

**ISSUE:** Certificate of Appropriateness for blanket window approval for Riverton Condominium units and alterations for unit 3322.

**APPLICANT:** Bonnie J. Swanson

**LOCATION:** Old and Historic Alexandria District  
500 Bashford Lane, unit 3322 (Main address for the complex - 610 Bashford Lane)

**ZONE:** RCX/Medium Density Apartment Zone

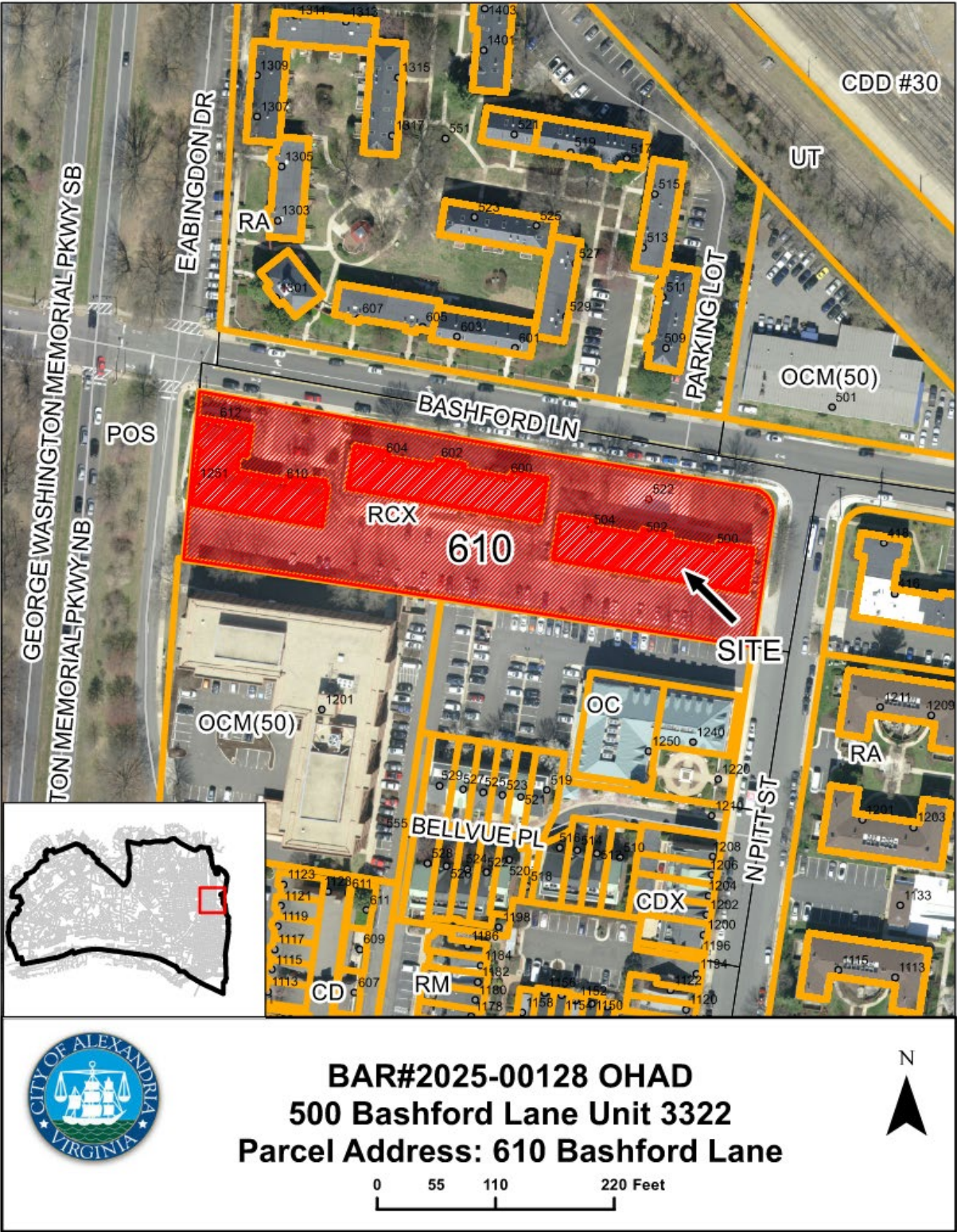
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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for blanket window approval for the Riverton Condominium and alterations for unit 3322, with the condition that all requests for window replacement must be in conformance with the attached proposal and property owners must submit a BAR Administrative Approval Application and fee.

