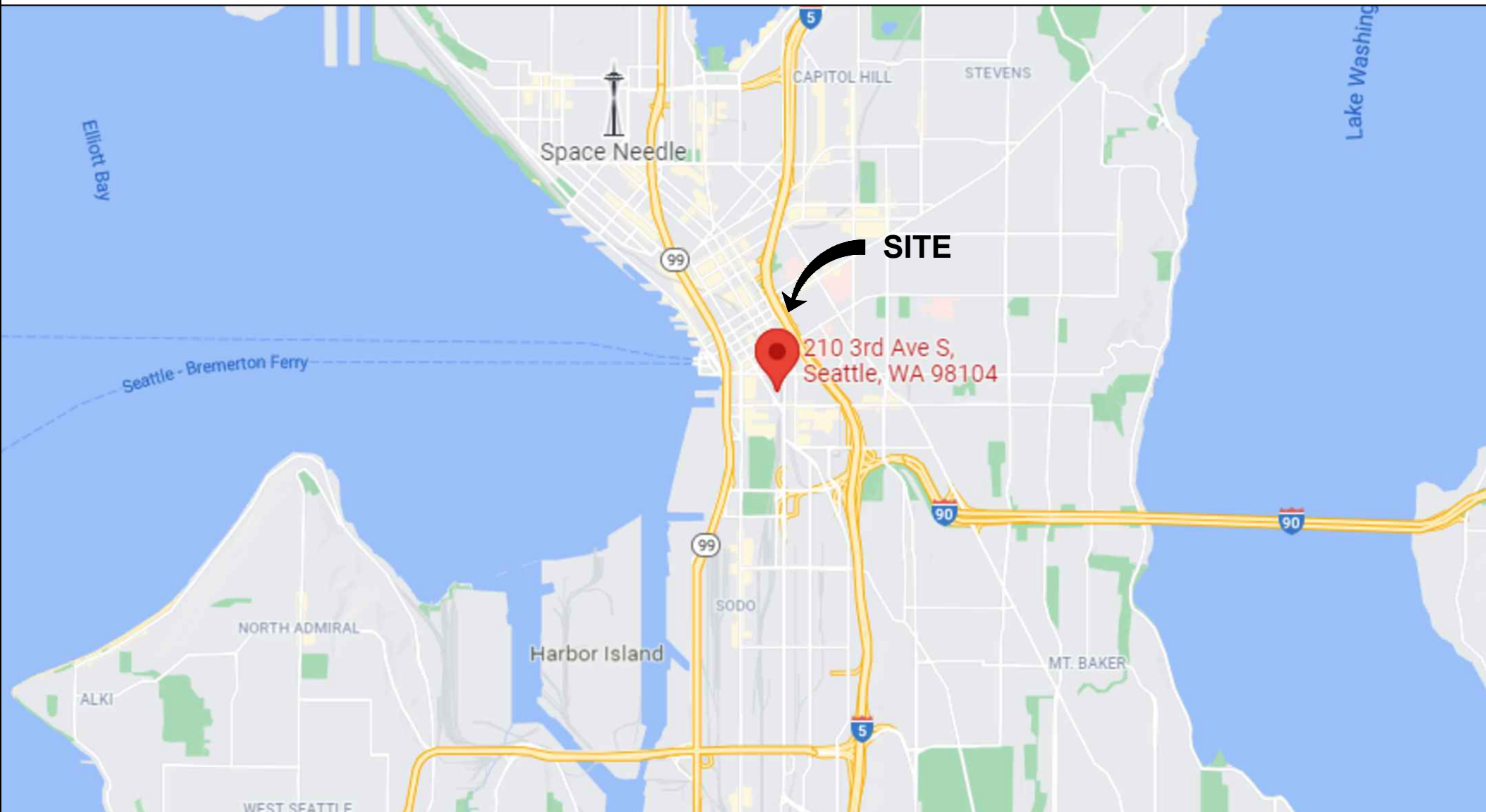
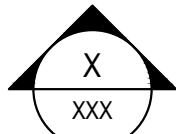


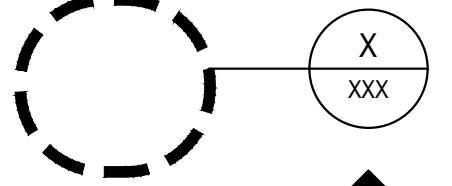
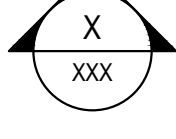
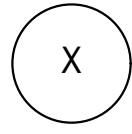
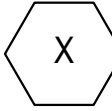
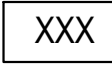

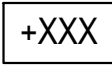
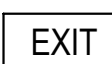




GENERAL NOTES		VICINITY MAP		C2DG PROJ. No. 2021053			
1. ALL WORK SHALL CONFORM TO THE 2018 SEATTLE EXISTING BUILDING CODE (SEBC) AND AS AMENDED BY ANY LOCAL BUILDING CODES OR ORDINANCES. INCLUDING ENERGY AND ACCESSIBILITY CODE REQUIREMENTS.				SDCI No.			
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. VERIFY ALL DIMENSIONS, DATUMS, AND LEVEL PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. CONSULT WITH ARCHITECT AND OWNER REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.				COA-00436			
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.				<div>THE LOFTS</div> <div>GLAZING REPLACEMENT</div> <div>208-212 THIRD AVENUE SOUTH</div> <div>SEATTLE, WA 98104</div>			
4. THE CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES, PRACTICES, AND PROCESSES THAT ARE STANDARD AND ACCEPTABLE TO THE CONSTRUCTION INDUSTRY QUALITY STANDARDS. THE ARCHITECT DOES NOT SPECIFY OR ASSUME LIABILITY OR RESPONSIBILITY FOR METHODS AND MEANS OF CONSTRUCTION.							
5. THE CONTRACTOR SHALL INDEMNIFY AND SAVE THE OWNER, ARCHITECT & OWNER'S REPRESENTATIVE HARMLESS FROM AND AGAINST ANY DAMAGE, COST, OR LIABILITY FROM INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY NEGLIGENCE OF THE CONTRACTORS, HIS EMPLOYEES, AGENTS, AND/OR SUBCONTRACTORS.							
6. THE CONTRACTOR SHALL EXAMINE THE PREMISES TO DETERMINE THE EXTENT OF WORK AND THE CONDITIONS UNDER WHICH IT MUST BE DONE. NO EXTRA PAYMENTS OR CHARGES WILL BE ALLOWED FOR CLAIMS FOR ADDITIONAL WORK THAT SHOULD HAVE BEEN INCLUDED IN ORIGINAL INSPECTION.							
7. THE CONTRACTOR SHALL CHECK AND VERIFY CONTRACT DOCUMENTS AND FIELD CONDITIONS FOR ACCURACY AND CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS TO OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.							
8. CONTRACTOR SHALL NOTE THAT NOT ALL MISCELLANEOUS ITEMS OF CUTTING, PATCHING OR FITTING ARE INDIVIDUALLY DESCRIBED OR NOTED HEREIN. NO SPECIFIC DESCRIPTION OF CUTTING, PATCHING, OR FITTING REQUIRED TO PROPERLY ACCOMMODATE THE SCOPE OF WORK SHALL RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO PERFORM SUCH WORK AS REQUIRED.							
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF ANY ACCIDENTAL DAMAGE HE/SHE HIS/HER EMPLOYEES INFLECTS UPON THE EXISTING WORK TO REMAIN. IF, FOR ANY REASON, DAMAGE TO EXISTING WORK OR UTILITIES IS CONSIDERED TO BE UNAVOIDABLE, SUBMIT WRITTEN NOTIFICATION OF THIS BEFORE SIGNING THE CONTRACT. IN THE ABSENCE OF SUCH NOTIFICATION, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR DAMAGE AND THE COST OF SATISFACTORILY REPAIRING OR REPLACING THE DAMAGED WORK.							
10. THE RELOCATION OF ANY ITEMS INVOLVED IN THE WORK IS SUBJECT TO THE CONTRACTOR'S ABILITY TO DO SO WITHOUT PERMANENTLY DAMAGING OR MARRING THE ITEMS TO BE RELOCATED. IF THE CONTRACTOR IS UNABLE TO RELOCATE ANY ITEM AS PRESCRIBED HEREIN HE/SHE SHALL NOTIFY ARCHITECT AND OWNER IN WRITING. WITH OWNER AND / OR ARCHITECTS APPROVAL, CONTRACTOR SHALL SUBSTITUTE NEW MATERIAL TO MATCH EXISTING IN LIEU OF RELOCATING SAME. CONTRACTOR MAY ALSO ELECT TO USE NEW MATERIAL TO MATCH EXISTING IN LIEU OF RELOCATION OF EXISTING FOR HIS/HER OWN CONVENIENCE.							
11. IN PERFORMING WORK PRESCRIBED HEREIN AND THE DRAWINGS OF THIS WORK, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR ALL ALL EXISTING CONSTRUCTION DISTURBED, RELOCATED, DAMAGED OR ALTERED AND ALL NEW CONSTRUCTION INSTALLED, AS REQUIRED TO HIDE ALL EVIDENCE OF WORK AND TO REFINISH THIS CONSTRUCTION TO MATCH EXISTING FINISH AND APPEARANCE.							
12. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE OR A LOWER PRICE WITH CREDIT TO THE TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.							
13. ALL WORK NOTED N.I.C.* OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE A PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS AS REQUIRED.							
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS FROM THE WORK AREA DURING PROGRESS OF THE JOB.							
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND COSTS ASSOCIATED WITH ALL UTILITY REMOVAL AND INSTALLATION WITH APPROPRIATE UTILITY AS REQUIRED.							
16. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS, SURPLUS MATERIALS, AND EQUIPMENT AND THOROUGHLY CLEAN ALL SURFACES SO THAT THE PREMISES ARE READY FOR IMMEDIATE OCCUPANCY.							
17. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT THE SPREAD OF DUST, DIRT, AND DEBRIS TO AREAS OUTSIDE THE WORK AREA INCLUDING FINISHED AREAS WITHIN THE BUILDING.							
18. ALL PLUMBING, HEATING, VENTILATION, AND ELECTRICAL EQUIPMENT, FIXTURES, WIRING, PIPING, APPLIANCES, ETC., AND ALL ASSOCIATED APPURTENANCES SCHEDULED TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE GENERAL CONTRACTOR WITH ALL DISCONNECTIONS OF SAME BY THE RESPECTIVE SUB-CONTRACTOR OF PLUMBING, H.V.A.C., AND ELECTRICAL. SURFACE APPURTENANCES ARE TO BE REMOVED, CARED FOR AND REINSTALLED BY CONTRACTOR. ALSO, CONTRACTOR IS TO MARK AND PROTECT EXISTING PIPING, WIRING, ETC., AND IS SOLELY RESPONSIBLE FOR DAMAGE CAUSED TO SAME. THIS NOTE APPLIES ONLY TO EXISTING ITEMS SCHEDULED TO BE REMOVED.							
19. THESE GENERAL NOTES AND DRAWINGS APPLY ONLY TO THAT PORTION OF THE BUILDING/PROJECT IN WHICH WORK DESCRIBED IN THESE DOCUMENTS IS SCHEDULED TO BE PERFORMED. THE ARCHITECT SHALL ASSUME OR ACCEPT NO LIABILITY FOR WORK IN AREAS WHERE NO WORK IS SCHEDULED TO BE PERFORMED.							
ABBREVIATIONS		210 3rd Ave S, Seattle, WA 98104		208-212 THIRD AVENUE SOUTH SEATTLE, WA 98104			
ABV - ABOVE ACOUS - ACOUSTICAL ACT - ACOUSTICAL CEILING TILE ACP - ACOUSTICAL CEILING PAN. ADJ - ADJACENT, ADJUSTABLE AFF - ABOVE FINISH FLOOR ALT - ALTERNATE ALUM - ALUMINUM ANOD - ANODIZED ARCH - ARCHITECTURAL ASPH - ASPHALT BLDG - BUILDING BLKG - BLOCKING BLW - BELOW BM - BEAM BO - BOTTOM OF BOT - BOTTOM BRG - BEARING CAB - CABINET CB - CATCH BASIN CIP - CAST IN PLACE CJ - CONTROL JOINT CL - CENTERLINE CLG - CEILING CLR - CLEAR CMU - CONCRETE MASONRY UNIT COL - COLUMN CONC - CONCRETE CONST - CONSTRUCTION CONT - CONTINUOUS CPT - CARPET CT - CERAMIC TILE CTR - CENTER DET, DTL - DETAIL DF - DRINKING FOUNTAIN DIA - DIAMETER DIM - DIMENSION DN - DOWN DS - DOWNSPOUT DW - DISHWASHER DWG - DRAWING (E), EXIST - EXISTING EA - EACH EF - EXHAUST FAN EJ, EXP JT - EXPANSION JOINT ELEC - ELECTRIC(AL) ELEV - ELEVATION OR ELEVATOR EQ - EQUAL		EXP - EXPANSION, EXPOSED EXT - EXTERIOR FA - FIRE ALARM FD - FLOOR DRAIN FDC - FIRE DEPARTMENT CONNECTION FE - FIRE EXTINGUISHER FEC - FIRE EXTINGUISHER CABINET FFE - FINISH FLOOR ELEVATION FH - FIRE HYDRANT FIN - FINISH FLASH - FLASHING FND - FOUNDATION FLR - FLOOR FO - FACE OF FOIC - FURNITURE OWNER INSTALLED CONTRACTOR FOIO - FURNITURE OWNER INSTALLED OWNER FOS - FACE OF STUD FOW - FACE OF WALL FR - FIRE RESISTIVE, FIRE RATED FT - FOOT, FEET FT - FIRE TREATED FTG - FOOTING FURR - FURRING GA - GAGE GALV - GALVANIZED GC - GENERAL CONTRACTOR GLS - GLASS GRD - GRADE, GROUND GV - GAS VALVE GWB - GYPSUM WALL BOARD GYP - GYPSUM HB - HOSE BIB HC - HANDICAP HD - HOT DIPPED HDWR - HARDWARE HGT - HEIGHT HM - HOLLOW METAL HORIZ - HORIZONTAL HPC - HIGH PERFORMANCE COATING HR - HOUR ID - INSIDE DIAMETER INSUL - INSULATION INST - INSTALL, INSTALLER INT - INTERIOR JAN - JANITOR JT - JOINT LAM - LAMINATED LAV - LAVATORY LB - POUND LG - LARGE		LOC - LOCATION PL - LIGHT POLE MACH - MACHINE MATL - MATERIAL MAX - MAXIMUM MDF - MEDIUM DENSITY FIBERBOARD MDO - MEDIUM DENSITY OVERLAY MECH - MECHANICAL MED - MEDIUM MET - METAL MFR - MANUFACTURER MIN - MINIMUM MIR - MIRROR MISC - MISCELLANEOUS MO - MASONRY OPENING MTD - MOUNTED MTL - METAL (N) - NEW NA - NOT APPLICABLE NIC - NOT IN CONTRACT NO - NUMBER NOM - NOMINAL NTS - NOT TO SCALE O / OVER O.C., o/c - ON CENTER OD - OUTSIDE DIAMETER ODR - OVERFLOW DRAIN OH - OPPOSITE HAND OPN'G - OPENING OPP - OPPOSITE PERP - PERPENDICULAR PL - PLATE PLAM - PLASTIC LAMINATE PLT - PLATFORM PTD - PAINTED PNT - PAINT PP - POWER POLE PSF - POUNDS PER SQUARE FOOT PSI - POUNDS PER SQUARE INCH P.T. - POST TENSIONED PT - PRESSURE TREATED PV - PLUMBING VENT PWD/PLYWD - PLYWOOD RAD - RADIUS RB - RUBBER BASE RCP - REFLECTED CEILING PLAN RD - ROOF DRAIN REC - RECOMMENDED		REF - REFERENCE, REFER REIN - REINFORCED REQ, REQ'D - REQUIRED RM - ROOM RO - ROUGH OPENING RUB - RUBBER SBC - SEATTLE BUILDING CODE SC - SOLID CORE SCHD - SCHEDULE, SCHEDULED SDMH - STORM DRAIN MANHOLE SECT - SECTION SF - SQUARE FEET SG - SAFETY GLASS SHT - SHEET SIM - SIMILAR SL - STREET LIGHT SM - SMALL SPEC - SPECIFICATION SQ - SQUARE SS - SANITARY SEWER S.S. - STAINLESS STEEL STD - STANDARD STL - STEEL STRU/STRUC - STRUCTURAL STM - SYMMETRICAL SV - SHEET VINYL TBD - TO BE DETERMINED TEL - TELEPHONE TG - TEMPERED GLASS TO - TOP OF TS - TUBE STEEL TSP - TELEPHONE SERVICE POLE TYP - TYPICAL UL - UNDERWRITER'S LAB. UNO - UNLESS NOTED OTHERWISE UON - UNLESS OTHERWISE NOTED VIN - VINYL VB - VINYL BASE VCT - VINYL COMPOSITION TILE VERT - VERTICAL VIF - VERIFY IN FIELD W/ - WITH WD - WOOD WIN, WDW - WINDOW WNST - WAINSCOT WP - WATERPROOF WR - WEATHER RESISTANCE WT - WEIGHT	
SYMBOLS		LEGAL DESCRIPTION		PROJECT INFORMATION			
 ELEVATION INDICATOR  BUILDING SECTION INDICATOR  WALL SECTION INDICATOR  DETAIL/ENLARGED PLAN INDICATOR  INTERIOR ELEVATION INDICATOR  DOOR TAG		LOFTS CONDOMINIUM, VOLUME 140 33-42 AMEND NO 1, VOLUME 146, 30-33		210 THIRD AVENUE SOUTH, SEATTLE, WA 98104			
		PARCEL I.D. NO:		4397500000			
		APPLICABLE CODES		2018 SEATTLE EXISTING BUILDING CODE 2018 SEATTLE BUILDING CODE 2009 ICC/ANSI A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES SEATTLE MUNICIPAL CODE (SMC)			
		LOT AREA		7,211 sq. ft.			
		PROPERTY TYPE		MULTI-FAMILY			
ZONING		BASE ZONE: PIONEER SQUARE MIXED 100 /120-150 HISTORIC DISTRICT		OCCUPANCY R-2 (APARTMENTS)			
ECA		40% STEEP SLOPE, PEAT SETTLEMENT PRONE		CONSTRUCTION TYPE MASONRY / REINFORCED CONCRETE			
SYMBOLS		SCOPE OF WORK					
		REPLACE WINDOWS ON EAST ELEVATION AND WEST ELEVATIONS; REPLACE STOREFRONTS ON WEST ELEVATION					
SYMBOLS		COVER SHEET					
		<div>2476 Westlake Ave N Suite #102 - Seattle, WA 98109 T: 206.283.0066 F: 206.782.7818 E: info@cross2dg.com W: www.cross2dg.com</div> <div>CROSS 2 DESIGN GROUP Architecture ■ Building Envelope ■ Design</div>					
SYMBOLS		DEFERRED SUBMITTALS					
SYMBOLS		SHEET INDEX					
		GENERAL CS1 COVER SHEET ARCHITECTURAL A1.1 SITE PLAN A3.1 (E) EAST AND WEST EXTERIOR ELEVATIONS WINDOW A3.2 PROPOSED EAST AND WEST EXTERIOR ELEVATIONS A7.1 WINDOW AND DOOR SCHEDULE, ELEVATIONS AND NOTES A9.1 WEST WINDOW PROFILES A9.2 STOREFRONT PROFILES					
SYMBOLS		WINDOW TAG 		DESIGN AL			
		ROOM NUMBER 		DRAWN AL / AZ			
SYMBOLS		DATUM ELEVATION 		CHECK AL			
		CEILING HEIGHT INDICATOR 		PLOT DATE Aug. 19, 22			
SYMBOLS		WALL/CEILING MOUNTED EXIT SIGN 					
		ACCESSIBLE PARKING STALL 					

