



LANDMARKS PRESERVATION BOARD BRIEFING

---

# LEONA CONDOMINIUMS WINDOW REPLACEMENT

916 QUEEN ANNE AVE N, SEATTLE, WA

Presented by: Marta Dzheneva | Jane Louie | Jim Pittman

---

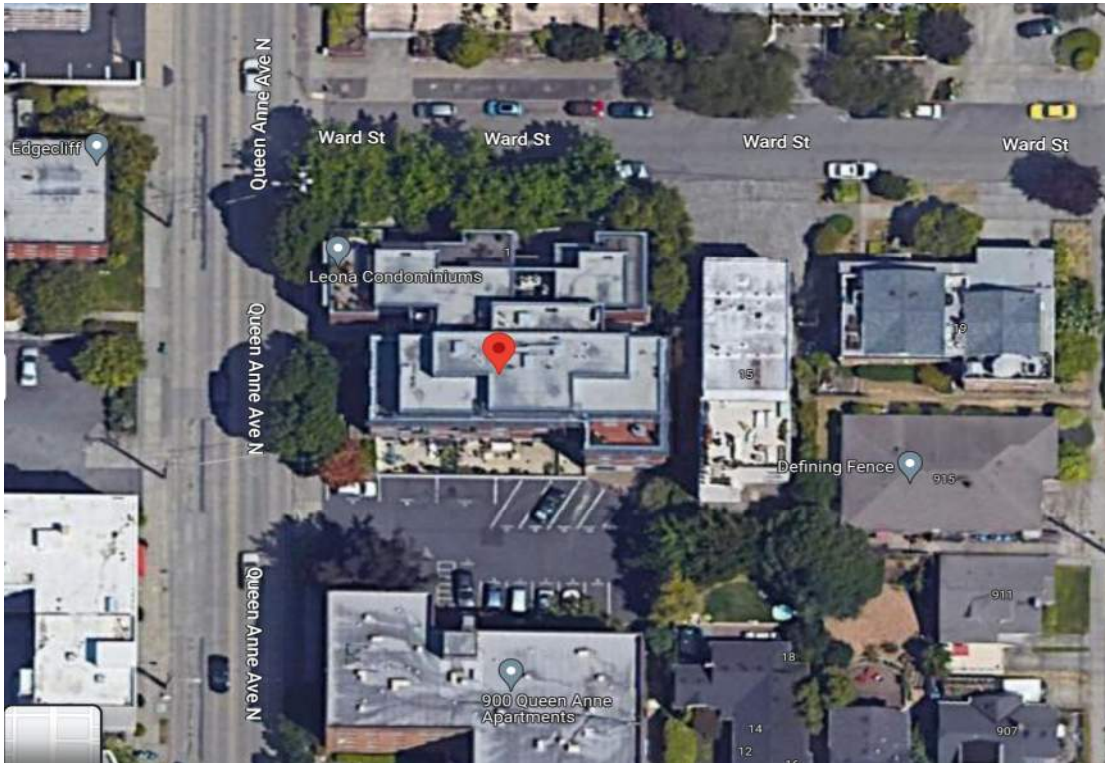
## **AGENDA:**

- **BACKGROUND INFO**
- **PROJECT INTENT FOR WINDOW REPLACEMENT**
- **RATIONALE FOR REPLACEMENT WINDOWS**
- **EXISTING AND PROPOSED WINDOW COMPARISON**
- **QUESTIONS**

---

# Background Info:

The Leona Condominiums a historic multi-story building constructed in 1909 and it is in the Queen Anne neighborhood of Seattle







North Elevation



West Elevation



South Elevation



East Elevation

---

## Project Intent:

The window replacement is being proposed as part of a larger exterior remedial project. Although not fully discussed within this presentation, the project intent consists of targeted repairs and related finishes at the 1909 portion of the building as follows:

- structural repairs to the multi-wythe masonry wall with helical anchors
- repairs to the stone arch lintels
- repairs of the EIFS cornice
- repairs to the existing Juliette balconies
- replacement of the existing doors and windows

Window replacement is being undertaken in response to:

- Need for removal of existing windows to perform structural repairs
- Operational and maintenance concerns
- Water intrusion concerns
- Acoustical concerns
- Energy concerns

---

# Rationale For Replacement Windows

## **WINDOW REPLACEMENT:**

- Thermal, air-leakage, water intrusion, and acoustical concerns would all be mitigated.
- Severe weather exposure issues could be fully addressed for south and west facing windows and doors.
- Window replacement could be implemented in significantly less time and cost impositions to the homeowners.
- Long term maintenance would be far simpler. Maintenance of modern windows are well understood by homeowners.
- Operation of modern windows are much easier for homeowners to operate.

## **WINDOW REFURBISHMENT (Contemplated):**

- The window rough openings are deformed, racking the existing windows. It will be challenging to reinstall the refurbished windows back into the deformed openings without modifying overall size of the windows.
- Refurbishment would not address the poor thermal and acoustical performances.
- Window refurbishment would take far longer to complete, leaving homeowners in windowless units for an extended period of time.
- Operable hardware function cannot be maintained, possible failure on most if not all windows.
- Remediation of lead paint could pose a health concern if abatement is done on-site.

---

## Rationale For Replacement Windows



Reference attached "Window Replacement Proposal for additional details.





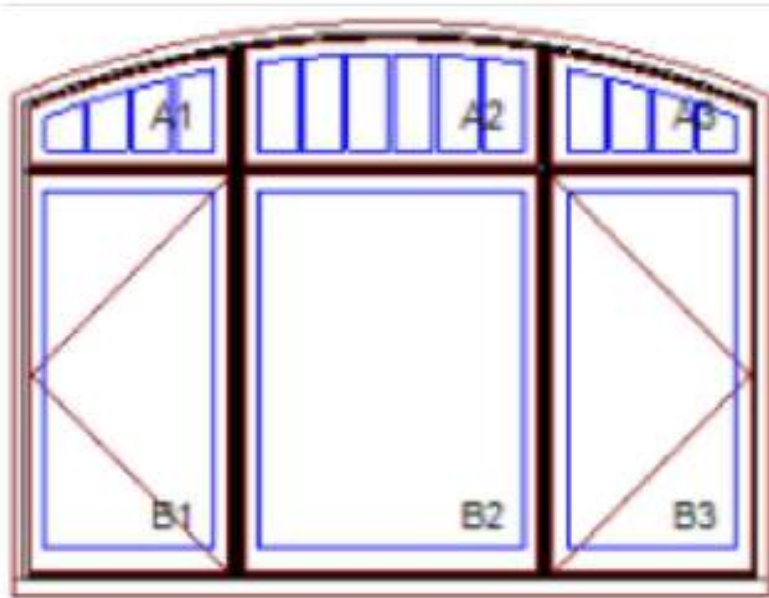
# Existing and Proposed Window Comparison





---

## Proposed Window

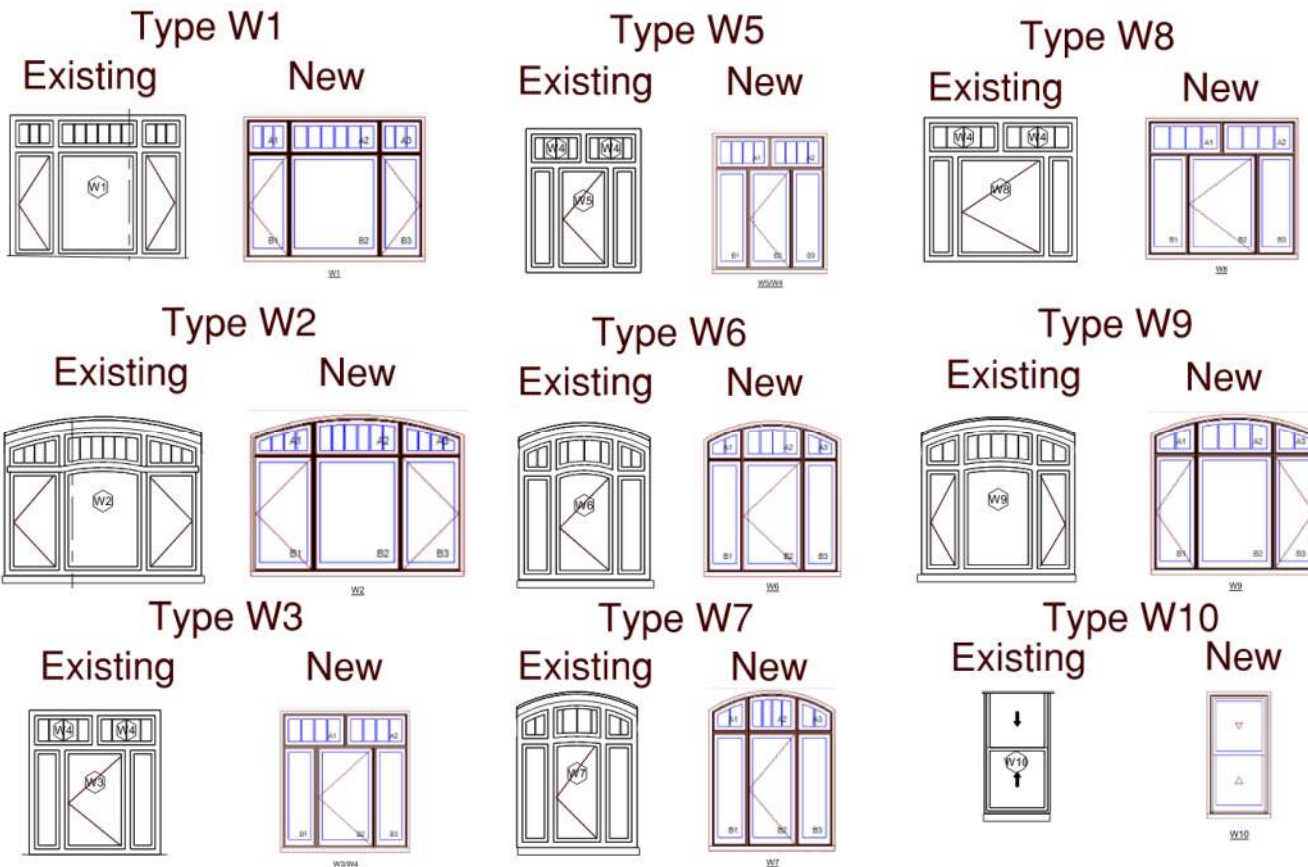


W2

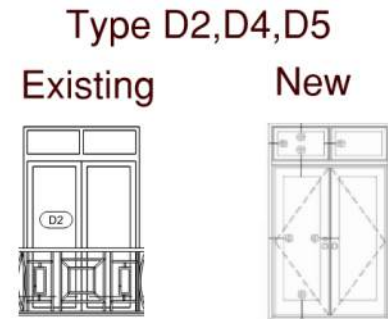
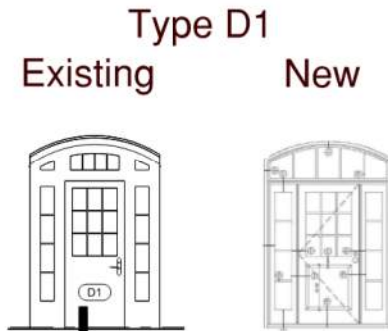
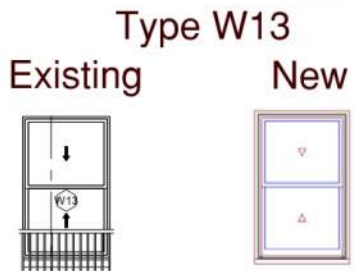
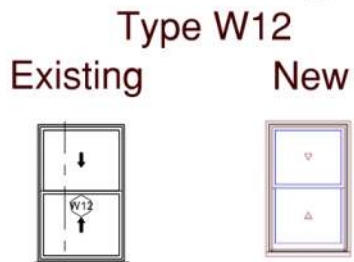
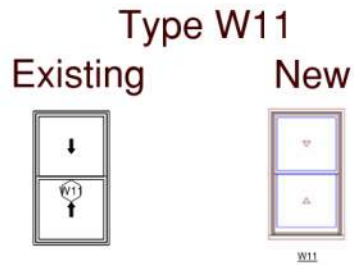
## Existing



# Existing v. New Windows/Doors Comparison

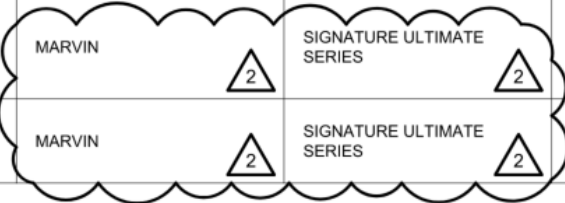


# Existing v. New Comparison



# Proposed Window

FINISH SCHEDULE					
	TYPE	MANUFACTURER	STYLE	COLOR / FINISH	NOTES
PT1	EIFS COATING	STO CORP.	STOCOLOR LOTUSAN	37100 (BLACK)	USED AT THE EIFS CORNICE FILED
PT2	EIFS COATING	STO CORP.	STOCOLOR LOTUSAN	31307 (CREAM)	USED AT THE EIFS CORNICE ACCENTS
WD1	EXTERIOR WINDOW FINISH	MARVIN	SIGNATURE ULTIMATE SERIES	EBONY / ALUMINUM	USED AT REPLACEMENT WINDOW AND DOOR LOCATIONS
WD2	INTERIOR WINDOW FINISH	MARVIN	SIGNATURE ULTIMATE SERIES	PRE-PRIMED / WOOD	USED AT REPLACEMENT WINDOW AND DOOR LOCATIONS - FINAL COLORS BY UNIT OWNER



NOTE: FINISHES AND COLORS SHOWN ARE APPROXIMATE AND MAY NOT REPRESENT FINAL APPEARANCE.

BASIS OF DESIGN



Ebony

WD1 EXTERIOR WINDOW FINISH

BASIS OF DESIGN



Primed White

WD2 INTERIOR WINDOW FINISH



---

# ARC briefing discussion

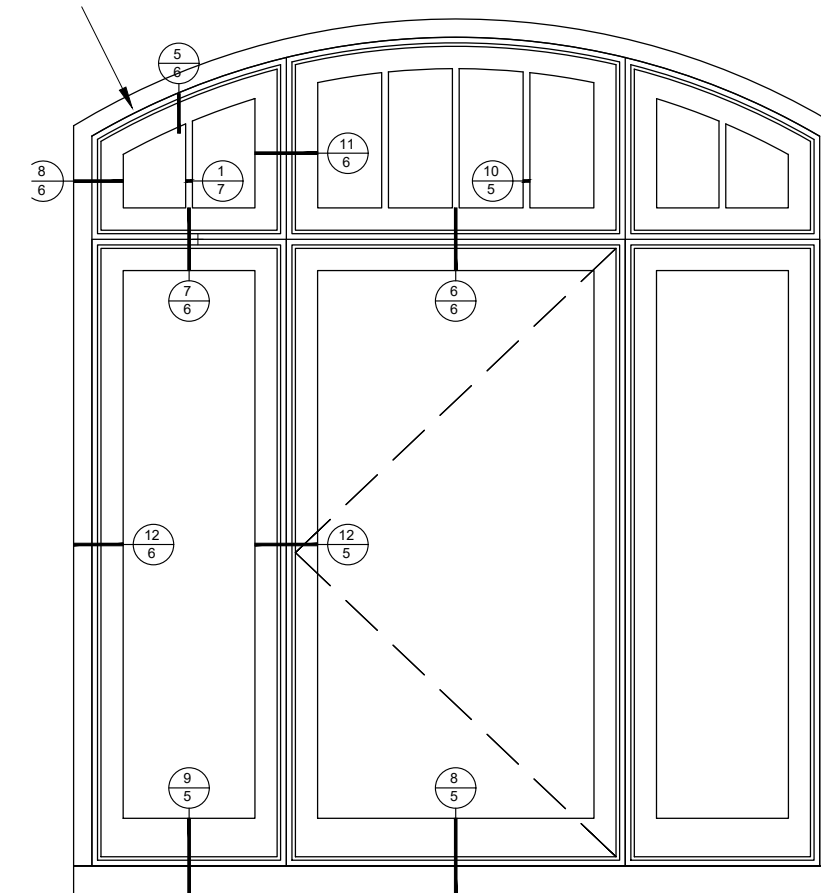
1. Approval of Replacement Window
2. Approval of Straight Mullion
3. Q & A

**EXISTING ARCHED MULLION V NEW HORIZONTAL  
MULLION DISCUSSION**

# EXISTING WINDOW WITH ARCHED MULLION



# NEW WINDOW WITH STRAIGHT MULLION



W6- 3/22/25/28  
SCALE: 3/4" = 1'-0"

## FACTORS FOR SELECTING HORIZONTAL MULLION v. ARCHED:

- The cost for manufacturing the arched mullion will add \$62,625.00 to the window replacement cost. This is 11% cost increase for the order.

- Operable Radius Top Casement windows are more expensive to make due to the intricacy of making a radius sash that sits into a radius frame that will seal and lock tightly.

This coupled with the radius top transoms above these casements not only have a radius on the top of the perimeter frame, but now also an inverted radius at the mullion section. All of the mullions on the interior are wood, and the exterior is Clad. This wood has to be bent to the exact radius. And the clad on the exterior has to be bent to that exact radius as well to match. This extra detail and effort creates substantial cost increases.

# EXISTING V NEW WINDOWS AND DOORS PROFILE COMPARISON

BASES OF DESIGN PRODUCT FOR WINDOWS AND DOORS REPLACEMENT -  
MARVIN WINDOWS & DOORS MARVIN SIGNATURE ULTIMATE

MARVIN WINDOWS & DOORS ARE NATIONALLY APPROVED PRODUCT FOR  
USE FOR WINDOWS AND DOORS REPLACEMENT AT HISTORIC BUILDINGS  
MOSTLY RECENTLY APPROVED USE FOR THE 317 MARION BUILDING IN  
SEATTLE



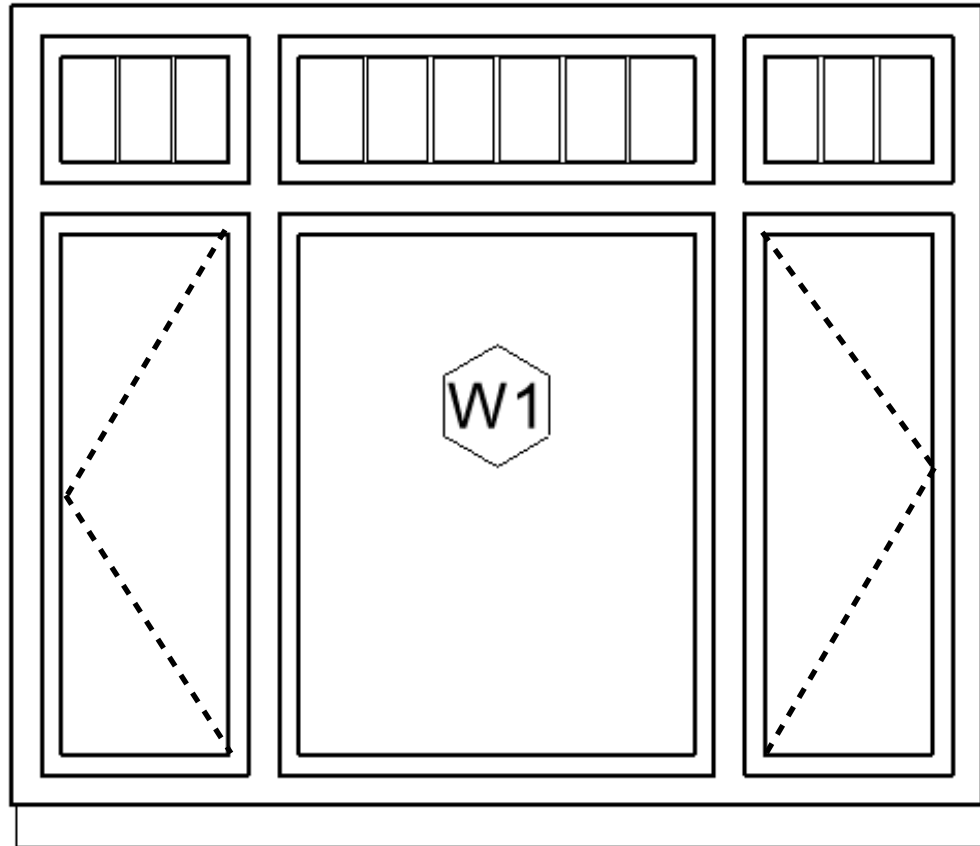




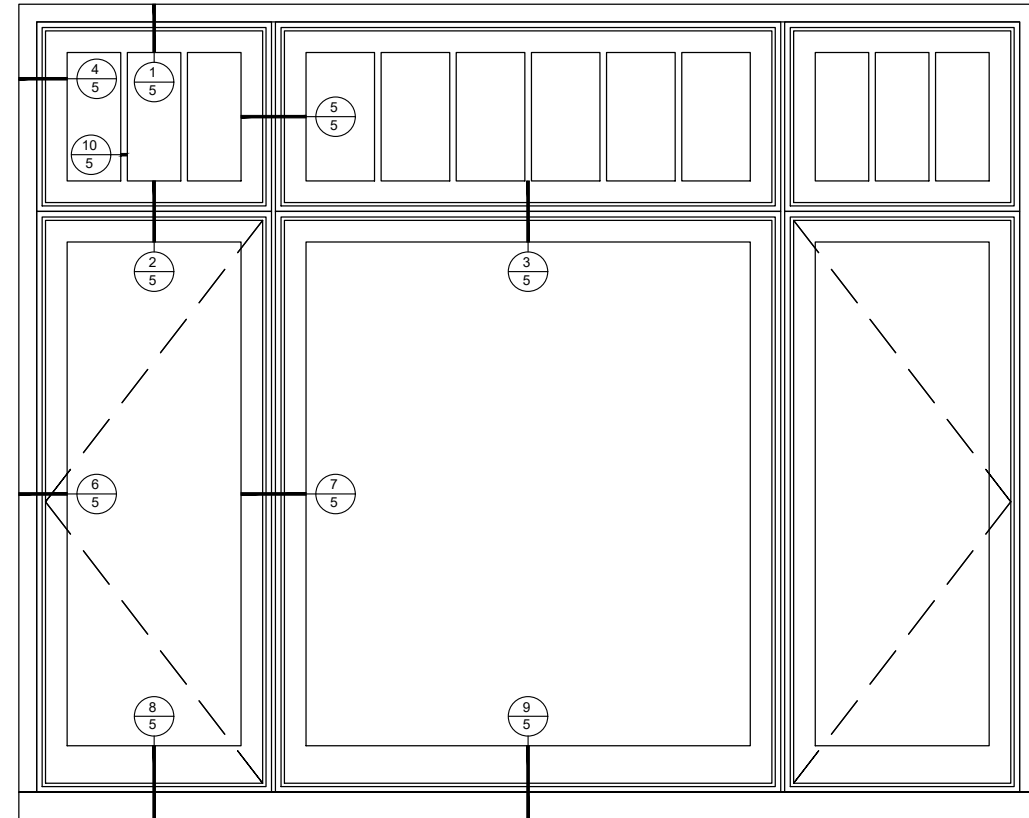
# NEW WINDOW GENERAL PROFILE MOCK UP



# EXISTING WINDOW W1



# NEW WINDOW W1



**W1 - 34/35/37/38**  
SCALE: 3/4" = 1'-0"

## SPECIFICATIONS

- Qty: 3
- Mark Unit: W1 - 34/35/37/38
- Product Line: Ultimate
- Unit Description: Marvin Assembly
- Exterior Finish: Ebony
- Species: Pine
- Interior Finish: Primed
- Unit Type: [A1/A2/A3/B2] Casement, Stationary,  
[B1] Casement, Left Hand,  
[B3] Casement, Right Hand
- Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black
- Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black,  
[B1/B2/B3] None
- Hardware Type: [A1/A2/A3/B2] None,  
[B1/B3] Folding Handle, No Sash Travel Limiter
- Screen Type: [A1/A2/A3/B2] None, [B1/B3] Interior Wood Screen
- Hardware Color: [A1/A2/A3/B2] None,  
[B1/B3] Oil Rubbed Bronze
- Screen Surround Color: None
- Screen Mesh Type: [A1/A2/A3/B2] None, [B1/B3] Bright View Mesh
- Jamb Depth: 4 9/16"
- Exterior Casing: Thorton A1443 Clad Casing, Ebony, Casing with Subsill
- Subsill: A1452 Subsill, Ebony

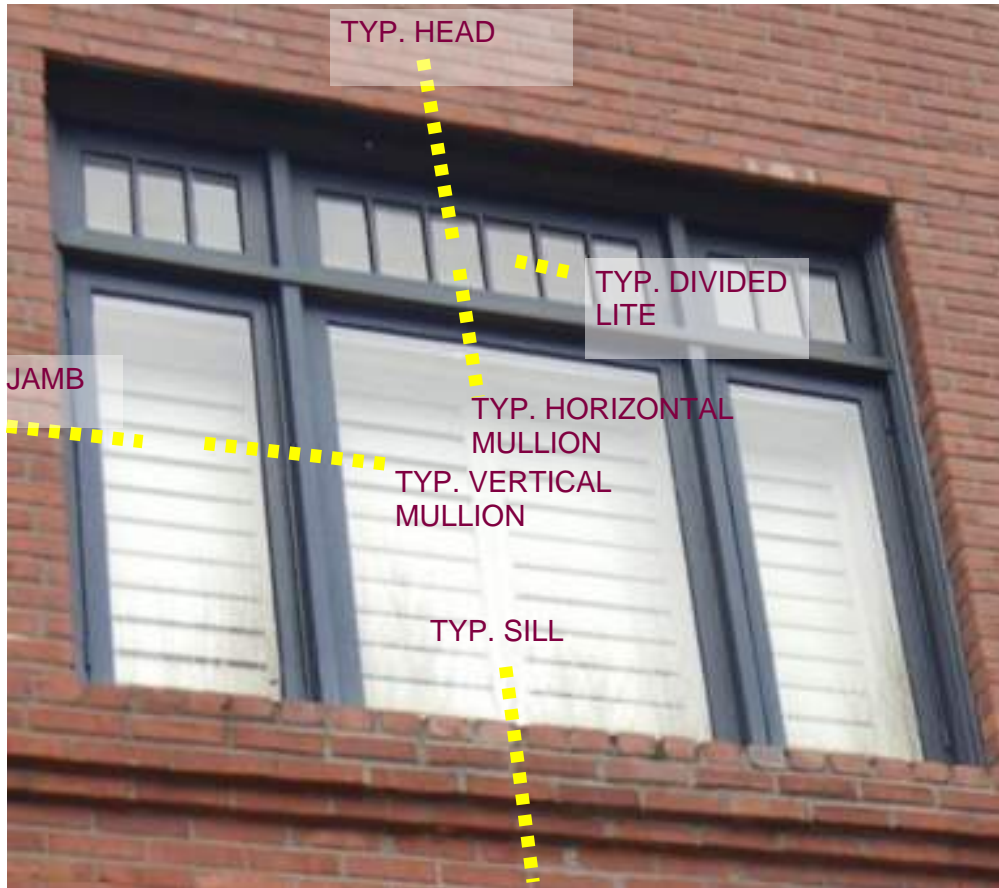


NOTE: WINDOWS' SURVEY WAS PERFORMED WITH A 3D LADAR SCAN REPRESENTED IN THE GRAPHIC ABOVE THE PHOTO DEPICTING WINDOW LAYOUT AND PROFILE.



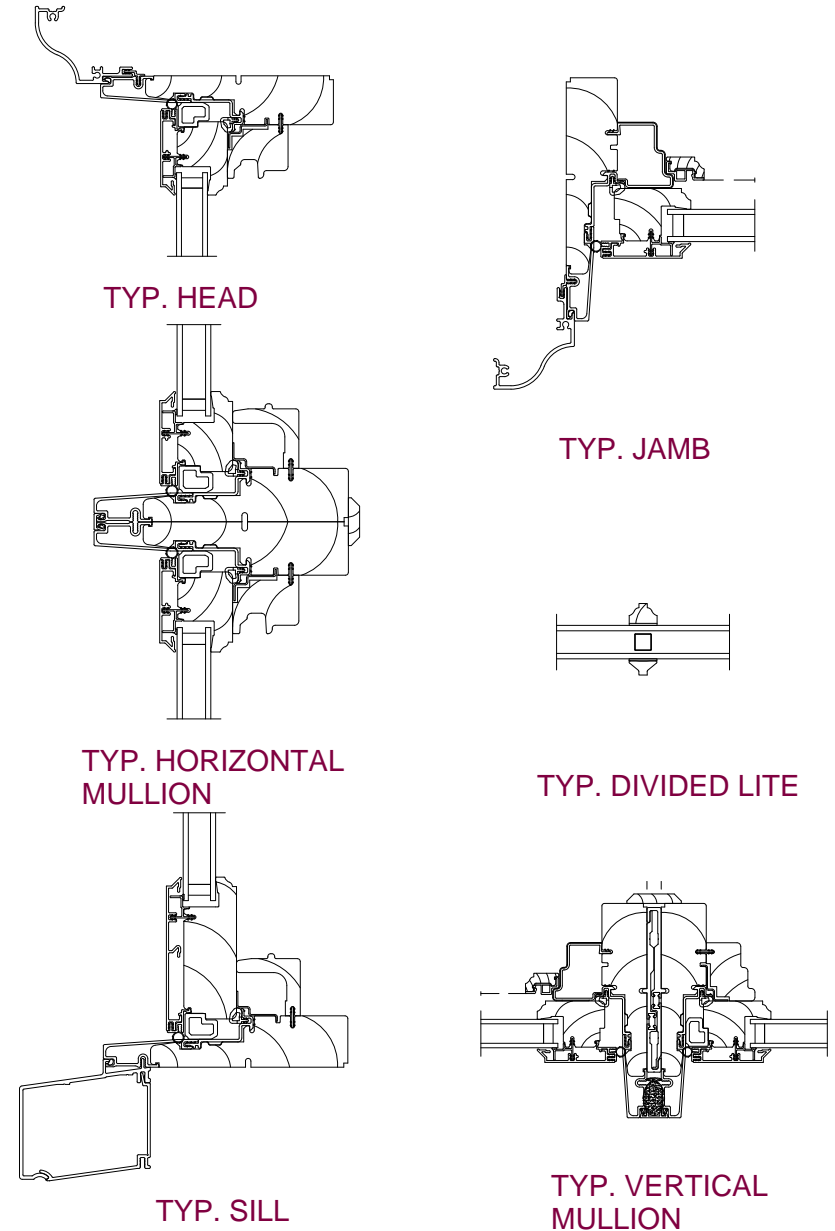
# EXISTING WINDOW W1

TYP. JAMB, HEAD, SILL, VERTICAL AND HORIZONTAL MULLIONS, MUNTINS PHOTO REPRESENTATION



# NEW WINDOW W1

TYP. JAMB, HEAD, SILL, VERTICAL AND HORIZONTAL MULLION, SDL SECTIONS



NOTE: FOR DETAILED INFORMATION OF THE NEW WINDOW PROFILES AT EACH WINDOW TYPE REFER TO LEONA DOORS AND WINDOWS PROFILES DOCUMENT.

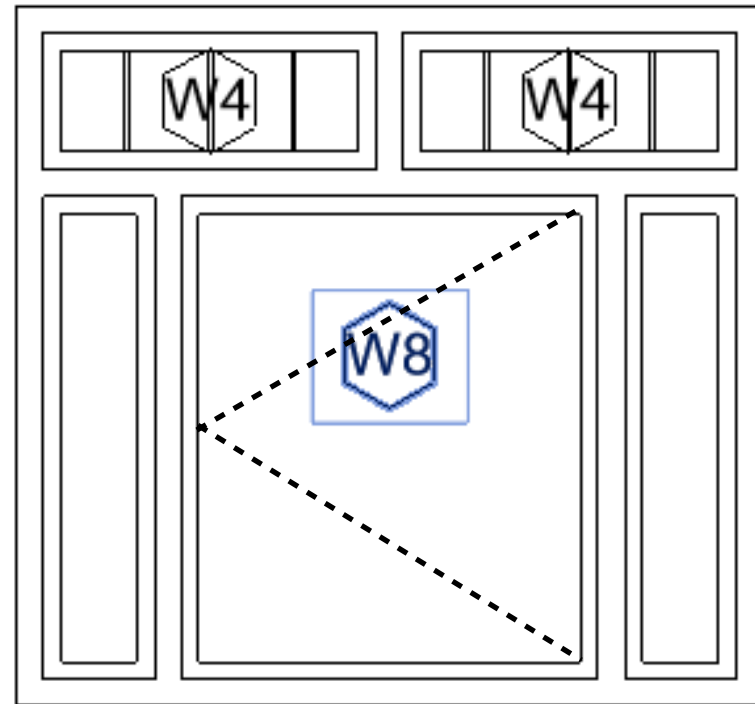
LEONA CONDOMINIUMS REMEDIATION WINDOW REPLACEMENT PROPOSAL

OAC PROJECT NUMBER: R12-210158.00 | PAGE B7

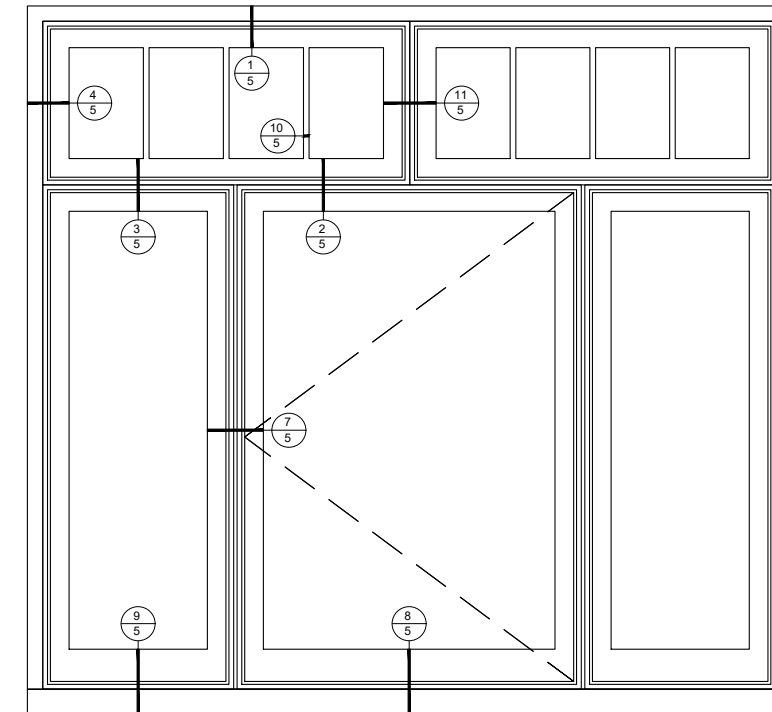
LANDMARKS CORRECTIONS 2 | DATE: 2023-04-18



# EXISTING WINDOWS W3/W4, W5/W4, W8/W4



# NEW WINDOWS W3/W4, W5/W4, W8/W4



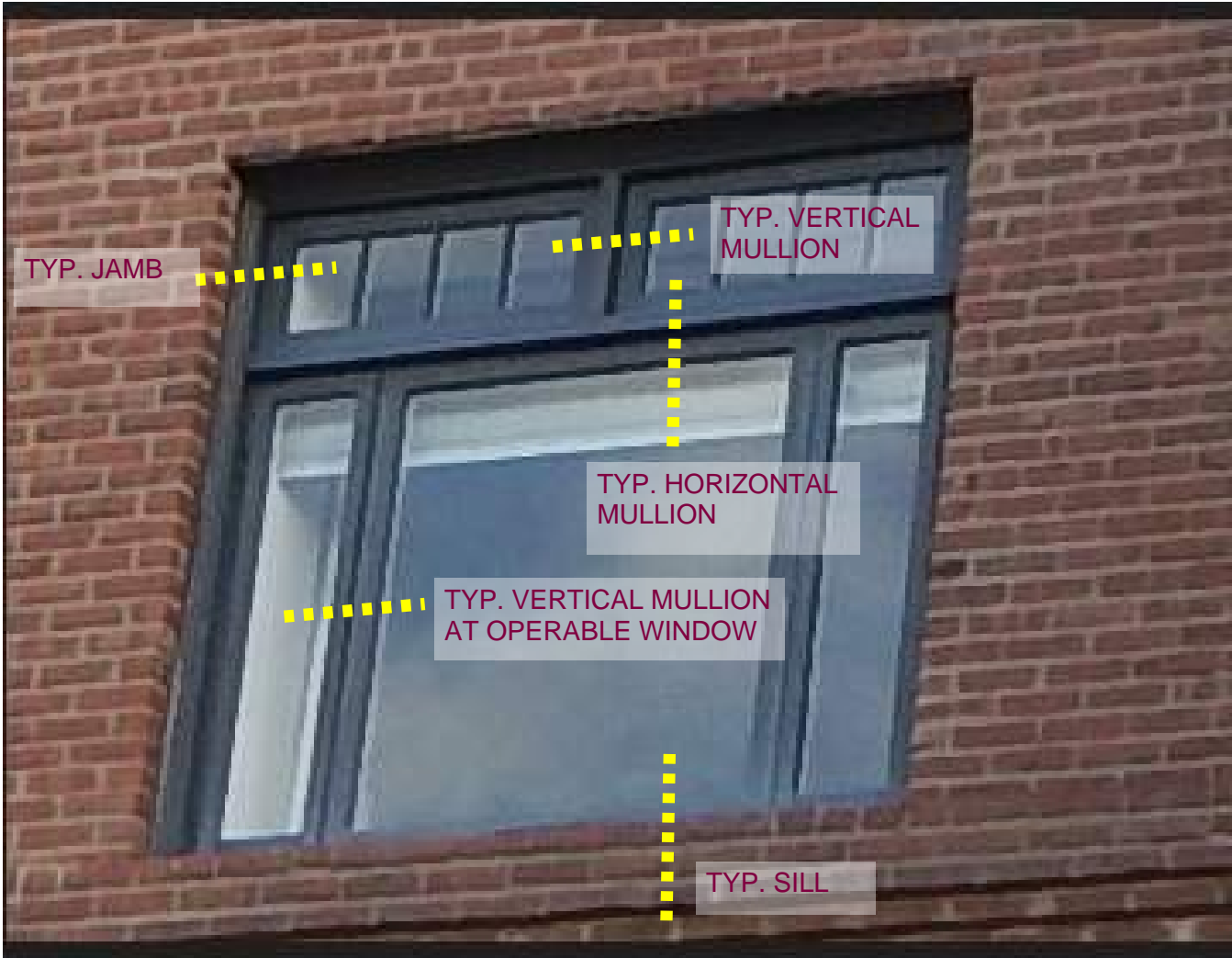
**W8/W4-11/12/14/15**  
SCALE: 3/4" = 1'-0"

## SPECIFICATIONS

Qty: 4  
 Mark Unit: W8/W4-11/12/14/15  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/B1/B3] Casement, Stationary,  
 [B2] Casement, Left Hand  
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2] 5/8" Rectangular SDL W/ Spacer - Black,  
 [B1/B2/B3] None  
 Hardware Type: [A1/A2/B1/B3] None,  
 [B2] Folding Handle, No Sash Travel Limiter  
 Screen Type: [A1/A2/B1/B3] None, [B2] Interior Wood Screen  
 Hardware Color: [A1/A2/B1/B3] None,  
 [B2] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/B1/B3] None, [B2] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton A1443 Clad Casing, Ebony, Casing with Subsill  
 Subsill: A1452 Subsill, Ebony

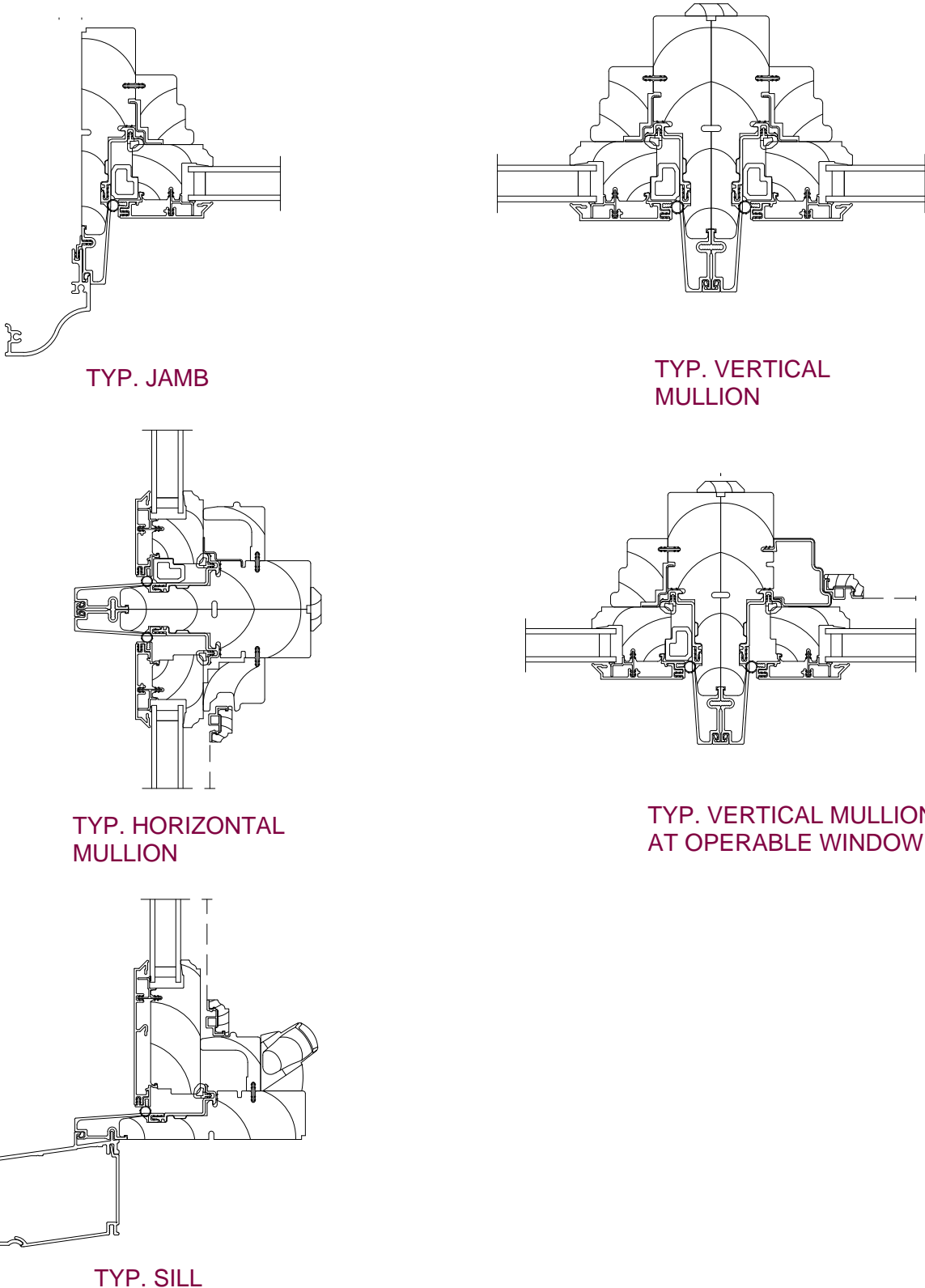
# EXISTING WINDOWS W3/W4, W5/W4, W8/W4

TYP. JAMB, SILL, VERTICAL AND HORIZONTAL MULLIONS PHOTO REPRESENTATION



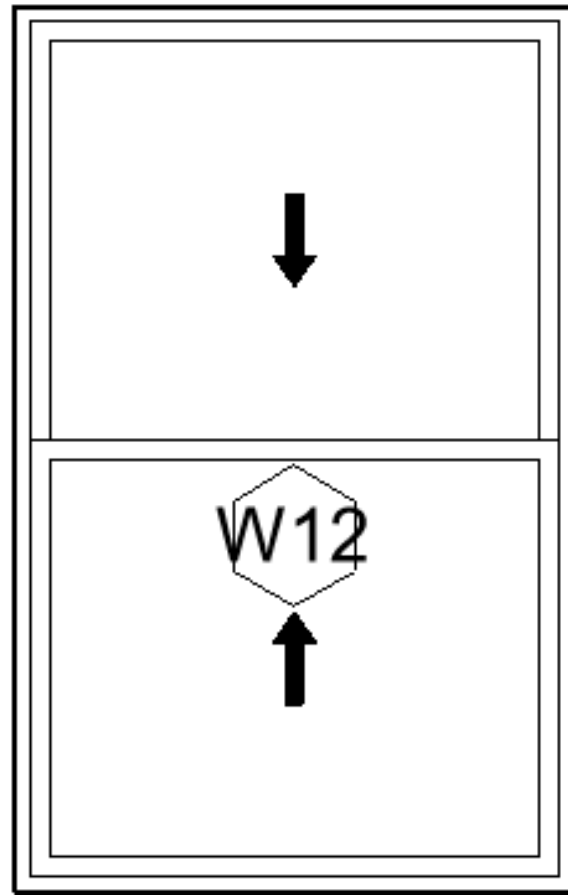
# NEW WINDOWS W3/W4, W5/W4, W8/W4

TYP. JAMB, SILL, VERTICAL AND HORIZONTAL MULLION SECTIONS

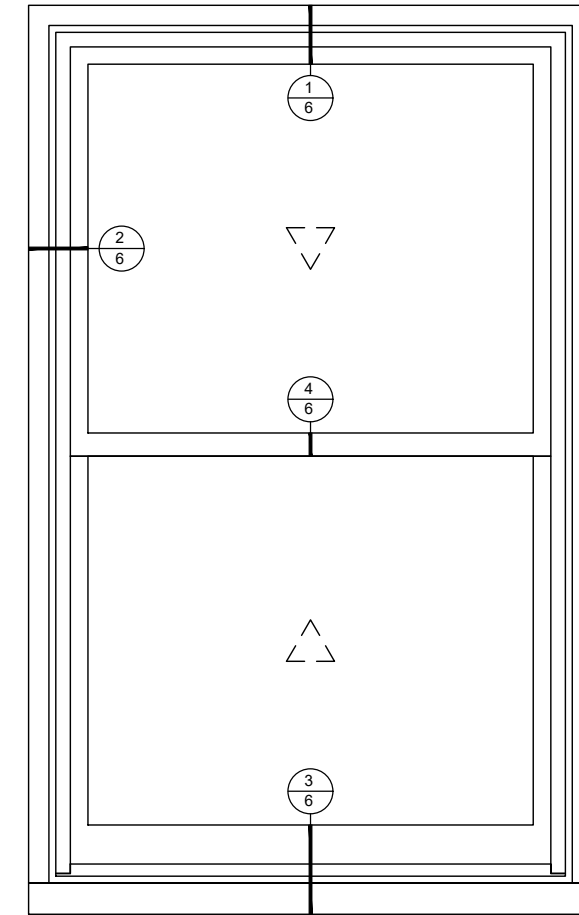


NOTE: FOR DETAILED INFORMATION OF THE NEW WINDOW PROFILES AT EACH WINDOW TYPE REFER TO LEONA DOORS AND WINDOWS PROFILES DOCUMENT.

