

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Margaret and Robert Pasquerella

LOCATION: Old and Historic Alexandria District
312 North Fairfax Street

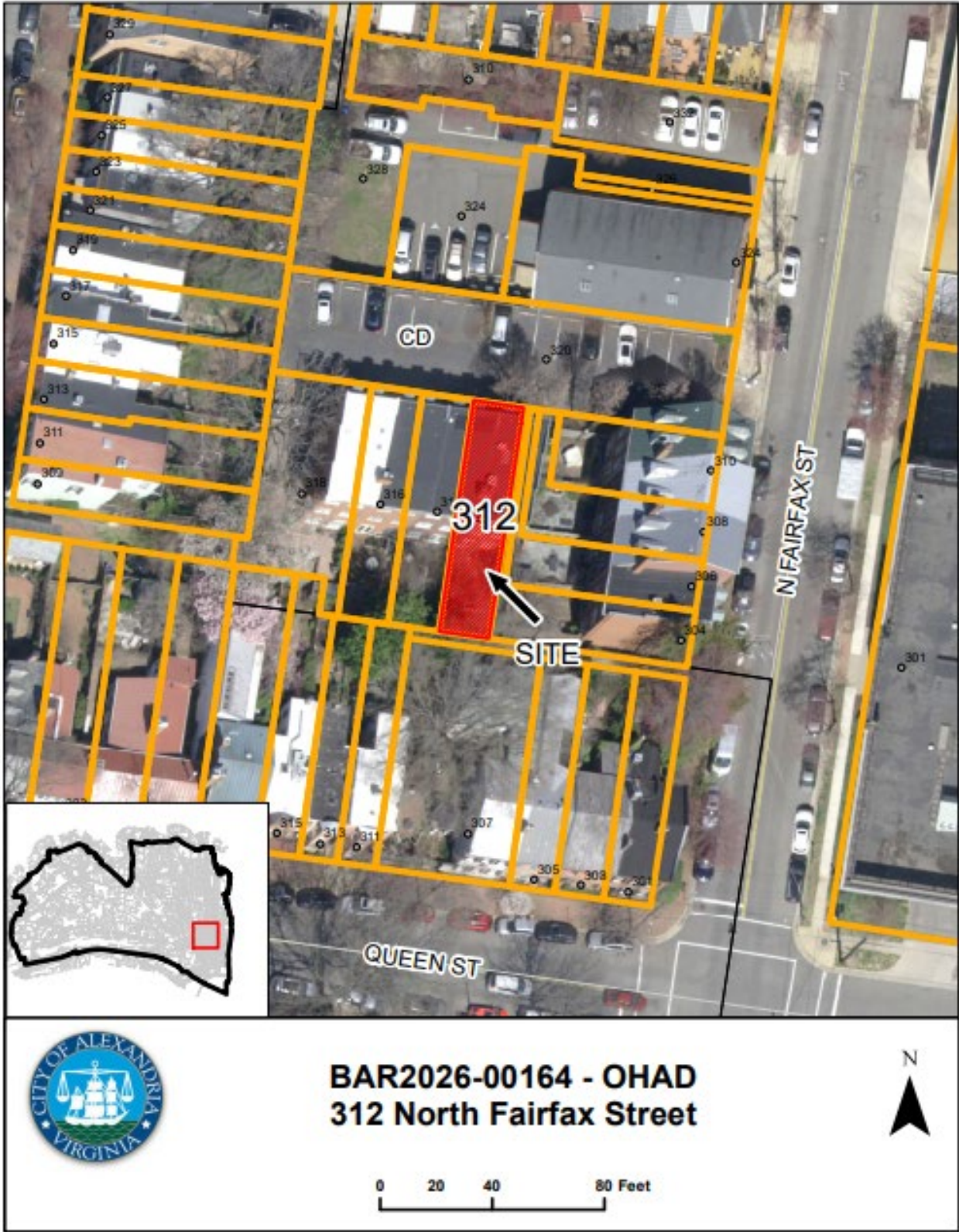
ZONE: CD

STAFF RECOMMENDATION

Staff recommends **approval** of the Certificate of Appropriateness for alterations, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations to replace the existing windows with Marvin Infinity insert windows. The windows will be made of aluminum and fiberglass and will match the style and color of the existing windows.

Site context

The building is bound by a private parking lot to the north and private development on all other sides. The windows to be replaced are slightly visible from North Fairfax Street.

II. HISTORY

According to a report by Alexandria Archaeology in 1997, historical documents indicate the presence of free black households on this block during the early 19th century. The three-story brick rowhouse at 312 North Fairfax Street is part of a cluster of eight townhomes called Fairfax Row constructed in **1998** (BAR97-00061). On April 2, 1997, the Board approved the demolition of two late-20th century freestanding structures to build the townhomes. Staff did not find any other BAR approvals for the property since its construction.



Figure 1. View of subject property from North Pitt Street.

III. ANALYSIS

The BAR policy for window replacement was recently revised to require that insert (pocket) windows be approved by the Board by a public hearing on a case-by-case basis. The previous BAR window policy for administrative approval allowed staff to approve insert windows as follows: “Replacement windows approved on Early buildings must be full frame replacements, or sash kits installed in the existing frame, rather than insert or pocket style replacements. Fiberglass windows, where permitted [on Later buildings], may be insert – type windows only if they minimally obscure existing historic fabric and closely replicate historic window details such as muntin (grids), jamb, and trim profiles.”