THE LOFTS

GLAZING REPLACEMENT

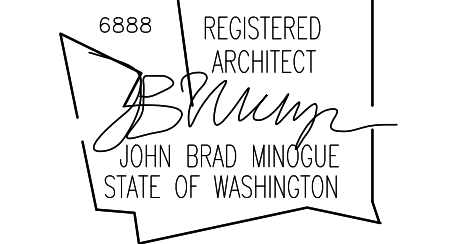
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

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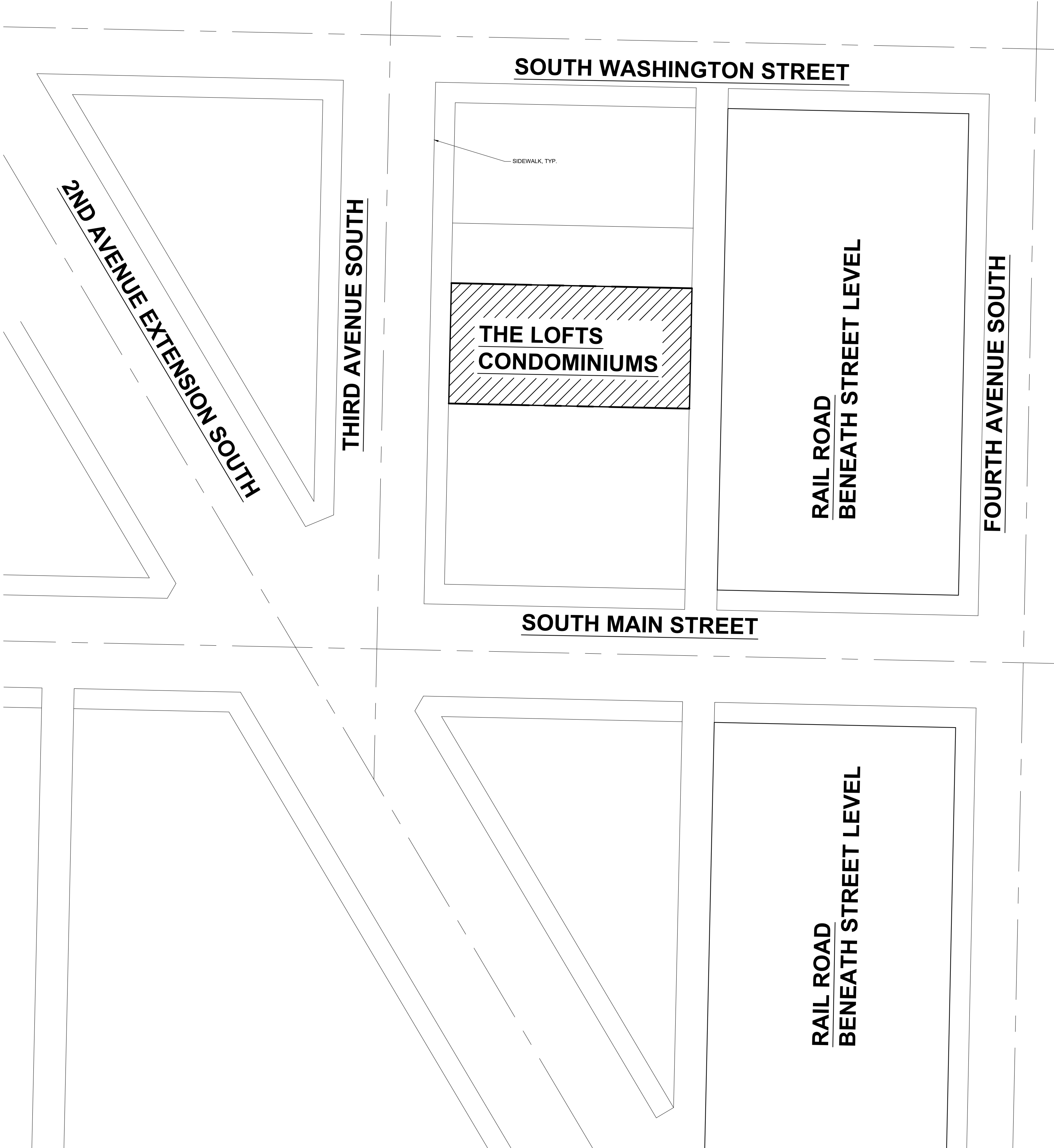
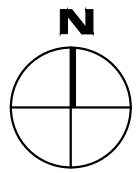


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(E) EAST AND
WEST
EXTERIOR
ELEVATIONS



PRELIMINARY	2021-07-19
LANDMARK	2022-03-23
LANDMARK	2022-08-19
REVISION 	2022-01-17
REVISION 	2022-08-19
DESIGN	AL
DRAWN	AZ
CHECK	AL



SITE PLAN

1

A3.1


1/32" = 1'-0"

THE LOFTS

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Suite #102
Seattle, WA 98109
P: 206-285-0066
F: 206-285-0068
E: info@cross2design.com
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(E) EAST AND
WEST
EXTERIOR
ELEVATIONS

6888
REGISTERED
ARCHITECT

JOHN BRAD MINOGUE
STATE OF WASHINGTON

PRELIMINARY	2021-07-19
LANDMARK	2022-03-23
LANDMARK	2022-08-19

REVISION	1	2022-01-17
REVISION	2	2022-08-19

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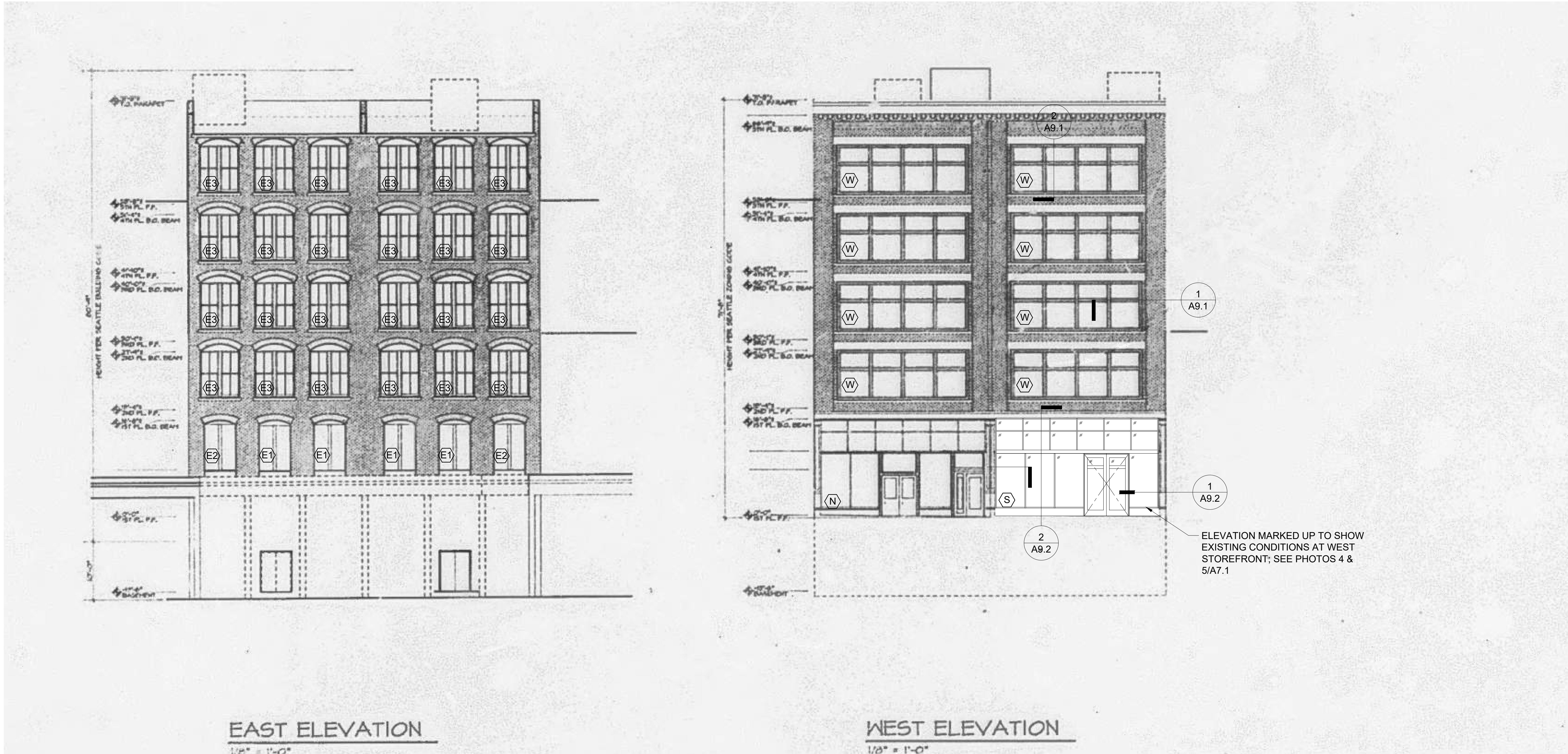
A3.1

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A3.1

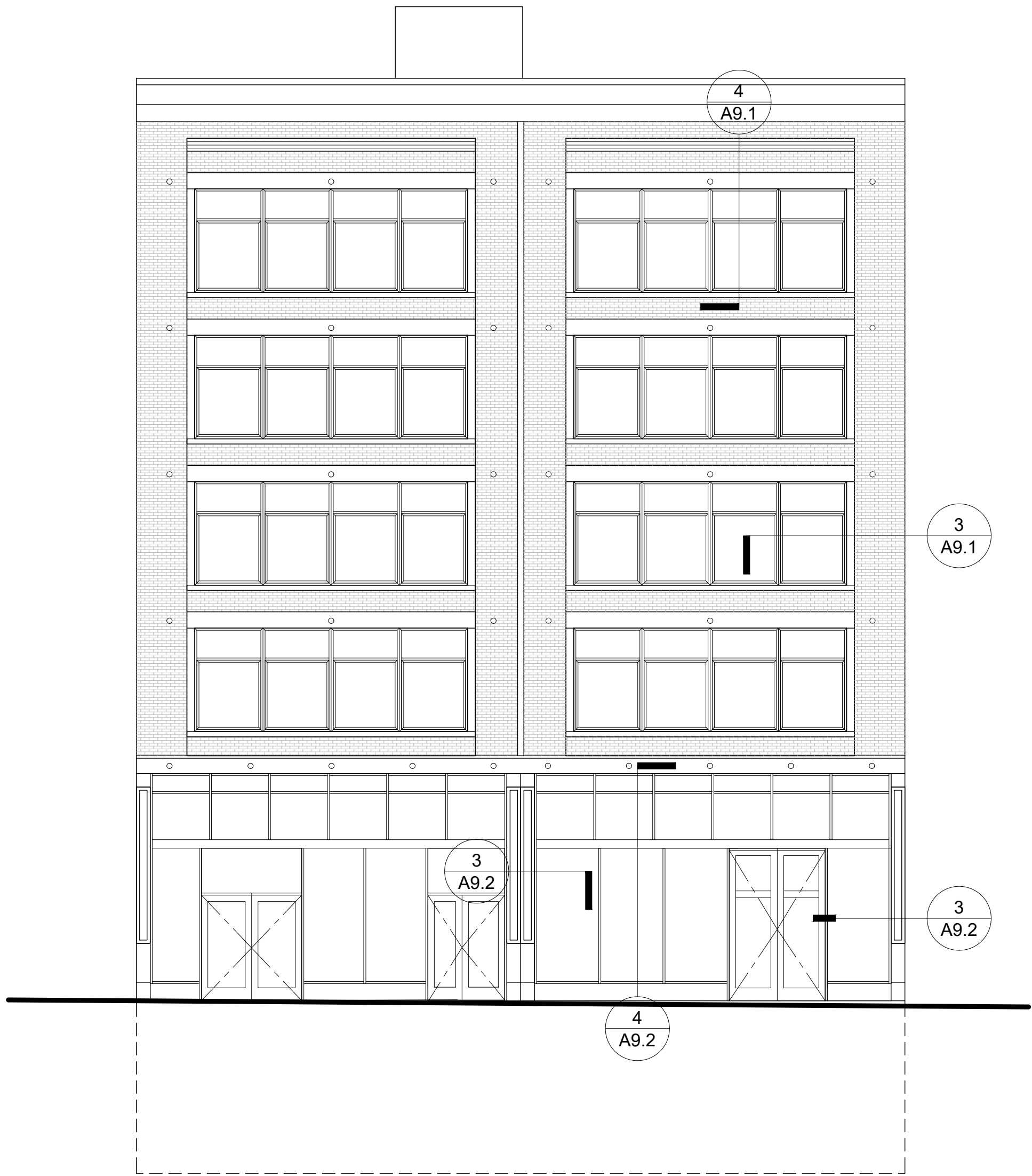
PLOT DATE

Aug. 19, 22





PROPOSED EAST EXTERIOR ELEVATION 2
1/8" = 1'-0" A3.2



PROPOSED WEST EXTERIOR ELEVATION 1
1/8" = 1'-0" A3.2

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SEATTLE, WA 98104

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Suite #102 98109
T: 206-283-0666
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PROPOSED
EAST & WEST
EXTERIOR
ELEVATIONS

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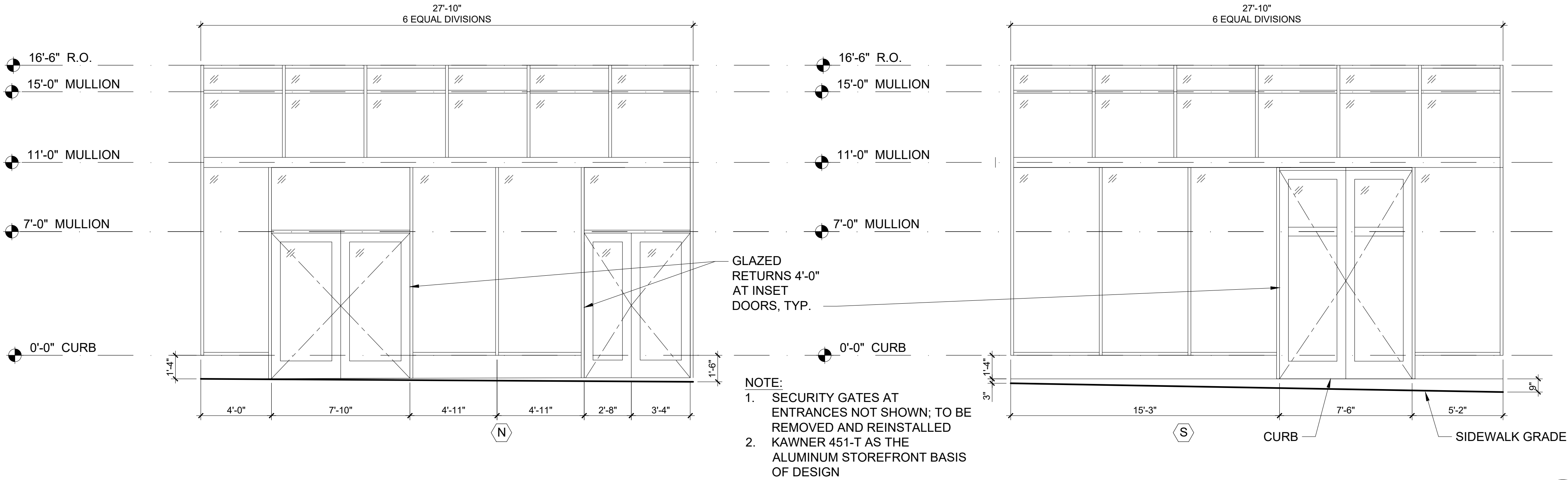
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REVISION	2022-01-17
REVISION	2022-08-19

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DRAWN	AL / AZ
CHECK	AL

A3.2



WINDOW "W" PHOTO 9
SCALE: NTS A7.1



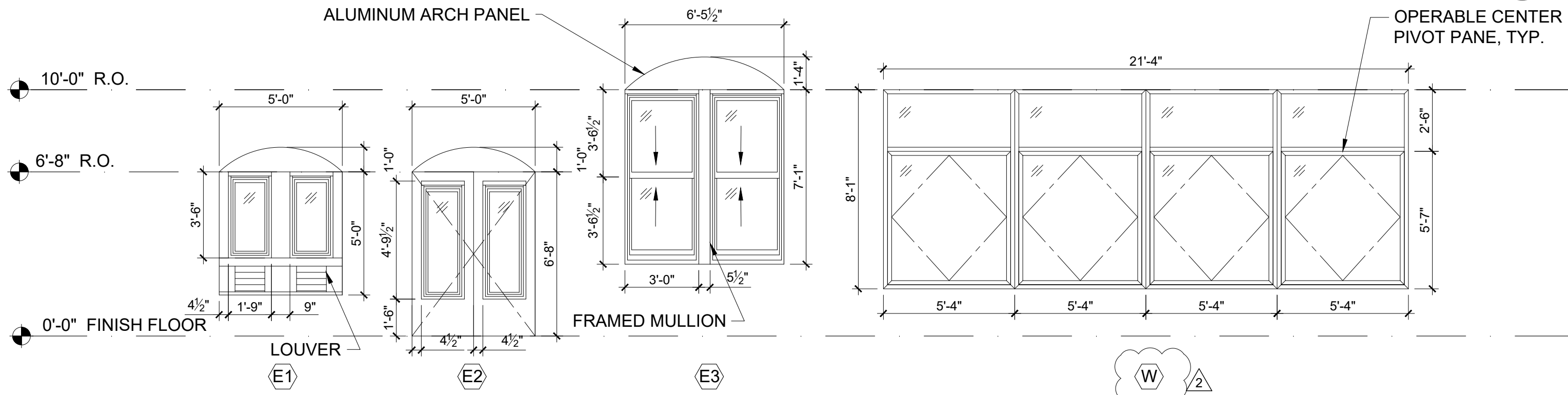
STOREFRONT ELEVATIONS - WEST ELEVATION 3
SCALE: 1/4" = 1'-0" A7.1



WINDOW E3 PHOTO 8
SCALE: NTS A7.1



WINDOW E1 PHOTO 6
SCALE: NTS A7.1

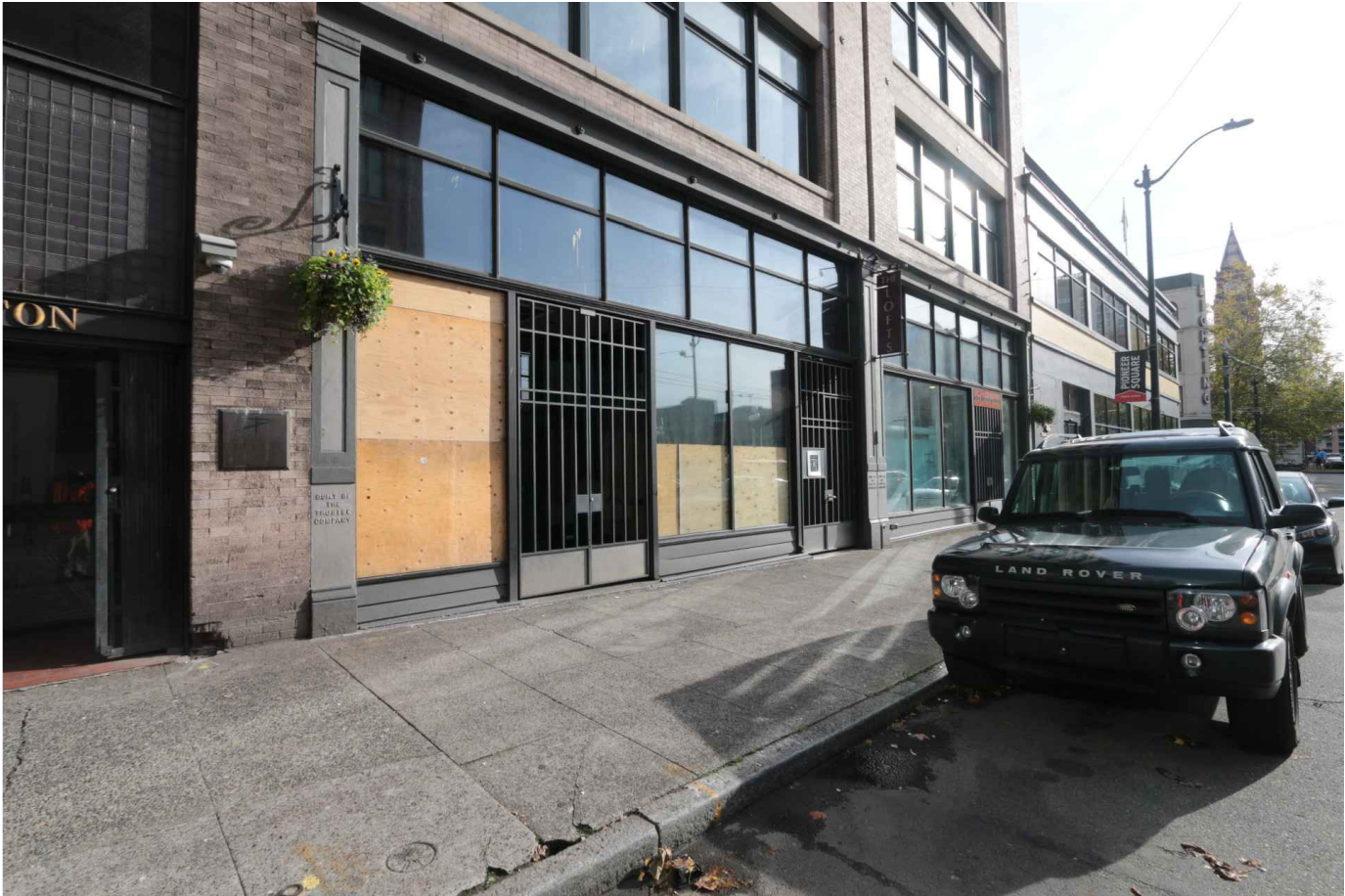


WINDOW / DOOR SCHEDULE								
NO.	SIZE		FRAME			U-FACTOR	MANUFACTURER	NOTE
	W	H	MAT	TYPE	FIN			
E1	1'-9"	5'-0"	ALUMINUM	WINDOW / FIXED	PAINT	0.30	ST. CLOUD WINDOW	1-4
E2	5'-0"	6'-8"	METAL CLAD WOOD	DOOR / OPERABLE	PAINT	0.30	ANDERSEN	1-4
E3	4'-0"	7'-1"	ALUMINUM	WINDOW / OPERABLE	PAINT	0.30	ST. CLOUD WINDOW	1-4
W	21' - 4"	8'-1"	WOOD	WINDOW / OPERABLE	PAINT	.30	ARKA WINDOWS	1-4

WINDOW SCHEDULE AND ELEVATIONS 2
SCALE: 1/4" = 1'-0" A7.1



DOOR E2 PHOTO 7
SCALE: NTS A7.1



STOREFRONT "N" PHOTO 5
SCALE: NTS A7.1



STOREFRONT "S" PHOTO 4
SCALE: NTS A7.1

- NOTE:
- ALL EXTERIOR STOREFRONTS SHALL HAVE A MAX. GLAZING U-FACTOR OF .34. STOREFRONT ENTRANCES 0.36. ALL OTHER OPERABLE FENESTRATION SHALL HAVE A U-FACTOR OF 0.28. ALL FENESTRATION SHALL HAVE AN SHGC .38 (NFRS CERTIFIED) PER 2018 SEC TABLE 402.4 STANDARD DESIGN FOR AN ALTERED COMPONENT.
 - PER SBC 2406.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE TEMPERED SAFETY GLAZING.
 - PER SBC 2406.4.3. GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION (SHALL BE TEMPERED SAFETY GLAZING):
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR
 - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
 - SBC 1015.8 IN R-2 AND R3 BUILDINGS WHERE THE SILL OF AN OPERABLE WINDOW OPENING IS LESS THAN 36" ABOVE FINISH FLOOR AND MORE THAN 72" ABOVE FINISH GRADE. PROVIDE WINDOW FALL PREVENTION DEVICES WITH EMERGENCY ESCAPE RELEASE MECHANISMS COMPLY WITH ASTM F2090-17

EXTERIOR WINDOW NOTES 1
SCALE: 1/4" = 1'-0" A7.1



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208-212 THIRD AVENUE SOUTH
SEATTLE, WA 98104

2476 Westlake Ave N
Suite #102 98109
Seattle, WA 98109
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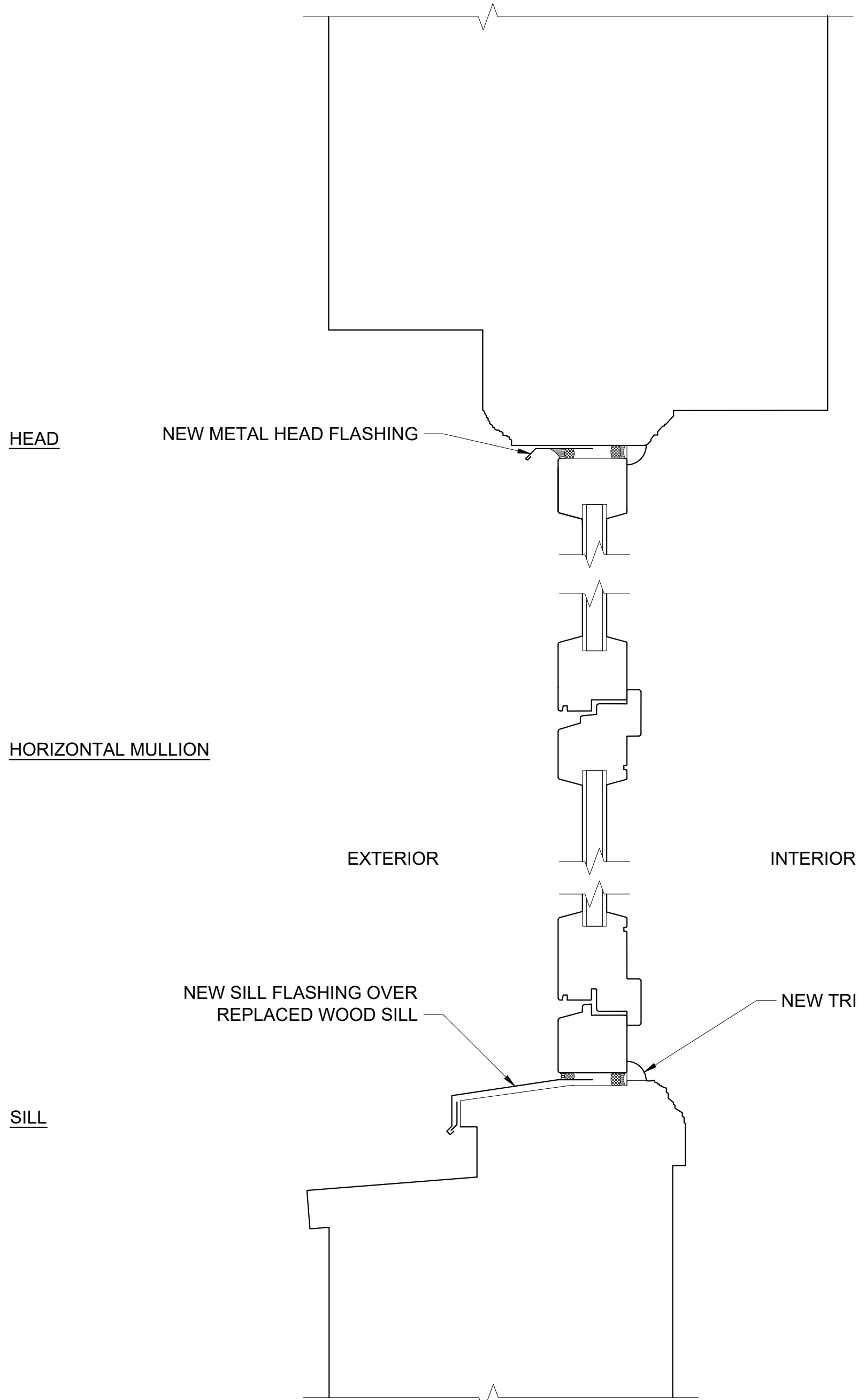
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A9.1

PLOT DATE	Aug. 19, 22
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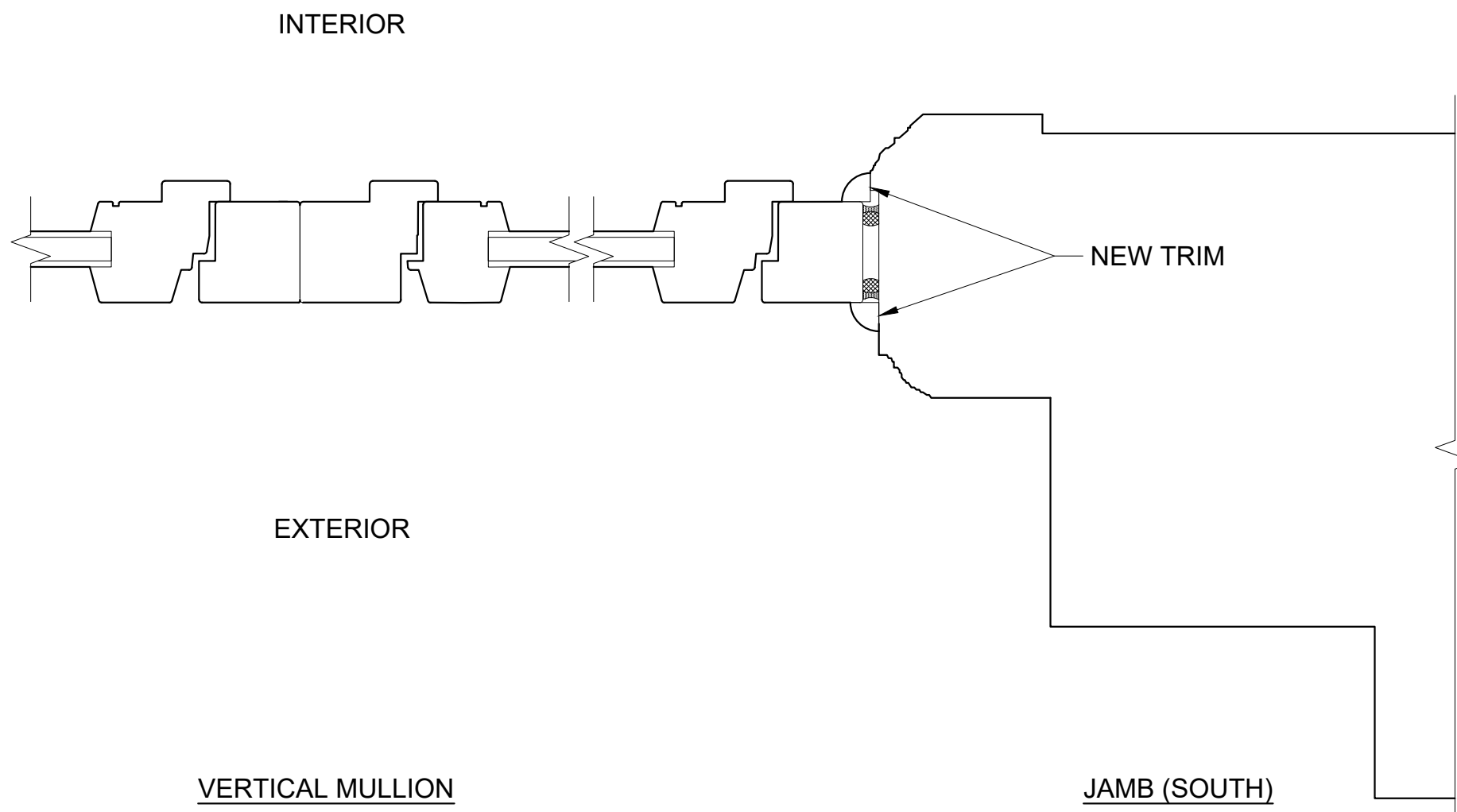


