

Additional Information on Roof Window Proposal for Application ARCH-0145-2021 (1700 Osos)

Dear Walter,

I am writing this letter to you with the intent to provide more supporting information and boost my chances of having these roof windows approved by the CHC and the SLO City Planning Department. Adding these units to the roof and discarding the existing ones is a high priority for me on this project and I will support my case below on how this will benefit all. I have done a fair amount of research and information gathering that all point to benefits in aesthetics, safety and health, and consistency with SOI standards.



The proposed product is the roof window manufactured by Velux USA, model number GPU MK06 and here is quick overview of the product:

- Exterior color: Dark grey (standard and one choice)
- Interior color: White (standard)
- Materials: Aluminum clad exterior surrounding a wood (pine) frame
- Opening dimensions: 31 1/4" x 46 7/8" (rough opening, finished frame)
- 3" Height profile: Top edge of frame sits 3" above the shingles
- Product data: Velux emergency exit information sheet, see Exhibit B.1
- Approved for egress: See Certification Letter Exhibit B.2
- Cross Section Details: For vertical and horizontal cross section details see Exhibit C.1

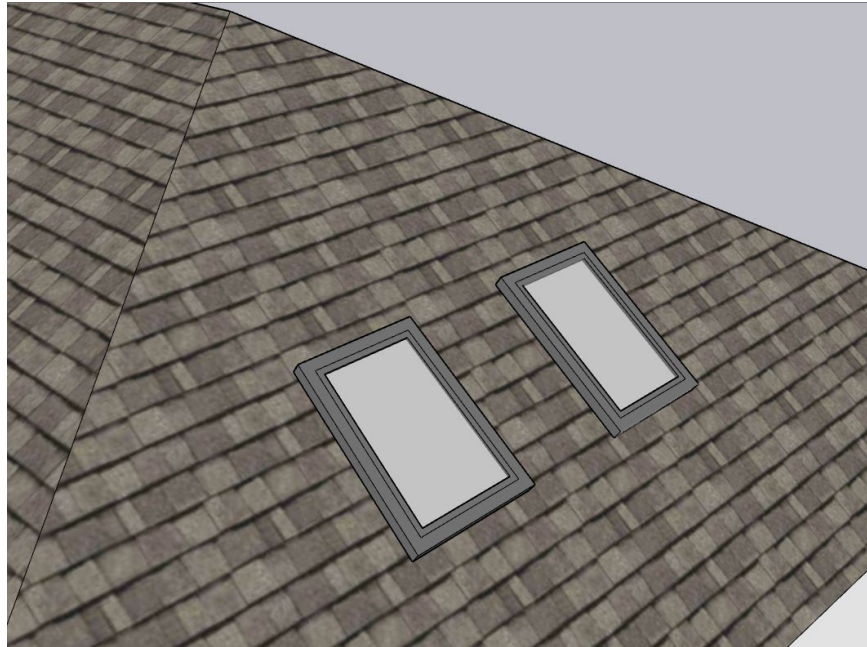
Exterior aesthetics:

These new roof windows will look far better than the ones that are on the roof now. Currently, 1700 Osos Street has three existing skylights, two that are fixed 20" x 20" and one that is 24"H x 48"W (top hinge casement type). All three skylights are of the curb mounted type with a faded white plastic dome on the two square ones. All three frames extend about 9 inches from the roof and the style looks very dated, plus the 24 x 48 one leaks, and all are at their ends of their useful lives. The two skylights located on the north end of the roof (the north attic space) are not centered. When looking at it from the outside, the skylights are left-aligned with the smaller one stacked on top of the larger one. When these skylights were originally installed it does not look like it was done with care or attention to how it would look from the outside.

Existing condition, north end:



The proposed product is a top-hinged roof window manufactured by Velux USA, model number GPU MK06 which is 31 1/4" x 46 7/8" (rough opening, finished frame). These units will look good on the roof as it will be centered on the roof. The color of the exterior frame will blend in with the dark colored shingles to be installed after the roofing permit is approved. Further on appearance, these units will have a 66% lower profile at ~3 inches high. These units actually are set inside the roof, hence "roof window" versus being on top like a curb mounted skylight.



Two new roof windows will replace the existing two on the north end and two new roof windows of all the same type will replace the single square skylight on the south end of the roof.

Since the larger 24" x 48" skylight leaks, replacing it would be consistent with the Secretary of Interior's (SOI) guideline in that it is consistent with the recommendations that:

Protecting a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired.

And SOI is not recommended that:

Leaving a leaking roof unprotected so that accelerated deterioration of historic building materials from the restoration period (such as masonry, wood, plaster, paint, and structural members) results.

By not replacing that old skylight that leaks, further water damage will happen. The new roof windows will provide superior waterproofing and longevity to the historic building. Velux has a 10 year no leak warranty.

Safety and Health:

In terms of safety, the addition of the new roof windows will provide more, by a factor of 4, egress compliant openings, allowing occupants more ways to escape, through the roof, in the event of an emergency. The GPU MK06 models have been certified for being egress compliant by the Window & Door Manufacturers Association. Regarding health and comfort, the new units will provide far more natural light and improved ventilation and access to fresh air. These modern units also provide good energy efficiency qualities.

Recap of key points in favor of new roof windows versus leaving current skylights in place:

- Looks better from the street. The roof windows will be centered and because of the lower profile and color, will blend in better with the new roof. These are high quality units.
- Does not compromise the historical nature of the roof or the building. It can be argued that the current non-original skylights do compromise the look of the building as-is.
- Will stop the accelerated deterioration of the historic building by replacing the leaking, outdated skylight. Velux has a 10 year no leak warranty.
- Adds superior safety benefits by providing more emergency exit points on the 3rd floor.
- More natural light and more fresh air
- Better energy efficiency
- Higher quality living experience for the occupants

To recap, the addition of the Velux GPU MK06 does not harm the historic nature of the building, but rather improves the look and longevity of the building and provides for high quality living for the occupants.

Existing north end of roof, aerial view and view from Osos St:



Left-aligned to rafter that
leads to ridge, not centered

Existing south end of roof, aerial view and view from Osos St:

