

BAR CASE# **BAR2025-00355**

(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

☐ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: _____

Address: _____

City: _____ State: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____

Phone: _____ E-mail: _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☐ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
 - ☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
 - ☐ I, the applicant, or an authorized representative will be present at the public hearing.
 - ☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.
-

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature:  _____

Printed Name: _____

Date: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Date













Printed Name

Signature

Project Team
ARCHITECT Rust Construction 3701B Mount Vernon Ave Alexandria, VA 22305 703-836-6010
CONTRACTOR Rust Construction 3701B Mount Vernon Ave Alexandria, VA 22305 703-836-6010
STRUCTURAL ENGINEER JVN Consulting 2248 Ontario Road, NW Unit 1 Washington, DC 20009 716-508-0162
CIVIL ENGINEER
INTERIORS
LANDSCAPE ARCHITECT

Surface Materials
Brick - Running Ceramic Tile - Size Varies
Block - Running Stone Tile - Size Varies
Parged Concrete Flagstone - Irregular
Shingles/ Shakes Flagstone - Random Rectangular
Metal Roof Wood Floor/ Siding
Slate Roof Stone Veneer

Section Materials
Brick Earth
Poured Concrete Steel
CMU Finish Wood
Rubble Stone Plywood
Fire Brick Dimensional Lumber
Finish Stone/ Slate Wood Blocking

Drawing Symbols	
	
Building Section	DRAWING SHEET
	
Building Elevation	DRAWING SHEET
	
Interior Elevation	RUN RISE
	
Level Elevation: Section/Elevation	Level Elevation: Plan
	
Revision	
	
Window	
	
Door	
	
Structure Member	
Footing	

PROJECT INFORMATION :

INTERIOR RENOVATION OF FIRST FLOOR TO INCLUDE KITCHEN AND POWDER ROOM IN EXISTING TWO-STORY SINGLE-FAMILY ATTACHED TOWNHOUSE DWELLING WITH ATTIC. REPLACE EXISTING REAR PATIO DOOR, REPLACE EXISTING METAL LOW ROOF AND GUTTERS, ADD TWO SKYLIGHTS AND REPLACE EXISTING SKYLIGHT

ADDRESS:229 S. Payne Street
Alexandria, VA 22314

LOCATION:LOT 505 C-D FOUR NO. 1

ZONING:CL

SETBACKS:FRONT: 20' OR BLOCK FACE
SIDE: 1-3; 8' MIN. ONLY FOR INTERIOR END LOTS >25' WIDE
REAR: 1-1; 8'MIN.

LOT AREA:1,785 SF
MIN LOT SIZE: 1,980 SF FOR TOWNHOUSE

ALLOWED:EXISTING:PROPOSED:

BUILDING HEIGHT:35'28'-10 1/4"28'-10 1/4"

OPEN SPACE:35%34.2% (610 SF)34.2% (610 SF)

FLOOR AREA RATIO:1.5 (Townhouse in Old Town).985.985
(1,758 SF/1,785 SF)(1,758 SF/1,785 SF)

PARKING:0 SPACES REQ'D0 SPACES0 SPACES
(Enhanced Transit Area)

17.85" LOT WIDTH
MIN. LOT WIDTH 18' FOR INTERIOR LOT, 26' FOR END LOT

BUILDING AREA:

EXISTING:PROPOSED:

FIRST FLOOR AREA:1,037 SF1,037 SF

SECOND FLOOR AREA:580 SF580 SF

ATTIC FLOOR AREA:449 SF449 SF

TOTAL FLOOR AREA:2,066 SF2,066 SF

AREA EXCLUDED FROM FAR:
STAIRS: 69 SF
LAVATORIES: 103 SF
AREA < 7' HEIGHT: 136 SF

308 SF308 SF

CODE ANALYSIS:

EXISTING:PROPOSED:

RENOVATION LEVEL:LEVEL 2 (32%)

WORK AREA:652 SF

IBC OCCUPANCY CLASSIFICATION:R-3R-3

NFPA 101 OCCUPANCY CLASSIFICATION:1 AND 2 FAMILY DWELLING1 AND 2 FAMILY DWELLING

TYPE OF CONSTRUCTION:III-BIII-B

NUMBER OF STORIES ABOVE GRADE:2 1/22 1/2

HIGH RISE:NO

FULLY SPRINKLERED:NO

FIRE ALARM:NO

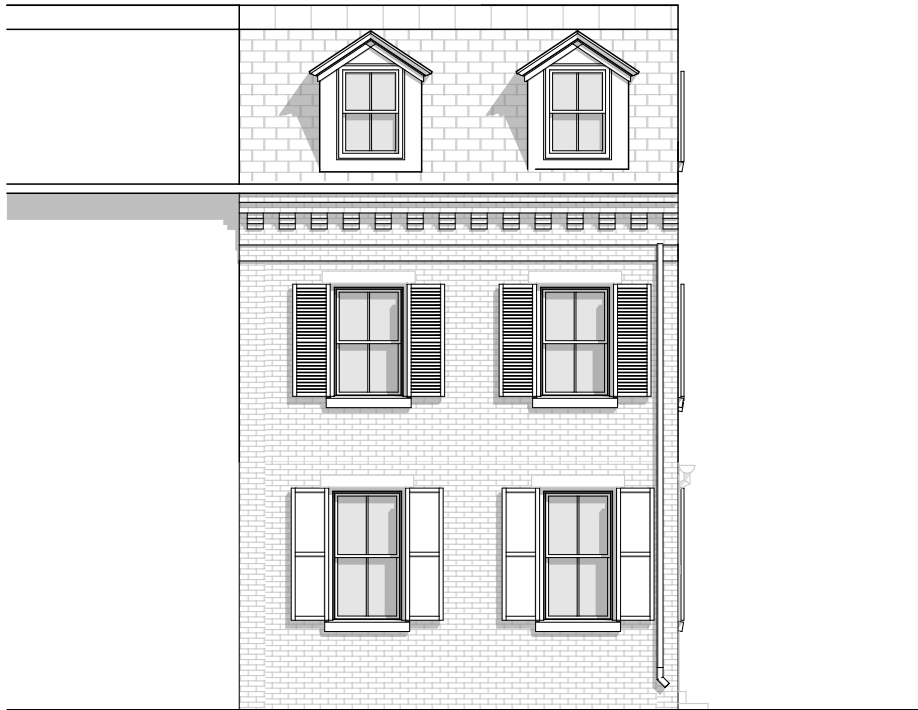
PLANS PREPARED BASED ON THE FOLLOWING CODES:

2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC):

2021 VIRGINIA CONSTRUCTION CODE
2021 VIRGINIA RESIDENTIAL CODE
2021 VIRGINIA ENERGY CONSERVATION CODE
2021 VIRGINIA EXISTING BUILDING CODE

