

Fixed skylights

Deck mounted - FS/FSR
Curb mounted - FCM

The No Leak Skylight
No Leak Promise
No Worries

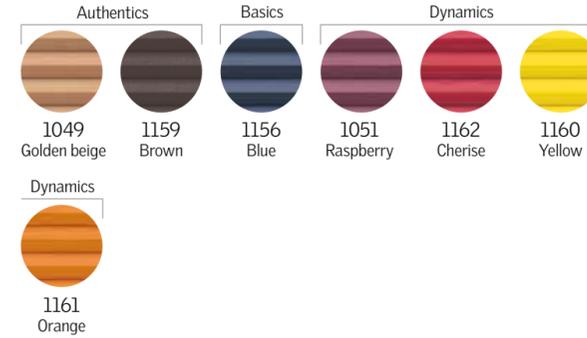


(3) FS M06 Fixed skylights
Blind: 0705 Blackout blind

Special order blinds

New Room darkening - double pleated blinds

Solar powered or manual



New Light filtering - single pleated blinds

Solar powered or manual



Blackout blinds-flat

Solar powered or manual



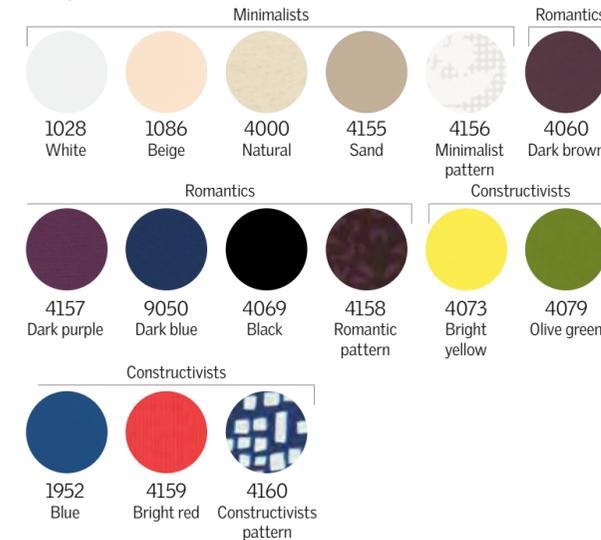
Blackout blinds-flat (cont.)

Solar powered or manual



Light filtering blinds-flat

Solar powered or manual



Venetian blinds

Manual only



Note: Special order blinds ship separately from your skylight. Please allow 2 weeks for delivery.
*For more information visit: veluxusa.com/taxcredits

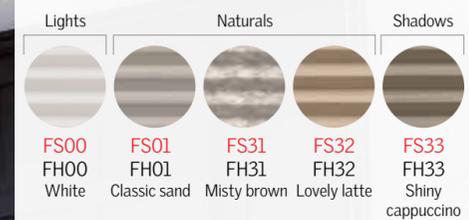
Factory installed blinds

Ten factory installed blinds are available to include in the purchase of your skylight. The solar powered blind uses its own independent, built-in solar panel and power system.

In-stock room darkening - double pleated blinds (Solar powered/manual)



In-stock light filtering - single pleated blinds (Solar powered/manual)

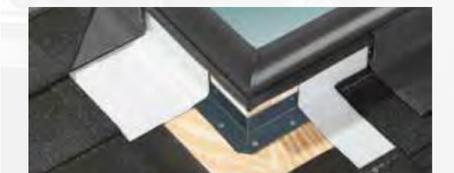


In-stock venetian blind (Manual only)



30% Federal tax credit on solar powered blinds*
Available in room darkening - double pleated blinds, blackout blinds, light filtering - single pleated blinds and light filtering blinds

*For more information visit: veluxusa.com/taxcredits



3 layers of protection

As with most of our skylights, this product carries the 10-year installation warranty.

Fixed skylights

Deck mounted - FS
Deck mounted replacement skylight series - FSR

No Leak Warranty
For complete information visit thenoleakskylight.com
VELUX flashing required.



Fixed deck mounted No Leak Skylight - FS



Replacement fixed deck mounted No Leak Skylight - Replacement FSR

2.75-in. wide deck seal



The elimination of the drywall groove in this series allows for greater installation flexibility and more positioning options when replacing existing skylights.

Benefits:

- Pre-finished white wood frame and protective aluminum or copper cladding.
- Integrated gaskets drain condensation to the outside.
- Streamlined exterior profile does not obstruct your roofline.
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.

Note: In general, the FSR allows a finished opening variance of 2-in. on the width and height for an ideal fit where the front of the drywall will be under the white skylight frame. An additional 2-in. in width and height variance will allow the skylight to fit the opening, but additional trim will be required.

Model FS	14° - 85° 3:12 - 137:12	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough opening (W-in. x H-in.)		14 1/2 x 45 3/4	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	21 x 70 3/4	22 1/2 x 22 15/16	22 1/2 x 45 3/4	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4
Model FS sizes D26 and D06 fit perfectly between roof trusses.															
Model FSR	14° - 85° 3:12 - 137:12	D26	D06	M02	S06										
Outside frame (W-in. x H-in.)		23 1/4 x 23 7/16	23 1/4 x 46 1/4	30 9/16 x 30 1/2	44 3/4 x 46 1/4										
Rough opening (W-in. x H-in.)		22 1/2 x 22 15/16	22 1/2 x 45 3/4	30 1/16 x 30	44 1/4 x 45 3/4										
Ideal fit width (W-in. x H-in.)		21 1/8 - 22 3/8	21 1/8 - 22 3/8	28 1/2 - 29 3/4	42 3/8 - 44										
Ideal fit height (W-in. x H-in.)		21 1/2 - 22 3/4	44 1/4 - 45 1/2	28 1/2 - 29 3/4	44 1/4 - 45 1/2										

Please reference the price list for a full description of all sizes and glass options.



(2) FCM 2222 Fixed skylights

Fixed skylights

Curb mounted - FCM



Fixed curb mounted No Leak Skylight - FCM



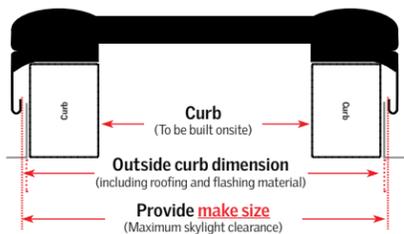
Accessory tray is required for blind installation.

No Leak Warranty
 For complete information visit thenoleakskylight.com
VELUX flashing required.

Benefits:

- Integrated gaskets drain condensation to the outside.
- Streamlined exterior profile does not obstruct your roofline.
- A sunscreen accessory tray for standard site-built curbs allows for installation of VELUX Pick&Click!™ blinds

Custom size fixed curb mounted skylights - Custom FCM



Make size (W-in. x L-in.)	Width 18 3/4-in. To 50 3/4-in.
Height 18 3/4-in. To 72-in.	Now delivered in 12 days or less
Height 72 1/4-in. To 76 1/2-in.	Now delivered in 20 days or less

We require maximum skylight clearance dimensions in 1/4-in. increments (0, 1/4, 1/2, 3/4) for width and height.
 Note: Custom size flashing kits and custom size blinds are not available.
 Note: Some speciality glass options require longer lead times.

Please call for pricing and availability: 1-800-888-3589

Model FCM	0° - 60° 0:12 - 20:12	1430	1446	2222	2230	2234	2246	2270	3030	3046	3434	3446	4646
Outside curb (W-in. x H-in.)		17 1/2 x 33 1/2	17 1/2 x 49 1/2	25 1/2 x 25 1/2	25 1/2 x 33 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	25 1/2 x 73 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	37 1/2 x 49 1/2	49 1/2 x 49 1/2

Please reference the price list for a full description of all sizes and glass options.



(2) FCM-2222 Fixed skylights

Self-flashed skylight

Self-flashed - QPF



(2) FS M06 skylights
(1) FS S06 Fixed skylight
Blind: 2055 Blackout blind

Special order blinds

New Room darkening - double pleated blinds

Solar powered or manual

Authentics		Basics		Dynamics	
1049 Golden beige	1159 Brown	1156 Blue	1051 Raspberry	1162 Cherise	1160 Yellow
Dynamics					
1161 Orange					

New Light filtering - single pleated blinds

Solar powered or manual

Lights		Naturals		Shadows	
1255 Snowy white	1256 Classic white	1257 Wavy white	1258 Delightful cream	1262 Infinite grey	1263 Metallic gold
Shadows		Masters		Blossoms	
1265 Metallic blue	1266 Luscious lime	1267 Burned orange	1268 Delightful blue	1269 Classic red	1270 Sunny stripes
Blossoms					
1271 Sunny yellow	1272 Sunny blue	1273 Sunny orange			

Blackout blinds-flat

Solar powered or manual

Essentials					
1025 White	4555 Pale blue	1085 Beige	4556 Beige	1705 Light grey	4558 Essential pattern
Darks					
4559 Dark brown	1100 Blue	4560 Dark red	2055 Blue	4561 Dark purple	4562 Dark pattern

Blackout blinds-flat (cont.)