**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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto: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 blanket approval to allow the administrative approval of Marvin Infinity insert windows at the Riverton Condominium at 610 Bashford Lane (Condominium parcel address) and window replacement for unit 3322 at 500 Bashford Lane.

The applicant is requesting approval to replace five windows at the rear/south elevation of Unit 3322, second-story, with Marvin Infinity insert windows, visible from North Pitt Street (Figure 1).



Figure 1 - rear/south elevation visibility

### Site context

The Riverton Condominium takes up the entire north portion of the Bashford Lane Block between East Abingdon Drive to the west and North Pitt Street to the east. Although the east portion of the easternmost building of the complex is outside of the historic district, the condominium parcel and part of the building which includes Unit 3322 is within the Old and Historic Alexandria District (Figure 2).

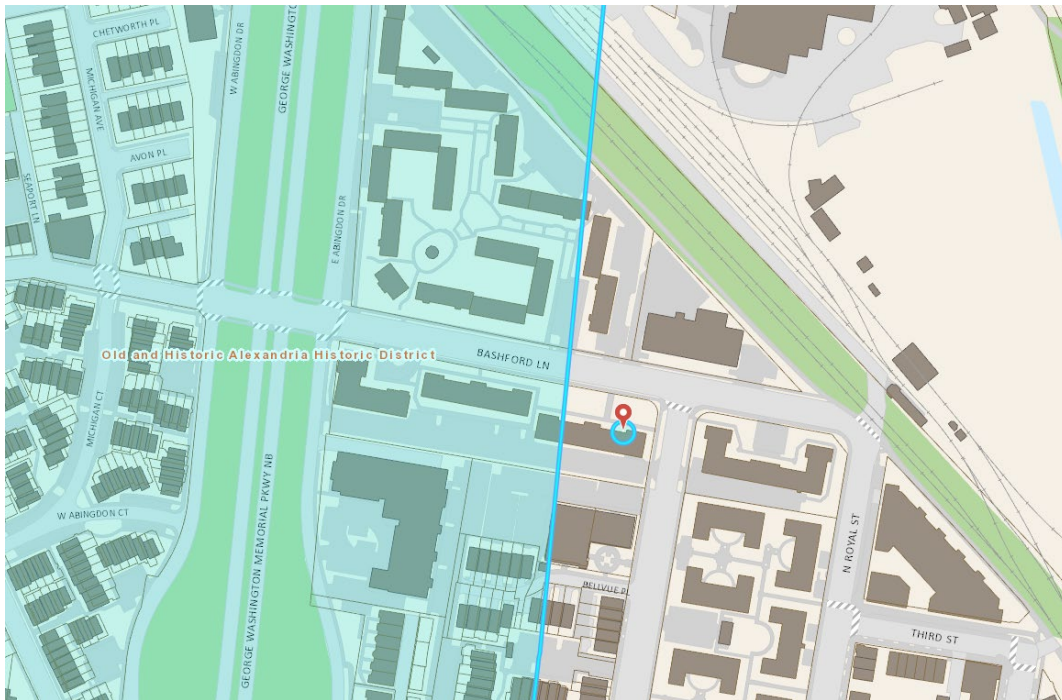


Figure 2 - Riverton Condominium map

## II. HISTORY

The condominium buildings at 600 Bashford Lane are three of the nine originally rental apartment complex built in **1940** called Locharbor Garden Apartments. The buildings were converted to The Executive Club Suites Hotel in 1986 (SUP#1864) and to Riverton Condominium in 2005.

The Locharbar Apartments (currently Riverton Condominium) is an example of one of many Garden Apartment type complexes constructed in Alexandria beginning in 1939 and continuing through the war years as the city sought to accommodate the growing population resulting from the buildup in government and defense industry employment. The southern, and somewhat later, area of this portion of North Washington Street became the focus of apartment complex development. Further north, where the Locharbor was constructed, was previously undeveloped land with miscellaneous industrial areas, but which rapidly developed into a locus of Garden Apartment complexes, including Bashford Hall Apartments (402-418 Bashford Lane, 1942-1943), Harbor Terrace Apartments (1301-1417 East Abingdon Drive and 509-607 Bashford Lane, 1943-1944), Locharbor Gardens Apartments (500-614 Bashford Lane, 1939-1940), and Mason Hall Apartments (1420 West Abingdon Drive, 1949). Alexandria's Garden Apartment complexes were usually designed in the Colonial Revival style.<sup>1</sup>

### *Previous BAR Approvals*

There are multiple BAR approvals for the complex, more recently BAR2024-00031 (unit 3332) administrative approval for window replacements, and BAR2024-00429 (unit 3312) administrative approval for window replacements.