Boswell Residence

229 S. Payne Street
Alexandria VA 22314

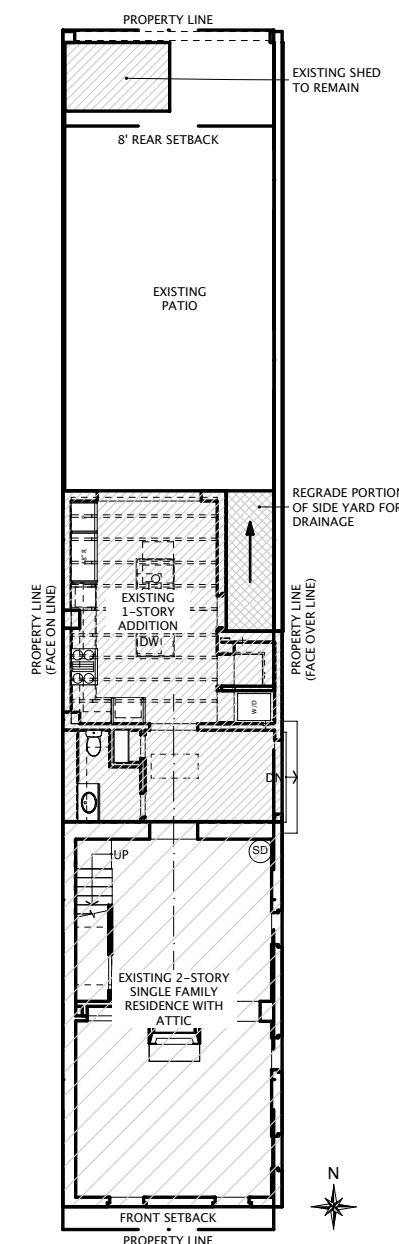
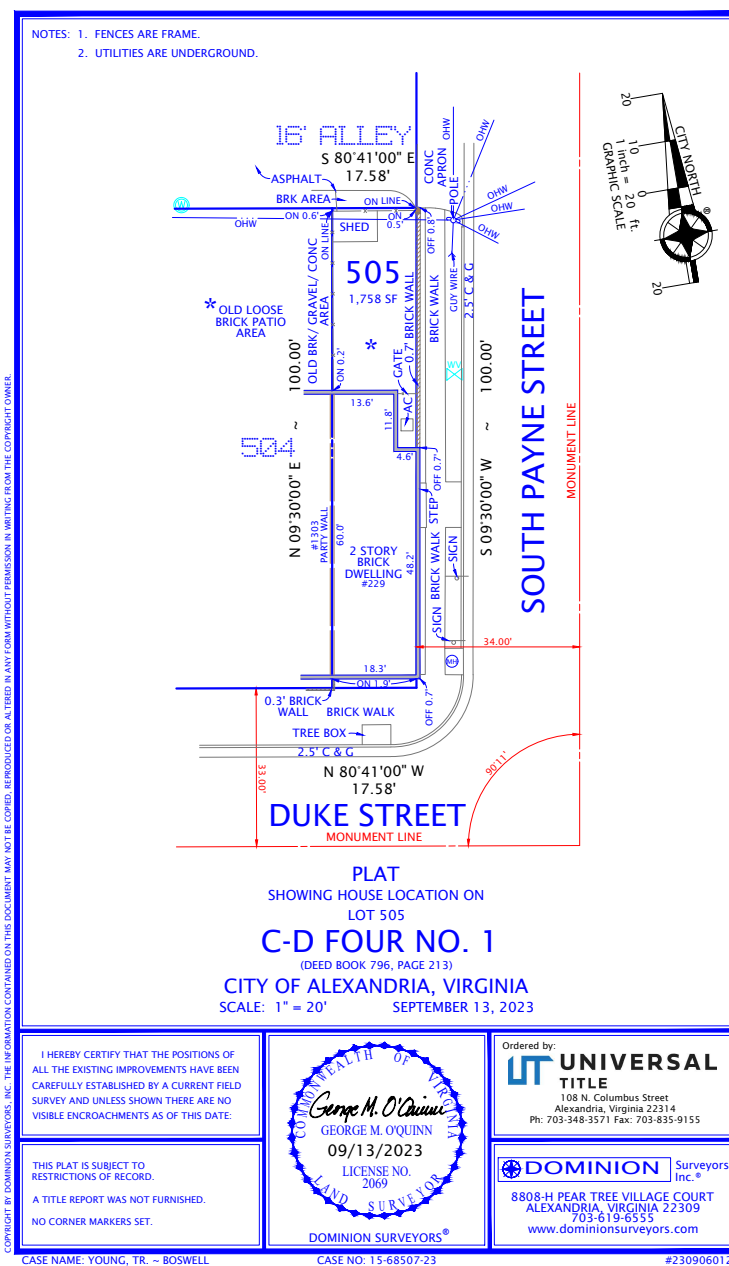


1 Front Elevation
SCALE: 1/8" = 1'-0"

Drawing List
T1 Cover
T2 Site Plan
T3 Project Photos
T4 Product Specifications - Doors
T5 Product Specifications - Roof
T6 Product Specifications - Skylight
D0 First and Second Floor Demolition Plans
D1 Attic and Roof Demolition Plans
A1-0 First and Second Floor Proposed Plans
A1-1 Attic and Roof Proposed Plans
A2-1 Front Existing and Proposed Elevations
A2-2 Right Existing and Proposed Elevations
A2-3 Rear Existing and Proposed Elevations
A2-4 Left Existing and Proposed Elevations



RUST CONSTRUCTION	
3701B Mount Vernon Ave Alexandria, VA 22305 703-836-6010	
Boswell Residence 229 S. Payne Street Alexandria VA 22314	
Cover	
T1	
Date	9/14/25



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CONSTRUCTION

3701B Mount Vernon
Ave
Alexandria, VA 22305
703-836-6010

Boswell Residence
229 S. Payne Street Alexandria VA 22314

Site Plan

T2

Date	9/14/25
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SIDE VIEW – REPLACE LOWER ROOF AND SKYLIGHT, ADD TWO SKYLIGHTS



REAR ELEVATION – REPLACE EXISTING DOORS



FRONT AND SIDE VIEW – REPLACE LOWER ROOF AND SKYLIGHT, ADD TWO SKYLIGHTS



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Project Photos

T3

Date 9/14/25

SWINGING DOORS

Expansive glass areas and meticulously designed and engineered construction.

Available in out-swing and in-swing versions with standard or narrow rails and stiles. Standard doors have a top rail and stiles with face widths of 4 1/4" and a bottom rail that is 7 1/8". Other design options include mid-rail and flat or raised panel doors, fixed or venting sidelites & transoms, and barrier-free Sills (ADA compliant).

FEATURES

- Elegant European-style multipoint lock system with standard stainless steel components for corrosion resistance
- Standard stile and rail construction with a thick skin of Vertical Grain Coastal Douglas Fir over an engineered Coastal Douglas Fir core
- Available with standard 1 3/4" panels or more robust 2 1/4" thick panels
- Our proprietary aluminum storm and screen doors are available in matching AAMA 2605 paint finishes and AAMA 611 anodized finishes



3" Narrow Stile Door

Narrow Stile door options are available for Single Terrace, French Terrace and BiFold doors. These contemporary door panels have minimal stiles and rails for maximum views. The standard panel thickness is 1 3/4", with 2 1/4" wide stiles, a 2 1/2" top rail and a 4 1/4" bottom rail.

2 1/4" Door

Our advanced 2 1/4" panel is engineered for higher performance and a cleaner look. Magnetic strike plates add invisible and automatic security enhancements. True Triple glazing is easily executed giving you better thermal and sound properties. The 2 1/4" non-clad out-swing door moves all the weather gaskets to the door panel for better performance and an even cleaner look.



Creative Union Architects | Riley Stelling Photography

FEATURES & SPECIFICATIONS

Styles

Traditional, French, Cambertop, Quarter Round, Full Radius.

Standard Features

- Natural Douglas Fir interior (no visible finger joints)
- Full Jamb – 6 9/16 (166 mm) construction is an option
- 3 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

Hardware

Multiple hardware type and finish choices are available, see the hardware in section A for more information. Multipoint locking hardware – complete with brass handle set and escutcheon – and dead bolt are standard on all Terrace Doors. Optional keyed alike locks are available. Standard concealed bearing hinges in a variety of finishes are available. Note: French doors with handle activated shoot bolts on inactive panel.

Glazing

LowE Double, LowE Triple, and StormForce™. StormForce is not available on all products. Double or triple glass configurations with 1/2" (13 mm) airspace. With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort. LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

- Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.
- Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)
- Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)
- Square Profile (interior only) – 5/8" (16mm), 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)



Terrace



French Terrace



Half Round Terrace
Available in wood exterior only.



