



October 25, 2024

Forrest Courtney
155 Heritage Way
Juneau, Alaska 99801

RE: HRAC Review of Exterior Windows for 123 Seward Street

Mr. Courtney,

123 Seward Street has been purchased by Goldbelt Inc. and the intent for the property is to convert the second story office space into workforce housing. This conversion required us to review the existing windows, and it was determined they did not meet egress requirements for residential sleeping rooms.

It is our intent to replace all of the second story windows with a similar black metal window profile but with an operable sliding function to meet the egress requirements. Please see attached documents from the contractor, ACC.

I have also provided a floorplan diagram of the proposed renovation, for discussion purposes. Please see pages 2 and 3 of this cover letter for photographs.

We look forward to attending the November HRAC meeting to discuss the design.

Thank you,

Shannon Crossley

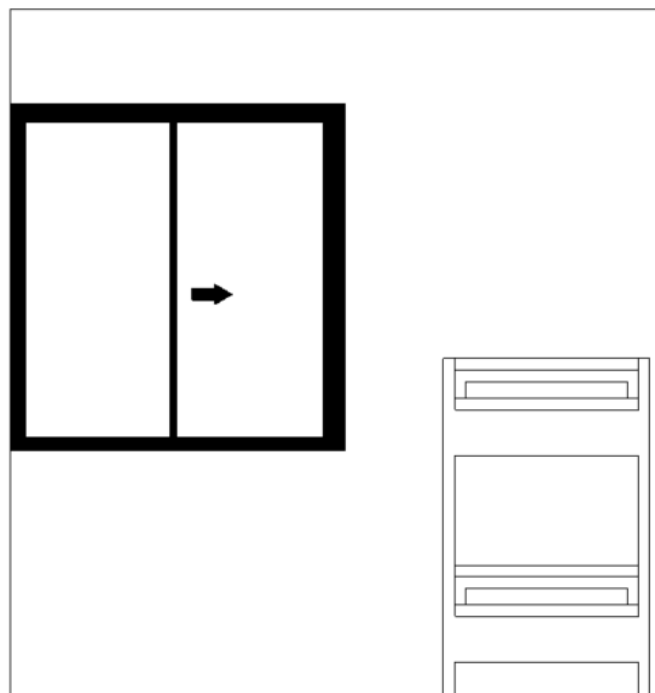
Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

E. David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181



Proposed Window Design



126 Seward Str.
Juneau, AK 99801

p.907.586.6150
f.907.586.6181



126 Seward Str.
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

1 SECOND FLOOR PLAN
1/8" = 1'-0"



GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY.
5. ALL PARTITIONS ARE TYPE P1-4, UNO.
6. WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE 3" MIN JAMB FRAMING.
7. DIMENSIONS LOCATING OPENINGS ARE TO CENTERLINE OF OPENING, UNO.

CODE REVIEW:
IBC 2021

CONSTRUCTION TYPE: TYPE III-B*

*NON-COMBUSTABLE MATERIALS FOR EX WALLS	
OCCUPANCY TYPE:	R-2
FIRE RATING BETWEEN UNITS:	1/2 HOUR AS PER IBC 708.3.2
FIRE RATING BETWEEN UNITS AND COORIDOR:	1/2 HOUR AS PER IBC 1020.2
FIRE RATING BETWEEN FIRST AND SECOND FLOORS:	1 HOUR AS PER TABLE 508.4
MAX AREA OF EX WALL OPENINGS 5'-X<10':	25% IN SPRINKLERED BLD
GROSS SF OF 3RD FLR:	8084 SF
MAX OCCUPANT LOAD: (1 PER 200 SF GROSS)	40 OCCUPANTS PER TABLE 1004.5
# OF W.C/LAVS: (1 PER 10)	4 REQ PER TABLE 2902.1
# OF SHOWERS: (1 PER 8)	5 REQ PER TABLE 2902.1
EGRESS:	ALL SLEEPING ROOMS MUST MEET MIN EGRESS OPENING*

*AK STATE FIRE MARSHAL MODIFICATION TO 2021 IBC STATES ALL R OCCUPANCIES REQUIRE EMERGENCY ESCAPE AND RESCUE OPENING

SHEET NOTES:

1. OPENINGS ARE LESS THAN 25% OF WALL, NO RATING REQUIRED
2. MODIFICATION TO EXISTING OPENING TYPE, EGRESS WINDOW REQUIRED, 4" HEIGHT, 11" WIDTH STEP IN FRONT OF EGRESS WINDOW
3. 1 HOUR FIRE RATING- 7" CONCRETE WALL TOWARD ALLEY

LEGEND:

UNIT A: 10 RESIDENTS

UNIT B: 5-6 RESIDENTS

UNIT C: 12 RESIDENTS

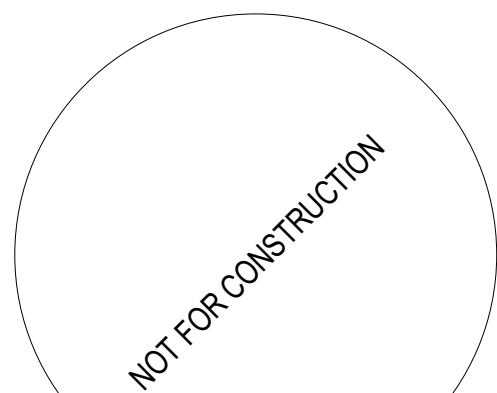
UNIT D: 6 RESIDENTS

UNIT E: 1 RESIDENT, CARETAKER

1/2 HR FIRE RATED WALLS, FLR TO STRUC

FIRST FLOOR EXTERIOR WALL

CENTERLINE OF ALLEY



02/15/2020

W
N
NorthWind
Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

123 SEWARD STREET

Goldbelt Inc 3025 Clinton Dr.
JUNEAU, ALASKA

SHEET TITLE:
FLOOR PLAN

CHECKED	SMB
DRAWN	MH/SCC

issue	date	description
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SHEET #

A2.0

ISSUE DATE	09/02/2024
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SPECIFICATIONS

GENERAL

Sliding windows shall be Marlin Series 3500-HC thermally improved as manufactured by Marlin windows, and shall conform to ANSI/AAMA 101-88 HS-HC40. Series 3500 shall have an AAMA 1503 CRF of not less than 58.

MATERIALS

All frame and sash members shall be aluminum extrusions of 6063-T5 alloy & temper. Frame and sash members shall have a rigid polyurethane "thermal-barrier" as an integral part of the extrusion which eliminates all direct contact between interior and exterior aluminum sections.