# EXISTING WINDOWS W10, W11, W12, W14



# NEW WINDOWS W10, W11, W12, W14



**W12 43/44/48**  
SCALE: 3/4" = 1'-0"

## SPECIFICATIONS

Qty: 3  
 Mark Unit: W12 43/44/48  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Double Hung G2  
 Glass Information: IG, Low E2/ERS w/Argon, Black  
 Divider Type: None  
 Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: Oil Rubbed Bronze  
 Screen Surround Color: Ebony  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thornton A1443 Clad Casing, Ebony, Casing with Subsill  
 Subsill: A1452 Subsill, Ebony

NOTE: WINDOWS' SURVEY WAS PERFORMED WITH A 3D LADAR SCAN REPRESENTED IN THE GRAPHIC ON THE RIGHT OF THE PHOTO, DEPICTING WINDOW LAYOUT AND PROFILE.

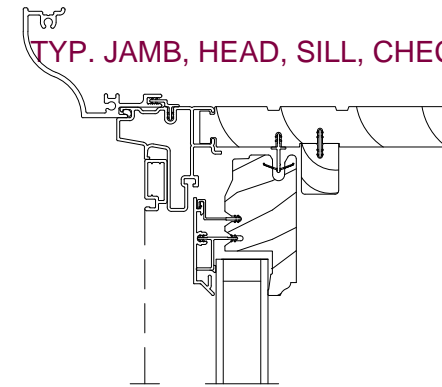
# EXISTING WINDOWS W10, W11, W12, W13, W15

TYP. JAMB, HEAD, SILL, CHECK RAIL PHOTO REPRESENTATION

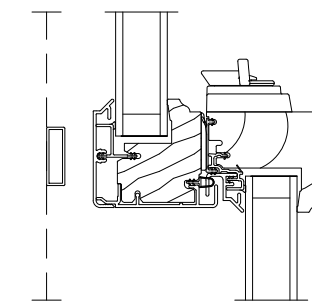


# NEW WINDOWS W10, W11, W12, W13, W14

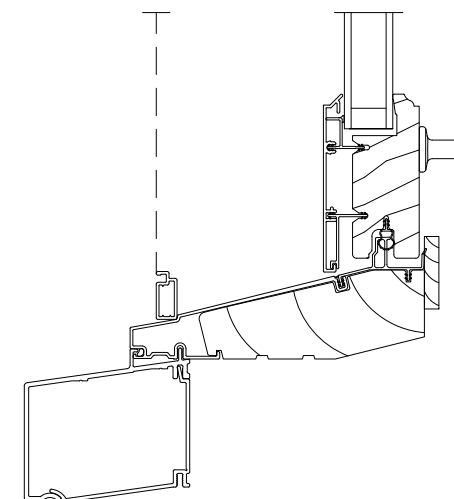
TYP. JAMB, HEAD, SILL, CHECK RAIL SECTIONS



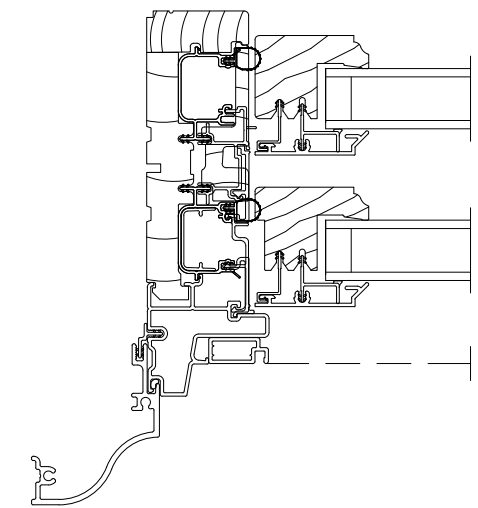
TYP. HEAD



TYP. CHECK RAIL



TYP. SILL

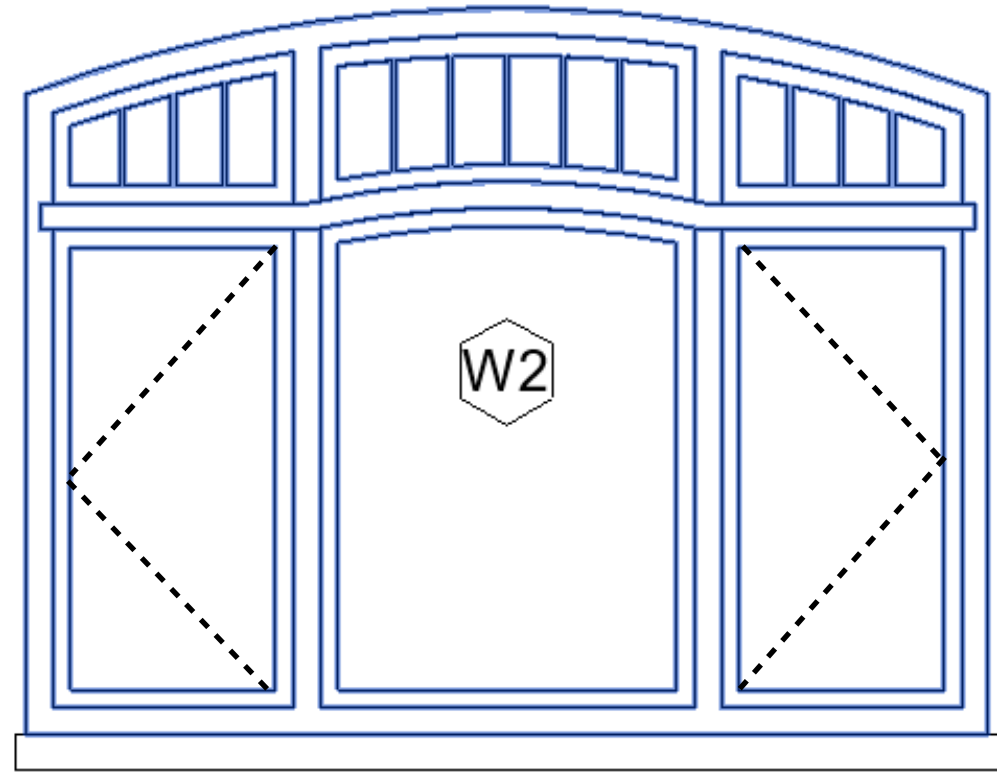


TYP. JAMB

NOTE: FOR DETAILED INFORMATION OF THE NEW WINDOW PROFILES AT EACH WINDOW TYPE REFER TO LEONA DOORS AND WINDOWS PROFILES DOCUMENT.

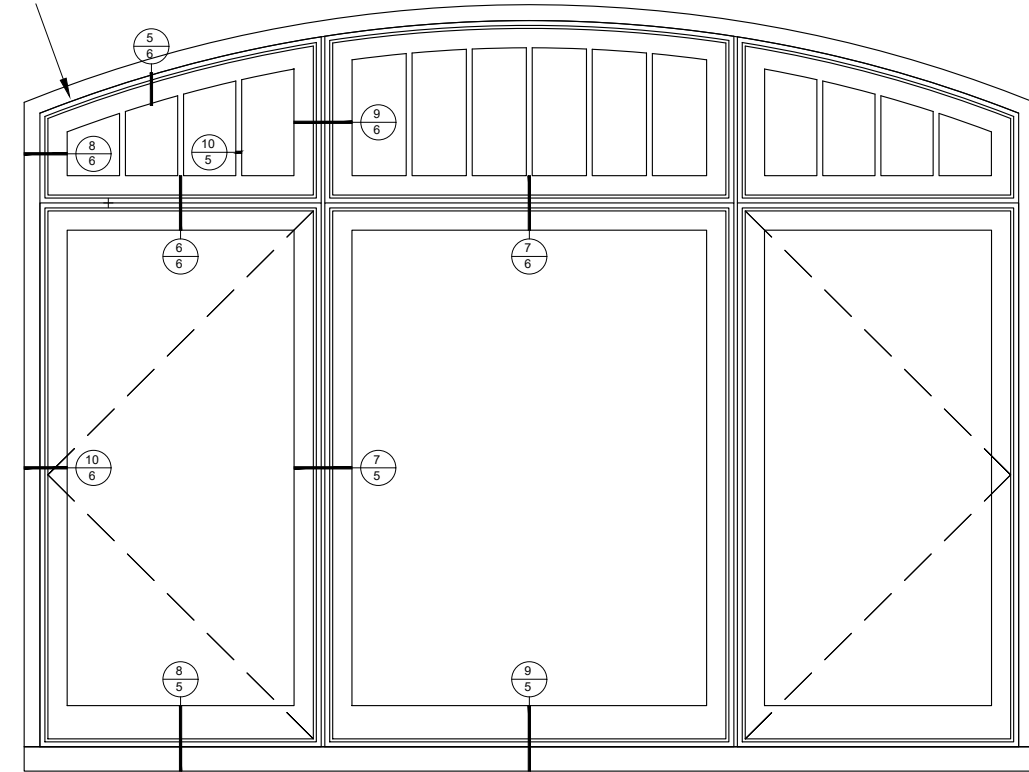


# EXISTING WINDOWS W2, W9



NOTE: WINDOWS' SURVEY WAS PERFORMED WITH A 3D LADAR SCAN REPRESENTED IN THE GRAPHIC ABOVE THE PHOTO, DEPICTING WINDOW LAYOUT AND PROFILE.

# NEW WINDOWS W2, W9

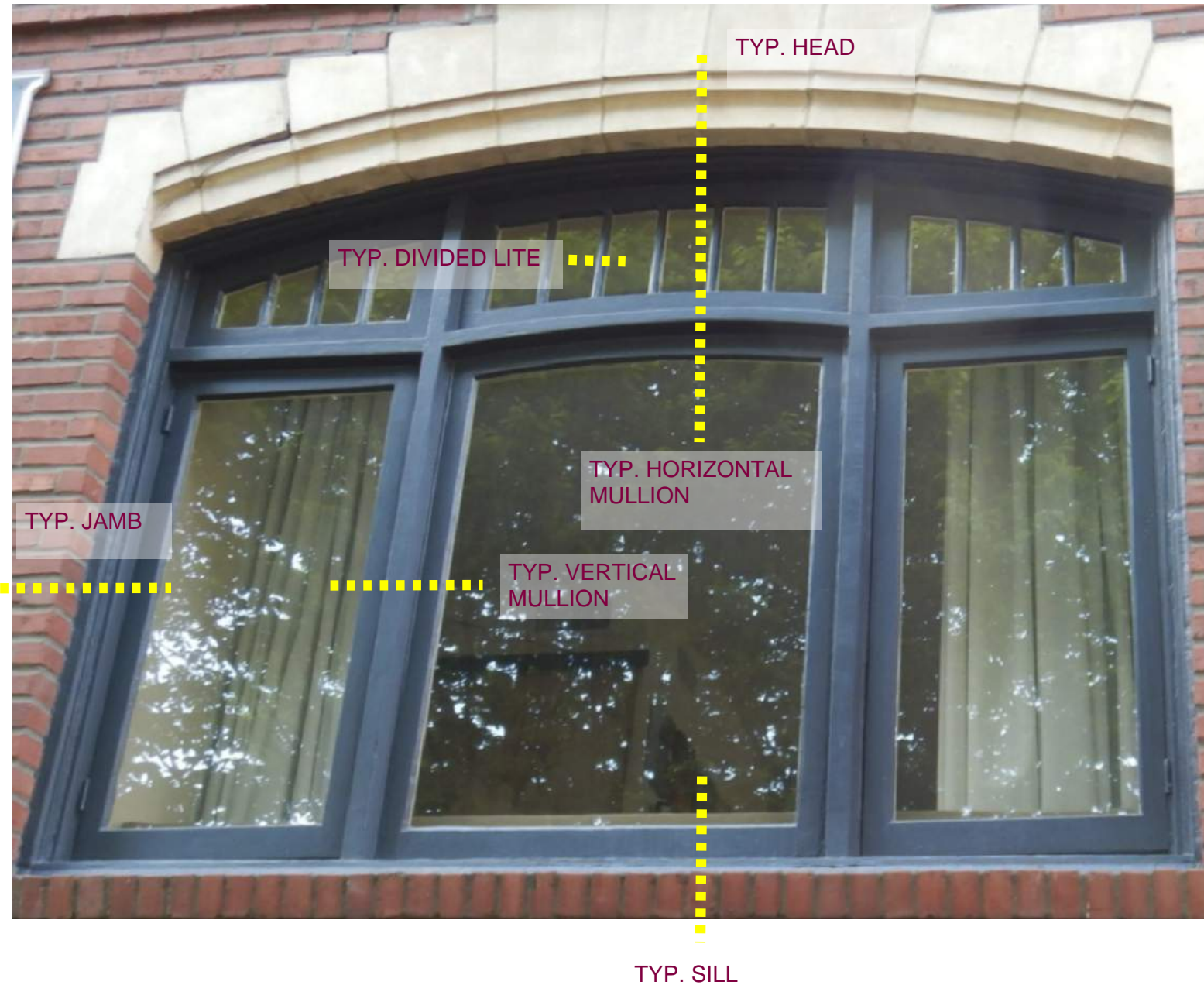


## SPECIFICATIONS

Qty: 2  
 Mark Unit: W2 - 36/39  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/A3] Casement Picture Round Top,  
 [B1] Casement, Left Hand,  
 [B2] Casement Picture,  
 [B3] Casement, Right Hand  
 Glass Information: [A1/A2/A3] Low E2/ERS, Black, [B1/B2/B3] IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black, [B1/B2/B3] None  
 Hardware Type: [A1/A2/A3/B2] None, [B1/B3] Folding Handle, No Sash Travel Limiter  
 Screen Type: [A1/A2/A3/B2] None, [B1/B3] Interior Wood Screen  
 Hardware Color: [A1/A2/A3/B2] None, [B1/B3] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/A3/B2] None, [B1/B3] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton Enclosed A1909 Clad Casing, Ebony, Casing with Subsill  
 Subsill: A1452 Subsill, Ebony

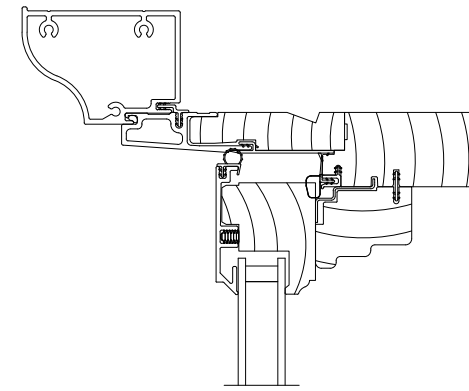
# EXISTING WINDOWS W2, W9

TYP. JAMB, HEAD, SILL, CHECK RAIL PHOTO REPRESENTATION

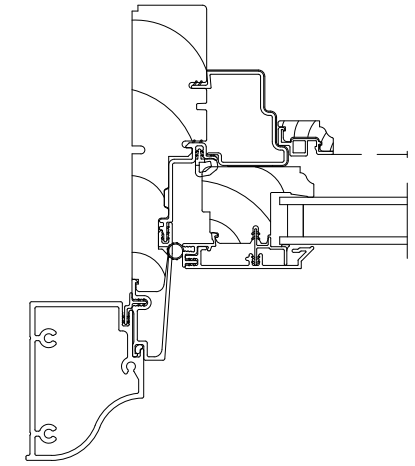


# NEW WINDOWS W2, W9

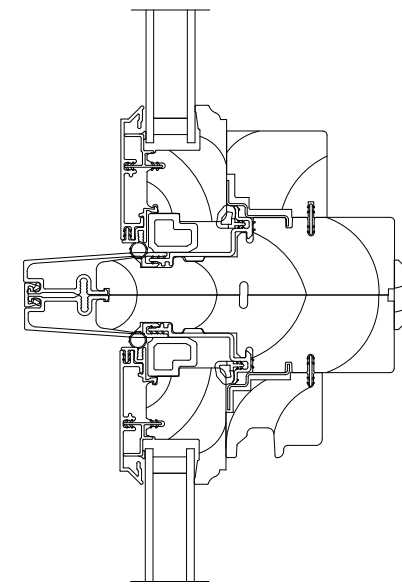
TYP. JAMB, HEAD, SILL, CHECK RAIL SECTIONS



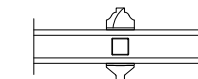
TYP. HEAD



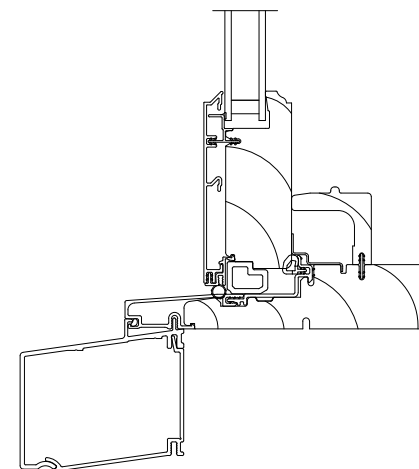
TYP. JAMB



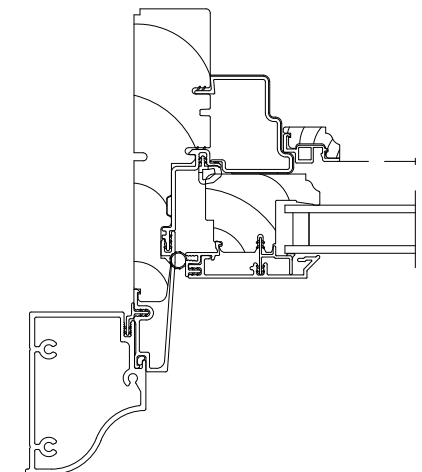
TYP. HORIZONTAL MULLION



TYP. DIVIDED LITE



TYP. SILL

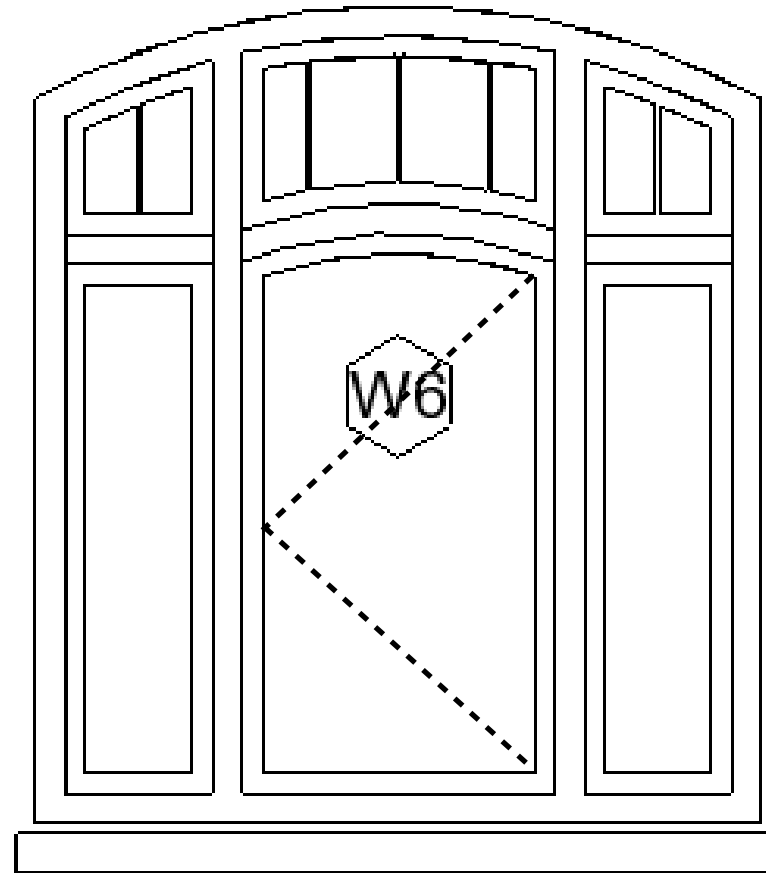


TYP. VERTICAL MULLION

NOTE: FOR DETAILED INFORMATION OF THE NEW WINDOW PROFILES AT EACH WINDOW TYPE REFER TO LEONA DOORS AND WINDOWS PROFILES DOCUMENT.

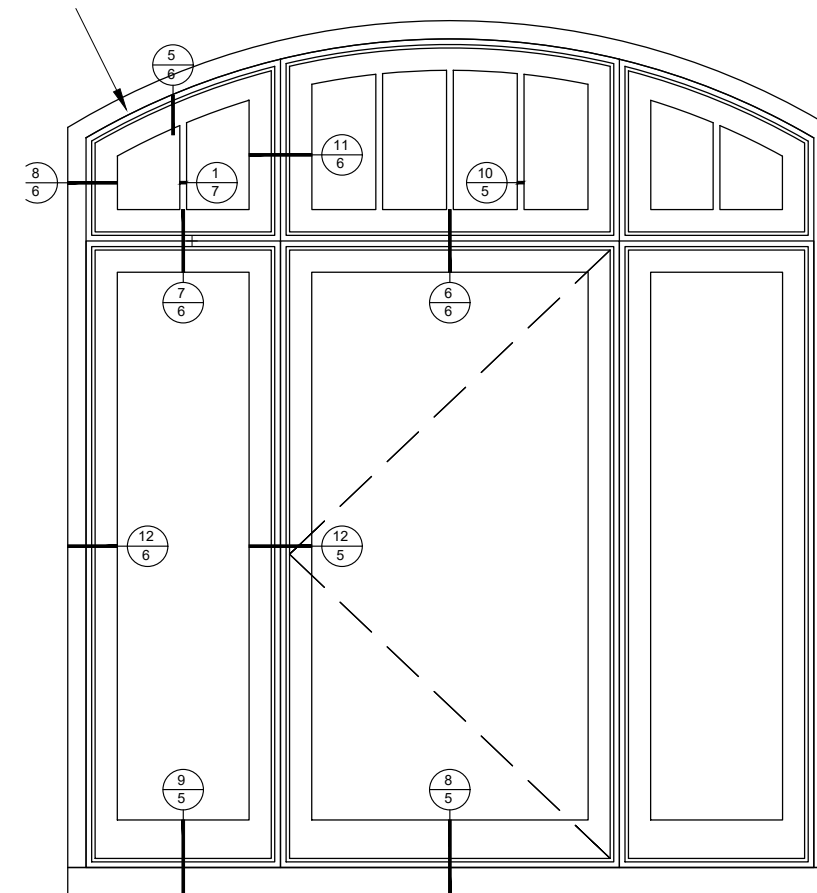


# EXISTING WINDOWS W6, W7



NOTE: WINDOWS' SURVEY WAS PERFORMED WITH A 3D LADAR SCAN REPRESENTED IN THE GRAPHIC ABOVE THE PHOTO, DEPICTING WINDOW LAYOUT AND PROFILE.

# NEW WINDOWS W6, W7



**W6- 3/22/25/28**  
SCALE: 3/4" = 1'-0"

## SPECIFICATIONS

Qty: 4  
 Mark Unit: W6- 3/22/25/28  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/A3] Casement Picture Round Top,  
 [B1/B3] Casement, Stationary,  
 [B2] Casement, Left Hand  
 Glass Information: [A1/A2/A3] Low E2/ERS, Black, [B1/B2/B3] IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A3] 5/8" Rectangular SDL No Spacer,  
 [A2] 5/8" Rectangular SDL W/ Spacer - Black,  
 [B1/B2/B3] None  
 Hardware Type: [A1/A2/A3/B1/B3] None,  
 [B2] Folding Handle, No Sash Travel Limiter  
 Screen Type: [A1/A2/A3/B1/B3] None, [B2] Interior Wood Screen  
 Hardware Color: [A1/A2/A3/B1/B3] None,  
 [B2] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/A3/B1/B3] None, [B2] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thornton Enclosed A1909 Clad Casing, Ebony, Casing with Subsill  
 Subsill: A1452 Subsill, Ebony

# EXISTING WINDOWS W6, W7

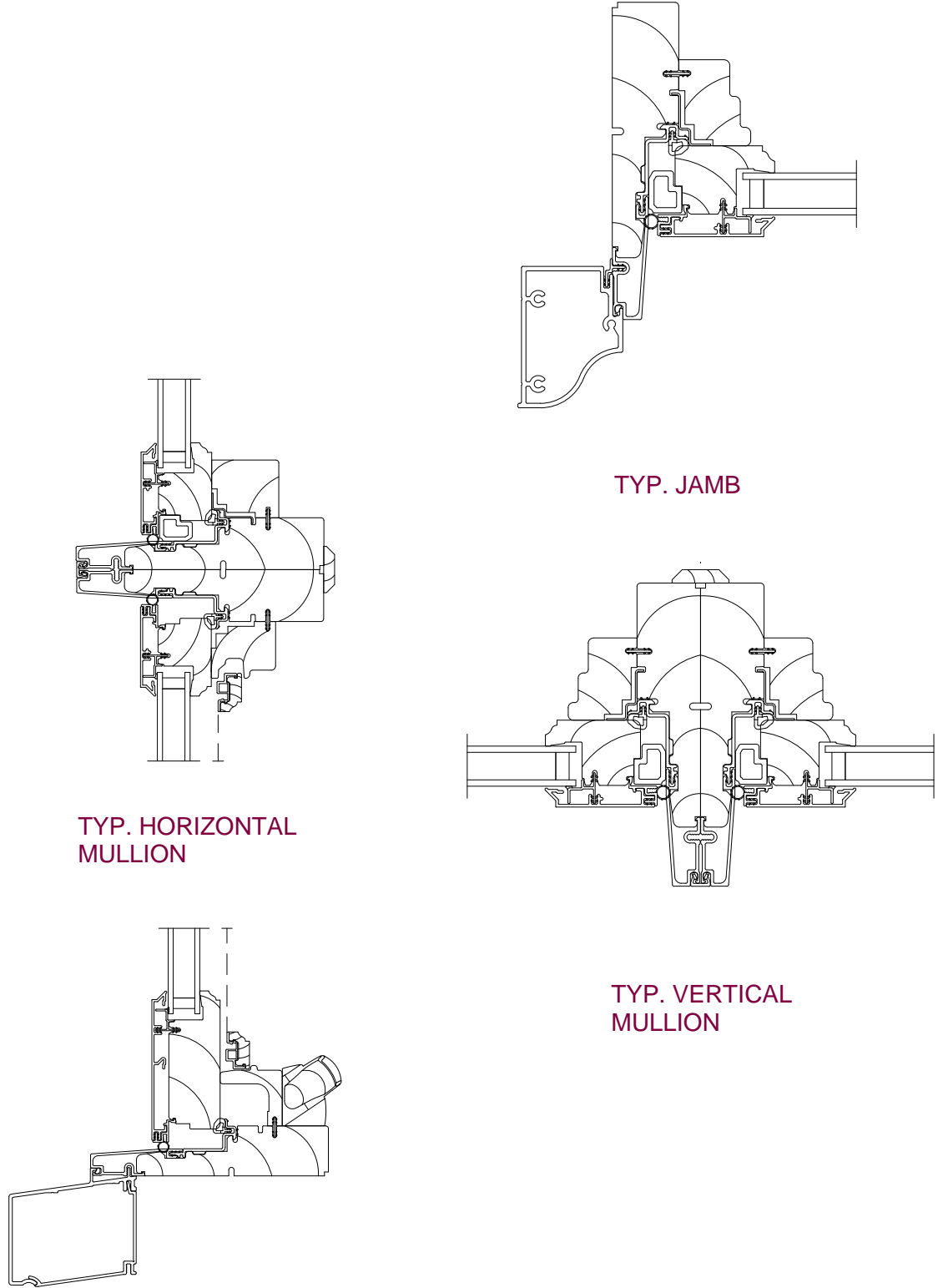
TYP. JAMB, HEAD, SILL, VERTICAL AND HORIZONTAL MULLIONS, MUNTINS PHOTO REPRESENTATION



TYP. SILL

# NEW WINDOWS W6, W7

TYP. JAMB, HEAD, SILL, VERTICAL AND HORIZONTAL MULLIONS, MUNTINS PHOTO REPRESENTATION



TYP. JAMB

TYP. HORIZONTAL MULLION

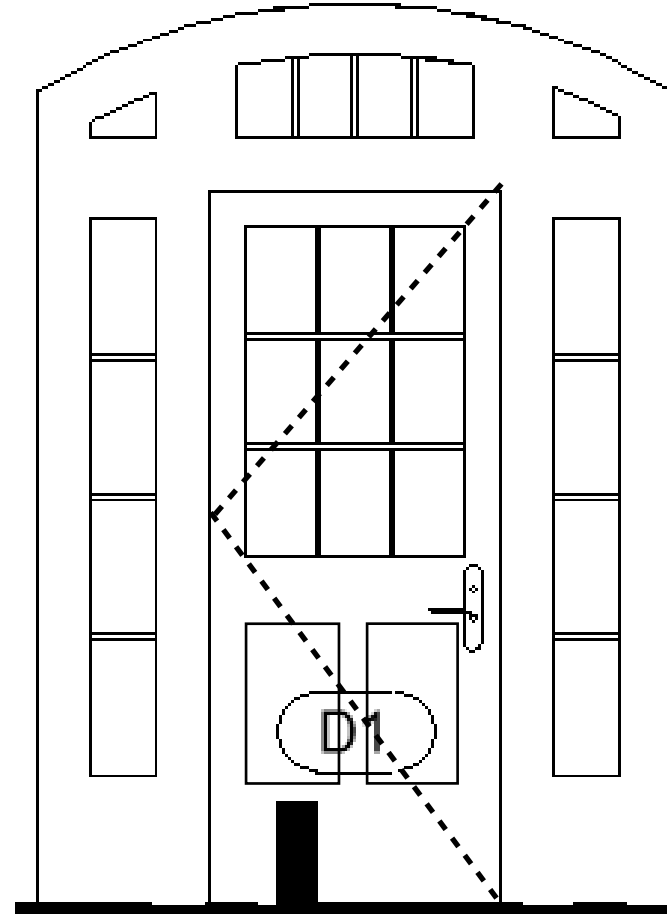
TYP. VERTICAL MULLION

TYP. SILL

NOTE: FOR DETAILED INFORMATION OF THE NEW WINDOW PROFILES AT EACH WINDOW TYPE REFER TO LEONA DOORS AND WINDOWS PROFILES DOCUMENT.

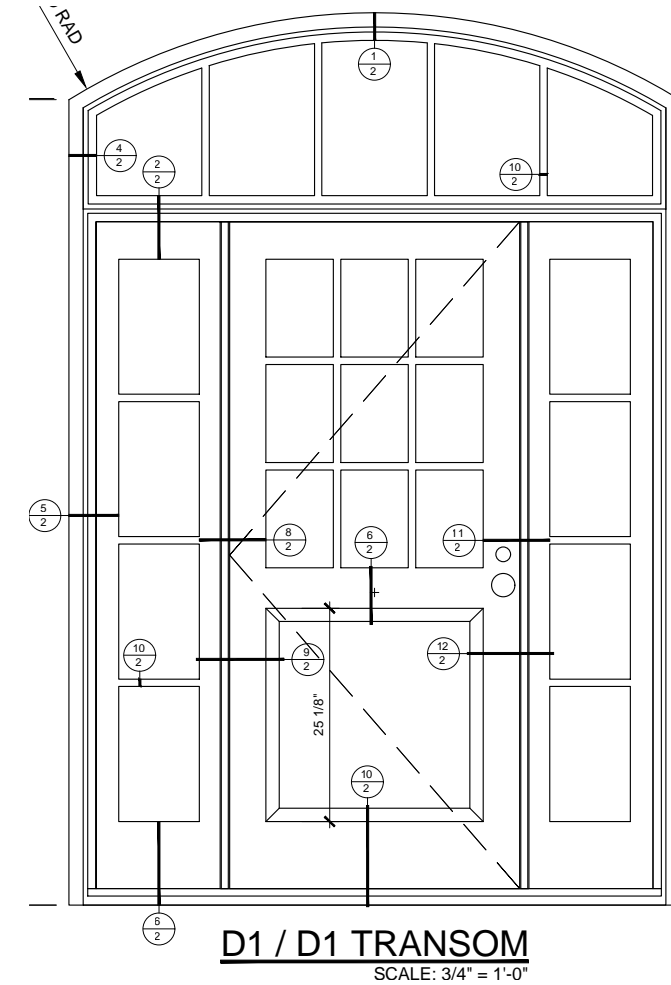


# EXISTING DOOR D1



NOTE: DOORS' SURVEY WAS PERFORMED WITH A 3D LADAR SCAN REPRESENTED IN THE GRAPHIC ABOVE THE PHOTO, DEPICTING WINDOW LAYOUT AND PROFILE.

# NEW DOOR D1



## SPECIFICATIONS

Qty: 1

Mark Unit: D1 / D1 TRANSOM

Product Line: Ultimate

Unit Description: Marvin Assembly

Exterior Finish: Ebony

Species: Pine

Interior Finish: Primed

Unit Type: [A1] Direct Glaze Round Top,

[B1] Inswing French Door G2, SLXSL, Left Hand

Glass Information: [A1] Low E2/ERS w/Argon, Black, [B1] Tempered Low E2/ERS, Black

Divider Type: 7/8" Rectangular SDL W/ Spacer - Black

Hardware Type: [A1] None,

[B1] Multi-Point Lock - Traditional Levers - Matte Black, Adjustable Hinges - Matte Black

Jamb Depth: 4 9/16"

Exterior Casing: Thorton Enclosed A1909

Comments:

(B1) - 4 3/4" INTERMEDIATE RAIL WITH CRP BELOW - CENTER PANEL ONLY

# EXISTING DOOR D1

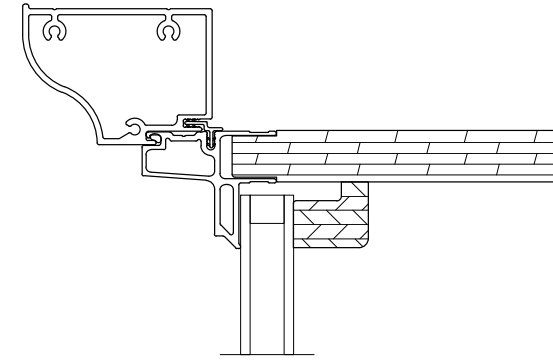
TYP. JAMB, HEAD, SILL, MULLION PHOTO REPRESENTATION

TYP. HEAD

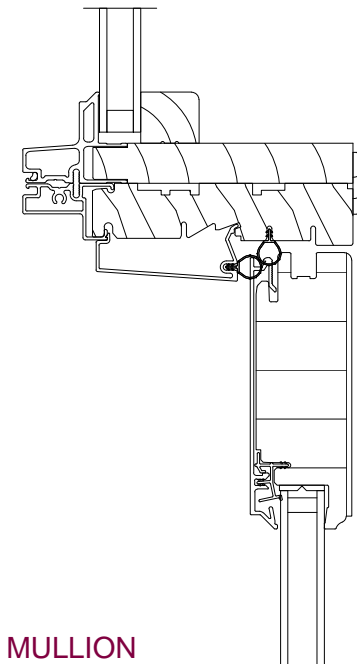


# NEW DOOR D1

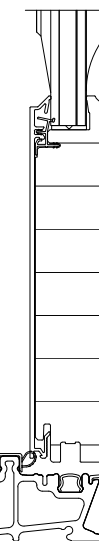
TYP. JAMB, HEAD, SILL, MULLION SECTIONS



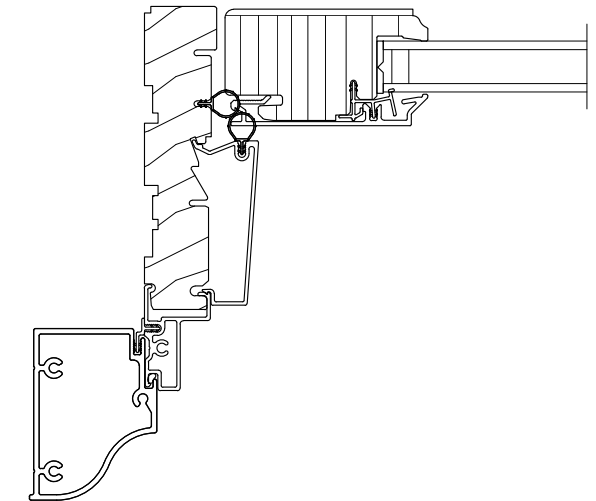
TYP. HEAD



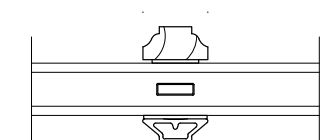
TYP. MULLION



TYP. SILL



TYP. JAMB

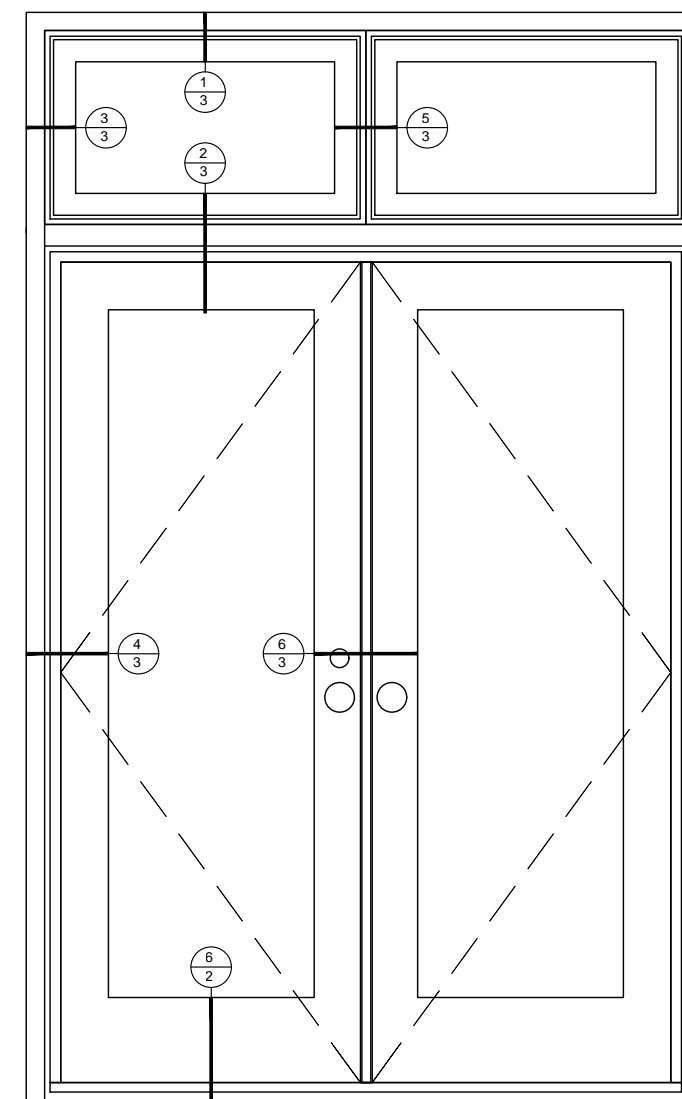
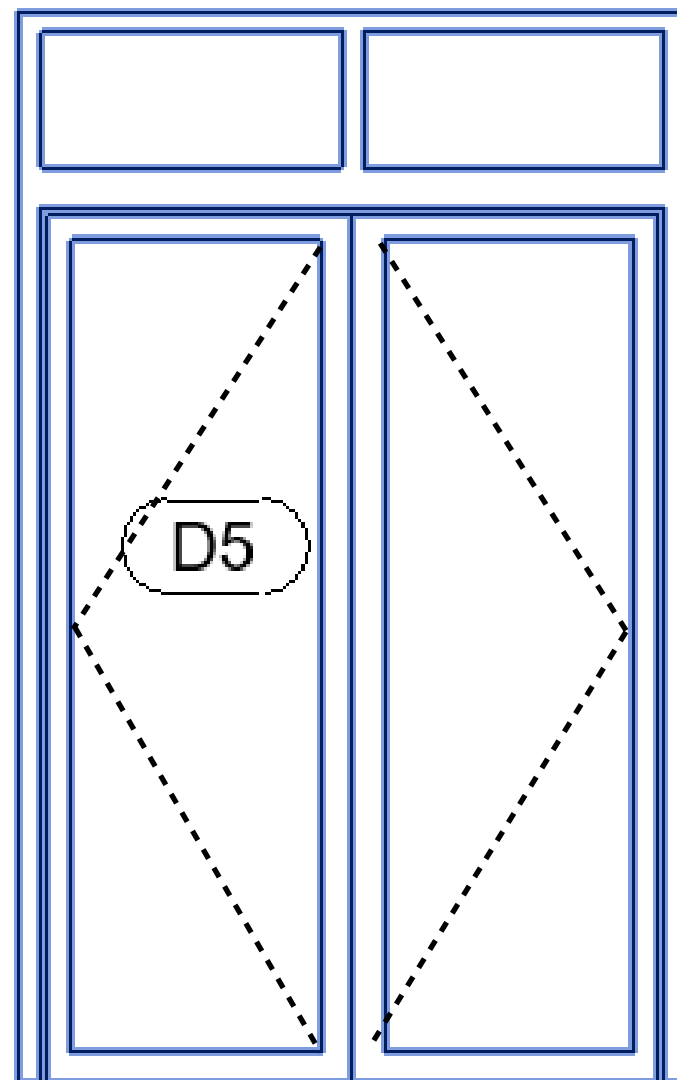


TYP. DIVIDED LITE

NOTE: FOR DETAILED INFORMATION OF THE NEW WINDOW PROFILES AT EACH WINDOW TYPE REFER TO LEONA DOORS AND WINDOWS PROFILES DOCUMENT.

# EXISTING DOORS D2,D4,D5

# NEW DOORS D2,D4,D5



## SPECIFICATIONS

Qty: 3  
 Mark Unit: D2/D4/D5  
 Product Line: Ultimate  
 Unit Description: Inswing French Door G2  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Inswing French Door G2, XX, Left Hand  
 Glass Information: Tempered Low E3/ERS w/Argon, Black  
 Divider Type: None  
 Hardware Type: Multi-Point Lock - Traditional Levers - Matte Black, Adjustable Hinges - Matte Black  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton Enclosed A1909 - FIELD APPLIED

NOTE: DOORS' SURVEY WAS PERFORMED WITH A 3D LADAR SCAN REPRESENTED IN THE GRAPHIC ABOVE THE PHOTO, DEPICTING WINDOW LAYOUT AND PROFILE.

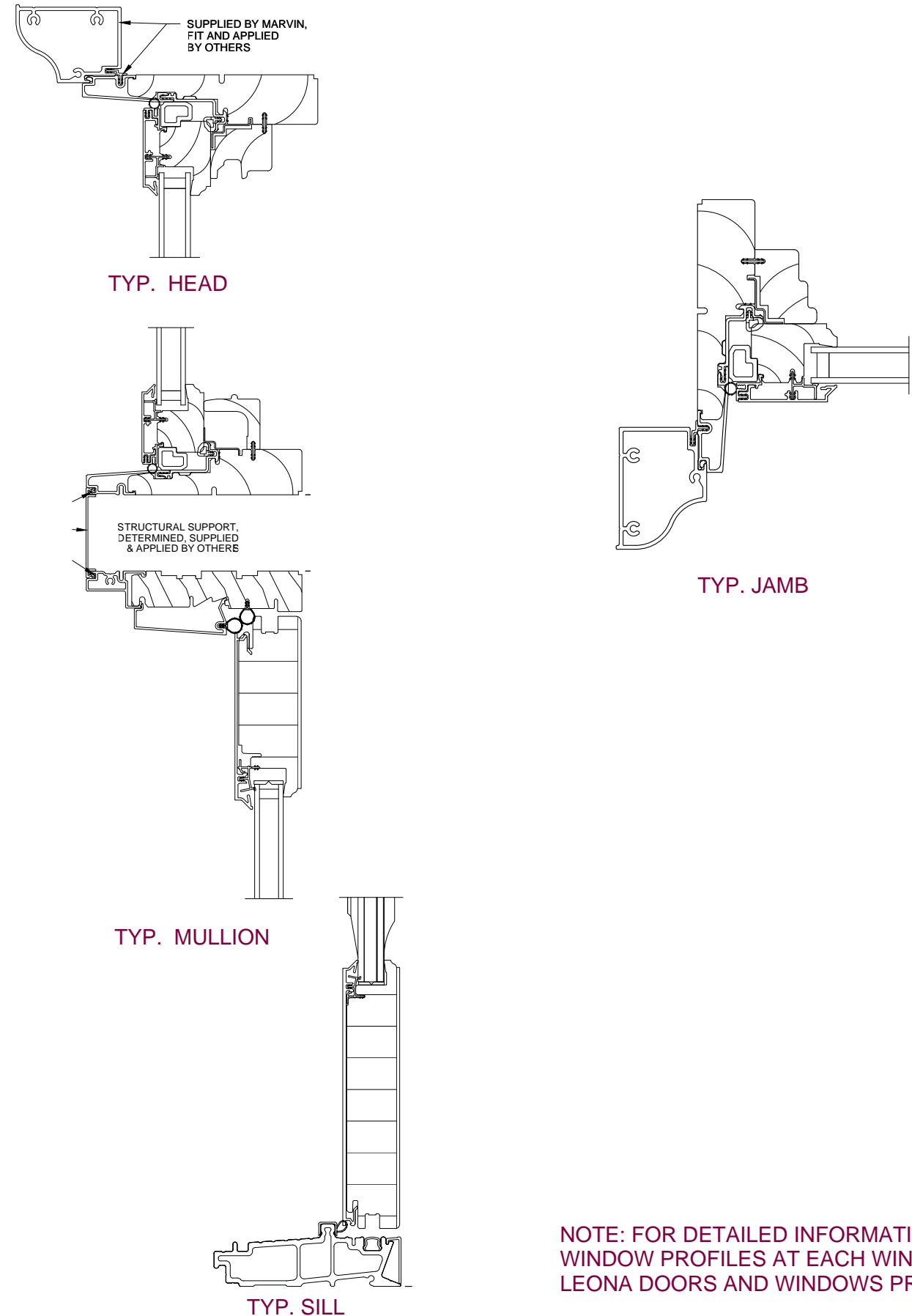
# EXISTING DOORS D2, D4, D5

TYP. JAMB, HEAD, SILL, MULLION PHOTO REPRESENTATION



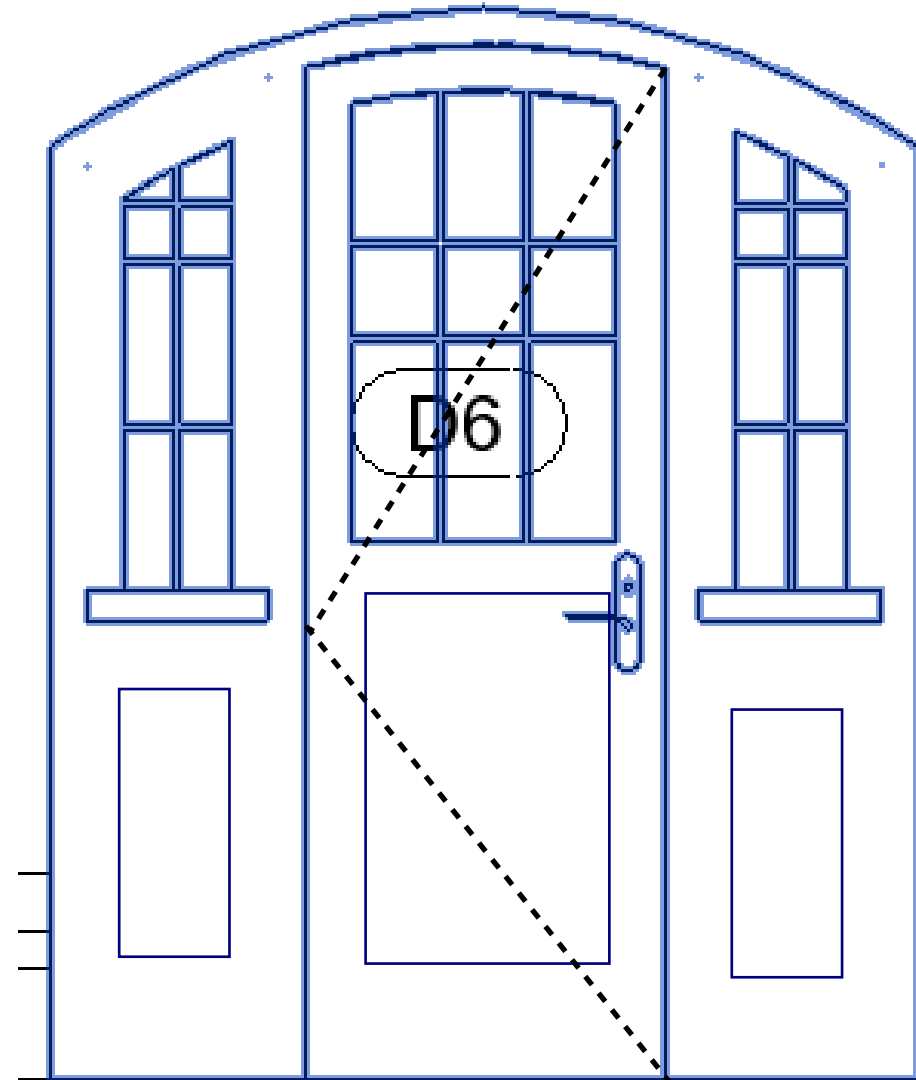
# NEW DOORS D2, D4, D5

TYP. JAMB, HEAD, SILL, MULLION SECTIONS



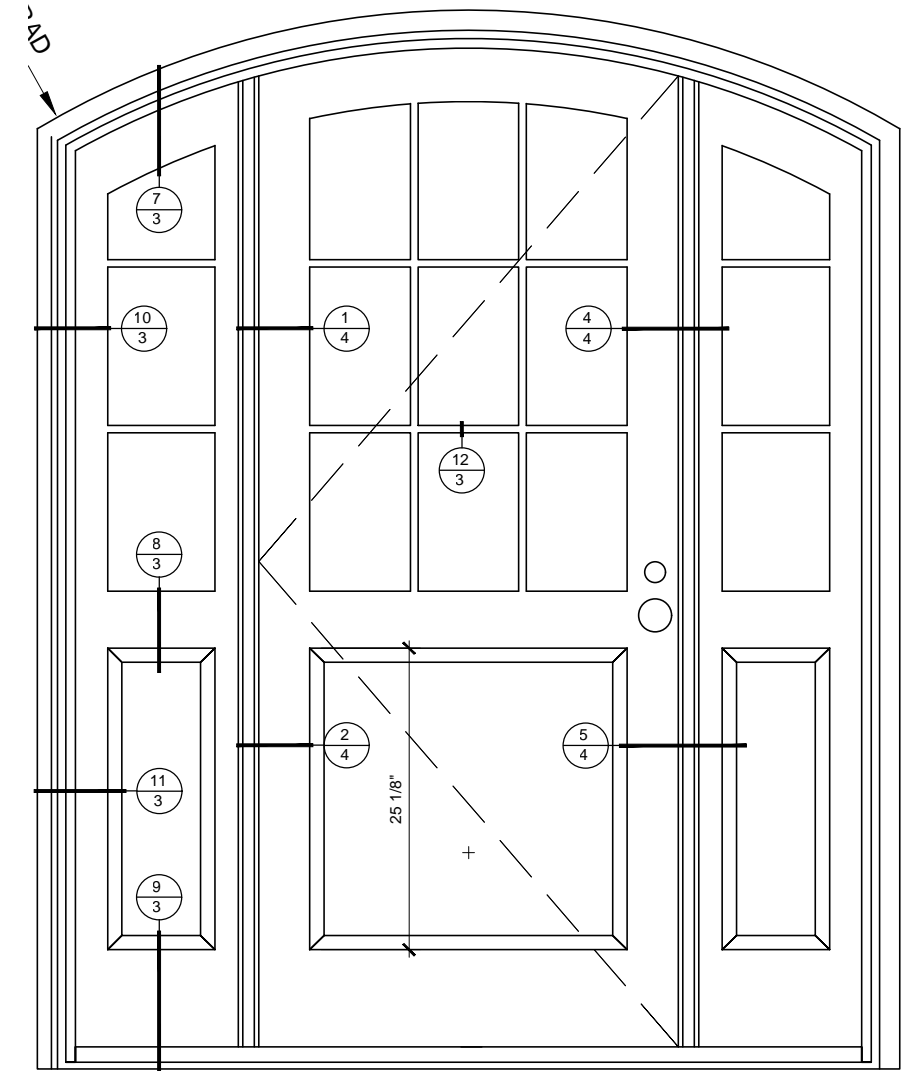


# EXISTING DOORS D3,D6



NOTE: DOORS' SURVEY WAS PERFORMED WITH A 3D LADAR SCAN REPRESENTED IN THE GRAPHIC ABOVE THE PHOTO, DEPICTING WINDOW LAYOUT AND PROFILE.

# NEW DOORS D3,D6



## SPECIFICATIONS

Qty: 1  
 Mark Unit: D3  
 Product Line: Ultimate  
 Unit Description: Inswing French Door Arch Top  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Inswing French Door Arch Top, SLXSL, Left Hand  
 Glass Information: Tempered Low E2/ERS, Black  
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: Multi-Point Lock - Traditional Levers - Matte Black, Adjustable Hinges - Matte Black  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton Enclosed A1909  
 Comments:  
 4 3/4" INTERMEDIATE RAIL WITH CRP BELOW

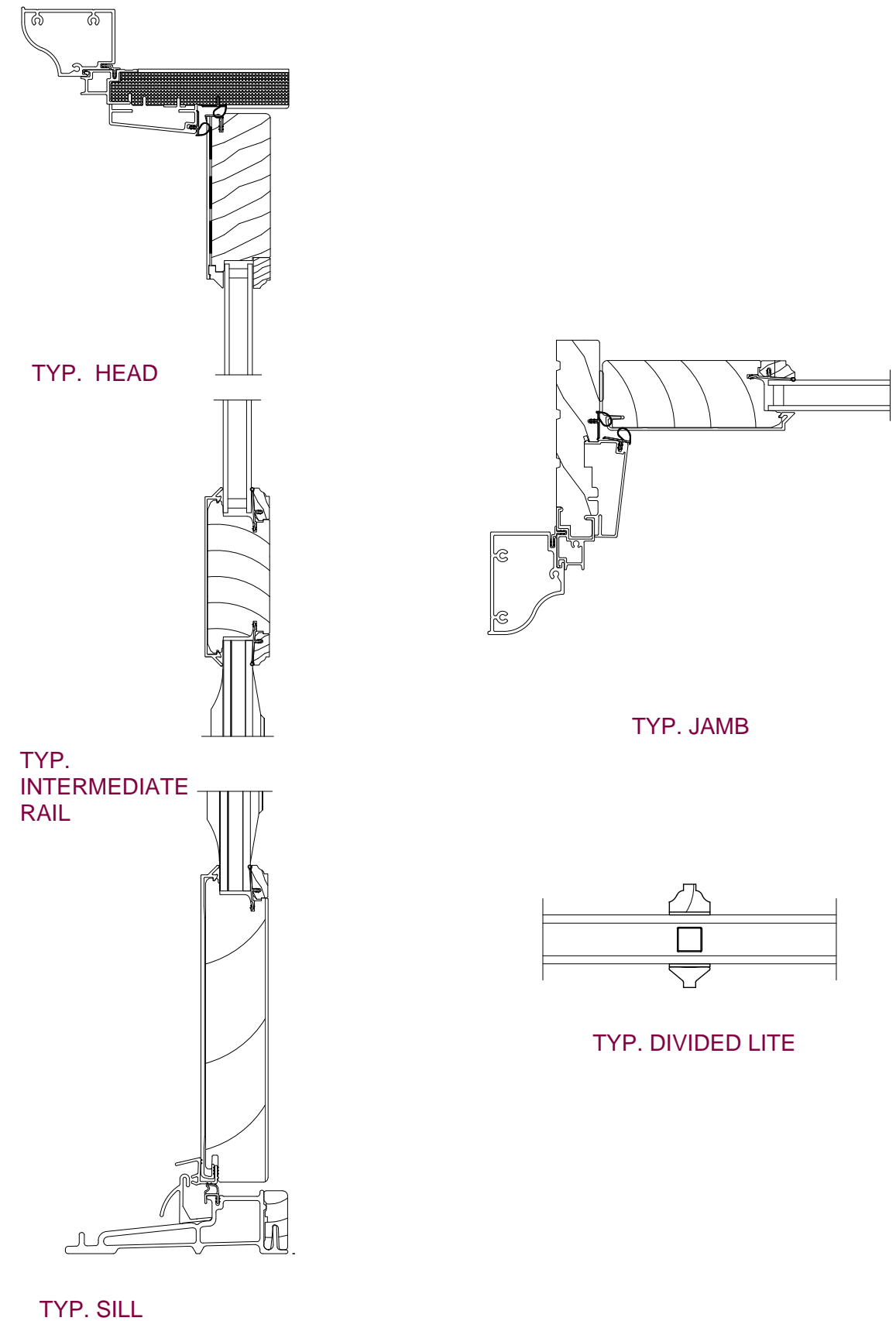
# EXISTING DOORS D3, D6

TYP. JAMB, HEAD, SILL, INTERMEDIATE RAIL PHOTO REPRESENTATION



# NEW DOORS D3, D6

TYP. JAMB, HEAD, SILL, INTERMEDIATE MULLION SECTIONS



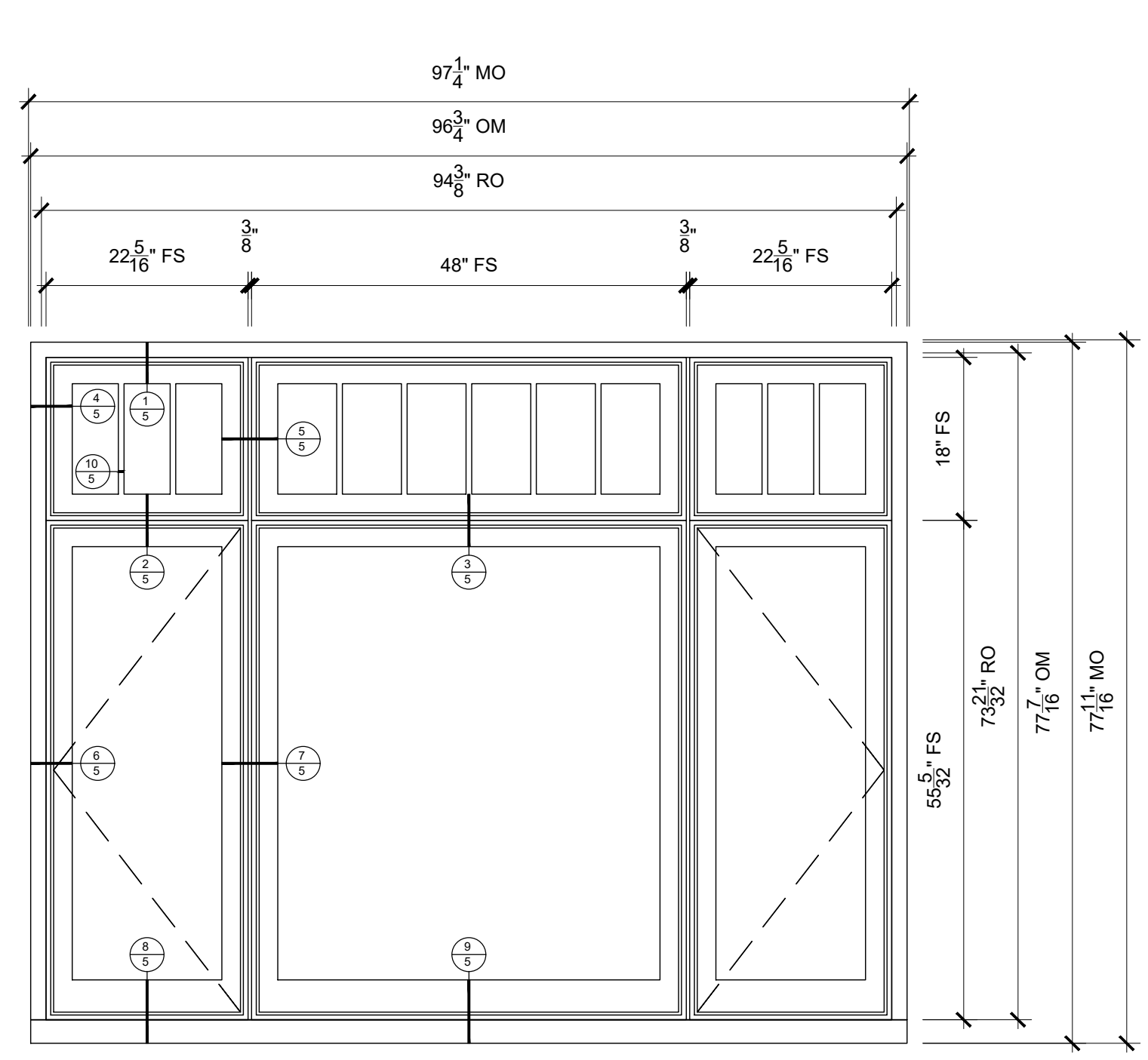
NOTE: FOR DETAILED INFORMATION OF THE NEW WINDOW PROFILES AT EACH WINDOW TYPE REFER TO LEONA DOORS AND WINDOWS PROFILES DOCUMENT.

# MARVIN WINDOW AND DOOR DRAWINGS, AND DETAILS OF PROPOSED REPLACEMENT PROJECT



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, Charlotte, NC 28226. If the Marvin shop drawings are not returned to the Architectural Department within 60 days of the date of the drawings, the responsibility in guaranteeing product coordination with the drawings.

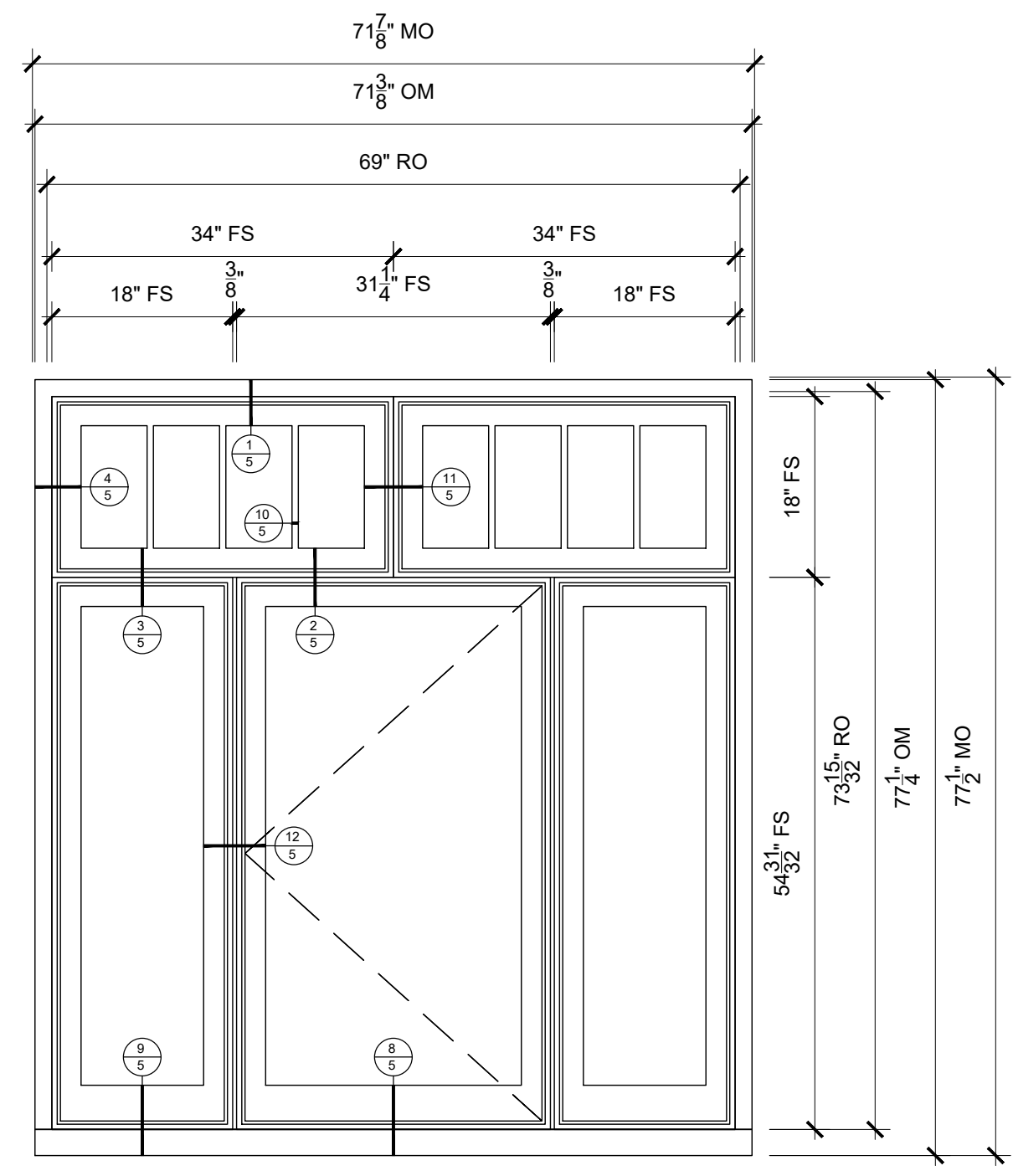
PROJ/JOB: LEONA CONDOS / REPLACEMENT WINDOWS  
 DIST/DEALER: CHERRY CREEK DOOR & WINDOW LLC  
 DRAWN: dangun  
 QUOTE#: YUW6S4T  
 PK VERSION: 0004.00.00  
 CREATED: 04/13/2023  
 REVISION:



**W1 - 34/35/37/38**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

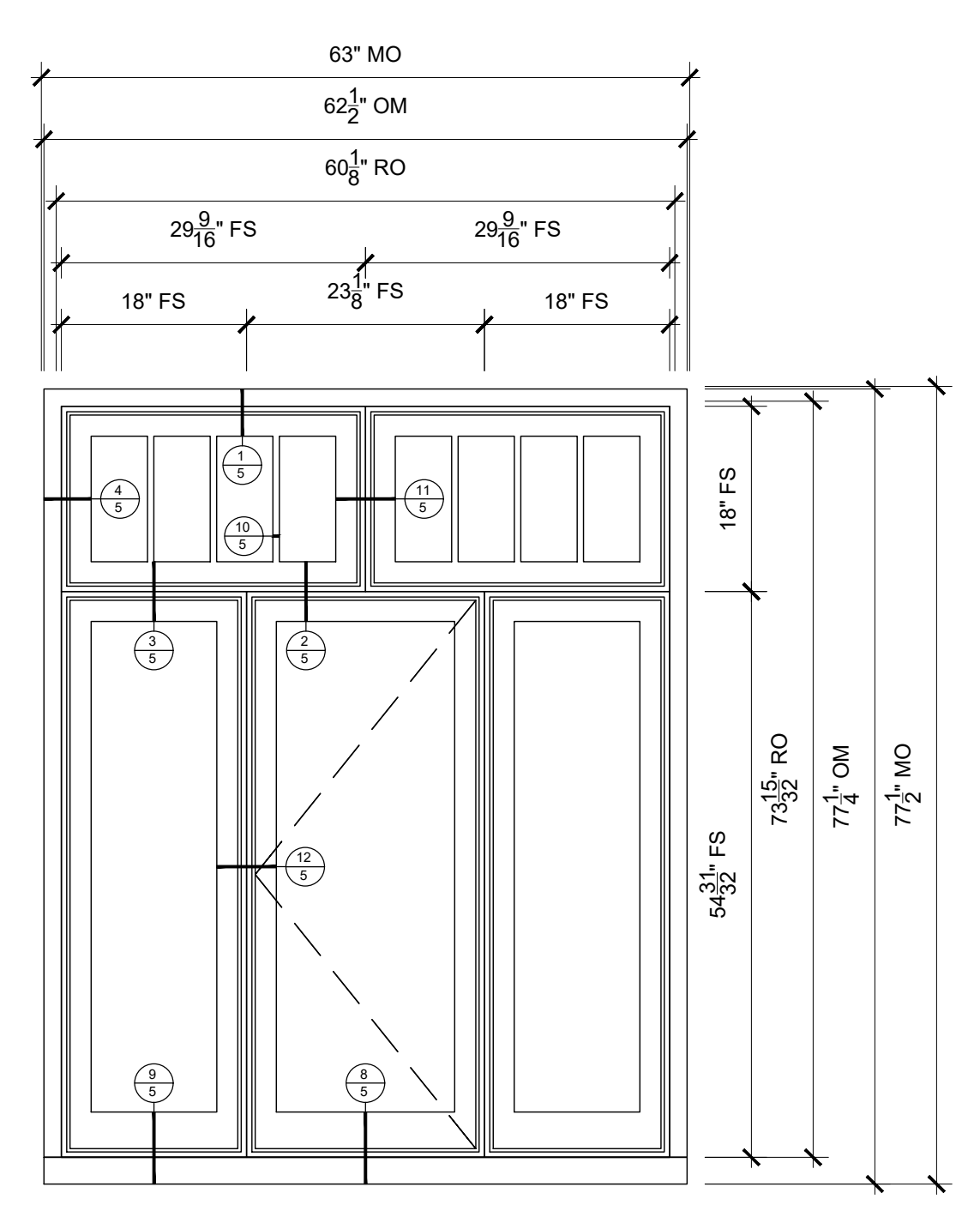
Qty: 3  
 Mark Unit: W1 - 34/35/37/38  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/A3/B2] Casement, Stationary,  
 [B1] Casement, Left Hand,  
 [B3] Casement, Right Hand  
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black,  
 [B1/B2/B3] None  
 Hardware Type: [A1/A2/A3/B2] None,  
 [B1/B3] Folding Handle, No Sash Travel Limiter  
 Screen Type: [A1/A2/A3/B2] None, [B1/B3] Interior Wood Screen  
 Hardware Color: [A1/A2/A3/B2] None,  
 [B1/B3] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/A3/B2] None, [B1/B3] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thornton A1443  
 Sub sill: A1452



**W3/W4**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

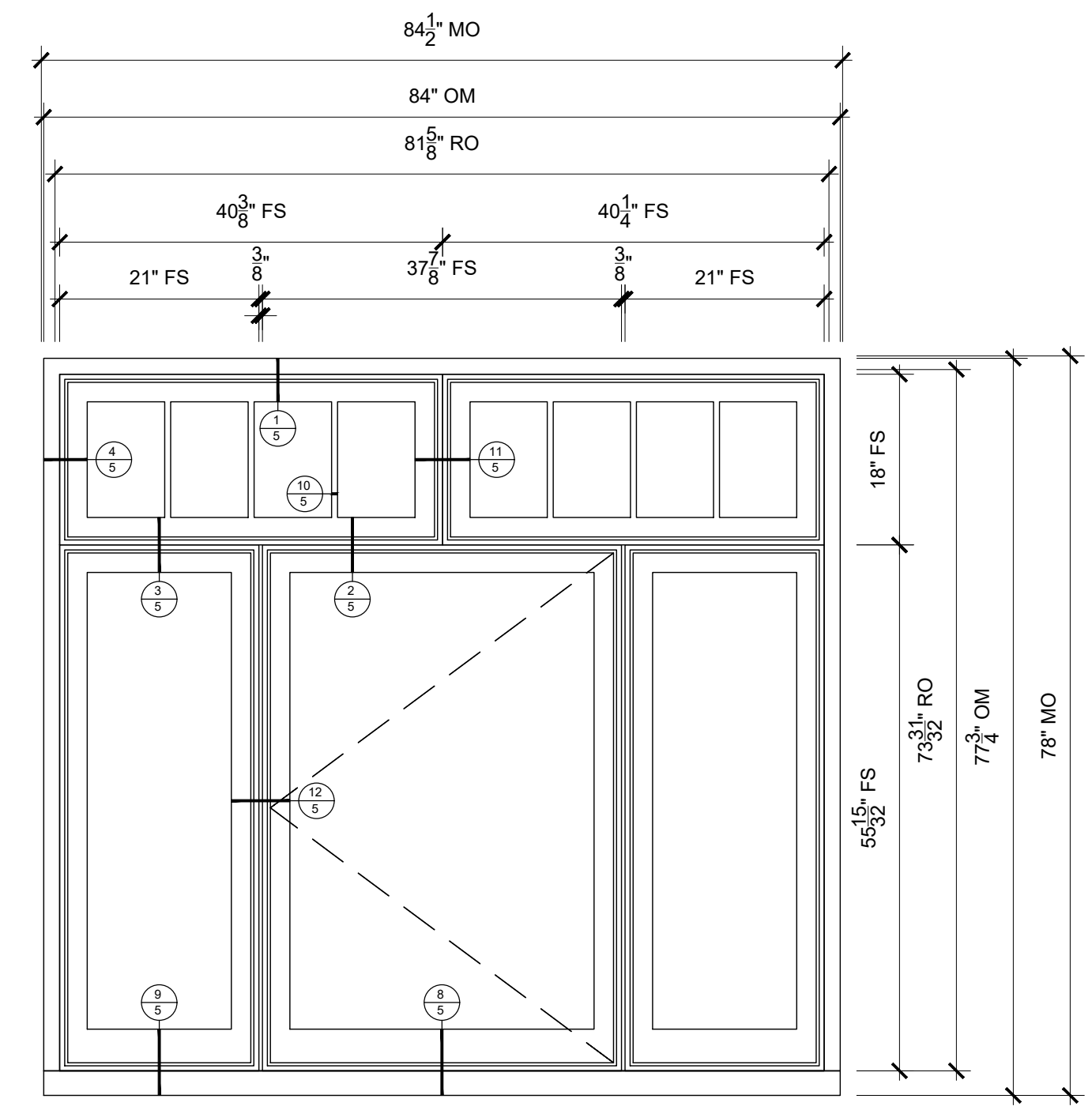
Qty: 6  
 Mark Unit: W3/W4  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/B1/B3] Casement, Stationary,  
 [B2] Casement, Left Hand  
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2] 5/8" Rectangular SDL W/ Spacer - Black,  
 [B1/B2/B3] None  
 Hardware Type: [A1/A2/B1/B3] None,  
 [B2] Folding Handle, No Sash Travel Limiter  
 Screen Type: [A1/A2/B1/B3] None, [B2] Interior Wood Screen  
 Hardware Color: [A1/A2/B1/B3] None,  
 [B2] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/B1/B3] None, [B2] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thornton A1443  
 Sub sill: A1452



**W5/W4-5/9/18**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Qty: 3  
 Mark Unit: W5/W4-5/9/18  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/B1/B3] Casement, Stationary,  
 [B2] Casement, Left Hand  
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2] 5/8" Rectangular SDL W/ Spacer - Black,  
 [B1/B2/B3] None  
 Hardware Type: [A1/A2/B1/B3] None,  
 [B2] Folding Handle, No Sash Travel Limiter  
 Screen Type: [A1/A2/B1/B3] None, [B2] Interior Wood Screen  
 Hardware Color: [A1/A2/B1/B3] None,  
 [B2] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/B1/B3] None, [B2] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thornton A1443  
 Sub sill: A1452

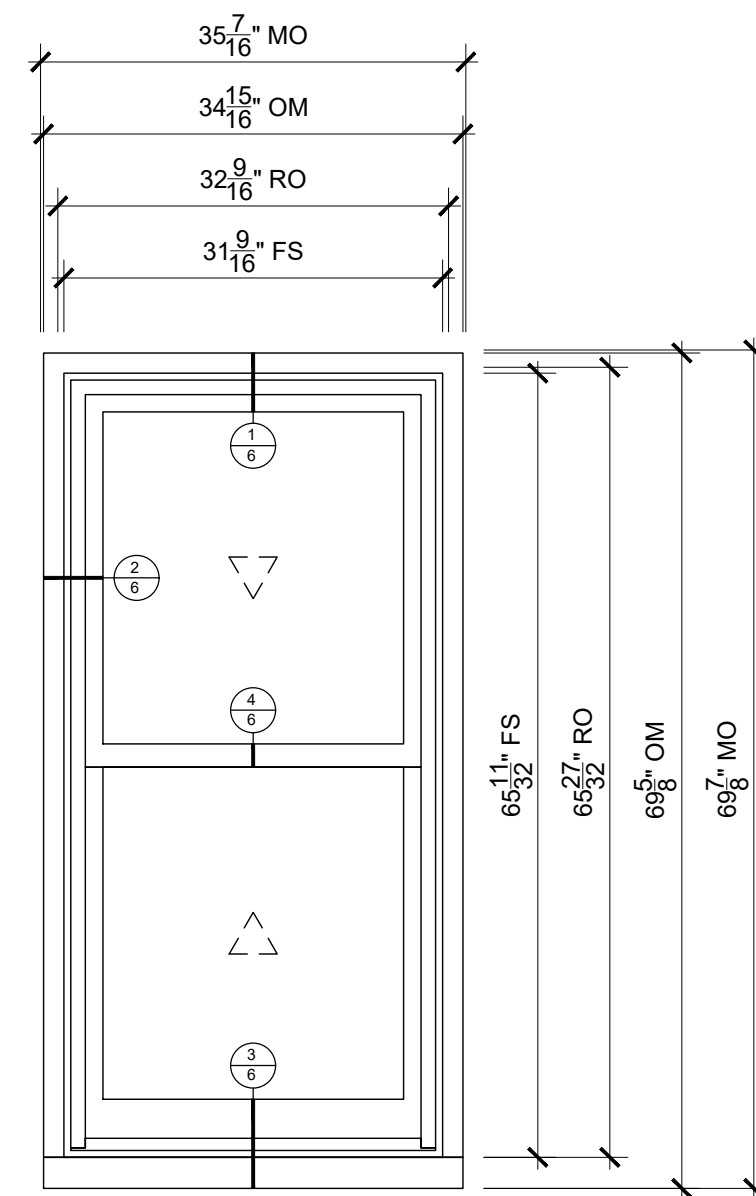


**W8/W4-11/12/14/15**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Qty: 4  
 Mark Unit: W8/W4-11/12/14/15  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/B1/B3] Casement, Stationary,  
 [B2] Casement, Left Hand  
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2] 5/8" Rectangular SDL W/ Spacer - Black,  
 [B1/B2/B3] None  
 Hardware Type: [A1/A2/B1/B3] None,  
 [B2] Folding Handle, No Sash Travel Limiter  
 Screen Type: [A1/A2/B1/B3] None, [B2] Interior Wood Screen  
 Hardware Color: [A1/A2/B1/B3] None,  
 [B2] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/B1/B3] None, [B2] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thornton A1443  
 Sub sill: A1452

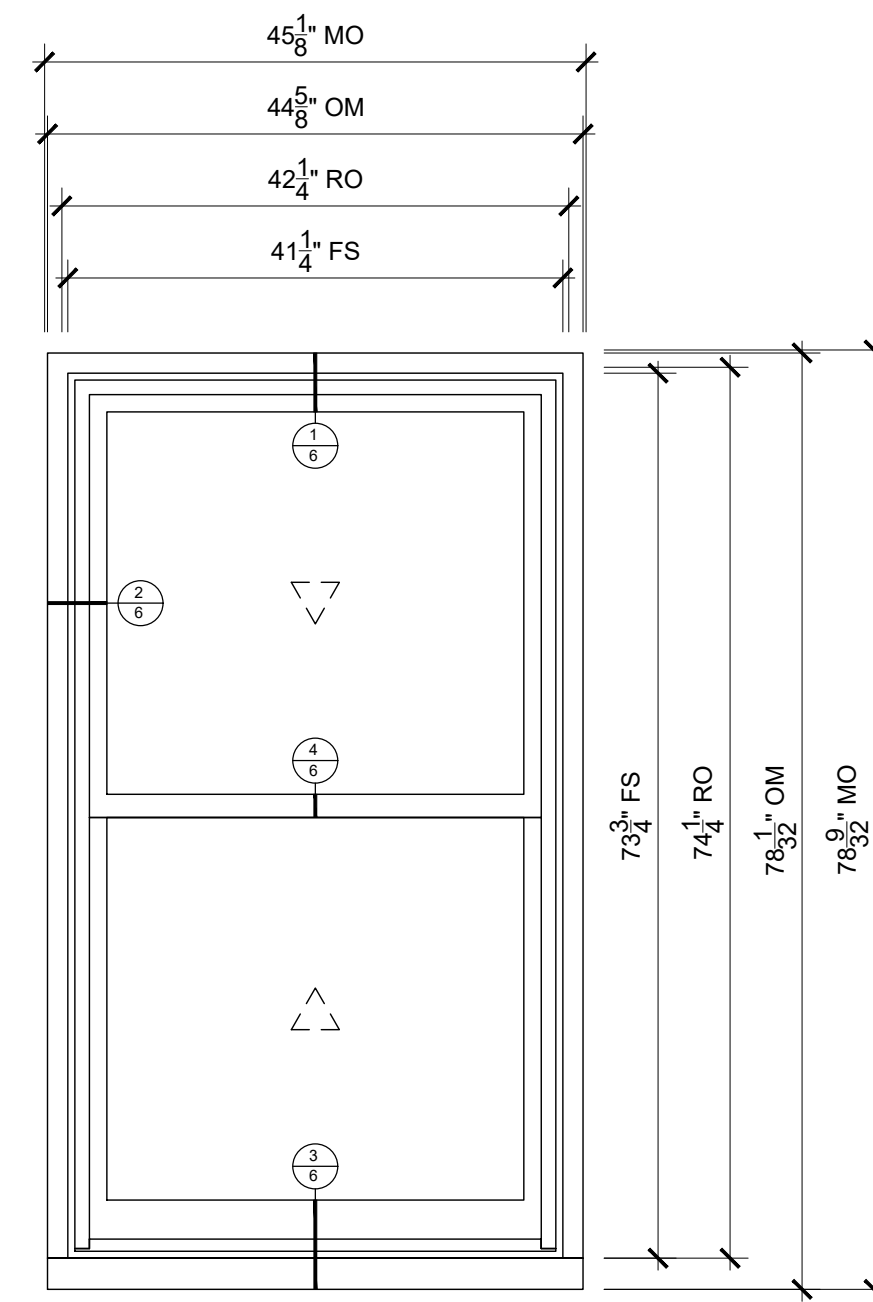




**W10 - 29/30**  
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

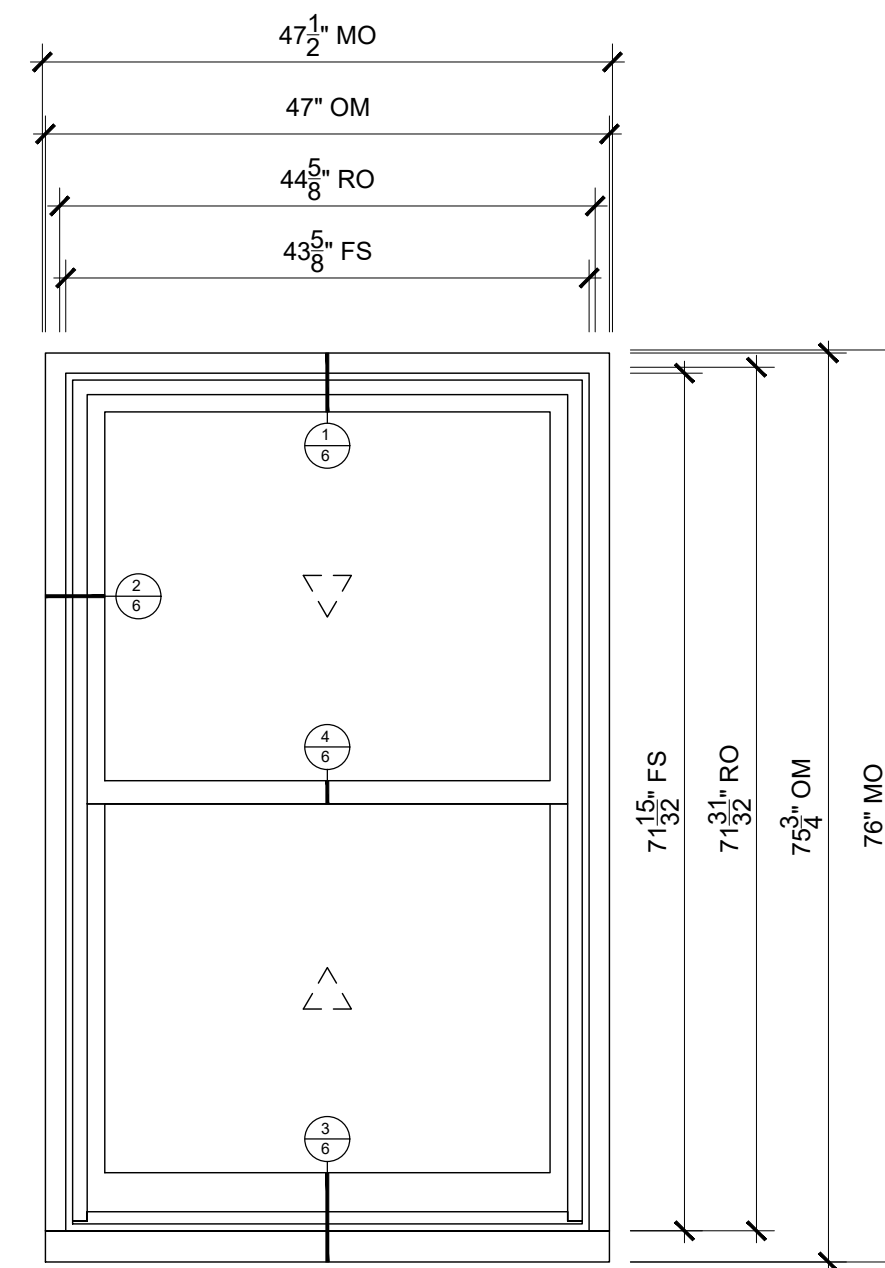
Qty: 2  
 Mark Unit: W10 - 29/30  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Double Hung G2  
 Glass Information: IG, Low E2/ERS w/Argon, Black  
 Divider Type: None  
 Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom  
 Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: Oil Rubbed Bronze  
 Screen Surround Color: Ebony  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton A1443  
 Sub sill: A1452