<sup>1</sup> Excerpt from BAR staff research on the GWMP Significance report.

### III. ANALYSIS

The BAR policy for window replacement was recently revised to require insert (pocket) windows be approved by the Board at a public hearing in a case-by-case scenario. 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, 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.”

However, due to the level of difficulty for staff to confirm that the proposed insert window would comply with the policy and the increase in insert window brands in the market, the policy was revised to require Board approval for this type of window in a case-by-case scenario.

The graphic in Figure 3 below shows the difference between full frame and insert windows.



**Figure 3: Insert vs. full frame windows**

Even though insert windows have frames, they are “inserted” within the previous window frame, therefore, most people are confused by the term “full frame” replacement. Thus, it is noticeable in the graphic above that the insert window glazed area on the right is smaller than the original on the left as it added another frame inside the opening.

Some brands’ insert windows have narrow frames that don’t obscure or diminish much from the original and have been considered acceptable, such as Marvin Infinity (now Marvin Elevate) and Andersen Woodwright windows. The example in Figure 4 below shows the original window at the top and a Marvin Infinity insert window below. The extra frame within the original opening on the bottom example is noticeable but not very intrusive, which makes Marvin Infinity an



acceptable insert replacement. Nevertheless, staff cannot require applicants to buy one or another window brand, and it's impossible to certify that all insert window brands' glaze and frame sizes comply with the measurements in comparison to the existing window to be replaced.



**Figure 4 - Marvin Infinity insert example**

Below, Figure 5 depicts other examples of insert window available in the market. As obviously visible, the insert window on the left radically reduced the window glaze area by inserting an extra thick frame within the original. This is visually intrusive and not acceptable in the historic districts.



**Figure 5: Other examples of insert windows**

With the discussion above, staff has no objection to the Riverton Condominium window blank approval proposal to install Marvin Infinity insert window replacements, since the three buildings are late and already have several windows replaced with insert windows. Therefore, staff recommends approval of the application for blanket window approval as well as the replacement of the windows on unit 3322 with the condition that all requests for window replacement must be in conformance with the attached proposal and property owners must submit a BAR Administrative Approval Application and fee.

**STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 Proposed window replacements will comply with Zoning.

**Code Administration**

C-1 A building permit is required for replace windows.

**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)
- 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 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- F-1 No archaeology comments.

**V. ATTACHMENTS**

- Application Materials
- Completed application
- Material specifications
- Photographs



BAR CASE# \_\_\_\_\_  
(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: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

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).*

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**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.

- ☐ ☐ <sup>N/A</sup> 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.

- ☐ ☐ <sup>N/A</sup> 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.

- ☐ ☐ <sup>N/A</sup> 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.



**BAR CASE#** \_\_\_\_\_

(OFFICE USE ONLY)

**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.

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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: BONNIE J. SWANSON

Date: 9APR25

## 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. Bonnie J. Swanson		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 500 Bashford Lane, Unit 3322 (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. Bonnie J. Swanson		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. none		
2. none		
3. none		

**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.

28 Apr 25  
Date

BONNIE J. SWANSON  
Printed Name

BONNIE J. SWANSON  
Signature

5 April 2025

Dear Board of Architectural Review (BAR),

The last few years over your BAR tenure, the Riverton Condominium Association (Riverton), has been diligent in working toward a full association window replacement. Twenty (of 81) of our owners have replaced their windows with the Marvin Infinity brand equating to over 120 windows replaced according to the BAR standards and requirements.

Recently the BAR staff has denied an administrative approval that the Riverton has been granted over the past several years. This change will negatively impact three buildings and five units who have already procured the Marvin Infinity windows in accordance with the standards and requirements of the BAR as known at the time.