Solar powered or manual

Vegetals					
4563 Curry	4564 Orange	4565 Pale pink	0705 Grey	4567 Olive green	4568 Vegetal pattern
Graphics					
4569 Pale green	4570 Bright yellow	4571 Light blue	4572 Flash red	3009 Black	4573 Graphic pattern

Light filtering blinds-flat

Solar powered or manual

Minimalists		Romantics	
1028 White	1086 Beige	4000 Natural	4155 Sand
4156 Minimalist pattern	4060 Dark brown		
Romantics		Constructivists	
4157 Dark purple	9050 Dark blue	4069 Black	4158 Romantic pattern
4073 Bright yellow	4079 Olive green		
Constructivists			
1952 Blue	4159 Bright red	4160 Constructivists pattern	

Venetian blinds

Manual only

Barn		Factory		Club	
7055 Delicate vanilla	7056 Spingled gold	7057 Brushed silver	7012 Charcoal	7058 Midnight blue	7059 Burned nougat
Club					
7060 Passionate red	7061 Wenge wood				

Note: Special order blinds ship separately from your skylight. Please allow 2 weeks for delivery.
*For more information visit: veluxusa.com/taxcredits

Factory installed blinds

Ten factory installed blinds are available to include in the purchase of your skylight. The solar powered blind uses its own independent, built-in solar panel and power system.

In-stock room darkening - double pleated blinds (Solar powered/manual)

Basics		Authentics		
CS00 White	CS01 Beige	CS41 Charcoal	CS42 Green	CS43 Grey

In-stock light filtering - single pleated blinds (Solar powered/manual)

Lights		Naturals		Shadows
FS00 White	FS01 Classic sand	FS31 Misty brown	FS32 Lovely latte	FS33 Shiny cappuccino

In-stock venetian blind (Manual only)

Barn

PA00
White

30% Federal tax credit on solar powered blinds*
Available in room darkening - double pleated blinds, blackout blinds, light filtering - single pleated blinds and light filtering blinds

* For more information visit: veluxusa.com/taxcredits



Quality construction

Pre-installed metal pan-flashing design for use with roofing sealant based installation.

Self-flashed skylight

Self-flashed - QPF



Self flashed skylight - QPF

Benefits:

- Pre-finished white wood frame and protective aluminum exterior.
- Integrated gaskets drain condensation to the outside.
- Streamlined exterior profile does not obstruct your roofline.
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.

Model QPF



14° - 60°
3:12 - 20:12



2222 2230 2246 3030 3046 4646

Outside curb

(W-in. x H-in.) | 22 1/2 x 22 1/2 | 22 1/2 x 30 1/2 | 22 1/2 x 46 1/2 | 30 1/2 x 30 1/2 | 30 1/2 x 46 1/2 | 46 1/2 x 46 1/2



65 Over 65 special order blinds available Pages 28-31

(2) QPF 3046 Fixed skylight
Blind: 1705 Blackout blind

Special order blinds

New

Room darkening - double pleated blinds

- ✓ **Double pleated blinds**
Blackout cloth with honeycomb structure.
- ✓ **Energy efficient**
Aluminum coating inside improves the insulation effect.
- ✓ **Sleek design**
Neat pleats.
- ✓ **Easy installation**
Installs in minutes with VELUX Pick&Click!™ system.
- ✓ **Solar powered or manual**

Authentics		Basics	Dynamics		
					
1049 Golden beige	1159 Brown	1156 Blue	1051 Raspberry	1162 Cherise	
Dynamics					
					
1160 Yellow	1161 Orange				

30% Federal tax credit on solar powered blinds*
Available in room darkening - double pleated blinds, blackout blinds, light filtering - single pleated blinds and light filtering blinds

Note: Special order blinds ship separately from your skylight. Please allow 2 weeks for delivery.
 *For more information visit: veluxusa.com/taxcredits



Special order blinds

New



Light filtering - single pleat blinds

✓ Colorful light effects
Softens incoming light.

✓ Solar powered or manual

Lights			Naturals	Shadows
1255 Snowy white	1256 Classic white	1257 Wavy white	1258 Delightful cream	1262 Infinite grey
Shadows			Masters	
1263 Metallic gold	1265 Metallic blue	1266 Luscious lime	1267 Burned orange	1268 Delightful blue
Masters		Blossoms		
1269 Classic red	1270 Sunny stripes	1271 Sunny yellow	1272 Sunny blue	1273 Sunny orange

Blackout blinds - flat

✓ Blackout 24/7
Blackout even when the sun is shining.

✓ Solar powered or manual

Essentials				
1025 White	4555 Pale blue	1085 Beige	4556 Beige	1705 Light grey
Essentials		Darks		
4558 Essential pattern	4559 Dark brown	1100 Blue	4560 Dark red	2055 Blue
Darks		Vegetals		
4561 Dark purple	4562 Dark pattern Vegetals	4563 Curry	4564 Orange	4565 Pale pink
Vegetals		Graphics		
0705 Grey	4567 Olive green	4568 Vegetal pattern	4569 Pale green	4570 Bright yellow
Graphics				
4571 Light blue	4572 Flash red	3009 Black	4573 Graphic pattern	

Light filtering blinds - flat

✓ Basic privacy
Offers both protection and good looks.

✓ Solar powered or manual

Minimalists				
1028 White	1086 Beige	4000 Natural	4155 Sand	4156 Minimalist pattern
Romantics				
4060 Dark brown	4157 Dark purple	9050 Dark blue	4069 Black	4158 Romantic pattern
Constructivists				
4073 Bright yellow	4079 Olive green	1952 Blue	4159 Bright red	4160 Constructivist pattern

Venetian blinds

✓ Complete light control
Control amount and direction of incoming light and shadows.

✓ Manual only

Barn		Factory		
7055 Delicate vanilla	7056 Spingled gold Club	7057 Brushed silver	7012 Charcoal	7058 Midnight blue
7059 Burned nouget	7060 Passionate red	7061 Wenge wood		

30% Federal tax credit on solar powered blinds*
Available in room darkening - double pleated blinds, blackout blinds, light filtering - single pleated blinds and light filtering blinds

Note: Special order blinds ship separately from your skylight. Please allow 2 weeks for delivery.
*For more information visit: veluxusa.com/taxcredits

Roof windows

Deck mounted - GPU/GGU/GXU/GDL CABRIO™

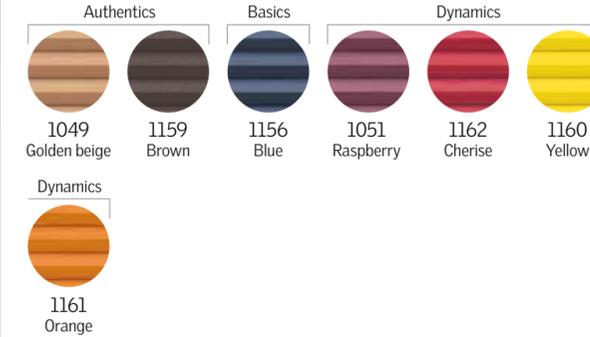


(1) GGU MK10 Center-pivot roof window
Blind: CS41 Room darkening energy blind

Special order blinds

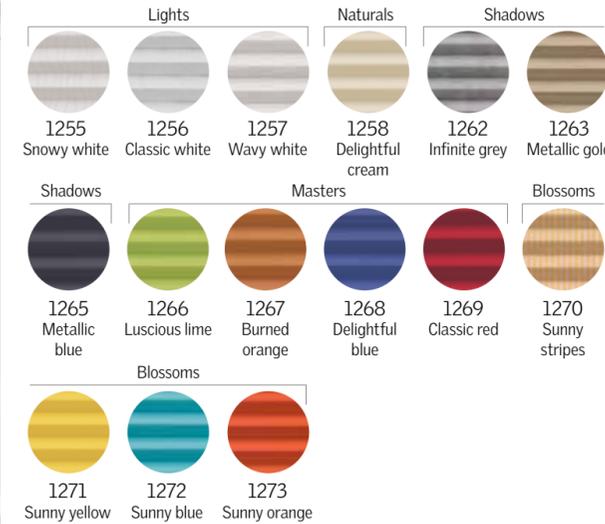
New Room darkening - double pleated blinds

Manual



New Light filtering - single pleated blinds

Manual



Blackout blinds-flat

Manual



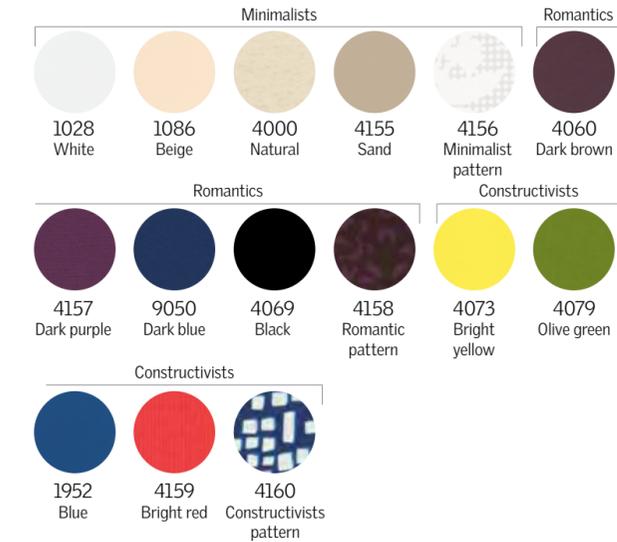
Blackout blinds-flat (cont.)