Staff has no objection to the proposed windows. At the October 1, 2025 hearing, the Board approved insert windows at 706 Miller Lane, a Later building (BAR2025-00349). In that case, the Board required full-frame windows on the front elevation but allowed insert windows on the side elevation. The Board also recently approved insert windows on the front elevation of 414 Pitt Mews (BAR2025-0392) due to their limited visibility from the street. Similar to the case at 414 Pitt Mews, the windows at 312 North Fairfax Street are not highly visible from the public right-of-way, as the building's frontage is located along a private parking lot and set back far from the street. The difference between an insert and full-frame installation would not be noticeable at this distance.

Staff believes that on the subject property, insert windows are appropriate for three reasons:

1. The windows have very limited visibility from North Fairfax Street.
2. The proposed fiberglass windows will minimally obscure the existing frame, which is not historic.
3. The proposed windows otherwise comply with all administrative approval policies, such as using an appropriate material, simulated divided lites (SDL), and Low-E glass.

Therefore, staff recommends **approval** of the Certificate of Appropriateness for alterations, as submitted.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning

Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning

Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed window replacement will comply with zoning.

Code Administration

No comment.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley adjacent to the parcel is to be used at any point of the construction process, the following will be required: For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required. For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology

No archaeology comments.

V. ATTACHMENTS

1 – Application Materials

- *Completed application*
- *Plans*
- *Material specifications*
- *Scaled survey plat if applicable*
- *Photographs*

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 312 N Fairfax St

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

TAX MAP AND PARCEL: 065.03 50654520 ZONING: Historic

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: Margaret and Robert Pasquerella

Address: [REDACTED]
City: [REDACTED]
Phone: [REDACTED]

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Margaret and Robert Pasquerella

Address: [REDACTED]
City: [REDACTED]
Phone: [REDACTED]

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

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

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

We are replacing all the windows in our off-street, 1998 construction townhome in the historic district.

We plan to use Marvin Infinity insert replacements for all 21 windows in the home. Color will match existing color.

Drawings are 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: Margaret D Pasquerella

Printed Name: Margaret D Pasquerella

Date: 04/24/2026

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. Margaret and Robert Pasco		100%
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 312 N Fairfax St (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. Margaret and Robert Pasco		100%
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.	n/a	n/a
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.

4/27/2026

Date

Margaret Pasquerella

Printed Name

Margaret Pasquerella

Signature



Line #: 1
 Qty: 2
 Mark Unit: 304-306 - Bedroom FOH
 Product Line: Infinity
 Unit Description: Insert Double Hung
 Rough Opening: 37" X 53"
 Frame Size: 36 5/8" X 52 3/4"
 Masonry Opening: None
 Sash Opening: 37" X 53"
 Inside Opening: 37" X 53"
 Exterior Finish: Stone White
 Species: None
 Interior Finish: Stone White
 Unit Type: Insert Double Hung, Double Hung
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Silver
 Divider Type: 7/8" Rectangular SDL W/ Spacer
 Hardware Type: Sash Lock, No Top Sash Lift, Bottom Sash Lift
 Screen Type: Extruded Full Screen
 Hardware Color: White
 Screen Surround Color: Stone White
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 3 1/4"
 Interior Trim: None
 Exterior Casing: None
 Subsill: None

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Bob Pasquerella / All Inserts
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: LARS CHRISTENSEN
QUOTE#: BIFAMPU PK VER:0004.20.00 CRE

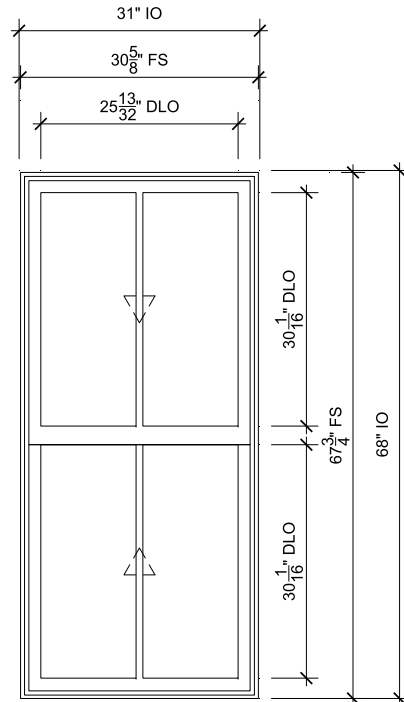
SHEET
1
OF 9





Line #: 2
Qty: 3
Mark Unit: 204-206 - MBR Bath FOH
Product Line: Infinity
Unit Description: Insert Double Hung
Rough Opening: 33" X 54"
Frame Size: 32 5/8" X 53 3/4"
Masonry Opening: None
Sash Opening: 33" X 54"
Inside Opening: 33" X 54"
Exterior Finish: Stone White
Species: None
Interior Finish: Stone White
Unit Type: Insert Double Hung, Double Hung
Call Number: None
Glass Information: IG, Low E2 w/Argon, Silver
Divider Type: 7/8" Rectangular SDL W/ Spacer
Hardware Type: Sash Lock, No Top Sash Lift, Bottom Sash Lift
Screen Type: Extruded Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4"
Interior Trim: None
Exterior Casing: None
Subsill: None