**W11 - 31/32/33**  
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

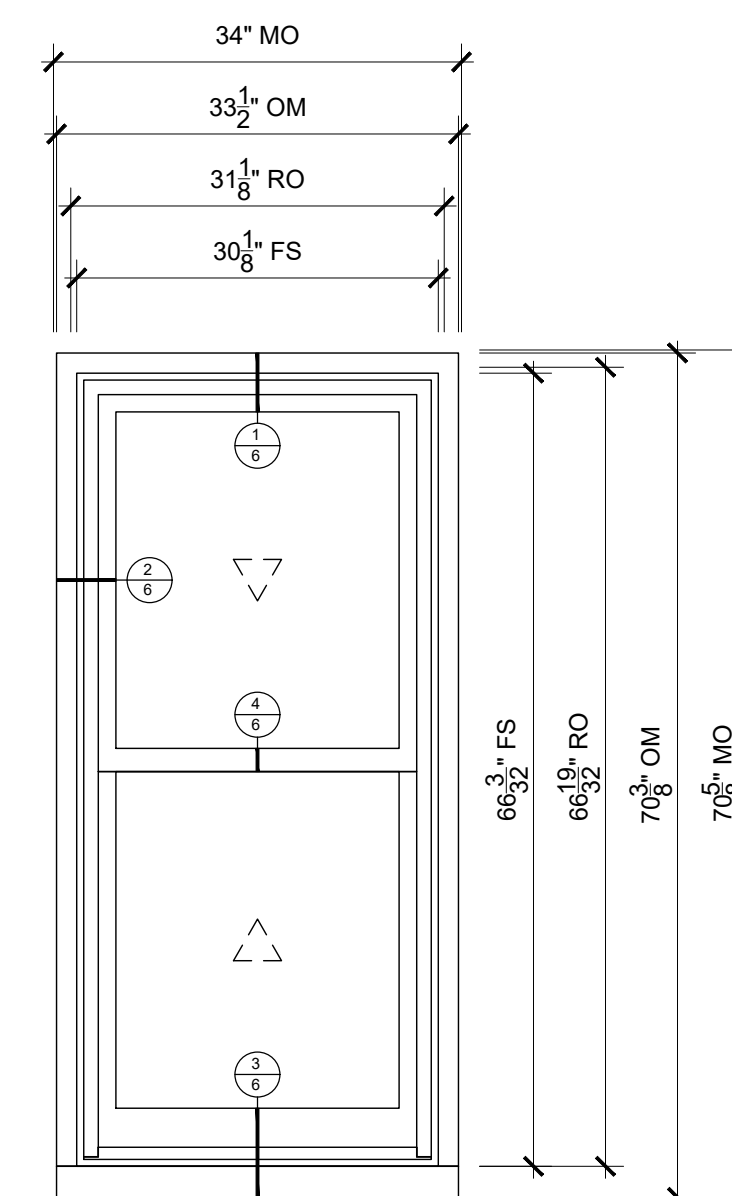
Qty: 3  
 Mark Unit: W11 - 31/32/33  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Double Hung G2  
 Glass Information: IG, Low E2/ERS w/Argon, Black  
 Divider Type: None  
 Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom  
 Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: Oil Rubbed Bronze  
 Screen Surround Color: Ebony  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton A1443  
 Sub sill: A1452



**W12 43/44/48**  
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Qty: 3  
 Mark Unit: W12 43/44/48  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Double Hung G2  
 Glass Information: IG, Low E2/ERS w/Argon, Black  
 Divider Type: None  
 Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom  
 Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: Oil Rubbed Bronze  
 Screen Surround Color: Ebony  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton A1443  
 Sub sill: A1452



**W14 - 46/47**  
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Qty: 2  
 Mark Unit: W14 - 46/47  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Double Hung G2  
 Glass Information: IG, Low E2/ERS w/Argon, Black  
 Divider Type: None  
 Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom  
 Sash Limiter : None  
 Screen Type: Extruded Aluminum Screen  
 Hardware Color: Oil Rubbed Bronze  
 Screen Surround Color: Ebony  
 Screen Mesh Type: Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton A1443  
 Sub sill: A1452 Sub sill

**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, Charlotte, NC 28226-5976. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION:

CREATED: 04/13/2023

PK VERSION: 0004.00.00

PROJ/JOB: LEONA CONDOS / REPLACEMENT WINDOWS

DIST/DEALER: CHERRY CREEK DOOR & WINDOW LLC

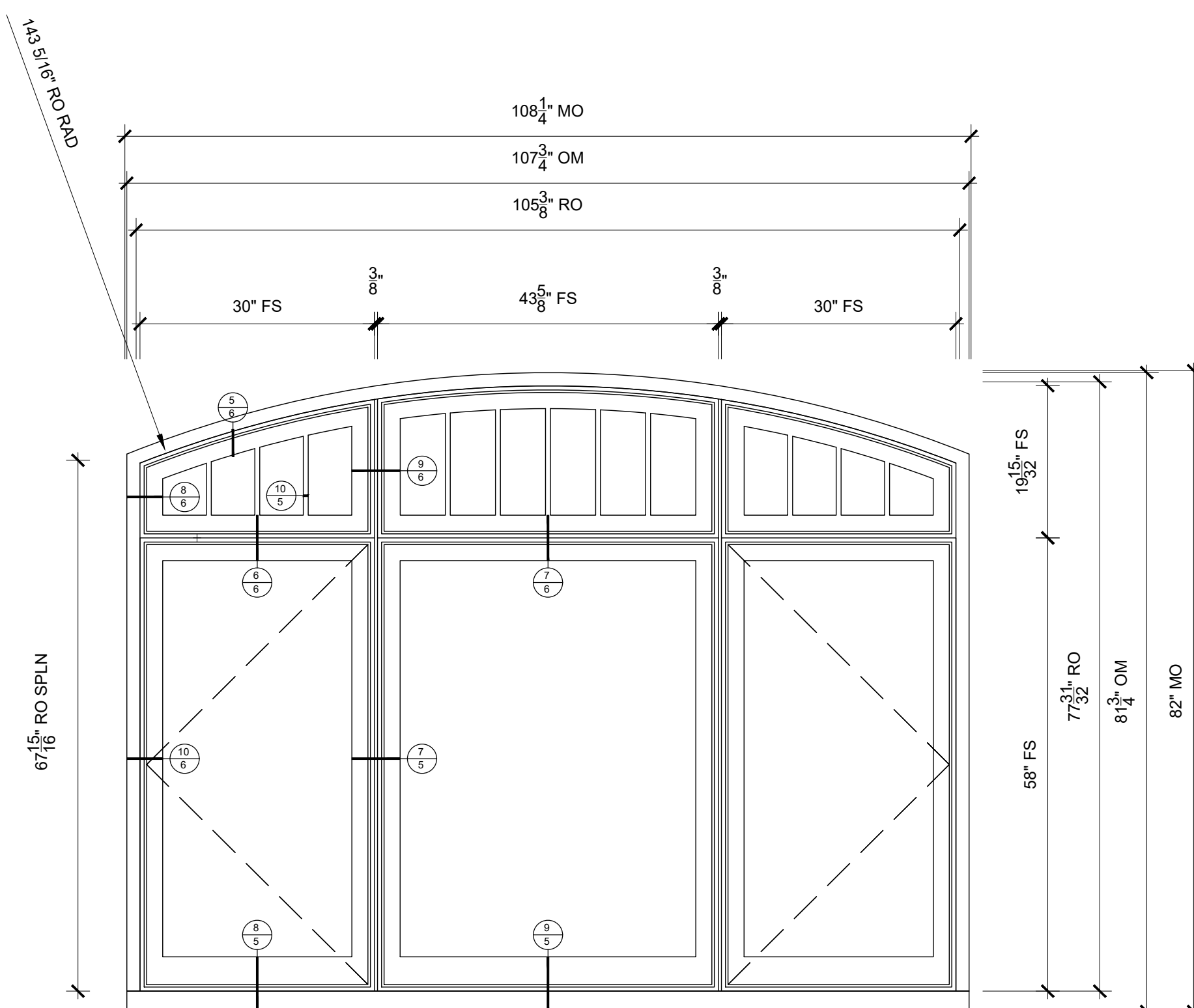
DRAWN: dangun

QUOTE#: YUWBS4T

SHEET

3

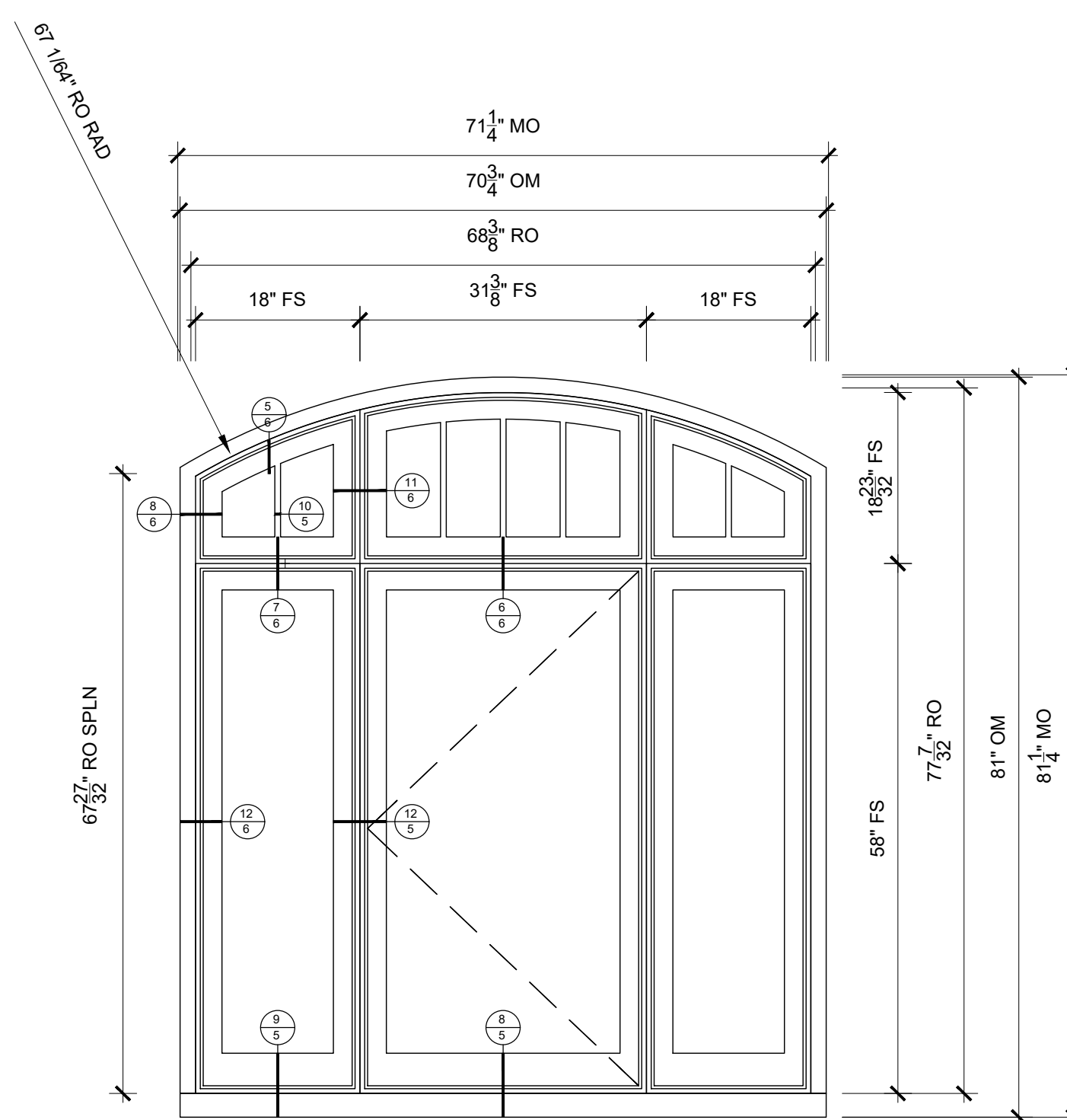
OF 7



**W2 - 36/39**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

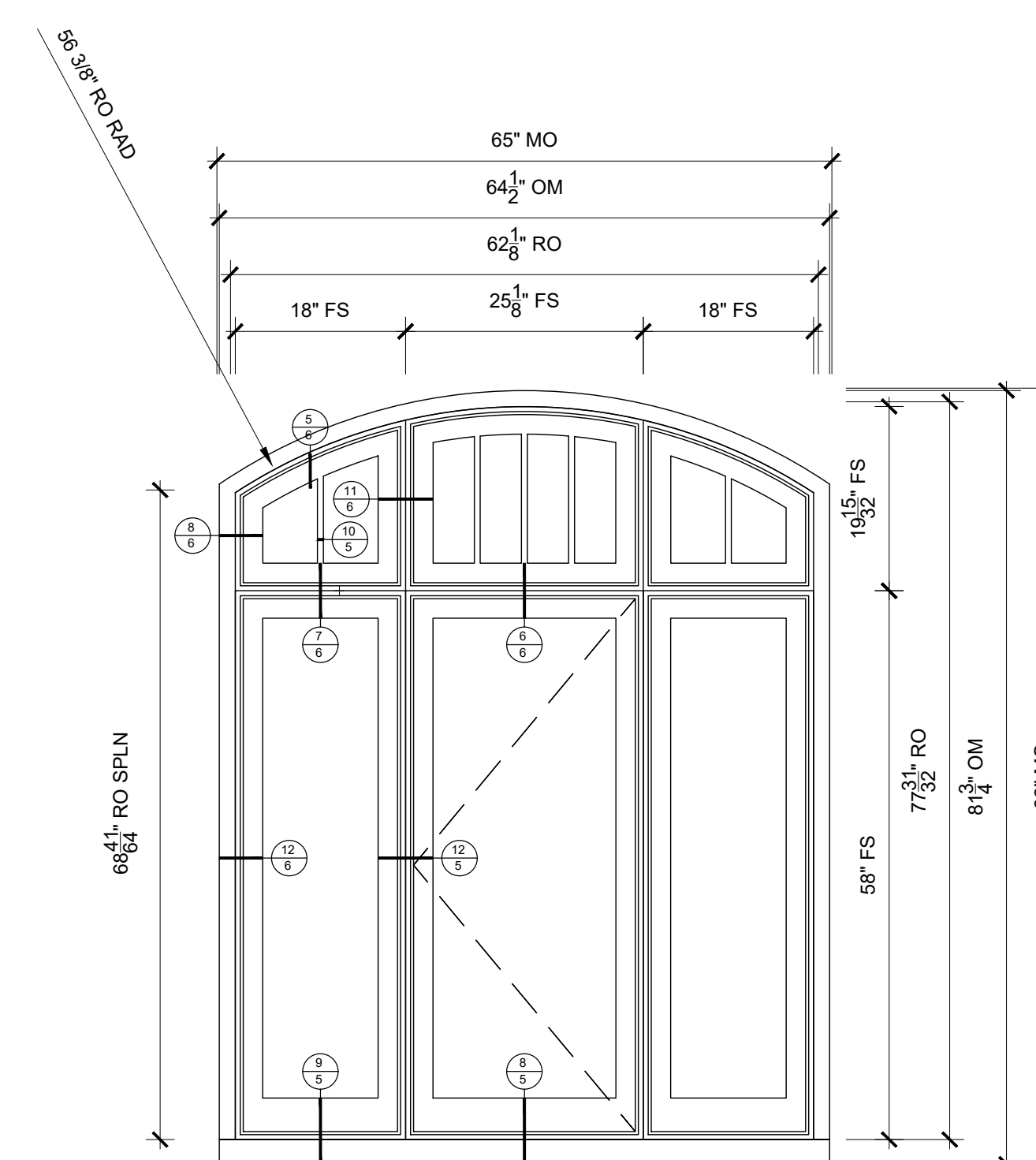
Qty: 2  
 Mark Unit: W2 - 36/39  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/A3] Casement Picture Round Top,  
 [B1] Casement, Left Hand,  
 [B2] Casement, Picture,  
 [B3] Casement, Right Hand  
 Glass Information: [A1/A2/A3] Low E2/ERS, Black, [B1/B2/B3] IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black,  
 [B1/B2/B3] None  
 Hardware Type: [A1/A2/A3/B2] None,  
 [B1/B3] Folding Handle, No Sash Travel Limiter  
 Screen Type: [A1/A2/A3/B2] None, [B1/B3] Interior Wood Screen  
 Hardware Color: [A1/A2/A3/B2] None,  
 [B1/B3] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/A3/B2] None, [B1/B3] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thornton Enclosed A1909  
 Sub sill: A1452



**W6 - 3/22/25/28**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Qty: 4  
 Mark Unit: W6 - 3/22/25/28  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/A3] Casement Picture Round Top,  
 [B1/B3] Casement, Stationary,  
 [B2] Casement, Left Hand  
 Glass Information: [A1/A2/A3] Low E2/ERS, Black, [B1/B2/B3] IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black,  
 [B1/B2/B3] None  
 Hardware Type: [A1/A2/A3/B1/B3] None,  
 [B2] Folding Handle, No Sash Travel Limiter  
 Screen Type: [A1/A2/A3/B1/B3] None, [B2] Interior Wood Screen  
 Hardware Color: [A1/A2/A3/B1/B3] None,  
 [B2] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/A3/B1/B3] None, [B2] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thornton Enclosed A1909  
 Sub sill: A1452



**W7 - 6/10**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Qty: 2  
 Mark Unit: W7 - 6/10  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/A3] Casement Picture Round Top,  
 [B1/B3] Casement, Stationary,  
 [B2] Casement, Left Hand  
 Glass Information: [A1/A2/A3] Low E2/ERS, Black, [B1/B2/B3] IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black  
 [B1/B2/B3] None  
 Hardware Type: [A1/A2/A3/B1/B3] None,  
 [B2] Folding Handle, No Sash Travel Limiter  
 Screen Type: [A1/A2/A3/B1/B3] None, [B2] Interior Wood Screen  
 Hardware Color: [A1/A2/A3/B1/B3] None,  
 [B2] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/A3/B1/B3] None, [B2] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thornton Enclosed A1909 Clad Casing, Ebony, Casing with Sub sill  
 Sub sill: A1452 Sub sill, Ebony



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, Grand Rapids, MI 49508. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION:

CREATED: 04/13/2023

PK VERSION: 0004.00.00

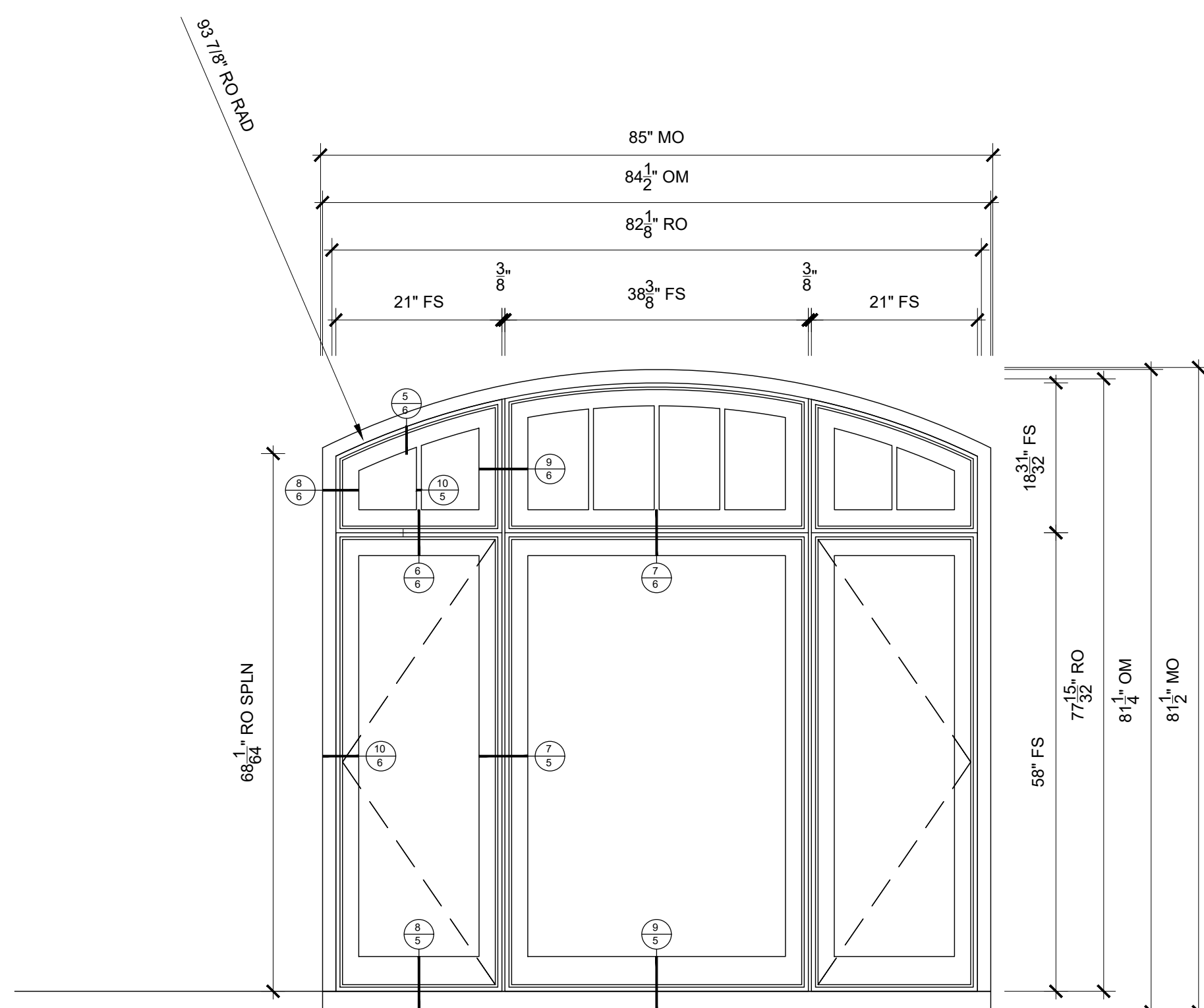
PROJ/JOB: LEONA CONDOS / REPLACEMENT WINDOWS

DIST/DEALER: CHERRY CREEK DOOR & WINDOW LLC

DRAWN: dangun

QUOTE#: YUWBS4T

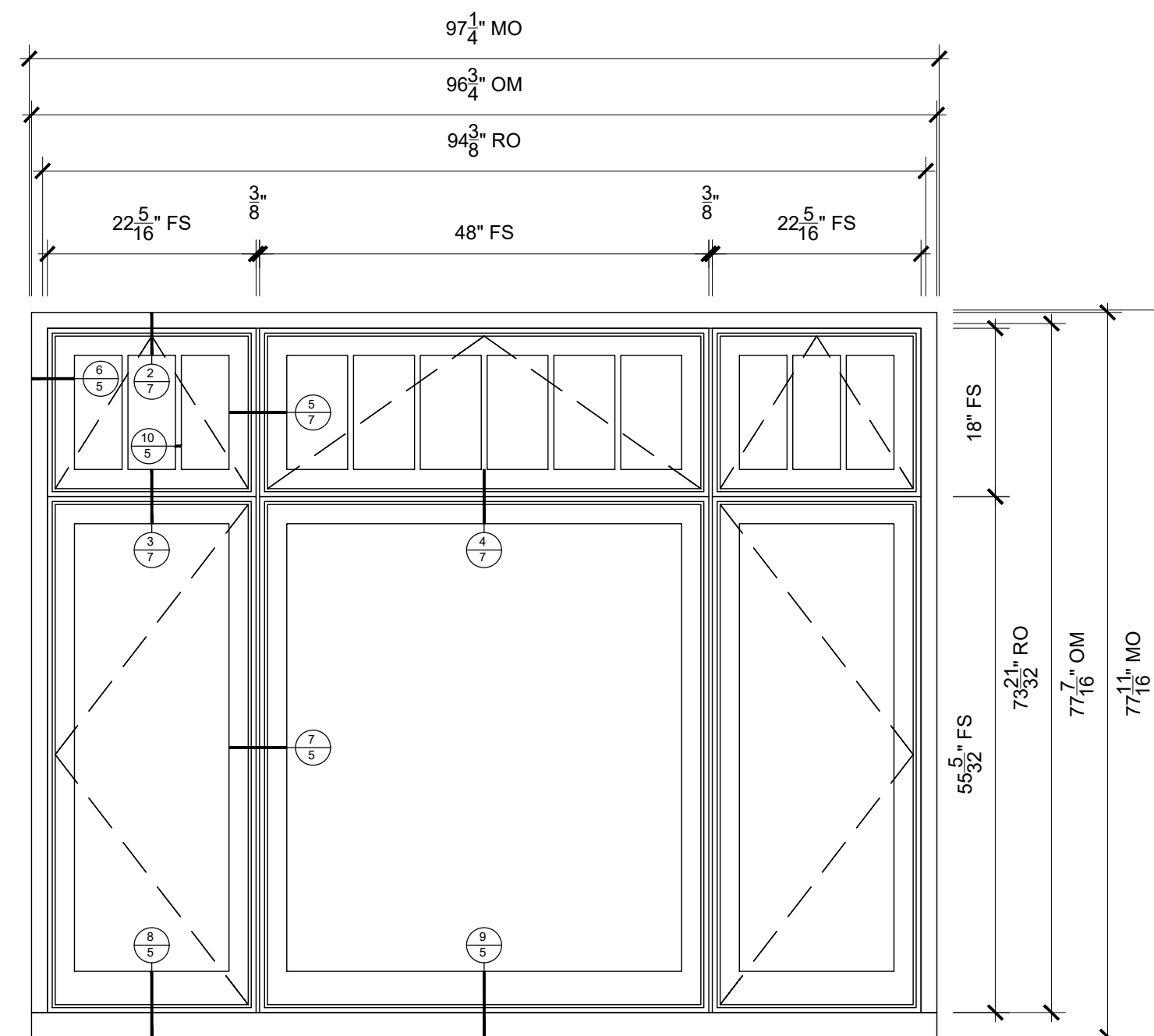
SHEET  
 4  
 OF 7



**W9-13/16**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

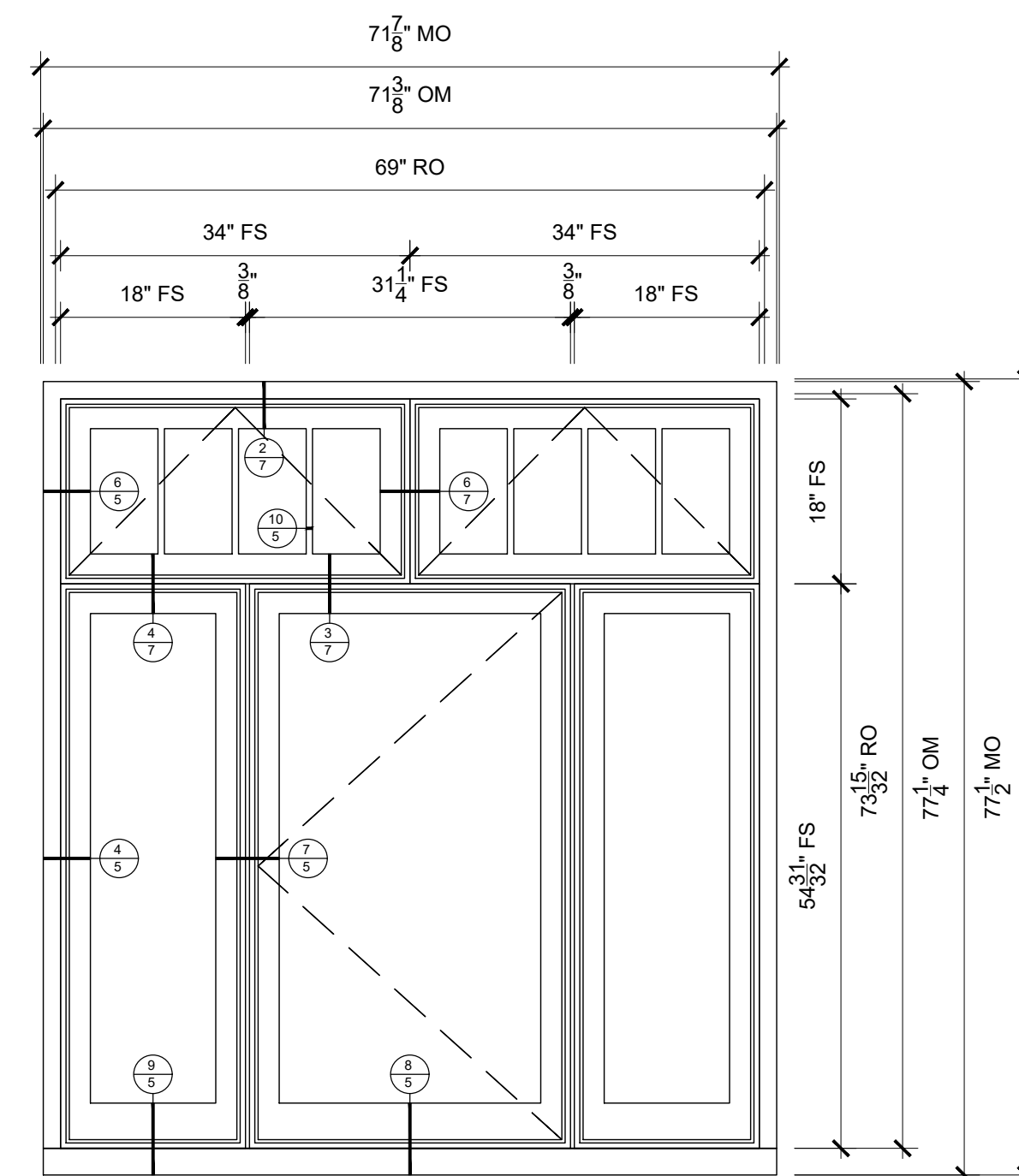
Qty: 2  
 Mark Unit: W9-13/16  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/A3] Casement Picture Round Top,  
 [B1] Casement, Left Hand,  
 [B2] Casement, Stationary,  
 [B3] Casement, Right Hand  
 Glass Information: [A1/A2/A3] Low E2/ERS, Black, [B1/B2/B3] IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black, [B1/B2/B3] None  
 Hardware Type: [A1/A2/A3/B2] None, [B1/B3] Interior Wood Screen  
 Screen Type: [A1/A2/A3/B2] None, [B1/B3] Interior Wood Screen  
 Hardware Color: [A1/A2/A3/B2] None, [B1/B3] Oil Rubbed Bronze  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/A3/B2] None, [B1/B3] Bright View Mesh  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton Enclosed A1909 Clad Casing, Ebony, Casing with Sub sill  
 Sub sill: A1452 Sub sill, Ebony



**W1 -OP TRANS UNIT 11**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

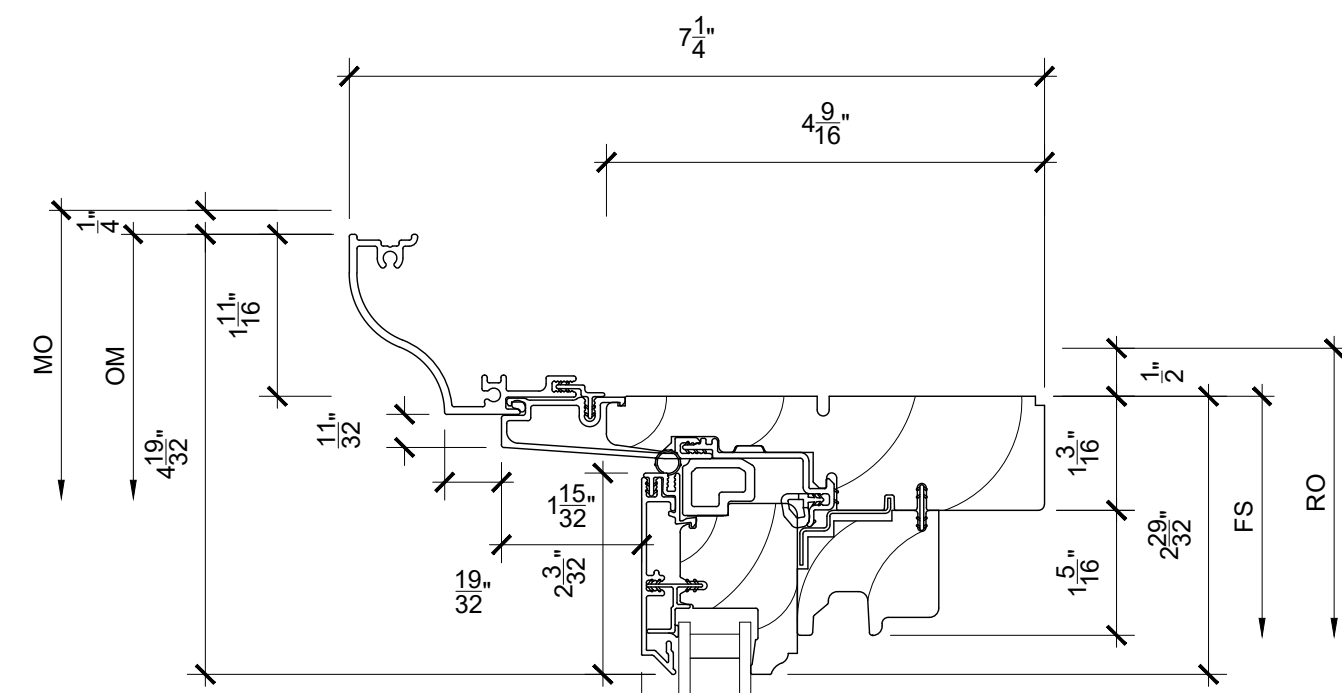
Qty: 1  
 Mark Unit: W1 -OP TRANS UNIT 11  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2/A3] Awning, Roto Operating,  
 [B1] Casement, Left Hand,  
 [B2] Casement, Stationary,  
 [B3] Casement, Right Hand  
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2/A3] 5/8" Rectangular SDL W/ Spacer - Black, [B1/B2/B3] None  
 Hardware Type: [A1/A2/A3/B1/B3] Folding Handle, No Sash Travel Limiter, [B2] None  
 Screen Type: [A1/A2/A3/B1/B3] Interior Wood Screen, [B2] None  
 Hardware Color: [A1/A2/A3/B1/B3] Oil Rubbed Bronze, [B2] None  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/A3/B1/B3] Bright View Mesh, [B2] None  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton A1443 Clad Casing, Ebony, Casing with Sub sill  
 Sub sill: A1452 Sub sill, Ebony



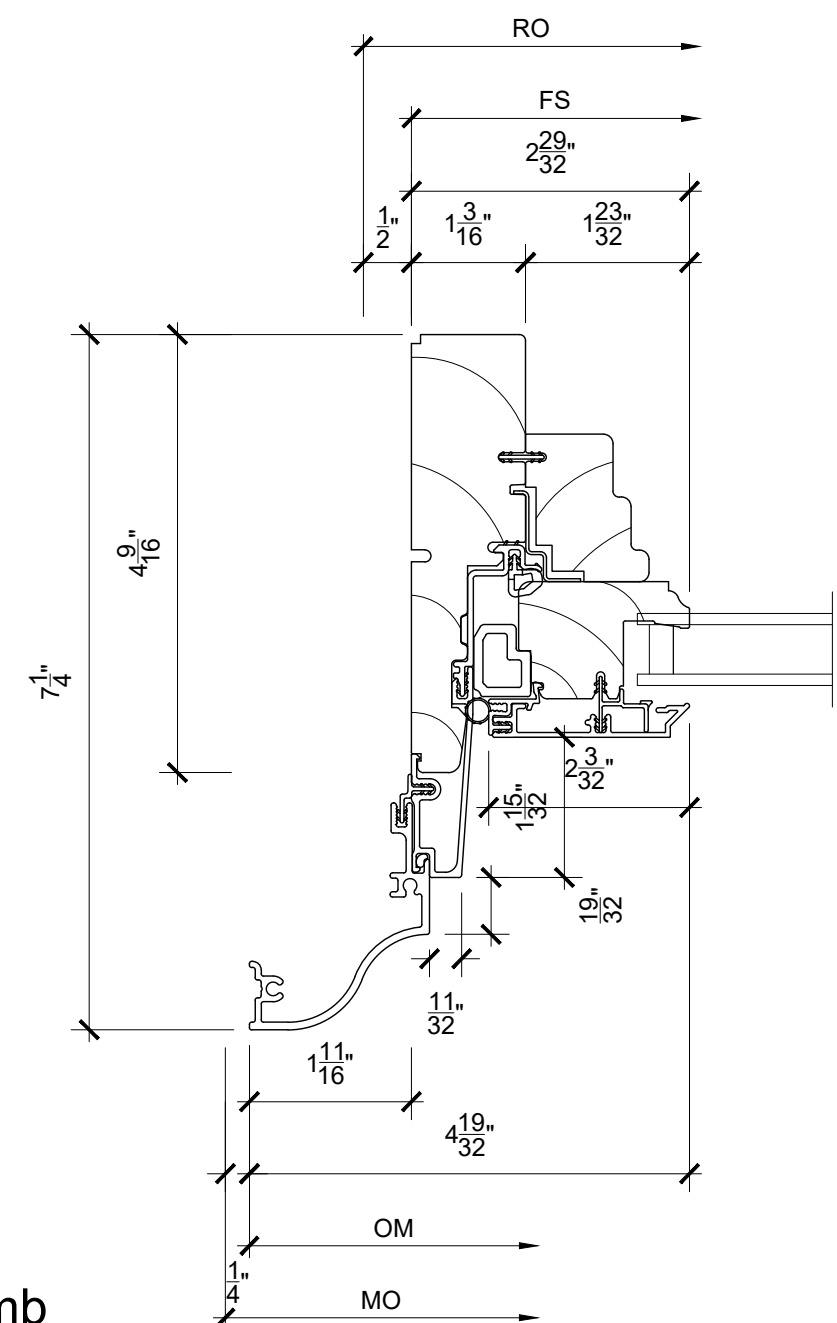
**W3/W4- UNIT 11 & 13**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

