

ISSUE: Certificate of Appropriateness for alterations.

APPLICANT: Smith Jennifer M; Strosnider Derrick E.

LOCATION: Old and Historic Alexandria District
706 Miller Lane

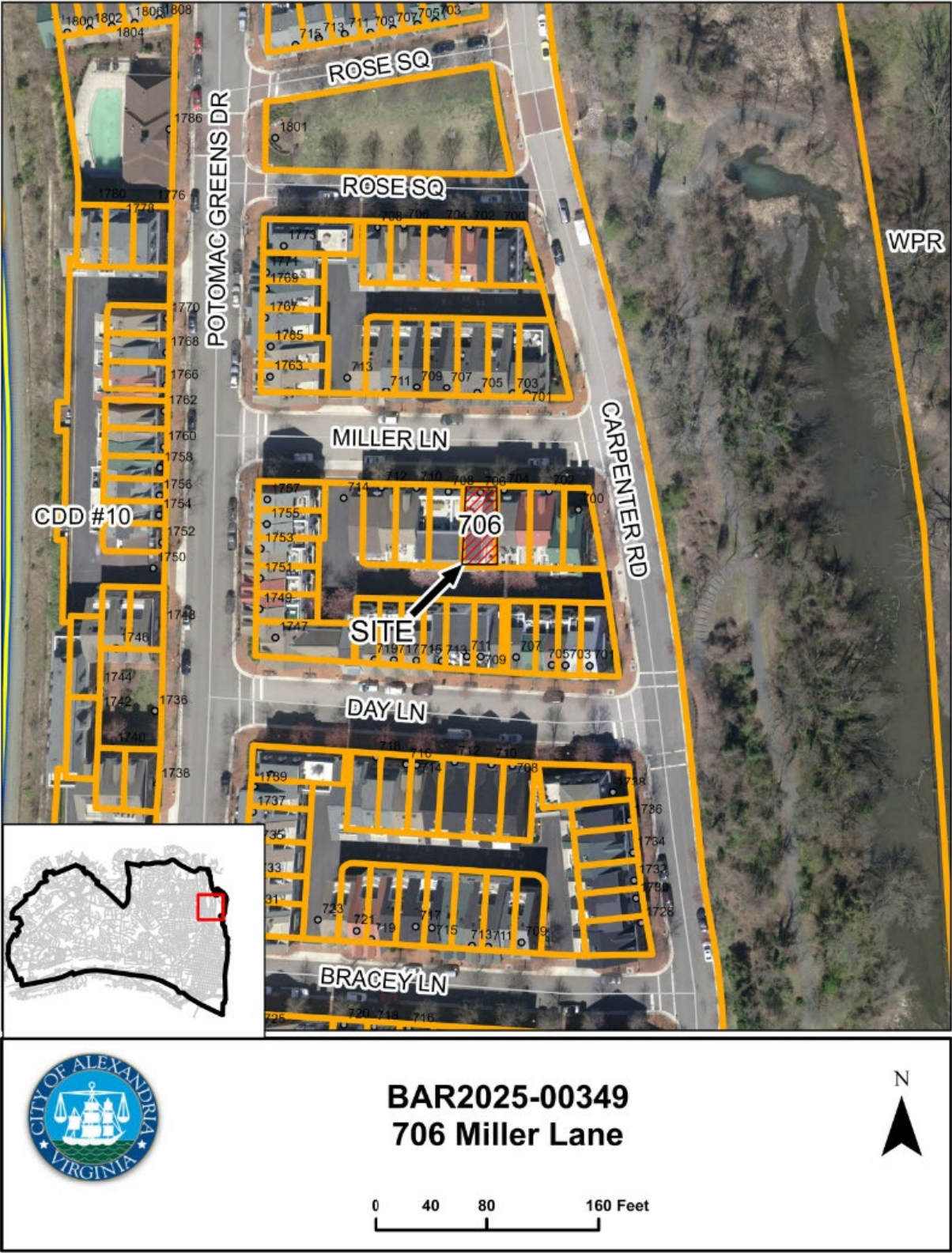
ZONE: CDD#10/Coordinated Development District #10

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations at 706 Miller Lane, 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, 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 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 to replace 29 windows with Marvin Elevate, fiberglass-clad wood, SDL, insert (pocket) windows with a two-over-two light configuration and Low-E 272.

Site context

The subject property sits on the south side of Miller Lane mid-block. There is a back utility road running behind the property.

II. HISTORY

The four-bay, three-story, brick vernacular townhouse with Victorian features was built in **2005** (Figure 1). The townhouse is part of the Potomac Greens Development approved by the BAR on February 4, 2003 (BAR Case # 2003-0240). Potomac Greens was approved as a Development Special Use Permit DSUP # 2002-0026.



Figure 1 - 706 Miller Lane

Previous BAR Approvals

Staff didn't find any BAR approval for the property.

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 below shows the difference between full frame and insert windows.



Even though insert windows have frames, they are “inserted” within the previous window frame, therefore, must people confuse the term “full frame” replacement. Thus, it’s noticeable in the graphic above that the insert window glaze 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 were acceptable, such as Marvin Infinity and Andersen Woodwright windows. The proposed windows, Marvin Elevate are similar to Marvin Infinity; the difference is that Marvin Elevate features a real wood interior with a fiberglass exterior for a hybrid design, suitable for both

new construction and replacement, while Marvin Infinity windows are exclusively fiberglass inside and out.

The example below shows the original window on 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 or Marvin Elevate 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.



Below, another example 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, which is visually intrusive and not acceptable in the historic districts.



With the discussion above, staff has no objection to the proposed project and recommends approval of the Certificate of Appropriateness as submitted.

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 replacement will comply with zoning.

Code Administration

C-1 A building permit is required to replace windows in historic buildings.