Half Round French Terrace

NOTE: CLAD WOOD DOORS
PROPOSED, LOEWEN OR EQUAL



RUST
CONSTRUCTION

3701B Mount Vernon
Ave
Alexandria, VA 22305
703-836-6010

Boswell Residence
229 S. Payne Street Alexandria VA 22314
Product Specifications – Doors

T4

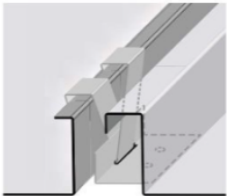
Date	9/14/25

UC-3

Double-Lock Architectural Series



The UC-3 Double-Lock Standing Seam provides the architect with a 1.5" high traditional lock-form standing seam, which is locked in the field by a mechanical seamer.



TECHNICAL INFORMATION

- UL 580 Class 90 rated
- ASTM E283 air infiltration
- ASTM E330-90 structural performance
- ASTM E331 water penetration
- ASTM E1646-95 water penetration
- ASTM E1680-95 air leakage
- ASTM E1592 uniform static air pressure
- UL 263, UL 790 Class A fire rating
- Available for radius applications
- Miami-Dade County approved
- UL 2218 Class 4 hail rating

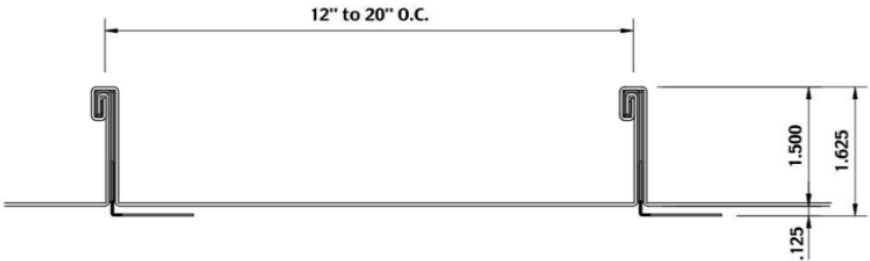
Red Shield Warranty available



The UNA-CLAD™ UC-3 is a Double-Lock Standing Seam roofing system that provides a traditional look and allows mechanical seaming to enhance the architect's design needs—while meeting current wind-load designs for architectural metal roofing. The UC-3 roofing system offers the designer the ability to design or specify various radius roof profiles. Concealed fasteners and patented stainless steel slotted clips allow for expansion and contraction. It is recommended that UC-3

panels be installed over a solid substrate such as plywood and an underlayment of 30# felt. The UC-3 roofing system is available in 22, 24 and 26 gauge painted galvanized steel, .032 and .040 painted or anodized aluminum, and 16 oz. or 20 oz. Architectural Grade Sheet Copper. Heavier gauges, narrower widths and embossing minimize oil canning. Contact UNA-CLAD for radius capabilities.

Note: Oil canning is not a cause for rejection.



Color Selection Guide



STONE WHITE SR	BONE WHITE SR	ALMOND SR	SANDSTONE SR
SLATE GRAY SR	CITYSCAPE SR	CHARCOAL GRAY SR	SIERRA TAN SR
MEDIUM BRONZE SR	SELECTED COLOR DARK BRONZE SR ¹	EXTRA DARK BRONZE	MATTE BLACK SR ¹
BRANDYWINE SR ¹	COLONIAL RED SR	TERRA COTTA SR	MANSARD BROWN SR
REGAL RED SR	AWARD BLUE ★	SKY BLUE SR	ELECTRIC BLUE ★
REGAL BLUE	TEAL	PATINA GREEN SR	DARK IVY SR ²
SHERWOOD GREEN SR	HARTFORD GREEN	HEMLOCK GREEN SR	TROPICAL PATINA SR
SILVER METALLIC SR ★	CLASSIC COPPER SR ★	CHAMPAGNE METALLIC SR ★	

★ = Premium Color
SR = Solar-Reflectant color, with KYNAR finish have Reflectivity of at least 0.25
SR¹ values qualify in steel only
SR² values qualify in aluminum only

For a true color representation, please call or write for actual metal sample(s).
Protective film must be removed immediately after installation. Oil canning is not a cause for rejection.



RUST CONSTRUCTION

3701B Mount Vernon Ave
Alexandria, VA 22305
703-836-6010

Boswell Residence
229 S. Payne Street Alexandria VA 22314

Product Specifications – Roof

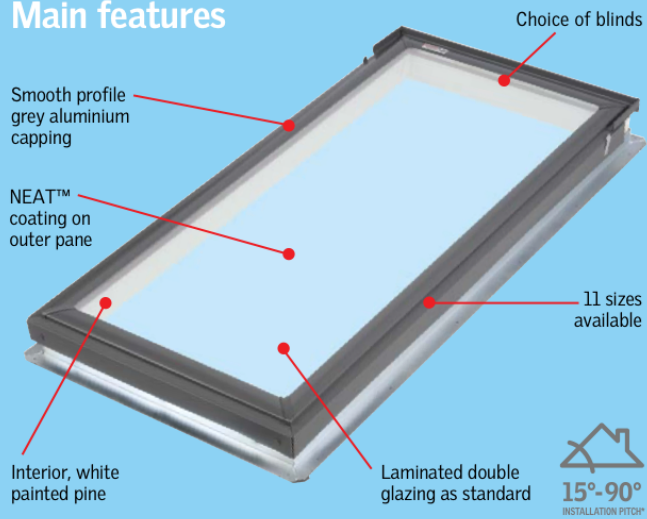
T5

Date 9/14/25

NOTE: STANDING SEAM ROOF
PROPOSED, UNA-CLAD OR EQUAL

FS Fixed Skylight Pitched Roof

Main features

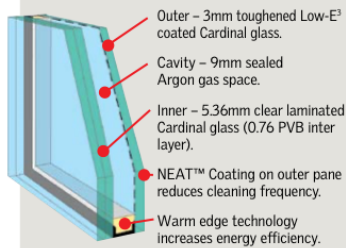


Construction

Quality frame made from Ponderosa pine. Factory treated with a base preservative to reduce mould and mildew. Further treated with a coat of white paint for clean interior finish. The FS Skylight provides a cost effective solution for creating light-filled rooms where adequate ventilation already exists. Energy efficient glazing and the use of blinds ensures heat transference is minimised.



High Performance Double Glazing



Benefits:

- Radiant heat block: Complete window Glass only **approx 75%**
- UV Harmful rays block **approx 70%**
- WERS rating **approx 99%**
- Double layer of Low-E³ coating.
- 10 year warranty on insulated glass seal.
- Reduced cleaning frequency.

Australian Standard AS1288

Laminated glass (standard with FS) must be used for skylights installed 3m or more above floor level.

NEAT™ Photocatalytic Coating

- Silicone Dioxide/Titanium Dioxide coating reacts with the sun's UV rays to decompose surface organic dirt before rinsing away with the next shower of rain, thereby reducing cleaning frequency.
- The coating also makes the glass surface smoother, so water disperses evenly, sheets off, and evaporates quickly; thereby minimising water spotting on the pane.

* For roofs below 15° pitch, skylights need to be raised to 15° and custom flashed. VELUX can assist with technical advice and drawings. (NB: build-up not recommended in Bushfire areas.)

10 YEAR WARRANTY
on skylights,
flashings and glazing

3 YEAR WARRANTY
on blinds
and accessories

FS technical performance

Code Mark is a voluntary certification scheme owned by the Commonwealth of Australia that provides legally binding evidence of compliance to the National Construction Code of Australia. One certificate replaces dozens of technical papers.



Australian Standards

VELUX Skylights are tested and approved to the appropriate Australian Standards.

AS4285 SKYLIGHT- Cyclonic and Non-Cyclonic Tests*

Pressure Rating -2.4kPa

AS1288 OVERHEAD GLAZING Laminated inner pane

AS3959 BUSHFIRE Attack Level 40^

NCC BOUNDARY SEPARATION† Class 1 and Class 10 buildings: Within 900mm of a boundary wall Class 2 to Class 9 buildings: 3 metres from a boundary wall^^

VELUX Skylights are deemed non-combustible by CSIRO and thereby comply with NCC boundary separation requirements.