**The Riverton respectfully requests that the BAR reconsiders an administrative approval for the Riverton and the Marvin windows specifically.**

Riverton understands the standards required and has followed a rigorous vetting process of selecting a vendor, adhering to the administrative review process and ensuring that only the highest quality windows that meet those standards were procured. *We would like to retain this aesthetically consistent appearance for our community.*

Your attention to this matter is greatly appreciated. Please contact the Riverton association representative, Ms. Tersha Currier at [tirtia@gmail.com](mailto:tirtia@gmail.com) or by phone at 202-386-0943.

Sincerely,

//Signed//

Tersha Currier

On behalf of the Riverton Condominium Association





## ARCHITECTURAL CHANGE APPROVAL NOTIFICATION

April 03, 2025

Bonnie J Swanson  
500 Bashford Lane  
#3312  
Alexandria, VA 22314

Ref: Riverton, A Condominium Architectural Modification Application  
500 Bashford Lane # 3322

Dear Owner(s),

Thank you for adhering to the Riverton, A Condominium architectural guidelines by submitting an application for improvement (ARC request). The following requested improvement has been **approved as submitted**:

### **Windows - Window replacement**

This item has been moved to Approved Letter.

Any changes to the plan that alter the design, material, location, size, etc. of the indicated improvements must be approved by the Architectural Review Board and/or Board of Directors prior to installation/construction. Additionally, it is requested that all improvements are completed within three months of date of approval and you are reminded to ensure compliance with the Association's guidelines regarding construction (approved work hours, conditions for equipment/materials storage, etc.), if any.

Please note, this approval from Riverton, A Condominium does not replace the need for permits or approvals that may be required by your local municipality or governmental jurisdiction. It is the owner's responsibility to obtain all necessary permits and approvals and comply with such guidelines.

Please keep a copy of this approval letter for your records. This letter is proof that you have sought and received the necessary approvals for improvements to your home and may be required documentation if you chose to sell your home.

Thank you for your patience during the review process. If you have any questions or concerns, please feel free to contact NRP via your owner portal, <https://Portal.NRPartnersLLC.com>. Click 'Requests' on the left-hand navigation panel and then click 'My Items' at the top of the page. Click the underlined subject line to open the action item, view correspondence, and send replies.

Sincerely,

National Realty Partners  
Managing Agent for Riverton, A Condominium

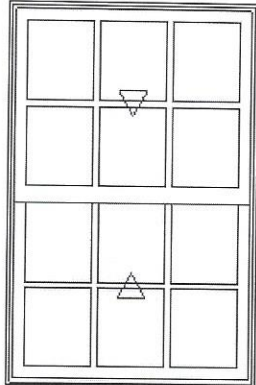
## LINE ITEM QUOTES

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: Kitchen rear			
Qty: 1				

### INFINITY<sup>®</sup>

from MARVIN  
REPLACEMENT WINDOWS



As Viewed From The Exterior

FS 35 5/8" X 54"

IO 36" X 54"

#### Egress Information

Width: 32 15/16" Height: 21 9/32"

Net Clear Opening: 4.87 SqFt

Stone White Exterior  
Stone White Interior  
Infinity Insert Double Hung  
Inside Opening 36" X 54"  
Top Sash  
IG  
STC/OITC Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar  
Rectangular 3W2H  
Stone White Ext - Stone White Int  
Bottom Sash  
IG  
STC/OITC Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar  
Rectangular 3W2H  
Stone White Ext - Stone White Int  
White Weather Strip Package  
White Sash Lock  
White Sash Lift  
No Screen

Existing Sill Angle 4

3 1/4" Jambs

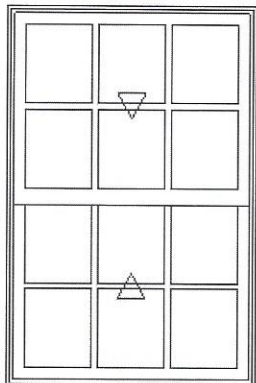
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

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

Line #2	Mark Unit: bedroom, left 1st flr			
Qty: 2				

### INFINITY<sup>®</sup>

from MARVIN  
REPLACEMENT WINDOWS



As Viewed From The Exterior

FS 35 5/8" X 54"

IO 36" X 54"

#### Egress Information

Width: 32 15/16" Height: 21 9/32"