Manual



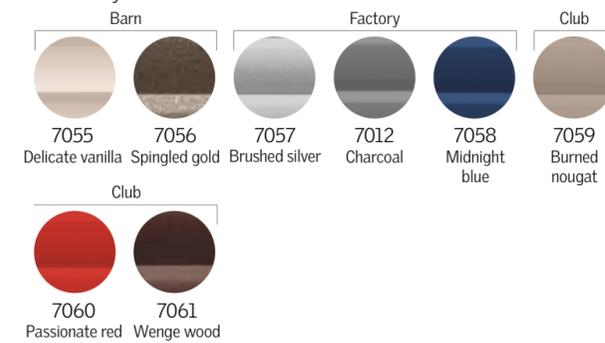
Light filtering blinds-flat

Manual



Venetian blinds

Manual only



Note: Special order blinds ship separately from your skylight. Please allow 2 weeks for delivery.
*For more information visit: veluxusa.com/taxcredits



Natural ventilation with a closed window

Let fresh air into your home without having to worry about security or bad weather, even when you are away or sleeping. Pull the unique top control bar once and you will allow fresh, filtered air to enter through the ventilation flap.



White Polyurethane

Perfect for contemporary interiors and white ceilings. The polyurethane moulding has no visible joints, and therefore ensures a moisture resistant finish that requires less maintenance than lacquered natural pine.



More access to the outdoors

All of our roof windows make it easier to gain access to the outdoors.

Roof windows

Top hinged roof window - GPU
 Center-pivot roof window - GGU



New

Top hinged roof window - GPU



New

Center-pivot roof window - GGU

Benefits:

- Enjoy panoramic views while increasing your energy efficiency and natural ventilation.
- Greatly increase the amount of natural light in your rooms.
- Convenient bottom operation - the perfect choice for loft conversions with windows in easy reach.
- GPU roof windows are only available for special order.
- Convenient - even with furniture placed beneath the roof window.
- Easy to open and quick to close with the top control bar.
- Low installation allows for more flexibility and better views.

Size code GPU								
	CK04	CK06	MK04	MK06	MK08	PK10	SK06	UK08
Rough opening (W-in. x H-in.)	22 ¹ / ₈ x 39	22 ¹ / ₈ x 46 ⁷ / ₈	31 ¹ / ₄ x 39	31 ¹ / ₄ x 46 ⁷ / ₈	31 ¹ / ₄ x 55 ¹ / ₂	37 ⁵ / ₈ x 63 ¹ / ₂	45 ³ / ₈ x 46 ⁷ / ₈	53 ¹ / ₄ x 55 ¹ / ₂

Size code GGU																	
	CK02	CK04	CK06	FK04	FK06	FK08	MK04	MK06	MK08	MK10	PK06	PK08	PK10	SK06	SK08	UK04	UK08
Rough opening (W-in. x H-in.)	22 ¹ / ₈ x 31 ¹ / ₈	22 ¹ / ₈ x 39	22 ¹ / ₈ x 46 ⁷ / ₈	26 ¹ / ₂ x 39	26 ¹ / ₂ x 46 ⁷ / ₈	26 ¹ / ₂ x 55 ¹ / ₂	31 ¹ / ₄ x 39	31 ¹ / ₄ x 46 ⁷ / ₈	31 ¹ / ₄ x 55 ¹ / ₂	31 ¹ / ₄ x 63 ¹ / ₂	37 ⁵ / ₈ x 46 ⁷ / ₈	37 ⁵ / ₈ x 55 ¹ / ₂	37 ⁵ / ₈ x 63 ¹ / ₂	45 ³ / ₈ x 46 ⁷ / ₈	45 ³ / ₈ x 55 ¹ / ₂	53 ¹ / ₄ x 39	53 ¹ / ₄ x 55 ¹ / ₂

Please reference the price list for a full description of all sizes and glass options.



(1) GPU MK08 Top hinged roof window

Roof windows

Roof access window - GXU



Roof access window - GXU

Benefits:

- Easy roof access for repairs, maintenance, emergency and egress (FK06).
- Locking device keeps sash in open position.
- Slim sash and frame appearance.
- Ventilation flap.
- Can be installed as a left hinged or right hinged roof access window.
- Pre-installed Pick&Click!™ brackets for easy blind installation.



Size code GXU	 15° - 85° 3:22 - 137:12	 CK06	 FK06
Rough opening	(W-in. x H-in.)	22 1/8 x 46 7/8	26 1/2 x 46 7/8

Please reference the price list for a full description of all sizes and glass options.



(1) FK06 GXU Roof access window

Balcony roof window

Deck mounted - GDL CABRIO™



Balcony roof window - GDL CABRIO™

Benefits:

- Dual-sash operation.
- Features a select wood frame with a clear finish sash coating and exterior aluminum.



35.25° - 53°
8.5:12 - 15:12

PK19

Rough opening (W-in. x H-in.) | 39 3/8 x 101

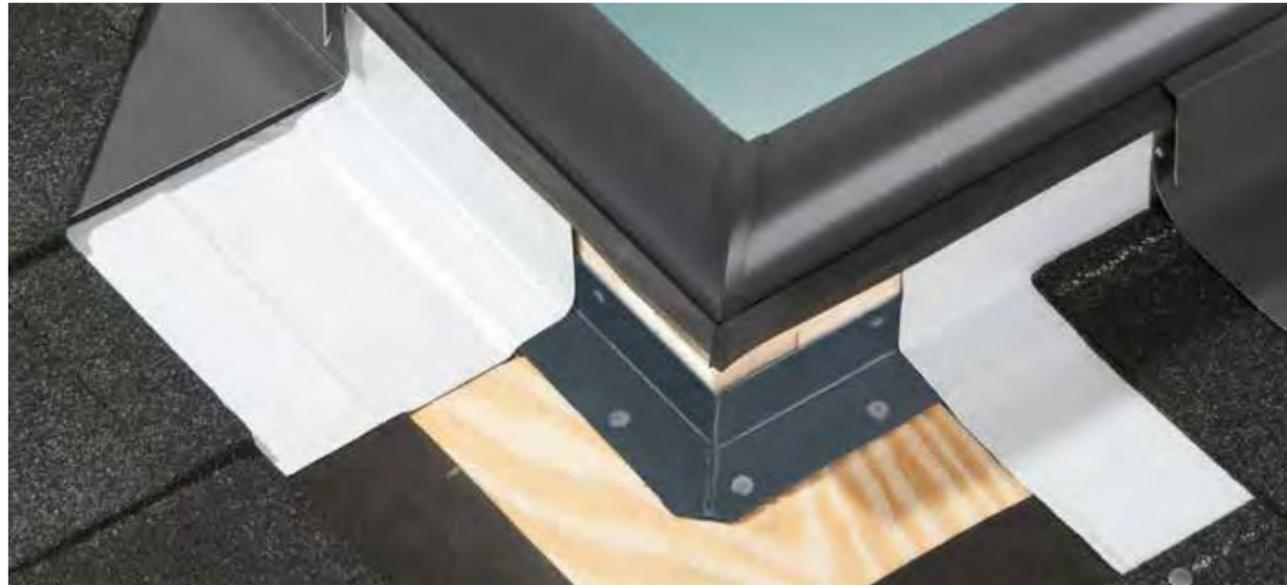
Please reference the price list for a full description of all sizes and glass options.



(3) PK19 GDL CABRIO™ skylight

10-year installation warranty

Deck mounted - 3 layers of protection



1 Deck seal

The pre-attached deck seal on all deck mounted skylights provides a seal between the frame and roof deck for a leak-proof installation.

2 Adhesive underlayment

Adhesive underlayment for secondary water protection against the harshest weather conditions.

3 Flashing ← *VELUX flashing must be purchased in order to qualify for the 10-year installation warranty.*

Engineered flashing for easy installation and primary water protection.

For complete information visit thenoleakskylight.com.

Curb mounted - 3 layers of protection



1 Pre-attached gasket

A pre-attached skylight gasket provides a seal between a standard site-built curb and the skylight that caps off a leak-proof installation for curb mounted skylights.

2 Adhesive underlayment

Adhesive underlayment for secondary water protection against the harshest weather conditions for standard site-built curbs.

3 Flashing ← *ECL shingle or ECW tile flashing must be purchased in order to qualify for the 10-year installation warranty.*

Engineered flashing for easy installation and primary water protection.