FINISH

Standard architectural Class II anodic color conforming to Aluminum Association AA-M12-C22-A34 for dark bronze or AA-M12-C22-A31 for clear anodized. (Architectural Class I and Class II anodic finishes and organic coatings available - specify).

CONSTRUCTION

Frame members shall be 3 $\frac{3}{8}$ " in depth. Frame and vent corners shall be fabricated to form tight mitered joints. Fixed interlock members shall be fabricated to form tight butt-joints where joined to frame members. All joinery fastened securely with stainless steel self-tapping screws and sealed to prevent moisture and air infiltration. Sill members shall allow drainage of moisture to the exterior, but reduce direct inflow of wind, moisture and dirt. Sill tracks shall be extruded as an integral part of the sill member. Extruded aluminum glass stops shall be fabricated to form tight butt-joints.

HARDWARE

Sash shall incorporate adjustable steel ball bearing wheel assemblies at the bottom corners. Rigid vinyl guides shall be located on the top and bottom rails at each corner of the sash to assure smooth operation. A continuous pull handle shall be a part of the interlock stile. A thumb operated latch shall be attached to the interlock stile and shall engage a channel in the fixed interlock when the sash is fully closed. Optional secondary slide bolt available for partial vent opening. Optional stainless steel track recommended for intended heavy use.

WEATHERSTRIPPING

Ventilating sash shall have continuous weather-stripping of silicone treated wool pile incorporating a polypropylene fin to insure longer life with better resistance to wind and moisture infiltration. Weather-stripping shall extend around the entire perimeter of the vent.

GLAZING

Marlin system #3500 shall be glazed with 1" overall insulating glass. The ventilator shall be 'marine' type glazed with a continuous vinyl channel gasket. The fixed glass shall be set on blocks, back bedded in foam glazing tape and retained by an extruded aluminum stop.

OPTIONAL SCREEN

Screen frames shall be fabricated from roll-form aluminum, finish to match window. Screen cloth to be 18 x 16 fiberglass mesh held in the aluminum screen frame with a tight fitting continuous vinyl spline. Two leaf springs shall be attached to the top rail of the screen and two metal pull tabs shall be attached at the bottom rail and held in place by the screen spline.

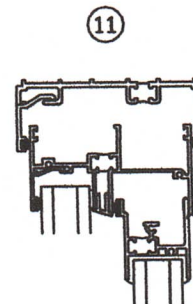
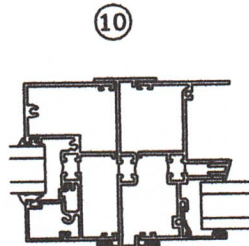
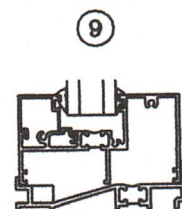
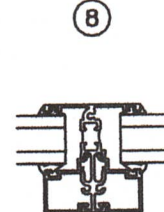
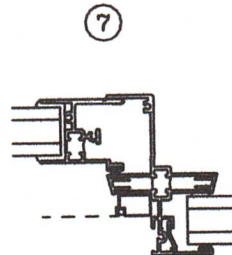
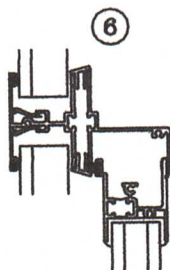
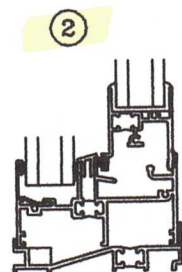
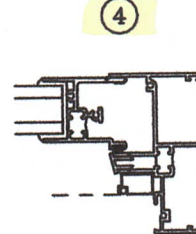
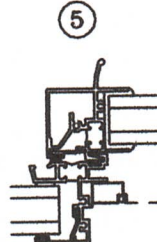
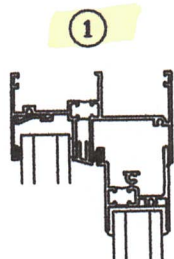
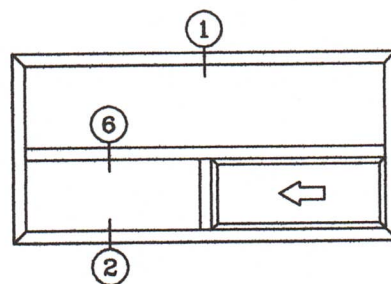
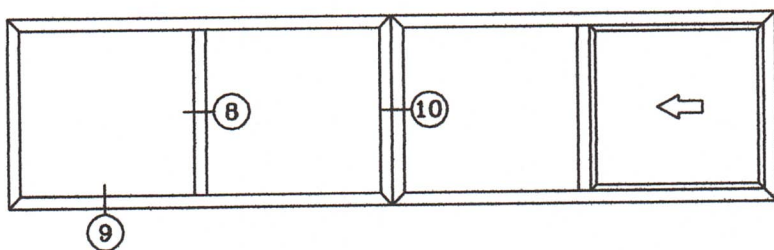
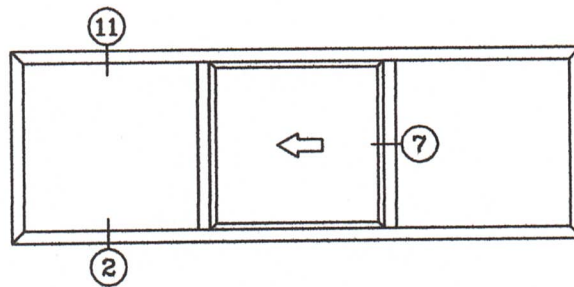
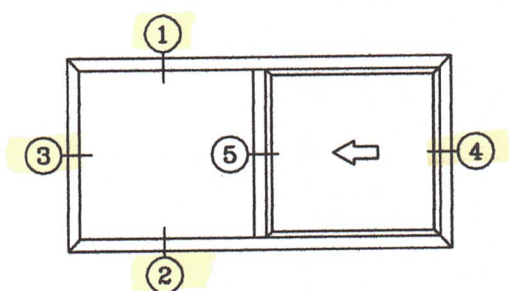
INSTALLATION