Net Clear Opening: 4.87 SqFt

Stone White Exterior  
Stone White Interior  
Infinity Insert Double Hung  
Inside Opening 36" X 54"  
Top Sash  
IG  
STC/OITC Low E2 Obscure w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar  
Rectangular 3W2H  
Stone White Ext - Stone White Int  
Bottom Sash  
IG  
STC/OITC Low E2 Obscure w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar  
Rectangular 3W2H  
Stone White Ext - Stone White Int  
White Weather Strip Package  
White Sash Lock  
White Sash Lift  
No Screen

Existing Sill Angle 4

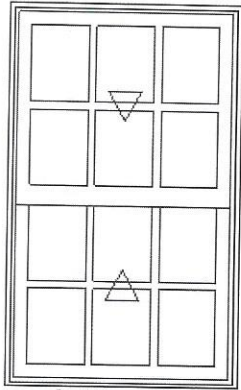
3 1/4" Jambs

\*\*\*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 #3	Mark Unit: bathroom rear			
Qty: 1				

**INFINITY**  
from **MARVIN**  
REPLACEMENT WINDOWS



As Viewed From The Exterior

FS 27 5/8" X 45"

IO 28" X 45"

**Egress Information**

Width: 24 15/16" Height: 16 25/32"

Net Clear Opening: 2.90 SqFt

Stone White Exterior  
Stone White Interior  
Infinity Insert Double Hung  
Inside Opening 28" X 45"  
Top Sash  
IG  
STC/OITC Tempered Low E2 Obscure w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar  
Rectangular 3W2H  
Stone White Ext - Stone White Int  
Bottom Sash  
IG  
STC/OITC Tempered Low E2 Obscure w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar  
Rectangular 3W2H  
Stone White Ext - Stone White Int  
White Weather Strip Package  
White Sash Lock  
White Sash Lift  
No Screen

Existing Sill Angle 4

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





The Window Man  
3853-A Pickett Road  
Fairfax, VA 22031  
Phone: 7039789888 | Fax: (703)  
978-1012

## Budget Proposal

Name: Bonnie J. Swanson  
Date: 12/20/2024 3:19 PM  
Written by: Nick Commercial

Product	Qty	Unit of Measure	Description	Unit Price	Total
Infinity Insert Double Hung Replacement Windows	1.0	6	(6) Infinity Insert Double Hung Replacement Windows Stone White Exterior Stone White Interior Low E2 w/Argon Gas 7/8" Simulated Divided Lites White Sash Lock White Sash Lift Extruded Full Screen Stone White Surround Bright View Mesh (Bathroom window to have tempered/obscured glass)	\$ 16,101.00	\$ 16,101.00
Window-Wood Pocket Install	6.0	each	Remove and replace each window and haul away any and all debris. Caulk as required. Minimal Capping	\$ 250.00	\$ 1,500.00
Misc.-EPA Lead Renovation Charge per opening	6.0	each	EPA Certified Lead Renovation using EPA Lead safe practices.	\$ 200.00	\$ 1,200.00
TP Approved Discount	1.0	1		\$ -8,292.00	\$ -8,292.00
Subtotal					\$ 10,509.00
Sales Tax					\$ 0.00
Total					\$ 10,509.00

Proposal Includes:

☒ Sale ☒ Installation ☒ Installation Materials ☒ Capping ☒ Removal/Disposal of Debris ☒ Field Measuring

**This Budget Proposal does NOT include removal of bars or security systems, moving of electrical or phone wires, or any other product/services not specified**

General Scope of Work: (6) Infinity Insert Double Hung Replacement Windows and installation

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Customer Acceptance: X Date: \_\_\_\_\_  
Sales Representative: Nick Kalivoda Date: 12/20/24  
Final Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Project includes certified paint renovation: YES NO

Valid Until: 12/31/24

Please note: Budget Proposal is subject to final approval

ATTACHMENT "M"

MARVIN INFINITY WINDOWS

PAGE 1 OF 1  
Date: 12/20/24

Customer: Bonnie J Swanson

Brand: Infinity from Marvin

Series:	Insert	Full	
Double Hung	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Qty: <u>6</u>
Glider	<input type="checkbox"/>	<input type="checkbox"/>	Qty: _____
Triple Glider*	<input type="checkbox"/>	<input type="checkbox"/>	Qty: _____
Picture	<input type="checkbox"/>	<input type="checkbox"/>	Qty: _____
L Single Casement	<input type="checkbox"/>	<input type="checkbox"/>	Qty: _____
R Single Casement	<input type="checkbox"/>	<input type="checkbox"/>	Qty: _____
Twin Casement Combo	<input type="checkbox"/>	<input type="checkbox"/>	Qty: _____
Awning	<input type="checkbox"/>	<input type="checkbox"/>	Qty: _____
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Qty: _____