BASIX Selection Guide Timber, Low-E, Double glazed, Argon filled

† CSIRO assessment report available on request. VELUX recommends consultation with relevant authority before work commences.

^^ Roof pitch 18°-75°. Skylight only. Custom-made flashing required. ^ Skylight cannot be closer than 3m unless the boundary is adjoining a road or public place. Consult NCC for further details.

‡ Not certified for NT DTCM.

Hailstone Test

VELUX Simulated Tests ††ASTM E822-2009.

†† ASTM E822-2009 standard practice for determining resistance of Solar Collector Covers to Hail impact with propelled ice balls.

Energy rating

FS Skylights have been energy rated in accordance with the Skylight Energy Rating Scheme (WERS).

★★★★★ Maximum 5 stars Summer Ratings

5 out of 5 stars for Winter Rating.
5 out of 5 stars for Cool Daylight in Summer.

Technical Values

U-value (W/m²K)

Complete skylight	2.60
Glass only	1.93

Solar Heat Gain Co-efficient

Complete skylight	0.24
Glass only	0.28

Visible Light Transmittance

Complete skylight	0.55
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Luminous Efficacy (Ke = VT/SHGC)

Complete skylight	2.29
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Acoustic performance

Complete skylight	32dB#
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Figures generated by AFRC accredited simulators. Figures based on complete skylight; nominal size 1140mm (W) x 1180mm (H).
Based on Rw value tested to AS1276.1.

FS Fixed Skylight Pitched Roof

Choice of blinds



Honeycomb blinds

- Adds a decorative effect.
- Colour: White on both sides.
- Materials: Double layered pleats (polyester) form a 'honeycomb' structure. Inner faces of honeycomb structure have aluminium coating. White powder-coated aluminium side channels and top cover.
- Provides near total light reduction.
- Reduce heat by approx 70%.†
- Easy to install.

Solar

- Built-in solar panel charges concealed battery pack.
- Operated by wireless wall-mounted keypad (provided).

Manual

- Requires rod control (ZXT 200) for out-of-reach situations.

Blinds and control rods sold separately.



Blockout blinds

- Colour: White on internal side. Silver coating on external side.
- Materials: Light-tight polyester with heat resistant coating. White powder-coated aluminium side channels and top cover.
- Provides near total light reduction.
- Reduce heat by approx 40%.†
- Easy to install.

Solar

- Built-in solar panel charges concealed battery pack.
- Operated by wireless wall-mounted keypad (provided).

Choice of flashing

EDW flashing



EDW flashing is used for skylights installed into tiled roofs and low profiled metal roofs (such as corrugated iron and spandek – not suitable for metal profiles such as Klip-Lok, Trimdek).



EDL flashing



EDL flashing is used for skylights installed into slate or shingle roofs – typically 4-8mm thick. 'L' shaped sections are provided that act as soaker pieces on either side of the skylight.



EKW combination flashing



Designed for installing multiple skylights side-by-side or above-below. Skylights must be spaced 100mm apart. EKW suitable for same roofs as EDW flashing.



NB: For roofs below 15° pitch, skylights need to be raised to 15° and custom flashed. VELUX can assist with technical advice and drawings. (NB: build-up not recommended in Bushfire areas.)

NB: VELUX blinds and flashings do not fit older VELUX products. Contact VELUX to check availability of suitable blinds and flashings.

FS – frame and glazing dimensions

Profile height above batten 100mm

Product/size code ▶	C01	C04	C06	C08	C12	M02	M04	M06	M08	S01	S06
Overall frame size wxh – mm	550x700	550x980	550x1180	550x1400	550x1800	780x780	780x980	780x1180	780x1400	1140x700	1140x1180
Internal glass size wxh – mm	462x611	462x891	462x1091	462x1311	462x1713	692x691	692x891	692x1091	692x1311	1052x611	1052x1091
Daylight area (M²)	0.28	0.41	0.50	0.61	0.79	0.48	0.62	0.75	0.91	0.64	1.15
Weight in kg ‡	14.9	18.9	22.1	25.3	37.3	21.5	24.8	29.1	33.3	26.7	39.4

Skylights can only be installed as per orientation depicted above.

‡ Weight includes flashing.

† Based on VELUX internal testing with 3076 model Roof Window.

NOTE: FIXED OR VENTING
SKYLIGHT PROPOSED, VELUX
OR EQUAL



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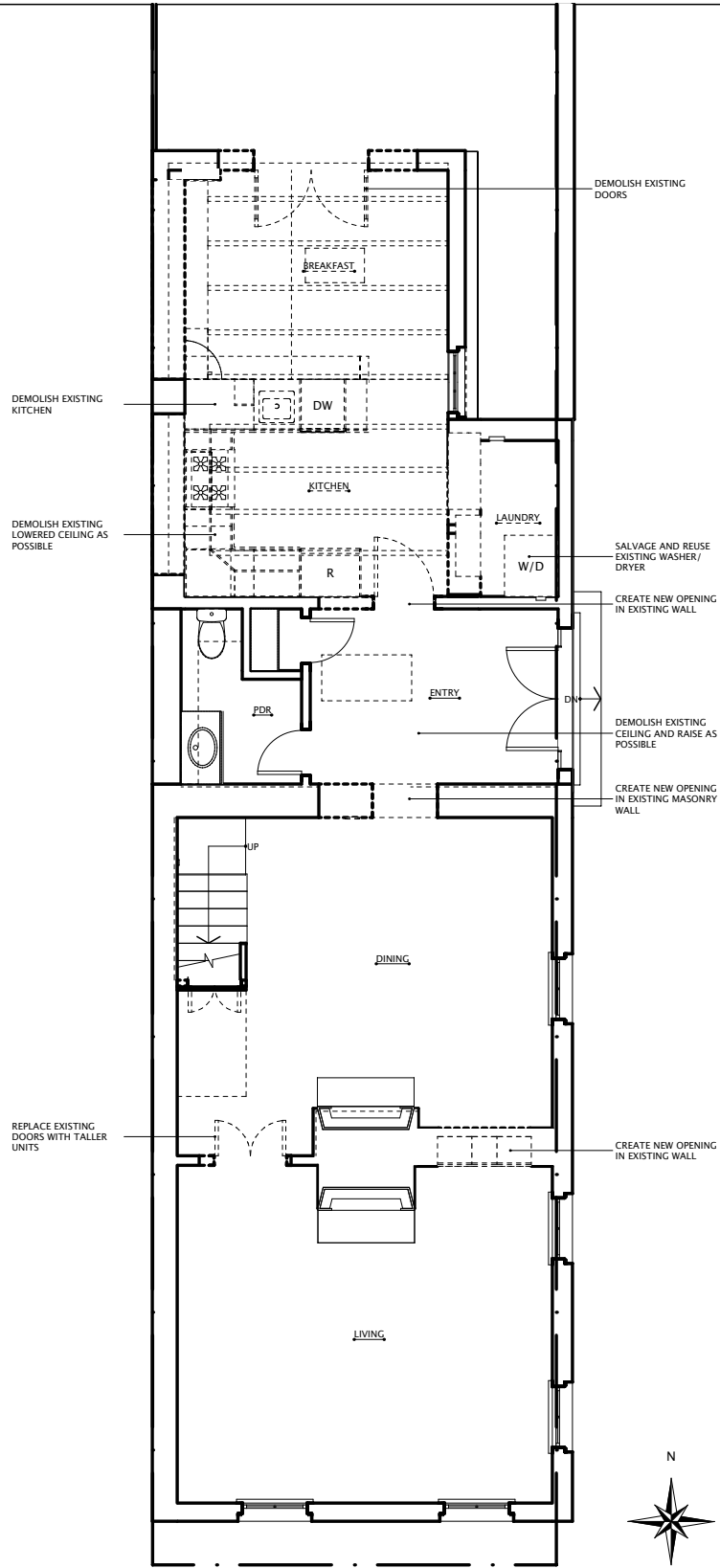
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First and Second Floor Demolition Plans