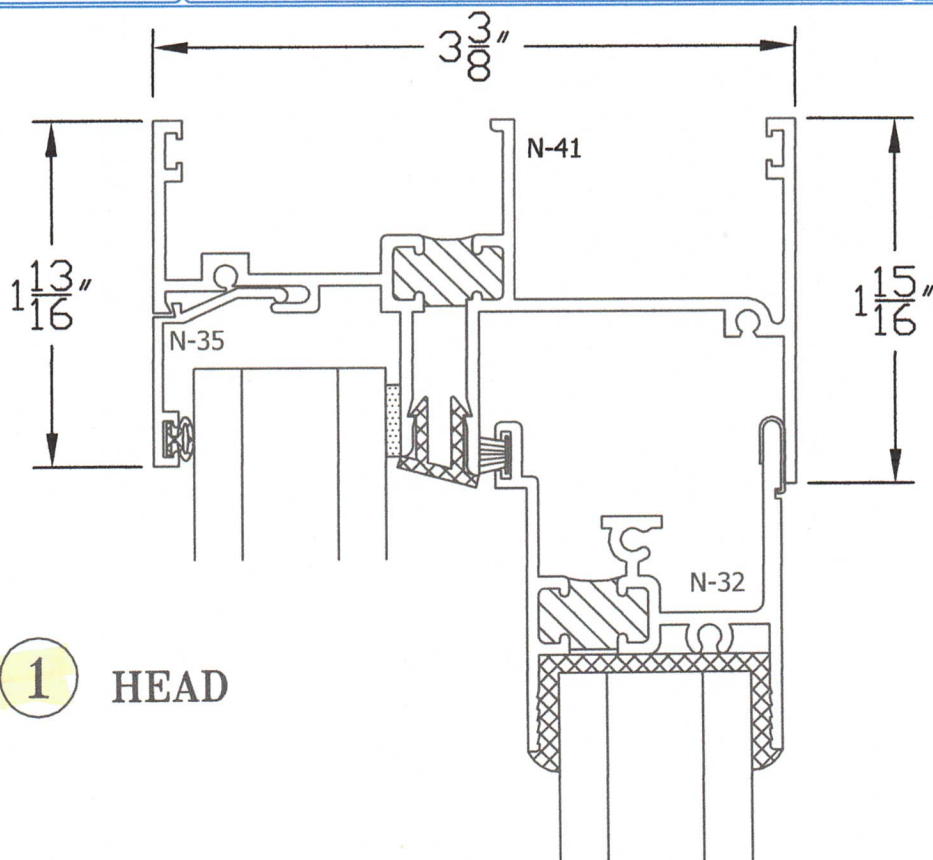
Windows shall be installed straight, plumb, and level without twisting and securely anchored in place. Openings shall be properly prepared to provide sufficient space at jambs, head and sill to compensate for normal construction movement without affecting intended use.

PROTECTION AND CLEANING

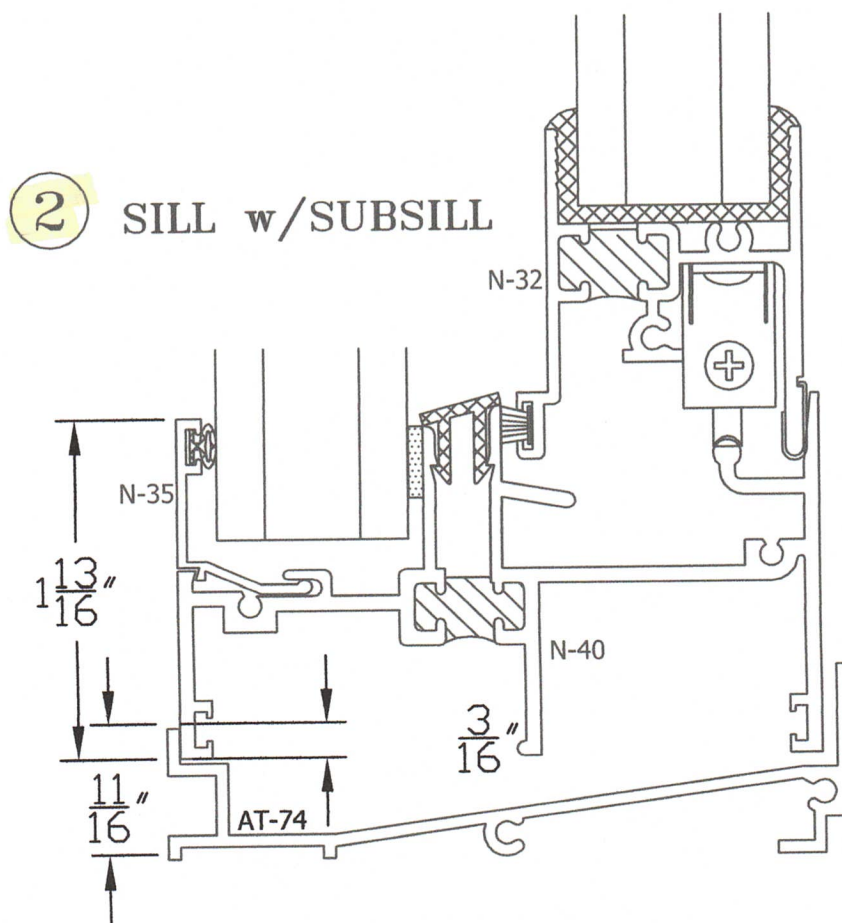
The General Contractor shall provide adequate protection of the aluminum and glass surfaces from damage by grinding compound, lime, acids, cement or other contaminants. The General Contractor shall be responsible for final cleaning.