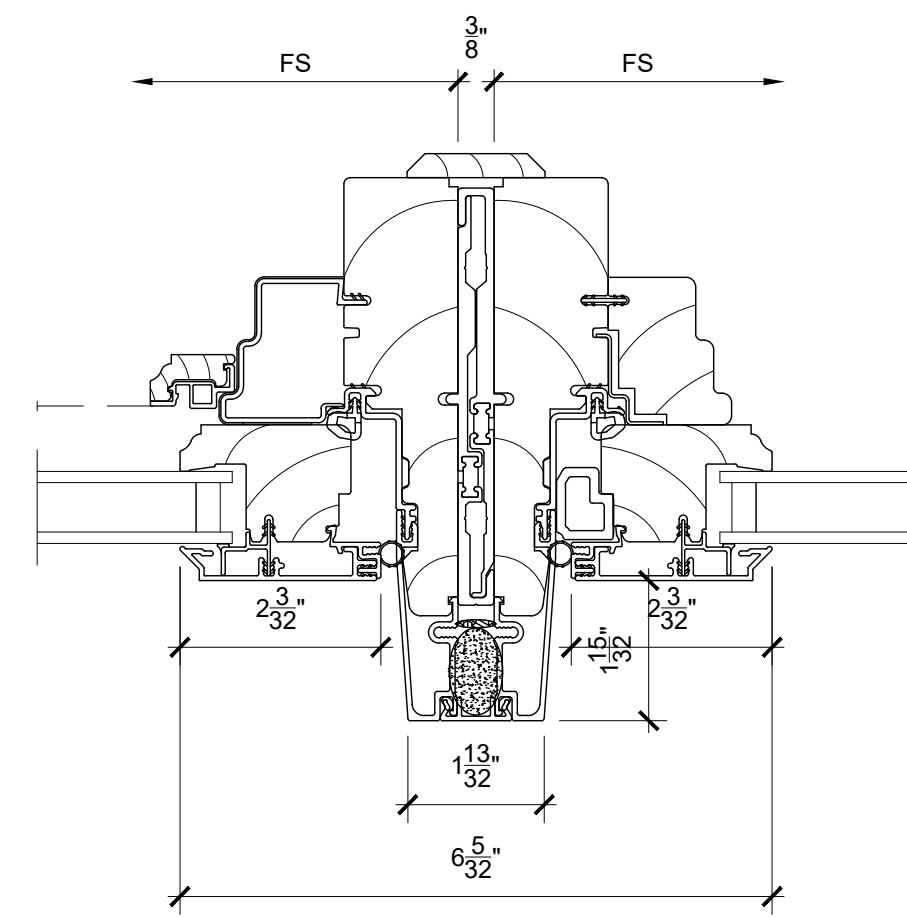
Qty: 4  
 Mark Unit: W3/W4- UNIT 11 & 13  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1/A2] Awning, Roto Operating,  
 [B1/B3] Casement, Stationary,  
 [B2] Casement, Left Hand  
 Glass Information: IG - 3/4", Low E2/ERS w/Argon, Black  
 Divider Type: [A1/A2] 5/8" Rectangular SDL W/ Spacer - Black, [B1/B2/B3] None  
 Hardware Type: [A1/A2/B2] Folding Handle, No Sash Travel Limiter, [B1/B3] None  
 Screen Type: [A1/A2/B2] Interior Wood Screen, [B1/B3] None  
 Hardware Color: [A1/A2/B2] Oil Rubbed Bronze, [B1/B3] None  
 Screen Surround Color: None  
 Screen Mesh Type: [A1/A2/B2] Bright View Mesh, [B1/B3] None  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton A1443 Clad Casing, Ebony, Casing with Sub sill  
 Sub sill: A1452 Sub sill, Ebony



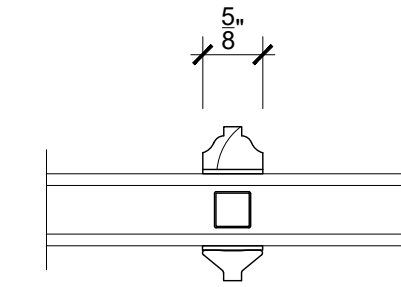
1  
5 Head SCALE: 6" = 1'-0"



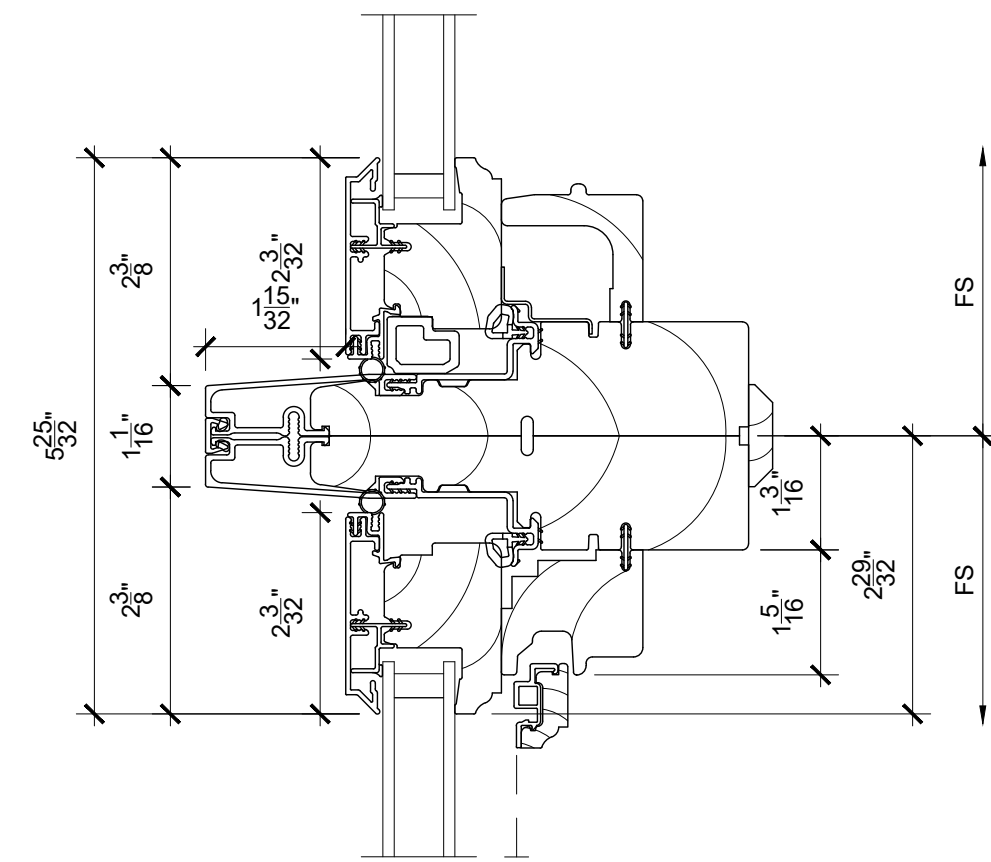
4  
5 Jamb SCALE: 6" = 1'-0"



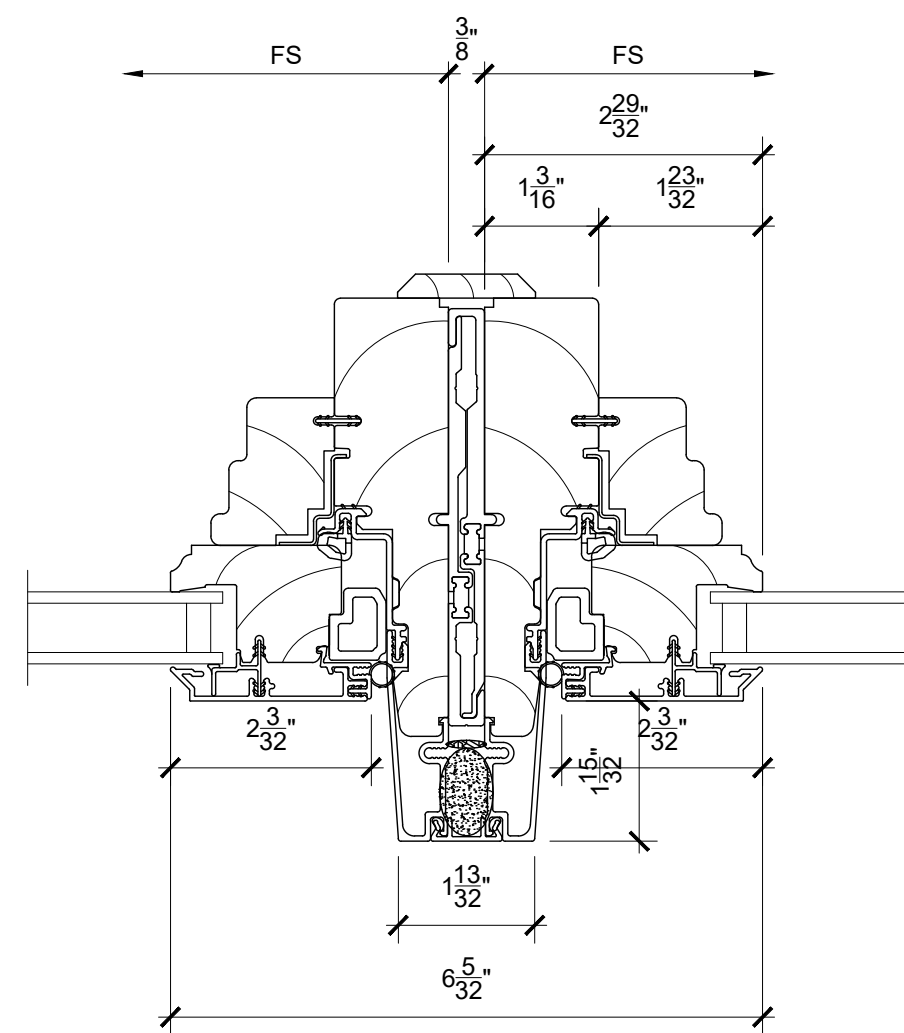
7  
5 Vertical Mullion SCALE: 6" = 1'-0"



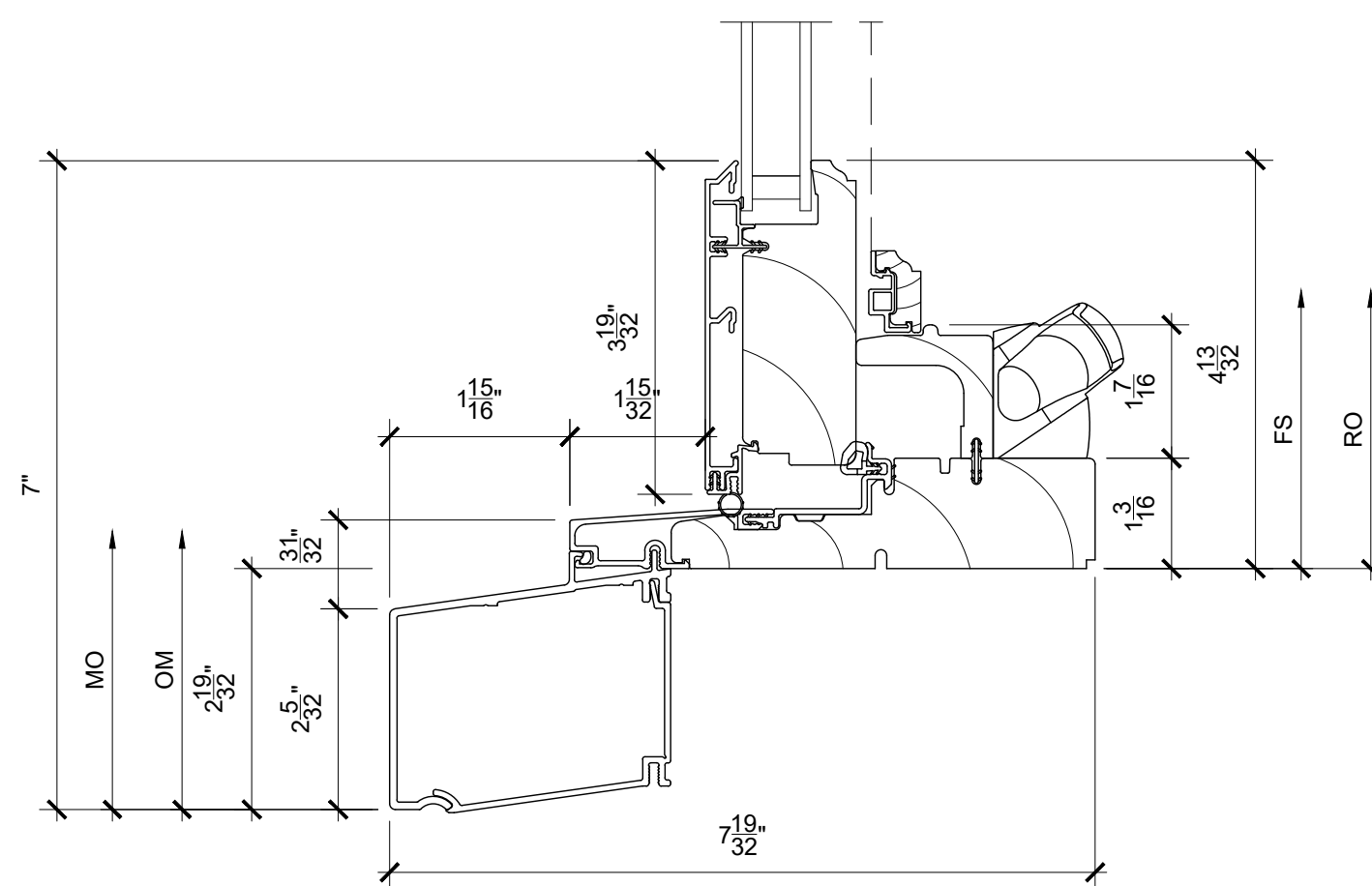
10  
5 Divided Lite SCALE: 6" = 1'-0"



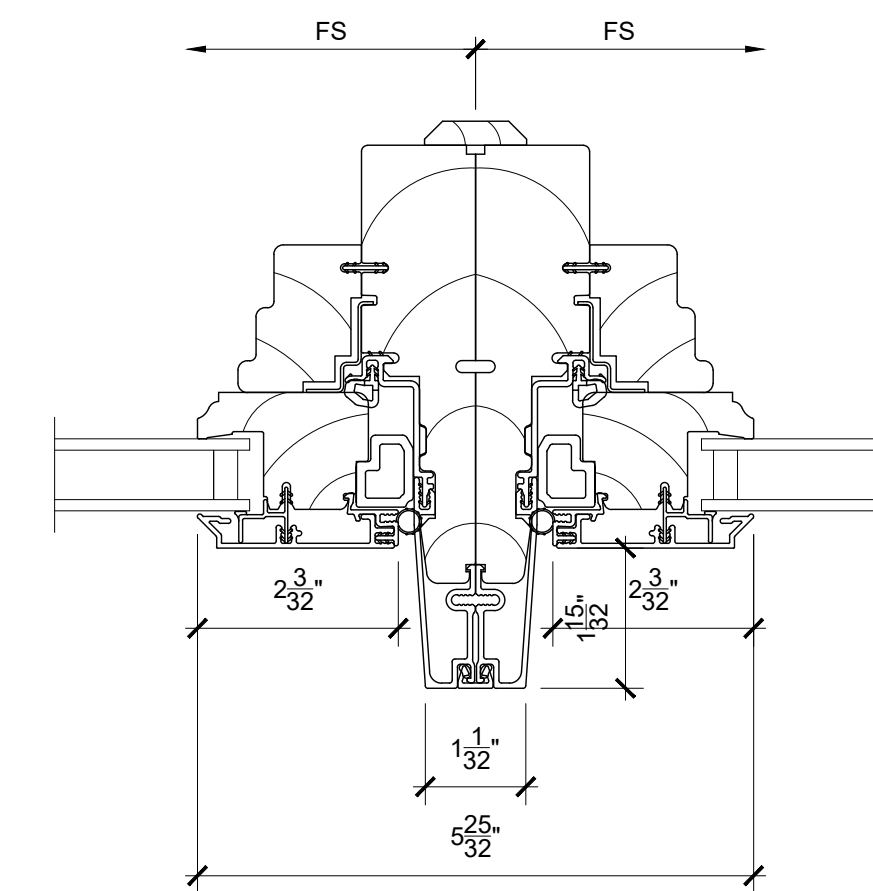
2  
5 Horizontal Mullion SCALE: 6" = 1'-0"



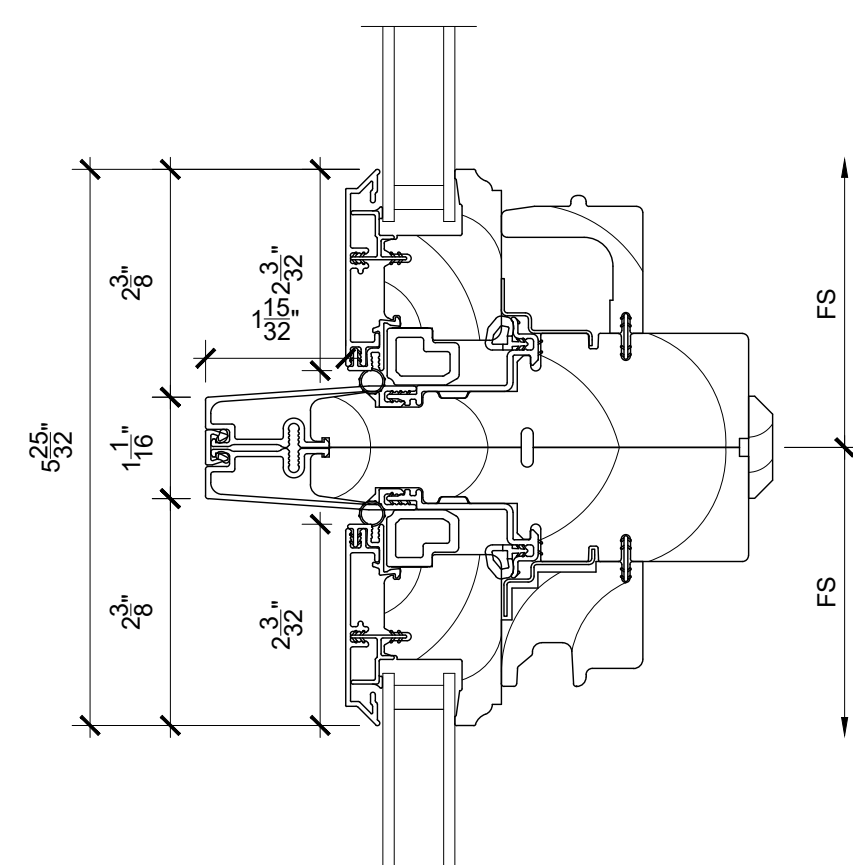
5  
5 Vertical Mullion SCALE: 6" = 1'-0"



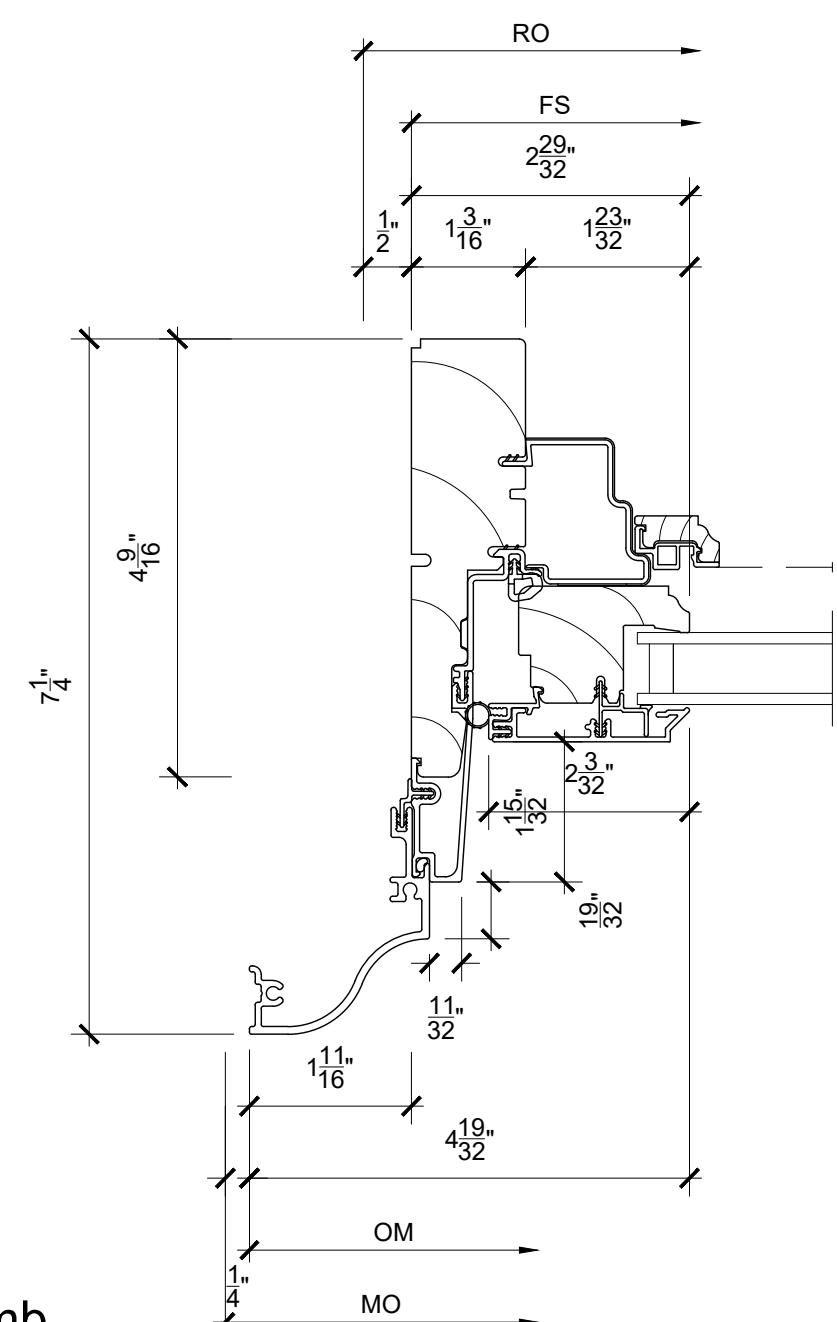
8  
5 Sill SCALE: 6" = 1'-0"



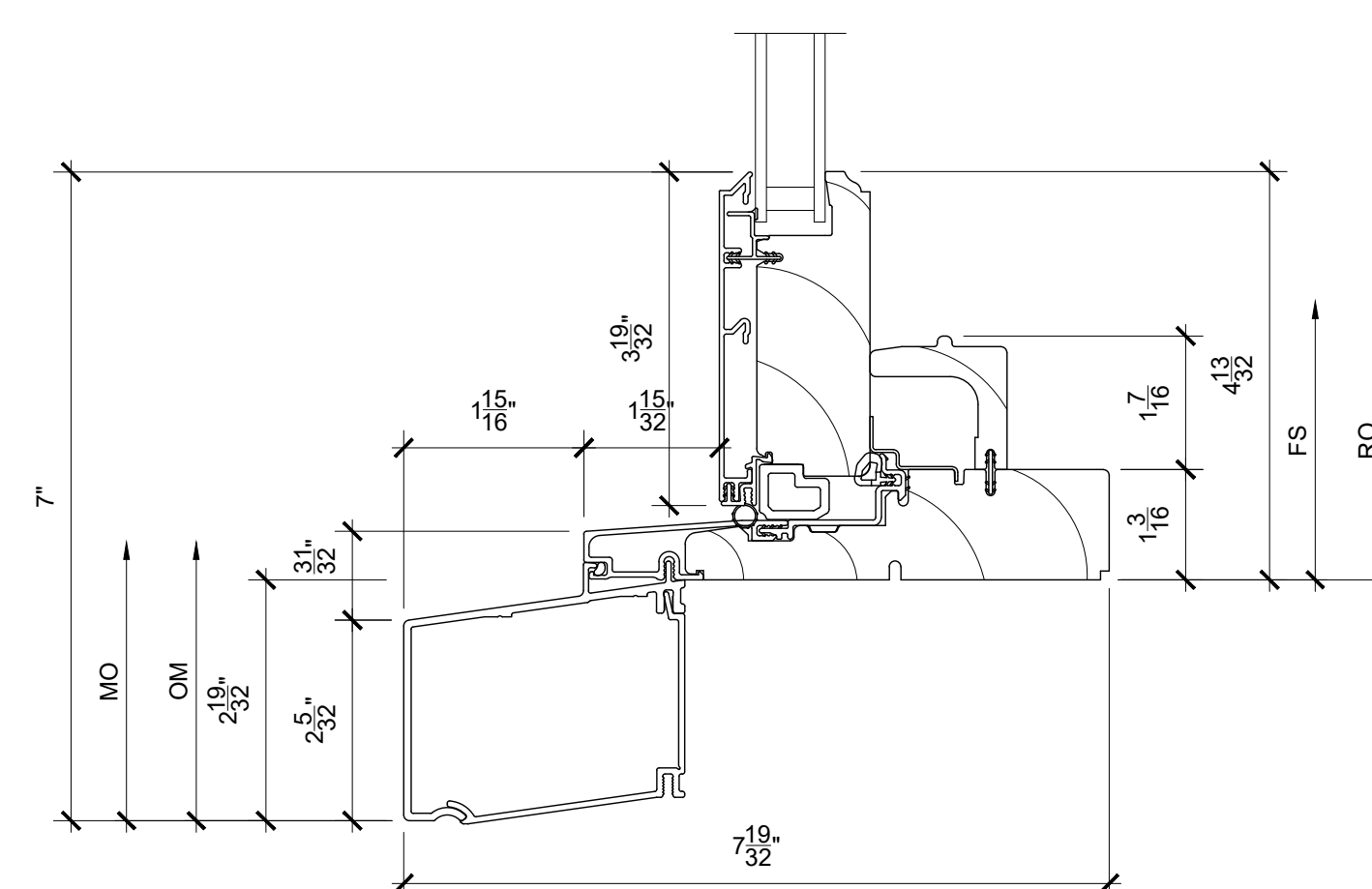
11  
5 Vertical Mullion SCALE: 6" = 1'-0"



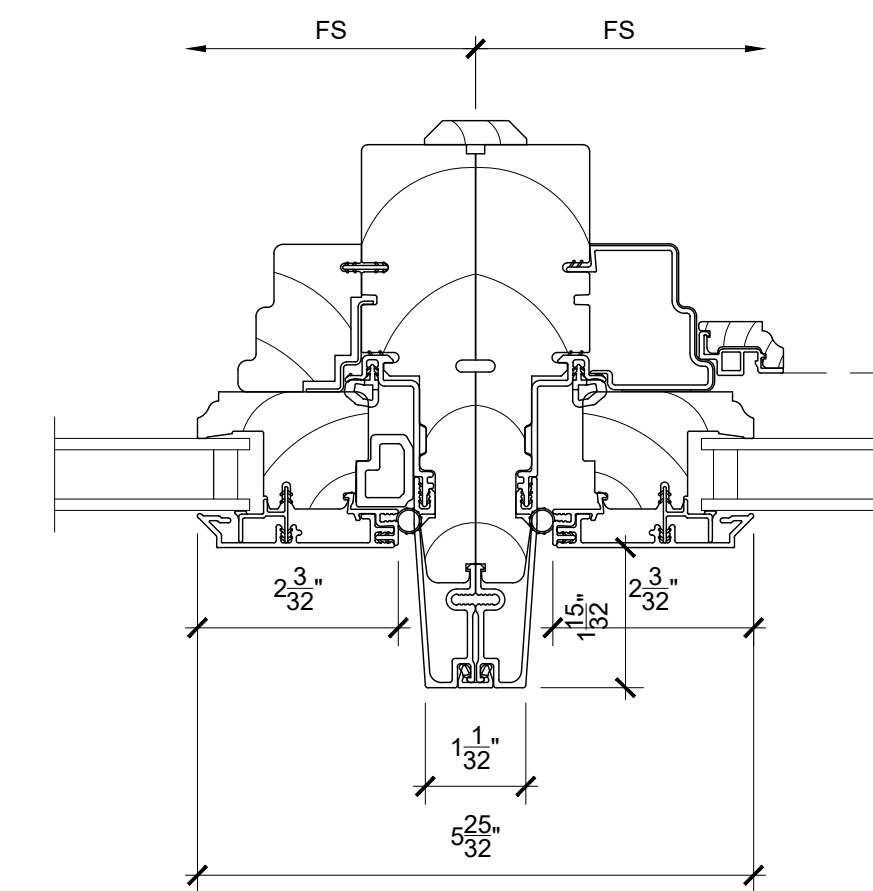
3  
5 Horizontal Mullion SCALE: 6" = 1'-0"



6  
5 Jamb SCALE: 6" = 1'-0"



9  
5 Sill SCALE: 6" = 1'-0"



12  
5 Vertical Mullion SCALE: 6" = 1'-0"

LEONA CONDOMINIUMS REMEDIATION WINDOW REPLACEMENT PROPOSAL  
OAC PROJECT NUMBER: R12-210158.00 | PAGE B26  
LANDMARKS CORRECTIONS 2 | DATE: 2023-04-18

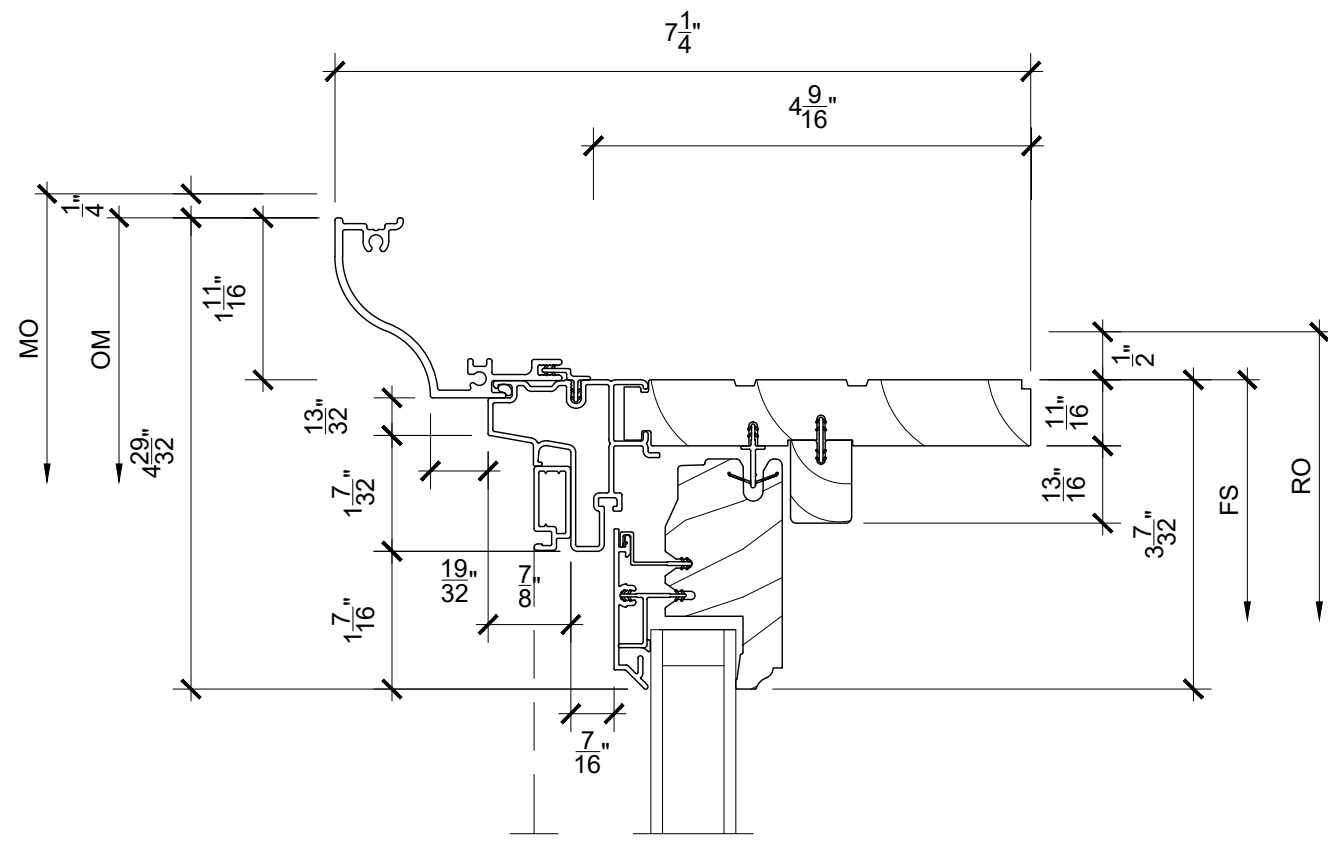


**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, Grand Rapids, MI 49503. If the Marvin products are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

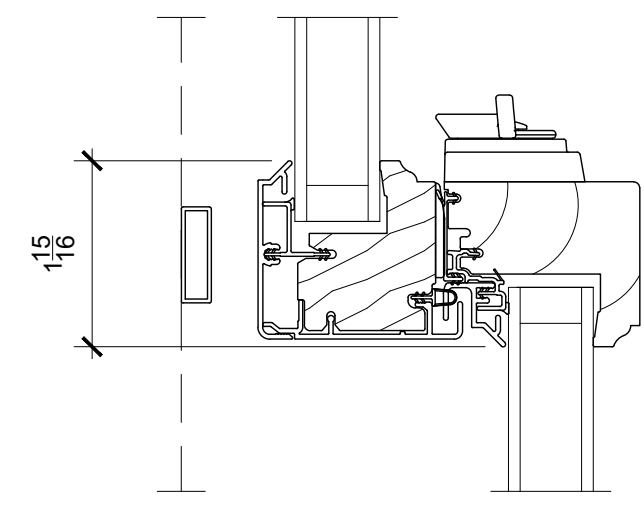
PROJECT: LEONA CONDOS / REPLACEMENT WINDOWS  
DIST/DEALER: CHERRY CREEK DOOR & WINDOW LLC  
DRAWN: dangun  
QUOTE#: YUW6S4T  
CREATED: 04/13/2023  
REVISION:

PK VERSION: 0004.00.00

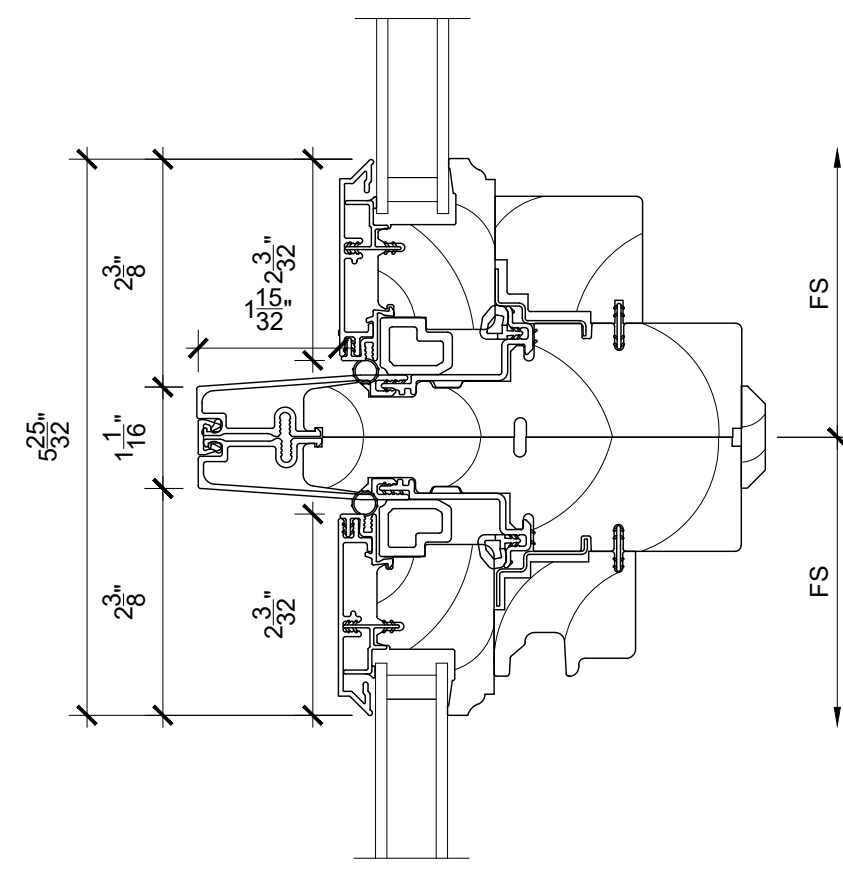




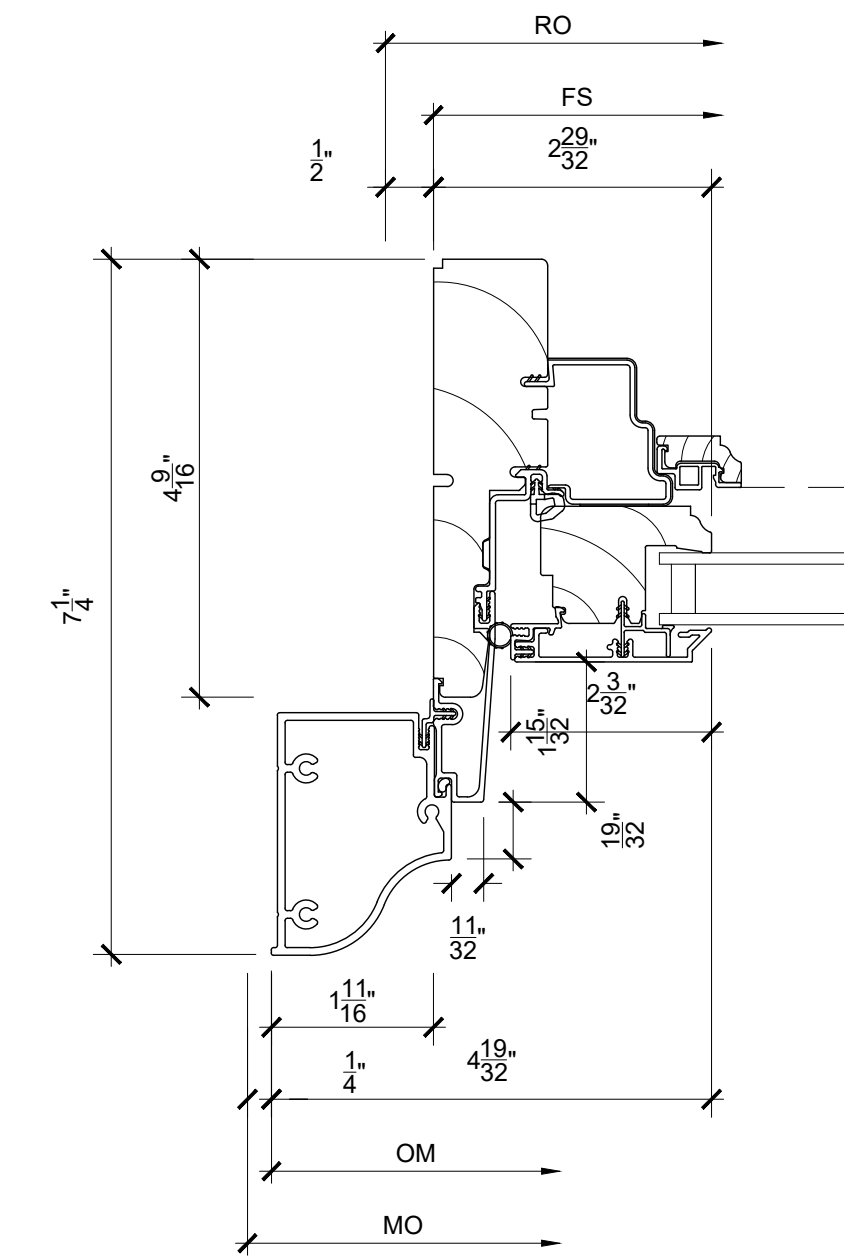
1 Head  
SCALE: 6" = 1'-0"



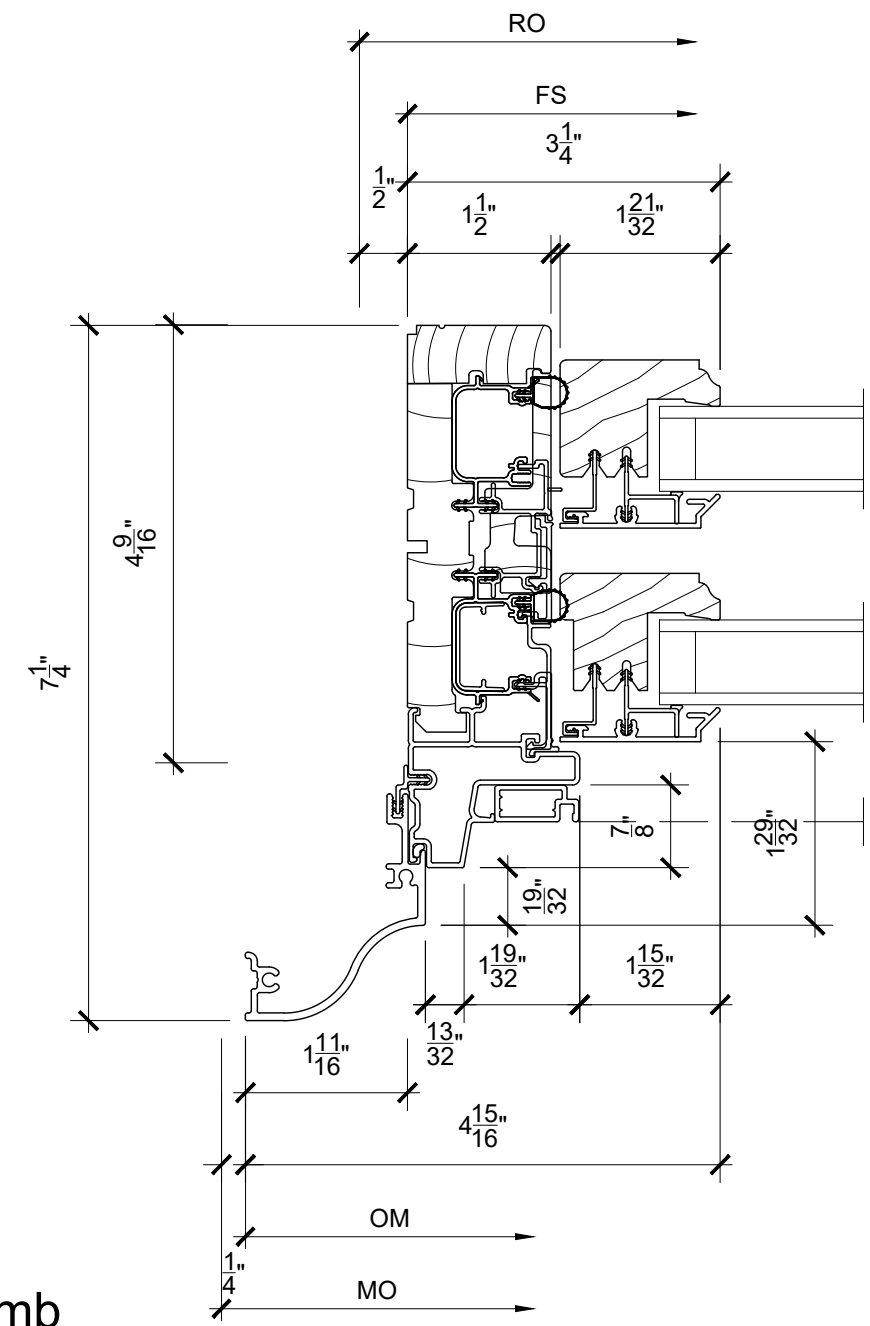
4 Checkrail  
SCALE: 6" = 1'-0"