SHEET
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OF 9



106-107 - DINNING ROOM FOH

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

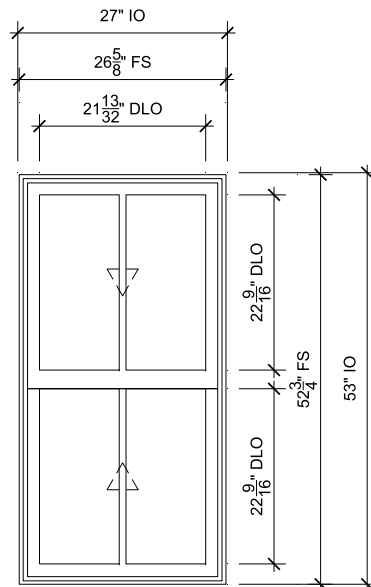
Line #: 3
Qty: 2
Mark Unit: 106-107 - Dinning Room FOH
Product Line: Infinity
Unit Description: Insert Double Hung
Rough Opening: 31" X 68"
Frame Size: 30 5/8" X 67 3/4"
Masonry Opening: None
Sash Opening: 31" X 68"
Inside Opening: 31" X 68"
Exterior Finish: Stone White
Species: None
Interior Finish: Stone White
Unit Type: Insert Double Hung, Double Hung
Call Number: None
Glass Information: IG, Low E2 w/Argon, Silver
Divider Type: 7/8" Rectangular SDL W/ Spacer
Hardware Type: Sash Lock, No Top Sash Lift, Bottom Sash Lift
Screen Type: Extruded Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4"
Interior Trim: None
Exterior Casing: None
Subsill: None



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the signature of the Architect or Engineer of Record, and the signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to these drawings, the purchaser assumes full responsibility for the accuracy of the drawings.

PROJ/JOB: Bob Pasquerella / All Inserts
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: LARS CHRISTENSEN
QUOTE#: B1FAMPU PK VER:0004-20.00
CREATED: 04/01/2026 REVISION:

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OF 9



301-302 - OFFICE BOH

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

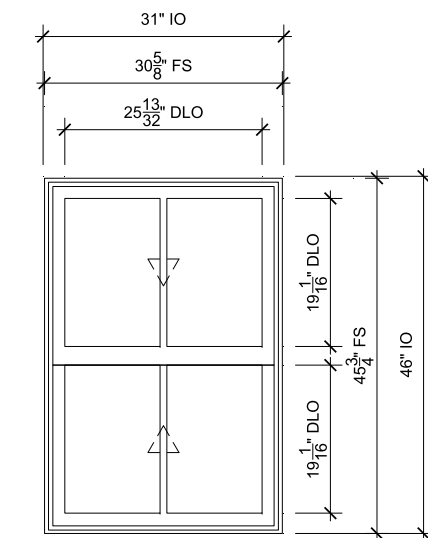
Line #: 4
Qty: 4
Mark Unit: 301-302 - Office BOH
Product Line: Infinity
Unit Description: Insert Double Hung
Rough Opening: 27" X 53"
Frame Size: 26 5/8" X 52 3/4"
Masonry Opening: None
Sash Opening: 27" X 53"
Inside Opening: 27" X 53"
Exterior Finish: Stone White
Species: None
Interior Finish: Stone White
Unit Type: Insert Double Hung, Double Hung
Call Number: None
Glass Information: IG, Low E2 w/Argon, Silver
Divider Type: 7/8" Rectangular SDL W/ Spacer
Hardware Type: Sash Lock, No Top Sash Lift, Bottom Sash Lift
Screen Type: Extruded Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4"
Interior Trim: None
Exterior Casing: None
Subsill: None



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Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the necessary permits and approvals from the local building department. The purchaser must also obtain the necessary permits and approvals from the local building department. The purchaser must also obtain the necessary permits and approvals from the local building department. The purchaser must also obtain the necessary permits and approvals from the local building department.

PROJ/JOB: Bob Pasquerella / All Inserts
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: LARS CHRISTENSEN
QUOTE#: B1FAMPU PK VER:0004-20.00
CREATED: 04/01/2026 REVISION:

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303 - HALL BATH LS

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

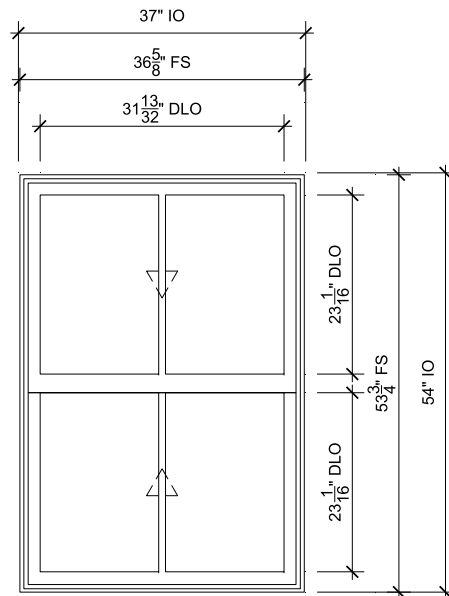
Line #: 5
Qty: 1
Mark Unit: 303 - Hall Bath LS
Product Line: Infinity
Unit Description: Insert Double Hung
Rough Opening: 31" X 46"
Frame Size: 30 5/8" X 45 3/4"
Masonry Opening: None
Sash Opening: 31" X 46"
Inside Opening: 31" X 46"
Exterior Finish: Stone White
Species: None
Interior Finish: Stone White
Unit Type: Insert Double Hung, Double Hung
Call Number: None
Glass Information: IG, Tempered Low E2 w/Argon, Silver
Divider Type: 7/8" Rectangular SDL W/ Spacer
Hardware Type: Sash Lock, No Top Sash Lift, Bottom Sash Lift
Screen Type: Extruded Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4"
Interior Trim: None
Exterior Casing: None
Subsill: None



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DRAWN: LARS CHRISTENSEN
QUOTE#: B1FAMPU PK VER:0004-20.00 CREATED: 04/01/2026 REVISION:

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201-202 - MBR BOH

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

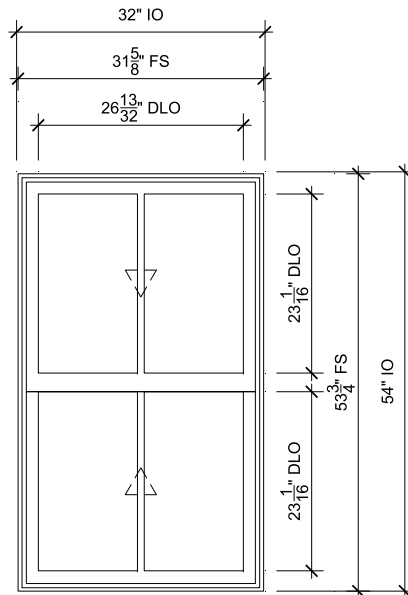
Line #: 6
Qty: 2
Mark Unit: 201-202 - MBR BOH
Product Line: Infinity
Unit Description: Insert Double Hung
Rough Opening: 37" X 54"
Frame Size: 36 5/8" X 53 3/4"
Masonry Opening: None
Sash Opening: 37" X 54"
Inside Opening: 37" X 54"
Exterior Finish: Stone White
Species: None
Interior Finish: Stone White
Unit Type: Insert Double Hung, Double Hung
Call Number: None
Glass Information: IG, Low E2 w/Argon, Silver
Divider Type: 7/8" Rectangular SDL W/ Spacer
Hardware Type: Sash Lock, No Top Sash Lift, Bottom Sash Lift
Screen Type: Extruded Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4"
Interior Trim: None
Exterior Casing: None
Subsill: None



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203 - MBR CLOSET LS

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 7
Qty: 1
Mark Unit: 203 - MBR Closet LS
Product Line: Infinity
Unit Description: Insert Double Hung
Rough Opening: 32" X 54"
Frame Size: 31 5/8" X 53 3/4"
Masonry Opening: None
Sash Opening: 32" X 54"
Inside Opening: 32" X 54"
Exterior Finish: Stone White
Species: None
Interior Finish: Stone White
Unit Type: Insert Double Hung, Double Hung
Call Number: None
Glass Information: IG, Low E2 w/Argon, Silver
Divider Type: 7/8" Rectangular SDL W/ Spacer
Hardware Type: Sash Lock, No Top Sash Lift, Bottom Sash Lift
Screen Type: Extruded Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4"
Interior Trim: None
Exterior Casing: None
Subsill: None



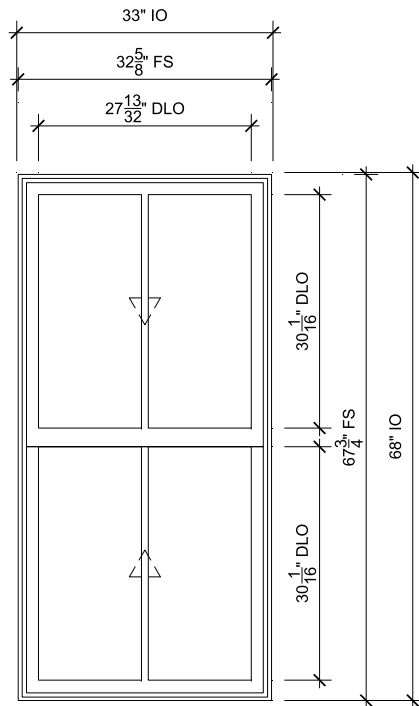
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DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: LARS CHRISTENSEN
QUOTE#: B1FAMPU PK VER:0004-20.00
CREATED: 04/01/2026 REVISION:

SHEET

7

OF 9



101-102 - FAMILY ROOM BOH
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

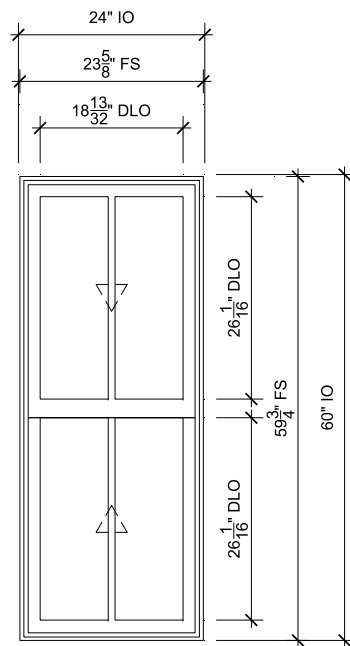
Line #: 8
Qty: 2
Mark Unit: 101-102 - Family Room BOH
Product Line: Infinity
Unit Description: Insert Double Hung
Rough Opening: 33" X 68"
Frame Size: 32 5/8" X 67 3/4"
Masonry Opening: None
Sash Opening: 33" X 68"
Inside Opening: 33" X 68"
Exterior Finish: Stone White
Species: None
Interior Finish: Stone White
Unit Type: Insert Double Hung, Double Hung
Call Number: None
Glass Information: IG, Low E2 w/Argon, Silver
Divider Type: 7/8" Rectangular SDL W/ Spacer
Hardware Type: Sash Lock, No Top Sash Lift, Bottom Sash Lift
Screen Type: Extruded Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4"
Interior Trim: None
Exterior Casing: None
Subsill: None



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the signature of the Architect or Engineer of Record at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the shop drawings, Marvin Windows & Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Bob Pasquerella / All Inserts
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: LARS CHRISTENSEN
QUOTE#: B1FAMPU PK VER:0004-20.00 CREATED: 04/01/2026 REVISION:

SHEET
8
OF 9



103-105 - KITCHEN LS
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 9
Qty: 3
Mark Unit: 103-105 - Kitchen LS
Product Line: Infinity
Unit Description: Insert Double Hung
Rough Opening: 24" X 60"
Frame Size: 23 5/8" X 59 3/4"
Masonry Opening: None
Sash Opening: 24" X 60"
Inside Opening: 24" X 60"
Exterior Finish: Stone White
Species: None
Interior Finish: Stone White
Unit Type: Insert Double Hung, Double Hung
Call Number: None
Glass Information: IG, Low E2 w/Argon, Silver
Divider Type: 7/8" Rectangular SDL W/ Spacer
Hardware Type: Sash Lock, No Top Sash Lift, Bottom Sash Lift
Screen Type: Extruded Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4"
Interior Trim: None
Exterior Casing: None
Subsill: None



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, the purchaser must obtain the necessary permits and approvals from the local building department. The purchaser must also obtain the necessary approvals from the local building department. The purchaser must also obtain the necessary approvals from the local building department. The purchaser must also obtain the necessary approvals from the local building department.

PROJ/JOB: Bob Pasquerella / All Inserts
DIST/DEALER: WINDOW & DOOR SHOWPLACE-CIR
DRAWN: LARS CHRISTENSEN
QUOTE#: B1FAMPU PK VER:0004-20.00 CREATED: 04/01/2026 REVISION:

SHEET
9
OF 9

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 9

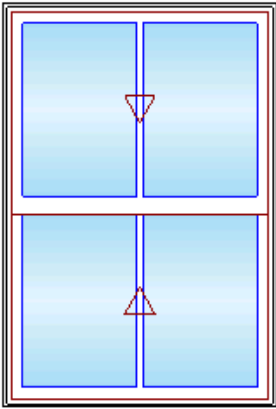
TOTAL UNIT QTY: 20

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	304-306 - Bedroom FOH	Infinity	Insert Double Hung IO 37" X 53" Entered as Inside Opening 37" X 53"	2
2	204-206 - MBR Bath FOH	Infinity	Insert Double Hung IO 33" X 54" Entered as Inside Opening 33" X 54"	3
3	106-107 - Dinning Room FOH	Infinity	Insert Double Hung IO 31" X 68" Entered as Inside Opening 31" X 68"	2
4	301-302 - Office BOH	Infinity	Insert Double Hung IO 27" X 53" Entered as Inside Opening 27" X 53"	4
5	303 - Hall Bath LS	Infinity	Insert Double Hung IO 31" X 46" Entered as Inside Opening 31" X 46"	1
6	201-202 - MBR BOH	Infinity	Insert Double Hung IO 37" X 54" Entered as Inside Opening 37" X 54"	2
7	203 - MBR Closet LS	Infinity	Insert Double Hung IO 32" X 54" Entered as Inside Opening 32" X 54"	1
8	101-102 - Family Room BOH	Infinity	Insert Double Hung IO 33" X 68" Entered as Inside Opening 33" X 68"	2
9	103-105 - Kitchen LS	Infinity	Insert Double Hung IO 24" X 60" Entered as Inside Opening 24" X 60"	3

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 304-306 - Bedroom FOH			
Qty: 2				



As Viewed From The Exterior

Entered As: IO

FS 36 5/8" X 52 3/4"

IO 37" X 53"

Egress Information

Width: 33 15/16" Height: 20 21/32"

Net Clear Opening: 4.87 SqFt

Stone White Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 37" X 53"
Top Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Bottom Sash Lift
No Top Sash Lift
Extruded Full Screen
Stone White Surround
Bright View Mesh

Existing Sill Angle 0

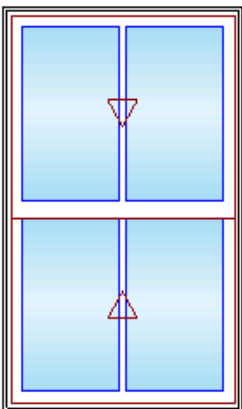
Is the existing Sill Angle of 0 degrees correct?