1/4 SCALE

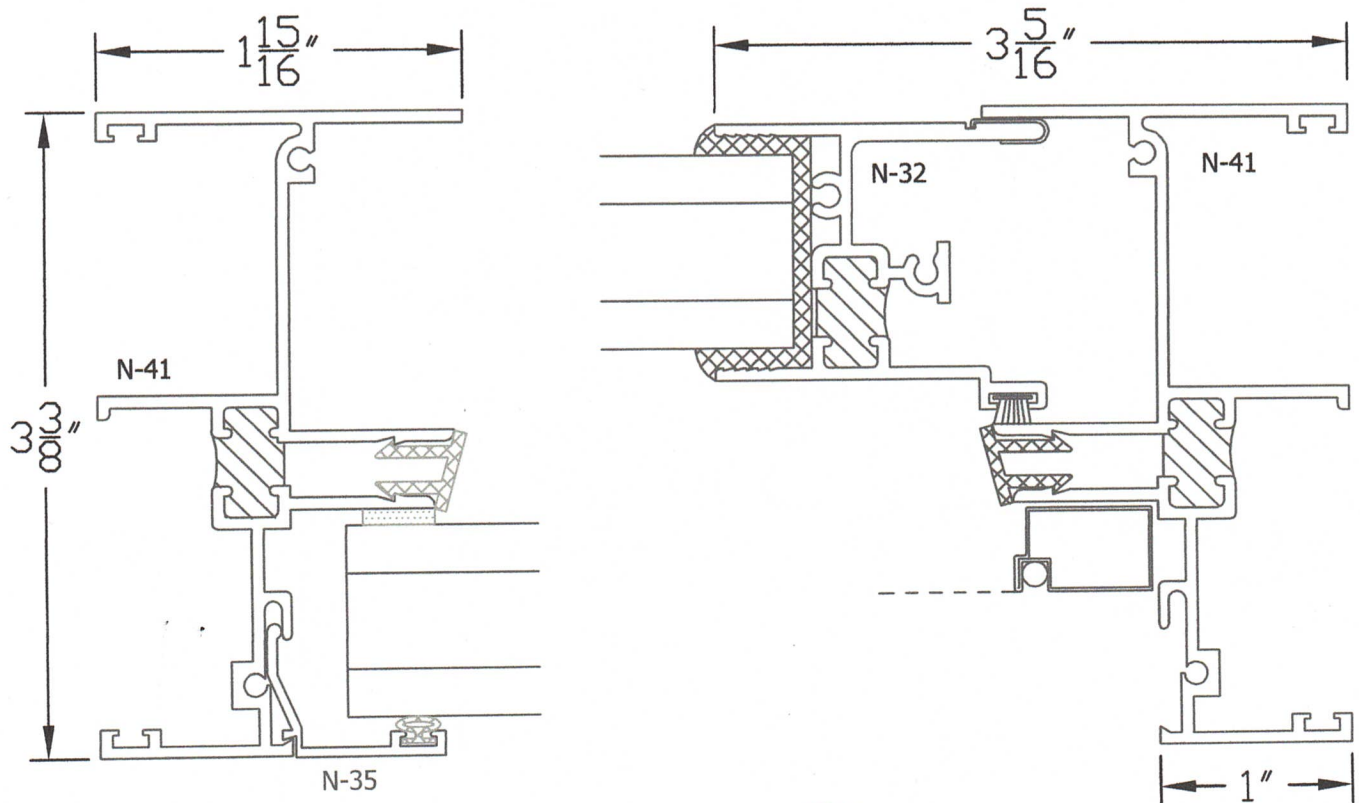




1 HEAD

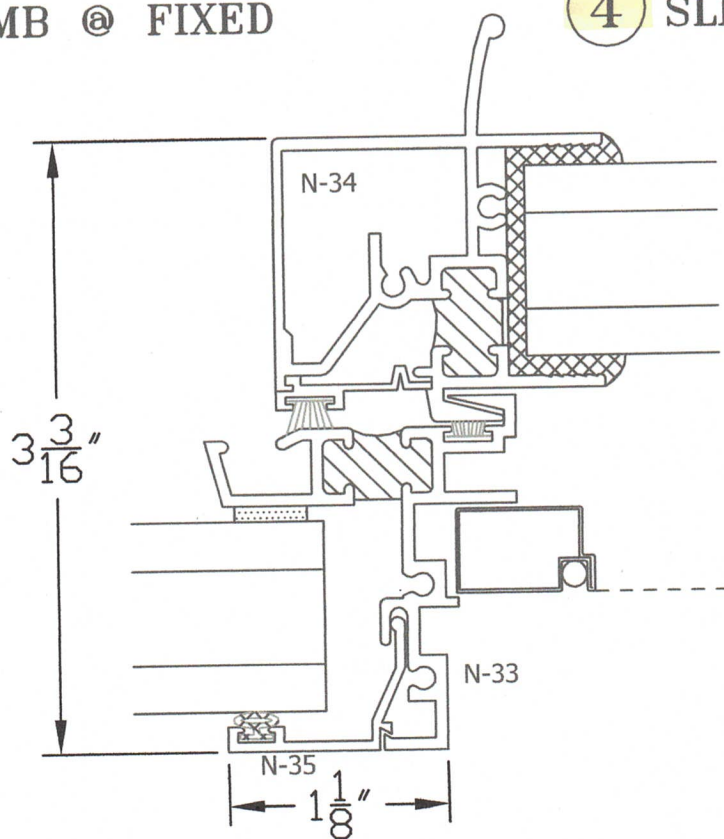


2 SILL w/SUBSILL

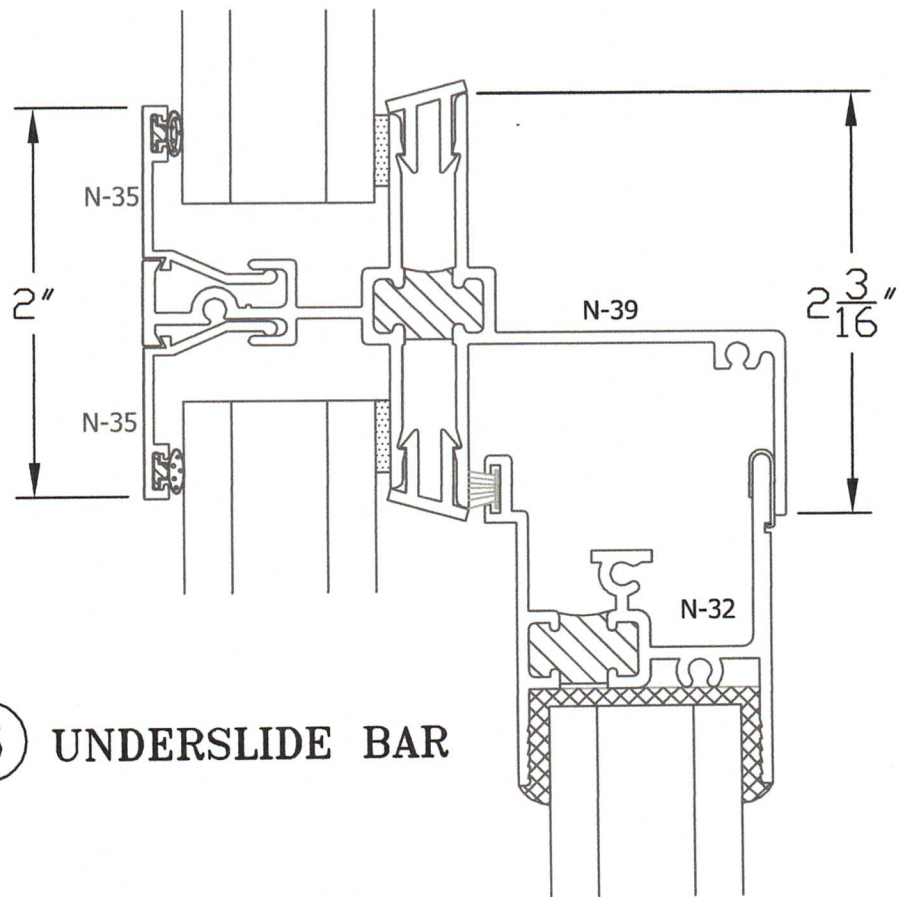


3 JAMB @ FIXED

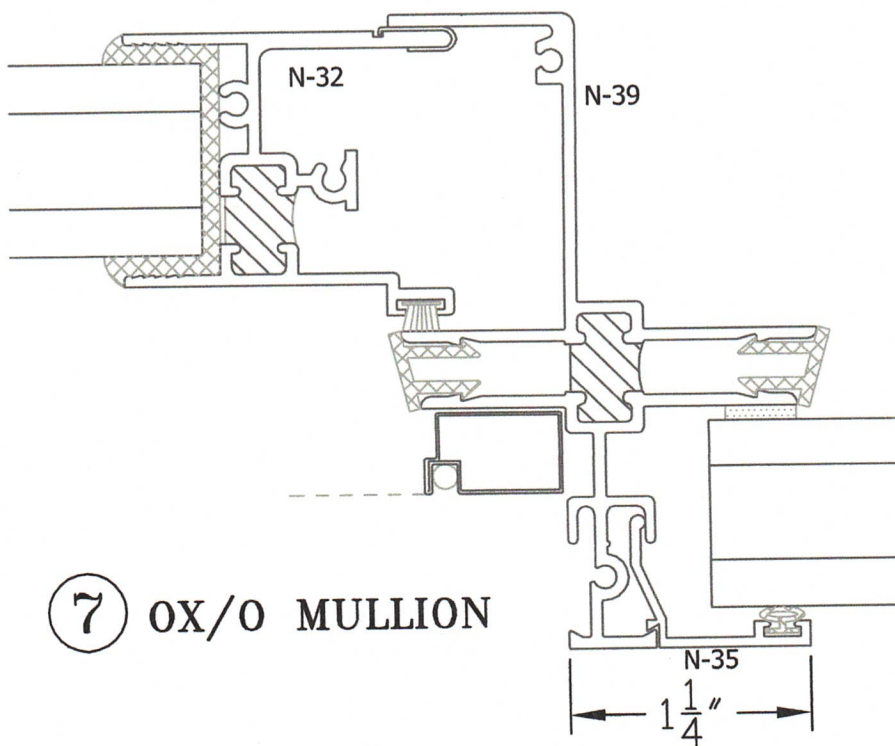
4 SLIDING PANEL JAMB



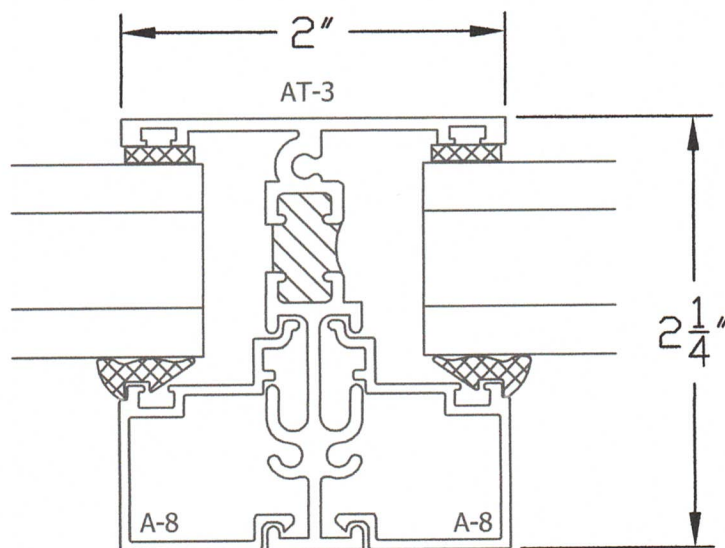