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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

- Public comment, if applicable
- Any other supporting documentation

ADDRESS OF PROJECT: 706 Miller Lane, Alexandria VA 22314

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

TAX MAP AND PARCEL: 025.04-02-116 ZONING: CDD#10

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: SMITH JENNIFER M; STROSNIDER DERRICK E

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: SMITH JENNIFER M; STROSNIDER DERRICK E

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [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).*

Replacement of all existing 29 windows in our townhome (built in in 2004) with Marvin Elevate Windows, featuring wood interiors and fiberglass-clad wood exteriors. Marvin's Elevate model has been installed in Historic District homes in Alexandria. The new windows will maintain the architectural integrity of our home and replicate/match the current design, grid pattern, and color of the existing windows. The window replacements will be installed using an "insert" method, which method or similar approach has been previously used and administratively approved in several historic homes in our neighborhood, including the homes identified in Attachment #1. Cladding also has been administratively approved in several historic homes in our neighborhood. Our neighborhood homeowner's association has reviewed and approved the proposed work. Until recent rule changes, our application to the City would have been eligible for administrative review and approval. Please see Attachment #1 for additional and specific details on the proposed work.

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: Derrick E. Strosnider Jennifer M. Smith

Printed Name: Derrick E. Strosnider & Jennifer M. Smith

Date: 8/25/2025

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. Jennifer M. Smith		Individual applicant (joint owner of property)
2. Derrick E. Strosnider		Individual applicant (joint owner of property)
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 706 Miller Lane, Alexandria, VA 22314 (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. Jennifer M. Smith		50%
2. Derrick E. Strosnider		50%
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		
2. N/A		
3. N/A		

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.

8/25/2025

Date

Derrick E. Strosnider & Jennifer M. Smith

Printed Name

Derrick E. Strosnider Jennifer M. Smith

Signature

Attachment 1

Additional Description of Proposed Work

Replacement of all existing 29 windows in our townhome (built in 2004) with **Marvin Elevate Windows**, featuring wood interiors and fiberglass-clad wood exteriors. The replacement windows will match all the aesthetics of the existing windows. The grids will be simulated divided light (SDL), with exterior and interior grids matching the current windows, ensuring a consistent aesthetic. Like the current windows, all replacements will follow a 2-over-2 grid pattern, with an SDL width of 7/8". The glazing will be equivalent to Low-E 272. The brick-mold and sill will be cladded, as shown in the attached picture on an existing home.

The window replacements will use an "insert" method, which method or a similar approach has been previously used and administratively approved in several historic district homes in the Potomac Greens neighborhood. Based on our observation and review of previously approved BAR applications for, and the work done on, other historic Potomac Greens homes, the insert replacement proposed in our application is consistent with the BAR approved description and scope of work performed in those homes, including on our street. The prior BAR applications we reviewed included:

- BAR Case #2022-00278 (1714 Carpenter Road - Tax Map/Parcel: 035.02-02-62)
- BAR Case #2021-00565 (703 Miller Lane – Tax Map/Parcel 025.04-02-111)
- BAR Case #2020-00547 (705 Miller Lane - Tax Map/Parcel: 025.04-02-110)
- BAR Case #2018-00519 (708 Miller Lane – Tax Map/Parcel: 025.04-02-117)

In each case above, full frame replacements were either not described or observed after installation, and the interior trim of each house remained intact. Notably, the BAR Case #2022-00278 application for 1714 Carpenter Road specified the use of "insert-type" windows and was approved by administrative staff on June 10, 2022. Cladding has also been approved for historic district homes in our neighborhood.

Our installer, **Adelphia Exteriors**, has extensive experience with these types of window replacements. As noted, our project will use a Marvin Elevate window, which has a slim frame profile that very closely emulates the look and feel of the original windows in our home. The contractor will be performing a common and proven installation method that they have seen used in other historic district Potomac Greens homes. In this approach, they remove the existing sashes (the moving parts of the window), install the new Marvin Elevate window into and on top of the current interior sill, and preserve the original brick mold and interior casing, as well as the existing sill. Please see **Attachment 3** for the specifications and details regarding the window replacements.

This approach requires less demolition, so it is far less disruptive and less likely to cause damage to the exterior of our home. It also will maintain the overall aesthetic of the existing windows, preserving both exterior and interior trim, since our trim is in excellent condition given that our home is less than 25 years old (however, repairs or replacements to any damaged trim will be made, as needed). Further, this method will result in cost savings of between \$17,000 to \$20,000 by avoiding unnecessary trim work and preventing the need to replace blinds and other interior finishes.

Our neighborhood also appreciates the importance of historically appropriate replacement and repairs for our community and the need to ensure that any exterior improvements or projects maintain the design and look of other townhomes. The Architecture Review Board (ARB) of the Potomac Greens Homeowners Association agreed and approved our application (see **Attachment 4**). We also intend to speak with our neighborhood's ARB to apply for a blanket approval letter for the above installation approach, which will allow administrative approval of this method and specified products going forward in an effort to minimize future inconvenience to both homeowners in our neighborhood and the BAR.

We believe our proposed work approach is consistent with the BAR's overall goal to maintain the historic aesthetic while ensuring that the appearance of the homes in the historic district is kept in top condition. We also believe this approach tracks the methods approved for similar historic homes in our neighborhood, based on their age and location, which homes have all maintained their historic appearance (please see attached sample photos of these homes, post-window replacement, as attached as **Attachment 5**).

Summary of Additional Attachments

Attachment 2 - Photographs of Existing Condition

Attachment 2 provides photographs of all windows to be replaced, including several on the fourth floor that are not visible from the street.

Attachment 3-Specifications of the Proposed Replacement/Repair

- **Attachment 3-1** is a general description and features provided by Adelphia.
- **Attachment 3-2** provides the specifications of all 29 replacement windows.
- **Attachment 3-3** contains pictures of the Marvin Elevate windows taken from Adelphia's showroom. (Note: The showroom window pictures have locks and tilt latches that are black, but **our replacement will be white** to match our existing color.)
- **Attachment 3-4** is the Marvin brochure for the Elevate collection.
- **Attachment 3-5** is a copy of the City of Alexandria Business License for Adelphia Exteriors.