D0

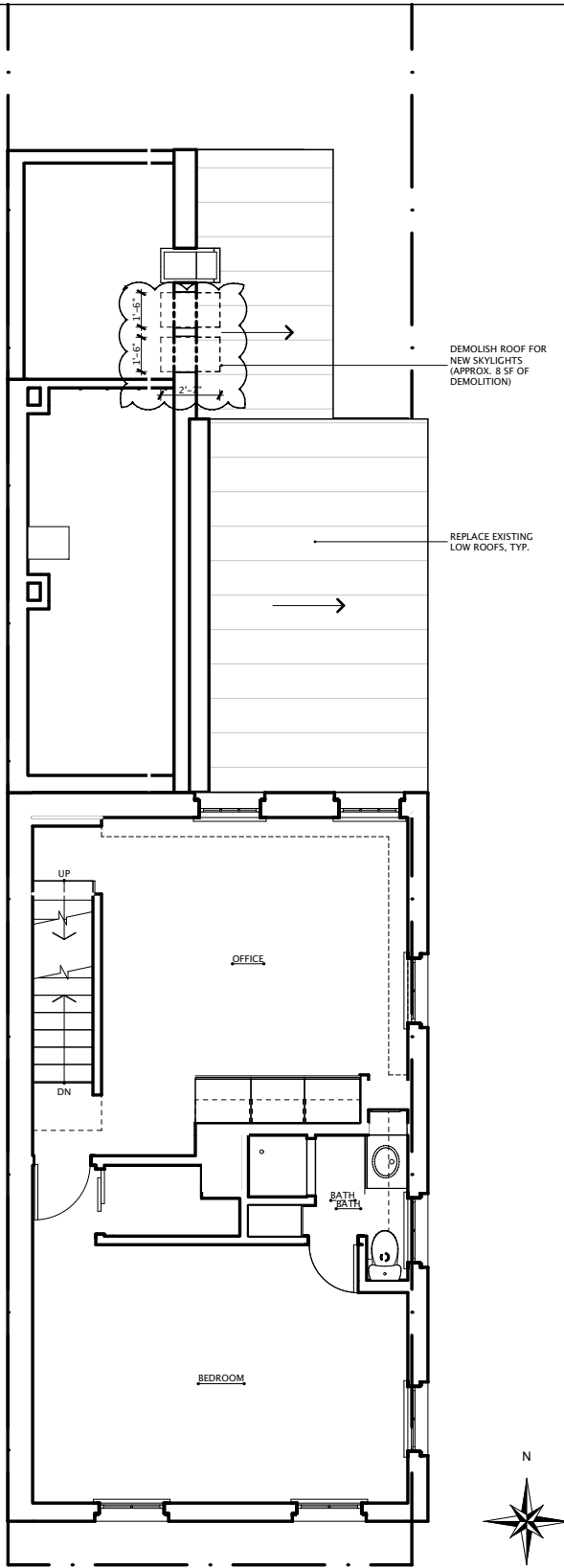
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1

First Floor Demolition Plan
SCALE: 1/8" = 1'-0"



2

Second Floor Demolition Plan - NO WORK THIS LEVEL
SCALE: 1/8" = 1'-0"

- ===== DENOTES EXISTING WALLS
- ===== DENOTES PROPOSED WALLS
- DENOTES WALLS TO BE DEMOLISHED



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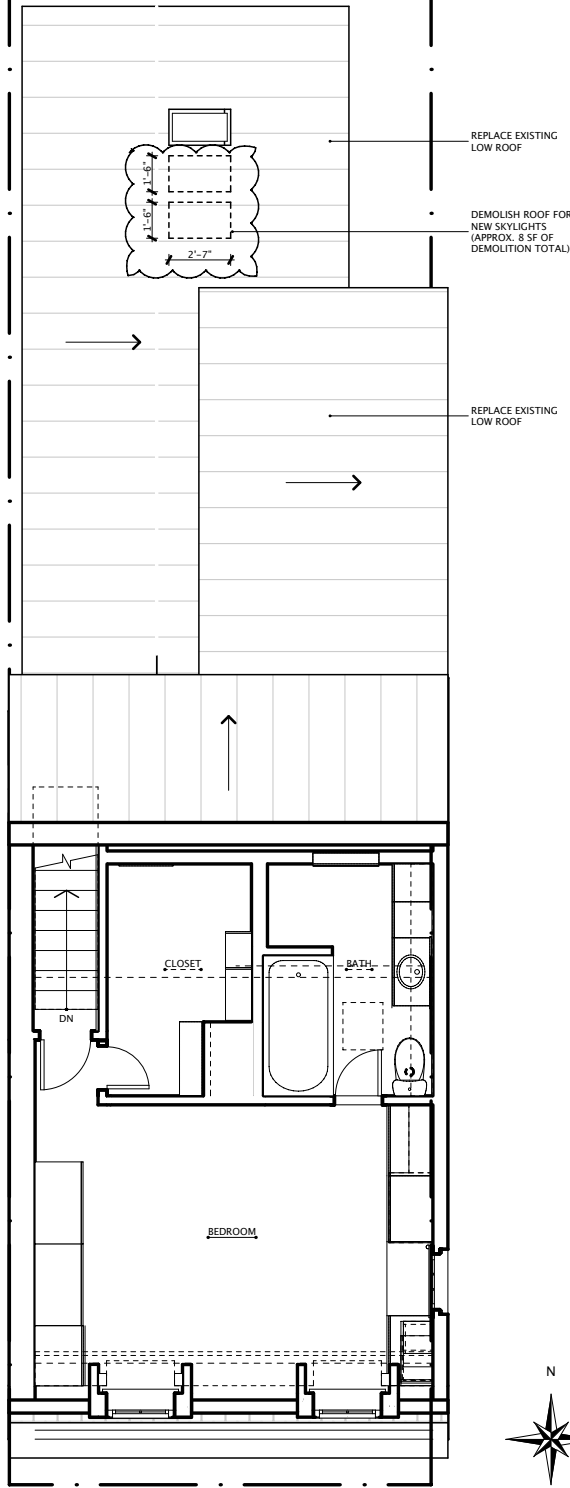
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Attic and Roof Demolition Plans