WEST WINDOW PROPOSED SECTION WINDOW PROFILES

4

SCALE: 3" = 1'-0"

A9.1

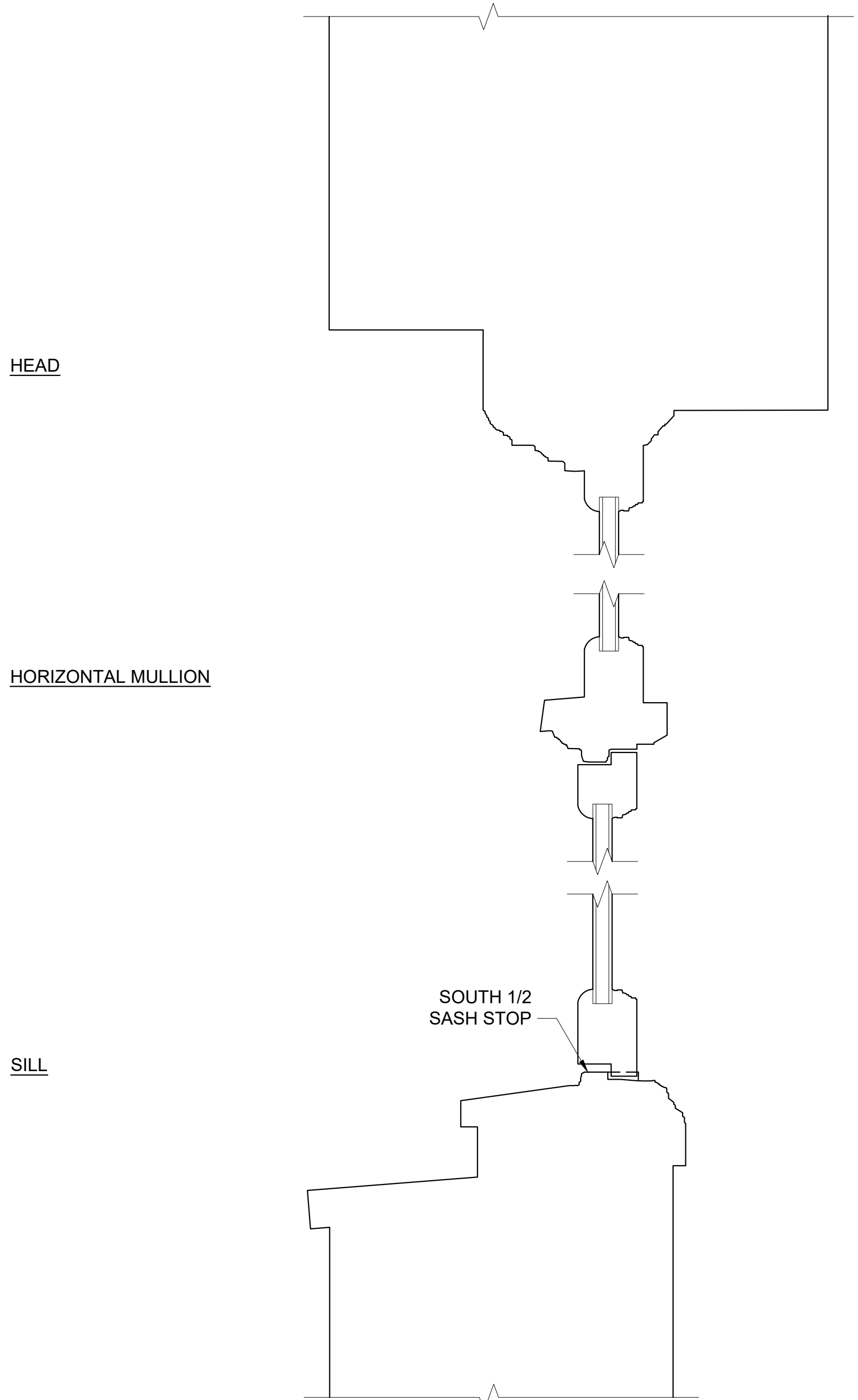


WEST WINDOW PROPOSED PLAN WINDOW PROFILES

3

SCALE: 3" = 1'-0"

A9.1

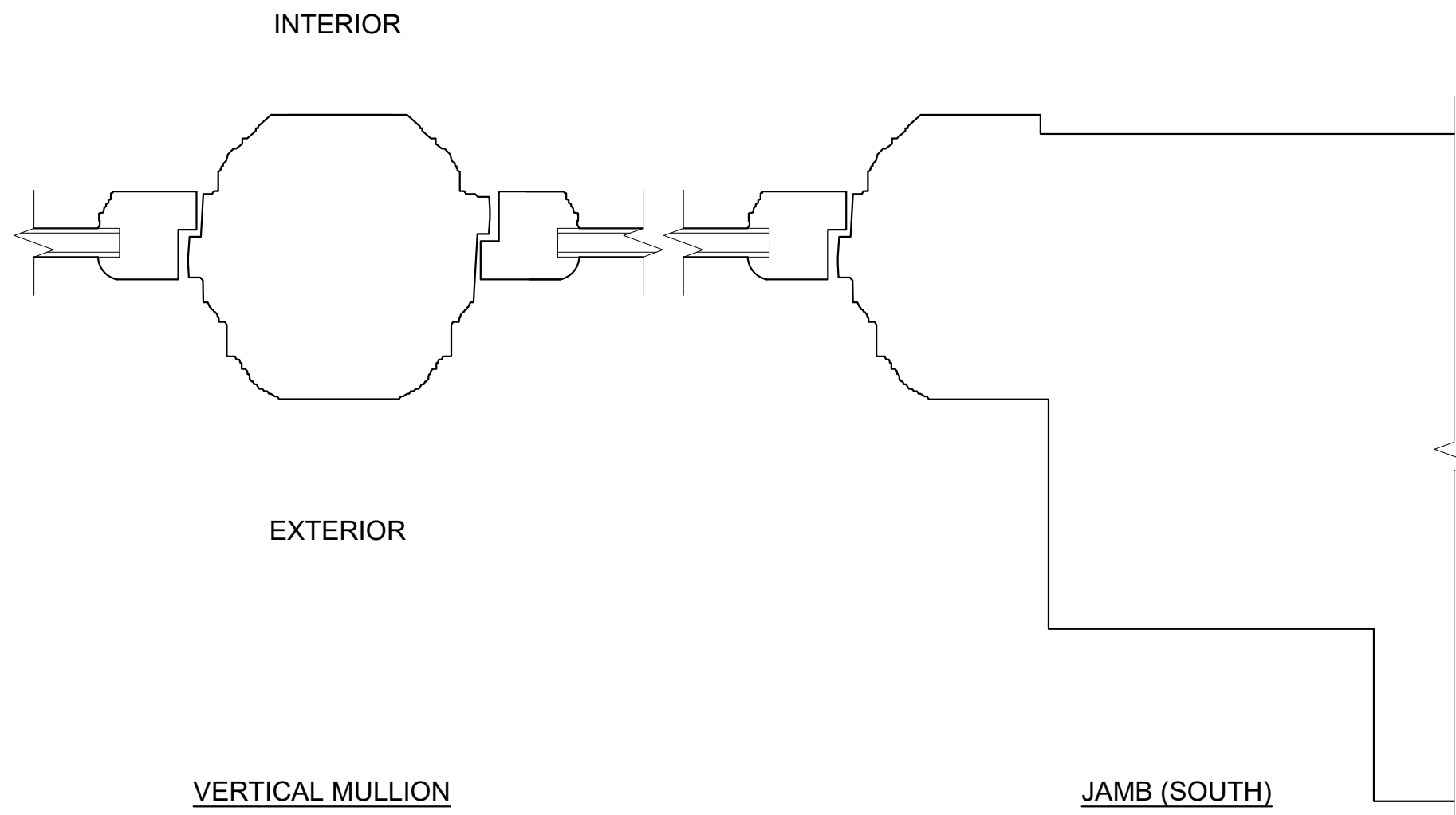


WEST WINDOW EXISTING SECTION WINDOW PROFILES

2

SCALE: 3" = 1'-0"

A9.1



WEST WINDOW EXISTING PLAN WINDOW PROFILES

1

SCALE: 3" = 1'-0"

A9.1

THE LOFTS
GLAZING REPLACEMENT
208-212 THIRD AVENUE SOUTH
SEATTLE, WA 98104

2476 Westlake Ave N
Suite #102 98109
T: 206-285-0868
F: 206-285-0868
E: info@cross2dg.com
W: www.cross2dg.com

CROSS 2 DESIGN GROUP
Architectural ■ Building Envelope ■ Design

STOREFRONT
PROFILES

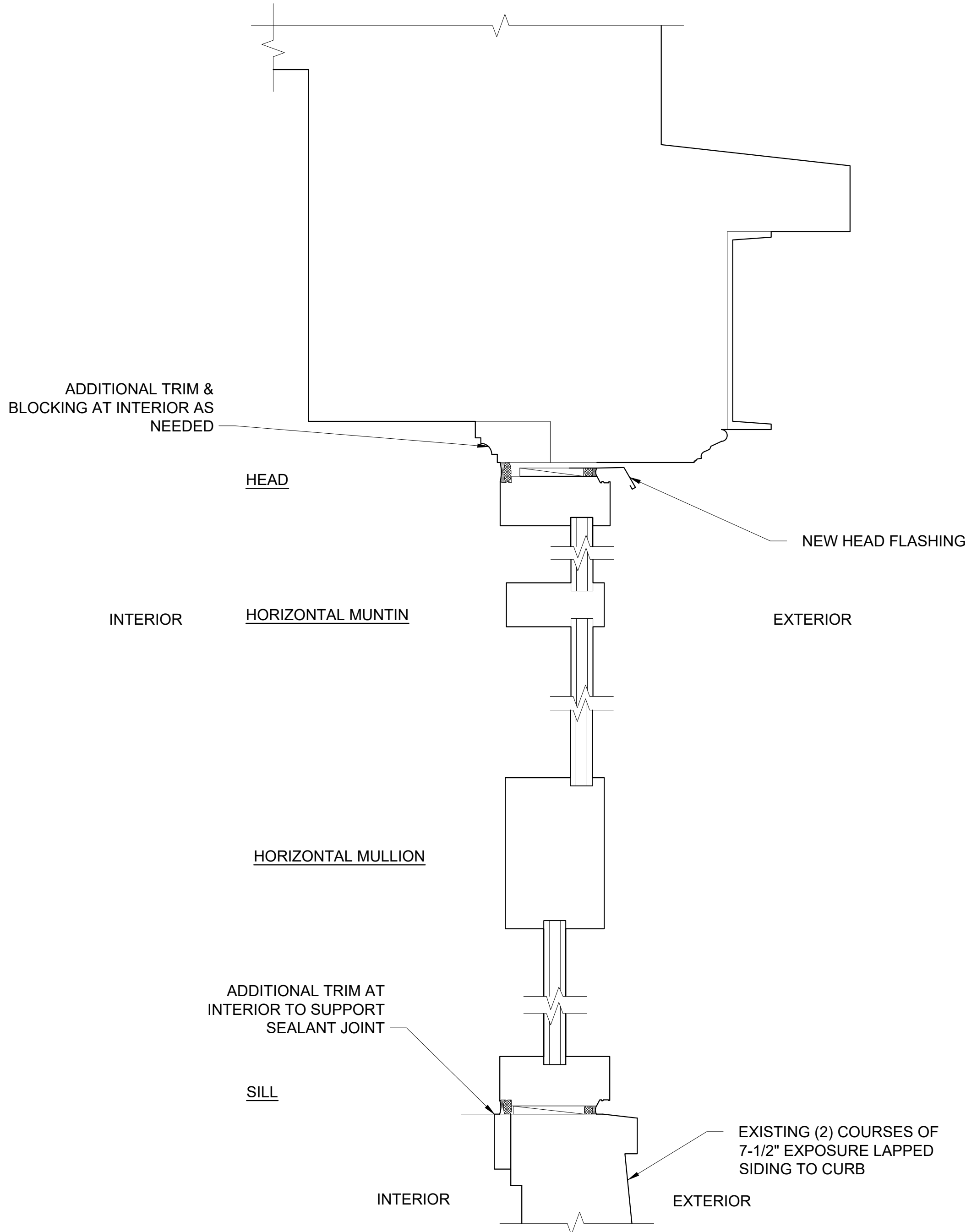
6888 REGISTERED ARCHITECT
John Brad Minogue
JOHN BRAD MINOGUE
STATE OF WASHINGTON