Attachment 4 - Copy of Potomac Greens Neighborhood Homeowner's Association Approval Letter for Window Replacement Project

Attachment 5 – Sample Pictures of Neighborhood Homes with Prior BAR Approval of Insert or Similar Window Replacement Method – Post Replacement

Example of cladded
brick-mold and sill



Attachment 2 - Photos of Existing Condition of Property



Front¹⁷ of House



4th Floor Deck Windows (not visible from street)



Back of House



Back of House 3rd and 4th Floor windows



4th Floor Windows not visible from street

ATTACHMENT 3-1

Stosnider Marvin Elevate Window Project

****Address:**** 706 Miller Ln, Alexandria, VA 22314

Window Description

Marvin Elevate window with Simulated Divided Lites (SDLs) are grilles applied to the interior and exterior of the glass to simulate true divided lites (separate panes), with a black spacer bar between the glass for depth.

Window Specifications

Stone White Exterior / White Interior
Elevate Double Hung Insert
8 Degree Frame Bevel

Top Sash

Stone White Exterior / White Interior
Insulating Glass (IG)
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar
Stone White Exterior - White Interior

Bottom Sash

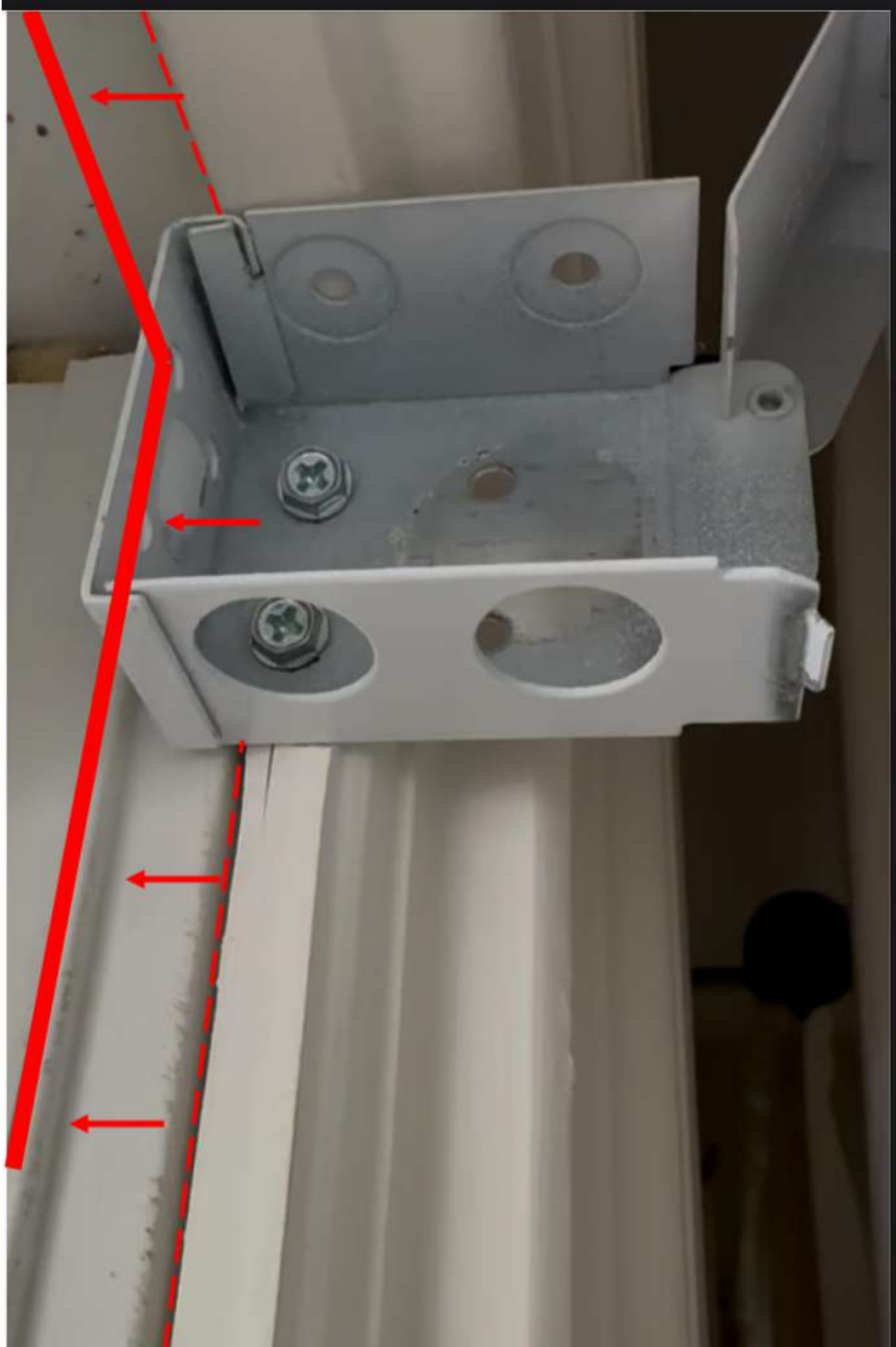
Stone White Exterior / White Interior
Insulating Glass (IG)
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
White Weather Strip Package
1 White Sash Lock

Additional Features

Exterior Aluminum Full Screen - Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle: 8 Degrees

Interior Stop Modification

We will also be adding a 3/4 inch stop on the interior which will butt the window out 3/4 inch so that the existing blinds will fit back into place. Below is a picture showing the modification from the inside:



ATTACHMENT 3-2

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: 10

TOTAL UNIT QTY: 29

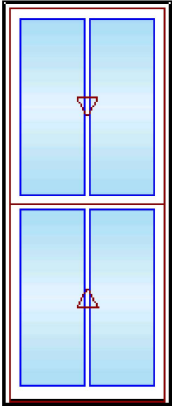
LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	FRONT BEDROOM DOWNSTAIRS	Elevate	Double Hung Insert IO 32" X 73 3/4" Entered as Inside Opening 32" X 73 3/4"	3
2	UPSTAIRS TV ROOM REAR	Elevate	Double Hung Insert IO 28" X 73 3/4" Entered as Inside Opening 28" X 73 3/4"	6
3	DINING ROOM FRONT	Elevate	Double Hung Insert IO 32" X 73 3/4" Entered as Inside Opening 32" X 73 3/4"	4
4	MASTER BEDROOM	Elevate	Double Hung Insert IO 28" X 65 3/4" Entered as Inside Opening 28" X 65 3/4"	6
6	OFFICE 1	Elevate	Double Hung Insert IO 32" X 65 3/4" Entered as Inside Opening 32" X 65 3/4"	2
7	OFFICE 2	Elevate	Double Hung Insert IO 32" X 65 3/4" Entered as Inside Opening 32" X 65 3/4"	2
8	BATHROOM UPPER	Elevate	Double Hung Insert IO 28" X 53 3/4" Entered as Inside Opening 28" X 53 3/4"	1
9	POOL ROOM BACK	Elevate	Double Hung Insert IO 28" X 65 3/4" Entered as Inside Opening 28" X 65 3/4"	2
10	POOL ROOM FRONT	Elevate	Double Hung Insert IO 32" X 65 3/4" Entered as Inside Opening 32" X 65 3/4"	2
11	POOL ROOM BACK	Elevate	Double Hung Insert IO 28" X 53 3/4" Entered as Inside Opening 28" X 53 3/4"	1

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: FRONT BEDROOM DOWNSTAIRS			
Qty: 3				

MARVIN



As Viewed From The Exterior

Entered As: IO
Egress Information
Width: 27 31/32" Height: 31 37/64"
Net Clear Opening: 6.13 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 32" X 73 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
***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

Initials required

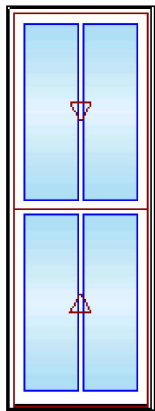
Seller: _____

Buyer: _____

Line #2	Mark Unit: UPSTAIRS TV ROOM REAR			
Qty: 6				

MARVIN

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28" X 73 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H



As Viewed From The Exterior

Entered As: IO
Egress Information
Width: 23 31/32" Height: 31 37/64"
Net Clear Opening: 5.26 SqFt

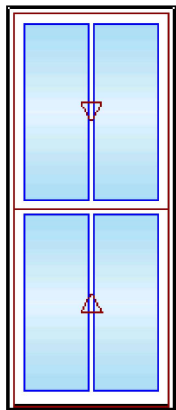
- Stone White Ext - White Int
- Bottom Sash
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Rectangular 2W1H
- Stone White Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 3 1/4" Jambs
- Thru Jamb Installation
- Existing Sill Angle 8
- ***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

Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit: DINING ROOM FRONT			
Qty: 4				



As Viewed From The Exterior

Entered As: IO
Egress Information
Width: 27 31/32" Height: 31 37/64"
Net Clear Opening: 6.13 SqFt

- Stone White Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 32" X 73 3/4"
- 8 Degree Frame Bevel
- Top Sash
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Rectangular 2W1H
- Stone White Ext - White Int
- Bottom Sash
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Rectangular 2W1H
- Stone White Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 3 1/4" Jambs
- Thru Jamb Installation
- Existing Sill Angle 8
- ***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

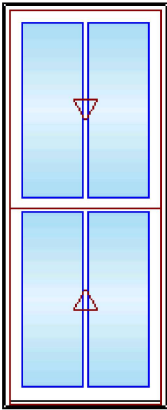
Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: MASTER BEDROOM			
Qty: 6				

MARVIN 



As Viewed From The Exterior

Entered As: IO
Egress Information
Width: 23 31/32" Height: 27 37/64"
Net Clear Opening: 4.59 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28" X 65 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
***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

Initials required

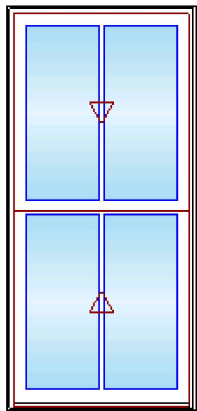
Seller: _____

Buyer: _____

Line #6	Mark Unit: OFFICE 1			
Qty: 2				

MARVIN 

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 32" X 65 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
Bottom Sash



As Viewed From The Exterior

Entered As: IO
Egress Information
Width: 27 31/32" Height: 27 37/64"
Net Clear Opening: 5.36 SqFt

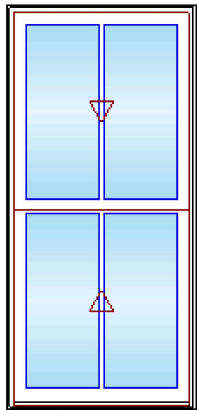
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Rectangular 2W1H
- Stone White Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 3 1/4" Jambs
- Thru Jamb Installation
- Existing Sill Angle 8
- ***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

Initials required

Seller: _____

Buyer: _____

Line #7	Mark Unit: OFFICE 2			
Qty: 2				



As Viewed From The Exterior

Entered As: IO
Egress Information
Width: 27 31/32" Height: 27 37/64"
Net Clear Opening: 5.36 SqFt

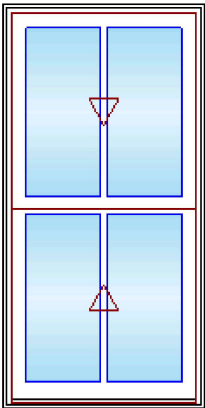
- Stone White Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 32" X 65 3/4"
- 8 Degree Frame Bevel
- Top Sash
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Rectangular 2W1H
- Stone White Ext - White Int
- Bottom Sash
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Rectangular 2W1H
- Stone White Ext - White Int
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 3 1/4" Jambs
- Thru Jamb Installation
- Existing Sill Angle 8
- ***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

Initials required

Seller: _____

Buyer: _____

Line #8	Mark Unit: BATHROOM UPPER			
Qty: 1				



As Viewed From The Exterior

Entered As: IO
Egress Information
Width: 23 31/32" Height: 21 37/64"
Net Clear Opening: 3.59 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28" X 53 3/4"
8 Degree Frame Bevel
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
***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

Initials required

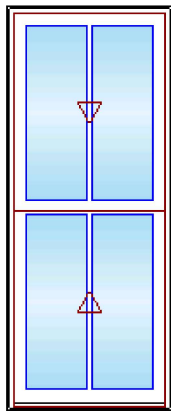
Seller: _____

Buyer: _____

Line #9	Mark Unit: POOL ROOM BACK			
Qty: 2				



Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28" X 65 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior



As Viewed From The Exterior

Entered As: IO

Egress Information

Width: 23 31/32" Height: 27 37/64"
Net Clear Opening: 4.59 SqFt

White Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
***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

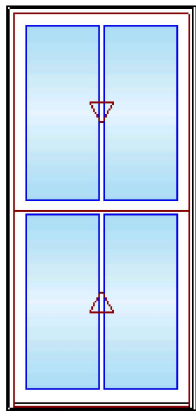
Initials required

Seller: _____

Buyer: _____

Line #10	Mark Unit: POOL ROOM FRONT			
Qty: 2				

MARVIN 



As Viewed From The Exterior

Entered As: IO

Egress Information

Width: 27 31/32" Height: 27 37/64"
Net Clear Opening: 5.36 SqFt

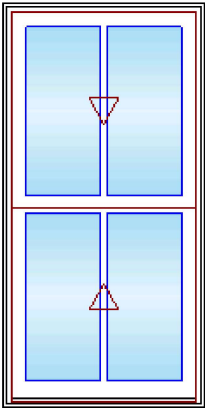
Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 32" X 65 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
***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

Initials required

Seller: _____

Buyer: _____

Line #11	Mark Unit: POOL ROOM BACK			
Qty: 1				



As Viewed From The Exterior

Entered As: IO
Egress Information
Width: 23 31/32" Height: 21 37/64"
Net Clear Opening: 3.59 SqFt

- Stone White Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 28" X 53 3/4"
- 8 Degree Frame Bevel
- Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Black Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Black
 - Rectangular 2W1H
 - Stone White Ext - White Int
- Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Black Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Black
 - Rectangular 2W1H
 - Stone White Ext - White Int
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh
- 3 1/4" Jambs
- Thru Jamb Installation
- Existing Sill Angle 8
- ***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

Initials required

Seller: _____

Buyer: _____

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

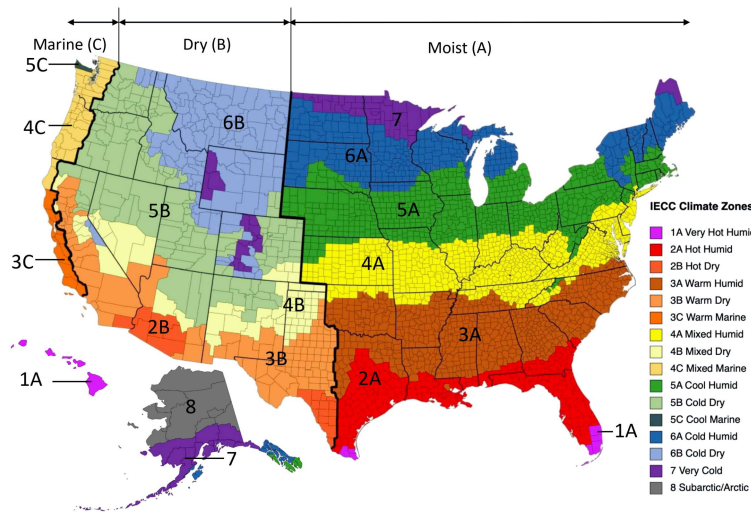
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

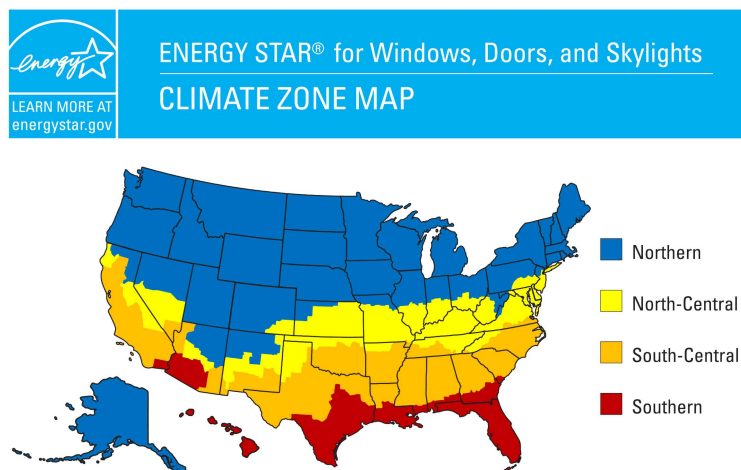
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:

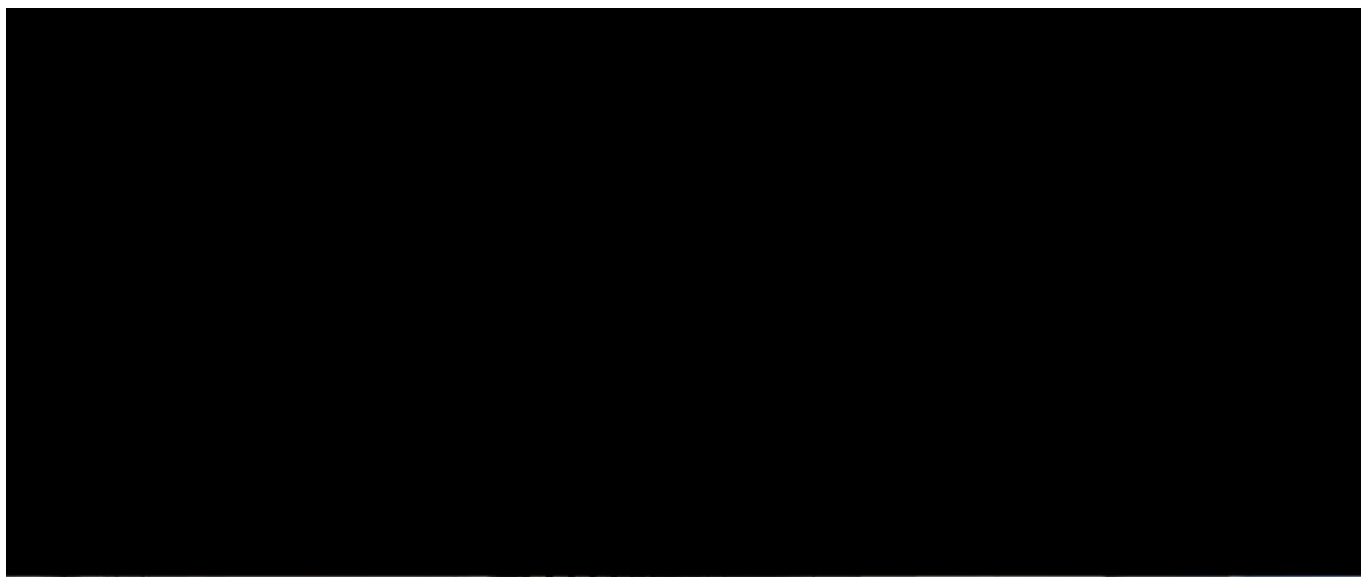


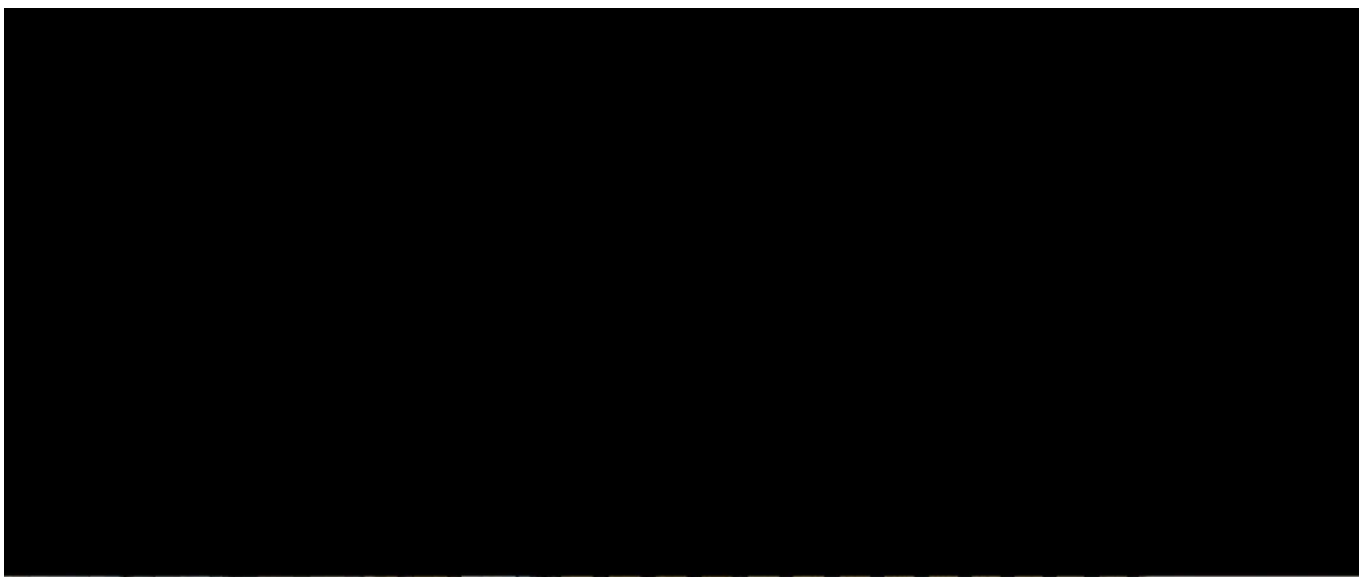
ENERGY STAR Version 7 Climate Zone Map:



ATTACHMENT 3-3







ELEVATE
MARVIN ELEVATE COLLECTION



THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



ELEVATE

Wide range of options and product types



ESSENTIAL

Curated options and product types

MARVIN SIGNATURE® COLLECTION

MARVIN ELEVATE® COLLECTION

MARVIN ESSENTIAL™ COLLECTION

INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 4 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 6 color options	FIBERGLASS 6 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle style
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. But, Ultrex is different. High density woven fibers bound by a thermally-set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it becomes important to know what sets them apart.



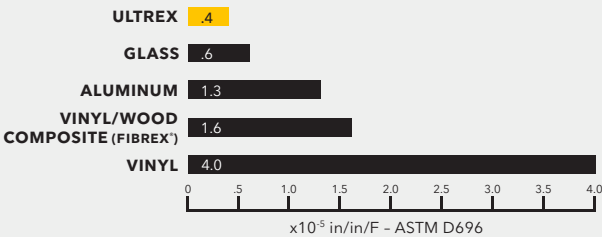
TEMPERATURES MAY FLUCTUATE, BUT ULTREX FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't phase Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.

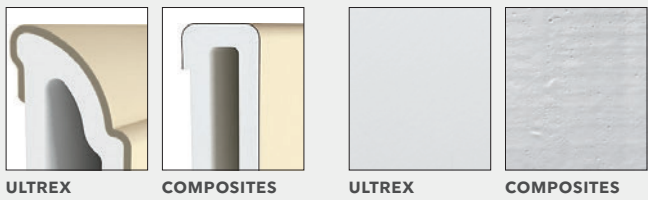


INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

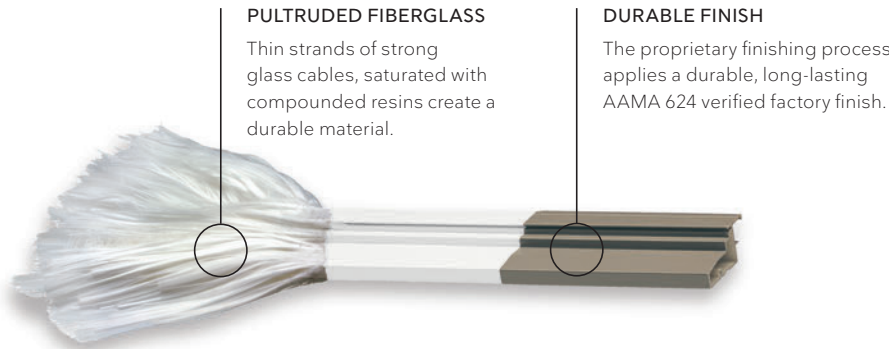
ACRYLIC CAP



STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true, year after year.