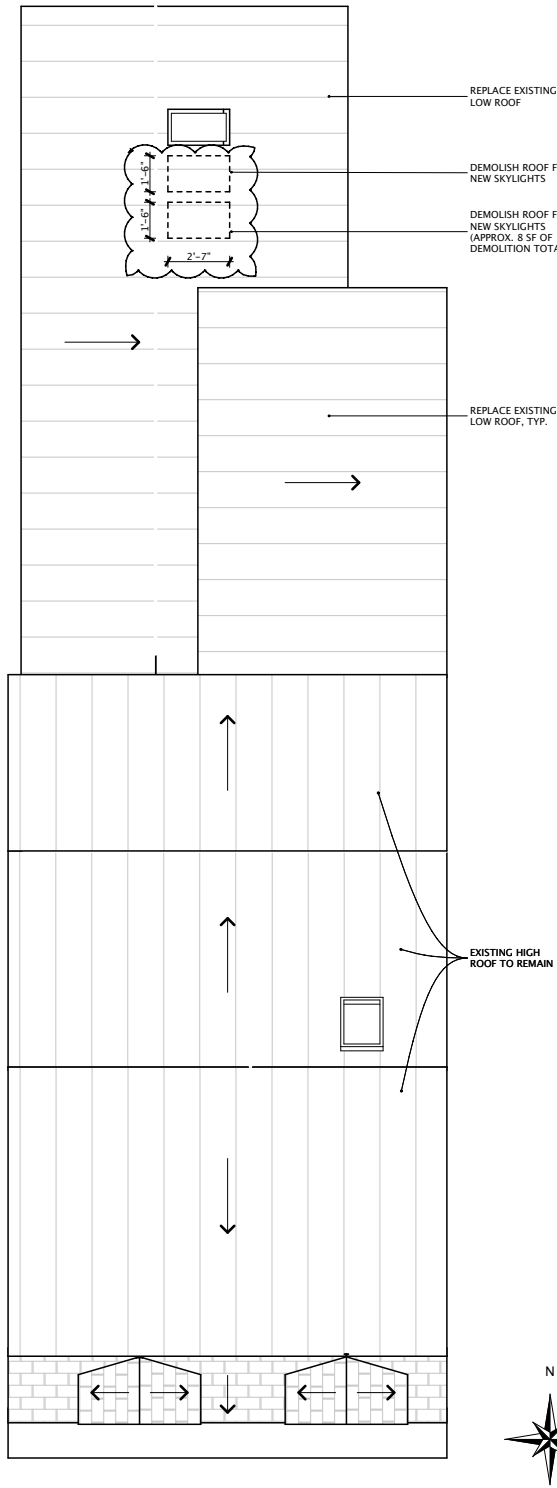
D1

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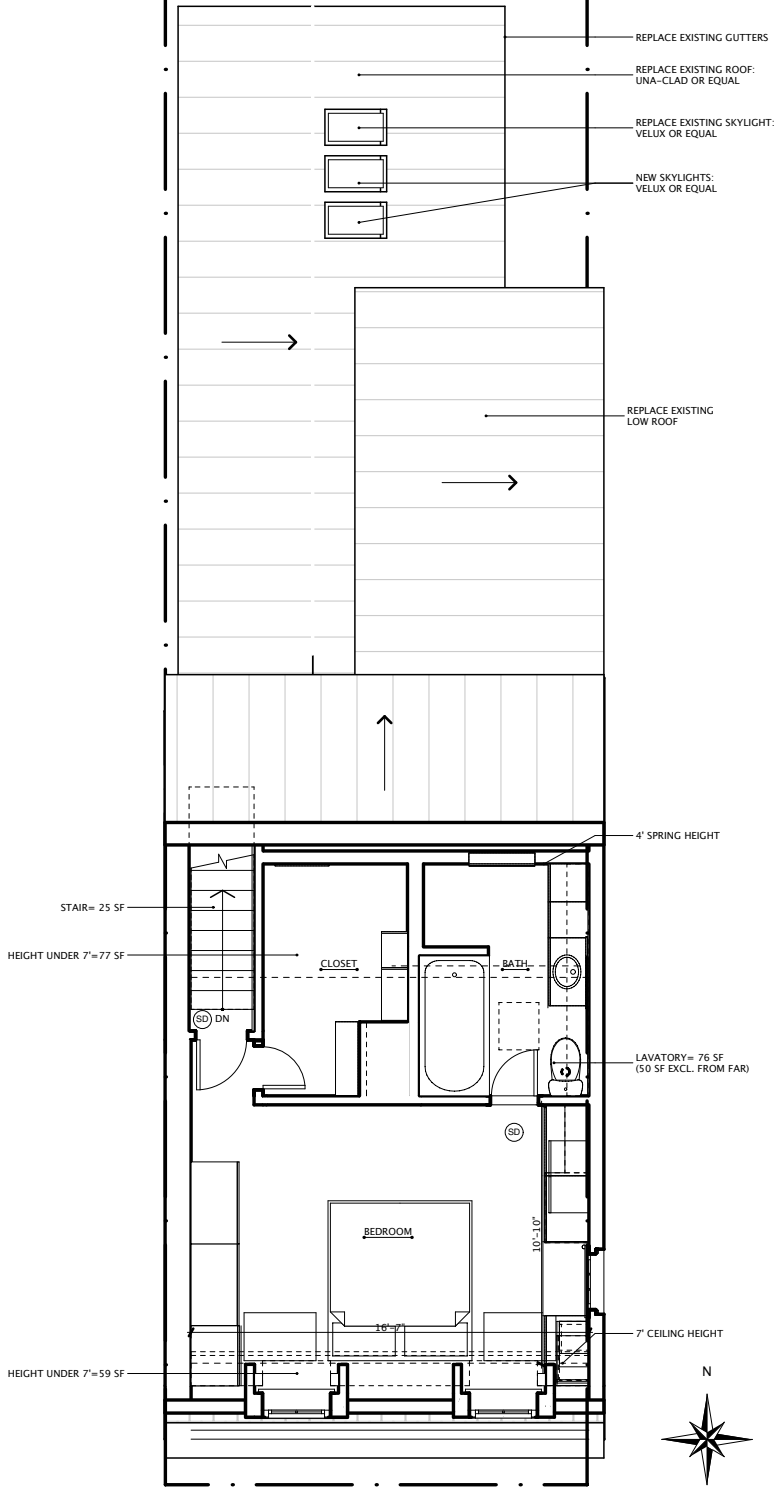