5 INTERLOCK



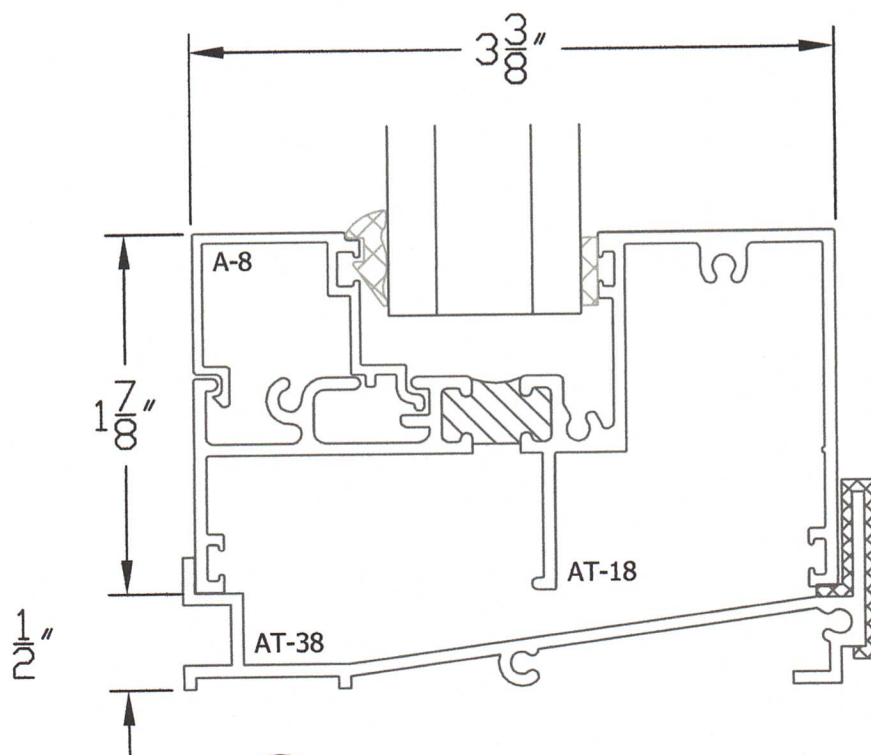
⑥ UNDERSLIDE BAR



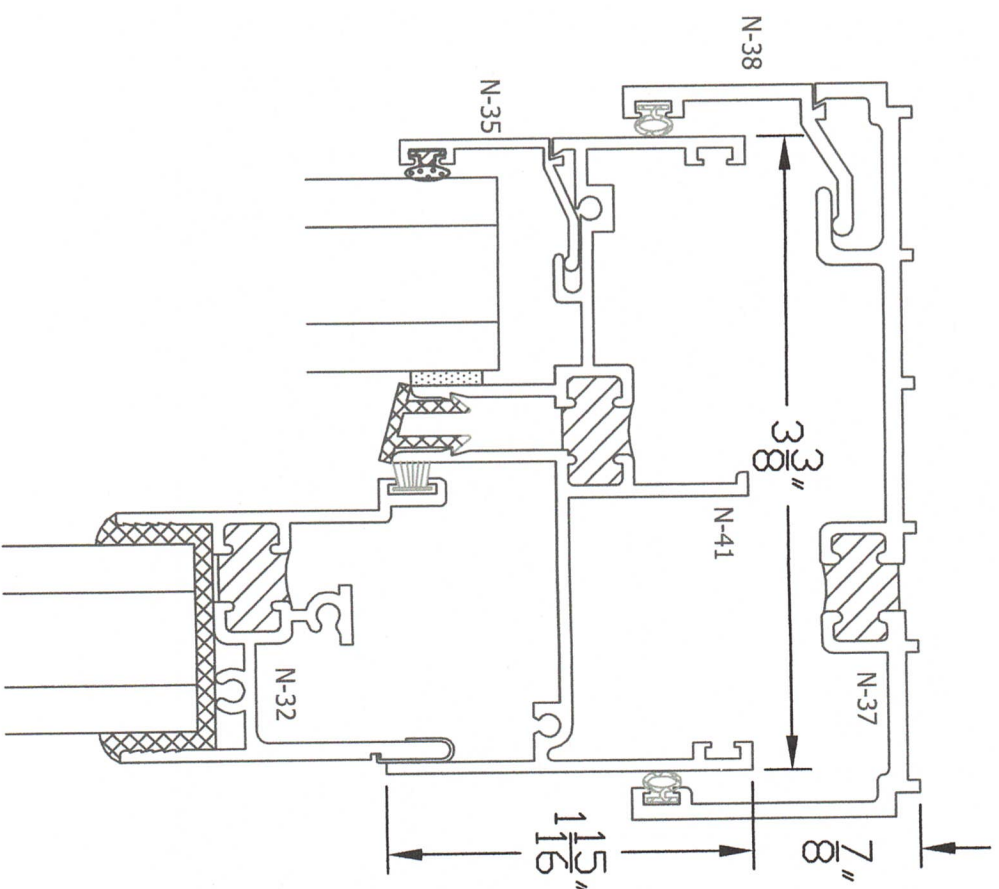
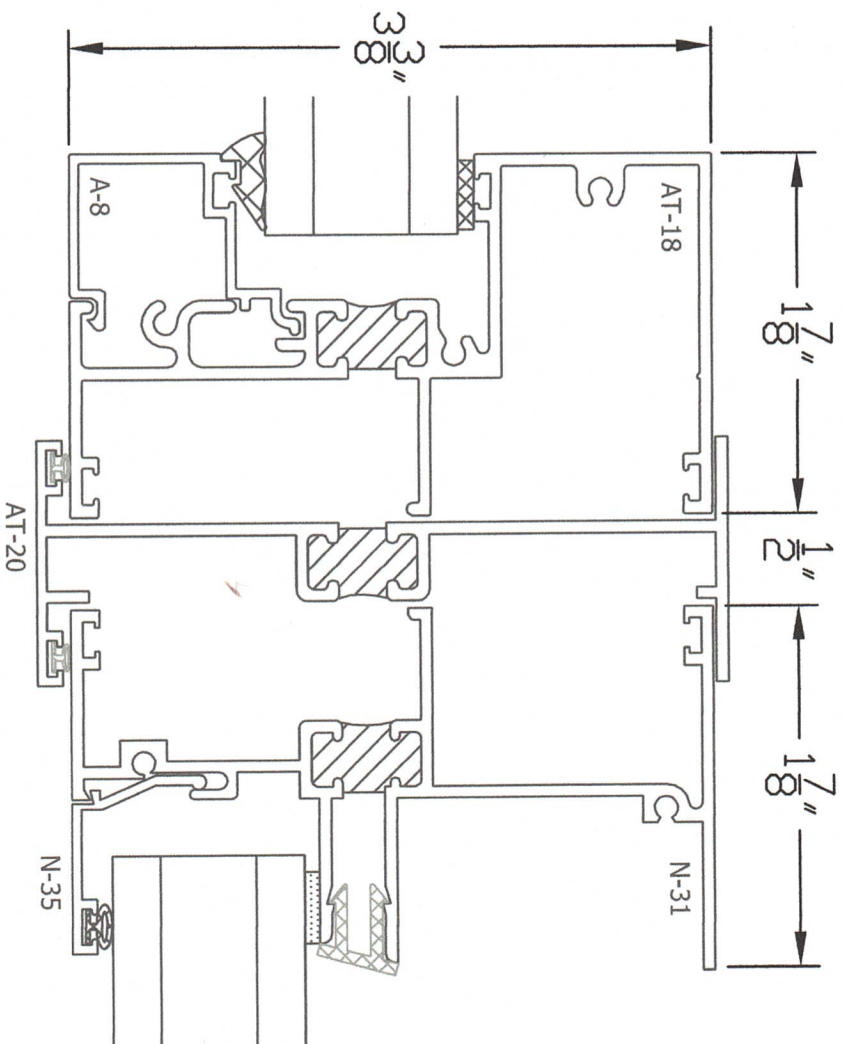
⑦ OX/O MULLION



8 FIXED WINDOW MULLION



9 FIXED WINDOW SILL



JAMBS WITH STACK BAR

HEAD WITH COMP CHANNEL



Marlin's projected windows are balanced with either one or two heavy duty four bar friction hinges. Friction hinges are stainless steel and include a positive stop and an adjustable friction shoe.



Allows for control of vent operation. Requires special key to lock or unlock.