PRELIMINARY	2021-07-19
LANDMARK	2022-03-23
LANDMARK	2022-08-19
REVISION	2022-01-17
REVISION	2022-08-19

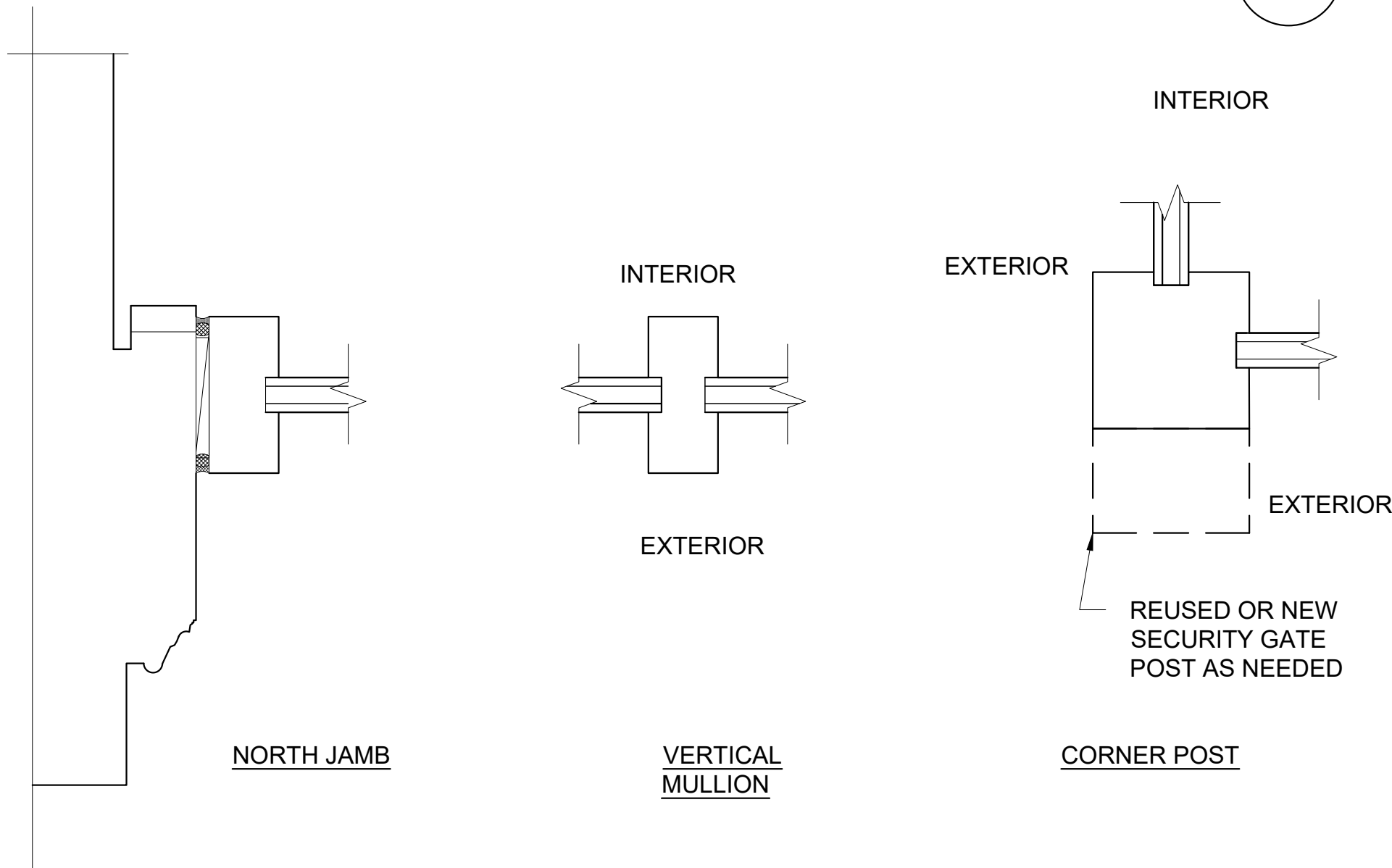
DESIGN	AL
DRAWN	AL / AZ
CHECK	AL

A9.2

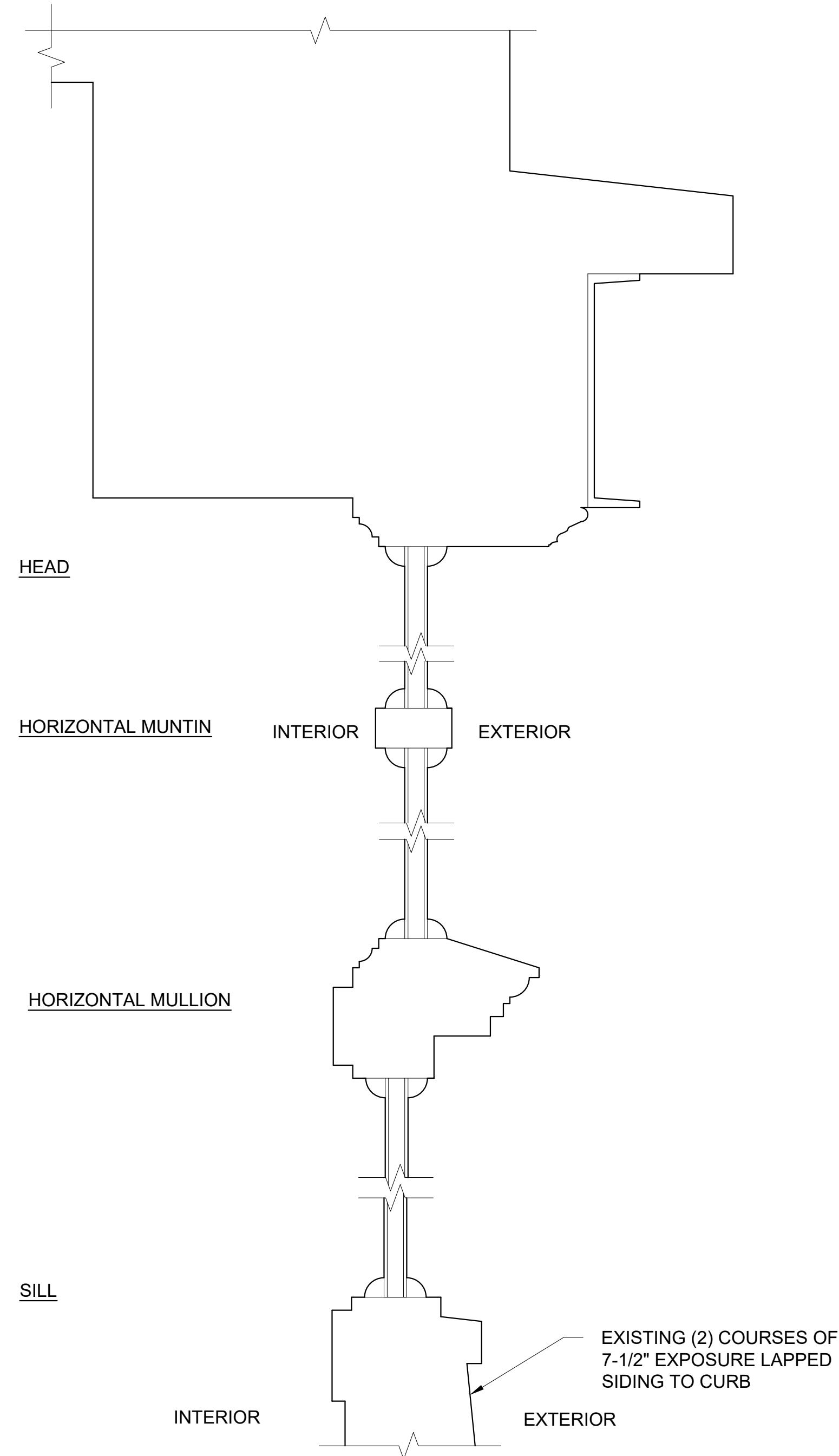
PLOT DATE Aug. 19, 22



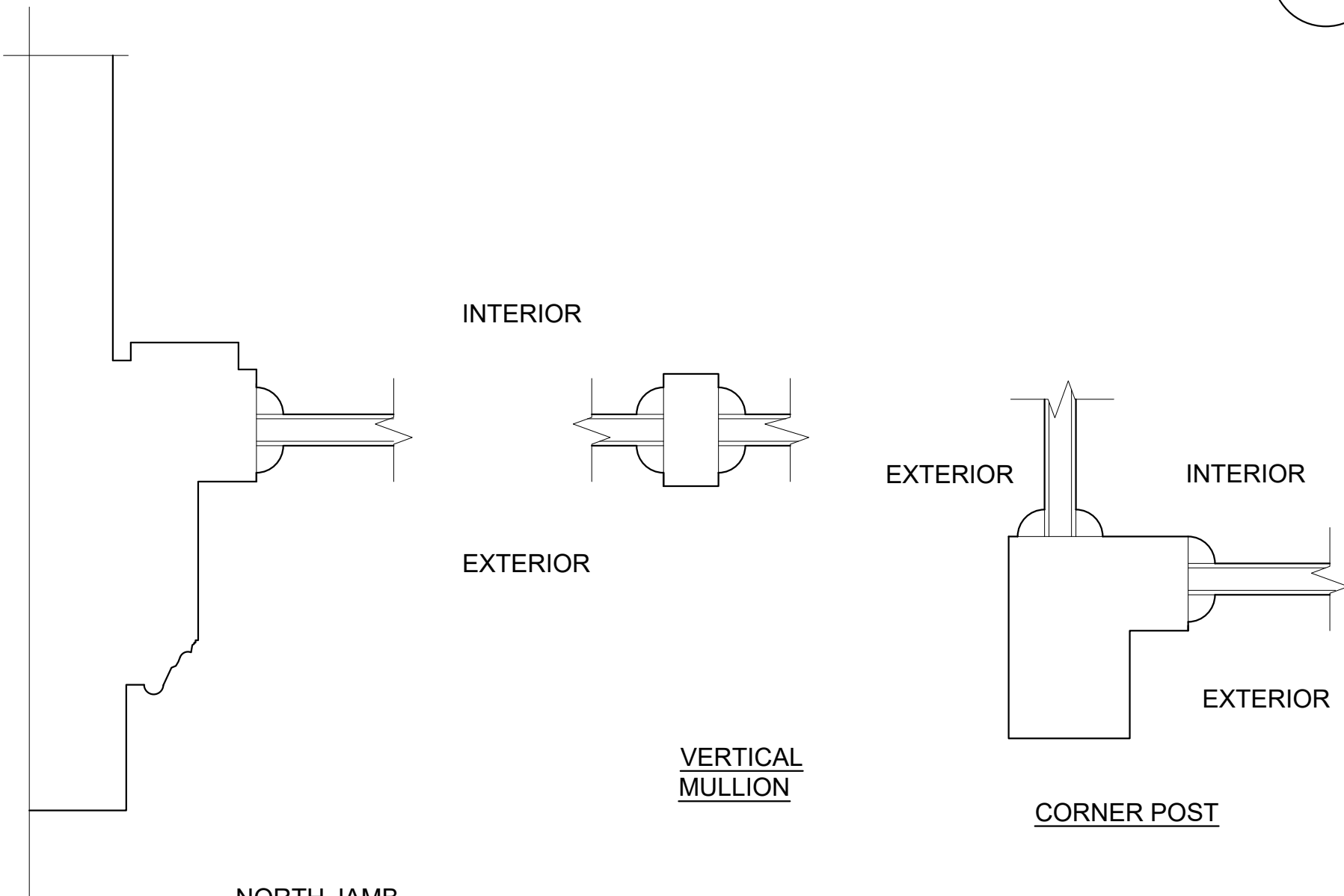
PROPOSED STOREFRONT SECTION PROFILES 4
SCALE: 3" = 1'-0" BE9.2



PROPOSED STOREFRONT PLAN PROFILES 3
SCALE: 3" = 1'-0" BE9.2



EXISTING STOREFRONT SECTION PROFILES 2
SCALE: 3" = 1'-0" BE9.2



EXISTING STOREFRONT PLAN PROFILES 1
SCALE: 3" = 1'-0" BE9.2



Customer Quote #: **87757-1**
Date: **09/23/2021**



ARKA Luxury Windows Doors Inc.

2915 Red Hill Avenue C107
Costa Mesa, CA 92626
(323) 522-4833
www.arkawindowsdoors.com



**TOGETHER
FOR BETTER**



Project Information

Customer: TRUE NORTH Construction Management, Inc.

Phone: 206-379-7395

Address:

Email: jordan@truenorthcm.com

ARKA Luxury Windows Doors Contact Information

Local Sales: Andrey Gab

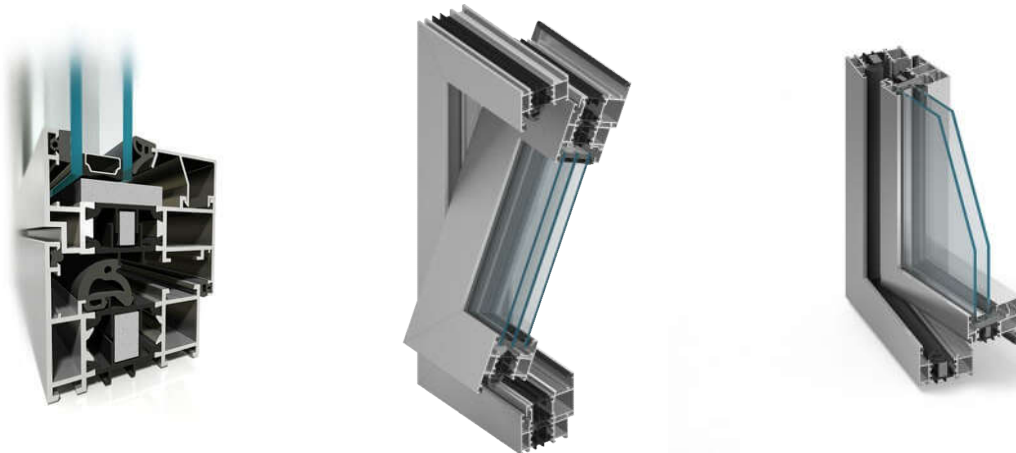
Phone: (310) 367-1209

Email: ag@arkawindowsdoors.com

Shipping Information*

Address:

Aluminum constructions in systems: ALUPROF S.A. (MB-70 HI)



The thermal insulation performance of frames of this system is considerably higher than the insulation performance of base systems. The value of heat transfer coefficient U_f for constructions of the MB-70HI system - depending on the applied profiles and accessories – ranges between 1.0 and 2.3 W/(m²K).

Enhanced thermal insulation performance is achieved due to placing special insulating inserts in the central insulating chamber, formed by connecting aluminum profiles with thermal breaks. Thus, formed inserts reduce heat transfer through this chamber due to low value of heat transfer coefficient. The central location of inserts additionally limits convection and thermal radiation.

PRODUCT TYPE: Vertical Pivot Windows

SYSTEM TYPE: ARKA MB 70 HI (New Gen Thermal Aluminum)

RECOMMENDED RO WIDTH: 65"

RECOMMENDED RO HEIGHT: 98"

NET FRAME WIDTH: 64"

NET FRAME HEIGHT: 97"

FRAME: Aluprof MB-70 Hi Bi-color

CUSTOM COLOR DETAILS

COLOR OUTSIDE: Matte Black RAL 9005 SeaSide Option Included

COLOR INSIDE: ADEC M 103 Mahogany

HARDWARE: Pivot Window Sabinco

HARDWARE FINISH: Brown

HARDWARE OPTION:

1. A handle can be located on a vertical part of the sash.
2. The window opens 180 degrees and has 22-degree fixed positions

GLASS TYPE: Triple pane 46mm

Outside Glass: ¼ Sunguard51/28Temp (6mm) TEMPERED
 Central Glass: Clear Laminated 3.3.1 (6mm)
 Inside Glass: 5/32 ClimaGuard Premium T (4mm) TEMPERED

Gas Type: Argon

Spacer: Black CHROMATECH Ultra or SWISSPACER ULTIMATE

U factor (Glass): 0.12

SHGC (Glass): 0.22

STC (Glass): 42

Vt: 0.45

Calculated Windows Thermal and Sound Performance

U factor: 0.19

SHGC: 0.15

STC: 37

Vt 0.30

CUSTOMER PRICING DETAILS

Total customer price for 32 (4*8) Pivot windows: \$199,862.06

Builder Discount 42% \$83,942.06

Factory Shipping & Handling Included
 Installation Labor: Not Included

Freight / Delivery to Seattle \$5000.00

Total \$120,920.00

Sales Tax 0.0

Grand Total: \$120,920.00

The proposal is valid till October 10th, 2021



*Regular delivery estimate lead time – 16-20 weeks from order to ARKA's Luxury.

(due to Covid we are experiencing delays)

PRICING & PAYMENT

The quoted price is valid only for the product details listed and only for 30 days from the date of the Quote. Prices are subject to change if any revisions are made, or if an order is not placed within 30 days from the date of the Quote.

An initial payment of 70% is due on order and must be received before ARKA will process an order for production. The balance of payment for all products shipped regular Delivery is (1) wire transfer to ARKA's bank account to be received by ARKA before delivery or (2) personal, business or cashier's check on delivery to be handed over to the common carrier driver. For First Threshold delivery, the balance is due at ARKA's office two weeks before the given estimated time of arrival. As products are made to order, Buyer may not cancel or change an order once a Contract for Sale is formed. In the event of Buyer's repudiation of the Contract for Sale, ARKA is entitled to the full purchase price of the Contract for Sale.

SHIPPING & DELIVERY

Standard Delivery. The quoted freight amount is based on shipping to Buyer via ARKA's standard shipping methods to tailgate/curbside only. Buyer is responsible for unloading the product from the delivery truck and must plan to have sufficient manpower present for unloading. If the location is not easily accessible by common carrier, shipment will be made to the nearest freight terminal. Alternative shipping methods requested by Buyer may result in additional charges. Buyer can make its own transport arrangements from ARKA production sites within the U.S., and in the case of international production sites Buyer can make its own transport arrangements from the domestic port of entry.

First Threshold Delivery. First Threshold delivery is available for residential projects for an additional \$200 per position. First Threshold includes driver unloading the product and placing the shipment over the "first threshold" of the structure, typically a

garage. Uncrating or unpacking is not included. Full payment of the purchase price and First Threshold Delivery charges must be received by ARKA two (2) weeks prior to estimated delivery. ARKA must be notified at time of order if First Threshold delivery is required so the necessary arrangements can be made. This delivery method will add two (2) weeks to the standard lead time. It is not available for orders with large sliders.