1 Attic Demolition Plan – NO WORK THIS LEVEL
SCALE: 1/8" = 1'-0"

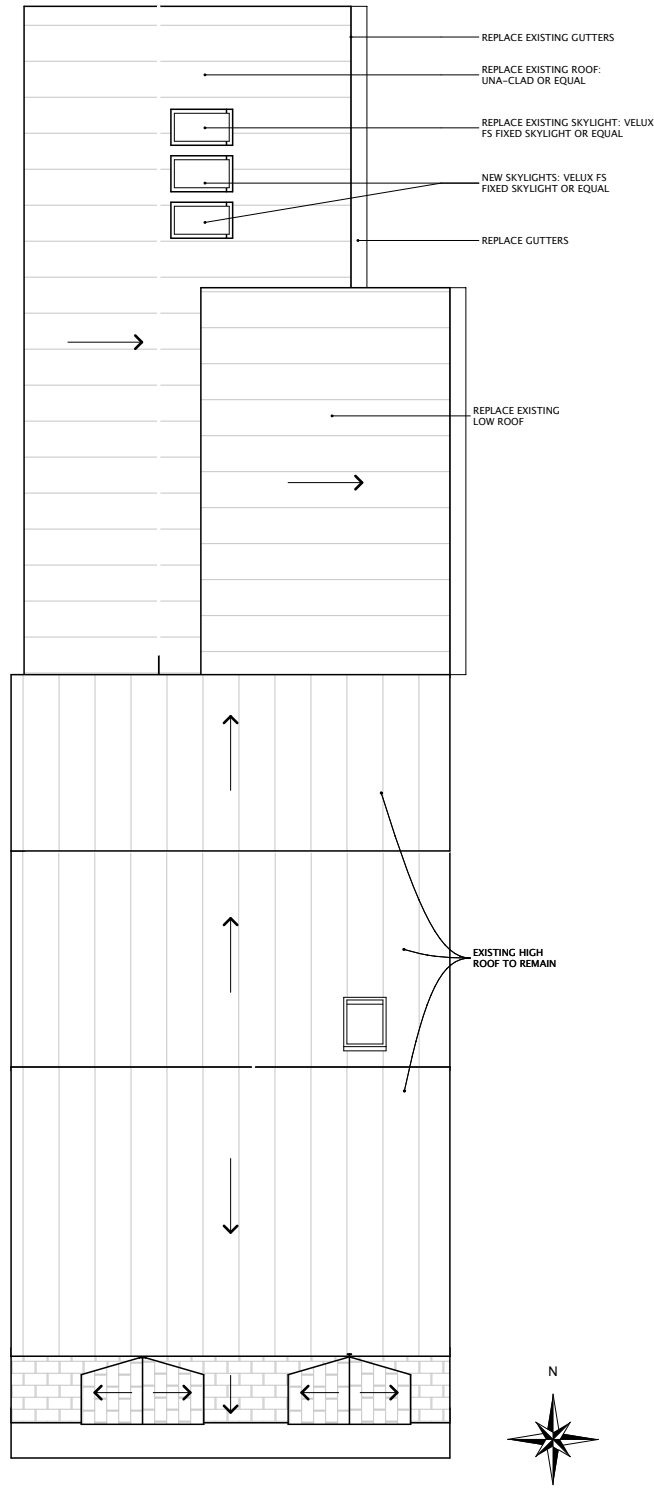


2 Roof Demolition Plan
SCALE: 1/8" = 1'-0"

- DENOTES EXISTING WALLS
- DENOTES PROPOSED WALLS
- DENOTES WALLS TO BE DEMOLISHED



1 Attic Plan - NO WORK THIS LEVEL
SCALE: 1/8" = 1'-0"



2 Roof Plan
SCALE: 1/8" = 1'-0"

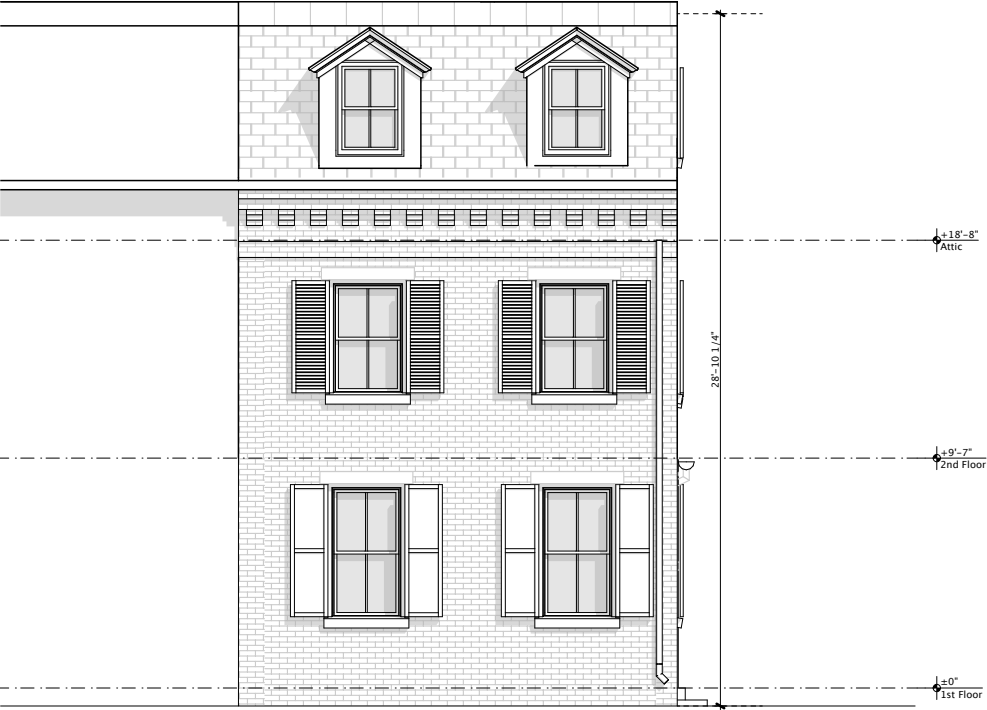
- DENOTES EXISTING WALLS
- DENOTES PROPOSED WALLS
- DENOTES WALLS TO BE DEMOLISHED



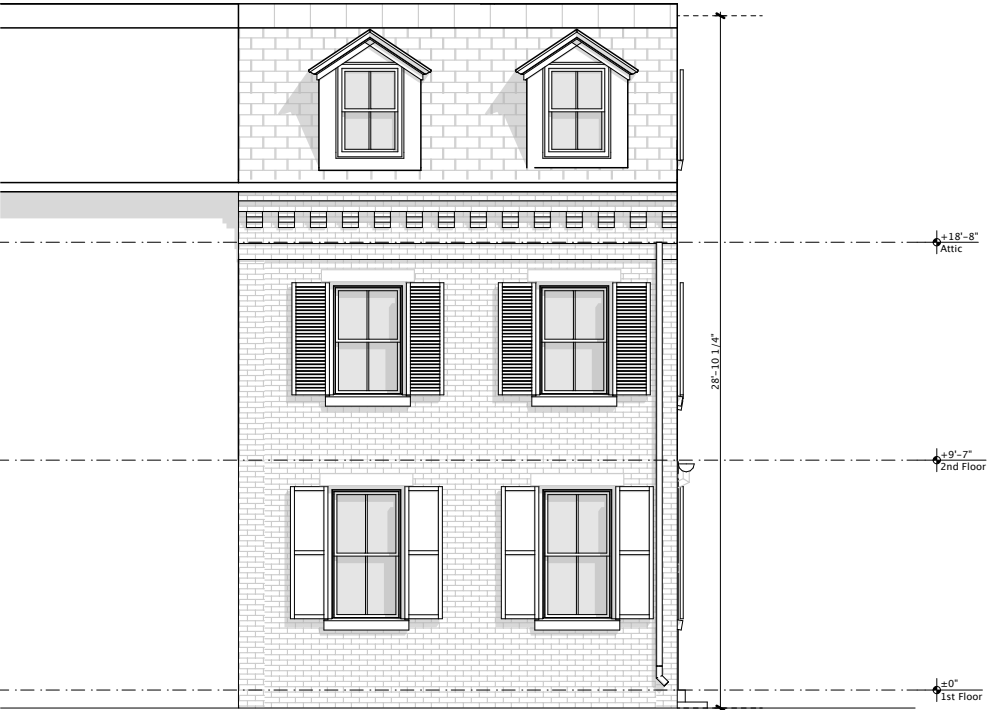
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Attic and Roof Proposed Plans

A1-1	
Date	9/14/25



1 Existing Front (South) Elevation – NO WORK THIS ELEVATION
SCALE: 1/8" = 1'-0"



2 Proposed Front (South) Elevation – NO WORK THIS ELEVATION
SCALE: 1/8" = 1'-0"



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Front Existing and Proposed Elevations

A2-1

Date 9/14/25



1

Existing Right (East) Elevation
SCALE: 1/8" = 1'-0"



2

Proposed Right (East) Elevation
SCALE: 1/8" = 1'-0"



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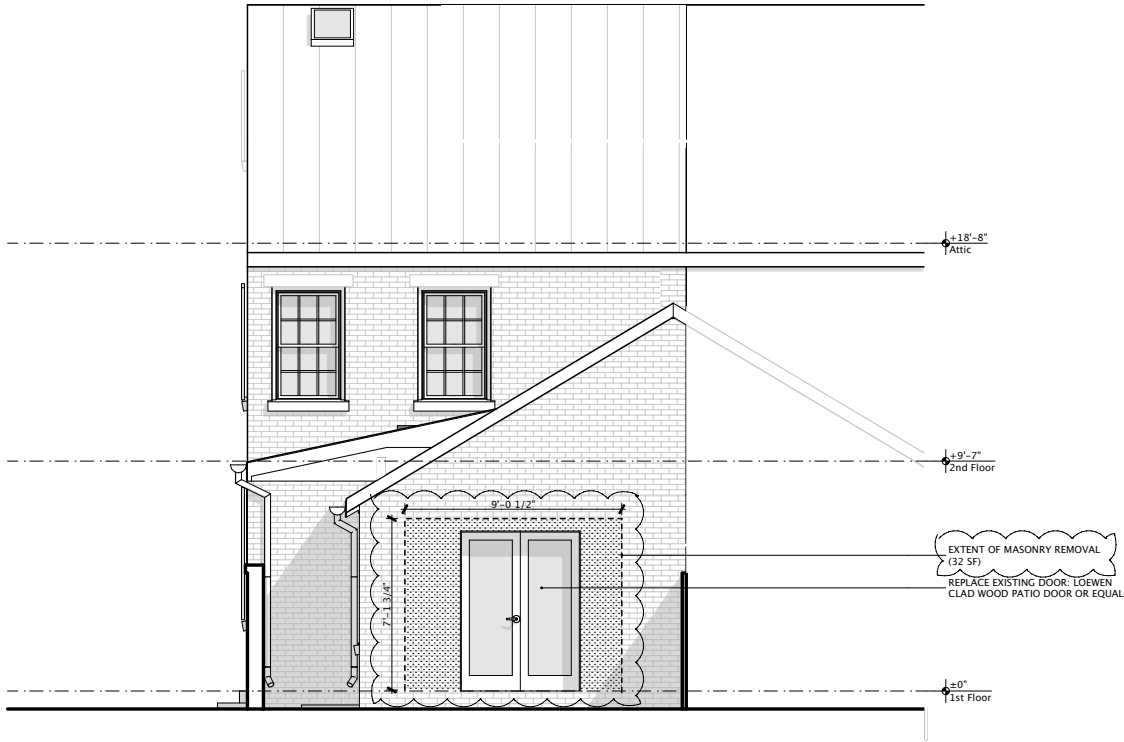
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Right Existing and Proposed Elevations