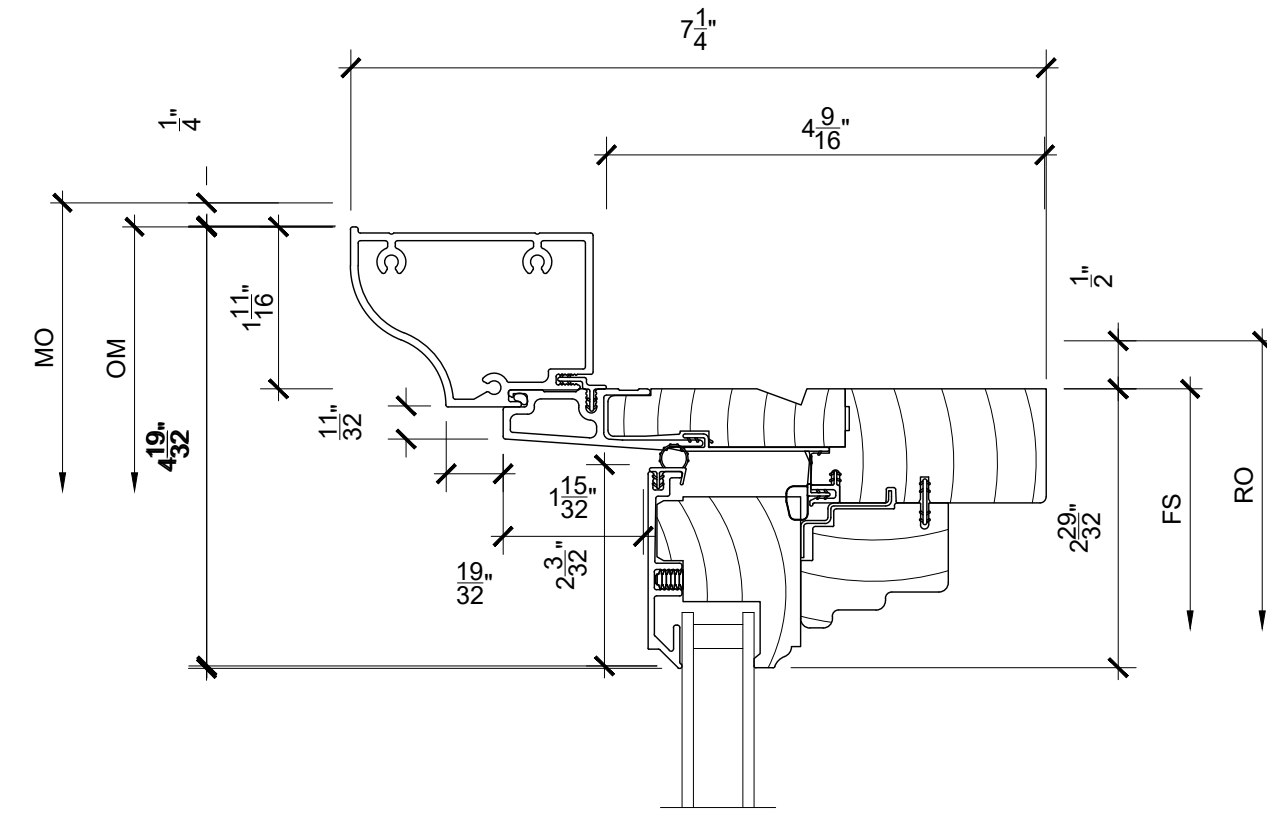
7 Horizontal Mullion  
SCALE: 6" = 1'-0"



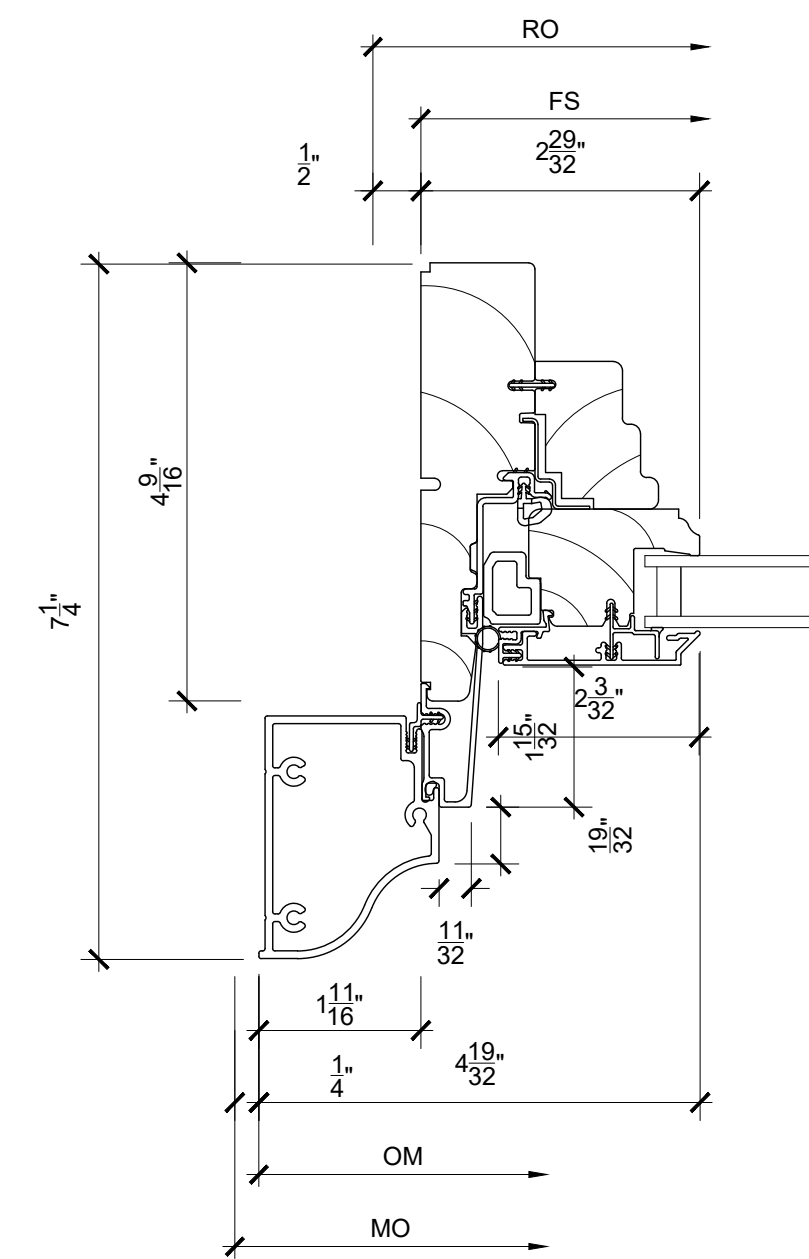
10 Jamb  
SCALE: 6" = 1'-0"



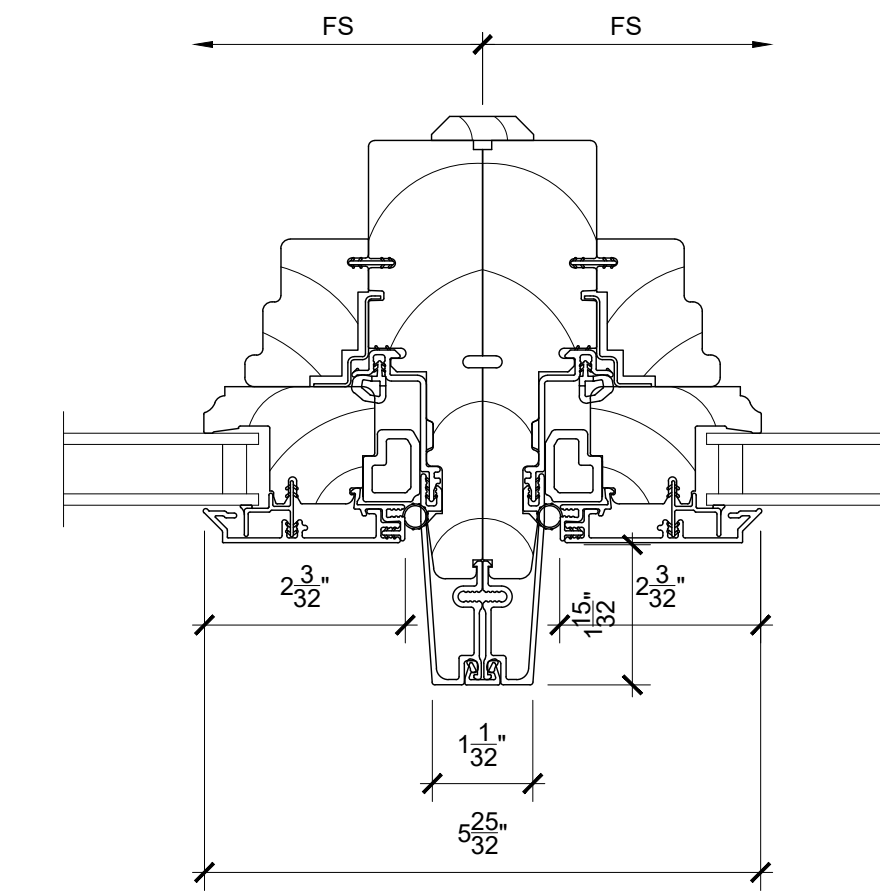
2 Jamb  
SCALE: 6" = 1'-0"



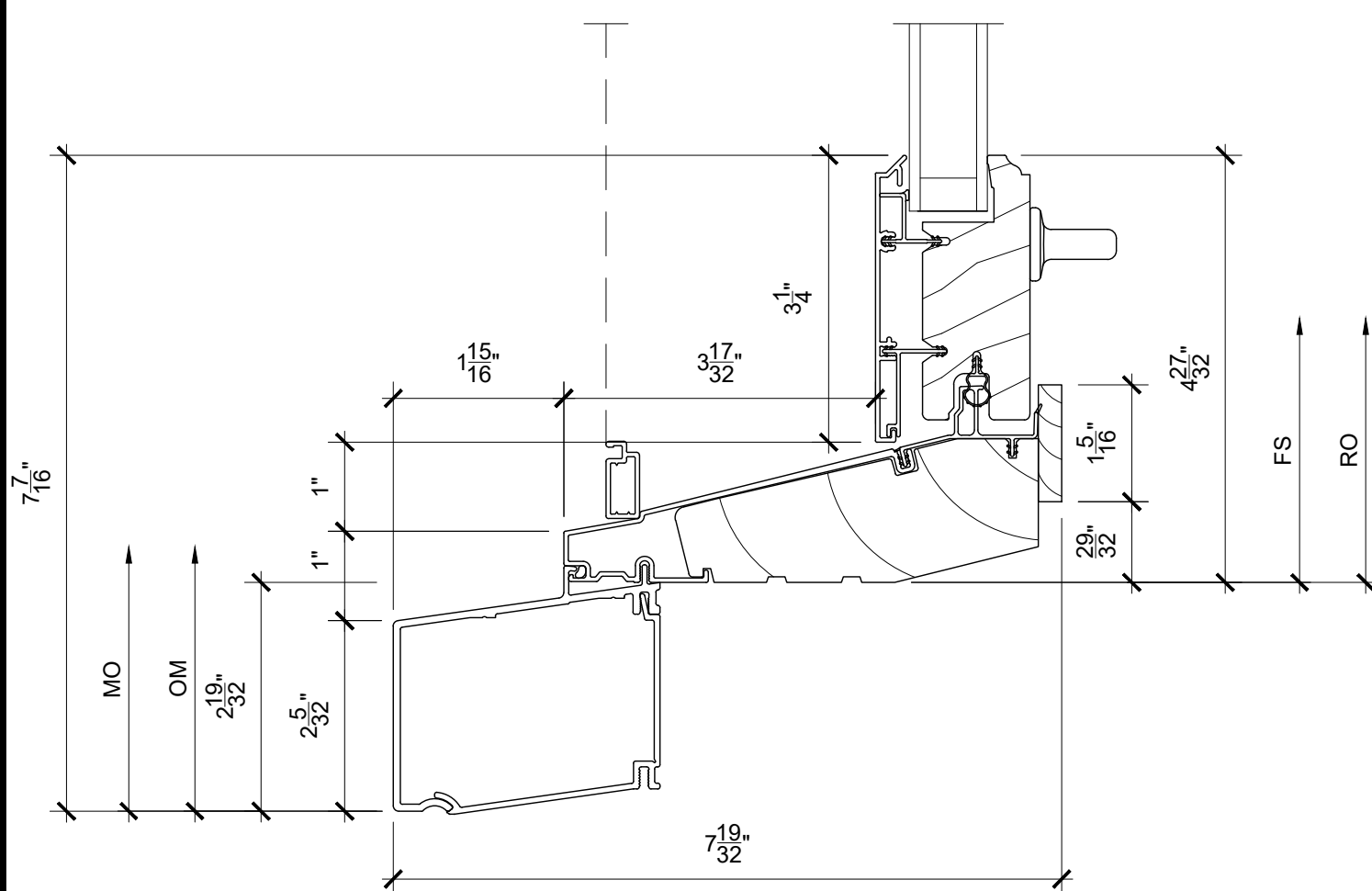
5 Head  
SCALE: 6" = 1'-0"



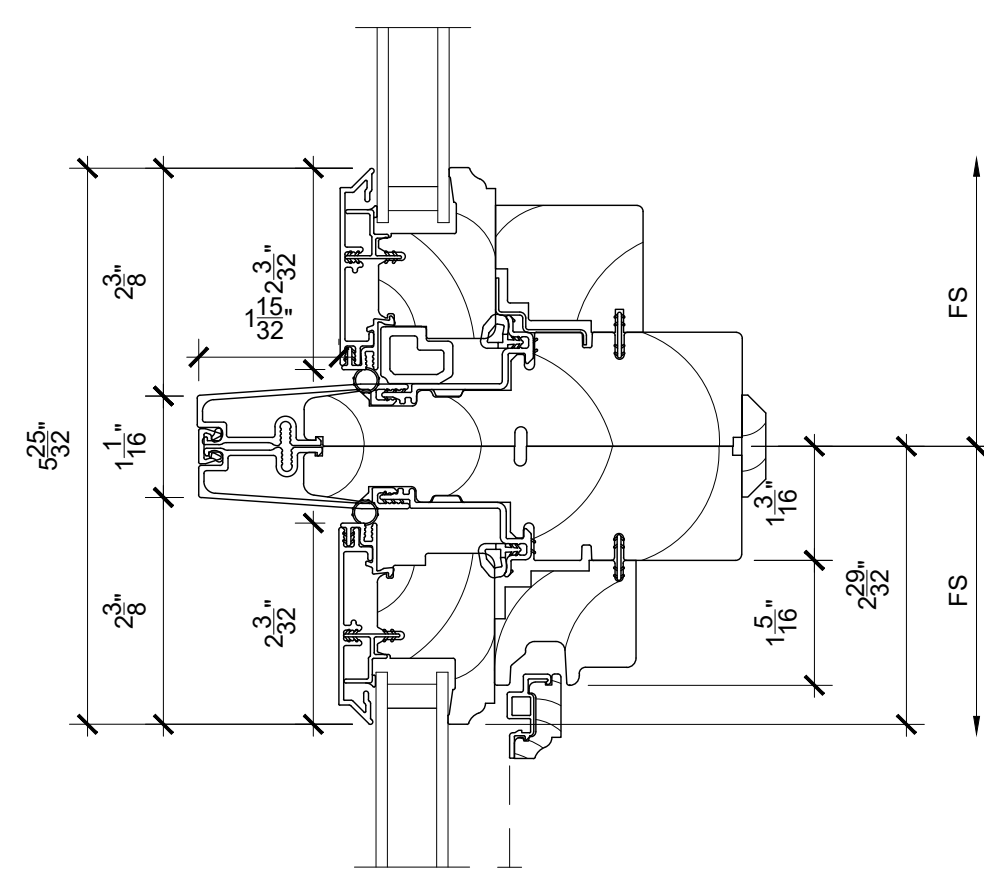
8 Jamb  
SCALE: 6" = 1'-0"



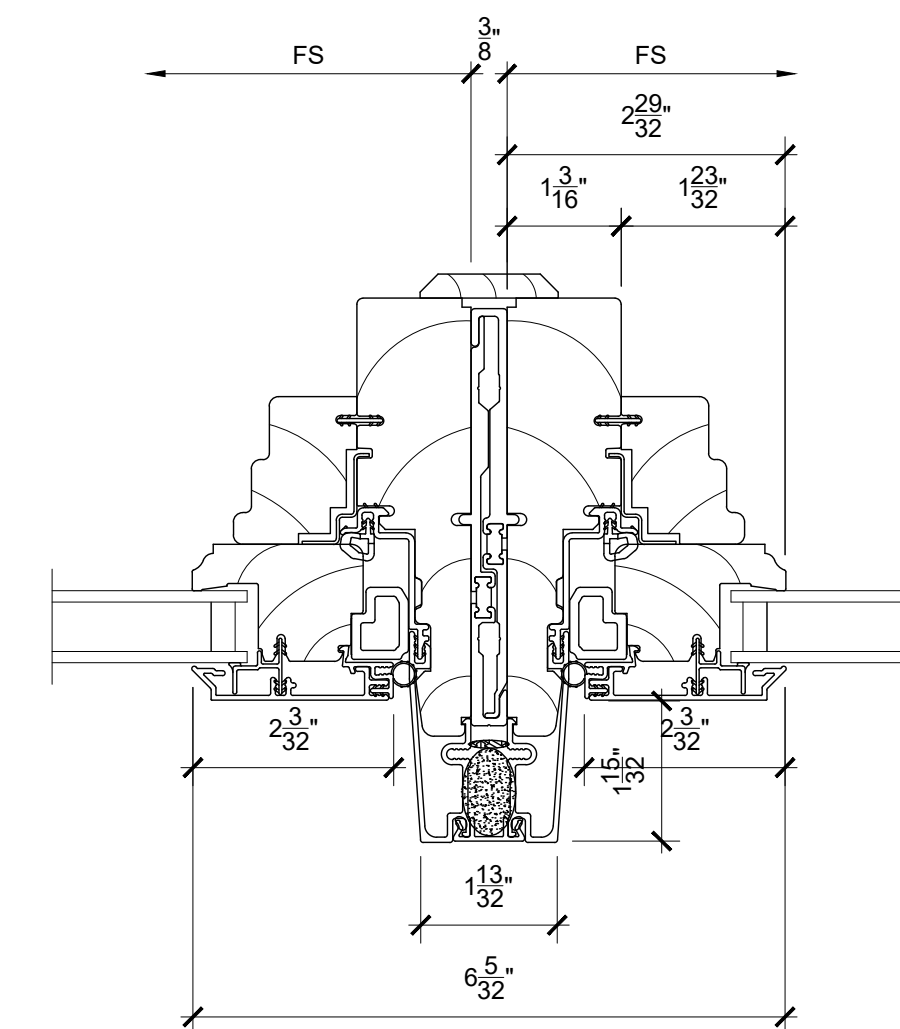
11 Vertical Mullion  
SCALE: 6" = 1'-0"



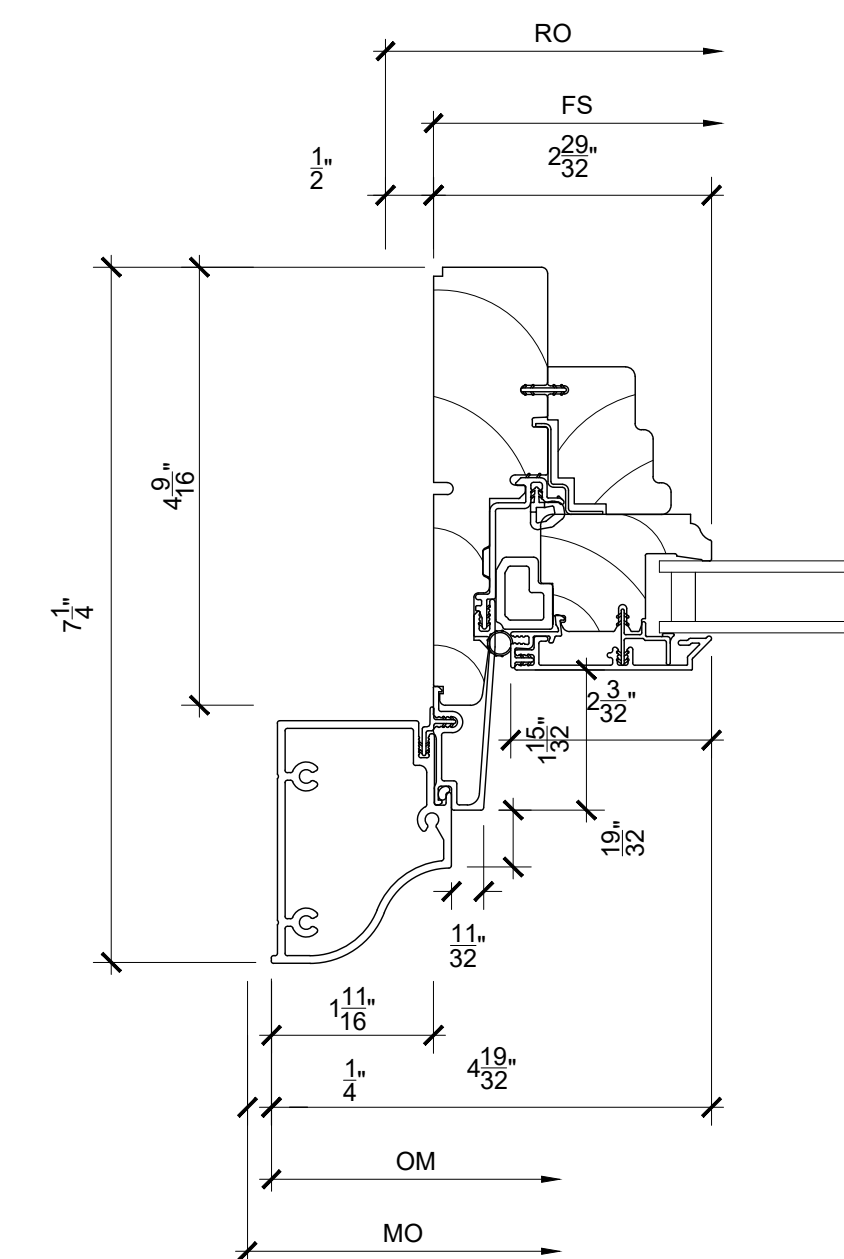
3 Sill  
SCALE: 6" = 1'-0"



6 Horizontal Mullion  
SCALE: 6" = 1'-0"



9 Vertical Mullion  
SCALE: 6" = 1'-0"



12 Jamb  
SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:  
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, Grand Rapids, MI 49503. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION: CREATED: 04/13/2023

PROJ/JOB: LEONA CONDOS / REPLACEMENT WINDOWS  
DIST/DEALER: CHERRY CREEK DOOR & WINDOW LLC

DRAWN: dangun  
QUOTE#: YUWBS4T  
PK VERSION: 0004.00.00

SHEET  
6  
OF 7

1 NOT USED  
SCALE: 6" = 1'-0"

4 Horizontal Mullion  
SCALE: 6" = 1'-0"

7 NOT USED  
SCALE: 6" = 1'-0"

10 NOT USED  
SCALE: 6" = 1'-0"

2 Head  
SCALE: 6" = 1'-0"

5 Vertical Mullion  
SCALE: 6" = 1'-0"

8 NOT USED  
SCALE: 6" = 1'-0"

11 NOT USED  
SCALE: 6" = 1'-0"

3 Horizontal Mullion  
SCALE: 6" = 1'-0"

6 Vertical Mullion  
SCALE: 6" = 1'-0"

9 NOT USED  
SCALE: 6" = 1'-0"

12 NOT USED  
SCALE: 6" = 1'-0"

LEONA CONDOMINIUMS REMEDIATION WINDOW REPLACEMENT PROPOSAL  
OAC PROJECT NUMBER: R12-210158.00 | PAGE B28  
LANDMARKS CORRECTIONS 2 | DATE: 2023-04-18



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department at Marvin Windows and Doors, 10000 Marvin Drive, Grand Rapids, MI 49503. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: LEONA CONDOS / REPLACEMENT WINDOWS  
DIST/DEALER: CHERRY CREEK DOOR & WINDOW LLC  
DRAWN: dangun  
QUOTE#: YUWBS4T  
PK VERSION: 0004.00.00  
CREATED: 04/13/2023  
REVISION:

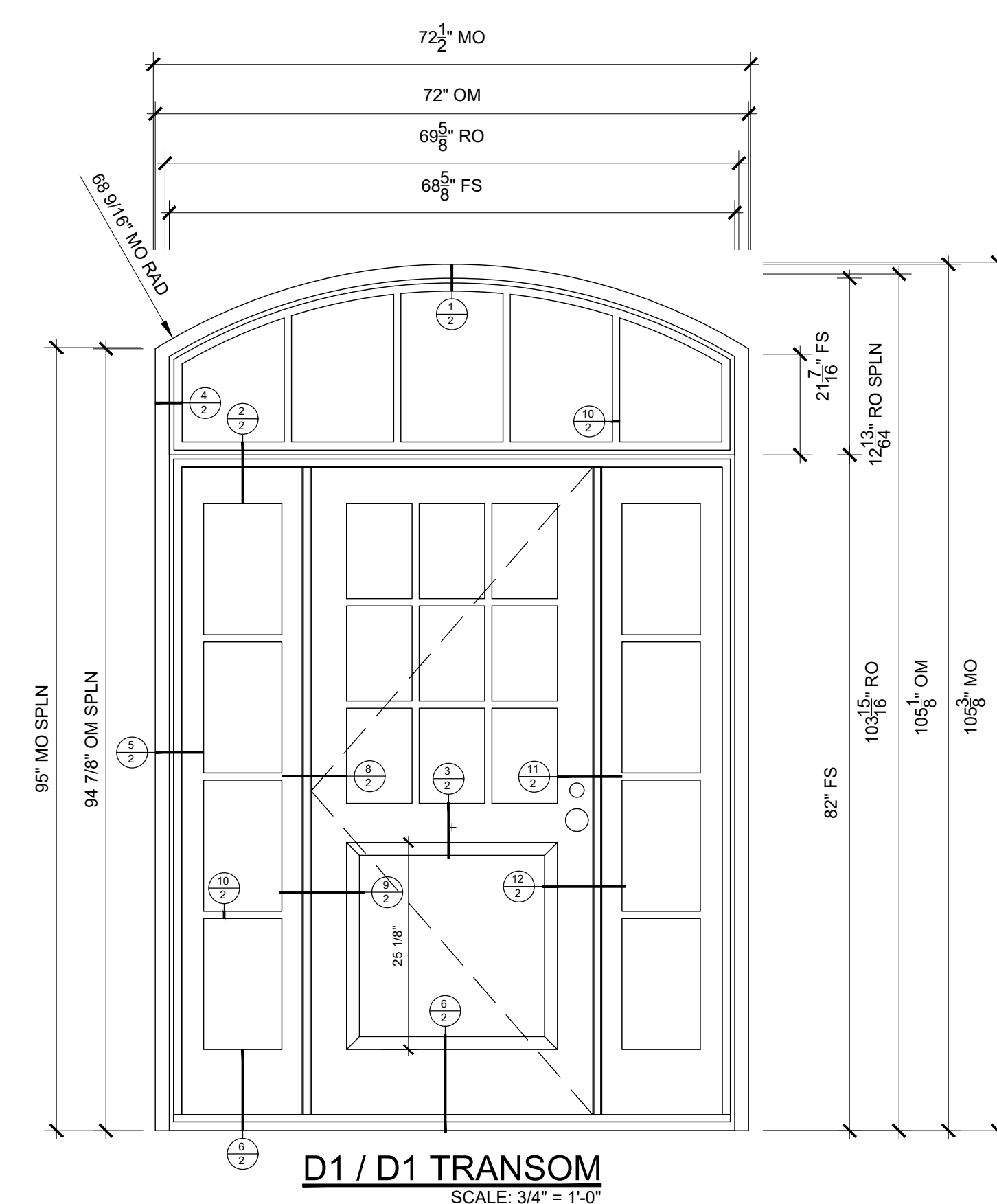
SHEET  
7  
OF 7



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 6000 E. 15th Avenue, Suite 52763, If the Marvin products illustrated herein are not listed without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

**LEONA CONDOS  
 REPLACEMENT DOORS**

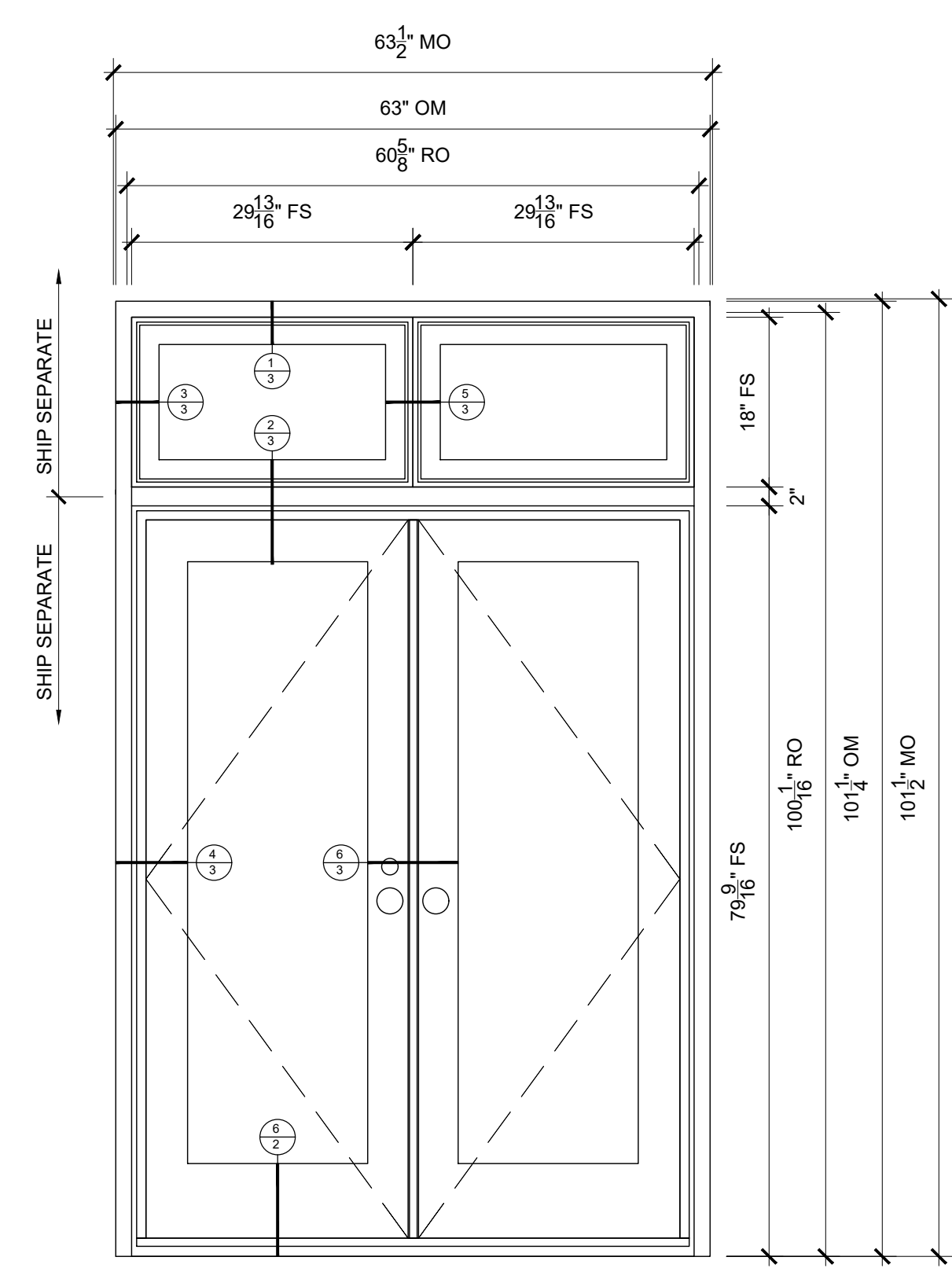
DISTRIBUTOR:  
 DEALER: CHERRY CREEK DOORS & WDWLS LLC  
 CONTRACTOR:  
 ARCHITECT:  
 DRAWING NO: 451522.dwg DRAWN BY: DANGUN  
 DATE: 01/17/23 REVISION DATE:



**D1 / D1 TRANSOM**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Qty: 1  
 Mark Unit: D1 / D1 TRANSOM  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: [A1] Direct Glaze Round Top,  
 [B1] Inswing French Door G2, SLXSL, Left Hand  
 Glass Information: [A1] Low E2/ERS w/Argon, Black, [B1] Tempered Low E2/ERS, Black  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: [A1] None,  
 [B1] Multi-Point Lock - Traditional Levers - Matte Black, Adjustable Hinges - Matte Black  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton Enclosed A1909  
 Comments:  
 (B1) - 4 3/4" INTERMEDIATE RAIL WITH CRP BELOW - CENTER PANEL ONLY



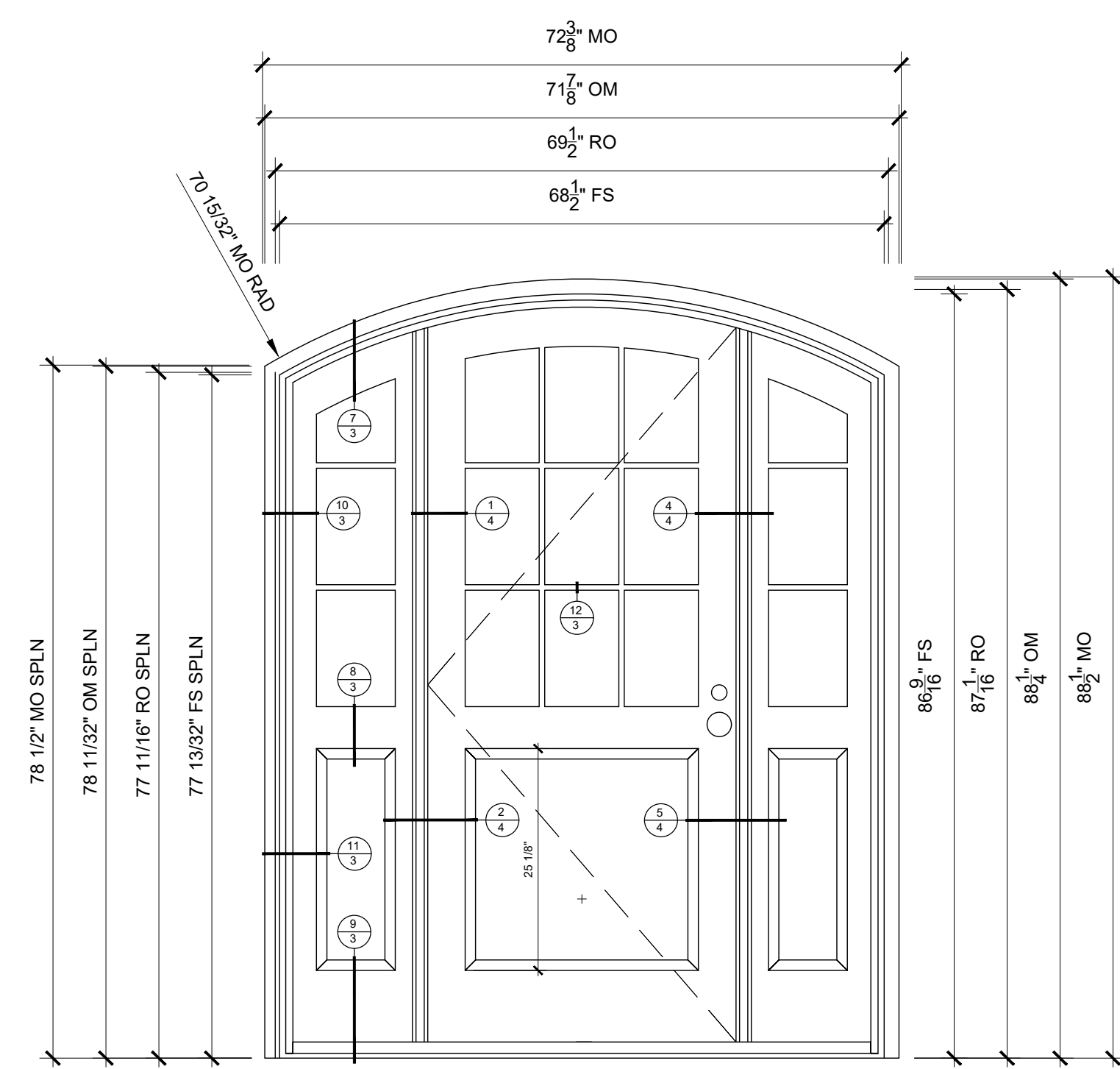
**D2/D4/D5**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Qty: 3  
 Mark Unit: D2/D4/D5 TRANSOM  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Casement, Stationary  
 Glass Information: IG - 3/4", Low E2 w/Argon, Black  
 Divider Type: None  
 Hardware Type: None  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton Enclosed A1909 - FIELD APPLIED

**SPECIFICATIONS**

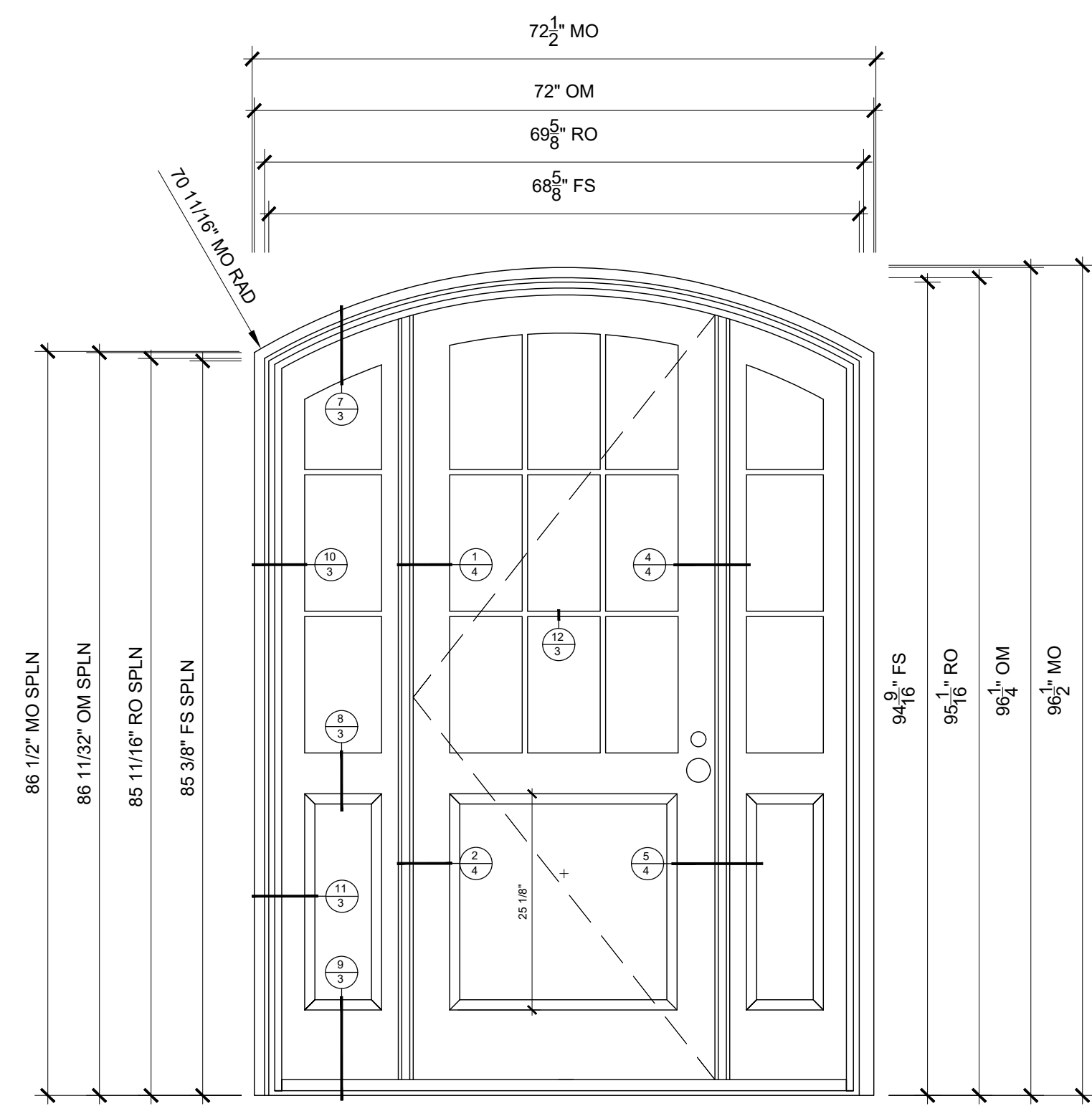
Qty: 3  
 Mark Unit: D2/D4/D5  
 Product Line: Ultimate  
 Unit Description: Inswing French Door G2  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Inswing French Door G2, XX, Left Hand  
 Glass Information: Tempered Low E3/ERS w/Argon, Black  
 Divider Type: None  
 Hardware Type: Multi-Point Lock - Traditional Levers - Matte Black, Adjustable Hinges - Matte Black  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton Enclosed A1909 - FIELD APPLIED



**D3**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

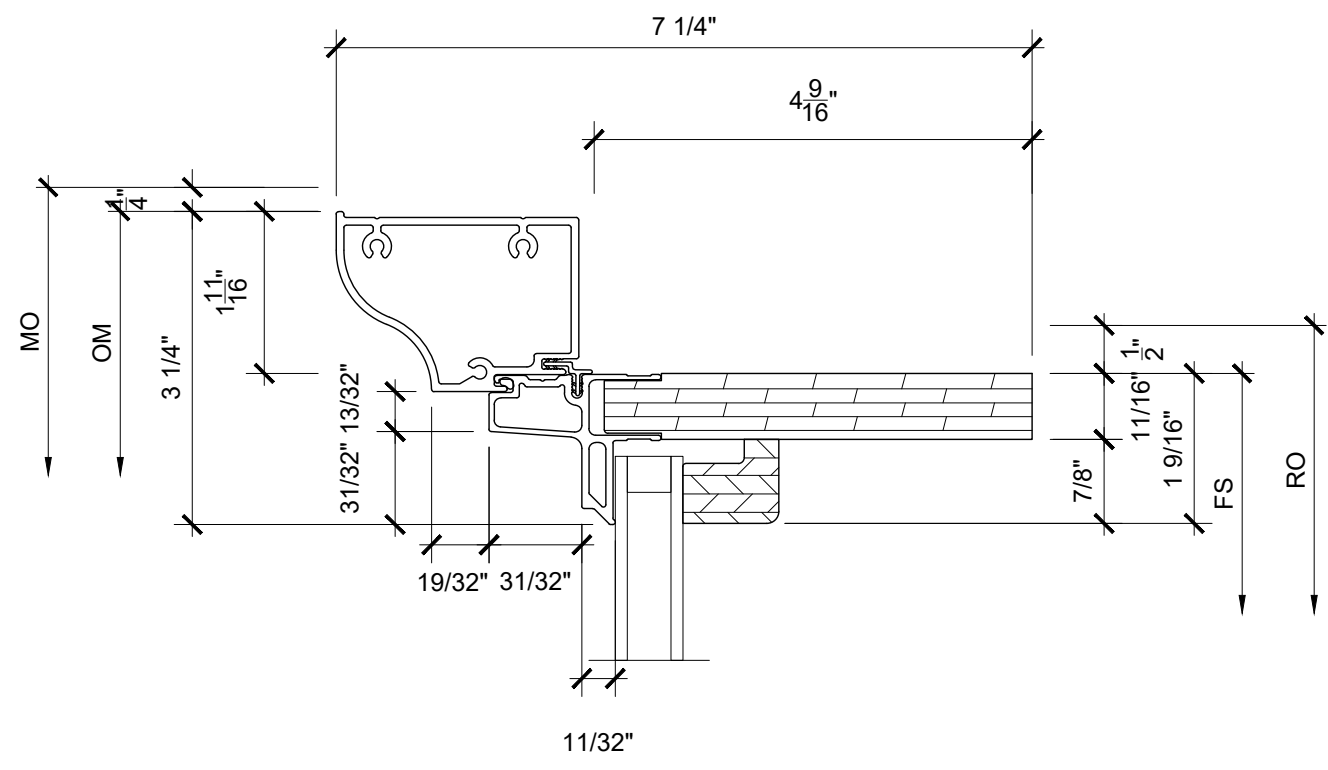
Qty: 1  
 Mark Unit: D3  
 Product Line: Ultimate  
 Unit Description: Inswing French Door Arch Top  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Inswing French Door Arch Top, SLXSL, Left Hand  
 Glass Information: Tempered Low E2/ERS, Black  
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: Multi-Point Lock - Traditional Levers - Matte Black, Adjustable Hinges - Matte Black  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton Enclosed A1909  
 Comments:  
 4 3/4" INTERMEDIATE RAIL WITH CRP BELOW