Casement and Direct Glaze windows in Stone White

COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

- **U-factor:** How well a window keeps heat inside a building.
- **Solar heat gain:** A window's ability to block warming caused by sunlight.
- **Visible light transmittance:** How much light gets through a product.
- **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.

Ultrex® fiberglass is 500 times less conductive than roll form aluminum, similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable, and reducing heating and cooling costs.

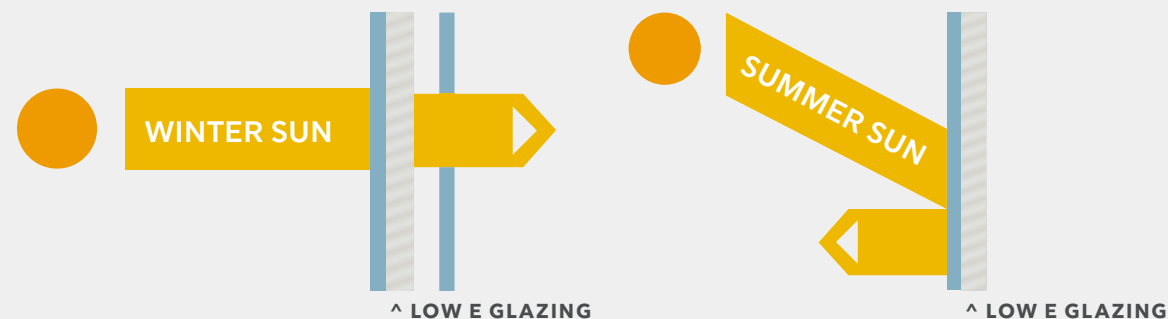
ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.*

The Elevate collection offers Triple-pane, Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance. And provides a selection of energy-efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



Double Hung window with Sash Lock + Keeper in White

A MORE COMFORTABLE INTERIOR, REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with dual-pane windows and Low E coating.

DESIGNED WITH PROS IN MIND

PEACE OF MIND

Every project has its own unique requirements and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass construction, available factory services, unmatched delivery, and network of dedicated service and support personnel make the Elevate collection the perfect choice—no matter the project.

EASY TO ORDER, SIMPLE TO INSTALL

The Elevate collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin easier than ever. See page 20 for more information.

MARVIN HAS YOU COVERED

The Elevate collection is backed by a fully transferable 20/10 warranty: 20-year coverage on glass, and 10-year coverage on manufacturing materials and workmanship.

CREATING VALUE AND EFFICIENCY EVERY STEP OF THE WAY

Weather-tight, solid, and durable Ultrex® fiberglass means there are virtually no call-backs. Elevate window and door profiles are optimized for the maximum in performance and fit.



Double Hung window in Stone White

Marvin Elevate® collection

WINDOWS



Casement windows in Bronze

CASEMENT + AWNING



Casement windows with
Matte Black hardware



Casement windows in White

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom windows also available.
- Narrow frame option with 3 1/4 inch insert replacement frame, flat sill, and through jamb installation.



CASEMENT + AWNING



CASEMENT NARROW FRAME + AWNING NARROW FRAME



Available with IZ3
(Excludes Narrow Frame option)

DOUBLE HUNG



Double Hung windows in Designer Black with Matte Black hardware



Double Hung window in White with White hardware

DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features ¾ inch insert replacement frame with through jamb installation and up to PG40 performance rating.



DOUBLE HUNG



DOUBLE HUNG INSERT



Available with IZ3
(Excludes Insert option)

SAFE AND SOUND

ACCESSIBILITY OPTIONS

OPENING CONTROL DEVICE

Limits opening to 4" while providing for full egress. ASTM F2090 compliant. Available on Casement, Double Hung, and Glider windows.

SASH LIMITER

Permanently limits sash movement for safety and security.



CASEMENT
OPENING CONTROL DEVICE



DOUBLE HUNG
OPENING CONTROL DEVICE



GLIDER
OPENING CONTROL DEVICE



AWNING
SASH LIMITER

IZ3 PRODUCTS FOR COASTAL LIVING

Our Elevate IZ3 Certified products are specifically designed for the extreme conditions and construction requirements of coastal areas. Rigorously tested by third-party agencies to meet or exceed the most stringent coastal codes, they protect against flying debris, driving rain, cyclic pressure, and extreme temperatures. The Ultrex® fiberglass finish exceeds AAMA 624 standards for weathering and fading resistance.



IN HARSH COASTAL CONDITIONS, YOUR WINDOWS AND DOORS MATTER

Marvin offers windows and doors specifically designed for the coast.



Sliding French door and Picture window in Designer Black



ATTACHMENT 3-5

2025 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

Nick's Painting Company, Inc.
6371 Rolling Mill Place Ste 101
Springfield, VA 22152

License Number: 161459-2025
Account Number: 161459
Tax Period: 2025
Business Name: Nick's Painting Company, Inc.
Trade Name: Adelphia Exteriors
Business Location: No City Address
Springfield, VA 22152

License Classification(s):

Reciprocity Contractor
1-111-111
Reciprocity Contractor

July 9, 2025

Dear Taxpayer:

This is your 2025 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Nick's Painting Company, Inc.
No City Address
Springfield, VA 22152

License Number: 161459-2025
Account Number: 161459
Tax Period: 2025
Business Name: Nick's Painting Company, Inc.
Trade Name: Adelphia Exteriors
Business Location: No City Address
Springfield, VA 22152

License Classification(s): Reciprocity Contractor
1-111-111
Reciprocity Contractor

Attachment 4 - Copy of Homeowner's Association Approval Letter

Date Received _____
(Office Use Only)

POTOMAC GREENS HOMEOWNERS ASSOCIATION EXTERIOR MODIFICATION APPLICATION

To: Potomac Greens Homeowners Association Architectural Review Board
c/o Mel Davis
Sentry Management
7619 Little River Turnpike
Suite 210
Alexandria, VA 22003
703-642-3246 Ext. 56517
mel.davis@sentrymgt.com

Name of Lot Owner(s): Derrick Strosnider and Jennifer Smith

Address in Potomac Greens: 706 Miller Lane

Phone (c): (703) 508-1498 Phone (H): (703) 921-9812

E-mail: derrick.strosnider@gmail.com

All proposed exterior modifications to your house and lot must be approved by the Potomac Greens Homeowners Association Architectural Review Board. Architectural Review Board approval is not required for the repair or replacement of existing exterior items if the replacement matches the original exactly in color, style, size and function. Please refer to the Potomac Greens ARB Frequently Asked Questions to determine what projects do not require an application. For projects that require a review during an Architectural Review Board meeting, the deadline for submission is 5 days prior to the next meeting.