3 1/4" Jamb

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

*****Note: Unit Availability and Price is Subject to Change**

Line #2	Mark Unit: 204-206 - MBR Bath FOH			
Qty: 3				



As Viewed From The Exterior

Entered As: IO

FS 32 5/8" X 53 3/4"

IO 33" X 54"

Egress Information

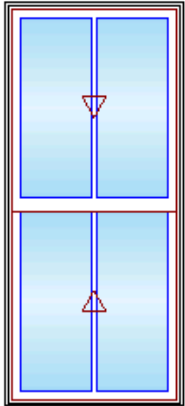
Width: 29 15/16" Height: 21 5/32"

Stone White Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 33" X 54"
Top Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Bottom Sash Lift
No Top Sash Lift
Extruded Full Screen

Net Clear Opening: 4.40 SqFt

Stone White Surround
Bright View Mesh
Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
3 1/4" Jamb
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #3	Mark Unit: 106-107 - Dinning Room FOH			
Qty: 2				

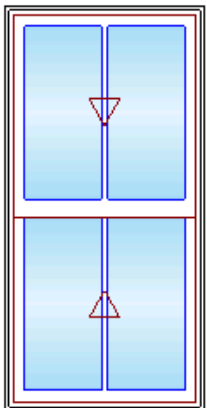


As Viewed From The Exterior

Entered As: IO
FS 30 5/8" X 67 3/4"
IO 31" X 68"
Egress Information
Width: 27 15/16" Height: 28 5/32"
Net Clear Opening: 5.46 SqFt

Stone White Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 31" X 68"
Top Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Bottom Sash Lift
No Top Sash Lift
Extruded Full Screen
Stone White Surround
Bright View Mesh
Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
3 1/4" Jamb
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #4	Mark Unit: 301-302 - Office BOH			
Qty: 4				



As Viewed From The Exterior

Entered As: IO
FS 26 5/8" X 52 3/4"

Stone White Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 27" X 53"
Top Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
White Weather Strip Package
White Sash Lock

IO 27" X 53"

Egress Information

Width: 23 15/16" Height: 20 21/32"
Net Clear Opening: 3.43 SqFt

White Bottom Sash Lift
No Top Sash Lift
Extruded Full Screen
Stone White Surround
Bright View Mesh

Existing Sill Angle 0

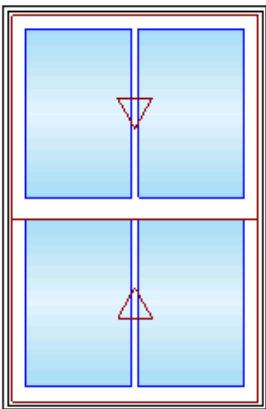
Is the existing Sill Angle of 0 degrees correct?

3 1/4" Jambs

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

*****Note: Unit Availability and Price is Subject to Change**

Line #5	Mark Unit: 303 - Hall Bath LS			
Qty: 1				



As Viewed From The Exterior

Entered As: IO

FS 30 5/8" X 45 3/4"

IO 31" X 46"

Egress Information

Width: 27 15/16" Height: 17 5/32"
Net Clear Opening: 3.33 SqFt

Stone White Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 31" X 46"
Top Sash
IG
Tempered Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
Bottom Sash

IG
Tempered Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Bottom Sash Lift
No Top Sash Lift
Extruded Full Screen
Stone White Surround
Bright View Mesh

Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?

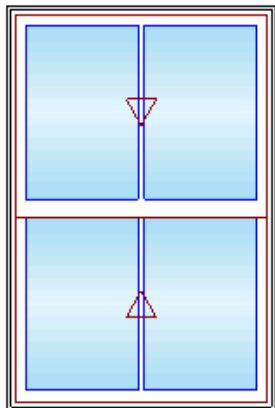
3 1/4" Jambs

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

*****Note: Unit Availability and Price is Subject to Change**

Line #6	Mark Unit: 201-202 - MBR BOH			
Qty: 2				

Stone White Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 37" X 54"
Top Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H

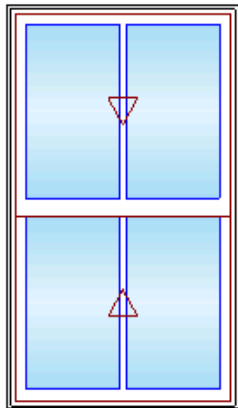


As Viewed From The Exterior

Entered As: IO
FS 36 5/8" X 53 3/4"
IO 37" X 54"
Egress Information
Width: 33 15/16" Height: 21 5/32"
Net Clear Opening: 4.98 SqFt

Stone White Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Bottom Sash Lift
No Top Sash Lift
Extruded Full Screen
Stone White Surround
Bright View Mesh
Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
3 1/4" Jamb
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #7	Mark Unit: 203 - MBR Closet LS			
Qty: 1				