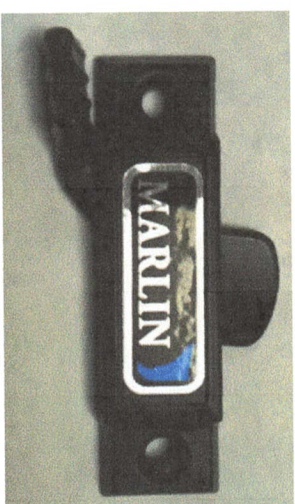
For opening or closing clerestory or high-mounted windows.

Pole End Handle



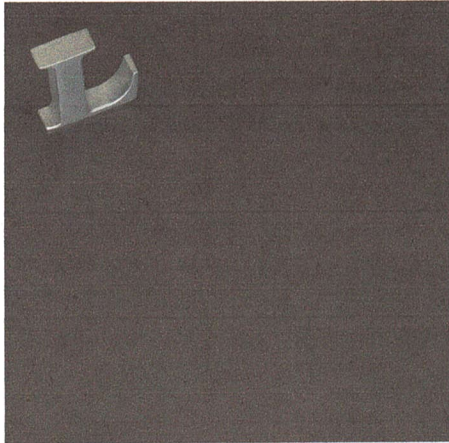
For clerestory or high-mounted project-in vents

Cam Lock



Standard on single hung's and horizontal sliders.

Positive thumb operated sweep cam lock provides maximum security



**COLORIN® DARK BRONZE
ARCHITECTURAL CLASS I IS
A FINISH DEVELOPED FOR
EXTERIOR APPLICATIONS
WHERE UV FADE RESISTANCE IS
CRITICAL TO THE DESIGNER.**

The ColorIn® Dark Bronze Architectural Class I finish utilizes a specialized anodizing process using a two-step electrolytic coloring system. The combination of an Architectural Class I film thickness with the inorganic coloring chemistry provides exceptional corrosion resistance and will maintain color consistency under harsh weathering conditions.

INDUSTRY DESIGNATIONS

Aluminum Association
AA-M12-C22-A34
Mil A-8625F Classification
Type II Sulfuric Anodize

INDUSTRY STANDARDS

AAMA 611-12
Voluntary specification for anodized architectural aluminum
Mil A-8625F Anodizing Standard
Anodic coatings for aluminum and aluminum alloys

ALUMINUM PROPERTIES

Alloy 5005
Temper Half Hard
Finish..... Mill Finish

MECHANICAL PROPERTIES

UTS 20-26 ksi [138-179 MPa]
YTS 15 min [103 MPa]
Elongation..... 4% - 5% min

CHEMICAL PROPERTIES

Si 0.30 %
Fe 0.7 %
Cu 0.20 %
Mn 0.20 %
Mg 0.50 - 1.1 %
Cr..... 0.10 %
Zn 0.25 %
Other 0.15 %
Al Remainder

ANODIZE FILM THICKNESS

Architectural Class I:

ANODIZE FINISH PROPERTIES

Optical N/A
Gloss Coarse Matte
Color..... Dark Bronze
Color Target < Delta E of 5.0
UV Stable..... Yes
Environment..... Exterior
Quality Grade..... 2
Other None

Panel-to-Panel match quality can be custom ordered.

WIDTH AVAILABILITY

48.0" (1219 mm)

Other widths can be custom ordered.

GAUGE AVAILABILITY

0.032" (0.8 mm)
0.040" (1.0 mm)
0.050" (1.3 mm)
0.063" (1.6 mm)
0.080" (2.0 mm)

ANODIZED FINISH TEST DATA

CHARACTERISTIC	TEST METHOD	STANDARD	TEST RESULTS
Oxide Layer, Weight	ASTM B137 - Coating Dissolution	AAMA 611-12, 4.18 mg/cm ² (27.0 mg/in ²)	> 4.2mg/cm ² (27 mg/in ²)
Color Uniformity	ASTM B2244 - Calculation Δ in Delta E	AAMA 611-12, Color must meet agreed upon specification	Lorin Color D043, Δ in Delta E ≤ 2.7
Gloss Uniformity	ASTM D523 - 60° Gloss Reflectance	AAMA 611-12, Gloss must meet agreed upon specification	Lorin Gloss E1D, Nominal Target 30
Abrasion Resistance	ASTM D4060 - Taber abrasive wheel	Based on a anodic film thickness, 18 μm (0.700 mils)	10,000 cycles; 40.6 mg / wgt loss; 4.1wear index
Film Hardness	ASTM D3363 - Pencil Hardness	Based on a anodic film thickness, 10 μm (0.400 mils)	9H Hardness
Corrosion Resistance	ASTM B117 - Neutral Salt Spray	AAMA 611-12, 3,000 hours ≤ 15 pits < 1mm, 381 cm ² (150in ²)	Pass, No visible pits
Weathering	SAE J1960 - ATLAS Accelerated testing using an Xenon Arc light source	AAMA 611-12, 10 year Florida Exposure with max Δ Delta E of 5.0	<i>In Test Chamber</i>
Craze Resistance	AAMA 611-12 - Thermal Crazing of the oxide layer	AAMA 611-12, oxide layer shall not craze less than 82°C (120°F)	No visible evidence of Thermal Crazing
Seal Quality	ASTM B680 - Acid Dissolution	AAMA 611-12, max weight loss shall be 40mg/dm ² (2.6mg/in ²)	< 20mg/dm ² (1.3mg/in ²)
Solar Reflectance Index	ASTM E1980 - Calculation of Solar Reflectance and Thermal Emissivity	Testing based on 6 μm (0.250 mil) film thickness	SRI 6.0

SECONDARY SERVICES
Shearing, Width Capabilities:

7" (178mm) - 62" (1575 mm)

Shearing, Length Capabilities:

Up to 192" (4876 mm)

Shearing, Loading Gauge:

Up to 0.080" (2.0 mm)

Slitting, Width Capabilities:

0.75" (19 mm) min

Slitting, Loading Gauge:

Up to 0.100" (2.5 mm)

Other Secondary Services:

Protective peel-able films

International packaging

Perforating and embossing

MAINTENANCE AND CLEANING

The anodized aluminum finish can be washed with mild soap and water followed by a clean water rinse. For more information on cleaning anodized aluminum, please refer to the Aluminum Association Publication 92, Care of Aluminum or AAMA 609 & 610-09, Cleaning and maintenance guide for architecturally finished aluminum.