A2-2

Date 9/14/25



1

Existing Rear (North) Elevation
SCALE: 1/8" = 1'-0"



2

Proposed Rear (North) Elevation
SCALE: 1/8" = 1'-0"



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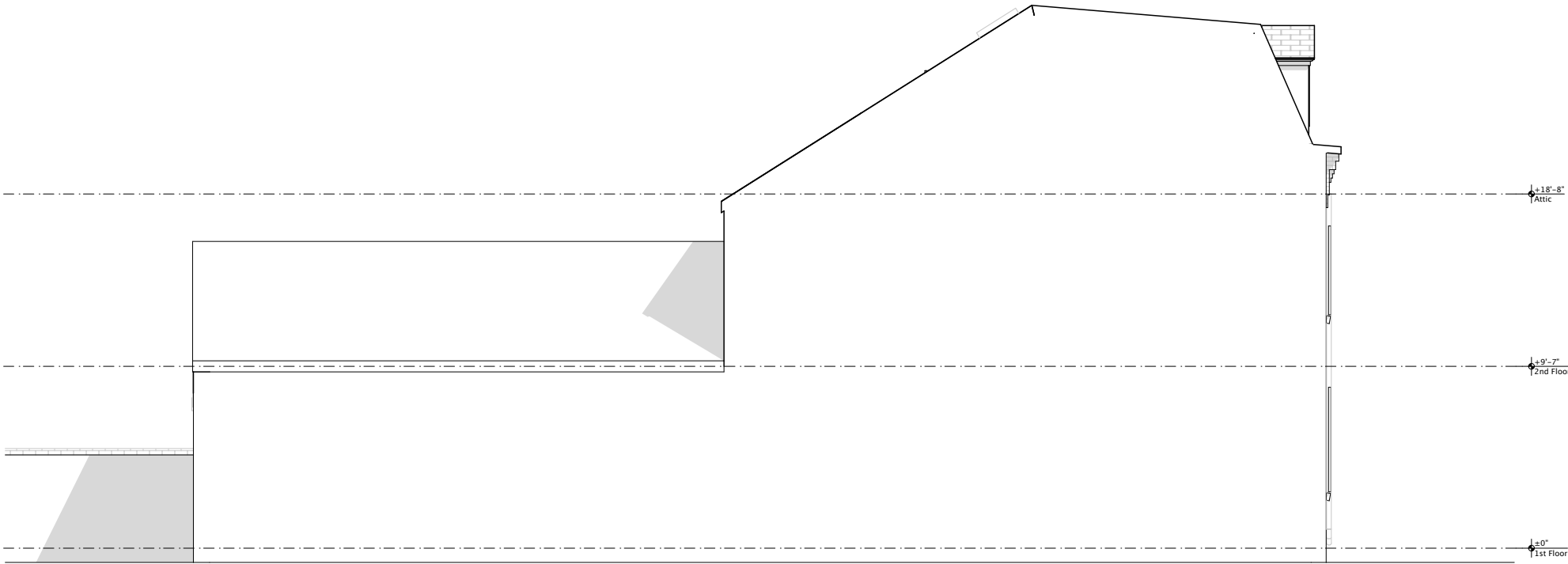
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Left Existing and Proposed Elevations

A2-4

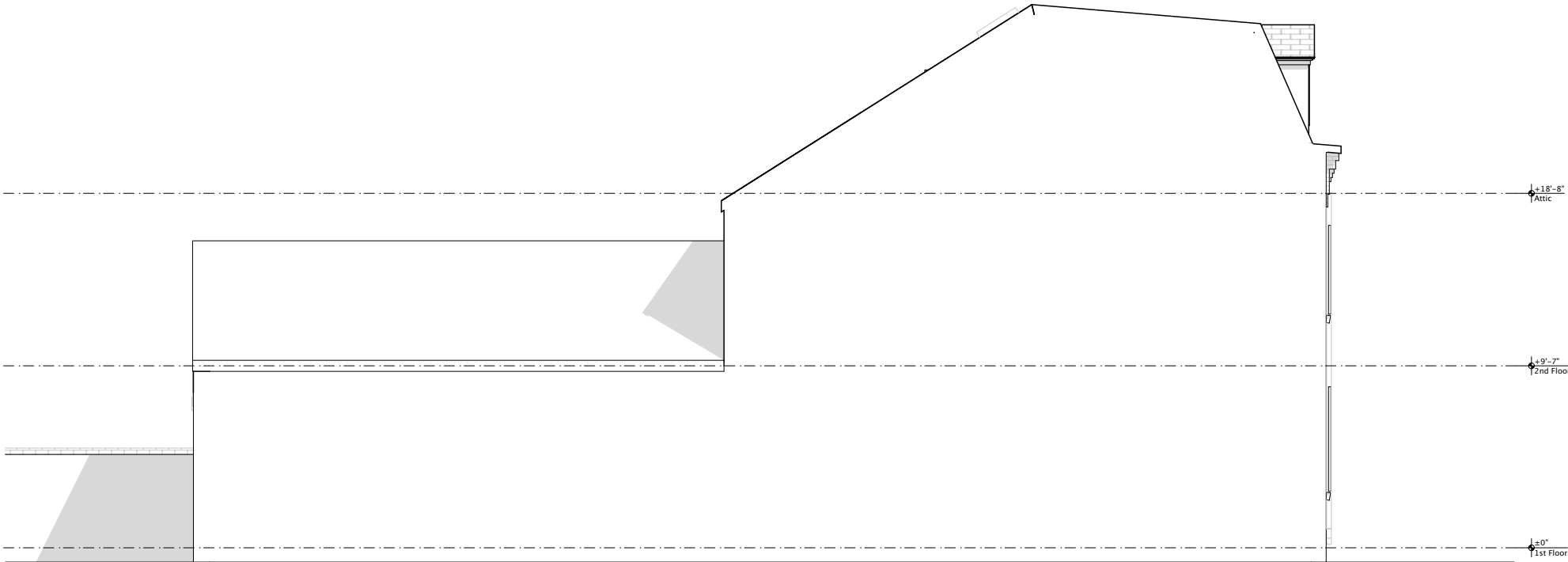
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2

Existing Left (West) Elevation – NO WORK THIS ELEVATION
SCALE: 1/8" = 1'-0"



1

Proposed Left (West) Elevation – NO WORK THIS ELEVATION
SCALE: 1/8" = 1'-0"



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. x =
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. Sq. Ft.
Existing Gross Floor Area*

B2. Sq. Ft.
Allowable Floor Exclusions**

B3. Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross**

B2. **Total Exclusions**

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. Sq. Ft.
Proposed Gross Floor Area*

C2. Sq. Ft.
Allowable Floor Exclusions**

C3. Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross**

C2. **Total Exclusions**

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space


Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:  Date: _____