For complete information visit thenoleakskylight.com.

The No Leak Skylight

• No Leak Promise • No Worries

Deck mounted flashing systems

Flashing must be purchased with skylights and installed properly to benefit from the No Leak warranty

Adhesive underlayment included in flashing kit



Shingles/shakes - EDL

- Step flashing pieces interweave with roofing material for proper water drainage.
- Additional step pieces (ZZZ 200) are required for shakes and other thick roofing materials.

Note: Adhesive underlayment included in flashing kit



Combi applications*

- Type EKL works with groupings on low-profile roofing materials such as shingles and shakes.
- Type EKW works with groupings on high-profile roofing materials such as Spanish tile or corrugated metal roofing.

Note: VSS only available for side-by-side applications.



Tile roofing - EDW

- Patented sill flashing features pliable pleats that form to most types of tile.
- Side and head flashing pieces form a gutter to direct water away from the skylight.

Note: Not available for VSS



Metal roofing - EDM

- Flashing pieces interlock with roofing material for a fast weather tight installation.
- Sill apron features pliable pleats that form to the roof.



Copper cladding and flashing

- Available for select deck mounted VELUX roof windows and skylights.
- Copper products are special order items and require varying lead-times. Call for more information.



Biepack flashing - ECB

- Used with site-built curb on low-sloped roofs.
- No bending of flashing required.
- Applied to 2-in. x 4-in. lumber and plywood.
- Download curb construction guidelines at: www.veluxusa.com

**EKL applications require 4-in. over-and-under spacing and 2.5-in. - 12-in. side-by-side spacing in ½-in. increments.*

EKW applications require 4-in. over-and-under and side by side.

Roof window combi application is available as a special order with varying lead-times. 4-in. spacing is required for both over-and-under and side-by-side spacing.

Curb mounted flashing systems

Flashing must be purchased with skylights and installed properly to benefit from the No Leak warranty



Shingles/shakes - ECL

- Step flashing pieces interweave with roofing material for proper water drainage.
- Additional step pieces (ZZZ 200) are required for shakes and other thick roofing materials.

Note: Adhesive underlayment included in flashing kit.



Tile roofing - ECW

- Patented sill flashing features pliable pleats that form to most types of tile.
- Side and head flashing pieces form a gutter to direct water away from the skylight.

Note: Not available for VSS.

Accessories

Accessories for all your skylight conveniences

Intelligent touch remote control (KLR 200)



Included with your solar or electric skylight is the Intelligent touch remote control powered by VELUX INTEGRA®. With the touch-sensitive screen and intuitive icons, programming skylights has become simpler than ever.
Size: 3 11/16-in. x 3 11/16-in.

Trim kit with L parts (ZZZ 213)



Our skylight trim kit provides a clean interior finish with no trim work required. Used when replacing older style roof windows and skylights.

New

Sun screen accessory adapter kit (ZZZ 232)



Enables prior model skylights to be fitted with any of our current model blinds. Available as a special order.
For models manufactured prior to January 1, 2010.

Sunscreening accessory tray for fixed curb mounted skylights (ZZZ 199)



The sunscreening accessory tray combined with the revolutionary Pick&Click!™ system makes blind installation quick and easy for VELUX fixed curb mounted skylights. It has everything built-in

Filler piece (ZZZ 213-B)



Trim groove filler pieces simplifies replacement of existing skylights

- Three 57 1/2-in. pieces
- One kit works for most sizes
(Sizes S06 and C12 will need two kits)

Structural brackets kit for oversize openings (ZZZ 219)



Structural mounting bracket for deck mounted skylights to be used in applications with an oversized rough opening. Brackets come in sets of four.

Angle adapter for chain operator (ZZZ 203)



Extension for manual crank handle or for the manual angle adapter to make skylights easier to operate with a manual pole.

Extension for chain operator (ZZZ 208)



Extension for manual crank handle or for the manual angle adapter to make skylights easier to operate.

VS Crank handle (ZZZ 201) VCM Crank handle (ZZZ 212)



A manual crank handle used to operate deck mounted venting skylights with a chain operator. Skylights must have been installed within reach and manufactured since 2010.

Extension rods (ZCT 300, ZMT 300, ZCT 100, ZXT 200)



6-ft. - 10-ft. rod for operation of manual skylights
(ZCT 300)
Available for models: VS, VCM



6-ft. - 10-ft. motorized rod for manual skylights
(ZMT 300)
Available for models: VS, VCM



3-ft. extension for ZCT 300, ZMT 300, and ZXT 200
(ZCT 100)
Available for models: FS, VS, VCM, QPF



"7 hook" rod for new manual blinds
(ZXT 200)
Available for models: FS, FCM, QPF

VS Replacement hook (ZZZ 202) VCM Replacement hook (ZZZ 211)



Available for manual venting skylights.

VELUX SUN TUNNEL™ skylights

- Flat glass - TLR
- Curb mounted - TCR
- Rigid - TMR/TGR
- Flex - TMF/TGF



Pivoting tunnel system

The adjustable pitch adapter makes tunnel installation easier while enabling more light to be captured.



Flexi Loc™ system

A tunnel connection system that reduces tunnel installation time in half. Integrates highly reflective tunnels that deliver quality daylight into the space below.



Diffuser options

-  Frosted diffuser (standard)
-  Prismatic diffuser (optional)
-  Fresnel diffuser (optional)

(1) VELUX SUN TUNNEL™ skylight

VELUX SUN TUNNEL™ skylights

Flat glass - TLR
Curb metal flashing - TCR



Flat glass - TLR



Curb metal flashing - TCR

VELUX SUN TUNNEL™ skylights

Rigid pitched - TMR
Rigid low profile - TGR



Rigid pitched - TMR



Rigid low profile - TGR

Benefits:

- Low profile glass design creates sleek appearance on any roofline.
- Perfect for developments where local ordinances do not allow acrylic dome tubular skylights.
- Available in 14-in. rigid only.
- Prefabricated light tunnel makes it easy to install.

- One piece metal curb mounted flashing.
- Low profile dome - acrylic or polycarbonate.
- Pivoting tunnel system.

- Pitched flashing provides optimum angle for gathering light from all roof directions.
- 10-in. tile flashing kit available. 14-in. and 22-in. tile flashings available for the TCR.
- Impact models available for hurricane prone areas.
- 99% silver reflective layer with a 20-year tunnel warranty, total reflectance 99%.

- Low profile flashing provides an integrated look with the roofline.
- Impact models available for hurricane prone areas.
- 99% silver reflective layer with a 20-year tunnel warranty, total reflectance 99%.

Model TLR	 14° - 60° 3:12 - 20:12	 014
Outside flashing	in.	25 3/8 x 30 1/2
Rough opening (ceiling)	in.	14 1/2
Rough opening (roof deck)	in.	14 1/2 x 17 3/4
Daylight area	sq. in.	138
Net wt (w/ acrylic)	lbs.	29
Standard tubing kit length	in.	48
Maximum recommended install length	ft.	20

Model TCR	 0° - 60° 0:12 - 20:12	 014
Outside flashing	in.	25 3/8 x 30 1/2
Rough opening (ceiling)	in.	14 1/2
Rough opening (roof deck)	in.	14 1/2 x 17 3/4
Daylight area	sq. in.	138
Net wt (w/ acrylic)	lbs.	29
Standard tubing kit length	in.	48
Maximum recommended install length	ft.	20

Model TMR	 14° - 60° 3:12 - 20:12	 010	 014
Outside flashing	in.	27 x 27	29 x 30 1/2
Rough opening (ceiling)	in.	10 1/2	14 1/2
Rough opening (roof deck)	in.	14 1/2 x 16	14 1/2 x 20
Daylight area	sq. in.	65	138
Net wt (w/ acrylic)	lbs.	20	29
Standard tubing kit length	in.	52*	52*
Maximum recommended install length	ft.	20	20

Model TGR	 14° - 60° 3:12 - 20:12	 010	 014
Outside flashing	in.	24 3/4 x 24 3/4	29 x 29
Rough opening (ceiling)	in.	10 1/2	14 1/2
Rough opening (roof deck)	in.	14 1/2 x 14 1/2	14 1/2 x 18
Daylight area	sq. in.	65	138
Net wt (w/ acrylic)	lbs.	20	29
Standard tubing kit length	in.	52*	52*
Maximum recommended install length	ft.	20	20

VELUX SUN TUNNEL™ skylights

Flex pitched - TMF
Flex low profile - TGF



Benefits:

- Pitched flashing provides optimum angle for gathering light from all roof directions.
- Low profile flashing provides an integrated look with the roofline.
- Tile flashing available.
- Pivoting tunnel system and flexible tunnel for a quick and easy installation.
- Impact models available for hurricane prone areas.