MB-70

WINDOW AND DOOR SYSTEMS



TECHNICAL DATA	MB-70 / HI	MB-70US / HI
Frame depth (door / window)	70 mm	
Leaf depth (door / window)	70 mm / 79 mm	79 mm
Glazing thickness (permanent window and door / active window)	15 – 51 mm 23 – 60 mm	9 – 45 mm 18 – 54 mm
MIN. VISIBLE PROFILE WIDTH		
Frame (door / window)	51 mm / 47 mm	75 mm
Leaf (door / window)	72 mm / 32 mm	-
MAX STRUCTURE DIMENSIONS AND WEIGHT		
Max. dimensions of tilt-and-turn window	H to 2400 mm L to 1600 mm	H to 2100 mm L to 1400 mm
Max. dimensions of door leaf	H to 2400 mm L v 1300 mm	-
Max. weight of the leaf (door / window)	120 kg / 130 kg	130 kg

MB-70 / 70 HI

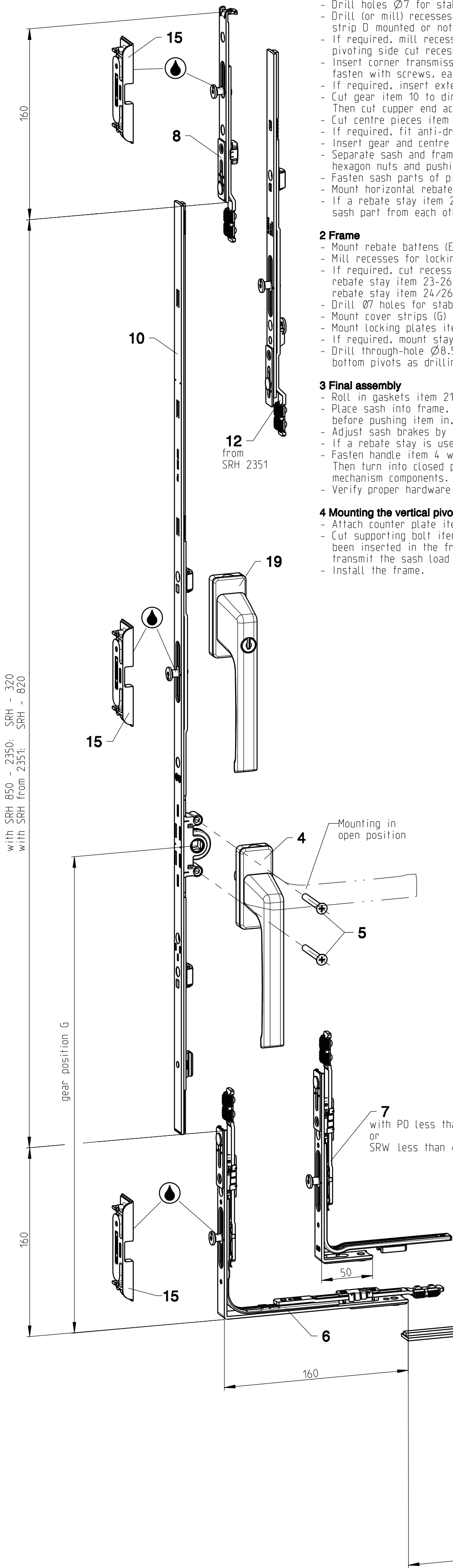
Aluminium windows based on MB-70 system are rigid, durable, and stable. They can be used to design safe windows, doors and sliding systems as well as large-size glazing. Several alternative solutions have been created based on MB-70, each giving you new possibilities.

Using MB-70 HI provides the building with better thermal insulation. Increasing thermal insulation is achieved by placing special insulating inserts in the central chamber. Windows made in the MB-70 HI system, as in the case of the base system, can be used both in individual buildings and in aluminium façades. MB-70 US is one of the most popular alternative solutions. Windows made using elements of this system have hidden leaves. This solution is also available in the MB-70 US HI version, which is equipped with additional insulation.

Alternative variants of MB-70 window profiles

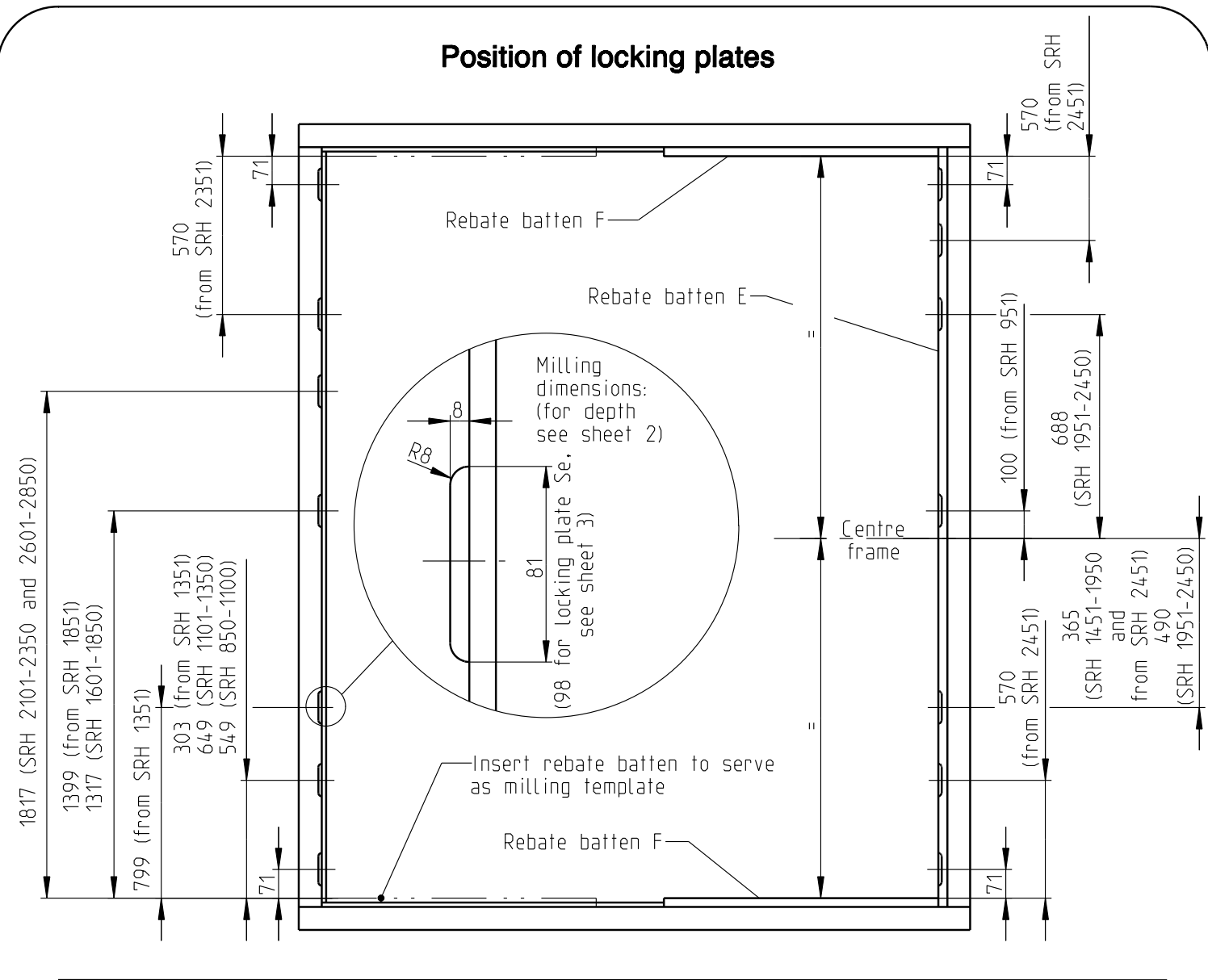
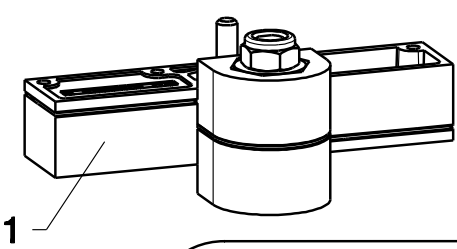
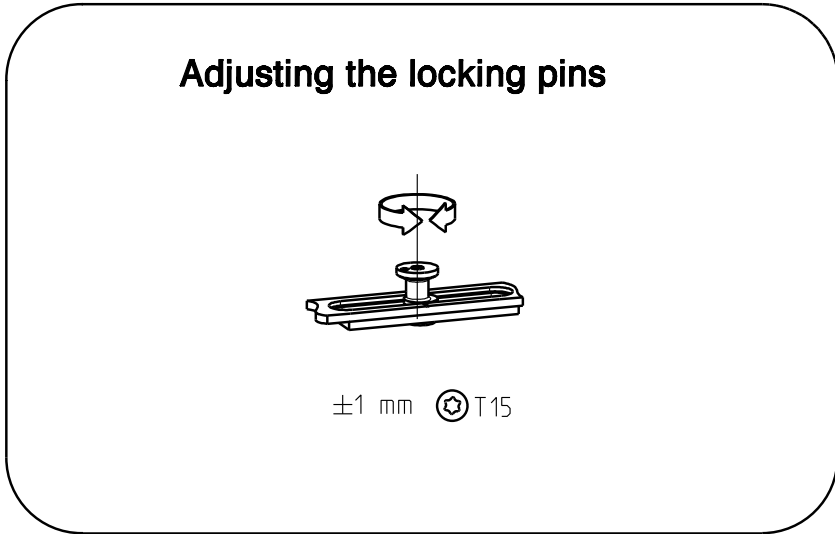
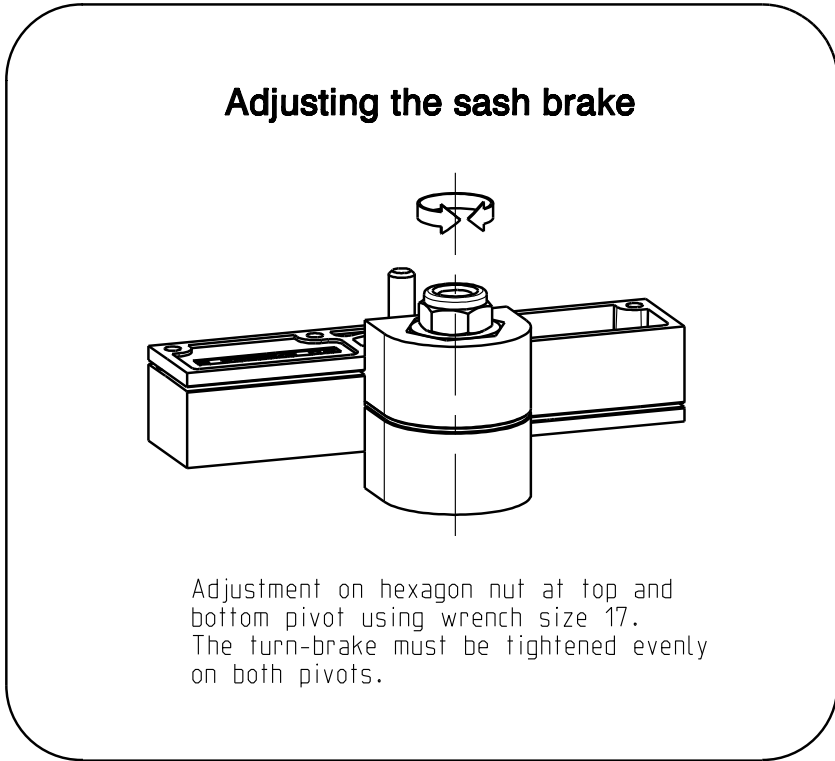


MB-70 HI



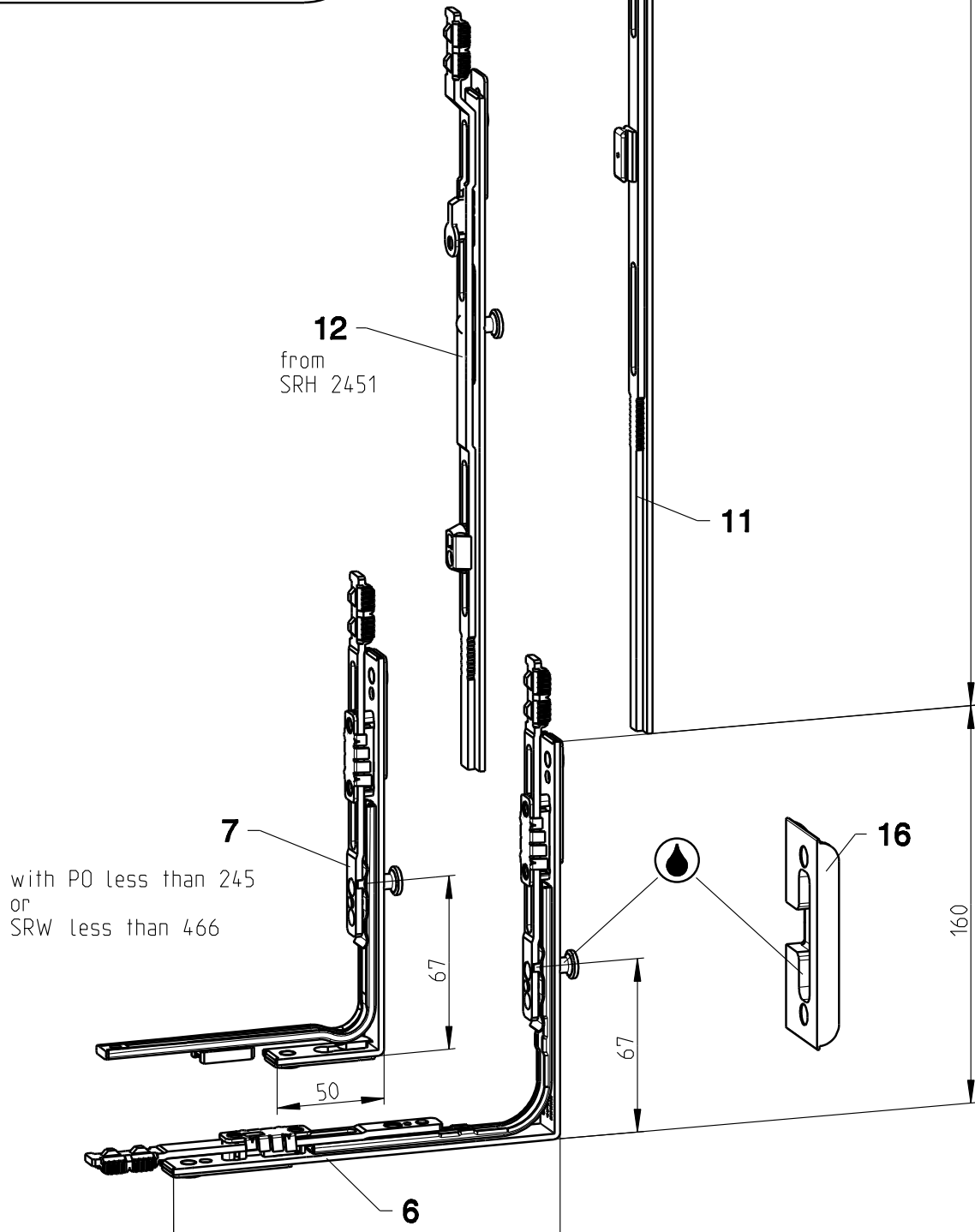
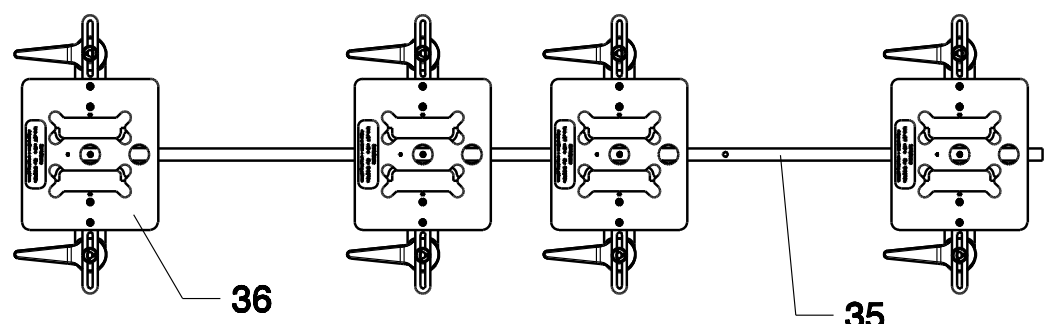
Mounting instructions:

- 1 Sash**
- Mount vertical rebate batten (A).
 - Drill holes $\varnothing 7$ for stabilising pins of vertical pivots using drilling jig item 34.
 - Drill (or mill) recesses for gear case and handle (with vertical cover strip D mounted or not).
 - If required, mill recess for rebate stay 27 item 23/24; for mounting on inward pivoting side cut recess on loose rebate batten (B).
 - Insert corner transmissions item 6 or 7 and extensions pieces item 8 and 9, fasten with screws, each.
 - If required, insert extension item 12 and fasten with screws.
 - Cut gear item 10 to dimensions 160 starting at the marking notch.
 - Then cut copper end according to calculation formula.
 - Cut centre pieces item 11 and 13 equally on both sides according to formula.
 - If required, fit anti-drill plate item 41 on outside of gear case.
 - Insert gear and centre pieces and fasten with screws.
 - Separate sash and frame parts of vertical pivots item 1 by loosening the hexagon nuts and pushing out the bearing shafts.
 - Fasten sash parts of pivots with screws.
 - Mount horizontal rebate battens (B and C) as well as cover strips (D).
 - If a rebate stay item 23-26 is used: Unlock the stay to disconnect frame and sash part from each other and mount the latter.
- 2 Frame**
- Mount rebate battens (E and F) to outward opening sash side.
 - Mill recesses for locking plates with cutter $\varnothing 16$.
 - If required, cut recess for rebate stay packer item 28 (milling jig item 29) or frame part of rebate stay item 23-26 respectively, and drill hole $\varnothing 14$ for lockable rebate stay item 24/26.
 - Drill $\varnothing 7$ holes for stabilising pins of vertical pivots using drilling jig item 34.
 - Mount cover strips (G).
 - Mount locking plates item 15, 16 and frame parts of vertical pivots item 1.
 - If required, mount stay item 28 and frame part of rebate stay item 23-26.
 - Drill through-hole $\varnothing 8.5$ for supporting bolt item 2 (use of frame part of bottom pivots as drilling jig).
- 3 Final assembly**
- Roll in gaskets item 21 with gasket roller item 22.
 - Place sash into frame, grease surface of bearing shafts with small amount of lubricant before pushing item in, insert brown brake disc and washer, and lock with hexagon nut.
 - Adjust sash brakes by tightening the hexagon nuts on top and bottom pivot evenly.
 - If a rebate stay is used: engage stay arm in running rail of frame part and lock.
 - Fasten handle item 4 with countersunk screws item 5.
 - Then turn into closed position to shear off the locking pins on locking mechanism components.
 - Verify proper hardware functioning.
- 4 Mounting the vertical pivot**
- Attach counter plate item 3 to lintel firmly.
 - Cut supporting bolt item 2 to such a length that it will not protrude at the top after having been inserted in the frame part from underneath, and that it rests on the counter plate to transmit the sash load onto the lintel.
 - Install the frame.