Please indicate which of the following items is included with your application for exterior modifications:

- ☒ Photographs of the existing item or location to be altered;
- ☒ Sketches, photographs and/or catalog illustrations that describe the proposed changes; and,
- ☒ Dimensions and materials for the proposed changes.
- ☒ Signatures from all adjacent neighbors;
- ☐ For decks or other additions, please include a plan view (view from the roof) and an elevation view (view from rear and sides)

An application submitted without all required submissions will be considered incomplete. The Architectural Review Board review period (60 days upon receipt) will not commence until all required submissions have been provided.

Other information may be requested to permit adequate evaluation of the proposed change. If you have questions regarding the required submissions or the application process, you are advised to seek guidance from the Architectural Review Board prior to submission of an application.

Description of the proposed change: (Please print or type, or attach a separate description if more space is needed)
Window replacement - all colors, grid pattern and overall look to remain the same/match existing - see Attachments. Also in historic district, so project is subject to prior approval of Alexandria BAR.

Attachments

- Attachment 1 - Description of proposed changes
- Attachment 2 - Picture of cladded brick - mold and sill
- Attachment 3 - Pictures of Marvin Windows from Adelphia's showroom
- Attachment 4 - Marvin Elevate Collection Brochure
- Attachment 5 - Pictures of all windows to be replaced
- Attachment 6 - Adelphia's general window description and features
- Attachment 7 - Individual window specifications
- Attachment 8 - Copy of Adelphia's City of Alexandria business license

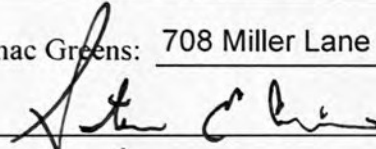
ESTIMATED STARTING DATE OF CONSTRUCTION: September 1, 2025
(After approval by the Architectural Review Board)

ESTIMATED COMPLETION DATE: September 3, 2025

For projects that alter the exterior of the home, signatures of immediately adjacent neighbors are required as notification of the application. A signature does not imply approval of the project.

1. Name(s): Steve and Mary Jane Crime

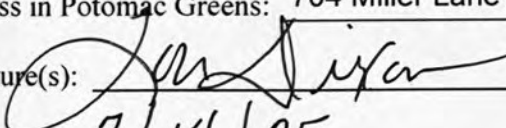
Address in Potomac Greens: 708 Miller Lane

Signature(s): 

Date: 7/14/2025

2. Name(s): Tony and Lou Dixon

Address in Potomac Greens: 704 Miller Lane

Signature(s): 

Date: 7/14/25

3. Name(s): _____

Address in Potomac Greens: _____

Signature(s): _____

Date: _____

I/we understand and agree:

1. That approval by the Architectural Review Board shall in no way be construed as to pass judgement on correctness of the location, structural design, suitability of water flow, drainage, location of utilities or other qualities of the proposed changes being reviewed.
2. That approval by the Architectural Review Board shall in no way be construed as to pass judgement on whether the proposed change being reviewed is in compliance with the applicable building and zoning codes of the City of Alexandria or the Commonwealth of Virginia.
3. That approval of any particular plans and specifications or designs shall not be construed as a waiver of the right of the Architectural Review Board to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance.
4. That no work on the proposed change shall begin until written approval of the Architectural Review Board has been received by me; that, if work is begun prior to approval, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part.
5. That there shall be no deviations from the plans, specifications, and location approved by the Architectural Review Board without prior written consent of the Architectural Review Board; any variation from the original application must be resubmitted for approval.
6. That I authorize members of the Board of Directors, the Architectural Review Board and the Managing Agent to enter my property for routine inspection(s). A Letter of Compliance will be issued once the inspection(s) is complete. A modification is not complete until a Letter of Compliance is issued.
7. That construction or alterations in accordance with the approved plans and specifications must commence within 90 days of the approved date of this application and be substantially completed within 6 months of the approved date (or such other reasonable period as the Architectural Review Board shall specify in its approval pursuant to Article III, Section 4(e) of the Amended Declaration, otherwise the approval by the Architectural Review Board shall be deemed conclusively to have lapsed and to have been withdrawn.
8. That it is my responsibility and obligation to obtain all required certificates of appropriateness, building permits, to contact Miss Utility, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.
9. That I am responsible for any damage and all cost to repair Common Areas that results from the proposed modification.



Owner/Applicant Signature

July 13, 2025

Date



Co-Owner/Applicant Signature

July 13, 2025

Date

For Architectural Review Board Use Only

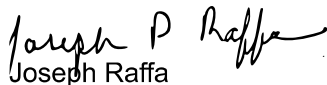
7-18-25

Date

- ☒ Approved by Architectural Review Board
- ☐ Approved by Architectural Review Board with conditions
- ☐ Not approved by Architectural Review Board

Comments or conditions:

The application to replace windows as described in this application is approved.



Joseph Raffa
Chairman
Potomac Greens Architectural Review Board

Attachment 5

**Sample Pictures of Neighborhood Homes with Prior BAR Approval of
Insert or Similar Window Replacement Method - Post Replacement**

BAR Case #2022-00278 (1714 Carpenter Road - Tax Map/Parcel: 035.02-02-62)





BAR Case #2020-00547 (705 Miller Lane - Tax Map/Parcel: 025.04-02-110)



BAR Case #2018-00519 (708 Miller Lane – Tax Map/Parcel: 025.04-02-117)