Model TMF	14° - 60° 3:12 - 20:12	014
Outside flashing	in.	29 x 30 1/2
Rough opening (ceiling)	in.	14 1/2
Rough opening (roof deck)	in.	14 1/2 x 20
Daylight area	sq. in.	138
Net wt (w/ acrylic)	lbs.	26
Standard tubing kit length	in.	96
Maximum recommended install length	ft.	8

Model TGF	14° - 60° 3:12 - 20:12	014	022
Outside flashing	in.	29 x 29	37 x 37
Rough opening (ceiling)	in.	14 1/2	22 1/2
Rough opening (roof deck)	in.	14 1/2 x 18	22 1/2 x 26
Daylight area	sq. in.	138	314
Net wt (w/ acrylic)	lbs.	24	36
Standard tubing kit length	in.	96	96
Maximum recommended install length	ft.	8	12

Accessories

VELUX SUN TUNNEL™ accessories

Decorative diffuser (ZTB)

Ceiling level decorative diffuser that transforms daylight into an attractive style to compliment any décor.



(1) 14" VELUX SUN TUNNEL™ skylights with ZTB diffuser in brushed nickel

Accessories

Energy kit (ZTC 0041US)



Designed to increase the energy efficiency of the VELUX SUN TUNNEL skylight while enabling it to be ENERGY STAR® certified.

Daylight controller (ZTP) Power supply for controller (ZZZ 233)



Allows the user to control the amount of daylight that enters a room. Perfect for rooms that require room darkening.



Power supply for VELUX SUN TUNNEL skylight light control devices.

Elbows (ZTE)



A durable and easy to operate elbow that can be used at the top, bottom, or middle of your installation. Multiple elbows can be joined together with rotating couplers to form a 90° bend or any other configuration needed to maneuver around obstacles.

Rotating coupler (ZTZ 211)



Easy to install tunnel and elbow coupler that enables quick tunnel connections. Rotating joint helps align tunnel sections.

VELUX ZTL electric light kit (ZTL)



Tubular daylight fixture that uses a UL approved energy efficient compact florescent bulb (26 watts) designed especially for VELUX SUN TUNNEL skylights.
Available for all models.



ZTK Blackout shade



Manually block the light coming through the SUN TUNNEL skylight in seconds with a manual blackout blind.



Available for the 10-in. and 14-in. SUN TUNNEL skylights

Rigid tube (ZTR)



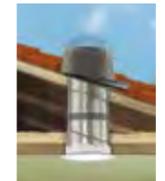
24-in. tunnel sections manufactured with the Flexi Loc™ tunnel connector system reduces tunnel installation time in half while delivering the highest quality daylight into the space below.

Exterior fire band (ZZZ 192)



Fire band provides the dome edge protection needed for installation on Class B and C rated roofs.

Tile flashing for 10-in. and 14-in. pitched SUN TUNNEL (ZTM)



Tile flashing accessory for pitched SUN TUNNEL skylights. Engineered with a painted, malleable aluminum water diverting sheet.

Tile flashing for curb mounted SUN TUNNEL skylights (ECW)



A pliable, pleated, and proven curb mounted tile flashing system for VELUX curb mounted SUN TUNNEL skylights. Engineered flashing designed for tile roofing material.

Decorative diffuser (ZTB)



Ceiling level decorative diffuser that transforms daylight into an attractive style to compliment any décor.



Brushed nickel
ZTB 3021US



Polished brass
ZTB 3022US



Oil rubbed bronze
ZTB 3023US

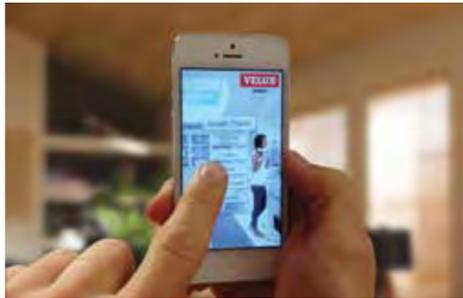


White
ZTB 3020US

How to order

Choosing the right skylight for you

1 Choose the right location for your skylight



It's never been easier to choose the right location for your skylight. Download the VELUX skylight planner app from the Apple Store or Android Market.



2 Choose the right skylight

"Fresh Air" skylights



Available options: VSS, VCS, VSE, VCE, VS, VCM, GPU, GGU, GXU, GDL CABRIO™

Fixed skylights



Available options: FS, FCM, QPF

SUN TUNNEL™ skylights



Available options: TLR, TCR, TMR, TGR, TMF, TGF

3 Choose a blind or accessory

Choose one of our in-stock factory installed blinds or choose from 80 special order blinds (pages 28-31).

In-stock Room darkening - double pleated blinds



In-stock venetian blind (Manual)



In-stock Light filtering - single pleated blinds



30% Federal tax credit on solar powered blinds*
Available in Room darkening - double pleated blinds, blackout blinds, light filtering - single pleated blinds and light filtering blinds

Note: Special order blinds are not pre-installed with your skylight order and require a two week lead time. Special order blinds will ship separately.

4 Choose the right glass

For out of reach applications



Clean, Quiet & Safe glass (xx04) - recommended

Standard on: VSS, VCS, VSE, VCE
Available on: VS, VCM, FS, FCM, QPF

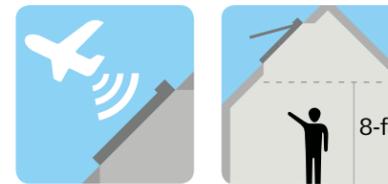
Clean, Quiet & Safe glass also available in the following options:

 Impact (xx06)
Available on: VSS, VSE, VCS, VCE, VS, VCM, FS, FCM, QPF

 Miami-Dade (xx07)
Available on: FCM

 White laminated (xx08)
Available on: VSE, VCE, VS, VCM, FS, FCM, QPF

 Snowload (xx10)
Available on: VSE, VCE, VS, VCM, FS, FCM



VELUX recommends and building codes require laminated glass for out of reach applications.

For in reach applications



Dual pane tempered glass (xx05)

Available on: FS, VS, FCM, VCM, QPF

Code compliance

VELUX offers a broad array of skylights and SUN TUNNEL skylights that meet the applicable performance requirements and testing and labeling standards written into the most current US Model Codes:

2015 IBC (International Building Code), 2015 IRC (International Residential Code), and 2015 IECC (International Energy Conservation Code), as well as local and regional codes that are the above (and earlier) codes.

In addition, electrical components built into VELUX products are UL listed.

Standard VELUX skylights and SUN TUNNEL products also meet or exceed applicable Powersmart requirements, in addition to those of the current and prior North American Fenestration Standards (NAFS) also known as AAMA/WDMA/CSA 101/1.S.2/A440, with one exception: copper-clad versions.

To verify these attainments on site, the products are shipped with all required labels to expedite the inspection and final acceptance process. VELUX confidently certifies through these labels that only products consistent with the tested specimens are sent to the job.



Need an installer?

Use our installer locator at veluxusa.com/installer.

Check with your local VELUX skylight dealer.

Contact VELUX Solutions at 1-866-358-3589.

We offer a Skylight Specialist program for local independent installers. A VELUX Skylight Specialist is:

Carefully screened by us.

Required to complete an extensive training program.

Provides the best solutions for your daylighting needs.



Testing data

VSE/VSS Technical Information					
Glass	04	06**	08	10	9994
Air infiltration/exfiltration* [max. @ 75 Pa (1.57 lbs/ft ²) differential pressure]					
l/s/m ²	0.2	0.4	0.2	0.3	0.2
cfm/ft ²	0.03	0.07	0.03	0.06	0.03
Water resistance @ 3.4 L/m ² /min (5 USgal/ft ² /hr) * [max. tested differential pressure with no leakage]					
Pascals	720	720	720	720	720
lbs/ft ²	15	15	15	15	15
Thermal performance (Certified, complete unit values)					
VELUX Glass Skylights are rated at 20° slope and labeled with NFRC-certified U-Factor, SHGC, and VT ratings listed in the NFRC Certified Products Directory					
U-Factor	0.42	0.40	0.42	0.41	0.37
SHGC	0.23	0.23	0.22	0.23	0.23
VT	0.53	0.52	0.39	0.52	0.52
UV protection, %					
(300-380 nm)	99.9	99.9	99.9	99.9	99.9
Fading protection, % (Krochmann damage function)					
(300-600 nm)	83.1	84.6	88.4	83.2	85.1
Structural Performance [Performance Grade or DP] *					
Tested Size	Uplift (lbs/ft ²)				
S06	65	65	65	80	65
M08	105	65	105	85	105
C06	n.r.	n.r.	n.r.	90	n.r.
Tested Size	Download (lbs/ft ²)				
S06	370	300	370	860	370
M08	440	360	440	1090	440
C06	n.r.	n.r.	n.r.	1200	n.r.
* Tested in accordance with AAMA/WDMA/CSA 101/1.S.2/A440-11 (NAFS 2011)					
Structural performance ratings also apply to sizes smaller than the Tested Size VSE and VSS skylights are WDMA Hallmark certified: Products 426-H-670, -678, -679, -682 (not applicable to copper-clad variants)					
** 06 variant is tested and WDMA Hallmark certified for Wind-borne debris impact, in accordance with ASTM E 1886 and ASTM E 1996. Rated for Wind Zone 3, Missile Level C, Cycle Pressure +50/-50					
04 glass: Tempered over laminated HS (0.030" interlayer)					
06 glass: Tempered over laminated HS (0.090" interlayer)					
08 glass: Same as 04, with white interlayer					
10 glass: Tempered over laminated Tempered (0.030" interlayer)					
9994 glass: Same as 04, with i89 coating on interior surface					