Cutting recesses for locking plates with milling jigs

For individual fabrication the recesses for locking plates can be cut with a router using the milling jigs of tilt-turn fittings UNI-JET; cutting is done from the front with the frame jamb placed horizontally (without cover strips). Cutter $\varnothing 16$, guide ring $\varnothing 27$. Inward opening sash side: Milling with inserted top and bottom rebate battens used as stop.



Abbreviations:

- SRW Sash rebate width
SRH Sash rebate height
FRW frame rebate width
PI distance between pivot centre and sash rebate of inward pivoting side
PO distance between pivot centre and sash rebate of outward pivoting side
G gear position
ML middle lock

Hardware fixing:

Vertical pivot: countersunk screws DIN 7997 4 x 35 and 4 x 50
Rebate stay: countersunk screws DIN 7997 4,5 x 30 and 4 x 30
Locking mechanism: countersunk screws 4 x 30

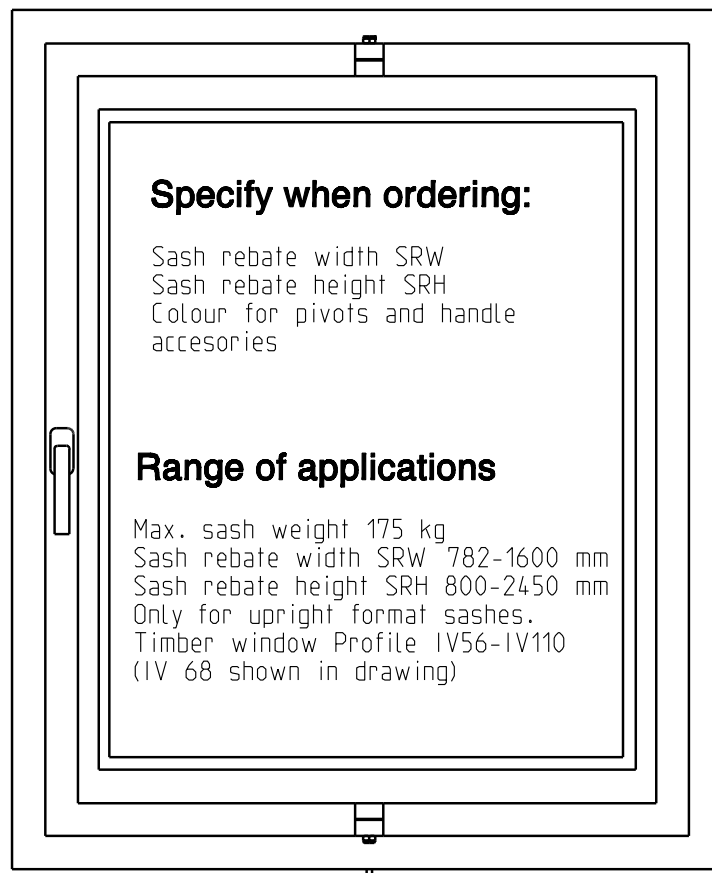
The fastening screws specified are only a recommendation based on our experience. The responsibility for the appropriate fastening of hardware components rests with the window/window door fabricator.

Item	Description						Article no.	Piece			
1	Pair of vertical pivot fittings UNITAS 93 Bo						6-25851-00-P	1			
2	Supporting bolt										
3	Counter plate										
4	Handle DIRIGENT-F						6-28072-33-0	1			
5	Countersunk screw DIN 965 M5x40						9-13255-40-0	2			
6	Corner transmission						6-32021-00-0	2 [1]			
7	Corner transmission SLK						6-32224-00-0	alternative too Pos. 6 [2]			
8	Extension piece 90° (inward opening sash side)						6-32104-00-0	1			
9	Extension piece 180° (outward opening sash side)						6-32105-00-0	1			
10	SRH	Gear D15 (backset 15)		Length	ML	G	400	G-22124-00-0	1		
		850-110	940				500	G-22125-00-0			
		1101-1350	1190				2	G-22127-00-0			
		1351-1600	1440					G-22128-00-0			
		1601-1850	1690				3	G-22133-00-0			
		1851-2100	1940					G-22134-00-0			
		2101-2350	2190				4	G-22133-00-0			
		2351-2600	1940				3	G-22134-00-0			
2601-2850	2190	4	G-22134-00-0								
11	SRH	Centre piece		Length	ML			6-34106-01-0	1		
		850-950	630			0		6-34106-02-0			
		951-1450	1130			1		6-34106-03-0			
		1451-1950	1630			2		6-34106-04-0			
		1951-2450	2130			3		6-34106-03-0			
		2451-2850	1630			2		6-34106-03-0			
12	SRH	Extension 500		length	500	ML	1	6-32142-00-0	1		
		2351-2450	2451-2850						3		
13	SRH	Centre piece type D		at 2xitem6	1xitem6, 1xitem7	at 2xitem7	Length	630	6-25447-11-0	1	
		576-950	466-840					356-488			6-25447-12-0
		951-1450	841-1340					-	1130		6-35447-13-0
		1451-1600	1341-1600					-	1630		
		Locking plate 25/15, inward opening sash side									
15	SRH	850-1350						9-32730-00-0	3		
		1351-1600							4		
		1601-2100							5		
		2101-2600							6		
		2601-2850							7		
16	SRH	Locking plate 35/15, outward opening sash side						9-32732-00-0	2		
		800-950							3		
		951-1450							4		
		1451-1950							5		
		1951-2450							6		
		2451-2850							7		

accessories				
19	Handle DIRIGENT-F/Z (lockable)	6-28075-33-0	alternatively to item 4	
21	Gasket P 828	(sheet 2) W-751015	Lfd. m	
22	Gasket roller (not shown in drawing)	9-23749-00-0	1	
23	Rebate stay 27	5-20143-00-9 [2]	1	
24	Rebate stay 27 lockable	5-20152-00-9 [2]		
25	Rebate stay 27 A	5-21306-00-9 [2]		
26	Rebate stay 27 A lockable	5-21689-00-9 [2]		
27	Key for lockable rebate stay	9-23074-00-0	1	
28	Packer for rebate stay	9-43774-35-0	1	
29	Milling jig for packer for rebate stay	6-34716-00-0	1	
34	Drilling jig for vertical pivot (sheet 2)	with clamping device (not shown in drw) 9-28600-00-0 without clamping device 9-28802-00-0	1	
35	Rod for milling jig for locking plates	L = 1850 9-41858-00-0 L = 2350 9-41859-00-0	1	
36	SRH	Milling jig for locking plates	with clamping device 6-32784-02-0 without clamping device 6-32784-01-0	
		850 - 1350		3
		1351 - 1600		4
		1601 - 2100		5
		2101 - 2850		6
37	Rod guide	8-00805-00-0	6-9	
38	Locking plate Se	6-27522-0-00	alternatively to item 15-16	
40	Milling jig with clamping device for locking plate Se	6-27774-00-0	alternatively to item 36	
41	Anti-drill plate	9-41749-00-0	1	
42	Handle MODENA-F/Z 100 Nm (lockable)	6-34397-33-01	alternatively to item 4	

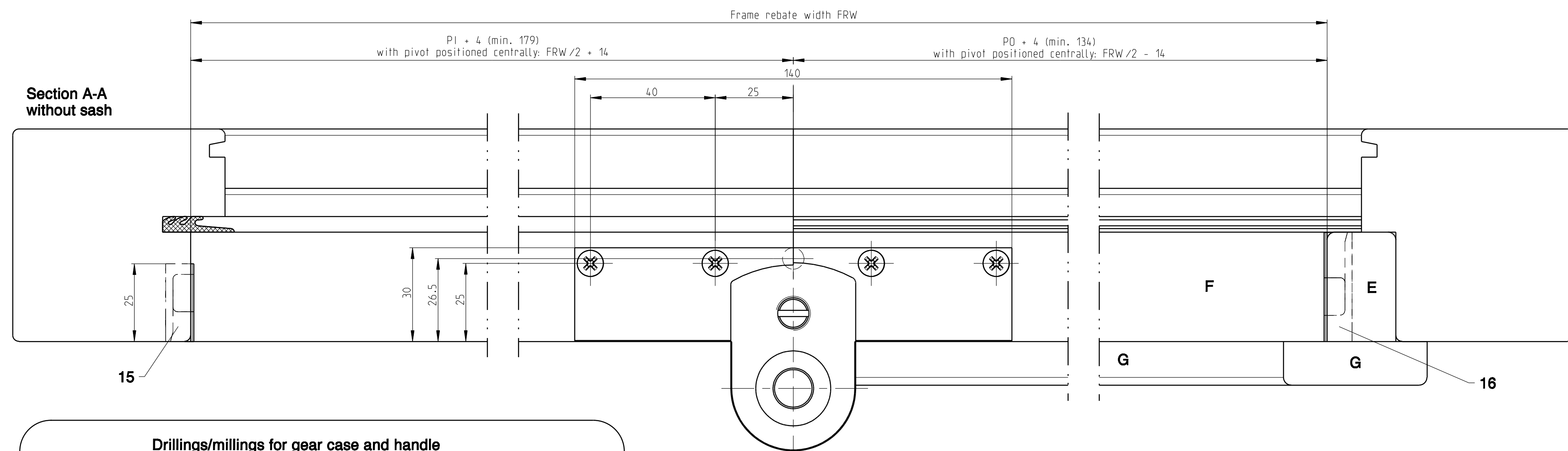
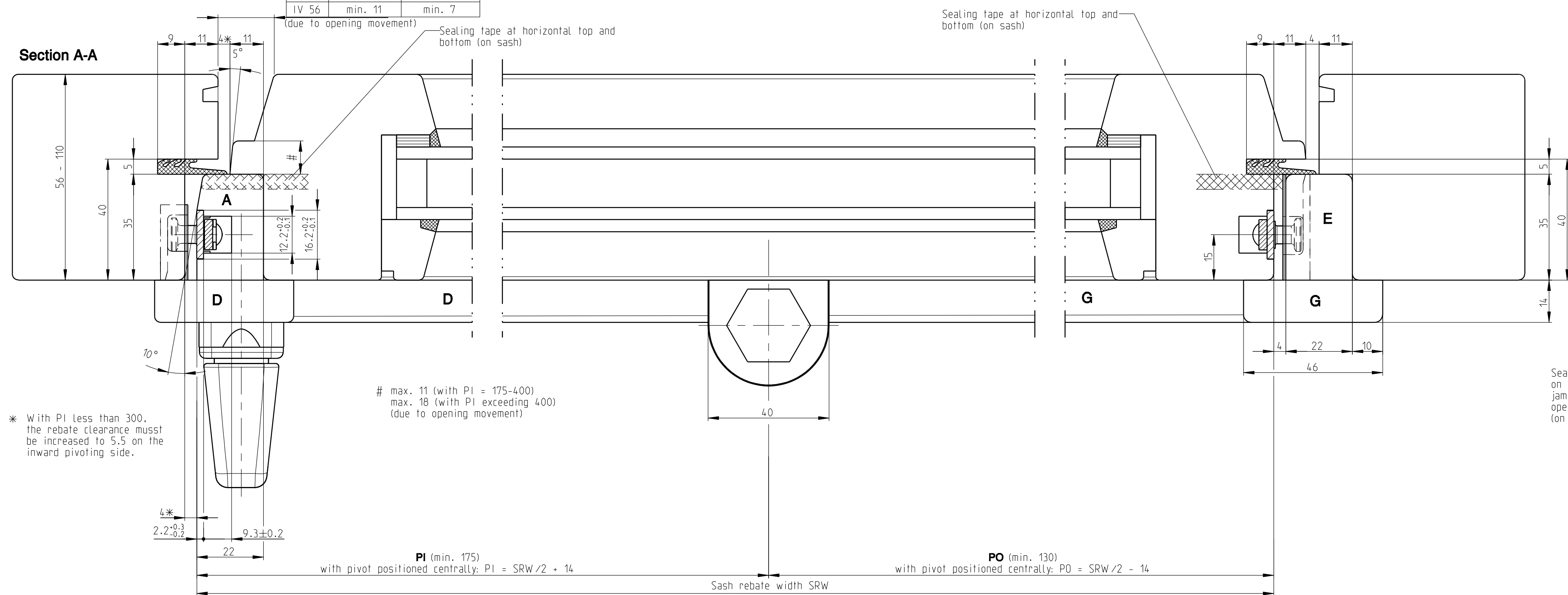
- [1] 2 x Pos. 6 with SRW exceeding 575 and both PI and PO not less than 245
1 x Pos. 6 and 1 x Pos. 7 with SRW 466-575 and PI or PO less than 245
2 x Pos. 7 with SRW less than 466 or PI and PO less than 245, each

- [2] For left hand inward opening sash: variant L at bottom, variant L at top
For right hand inward opening sash: variant R at bottom, variant L at top



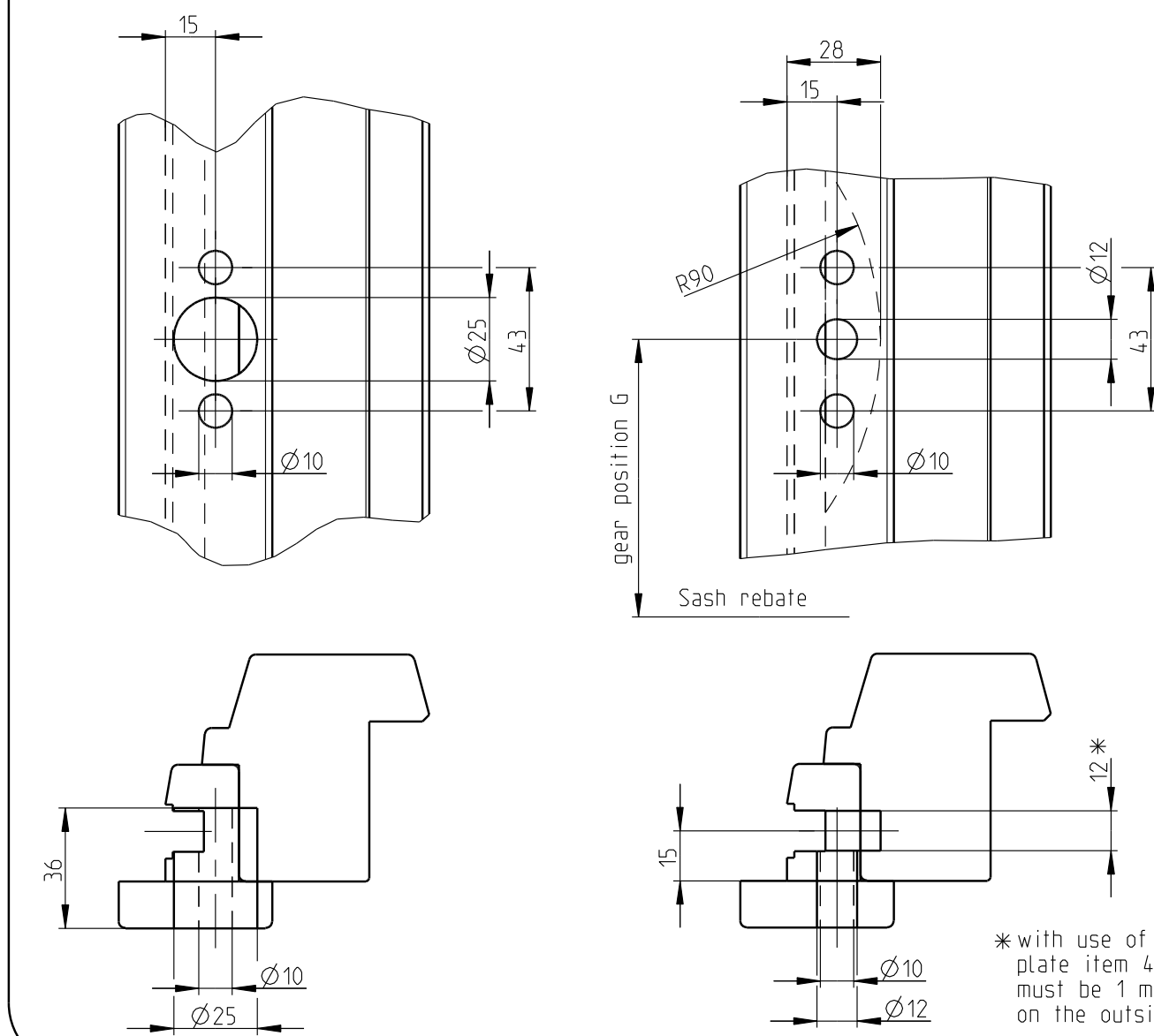
Description				
Vertical pivot fittings UNITAS 93 Bo				
Central locking mechanism type D				
Release No.	Level	Released	Scale	Modification
Mod. No. G28564	Ver. --	Mz	%	3
Replacement for --				Drawing No. 0-42020-AH-0-EN
				Sheet 1/3

	with PI = 175-400	with PI exceeding 400
IV 110	--	min. 21
IV 92	min. 33	min. 15
IV 88	min. 30	min. 14
IV 78	min. 23	min. 12
IV 68	min. 17	min. 9
IV 56	min. 11	min. 7