SUSTAINABILITY AND LEED
Recycled Content, 5005 alloy:

100% recyclable

Recycled Content, 6.6%

Reclaimed-Virgin Material, 93.4%

2012.04.30 Mill6

Volatile Organic Compounds:

The aluminum oxide layer does not contain any VOC's

AVAILABILITY

The standard lead time for stocked gauges and widths is two weeks for anodizing and one week for any secondary services such as slitting, shearing and applying transparent protective films or paper.

Please check availability of Non-Stocked materials by contacting our sales staff using our toll free number 800.654.1159 or email your request to info@lorin.com. Some raw materials may have extended lead times.

TECHNICAL SUPPORT

A staff of factory trained personnel are available to offer technical assistance.

Please call our toll free number

800.654.1159 or email your question to

info@lorin.com.

PRODUCT SUPPORT PARTNERS

Lorin Industries works very closely with many manufacturers' in multiple markets who specialize in anodized aluminum fabrication. Our support staff can assist you if you are looking for finished components.

Please call our toll free number

800.654.1159 or email your request for

product and application support to

info@lorin.com.

WARRANTY

A limited warranty is available upon request. The warranty is issued on a per project basis and can be applied for on line by completing an application for warranty at Lorin.com.

Martin Windows, Inc.

5414 E. Broadway Avenue
Spokane, WA 99212-0908
(509) 535-3015 Phone
(509) 536-3240 Fax



NFRC SIZE AA U-VALUES - DUAL GLAZE

MODEL		FRAME BAR		1/8"										3/16"										1/4"									
				SB60 #2 + CLEAR										SB60 #2 + CLEAR										SB60 #2 + CLEAR									
				AIR					ARGON					AIR					ARGON					AIR					ARGON				
U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT				
1505 FIXED	AT-1 /AT-2	0.37	0.36	0.65	0.33	0.36	0.65					0.37	0.36	0.64	0.33	0.36	0.64					0.36	0.36	0.64	0.32	0.35	0.64						
1505 FIXED	AT-17	0.39	0.35	0.62	0.35	0.34	0.62					0.38	0.34	0.61	0.34	0.34	0.61					0.37	0.34	0.60	0.34	0.34	0.60						
1505 CASEMENT	AT-17	0.47	0.29	0.50	0.44	0.29	0.50					0.47	0.28	0.49	0.44	0.28	0.49					0.46	0.28	0.48	0.43	0.28	0.48						
1505 AWNING	AT-17	0.47	0.29	0.50	0.44	0.29	0.50					0.47	0.28	0.49	0.44	0.28	0.49					0.46	0.28	0.48	0.43	0.28	0.48						
3500 HORIZ. SLIDER	N-30	0.46	0.33	0.59	0.42	0.33	0.59					0.46	0.33	0.58	0.42	0.33	0.58					0.45	0.33	0.57	0.41	0.32	0.57						
3502 SINGLE HUNG	N-30	0.46	0.33	0.59	0.42	0.33	0.59					0.45	0.33	0.58	0.42	0.33	0.58					0.45	0.33	0.57	0.41	0.32	0.57						
7505 FIXED	AT-30	0.40	0.33	0.60	0.36	0.32	0.60					0.39	0.34	0.59	0.35	0.33	0.59					0.38	0.34	0.58	0.35	0.33	0.58						
7505 CASEMENT/AWNING	AT-30	0.51	0.25	0.43	0.48	0.25	0.43					0.51	0.25	0.42	0.48	0.24	0.42					0.50	0.25	0.42	0.48	0.24	0.42						

		1/8"										1/8"										3/16"										1/4"																			
		SB70XL #2 + CLEAR										SB70 #2 + 189 #4										SB70XL #2 + CLEAR										SB70 #2 + 189 #4										SB70XL #2 + CLEAR									
MODEL:	FRAME BAR	AIR					ARGON					ARGON					AIR					ARGON					ARGON					AIR					ARGON														
		U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT																				
1505 FIXED	AT-1 /AT-2	0.37	0.25	0.58	0.33	0.25	0.58	0.27	0.25	0.57	0.36	0.25	0.57	0.32	0.25	0.57	0.27	0.24	0.56	0.36	0.25	0.58	0.32	0.25	0.58	0.32	0.25	0.58	0.32	0.25	0.58																				
1505 FIXED	AT-17	0.38	0.24	0.55	0.34	0.24	0.55	0.29	0.23	0.54	0.38	0.24	0.54	0.34	0.24	0.54	0.29	0.23	0.53	0.37	0.24	0.55	0.33	0.24	0.55	0.33	0.24	0.55	0.33	0.24	0.55																				
1505 CASEMENT	AT-17	0.47	0.20	0.44	0.44	0.20	0.44	0.39	0.20	0.43	0.47	0.20	0.43	0.44	0.20	0.43	0.39	0.20	0.42	0.46	0.20	0.44	0.43	0.20	0.44	0.43	0.20	0.44	0.43	0.20	0.44																				
1505 AWNING	AT-17	0.47	0.20	0.44	0.44	0.20	0.44	0.39	0.20	0.43	0.47	0.20	0.43	0.44	0.20	0.43	0.39	0.20	0.42	0.46	0.20	0.44	0.43	0.20	0.44	0.43	0.20	0.44	0.43	0.20	0.44																				
3500 HORIZ. SLIDER	N-30	0.46	0.23	0.52	0.42	0.23	0.52	0.37	0.23	0.51	0.45	0.23	0.51	0.42	0.23	0.51	0.37	0.23	0.51	0.44	0.23	0.52	0.41	0.23	0.52	0.41	0.23	0.52	0.41	0.23	0.52																				
3502 SINGLE HUNG	N-30	0.45	0.23	0.52	0.42	0.23	0.52	0.37	0.23	0.51	0.45	0.23	0.51	0.41	0.23	0.51	0.37	0.23	0.51	0.44	0.23	0.52	0.41	0.23	0.52	0.41	0.23	0.52	0.41	0.23	0.52																				
7505 FIXED	AT-30	0.40	0.23	0.53	0.36	0.23	0.53				0.39	0.24	0.52	0.35	0.24	0.52				0.38	0.24	0.53	0.34	0.24	0.53	0.34	0.24	0.53	0.34	0.24	0.53																				
7505 CASEMENT/AWNING	AT-30	0.51	0.18	0.38	0.48	0.18	0.38				0.50	0.18	0.38	0.48	0.18	0.38				0.50	0.18	0.38	0.47	0.18	0.38	0.47	0.18	0.38	0.47	0.18	0.38																				