VS Technical Information							
Glass	04	05	06**	08	10	9993	9994
Air infiltration/exfiltration* [max. @ 75 Pa (1.57 lbs/ft ²) differential pressure]							
l/s/m ²	0.2	0.5	0.4	0.2	0.3	0.5	0.2
cfm/ft ²	0.03	0.09	0.07	0.03	0.06	0.09	0.03
Water resistance @ 3.4 L/m ² /min (5 USgal/ft ² /hr) * [max. tested differential pressure with no leakage]							
Pascals	720	720	720	720	720	720	720
lbs/ft ²	15	15	15	15	15	15	15
Thermal performance (Certified, complete unit values)							
VELUX Glass Skylights are rated at 20° slope and labeled with NFRC-certified U-Factor, SHGC, and VT ratings listed in the NFRC Certified Products Directory							
U-Factor	0.42	0.43	0.40	0.42	0.41	0.38	0.37
SHGC	0.23	0.23	0.23	0.22	0.23	0.23	0.23
VT	0.53	0.54	0.52	0.39	0.52	0.52	0.52
UV protection, %							
(300-380 nm)	99.9	95.2	99.9	99.9	99.9	95.3	99.9
Fading protection, % (Krochmann damage function)							
(300-600 nm)	83.1	79.2	84.6	88.4	83.2	81.6	85.1
Structural Performance [Performance Grade or DP] *							
Tested Size	Uplift (lbs/ft ²)						
S06	65	90	65	65	80	90	65
M08	105	120	65	105	85	120	105
C06	n.r.	n.r.	n.r.	n.r.	90	n.r.	n.r.
Tested Size	Download (lbs/ft ²)						
S06	370	300	300	370	860	300	370
M08	440	400	360	440	1090	400	440
C06	n.r.	n.r.	n.r.	n.r.	1200	n.r.	n.r.
* Tested in accordance with AAMA/WDMA/CSA 101/1.S.2/A440-11 (NAFS 2011)							
Structural performance ratings also apply to sizes smaller than the Tested Size VS skylights are WDMA Hallmark certified: Products 426-H-670, -678, -679, -682 (not applicable to copper-clad variants)							
** 06 variant is tested and WDMA Hallmark certified for Wind-borne debris impact, in accordance with ASTM E 1886 and ASTM E 1996. Rated for Wind Zone 3, Missile Level C, Cycle Pressure +50/-50							
04 glass: Tempered over laminated HS (0.030" interlayer)							
05 glass: Tempered over tempered							
06 glass: Tempered over laminated HS (0.090" interlayer)							
08 glass: Same as 04, with white interlayer							
10 glass: Tempered over laminated Tempered (0.030" interlayer)							
9993 glass: Same as 05, with i89 coating on interior surface							
9994 glass: Same as 04, with i89 coating on interior surface							

FS Technical Information							
Glass	04	05	06**	08	10	9993	9994
Air infiltration/exfiltration* [max. @ 75 Pa (1.57 lbs/ft ²) differential pressure]							
l/s/m ²	0.1	0.7	0.1	0.1	0.1	0.7	0.1
cfm/ft ²	0.01	0.14	0.01	0.01	0.01	0.14	0.01
Water resistance @ 3.4 L/m ² /min (5 USgal/ft ² /hr) * [max. tested differential pressure with no leakage]							
Pascals	720	720	720	720	720	720	720
lbs/ft ²	15	15	15	15	15	15	15
Thermal performance (Certified, complete unit values)							
VELUX Glass Skylights are rated at 20° slope and labeled with NFRC-certified U-Factor, SHGC, and VT ratings listed in the NFRC Certified Products Directory							
U-Factor	0.44	0.45	0.42	0.44	0.42	0.39	0.38
SHGC	0.26	0.26	0.26	0.25	0.26	0.26	0.26
VT	0.60	0.61	0.60	0.44	0.60	0.60	0.60
UV protection, %							
(300-380 nm)	99.9	95.2	99.9	99.9	99.9	95.3	99.9
Fading protection, % (Krochmann damage function)							
(300-600 nm)	83.1	79.2	84.6	88.4	83.2	81.6	85.1
Structural Performance [Performance Grade or DP] *							
Tested Size	Uplift (lbs/ft ²)						
S06	70	45	65	70	65	45	70
M08	105	90	120	105	100	90	105
C06	n.r.	n.r.	n.r.	n.r.	65	n.r.	n.r.
Tested Size	Download (lbs/ft ²)						
S06	160	400	300	160	720	400	160
M08	350	400	300	350	1180	400	350
C06	n.r.	n.r.	n.r.	n.r.	1250	n.r.	n.r.
* Tested in accordance with AAMA/WDMA/CSA 101/1.S.2/A440-11 (NAFS 2011)							
Structural performance ratings also apply to sizes smaller than the Tested Size FS skylights are WDMA Hallmark certified: Products 426-H-669, -672, -675, -680 -694 (not applicable to copper-clad variants)							
** 06 variant is tested and WDMA Hallmark certified for Wind-borne debris impact, in accordance with ASTM E 1886 and ASTM E 1996. Rated for Wind Zone 3, Missile Level C, Cycle Pressure +50/-50							
04 glass: Tempered over laminated HS (0.030" interlayer)							
05 glass: Tempered over tempered							
06 glass: Tempered over laminated HS (0.090" interlayer)							
08 glass: Same as 04, with white interlayer							
10 glass: Tempered over laminated Tempered (0.030" interlayer)							
9993 glass: Same as 05, with i89 coating on interior surface							
9994 glass: Same as 04, with i89 coating on interior surface							

VCE /VCS Technical Information					
Glass	04	06**	08	10	9994
Air infiltration/exfiltration* [max. @ 75 Pa (1.57 lbs/ft ²) differential pressure]					
l/s/m ²	0.1	0.1	0.1	<0.1	0.1
cfm/ft ²	0.02	0.01	0.02	<0.01	0.02
Water resistance @ 3.4 L/m ² /min (5 USgal/ft ² /hr) * [max. tested differential pressure with no leakage]					
Pascals	720	720	720	720	720
lbs/ft ²	15	15	15	15	15
Thermal performance (Certified, complete unit values)					
VELUX Glass Skylights are rated at 20° slope and labeled with NFRC-certified U-Factor, SHGC, and VT ratings listed in the NFRC Certified Products Directory					
U-Factor	0.53	0.50	0.53	0.51	0.48
SHGC	0.24	0.24	0.23	0.24	0.23
VT	0.55	0.54	0.40	0.54	0.54
UV protection, %					
(300-380 nm)	99.9	99.9	99.9	99.9	99.9
Fading protection, % (Krochmann damage function)					
(300-600 nm)	83.1	84.6	88.4	83.2	85.1
Structural Performance [Performance Grade or DP] *					
Tested Size	Uplift (lbs/ft ²)				
4646	45	60	45	40	45
2246	n.r.	n.r.	n.r.	65	n.r.
Tested Size	Download (lbs/ft ²)				
4646	230	230	230	620	230
2246	n.r.	n.r.	n.r.	1150	n.r.
* Tested in accordance with AAMA/WDMA/CSA 101/1.S.2/A440-11 (NAFS 2011)					
Structural performance ratings also apply to sizes smaller than the Tested Size VCE and VCS skylights are WDMA Hallmark certified: Products 426-H-695, -696, -697, -698					
** 06 variant is tested and WDMA Hallmark certified for Wind-borne debris impact, in accordance with ASTM E 1886 and ASTM E 1996. Rated for Wind Zone 3, Missile Level C, Cycle Pressure +50/-50					
04 glass: Tempered over laminated HS (0.030" interlayer)					
06 glass: Tempered over laminated HS (0.090" interlayer)					
08 glass: Same as 04, with white interlayer					
10 glass: Tempered over laminated Tempered (0.030" interlayer)					
9994 glass: Same as 04, with i89 coating on interior surface					