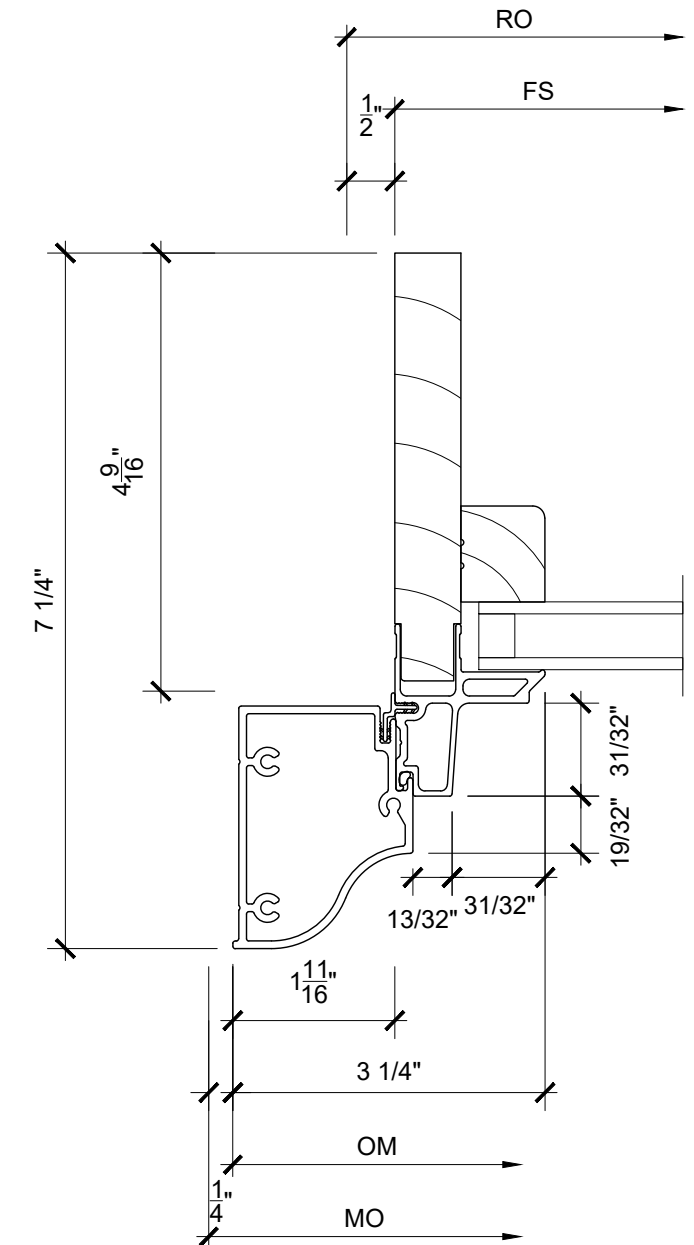
**D6**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Qty: 1  
 Mark Unit: D6  
 Product Line: Ultimate  
 Unit Description: Inswing French Door Arch Top  
 Exterior Finish: Ebony  
 Species: Pine  
 Interior Finish: Primed  
 Unit Type: Inswing French Door Arch Top, SLXSL, Left Hand  
 Glass Information: Tempered Low E2/ERS, Black  
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: Multi-Point Lock - Traditional Levers - Matte Black, Adjustable Hinges - Matte Black  
 Jamb Depth: 4 9/16"  
 Exterior Casing: Thorton Enclosed A1909  
 Comments:  
 4 3/4" INTERMEDIATE RAIL WITH CRP BELOW

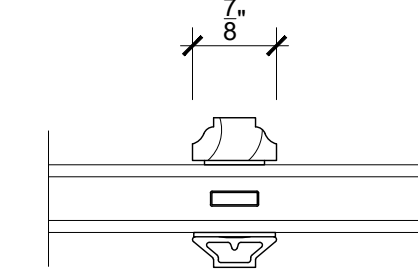


1  
2 HEAD SCALE: 6" = 1'-0"

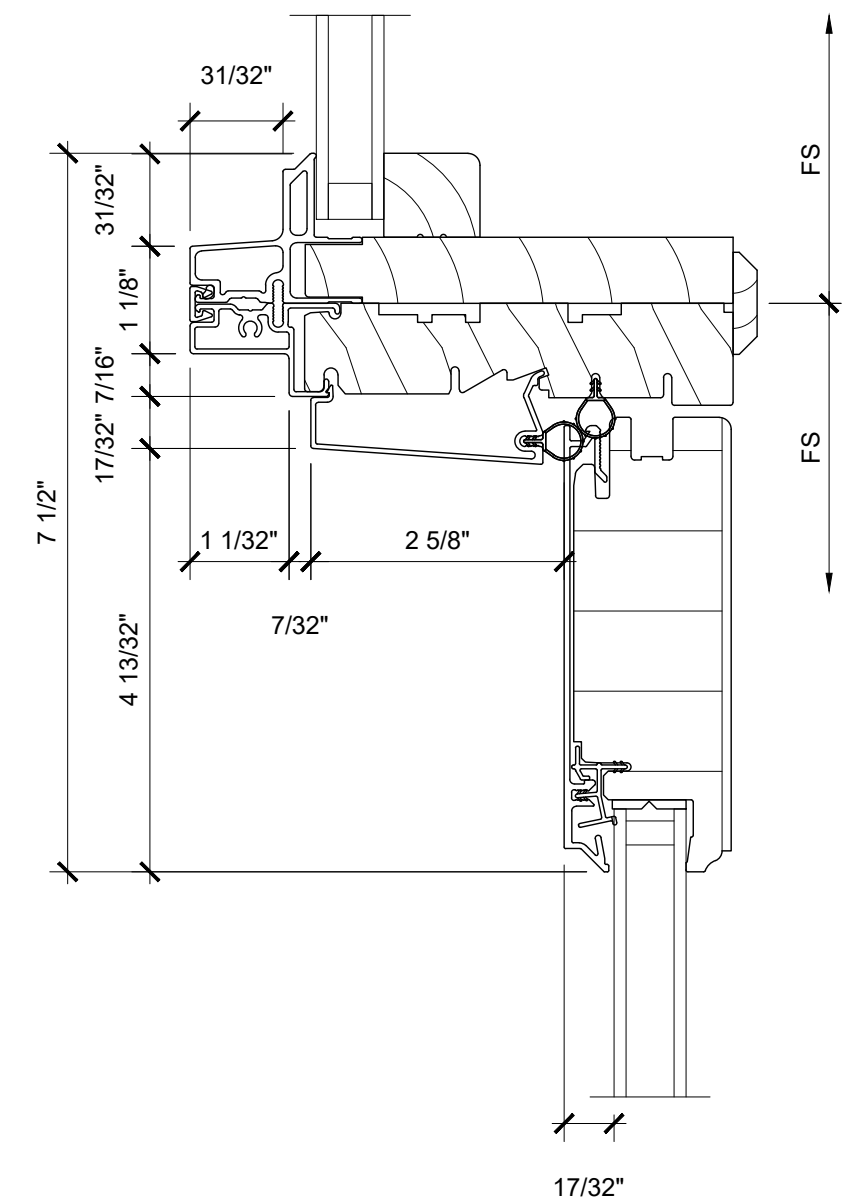


4  
2 JAMB SCALE: 6" = 1'-0"

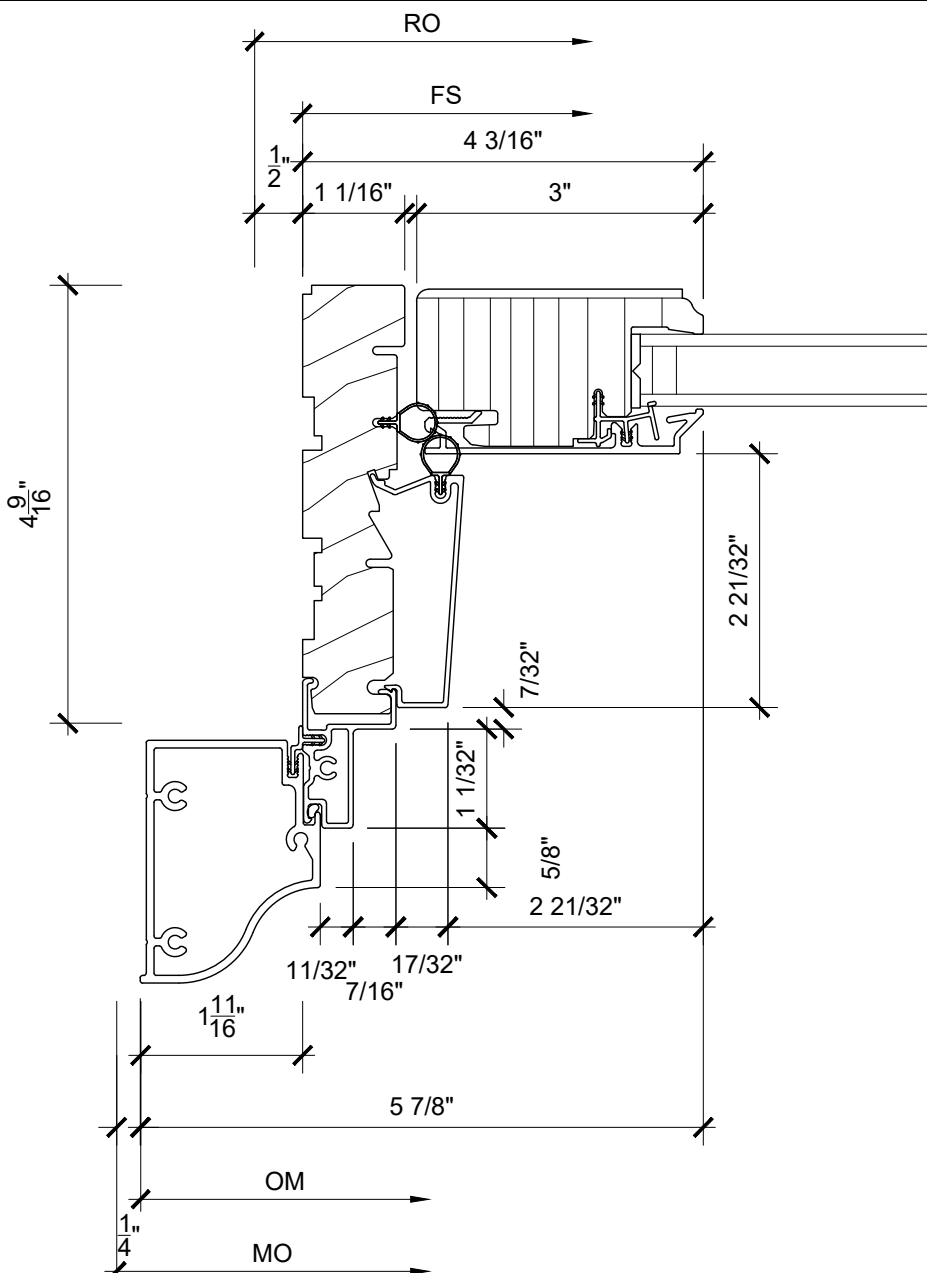
7  
2 NOT USED SCALE: 6" = 1'-0"



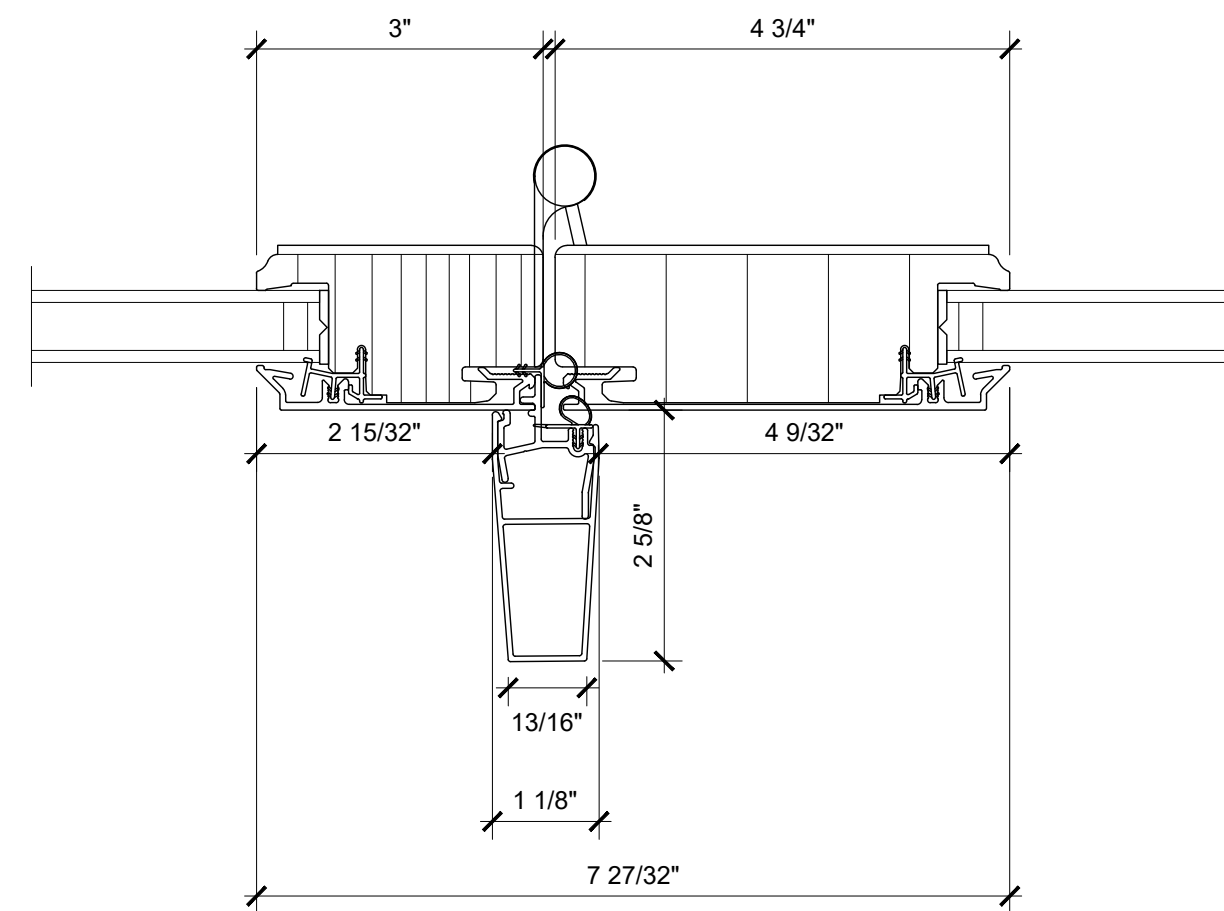
10  
2 DIVIDER SCALE: 6" = 1'-0"



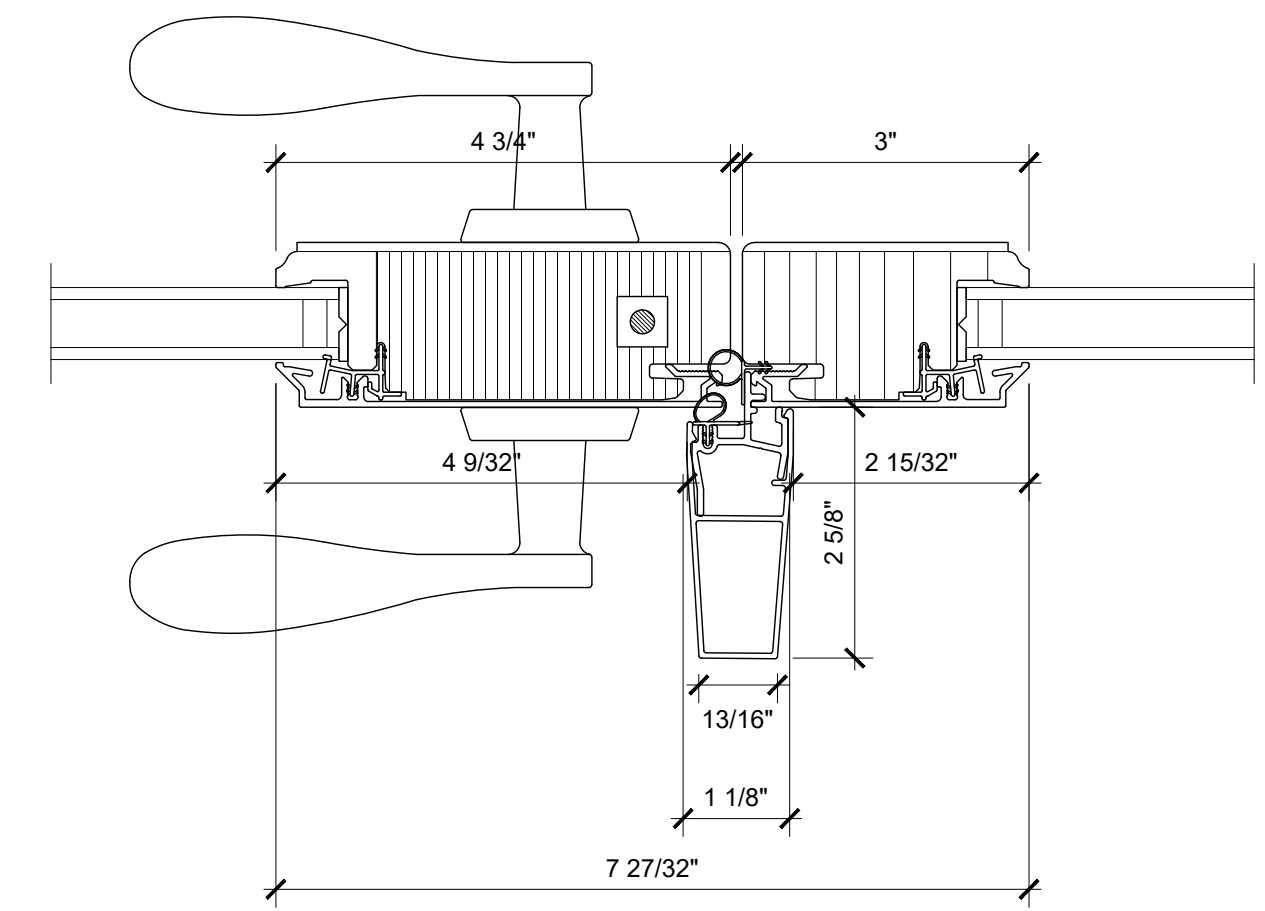
2  
2 MULLION SCALE: 6" = 1'-0"



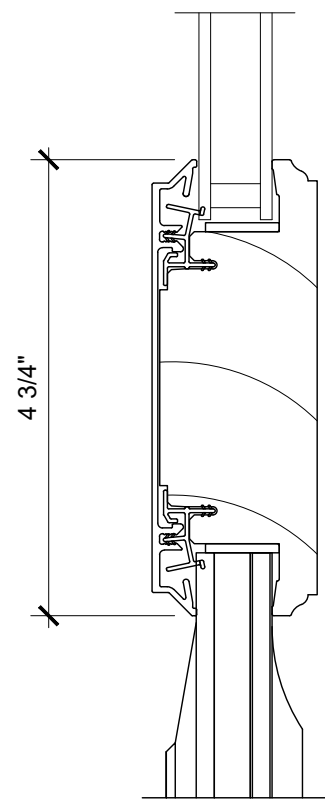
5  
2 JAMB SCALE: 6" = 1'-0"



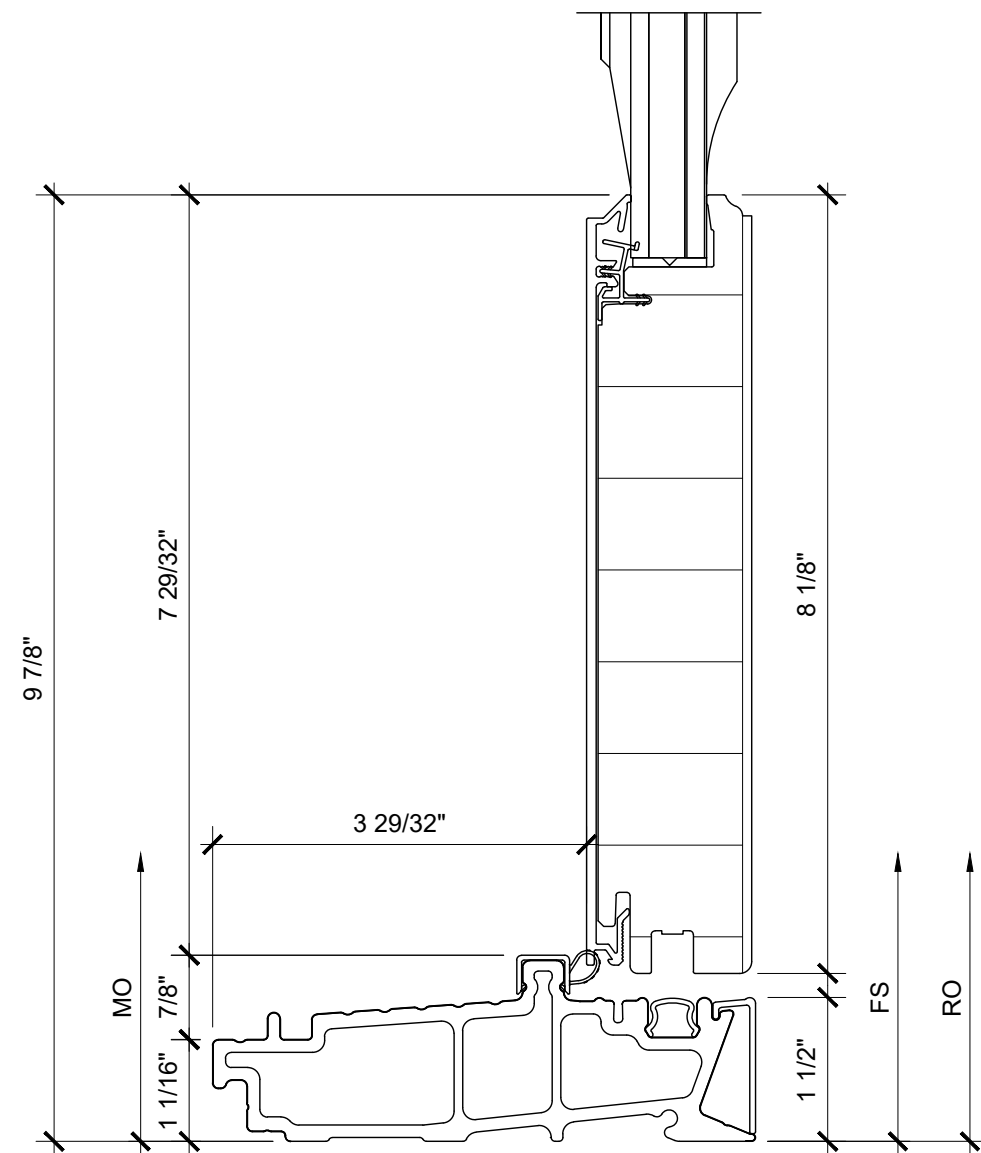
8  
2 MEETING STILE SCALE: 6" = 1'-0"



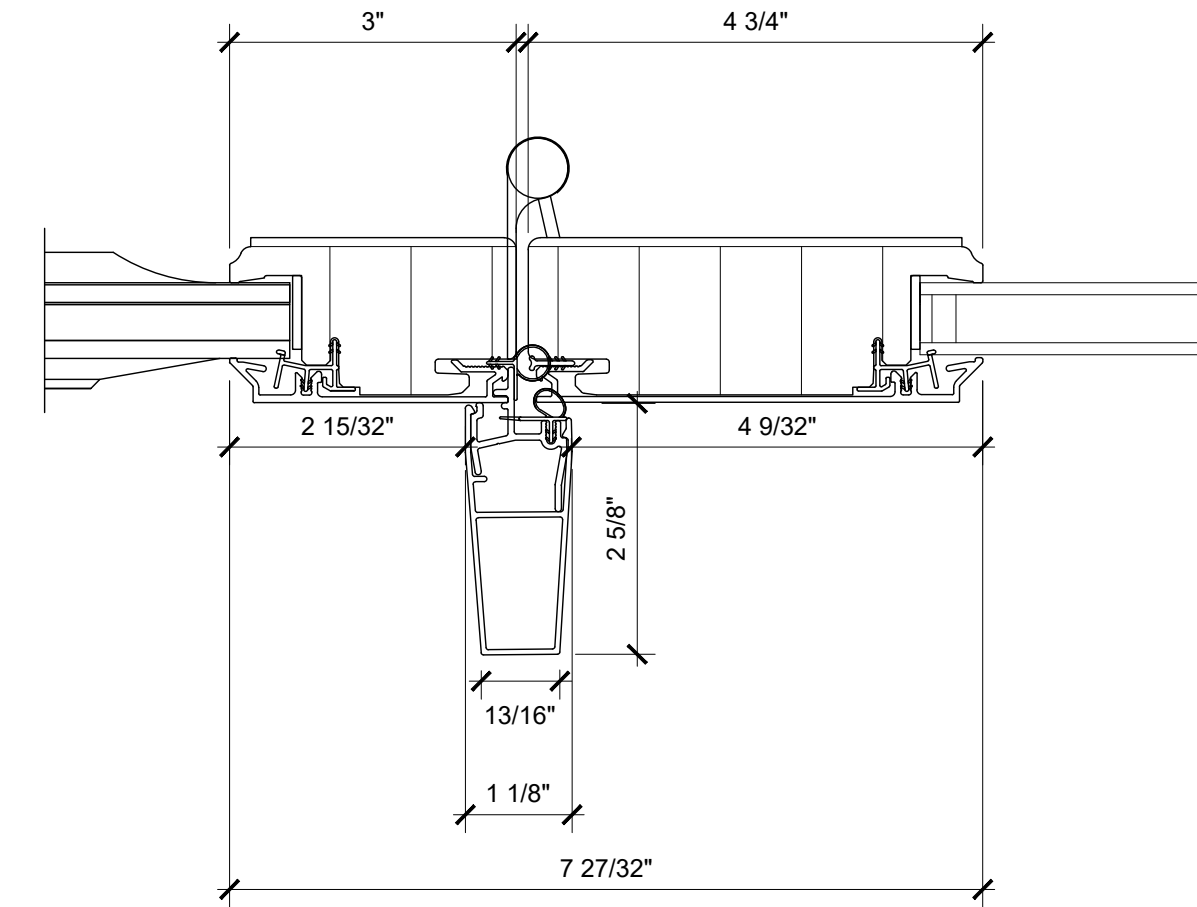
11  
2 MEETING STILE SCALE: 6" = 1'-0"



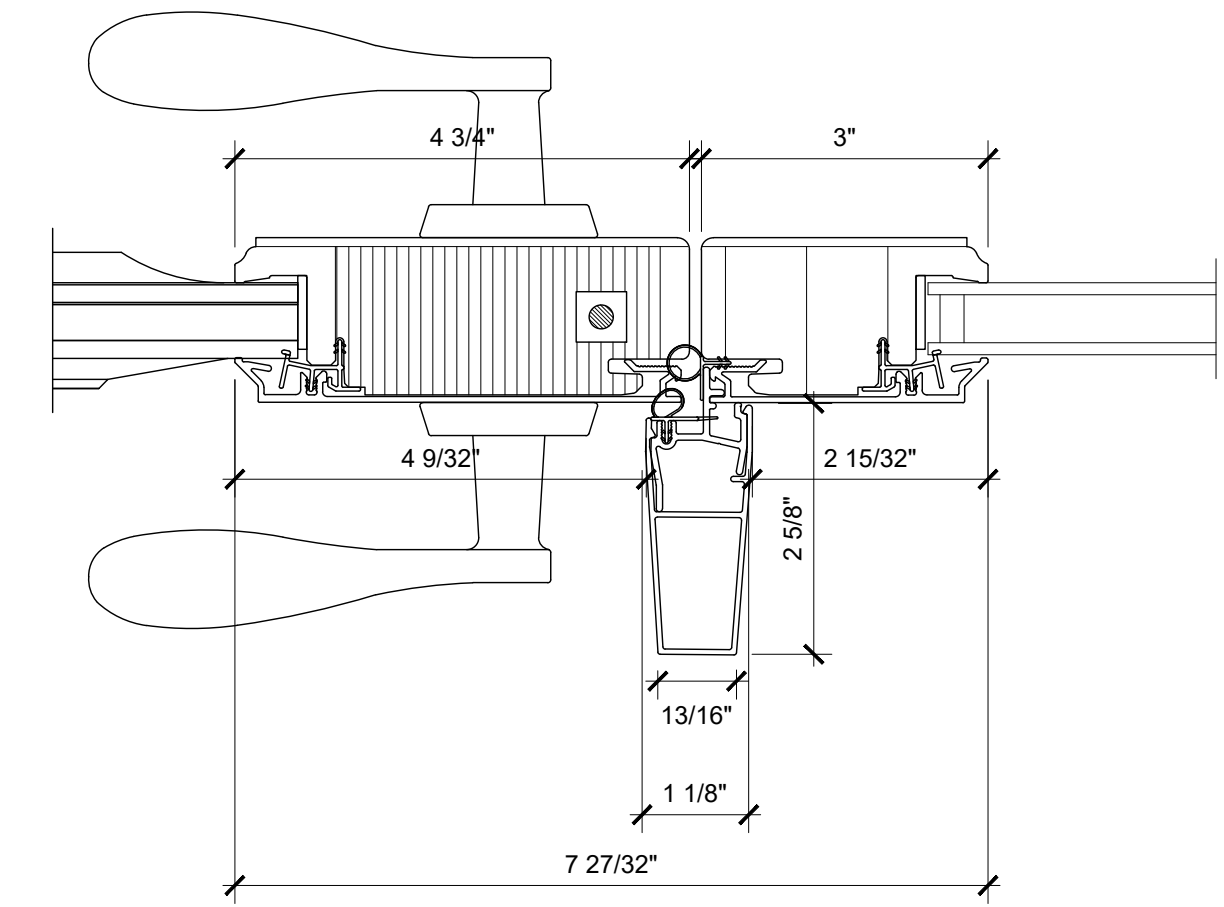
3  
2 INTERMEDIATE RAIL SCALE: 6" = 1'-0"



6  
2 SILL SCALE: 6" = 1'-0"



9  
2 MEETING STILE SCALE: 6" = 1'-0"



12  
2 MEETING STILE SCALE: 6" = 1'-0"

LEONA CONDOMINIUMS REMEDIATION WINDOW REPLACEMENT PROPOSAL  
OAC PROJECT NUMBER: R12-210158.00 | PAGE B30  
LANDMARKS CORRECTIONS 2 | DATE: 2023-04-18

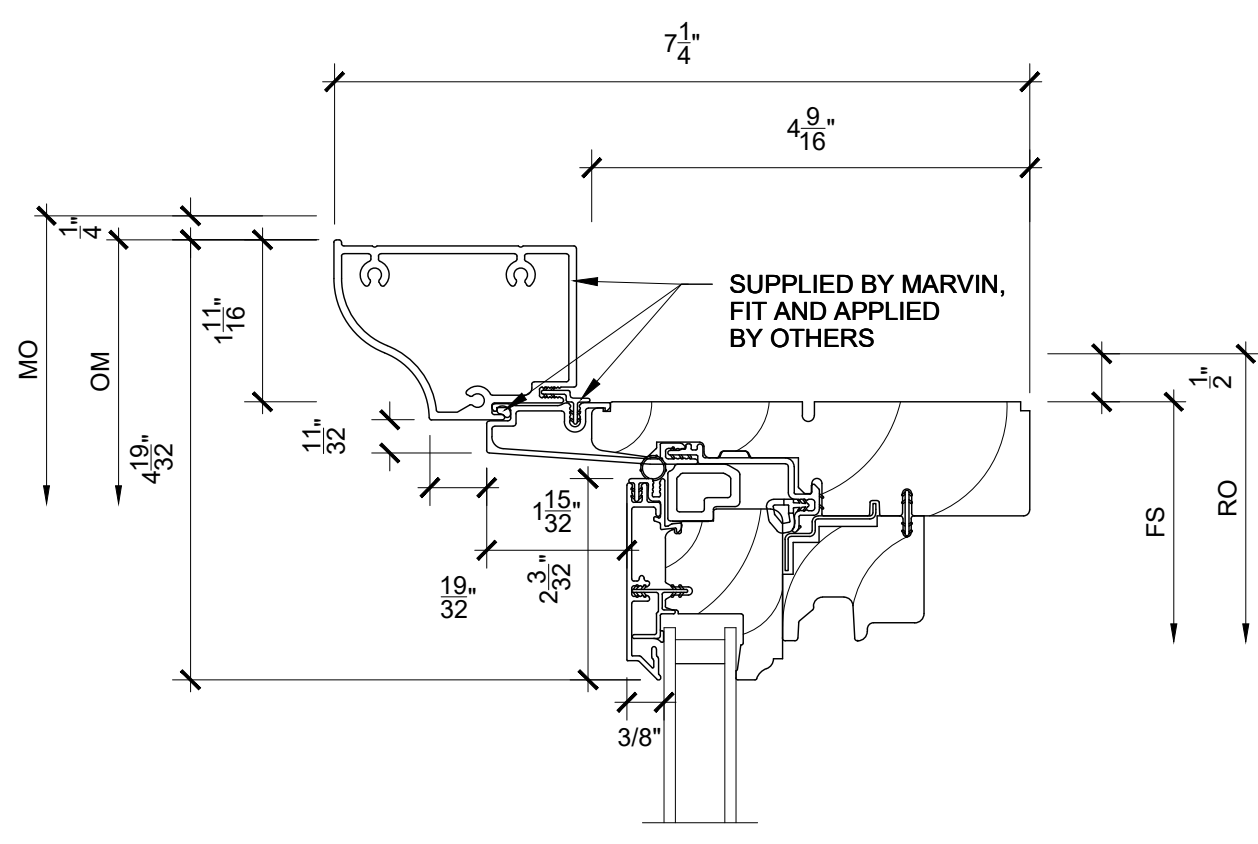


ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:  
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, Grand Rapids, MI 49508. If the Marvin products illustrated herein are not available, please contact the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

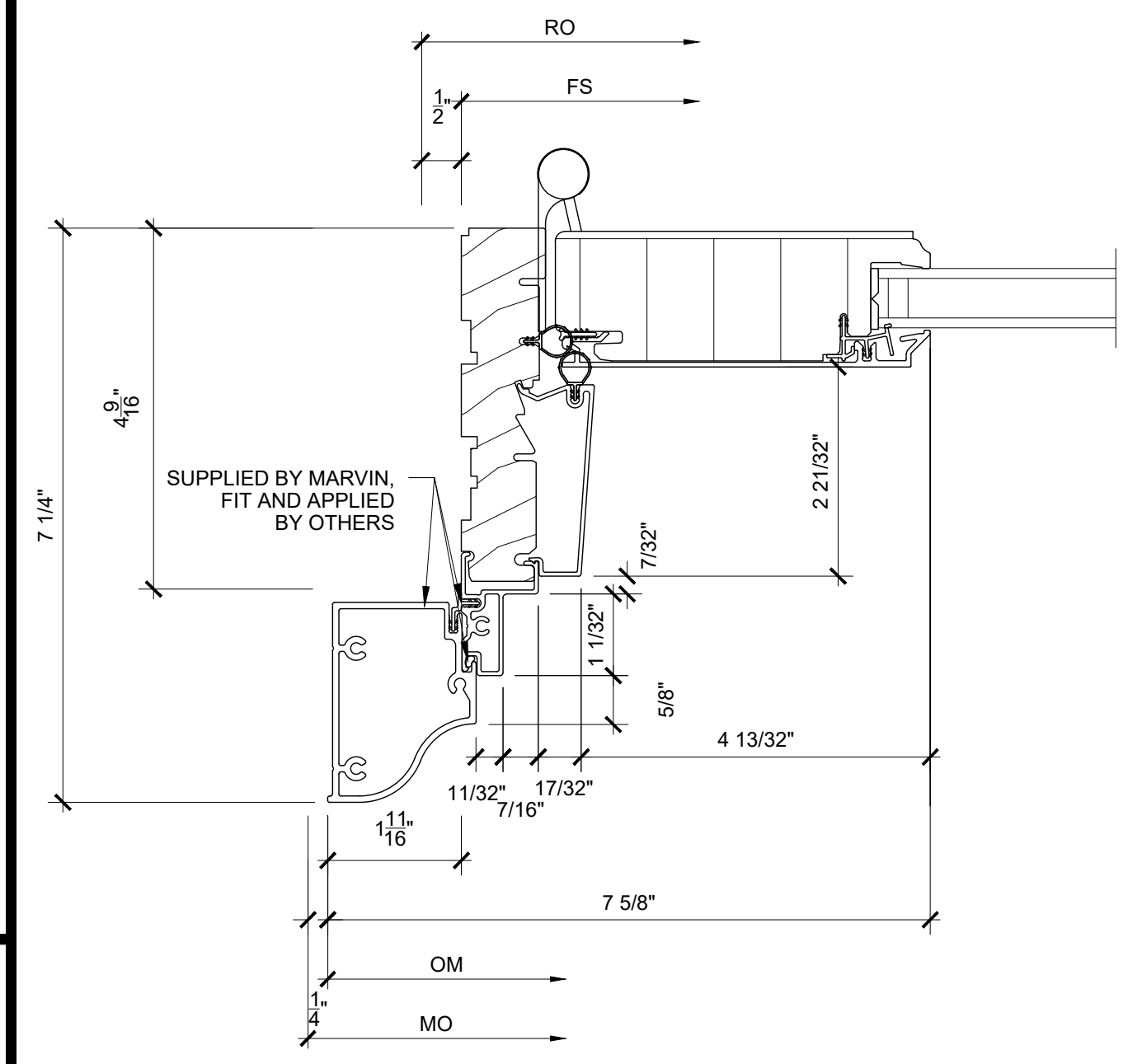
LEONA CONDOS  
REPLACEMENT DOORS

DISTRIBUTOR: CHERRY CREEK DOORS & WDWS LLC  
CONTRACTOR:  
ARCHITECT: DRAWN BY: DANGUN  
DRAWING NO: 451522.dwg REVISION DATE:  
DATE: 01/17/23

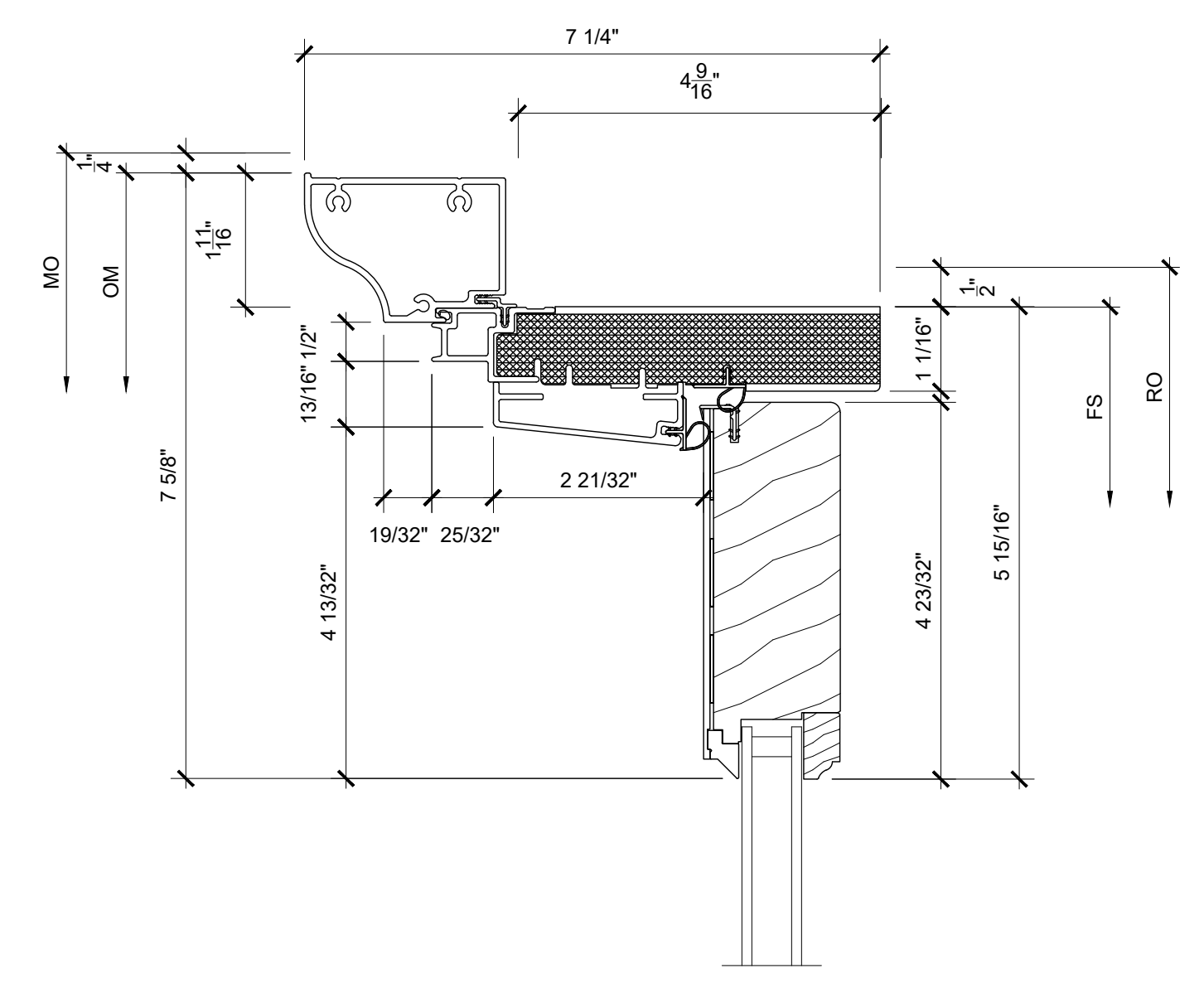




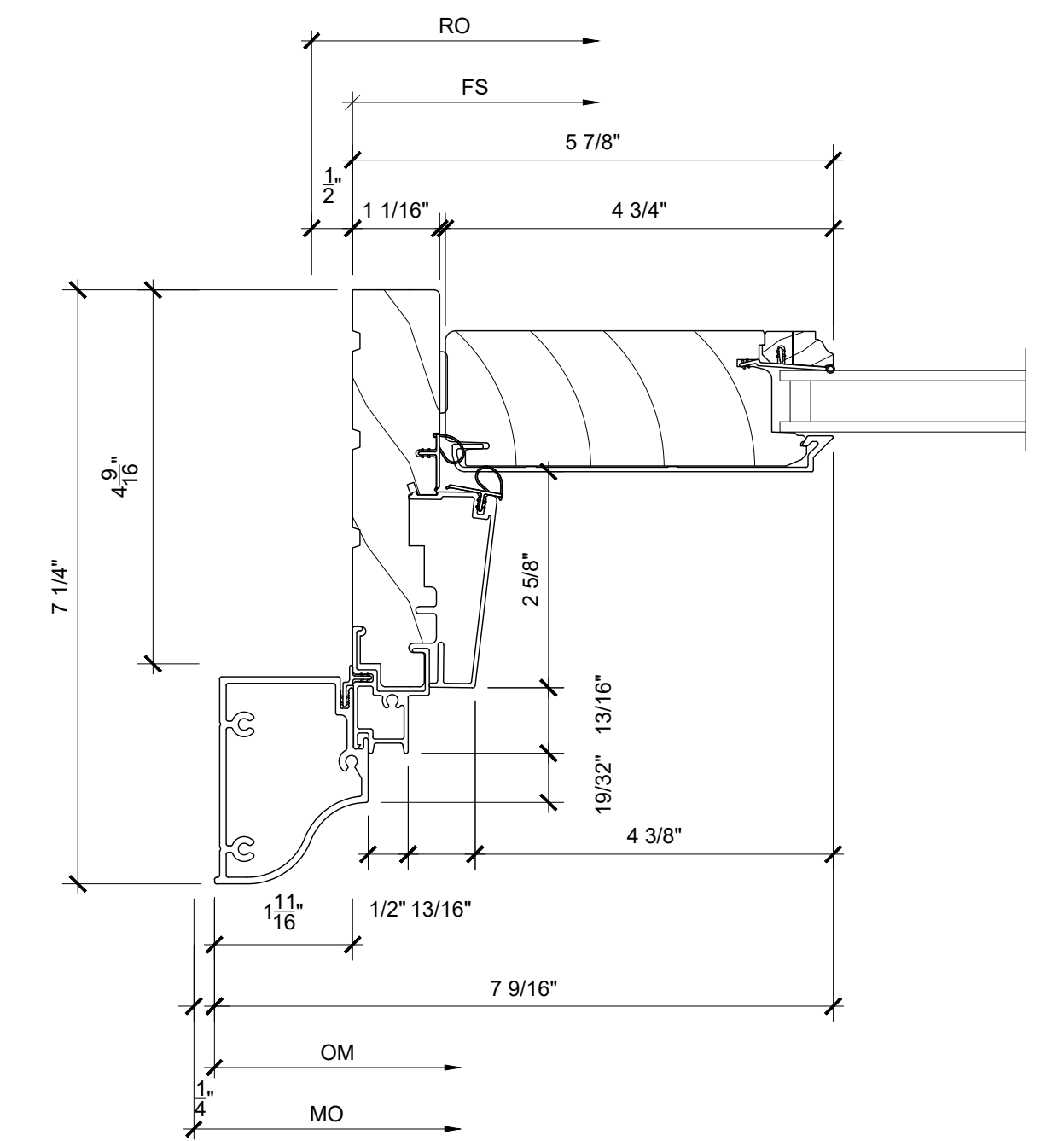
1  
3 HEAD  
SCALE: 6" = 1'-0"