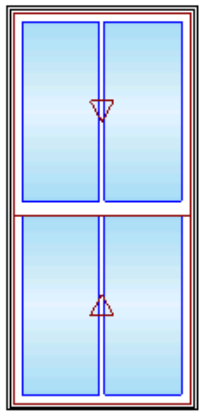
As Viewed From The Exterior

Entered As: IO
FS 31 5/8" X 53 3/4"
IO 32" X 54"
Egress Information
Width: 28 15/16" Height: 21 5/32"
Net Clear Opening: 4.25 SqFt

Stone White Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 32" X 54"
Top Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Bottom Sash Lift
No Top Sash Lift
Extruded Full Screen
Stone White Surround
Bright View Mesh
Existing Sill Angle 0
Is the existing Sill Angle of 0 degrees correct?
3 1/4" Jamb
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #8	Mark Unit: 101-102 - Family Room BOH			
Qty: 2				

Stone White Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 33" X 68"



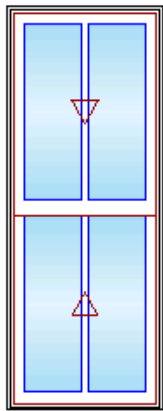
As Viewed From The Exterior

Entered As: IO
FS 32 5/8" X 67 3/4"
IO 33" X 68"
Egress Information
Width: 29 15/16" Height: 28 5/32"
Net Clear Opening: 5.85 SqFt

Top Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Bottom Sash Lift
No Top Sash Lift
Extruded Full Screen
Stone White Surround
Bright View Mesh
Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?
3 1/4" Jamb
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: 103-105 - Kitchen LS			
Qty: 3				



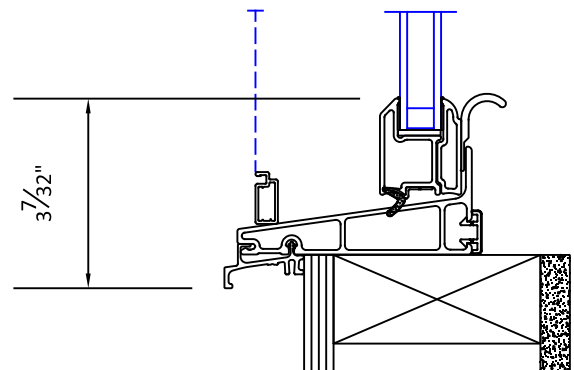
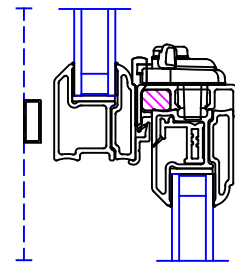
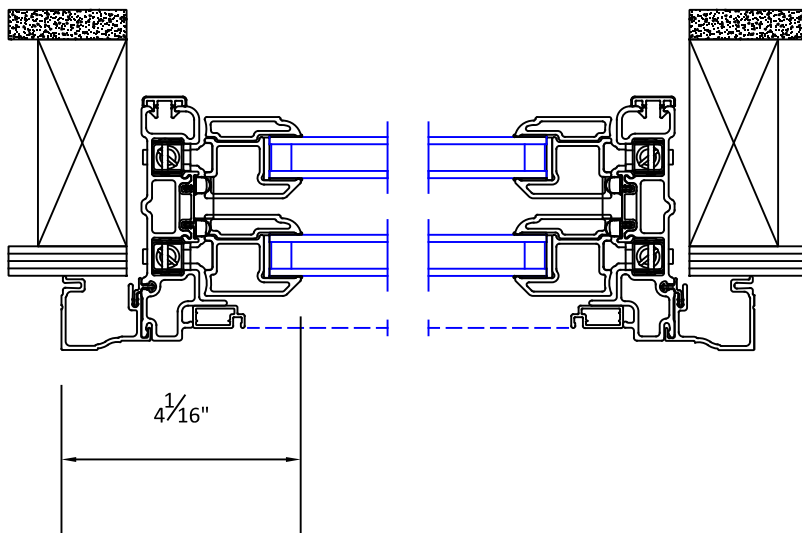
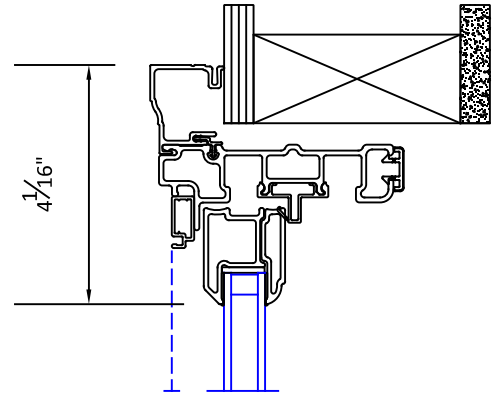
As Viewed From The Exterior

Entered As: IO
FS 23 5/8" X 59 3/4"
IO 24" X 60"
Egress Information
Width: 20 15/16" Height: 24 5/32"
Net Clear Opening: 3.51 SqFt