Testing data

VCM Technical Information							
Glass	04	05	06**	08	10	9993	9994
Air infiltration/exfiltration* [max. @ 75 Pa (1.57 lbs/ft ²) differential pressure]							
l/s/m ²	0.1	<0.1	0.1	0.1	<0.1	<0.1	0.1
cfm/ft ²	0.02	<0.01	0.01	0.02	<0.01	<0.01	0.02
Water resistance @ 3.4 L/m ² /min (5 USgal/ft ² /hr) * [max. tested differential pressure with no leakage]							
Pascals	720	720	720	720	720	720	720
lbs/ft ²	15	15	15	15	15	15	15
Thermal performance (Certified, complete unit values)							
VELUX Glass Skylights are rated at 20° slope and labeled with NFRC-certified U-Factor, SHGC, and VT ratings listed in the NFRC Certified Products Directory							
U-Factor	0.53	0.53	0.50	0.53	0.51	0.48	0.48
SHGC	0.24	0.24	0.24	0.23	0.24	0.23	0.23
VT	0.55	0.56	0.54	0.40	0.54	0.54	0.54
UV protection, %							
(300-380 nm)	99.9	95.2	99.9	99.9	99.9	95.3	99.9
Fading protection, % (Krochmann damage function)							
(300-600 nm)	83.1	79.2	84.6	88.4	83.2	81.6	85.1
Structural Performance [Performance Grade or DP] *							
Tested Size	Uplift (lbs/ft ²)						
4646	45	30	60	45	40	30	45
2246	n.r.	n.r.	n.r.	n.r.	65	n.r.	n.r.
Tested Size	Download (lbs/ft ²)						
4646	230	230	230	230	620	230	230
2246	n.r.	n.r.	n.r.	n.r.	1150	n.r.	n.r.
* Tested in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS 2011)							
Structural performance ratings also apply to sizes smaller than the Tested Size VCM skylights are WDMA Hallmark certified: Products 426-H-695, -696, -697, -698							
** 06 variant is tested and WDMA Hallmark certified for Wind-borne debris impact, in accordance with ASTM E 1886 and ASTM E 1996. Rated for Wind Zone 3, Missile Level C, Cycle Pressure +50/-50							
04 glass: Tempered over laminated HS (0.030" interlayer)							
05 glass: Tempered over tempered							
06 glass: Tempered over laminated HS (0.090" interlayer)							
08 glass: Same as 04, with white interlayer							
10 glass: Tempered over laminated Tempered (0.030" interlayer)							
9993 glass: Same as 05, with i89 coating on interior surface							
9994 glass: Same as 04, with i89 coating on interior surface							

FCM Technical Information							
Glass	04	05	06**	08	10	9993	9994
Air infiltration/exfiltration* [max. @ 75 Pa (1.57 lbs/ft ²) differential pressure]							
l/s/m ²	0.2	<1	<1	0.2	0.1	<1	0.2
cfm/ft ²	0.03	<0.01	<0.01	0.03	0.01	<0.01	0.03
Water resistance @ 3.4 L/m ² /min (5 USgal/ft ² /hr) * [max. tested differential pressure with no leakage]							
Pascals	720	720	720	720	720	720	720
lbs/ft ²	15	15	15	15	15	15	15
Thermal performance (Certified, complete unit values)							
VELUX Glass Skylights are rated at 20° slope and labeled with NFRC-certified U-Factor, SHGC, and VT ratings listed in the NFRC Certified Products Directory							
U-Factor	0.48	0.49	0.46	0.48	0.47	0.43	0.43
SHGC	0.27	0.27	0.27	0.26	0.27	0.25	0.25
VT	0.63	0.64	0.62	0.46	0.62	0.57	0.57
UV protection, %							
(300-380 nm)	99.9	95.2	99.9	99.9	99.9	95.3	99.9
Fading protection, % (Krochmann damage function)							
(300-600 nm)	83.1	79.2	84.6	88.4	83.2	81.6	85.1
Structural Performance [Performance Grade or DP] *							
Tested Size	Uplift (lbs/ft ²)						
4646	120	140	80	120	135	140	120
2270	100	n.r.	n.r.	100	n.r.	n.r.	100
Tested Size	Download (lbs/ft ²)						
4646	250	100	100	250	970	100	250
2270	200	n.r.	n.r.	200	n.r.	n.r.	200
* Tested in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS 2011)							
Structural performance ratings also apply to sizes smaller than the Tested Size FCM skylights are WDMA Hallmark certified: Products 426-H-671, -701, -702, -703							
** 06 variant is tested and WDMA Hallmark certified for Wind-borne debris impact, in accordance with ASTM E 1886 and ASTM E 1996. Rated for Wind Zone 3, Missile Level C, Cycle Pressure +50/-50							
04 glass: Tempered over laminated HS (0.030" interlayer)							
05 glass: Tempered over tempered							
06 glass: Tempered over laminated HS (0.090" interlayer)							
08 glass: Same as 04, with white interlayer							
10 glass: Tempered over laminated Tempered (0.030" interlayer)							
9993 glass: Same as 05, with i89 coating on interior surface							
9994 glass: Same as 04, with i89 coating on interior surface							
Note: The FCM 4646 0007 (or smaller) is the only VELUX skylight qualified for use in the Florida HVHZ (High Velocity Hurricane Zone). See Miami-Dade NOA No. 12-0223.14							

QPF Technical Information							
Glass	04	05	06**	08	9993	9994	
Air infiltration/exfiltration* [max. @ 75 Pa (1.57 lbs/ft ²) differential pressure]							
l/s/m ²	0.5	0.3	0.4	0.5	0.3	0.5	
cfm/ft ²	0.09	0.06	0.08	0.09	0.06	0.09	
Water resistance @ 3.4 L/m ² /min (5 USgal/ft ² /hr) * [max. tested differential pressure with no leakage]							
Pascals	580	720	720	580	720	580	
lbs/ft ²	12	15	15	12	15	12	
Thermal performance (Certified, complete unit values)							
VELUX Glass Skylights are rated at 20° slope and labeled with NFRC-certified U-Factor, SHGC, and VT ratings listed in the NFRC Certified Products Directory							
U-Factor	0.44	0.45	0.42	0.44	0.40	0.39	
SHGC	0.24	0.24	0.24	0.24	0.24	0.24	
VT	0.56	0.57	0.55	0.41	0.55	0.55	
UV protection, %							
(300-380 nm)	99.9	95.2	99.9	99.9	95.3	99.9	
Fading protection, % (Krochmann damage function)							
(300-600 nm)	83.1	79.2	84.6	88.4	81.6	85.1	
Structural Performance [Performance Grade or DP] *							
Tested Size	Uplift (lbs/ft ²)						
4646	80	80	100	80	80	80	
Tested Size	Download (lbs/ft ²)						
4646	320	300	300	320	300	320	
* Tested in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS 2011)							
Structural performance ratings also apply to sizes smaller than the Tested Size QPF skylights are WDMA Hallmark certified: Products 426-H-677, -699, -700							
** 06 variant is tested and WDMA Hallmark certified for Wind-borne debris impact, in accordance with ASTM E 1886 and ASTM E 1996. Rated for Wind Zone 3, Missile Level C, Cycle Pressure +50/-50							
04 glass: Tempered over laminated HS (0.030" interlayer)							
05 glass: Tempered over tempered							
06 glass: Tempered over laminated HS (0.090" interlayer)							
08 glass: Same as 04, with white interlayer							
9993 glass: Same as 05, with i89 coating on interior surface							
9994 glass: Same as 04, with i89 coating on interior surface							

SUN TUNNEL™ skylights Technical Information*							
Model	TLR	TSR	TCR	TGF	TGR	TMF	TMR
Air infiltration/exfiltration* [max. @ 75 Pa (1.57 lbs/ft ²) differential pressure]							
l/s/m ²	0.2 (Fixed)	0.3 (A3)	0.5 (A3)	0.2 (Fixed)			
cfm/ft ²	.03	.05	.09	.04			
Water resistance @ 3.4 L/m ² /min (5 USgal/ft ² /hr) * [max. tested differential pressure with no leakage]							
Pascals (Pa)	720	720	720	720			
lbs/ft ² (psf)	15	15	15	15			
Thermal performance (Certified, complete unit values)							
VELUX SUN TUNNEL™ skylights are labeled with certified U-Factor (with insulation at ceiling), and SHGC ratings, as listed in the NFRC Certified Products Directory							
U-factor: Btu/[hr*ft ² *F°] and (W/[m ² *K°])							
Base Model	.61 (3.46)	.38 (2.16)	n.r.	.50 (2.84)	n.r.	.50 (2.84)	n.r.
w/ Energy kits	n.r.	n.r.	.38 (2.16)	.37 (2.10)	.38 (2.16)	.37 (2.10)	.38 (2.16)
SHGC: US and (Canadian) ratings shown for models with E0 and (E1) energy kits							
Base model	.44	.37	n.r.	.21	n.r.	.21	n.r.
w/ Energy kits	n.r.	n.r.	.25 (0.36)	n.r. (0.21)	.25 (0.37)	n.r. (0.21)	.25 (0.37)
Structural Performance *-Performance Grades or DP in psf: NAFS-11 (NAFS-08) [Note: 1 psf = 47.88 Pa]							
Dome Type:**	Uplift (negative)						
Acrylic or Polycarbonate	NA	240 (155) Acrylic only	165 (125)	125 (90)			
Temp. Glass	n.r. (170)	NA					
Dome Type:**	Download (positive)						
Acrylic or Polycarbonate	NA	400 (250) Acrylic only	300 (200)	300 (200)			
Temp. Glass	n.r. (250)	NA					
* Tested in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS 2011). VELUX SUN TUNNEL™ skylights are WDMA Hallmark certified as indicated above and below (See www.wdma.com, Hallmark Nos. 426-H-626, -693, -705, -706)							
** Products with Polycarbonate domes are tested for Wind-borne debris impact and pressure cycling in accordance with ASTM E 1886-05 and ASTM E 1996-05. Rated for Wind Zone 3, Missile Level C, Cycle Pressure +50/-50							

NOTICE: ALL GLASS MAY BE SUBJECT TO UNEXPECTED AND SPONTANEOUS BREAKAGE in rare circumstances due to imperfections in the glass that are undetectable during the manufacturing and inspection process by the manufacturer of the glass and VELUX.