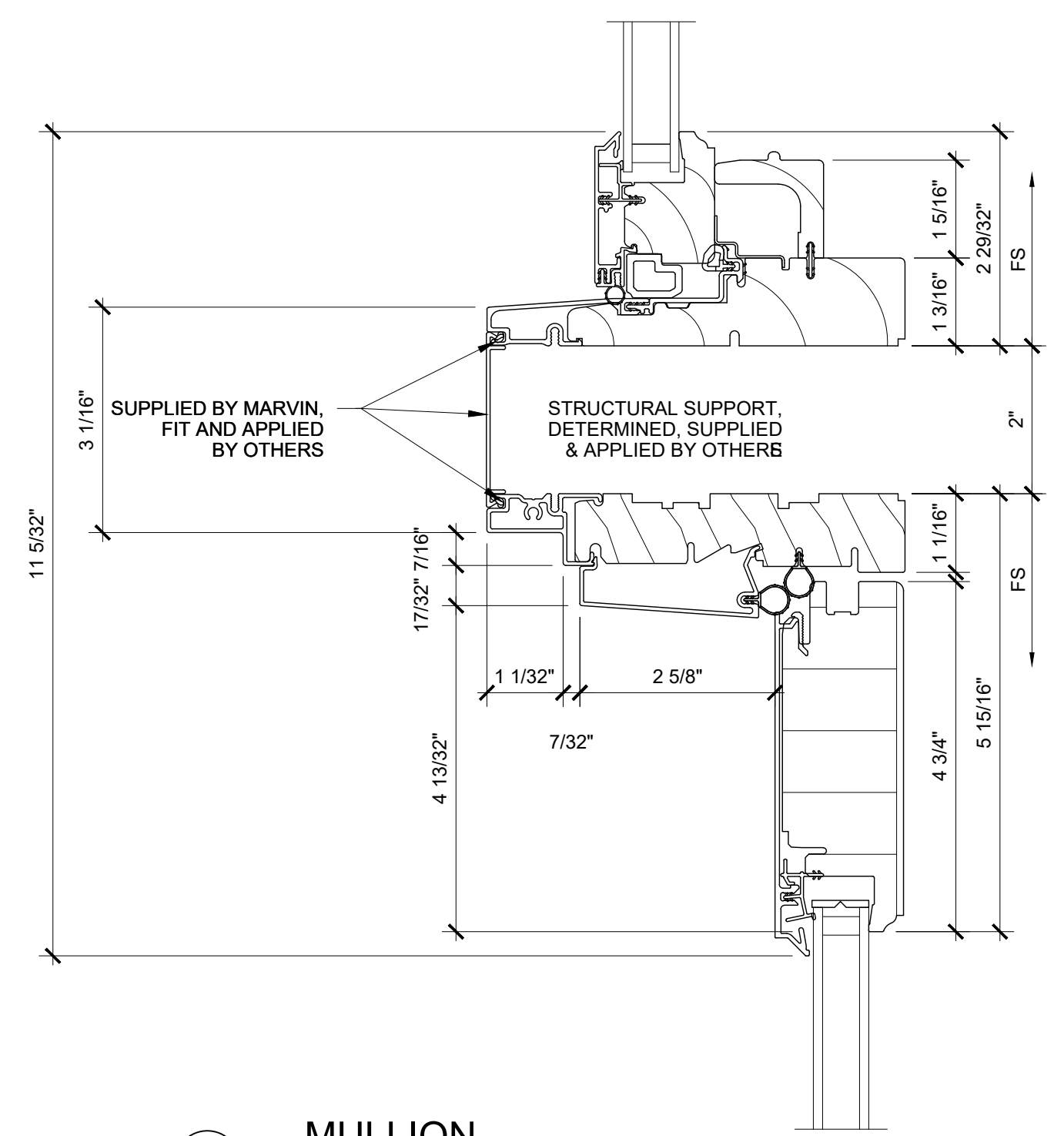
4  
3 JAMB  
SCALE: 6" = 1'-0"



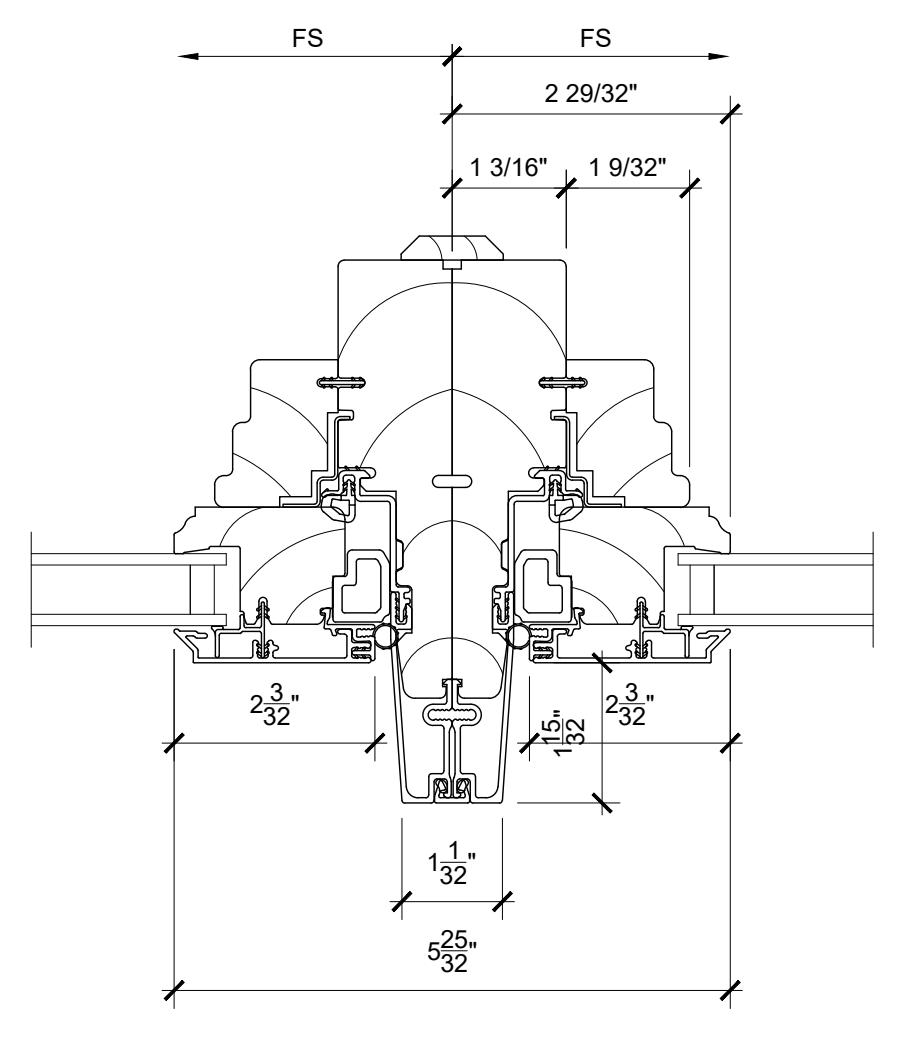
7  
3 HEAD  
SCALE: 6" = 1'-0"



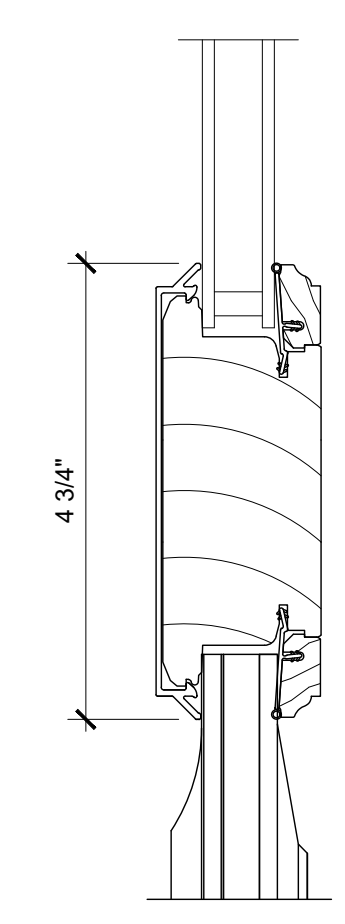
10  
3 JAMB  
SCALE: 6" = 1'-0"



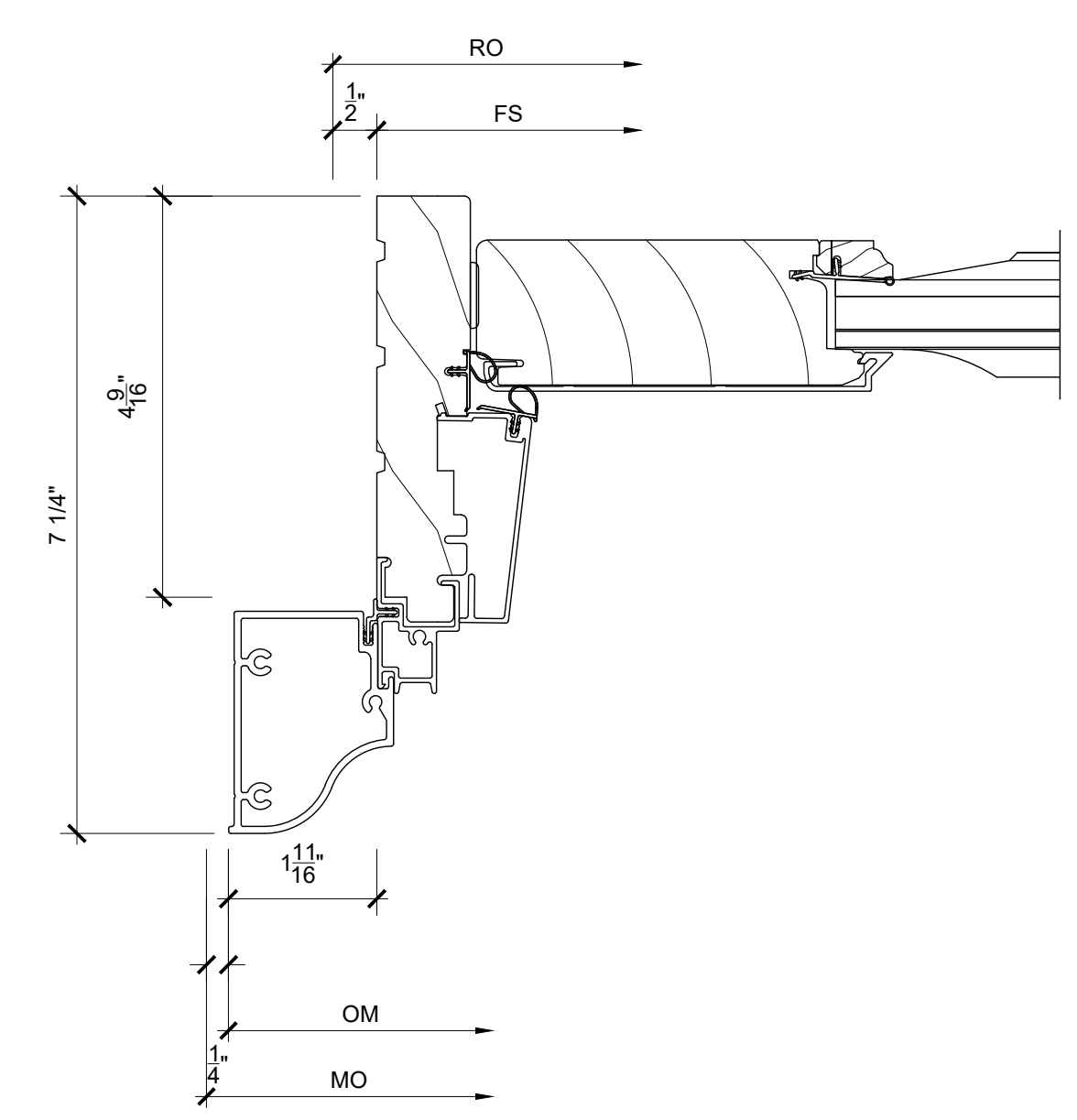
2  
3 MULLION  
SCALE: 6" = 1'-0"



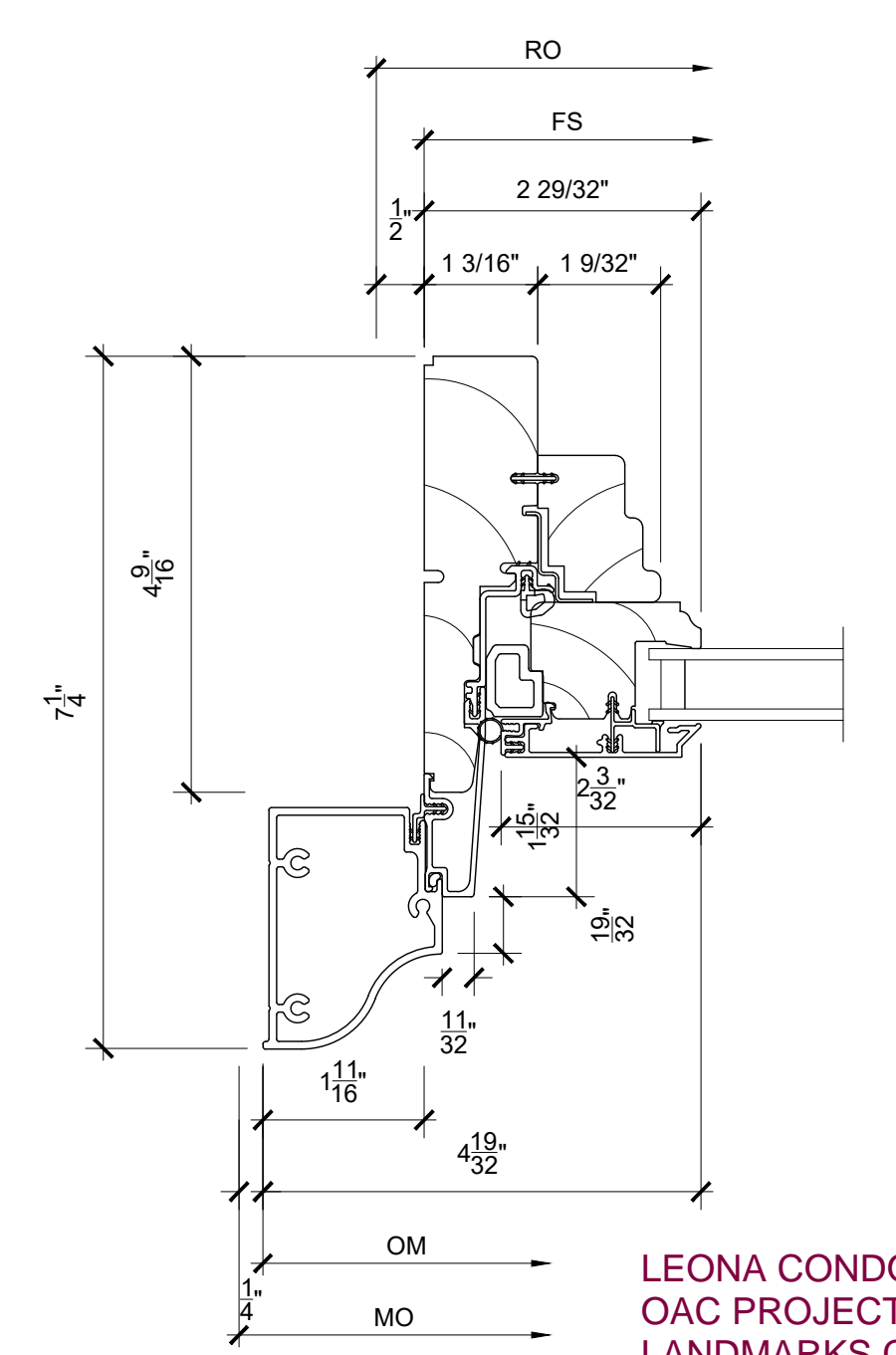
5  
3 MULLION  
SCALE: 6" = 1'-0"



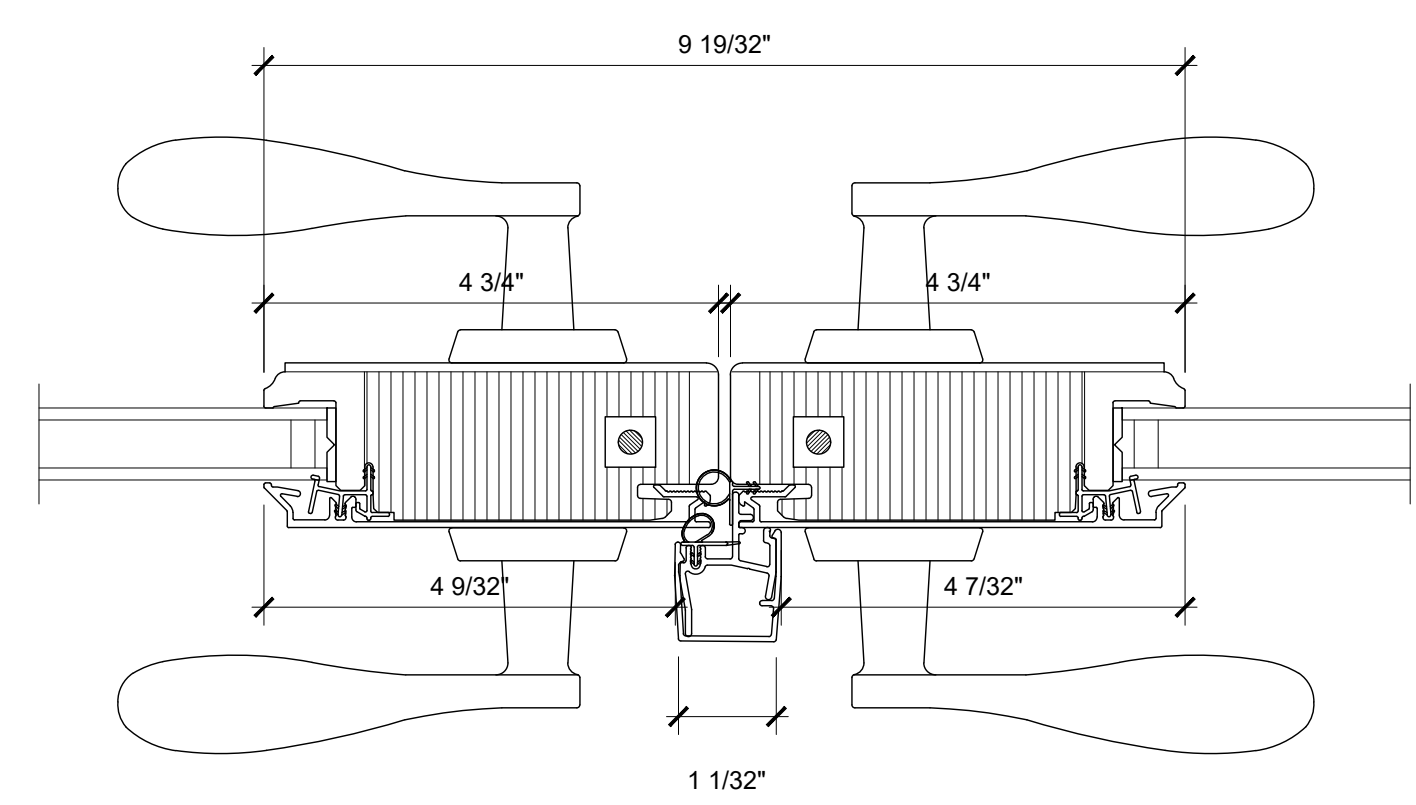
8  
3 INTERMEDIATE RAIL  
SCALE: 6" = 1'-0"



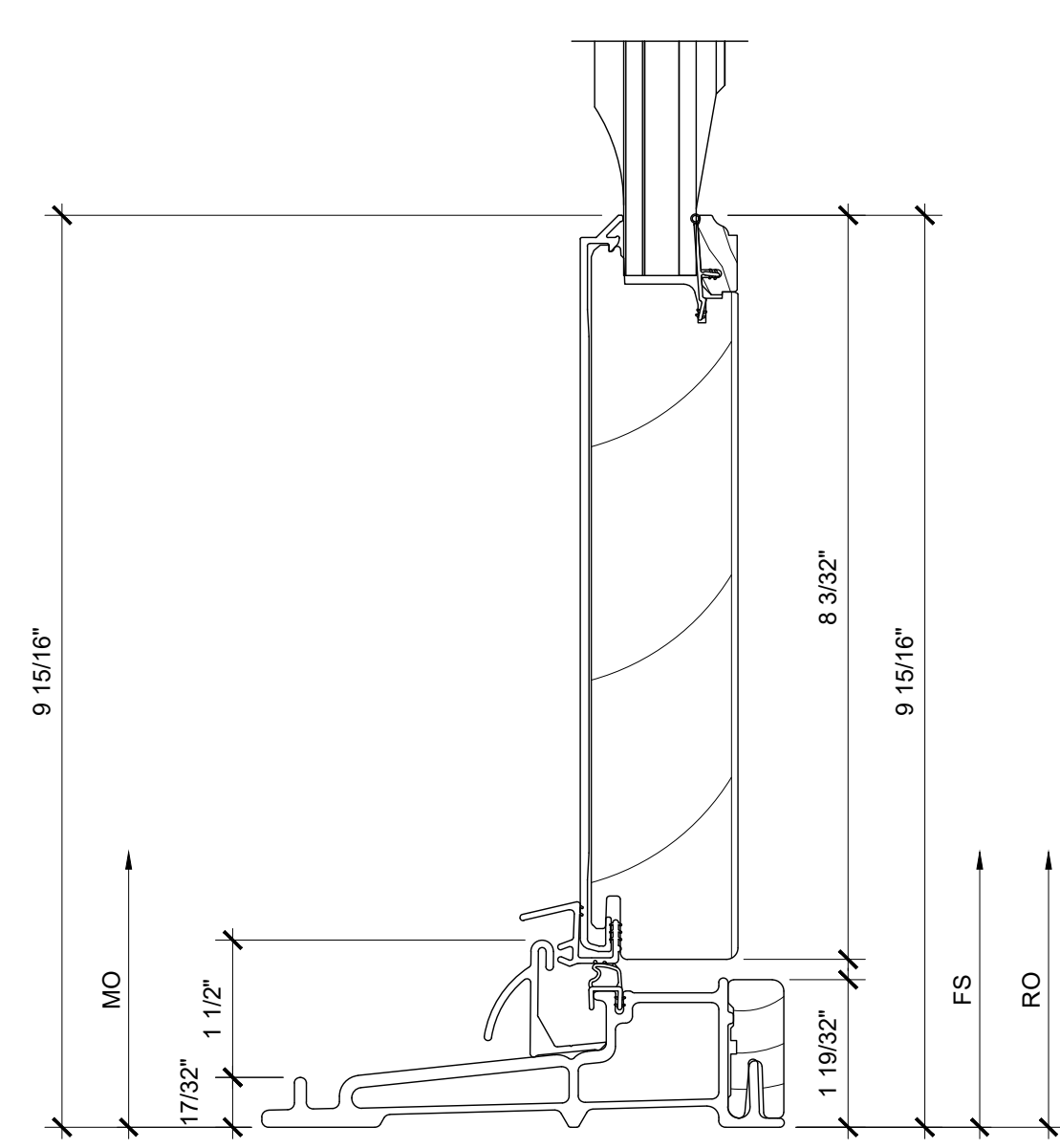
11  
3 JAMB  
SCALE: 6" = 1'-0"



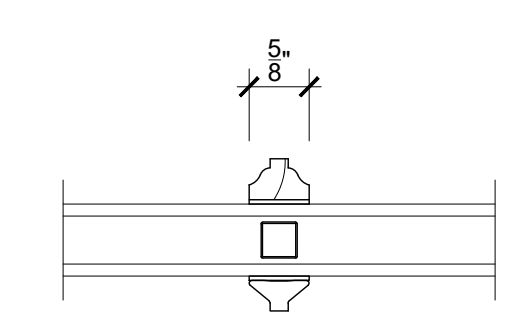
3  
3 JAMB  
SCALE: 6" = 1'-0"



6  
3 MEETING STILE  
SCALE: 6" = 1'-0"



9  
3 SILL  
SCALE: 6" = 1'-0"



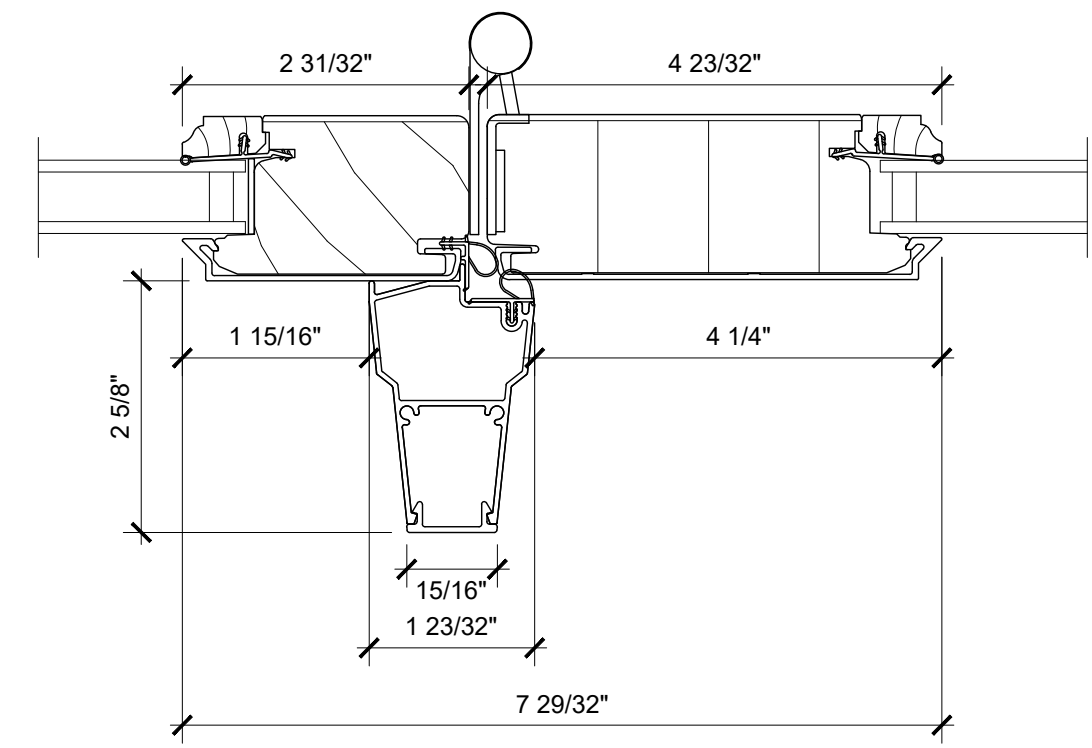
12  
3 DIVIDER  
SCALE: 6" = 1'-0"

LEONA CONDOMINIUMS REMEDIATION WINDOW REPLACEMENT PROPOSAL  
OAC PROJECT NUMBER: R12-21058.00 | PAGE B31  
LANDMARKS CORRECTIONS 2 | DATE: 2023-04-18

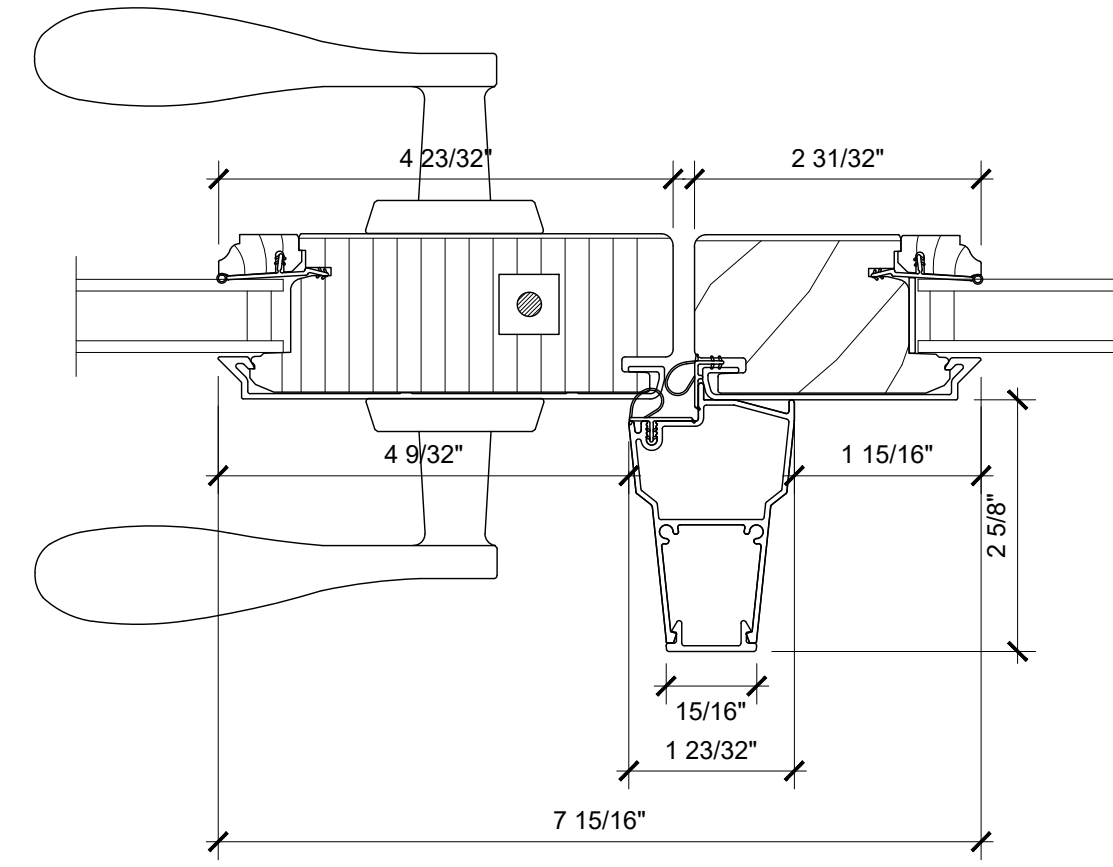
**MARVIN**  
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Products Company, 53763  
53763. If the Marvin products are not ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

LEONA CONDOS  
REPLACEMENT DOORS

DISTRIBUTOR: CHERRY CREEK DOORS & WDWLS LLC  
DEALER: CONTRACTOR:  
ARCHITECT: DRAWING NO: 451522.dwg DRAWN BY: DANGUN  
DATE: 01/17/23 REVISION DATE:



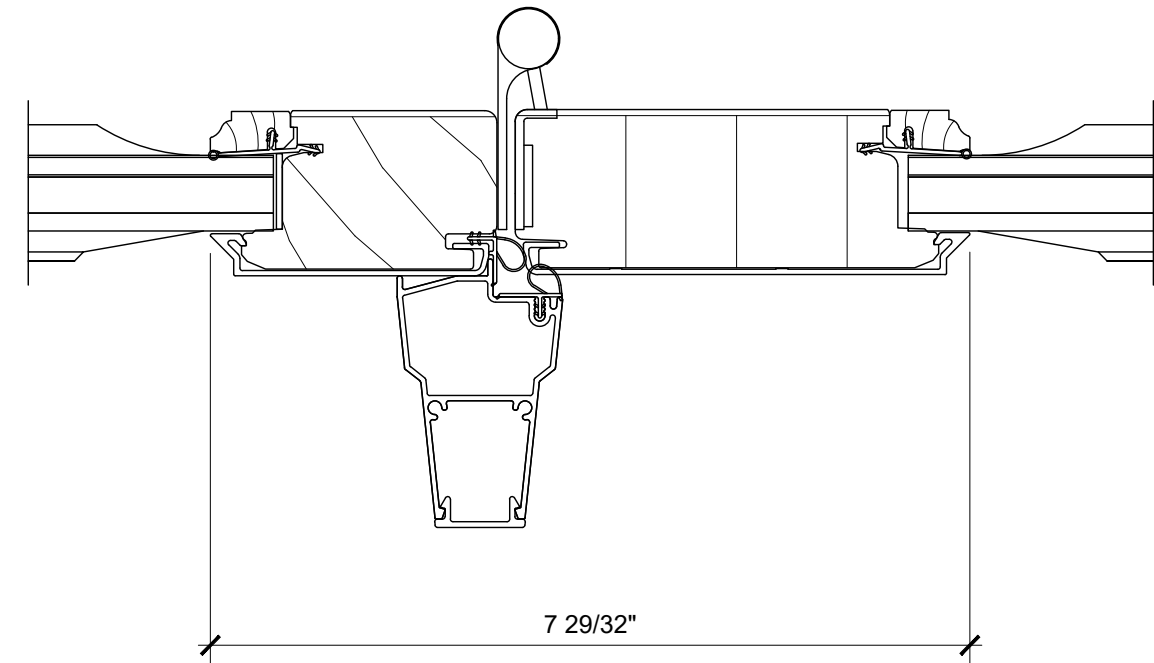
1  
4 MEETING STILE SCALE: 6" = 1'-0"



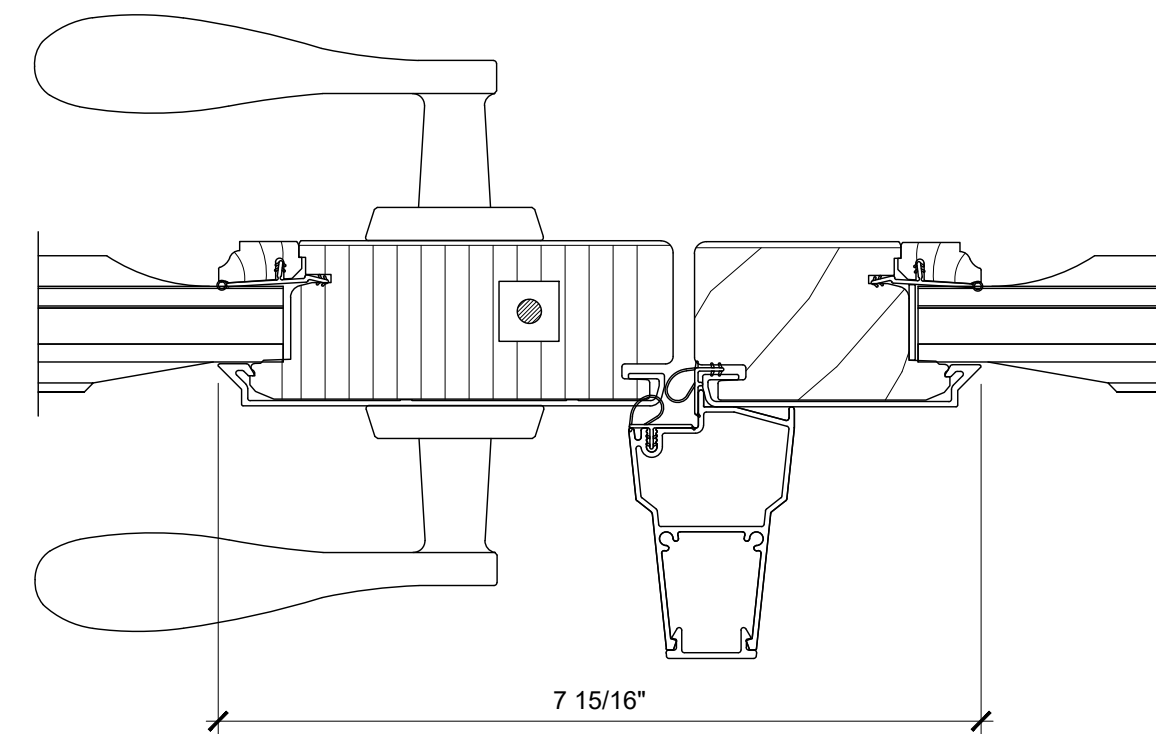
4  
4 MEETING STILE SCALE: 6" = 1'-0"

7  
4 NOT USED SCALE: 6" = 1'-0"

10  
4 NOT USED SCALE: 6" = 1'-0"



2  
4 MEETING STILE SCALE: 6" = 1'-0"



5  
4 MEETING STILE SCALE: 6" = 1'-0"

8  
4 NOT USED SCALE: 6" = 1'-0"

11  
4 NOT USED SCALE: 6" = 1'-0"

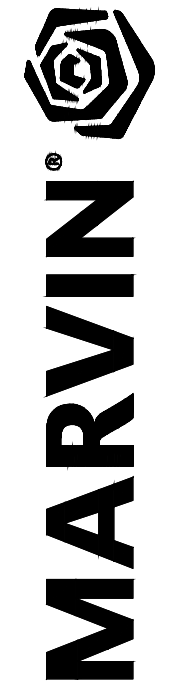
LEONA CONDOMINIUMS REMEDIATION WINDOW REPLACEMENT PROPOSAL  
OAC PROJECT NUMBER: R12-210158.00 | PAGE B33  
LANDMARKS CORRECTIONS 2 | DATE: 2023-04-18

3  
4 NOT USED SCALE: 6" = 1'-0"

6  
4 NOT USED SCALE: 6" = 1'-0"

9  
4 NOT USED SCALE: 6" = 1'-0"

12  
4 NOT USED SCALE: 6" = 1'-0"



**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Marvin Drive, P.O. Box 52763, If the Marvin products are ordered, please refer to the reference to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

LEONA CONDOS  
REPLACEMENT DOORS

DISTRIBUTOR:  
DEALER: CHERRY CREEK DOORS & WDWs LLC  
CONTRACTOR:  
ARCHITECT:  
DRAWING NO: 451522.dwg DRAWN BY: DANGUN  
DATE: 01/17/23 REVISION DATE:

WINDOW MANUFACTURER DATA/PHOTOS FOR  
THE PROPOSED WINDOW SERIES



## Ultimate Casement

The Marvin Signature® Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin's exclusive wash mode for easy cleaning even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.

Find Marvin products in your area. Connect with a dealer near you to get started.

[FIND A DEALER](#)



<https://www.marvin.com/products/collections/signature/ultimate/casement>





INTERIOR

EXTERIOR



INTERIOR

EXTERIOR

## FEATURES OF THE ULTIMATE CASEMENT WINDOW

- Available in heights up to 8.5 feet or widths up to 3.5 feet
- Industry-leading range of size options
- Multi-point locking system ensures a tight seal and security from top to bottom
- Unique wash mode allows access to both sides of glass from indoors
- Durable hardware for easy operation even at large sizes
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 and IZ4 coastal/hurricane certification

## Ultimate Double Hung G2

A contemporary classic, the Marvin Signature® Ultimate Double Hung G2 window blends traditional beauty with state-of-the-art window performance. Reliable and energy efficient, the Ultimate Double Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation and Marvin's unique wash mode for easy cleaning. Customize your design with round top styles or single hung operation with optional Lift Lock - Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.

Find Marvin products in your area. Connect with a dealer near you to get started.

[FIND A DEALER](#)



<https://www.marvin.com/products/collections/signature/ultimate/double-hung-g2>





INTERIOR

EXTERIOR



INTERIOR

EXTERIOR

## FEATURES OF THE ULTIMATE DOUBLE HUNG G2 WINDOW

- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy
- Available with the same features in a single hung style, with optional Lift Lock
- Additional configurations include round top, stationary transom or picture window
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 coastal/hurricane certification
- Available with Commercial Windows Performance certification



## Ultimate Swinging French Door G2

The Marvin Ultimate Swinging French door G2 combines a traditional French style with expert craftsmanship. Engineered for both quality and performance, this swinging French door features a beautiful wood interior and a long-lasting, low-maintenance, extruded aluminum clad exterior. And the durable Ultrex® fiberglass sill will stand up to even the harshest climates. To maximize views and access to the outdoors, select from inswing or outswing operation in configurations up to 14 feet wide.

Find Marvin products in your area. Connect with a dealer near you to get started.

[FIND A DEALER](#)



<https://www.marvin.com/products/collections/signature/ultimate/swinging-french-door-g2>





INTERIOR

EXTERIOR



INTERIOR

EXTERIOR



## FEATURES OF THE ULTIMATE SWINGING FRENCH DOOR G2

- Inswing or Outswing
- Wood interiors with clad extruded aluminum exteriors
- A traditional panel aesthetic features 4 3/4" stiles and top rail, and an 8 1/8" bottom rail
- Available in heights up to 10 feet or widths up to 14 feet
- Handles available in a wide range of styles
- Durable Ultrex fiberglass sill is engineered for years of energy-efficient and weathertight performance
- Fully concealed multi-point locking system
- Adjustable hinges for years of smooth operation
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked

**OAC**

---

**THANK YOU**