TOTAL Qty: 6  
(Note: Casement handing is hinge side as viewed from inside)

EXTENSION JAMBS: YES ☐ NO ☒

Everwood: ☐ Qty: \_\_\_\_\_  
Primed: ☐ Qty: \_\_\_\_\_  
Other: ☐ Qty: \_\_\_\_\_

EXTERIOR FINISH:







Stone White ☒  
Sierra ☐  
Cashmere ☐  
Pebble Grey ☐  
Bahama Brown ☐  
Bronze ☐

INTERIOR FINISH:

Stone White ☒  
Sierra ☐  
EverWood ☐  
Bronze ☐

GRIDS/MUTTINS:

None: ☐ Airspace Profile: ☐ SDL: ☒ 7/8"

					
Qty: _____	Qty: _____	Qty: _____	Qty: _____	Qty: _____	Qty: _____

GRID/MUTTIN PATTERN: \_\_\_\_\_ V \_\_\_\_\_ H

Notes: \_\_\_\_\_

GLASS:

Double Pane  
Clear: Low E/Argon ☒ LowE 366: \_\_\_\_\_  
Tempered: Bathroom window only  
Laminated: \_\_\_\_\_ Ohscure: Bathroom window only  
Notes: \_\_\_\_\_

HARDWARE:

White ☒ Sierra ☐  
Satin Taupe ☐ Brass ☐  
Satin Nickel ☐ Oil Rubbed Bronze ☐

Notes: \_\_\_\_\_

BOTTOM SASH LIFT RAIL: Yes ☒ No ☐

SCREENS: None ☐ Half ☐ Full ☒

High Transparency ☐ Standard ☒

REMOVING:

Wood ☒ Qty: 6  
Aluminum ☐ Qty: \_\_\_\_\_  
Vinyl ☐ Qty: \_\_\_\_\_  
Steel (No Pan) ☐ Qty: \_\_\_\_\_  
Steel (w/ Pan) ☐ Qty: \_\_\_\_\_  
Storms ☐ Qty: \_\_\_\_\_

INSTALLATION METHOD:

Wood Pocket ☒ Qty: 6  
Drywall/Wood Return ☐ Qty: \_\_\_\_\_  
Full Tear Out: ☐ Qty: \_\_\_\_\_  
Other: ☐ Qty: \_\_\_\_\_

CAPPING:

Yes ☐ No ☒

Color: # \_\_\_\_\_ Name: \_\_\_\_\_  
PVC ☐ Smooth ☐ No-Mar ☐

Please note: Installation does not include capping of steel lentsils, arch tops, or window bay/bow boxes unless otherwise specified.

CAULK COLOR: White

CASING: None ☐

2 1/4" ☐ 3 1/4" ☐ Other ☐  
Colonial ☐ Ranch ☐ Other ☐

Please Note: All interior casing, molding, etc. will be paint grade unless otherwise specified. Installation does not include replacing or adding window stools unless otherwise specified.

LEAD PAMPHLET GIVEN: YES ☒ NO ☐

CERTIFIED LEAD SAFE RENOVATION:

YES ☒ NO ☐ YEAR BUILD: 1940

SPECIAL INSTRUCTIONS:

\*Triple Glider: ☐ 1/4-1/2-1/4 ☐ 1/3-1/3-1/3

Operation: \_\_\_\_\_

Please Note: Seller can not guarantee that visible glass opening will match that of existing sight lines. Seller can not guarantee that existing window treatments will be able to be reinstalled in the same location or that existing window treatments will fit once replacement window has been installed (I.E. blinds, shutters, etc.). Some replacement window glass packages may have a different "visible light transmittance" than existing windows.

Mike Kuhn 12/20/24  
Sales Representative/ Date

X  
Customer/Date



500 Bashford, 3322  
BAR request  
Photo 4Apr25



Marvin  
Inserts

BAR  
request for  
inserts

Marvin  
Inserts