VELUX America Inc. offers the choice of laminated or tempered glass skylights. Miami-Dade glass, impact glass and comfortplus glass are all types of laminated glass. Comfort glass is a type of tempered glass. Laminated glass is a combination of two or more glass sheets with one or more interlayers of plastic (PVB). In case of breakage, the interlayer is designed to hold the fragments together. Tempered glass does not contain an interlayer to hold the fragments together. Instead, tempered glass is designed to break into small, pebble-like pieces. When tempered glass breaks, pieces of glass come loose and may strike an individual.

CONSULT LOCAL REGULATIONS AND/OR BUILDING MATERIAL CONSULTANTS TO DETERMINE WHICH TYPE OF GLASS IS RIGHT FOR YOU OR IF LAMINATED GLASS OR GLASS RETENTION SCREENING IS REQUIRED IN YOUR APPLICATION.

Testing data notes

- Production samples structurally tested and labeled in accordance with one or more of: AAMA/WDMA/CSA 101/I.S.2/A440, TAS201, 202, and 203; OSHA regulations; various ASTM methods.
- Thermal and optical performance data are determined for skylights at 20 degree slope, and verified in accordance with NFRC procedures (where applicable) by accredited entities. Most VELUX products are listed in the NFRC Certified Products Directory, and carry appropriate labels in accordance with NFRC's certification program. NFRC ID: VEL-N-xxx
- Most variants have achieved WDMA Hallmark certification under No. 426-H, and/or recognition under Uniform-ES report #ER 0199 (IAPMO-ES). In addition, Florida and TDI have listed most variants in their product evaluation/approval systems, and the FCM 07 is covered by Miami-Dade NOA #12-0233.14.

VELUX America Inc.
450 Old Brickyard Road
PO Box 5001
Greenwood, SC 29648-5001
Tel 1-800-888-3589
Fax 1-864-943-2631
veluxusa.com whyskylights.com



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The VELUX Group creates better living environments with daylight and fresh air through the roof. The VELUX product program contains a wide range of roof windows and skylights, along with solutions for flat roofs. The Group also supplies many types of decoration and sun screening, roller shutters, installation products, products for remote control for installation in roofs. The VELUX Group, which has manufacturing companies in 11 countries and sales companies in just under 40 countries, represents one of the strongest brands in the global building materials sector and its products are sold in most parts of the world. The VELUX Group has about 10,000 employees and is owned by VKR Holding A/S, a limited company wholly owned by foundations and family. For more details, visit www.velux.com.

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATION OF EXISTING HOUSE, INCLUDING REPLACEMENT OF WINDOWS, DOORS, AND SKYLIGHTS. NEW REAR ADDITION AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC ADDITION.

FOR- #732 POORHOUSE LANE

Applicant – K2M Design

Application #H15-01-1813

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1020176 Parcel ID: 00019490-000000

Ownership Details

Mailing Address:
BAYNE STEPHEN
1540 NEWPORT CREEK DR
ANN ARBOR, MI 48103-2200

All Owners:
BAYNE STEPHEN, GRAYDEN SHARON H/W

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 732 POORHOUSE LN KEY WEST
Legal Description: KW PT OF TR 5 G21-53 OR335-275/76 OR353-54/55 OR1166-564D/C OR1802-521/23P/R OR2068-1070/84 OR2170-1583 OR2610-2458/59C/T OR2626-1937C/T OR2639-75/77

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	24	100	2,400.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1080
Year Built: 1948

Building 1 Details

Building Type R1
Effective Age 23
Year Built 1948
Functional Obs 0

Condition A
Perimeter 158
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 30
Grnd Floor Area 1,080

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

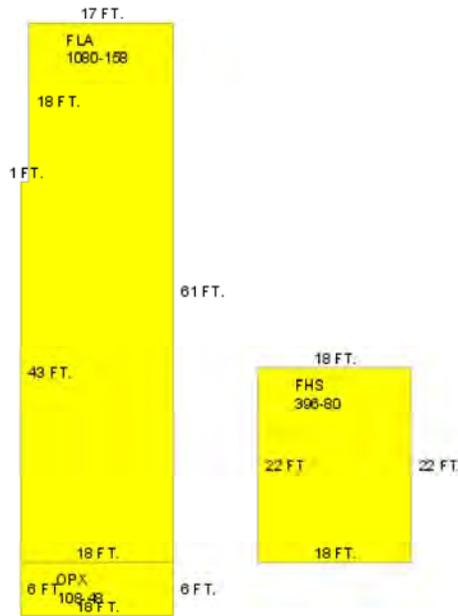
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1948	N N	0.00	0.00	1,080
2	OPX		1	1948		0.00	0.00	108
3	FHS	12:ABOVE AVERAGE WOOD	1	1948	N N	0.00	0.00	396

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	444 SF	0	0	1959	1960	1	50
2	FN2:FENCES	72 SF	12	6	1994	1995	5	30
3	AC2:WALL AIR COND	1 UT	0	0	1959	1960	1	20

Appraiser Notes

PER CITY OF KEY WEST RESOLUTION NO 98-179 THE LANE'S NAME HAS BEEN CHANGED FROM PETRONIA LANE TO POORHOUSE LANE

2002 CUT OUT DONE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 9801382	04/30/1998	12/31/1998	150	Residential	RUN LINE FOR WINDOW AC
2 06-1207	03/13/2006	07/27/2006	25,000	Residential	HURRICANE DAMAGE - REPLACE WALLS, CEILING, FLOORING, & PAINT.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	109,319	1,514	335,794	446,627	446,627	0	446,627
2013	112,443	1,514	381,484	495,441	495,441	0	495,441
2012	114,004	1,536	346,309	461,849	459,495	0	461,849
2011	114,004	1,564	302,155	417,723	417,723	0	417,723
2010	144,754	1,586	250,950	397,290	397,290	0	397,290
2009	162,857	1,608	381,444	545,909	545,909	0	545,909
2008	149,774	1,636	422,800	574,210	574,210	0	574,210
2007	212,093	1,658	322,536	536,287	536,287	0	536,287
2006	339,461	1,385	229,520	570,366	570,366	0	570,366
2005	339,461	1,395	181,200	522,056	522,056	0	522,056
2004	193,022	1,402	169,120	363,544	103,050	25,000	78,050
2003	185,873	1,410	84,560	271,843	101,129	25,000	76,129
2002	199,349	1,420	56,776	257,545	98,759	25,000	73,759
2001	158,940	1,428	56,776	217,144	97,204	25,500	71,704
2000	152,105	1,856	41,072	195,033	94,373	25,500	68,873
1999	124,262	1,526	41,072	166,860	91,892	25,500	66,392
1998	101,718	952	41,072	143,742	90,445	25,500	64,945
1997	78,341	743	36,240	115,324	88,934	25,500	63,434

1996	50,715	481	36,240	87,436	86,344	25,500	60,844
1995	50,715	481	36,240	87,436	84,239	25,500	58,739
1994	45,355	430	36,240	82,025	82,025	25,500	56,525
1993	37,993	0	36,240	74,233	74,233	25,500	48,733
1992	37,993	0	36,240	74,233	74,233	25,500	48,733
1991	37,993	0	36,240	74,233	74,233	25,500	48,733
1990	29,969	0	28,388	58,358	58,358	25,500	32,858
1989	24,768	0	27,784	52,552	52,552	25,500	27,052
1988	21,722	0	24,160	45,882	45,882	25,500	20,382
1987	21,517	0	13,590	35,107	35,107	25,500	9,607
1986	21,629	0	13,046	34,675	34,675	25,500	9,175
1985	21,140	0	7,800	28,940	28,940	25,500	3,440
1984	19,692	0	7,800	27,492	27,492	25,500	1,992
1983	19,692	0	7,800	27,492	27,492	25,500	1,992
1982	20,108	0	6,744	26,852	26,852	25,500	1,352

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/13/2013	2639 / 75	489,900	WD	12
5/1/2013	2626 / 1937	100	CT	12
1/30/2013	2610 / 2458	100	CT	12

This page has been visited 3,016 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176