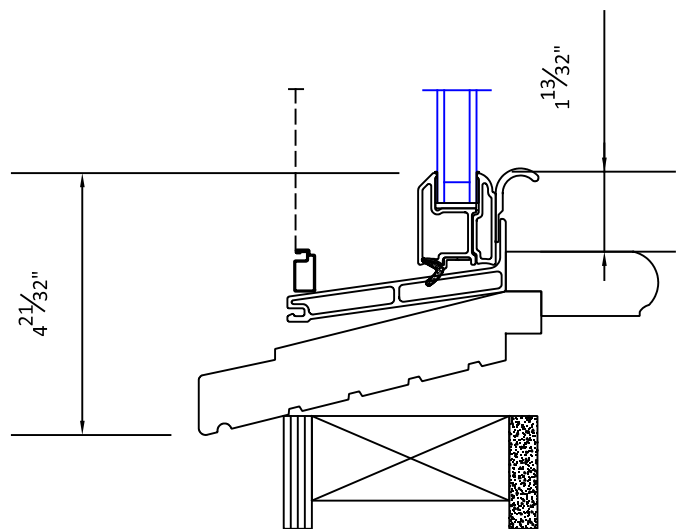
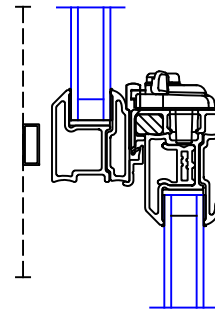
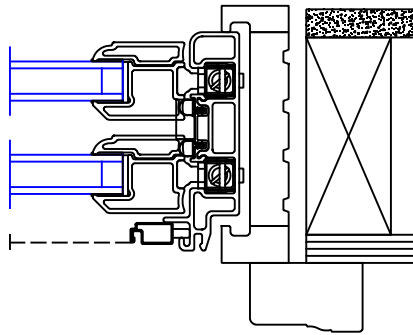
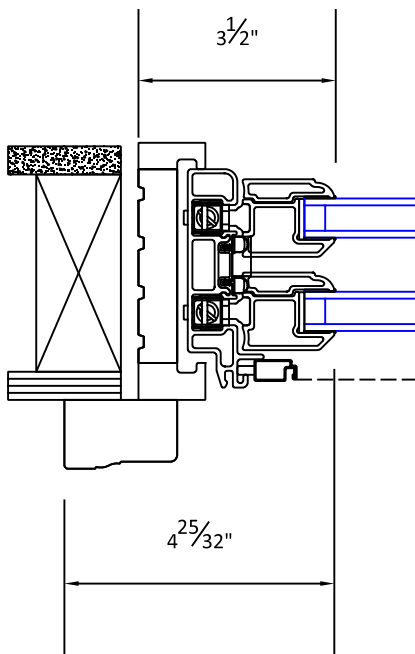
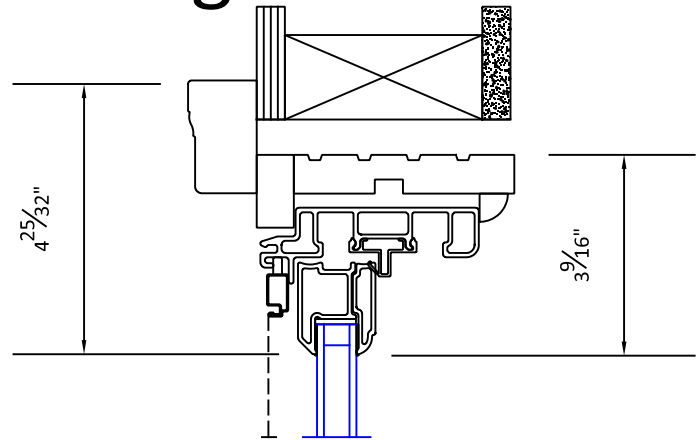
Stone White Exterior
Stone White Interior
Infinity Insert Double Hung
Inside Opening 24" X 60"
Top Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
Bottom Sash
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Rectangular 2W1H
Stone White Ext - Stone White Int
White Weather Strip Package
White Sash Lock
White Bottom Sash Lift
No Top Sash Lift
Extruded Full Screen
Stone White Surround
Bright View Mesh
Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?
3 1/4" Jamb
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Infinity Full Frame Double Hung



Infinity Insert Double Hung



14 Degree Sill

FAIRFAX ROW PROPERTY OWNERS ASSOCIATION

Date: April 23, 2026

Homeowner Name: Robert & Margaret Pasquerella

Homeowner Address: [REDACTED]

Subject: Approval of Window Replacement Project

Dear Robert & Margaret,

This letter confirms approval of the submitted request for window replacement at the property located at 312 N. Fairfax Street. The application, dated 13 April 2026, was reviewed by the Architectural Review Committee (ARC) on 19 April 2026. The proposed window replacement project has been approved according to the Fairfax Row by-laws.

This approval is based on submitted specifications, including:

- Window Manufacturer and Model: Marvin Infinity windows throughout the house
- Window Style: Double-Hung glazed
- Window Material: Aluminum/fiberglass
- Exterior Frame Color: Sierra White
- Any plan modifications or deviations require resubmission and review by the ARC.
- Installation must adhere to local building codes and regulations
- Ensure the contractor is licensed and insured, and follows any HOA rules or restrictions for contractors
- The homeowner is responsible for obtaining any necessary building permits from City of Alexandria before starting the project

- This approval signifies compliance with community architectural guidelines and does not provide any warranty regarding structural integrity, building code compliance, or assurances against encroachments

Sincerely,

Signed by:

Brian Morris

8F0FDE28F916493...

Brian R. Morris

President

Fairfax Row Property Owners Association