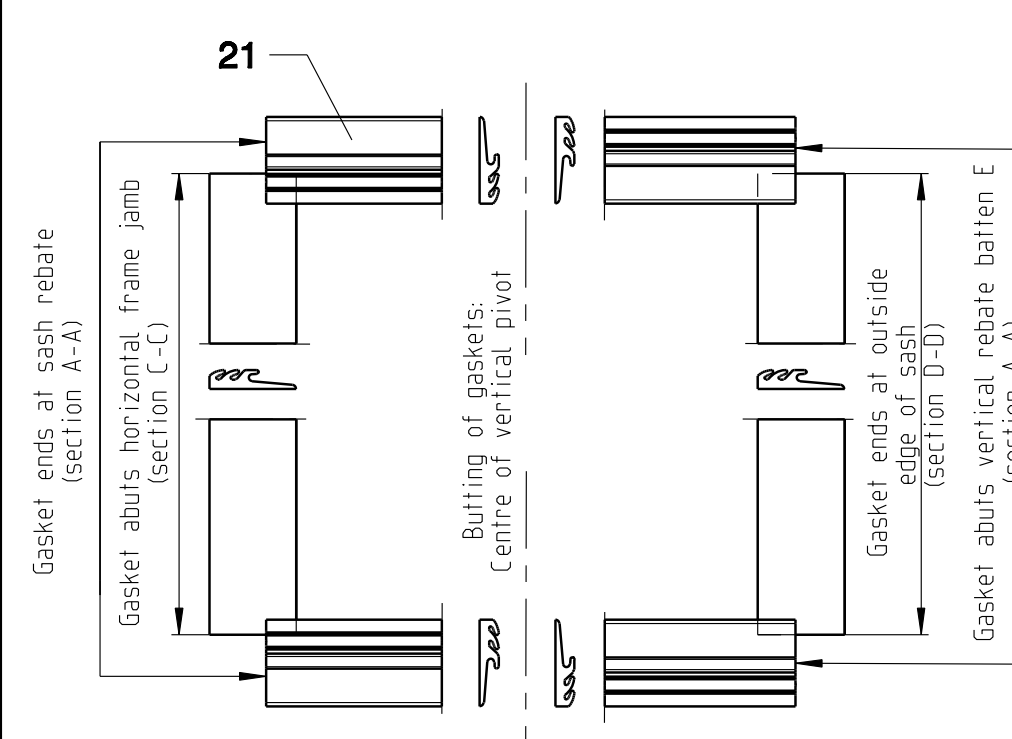
Drillings/millings for gear case and handle

Preparing the sash for the gear with rosette fixture can either be done by milling as shown on the right or by drilling with triple drill as shown on the left.

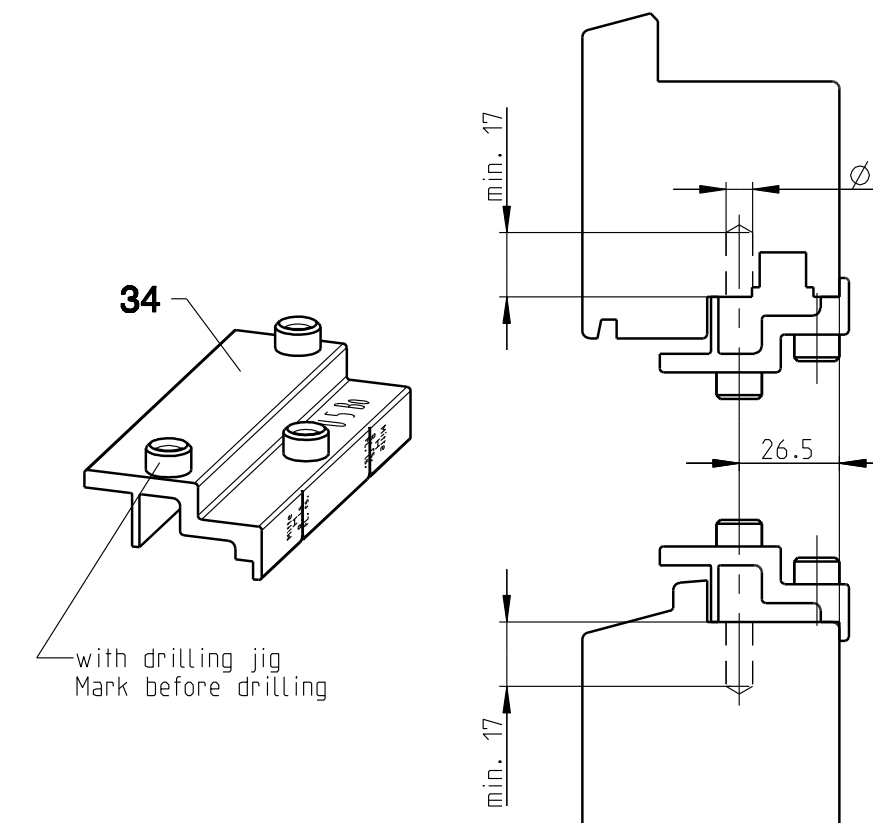


Peripheral gasket P 828

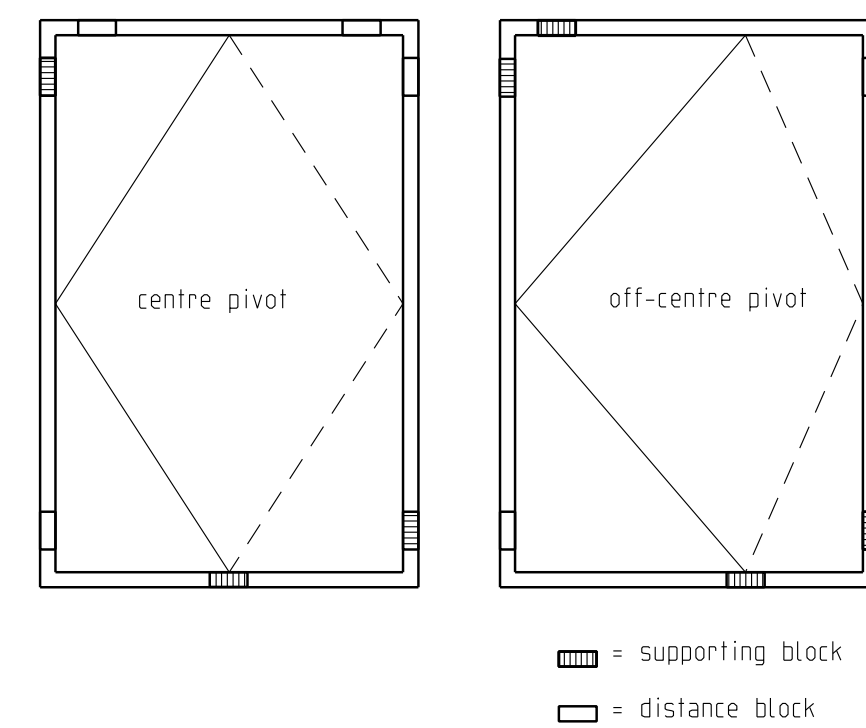
Requirement per sash: $L = 2 \times SRH + 2 \times SRW + 60$



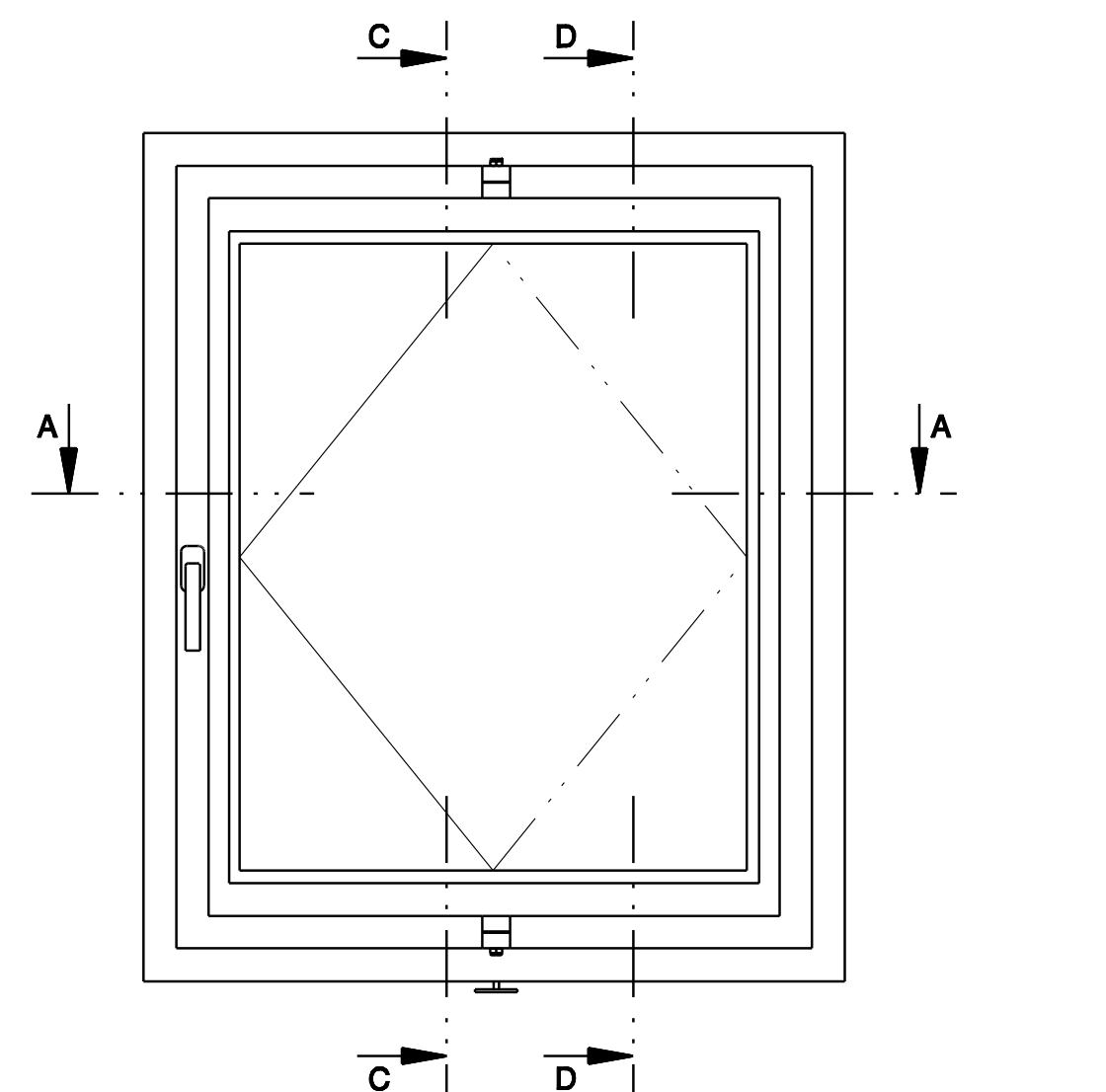
Bore for stabilising pin



Position of glazing blocks



The applicable glazing directives (e.g. 'Technical Directive of the German Glazier trade No. 3 - Blocking of Glazed Units') must be observed.

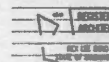
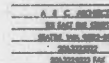


Description

Vertical pivot fittings UNITAS 93 Bo
Central locking mechanism type D



Release No. -- Mod. No. G28564	Level	Released		Scale %	Modification	Size
	Ver.	--	Mz		3	1
	Draft	13.03.2015	Cs			
Replacement for --					Drawing No. 0-42020-AH-0-EN	Sheet 2/3

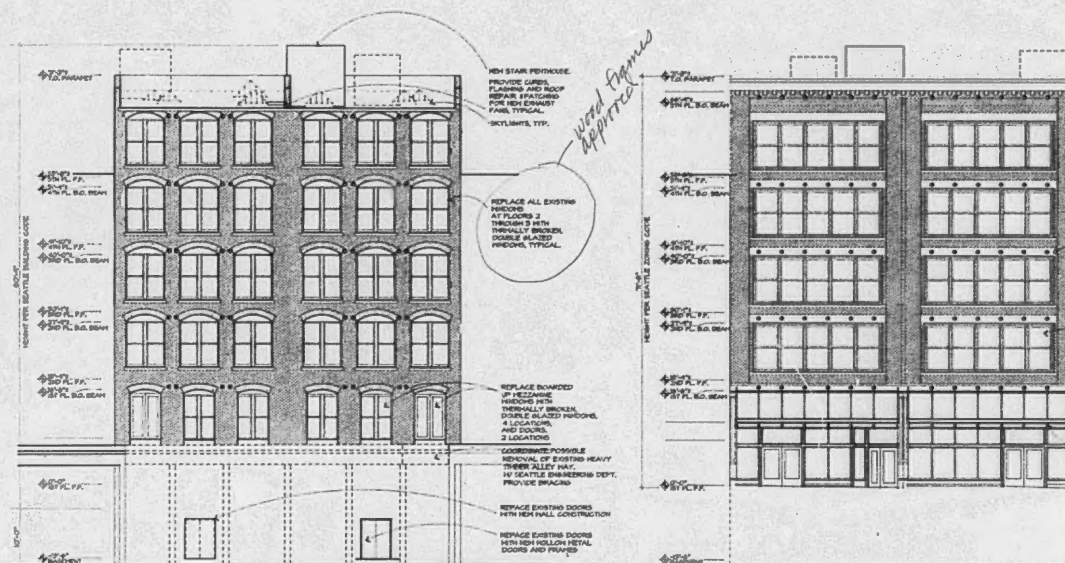


FILE DATE		0009
CHARGE	DIG	SERIAL
A	E695 program install	
	1295 P/B S/m	
PAGE	0009	

FLEISHMANN BUILDING
ARTIST STUDIOS REMODEL
210 THIRD AVENUE SOUTH
SEATTLE WASHINGTON

CONTENTS
EAST AND WEST
EXTERIOR
ELEVATIONS
SCALE AS NOTED
DRAWN BY JRM
CHECKED: RJM
PROJECT NO. 9540000
SHEET

A3



EAST ELEVATION

$$1/E^0 = 1'' - 0^0$$

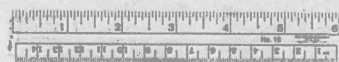
WEST ELEVATION

$$10^{\frac{1}{2}} = 10^{\frac{1}{2}}$$

Not Approved:
Retains existing original
frames, retrofit with
double pane glazing
and new gasket
assemblies.

Retain Original
frames

Not Approved



2476 Westlake Ave N #102
Seattle, WA 98109
Tel: 206 283 0066
info@cross2dg.com
www.cross2dg.com



August 19, 2022

Pioneer Square Preservation Board
Department of Neighborhoods
P.O. Box 94649, Seattle, WA, 98124-4649
Attention: Genna Nashem, Coordinator
genna.nashem@seattle.gov

Re: Application for Certificate of Approval
Lofts Condominium Project Window Replacement
210 3rd Avenue South

Dear Genna,

Consistent with the Pioneer Square Preservation District's goals to encourage residential uses, Cross 2 Design Group is proposing an exterior window upgrade with historically compatible and energy efficient aluminum windows along the 3rd Avenue South façade to support the residential occupancy of The Lofts Condominium.

We have undertaken a comprehensive window survey of the existing windows. *Attachment A*, West Unit Window Survey. The condition of the western facing windows is generally poor, with decay present in most windows and many windows no longer safely operable, which impacts the livability of the residential units. Repair and maintenance of the existing windows is not a viable option.

The proposed solution is a high-quality aluminum window system that respects the historic character of the window openings and proportions. *Attachment B*, ARKA specifications. The proposed window system is designed to meet the National Park Service's Preservation Brief #9 guidance for window replacement and will provide improved energy efficiency. It should be noted that the selection of the replacement windows was the result of an exhaustive search to find windows that not only match the appearance of the existing windows but have the same pivot operation. This aspect is unusual and was very challenging to find. The proposal is consistent with the Pioneer Square Preservation Board regulations and guidance. Installation of the high-quality windows will support the continued historical stewardship of The Lofts Condominiums.

Sincerely,

Aaron Lemchen, AIA
Vice-President, Design & Projects